

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, February 7, 1995, the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit to allow additional office space exceeding the allowed 25 percent in an industrial zone for the project known as Z94-139. Findings of Fact and conditions of approval for the project are listed on page 3.

Project Information

Request: Zoning Administrator Special Permit to exceed the maximum allowed 25 percent office space in the M-2 zone by allowing 86 percent office space (9,589 square feet) within an existing 11,131 square foot building on 2.12± developed acres in the Heavy Industrial (M-2S) zone.

Location: 8589 Thys Court

Assessor's Parcel Number: 062-0071-026

Applicant: English Harper Reta Architects (Ronald A. Reta)
707 Commons Drive # 250
Sacramento, CA 95825

Property Owner: Harrison Mahony Higgins Inc
8589 Thys Court
Sacramento, CA 95828

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento
Community Plan Designation: Industrial
Existing Land Use of Site: Industrial
Existing Zoning of Site: Heavy Industrial (M-2S)

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

Z94-139

February 7, 1995

ITEM 5

Property Dimensions: Irregular
Property Area: 2.12± acres
Parking Provided: 31 spaces
Parking Required: Office: 24 spaces (1 space per 400 square feet)
Warehouse: 2 spaces (1 space per 1000 square feet)
Total: 26 spaces
Square Footage of Building: 11,131 square feet
Height of Building: One Story, 12 feet
Exterior Building Materials: Wood Siding (Modular Building)
Roof Materials: Built-up
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A and B

Previous Files: P87-061, Z94-054

Background Information

On February 26, 1987, the Planning Commission approved a Special Permit (P87-061) to exceed the allowed 25 percent office use on the site. The Special Permit allowed 6,491 square feet (58 percent) office use. On June 22, 1994, the Zoning Administrator approved a Special Permit Modification to increase the office area to 8,631 square feet (85 percent)(Z94-054).

Additional Information

The applicant proposes to add an 890 square foot modular building for additional office space on the site. The building is located to the rear (north) of the existing structures. The office space will increase to 86 percent of the 11,131 square foot building complex. The increased office area is necessary for the headquarter operations located on the site. The Zoning Ordinance requires a Zoning Administrator Special Permit for office areas 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.

Staff visited the site and found an additional 890 square foot modular office building located on the site which is shown on the plans as a future addition. The front (south) area outside of the fenced storage yard had also been converted to a parking lot which is not indicated on the plans.

Environmental Determination

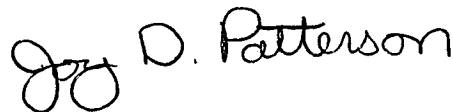
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301(e)}.

Conditions of Approval

1. Size and location of the office space and building shall conform to the plans submitted (including screening of piers with painted plywood).
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. Any addition to or expansion of the existing office space within the building will require Planning review and approval.
4. The applicant shall submit the application and pay all necessary fees for the other office modular building currently located on the site prior to issuance of an Occupancy Permit. Landscaping for the subject modular unit can be conditioned as part of the review of the other modular unit.
5. There is a recently paved area on the southern portion of the site (east of driveway entrance) that did not receive a building permit. The applicant shall advise the Zoning Administrator within 30 days of approval (March 9, 1995) if they intend to use the site for storage, parking or remove the paving. The applicant will need to apply for a building permit and submit plans which meet building code, Zoning Ordinance and Public Works requirements if they intend to use the area for parking or storage.
5. Parking stalls shall meet minimum dimensions and maneuvering requirements of the Zoning Ordinance. Two handicap accessible parking spaces are required per Title 24 (One space shall be van accessible).

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 will be provided.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the subject site as Heavy Commercial or Warehouse and Industrial respectively.

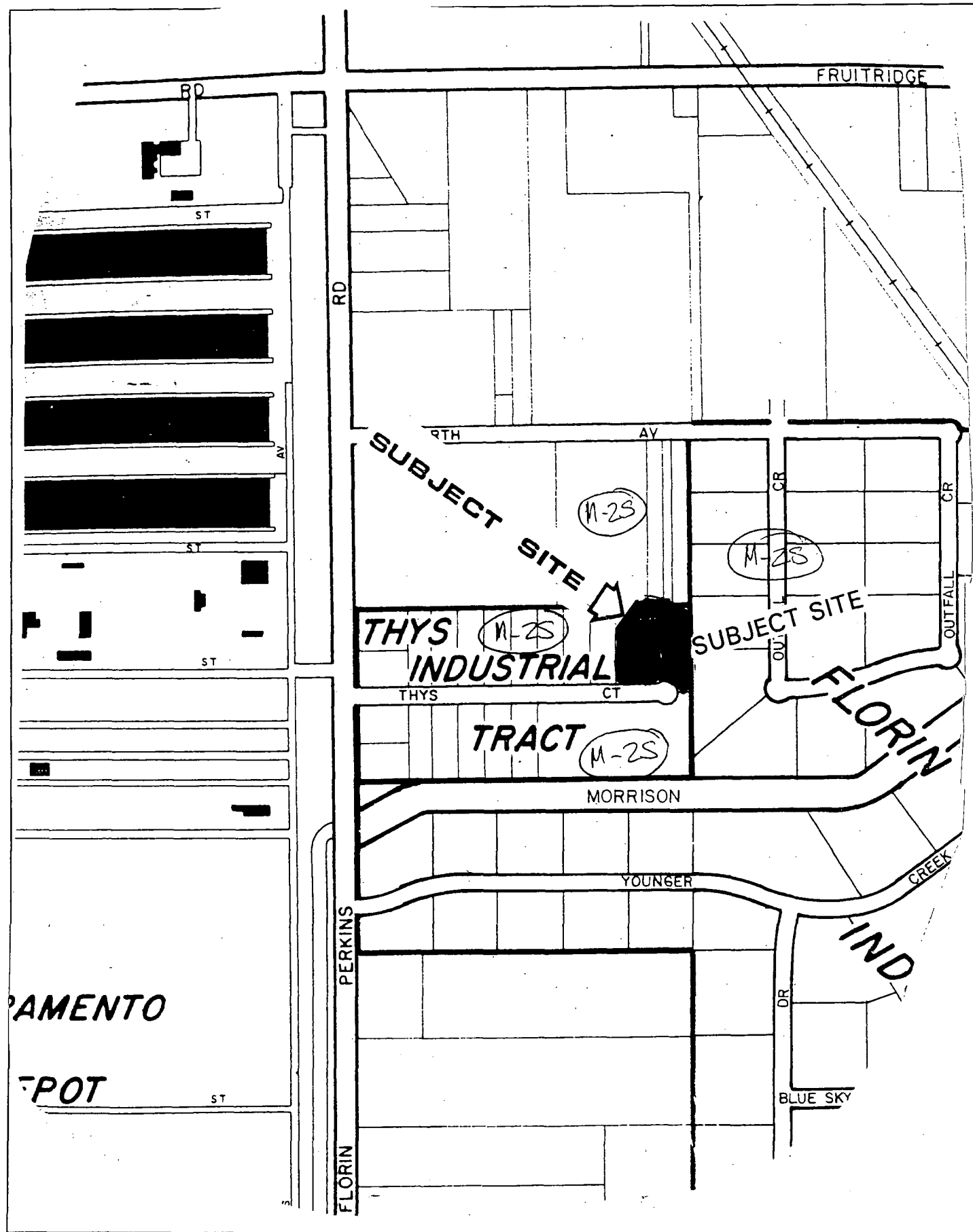


Joy D. Patterson
Zoning Administrator

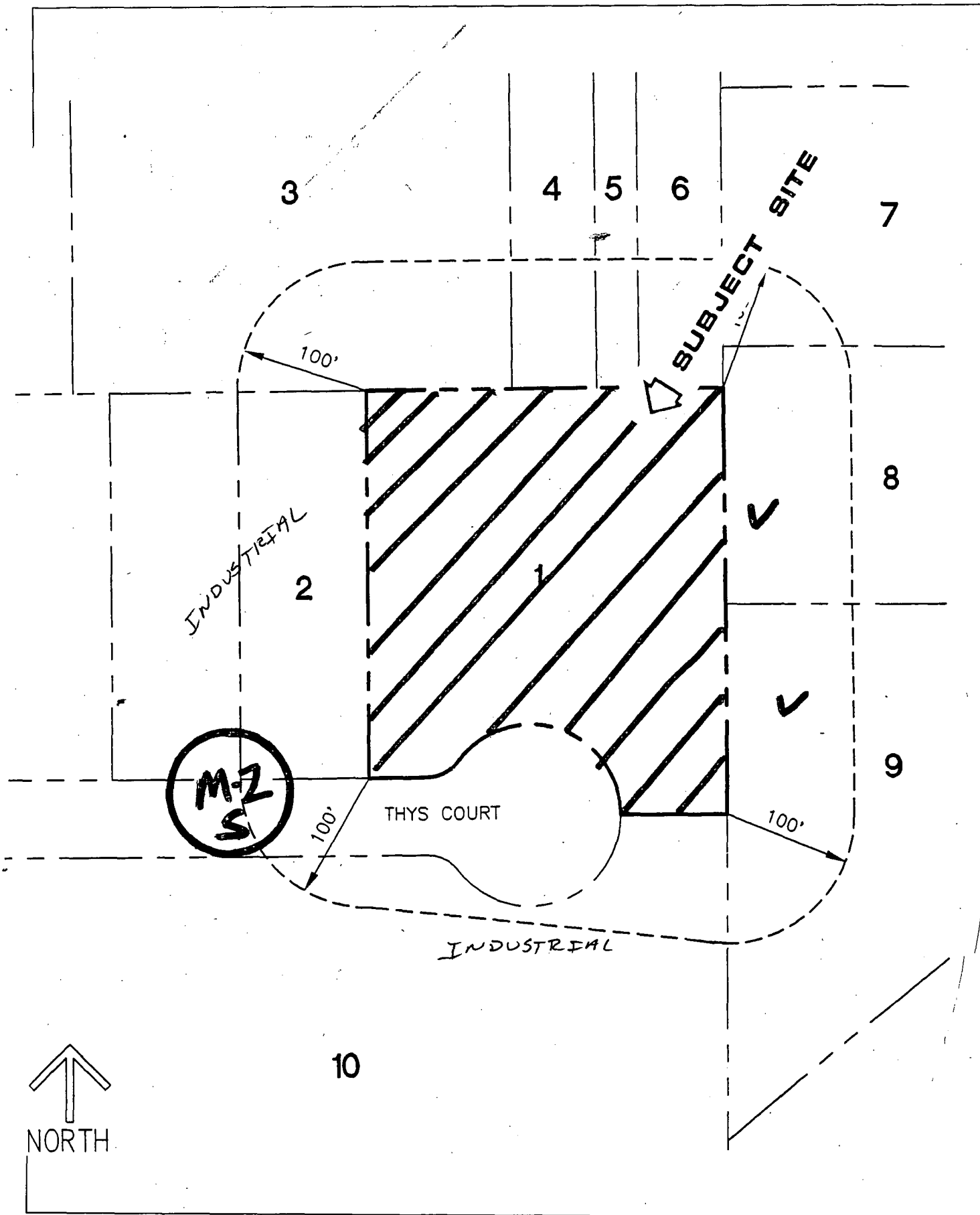
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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
Applicant
ZA Log Book
Barbara Wendt - Planning South Area Team
Tim Sullivan - Building



VICINITY MAP



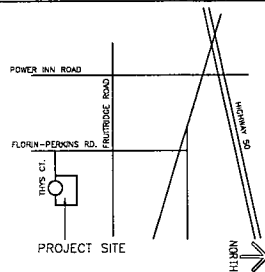
LAND USE & ZONING MAP

244-139

FEBRUARY 7, 1995

ITEMS

VICINITY MAP



PROJECT DATA

APN: 082-0070-011
 ZONING: M2-S (HEAVY INDUSTRIAL)
 ADDRESS: 8559 THYS COURT
 OWNER: HARBISON MAHONY HIGGINS GEN'L CONTRACTORS

PREVIOUS APPLICATIONS
 P-3718-C (1987)
 Z84-054 (1994)

OCCUPANCY GROUP: B2
 TYPE OF CONSTRUCTION: V-N
 NUMBER OF STORIES: 1
 FIRE SPRINKLERS: YES

FLOOR AREA SUMMARY			
LEGEND	OFFICE	WAREHOUSE	TOTALS
EXISTING BUILDING	8,699	1,542	10,241
PROPOSED ADDITION	+890 (+10.2%)	0	+890
TOTAL BUILDING	9,589	1,542	11,131
FUTURE ADDITION	+890	0	+890
TOTAL FUTURE	10,479	1,542	12,021

PARKING SUMMARY			
	OFFICE @ 2.5/1000	WHSE @ 1.0/1000	TOTALS
PARKING REQUIRED	23.97	1.54	25.51
PARKING PROVIDED			31.04

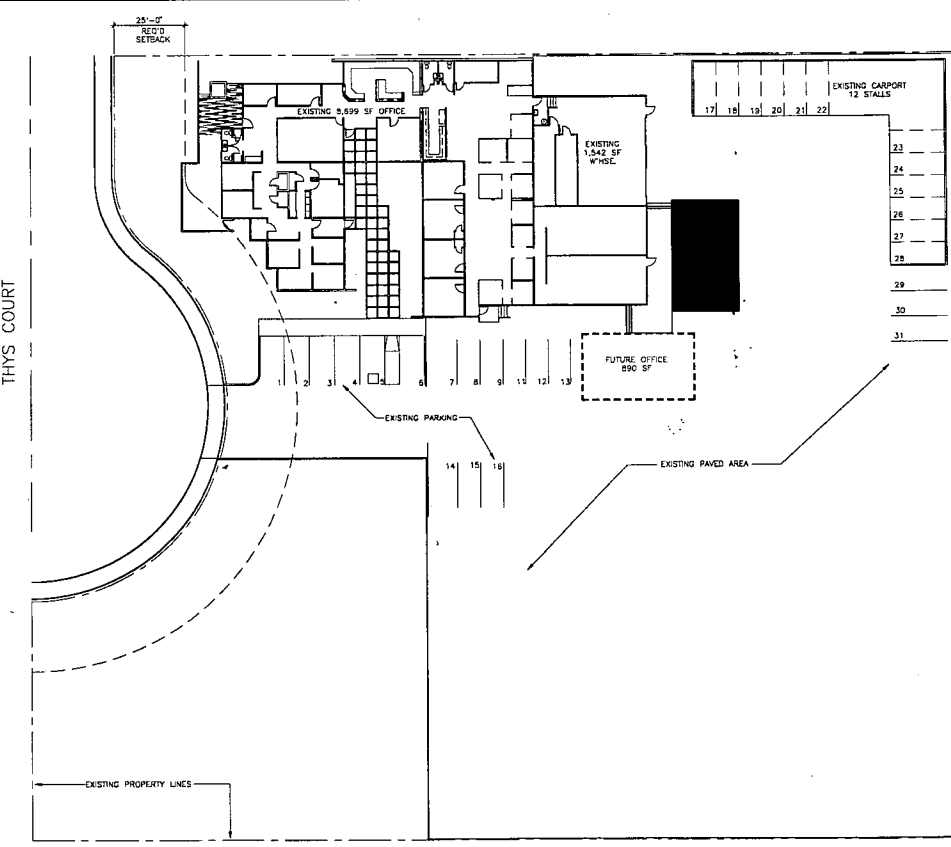
ENGLISH HARPER RETA ARCHITECTS

707 COMMONS DRIVE SACRAMENTO, CA 95828 (916) 846-1821 SUITE 200 (916) 846-1821

THIS DRAWING IS NOT FINAL OR TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT AND THE OWNER.

ARCHITECT: EDWARD F. ENGLISH C-10389
 RICHARD L. HARPER C-13830
 RONALD A. RETA C-8878

OWNER: _____
 CONTRACTOR: _____



SITE PLAN

1" = 20'-0" 1

EXHIBIT A

DATE	NO.	DESCRIPTION
REVISIONS		
DRAWN BY		
CHECKED BY		

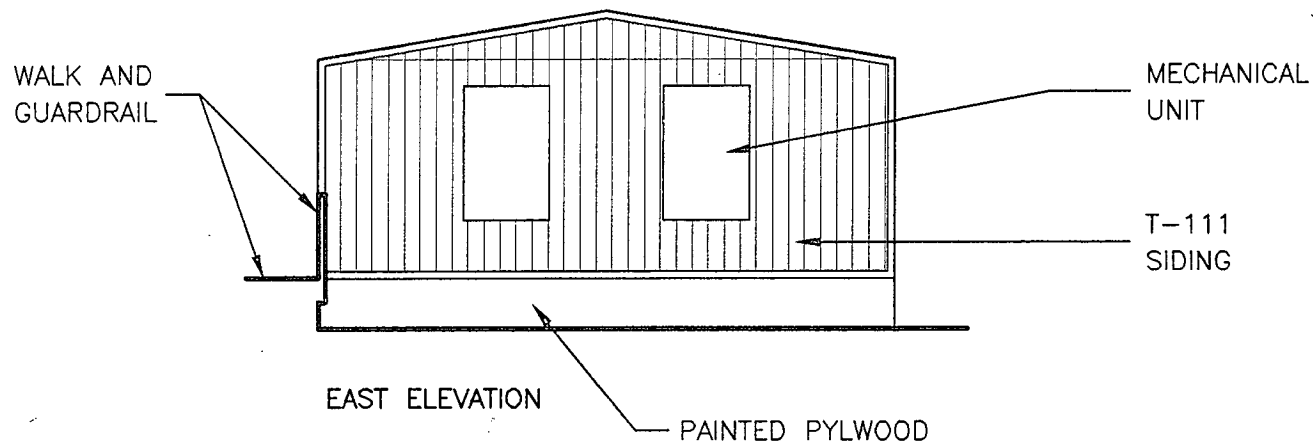
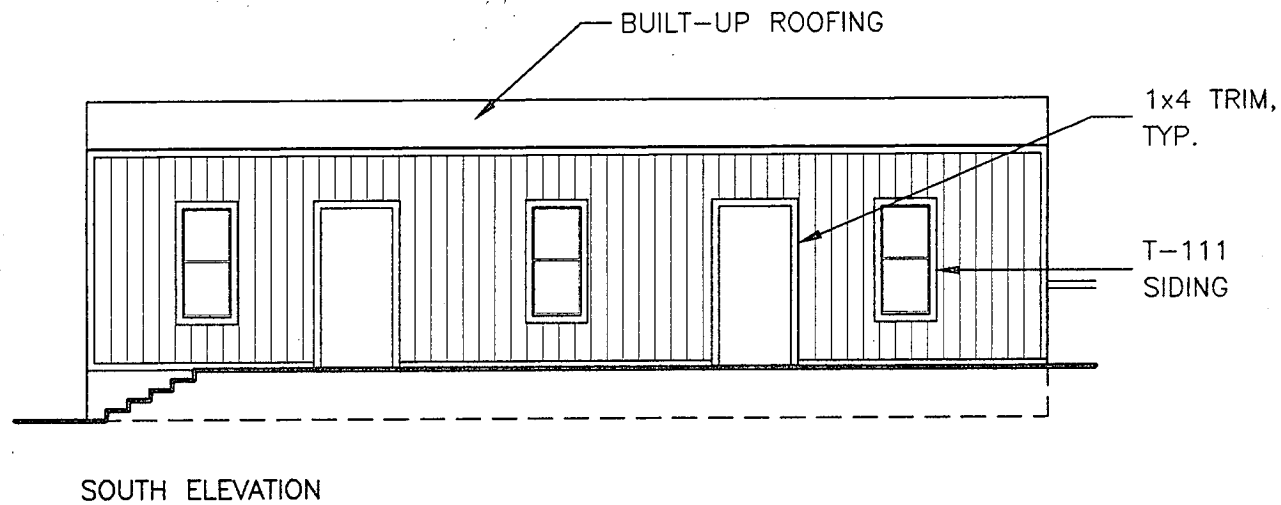
HM Harbison Mahony Higgins, Inc.
 HEADQUARTERS EXPANSION
 8559 Thys Court
 Sacramento
 CA 95828

DRAWING: SITE PLAN

PROJECT NO. 84020 DRAWING NO. 1
 CASFILE 84020/SITEPLAN
 DATE 12/22/94

A1

EXHIBIT B



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

PLANNING FILE NO.: Z94-139

ENGLISH HARPER RETA

ARCHITECTS

707 Commons Drive
Sacramento, CA 95825

Suite 250
(916) 568-1821

EXTERIOR ELEVATIONS
(SUPPLEMENT)

HMH HEADQUARTERS
EXPANSION

Drawn By
RDK

Checked By
RAR

Project No.
94034

Date
1/5/95

Drawing No.

A1A

Z94-139

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