

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 17, 1997, the Zoning Administrator approved with conditions a special permit modification to allow an existing Animal Clinic to expand by 570 sq. ft. to provide additional treatment space for the animals who are treated by the clinic for the project known as Z97-087. Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

Request: Zoning Administrator Special Permit Modification to allow the expansion of an existing Animal Clinic in the Heavy Commercial (C-4) zone on .3± developed acres.

Location: 5701 H Street (D3, Area 1)

Assessor's Parcel Number: 004-0345-004

Applicant: J. Lee Buckingham
755 Haines Court
Auburn, Ca. 95602

Property Owner: Karen Mulvihill
5701 H Street
Sacramento, CA 95819

General Plan Designation: Heavy Commercial
Existing Land Use of Site: Animal clinic
Existing Zoning of Site: Heavy Commercial (C-4)

Surrounding Land Use and Zoning:
North: C-4; Heavy Commercial
South: C-4; Heavy Commercial
East: C-4; Heavy Commercial
West: C-4; Heavy Commercial

Property Dimensions: Irregular
Property Area: .3± acres
Existing Square Feet: 2866
Square Footage of proposed Addition: 570
Parking Required: To be determined by the Zoning Administrator

Parking Provided: 6 spaces

Project Plans: See Exhibits A,B,C

Additional Information: The applicant proposes to add the new addition to the east side of the existing clinic. The proposed addition is located in an existing court behind the existing structure.

The project has been noticed and staff has not received any calls. The project was also sent to the East Sacramento Improvement Association and they had no objections to the expansion.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15301}

Conditions of Approval

1. The addition shall match the existing stucco exterior and be painted to match the existing exterior.
2. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the added space will enhance the service of the existing clinic.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed addition will expand the function of the clinic and meet the setback requirements;
 - b. the design and location of the expanded clinic will not significantly impact the surrounding commercial area;
 - c. adequate parking for the clinic will continue to be provided.
3. The project is consistent with the General Plan which designates the subject site as Heavy Commercial.

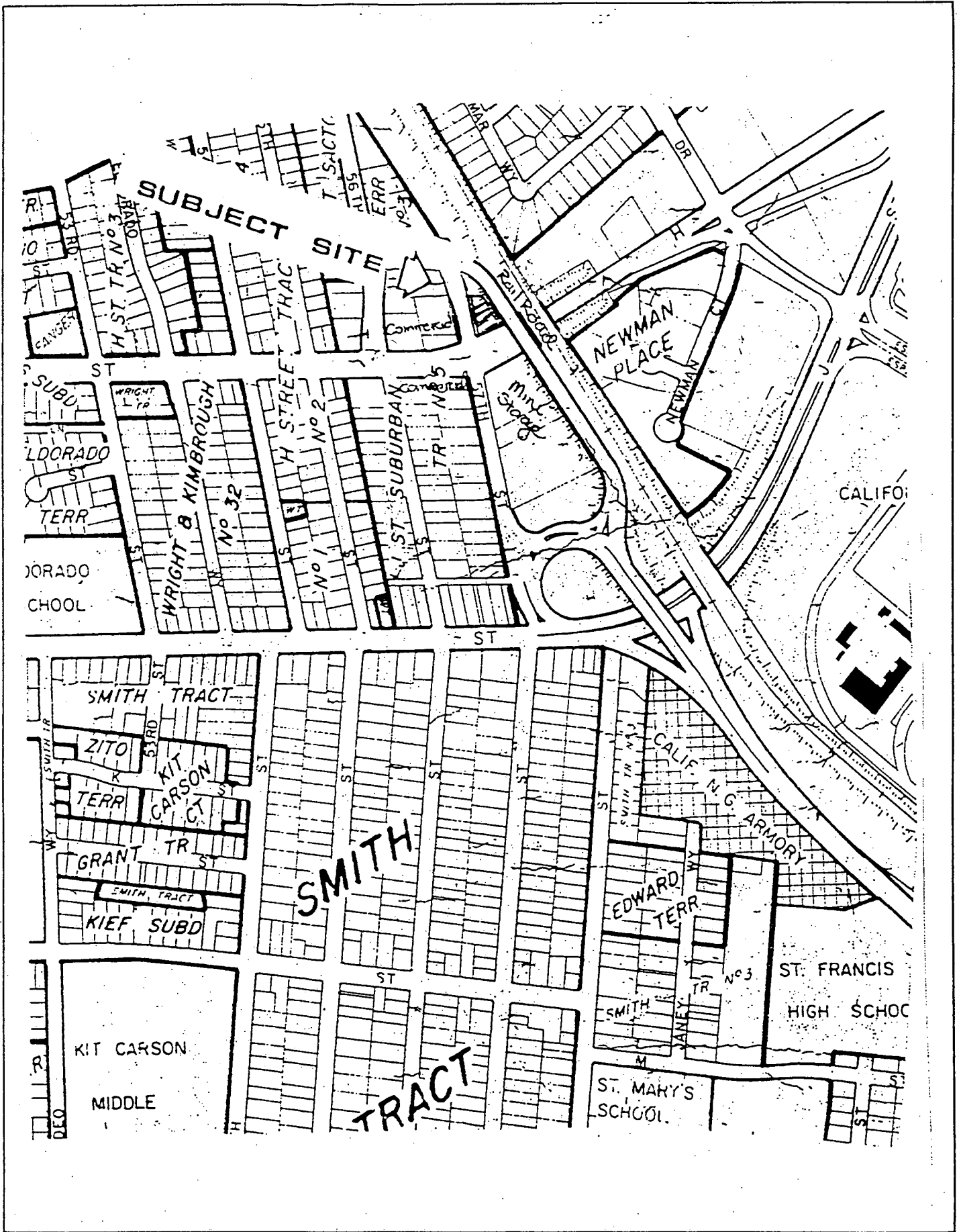
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log



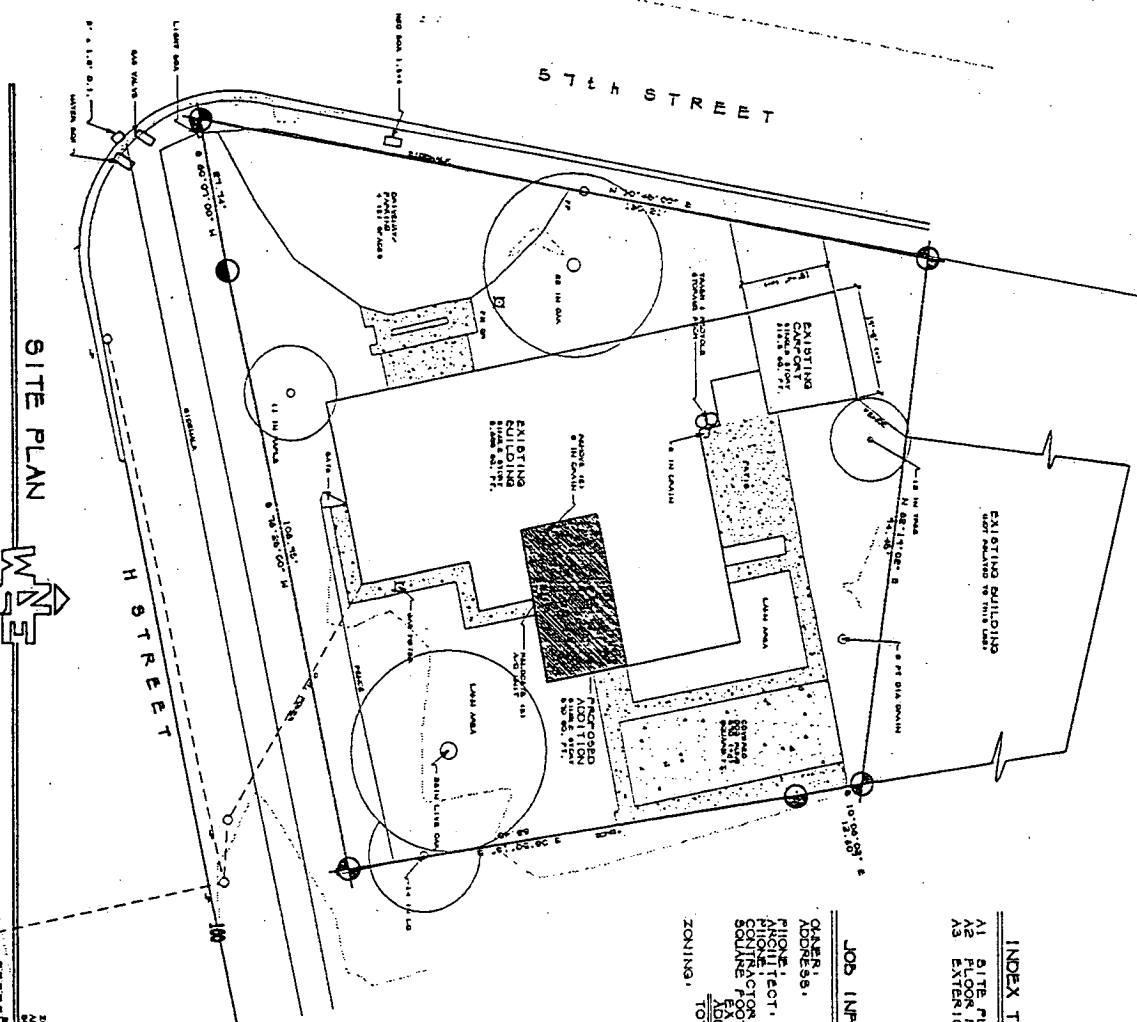
VICINITY MAP

Item 4

16-11-6

297-087

280-26 Z



SITE PLAN



INDEX TO DRAWINGS

A1 SITE PLAN AND JOB INFORMATION
 A2 FLOOR PLAN AND JOBS INFORMATION
 A3 EXTERIOR ELEVATIONS

JOB INFORMATION

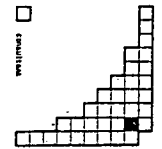
OWNER: DR. KAREN MELVIHILL
 ADDRESS: 870 HAINES STREET, AUBURN, CA 96819
 ARCHITECT: J. LEE BUCKINGHAM ARCHITECT
 CONTRACTOR: TO BE SELECTED
 SQUARE FOOTAGE: 2888.0
 ADDITION: 570.0
 TOTAL: 3458.0
 ZONING: C-4 (HEAVY COMMERCIAL)

EXHIBIT A

<input type="checkbox"/>	DATE
<input type="checkbox"/>	BY
<input type="checkbox"/>	REVISION
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<input type="checkbox"/>	BY
<input type="checkbox"/>	REVISION
<input type="checkbox"/>	DATE
<input type="checkbox"/>	BY
<input type="checkbox"/>	REVISION

EXISTING BUILDING RECORD FOR:
SACRAMENTO ANIMAL HOSPITAL
 DR. KAREN MELVIHILL
 870 HAINES STREET, AUBURN, CALIFORNIA

j. lee buckingham
 architect
 755 haines court
 auburn california 95603
 9161 576-2469 c 9627

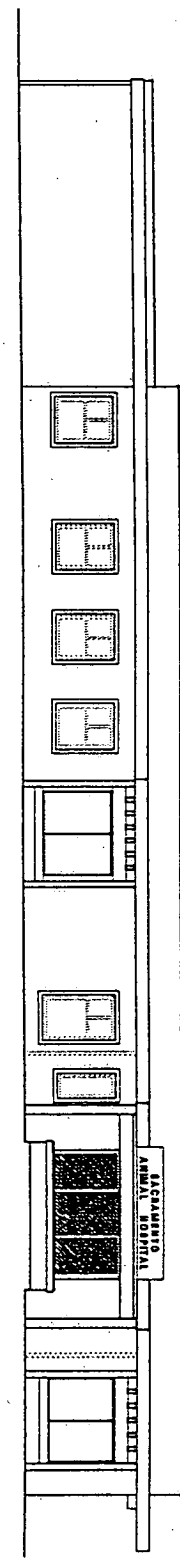


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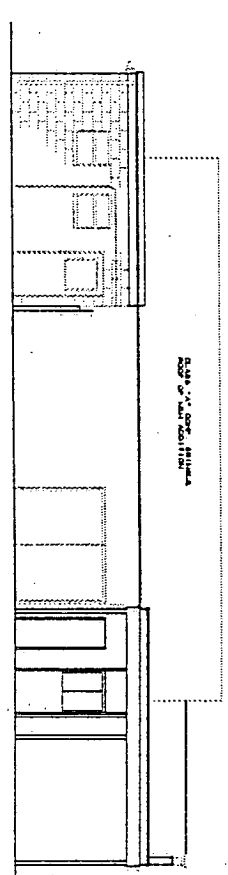
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L80-L62

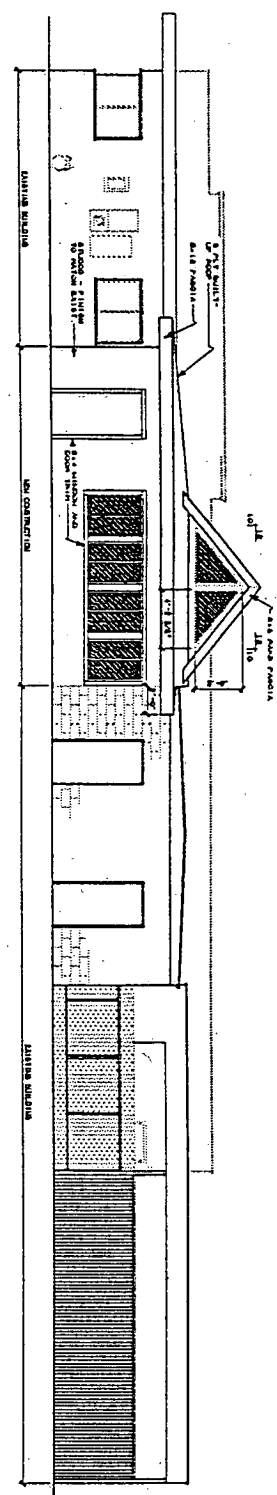
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

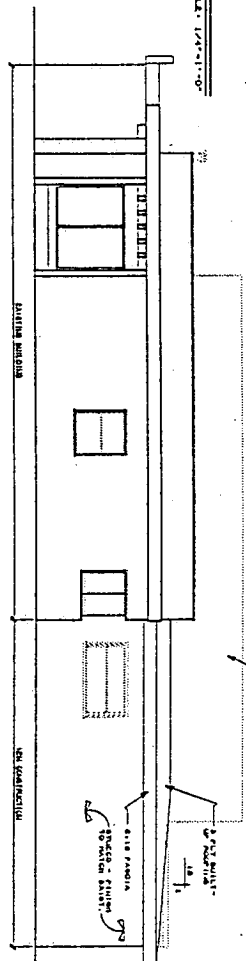
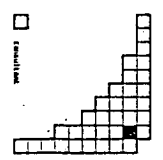


EXHIBIT B

BY THE BUILDING DEPARTMENT FOR
SACRAMENTO ANIMAL HOSPITAL
 DR. KAREN MILVHILL
 1701 H STREET
 SACRAMENTO, CALIFORNIA

j. lee buckingham
 architect
 755 haines court
 auburn california 95603
 (516) 576-2455

A3
 SHEET NO. 3113
 DATE 11/21/80
 DRAWN BY JLB
 CHECKED BY JLB

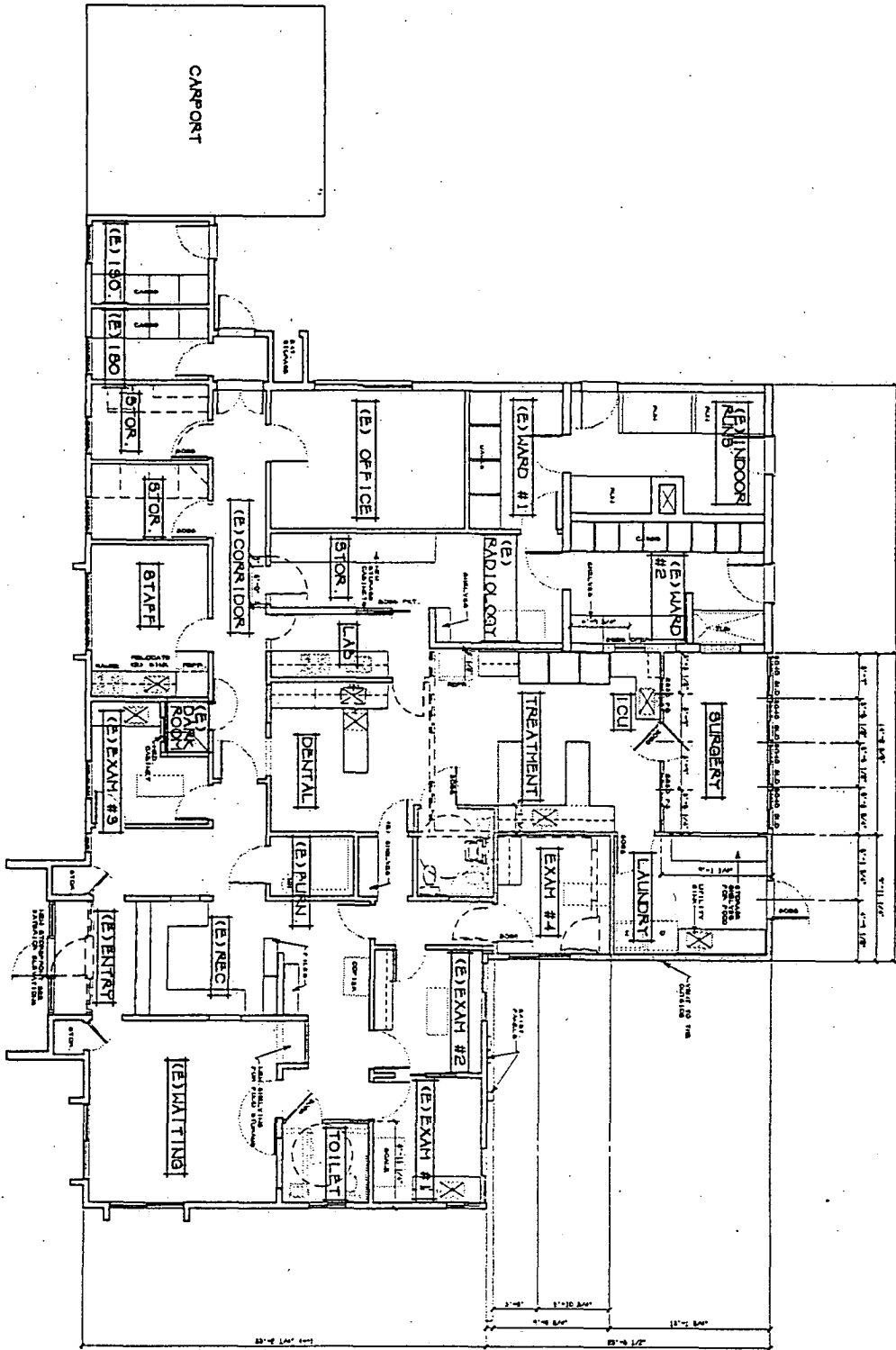


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FLOOR PLAN



SQUARE FOOTAGE

EXISTING BUILDING	944 SQ. FT.
NEW BUILDING	1448 SQ. FT.
TOTAL BUILDING	2392 SQ. FT.

SCALE: 1/4" = 1'-0"

EXHIBIT C

SACRAMENTO
ANIMAL HOSPITAL
DR. KAREN MELVILL

J. Lee Buckingham
architect
755 Haines Court
Auburn California 95603

15:61 876-2469 c 9627

A2

DATE: _____

SCALE: _____

BY: _____

CHECKED BY: _____

APPROVED BY: _____

