

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 21, 1999, the Zoning Administrator approved with conditions, a special permit to waive required parking for a commercial building for the project known as Z99-065. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit to waive two required parking spaces for a 831 square foot addition to an existing 2,600 square foot dental office on 0.39± developed acres in General Commercial (C-2) zone.

Location: 2695 Florin Road (D5, Area 3)

Assessor's Parcel Number: 041-0082-005

Applicant: Bruce Whitelam
2102 19th Street
Sacramento, CA 95818

Property Owner: Reza Abbaszadeh
555 University Ave. #1
Sacramento, CA 95825

Project Planner: Sandra Yope

General Plan Designation:	Community Neighborhood Commercial and Offices
Airport Meadowview	
Community Plan Designation:	Commercial
Existing Land Use of Site:	Commercial Building
Existing Zoning of Site:	General Commercial, C-2

Surrounding Land Use and Zoning:

North: C-2-R; Vacant
South: C-2; Commercial
East: C-2; Commercial and Vacant
West: C-2; Vacant

Property Dimensions:	85 feet x 200 feet
Property Area:	0.39+ acres
Parking Provided:	15 spaces
Parking Required:	17 spaces
Square Footage of Building:	3,431 square feet
Height of Building:	One Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A and B

Previous Files: P83-321

Additional Information: The applicant is requesting to waive two required parking spaces for a proposed 831 square foot addition to an existing dental office building. The existing 2,600 square foot building is being used as a dental office with 15 on-site parking spaces. The Zoning Ordinance requires one parking space for every 200 square feet of dental office. The proposed expansion will require four additional spaces and there are two existing extra spaces. The applicant is requesting a waiver for the remaining required two 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 fronts Florin Road and is on several bus routes (stop is three blocks away). Additionally, the applicant has indicated many of the clientele travel by public transit or walk. The applicant also provides a shuttle service for clients from their residence to the office and back.

The site is located within the Florin Road Partnership and the 63rd Street Neighborhood Association areas. The project plans were sent to the associations. Staff received no comments from either association. 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 California Environmental Quality Act Guidelines, Section 15301(e).

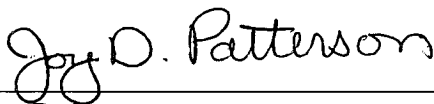
Conditions of Approval

1. Size of use areas and floor plans of the structure shall conform to the plans submitted.
2. The applicant shall obtain all necessary building permits prior to commencing construction. The following are Building comments pertaining to the structure:

3. The applicant shall mark the driveway area along the west side of the building as a fire lane with no parking to the satisfaction of the Fire Department. (The applicant shall, at a minimum, indicate no parking in that area with signs stating "**NO PARKING**".)
4. The applicant shall repair or replace existing deteriorated curb, gutter and sidewalk to the satisfaction of the Public Works Department.
5. The applicant shall conform with all ADA requirements. A ramp is most likely needed to provide access from the access aisle onto the existing sidewalk if they are not the same level.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing building can provide the majority of the required on-site parking needed for the expansion;
 - b. there are many bus routes that service the site with stops no more than three blocks in either direction; and
 - c. the applicant provides a door to door shuttle service for clients further reducing the number of cars on site.
2. Waiving the parking will not be materially detrimental to the other properties or uses in the area in that there is adequate public transit that serves the site, a shuttle service for clients, and substantial on-site parking.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that there is public transit available to the site and the applicant has indicated many clients are from the immediate area and walk to the site, are dropped off, or provided a transportation through a shuttle service.
4. The project is consistent with the General Plan and the Airport Meadowview Community Plan which designate the subject site as Community Neighborhood Commercial and Offices and Commercial respectively.

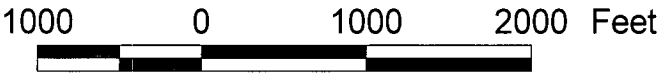
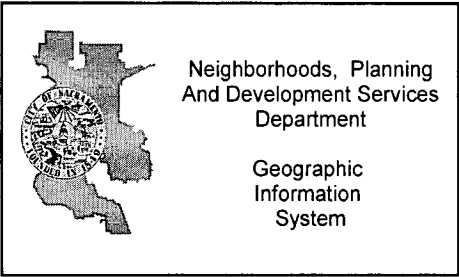
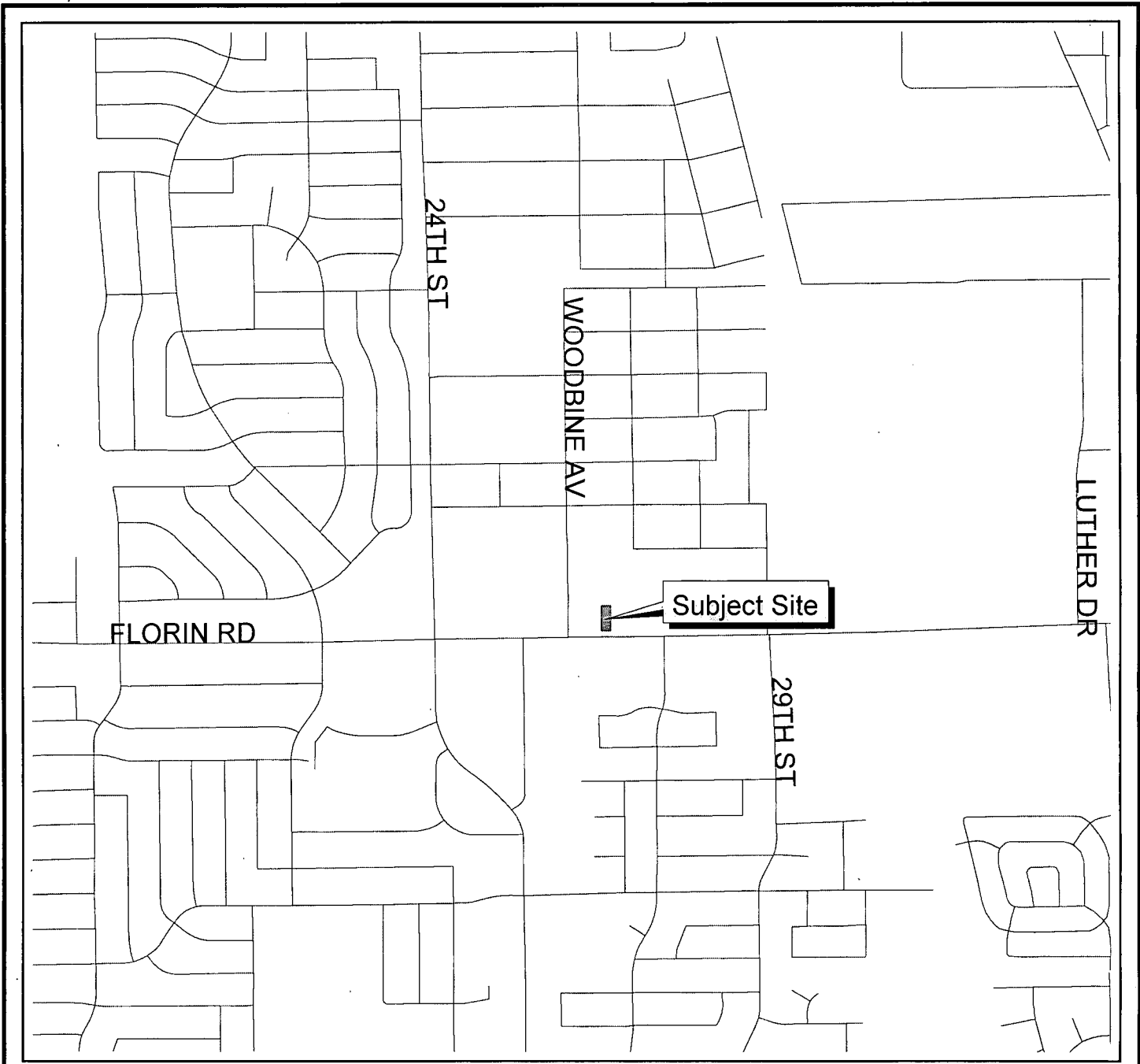


Joy D. Patterson
Zoning Administrator

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.

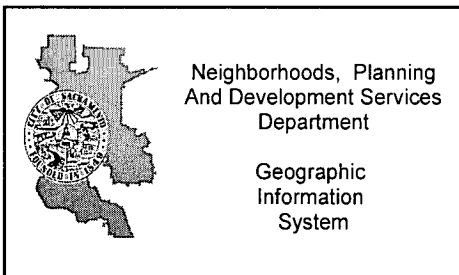
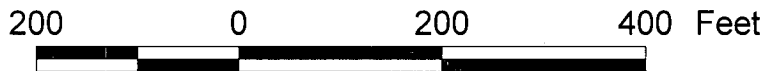
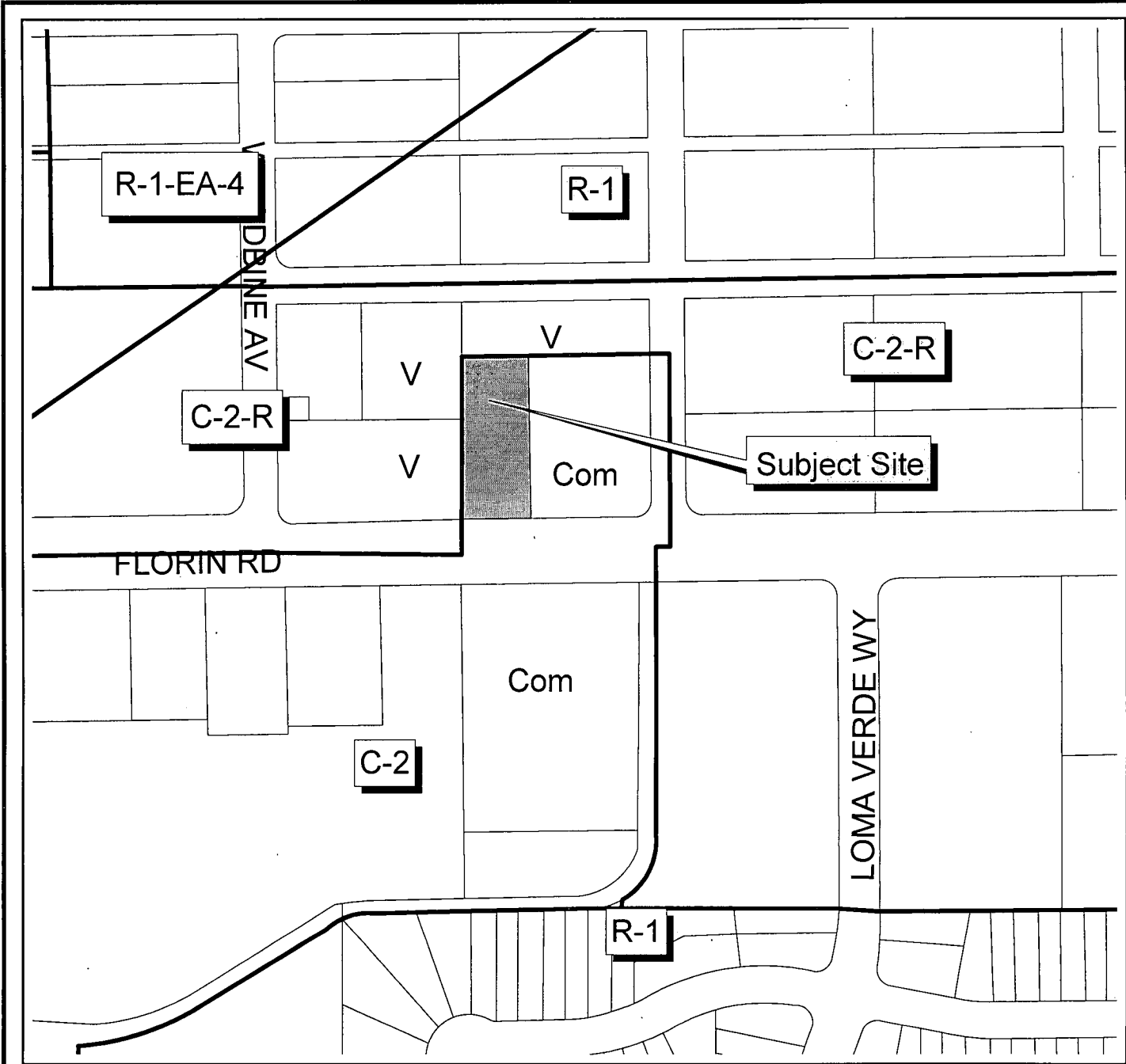
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book



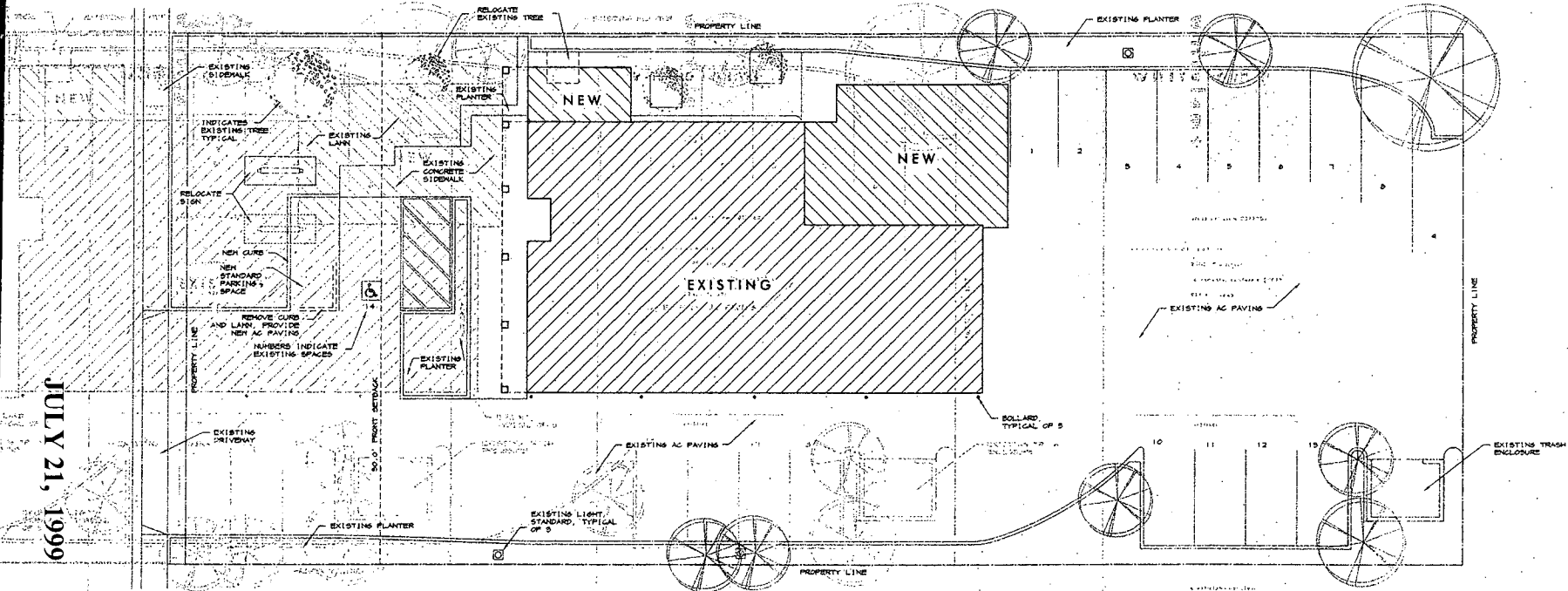
VICINITY MAP





LAND USE AND ZONING





SITE PLAN

NOTES:
 1. EXISTING CONDITIONS HERE TRANSCRIBED FROM DRAWINGS BY OTHERS AND HAVE NOT BEEN FIELD VERIFIED. USER ACCEPTS ALL RISKS FOR ACCURACY.
 2. THESE PLANS MAY NOT BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

0' 5' 10' 15'

ALTERATIONS TO
PROJECT DATA
 JURISDICTION: CITY OF SACRAMENTO
 APN: 041-009-008
 ADDRESS: 2695 FLORIN ROAD, SACRAMENTO, CA 95833
 ZONING: CC GENERAL COMMERCIAL
 CURRENT USE: DENTAL CLINIC
 PROPOSED USE: DENTAL CLINIC

AREA: 2,600 EXISTING
 221 NEW (144+607)
 5,451 TOTAL
 PARKING: 8,401/200 = 17.16
 15 SPACES REQUIRED
 -14 EXISTING
 3 NEW REQUIRED
 2 SPACES SUBJECT TO ZONING ADMINISTRATOR'S SPECIAL PERMIT

SITE COVERAGE: 17,000/3451 = 4.9 PERCENT

SITE PLAN

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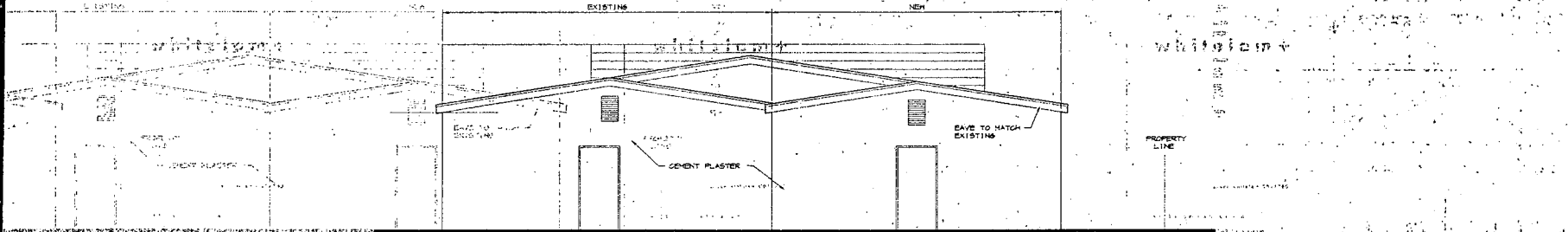
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2100 19th Street
 Sacramento, California 95811
 916.442.1222

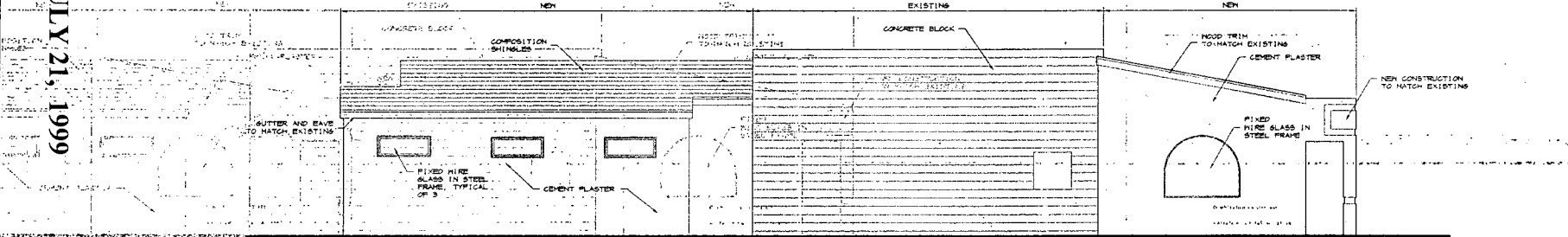
ALTERATIONS TO
ACCESS DENTAL
 2695 FLORIN ROAD
 SACRAMENTO, CA

JUNE 6, 1999



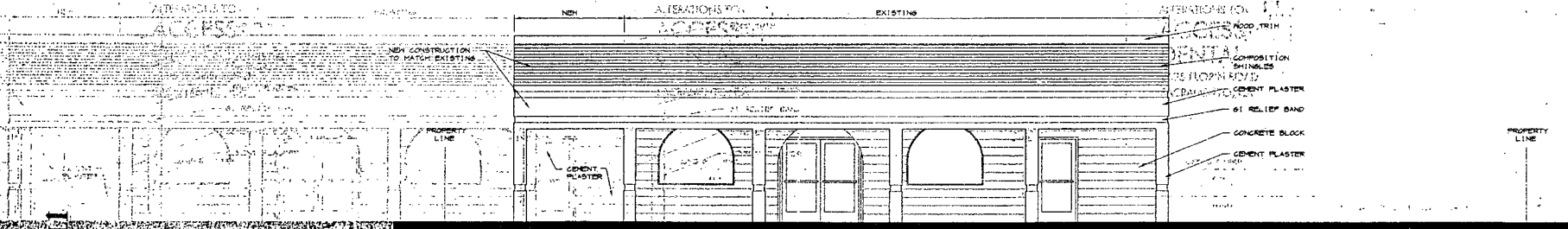
REAR ELEVATION

1/4" = 1'-0"



WEST SIDE ELEVATION

1/4" = 1'-0"



NEW EXTERIOR ELEVATIONS FRONT ELEVATION

NEW EXTERIOR ELEVATIONS FRONT ELEVATION

1/4" = 1'-0"

NEW EXTERIOR ELEVATIONS

1/4" = 1'-0"



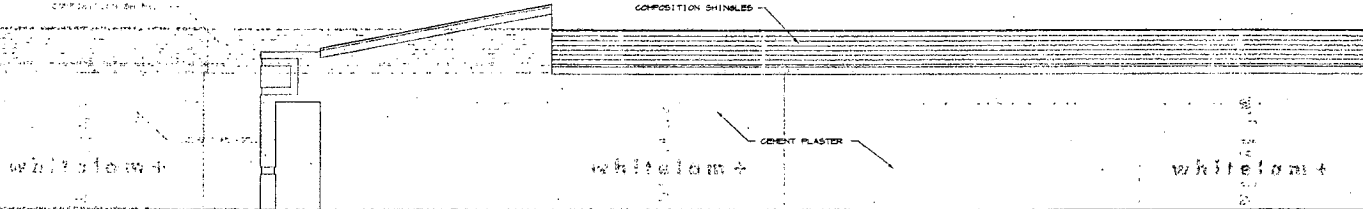
whitelam+

11000 UNIVERSITY DRIVE
 SUITE 100
 SACRAMENTO, CALIFORNIA 95834
 916.441.1288

EXHIBIT B

ALTERATIONS TO
ACCESS DENTAL
 2695 FLORIN ROAD
 SACRAMENTO, CA

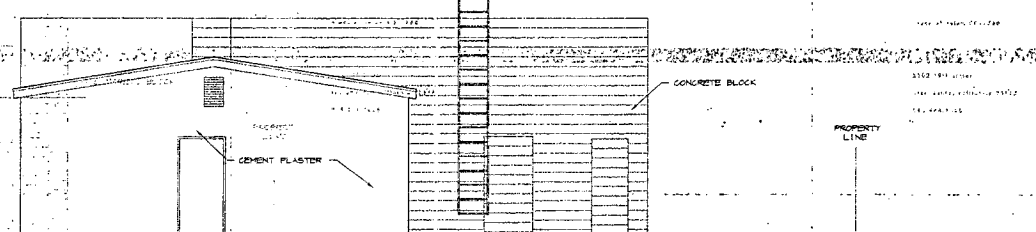
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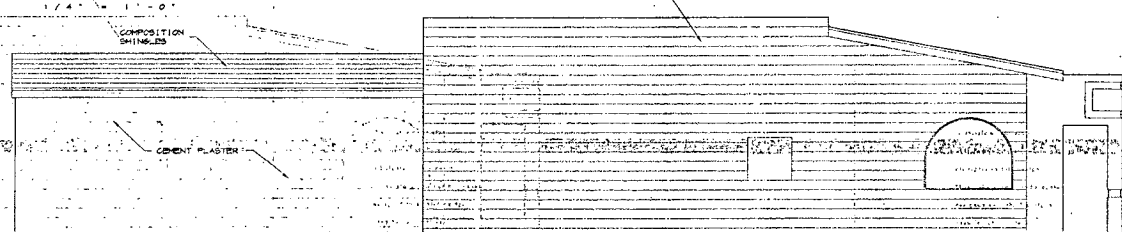
NORTH SIDE ELEVATION

EAST SIDE ELEVATION

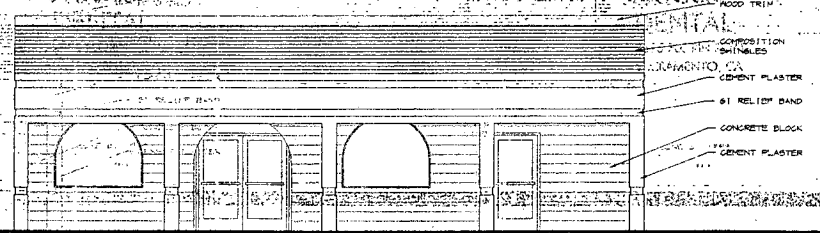
EAST SIDE ELEVATION



REAR ELEVATION



WEST SIDE ELEVATION



EXISTING EXTERIOR ELEVATIONS FRONT ELEVATION

EXISTING EXTERIOR ELEVATIONS FRONT ELEVATION

EXISTING EXTERIOR ELEVATIONS FRONT ELEVATION

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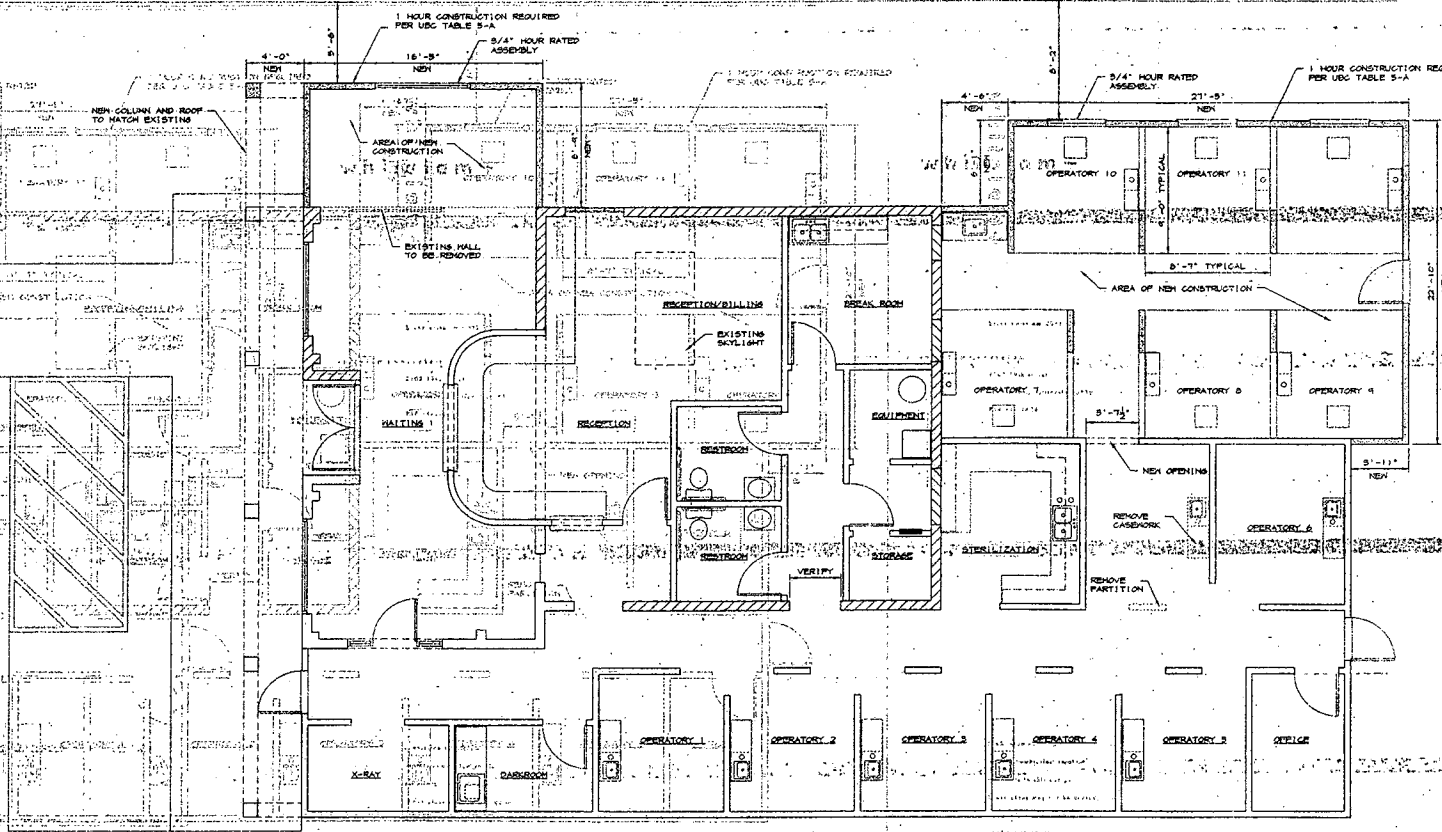
3102 19th Street
Sacramento, California 95818
916.444.1688

EXHIBIT C

ALTERATIONS TO
ACCESS
DENTAL
2695 FLORIN ROAD
SACRAMENTO, CA

JUNE 6, 1999

PROPERTY LINE



NEW FLOOR PLAN

- EXISTING HOOD HALL
- NEW HOOD HALL
- EXISTING MASONRY WALL

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 2. SACRAMENTO, CA

whitelam+

Since whitelam CES3700
 2109 17th Street
 Sacramento, California 95811
 916.444.1228

EXHIBIT D

ALTERATIONS TO
ACCESS DENTAL
 2695 FLORIN ROAD
 SACRAMENTO, CA

JUNE 6, 1999

JULY 21, 1999

ITEM 2

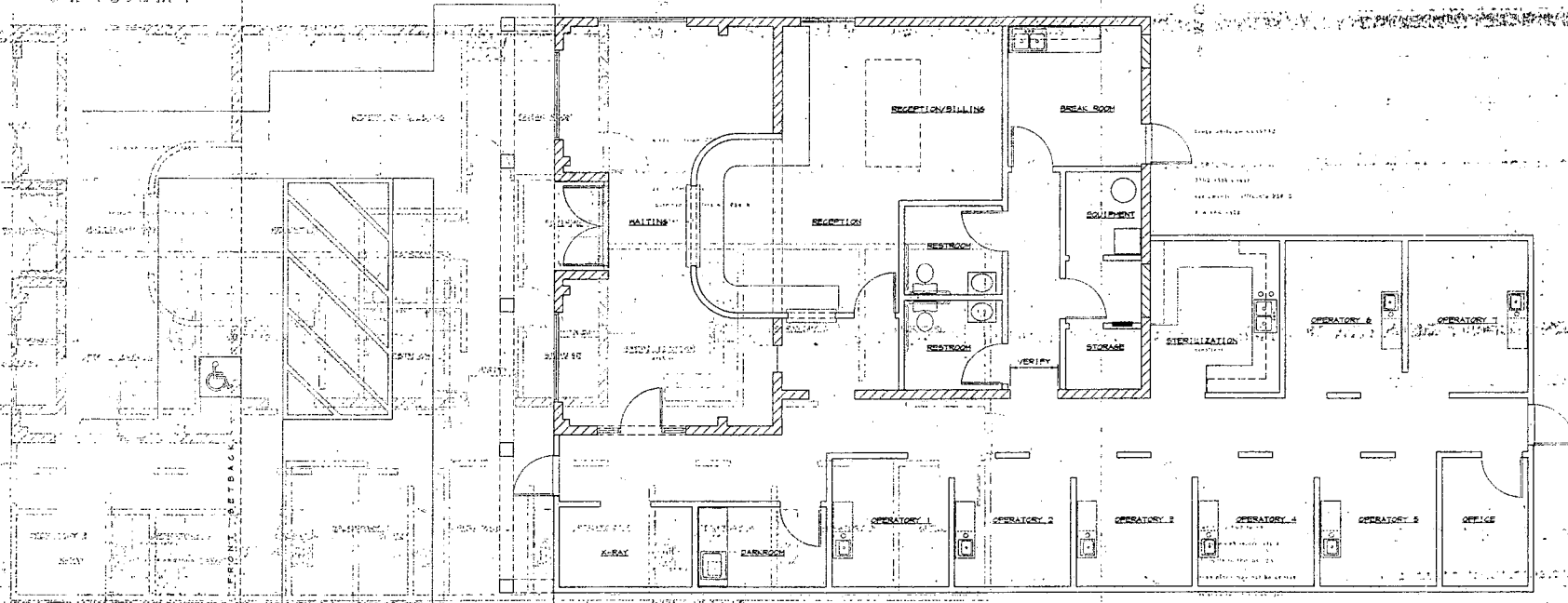
PROPERTY LINE

whitelam+

whitelam+

whitelam+

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ALTERATIONS TO
EXISTING FLOOR PLAN
ACCESS
DENTAL

ALTERATIONS TO
EXISTING FLOOR PLAN
ACCESS
DENTAL

ALTERATIONS TO
EXISTING FLOOR PLAN
ACCESS
DENTAL



EXISTING CONDITIONS WERE TRANSCRIBED FROM DRAWINGS BY OTHERS AND HAVE NOT BEEN FIELD VERIFIED. USER ACCEPTS 2695 FLORIN ROAD SACRAMENTO, CA

SACRAMENTO, CA 5' 10' 15'

ALTERATIONS TO
ACCESS
DENTAL
2695 FLORIN ROAD
SACRAMENTO, CA

JUNE 6, 1999

DATE

SCALE

EXHIBIT E