

PLANNING DIRECTOR'S VARIANCE
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT The Watkins Company, 1610 Arden Way, Suite 102, Sacramento, CA 95814
OWNER The Watkins Company, 1610 Arden Way, Suite 102, Sacramento, CA 95814
PLANS BY JYS Real Estate Development Services, 3050 Fite Circle, Sacramento, CA 95827
FILING DATE September 8, 1992 ENVIR. DET. Negative Declaration REPORT BY Don Smith
ASSESSOR'S PCL. NO. 009-0012-068

APPLICATION:

- A. Mitigation Monitoring Plan
- B. Planning Director's Special Permit to exceed the maximum 25% office limitation to 75± percent office on .53± vacant acres in the Heavy Industrial (M-2) zone.

LOCATION: 2224 Front Street

PROPOSAL: The applicant is requesting the necessary entitlement to allow the proposed 7,000 sq.ft. building to be occupied by 5,200 sq.ft. of office space and 1,800 sq.ft. of warehousing.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/ Warehouse
Central City Community Plan: Industrial
Existing Zoning of Site: M-2
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:		Setbacks:	Required:	Provided
North:	Ford Towe Museum; M-2	Front:	0'	150±'
South:	Vacant; T-C	Side(North):	0'	15'
East:	Animal Control Shelter; M-2	Side(South):	0'	40'
West:	Pioneer Reservoir; M-2	Rear:	0'	17'

Property Dimensions: 85'X 270'
Property Area: 0.53± acres
Square Footage of Proposed Building: 7,000 sq.ft.(First Floor: 2,900 sq.ft. office and 1,800 sq.ft. warehouse;
Second Floor: 2,300 sq.ft. office)

Height of Building: 18±'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Brick
Roof Material: Concrete Tiles

APPLC. NO. P92-249

0409

PROJECT EVALUATION: Staff has the following comments:

A. Summary/ Background

The subject site is a wedge shaped .53± acre vacant parcel, approximately 85 feet wide and 270 feet deep. It is located on Front Street, just south of the Ford Towe Museum and north of an elevated portion of Interstate Five. The applicant proposes to construct a 7,000 sq.ft. building as permitted in the M-2 zone. The Planning Director Special Permit is required since the applicant desires an office component greater than 25% of the building. In this case, the maximum office space permitted by right is 1,750 sq.ft.. The applicant is requesting 5,200 total sq.ft. of office space which is 3,450 sq.ft. greater than that permitted. The building is two stories. The first floor would consist of 2,900 sq.ft. of office and 1,800 sq.ft. of warehouse. The second floor would be 2,300 sq.ft. of office space. The total amount of office space proposed is 75± percent of the building. This is about 50% greater than the permitted office space in the M-2 zone.

B. Staff Analysis

The subject property is a bit secluded as it is located in an industrial area between the Ford Towe Museum and Interstate Five. As such, impacts from the proposed use would be minimal. Traffic volume along Front Street at the project site is minimal as well. Staff supports the request for the increased office use of the building as it will add to the activity to the area and adequate parking is provided to accommodate the increase of office space.

Staff recommends that the trash receptacle which is proposed near the entrance be located adjacent to the east of parking space #9. Moving the trash area away from the entrance allows better visibility for vehicles leaving the parking area. Its relocation also provides more of an opportunity to screen it with landscaping. Landscaping along the front of the property needs to be more sensitive to visibility and should better screen the trash receptacle area from Front Street.

C. Agency Comments

Project referrals have been distributed to the Transportation, Development Services, and Utility Divisions of Public Works and to the Sacramento Housing and Redevelopment Agency. The Transportation Division has worked with the developer in redesigning the interior circulation to be more efficient and able to meet the parking and maneuvering standards.

The Sacramento Housing and Redevelopment Agency has indicated that the project site is located within the Docks Project Area of the Merged Downtown Redevelopment Plan Area. The Docks Area is intended to be the future location of museums, hotels and restaurants. It could be considered an extension of Old Sacramento. Because the development site is located within the Docks Project Area, the Agency is requiring the developer to enter into an Owner Participation Agreement (OPA) which would give the Agency the first "right of refusal" should the developer decide to sell the site. This provision was recommended as the Agency may eventually find the project beneficial to the administration of the Docks Area.

Other comments received have been incorporated into the conditions of approval, or the project mitigation measures.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The applicant shall be required to meet the provisions of the mitigation monitoring plan.

RECOMMENDATION: Staff recommends the Planning Director take the following action:

- A. Approve the Mitigation Monitoring Plan; and,
- B. Approve the Planning Director's Special Permit to exceed the maximum 25% office limitation to 75± percent office on .53± vacant acres in the Heavy Industrial (M-2) zone.

Conditions:

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The applicant shall comply with all applicable ordinances pertaining to hours of operation or on-going construction. All equipment and debris shall remain on the subject parcel.
3. The trash receptacle shall be relocated to the area adjacent to and east of parking space #9 and screened from exterior views (from Front Street).
4. The final site plan and landscape plan shall be reviewed and approved to the satisfaction of the Planning Director prior to issuance of a Building Permit.
5. On-site paving, grading and drainage shall be approved by Public Works prior to issuance of a Building Permit.
6. Note: This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.
7. Note: Property to be developed in accordance with this building permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

8. Applicant shall enter into an Owner Participation with the Sacramento Housing and Redevelopment Agency prior to the issuance of the building permit.

Findings of Fact:

1. Granting the request is based upon sound principles of land use planning in that the proposed project is compatible with other uses in the neighborhood.
2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that the proposal is compatible in size and style with the adjacent properties.
3. The proposed project is consistent with the General Plan in that office uses exceeding 25% are permitted subject to attainment of an approved Special Permit in the Heavy Commercial/ Warehouse General Plan designation.

Report Prepared By:

Don Smith

Don Smith,
Associate Planner

3-3-93

Date

Recommendation Approved By:

Gary Stonehouse

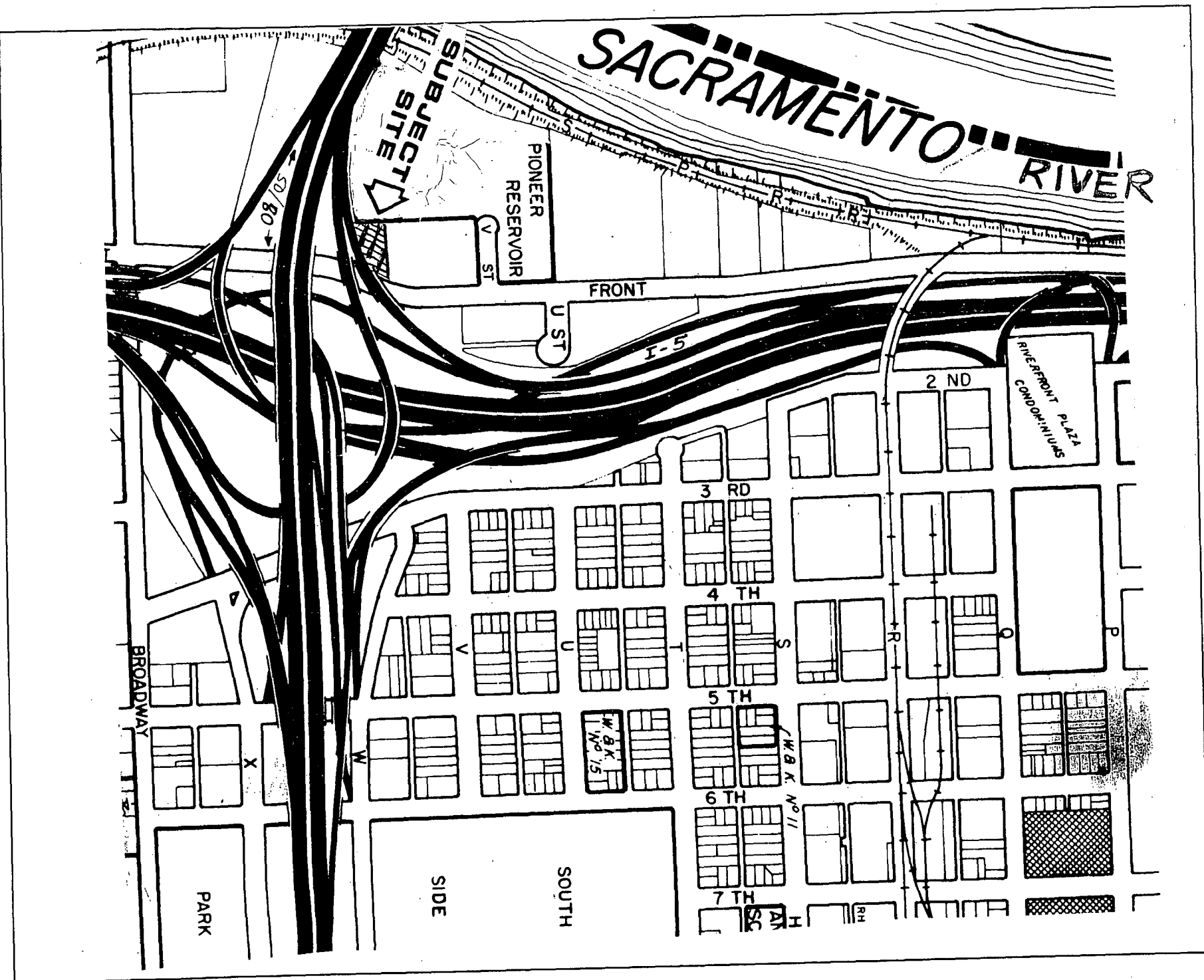
Gary Stonehouse,
Planning Director

3-3-93

Date

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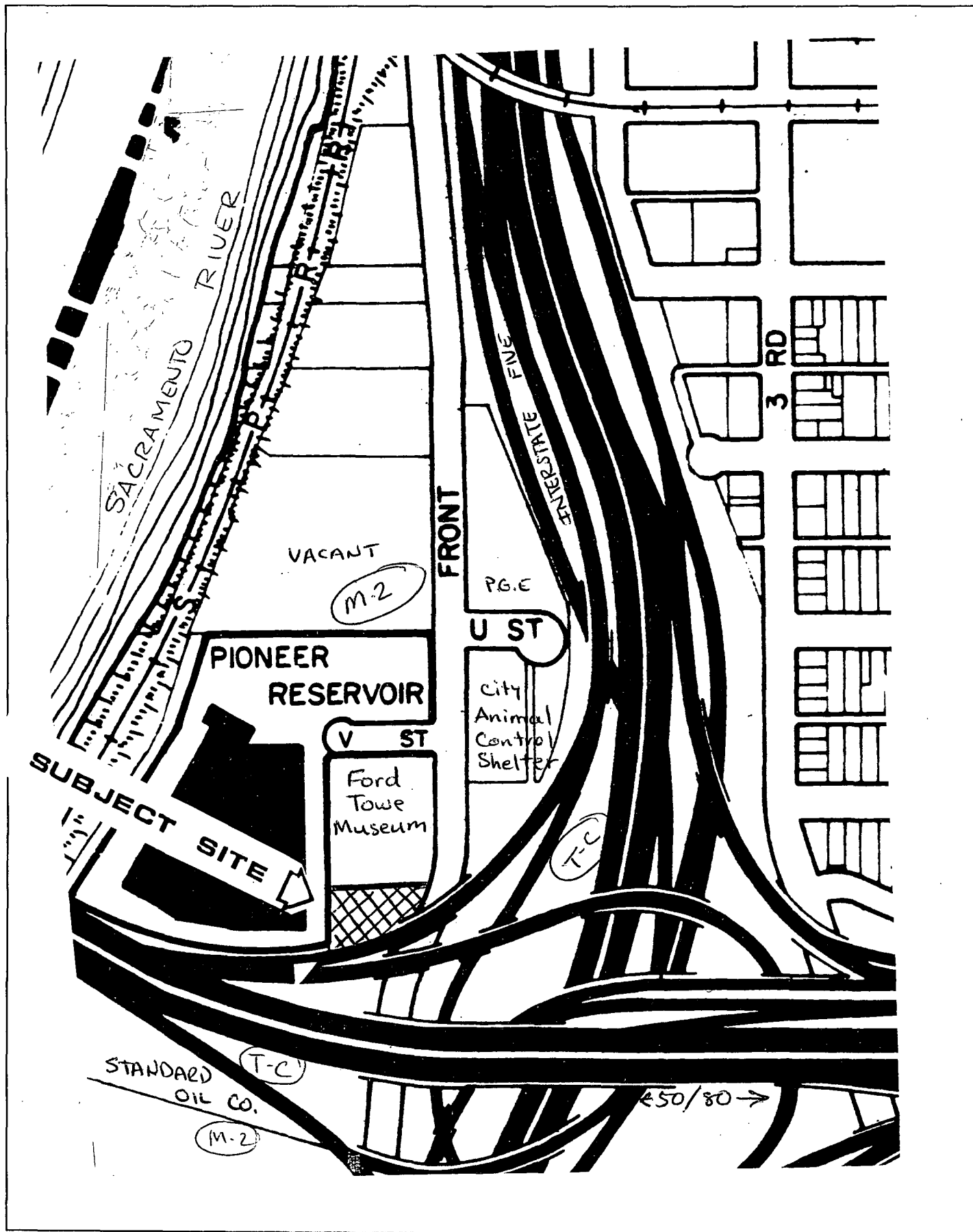
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VICINITY MAP

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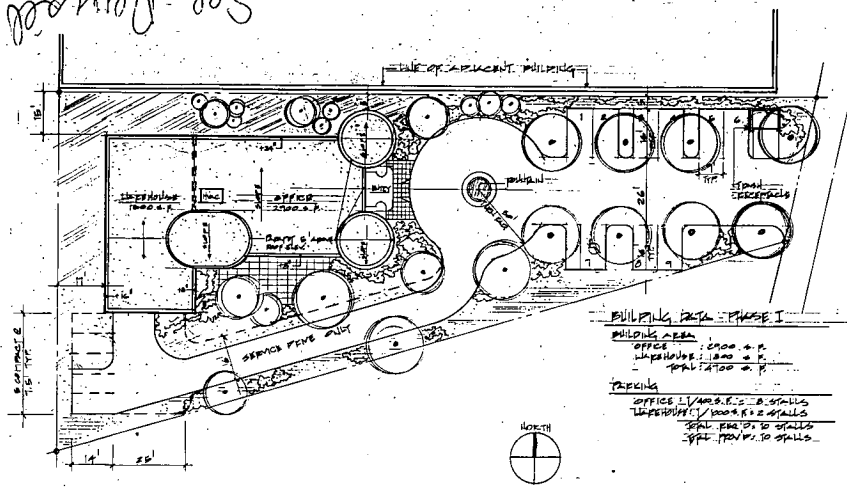
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LAND USE & ZONING MAP

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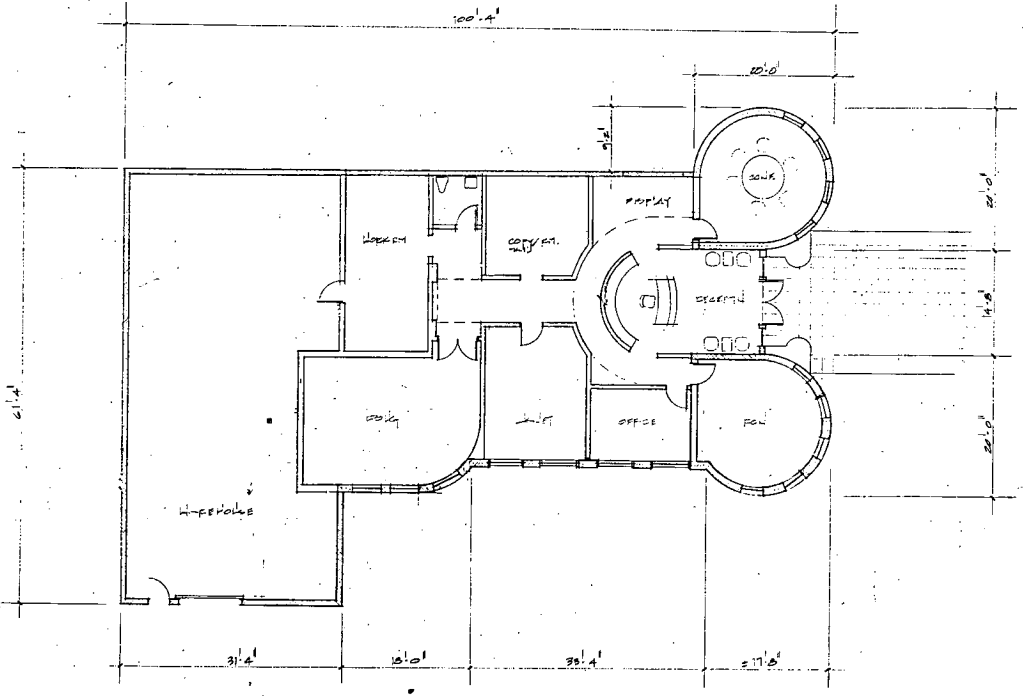
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SITE PLAN
1/2" = 1'-0"

BUILDING AREA - PHASE I
 OFFICE: 1,000 S.F.
 WAREHOUSE: 1,000 S.F.
 PARKING: 10 SPACES

BUILDING AREA - PHASE II
 OFFICE: 2,000 S.F.
 WAREHOUSE: 1,000 S.F.
 PARKING: 10 SPACES



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



OWNER

REVISIONS

TENANT'S APPROVAL

CHECK

DATE

SCALE

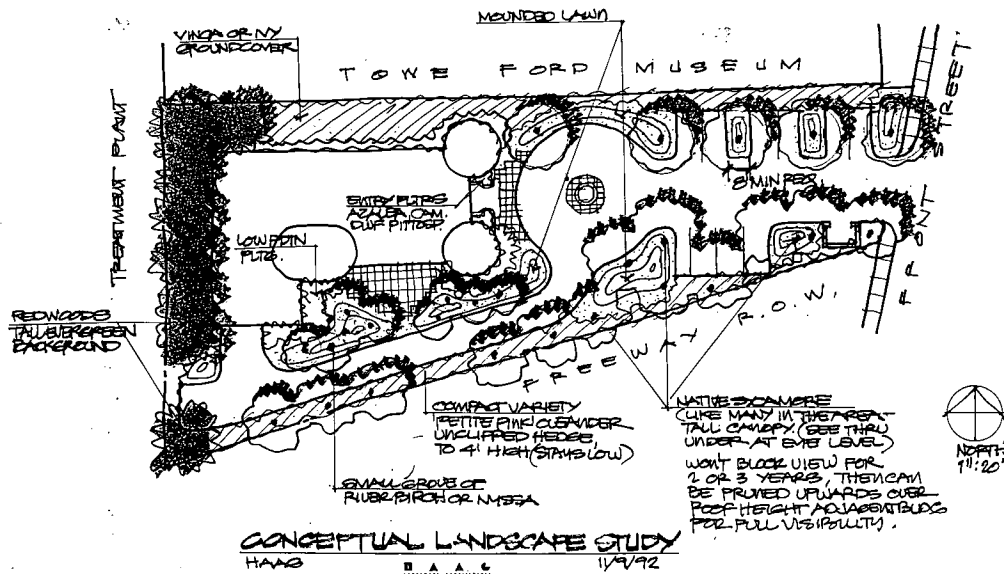
JOB NO.

PROJECT
WATKINS OFFICE BUILDING
 2224 FRONT ST. SACRAMENTO, CA

SHEET TITLE

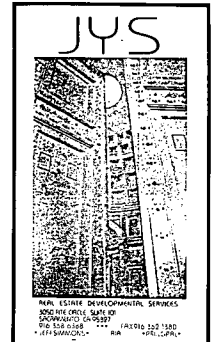
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OWNER

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CHECK

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2224 FRONT ST. SACRAMENTO, CA

SHEET TITLE

SHEET
OF SHEETS

