

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, July 22, 1998, the Zoning Administrator approved with conditions a special permit to allow additional office space exceeding the 25 percent allowed by right in the Heavy Industrial (M-2) zone for the project known as Z98-067. Findings of Fact and conditions of approval for the project are listed on page 3.

**Project Information**

Request: Zoning Administrator Special Permit Modification to increase the office space from 45 percent to 52 percent within an industrial zone by locating a 1,440 square foot trailer on 2.66± developed acres in the Heavy Industrial (M-2S) zone.

Location: 8457 Specialty Circle (6, Area 3)

Assessor's Parcel Number: 064-0120-007

Applicant: Irish Construction Co./Irish Communication Co. (Dennis Brackney)  
8457 Specialty Circle  
Sacramento, CA 95828

Property Owner: Same as applicant

Project Planner: Sandra Yope

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; Industrial  
South: County; Industrial  
East: M-2S; Industrial  
West: M-2S; Industrial

Property Dimensions:	230 feet x 491 feet
Property Area:	2.7± acres
Parking Provided:	33 spaces
Parking Required:	New: 4 spaces (1 space per 400 square feet office)
	Previous: 16 spaces (prior approval)
	Total: 20 spaces
Square Footage of Building:	Existing: 9,610 square feet
	Proposed: 1,440 square feet
	Total: 11,050 square feet
Height of Building:	Office Trailer: One Story, 15 feet
Exterior Building Materials:	Metal
Roof Materials:	Metal
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: P93-094

Background Information: On October 28, 1993, the Planning Commission approved a special permit to increase the allowed office space from 25 percent to 45 percent for a 9,610 square foot warehouse/office building in the M-2S<sub>1</sub> zone (File P93-094).

Additional Information: The applicant proposes to locate a 1,440 square foot office trailer in the northwest corner of the site to the west of the existing building. The trailer will be 24 feet by 60 feet. The existing building is a single story 9,610 square foot building on the site with 4,320 square feet of office space and the remaining area is warehouse. The Zoning Ordinance requires a Zoning Administrator's Special Permit when the office use in the M-2 zone exceeds 25 percent of the total building square footage and is less than 10,000 square feet. The proposed total office space in the existing building is 45 percent. The addition of the office trailer increases the total office area to 52 percent of the total building square footage. The office space is required for the operation of the business.

The proposed site plan indicates there will be five additional parking spaces adjacent to the trailer which is one more than required. The parking area does not indicate any shade trees for the proposed parking. The existing parking lot with 27 spaces provides adequate parking for the new trailer and the existing use should the parking area in front of the trailer be eliminated. The site plan does not show any type of trash enclosure for the new area or the existing building.

The project has been 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)}.

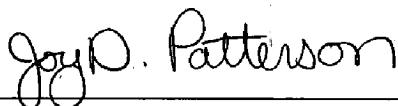
Conditions of Approval

1. A trash enclosure (if one is to be provided for the new structure) shall be indicated on the revised site plan submitted to the Building Division prior to issuance of building permits. The trash enclosures shall be located and built to the standards in the Zoning Ordinance. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
2. Any further additions of structures for office use shall require an additional Special Permit.
3. Size and location of the office trailer shall conform to the plans submitted. The trailer shall be on a permanent foundation with a screening skirt for the piers. The trailer shall have the same paint scheme as the existing building. **The trailer shall be removed in two years from approval (July 22, 2000) and replaced with a permanent structure if the additional space is still required.**
4. The applicant shall obtain all necessary building permits prior to commencing construction.
5. If water service is provided to the new structure, it shall connect to the public system through the existing tap. No new domestic service for this building will be allowed.
6. The new parking area shall meet the 50 percent shading requirements as outlined in the Zoning Ordinance. The plans shall be revised to include the required shading requirements prior to submission for Building Permits. The applicant may eliminate the proposed parking area in lieu of making improvements.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office use within an industrial building that is compatible with the surrounding industrial and warehouse uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:

- a. adequate on-site parking and setbacks will be provided; and
  - b. the trailer is at the rear of the property adjacent to the railroad tracks; and
  - c. the proposed temporary trailer will be compatible with the existing industrial buildings in the area.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the site Heavy Commercial or Warehouse and Industrial respectively.



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Joy D. Patterson  
Zoning Administrator

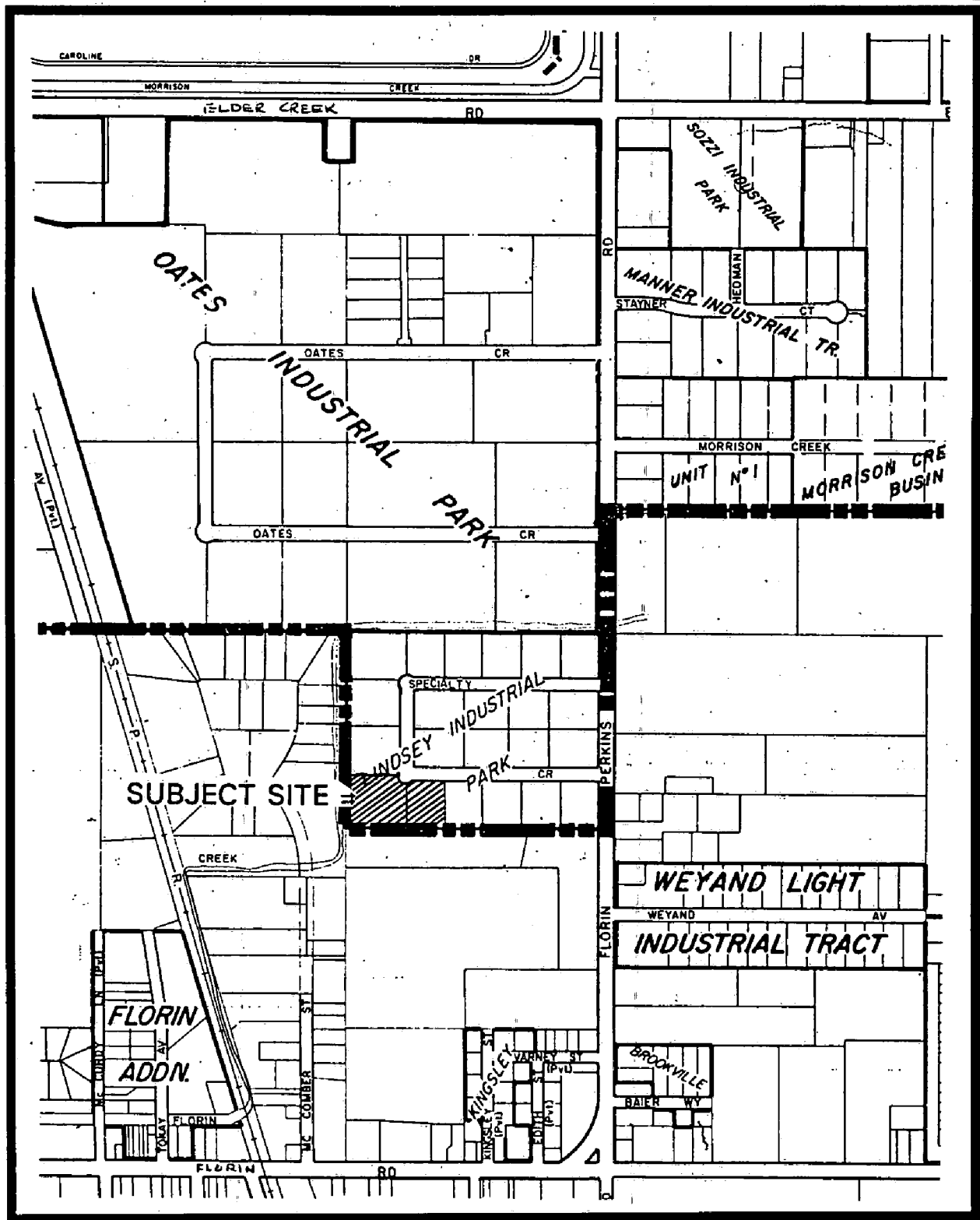
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

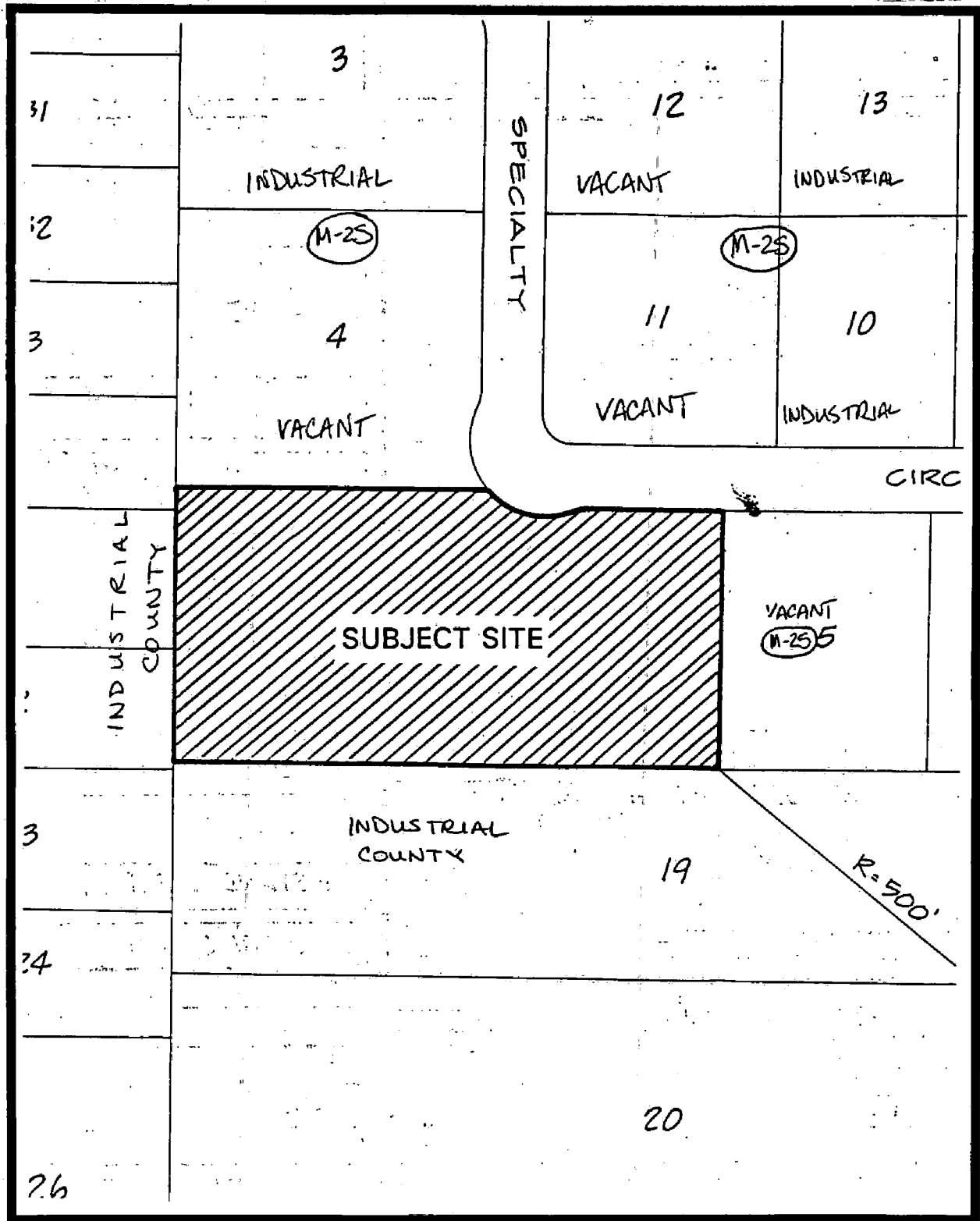


VICINITY MAP

298-067

July 22, 1998

Item 7



LAND USE AND ZONING MAP

298-067

SULY 22, 1998

ITEM 7

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SCALE 1"=60'



SPECIALTY CIRCLE

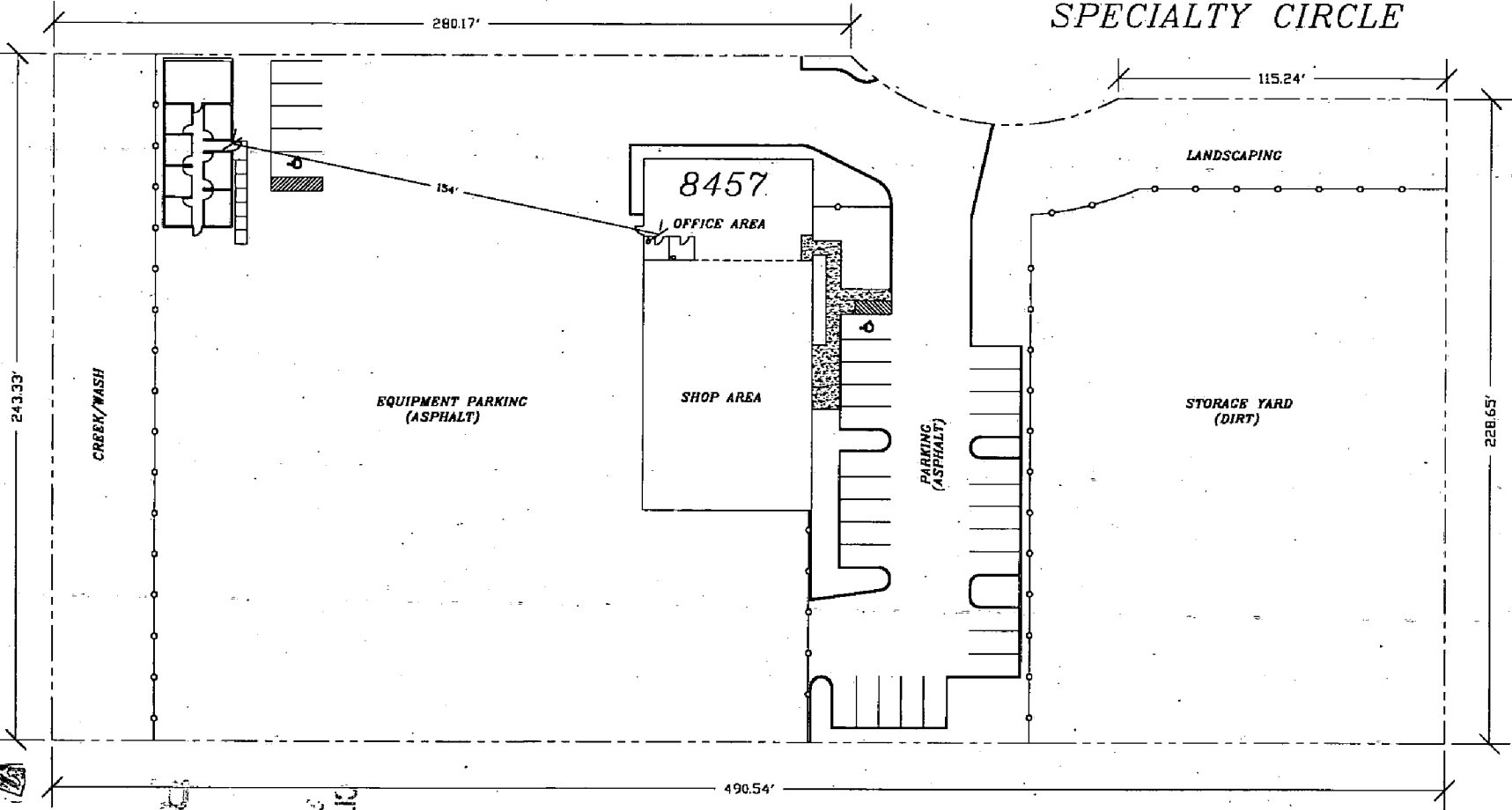


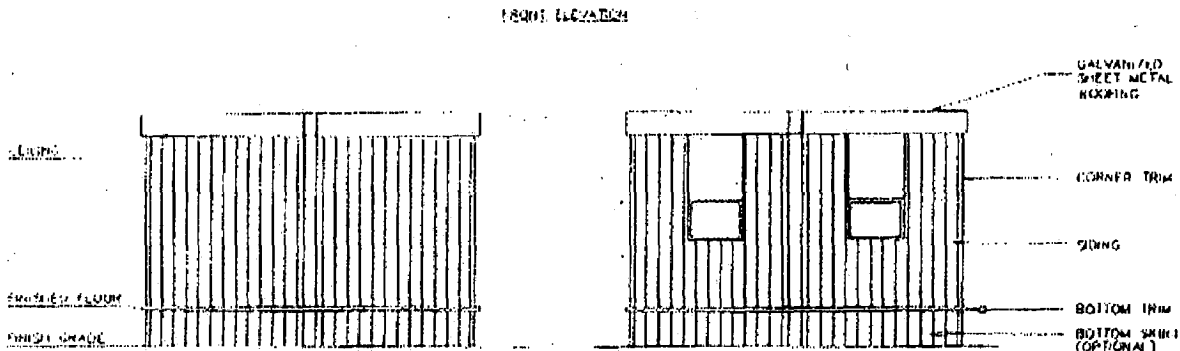
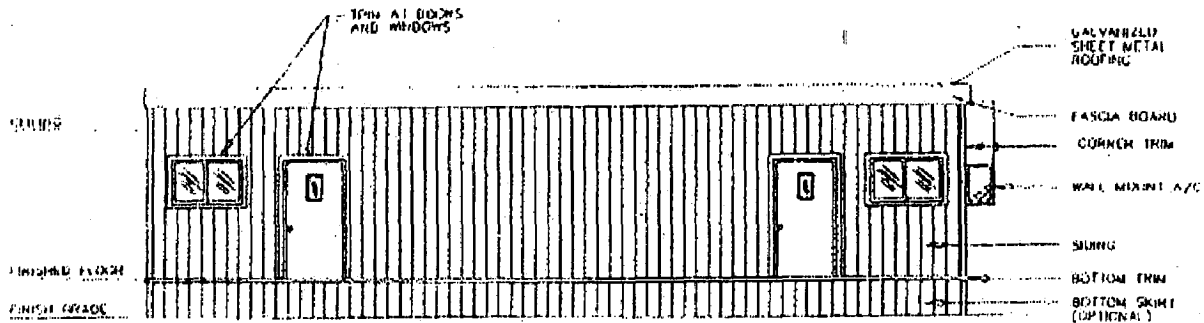
EXHIBIT A

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 JUN 1 1998  
 CITY OF SACRAMENTO  
 PLANNING DIVISION

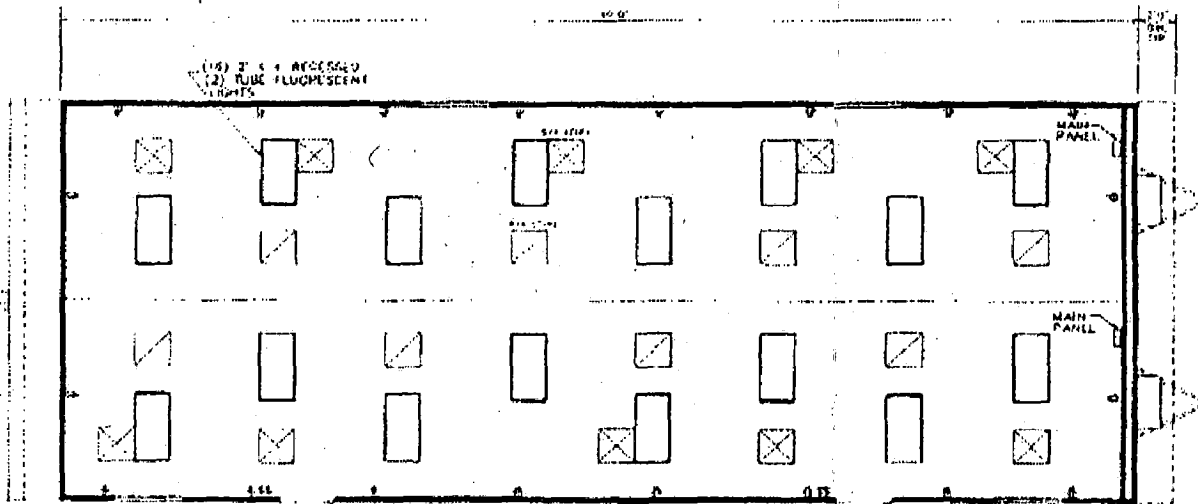
PROPERTY ASSESSOR PARCEL NUMBER: 064-0120-007

**EXHIBIT B**

DW6424



**TYPICAL ELEVATIONS**



**ELECTRICAL PLAN**

Specifications subject to change without notice.  
CITY OF SACRAMENTO  
PERMIT ASSISTANCE

98 067

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298-067

JULY 27, 1998

ITEM 7



