

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	Morton & Pitalo - 1430 Alhambra Boulevard, Sacramento, CA 59819		
OWNER	30th & R Associates - 5665 Power Inn Road #104, Sacramento, CA 95819		
PLANS BY	Comstock Johnson Architects - 10304 Placer Lane, Ste. A., Sacto 95827		
FILING DATE	11-3-89	ENVIR.DET.	Neg. Dec. REPORT BY PW:sg
ASSESSOR'S PCL. NO.	007-0352-009,010		

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to allow 100% office use for a proposed 34,989 sq. ft. office building in the C-4 zone
 - C. Special Permit to allow a 7% parking reduction
 - D. Variance to locate 36 parking spaces off-site for a proposed office building at the northeast corner of 30th and R Streets
 - E. Variance to locate 36 parking spaces off-site for an existing medical office building at 1700 Alhambra Boulevard
 - F. Lot Line Adjustment to relocate the common property line between 2 parcels totaling 0.44+ ac.

LOCATION: Northeast corner of 30th and R Streets

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 34,989 sq. ft. office building and parking garage.

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:

North:	Commercial; C-4
South:	Office; C-4
East :	Warehouse; C-4
West :	Freeway; TC

Parking Required:	87 spaces minus 7% reduction - 81 spaces
Parking Provided:	81 spaces - 45 on-site; 36 off-site (adjacent garage)

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Property Area: 0.44+ acres
Square Footage of Building: 34,989
Height of Building: 63 ft. to the parapet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Brick, stucco, glass
Roof Material: Built-up roof with parapet

BACKGROUND INFORMATION: On July 23, 1987, the Planning Commission approved, subject to conditions, the necessary entitlements to convert 7,600 square feet of an existing 21,250 square foot office building into medical offices located at 1700 Alhambra Boulevard (P87-290). These entitlements included a variance to locate 16 required parking spaces off-site in an adjacent parking lot and a variance to reduce the maneuvering depth for parking spaces in the off-site parking lot to 22 feet. On September 8, 1988, the Commission approved an extension for the variances for the building at 1700 Alhambra Boulevard, known as the Glen Dairy Building.

On September 22, 1988, the Planning Commission approved the necessary entitlements to construct a 28,579 square foot office building at the northeast corner of 30th and R Streets (P88-325). These entitlements included a variance to allow maneuvering on an adjacent parking lot. This adjacent parking lot was used for the previously mentioned Glen Dairy Office Building. The subject application attempts to tie the two office buildings together with a shared garage to be constructed on the site of the previous surfaced lot.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of approximately 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 and surface parking lot are located on the site. The applicant intends to demolish the existing building to allow the construction of the proposed office building and parking garage. Regional Transit Light Rail runs directly adjacent to the site along 'R' Street.

B. Applicant's Proposal

The applicant proposes to construct a 34,989 square foot, four-story office building and a 72 car parking garage. The parking garage will be constructed on an adjacent parcel and is to be shared by the medical office building (Glen Dairy) located at 1700 Alhambra Boulevard (see exhibit C). The proposed parking garage is on a separate parcel from both the existing medical office building and the subject proposed office building, therefore a variance for off-site parking is required for each of the respective buildings. Both owners of the adjacent properties have entered into an agreement for the shared parking garage arrangement. Although the subject application is

complex in regard to the parking arrangements, the overall effect results in a more desirable situation.

C. Parking/Circulation

The submitted site plan indicates vehicle parking under the proposed four story office building and in the adjacent proposed parking structure. Vehicle access into the first floor parking area is from 30th Street and into the parking structure ramp from the alley between R and Q Streets (see site plan). No vehicle access is to be provided onto 'R' Street which should alleviate any conflicts with Light Rail. All driveways must meet City standards in terms of width and design. The design of the parking structure ramp should be approved by the City Traffic Engineer.

The proposed parking structure is to provide parking both for the proposed 34,984 square foot office building and the existing medical office building at 1700 Alhambra Boulevard. The following parking calculations indicate the required parking and the proposed location; i.e. on-site or within the shared parking garage:

<u>Building</u>	<u>Required</u>	<u>Provided on-site (under bldg.)</u>	<u>Provided off-site (garage)</u>
Proposed 34,984 sq. ft. at 1:400	87 spaces	45 spaces	36 spaces
		Total Provided	81 spaces

The additional 36 spaces within the parking garage are designated for the 1700 Alhambra Medical Office Building. The parking calculations result in the proposed building being deficient six parking spaces. The applicant is requesting a 7% parking reduction in order to comply with the project's parking requirement. The Zoning Ordinance allows up to a 10% parking reduction for office uses. The proposed project is 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 requested 7% reduction. The close proximity to a Light Rail station warrants this reduction if RT is satisfied with the transit subsidy agreement. 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.

Staff also supports the variances for off-site parking. The applicant's proposal clearly results in marked improvement over what has previously been approved for the site. The proposed shared parking structure increases the overall off-street parking capacity for not only the proposed 34,984 square foot office project but also increases the provided parking for the Glen Dairy Medical Office Building at 1700 Alhambra Boulevard.

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E. Building Design/Use

The proposed office building will be 63 feet tall to the top of the parapet. The building will utilize red flashed brick and light grey stucco with recessed windows. A row of planters are located along the 30th and R Street frontages. 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 and had previously approved a 29,000+ square foot office building on the subject site on September 22, 1988 (P88-325).

F. Signage

The 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.

H. Design Review

The subject site is located within the "Central City" area and therefore requires the review and approval of 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. Lot Line Adjustment

The applicant is requesting to relocate the common property line of the two parcels in order to construct the parking structure. The adjustment will provide the additional width needed to properly construct the structure. Staff has no objections to this request.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a negative declaration has been prepared. In compliance with Section 15070 (B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. The City shall not approve the final project building permit until the Land Use Policy EIR is completed and approved (anticipated for February 1990*).

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for February, 1990) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed).

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- B. The applicant shall comply with all applicable measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.
- C. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding".

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be re-evaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

- D. The applicant shall submit a Transportation System Management Program to the City Traffic and Transportation Planning Division incorporation transit mitigation measures such as subsidized transit passes, bicycle lockers, van and car pool reserved parking spaces, for review and approval prior to issuance of any building permit.

- E. The applicant shall comply with the following State regulations:

1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant shall determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- a. California Occupational safety and health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
- b. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant shall provide a copy of the awarded demolition

bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

- F. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during development or construction of the project, work in the area shall stop immediately and a qualified archaeologist and representative of the Native American heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.
- G. The applicant shall participate 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.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- 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 7% parking reduction with conditions and based upon findings of fact which follow;
- D. Approve the Variance to locate 36 parking spaces off-site for a proposed 34,989 square foot office building in the C-4 zone subject to conditions and based upon findings of fact which follow;
- E. Approve the Variance to locate 36 parking spaces off-site for an existing medical office building located at 1700 Alhambra Boulevard subject to conditions and based upon findings of fact which follow; and
- F. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit/Variances

1. A complete sign program shall be submitted for review and approval by the Planning Director prior to issuance of sign permits. 001580
2. 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 7% parking reduction.

3. An encroachment permit to locate parallel stalls in the public right-of-way shall be obtained from Public Works Department.
4. The applicant shall coordinate all phases of construction with Regional Transit to prevent disruptions in Light Rail services.
5. The applicant shall submit complete development plans to the Design Review Board for review and approval prior to the issuance of building permits.
6. On-site grading, paving, and drainage shall be approved by Public Works prior to issuance of building permits.
7. The design of all driveways including the alley access into the parking structure shall be to the satisfaction of the Traffic Engineer.
8. The applicant and the property owner of 1700 Alhambra Boulevard shall enter into an agreement to share the spaces within the parking garage; 36 spaces being allocated to each. A copy of the agreement shall be submitted to the Planning Director prior to issuance of building permits and shall be recorded on the deed.
9. The applicant shall comply with the following conditions of the negative declaration:
 - a. The City shall not approve the final project building permit until the Land Use Policy EIR is completed and approved (anticipated for February 1990*).
 - b. The applicant shall comply with all applicable measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed).

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- c. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding".

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be re-evaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

- d. The applicant shall submit a Transportation System Management Program to the City Traffic and Transportation Planning Division incorporation transit mitigation measures such as subsidized transit passes, bicycle lockers, van and car pool reserved parking spaces, for review and approval prior to issuance of any building permit.

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- b) Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific

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- f. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during development or construction of the project, work in the area shall stop immediately and a qualified archaeologist and representative of the Native American heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.
- g. The applicant shall participate 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.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

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 includes 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 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 parking variances have been granted for similar uses.

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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.

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