

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, June 19, 1996, the Zoning Administrator approved with conditions a special permit to allow additional office space exceeding the 25 percent allowed by right in the Light Industrial (M-1) zone for the project known as Z96-049. 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 exceed the maximum allowed 25 percent office space in the M-1 zone by allowing 100 percent office space within an existing 1,728 square foot building with a proposed 134 square foot addition totaling 1,862 square feet on 0.22 \pm developed acres in the Light Industrial (M-1) zone.

Location: 4799 24th Street (D5, Area 3)

Assessor's Parcel Number: 019-0111-009

Applicant: Don R. and Diana K. Moore Property Same as applicant
4799 24th Street Owner:
Sacramento, CA 95822

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Commercial building
Existing Zoning of Site: Light Industrial, M-1

Surrounding Land Use and Zoning:
North: M-1; Warehouse/Industrial
South: R-1; Single Family
East: M-1; Warehouse/Industrial
West: R-1; Single Family

Property Dimensions: 142 feet x 70 feet
Property Area: 0.22 \pm acres
Parking Provided: 5 spaces
Parking Required: 5 spaces (1 space per 400 square feet)
Square Footage of Building: 1,862 square feet
Height of Building: One Story, 16 feet

Z96-049

June 19, 1996

ITEM 2

Height of Building: One Story, 16 feet
Exterior Building Materials: Brick and Stucco
Roof Materials: Hot Mop- Tar
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: P87-476 (Same application; however, never constructed)

Additional Information: The applicant proposes to convert an existing 1,800 square foot industrial building into 100 percent office. The applicant has actually occupied the building with the existing burglar alarm/security business for many years. There is a 190 square foot previous addition on the north side of the building that will be demolished and a new 316 square foot room addition built in its place. The total square footage of the building after the addition will be 1,862. The Zoning Ordinance requires a Zoning Administrator Special Permit for office areas under 10,000 square feet that exceed 25 percent of the total square footage of the building within the Industrial zones.

The building is a single story brick building with a storage yard area to the rear (east) of the building. There is an existing dumpster with no trash enclosure on the site. The submitted plans indicated a new handicap parking space that would block the access to the rear storage yard. After discussions with the applicant, he indicated the plan would be redesigned to locate the additional parking at the rear of the building. The proposed site plan indicates adequate parking and setbacks for the office use.

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(a)}.

Conditions of Approval

1. The proposed handicap parking space in front of the gated access area to the rear of the building shall be relocated.
2. Size and location of the office space and building shall conform to the plans submitted.
3. If a trash dumpster is utilized by the company it shall be kept inside the existing building or a screened fence area shall be constructed to enclose the dumpster in the rear of the property.

4. The applicant shall obtain all necessary building permits prior to commencing construction.
5. Any addition to or expansion of the existing office space within the building will require Planning review and approval.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the building was previously converted to office and the additional increase in office space 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 which designates the subject site as Heavy Commercial or Warehouse.

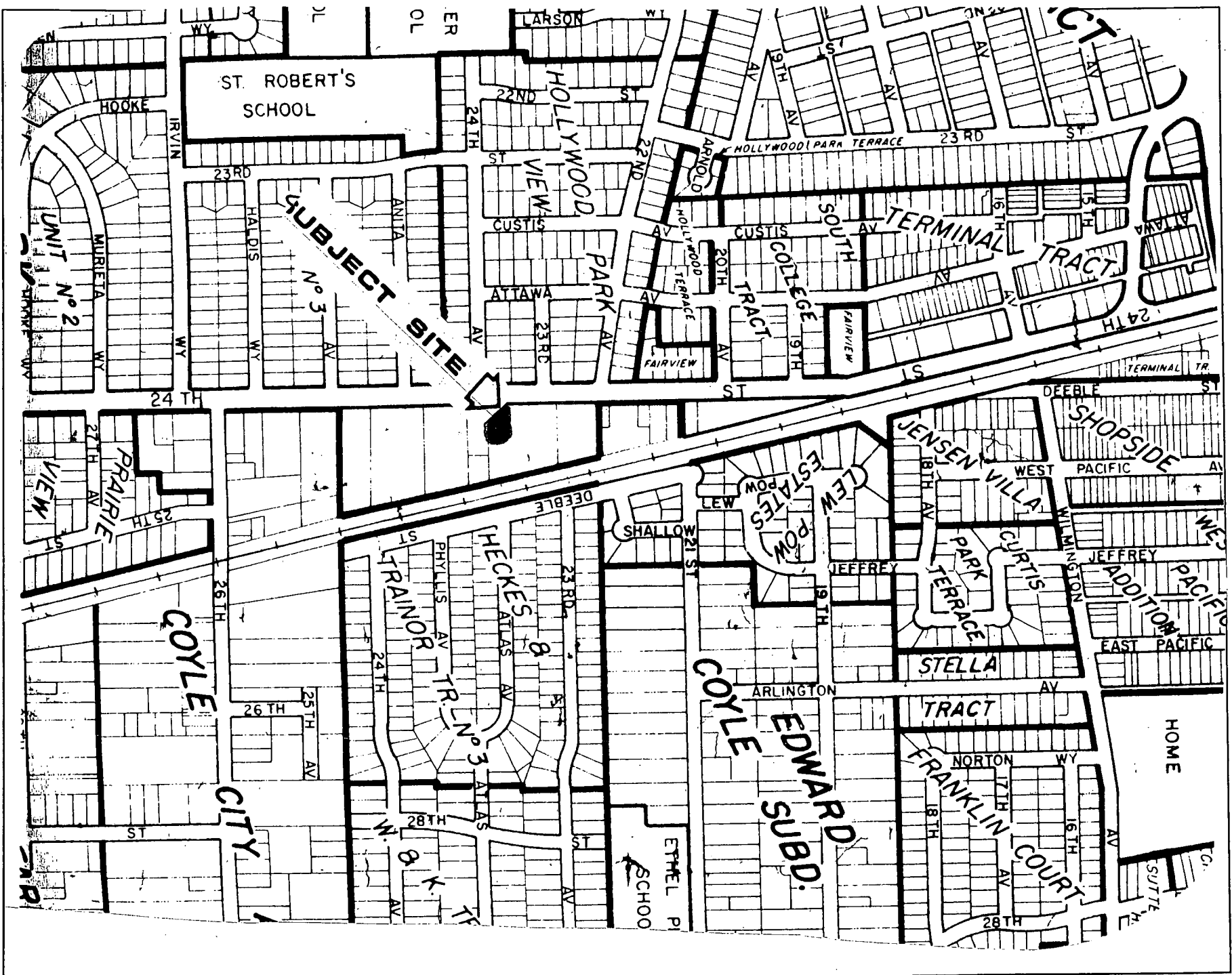
Joy D. Patterson

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 ✓

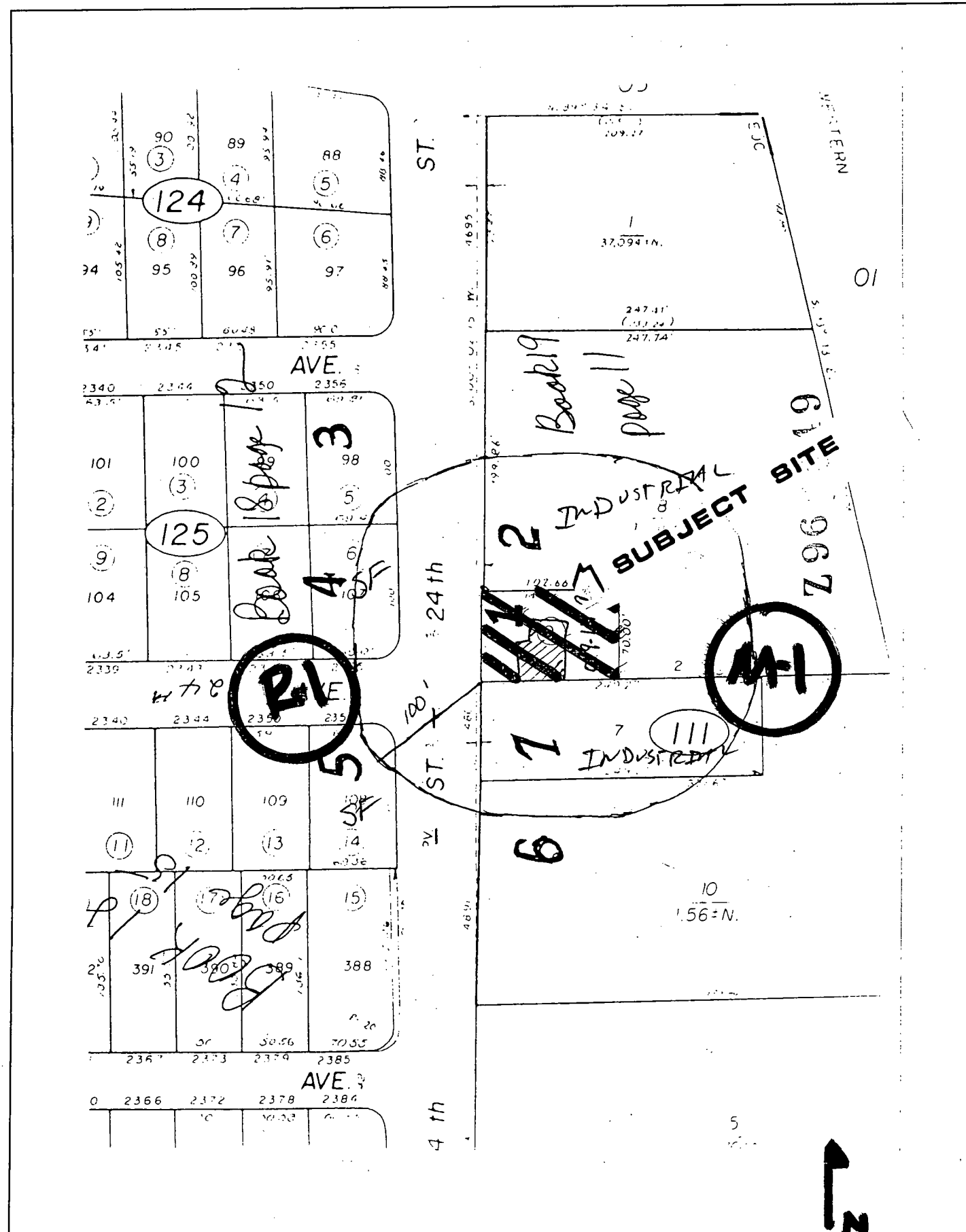


VICINITY MAP

Z96-049

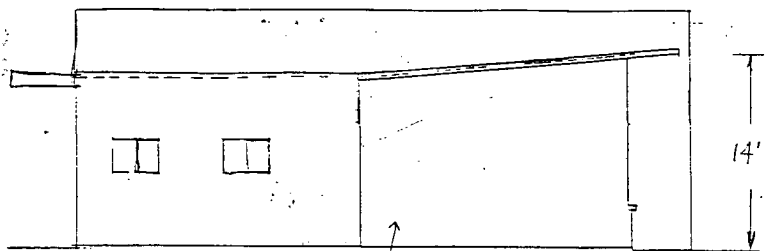
JUNE 19, 1996

ITEM NO. 2

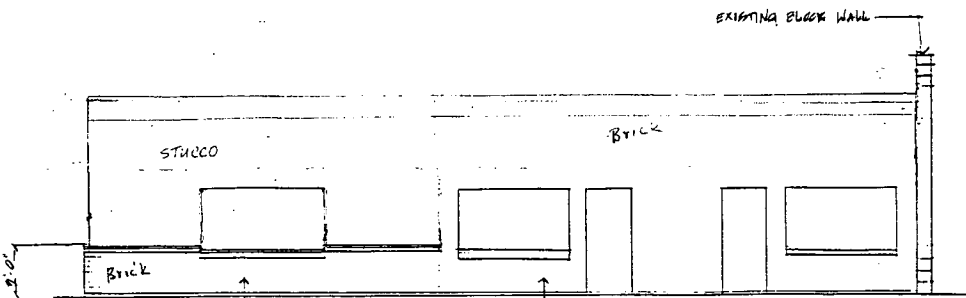


LAND USE & ZONING MAP

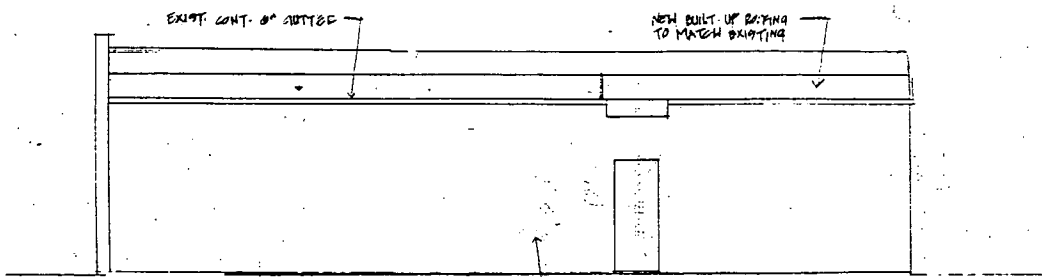
296-049



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

CONNECTION	NAILING
(1) JOINT TO WALL, TOE NAIL	7-0d
(2) TOP PL. TO STUD, END NAIL	2-10d
(3) STUD TO END PL.	4-0d toe nail 2-10d end nail
(4) END TOP PL. TO END NAIL	10d @ 10" o/c
(5) TOP PL. LAP INTERSECTION, FACE NAIL	2-10d
(6) CEILING JOINT TO PL, TOE NAIL	7-0d
(7) CEILING JOINT TO PARALLEL STUD, FACE NAIL	7-10d
(8) STUD TO PL, TOE NAIL	7-0d
(9) BUILT-UP CORNER STUDS	10d @ 10" o/c
(10) PLYWOOD ROOF WALL SHEATHING (TO FRAMING)	3-0d @ 10" o/c 2-0d @ 10" below

JUNE 19, 1946

ITEM 2

RECEIVED
DEC 31 1936
BUILDING DEPARTMENT BUREAU

EXHIBIT B

LADDO 44 PC 664

A 6710.00100 OFF

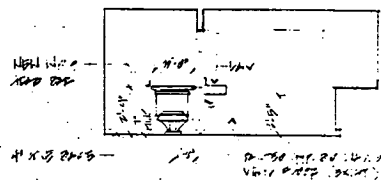
REVISING

A. G. G. G.

296-049

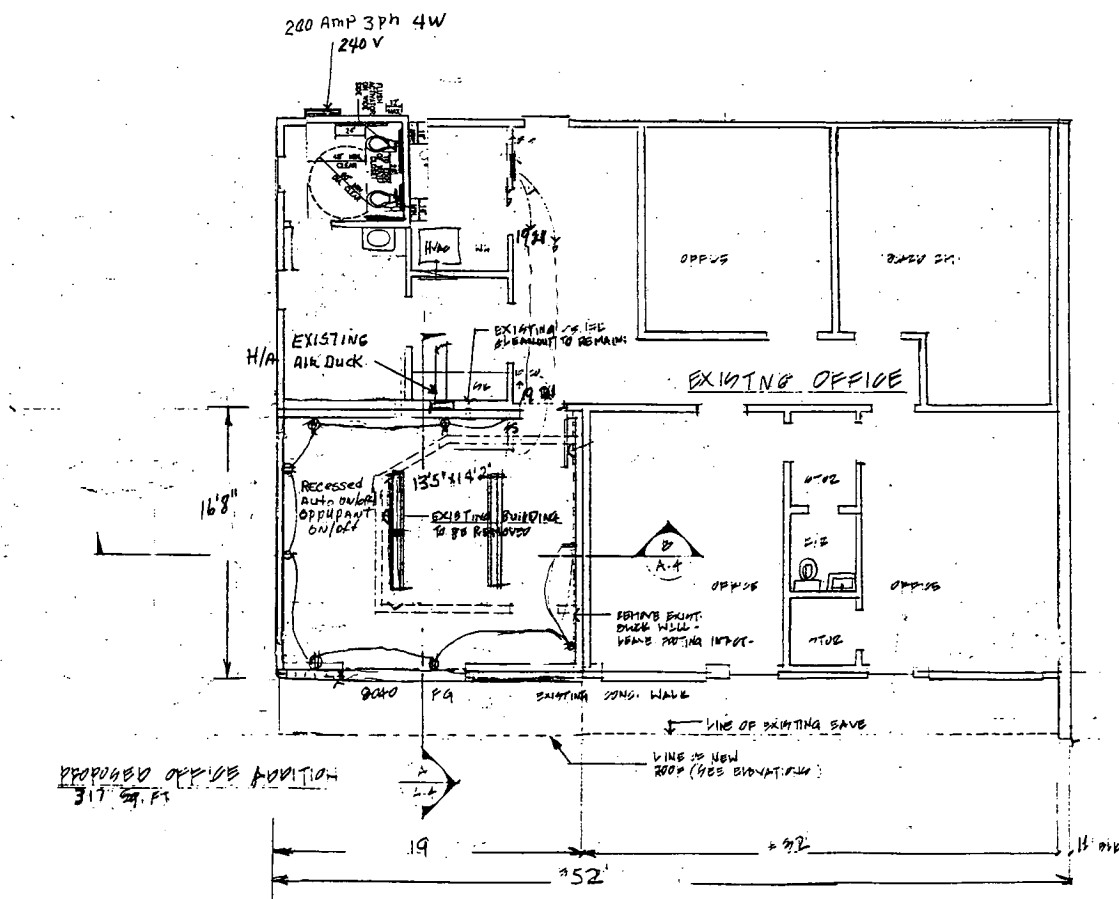
JUNE 19, 1946

ITEM 2



INTERIOR ELEVATION

400 x 240 V 79 77 ~ V-V			
#	Qty	Description	Notes
1	50	20 C/S Controls	
2	50	20 C/S Controls	
3	20	20 Wall Lamp	
4	20	20 Wall out	
5	20	20 Phone	
6	20	20 WIND	
7	20	20 WIND	
8	20	20 WIND	
9	20	20 WIND	
10	20	20 WIND	
11	20	20 WIND	
12	20	20 WIND	
13	20	20 WIND	
14	20	20 WIND	
15	20	20 WIND	
16	20	20 WIND	
17	20	20 WIND	
18	20	20 WIND	
19	20	20 WIND	
20	20	20 WIND	
21	20	20 WIND	
22	20	20 WIND	
23	20	20 WIND	
24	20	20 WIND	
25	20	20 WIND	
26	20	20 WIND	
27	20	20 WIND	
28	20	20 WIND	
29	20	20 WIND	
30	20	20 WIND	
31	20	20 WIND	
32	20	20 WIND	
33	20	20 WIND	
34	20	20 WIND	
35	20	20 WIND	
36	20	20 WIND	
37	20	20 WIND	
38	20	20 WIND	
39	20	20 WIND	
40	20	20 WIND	
41	20	20 WIND	
42	20	20 WIND	
43	20	20 WIND	
44	20	20 WIND	
45	20	20 WIND	
46	20	20 WIND	
47	20	20 WIND	
48	20	20 WIND	
49	20	20 WIND	
50	20	20 WIND	



FLOOR PLAN

RECEIVED
DEC 31 1956
BUILDING INSPECTORS DIVISION

EXHIBIT - C
A-2
or A-2



1/8" = 1'-0"

A-2
or A-2