

CITY PLANNING COMMISSION

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

APPLICANT	Comstock Johnson Architects, 10304 Placer Lane, Sacramento, CA 95827		
OWNER	Jackson Properties		
PLANS BY	Comstock Johnson Architects, 10304 Placer Lane, Sacramento, CA 95827		
FILING DATE	6/9/89	ENVIR. DET.	Neg. Dec. w/o MM
ASSESSOR'S PCL. NO.	010-0254-016 / 010-0255, 01, 02, 03		REPORT BY CS:kjr

APPLICATION:

- A. Ratify the Negative Declaration
- B. Rezone 0.14+ undeveloped acres from Multiple Family Residential (R-4) to General Commercial Review (C-2-R) for on-site parking lot.
- C. Rezone 0.22+ undeveloped acres from Multiple Family Residential (R-4) to General Commercial (C-2) for 28 space off-site parking lot.
- D. Variance to allow 26 required parking spaces off-site on 0.22+ undeveloped acres in the proposed General Commercial (C-2) zone.
- E. ~~Variance to allow vehicle access from adjacent parcel for the proposed 0.22+ off site parking lot. (Withdrawn by Staff)~~
- F. Lot Line Adjustment to merge three lots into one on 0.45+ undeveloped acres in the C-2 and proposed C-2R zone.

LOCATION:

3108, 3116, and 3139 X Street

PROPOSAL:

The applicant is requesting the necessary entitlements to construct a two story, 19,420 sq. ft. office building with on and off-site parking.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial and Offices
Existing Zoning of Site:	Office Site: C-2 and R-4/Off-site parking site: R-4
Existing Land Use of Site:	All sites vacant

Surrounding Land Use and Zoning for Office Site:

		For Office Building Site:		
		Setbacks:	Required	Provided
North:	Vacant paint shop; C-2 & R-4	Front:	7.5'	7.5'
South:	Office and Goodwill; C-2	Side(Int):	7.5'	50'
East:	Single Family Residential; R-4	Side(St):	5'	5'
West:	3 Story Vacant Bank; C-2 & R-4	Rear:	0'	24'

Surrounding Land Use and Zoning for Off-Site Parking Site:

North: Two Single Family Homes; R-4
South: Two Single Family Homes; R-4
East: Two Single Family Homes; R-4
West: Vacant; R-4

Parking Required:	49
Parking Provided:	51
Property Dimensions:	Office site: 140' x 142' Off-site parking site: 67.5' x 142'
Property Area:	Office site: 0.45+ acres Off-site parking site: 0.22+ acres
Square Footage of Building:	19,420 sq. ft.
Height of Building:	2 story - 30' to top of parapet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick, tex-coat siding, multi-light storefront windows
Roof Material:	Built-up roof (flat)

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site proposed for the office building consists of three vacant lots totaling 0.45+ undeveloped acres. Two of the three lots are in the General Commercial (C-2) zone and the third easterly most lot is in the Multiple Family Residential (R-4) zone. Surrounding land uses include a vacant paint shop with a parking lot to the north, a single family residential structure to the east, retail (Goodwill) and office use to the south, and a vacant three story bank building and parking lot to the west.

The site proposed for off-site parking on the north side of X Street is a 0.22+ vacant acre lot. Surrounding land uses includes Single Family Residential to the north, east, and south, and a partially paved and unpaved parking lot to the west. The paved area is part of a vacant paint store parking lot. All four parcels are designated for Community/Neighborhood Commercial and Offices in the General Plan. The project is located in the Central City and just outside the north boundary line of Oak Park.

B. Applicant's Proposal

As shown on the site plan (Exhibit A), the applicant is proposing a two story, 19,420 square foot office building with 23 on-site parking spaces at the southeast corner of Alhambra and X Streets. This site consists of three lots which is proposed to be merged into one (see Exhibit E). The office will be located on the two westerly lots which are zoned C-2, and on-site parking is proposed on the third lot which is proposed to be rezoned from Multiple Family Residential (R-4) to General Commercial Review (C-2-R). 8 of the 23 on-site parking stalls will back out onto the alley, utilizing the alley as part of the required maneuvering space. Stalls 15, 16, and 17 are located in the center of the lot in order to create an obstacle which forces the majority of vehicles to use the alley for access, instead of X Street where several single family homes are located.

An optional outdoor lunch area is shown along the east side of the building. A 6 foot high solid masonry wall is shown along the east property line as required by the Zoning Ordinance.

The 28 space off-site parking lot on the north side of X Street requires a variance to allow 26 required spaces off-site. Although alley access is shown on the site plan, the applicant has indicated that the lot will be enclosed with a 6 foot high wrought iron fence and gate at the driveway off of X Street.

The applicant is requesting a rezone from R-4 to C-2 for the off-site parking lot and eventually plans to request the same rezone for the adjacent property west of this site. The applicant is currently in escrow to purchase the three parcels west of the proposed off-site parking lot, which are currently zoned C-2 (two westerly lots) and R-4 which is adjacent to the proposed off-site parking lot.

The proposed office building includes an entry portico diagonally facing the corner of Alhambra and X Streets. The entry is a concrete tilt-up with a brick veneer face. Brick is used at the base of the four elevations and the siding is tex coat concrete. Also, multi-light storefront window frames are proposed.

C. Staff Evaluation

Staff does not support the project as currently proposed and has met with the applicant to discuss the project's potential impacts on several single family residential uses along X Street and within the near vicinity of the project. The project does not correspond with the direction of the Central City Plan goals which emphasize the need to preserve valuable residential sites. The rezone from R-4 to C-2 for the off-site parking lot would allow a commercial zone directly across the street from two single family homes. Also, the commercial zone in this location encroaches too far east along X Street where several stable and well-maintained single family homes exist. However, the use of a parking lot in this location could be designed with a driveway off the adjacent parcel, instead of X Street, which will help to reduce noise and glare from vehicles to homes across the street (south side of X Street). A rezone to C-2 where the off-site parking is proposed also creates the possibility of future more intense commercial uses locating here in the future which can eventually decrease property values for existing residential property along X Street.

Staff recommends an alternative plan shown in Exhibit C which includes the following:

1. Maintain the R-4 zoning where the off-site parking lot is proposed and request a Special Permit to allow a parking lot in the R-4 zone instead of a rezone to C-2. The purpose for this is to eliminate the possibility of future commercial uses encroaching into a stable single family neighborhood. Also, if the site were rezoned to C-2 the likelihood of a future residential use in this location is significantly reduced. It should be noted that the site could accommodate up to 12 units with the existing R-4 zoning.

2. Redesign the off-site parking lot to include a duplex on the front half of the lot and parking to the rear. Access would be from the adjacent parking lot to the west. Staff recommends that the new parking lot be merged with the existing lot to the west because if the new lot remained separate from the existing westerly lot, a variance to allow access from an adjacent parcel and a subdivision modification to create a landlocked parcel would be required. In order to split the duplex lot from the new parking lot, the applicant would need a parcel map. However, if the new lot is merged with the existing westerly lot, only a lot line adjustment to relocate an existing property line is required. The duplex would maintain the residential block face along X Street.
3. Return to the Commission to request a variance to allow off-site parking partially on the proposed off-site parking lot and partially at the existing parking lot where the vacant paint store is located to the west. Approximately 12 spaces could be provided at the new lot behind the new duplex and approximately 5 to 8 spaces of supplemental parking would be available at the existing lot to the west. The number of spaces depends on if the loading platform is eliminated. Therefore, a minimum of 17 off-site spaces could be made available for the new office building. Staff recommends that the loading dock be removed which will provide 20 of the 26 required off-site stalls.

The difference of six spaces could be waived by utilizing parking reduction measures (special permit).

The applicant has indicated that escrow should close within approximately one month for the three parcels west of the proposed off-site parking lot. Staff recommends the applicant return to the Commission after the closing of escrow to request the following entitlements in order to meet staff's recommendation discussed above:

- a. Rezone 0.14_± acres in the R-4 zone to C-2-R for on-site parking lot.
- b. Lot Line Adjustment to merge three lots into one on 0.45_± acres in the C-2 and proposed C-2-R zones for office site.
- c. Lot Line Adjustment to relocate a portion of the existing west property line on 0.22_± acres in the R-4 zone for off-site parking lot.
- d. Variance to allow 20 off-site parking stalls on a .11_± acre site in the R-4 zone and on a .51_± acre site in the C-2 and R-4 zones.

The applicant, however, does not agree with staff's alternative as outlined above and per Exhibit C. The applicant has no interest in constructing a duplex and splitting off this parcel.

D. Agency Comments

The proposed project was reviewed by the City Transportation Division, City Engineering, City Building Inspections, City Water and Sewer, City Real Estate, East Sacramento Improvement Association, the Sacramento Old City Association, and the Oak

Park P.A.C. Although the project is not located in Oak Park, the P.A.C. felt that the project effects redevelopment efforts in Oak Park due to the project's adjacent proximity to Oak Park's north boundary line. The following comments were received:

Engineering Division: In reference to the lot line adjustment, pay off or segregate any existing assessments, file a waiver of parcel map, and file a certificate of compliance.

Oak Park P.A.C.: The P.A.C. has submitted a two page letter, Exhibit D, indicating their full support of the project as proposed. They feel that the properties proposed for rezonings, from R-4 to C-2 and C-2-R, are not conducive to home ownership structures or rental structures. They are also hopeful that the commercial expansion will extend into Oak Park along Broadway.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment and has filed a Negative Declaration.

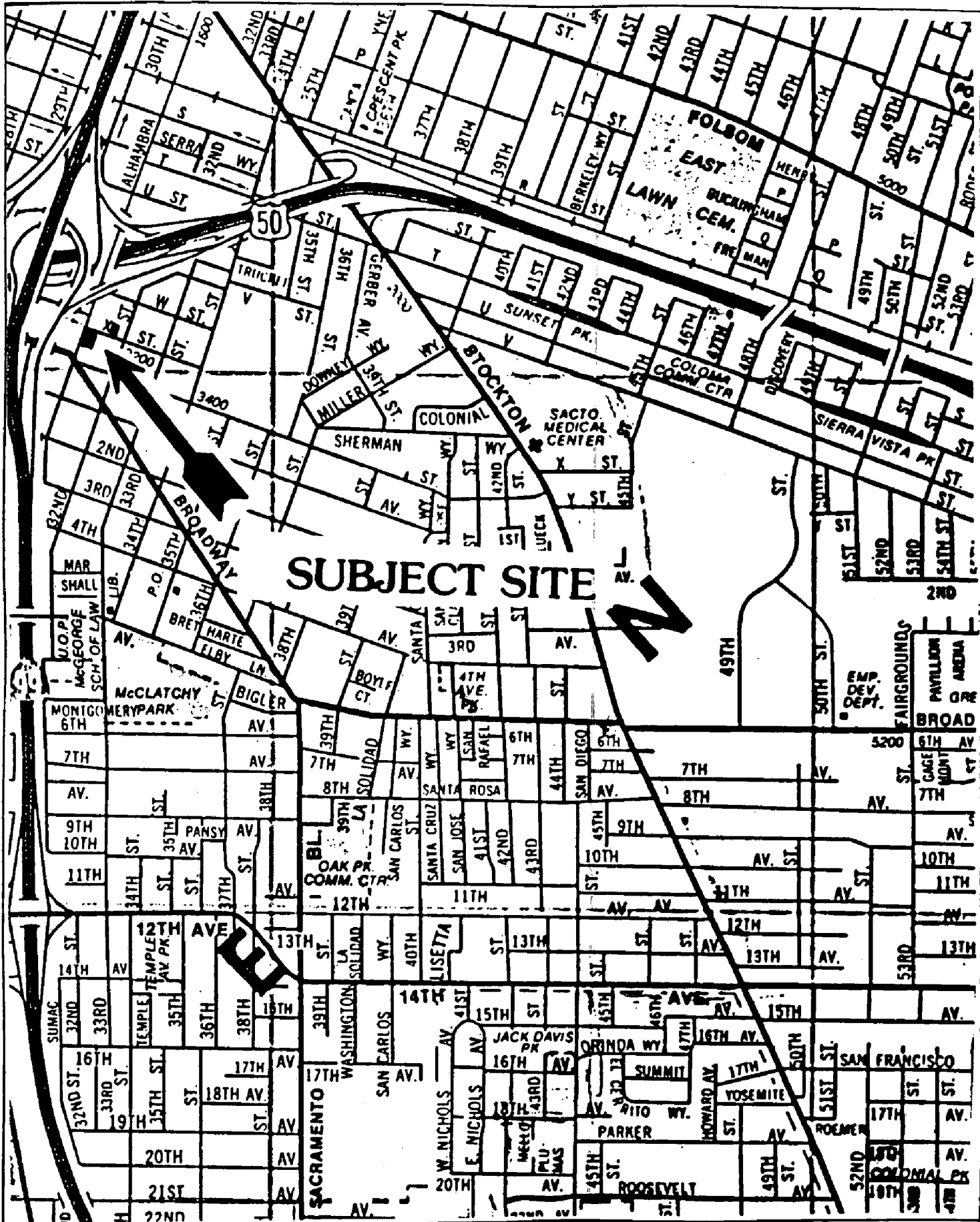
RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Deny the rezone of 0.14+ vacant acres from Multiple Family Residential (R-4) to General Commercial Review (C-2-R) for on-site parking spaces based upon findings of fact which follow; and
- C. Deny the rezone of 0.22+ vacant acres from Multiple Family Residential (R-4) to General Commercial (C-2) based upon finding of fact which follow; and
- D. Deny the variance to allow 26 required parking spaces off-site on 0.22+ acres in the proposed C-2 zone based upon findings of fact which follow; and
- E. Withdraw the variance to allow vehicle access from adjacent parcel for 0.22+ acre parking lot in the proposed C-2 zone based upon findings of fact which follow; and,
- F. Deny the lot line adjustment to merge three lots into one on 0.45+ acres in the C-2 and proposed C-2-R zone based upon findings of fact which follow.

Findings of Fact

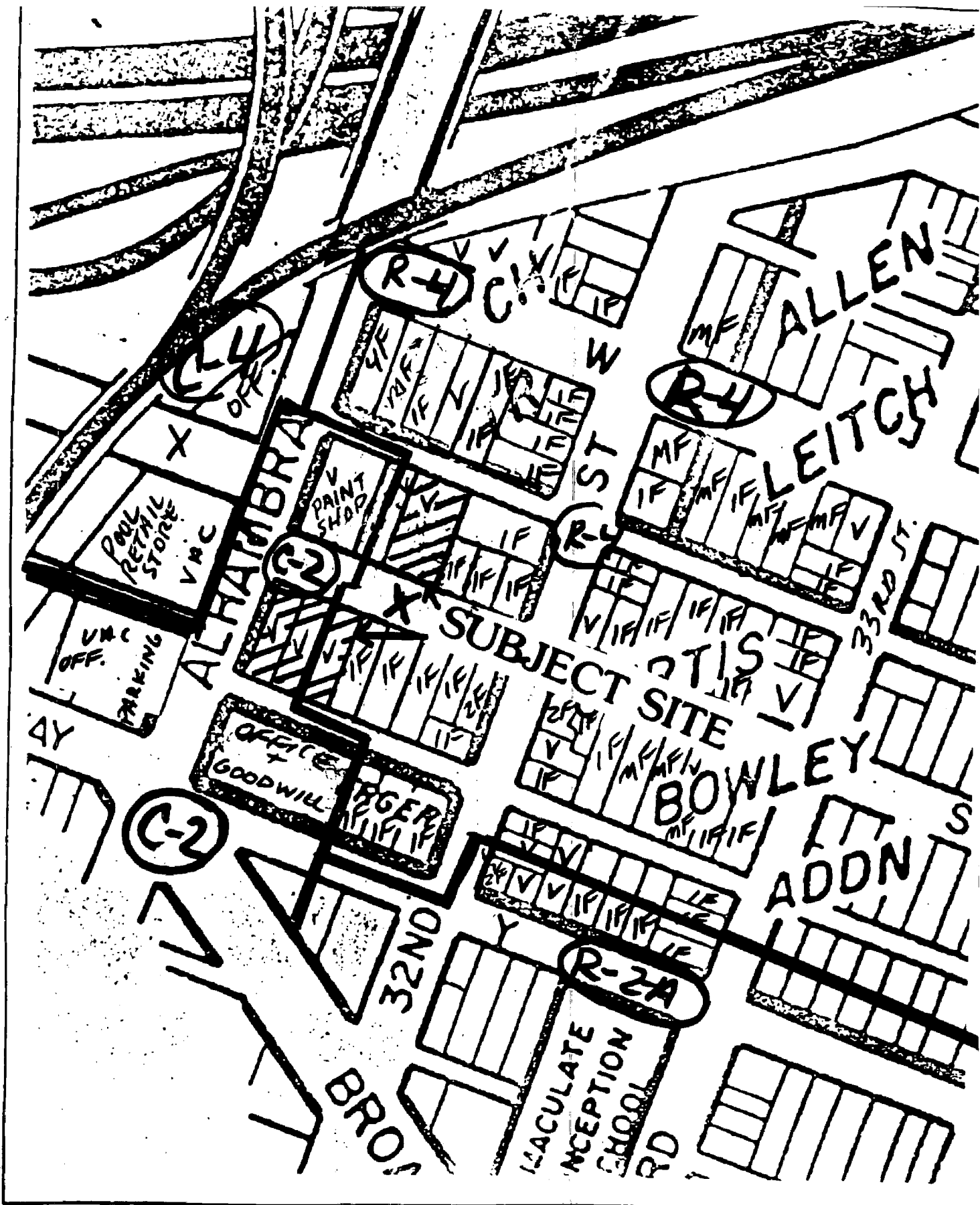
1. The project, if approved, would not be based upon sound principles of land use in that the proposed project:
 - a. does not correspond with the direction of the Central City Plan goals which emphasize the need to preserve valuable residential sites;
 - b. the proposed project will disrupt the consistent residential character of the X Street block face east of the proposed project;

- c. by rezoning the R-4 property to C-2 for off-site parking, the possibility of more intense future commercial uses at this location will be created;
 - d. the predominant land use in the immediate area is residential.
2. The project, if approved, will result in the creation of a nuisance to surrounding properties in that:
- a. a driveway to the proposed off-site parking lot off of X Street will create a nuisance to two single family residences directly across the street from the new driveway and other nearby single family homes.

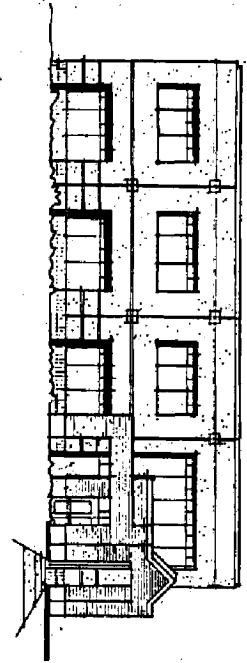


VICINITY MAP

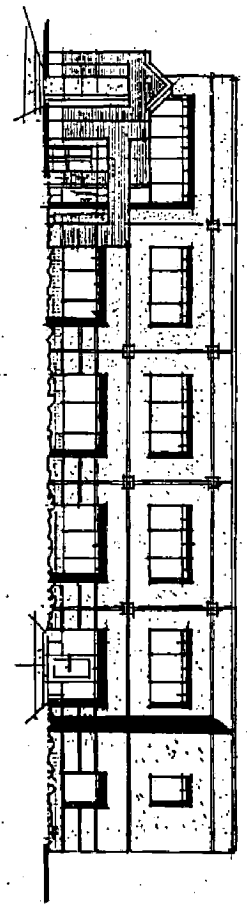




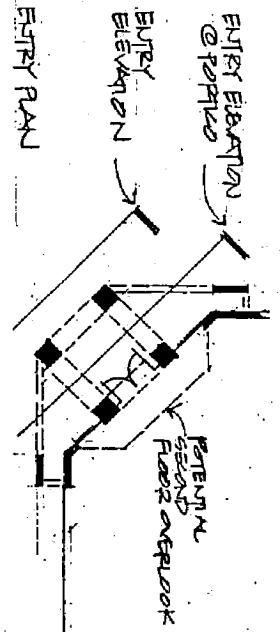
LAND USE & ZONING MAP



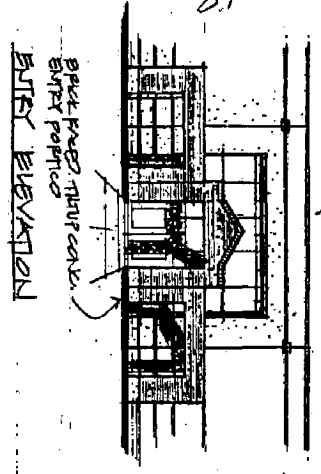
NORTH ELEVATION



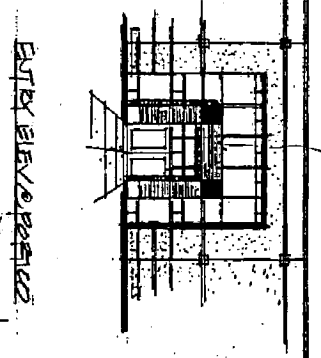
WEST ELEVATION



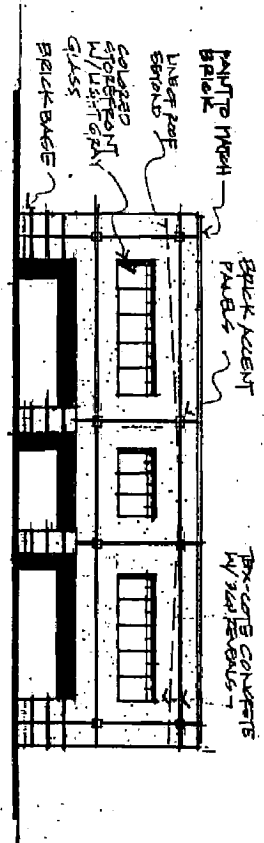
ENTRY PLAN



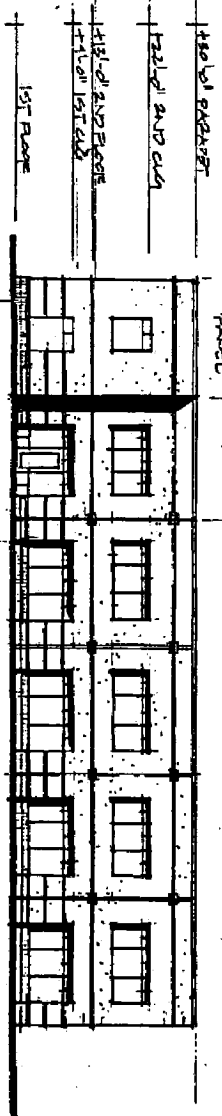
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

EXHIBIT B

ELEVATIONS

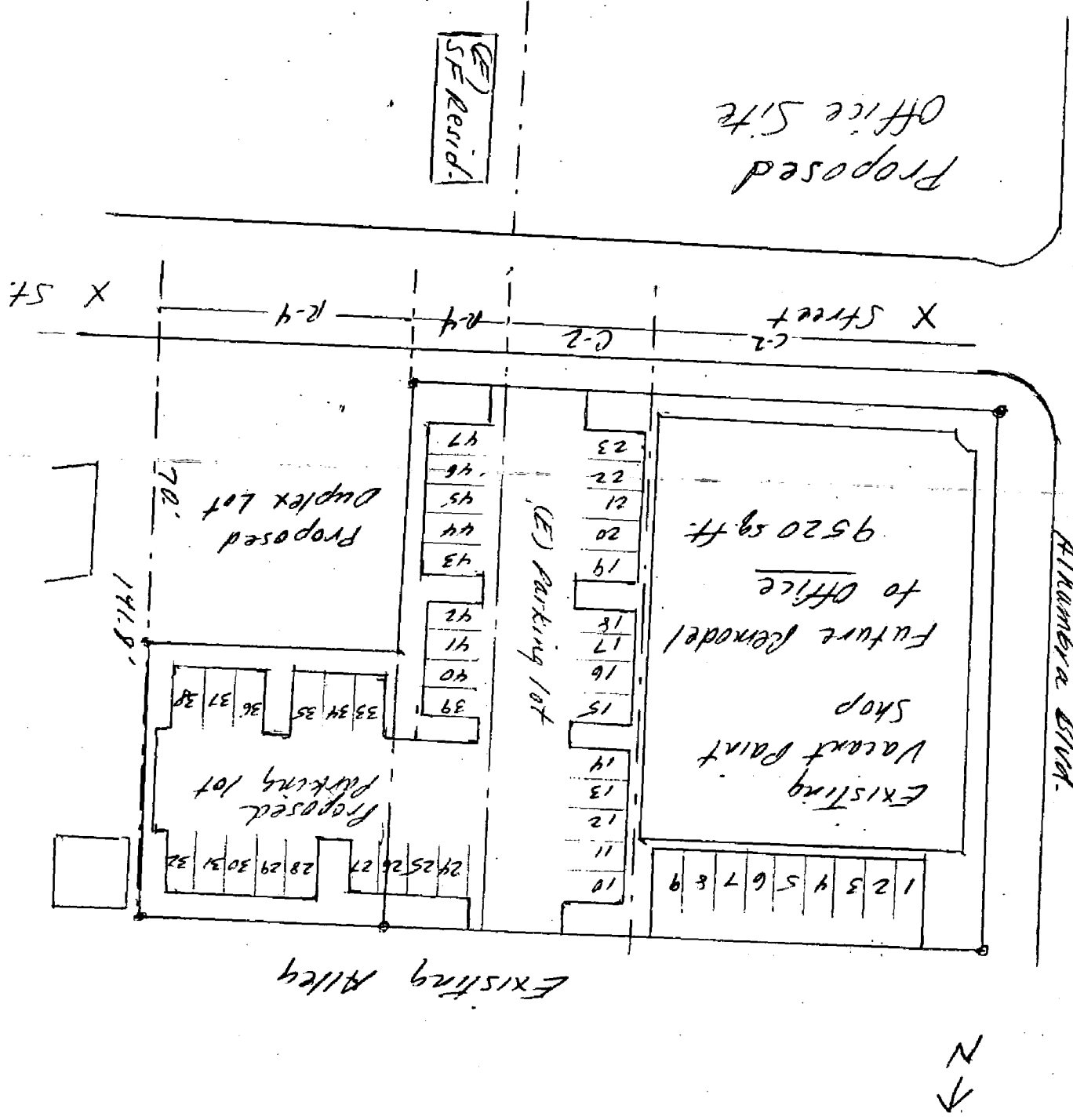
PROPOSED PLANS FOR:

ALHAMBRA & X

JACKSON PROPERTIES; DEVELOPER

Copyright -
Exhibition
Architects
6/24/59
Jacks
6/24/59

EXHIBIT C



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Staffs Recommendation

P89-235

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Item 12

Proposed Office Site

(E) SF Resid.

Proposed Duplex Lot

(E) Parking lot

Proposed Parking lot

Existing
Vacant Paint
Shop
Future Renodel
to Office
9520 sq. ft.

Existing Alley

X St

X Street

Alhambra Blvd.

141.8'

70.0'

R-4

R-4

C-2

C-2

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OAK PARK PROJECT AREA COMMITTEE, INCORPORATED

3520 FIFTH AVENUE
SACRAMENTO, CA. 95817
457-6525

EXHIBIT D

July 13, 1989

Ms. Connie Spade
City Planning Department
1231 I Street
Sacramento, CA 95814

SUBJECT: Oak Park Project Area Committee (PAC) Recommendation Regarding Proposed Development of Property Located at Alhambra Boulevard and X Street by Jackson Properties Inc. and Request to Rezone said Property from R-4 to C-2

Dear Ms. Spade:

On July 5, 1989 the Oak Park Project Area Committee (PAC) reviewed the proposed development and rezoning request by Jackson Properties Inc. for the property located at Alhambra Boulevard and X Street (APN: 10-255-1, 2, 3 and 10-254-16). The Oak Park PAC voted unanimously to recommend approval of the proposed development and rezoning request.

In reviewing the proposed development the Oak Park PAC considered the following issues.

1. The rezoning from residential to commercial. The PAC housing strategy is to promote and design programs that emphasize homeownership. The PAC feels the subject property site is not conducive to homeownership structures nor rental structures. The PAC is also hopeful that the commercial expansion south on Alhambra will extend into the Oak Park Project Area down Broadway.
2. Parking lot accessibility after hours.

The PAC was concerned about the accessibility to the parking lot after 5:00 p.m. The PAC does not want another location where gangs can hang out. Jackson Properties Inc. representatives suggested the addition of a wrought iron gate to control the parking lot.

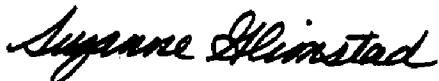
City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for property located at E bank of the Sacramento
River at 5804 Riverside Blvd. (P87-447)

The staff requests this item be continued to the August 10, 1989 Commission
meeting.

Respectfully submitted.



Suzanne Glimstad,
Secretary to Commission

sg

EXHIBIT D (cont.)

Ms. Connie Spade
City Planning Department
July 13, 1989
Page 2

3. Parking availability. Although there are forty-nine (49) spaces in the plan, the PAC understands that more parking may be needed for additional employees if modular furniture is used. The modular furniture allow for more efficient use of space, therefore more employees. Local transportation, RT and Light Rail, which is readily available to the location should be encouraged by the tenants.

If you have any question regarding this matter please call me at 739-0627.

Sincerely,



DERRELL K. ROBERTS, Chairman
Oak Park Project Area Committee (PAC)

DKR:jr

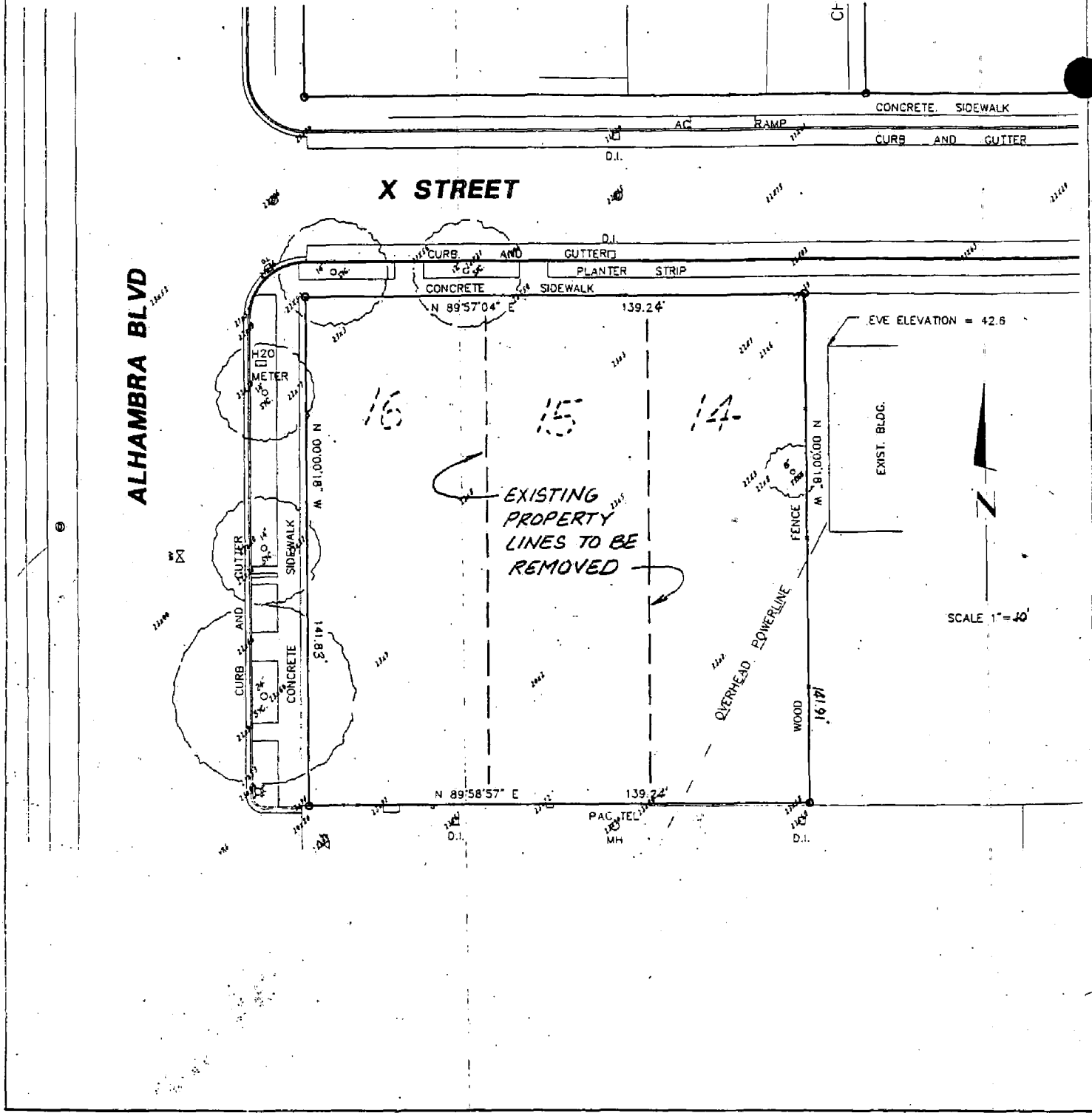
1173Q

P 89-235

7-27-89²³

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EXHIBIT E



PLAT TO ACCOMPANY DESCRIPTION FOR LOTS 14, 15 AND 16 OF "PLAT OF AVERY TRACT", BOOK 4 OF MAPS, MAP NO. 22		SCALE 1" = 40'
MERIDIAN CONSULTING ENGINEERS, inc. Civil Engineering • Planning • Surveying 9333 Tech Center Dr. #700, Sacramento, CA 95826 (916) 363-5678	DESIGNED BY <u>G.T.L.</u> DRAWN BY <u>OLS</u> CHECKED BY _____	FILE NO _____ DATE <u>6-9-89</u>
	SHEET <u>24</u> OF _____ July 27, 1989	SHEET OF _____

P89-235

July 27, 1989

Item 12