

CITY PLANNING COMMISSION

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

APPLICANT	Physicians Clinical Laboratory, 1111 Howe Avenue, #600, Sacramento, CA				
OWNER	Ron Watkins, 4740 Folsom Blvd., Suite A, Sacramento, CA 95819				
PLANS BY	E. M. Kado Associates, 1661 Garden Hwy., Sacramento, CA 95833				
FILING DATE	5/20/87	ENVIR. DET.	6/3/87	REPORT BY	FG/vf
ASSESSOR'S-PCL. NO.	010-0062-004-018				

APPLICATION: A. Negative Declaration
B. Special Permit to allow 100 percent office use.

LOCATION: 1900 Alhambra Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 100 percent office use for a 16,000+ sq. ft. building.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Vacant building

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; C-4	Front:	0'	0'
South: Barber, antique store, one family residential; C-4, R-0	Side(Int):	0'	0'
East : Offices; OB, R-1	Side(St):	0'	0'
West : Auto Repair; C-4	Rear:	0'	100'

Parking Required:	40 spaces
Parking Provided:	57 spaces
Property Dimensions:	160' x 240'
Property Area:	0.88+ acres
Square Footage of Building:	16,000+ sq. ft.
Height of Building:	24 ft.
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Brick veneer

BACKGROUND INFORMATION: On May 8, 1986, the Planning Commission approved a lot line adjustment to merge two lots in order to develop the site with offices and a parking lot (P86-135). A Certificate of Compliance has not been recorded to merge the lots.

APPLC. NO. P87-245 MEETING DATE June 25, 1987 ITEM NO. 21

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PROJECT EVALUATION: Staff has the following comments:

- A. The project site consists of two lots totaling 0.88+ acres which are zoned Heavy Commercial (C-4). The site is designated for industrial uses by the 1974 General Plan and for heavy commercial uses by the 1980 Central City Plan. The site is presently developed with a vacant building which was previously a cannery supply store. The surrounding land uses include offices, residential, general commercial and vacant lots.
- B. The applicant is proposing to replace and remodel the existing building and develop a 16,000+ sq. ft. office building. The C-4 zone only allows 25 percent of the gross floor area of a building to be developed as office space. In this case, the applicant is proposing 100 percent office space which requires a special permit be granted by the Commission prior to project development. Presently, there are other office uses located to the northeast and east of the site and a commercial/office mix is proposed to the north of the site. The proposed office use should be compatible with the surrounding land uses.
- C. The proposed office would be developed for general office use only. The offices would employ approximately 45 to 50 people. Hours of operation would be from 8:00 a.m. to 5:00 p.m. The applicant does not have a tenant for the building at this time, therefore, the project development plans do not include a floor plan since it has not been determined how the floor space will be divided up.

The existing building will be partially replaced with a new structure while the remainder of the existing building will be remodeled. The building exterior will be constructed of brick veneer and an arched entryway will accent the northeast corner of the building.

A 57 space parking lot will be constructed on the west side of the building. The applicant should note that the parking lot site and building site are still two separate lots and the previous lot line adjustment (P86-135) must be recorded in order for the proposed project to be completed.

- D. The subject site is located in the Central City area and is subject to review and approval by the Design Review Board. The applicant must submit the site development plans to the Design Review Board for review and approval prior to the issuance of any building permits.
- E. The project has been reviewed by Traffic, Engineering, Fire Department, Regional Transit, East Sacramento Improvement Association and the Sacramento Old City Association. No comments have been received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and a Negative Declaration has been filed.

General Information - Although a Negative Declaration has been filed on the proposed project, the Master EIR for the Alhambra Corridor will include the proposed project in the discussion of cumulative impact of all projects in the Corridor area.

RECOMMENDATION: Staff recommends the following actions:

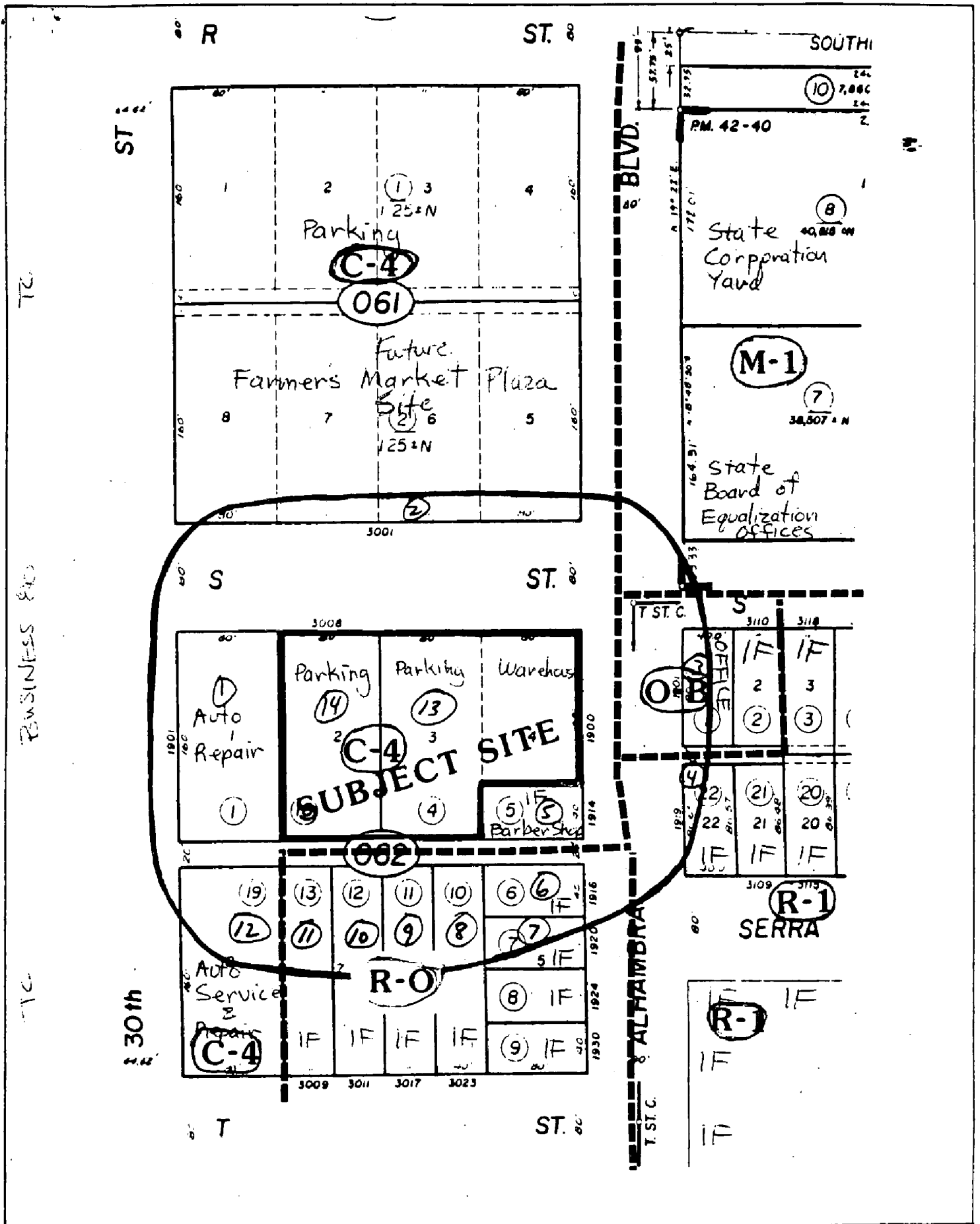
- A. Ratify the Negative Declaration;
- B. Approve the Special Permit subject to Conditions and based on Findings of Fact, which follow:

Conditions

1. The applicant shall submit the site development plan to the Design Review Board for review and approval prior to issuance of any building permits.
2. The applicant shall record the Certificate of Compliance for the lot line adjustment previously approved by the Commission on May 8, 1986 (P86-135).
3. The proposed use shall be limited to general office use only.
4. The applicant shall provide 57 parking spaces on the site.
5. The project shall be developed per the submitted plans unless modified by the Design Review/Preservation Board.

Findings of Fact

1. The project, as conditioned, is based on sound principles of land use in that the proposed office use will be compatible with surrounding land uses which include general commercial and office uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare in that:
 - a. adequate landscaping is provided;
 - b. adequate on-site parking is provided.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for heavy commercial uses in the 1980 Central City Plan and the proposed office use conforms with the Plan Designation.



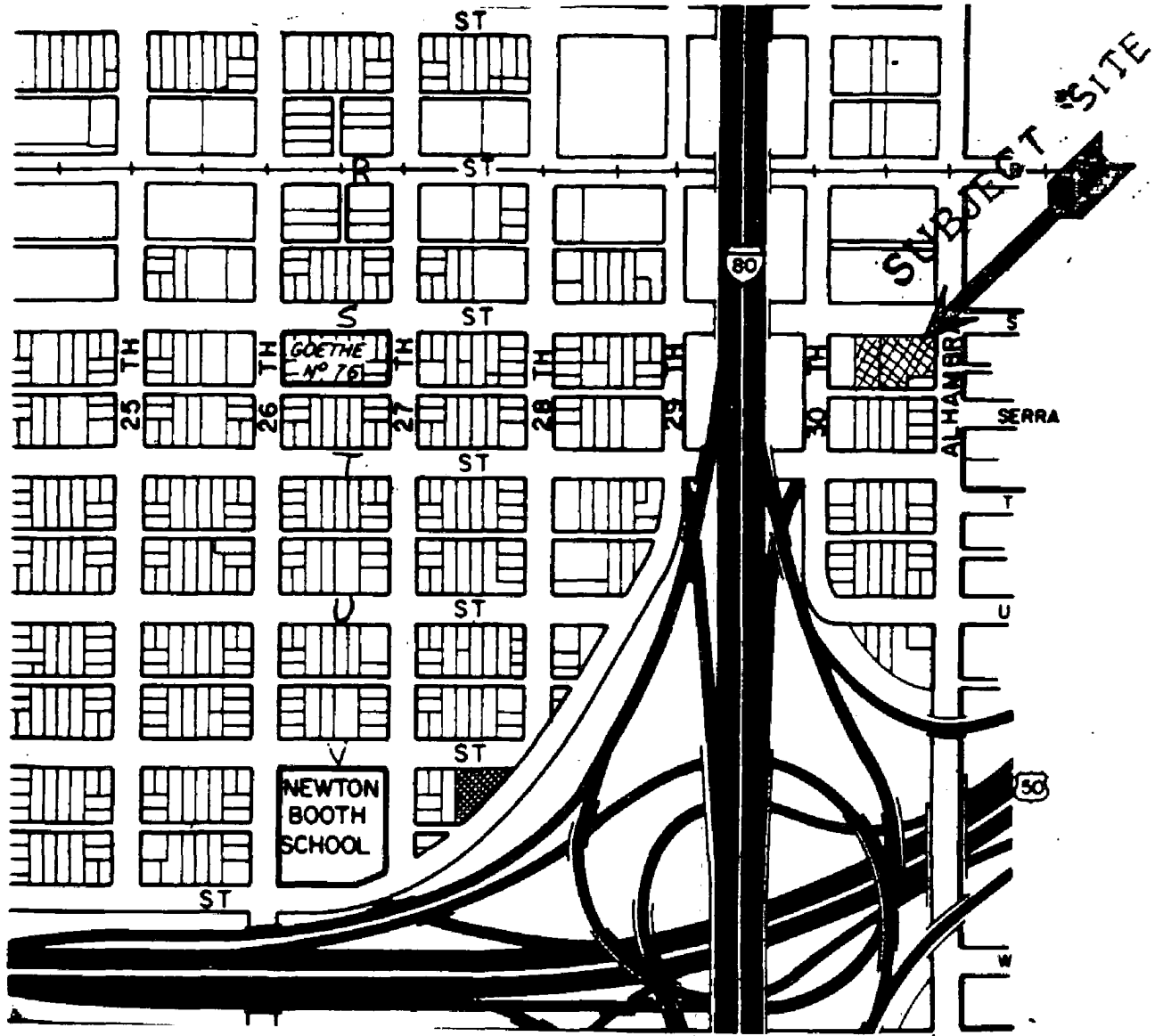
LAND USE & ZONING MAP

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Scale 1" = 500'

VICINITY MAP

P87-245

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