

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 30, 1997, the Zoning Administrator approved with conditions, a special permit to waive required parking for an office for the project known as Z97-068. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Special Permit to waive two required parking spaces to accommodate an outdoor break area and trash enclosure for a 5,800 square foot single story office building on 0.21± vacant acres in the Residential Mixed Use, Special Planning District (RMX)(SPD) zone.

Location: 1708 Q Street (D4, Area 1)

Assessor's Parcel Number: 006-0296-003

Applicant: Q Street, Ltd.(Ted Caldwell)
 P. O. Box 38
 Davis, CA 95617

Property Owner: Same as applicant

General Plan Designation: Residential- Office
Central City

Community Plan Designation: Residential Mixed Use

Existing Land Use of Site: Office Building

Existing Zoning of Site: Residential Mixed Use, Special Planning District
(RMX)(SPD)

Surrounding Land Use and Zoning:

North: R-5 (SPD); Residential
South: RMX (SPD); Commercial
East: RMX (SPD); Residential
West: RMX (SPD); Residential

Property Dimensions:	58 feet x 160 feet
Property Area:	0.21± acres
Parking Provided:	9 spaces
Parking Required:	12 spaces
Square Footage of Building:	5,800 square feet
Height of Building:	Single Story, 15 feet
Exterior Building Materials:	Stucco
Roof Materials:	Composite
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: P9423

Background Information: On June 25, 1981, the Planning Commission approved a special permit to expand a treatment center within an office building (P9423). There were 12 parking spaces for the site at that time.

Additional Information: The applicant is requesting to eliminate three required parking spaces for an office by constructing a new trash enclosure and a covered patio break area. The existing 5,800 square foot commercial building is used as a county welfare office. The proposed trash enclosure will eliminate one on-site parking space and the 620 square foot patio/break area (20 feet by 31 feet) will eliminate two additional spaces. The Zoning Ordinance allows one required parking space to be eliminated for the construction of a trash enclosure that provides a recycling area. The tenant of the office building also leases an adjacent parking lot that has 12 parking spaces. The Zoning Ordinance stipulates that the Zoning Administrator can issue a Special Permit to waive off-street vehicle parking for small buildings (less than 10,000 square feet). In addition to the findings required for approval of a Special Permit, findings must also be made that the granting of the deviation will not be materially detrimental to other properties or land uses in the area.

The site is located within the Fremont Park Neighborhood Association area. The proposed plans were submitted to the neighborhood association and they call to strongly voice their support for the project because they have been working with the tenant for over two years to obtain a rear break area. The project has been noticed and staff has not received any calls.

Agency Comments

The proposed project has been reviewed by the City Public Works- Transportation and

Engineering Planning Division, the Building Division, Utilities, and the Fire Department. The comments received pertaining to the project are listed 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 15301 and Section 15303(e)}.

Conditions of Approval

1. There shall be no further expansion of the building for any use without further Planning review.
2. The trash enclosure shall be located and built to the standards in the Zoning Ordinance to include size and landscaping. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The gates shall remain open during business hours [City Code Section 38.13.166(d)].

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the reduced parking will not affect any surrounding properties and additional parking is available in an adjacent parking lot that is also leased by the tenant.
2. Waiving the parking will not be materially detrimental to the other properties or uses in the area in that there will be adequate parking on the adjacent lot and many of the clients of the office tenant use public transportation to reach the building.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. a trash enclosure will be added with recycling space to the site;
 - b. a break area will be added to the rear of the building eliminating the congregation of clients around the front of the building; and
 - c. adequate additional parking is available in the leased parking lot next to the site.
4. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Residential-Office and Residential Mixed Use respectively.

Joy D Patterson

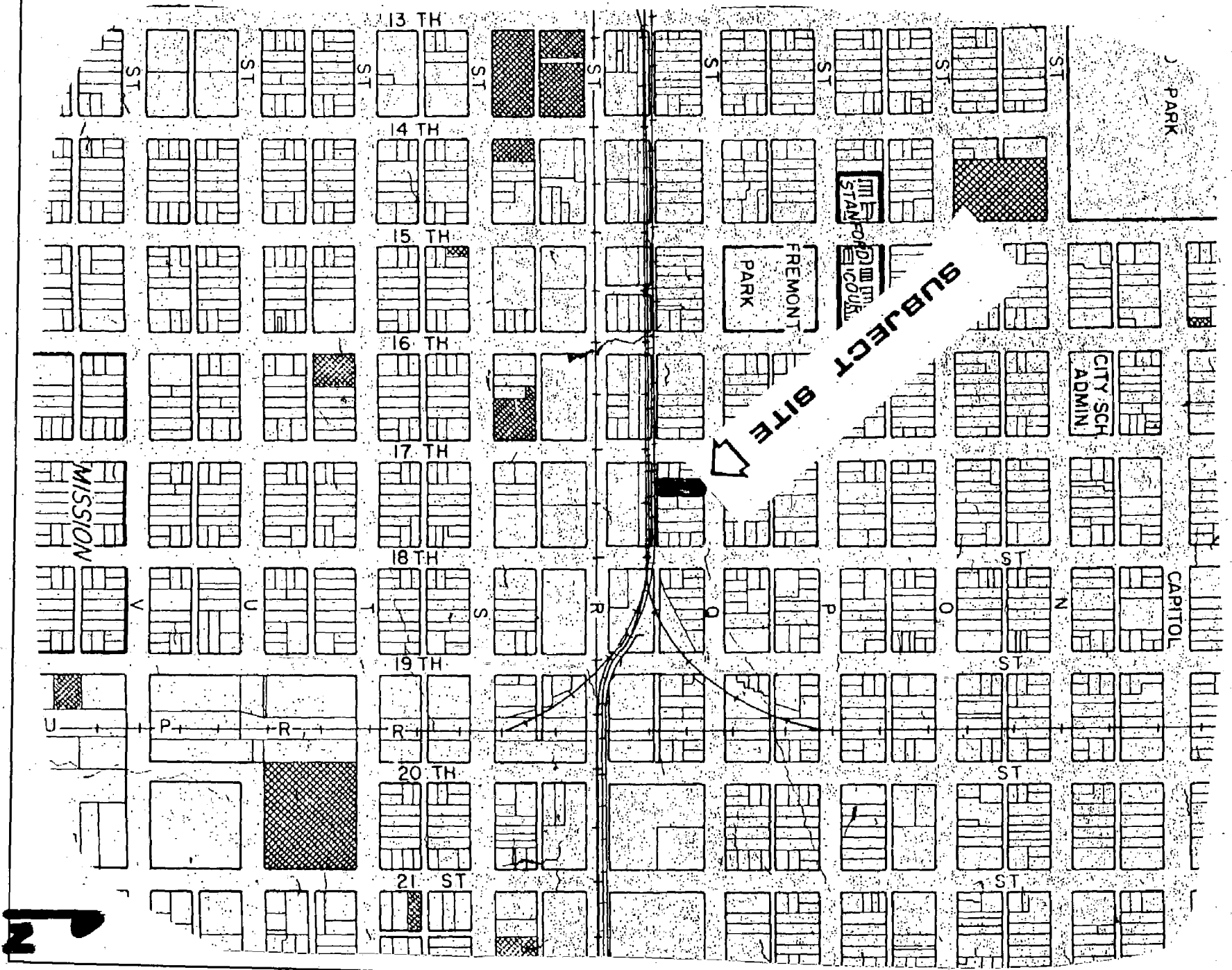
Joy D. Patterson
Zoning Administrator

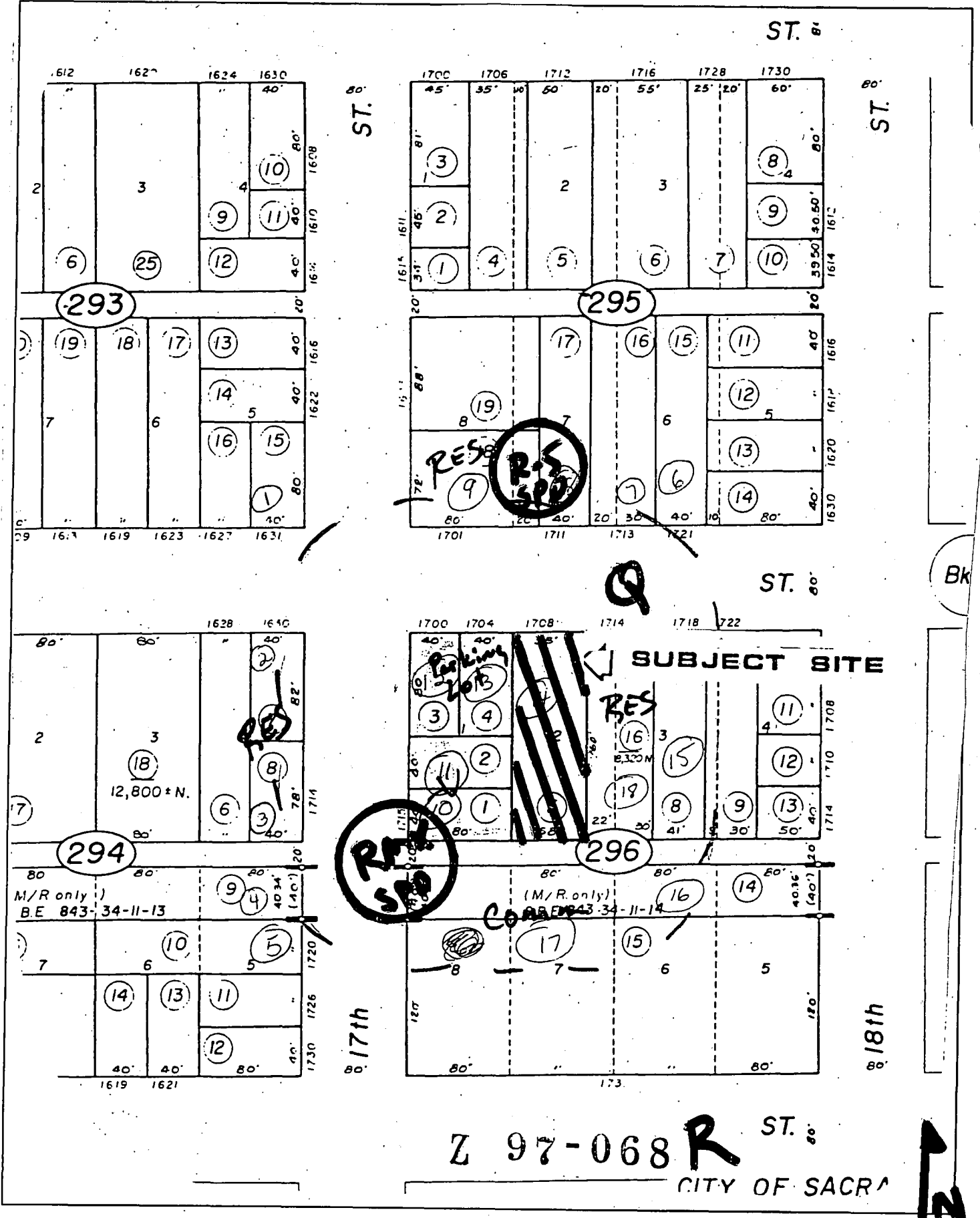
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

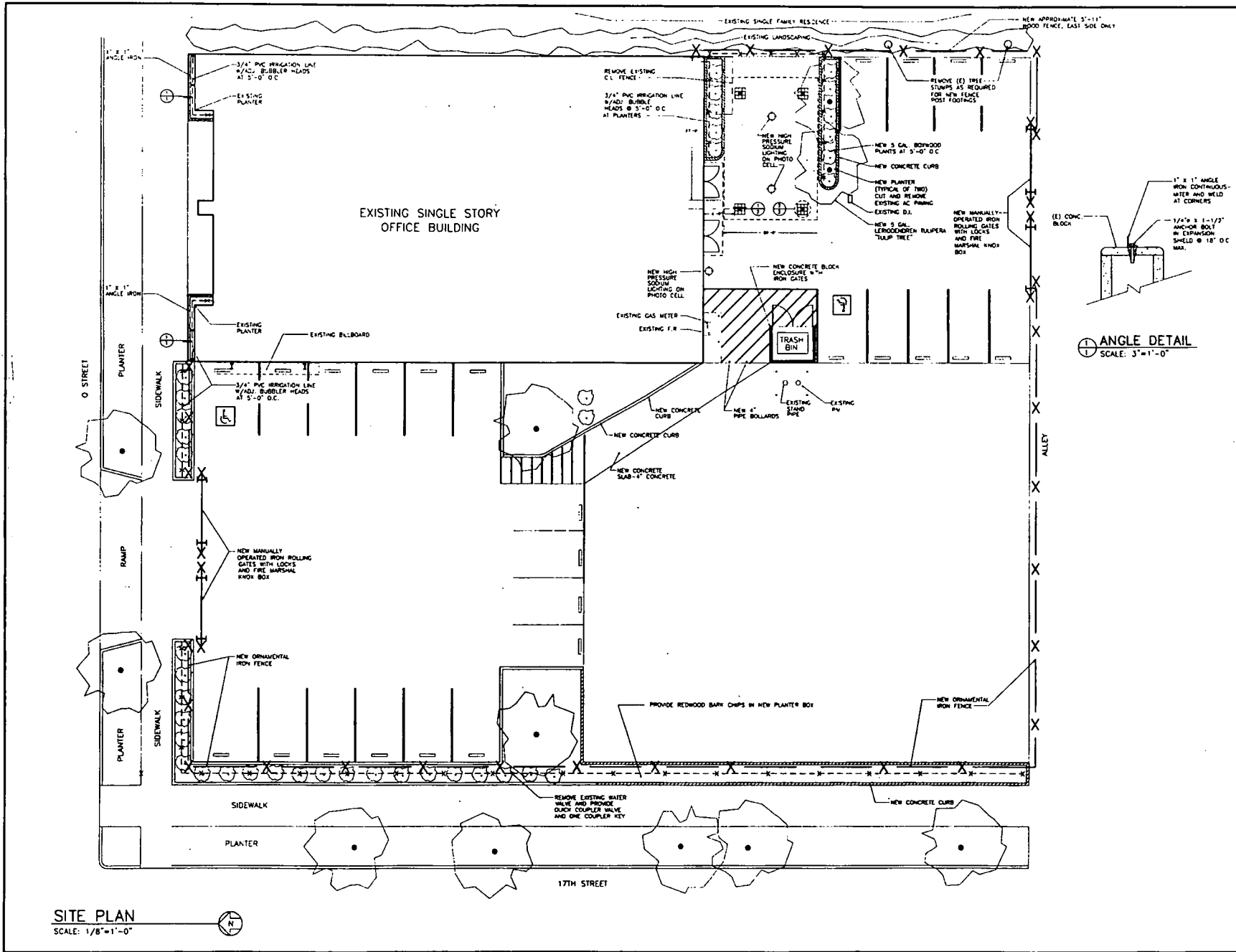
cc: File
Applicant
ZA Log Book

VICINITY MAP



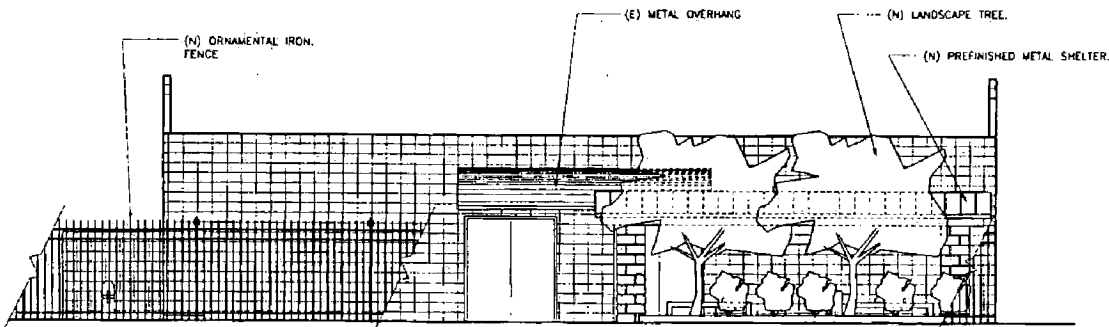


Z 97-068 R ST. B
CITY OF SACRA

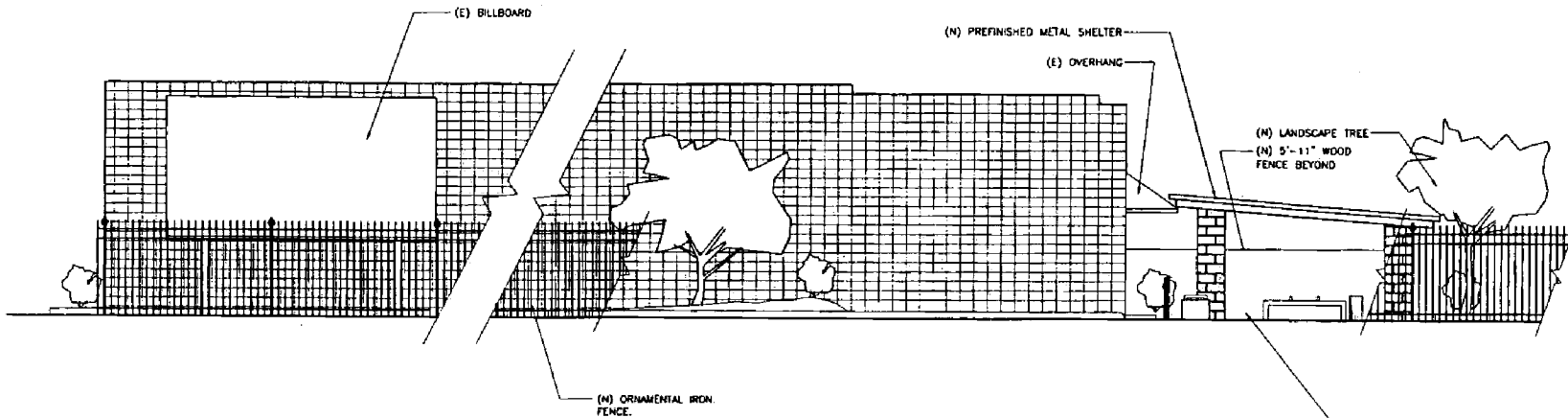
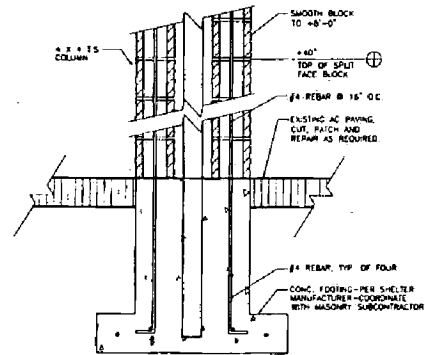
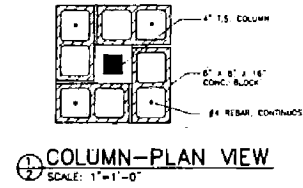


SITE PLAN
SCALE: 1/8"=1'-0"

KEY PLAN		
APPROVALS		
DESIGN		
DRAWN		
CHECKED		
REVIEW		
DATE		
REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISION	11/18/9
1	REVISION	10/30/9
SHEET TITLE		
PROJECT TITLE		
A.P.N. NO.		
SCALE		
SHEET NO.		
SHEET OF		
CONTRACT NO.		
PROJECT NO.		
FILE NO.		



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

KEY PLAN

APPROVALS

DESIGN

DRAWN

CHECKED

REVIEW

DATE

REVISIONS

1	REVISION	10/30/96
---	----------	----------

NO.	DESCRIPTION	DATE
-----	-------------	------

SHEET TITLE

PROJECT TITLE

A.P.N. NO.

SCALE

SHEET NO.

SHEET 04'

CONTRACT NO.

TOTAL SHEETS

PROJECT NO.

FILE NO.