

23-1



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

APPROVED
BY THE CITY COUNCIL

January 20, 1987

JAN 27 1987

OFFICE OF THE
CITY CLERK

Filed

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Special Permit - Major Project Review for a 92,826 square foot medical office and a four level parking garage in the General Commercial (C-2) zone.

LOCATION: Southwest corner of Alhambra Boulevard and L Street

SUMMARY

A Special Permit - Major Project Review application for a four story medical office building and a four level parking garage in the General Commercial (C-2) zone was approved subject to conditions by the Planning Commission on January 8, 1987. The Commission's action on most Special Permits are final unless appealed to the City Council; however, application considered pursuant to the Major Project Review must be submitted to the City Council. Upon receiving the Commission's action, the Council may decide to treat the matter as an information item or direct staff to set the matter for public hearing.

BACKGROUND

The original design of the office project required a Special Permit to exceed the 45 foot height limit in the C-2 zone by 11 feet and variance for reduced setbacks. This design was opposed by Planning staff and the East Sacramento Improvement Association. At the first Planning Commission meeting on the project the Commission also expressed concerns regarding the height and mass of the structure. The matter was continued to allow the applicant time to reconsider the design. The revised design approved by the Planning Commission met the concerns of staff and the Association. The revised design reduced the height of the structure to 45 feet, increased the setbacks on all street frontages to exceed minimum standards and reduced the building size by 3,600 square feet.

VOTE OF THE PLANNING COMMISSION

On January 8, 1987, the Commission voted seven ayes, one no and one absent to approve the project.

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City Council


-2-

January 20, 1987

RECOMMENDATION

Since the revised project has addressed the concerns of the Planning Commission, City staff and the East Sacramento Improvement Association, staff recommends the City Council receive this report as an information item. However, should the Council wish to hear the application, staff should be directed to set the matter for public hearing.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MV:AG:tc

P86-103

23-1

City Planning Commission
Sacramento, California

Members in Session:

Subject: Revised plan for a new medical office building project at the southeast corner of Alhambra Boulevard and L Street (P86-103)

BACKGROUND INFORMATION: On December 4, 1986, the Commission reviewed the subject project. At that time, the applicant was requesting the following entitlements:

- A. Special permit to allow a major project to exceed the 45 foot height limit by 11 feet;
- B. Special permit to exceed 75,000 square foot gross floor area by 21,487 square feet for a major project;
- C. Variance to reduce the required landscape strip from four to three feet along the east property line;
- D. Lot line adjustment to merge three lots.

Upon hearing the applicant's request, the Commission directed the applicant to redesign the building so as to reduce the height and bulk of the building.

Revised Plans: The applicant has submitted new drawings which have accomplished the following:

- A. Reduced the building height from 56 feet to 45 feet, thus, eliminating the need for a special permit to exceed the 45 foot height limit;
- B. Provided the necessary four foot wide landscape planter strip along the east property line, thus, eliminating the need for a variance;
- C. Reduced the building size (square footage) from 96,487 to 92,826 for a reduction of 3,661 square feet.

As indicated, in the original staff report, the proposed medical office complex will consist of a 4-story office building and a 4-level parking garage. The office portion is 45 feet (to plate line) in height and is located on the west half of the block; While the parking garage height varies from 35 feet to 43 feet and is located on the east half of the block (see exhibit A-1). The structures are connected by elevators and a stairway. The structures also contain a 18' x 100' courtyard separation which will be landscaped. In addition, the revised site plan indicates an increased planting setback along all streets. Alhambra Boulevard - 8 feet; "L" Street- 16 feet; and Seville Way - 8 feet.

In conclusion, the applicant has reduced the height of the structure to conform to the C-2 zone and has slightly reduced the bulk of the complex. The project also has a height variation with the lower building (height - 35 feet) being located on Seville Way near residential and commercial uses. Staff, therefore, supports the project as revised.

Staff Recommendations: Staff recommends the Commission take the following action:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to exceed 75,000 square feet (major Project) subject to conditions and based on findings of fact which follow:
- C. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions:

1. daily vehicle trips into and out of the parking garage shall be kept to 4,000 or less (2,000 round trips);
2. the parking garage shall contain no more than four above-ground levels plus one basement level;
3. the south side of the parking garage shall be set back from the property line far enough to allow the use of an open facade design;
4. the parking garage design must maximize the amount of wall area open to natural ventilation;
5. the mechanical ventilation system in the basement of the garage shall be sized to provide a minimum of 10 air exchanges per hour;
6. the top level of the parking garage shall be reserved for full-day employee parking. (reserving this level for employees of general office use tenants would be the easiest way to implement this measure).
7. no more than 67,000 gross square feet of space shall be occupied by medical office use. No less than 33,000 gross square feet of space shall be used for general office and/or medical laboratory uses;
8. the following note shall be placed on all plans, the deed, and on all lease agreements. Note - "In order to prevent possible air quality problems in the project vicinity due to high carbon monoxide concentrations from the parking garage, no more than 67,000 gross square feet of space shall be occupied by medical office use, and no less than 33,000 gross square feet of space shall be used for general office and/or medical laboratory uses."
9. the applicant shall develop and implement, to the satisfaction of the City Traffic Engineer, a Transportation Systems Management (TSM) plan that achieves a 15 percent reduction in future peak hour traffic for the project. This plan shall include:
 - a) identification of 41 spaces (10 percent of total) as preferential car pool/van pool employee parking (2.5 percent trip reduction credit);

- b) construction of a bus shelter to the satisfaction of Regional Transit (2.5 percent trip reduction credit);
 - c) 100 percent transit pass subsidy for 25 years, for 20 (five percent of total) employees (five percent trip reduction credit;)
 - d) provision of two showers and 20 lockers for employees (2.5 percent trip reduction credit);
 - e) an on-site Transportation Coordinator assigned at least half-time to implement the TSM Plan.
10. the applicant shall eliminate all building features which project beyond the subject property lines. Revised elevations shall be submitted to staff for review and approval prior to the issuance of building permits;
 11. a revised floor plan shall be submitted which indicates final square footage calculations for the project for staff review and approval prior to the issuance of building permits;
 12. the applicant shall submit a sign program for the project for staff review and approval prior to the issuance of occupancy permits;
 13. a revised site plan shall be submitted which indicates the location of 16 bicycle parking spaces (50 percent must be Class I Facility) and the relocation of handicap parking adjacent to the main entrance. Said plan shall be reviewed and approved by staff prior to the issuance of building permits.
 14. the applicant shall submit the proposed project for review and approval by the Design Review Board prior to the issuance of building permits;
 15. all street and driveway improvements shall be approved by the City Traffic Engineer.

Findings of Fact - Special Permit:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a) the medical/retail offices will be compatible with the adjacent land uses which include restaurants, retail stores and an automobile showroom;
 - b) the project is located on a major street.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that adequate setbacks, on-site parking and landscaping will be provided.

3. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Shopping/commercial/office by the 1974 General Plan and the 1963 East Sacramento Community Plan and the proposed office building conforms with the plan designation subject to securing a special permit.

In the State of California, County of Sacramento, City of Sacramento,
and being:

PARCEL NO. 1

All of Lots 21, 22, 23 and 24, and the East portion of Lots 25 and 29, of Alhambra Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on May 26, 1927, in Book 19 of Maps, Map No. 25, described as follows:

BEGINNING at the Northeast corner of said Lot 21, said corner being the intersection of the South line of L Street with the West line of Seville Way, as shown on said plat of Alhambra Tract, thence from said point of beginning, along the South line of said L Street North 70°30' West 169.92 feet; thence along the West line of the East ten feet of said Lot 25 and the Southerly production thereof, South 19°30' West 100.00 feet, thence North 70°30' East 120.00 feet to a point on the East line of Alhambra Boulevard; as shown on said plat of Alhambra Tract; thence along said East line of South 19°30' West 39.08 feet; thence along the center line of 1.10 foot frame wall and the Westerly production thereof, South 70°30' East 175.03 feet; thence continuing along the Easterly production of the center line of said 1.10 foot frame wall and along the North face of a 0.55 foot concrete wall with pilasters extending 0.82 foot North of said North face of wall South 70°30' East 114.87 feet to a point on the West line of said Seville Way; thence along said West line North 19°30'45" East 139.08 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot 29 of Alhambra Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on May 26, 1927, in Book 19 of Maps, Map No. 25, described as follows:

BEGINNING at a point on the West line of Seville Way, as shown on said plat of Alhambra Tract, from which point of beginning the Northeast corner of Lot 21, as said Lot is shown and so designated on said plat of Alhambra Tract, said corner being the intersection of the South line of L Street, as shown on said Alhambra Tract, with the West line of said Seville Way, bears North 19°30'45" East 139.08 feet, thence from said point of beginning along the West line of said Seville Way South 19°30'45" West 67.42 feet; thence North 70°30' West 269.835 feet to a point on the East line of Alhambra Boulevard, as shown on said Alhambra Tract; thence along said East line North 19°30' East 67.42 feet; thence along the center line of a 1.10 foot frame and the Westerly production thereof, South 70°30' East 175.03 feet, thence continuing along the Easterly production of the center line of said 1.10 foot frame wall and along the North face of a 0.55 foot concrete wall with pilasters extending 0.82 foot North of said North face of wall South 70°30' East 114.87 feet to the point of beginning.

P86-103

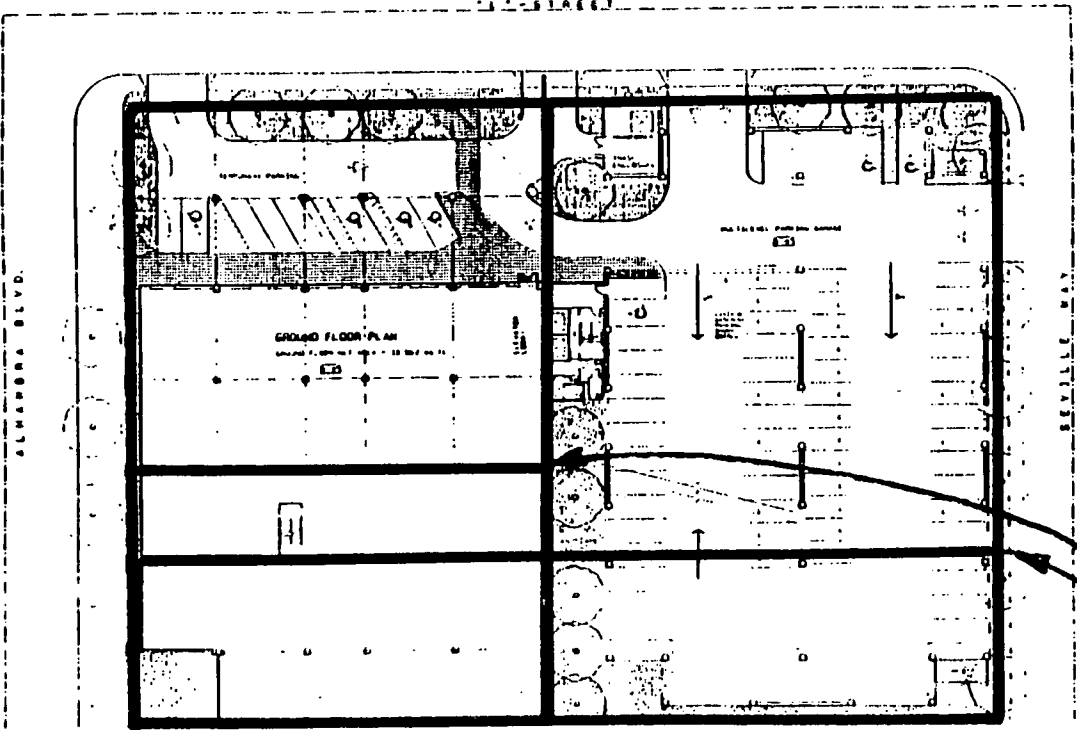
January 8, 1987
~~12-4-86~~P86103
Item #15

ALHAMBRA
 MEDICAL
 OFFICE
 BUILDING

 ALHAMBRA BLVD
 & "L" STREET
 SACRAMENTO
 CALIFORNIA

 BUFF ORLEN
 ENTERPRISES

SITE PLAN
EXHIBIT
 2
 SKA 1



Lot lines to be removed

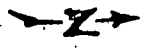


SCALE: 1/8" = 1'-0"
 DATE: 1/8/87
 DRAWN BY: [illegible]

PG-103

7/24/87
 January 8, 1987

HCN
 1/5

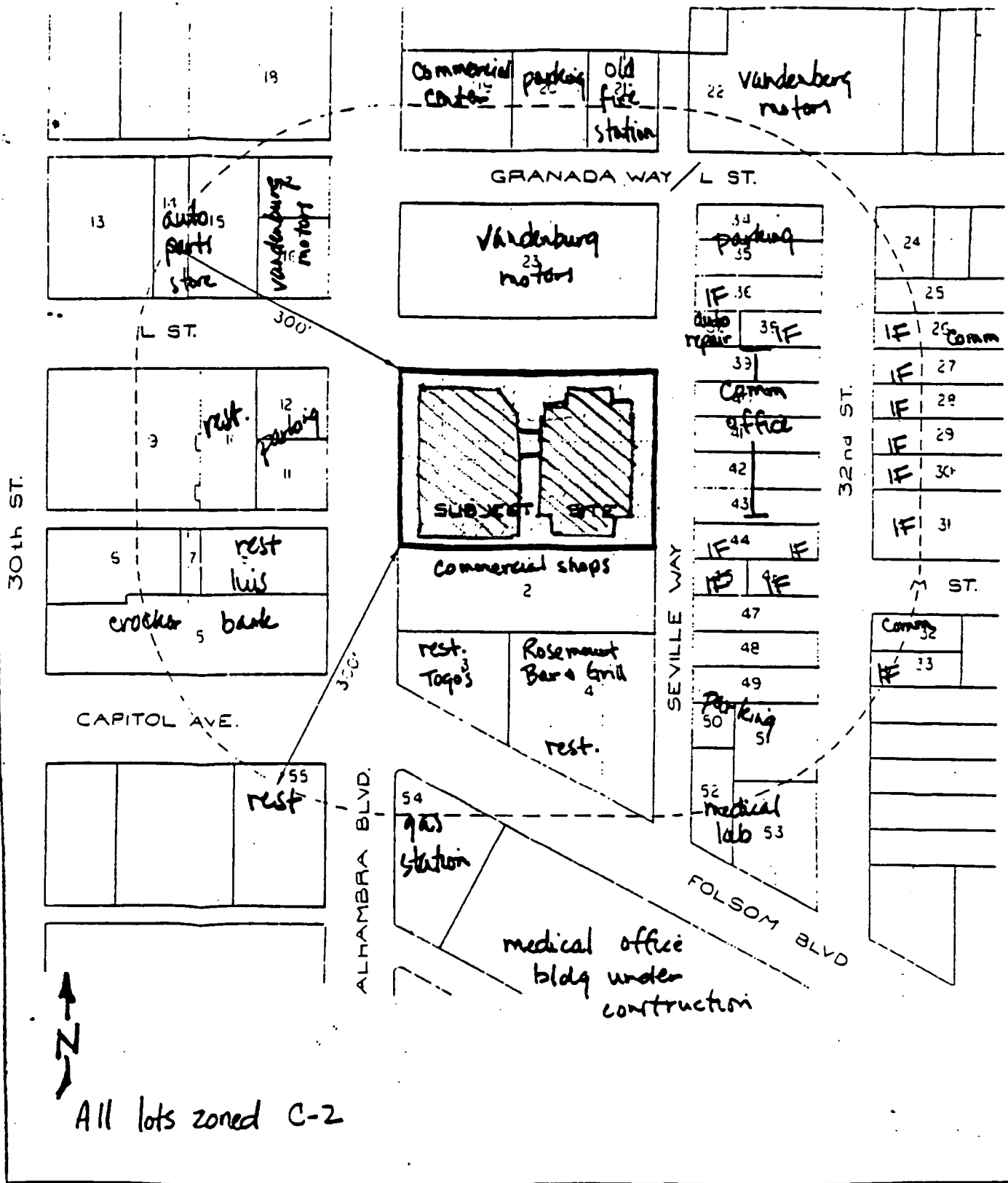


VICINITY MAP

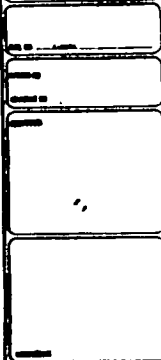
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January 3, 1982

ITM
15



LAND USE & ZONING MAP



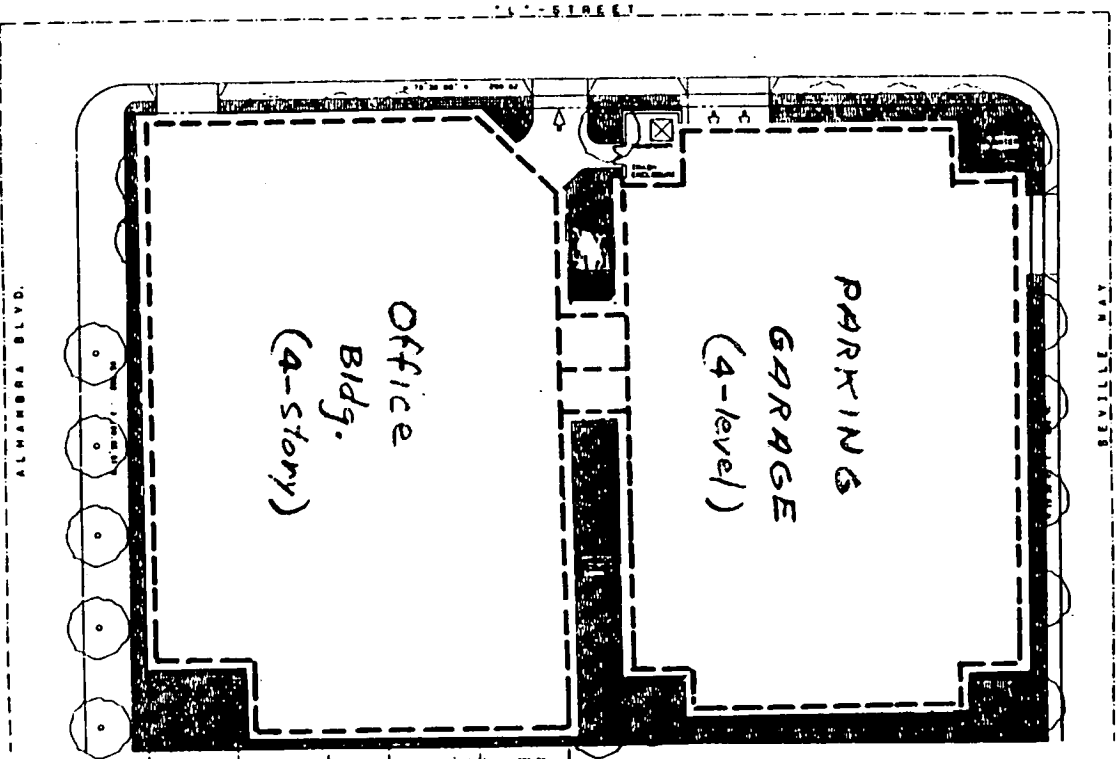
ALHAMBRA MEDICAL OFFICE BUILDING

ALHAMBRA BLVD & 1ST STREET
SACRAMENTO CALIFORNIA

BUZZ GAYES ENTERPRISES
EXHIBIT A-1

SITE PLAN

SKA 1



SITE PLAN

Scale: 1/8" = 1'-0"
 Date: 1-8-86
 Project: Alhambra Medical Office Building
 Drawing: Site Plan
 Designer: [Signature]

P86-103

1-8-86

Item 15

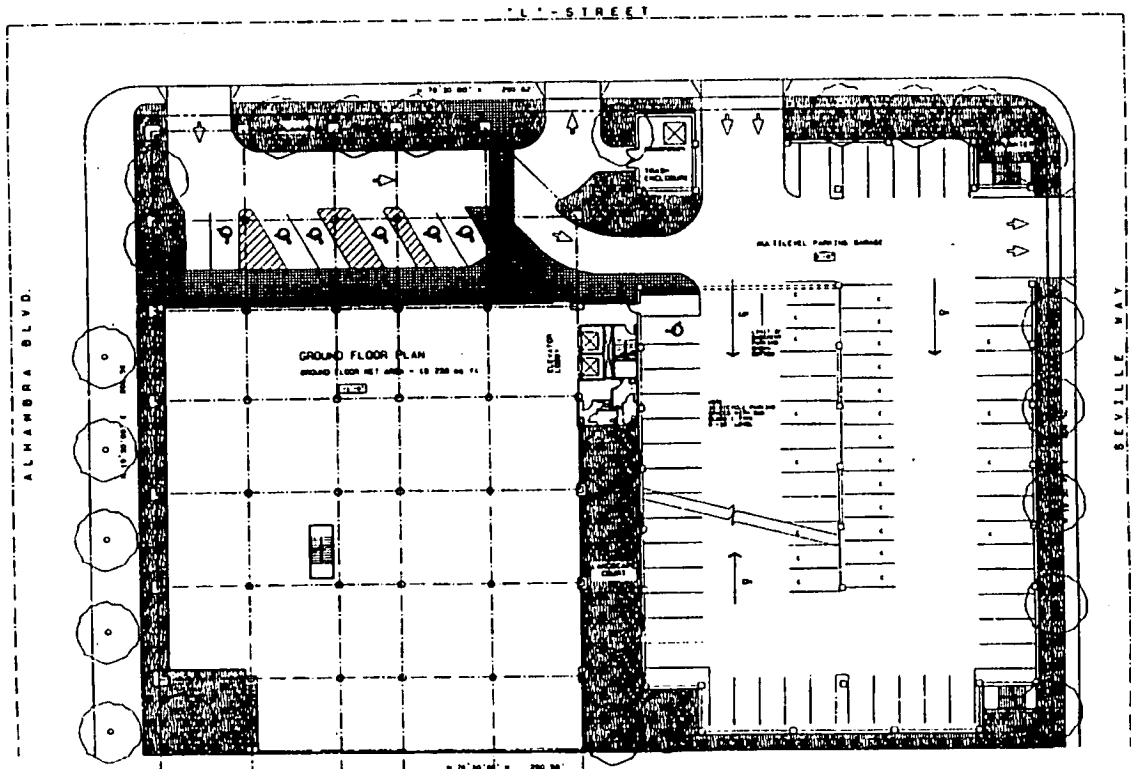
Revised

P86-103

1-8-86

Item 15

Revised



SITE PLAN

GROUND FLOOR	10,720	100
PARKING GARAGE	10,000	100
TOTAL NET AREA	20,720	200
TOTAL GROSS AREA	80,000	800

25,000 SQ FT OFFICE/CLINIC @ 1,200 = 21
 PARKING PROVIDED = 210
 STAIRWAYS = 20
 CORRIDORS = 10
 ELEVATORS = 10

C.M. BIRD
 ASSOCIATES - AIA, INC.
 ARCHITECTS

 2000 NORTH HIGHWAY
 SACRAMENTO,
 CALIFORNIA 95833
 (916) 442-0000

ALHAMBRA
 MEDICAL
 OFFICE
 BUILDING

ALHAMBRA BLVD
 & L STREET
 SACRAMENTO
 CALIFORNIA
 BUZZ DATES
 ENTERPRISES

SITE PLAN

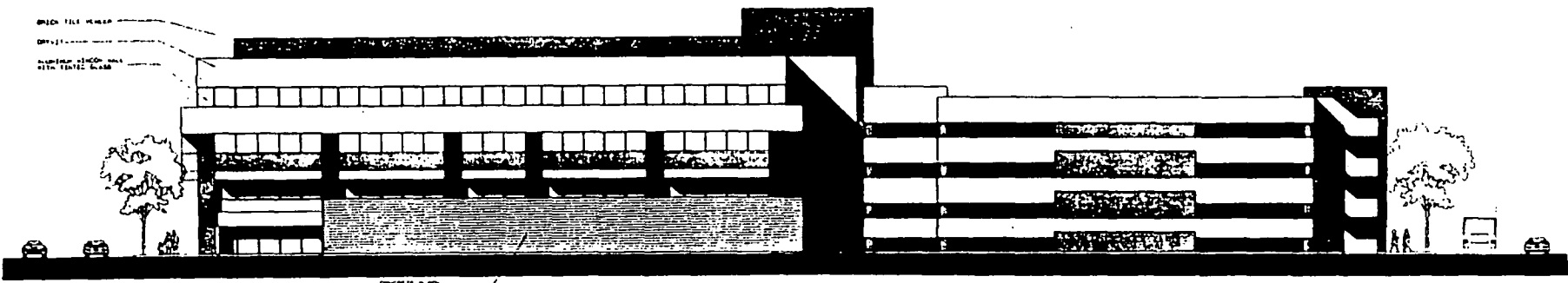
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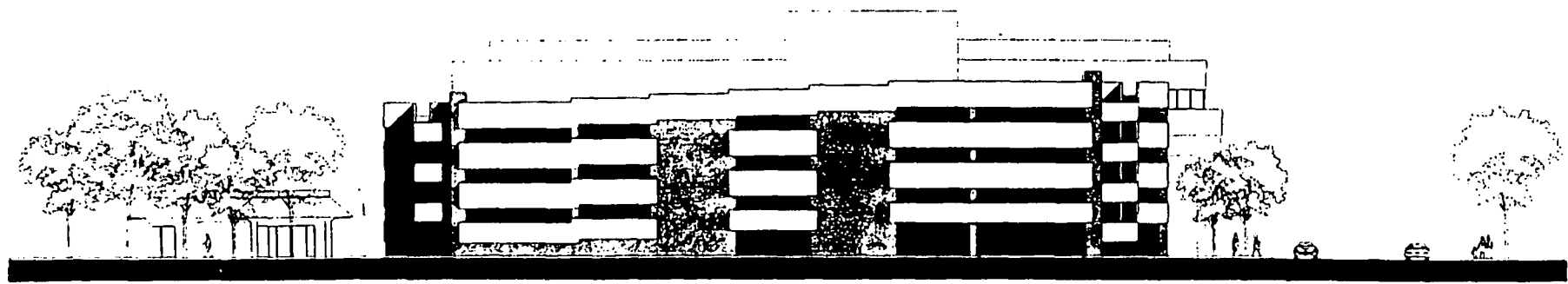
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1-8-81

Item 15



SOUTH ELEVATION



EAST ELEVATION

Revised

E.M. HADD
ASSOCIATES - INC.
ARCHITECTS
PLANNERS
INTERIORS



1000 QUINCY AVENUE
SACRAMENTO
CALIFORNIA 95833
(916) 421-1001

ALHAMBRA
MEDICAL
OFFICE
BUILDING

ALHAMBRA DIVISION
E. M. HADD ASSOCIATES
SACRAMENTO
CALIFORNIA

HUNT & HUNT
ENTERTAINMENT

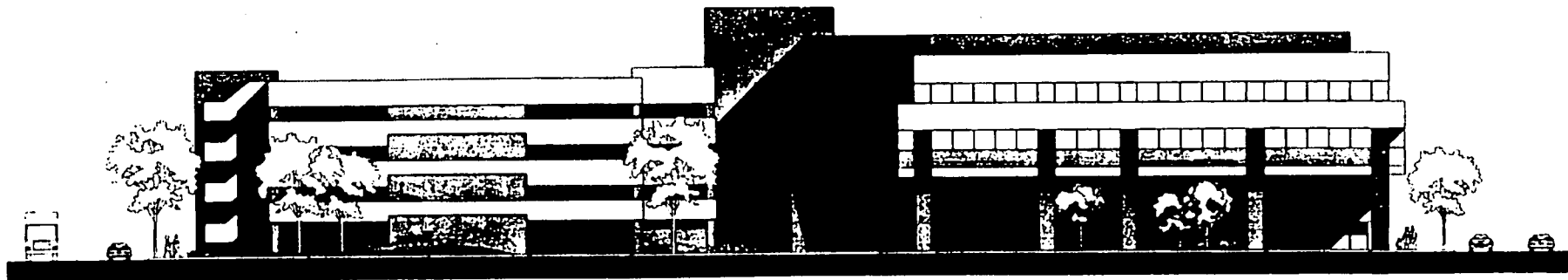
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SKAUB

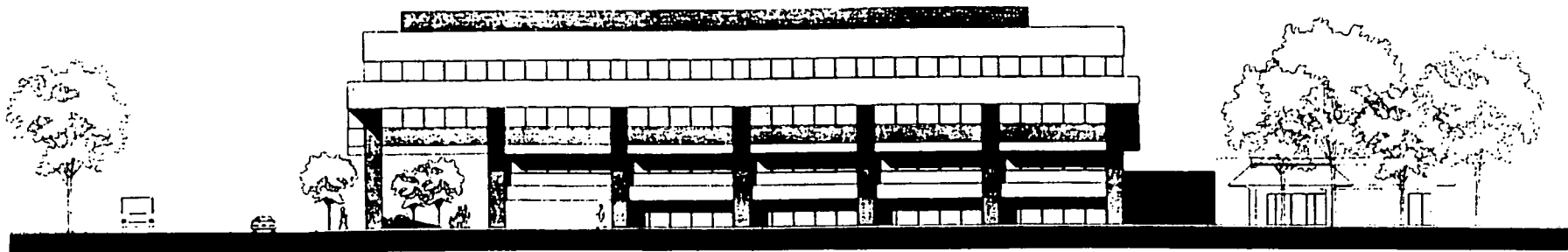
P86-103

1-8-86

Item 15



NORTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"

Raised

E.M. RADO ASSOCIATES - INC.
ARCHITECTURE
PLANNING
INTERIORS

1001 QUINCY HIGHWAY
SACRAMENTO, CALIFORNIA 95833
916-427-1001

ALHAMBRA MEDICAL OFFICE BUILDING

ALHAMBRA BL. VD
7TH STREET
SACRAMENTO
CALIFORNIA

BUZZ GATES ENTERPRISES

NORTH ELEVATION
WEST ELEVATION

Scale: 1" = 1'-0"

Sheet No. **SK 45**

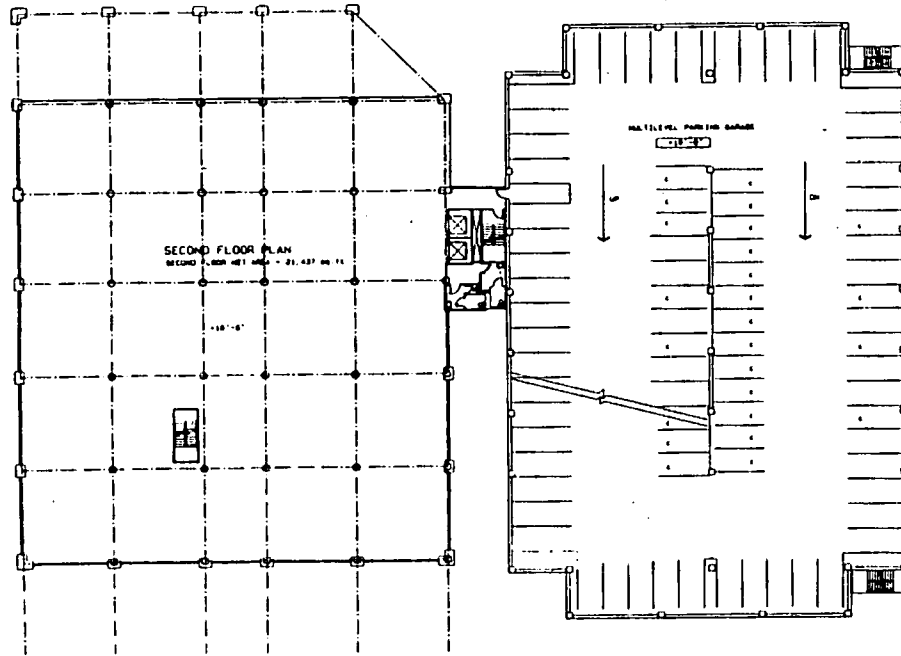
P86-103

1-8-86

Item 15

Revised

L - STREET



SECOND FLOOR PLAN

C.M. RABO
ASSOCIATES - INC.
 ARCHITECTURE
 PLANNING
 INTERIORS



1000 NORTH WASHINGTON
 SACRAMENTO, CALIFORNIA 95811
 (916) 437-4000

ALHAMBRA MEDICAL OFFICE BUILDING

ALHAMBRA BLVD
 & L STREET
 SACRAMENTO CALIFORNIA

BUZZ DATES ENTERPRISES

SECOND FLOOR

EXHIBIT

A-5

SKA2

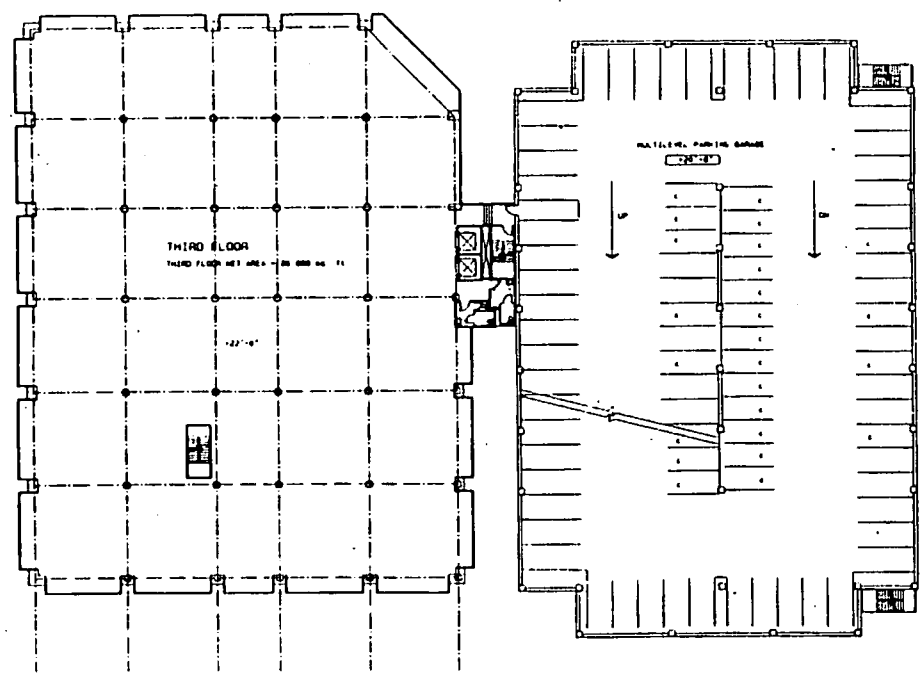
P86-103

1-8-86

Item 15

Revised

L STREET



THIRD FLOOR PLAN

C.M. Rado
 ASSOCIATES - INC.
 ARCHITECTS
 PLANNERS
 ENGINEERS

1000 QUINN HIGHWAY
 SACRAMENTO,
 CALIFORNIA 95833
 (916) 421-8800

DATE: _____

PROJECT: _____

CLIENT: _____

SCALE: _____

BY: _____

ALHAMBRA
 MEDICAL
 OFFICE
 BUILDING

ALHAMBRA BLVD
 & L STREET
 SACRAMENTO
 CALIFORNIA

EX-111

BUZZ GATES
 ENTERPRISES

THIRD FLOOR
 PLAN

1/3/17

A-6

SKA3

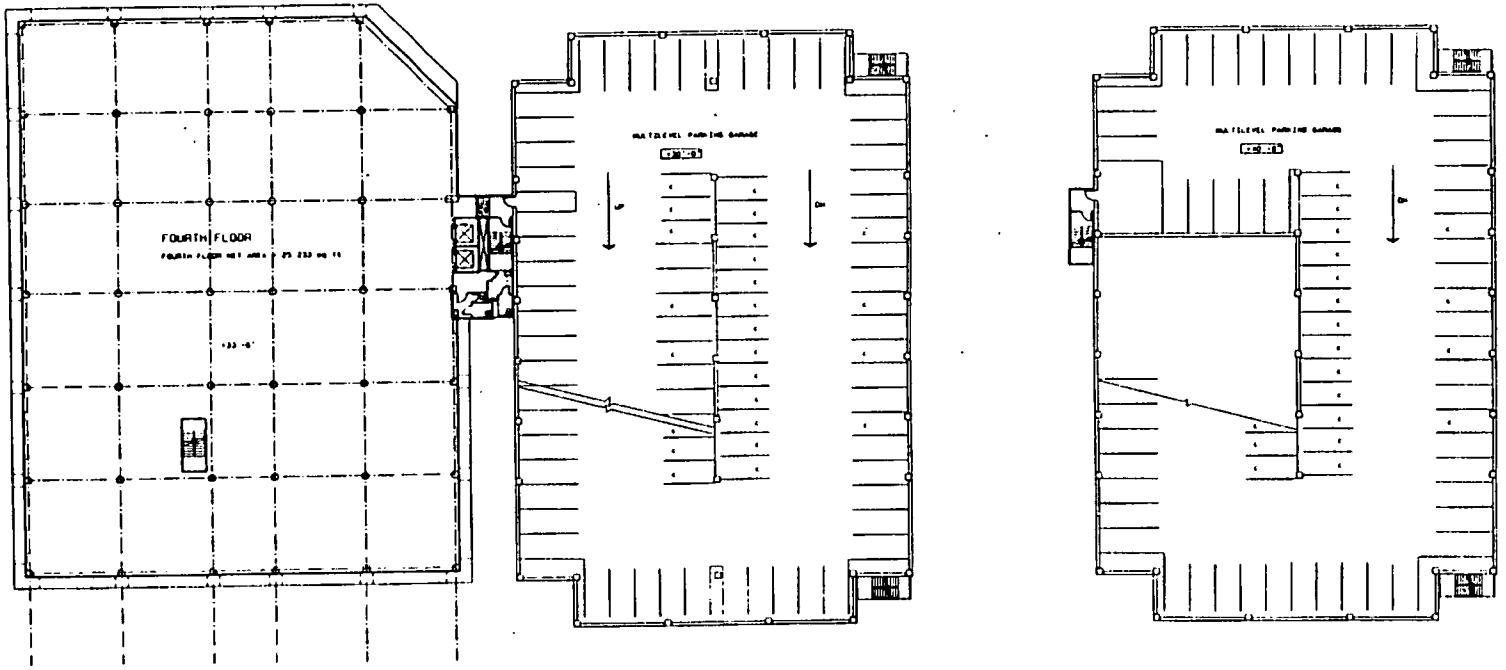
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L-8-86

Item 15

Revised

C - STREET



FOURTH FLOOR PLAN

C. M. BARD
 ASSOCIATES - AIA, INC.
 ARCHITECTS
 2000 G STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 (916) 437-1000

ALHAMBRA
 MEDICAL
 OFFICE
 BUILDING

ALHAMBRA BLVD
 & C - STREET
 SACRAMENTO
 CALIFORNIA

BUZZ GARDNER
 ENTERPRISES

FOURTH FLOOR

EXHIBIT
 A-7

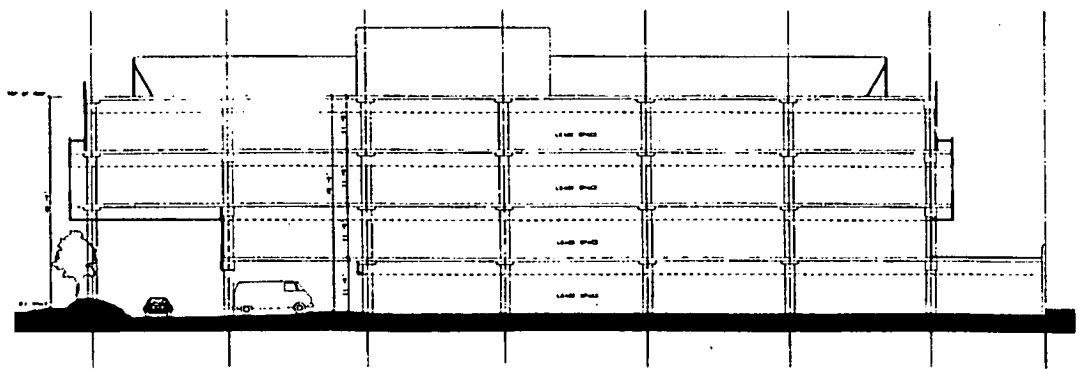
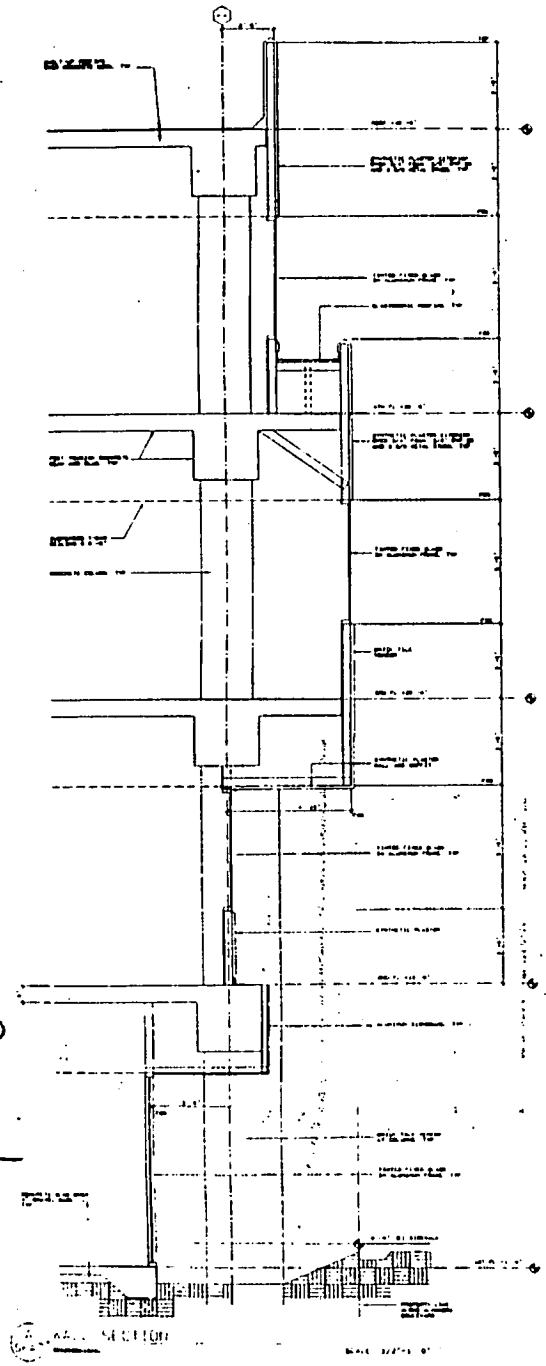
SKA 4

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1-8-76

Item 15

Revised



BUILDING CROSS SECTION

C.M. HADD
ASSOCIATES - AIA, INC.
ARCHITECTS
PLANNERS
INTERIORS

1000 NORTH BROADWAY
SACRAMENTO,
CALIFORNIA 95811
916 441-1800

ALHAMBRA MEDICAL OFFICE BUILDING

ALHAMBRA BLVD.
6 1/2 STREET
SACRAMENTO
CALIFORNIA

EX 11317

BUILT BY
DALLAS ENTERPRISES

BUILDING CROSS SECTION
REL. SECTION

4-8

SKA7