

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, September 1, 1999, the Zoning Administrator approved with conditions a special permit to allow an off-site parking lot under the same ownership for a medical office for the project known as Z99-049. Findings of Fact and conditions of approval for the project are listed on pages 3-5.

**Project Information**

Request: Zoning Administrator Special Permit to allow off site parking on a parcel within 300 feet of a commercial medical building that requires additional parking, both are under same ownership, on 0.26± total developed acres in the General Commercial, Special Planning District (C-2) (SPD) and General Commercial, Neighborhood Corridor Overlay (C-2)(NC) zone.

Location: 1016 27th Street and 2715 K Street (D3, Area 1)

Assessor's Parcel Number: 007-0105-011 and 007-0111-016

Applicant: Kent & Laurel Patrick  
2715 K Street  
Sacramento, CA 95816

Property Owner: Same as Applicant

General Plan Designation: Community/Neighborhood Commercial and Offices  
Central City  
Community Plan Designation: General Commercial  
Existing Land Use of Site: Vacant and Office Building  
Existing Zoning of Site: General Commercial (C-2) (SPD) and General Commercial (C-2) (NC)

Surrounding Land Use and Zoning:  
North: C-2(NC)(SPD); Single Family and Offices  
South: C-2(NC)(SPD); Parking lot and offices  
East: C-2(NC)(SPD); Offices  
West: C-2(NC)(SPD); Offices

Property Dimensions: 40 feet x 80 feet and 50 feet x 160 feet  
 Property Area: 0.26± acres  
 Topography: Flat

Project Plans: See Exhibits A-E

Previous Files: P90-444

Background Information: On January 10, 1991 the Planning Commission approved entitlements to allow a parking lot to be constructed for a converted medical office (P90-444). The parking lot was not constructed prior to the expiration of the original Special Permit. The undeveloped lot was illegally being used for parking. The lot was cited by Code Enforcement for operating an illegal unimproved parking lot. The applicant has resubmitted a new application to legalize the lot.

Additional Information: The applicant is requesting to construct an eight space parking lot to be used by an existing medical office building located within 300 feet of the site. The two properties are under the same ownership. The proposed parking lot site is vacant. The parking stalls will be accessed from the alley. The proposed parking lot is located on 27th Street and the office it will serve is located around the corner to the east on K Street. There are two small trees located on site that will be removed. There is a large street tree on 27th Street that will remain. A Zoning Administrator Special Permit is necessary for an off-site parking area that is within 300 feet of the use and under the same ownership.

The site is located within the Winn Park Capitol Avenue Neighborhood Association area. The proposed plans were submitted to the neighborhood associations. The association responded that their only concern was that the parking lot meet shading requirements. The project has been noticed and staff received no calls.

#### Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Public Works-Transportation and Engineering Planning Divisions, the Building Division, and the Police Department. The comments received pertaining to the project have been included as conditions.

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, Section 15311(b)}.

#### Conditions of Approval

1. The applicant shall comply with all Zoning Ordinance requirements pertaining to tree shading, stall dimensions, and maneuvering.
2. The parking lot shall comply with ADA and Title 24 requirements for handicap accessible spaces to the satisfaction of the Building Division. One van accessible parking space will be required.

3. The applicant shall contact the City Arborist (Dan Pskowski, 768-8604) prior to any new curb cut work to ensure the street tree is protected.
4. There may be existing water and sewer service lines going through APN 007-105-011 that serve APN 007-026-013 and 024. Easements shall be maintained for these services. If no easements exist, easements shall be provided or the services shall be rerouted at the property owner's expense.
5. Applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as applicant's agents for the sole purpose of enforcing Section 602(k) of the California Penal Code and that the applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block lettering, with the wording:

**NO TRESPASSING**

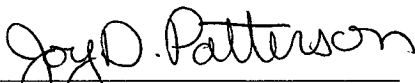
VIOLATORS WILL BE PROSECUTED UNDER 602 (K) C.P.C. (or wording to the satisfaction of the Police Department {264-5787}).

6. All landscaping shall be maintained as at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of six feet from the lowest branch to the ground.
7. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
8. The project is subject to City Design Review staff review and approval and shall comply with all conditions.
9. The applicant shall obtain all necessary building permits prior to commencing construction.
10. The applicant shall maintain the parking lot to include keeping the lot clear of litter or debris.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed parking lot will improve an existing vacant lot and will not substantially alter the characteristics of the site or the surrounding mixed use neighborhood; and
  - b. the proposed parking lot will provide additional off-street parking for a very busy commercial area.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. adequate drainage and landscaping will be provided;

- b. additional on-site parking will be provided to an area with inadequate on-site parking for the office uses; and
  - c. the parking lot will not have a significant impact on the mixed use development.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Community/Neighborhood Commercial and Offices and General Commercial respectively.

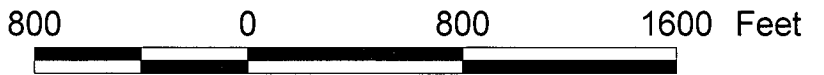
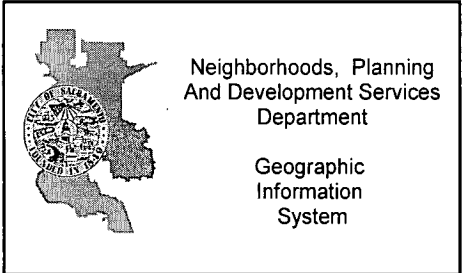
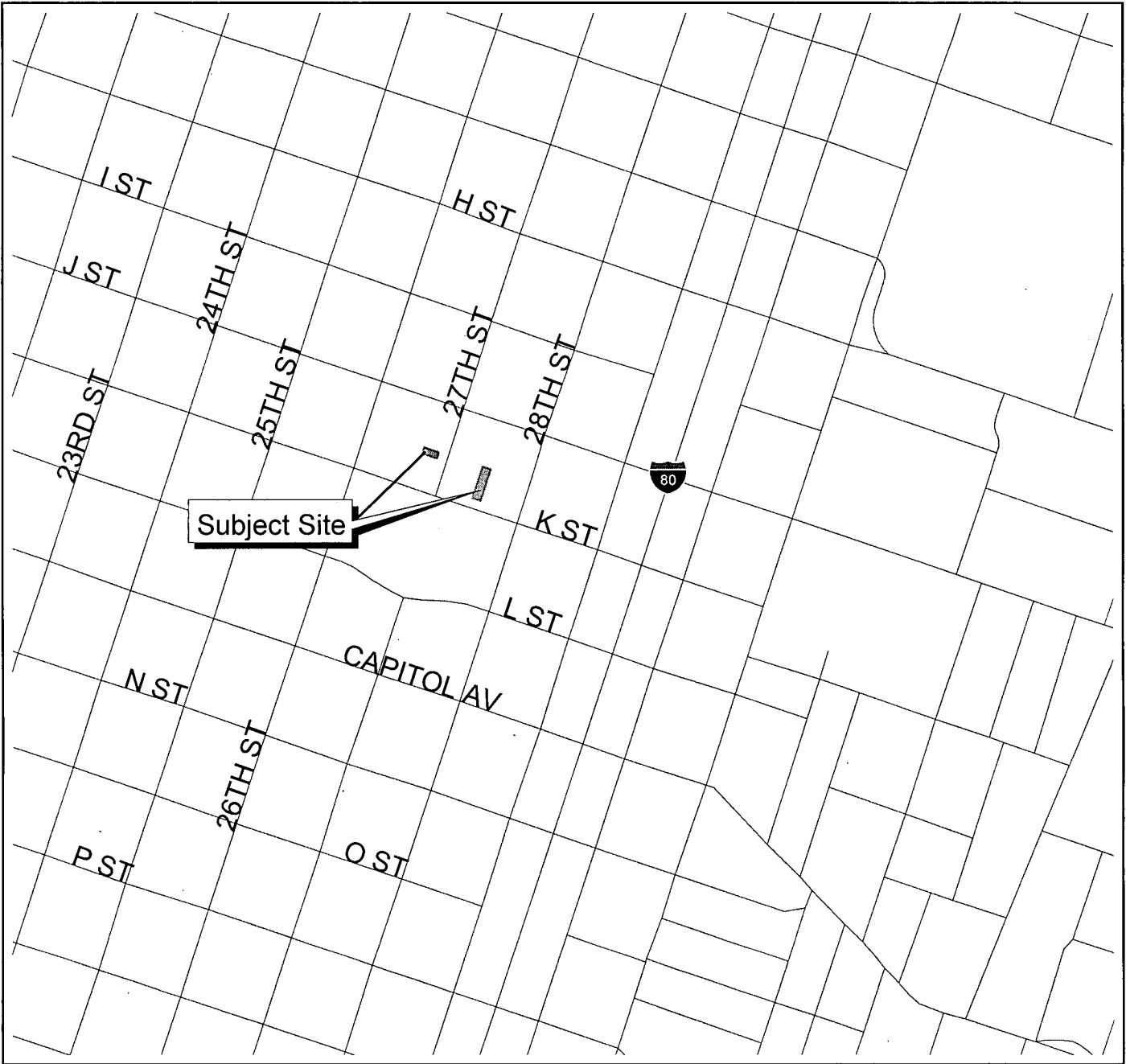


Joy D. Patterson  
Zoning Administrator

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.

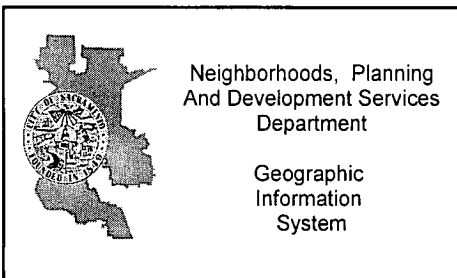
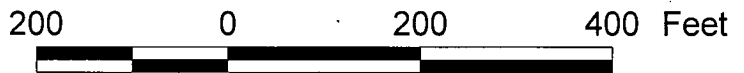
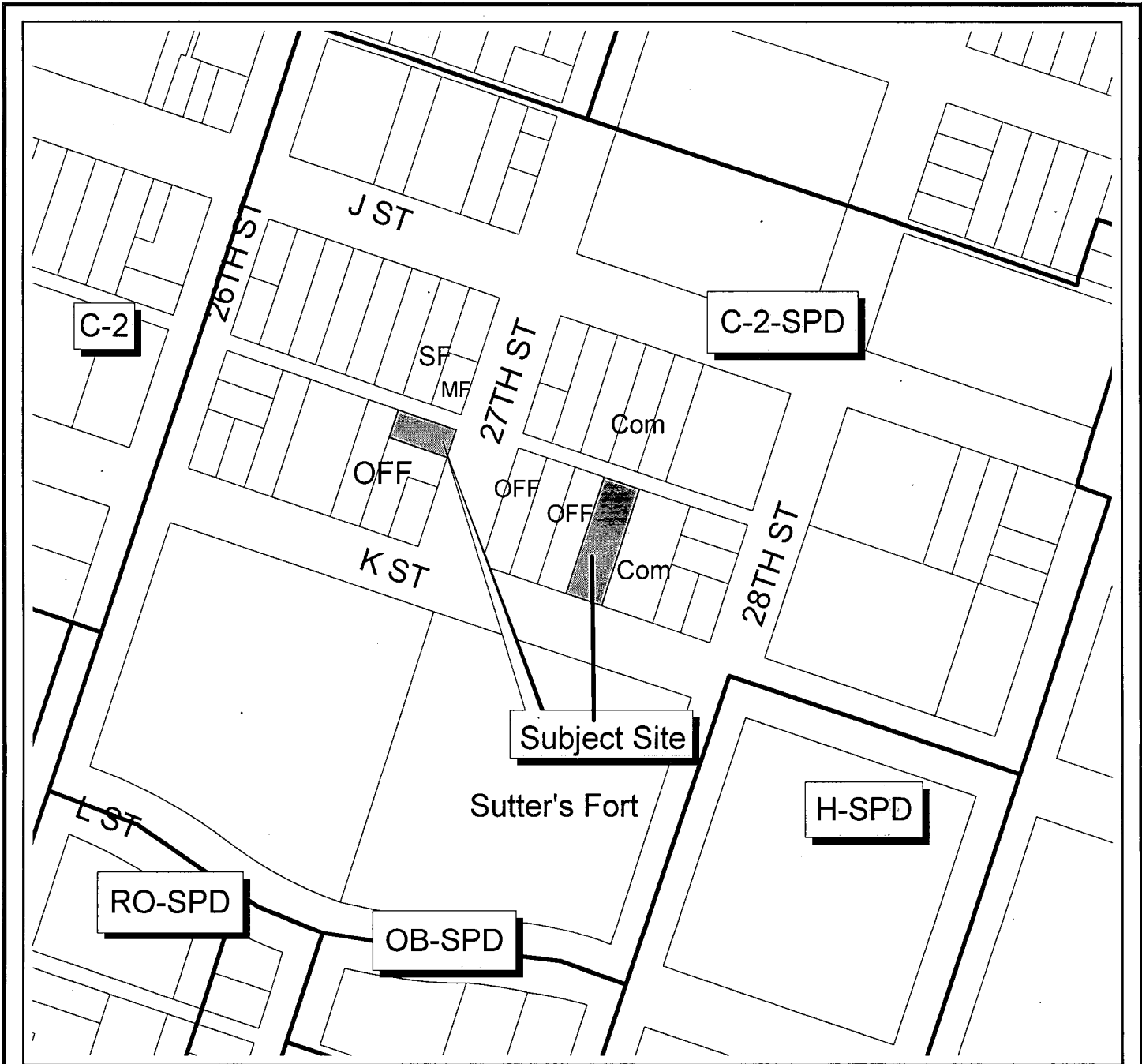
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File                      Applicant                      ZA Log Book



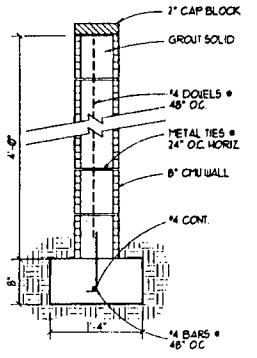
# VICINITY MAP



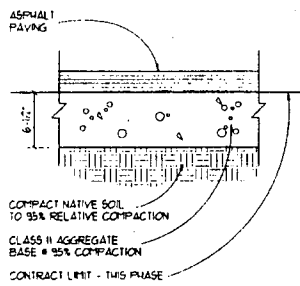


# LAND USE AND ZONING

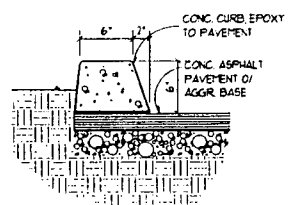




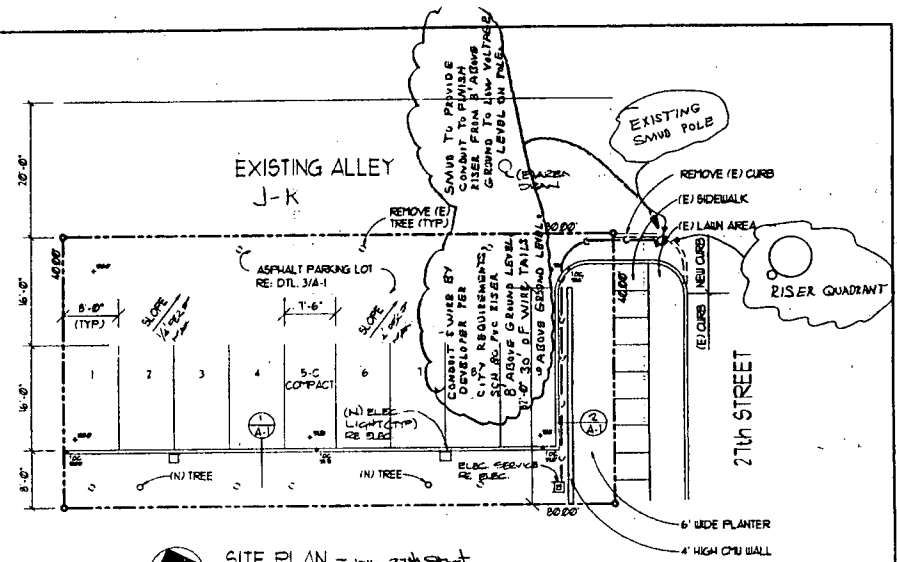
2 CMU WALL  
1" x 10"



3 LIGHT PAVING SECTION  
NO SCALE



1 CURB  
1-1/2" x 1'-0"



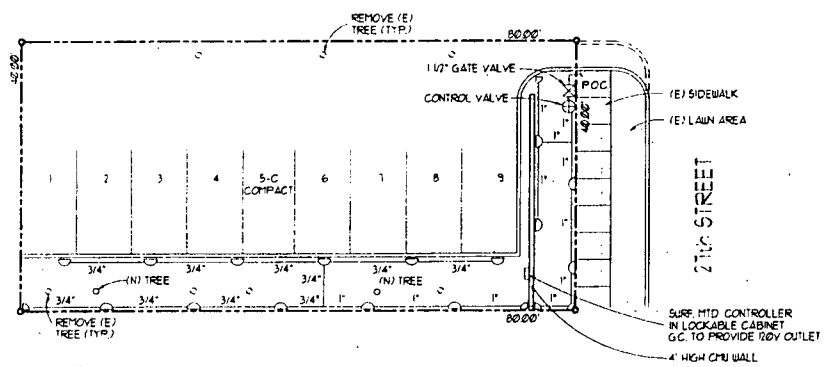
SITE PLAN - 10/16 27th Street  
1" = 10'-0"  
OFF-SITE PARKING FOR 2715 K' STREET  
APPROVED WITH CAROL SHIRLEY # PLANNING FILE NO. P30-444.

PLANTING LIST

KEY	BOTANICAL NAMES	COMMON NAMES
TREES		
PIST	PISTACIA CHENESIS	CHINESE PISTACHE
SHRUBS		
IVY	HEDERA HELIX "HANNI"	HANN'S IVY
TURF		
	NEW TURF TO BE 100% DWARF FESCUE.	

HAROLD HANSHIRETS  
Senior Engineering Estimate  
Engineering Services Department  
"Committed to Quality Service" (916) 732-8803  
**SMUD**  
SACRAMENTO MUNICIPAL UTILITY DISTRICT  
1700 26th Street  
P.O. Box 19020 Sacramento CA 95819-0200  
6-12-97  
PLAT  
Handl Humphrey

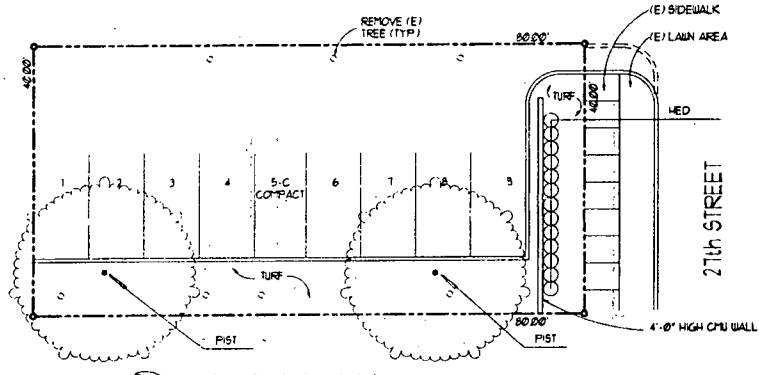
EXISTING ALLEY



IRRIGATION PLAN  
1" = 10'-0"  
OFF-SITE PARKING FOR 2715 K' STREET

IRRIGATION KEY

SYMBOL	BRAND/MODEL	ARC	RADIUS	GPM	PSI
TURF POP-UPS					
D	RAINEIRD 1804-B-QFT	90	10	.39	40
D	RAINEIRD 1804-B-HFT	180	10	.19	40
AUTOMATIC CONTROL VALVE					
⊕	SEATHERMATIC 1074 SERIES REMOTE CONTROL VALVE. INSTALL IN VALVE BOX AS PER DETAIL.				
X	BRASS GATE VALVE (SITE AS PER MAIN LINE SIZE). INSTALL IN PLASTIC VALVE BOX. SET FLUSH TO FINISH GRADE.				
PIPING					
---	MAIN LINE: SCH 40 PVC, TYPE 150-550, 18" MIN COVER (SIZE AS PER PLANS)				
---	LATERAL LINES: CLASS 100 PVC, 12" MIN COVERAGE				



LANDSCAPE PLAN  
1" = 10'-0"  
OFF-SITE PARKING FOR 2715 K' STREET

SHADING CALCULATIONS

NEW PARKING	1465 SF
SHADING REQUIRED - 50%	733 SF
SHADING PROVIDED:	
7 TREES X 5 X 056 SF	756 SF

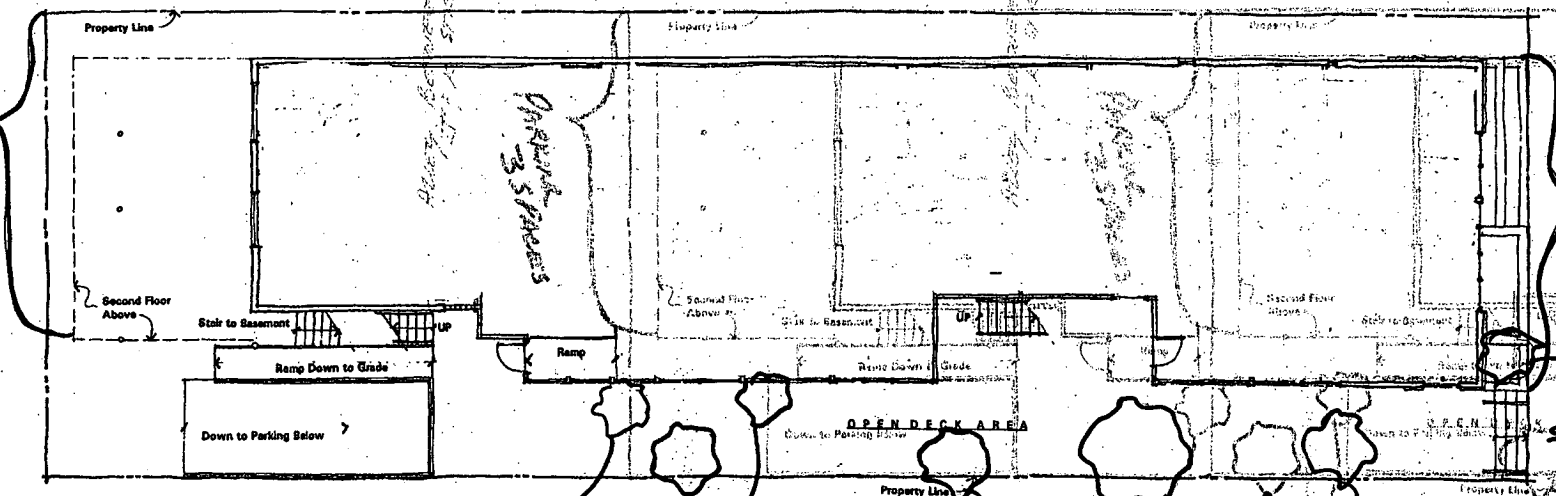
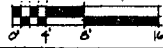
Z99-049  
**RECEIVED**  
MAY 21 1999  
CITY OF SACRAMENTO  
CITY PLANNING DIVISION

EXHIBIT B

ALLEY BETWEEN J & K STREETS

PARKING SPACES

First Floor



PATIO TREES

PATIO TREE

REDWOOD TREE  
WOODEN TRELLIS

PATIO TREE

STAIRS

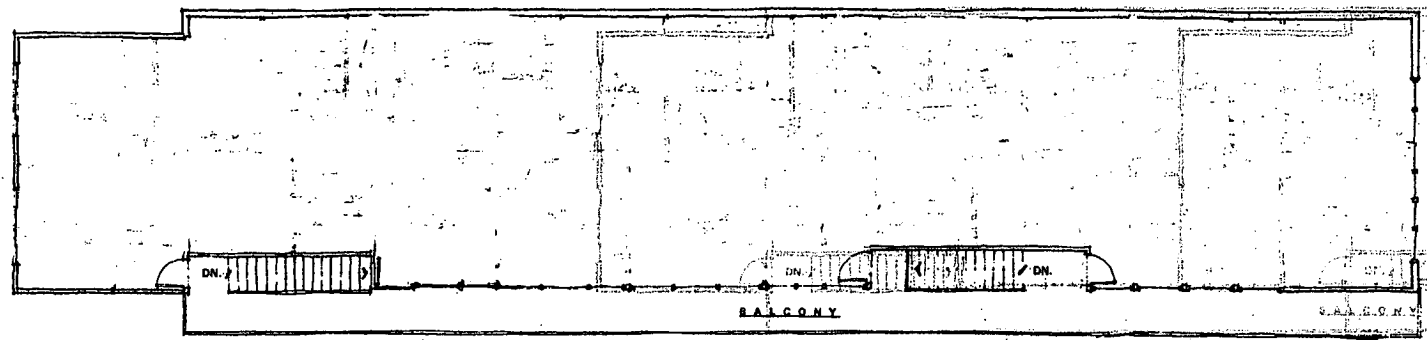
JAPANESE MAPLE TREE

PLANTER SHELVES

Second Floor

Second Floor

Second Floor



BALCONY

S.A.A. E.O.M.

Z 99-049

RECEIVED

JUL - 7 1999

CITY OF SACRAMENTO  
CITY PLANNING DIVISION 1

September 1, 1999

RECEIVED  
JUN 22 1999  
CITY OF SACRAMENTO  
CITY PLANNING DIVISION

SITE PLAN  
2715 K Street  
SACRAMENTO  
958164

