

**CITY PLANNING COMMISSION**

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

**APPLICANT:** Bob Christenson (Nathan Cons. Inc.), 8411 Jackson Rd. #2, Sacramento, CA 95826

**OWNER:** Panattoni Development Company, 8401 Jackson Rd., Sacramento, CA 95826

**PLANS BY:** Roy Hunt Engineering, 2400 22nd Street, Suite 210, Sacramento, CA 95818

**FILING DATE:** 4-7-93      **ENVIR. DET.:** Negative Declaration      **REPORT BY:** Mike Dale

**ASSESSOR'S PCL. NO.:** 079-0310-039

**APPLICATION:** 1. Negative Declaration

- 2. Special Permit Modification to allow an increase in office space from 75% to 100% for an existing office/warehouse complex on 4.5± developed acres in the Heavy Commercial (M-2S) zone.

**LOCATION:**                    8411 Jackson Road  
                                          (City Council District 6)

**SUMMARY:**                The applicant is seeking the necessary entitlement to allow 100% of the existing office/warehouse complex to be used as general office. Staff recommends approval subject to conditions.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	Heavy Industrial (M-2S)
Existing Land Use of Site:	30,100 sf Office; 15,977 sf Warehouse

**Surrounding Land Use and Zoning:**

North:	Sacramento Regional Transit: M-2S
South:	Vacant, Mining Pit: M-2(S)
East:	Office/Warehouse: M-2(S)
West:	Multi-Family, Industrial: M-2(S)

Proposed Total Office:	46,077 sf
Parking Required:	115 Spaces (@ 1/400)
Parking Provided:	128 Spaces
Site Dimensions:	Irregular
Property Area:	4.5± Acres
Street Improvements:	Existing
Utilities:	Existing

**BACKGROUND INFORMATION:** The Perkins Center was constructed prior to the enactment of current zoning regulations which limit the amount of office space in industrial zones to 25 percent. On November 7, 1989, the City Planning Director approved a Special Permit to convert 10,000 square feet of warehouse space in Building D to office use (P89-349). The approval resulted in an increase in office space from 35% to 57% for the entire complex. On February 14, 1991, the City Planning Commission approved a Special Permit to add 1,200 square feet of office space and to convert an additional 8,000 square feet of warehouse space in Building C to office use (P90-460). The approval resulted in an allowance of 75% office use for the complex.

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use**

The subject site is developed with four buildings constituting 46,077 square feet of office and warehouse space as follows:

<u>Building Area Use</u>	<u>Office (sf)</u>		<u>Warehouse (sf)</u>
Building A	7,400		2,800
Building B	5,500		
Building C	7,200		4,200
Building D	10,000		8,977
<b>TOTAL</b>	<b>30,100</b>	<b>+</b>	<b>15,977 = 46,077</b>

The site presently supports 65% office space even though 75% office space was granted under a former special permit (P90-460). The site is located within 400' of the College Greens RT Metro light rail station and just north of the Granite Pit Plan area. Office/warehouse uses in the M-2(S) zone are located to the east of the site, and residential and industrial uses in the M-2(S) zone are situated to the west. The site is equipped with 128 parking spaces.

The site is zoned M-2(S) which is compatible with the "Heavy Commercial or Warehouse" designation of the General Plan. Uses exceeding 25% office are allowed in the M-2(S) zone subject to Planning Commission approval of a special permit.

**B. Applicant's Proposal**

The applicant's initial proposal was to increase the amount of allowable office space from 75 to 83 percent. As a result of meetings with staff and discussions with the applicant, the proposal was modified to accommodate 100% office. The site plan indicates that adequate parking already exists on the site for complete conversion to office space. No exterior modifications or expansions are proposed for the site.

**C. Policy Consideration**

The applicant's request for 100% office in the M-2(S) zone is consistent with the General Plan policy which promotes employee intensive uses where appropriate along transportation corridors and adjacent to light rail stations.

D. Previous Conditions of Approval

The special permit approved by the Planning Commission on February 14, 1991, required the following conditions of approval:

1. A Transportation Management Plan (TMP) shall be submitted for the review and approval of the City's Transportation Systems Management Coordinator prior to issuance of any certificate of occupancy; and
2. Bicycle parking spaces shall be provided subject to the requirements of the Zoning Ordinance.

Staff recommends that the above conditions be carried-over to this special permit.

E. Agency Comments

Copies of the proposal have been routed to the Public Works Department (Engineering Development and Transportation Sections), Building Division, and the College Glen Homeowners Association. The Department of Public Works has indicated that a Transportation Management Plan should be submitted to and approved by the Department of Public Works prior to issuance of any certificate of occupancy.

F. Environmental Determination

The Environmental Coordinator has determined that the project, as proposed, will not have a significant effect on the environment. A Negative Declaration has therefore been filed pursuant to Title 14 of the California Administrative Code and Chapter 63 of the Sacramento City Code. A copy of the Initial Study may be reviewed and/or obtained at the City Environmental Services Division, 1231 I Street, 3rd Floor, Sacramento, CA 95814.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

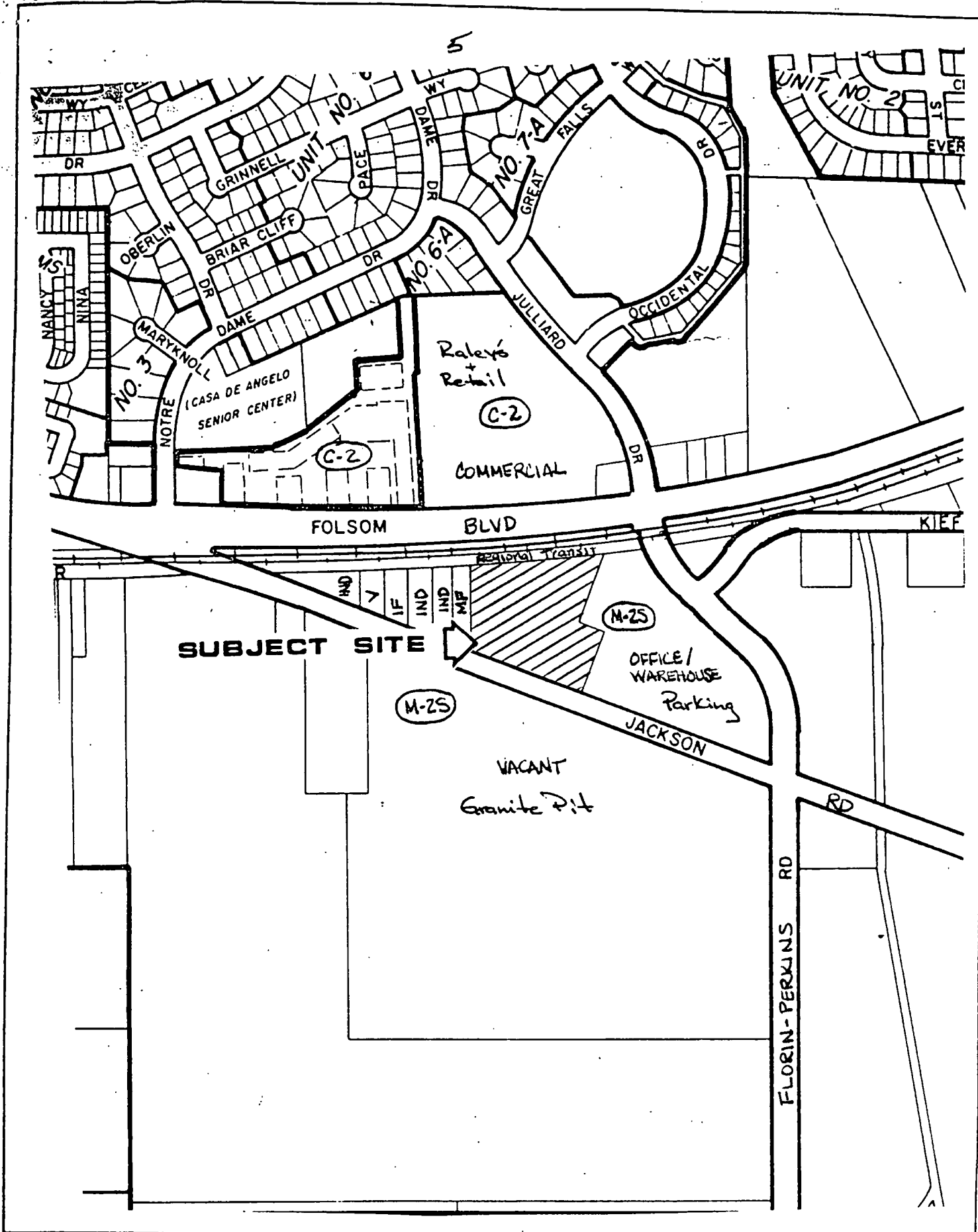
- A. Ratify the Negative Declaration;
- B. Approve the Special Permit Modification to allow an increase in office space from 75% to 100% for an existing office/warehouse complex on 4.5± developed acres in the Heavy Commercial (M-2S) zone subject to conditions and based on findings of fact which follow.

CONDITIONS:

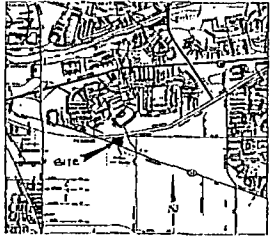
1. A Transportation Management Plan (TMP) shall be submitted for the review and approval of the City's Transportation Systems Management Coordinator prior to issuance of any certificate of occupancy; and
2. Bicycle parking spaces shall be provided subject to the requirements of the Zoning Ordinance.

**FINDINGS OF FACT:****Special Permit:**

1. The special permit, as conditioned, is based on sound principles of land use planning in that the proposed land use is permitted in the Heavy Industrial (M-2S) zone and is compatible with the surrounding residential and industrial land uses.
2. The special permit will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. adequate parking exists on the site;
  - b. the proposal does not include any exterior modifications to the existing buildings; and
  - b. a Transportation Management Plan will be required.
3. The proposal is consistent with the General Plan which designates the site for Heavy Commercial or Warehouse. The proposed use is allowable subject to approval of a special permit.



**VICINITY - LAND USE - ZONING**



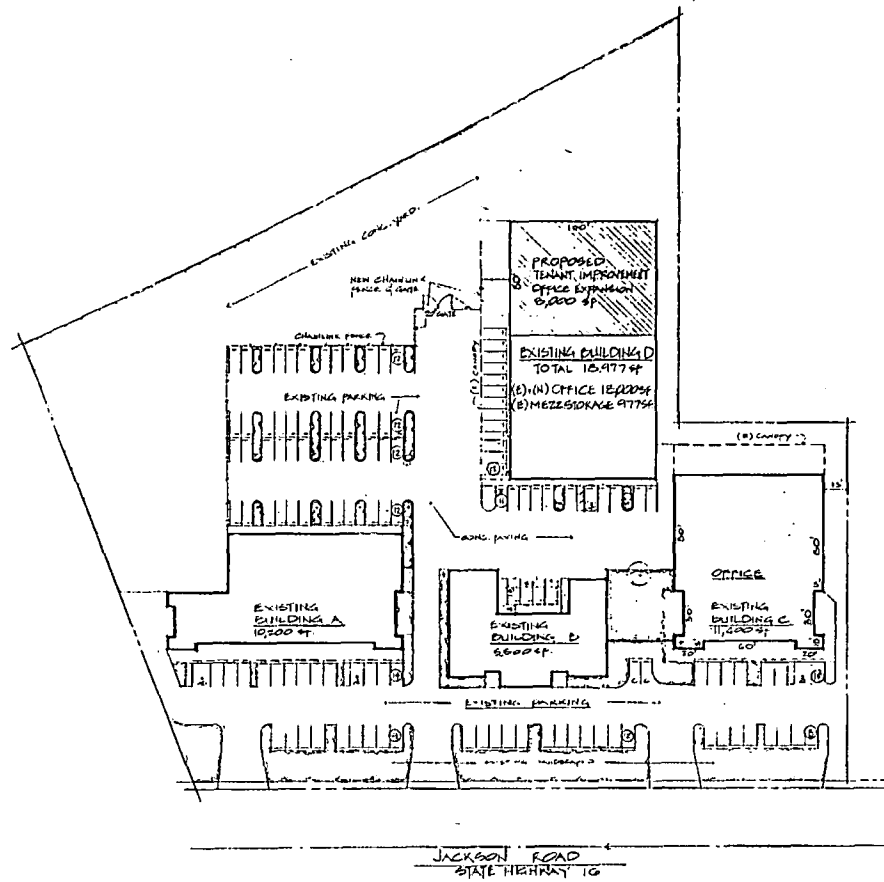
LOCATION PLAN

**BUILDING DATA**

JURISDICTION	CITY OF SACRAMENTO
ZONING	M-25
(BLDG D) TYPE OF CONSTRUCTION	III-11 (WOOD STRUCTURED) EXTERIOR CONCRETE HAUS) NON-SPRINKLERED ONE STORY
(BLDG D) TIME OF OCCUPANCY	D-2 (OFFICE)
(ENR D) BUILDING AREA	10,977 sf
(E) OFFICE	10,000 sf
(E) MEZZ STORAGE	977 sf
PROPOSED OFFICE EXPANSION	3,000 sf

**PARKING DATA**

BUILDING AREA USE	OFFICE	WAREHOUSE
BUILDING A	7,000 sf	2,000 sf
BUILDING B	3,000 sf	—
BUILDING C	7,200 sf	4,200 sf
BUILDING D	10,000 sf	977 sf
<b>TOTAL</b>	<b>30,100 sf</b>	<b>7,177 sf</b>
PARKING REQUIRED	OFFICE 30,100 ÷ 400 = 75.25 sps	WAREHOUSE 7,177 ÷ 1,000 = 7.177 sps
<b>TOTAL</b>	<b>103 spaces</b>	
PARKING PROVIDED	125 spaces	



SITE PLAN

