

REPORT AMENDED BY STAFF 9-22-88
CITY PLANNING COMMISSION

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

APPLICANT	John Jackson Properties - 5665 Power Inn Road, #140, Sacramento 95824				
OWNER	John Jackson Properties - 5665 Power Inn Road, #140, Sacramento 95824				
PLANS BY	Comstock Johnson Architects - 10304 Placer Lane, A, Sacramento 95827				
FILING DATE	7-22-88	ENVIR. DET.	Reg. Dec.	REPORT BY	PW:sg
ASSESSOR'S PCL. NO.	007-0352-010				

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to allow 100% office use in the C-4 zone
 - C. Special Permit to allow a 20% parking reduction
 - D. Variance to allow back-out maneuvering on an adjacent existing parking lot

LOCATION: Northeast corner of 30th and R Streets

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 28,579 square foot, three-story office building.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial
1980 Central City Community	
Plan Designation:	Heavy Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Vacant office building, to be demolished

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial; C-4	Front:	0'	0'
South: Office; C-4	Side(St):	0'	5'
East: Warehouse; C-4	Side(St):	0'	17'
West: Freeway; TC	Rear:	0'	4'

Parking Required:	71 spaces minus 15% reduction: 61 spaces
Parking Provided:	60 spaces
Property Dimensions:	160' x 120'
Property Area:	0.44+ acres
Square Footage of Building:	28,579
Height of Building:	46' to top of parapet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Glass, masonry and metal
Roof Material:	Composition

00003

03140

APPLC. NO. P88-325 MEETING DATE September 22, 1988 ITEM NO. 16

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.44 acres in the Heavy Commercial (C-4) zone. Both the General Plan and 1980 Central City Community Plan designate the site for heavy commercial uses. Surrounding uses include a mix of office, commercial and warehouses. An existing vacant office building is located on the site. The applicant intends to demolish this existing building to allow the construction of the proposed office building. Regional Transit Light Rail runs directly adjacent to the site along 'R' Street.

B. Applicant's Proposal

The applicant proposes to construct a 28,579 square foot, three-story office building with 1,200 square feet of ground floor retail. Sixty parking spaces will be provided on the site.

C. Setback/Landscaping

A four foot setback has been provided along Alhambra Boulevard and a five foot setback along the alley on the north. Along the 'R' Street frontage, staff is recommending a four foot wide planter along the entire length of the parking area. This should be planted with trees and shrubs. Five foot planters are shown along Alhambra Boulevard as well as larger tree planters located in front of the main entrance and lobby. Any portion of the landscaping that is located in the public right-of-way requires that a revocable permit be granted by the City Council. Staff recommends that the applicant submit a detailed landscape plan for review and approval by the Planning Director prior to issuance of building permits.

D. Parking/Circulation

The submitted plans indicate public access onto R Street. Staff has received comments from Regional Transit (RT) stating objections to R Street access due to conflicts with Light Rail. The applicant has been in negotiations with RT and the City's Traffic Engineer to design a right turn only onto R Street that would include a barrier prohibiting crossing of the tracks. Staff recommends that this R Street access design be approved by both RT and Traffic Engineering as a condition of project approval. All driveways must meet City standards in terms of width and design. Traffic Engineering also suggests posting a sign at the south driveway advising motorist of existing light rail.

The applicant is requesting a variance for off-site maneuvering and parking reduction special permit in order to meet the project's parking requirement. The applicant intends on using the adjacent parking lot as maneuvering area for 15 parking spaces on the east side of the building. Staff has received an agreement from the adjacent property owner authorizing the use of the off-site maneuvering area. Staff does suggest the applicant and the adjacent property owner enter into formal reciprocal access agreements. Staff and the Commission

have supported other variances in order to meet the required parking on-site. The applicant has the parking on-site and is merely utilizing the needed maneuvering depth on the adjacent lot in which the property owner has agreed to.

E. Parking Reduction

The applicant has requested a 15% parking reduction in order to comply with the project's parking requirement. The Zoning Ordinance allows an applicant to request a special permit for specific amounts of parking reduction. Based on the 1:400 ratio for the office project, 71 parking spaces are required. The applicant indicated to staff the desire to utilize parallel spaces within the public right-of-way along R Street. These spaces are unacceptable. Eliminating these parallel spaces, the overall parking total on-site is 56 spaces. Utilizing a 20% parking reduction rather than the requested 15%, and based on 71 spaces required, the provided 56 spaces will comply with Zoning Ordinance requirements. The Zoning Ordinance allows a 10% parking reduction for office uses with special permit approval and an additional 10% reduction if within 660 feet of a Light Rail station. The applicant intends to implement a Light Rail transit subsidy and showers and lockers to achieve the 10% reduction. The close proximity to Light Rail will result in a total 20% parking reduction. Traffic Engineering suggests that as part of the parking reduction proposal, a transit pass subsidy be implemented. Staff finds that the proposed level of parking reduction should not adversely affect the supply of on-street parking in that the subject site does not abut any residentially zoned property in the immediate surrounding area.

F. Signage

The site plans do not indicate the number or location of any signage. All signage must comply with Sign Ordinance regulations and the applicant should submit a sign program for staff review and approval prior to issuance of sign permits.

G. Building Design/Use

The proposed office building would be 46 feet tall to the top of the parapet. The building will utilize brick and curtain wall glazing with six inch horizontal mullions and accented with painted metal grille-work, ceramic tile bands and contrasting brick at entry. One thousand two hundred square feet of ground floor retail is proposed for the 30th Street frontage. The project will exceed the 25% office use allowed in the C-4 zone. The 100% office use is compatible with the surrounding area which is predominantly office and commercial uses. The Commission has approved 100% office use on surrounding sites in the C-4 zone.

H. Design Review

The subject site is located in the "Central City" area and will require that the project be reviewed and approved by the Design Review Board. The applicant

must submit complete development plans to the Board for review and approval prior to issuance of building permits.

I. Light Rail

The Regional Transit (RT) Light Rail line is located along the south side of the subject site. RT supports the applicant's proposal to provide a transit subsidy as an offset for a reduction in the amount of parking required for the project. RT had indicated objections to access onto R Street. However, the applicant has indicated to staff that negotiations with RT to design a safe and acceptable access onto R Street have been on-going. Staff recommends that any access onto R Street be reviewed and approved by both RT and the City's Traffic Engineer prior to issuance of building permits.

J. Other Agency Comments

The following comments have been received:

Public Works/Traffic

1. Parallel stalls shown in the public right-of-way are unacceptable.
2. Construct driveways to City standards.
3. Obtain a reciprocal parking and access agreement from adjacent owner to the east.
4. Replace any deteriorated existing improvements along 30th Street, R Street and the alley.
5. Coordinate all activities with RT.
6. Obtain encroachment permits for any work in public right-of-way.
7. Post sign at south driveway advising motorists of existing light rail.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on the environment, therefore a negative declaration has been prepared with the following mandatory 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;

P88-325

00006

September 22, 1988

Item 16

~~03143~~

- B. Approve the special permit to allow 100% office use in the C-4 zone subject to conditions and based upon findings of fact which follow;
- C. Approve the special permit to allow a 20% parking reduction with conditions and based upon findings of fact which follow; and
- D. Approve the variance to allow back-out maneuvering on an adjacent lot with conditions and based upon findings of fact which follow.

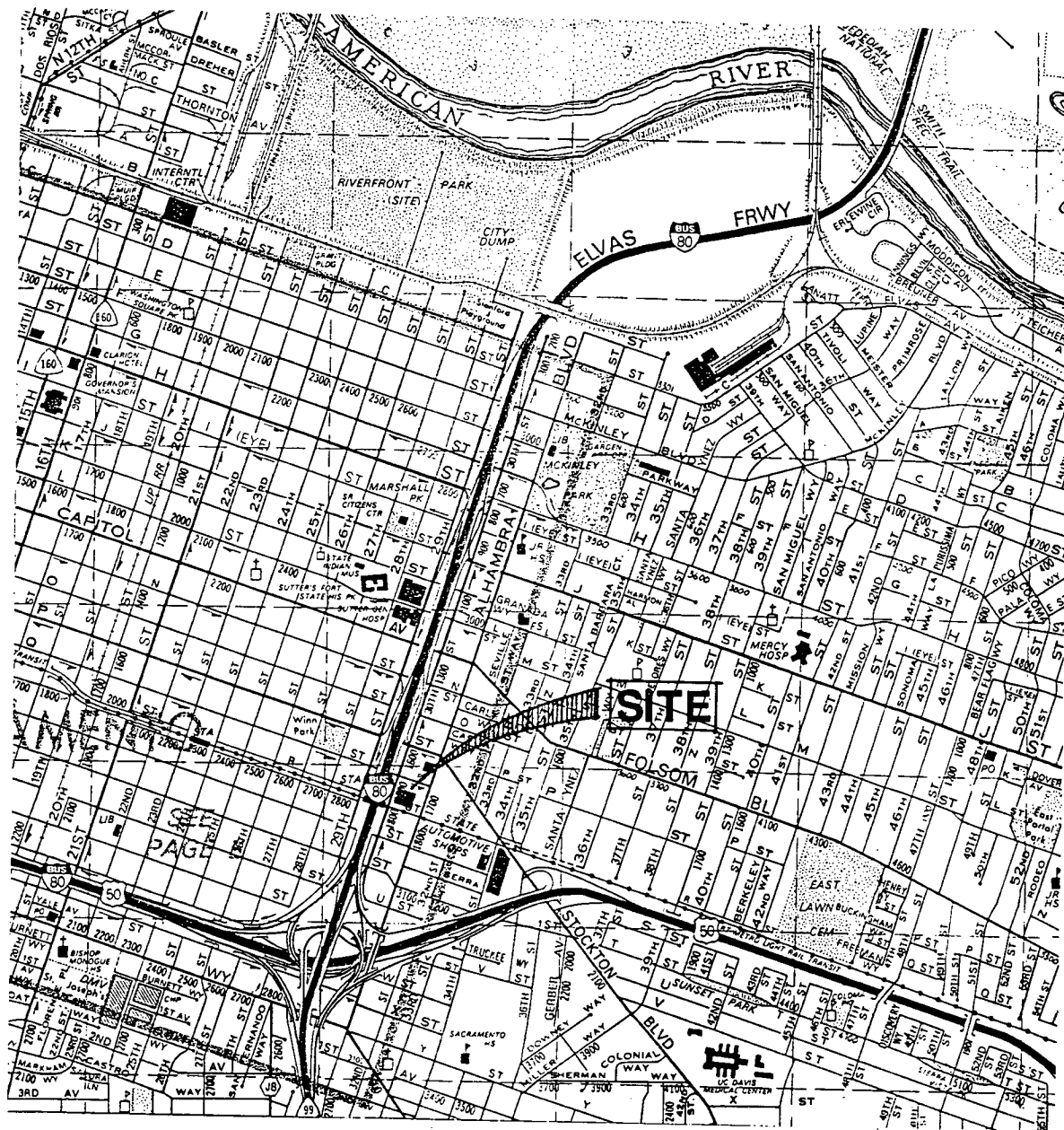
Conditions - Special Permits/Variance

1. The applicant shall submit a revised site plan to the Planning Director prior to issuance of building permit indicating: (a) the required four planters; (b) ~~eliminating parallel parking stalls; and~~
(deleted by staff)
(c) access design onto R Street.
2. The applicant shall submit detailed landscape plans to the Planning Director for review and approval prior to issuance of building permits.
3. A complete sign program shall be submitted for review and approval by the Planning Director prior to issuance of sign permits.
4. Access onto R Street shall be designed and approved to the satisfaction of both RT and the City's Traffic Engineer.
5. The applicant shall submit a Light Rail Transit subsidy to the satisfaction of Regional Transit and the City's Transportation Division in order to achieve a 20% parking reduction.
6. ~~All~~ parallel stalls in the public right-of-way shall be ~~eliminated~~.
*An encroachment permit to locate
obtained from Public Works Department. (staff amended)*
7. The applicant shall obtain a reciprocal access agreement from adjacent owner to the east.
8. The applicant shall coordinate all phases of construction with Regional Transit to prevent disruptions in Light Rail services.
9. The applicant shall submit complete development plans to the design review Board for review and approval prior to the issuance of building permits.

Findings of Fact - Special Permits/Variance

1. The project, as conditioned, is based on sound principles of land use in that the project is compatible with surrounding land uses in the area which include offices, Light Rail, warehouses and vacant lots.

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the project provides adequate parking, setbacks, and is adjacent to a Light Rail station.
3. Granting the variance does not constitute a special privilege extended an individual applicant in that similar off-site maneuvering variances have been granted for similar uses.
4. The variance is not a use variance in that office buildings are allowed in the C-4 zone.
5. The proposed project is consistent with the City's General Plan and the 1980 Central City Plan in that the site is designated for heavy commercial use and the proposed office/parking garage conforms with the plan designation.



00014

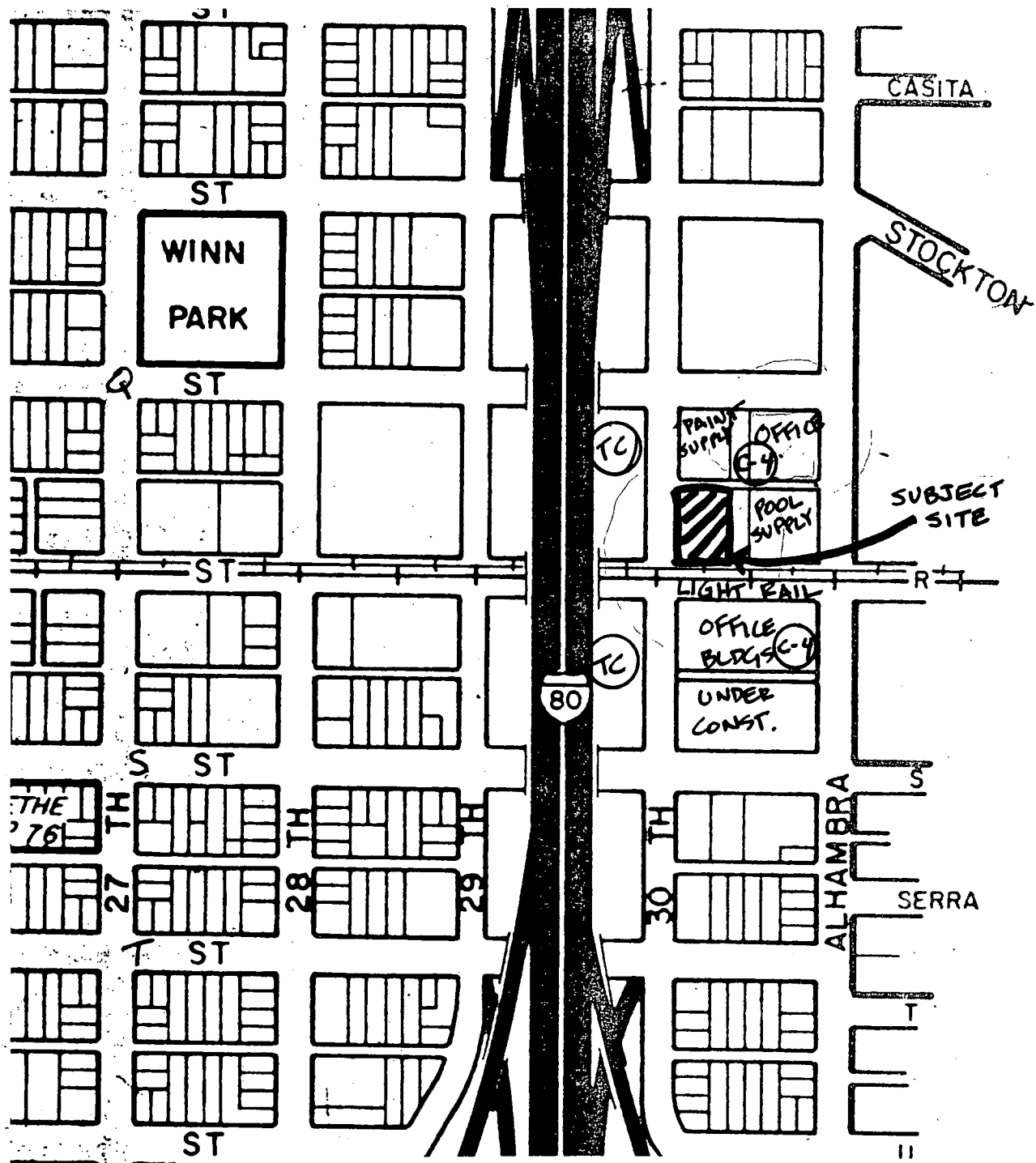
~~08151~~

VICINITY MAP

P88 - 325

9/22/88

item 16



~~99159~~

00016

LAND USE & ZONING MAP

P88 - 325

9/22/88

item 16

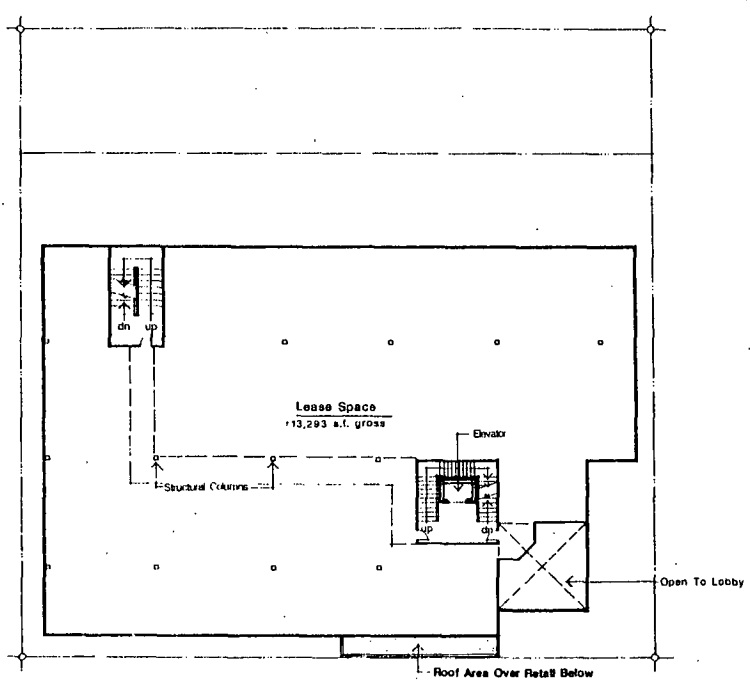
288-325

0315

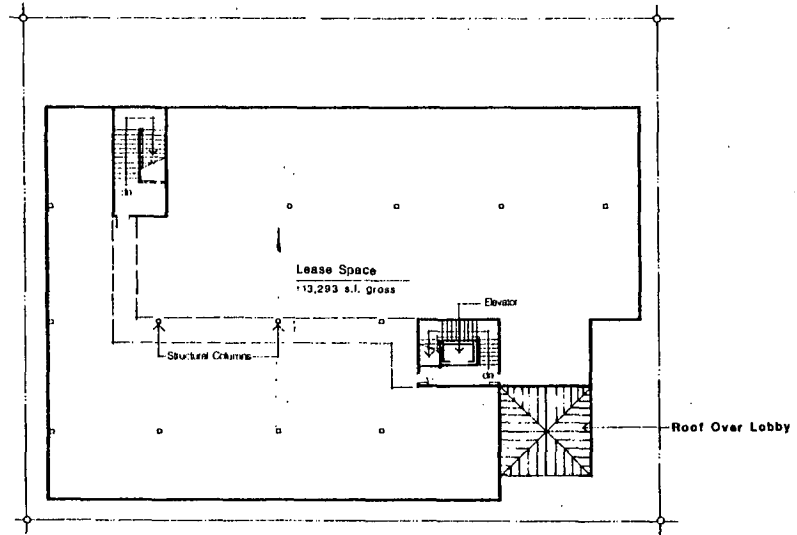
9/22/88

00015

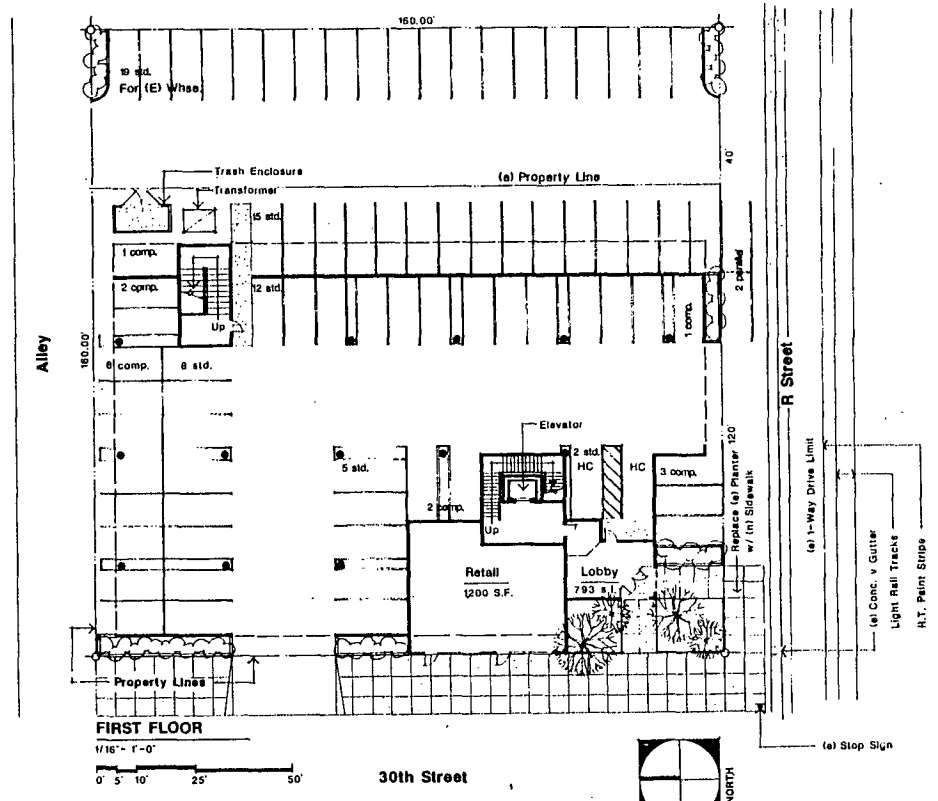
item 16



SECOND FLOOR
1/16" = 1'-0"



THIRD FLOOR
1/16" = 1'-0"



Project Data

Zoning: M1
 Site Area: 19,200 s.f. or .44 acre net
 Gross Building Area: 28,579 s.f.
 Parking Required @ 1 sp. per 400 s.f. - 71 sp.
 Parking Reductions 10% Light Rail Transit Subsidy
 5% Showers & Lockers
 Parking Required w/ Reductions: 60 sp.
 Parking Provided 61 sp.
 Compact Space Percentage 28%

proposed office building
N.E.C. 30TH & 'R' STREETS
CITY OF SACRAMENTO, CA.

owner:
JACKSON PROPERTIES INC.
 5665 SUITE #140 POWER INN ROAD
 SACRAMENTO, CA. 95824
 916/381-8113 LIC. NO. 365437

7/22/88
 DPE/MET
 88063.00

**COMSTOCK
JOHNSON
ARCHITECTS
INC.**

Principals
 DONALD M. COMSTOCK
 DUANE M. JOHNSON

Associates
 KENNETH F. BRYANT
 RICHARD A. SCHWARTZ

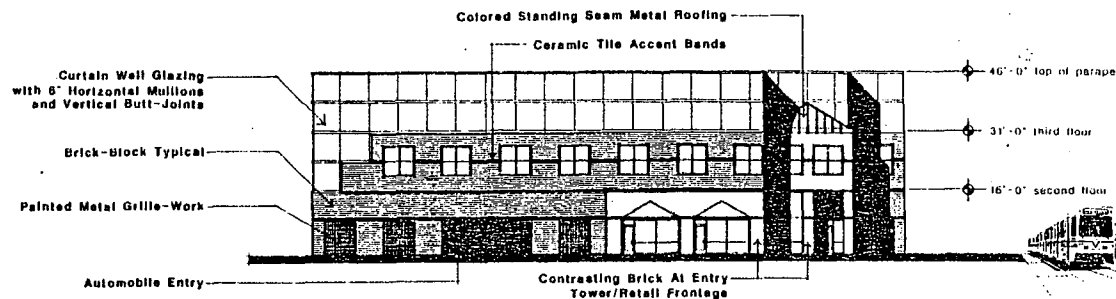
30301 Robert Lane, Suite A
 Sacramento, California
 95827 (916) 362-6300

SITE PLAN / FLOOR PLANS

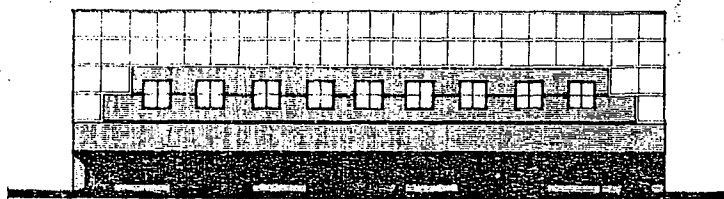
9/22/88
1/10



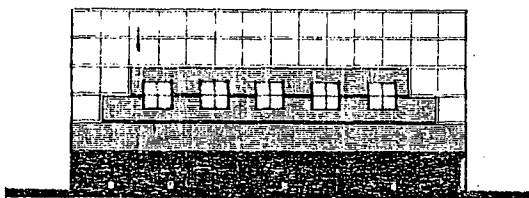
SOUTH/ 'R' STREET ELEVATION
1/16" = 1'-0"



WEST/ 30th STREET ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



NORTH/ ALLEY ELEVATION
1/16" = 1'-0"

PROPOSED OFFICE BUILDING
N.E.C. 30TH & 'R' STREETS
CITY OF SACRAMENTO, CA.

OWNER:
JACKSON PROPERTIES INC.
5665 SUITE #140 POWER INN ROAD
SACRAMENTO, CA. 95824
916/381-8113 LIC. NO. 365437

7/22/88
DPE/MET
88083.00

**COMSTOCK
JOHNSON
ARCHITECTS
INC.**
Principal:
DONALD A. COMSTOCK
DUANE M. JOHNSON
KEITH M. BRYANT
Associates:
RICHARD A. SCHWARZ
1001 J Street, Suite 5
Sacramento, California
95811-3576

ELEVATIONS