

REPORT AMENDED BY STAFF 2-9-89
CITY PLANNING COMMISSION

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

APPLICANT	Daniel S. McAuliffe, 2212 K Street, Sacramento, CA 95816
OWNER	Jackson Alhambra Association, 5665 Power Inn Road, #140, Sac., CA 95824
PLANS BY	McAuliffe Cuddy Association, 2212 K Street, Sacramento, CA 95816
FILING DATE	12/28/88
ENVIR. DET.	Negative Declaration
REPORT BY	BW:vf
ASSESSOR'S PCL. NO.	002-0281-017

- APPLICATION:**
- A. Negative Declaration
 - B. Variance to allow a 50 percent parking reduction for a medical office/research building on 0.4+ developed acres in the General Commercial (C-2) zone.

LOCATION: 1508 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to reduce 50 percent of the required 90 parking spaces for a new medical/office type use.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
1980 Central City Community Plan Designation:	General Commercial, Multi-use
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant office

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Commercial; C-2
East : Commercial; C-4
West : Commercial; C-2

Parking Required:	90 spaces (1:200 ratio)
Parking Provided:	45 spaces (50 percent parking reduction)
Property Dimensions:	100' x 160'
Property Area:	.36+ acres
Square Footage of Building:	18,092 sq. ft.
Height of Building:	40' (3 story)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Reflective glass/brick
Roof Material:	Built-up flat roof

00217~

BACKGROUND INFORMATION: On June 17, 1987, the Design Review/Preservation Board approved the project site for a three story, 18,092 sq. ft. office building subject to conditions and based on findings of fact.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one parcel totaling .36+ developed acres in the General Commercial (C-2) zone. The General Plan and 1980 Central City Community Plan designates the site for Community/Neighborhood Commercial and Offices and General Commercial Multi-Use respectively. Surrounding land uses and zoning include commercial to the north, south, east and west, zoned C-2 and C-4. The building is currently vacant and is located in the 29th Street/Alhambra Boulevard Corridor Study Program.

B. Applicant's Proposal

The applicant is requesting a variance to reduce 50 percent of the required 90 parking spaces for a new medical research lab type use. The University of California Medical School will lease the entire facility for 10 years for research/lab type use. The applicant intends to utilize a majority of the building for administrative offices and the remainder for cancer research. The applicant has indicated to staff that a total of 30 employees and six patients will be at the facility at any one time. The hours of operation are 8:30 a.m. to 5:30 p.m., Monday through Friday.

The type of use carried out at the facility will consist of research and patient care. The specific activities carried out is a cytogenetic program, research and clinical activity and antibody research and development program. The latter program is the only program where patients come and visit for testing and cancer scanning. The applicant indicated to staff that only one to two patients per day will be tested.

C. Parking

The submitted site plan indicates 45 parking spaces and a 1,616 square foot administration office on the first floor. The second and third floor contains offices and medical examination and research rooms. Based on the 1:200 parking ratio for a medical use, 90 parking spaces are required. The applicant has requested a 50 percent parking reduction.

The applicant has indicated to staff that a limited number of patients (2) will be at the site for treatment at any one time. The facility will be serviced by the University shuttle which most of the employees utilize to get to and from the subject site. Currently, some of the employees park their cars on Alhambra and Stockton, at the old cannery building, and at an existing parking garage at Alhambra and Stockton which is available for medical personnel.

The doctor's utilizing the facility will only be scheduled part time at the hospital and part time at the subject site.

D. Staff Comment

In summary, the medical lab will be providing adequate on-site parking for the use. Staff finds that the 50 percent parking reduction should not adversely impact the supply of on-street parking in the area, in that the maximum amount of people in the facility at any one time will be thirty-six (36). A shuttle bus is available for those employees wishing to park their cars on campus and ride the bus to the site. In addition, the site is close to a light rail station which many of the employees will utilize. Staff supports the variance to waive 45 parking spaces on the subject site, since the type of use will not generate a significant amount of daily traffic, and only one or two patients per day will visit the facility.

Staff, however, recommends that a maximum of six (6) patients per day be allowed in the facility. The use specified in the application (medical research/lab) shall be the only use allowed at the subject site. The applicant shall notify the City Planning Department when new operations are carried out at the facility or existing operations change.

The site is currently landscaped and shaded to meet City standards. At present no signage is proposed on the site. All new signage must comply with the Sign Ordinance regulations and shall be reviewed and approved by the Planning Director prior to issuance of sign permits. The Zoning Ordinance requires that two bicycle lockers shall be located on the subject site. The applicant has indicated that the proposed use will provide two bicycle lockers.

E. Agency Comments

The proposal was submitted to the City's Traffic Engineer, TSM Coordinator, Sacramento Regional Transit, East Sacramento Improvement Association and the Sacramento Old City Association. The following comments were received:

1. The East Sacramento Improvement Association and The Sacramento Old City Association:

Support the applicant's variance request.

2. The Traffic Engineer:

Repair or replace any substandard improvements.

3. TSM Coordinator:

The maximum parking reduction level for a medical office outside of the CBD is eight percent. To allow for that eight percent, the applicant must conform with the parking reduction ordinance. Some

recommended measures include:

- a. transit pass subsidy,
- b. showers and lockers,
- c. parking fees,
- d. flexible work hours

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant affect on the environment and has filed a negative declaration with the following mitigation measure:

Participation on a fair share basis in the mitigation measures recommended in the 29th Street/Alhambra boulevard Corridor Study Program EIR and approved by the City Council.

RECOMMENDATION: Staff recommends the following actions:

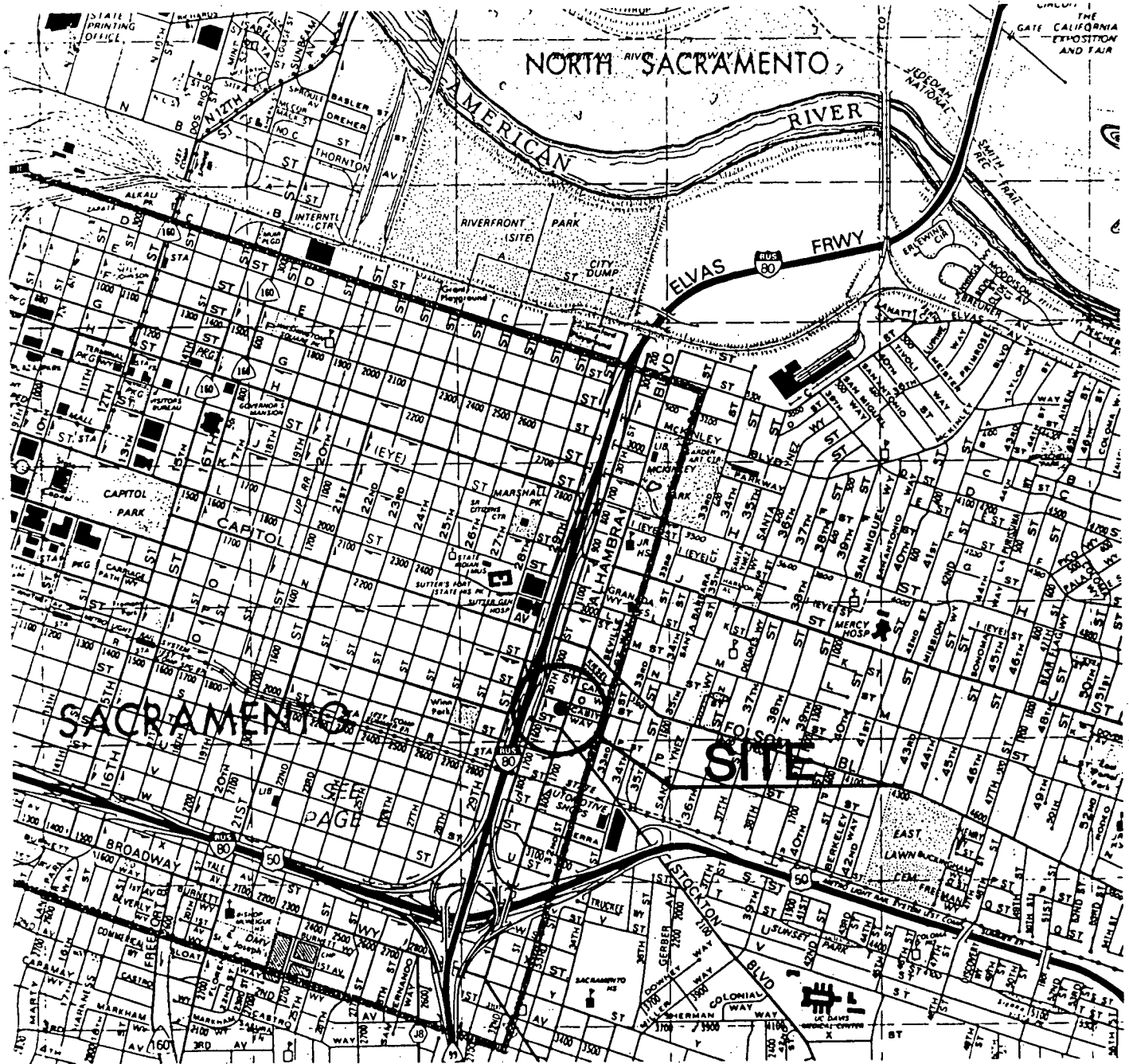
- A. Ratify the Negative Declaration.
- B. Approve the Variance to allow a 50 percent parking reduction for a medical building on 0.4+ developed acres in the C-2 zone subject to conditions and based on findings of fact.

Conditions:

1. A maximum of six (6) patients per day shall be allowed to visit the subject site.
2. The Medical Research/Lab/Office *described in this application and staff report* shall be the only use allowed at the site. (CPC amended)
3. The applicant shall notify the City Planning Division when new operations are carried out at the facility or existing operation change.
4. The applicant shall repair or replace any substandard improvements to the satisfaction of the City Traffic Engineer.
5. The applicant shall participate on a fair *and equitable share* basis in ~~the~~ *funding mechanism or other* mitigation measures to *mitigate the adverse impacts from development* recommended in the 29th Street/Alhambra Boulevard Corridor Study Program EIR and approved by the City Council. (CPC amended)
6. All new signage shall comply with the Sign Ordinance Regulations and shall be reviewed and approved by the Planning Director prior to issuance of sign permits.

Findings of Fact:

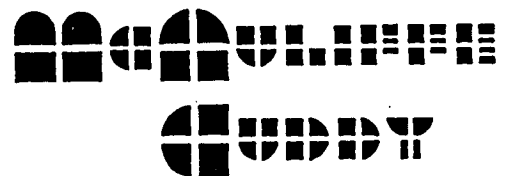
1. Granting the variance is not granting a use variance in that Medical Labs & Offices are allowed in the C-2 zone.
2. Granting the variance subject to conditions, does not constitute granting a special privilege in that:
 - a. the type of use carried out at the facility will consist of research and patient care service only, which is a unique circumstance in a C-2 zone; and
 - b. the existing office building is vacant and the users are leasing the building for only 10 years; and
 - c. a variance would be granted to any other property owner facing similar circumstances.
3. Granting the variance, subject to conditions, will not be injurious to the public health, safety or welfare nor create a nuisance in that:
 - a. only an average of two patients a day will visit the site, and a maximum of six patients per day shall be allowed at the site; and
 - b. the facility will be serviced by the University shuttle which most of the employees utilize; and
 - c. a total of 36 persons will be at the facility at any one time including the employees; and
 - d. the type of use will not generate a significant amount of daily traffic; and
 - e. the project will not increase the on-street parking demand significantly.
4. Granting the variance is consistent with the 29th Street/Alhambra Boulevard Corridor Study Program in that the applicant is participating on a fair share basis in the mitigation measures recommended for the study area.
5. Granting the variance is consistent with the 1980 Central City Community Plan and the General Plan which designates the site for General Commercial Multi-Use and Community/Neighborhood Commercial & Offices.



ALHAMBRA OFFICE PROJECT

1508 Alhambra Blvd.
Sacramento, Ca.

002181



ARCHITECTS

2001 ELEVENTH STREET
SACRAMENTO CALIFORNIA 95818
(916) 446-0170

189 036

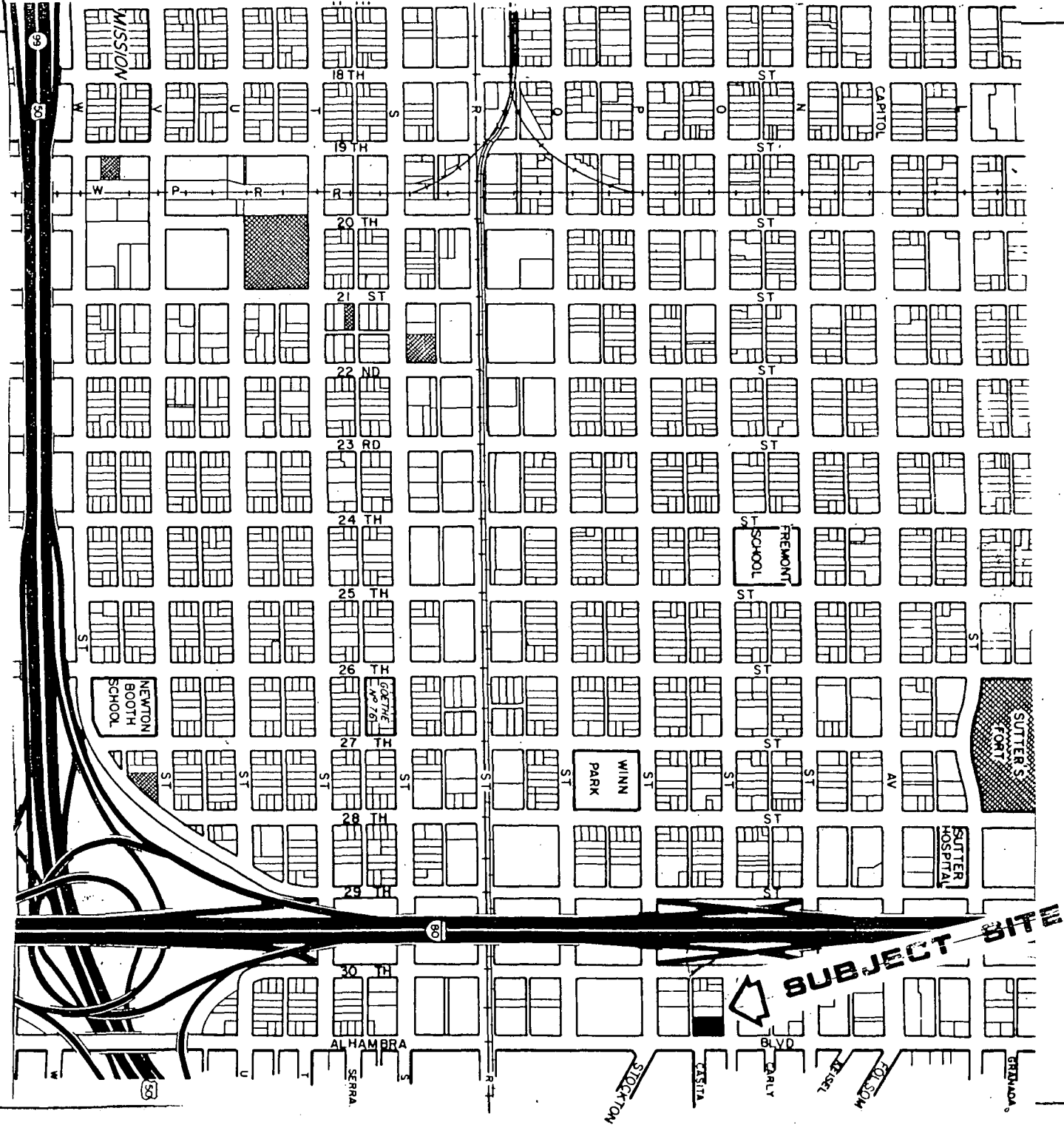
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#24

VICINITY MAP

002182



SUBJECT SITE

289-038

2.9.89






189036

189036

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SITE PLAN

1/8" = 1'-0"

- LEGEND**
-  CODE AREA (Parking Ratio 1:400 sq.ft.)
 -  ADREN. (Parking Ratio 1:400 sq.ft.)
 -  STORAGE (Parking 0)
 -  TECH. OFFICE AREA (Parking Ratio 1:400 sq.ft.)
 -  LAB AREA (Parking Ratio 1:200 sq.ft.)

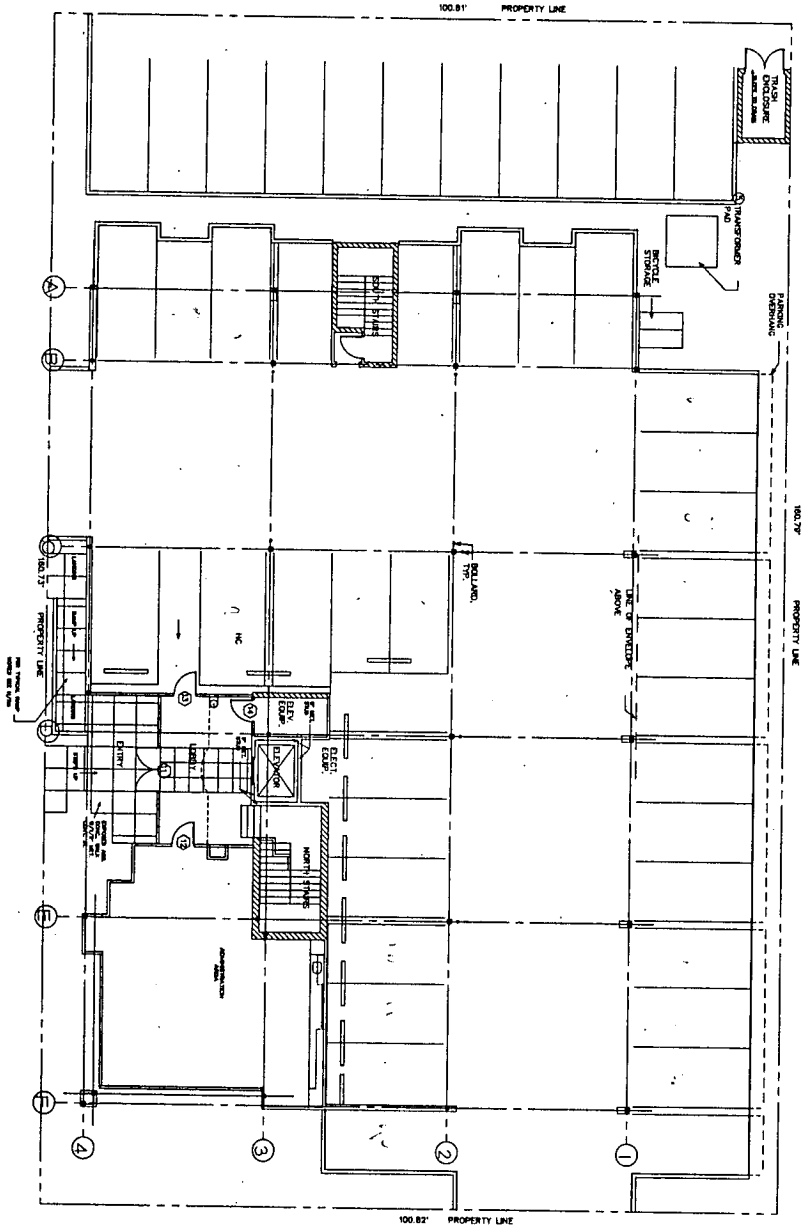


EXHIBIT A

MCA
 ARCHITECTURE
 PLANNING

McAuliffe Cuddy
 Associates
 2212 K Street
 Sacramento
 CA 95816
 (916) 446-0170

Daniel S. McAuliffe
 Stephen R. Cuddy
 Architects

PROJECT THE UNIVERSITY OF CALIFORNIA
 DAVIS MEDICAL SCHOOL
 ANTIBODY AND CYTOGENETIC PROGRAMS
 1508 Alhambra Blvd., Sacramento, California
 OWNER Jackson-Alhambra Associates

REVISIONS

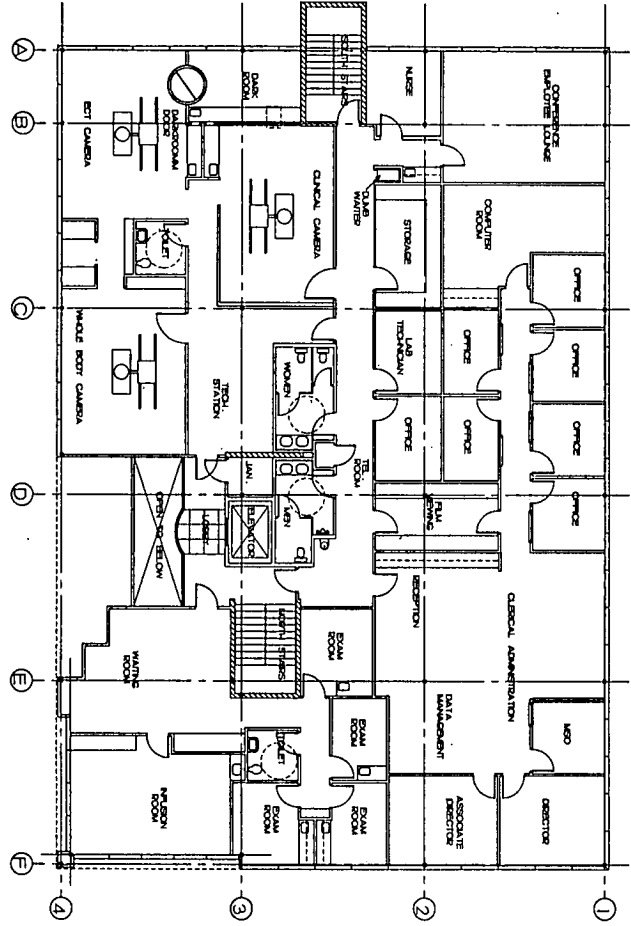
SHEET TITLE

DATE

SHEET

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SECOND FLOOR PLAN
1/8" = 1'-0"

- LEGEND**
- COFFEE AREA (PAVING DATA 1:400 SO. FT.)
 - APART. (PAVING DATA 1:400 SO. FT.)
 - STORAGE (NO PAVING REQUIRED)
 - TRUCK OFFICE AREA (PAVING DATA 1:400 SO. FT.)
 - LAB AREA (PAVING DATA 1:100 SO. FT.)
 - N.T.C. NOT IN CONTRACT

EXHIBIT B
FLOOR PLANS

MCA
ARCHITECTURE
PLANNING

McAuliffe Cuddy
Associates
2212 K Street
Sacramento
CA 95816
(916) 446-0170

Daniel S. McAuliffe
Stephen R. Cuddy
Architects

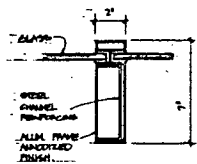
PROJECT THE UNIVERSITY OF CALIFORNIA
DAVIS MEDICAL SCHOOL
ANTIBODY AND CYTOGENETIC PROGRAMS
1608 Alhambra Blvd., Sacramento, California
OWNER Jackson-Alhambra Associates

REVISIONS

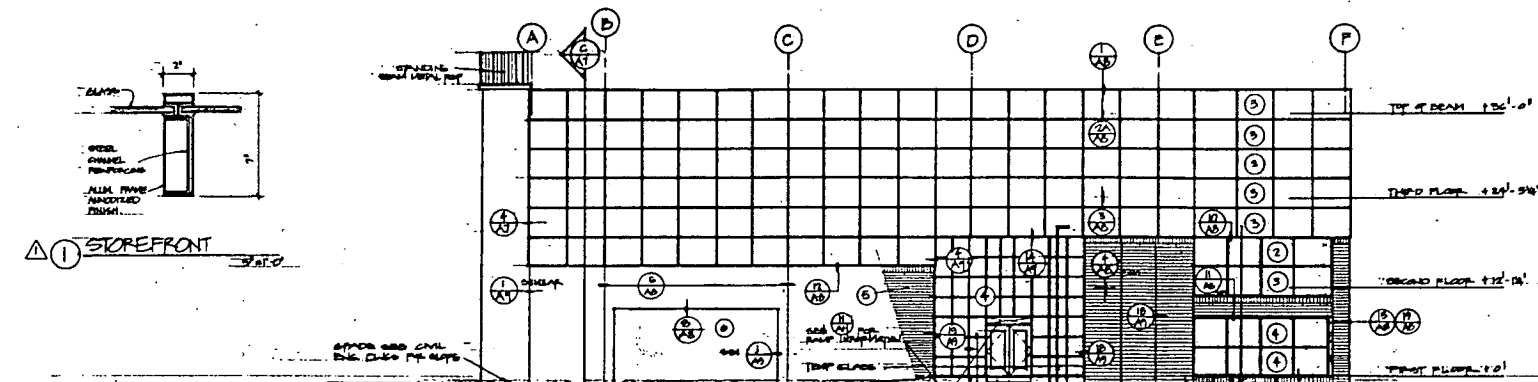
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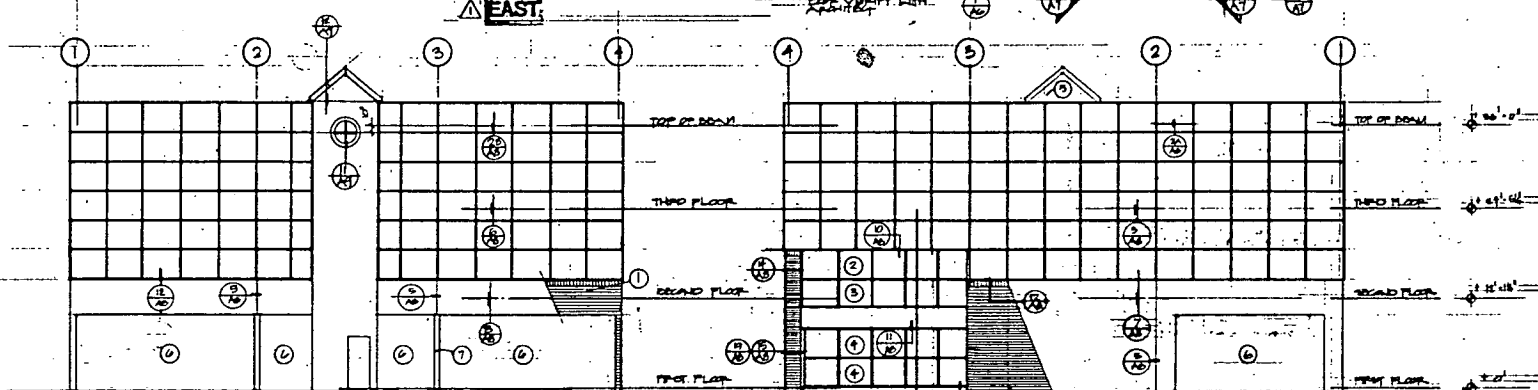
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① STOREFRONT

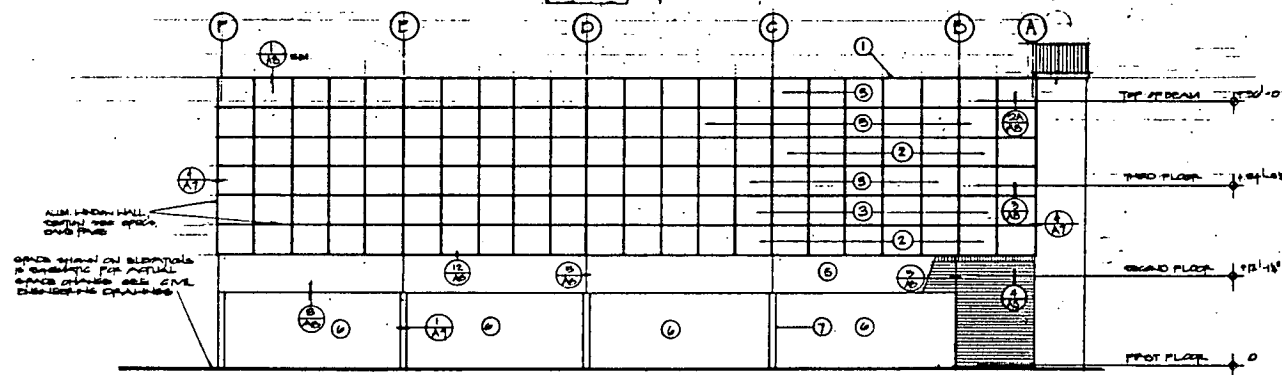


△ EAST



△△ SOUTH

△ NORTH



△ WEST

ALUMINUM WINDOW WALL SYSTEM SPECIFICATIONS:
 GLAZING SYSTEM AS MANUFACTURED BY UNITED STATES ALUMINUM CORPORATION. FINISH SHALL BE BARE BRUSH ANODIZED. PROFILE # 201, 2 1/2" OFFSET. ALL DETAILS - INSTALL SYSTEM AS PER MANUFACTURER'S RECOMMENDATION.

GLASS SPECIFICATIONS:
 ALL REFLECTIVE GLASS SHOWN AND DRAWINGS SHALL BE 1/4" (TYPE) ECLIPSE REFLECTIVE GLASS AS MANUFACTURED BY LITKO. THE COLOR SHALL BE:

BRICK VENEER SPECIFICATIONS:
 BACKING SURFACE APPLICATION:
 3/4" BRICK - LAYS, SCRATCH & SECOND COATS OF COARSE PLASTER. BRICKVENEER SUBCONTRACTOR MUST CO-ORDINATE QUALITY & FINISH OF BRICK LAY TO ASSURE THAT FIN IS EXTREMELY LEVEL & FLAT.

SETTING AND APPLICATION:
 "LATH-CRETS" (TYPE PER RECOMMENDATIONS) APPLIED WITH CORNER TROWEL IS A BARRIER TO INSURE A COMPLETE BOND TO BACKING MATERIAL.

VENEER APPLICATION:
 BRICK VENEER SHALL BE "CLAY" BRICK 7 1/2" X 3 1/2" X 1 1/2". SET BY "INTERSTATE BRICK CO." OF APPROVED BRAND. PROVIDE 3/8" VEEBES BETWEEN AT ALL JOINTS BOTH DIRECTIONS. TOOLED COMB-CUT. 1/2" SANDING SAND PATTERN EXCEPT AS SHOWN. CLEAR ALL SIDES NOTYAS FROM BRICK FACE. WATERPROOF ALL VEEBES AND SANDYOT 2" MINIMUM OF "TALL-SEAL" PER "TALL-SEAL" PER VEEBES INSTRUCTIONS.

ELEVATION KEY NOTES:

- 1. 20' MIN. FINISH
- 2. VISION PANEL - REFLECTIVE GLASS
- 3. OPPOSITE PANEL - REFLECTIVE GLASS
- 4. VISION PANEL - CLEAR GLASS
- 5. BRICK VENEER OVER CON. PLAST. BACKING
- 6. OPEN TO DRAINING AREA
- 7. BRICK VENEERED CORNER

002185

APPROX. AND CIVIL ENG. DATA FROM SITE
 ALKALI-FREE ANNEALED GLASS
 STEEL CHANNEL WITH ALKALI-FREE ANNEALED GLASS

MCA

ARCHITECTURE
PLANNING

McAnulla Cuddy
Associates
2212 K Street
Sacramento
CA 95816
(916) 448-0170

David E. McAnulla
Stephen R. Cuddy
Architects

CONSULTING ENGINEER

ALHAMBRA OFFICE PROJECT
 1508 Alhambra Blvd,
 Sacramento, CA
 OWNER: Jackson Alhambra Associates
 5691-A Power Inn Rd.
 Sacramento, CA

REVISIONS
 1. 20' MIN. FINISH
 2. VISION PANEL - REFLECTIVE GLASS
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SHEET TITLE
ELEVATIONS

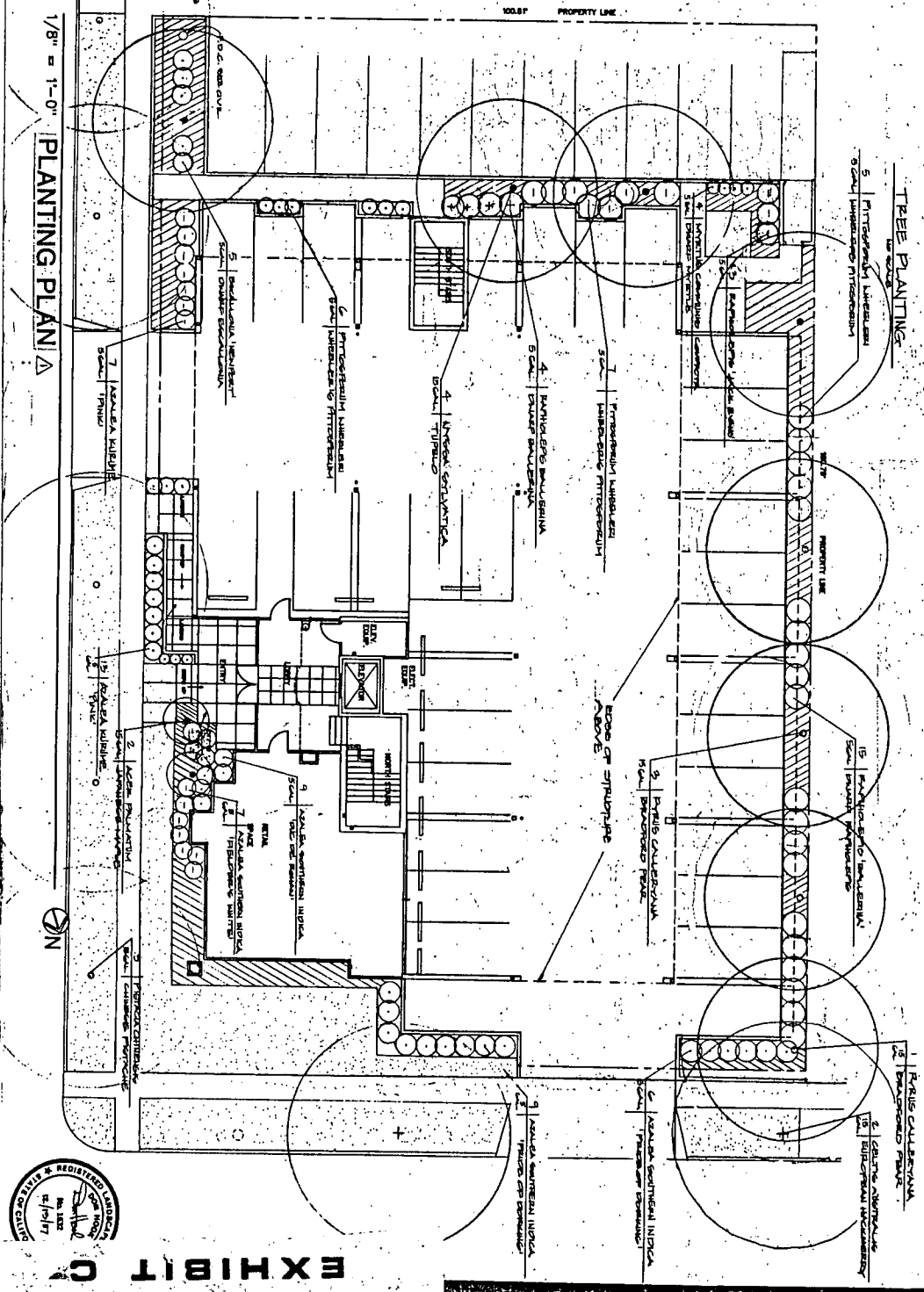
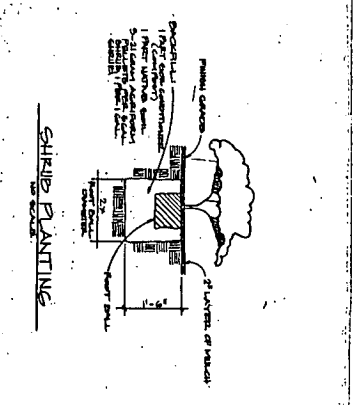
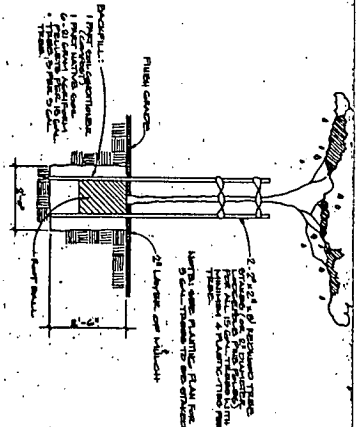
DATE: 11/19/85

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- GENERAL NOTES:**
1. ALL SOILS, EXCEPTING THE EXISTING, SHALL BE REMOVED TO A DEPTH OF 12" BELOW THE FINISHED GRADE AND REPLACED WITH A MINIMUM OF 12" OF 2-1/2" GRADE. ALL SOILS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. ALL SOILS SHALL BE TESTED BY THE CONTRACTOR TO VERIFY ALL SOILS MEET THE ABOVE REQUIREMENTS. ALL SOILS SHALL BE TESTED BY THE CONTRACTOR TO VERIFY ALL SOILS MEET THE ABOVE REQUIREMENTS. ALL SOILS SHALL BE TESTED BY THE CONTRACTOR TO VERIFY ALL SOILS MEET THE ABOVE REQUIREMENTS.
 2. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE ENGINEER BEFORE CONSTRUCTION BEGINS. ALL MATERIALS SHALL BE TESTED BY THE CONTRACTOR TO VERIFY ALL MATERIALS MEET THE ABOVE REQUIREMENTS. ALL MATERIALS SHALL BE TESTED BY THE CONTRACTOR TO VERIFY ALL MATERIALS MEET THE ABOVE REQUIREMENTS.
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PROPERTY LINE

1/8" = 1'-0" PLANTING PLAN

#204

- LEGEND**
- 1/2" Dia. Circle: 1/2" Dia. Planting Hole
 - 1/4" Dia. Circle: 1/4" Dia. Planting Hole
 - 1/8" Dia. Circle: 1/8" Dia. Planting Hole
 - 1/4" Dia. Square: 1/4" Dia. Planting Hole
 - 1/8" Dia. Square: 1/8" Dia. Planting Hole
 - 1/4" Dia. Triangle: 1/4" Dia. Planting Hole
 - 1/8" Dia. Triangle: 1/8" Dia. Planting Hole



EXHIBIT C

ALHAMBRA OFFICE PROJECT
 1508 Alhambra Blvd.
 Sacramento, Ca.

OWNER:
 Jackson Alhambra Associates
 5691-A Power Inn Rd.
 Sacramento, Ca.

CONSULTING ENGINEER:
 David S. Madelon
 Sacramento, Ca.

MCA
 ARCHITECTURE
 PLANNING

Madelon, David
 Architects
 2212 K Street
 Sacramento
 CA 95811
 (916) 448-0177

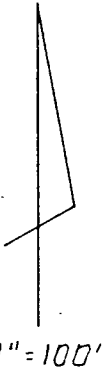
DATE: 02/15/17
 SHEET TITLE: PLANTING PLAN
 PROJECT: ALHAMBRA OFFICE PROJECT

LAND USE MAP

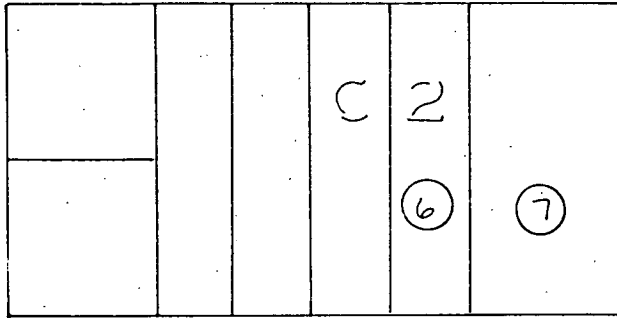
APN: 007-0281-007-010

MAY, 1987

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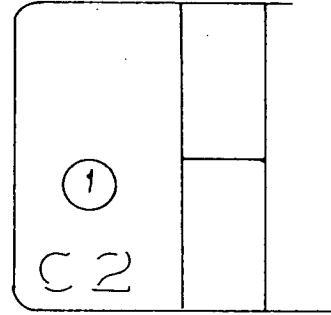


STREET



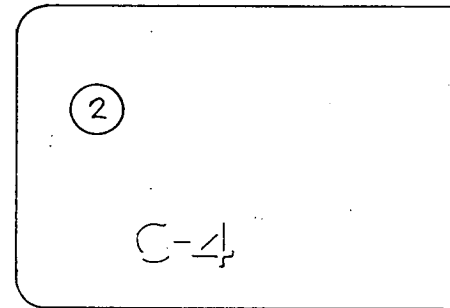
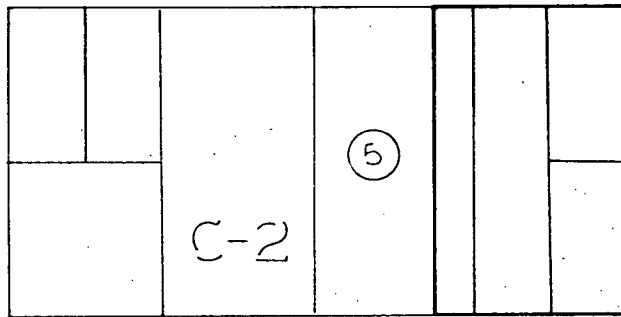
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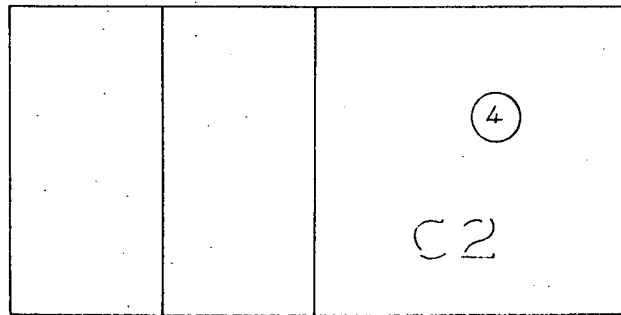


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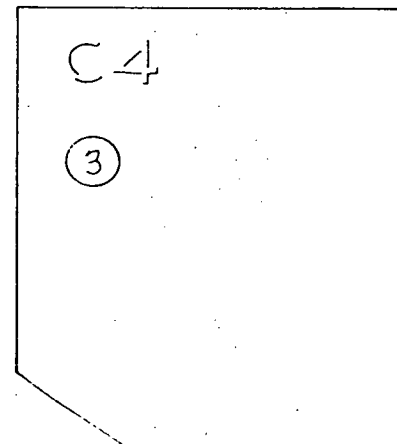
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S T R E E T

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MARK WHISLER, Vice President
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Planning Commission
Members in Session
1231 Eye Street
Sacramento, CA
95814

CITY OF SACRAMENTO
CITY PLANNING DIVISION
FEB 07 1989

RECEIVED

Dear Members,

Subject: Alhambra and "O" Street Office Building

We are opposed to the granting of any additional variances or entitlements on this property. The reasons are:

- 1) The currently built building has an excessive amount of reflective glass which would have been restricted had the Alhambra Corridor Citizen's Advisory Committee, ACCAC, recommendations for the corridor been fully implemented.
- 2) The building provides no setbacks from the street. Under the landscaping ordinance passed with the help of the East Sacramento Improvement Association and the ACCAC a 15' street setback would have been required. To provide additional entitlements to a building that lacks such a fundamental requirement as landscaping seems wrong.
- 3) The building provides no ground floor retail as would have been required if the ACCAC recommendations were in affect. Instead it offers a barren street frontage along Alhambra, neither nuturing a pedestrian scale or comfort to the pedestrian due to reflected heat from the glass.
- 4) There are residences immediately adjacent to the property and across the street starts a major residential area. To lessen the impact on residences in the corridor the ACCAC recommended that commercial properties have one car for every 100 square feet of office space. This building does not meet that requirement, if fact this request moves in the other direction.
- 5) Although the developers state that their will be minimal client visits to this facility we find that difficult to believe. The reality is that once a building has been approved

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Cherishing Our Heritage -- Planning Our Future

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for a certain type of use it tends to keep with that kind of use. If the UCD Med center research facility moves out in 10 years (because the developer has raised the rent) the building would undoubtedly be rented as conventional medical office space (since my experience with city planning is that agreements over a certain period of time are usually forgotten - the memory of the bureaucracy is not that long).

This building could not be built today as it currently stands. After a 2 year period of study of the Alhambra corridor much of the problems and solutions for the corridor have been identified. This building is a problem for the corridor. It squeaked in without environmental analysis. To grant them an additional variance at this time seems to run contradictory to the work of the ACCAC and SOCA members.

Instead of granting further benefits to a facility that meets so little of the ACCAC vision for the corridor, and further compounding the problem, we request that the commission deny this request.

Sincerely Yours,

Mark Whisler

Mark Whisler CFP
President, SOCA
(916) 446-6666
1731 Eye Street
Sacramento, CA
95814

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SCHOOL OF MEDICINE

Reply to:
DIVISION OF HEMATOLOGY AND ONCOLOGY
DEPARTMENT OF INTERNAL MEDICINE
UCD PROFESSIONAL BUILDING
4101 X STREET
SACRAMENTO, CALIFORNIA 95817
TELEPHONE: (916) 453-3772

December 9, 1988

John Jackson, Jr., President
Jackson Properties, Inc.
5665 Power Inn Road
Sacramento, California 95824

Dear John;

We are pleased to provide additional information regarding our programs proposed to be housed in your new building at 1508 Alhambra Boulevard. These programs bring exciting new and unique state-of-the-art research and patient care activities to Sacramento and Northern California. The specific activities to be carried out in this facility can be divided into our cytogenetic program, a research and clinical activity, and our antibody research and development program. A portion of the space assigned to this latter program will house special equipment which requires large floor space, but relatively few specialists to operate the equipment (camera rooms). The cytogenetic laboratory does not require the presence of patients, but rather specimens obtained from the patients elsewhere. Our antibody research and development programs have been in existence for ten years, have achieved international recognition, and funding from national agencies for the research has expanded dramatically. Following a series of fundamental developments in our laboratories, treatment for advanced lymphatic cancers began three and one-half years ago, and has achieved remarkable success. The new facility will permit us to expand this research treatment modality to additional patients, estimated to be in the maximum range of 10 new patients per month.

Addressing first the cytogenetic laboratory, which has a major clinical component: The maximum number of personnel in this area will be 17. Personnel are assigned to the administrative area (4), the karyotyping area (3), and the microscopy area (10). The tissue culture and harvest area is staffed by individuals working in the karyotype and microscope area. Because of the specialized nature of activities in the cytogenetic area, the harvest and tissue culture area could be viewed as the laboratory workspace

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John Jackson, Jr., President
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of the professional staff that are housed in the administrative, karyotyping, microscope area.

Turning to the antibody research and development program which will be housed on the second floor and a portion of the third floor, it may be noted that a number of offices are designed on the second floor, each one is assigned to one of our staff. These individuals work in the computer area, the clinical area, and laboratory area. And in addition, there are two technologists working in the clinical camera areas. The clinical cameras are very large pieces of equipment that require considerable space around them for operation. Normally, only two technologists are necessary to operate the three cameras which frequently take several hours to completely scan a patient. The four examining rooms on the second floor, and infusion room are staffed by a nurse and the physicians involved in seeing the few patients that will be seen in that facility are those that are housed in the offices of the antibody research and development program, and the cytogenetic laboratory administration.

The space designated for the antibody research and development program on the third floor is that devoted to clinical research laboratory. Only one individual works in the pharmacy. This individual has an office on the second floor, as previously discussed. The cell culture area, biopharmacology and probe area, and rodent storage areas are not used extensively, and when they are, individuals working in this area are from the offices on the second floor. In short, the maximum personnel for the antibody research and development program are slated for 22.

At any one time, there will be no more than 6 patients in the facility, and this would be only two to three times a week.

Addressing our parking needs, it is important to recognize that this facility will be serviced by the University Shuttle. Many of our employees currently park on the UCDMC campus, and utilize the shuttle since their jobs often require them to spend part of the time at the Medical Center.

The building is close to one of the light rail stations, and several of our employees in the cytogenetic laboratory, which is currently at the old cannery building on Alhambra and Stockton, have utilized this serviced and will continue to do so. Two individuals from our antibody research and development program

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have already indicated that they will be using light rail once their offices are relocated to the 1508 Alhambra Boulevard building.

It should also be recognized that the University has use of a parking garage at Alhambra and Stockton, which would be available for personnel at this facility also.

It is our understanding that 45 parking spaces have been designated for the building. Based upon the staffing that we plan to employ in this facility, this will more than adequately meet our needs. In addition, several of our personnel (8 to 10) will be parking elsewhere and using either University shuttle, or light rail, and finally, 5 or 6 individuals (primarily the professional staff) do have obligations on the Davis Campus and the University Medical Center, and will be spending up to 60% of their time off-site, and will not be at the 1508 Alhambra Boulevard building.

We hope that this information clarifies the functional activities of our programs. In summary, a theoretical maximum of 6 patients and 38 personnel will occupy the building at any one time. Should you have any additional questions, we would be pleased to address them.

Sincerely,



Jerry P. Lewis, M.D.
Professor of Medicine
And Pathology
Director, Bone Marrow and
Cytogenetic Laboratory
Chief, Division of Hematology
And Oncology



Gerald L. DeNardo, M.D.
Professor of Medicine,
Radiology & Pathology
Director, Section of Radiodiagnosis
& Therapy

JPL:mgm

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