

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, May 16, 1995, the Zoning Administrator approved with conditions variances to reduce the front setback and waive the required masonry wall for an office building for the project known as Z95-041. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

- Request: 1. Zoning Administrator Variance to reduce the front setback from 16.5 feet to 8.25 feet in order to construct a 7,394 square foot office building on 0.22± developed acres in the General Commercial (C-2) zone.
2. Zoning Administrator Variance to waive the required six foot masonry wall between a commercial use and adjacent residential properties.

Location: 2420 Stockton Boulevard

Assessor's Parcel Number: 014-0064-006

Applicant: Comstock Johnson Architects, Inc. (Duane Johnson)
 10304 Placer Lane, Suite A
 Sacramento, CA 95827

Property Owner: James R./Priscilla G. Davis, Trustees
 7655 Shelborne Drive;
 Loomis, CA 95650

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

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: C-2; Commercial	Front:	16.5'	8.25'
South: C-2 & R-1; Commercial & Single Family	Side(Int.):	5'	15'
East: H; Hospital	Side(S.):	5'	5'
West: R-1; Single Family	Rear:	0'	0'

Property Dimensions: 95 feet x 100 feet
 Property Area: 0.22± acres
 Parking Required: 18 spaces (For non-medical office)
 Parking Provided: 18 spaces
 Square Footage of Buildings: 7,394 square feet
 Height of Building: Two Stories, 28 feet
 Exterior Building Materials: Cement Plaster, Concrete Block
 Roof Materials: Built-up Asphalt
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: P92-059

Background Information: On May 5, 1992, the Planning Director approved the same entitlements for the proposed project. There was an existing auto repair shop that was to be removed. The site required remediation to clean up the contaminated soil and that process was just recently completed. The entitlements had expired during the process so the applicant reapplied for the same entitlements. Additionally, a Zoning Ordinance amendment was adopted which changed the previous Planning Director entitlements to Zoning Administrator entitlements.

Additional Information: The applicant is requesting to construct a two story 7,394 square foot office building. The site is located at the northwest corner of Stockton Boulevard and Y Street. The required front setback along Y Street is 16.5 feet based on the average of the two closest properties on the same side of the block. The applicant proposes to reduce the setback to 8.25 feet for a stairwell projection. The main wall of the building will be set back 23.5 feet. The proposed plan indicates a 7.5 foot front setback; however, the applicant has agreed to revise the plans to meet the 8.25 front setback. The commercial property across the street provides a seven foot setback along Y Street, and there are residences further down Y Street which provide only a five foot setback. A Zoning Administrator Variance is necessary to reduce the front yard setback.

The submitted site plan indicates a six foot solid wood fence along the west property line. The Zoning Ordinance requires a six foot solid masonry wall along property lines between commercial and residential uses. The applicant is requesting a variance to this requirement. The Public Works Department has indicated there is an easement for an existing sewer line along the west property line. No footings which are required for masonry walls would be permitted in this area; however, a wood fence would be allowed. The adjacent property owner has sign a letter of support for waiving the wall because his detached garage is along the property line (see Exhibit E).

NOTE: The parking requirement is satisfied for non-medical office only. Should the office be used for medical office at any time in the future, then additional parking must be provided or a Variance to waive the parking obtained.

The site is located within the Oak Park Improvement Association and the Med Center Neighborhood Association areas. The proposed plans have been submitted to the neighborhood associations and no comments have been received. The project was approved by the Oak Park PAC. The project has been noticed and staff has received one call which requested information about the project.

Additionally, the site is located within the Oak Park Design Review area. The applicant has submitted an application to the Design Review staff for review.

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 15305(a)}.

Conditions of Approval

1. The applicant shall submit revised plans for Planning review and approval indicating the revised setback (8.25 feet) on Y Street prior to the issuance of building permits.
2. Size and location of the structure and fence shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The applicant shall obtain Design Review approval for the project to include fence design, proposed landscaping and planters prior to the issuance of building permits.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that an office building is a commercial use that is permitted in the General Commercial, C-2 zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the main wall of the building is meeting setback requirements;
 - b. there is adequate parking and landscaping provided on the parcel;

- c. the solid board fence and landscaping will adequately protect the adjacent residential property;
 - d. there is an existing sewer line that prevents the installation of the footings necessary for the structural integrity of a solid masonry wall; and
 - d. the adjacent residential property owner supports the wall variance.
4. The project is consistent with the General Plan designation which designates the subject site as Community Neighborhood Commercial and Offices.

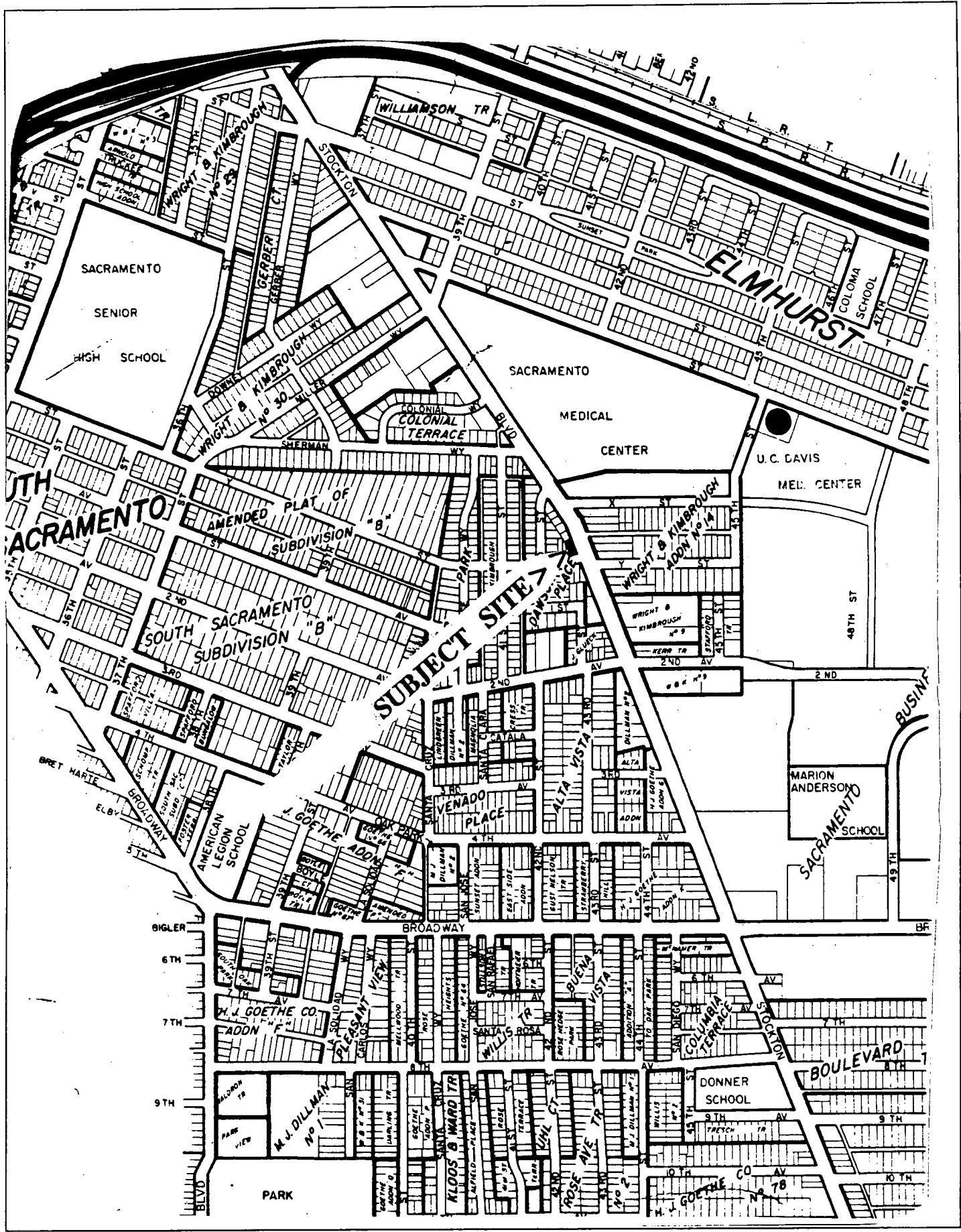
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

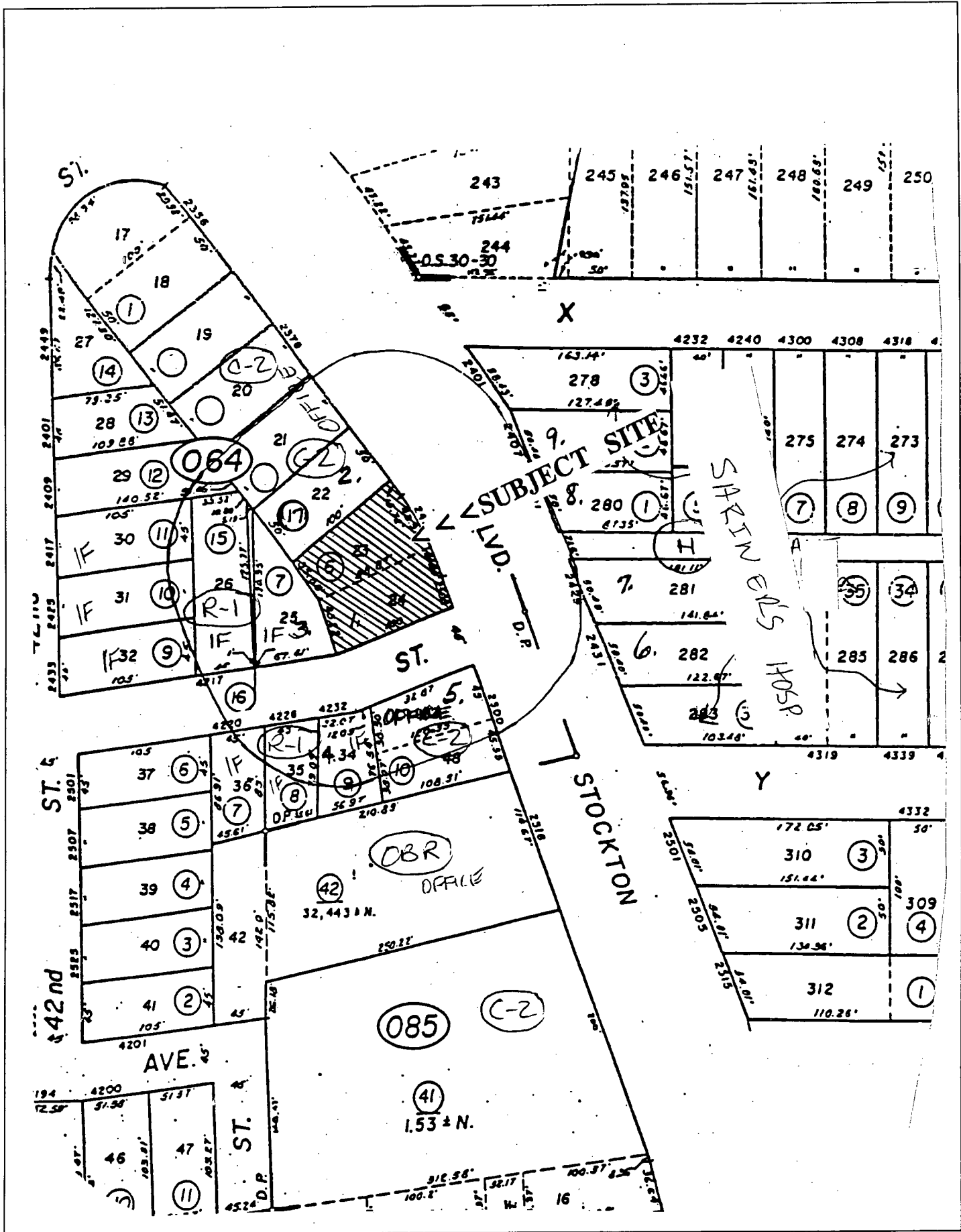
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building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



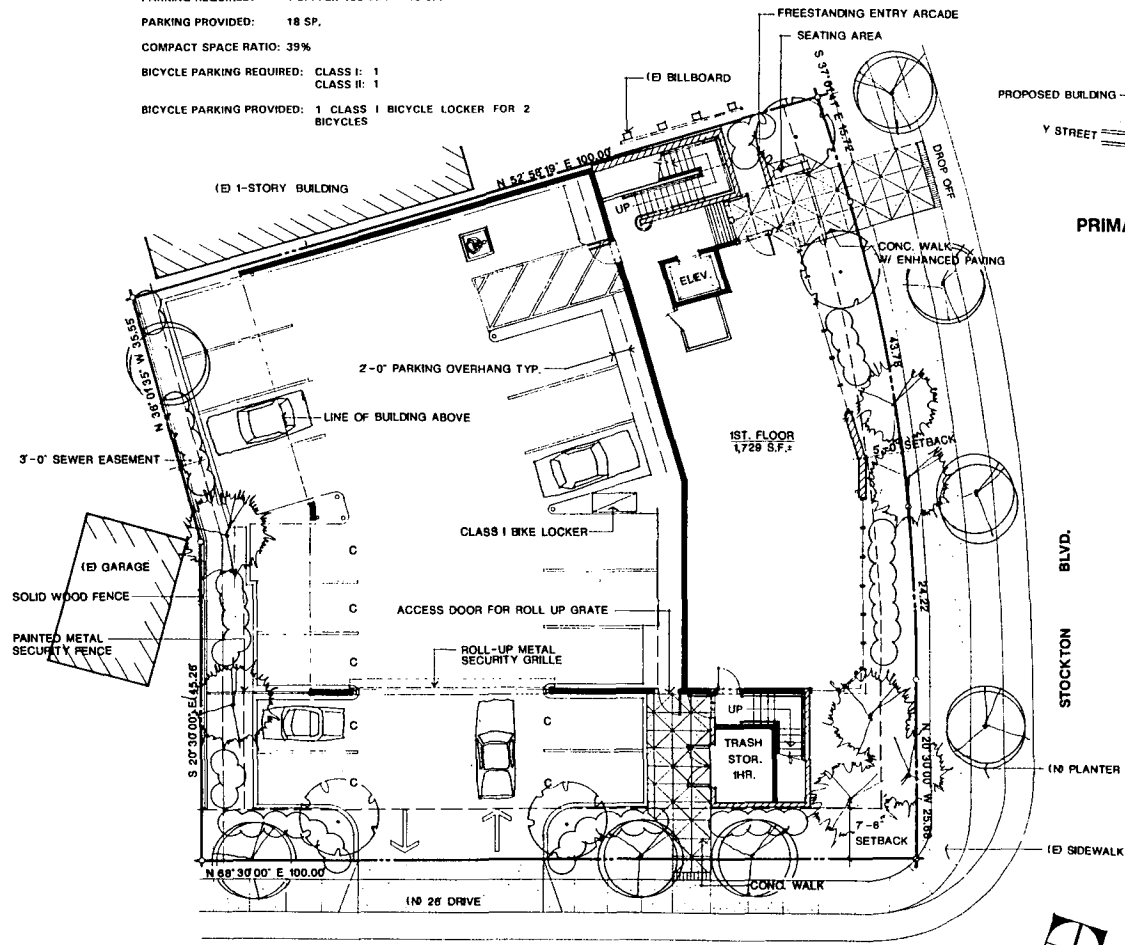
VICINITY MAP



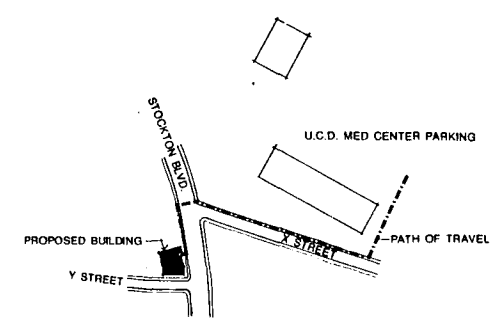
LAND USE & ZONING MAP

PROJECT DATA:

APN: 014-0084-008
 ZONING: C2- CITY OF SACRAMENTO
 SITE AREA: 9,497 ± S.F.
 BLDG. AREA:
 FIRST FLOOR: 1,951 S.F. +/-
 SECOND FLOOR: 5,443 S.F. +/-
 TOTAL: 7,394 S.F. +/-
 SITE COVERAGE: TOTAL SITE AREA: 9,497 S.F. +/-
 TOTAL FLOOR AREA: 6,950 S.F. +/- = 73%
 PARKING REQUIRED: 1 SP. PER 400 S.F. = 18 SP.
 PARKING PROVIDED: 18 SP.
 COMPACT SPACE RATIO: 39%
 BICYCLE PARKING REQUIRED: CLASS I: 1
 CLASS II: 1
 BICYCLE PARKING PROVIDED: 1 CLASS I BICYCLE LOCKER FOR 2 BICYCLES



SITE / FIRST FLOOR PLAN
 V8-1-0"



PRIMARY PEDESTRIAN CIRCULATION

Architects, Inc
 10304 Placer Lane, Suite A
 Sacramento, CA 95827
 Phone 916 382 8303
 Fax 916 382 5841

Donald M. Comstock
 Architect
 Duane M. Johnson
 Architect

CONSTANCE JOHNSON ARCHITECTS INC. (CJA) hereby represents to the City of Sacramento that the information provided herein is true and correct to the best of our knowledge and belief. We warrant that the information provided herein is true and correct to the best of our knowledge and belief. We warrant that the information provided herein is true and correct to the best of our knowledge and belief. We warrant that the information provided herein is true and correct to the best of our knowledge and belief.

STOCKTON & Y STREET BUILDING
 STOCKTON BLVD. AND Y STREET
 SACRAMENTO, CALIFORNIA
 PETE BECKER, DEVELOPER

REVISIONS
 DATE 4-9-92
 DRAWN DPE
 JOB NO. 9199.03
 SHEET
A1
 OF SHEETS

ITEM 3

MAY 16, 1995

2 95-041

Z95-041

PLANTING NOTES

- The plant list is provided for the convenience of the contractor. The Contractor shall verify all plant names and if a discrepancy exists the plan shall govern.
- Unless otherwise approved by the Landscape Architect, substitutions of specified plant material shall not be made. Current and/or proposed NURSERY SPECIFIC LANDSCAPE ORDINANCES require a CERTIFICATE OF COMPLIANCE, which cannot be completed if inappropriate plant material is used.
- Finish grade in planter areas shall be 2" below the top of adjacent curbs, walks or paved areas. Finish grade shall be smooth and even.
- Planting areas shall be kept clean and free from all concrete, asphaltic waste, lumber or other ignifluous. Pollution caused by gasoline, plaster, oil, or other such materials, shall be removed by excavation of the soil and replaced with clean topsoil.
- See details and specifications for procedures, material and installation requirements.
- Shade, if INDICATED, with one foot contour intervals are approximately only. Coordinate heights and shape with Grading Contractor. Notify Landscape Architect 48 hours in advance for final inspection of shade. General Contractor shall construct shade to within 6" of finish grade with clean fill material. Landscape Contractor shall spread 6" of top soil over fill material to bring shade to finish grade.
- Imported top soil (if KNOWN) shall be fertile, friable sandy loam of uniform composition. Clay particles shall not exceed 8% by volume. The soil shall be free from weeds, refuse, roots, rocks over 1" in diameter or other deleterious material. The imported soil shall be free from toxic amounts of either acid or alkaline elements and shall be capable of sustaining healthy plant life.
- Slopes in lawn areas shall not exceed 5:1. Top of slope/mound shall be finished to gradually blend in with surrounding flat lawn areas.
- Adjacent streets, sidewalks and other paved areas shall be kept free of mud, dirt or similar substances resulting from construction operations.
- For best results, BATTLE PLANT MATERIALS should not have their roots disturbed. For plastic cases, remove bottom of case, place in plant pit and cut sides to remove cut metal case in three places and carefully slide root ball into plant pit. For large plant material, use bottom support as necessary.

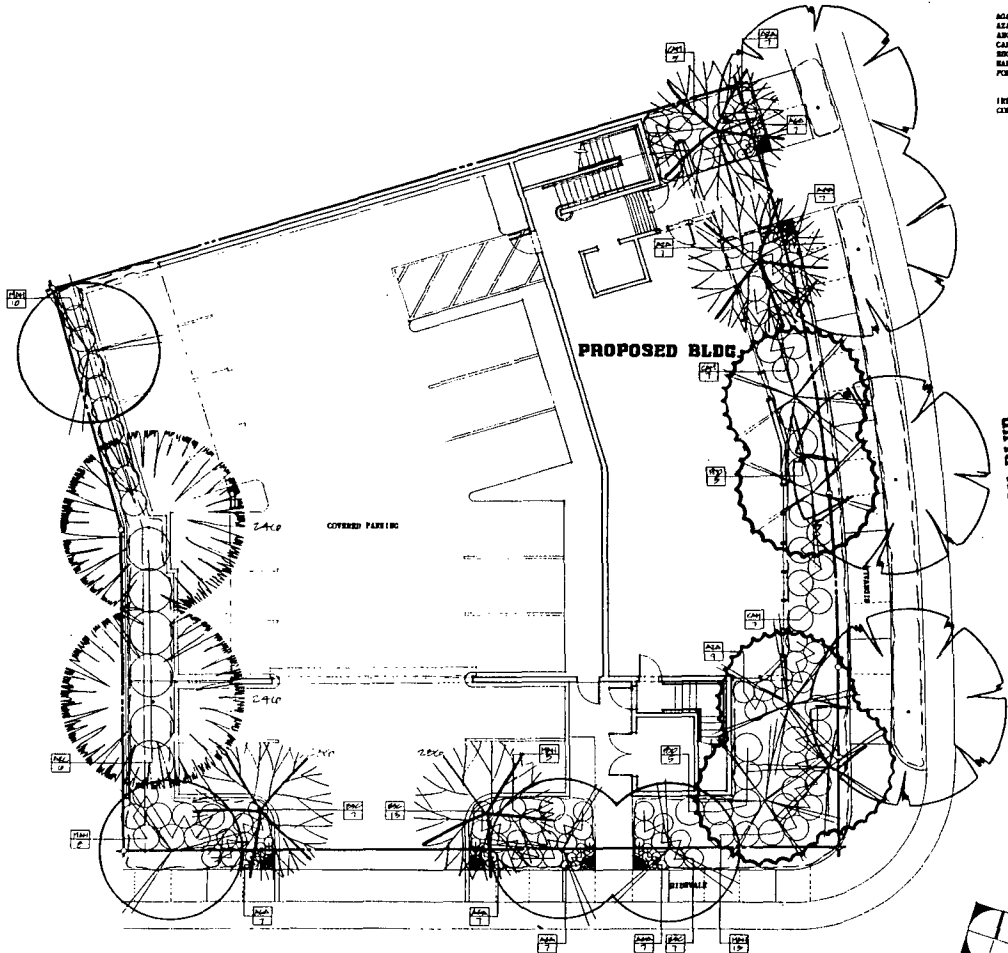
SHADE CALCULATIONS

TREE	100%	75%	50%
PINUS BALDFORDII			3 X 240= 400 SF
LACONOSTYCHIA I. 'SATCHEL'	2 X 200=	475 SF	
TOTALS		475 SF	400 SF
TOTAL PAVED PARKING AREA	1,740 SF		
TOTAL SHADE PROVIDED (50%)	870 SF		
TOTAL SHADE PROVIDED (75%)	864 SF		

PLANT LIST & LEGEND

SYM	SYMBOL/COLOR/COMMON NAME	SIZE	QTY	HEIGHT/SPEAD
	LACONOSTYCHIA I. 'SATCHEL' / CAPE BUTTE	15 GAL	4	30' / 20'
	PINUS BALDFORDII / ALPINE PINE	15 GAL	3	50' / 25'
	PINUS CARASTERIENSIS / CARAST ISLAND PINE	15 GAL	5	60' / 20'
	PLATANUS B. / BLOODWOOD / NYCARON	15 GAL	4	60' / 20'
	PINUS BILZBACHII / PLUMESIDE PINE	15 GAL	4	25' / 20'
	FRAXINUS O. / WHITE OAK / ORNAMENTAL STRAWBERRY	PLANT 8" D.C.		
	VITIS B. / LAYER OF 1/2" - 3/4" PINE BARK (one year/100 sq. ft.)			
	QUERCUS P. / PINOTA RED / RED QUERCUS	PLANT 8" D.C.		
	AGAVE A. / AGAVE / 'GREEN ABEY' / LILY OF THE WILD	1 GAL	42	1' / 3'
	AZALEA I. / AZALEA / 'AZALEA RED'	6 GAL	23	3' / 3'
	ARCTOSTAPHYLOS B. / 'BURNING' / BURNING	5 GAL	8	4' / 6'
	CAMELIA J. / JAPANESE / CAMELIA 'PIRE'	5 GAL	16	8' / 6'
	BEGONIA B. / 'RED BELL' / RED BEGONIA	5 GAL	27	3' / 3'
	HEDERA B. / 'HEDERA' / 'COMPACT' / 'FOREVER GREEN'	2 GAL	34	3' / 6'
	FODICARPUS G. / CRACKLE / PINE PINE	5 GAL	8	5' / 8'

IRRIGATION PLAN, DETAILS & SPECIFICATIONS SHALL BE INCLUDED WITH THE FINAL CONSTRUCTION DOCUMENTS SUBMITTAL PACKAGE.



PRELIMINARY LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



JOB TITLE:
STOCKTON & Y STREET BUILDING
STOCKTON BLVD. AND Y STREET
SACRAMENTO, CALIFORNIA
PETE BECKER, DEVELOPER

REVISIONS:

NO.	DATE	DESCRIPTION
1	3-11-90	DATE
2		DRAWN B.L.A.
3		JOB NO. 91199.03
4		SHEET

OF SHEETS

ITEM 3

MAY 16, 1995

295-041

295-041

MAY 16, 1995

ITEM 3

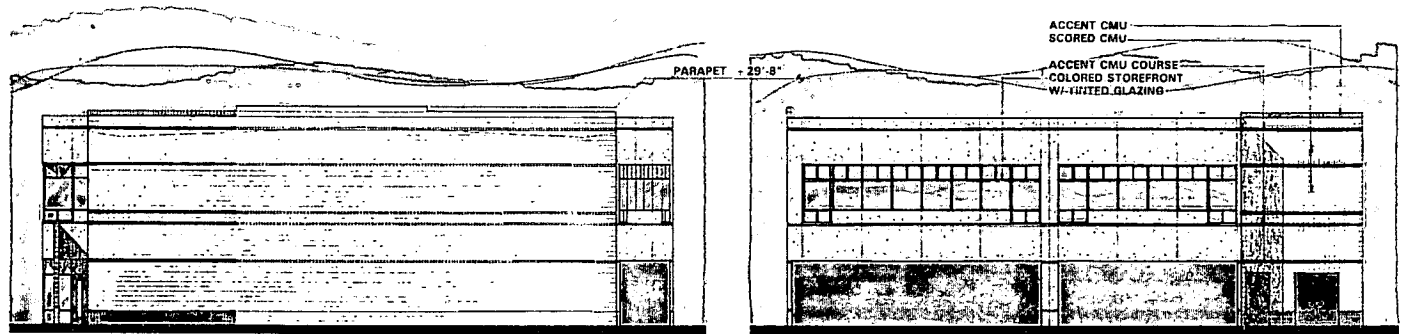
Comstock Architects, Inc.
 10304 Placer Lane, Suite A
 Sacramento, CA 95827
 Phone 916 382-6303
 Fax 916 382-5841

Donald M. Comstock
 Architect

Duane M. Johnson
 Architect

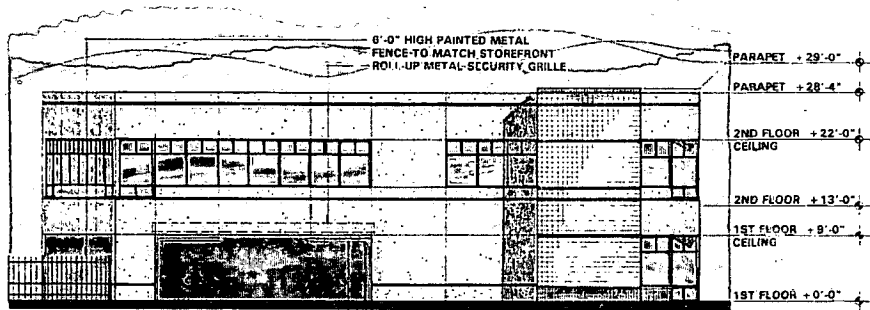
EXHIBIT - C

THESE ARCHITECTURAL DRAWINGS ARE PREPARED BY COMSTOCK ARCHITECTS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF COMSTOCK ARCHITECTS, INC. IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO COMSTOCK ARCHITECTS, INC. AND FOR OBTAINING ALL NECESSARY INFORMATION FROM OTHER PROFESSIONALS CONSULTED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM OTHER PROFESSIONALS CONSULTED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM OTHER PROFESSIONALS CONSULTED BY THE USER.



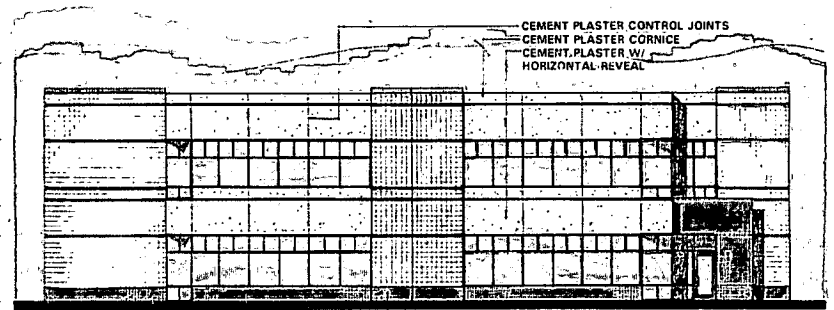
NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION (Y STREET)

PARKING ENTRY BOLLARD & SIGNAGE



EAST ELEVATION (STOCKTON BLVD.)

ENTRY ARCADE
ACCENT CMU BASE

BUILDING ELEVATIONS

1/8" = 1'-0"



OR TITLE

STOCKTON & Y STREET BUILDING
 STOCKTON BLVD. AND Y STREET
 SACRAMENTO, CALIFORNIA

PLT ARCHT, DEVELOPER

REVISIONS:

NO.	DATE	DESCRIPTION

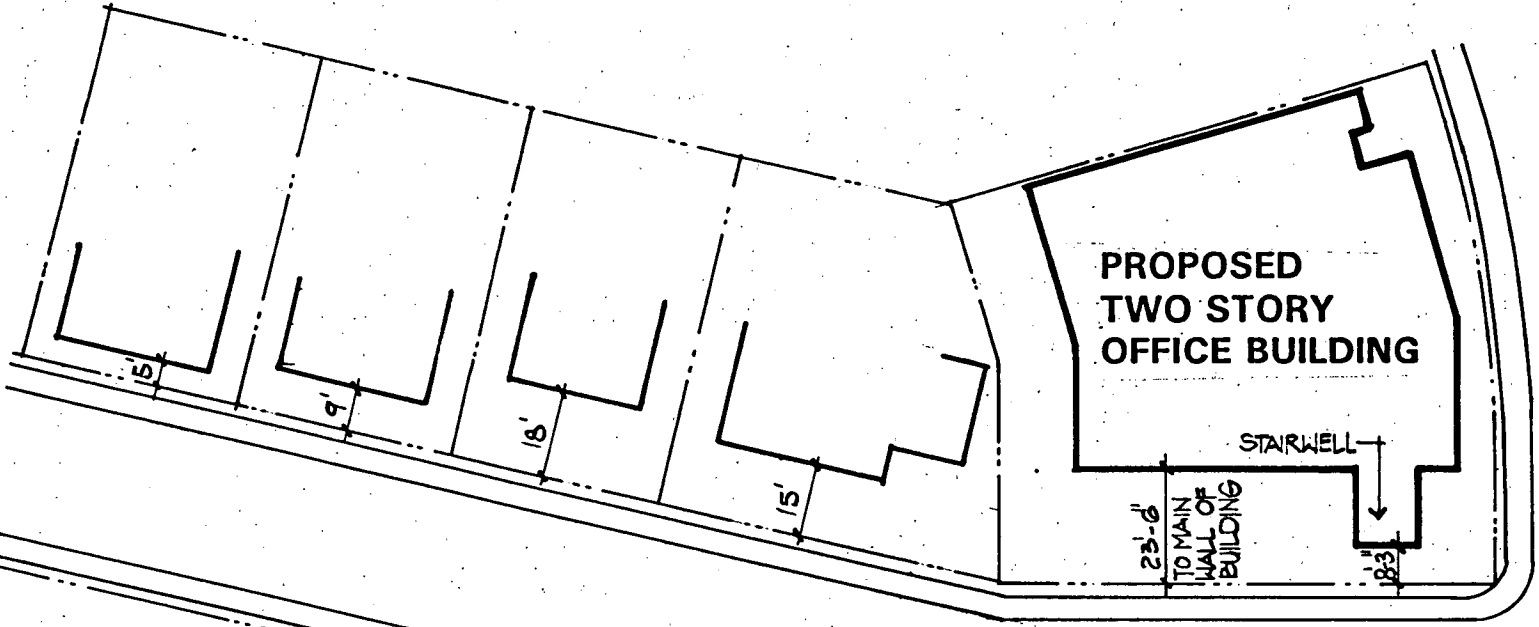
DATE 5-7-92
 DRAWN DPE/DH
 JOB NO. 8199.03
 SHEET
A3
 OF SHEETS

295-041

295-041

MAY 16, 1995

ITEM 3



Y STREET

STOCKTON BLVD

STOCKTON

EXHIBIT - D

EXHIBIT FOR
PROPOSED TWO STORY OFFICE BUILDING
 2420 STOCKTON BOULEVARD
 SACRAMENTO, CALIFORNIA

PETE BECKER, DEVELOPER
 COMSTOCK JOHNSON ARCHITECTS, INC.
 JOB # 91199.05 4-28-92 1" = 40' DPE/DH

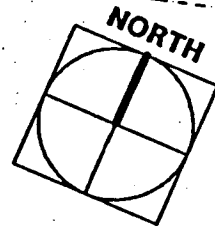


EXHIBIT - E

11

April 27, 1995

James & Priscilla Davis
7655 Shelbourne Dr.
Loomis, CA 95650

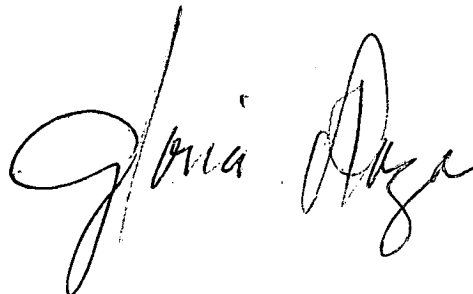
RE: Z 95-041

Dear Mr. & Mrs. Davis:

I have no objections to you constructing a 6 ft. wooden fence along the property line separating my property from your proposed office building.

A masonry wall could be trouble if PG&E had to tear it down to do some work along their easement.

Sincerely;

A handwritten signature in cursive script that reads "Gloria Arza". The signature is written in black ink and is positioned to the right of the word "Sincerely;".