

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 1, 1999, the Zoning Administrator approved with conditions a Special Permit Major Modification to increase the allowable office use from 50% to 100%, and, a Special Permit for Off-Site Parking under Same Ownership for the project known as Z99-130. Findings of Fact and Conditions of Approval for the project are listed on pages 3-4.

Project Information

Request: **Zoning Administrator Special Permit Major Modification** to increase the allowable office use from 50% to 100% located on 0.07± developed acre in the Residential-Office (R-O) zone.

Zoning Administrator Special Permit for Off-Site Parking under Same Ownership located on 0.03± developed acre in the Residential-Office (R-O) zone.

Location: 911/913 22nd Street (D3, Area)

Assessor's Parcel Number: 007-0024-024; -001

Applicant: Peter & Joan Dangermond
2630 Land Park Drive
Sacramento, CA 95818

Property Owners: Same as above

Project Planner: Donna Decker

General Plan Designation: High Density Residential

Central City
Community Plan Area: General Commercial

Existing Land Use of Site: Offices

Existing Zoning of Site: Residential-Office (R-O) zone

Property Dimensions: 40' x 80'; and 18' x 80'
Property Area: 0.07± acre; and 0.03± acre (Total 0.10 acre)
Topography: Flat

Street Improvements: Existing

Utilities: Power: P.G. & E.
Water: City of Sacramento
Sanitary Sewer: City of Sacramento
Drainage: City of Sacramento

Project Plans: Exhibit A-C
Previous Files: P-1951; IR99-102

Background Information: On July 28, 1964, the Planning Commission approved Special Permit for a 3,240 square foot two-story mixed use structure in the R-5 zone. The entitlements provided for the first floor to be used as office space and the second floor to house four studio residential units. All the required building permits, inspections and reviews were conducted at the time and a Certificate of Occupancy was issued for the structure. During the life of this building the second floor residential use was illegally converted into office space. Research indicates that there were offices on the second floor in the 1970's. In 1994, commercial building permits were issued to remodel the second floor office space. At the time of permit issuance, it was unknown that the use was not in compliance with the entitlements granted.

Additional Information: Recently the owner requested the City to review the subject site for compliance to the Zoning Ordinance prior to the sale of the property. At that time, an I & R was prepared. The second floor of the existing building should have been residential units. An illegal conversion from residential use to office use had occurred. Additionally, the adjacent parcel to the south of the subject site has been under the same ownership for many years and has served to provide parking for the subject site without benefit of the appropriate entitlement for a special permit for off-site parking. The applicant has applied for the planning entitlements in order to bring the site into compliance with the Zoning Ordinance.

The architecture of the existing building is modern and lends itself to look like a professional office building. The use has been established within the existing neighborhood for some time and there will be no additional impacts or use associated with continuing the professional office use.

The project was noticed and staff did not receive any calls from neighboring businesses or residents.

The project was also noticed to the Boulevard Park Neighborhood Association, the Winn Park-Capitol Avenue Neighborhood Association, The Marshall School Neighborhood Association, and the Washington Park Neighborhood Improvement Group. Some of these neighborhood interest groups are located adjacent to the site's Neighborhood Association. No comments were received from any of the neighborhood groups.

Agency Comments

The proposed project has been reviewed by the Building Department, Fire Division, and the Geographic Central Team Planners. The comments received pertaining to this project have been included as conditions.

Environmental Determination

This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15303(c).

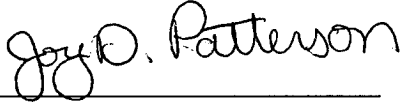
Conditions of Approval:

1. Any exterior modifications to the structure shall require a Special Permit Modification.
2. The design of the proposed building shall conform to the plans as shown on the attached exhibits and shall reflect the size and location as shown. If plans are revised, then a copy shall be given to the Planning Staff prior to the issuance of building permits.
3. Any proposed future signage shall obtain a sign permit and meet the requirements of the Sign Ordinance.
4. Within six months, submit plans to the Building Division for compliance to the conversion of the second floor residential to commercial office use.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use and is compatible with the surrounding uses in that the proposed commercial use is compatible with the surrounding properties;
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate off-site parking and maneuvering will be provided;
 - b. the existing building is of adequate shape and size for the proposed use;
 - c. conversion to an office use is compatible with the surrounding uses.

4. The project is consistent with the Central City Community Plan which designates the site as General Commercial and is consistent with the Zoning which designates the site as Residential-Office (R-O) zone.

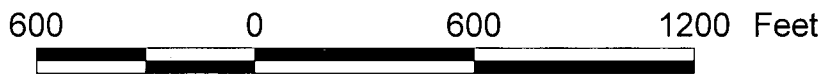
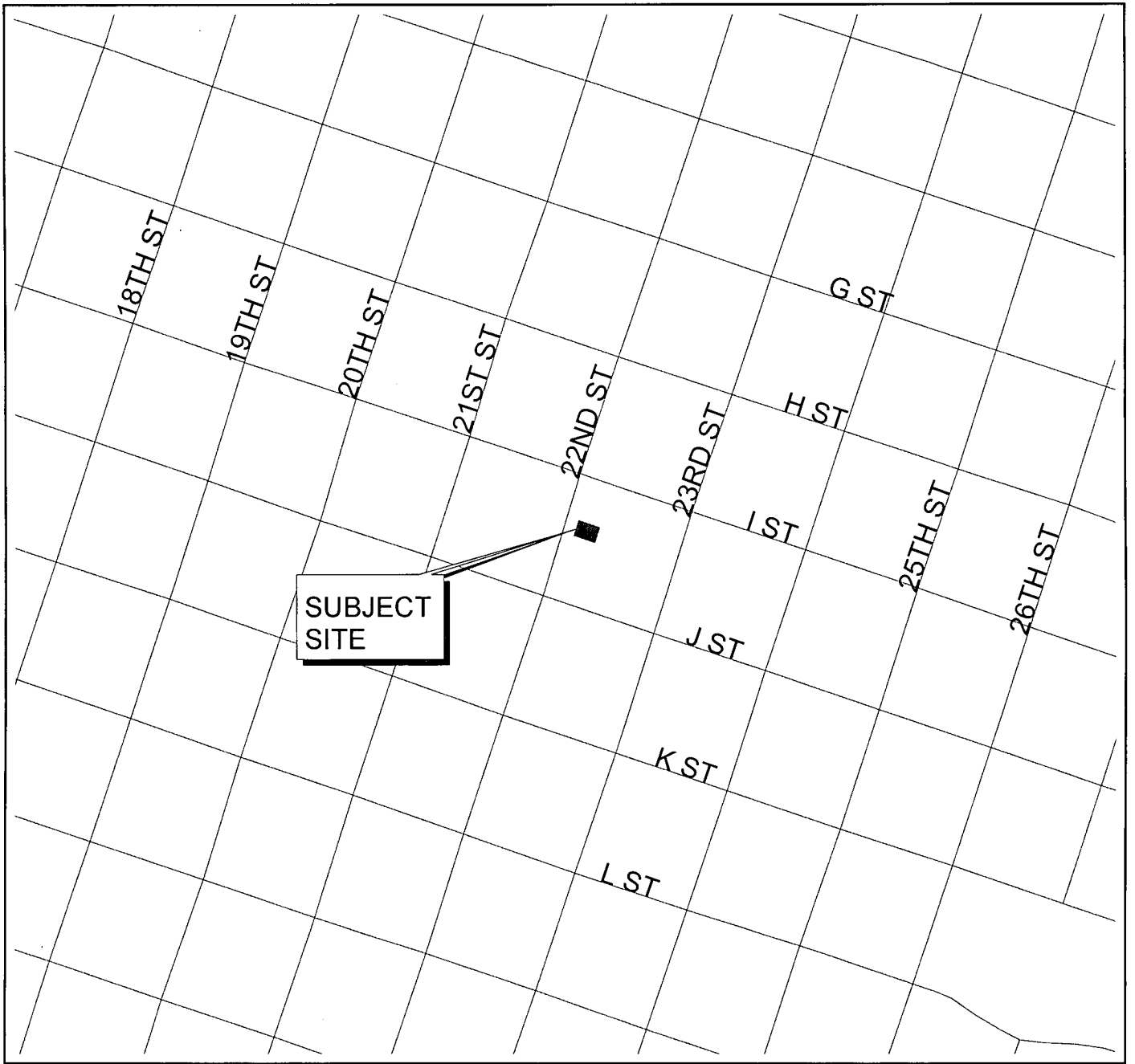


Joy D. Patterson
Zoning Administrator

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.

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 and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

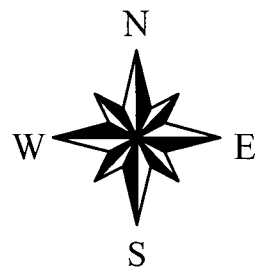
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ZA Log Book
Applicant

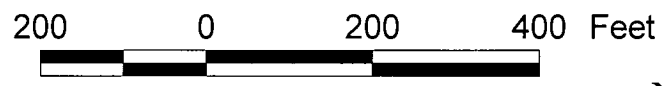
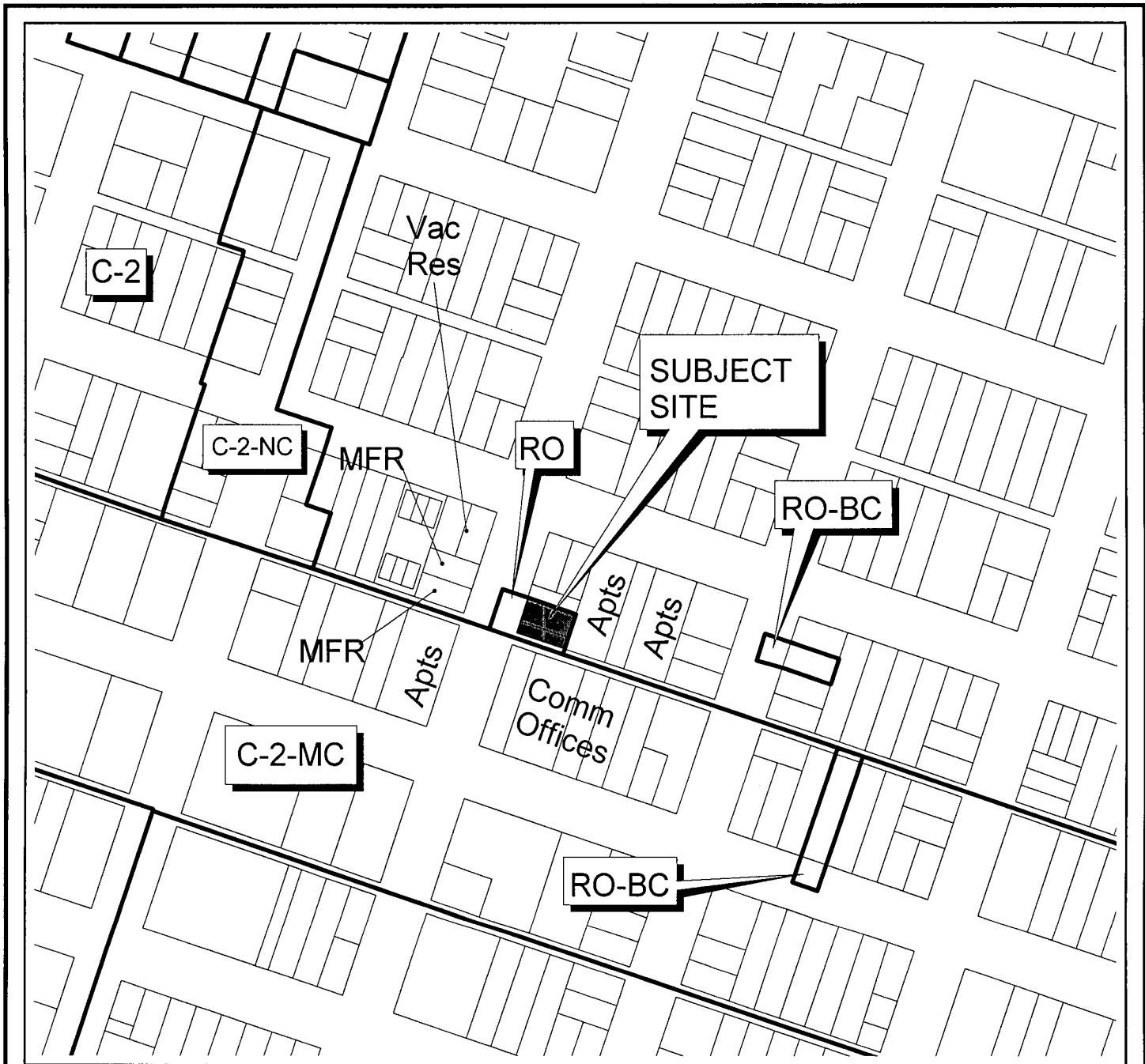


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

VICINITY MAP





Neighborhoods, Planning
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Department

Geographic
Information
System

LAND USE AND ZONING

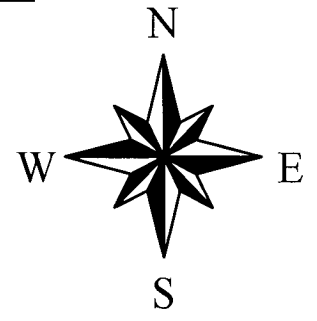
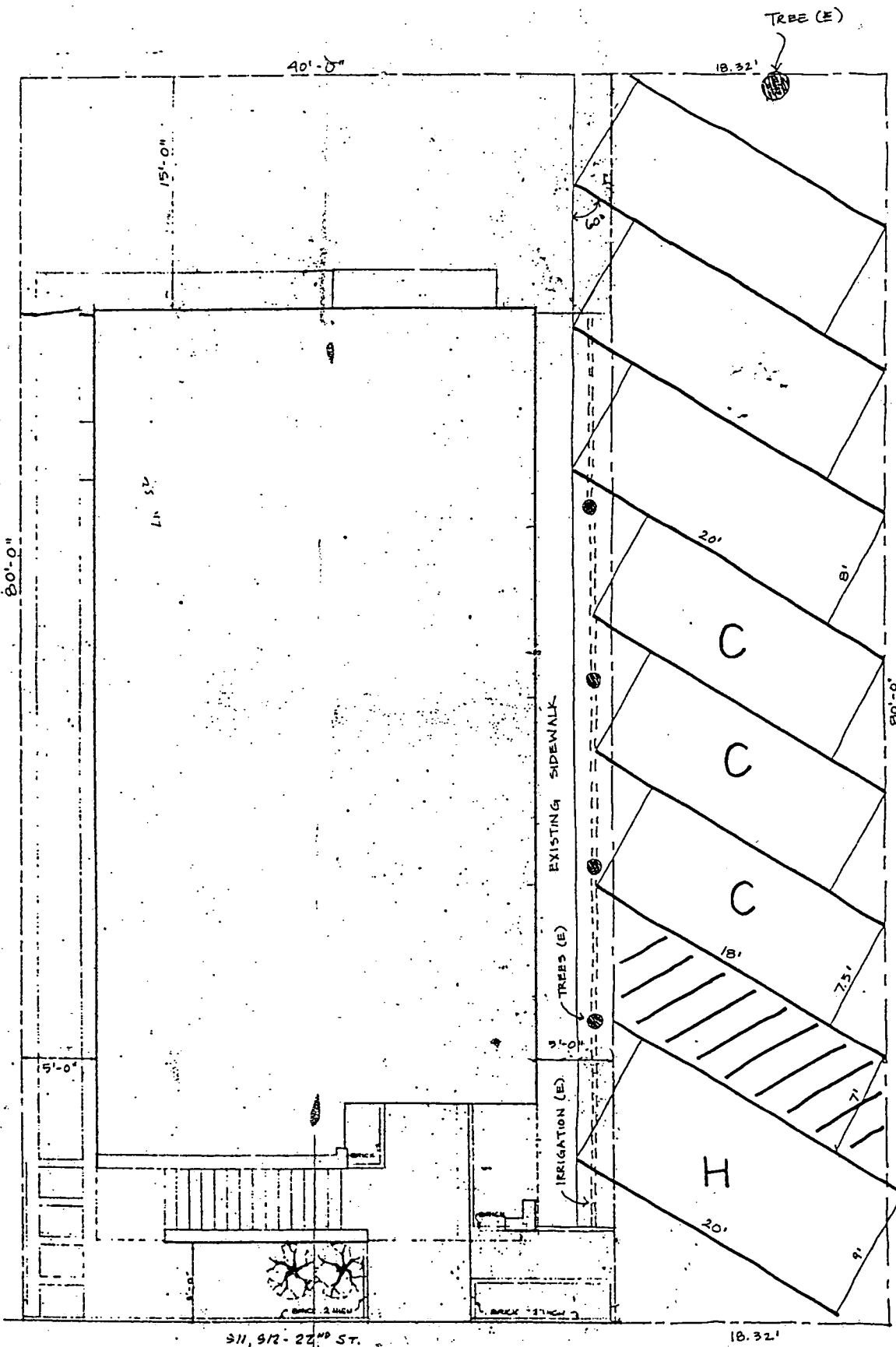


EXHIBIT A



PLOT PLAN

911 22ND STREET - 1ST FL

Z99-130

December 1, 1999

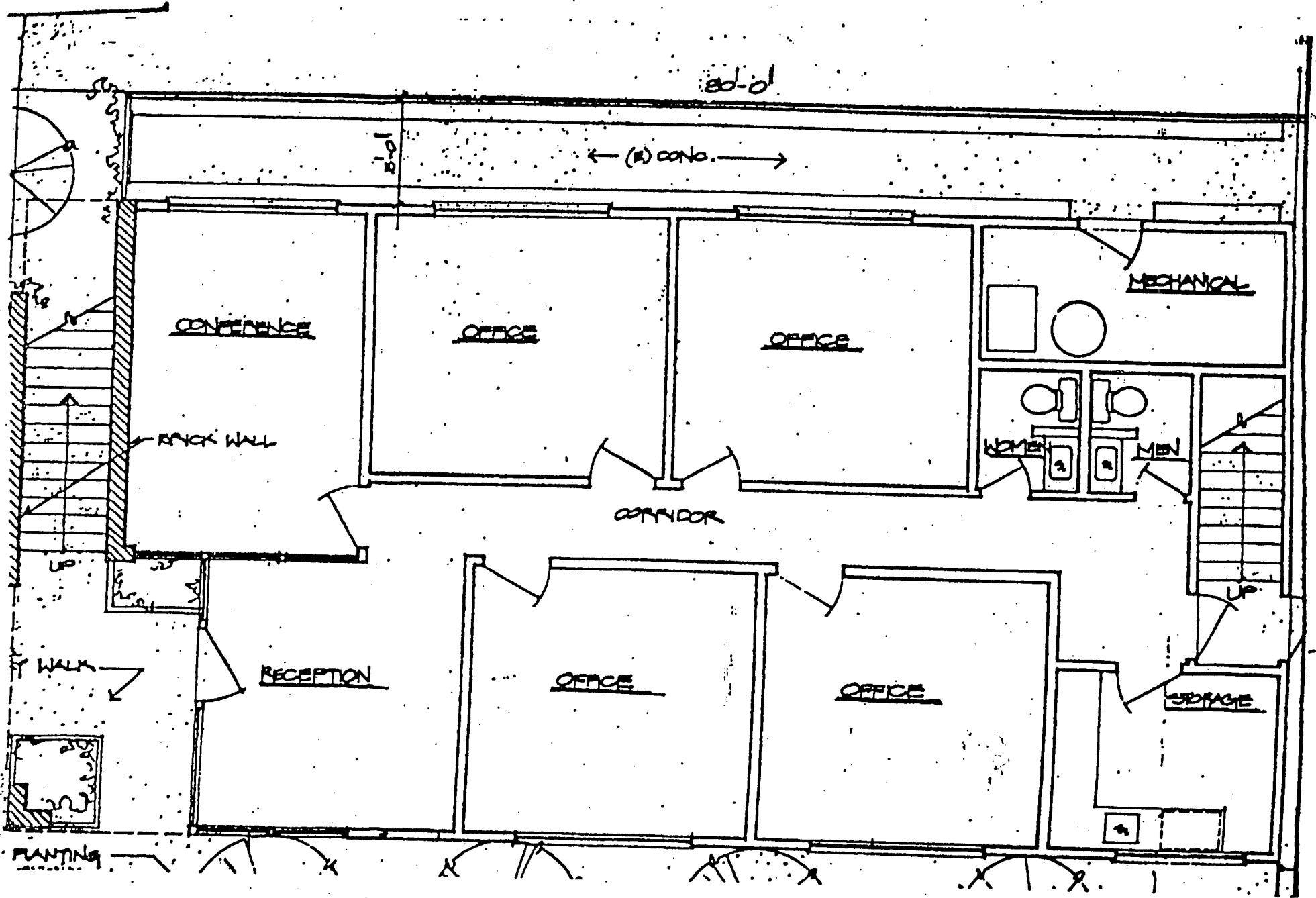


EXHIBIT B

Z99-130

Item 4

911 22ND STREET - 2ND FL

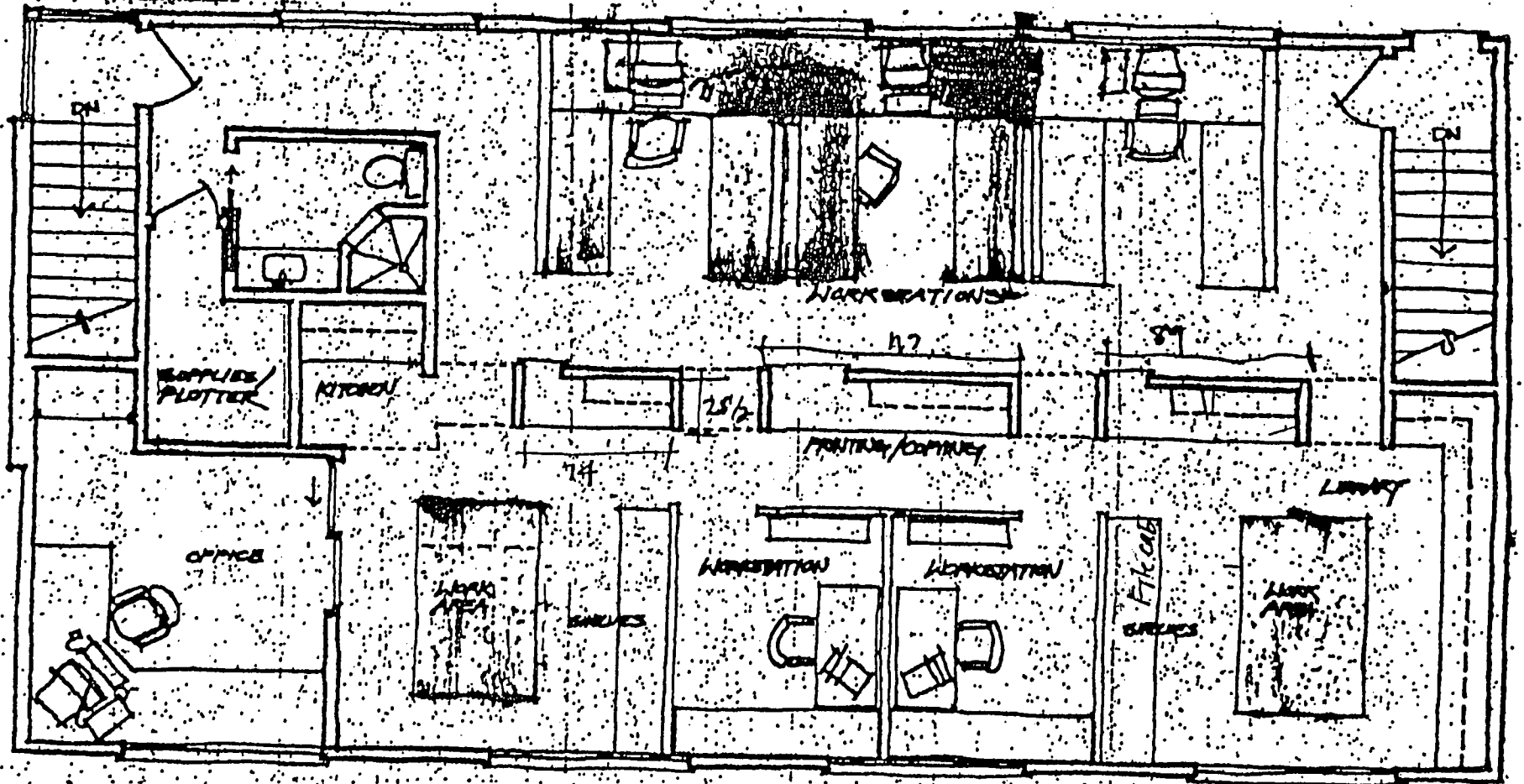


EXHIBIT C

December 1, 1999

Item 4