

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	Panattoni Dev., 7728 Wilbur Way, Ste. A, Sac., CA 95828		
OWNER	Panattoni Dev., 7728 Wilbur Way, Ste. A, Sac., CA 95828		
PLANS BY	Roy A. Hunt, 2400 22nd St., Ste. 210, Sac., CA 95818		
FILING DATE	09-20-89	ENVIR.DET	Neg. Dec.
		REPORT BY	CL:ei
ASSESSOR'S PCL. NO.	079-0310-018, 032, 033		

APPLICATION: A. Negative Declaration.

- B. Planning Director's Special Permit to exceed the 25 percent office allowed in order to allow 10,000 square feet of office in an existing 18,000 square foot warehouse building on 4.5± acres in the Heavy Industrial (M-2S) zone.

LOCATION: 8401 Jackson Road

PROPOSAL: The applicant is requesting the necessary entitlements to convert to office a 10,000 square foot portion of an existing 18,000 square foot warehouse.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
Existing Zoning of Site: M-2S
Existing Land Use of Site: Office and Warehouse

Surrounding Land Use and Zoning:

North:Regional Transit; M-2S
South:Vacant; M-2S
East:Industrial; M-2S
West:Industrial and Residential; M-2S

Parking Required:	85 spaces
Parking Provided:	90 spaces
Property Dimensions:	Irregular
Property Area:	4.5± acres
Square Footage of Building:	18,000 square feet
Height of Building:	20 feet, 1 floor
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete
Roof Material:	Built-up

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 4.5+ developed acres in the Heavy Industrial (M-2S) zone. The site contains 4 office/warehouse buildings totaling 44,900 square feet. The General Plan designates the site Heavy Commercial or Warehouse. The surrounding land use and zoning includes Sacramento Regional Transit, zoned M-2S, to the north; vacant, zoned, M-2S, to the south; industrial, zoned M-2S, to the east; and industrial and residential, also zoned M-2S, to the west.

B. Applicant's Proposal

The applicant is proposing to convert a portion of one of the buildings to office use. The building currently contains 18,000 square feet of warehouse. The applicant proposes to convert 10,000 square feet of this space to office, which exceeds the 25 percent maximum office allowed.

C. Staff Analysis

Staff has no objection to this special permit request. The other buildings on the site consist of office and warehouse with office being the primary use. These uses were established prior to the Zoning Ordinance requirement of a maximum 25 percent office. Adequate parking is provided on-site to accommodate the office and warehouse development of the entire site. The new parking area must meet the 50 percent shade requirements of the Zoning Ordinance.

The submitted site plan does not indicate the location of a enclosure. If a dumpster is used, a trash enclosure is required. This enclosure must meet the requirements of the Zoning Ordinance.

D. Adjacent Property Owner Notification

The adjacent property owners were notified of the proposed increase in office space. Staff has received no objections.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined this project will not have any significant adverse impacts on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Planning Director take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Planning Director's Special Permit to exceed the maximum 25 percent office, subject to conditions and based upon findings of fact which follow.

Conditions

1. The new parking area shall meet the 50 percent shade requirements of the Zoning Ordinance.
2. If a dumpster is used, a trash enclosure which meets the requirements of the Zoning Ordinance must be provided.

Findings of Fact


1. The project is based upon sound principles of land use in that:
 - a. adequate parking is provided on site.
 - b. the proposed use is compatible with the surrounding land uses consisting of office and warehouse.
2. The project will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that adequate on-site parking and landscaping is provided.
3. The project is consistent with the General Plan which designates the site Heavy Commercial or Warehouse and the office/warehouse use conforms to this designation.

Report Prepared By:


Cindy Lauchland, Planner

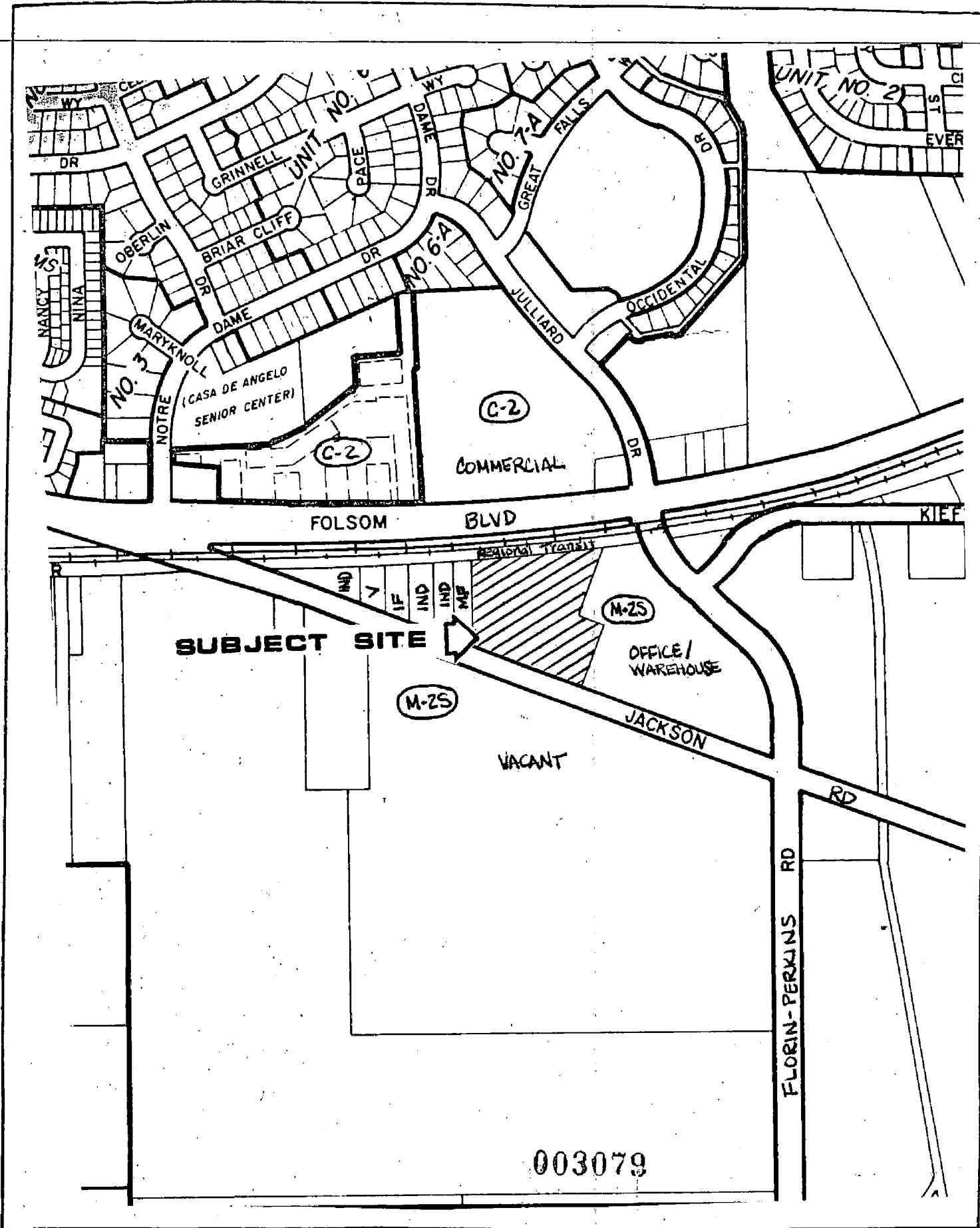
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Recommendation Approved By:

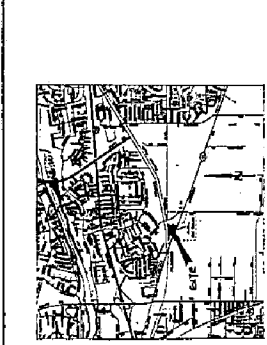
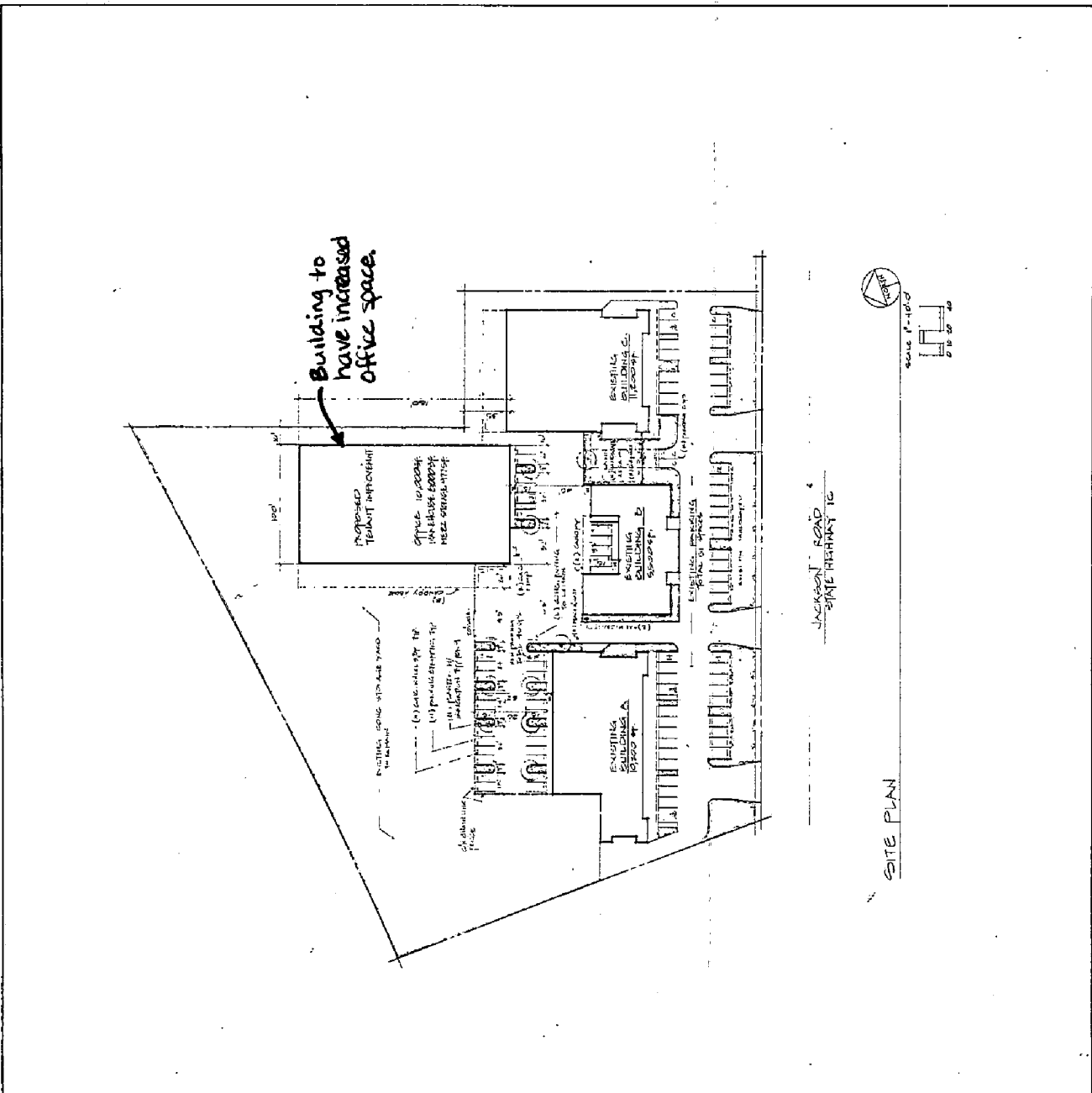

Marty Van Duyn, Planning Director

11-7-89
Date

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VICINITY - LAND USE - ZONING

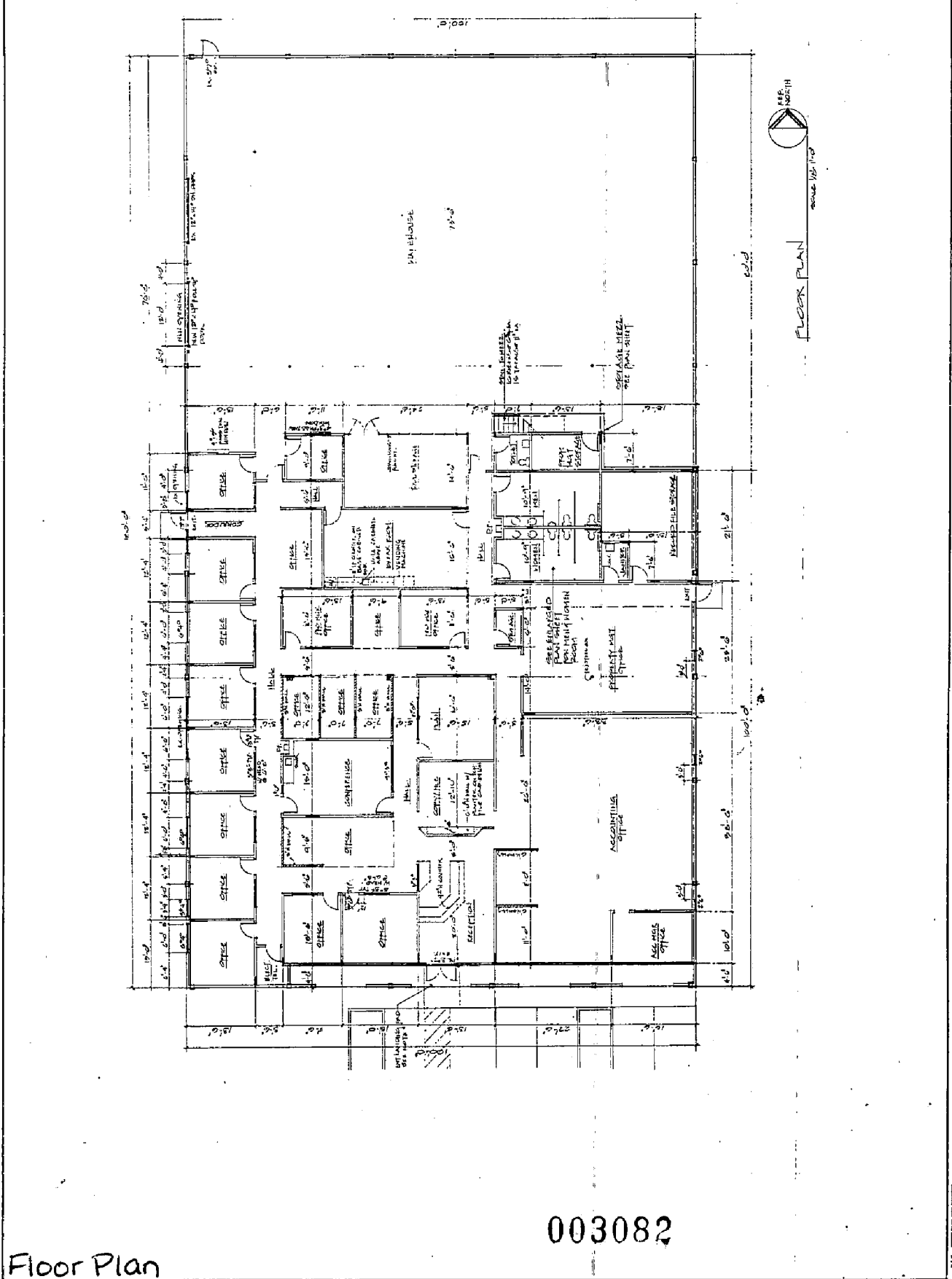


BUILDING DATA:
 JURISDICTION: CITY OF SACRAMENTO
 ZONING: M-20
 TYPE OF CONSTRUCTION: 5-B
 CONSTRUCTION (PROPOSED): 5-B
 OCCUPANCY: 1000 (OFFICE) - 10,000 (OFFICE)
 PROPOSED TENANT IMPROVEMENTS: 1000 (OFFICE) - 10,000 (OFFICE)
 TENANT IMPROVEMENTS: 1000 (OFFICE) - 10,000 (OFFICE)

BUILDING AREA USE	OFFICE	MANUFACTURE
(A) BUILDING A	7,000 sq. ft.	2,000 sq. ft.
(B) BUILDING B	5,000 sq. ft.	—
(C) BUILDING C	3,000 sq. ft.	1,000 sq. ft.
PROPOSED IMPROVEMENT	10,000 sq. ft.	—
TOTAL	25,000 sq. ft.	3,000 sq. ft.

PROPOSED OFFICE: 20,000 sq. ft. - 24,000 sq. ft.
 PROPOSED MANUFACTURE: 10,000 sq. ft. - 11,000 sq. ft.
 TOTAL PROPOSED: 30,000 sq. ft. - 35,000 sq. ft.

NEW PROPOSED BUILDING AREA DATA	EXISTING	TOTAL
TOTAL PROPOSED BUILDING AREA	11,000 sq. ft.	22,000 sq. ft.
OFFICE AREA REQUIRED	10,000 sq. ft.	20,000 sq. ft.
MANUFACTURE AREA REQUIRED	1,000 sq. ft.	1,000 sq. ft.
TOTAL AREA REQUIRED	11,000 sq. ft.	21,000 sq. ft.
EXCESS AREA	—	1,000 sq. ft.



Floor Plan

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