

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, July 11, 1995, the Zoning Administrator approved, with conditions, a special permit to allow additional office space exceeding the 25 percent allowed by right in the Heavy Industrial (M-2) zone for the project known as Z95-055. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

Request: Zoning Administrator Special Permit to exceed the maximum allowed 25 percent office space in the M-2 zone by allowing 39 percent office space (4,885 square feet) within a 12,500 square foot building on 1.38± vacant acres in the Heavy Industrial (M-2S) zone.

Location: 4901 Warehouse Way

Assessor's Parcel Number: 061-0192-013

Applicant: Robert Beyer                      Property TOPA Thrift & Loan Association  
5941 Power Inn Road      Owner: 1800 Avenue of the Stars, 12th Floor  
Sacramento, CA 95824                      Los Angeles, CA 90067-4201

General Plan Designation: Heavy Commercial or Warehouse  
Existing Land Use of Site: Vacant building  
Existing Zoning of Site: Heavy Industrial, M-2S

Surrounding Land Use and Zoning:  
North: M-2S; Warehouse/Industrial  
South: M-2S; Warehouse/Industrial  
East: M-2S; Warehouse/Industrial  
West: M-2S; Warehouse/Industrial

Property Dimensions: Irregular  
Property Area: 1.38± acres  
Parking Provided: 20 spaces  
Parking Required: Office: 12 spaces (1 space per 400 square feet)  
Warehouse: 8 spaces (1 space per 1000 square feet)  
Total: 20 spaces

Square Footage of Building: 12,500 square feet  
Height of Building: One Story, 19 feet  
Exterior Building Materials: Concrete Tilt-Up  
Roof Materials: Hot Mop- Tar  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: None

#### Additional Information

The proposed tenant of the existing warehouse building is a heating and air conditioning company. The applicant proposes to provide 4,885 square foot of office space within the existing building for sales representatives of the company. The office space totals 39 percent of the 12,500 square foot building. The Zoning Ordinance requires a Zoning Administrator Special Permit for office areas under 10,000 square feet that exceed 25 percent of the total square footage of the building within the Industrial zones. The proposed site plan indicates adequate parking and setbacks for the office and warehouse uses. The increase in office space is minimal and the existing infrastructure can accommodate the proposed use.

#### 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 15301(a)}.

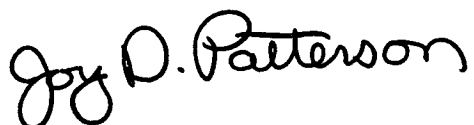
#### Conditions of Approval

1. A minimum of six (6) trees shall be planted in the existing landscape setback areas. The trees shall be a minimum of five (5) gallon in size. The applicant shall provide a planting plan to Zoning Administrator's staff for review and approval prior to issuance of building permits.
2. Size and location of the office space and building shall conform to the plans submitted.
3. If a trash dumpster is utilized by the company it shall be kept inside the existing building or a trash enclosure that meets Zoning Ordinance requirements shall be constructed on the property.

4. The applicant shall obtain all necessary building permits prior to commencing construction.
5. Any addition to or expansion of the existing office space within the building will require Planning review and approval.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the increase in office space percentage is minimal and necessary for the operation of the business and the project will not substantially alter the characteristics of the site or the surrounding area.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that adequate on-site parking and setbacks, and additional landscaping will be provided.
3. The project is consistent with the General Plan which designates the subject site as Heavy Commercial or Warehouse.



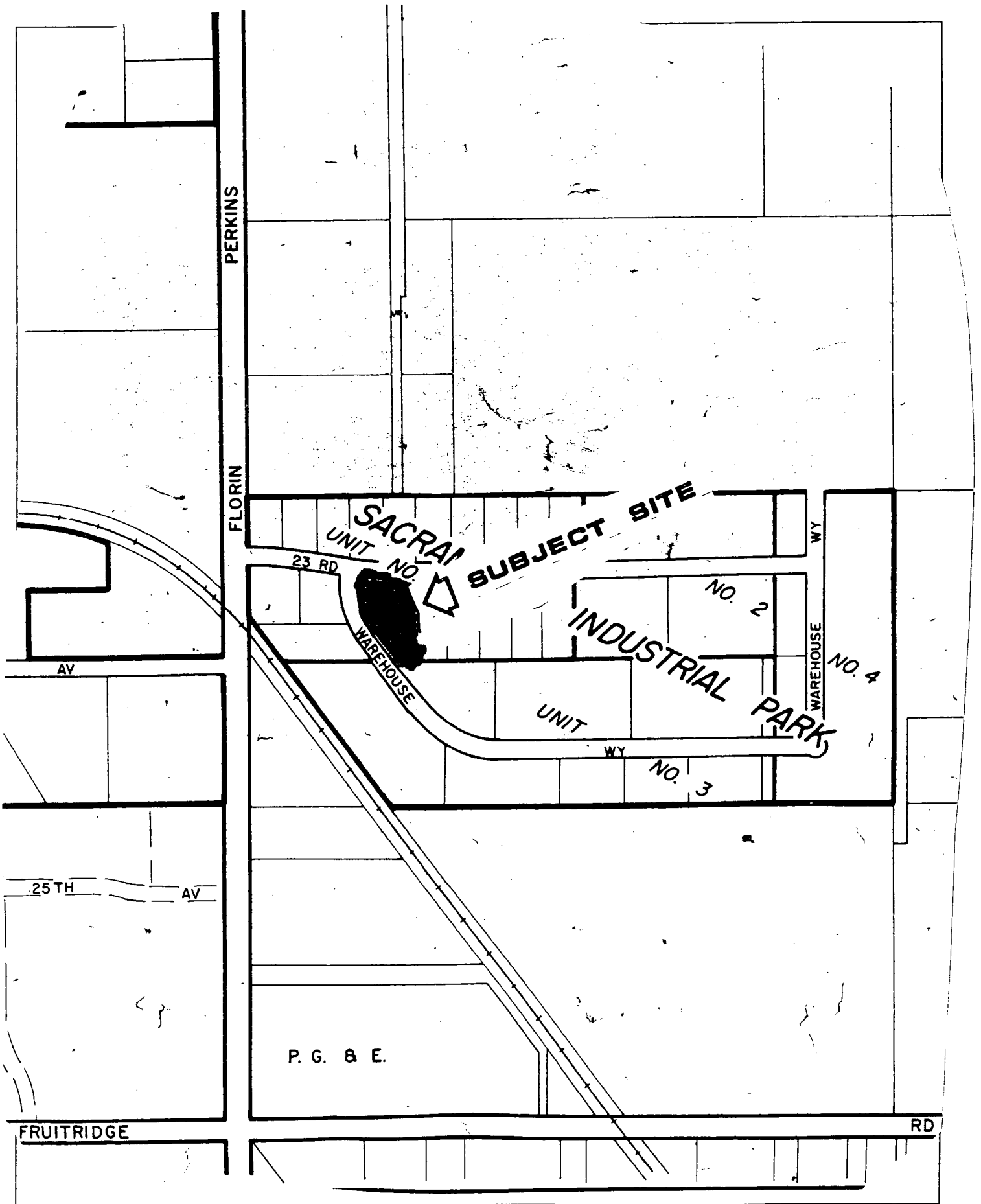
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Joy D. Patterson  
Zoning Administrator

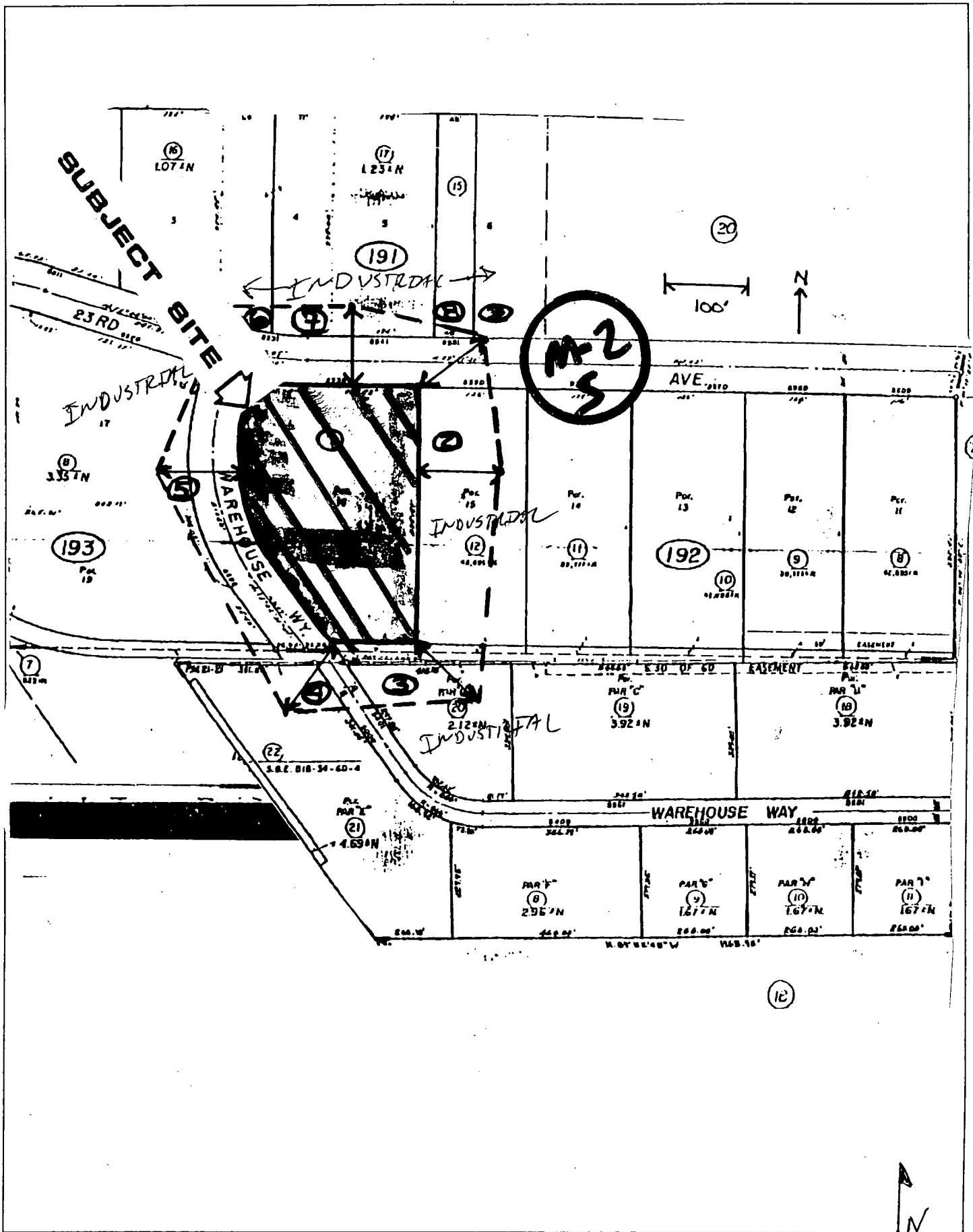
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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



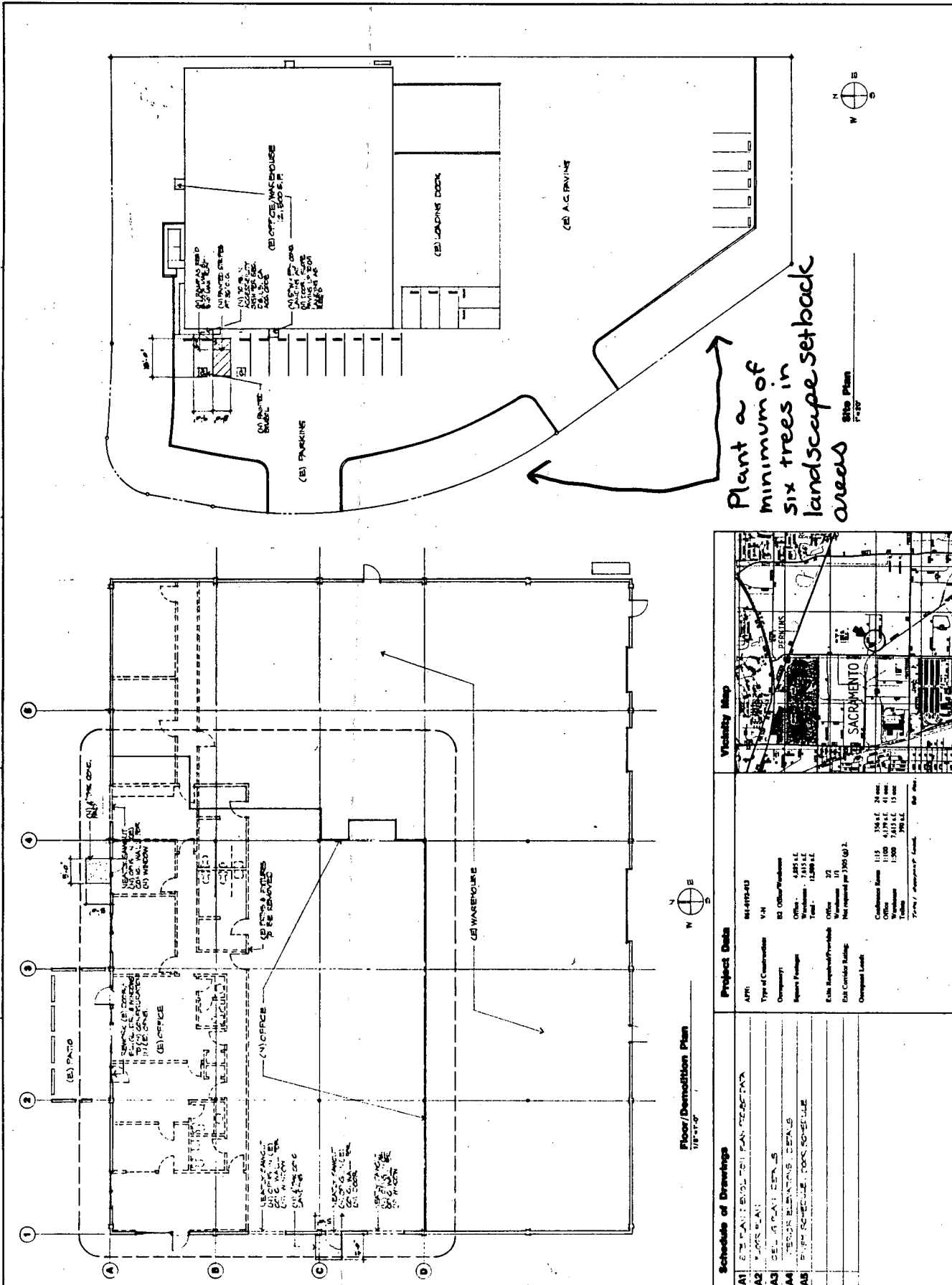
**LAND USE & ZONING MAP**

# EXHIBIT A

Office for  
**Monahan Wright Co.**  
 4801 Warehouse Way  
 Sacramento, CA

DATE: 5-20-95  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

A1



**Project Data**

APN	86-474-03
Type of Construction	N/A
Occupancy	IS - Other/Production
Square Footage	Office: 1,491 S.F. Warehouse: 12,288 S.F. Total: 13,779 S.F.
Site Impervious/Permeable	100% Warehouse (I)
Site Condition Rating	Not required per 3300 (b) 2.
Occupant Load	

**Schedule of Drawings**

A1	Site Plan/ Demolition Plan/ Details
A2	Grading Plan
A3	Site Grading Details
A4	Foundation Details
A5	Final Schedule/ Construction Schedule

295-055

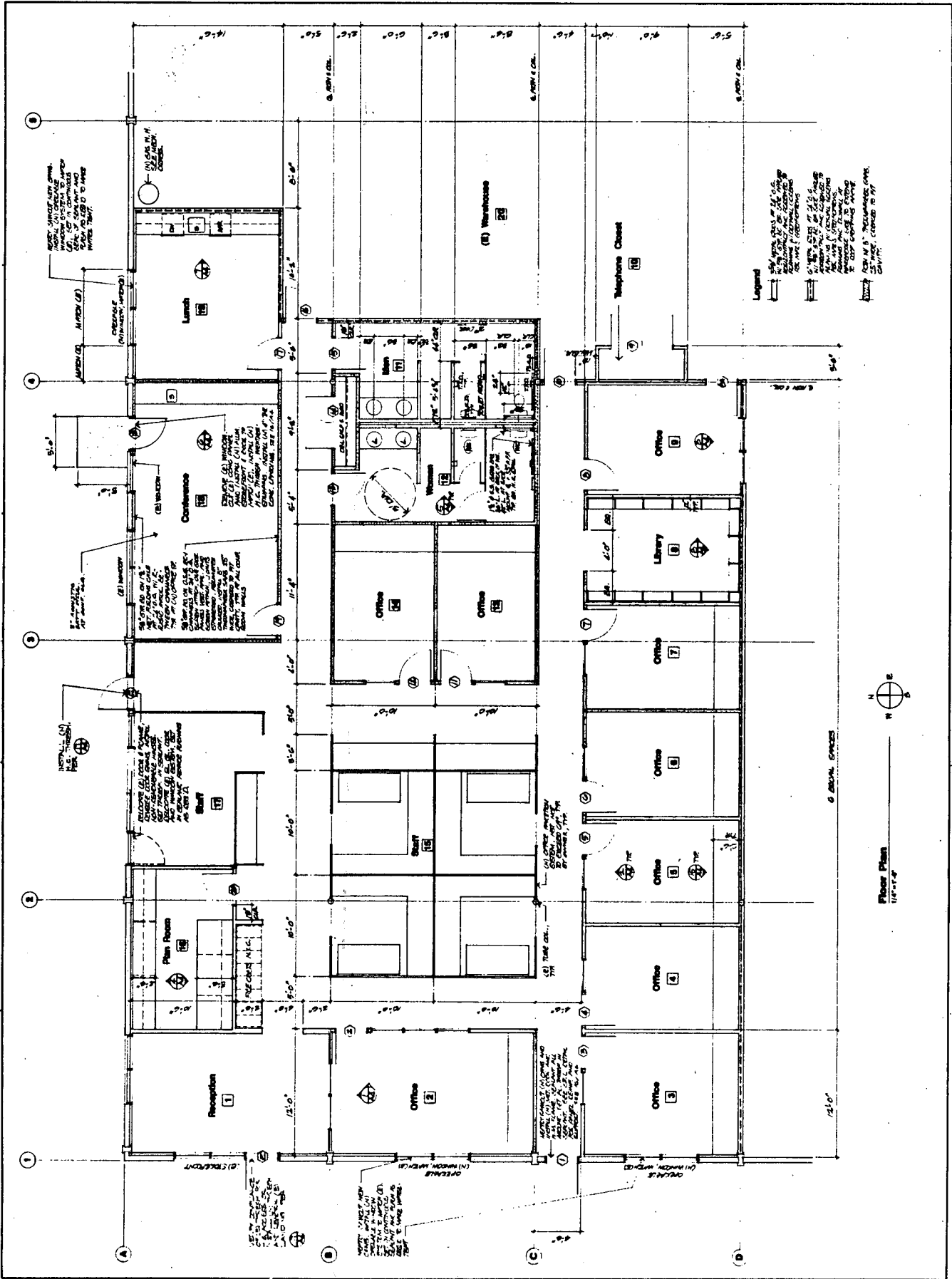
JULY 11, 1995

ITEM 3

# EXHIBIT - B

Offices by  
 Morrison Wright Co.  
 4901 Warehouse Way  
 Sacramento, CA

A2



295-055

JULY 11, 1995

ITEM 3

Project No. \_\_\_\_\_  
Drawing No. \_\_\_\_\_  
Scale \_\_\_\_\_  
Date \_\_\_\_\_

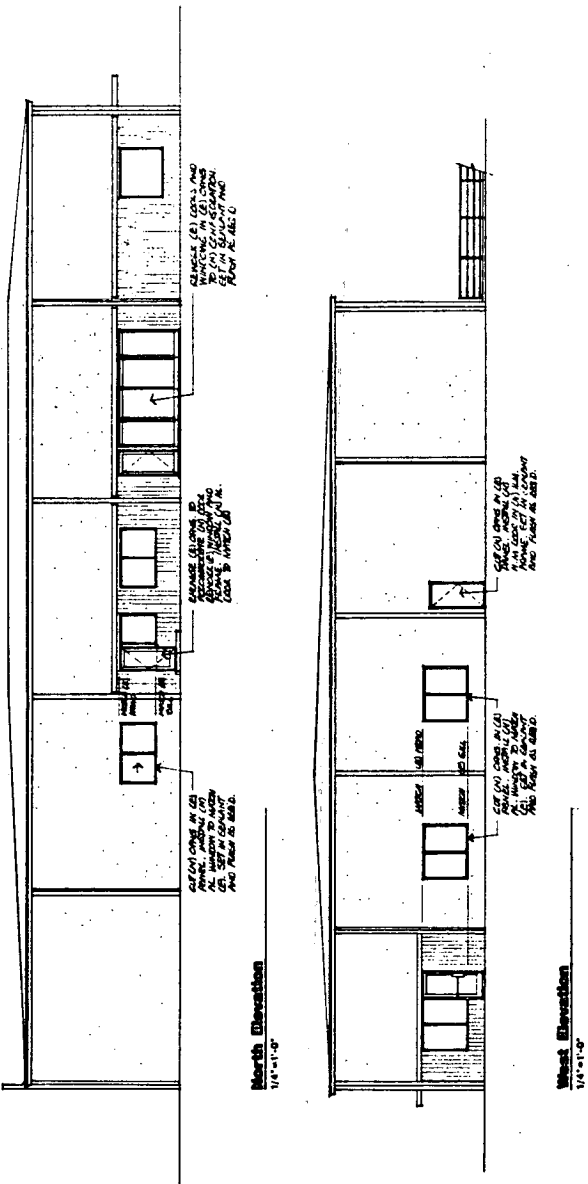
Office for  
**Norman Wright Co.**  
4901 Warehouse Way  
Sacramento, CA

# EXHIBIT - C

This drawing is for information only. It is not to be used for construction without the approval of the architect. The architect is not responsible for any errors or omissions in this drawing. The contractor is to verify all dimensions and conditions on site before construction.

DATE: 1991  
BY: \_\_\_\_\_

A6



JUL 9 11, 1995

ITEM 3