

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, December 12, 2002, the Zoning Administrator approved with conditions a special permit to convert a retail building into an office building in the Office R Street Corridor Special Planning District for the project known as (File Z02-189). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **ZONING ADMINISTRATOR SPECIAL PERMIT** to convert an existing 20,900 square foot retail building into a 21,911 square foot office building on 0.59± developed acres in the Office (OB-W) zone {R Street Corridor Special Planning District}.

Location: 600 Q Street (D1, Area 1)

Assessor's Parcel Number: 006-0262-016

Applicant: The Heller Company {Contact: Michael Heller}
11211 Gold Country Blvd. #106
Gold River, CA 95670

Property Owner: Dunn-Edwards Corporation
4885 E. 52nd Place
Los Angeles, CA 90040

Project Planner: Lindsey Alagozian

General Plan Designation: Special Planning District
Central City
Community Plan Designation: Intensive Mixed Use Existing
Land Use of Site: Retail
Existing Zoning of Site: Office -SPD (OB-W)

Surrounding Land Use and Zoning:
North: R-5; Commercial
South: RMX-SPD; Commercial
East: OB-W, SPD; Commercial
West: OB-W, SPD; Industrial

Property Dimensions: 160 feet by 160 feet
Property Area: 0.59± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A, B, and C

Previous Files: DR02-166 (Concurrent)

Additional Information The applicant is proposing to convert an existing 20,900 square foot retail building into a 21,911 square foot office building. The project involves minor changes to the exterior including the addition of windows, the relocation of the entrances, and the addition of handicap accessible ramps which are currently being reviewed by Design Review. The applicant proposes to repair and re-stripe the existing parking lot. In addition, new landscaping and irrigation will be installed. The applicant is proposing to resurface and slightly enlarge the existing trash enclosure. The number of parking spaces on site will remain at 44 spaces. According to the Zoning Ordinance new office building construction in the R Street Corridor Special Planning District requires a residential component. However, the building is existing and does not require the residential uses. The project requires a Zoning Administrator Special Permit for the conversion from retail into an office use.

Agency Comments The proposed project has been reviewed by the Building Division, Public Works, Utilities, and the Fire Department. Comments and conditions of approval were received from these departments and have been included as conditions of approval.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301 (a), Existing Facilities.

Conditions of Approval:

1. The project shall be constructed in substantial compliance with submitted plans. Any other changes or additions to the site shall require additional Planning review and approval.
2. The request to substantially prune or remove the street trees is not permitted. According to the City Arborist, Dan Pskowski, the street trees are not to be removed or pruned at this time. Should you have any questions about pruning, please call Dan Pskowski at 768-8604.
3. All proposed signage for the site requires a Design Review application and a building permit.
4. Proposed landscaping shall be installed with automatic irrigation and comply with the City's Water Conservation Ordinance.
5. The trash enclosure shall conform to all Zoning Ordinance requirements. The enclosure shall be consistent with the building in terms of colors and materials.
6. All HVAC roof mounted units shall not be visible from street views and shall be approved through Design Review.

Note

7. The applicant shall conform to all Design Review conditions of approval (DR02-166). Should the applicant choose to revise the elevation plans, the applicant shall resubmit plans to Design Review.

Building

8. A time of submittal for a building permit submit documentation that shows this structure is not a Dangerous Building per City of Sacramento ordinance Title 8 Chapter 8.96. If it determined that this building is dangerous submit calculations and drawing that shows compliance with the comment noted above.

Public Works

9. Remove and replace any deteriorated curb, gutter, curb ramp, and/or sidewalk adjacent to the property frontage per City standards and to the satisfaction of the Department of Public Works.

Utilities

Advisory Notes

10. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.
11. This project is served by the Combined Sewer System (CSS). However, based on the information found in the special permit application, we do not anticipate any significant impacts to the CSS. Consequently no Impact/Mitigation Agreement or mitigation is required.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the proposed project meets the city's zoning requirements for this zone; and
 - b. the proposed project is compatible in design with the existing property and surrounding properties in the vicinity; and
 - c. the conversion of retail into office is compatible with the surrounding land uses in the area.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The building will be redesigned with minor changes to the exterior to enhance the overall appearance; and

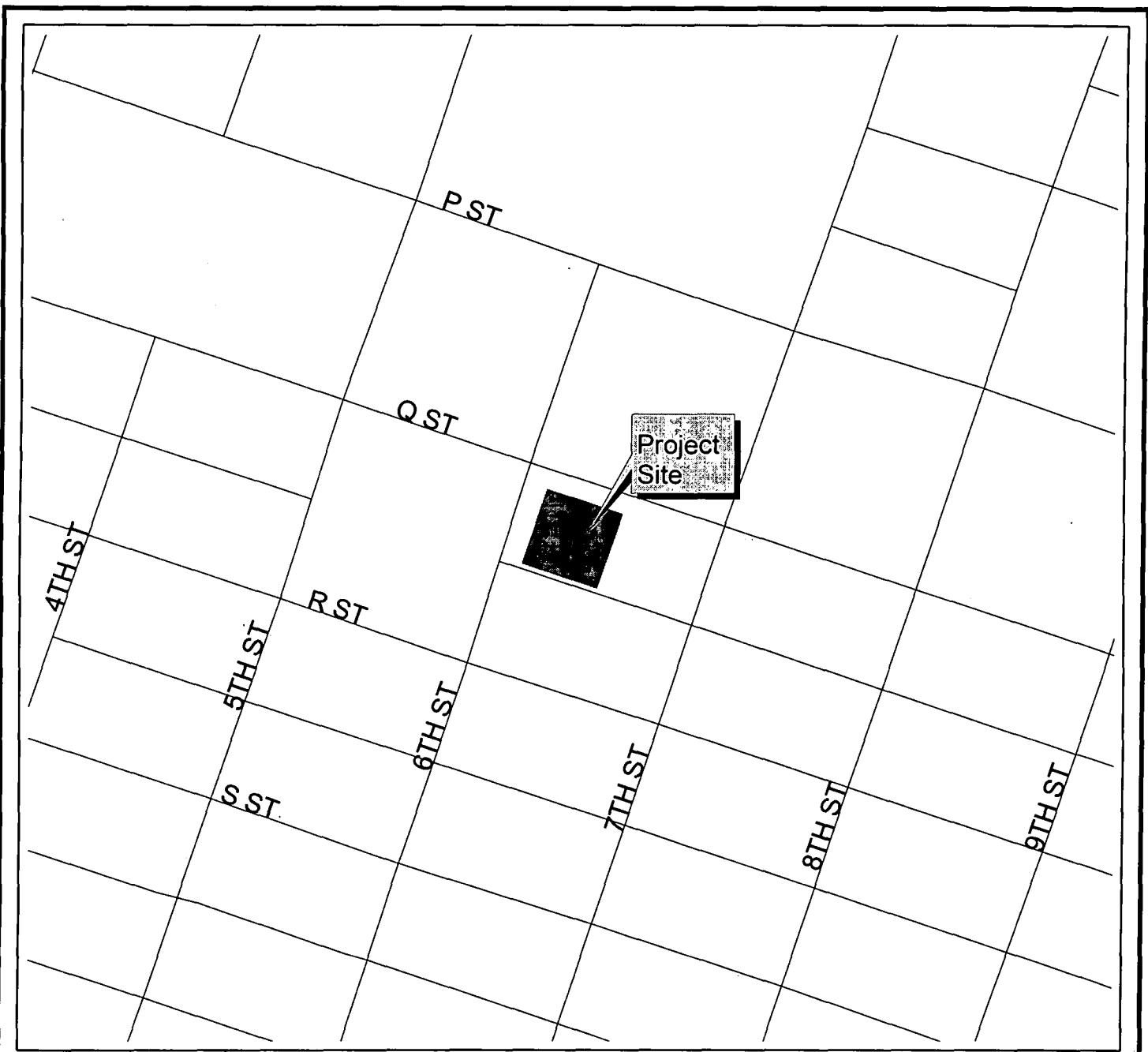
- b. The existing parking lot will be repaired and provide adequate parking for the office use.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the site as Special Planning District and Intensive Mixed Use Existing respectively.


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.

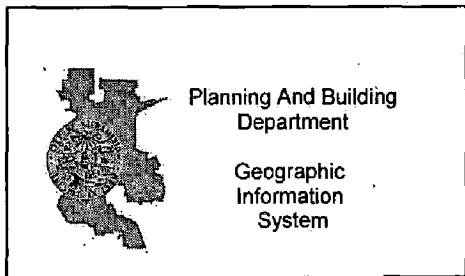
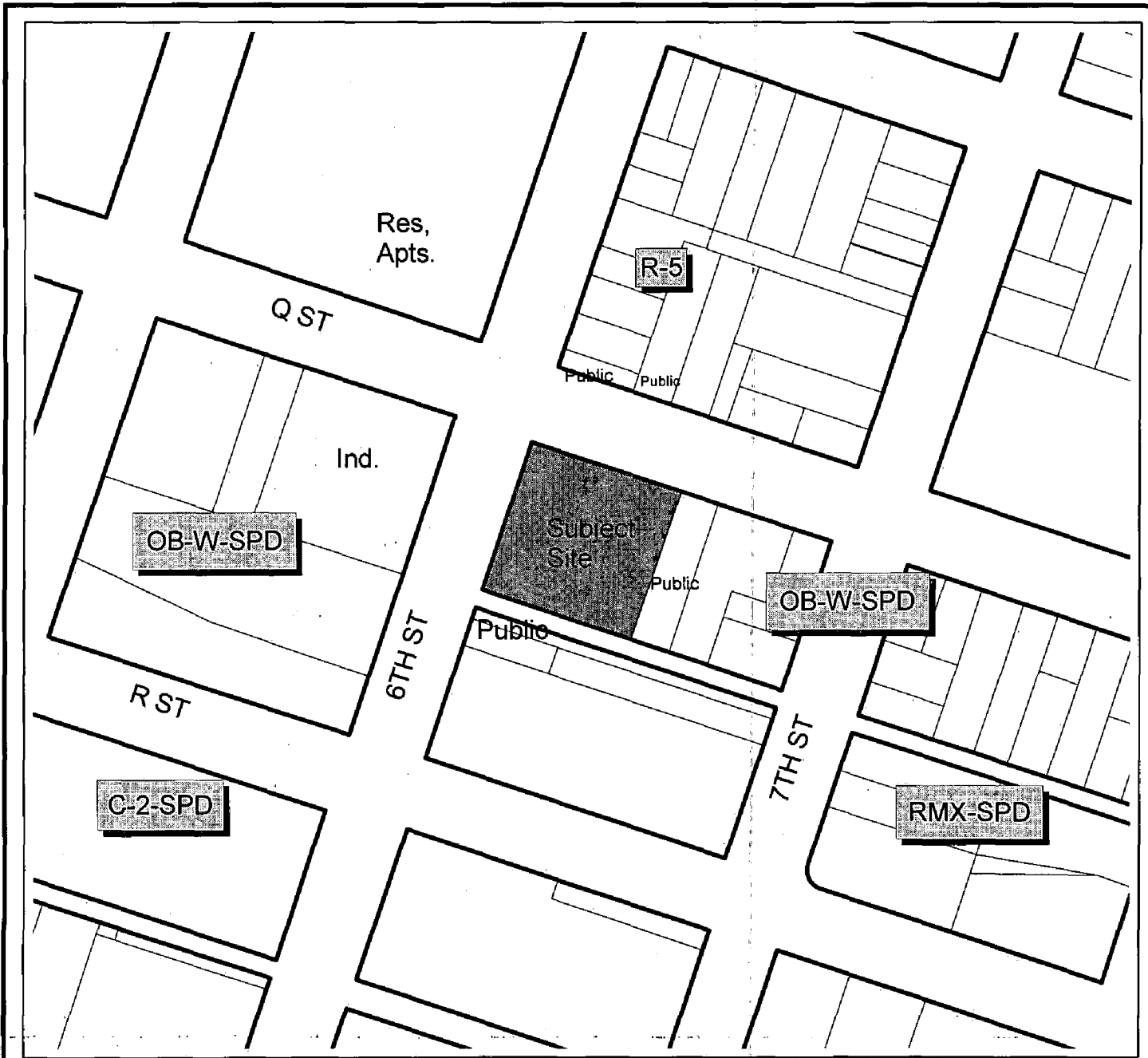
cc: File (original)
ZA Log Book
Applicant
Property Owner



A logo featuring a stylized map of a city with a circular inset showing a detailed street grid. To the right of the logo, the text reads: "Planning And Building Department" and "Geographic Information System".

VICINITY MAP

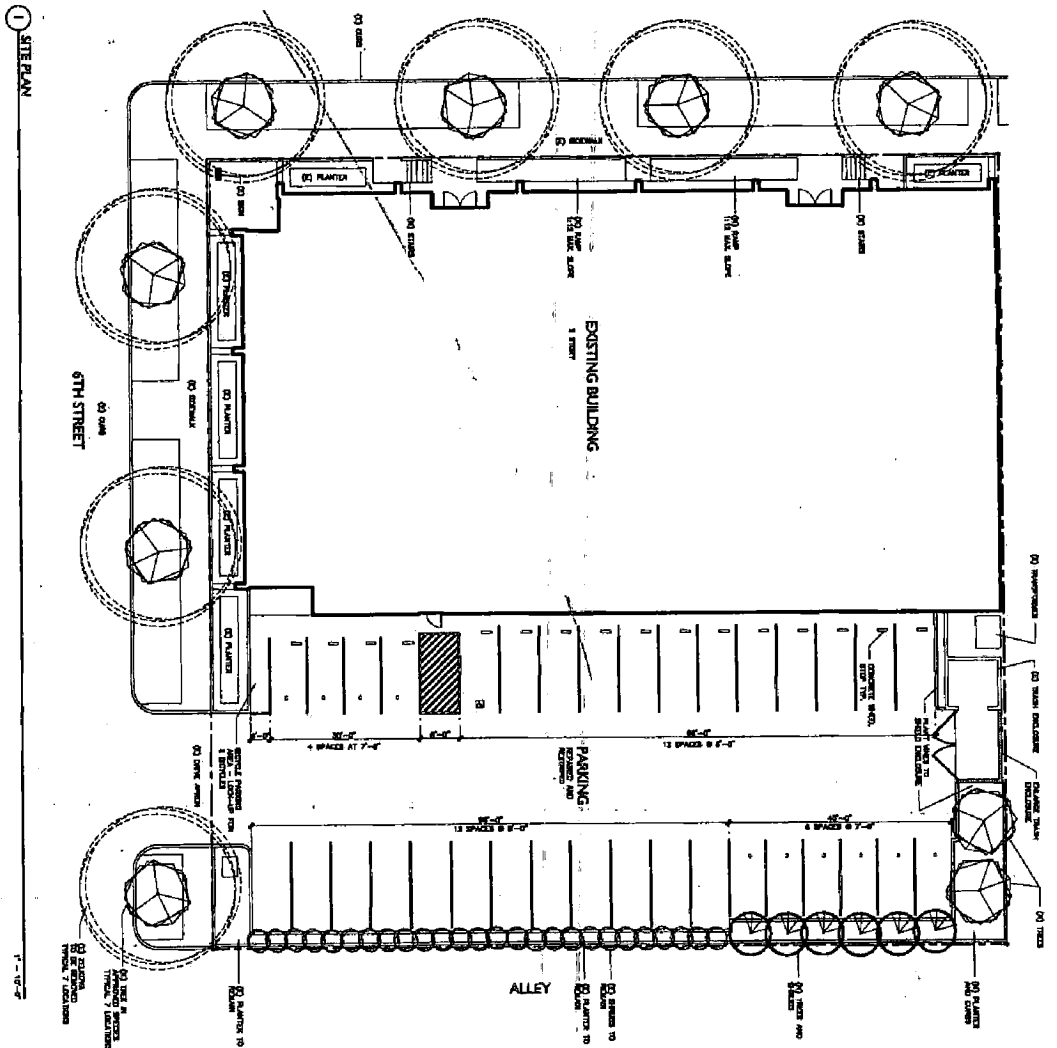
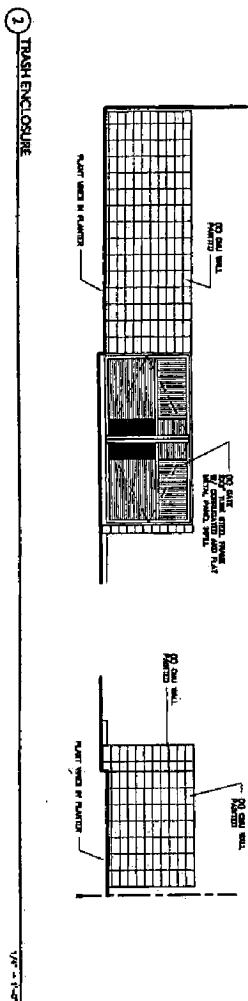




LAND USE AND ZONING



EXHIBIT A



NOORTH

OVERALL
SITE PLAN

THE HEDLER COMPANY
DUAN EDWARDS
PAINT STORE

DESIGN REVIEW
SUBMITTAL

November 7, 2004 **702-189**

Item 7

ACCEPTED
DATE: 11/11/04
BY: [Signature]

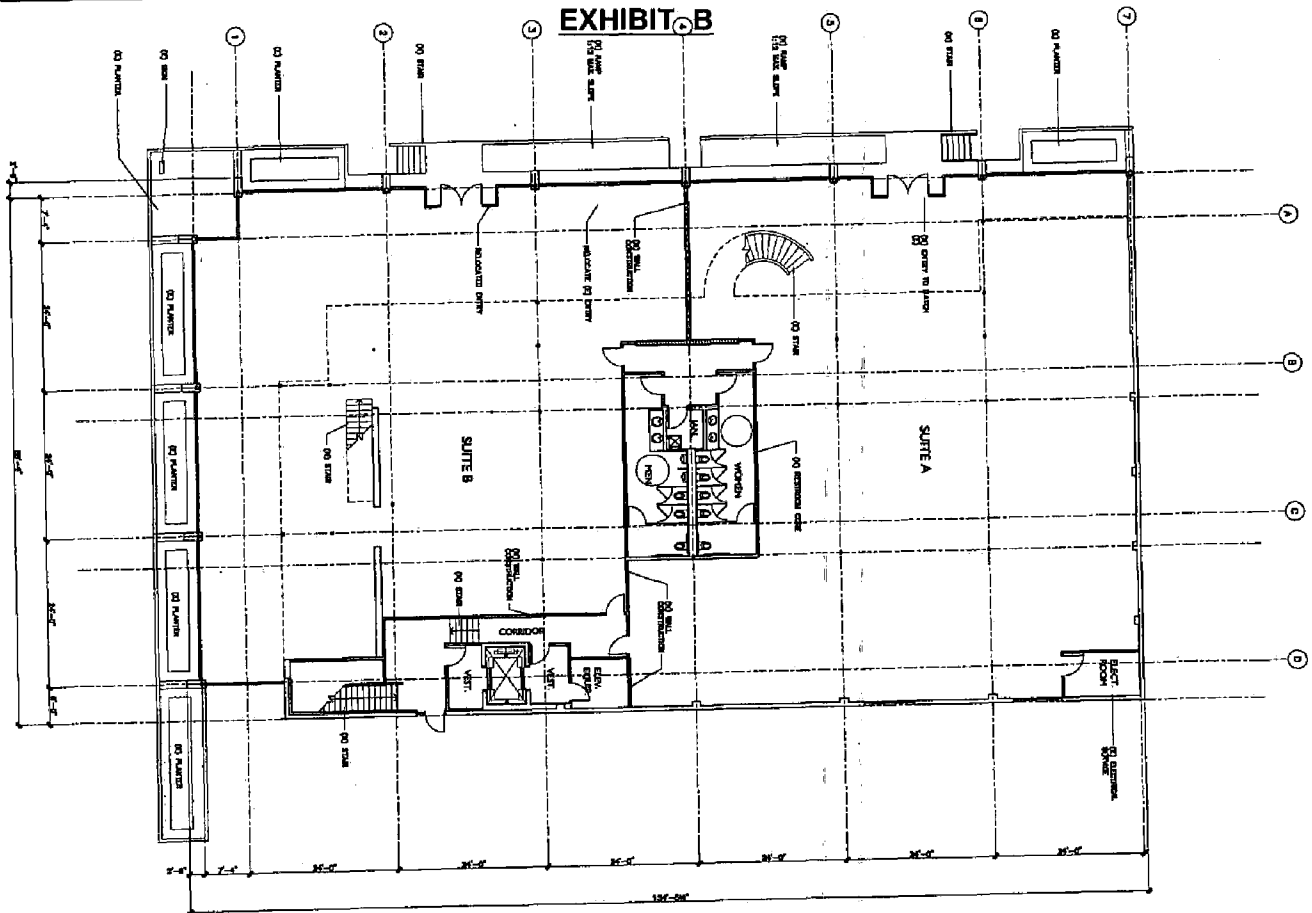
DATE: 11/11/04
BY: [Signature]

ASBLING	1 SPACE
REMOVED	33 SPACES
COMMIT	18 SPACES
TOTAL	44 SPACES
WORKS FINANCING	2 SPACES REQUIRED

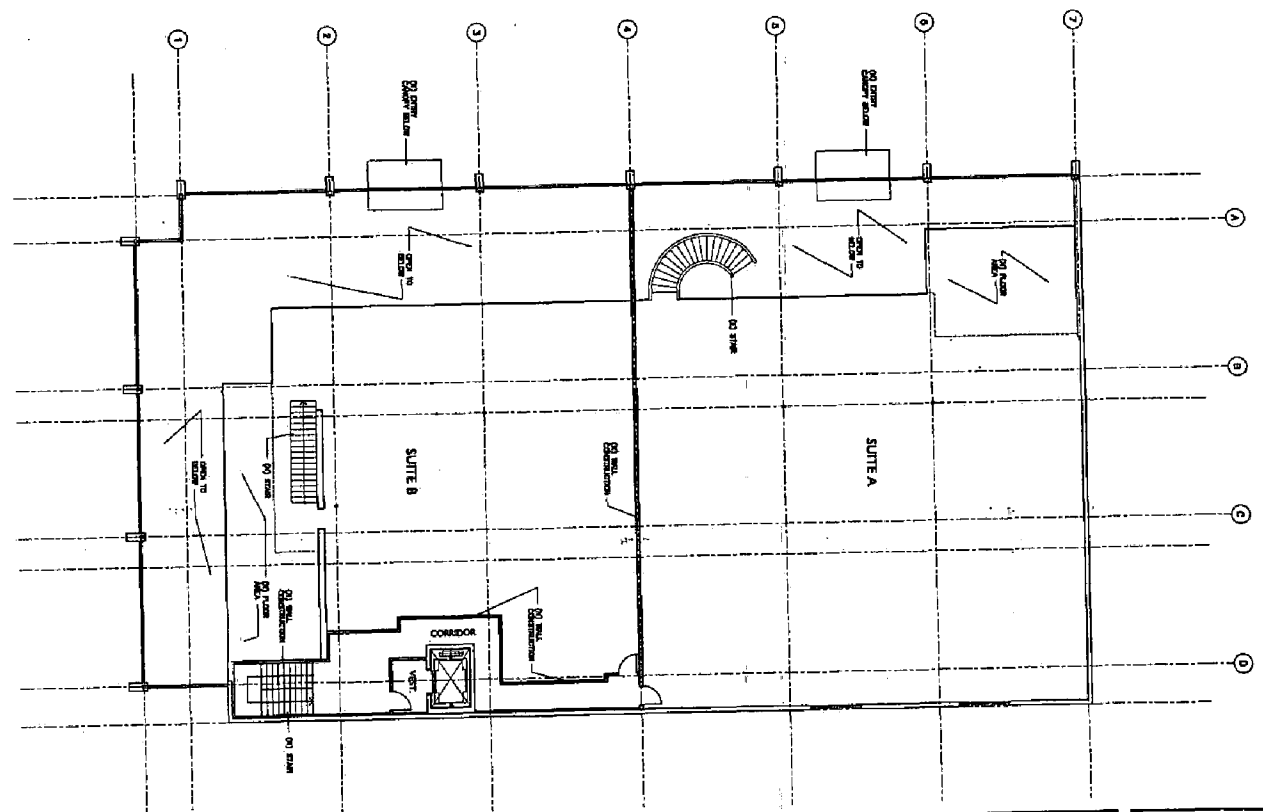
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EXHIBIT B

1 GROUND FLOOR PLAN



2 SECOND FLOOR PLAN



GROUND AREA	13,955 SF
GROUND FLOOR	8,445 SF
SECOND FLOOR	5,510 SF
TOTAL	21,385 SF
NET AREA	13,435 SF
GROUND FLOOR	8,215 SF
SECOND FLOOR	5,220 SF
TOTAL	20,945 SF

DATE: 11/07/02
 ARCHITECTS:
 HIGHTOWER BUILDINGS
 10000 RIVERCHASE DRIVE
 SUITE 1000
 HOUSTON, TEXAS 77036
 PHONE: 713.865.1000
 FAX: 713.865.1001
 WWW: WWW.HIGHTOWER.COM

DESIGN REVIEW
 SUBMITTAL

THE HILTI COMPANY
 DUNN EDWARDS
 PAINT STORE

EXISTING
 FLOOR PLANS
 DEMO

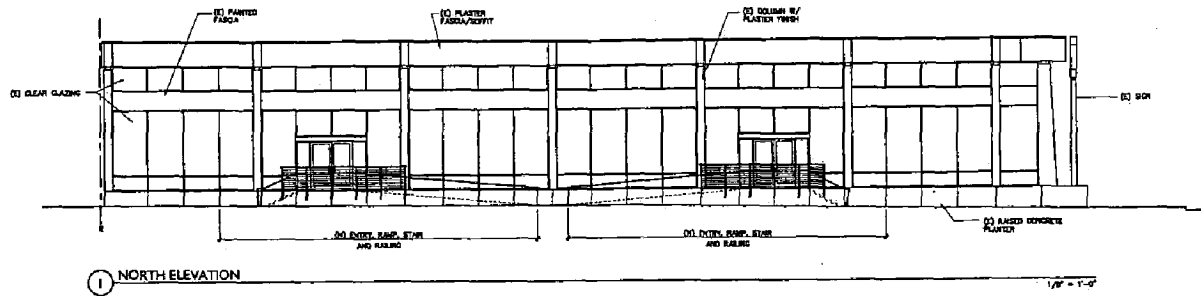


SCALE: AS SHOWN
 1/8" = 1'-0"

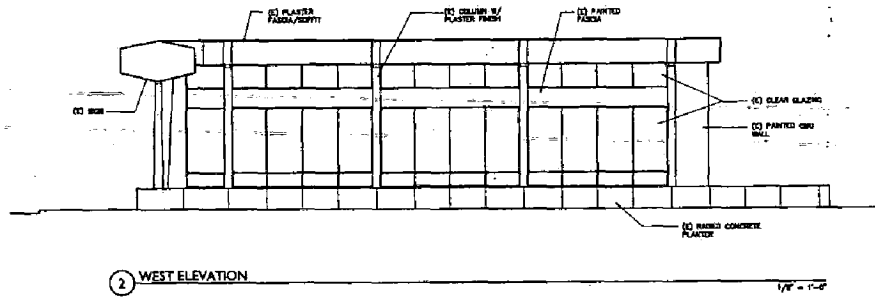
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702-189
 November 7, 2002

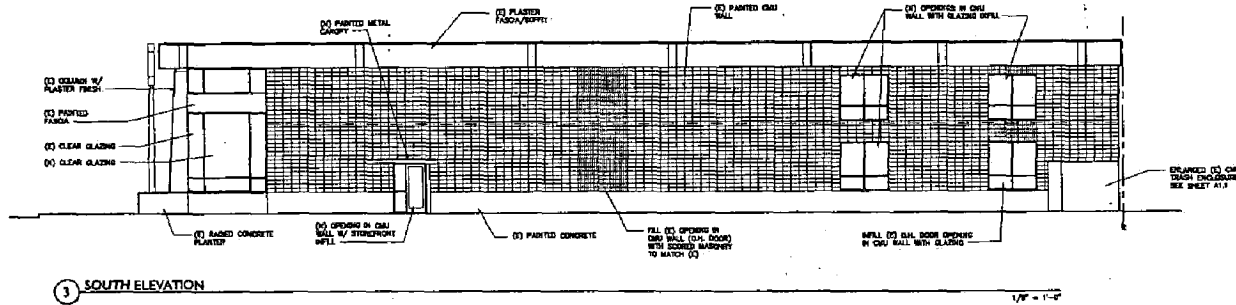
Item 7



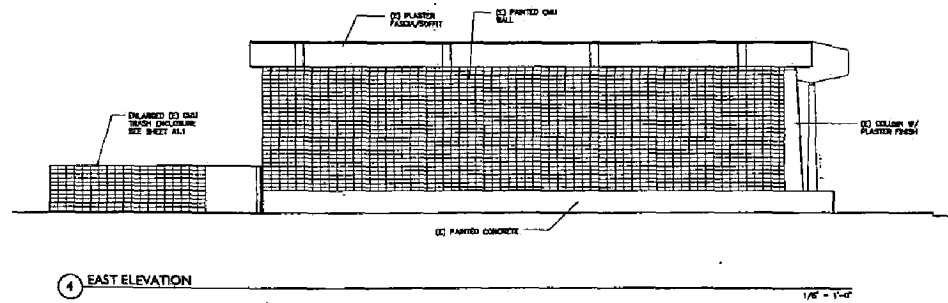
1 NORTH ELEVATION



2 WEST ELEVATION

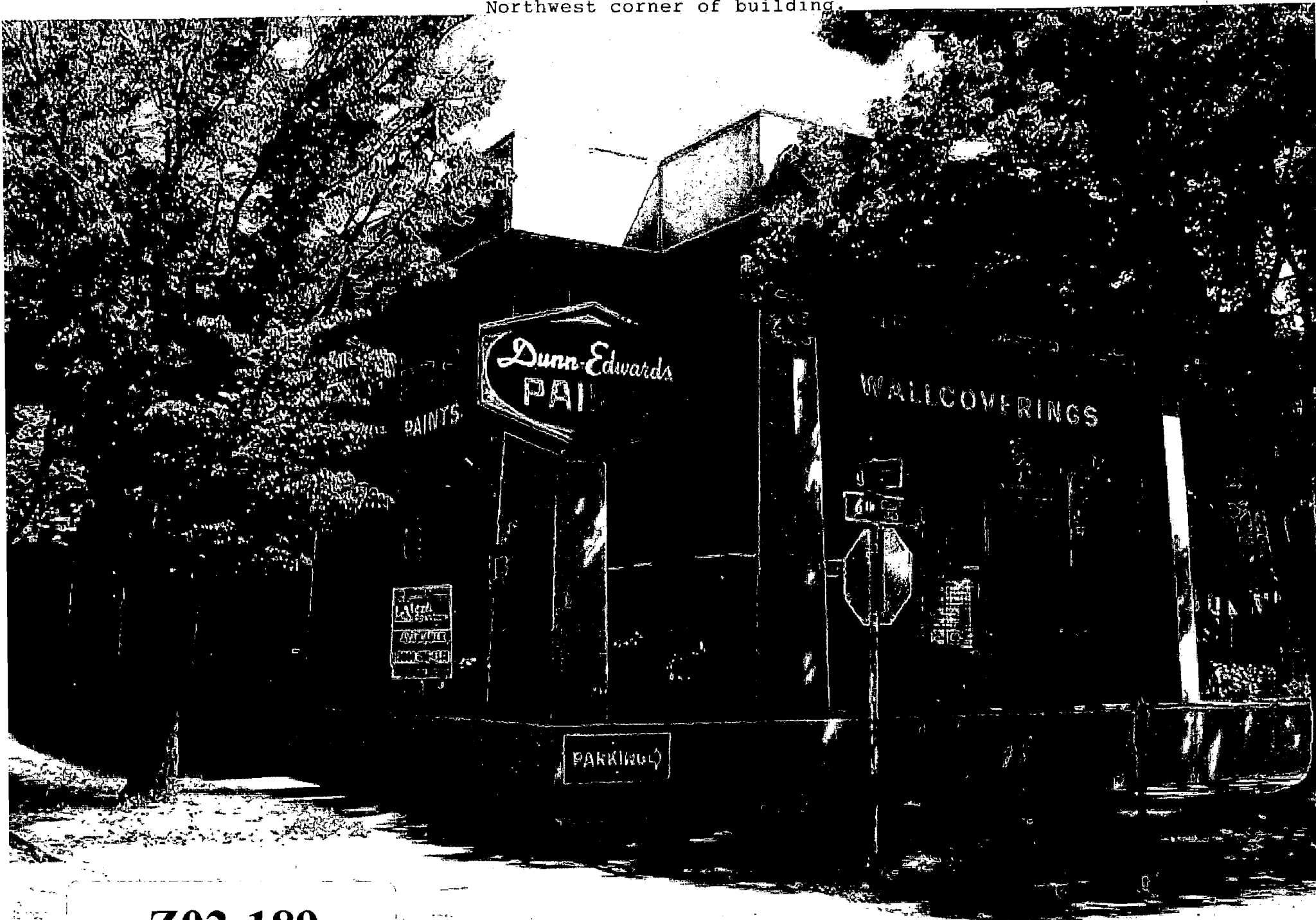


3 SOUTH ELEVATION



4 EAST ELEVATION

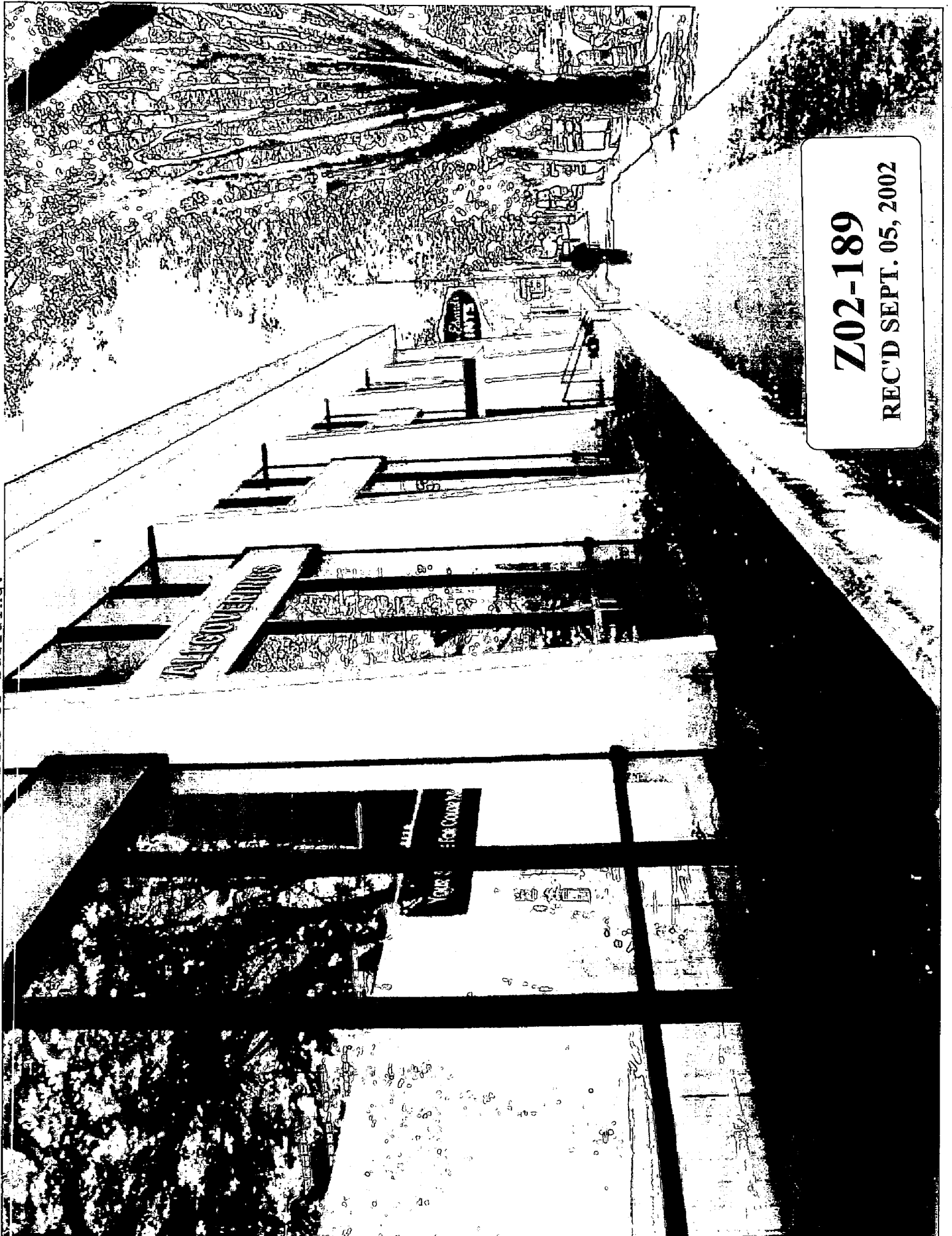
Northwest corner of building.



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REC'D SEPT. 05, 2002

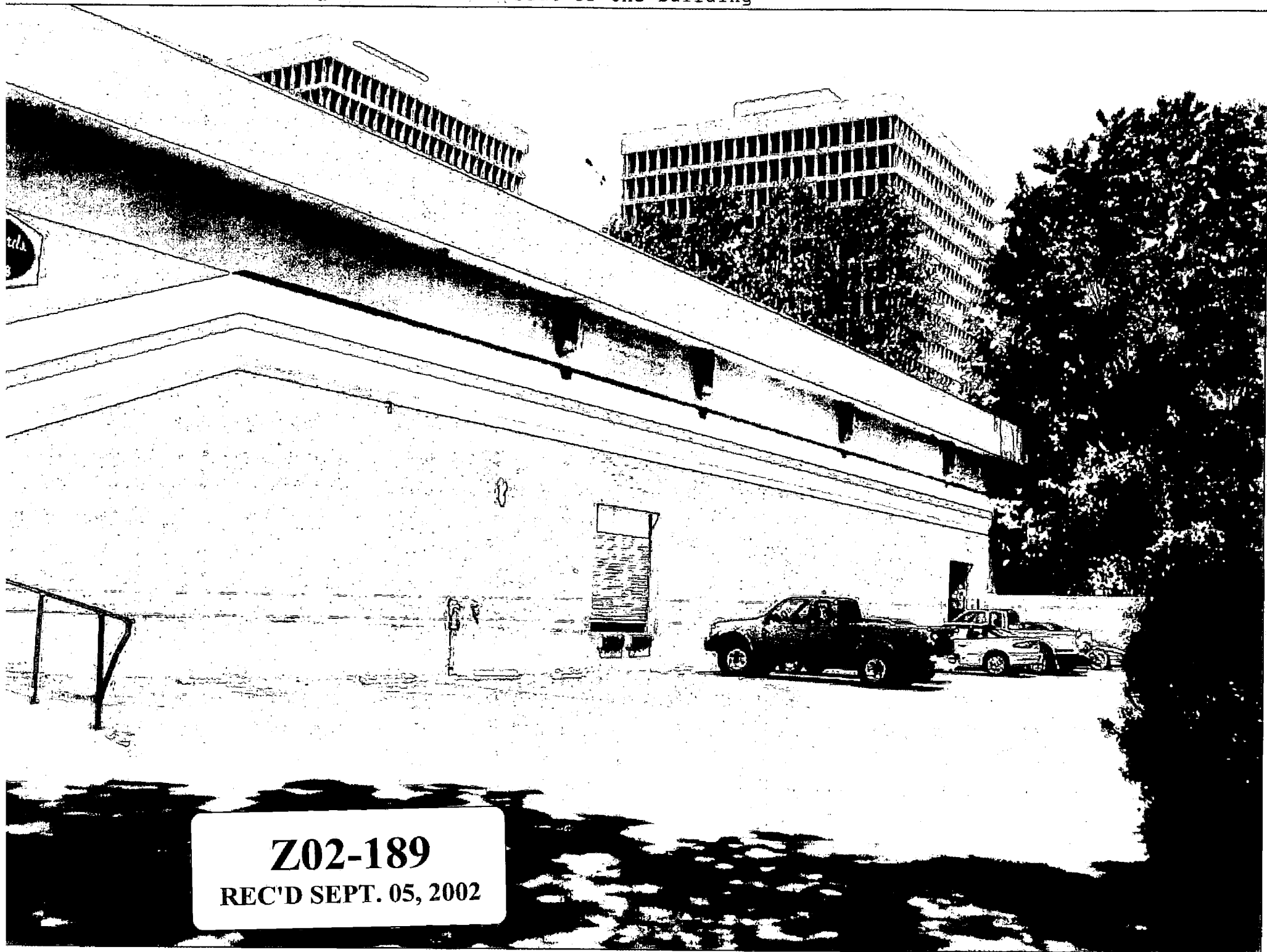
North side of building.



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REC'D SEPT. 05, 2002

South side of the building



Z02-189
REC'D SEPT. 05, 2002