

CITY PLANNING COMMISSION

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

APPLICANT	LUKENBILL ENTERPRISES, 3600 Power Inn Road, Suite #H, Sacramento, CA 95826				
OWNER	LUKENBILL ENTERPRISES, 3600 Power Inn Road, Suite #H, Sacramento, CA 95826				
PLANS BY	LUKENBILL ENTERPRISES, 3600 Power Inn Road, Suite #H, Sacramento, CA 95826				
FILING DATE	6/26/87	ENVIR. DET.	Exempt 15303 (e)	REPORT BY	JP/vf
ASSESSOR'S-PCL. NO.	007-352-006-009				

- APPLICATION:**
- A. Special Permit to implement parking reduction measures for a 21,250 sq. ft. office/medical building.
 - B. Variance to locate 17 required parking spaces off-site.
 - C. Variance to reduce the required 26 foot maneuvering depth for parking spaces to 22 feet.

LOCATION: 1700 Alhambra Boulevard and north side of R Street, 150+ feet west of Alhambra Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to convert 7,600+ sq. ft. of an existing 21,250+ sq. ft. office building into medical offices.

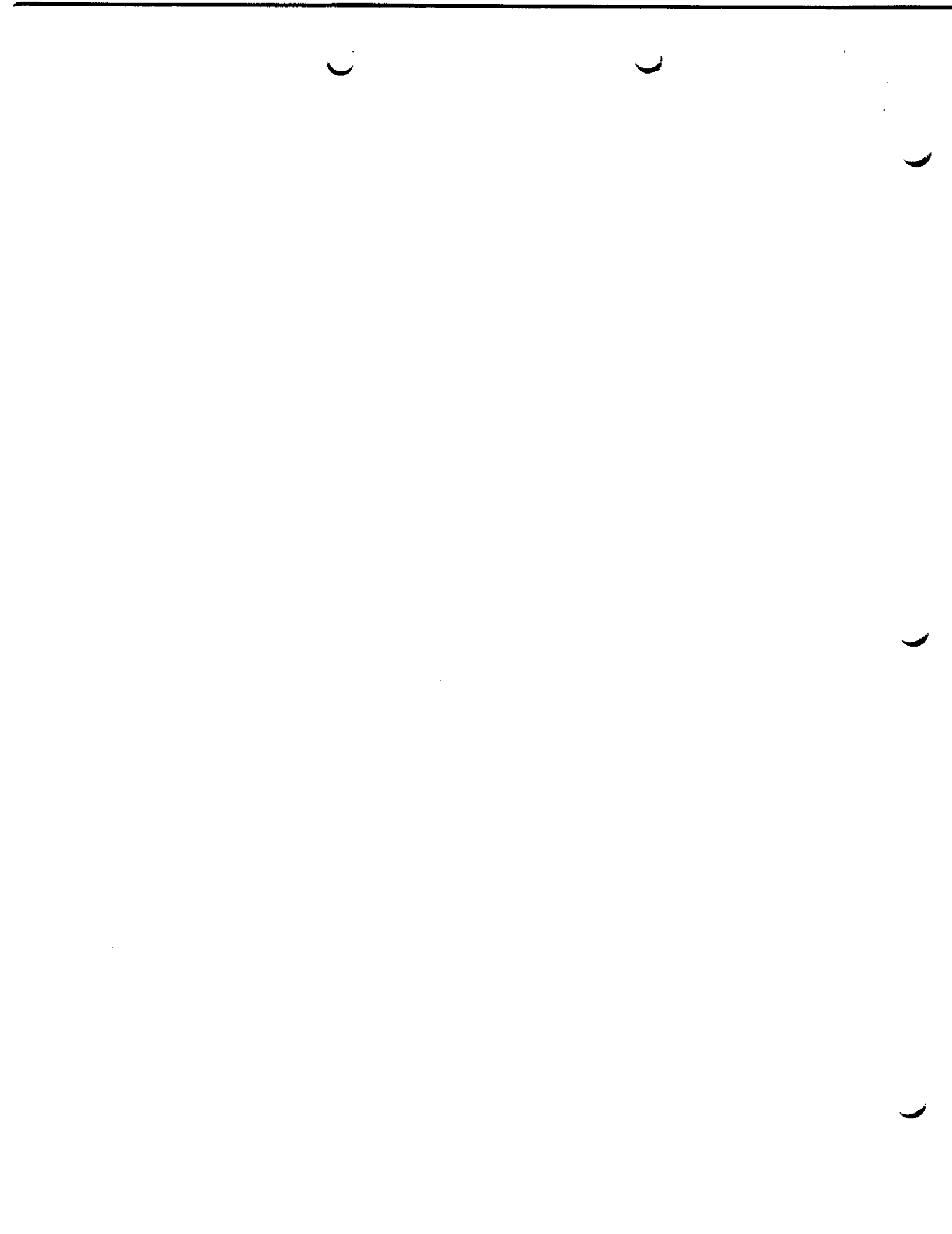
PROJECT INFORMATION:

1974 General Plan Designation:	General Commercial
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Office building and surfaced parking lot

Surrounding Land Use and Zoning:

North: Post Office; C-2
South: Wholesale warehouse, vacant; C-4
East : Office, warehouse; C-4, M-1
West : Commercial, Office; C-4

Parking Ratio Required:	General Office 1: 400 (34 spaces) Medical Office 1: 200 (38 spaces)
Parking Required:	72 spaces - 16 space credit = 56 required
Parking Provided:	56 spaces (36 on-site, 20 off-site and parking reduction)
Property Dimensions:	Office Lot: 160' x 160', 0.15+ acre Off-Site Parking Lot: 40' x 160', 0.1+ acre
Square Footage of Building:	General Office - 13,650 sq. ft. Medical Office - 7,600 sq. ft.
	TOTAL - 21,250 sq. ft.



BACKGROUND INFORMATION:

On June 15, 1983, the City Design Review and Preservation Board approved the rehabilitation of a warehouse structure, known as the Glen Dairy Building, into an office use (PB83-008). For the 21,250 square foot rehabilitation, a total of 53 parking spaces were required. The applicant was given a credit of 16 spaces based upon previous uses of the building and a minimum of 37 spaces were to be provided on the subject site for the office use.

Project Evaluation: Staff has the following comments regarding this proposal.

A. Land Use and Zoning

The subject site consists of two lots in the Heavy Commercial (C-4) zone. A 21,250 square foot office building and a 34 space parking lot are located on the 0.15+ acre corner lot located at the southwest corner of Q Street and Alhambra Boulevard. Across the alley to the south of the office building is a 40' x 160' interior lot which has been paved and is being used as a 15 space parking lot. This parking lot was created without benefit of a parking facilities permit at the time of the office rehabilitation and does not meet landscape and shading requirements. Surrounding land uses are a post office zoned C-2 to the north, a warehouse and vacant land (former Farmer's Market) zoned C-4 to the south, warehouse and offices zoned C-4 and M-1 to the east and general commercial and office use zoned C-4 to the west. The site is designated for general commercial uses by the General Plan and the 1980 Central City Plan.

B. Applicant's Proposal

The applicant proposes to convert 7,600 square feet of the existing 21,250 square foot office building into medical offices. Thirty-four (34) parking spaces are required for the general office portion of the building (ratio-1:400) and 38 spaces are required for the medical office portion of the building (ratio - 1:200) for a total of 72 spaces required.

As previously noted, the existing office use is required to have 53 parking spaces. A credit of 16 spaces were given at the time of rehabilitation and 37 parking spaces were to be provided on the subject site. Planning staff inspected the site and found that there were only 34 spaces located on the office building site, three spaces less than required. To meet the requirement of 72 parking spaces for the medical office conversion, the applicant proposes to re-stripe the on-site parking lot and provide 36 spaces on the office building site. Secondly, the applicant proposes to provide required landscaping and shading on the off-site parking lot and re-stripe the lot to provide 16 parking stalls. A variance is requested to reduce the maneuvering depth from 26 feet to 22 feet for this

lot. Thirdly, the applicant proposed to utilize the 16 space credit, previously granted for the office rehabilitation. To provide for the remaining four required spaces, the applicant is requesting a special permit to implement parking reduction measures for the 21,250 square foot office/medical building. The office building qualifies for a maximum 10 percent parking reduction or seven spaces.

C. Staff Analysis

Planning staff finds that the proposed off-site parking location is appropriate as it is adjacent to the office building site and easily accessible to building tenants and clients. Planning staff is aware that, in the Central City area, there are many 40 foot wide lots that are suitable for off-site parking lots, but, because of the 40 foot width, a parking stall is unable to provide the required maneuvering depth. Planning staff and Traffic Engineering found that if a standard parking stall width is increased from 8 feet to 9 or 10 feet, this increase in width will compensate for the decrease in maneuvering area behind the stall. The applicant has designed the off-site parking lot so that the standard parking stalls are 9 feet wide by 18 feet in depth with 22 feet of maneuvering area and the compact stalls are 8 feet in width and 16 feet in depth. Staff finds these increased widths will compensate for the decrease in maneuvering area.

The proposed parking lot has been reviewed by the City Traffic Engineering Division and Regional Transit. They recommend that driveway access off of R Street be prohibited so that those vehicles entering and exiting the site do not conflict with the light rail tracks on R Street. The applicant has revised the site plan to comply with this requirement.

The subject office building is not located in a residential area and the proposed implementation of parking reduction measures will not adversely affect the supply of on-street parking for residential uses. The office building is located approximately 500+ feet from the light rail station located on R Street between 29th and 30th Streets. The area surrounding the subject site is also served by several bus lines. Planning staff suggests, therefore, that the applicant consider utilizing the transit pass subsidy option as a parking reduction measure. The applicant/property owner will be required to implement the parking reduction measures when the square footage of the medical office conversion is in excess of 6,000 sq. ft.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e).

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the special permit to implement parking reduction measures for a 21,250 square foot medical/office building, subject to conditions and based upon findings of fact which follow.

- B. Approve the variance to locate required parking spaces off-site, subject to conditions and based upon findings of fact which follow.
- C. Approve the variance to reduce the 26 foot maneuvering depth for parking spaces to 22 feet subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant/property owner shall enter into an agreement with the City which indicates that the parking located in the lot on the north side of R Street provides required parking for the office/medical building located at 1700 - Alhambra Boulevard. The agreement shall be reviewed and approved by the Planning director and the City Attorney and recorded with County Recorder prior to issuance of building permits for the 7,600 square foot medical office conversion. The agreement shall run with the land.
2. Revised landscape, shading and irrigation plans for the off-site parking lots shall be submitted for Planning staff's and Design Review/Preservation Board staff's review and approval prior to issuance of building permits. The revised plan shall indicate a one-half foot curb next to the alley. If possible, the applicant may delete curb requirement and place a planter adjacent to the alley.
3. Prior to issuance of building permits, the applicant/property owner shall submit, to the Planning Director, a floor plan of the building indicating the area where the conversion to medical office will occur and a site plan indicating the restriping of the on-site parking lot to 36 spaces. A maximum of 30 percent of the stalls in the two parking lots may be designated as compact stalls.

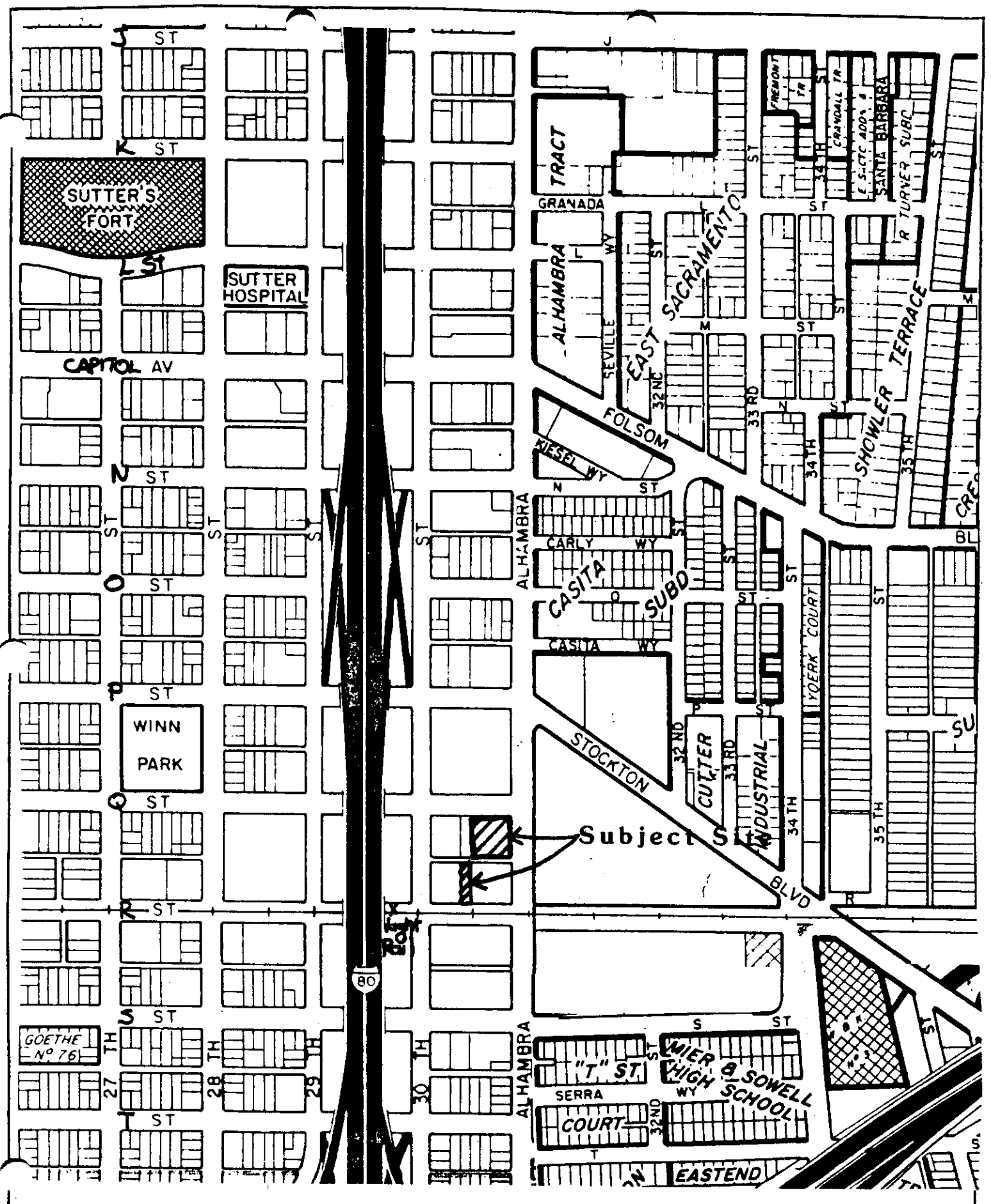
The landscape plans shall indicate the required minimum five foot planter adjacent to the alley and the R Street right-of-way. No driveway shall be permitted off of R Street.

4. A parking reduction plan shall be submitted for the review and approval of the Planning Director and the TSM Coordinator prior to issuance of building permits for tenant improvements for medical office conversion in excess of 6,000 square feet.
5. The project is subject to the review and approval of the City Design Review/Preservation Board staff.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:

- a. the required parking for the office use is located adjacent to the office site across the alley;
 - b. the applicant will sign an agreement with the City ensuring that required parking is available for the proposed office use; and
 - c. a variance would be granted to other property owners facing similar circumstances.
2. The project, as conditioned, will not be injurious to the general public nor surrounding properties in that:
 - a. adequate landscaping will be provided;
 - b. the implementation of parking reduction measures will not adversely affect the supply of on-street parking for residential uses; and
 - c. adequate vehicle maneuvering area has been provided.
 3. The proposed variances do not constitute use variances in that office buildings and parking lots are allowed in the C-4 zone.
 4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial uses by the 1980 Central City Plan and the proposed office and parking lot uses conform with the plan designation.

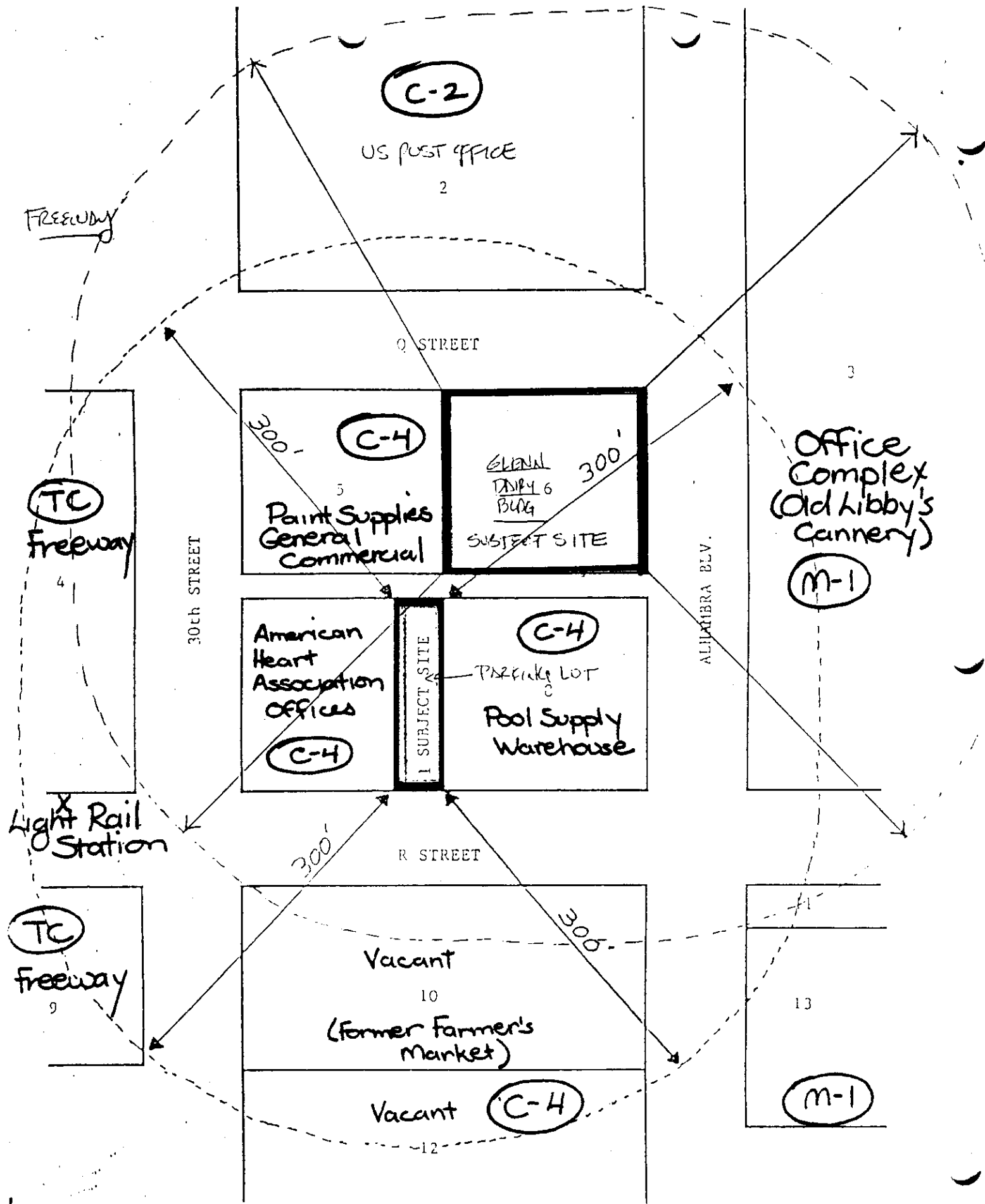


VICINITY MAP

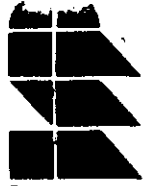
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#16



LAND USE & ZONING MAP



AVIS + PALIX
ARCHITECTS, INC.
1000 MARKET STREET, SUITE 200
SAN FRANCISCO, CA 94102
415.774.2200

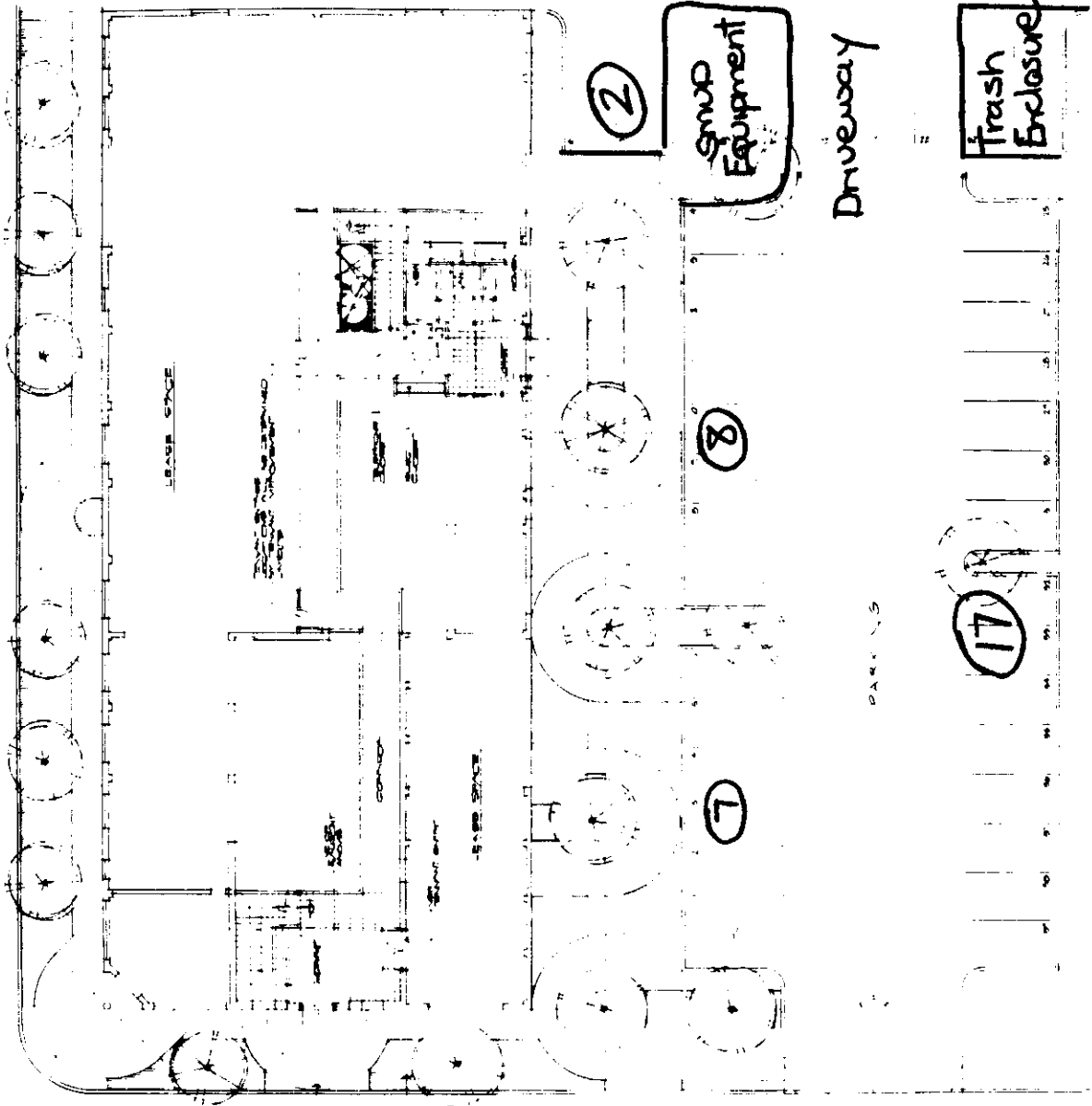
ALHAMBRA
BUILDING

EXHIBIT A

Office Building Site Plan

PUBLIC ALLEY

ALHAMBRA BLVD.



BUILDING AREA	SQ. FT.
OFFICE	5,000
AVAILABLE SPACE	1,000
TOTAL	6,000

Actual On-Site
Parking = 34
spaces

Trash
Enclosure

Driveway

FIRST FLOOR - SITE PLAN

ESR
ZNR

Off-Site Parking Lot

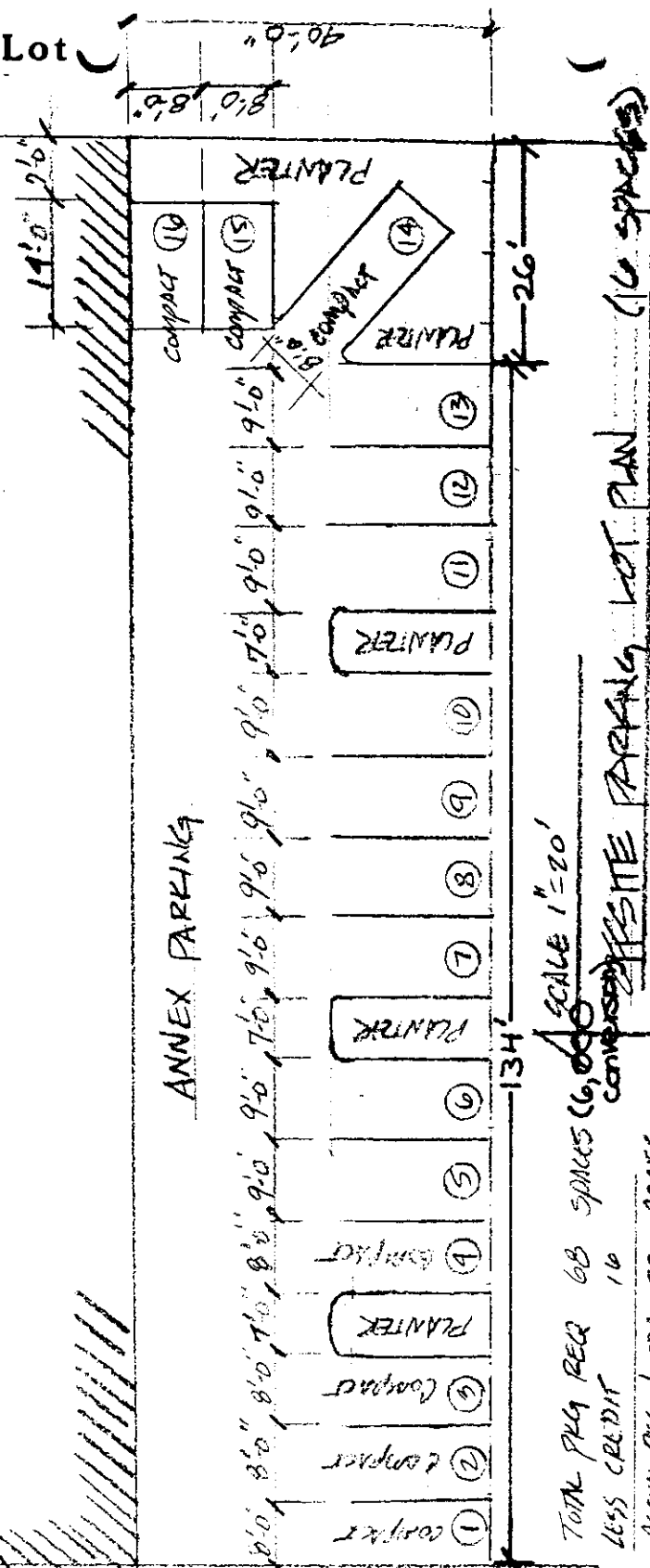
EXHIBIT B

PARKING BREAKDOWN

PARKING NEEDED 52
 30% - COMPACTS - ALLOW 16
 REGULAR - ALLOW 36

COMPACTS	REGULARS	MAIN LOT	ANNEX LOT	TOTAL
9	27	9	7	16
36			9	36
				<u>52</u>

120' 0"



ANNEX PARKING

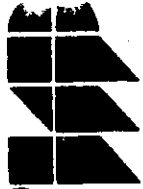
SCALE 1" = 20'

TOTAL Pkg REQ 68 SPACES (6,000 conversions)
 LESS CREDIT 10
 ACTUAL Pkg NEEDED 52 SPACES
 MAIN OFFICE LOT 36
 ANNEX LOT 16
52 SPACES

OFF-SITE PARKING LOT PLAN

EXHIBIT B

MAIN Pkg LOT
 TO GENERAL TRADING BLDG



WILLIAMS ARCHITECTS & ENGINEERS
 1100 W. 10TH ST. SUITE 200
 DENVER, CO 80202

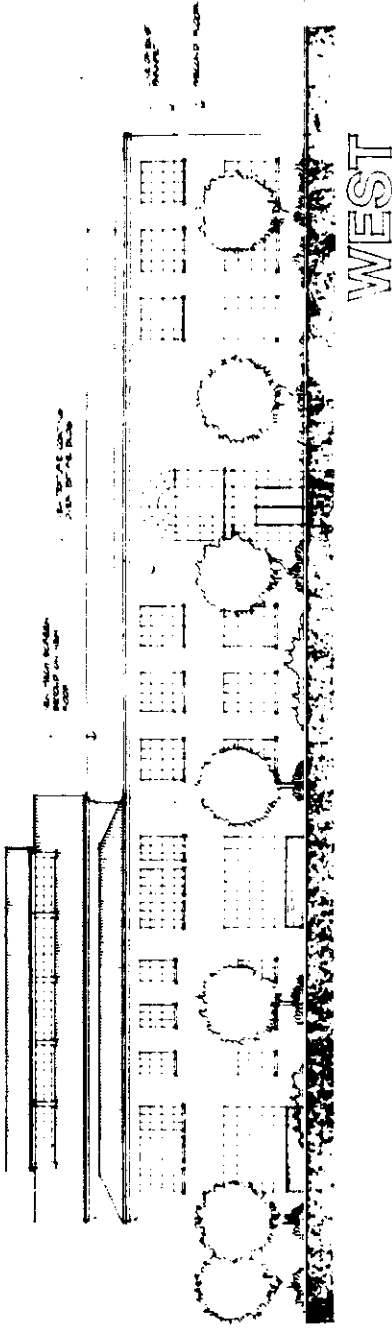
ALHAMBRA
 BUILDING

DATE	8-1-87
BY	W.A.E.
CHKD.	W.A.E.
SCALE	AS SHOWN

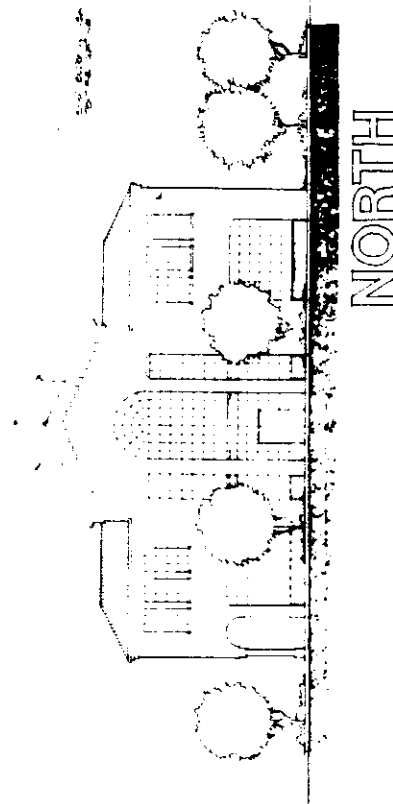


Office Building Elevations

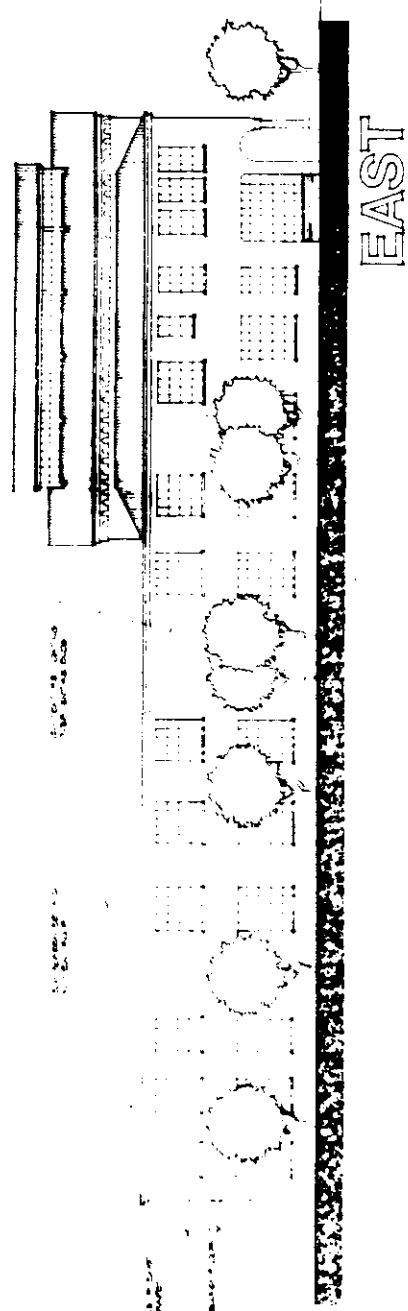
EXHIBIT C



WEST



NORTH



EAST