

SACRAMENTO CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Regional Transit, PO Box 2110, Sacramento, CA 95812				
OWNER	Regional Transit, PO Box 2110, Sacramento, CA 95812				
PLANS BY	Regional Transit, PO Box 2110, Sacramento, CA 95812				
FILING DATE	6-21-91	ENVIR. DET.	Exempt 15303(c) and (d)	REPORT BY	JC
ASSESSOR'S PCL. NO.	007-0273-015				

APPLICATION: 65402(a) Review of a 2,160± square foot office building for Regional Transit on 0.29± developed acres in the General Commercial (C-2) zone.

LOCATION: 2811 O Street

PROPOSAL: The applicant is requesting a General Plan consistency review for the construction of a temporary 2,160± square foot office building.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Office
1980 Central City
Community Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Office Building

Surrounding Land Use and Zoning:

North: Office/Bus Repair, Restaurant and Residential; C-2
South: Multi-family Residential and Commercial; C-2
East: Vacant, Multi-family Residential, Restaurant; C-2
West: Multi-family Residential, Retail and Office; C-2

Property Dimensions: 80' X 160'
Property Area: 0.29± acres
Square Footage of Building: 2,160±
Height of Building: 13'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: T1-11
Roof Materials: Sheet Metal (30 gauge)

Project Evaluation: Staff has the following comments:

- A. The site consists of one parcel totaling 0.29± acres. The site is developed with an office building and parking. The General Plan designates the site as Community/Neighborhood Commercial & Offices. The 1980 Central City Plan designates the site as General Commercial. Surrounding land use and zoning includes multi-family and commercial,

C-2 to the south; vacant lot, multi-family and restaurant, C-2 to the east; office, restaurant and residential, C-2 to the north; and multi-family, retail and office, C-2 to the west.

- B. The applicant proposes to add three 12' X 60' modular units in order to provide additional office use. The units will be situated so as to provide a single office of 36' X 60' (2,160± sq. ft.). This office space is proposed as temporary based on a five year lease.
- C. The existing office building on the site is 10,600± square feet which requires 27 parking spaces. With the addition of 2,160± square feet this project would require 32 parking spaces. Currently, on the site are 22 parking spaces used by senior staff personnel for their personal cars or Regional Transit cars. Regional Transit proposes to reduce the 22 parking spaces to six spaces, of the six, three will be tandem which is not allowed by the Zoning Ordinance and the other three 90 degree parking spaces do not provide the required 26 feet of maneuvering. In order to mitigate the parking requirements Regional Transit proposes to relocate the existing parking to the bus lot under the freeway. Further, Regional Transit offers to all employees free bus passes.
- D. Section 65402(a) of the California Government Code requires that the City Planning Commission determine whether the proposed construction of a temporary office building is consistent with the City's General Plan and Community Plan. Staff has reviewed the project and determined that the proposed office building is consistent with the General Plan and the 1980 Central City Plan since office use is an allowed use in the Community/Neighborhood Commercial & Office designation.
- E. The project was review by Traffic Engineering, Engineering Division Development Section. The following comments were received:

Engineering Division, Development Section

Existing sewer and water mains are located in the alley. The services to the existing building may be located in the vicinity of the proposed building. Applicant shall verify prior construction.

A storm drain for the parking is also located within the proposed building area. Verify how drainage will work with the new building.

Traffic Engineering

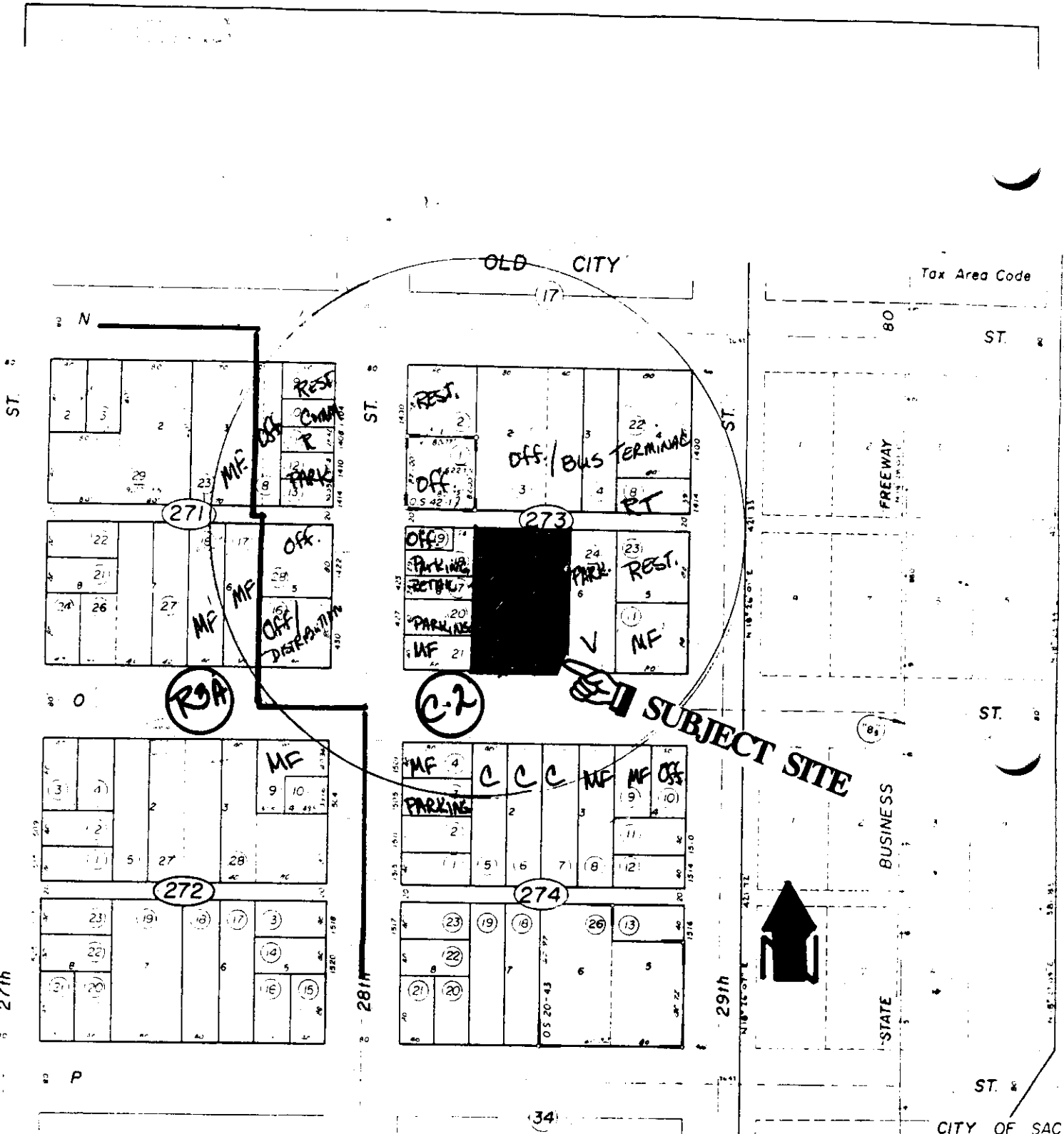
Parking is inadequate for existing building and proposed building.

Parking layout plan is inadequate to assess. Provide parking plan with dimensions to satisfaction of City Traffic Engineer.

90 degree parking adjacent to alley shall have 26 feet of maneuvering.

Environmental Determination Sacramento Regional Transit has conducted an environmental review of the project and has determined that the project is exempt pursuant to State EIR Guidelines (CEQA Section 15303(c) and (d)).

Recommendation: Staff recommends the Planning Commission find the construction of the office building in conformance with the General Plan and the 1980 Central City Plan as required by Section 65402(a) of the Government Code.



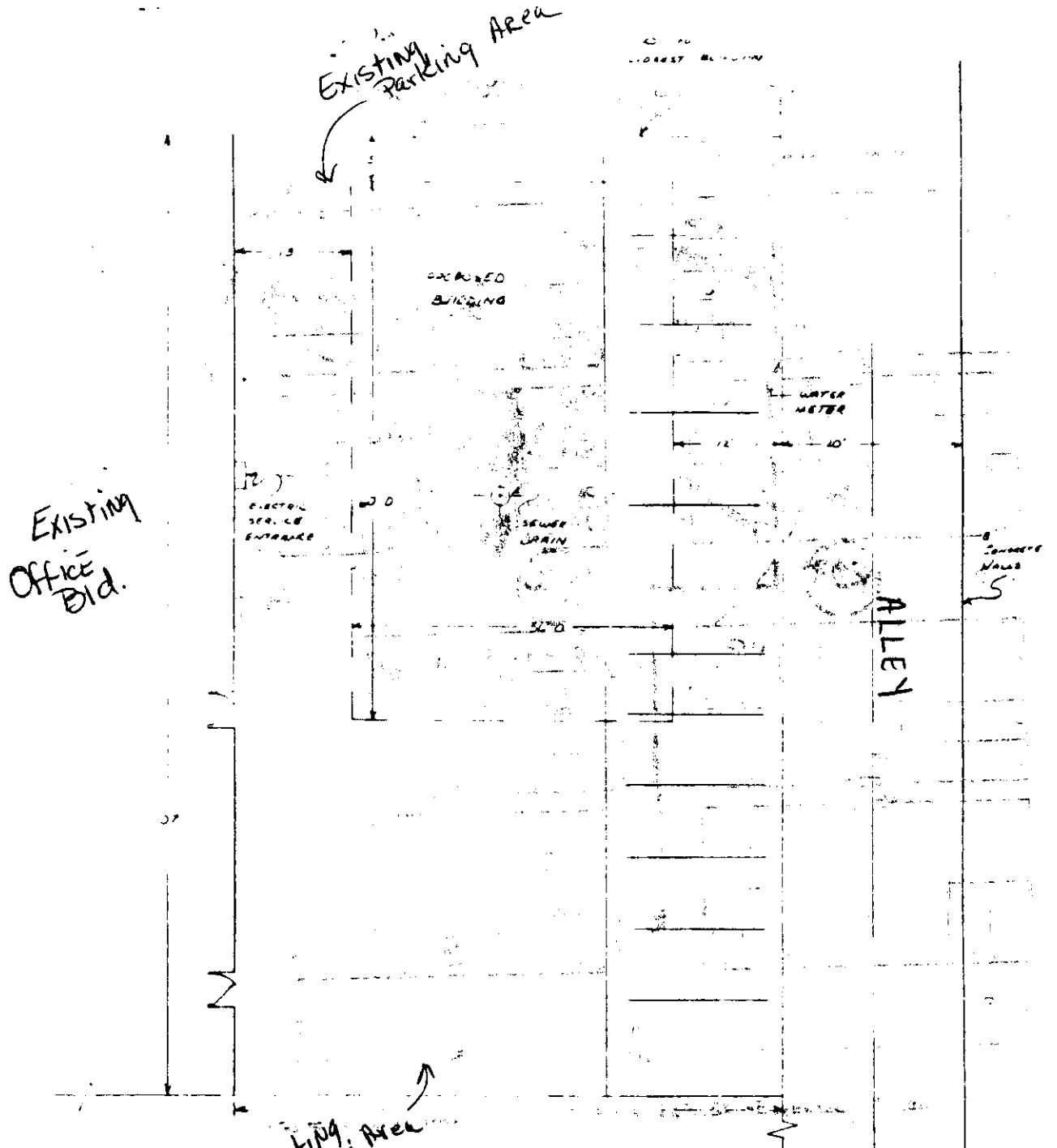
Record of Survey, Bk. 42, Pg. 1 (4-8-87)

NOTE - Assessor's Block Numbers Shown in Ellipse

CITY OF SAC
Assessor's Map of
County of Sacramento

VICINITY, LAND USE AND ZONING MAP

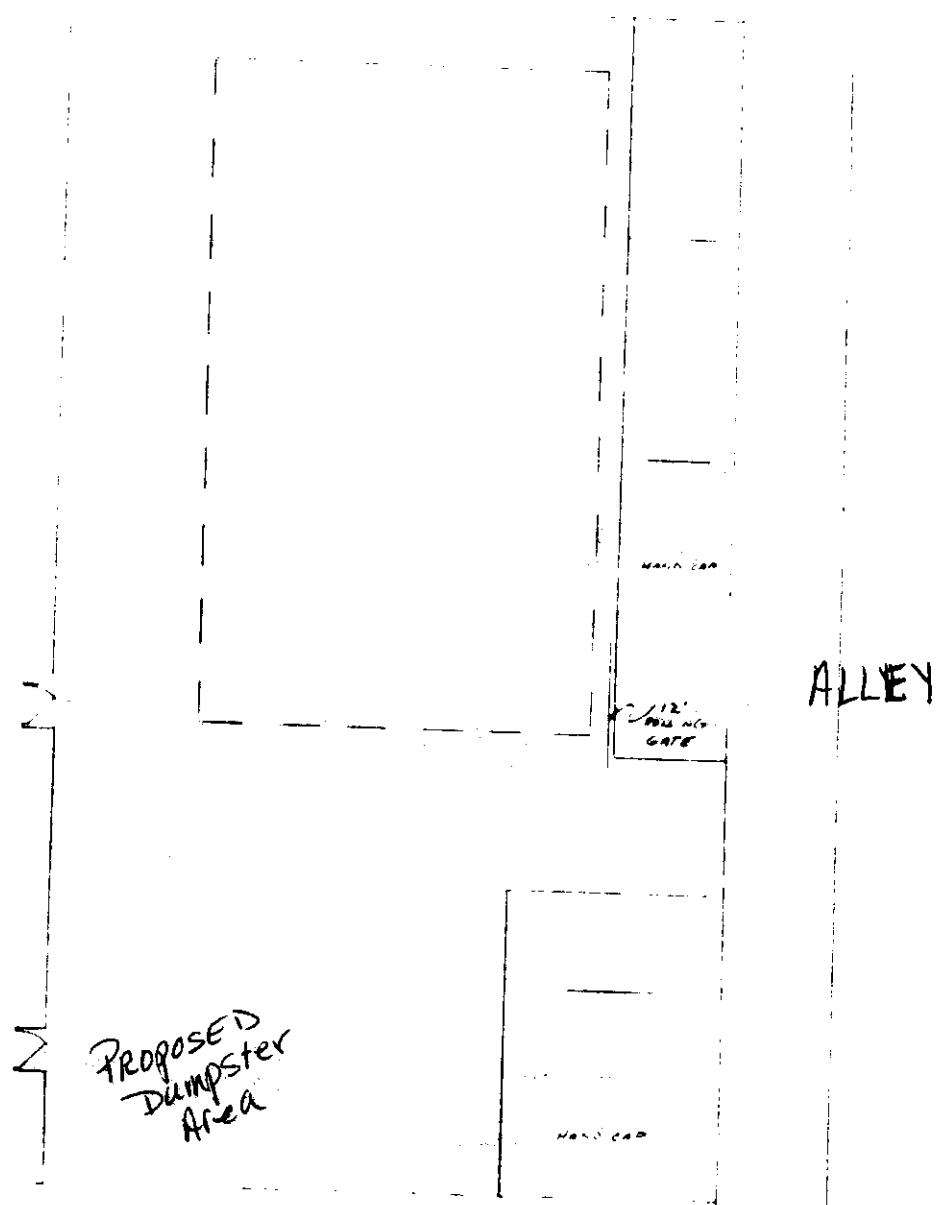
EXHIBIT A



PARTIAL SITE PLAN
OVERLAY of Building
of existing site plan

EXHIBIT B

NEW PARKING
PROPOSAL



PARTIAL SITE PLAN

SCALE 1/8" = 1'

M91-032

JULY 25, 1991

ITEM NO. 27