

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, October 3, 1995, the Zoning Administrator approved with conditions a special permit to waive the required two parking spaces for an office building for the project known as Z95-080. Findings of Fact and conditions of approval for the project are listed on page 3.

Project Information

Request: Zoning Administrator Special Permit to waive the required two parking spaces for a 945 square foot office building in the Del Paso Boulevard Special Planning District (SPD) on 0.01± vacant acres in the General Commercial, C-2 (SPD) zone.

Location: 241 Arden Way

Assessor's Parcel Number: 275-0082-001

Applicant: Dennis Bylo 2209 W Street Sacramento, CA 95815	Property Same as applicant Owner:
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General Plan Designation: North Sacramento	Community Neighborhood Commercial and Offices
Community Plan Designation:	Retail- General Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	General Commercial, C-2 (SPD)

Surrounding Land Use and Zoning:
 North: R-1; Residential
 South: C-2 (SPD); Commercial
 East: C-2 (SPD); Commercial
 West: R-1; Residential

Property Dimensions:	Irregular
Property Area:	0.01± acres
Parking Provided:	0 space

Parking Required:	2 spaces
Square Footage of Building:	945 square feet
Height of Building:	Two Stories, 24 feet
Exterior Building Materials:	Stucco
Roof Materials:	Composition Shingle
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting to waive the required parking spaces for a proposed office building. The site is a small irregular vacant parcel surrounded by three streets. The parcel is an island between El Monte and Arden Way and Fernley Avenue. The proposed 945 square foot office building will be a two story building. The proposed office building use requires one space for every 400 square feet or two spaces. The site is located within the Del Paso Boulevard Special Planning District (SPD). The Zoning Ordinance stipulates that the Zoning Administrator can issue a Special Permit to approve deviations from certain development requirements for the C-2 zone within the Del Paso Boulevard SPD to include waiving off-street vehicle parking requirements 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 applicant originally submitted plans that provided one drive through parking space for a smaller office building. The neighborhood association had concerns that the drive through parking space would become a neighborhood nuisance by attracting undesirable activity in the area after office hours. The applicant redesigned the project to eliminate the drive through parking space.

The site is located within Del Paso Boulevard Design Review area and the North Sacramento Project Committee area. The plans were submitted to the North Sacramento Project Committee and their comments concerned the original design. The plans have been redesigned to eliminate the primary concern. The North Sacramento Project Committee reviewed the plans and met with the applicant. The Committee supports the project in with its new design. **No application has been submitted to the Design Review staff.** The project has been re-noticed and staff has not received any calls.

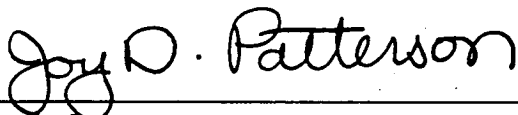
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303(c)}.

Conditions of Approval

1. The design and site layout of the project is subject to Design Review approval and no building permits shall be issued until final Design Review approval is granted. The site plan may be altered to accommodate design concerns and a revised site plan shall be submitted to Planning staff.
2. The size of the office building in square footage shall conform to the plans submitted (or be reduced).
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing commercial parcel is very small and irregularly shaped creating a hardship to meet the parking requirement on site;
 - b. there are many other properties in the surrounding area that have little or no on-site parking; and
 - c. the site is approximately 1000 feet from a light rail station.
2. Waiving the parking maneuvering will not be materially detrimental to the other properties or uses in the area in that there will be adequate on-street parking available.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that there is adequate on-street parking and the previous building on the site did not provide on-site parking.
4. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Community Neighborhood Commercial and Offices and Retail- General Commercial respectively.

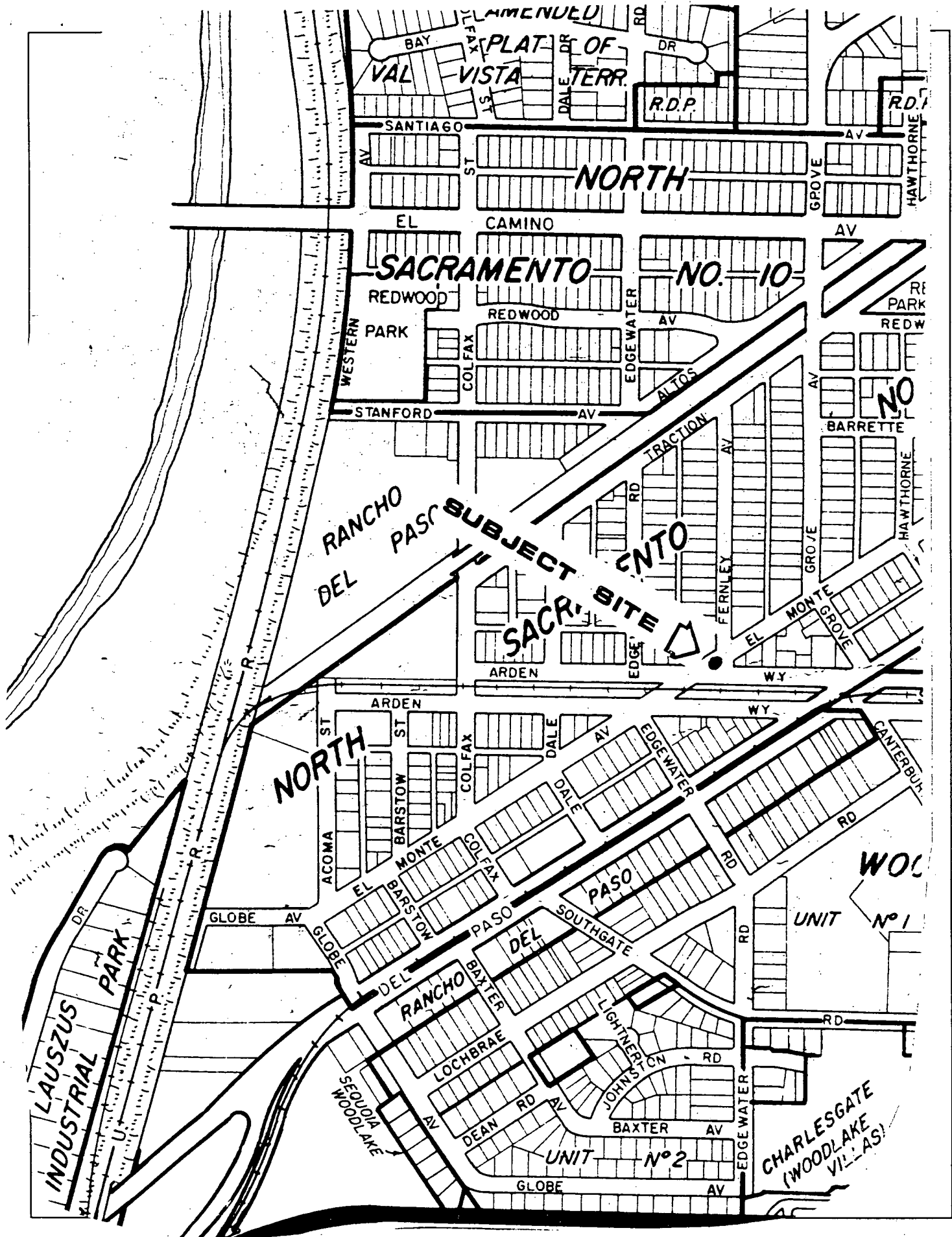


Joy D. Patterson
Zoning Administrator

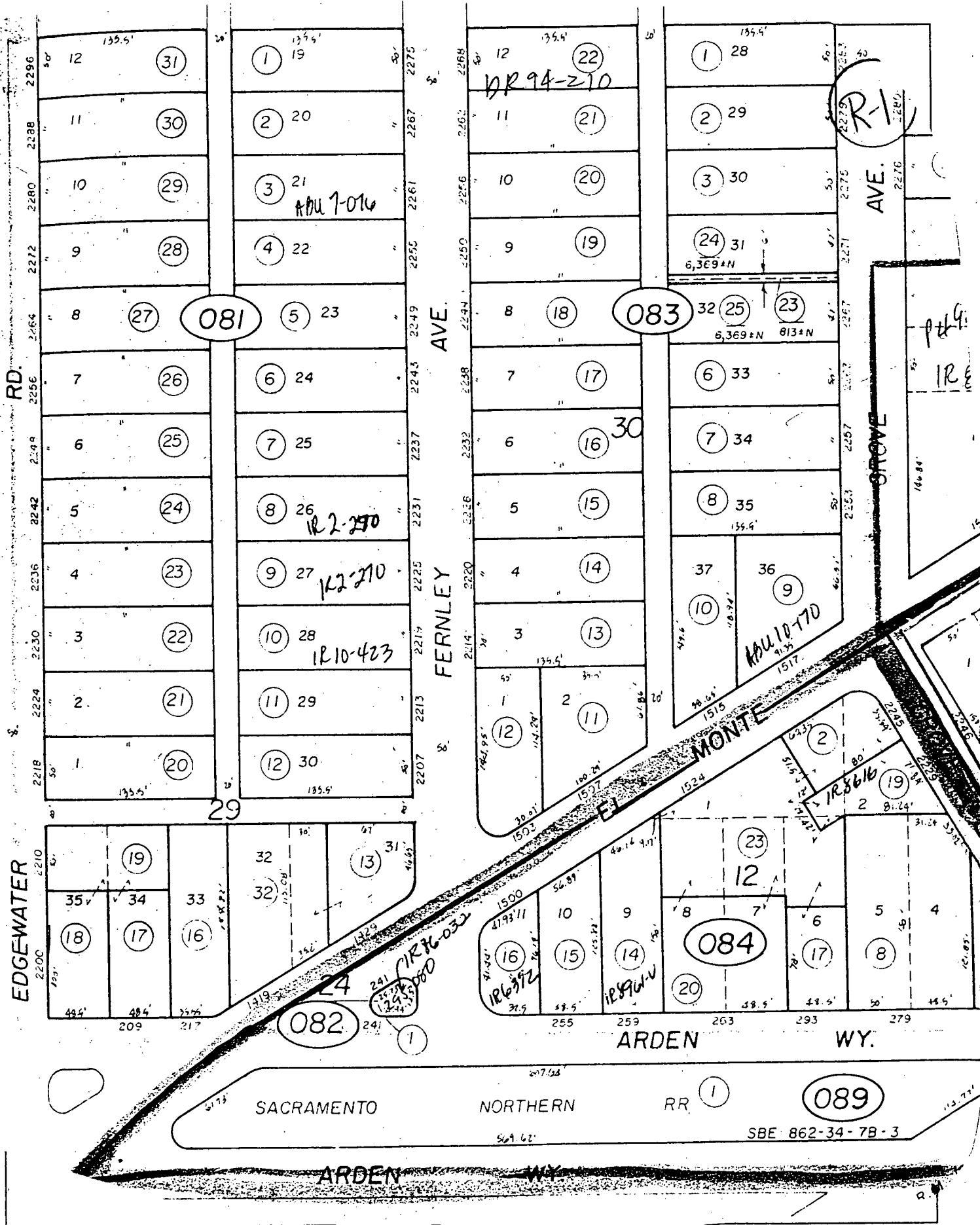
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

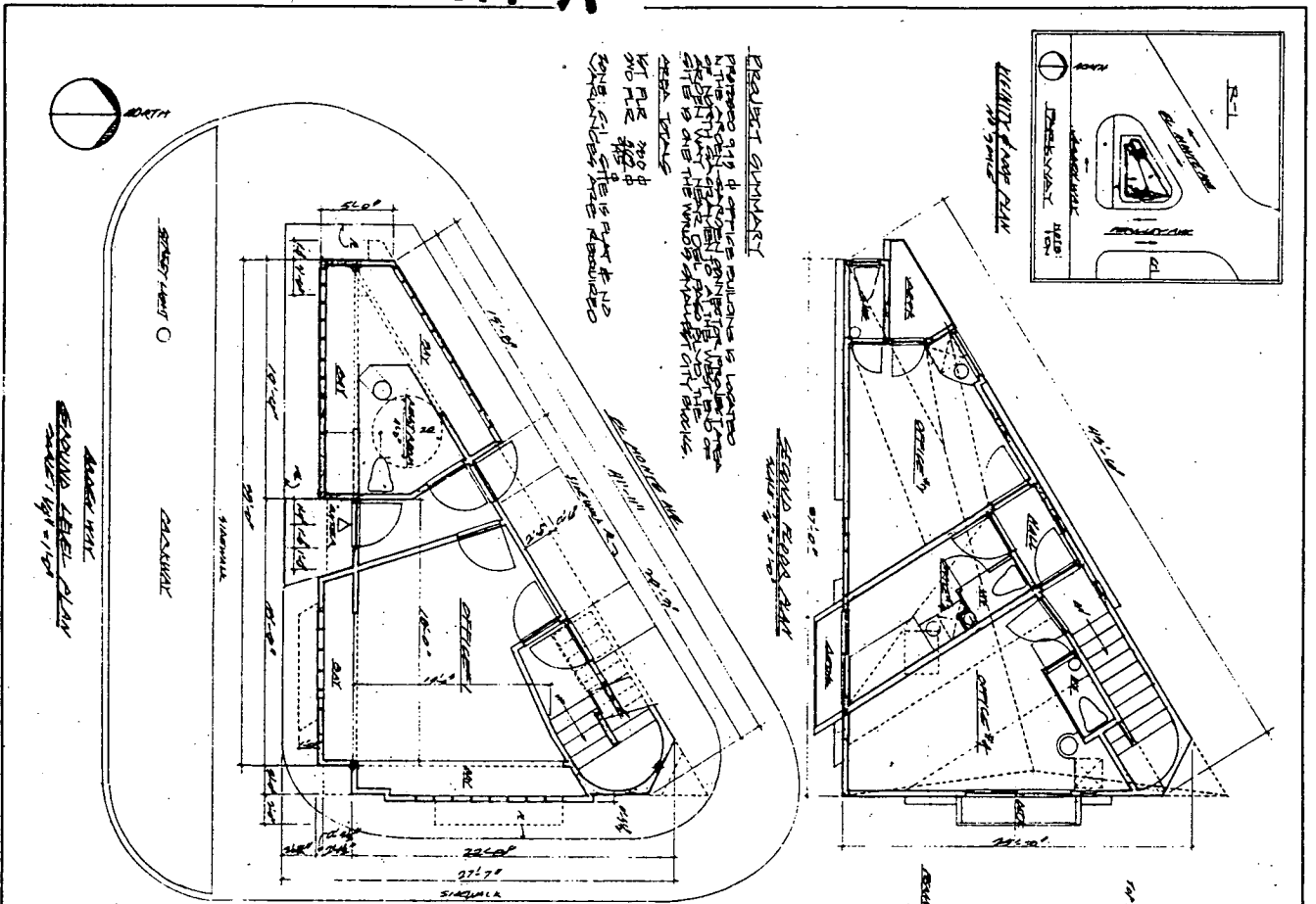


VICINITY MAP



LAND USE & ZONING MAP

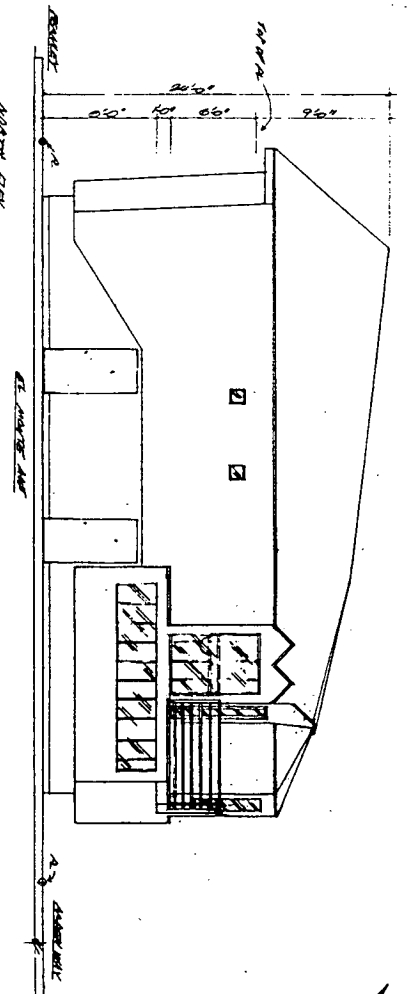
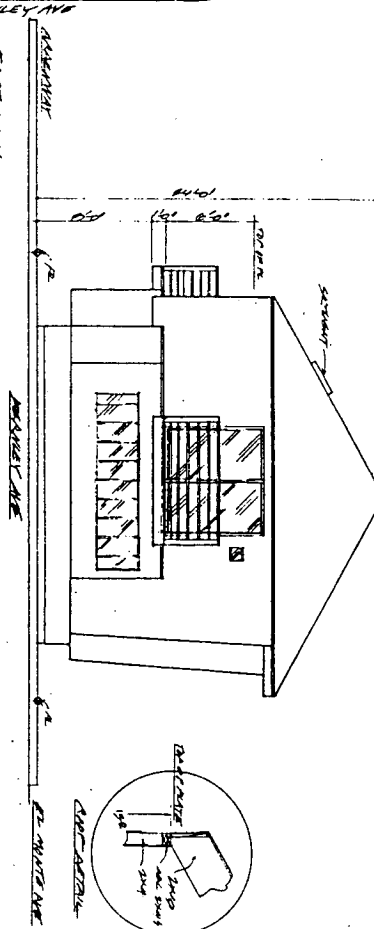
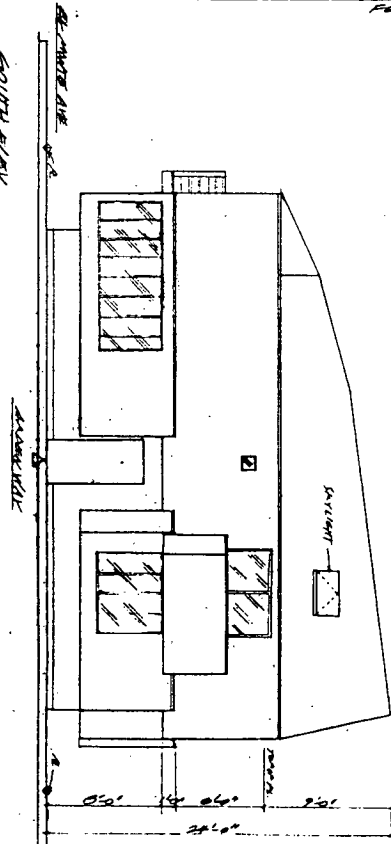
EXHIBIT A



PROJECT SUMMARY
 PROJECT SUMMARY
 1100 1/2 STREET BUILDING IS LOCATED
 IN THE CITY OF SACRAMENTO, CALIFORNIA
 AND IS A TWO STORY OFFICE BUILDING.
 THIS BUILDING WAS DESIGNED BY
 THE ARCHITECT AND BUILT IN THE YEAR
 1980. THE BUILDING IS A LEASED
 OFFICE BUILDING AND IS USED FOR
 OFFICE PURPOSES. THE BUILDING
 IS 1100 1/2 STREET, SACRAMENTO,
 CALIFORNIA. THE BUILDING IS
 1100 1/2 STREET, SACRAMENTO,
 CALIFORNIA. THE BUILDING IS
 1100 1/2 STREET, SACRAMENTO,
 CALIFORNIA.

EXISTING LEVEL PLAN
 SCALE 1/4" = 1'-0"

EXISTING LEVEL PLAN
 SCALE 1/4" = 1'-0"



295-080
REVISED

October 3, 1995

ITEM 1

OFFICE BUILDING
 1100 1/2 STREET
 SACRAMENTO, CA

GENUINE DYLA
 1100 1/2 STREET #110
 SACRAMENTO, CA 95818
 916 452-5778

NO. 1	DATE 9/14/95	BY G. D. D.	SCALE 1/4" = 1'-0"	PROJECT	1100 1/2 STREET BUILDING	1100 1/2 STREET	SACRAMENTO, CALIFORNIA	DATE	10/03/95	BY	G. D. D.	SCALE	1/4" = 1'-0"	PROJECT	1100 1/2 STREET BUILDING	1100 1/2 STREET	SACRAMENTO, CALIFORNIA	DATE	10/03/95	BY	G. D. D.	SCALE	1/4" = 1'-0"
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