

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR**

1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 7, 1999, the Zoning Administrator approved with conditions a Special Permit Modification to allow the construction of 2400 square feet of office space in the present location of the drive-up bank teller and a portion of the drive-thru lane for the project known as Z99-021. Findings of Fact and Conditions of Approval for the project are listed on page 3-5.

Project Information

Request: Zoning Administrator Special Permit Major Modification to construct/add 2400 square feet of office space, located in the present location of the drive-up bank teller and a portion of the drive-thru lane. This development is additional office space on 0.73 ± developed acres in the SC(Shopping Center) PUD zone.

Location: 2264 Fair Oaks Blvd.(D3, Area 1)

Assessor's Parcel Number: 295-0381-002

Applicant: Kaufmann Architects
 1808 Q St., Ste. B
 Sacramento, CA 95814

Property Owner: Mr. Gianulias
 7700 College Town Dr. Ste 109
 Sacramento, CA 95825

Project Planner: Donna Decker

General Plan Designation: Community/Neighborhood Commercial & Offices
Existing Land Use of Site: Office/Retail
Existing Zoning of Site: Shopping Center-Planned Unit Development (SC-PUD)

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	County of Sacramento; Offices	Front:	50'	80'
South:	SC-PUD; Retail Shopping Center	Side:	NR	NR
East:	SC-PUD; Service Station	Street Side:	50'	75'
West:	SC-PUD; Retail	Rear:	NR	NR

Parking Required: 42 (1 space/ 350 sf)
Parking Provided: 47
Property Dimensions: Irregular

Property Area:	0.73+ acres
Square Footage of Buildings:	Existing Building: 12,094 square feet {footprint}
	Proposed Addition: 2,400 square feet
	Total: 14,494 square feet
Height of Building:	Two Story- 29 feet
Exterior Building Materials:	Brick Veneer, Cement
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: P95-033; DR95-153; P85-220; P84-431; P84-079; IR84-074

Background Information: On March 22, 1984, the Planning Commission approved a Special Permit to develop a 12,000 sq. ft. office building in the Shopping Center (SC) PUD zone, and to develop a drive-thru service. The Planning Commission also approved an amendment to the Campus Commons Planned Unit Development from Service Station to Office use(P84-079). At the time of the project approval, 48 on-site parking spaces were provided. The number of parking spaces required was based on a calculation of 1 space per 250 square feet required by the Campus Commons Planned Unit Development(PUD). Any additions or modification to a site that requires a Special Permit must obtain a Special Permit Modification.

Additional Information: The applicant is requesting to construct 2400 square feet of office space within the existing bank drive-thru lane under the second floor structure. The total building square footage will be 14, 494 square feet. The proposed addition will extend beyond the existing limits of the second floor by approximately 3 feet to the south and 20 feet to the east. The proposed addition configuration is rectangular measuring approximately 26 feet by 94 feet. The location of the addition does not encroach into any required setback areas for this site. The construction type is standard wood framing with exterior finishes to match the existing beige cement banding and taupe brick veneer. The applicant also proposes to modify the existing parking area to provide for concrete curbing placed at the east side of the addition to enclose the area as a planter around the addition.

The site will have 45 standard parking spaces with 2 handicap accessible spaces after the modification of the parking area is complete. This provides a total of 47 spaces. A change in the Zoning Ordinance revised the off site parking requirements for planned unit developments. Currently, the range for PUD parking is from 1 space per 275 square feet as a maximum number of spaces to 1 space per 350 square feet as a minimum number. The amount of required off street parking for this project is based upon the minimum number required (1/350 sf) is 42 spaces. Off street parking requirements are met for this project. The applicant is also proposing to cut back a portion of the asphalt pavement at the west side of the addition. No provision for drive-thru removal has been proposed. Maintaining the asphalt paving at the drive-thru creates a potential on site traffic circulation problem and may be exacerbated by the

public continuing to use this area either for additional parking and or in error, not realizing the drive-thru has been abandoned. The elimination of the paving would enhance the building by providing additional site landscaping.

The project site is located in the Campus Commons Park Corporation Association in Area 1. The plans were sent to the neighborhood association and staff received no comments. The project is also located within a Design Review District, and an application, DR99-039 has been submitted to the Design Review Staff.

The project has been noticed and staff has not received any calls.

Agency Comments: The proposed project was reviewed by the Building Division, Public Works, Utilities, and the City Arborist. Any comments received have been included in the following Conditions of Approval.

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 15301(e)(1).

Conditions of Approval (Refer to Exhibit D)

1. The applicant shall comply with all Design Review District conditions and submit revised plans to Planning should changes to submitted plans be required.
2. Size, design, exterior building materials and location of the proposed addition shall conform to the plans/revised plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The applicant shall remove all asphalt within the drive-thru area and replace with landscaping compatible with the plantings established on the site and within the surrounding area. A revised site plan and landscape plan shall be submitted for staff review and approval prior to issuance of building permits. If the applicant proposes some hardscape in this area, such as a patio area for employees, it may be permitted subject to staff review and approval. Walkways required for exiting by building code are permitted in this area, however, they must be new concrete walkways, not the existing asphalt driveway.
5. The exterior wall along the south property line shall be one-hour fire resistive construction due to building setback to property line is less than 20 feet.
6. All the exterior openings facing to the south less than 10 feet from the property line shall be protected by a fire assembly having at least a three-fourths-hour fire protection rating.

7. A parapet wall will be required for the south exterior wall unless CBC Section 709.4.1 exceptions are met.
8. The modified parking area shall comply with ADA Title 24 requirements. At least one of the handicap accessible parking stalls shall be van accessible. Note: Accessible parking standards require a van accessible space to have a minimum 8 foot aisle.
9. The existing sidewalk on the north side of the building shall be extended across the existing drive-through lane to block traffic from using this area.
10. If new addition requires any excavation, then any roots greater than 2" in diameter requires an inspection by an ISA certified arborist prior to cutting.
11. Prior to the issuance of building permits a 6 foot chain link fence shall be placed along the south property line to protect adjacent trees from damage. The fencing shall remain in place for the duration of the project. Applicant shall obtain permission from the adjacent property owner to prune the existing 23"(dbh) plane trees if the construction of the addition requires such pruning. Currently the limbs almost touch the existing building.
12. City arborist recommends the removal of the 9"(dbh) plane tree at the southeast corner of the proposed addition, called out to remain.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed project will not substantially alter the characteristics of the surrounding neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. The proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood;
 - b. Adequate parking and landscaping will be maintained, and replaced as required;
 - c. The proposed project meets all setback requirements; and,
 - d. The addition will be compatible in materials and design with the existing building.

3. The project is consistent with the General Plan Designation which designates the subject site as Community/Neighborhood Commercial & Offices.

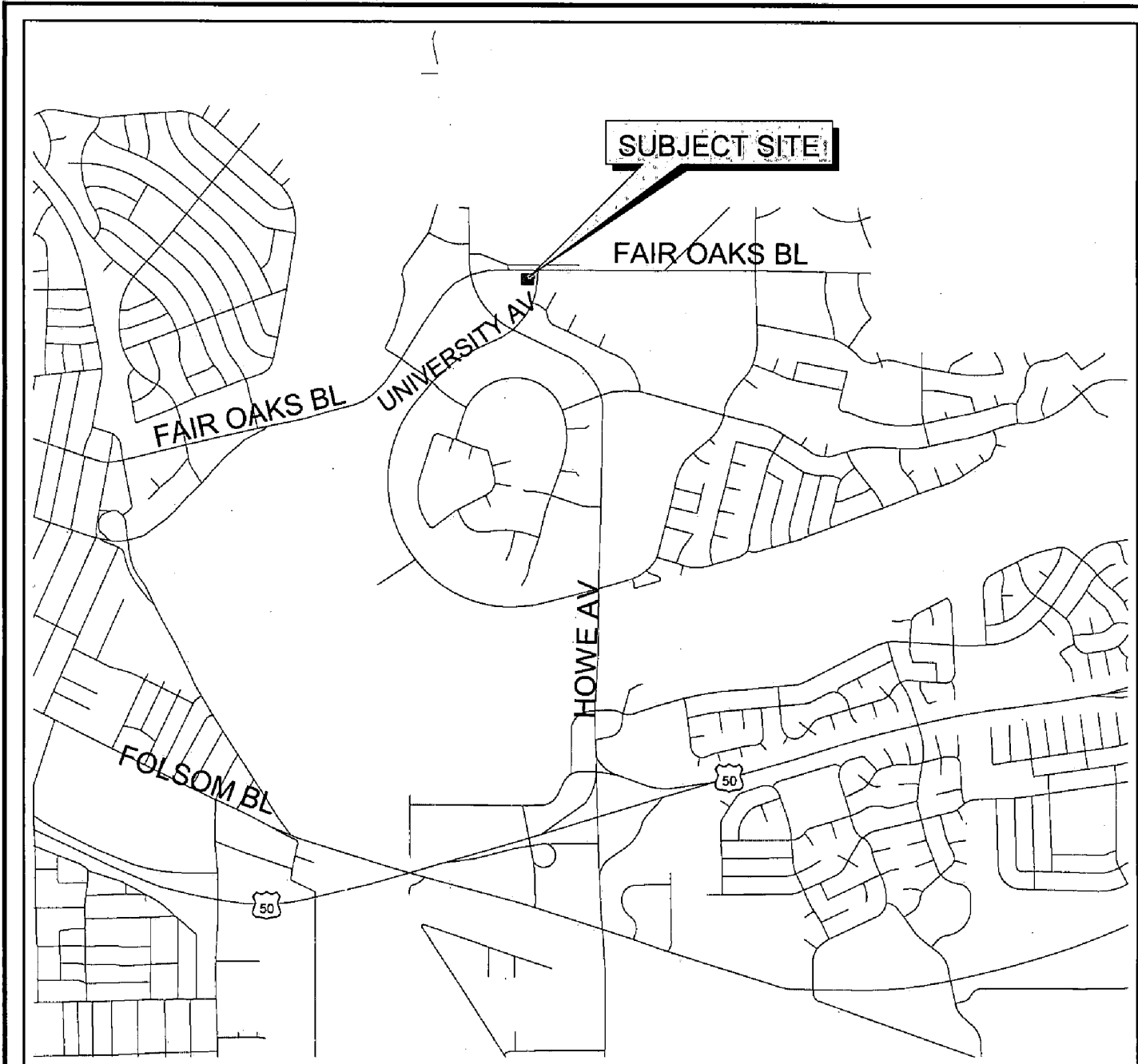


Joy D. Patterson
Zoning Administrator

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.

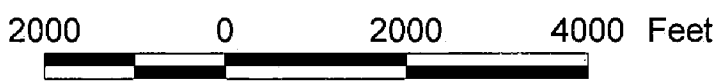
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
Owner
ZA Log Book

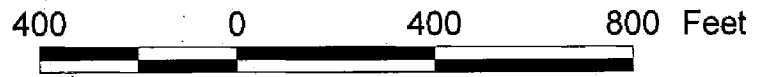
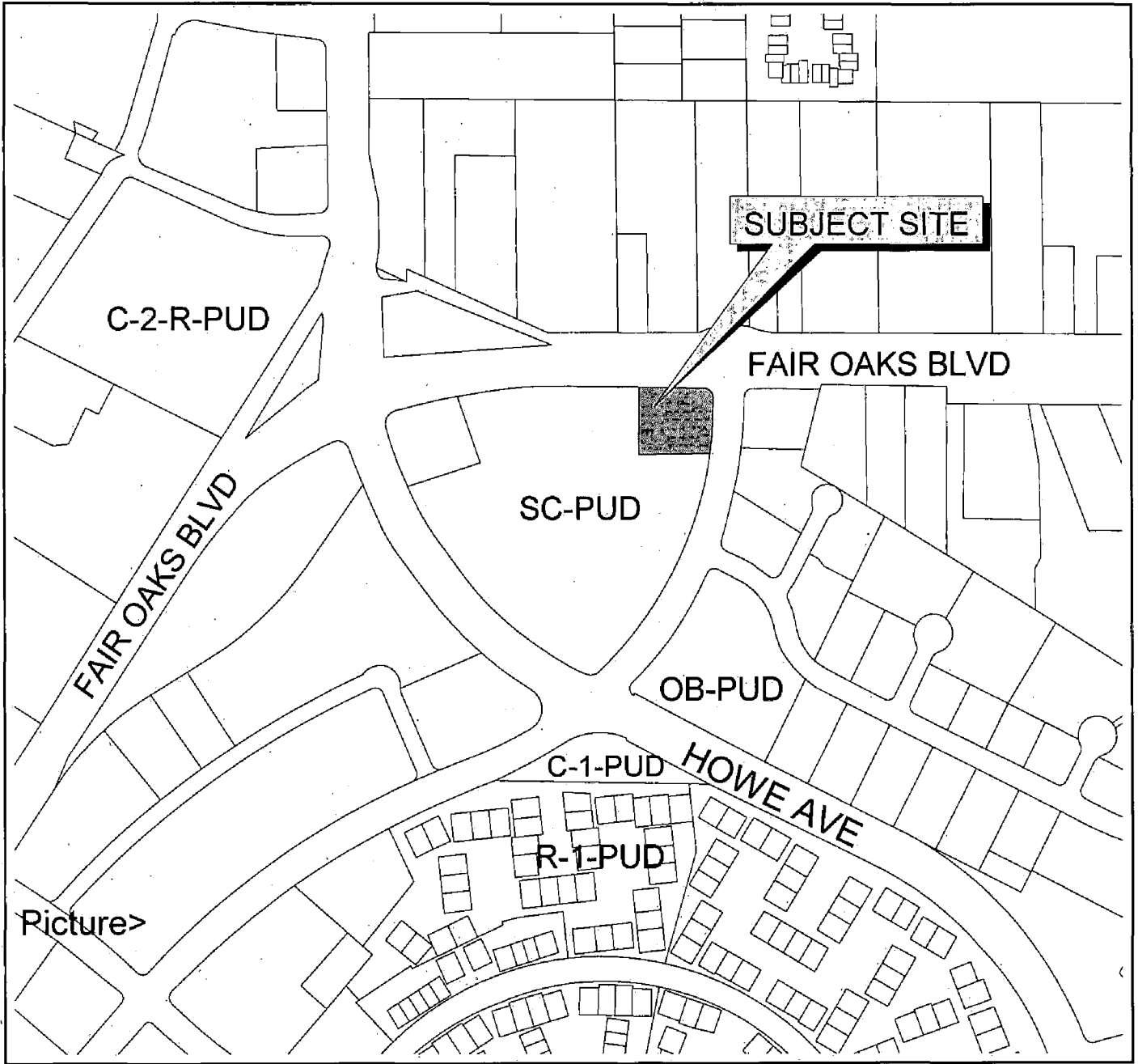


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP



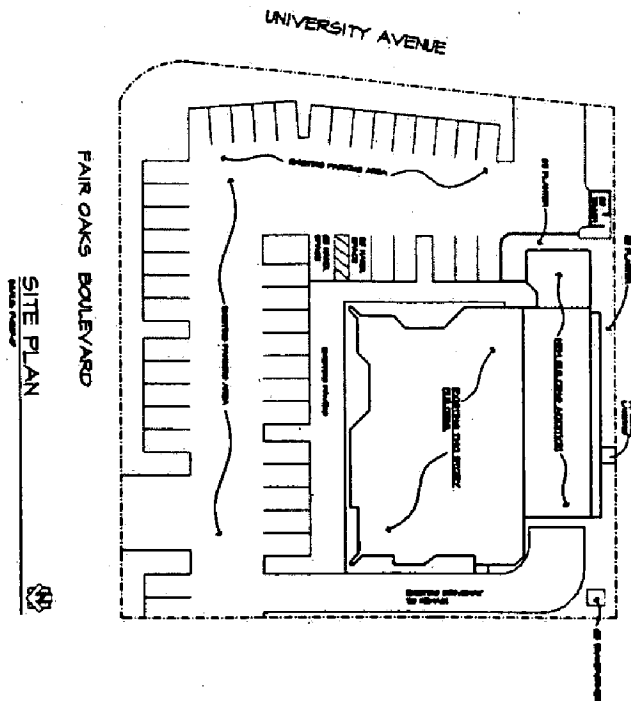
Neighborhoods, Planning
And Development Services
Department

Geographic
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System

LAND USE AND ZONING



EXHIBIT A



SITE PLAN

PROJECT INFORMATION

APN: 0281-0281-023
 ADDRESS: 2264 FAIR OAKS BLVD
 SACRAMENTO, CA
 OWNER: SHARVILA MANSURANI
 7700 COLLEGE TOWN DR. SUITE 104
 SACRAMENTO, CA
 DESIGNER: KAUFMANN ARCHITECTS
 1011 O STREET, SUITE 514
 SACRAMENTO, CA 95811
 DATE: 11/14/11
 PROJECT NO: 11-001

SHEET INDEX

- A-1 SITE PLAN
- A-2 FLOOR PLAN
- A-3 EXTERIOR ELEVATIONS

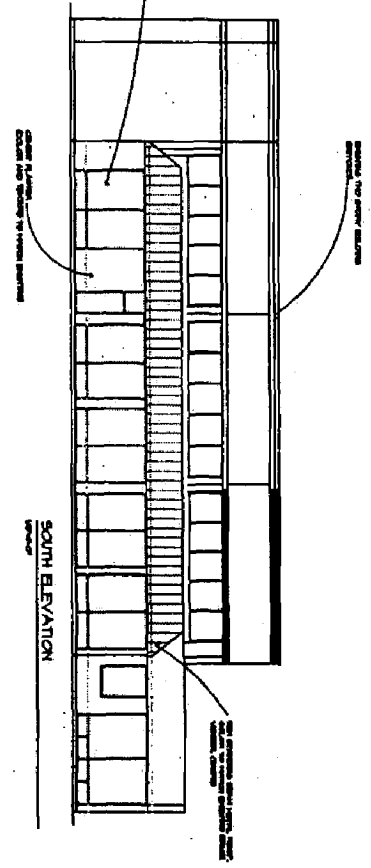
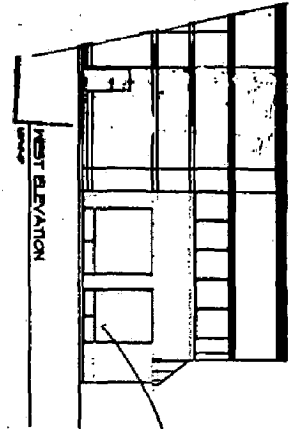
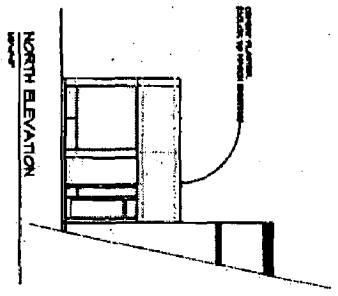
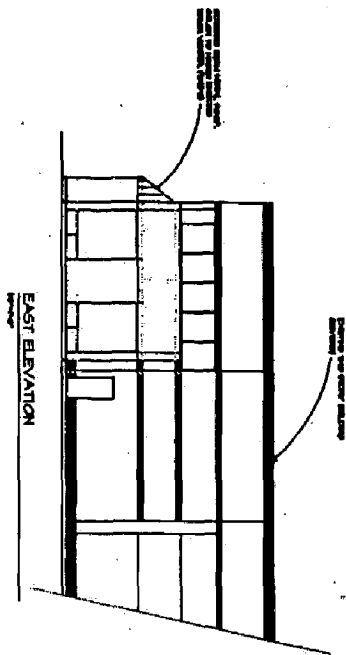
DATE	11/14/11
SCALE	AS SHOWN
SHEET	A-1

NO.	DESCRIPTION

OFFICE EXPANSION
 2264 FAIR OAKS BLVD
 SACRAMENTO, CA

DATE: 11/14/11
 DRAWN BY: []
 CHECKED BY: []
 PROJECT NO: 11-001

EXHIBIT C



SCALE	DATE	BY	CHKD

OFFICE EXPANSION
2284 FAIR OAKS BLVD.
SACRAMENTO, CA



DATE	
BY	
CHKD	

EXHIBIT D

Reflecting Required Revisions per Conditions of Approval

