

P93-121 - 810-814 29th Street

REQUEST: A. Variance to provide eight (8) required parking spaces off-site for a 3,250 sq.ft. medical office building on .14± developed acres in the General Commercial (C-2) zone.

LOCATION: 29th Street between H and I Street
007-0043-011, 012, 013, 014 and ~~007-0113-024~~ 2
Central City 0007-0114-003
Sacramento Unified School District
Council District # 3

APPLICANT/ OWNER: Dorrelle Phillips, 444-9593
810 29th Street, Sacramento, CA 95816

PLANS BY: Wagenknecht Architects
810 29th Street, Sacramento, CA 95816

APPLICATION FILED: 8-12-93

STAFF CONTACT: Don Smith, 264-5381

SUMMARY/RECOMMENDATION:

The applicant proposes to change the occupancy of a 3,250 sq.ft. office building from general office to medical office which requires eight additional parking spaces. There are two existing nearby parking lots where at least eight spaces may be obtained. Staff is concerned as to what will occur when the lease(s) expire. **Staff recommends approval of the project, subject to conditions which require the property owner to maintain off-site parking or obtain appropriate variance(s) should off-site parking become unavailable.**

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Offices
Central City	
Community Plan Designation:	General Commercial
Existing Land Use of Site:	Office
Existing Zoning of Site:	General Commercial (C-2)

Surrounding Land Use and Zoning:

North: Residential, C-2 and R-3A
 South: Surface Parking; C-2
 East: Business 80 Freeway; T-C
 West: Residential; R-3A

Property Dimensions:	80' X 80'
Property Area:	6400 \pm gross sq.ft. 6400 \pm net sq.ft.
Square Footage of Building:	3,250 square feet
Height of Building:	one story
Exterior Building Materials:	stucco
Roof Material:	composition
Parking Provided:	8 spaces
Parking Required:	16 spaces

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant may need to obtain the following permits including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Design Review (if any exterior changes are made to building)	Planning Division, Design Review Staff
Building Permit (if any tenant improvements are made)	Building Division

BACKGROUND INFORMATION:

The subject structure was built around 1981 and is in good condition. Since its construction, the building has been used for general office use. The applicant now proposes to utilize the building for medical office which requires eight spaces more than the general office use.

STAFF EVALUATION: Staff has the following comments:

The building currently has eight parking spaces which is consistent with the Zoning Ordinance for general office uses (1 space/ 450 sq.ft.). The parking requirement for a medical office are twice that requirement (1 space/ 200 sq.ft.). This is based on the demand for parking generated by the more intense activity associated with medical uses.

The applicant originally requested a waiver of the eight additional spaces. However, staff's initial evaluation of the available on-street parking in the area, found few opportunities for future medical office users to park close to the building. Some short

term on-street parking (two hour limit) is available on I, H and 28th Streets. That parking is in the "K" Residential Preferential Parking Program area and, as such long term parking is not available in the surrounding neighborhood.

The applicant has worked closely with staff to obtain four parking spaces from an adjacent parking lot. The lot, located just south of the 810-814 building, contains 22 off-site spaces for the Jeffery Building (see Attachment A - Vicinity Map). This off-site parking lot was approved in 1982 by a variance (P9639). The variance approved the lot for 12 required spaces for the Jeffery Building. The lot was built with ten additional spaces that are available for the medical office at 810-814 29th Street. Staff has observed an average of eight vacant parking spaces in the Jeffery parking lot during site visits. The owner of the Jeffery Building parking lot has agreed to leasing four spaces for a minimum of three years to the medical office (see Attachment C). Six additional spaces are available in the Sutter General Hospital between K, L 28th and 29th Streets (attachment D). Staff found an excess of available parking at the Sutter General Hospital garage due to a past decrease in the number of beds contained in the building (P9600). Staff believes the proposed parking arrangement will work if the Jeffery Building parking were used for patients and visitors. The parking at the Sutter General Hospital garage would be used for employees.

At this time, the doctor purchasing the 810-814 29th Street building would utilize half of the building for his office practice. The doctor divides his time between Sutter Hospital and his office. Patients are scheduled at the 810-814 29th Street building on Mondays and Thursdays only. At this time, the other half of the building is used for an architectural firm. The architectural firm is a general office use which requires four spaces. For the purpose of this variance request, the entire building is being considered medical office. The doctor (who is also the property owner) did not want to limit future tenant opportunities due to parking constraints.

Staff is recommending approval of the proposed off-site parking arrangement provided that the applicant be responsible for maintaining the lease agreements and provide an annual report on the status of the lots. The applicant needs to acknowledge that another variance for off-site parking, or a variance to waive parking may be needed should the current off-site parking arrangements change. It is recommended that the Zoning Administrator be given authority to approve changes in off-site parking lots should the proposed leases change from what is proposed. The Planning Commission would continue to review any variances for parking waivers.

A. Policy Considerations

1. General Plan/ Central City Community Plans

The subject property is designated office by both the General Plan and Central City Community Plan. The conversion from general office to medical office would be consistent with those plans.

2. Alhambra Corridor/ Zoning

The site is within the Alhambra Corridor Area and is zoned General Commercial (C-2). Medical offices are permitted in the C-2 zone.

a. Issues

1. Off-site Parking Lot locations

There are two lots proposed for off-site parking. Four spaces are proposed in the Jeffery Building parking lot which is located directly south of the subject office building. This location is ideal to facilitate patients and other visitors of the office. The remaining parking, a minimum of four more spaces, will be provided in the Sutter General Hospital parking garage which is located between K, L, 28th and 29th Streets. The Sutter General Hospital parking lot is located three blocks away. This lot would be used for office employees.

2. Lease Terms

The applicant has obtained agreement to lease four spaces in the Jeffery Building lot and six more spaces in the Sutter General Hospital lot for a three year term.

A condition of approval is recommended which places the responsibility of maintaining those leases on the property owner of the 810-814 29th Street building. An annual report to the Planning Director shall be submitted which will help the Planning Division track the parking arrangement for the building. Should any of the lease agreements end, the property owner will be responsible for obtaining new lease agreements and/ or approval of appropriate variances. The applicant shall begin lease negotiations for expiring leases six months prior to the expiration of each lease.

3. Signage

Signage within the Jeffery Building lot shall identify visitor parking area for the medical office.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

B. Public/Neighborhood/Business Association Comments

Referrals were sent to the Marshall School Neighborhood Association. No comments were received. Messages were left with the Planning Chair with no response.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Building Division

Comments were incorporated in to the conditions of approval.

2. Development Services

Comments were in support of the proposal.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested variance. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution approving the Variance to provide eight (8) required parking spaces off-site for a 3,250 sq.ft. medical office building on .14± developed acres in the General Commercial (C-2) zone subject to conditions and based on findings of fact found in the Resolution.

Report Prepared By,

Report Reviewed By,



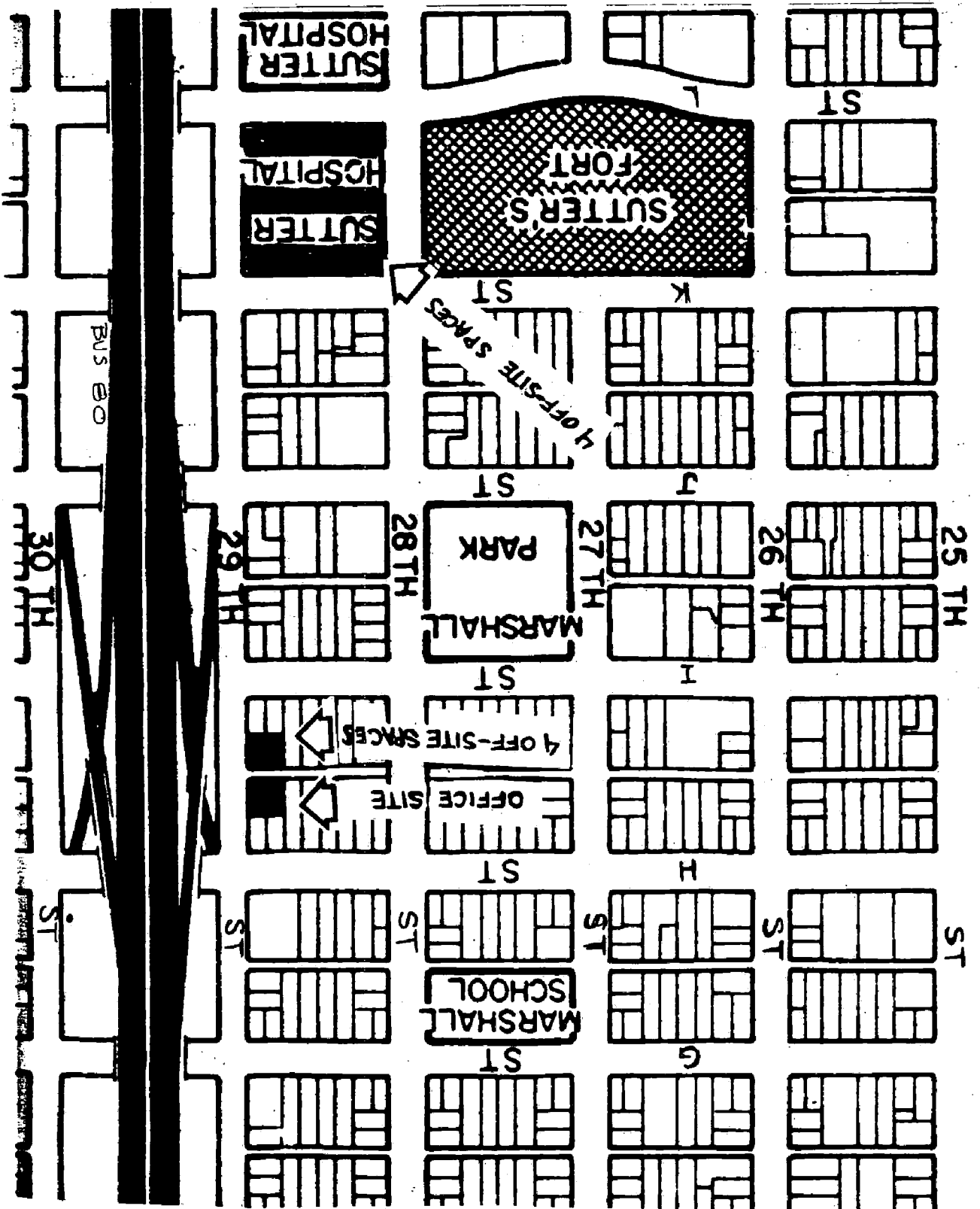
Planner



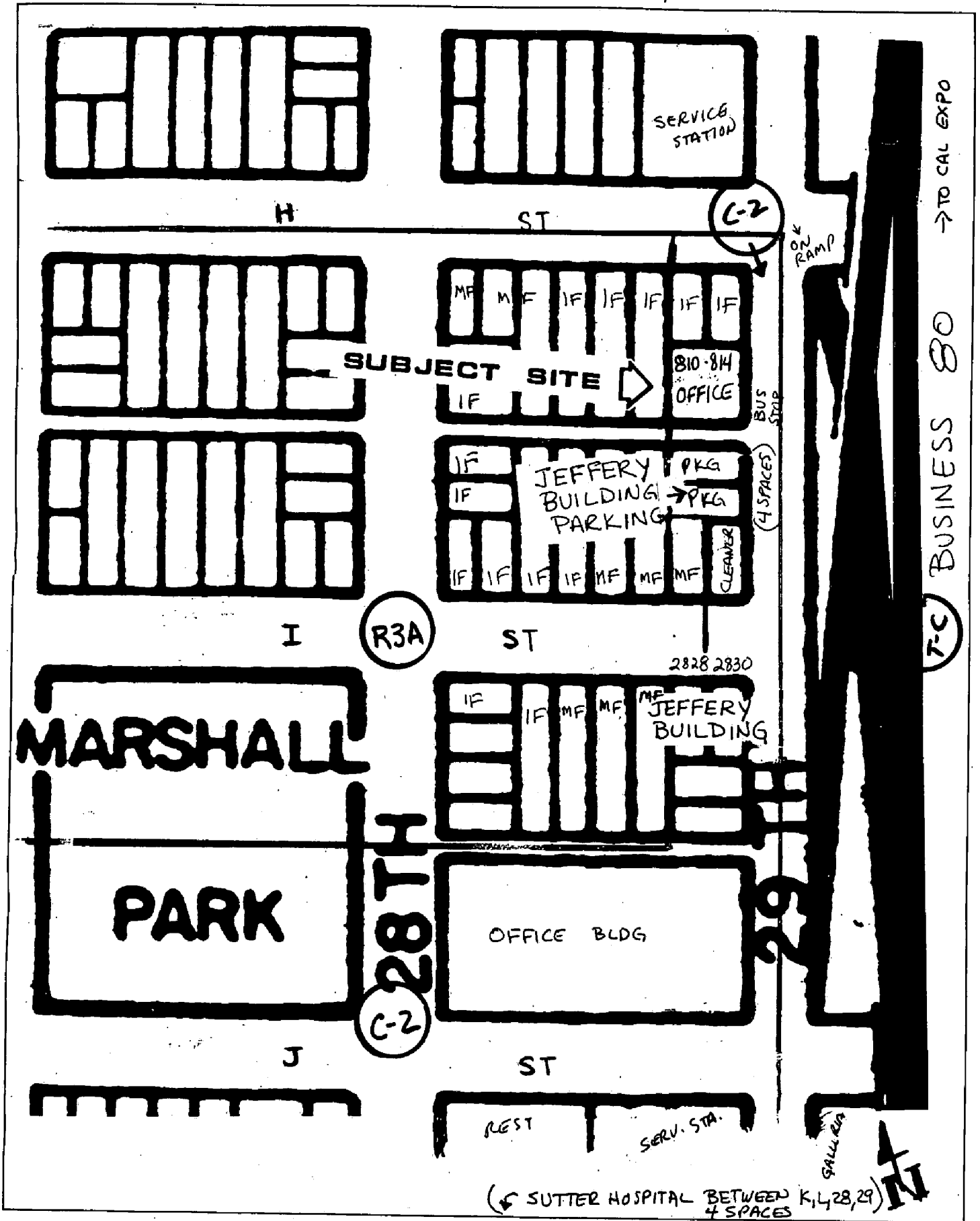
Principal Planner

Attachments:

VICINITY MAP



Attachment A



LAND USE & ZONING MAP

2600 CAPITOL AVENUE SUITE 211
SACRAMENTO, CALIFORNIA 95816
TELEPHONE (916)444-9874

STEVEN R. LARSON, M.D., INC.

VASCULAR SURGERY
DIPLOMATE, AMERICAN BOARD OF SURGERY

September 29, 1993

ORIGINAL

Mr. Terry Schauer
2830 I Street
Sacramento, CA 95816

RE: JEFFREY BUILDING LOT
PARKING LEASE

Dear Mr. Schauer:

This letter shall serve to confirm the lease of four (4) reserved parking spaces in the above referenced lot, located at 816-820 29th Street between Terry Schauer (Landlord) and Steven Larson (Tenant).

The terms of the lease shall be three (3) years at a rate of thirty (\$30.00) dollars per space per month. In the event of a sale of the subject parking lot Landlord shall have the right to cancel this agreement by written sixty-day (60) notice to the Tenant.

This agreement shall commence upon the purchase of 810-814 29th Street by Steven Larson. There are no other terms, rights, obligations or warranties associated with this agreement.

Respectfully,

S.R. Larson, M.D.

Steven R. Larson

SRL/fs

AGREED & ACCEPTED

Landlord: Terry Schauer

Tenant: Steven R. Larson

By: *Terry Schauer*

By: *S.R. Larson, M.D.*

Date: 10-5-93

Date: 9-29-93



Sutter Health

Attachment D

#10

2800 I. Street
Sacramento
California 95816
Telephone
(916) 733-8800
FAX 733-3899

October 1, 1993

Steven Larson, M.D.
2600 Capitol Avenue
Sacramento, CA 95816

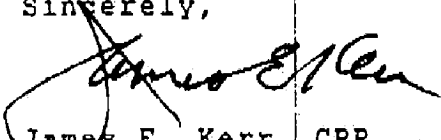
Dear Dr. Larson:

This letter constitutes authority for a period of not less than three years to plan for the availability and utilization of six (6) each parking spaces at the Sutter General Hospital parking facility located between K and L Streets and 29th and 30th Streets. This lot will accommodate patients and visitors to your proposed medical offices located at 810 29th Street, Sacramento, CA.

Fees to reserve these spaces shall be negotiated later and will be somewhat dependent upon rental fee increases expected from Caltrans. Parking lot access control cards may be issued to your employees when you occupy the new office.

If you need further information, please don't hesitate to call.

Sincerely,


James E. Kerr, CPP
Director of Safety & Security
Sutter Community Hospitals of Sacramento

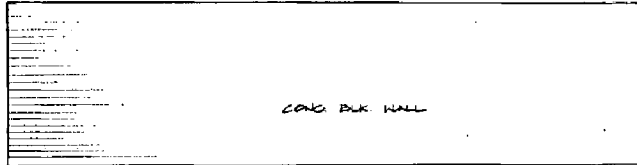
cc: Larry Maas



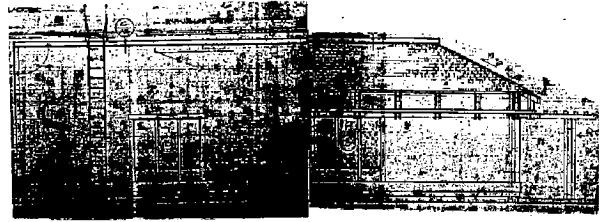
WAGENKNECHT ARCHITECT

80 29th STREET
SACRAMENTO, CA 95818
(916) 442-8804

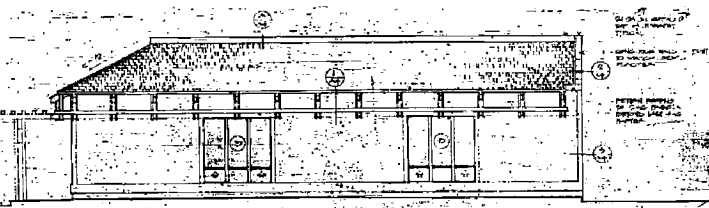
CONSULTANT



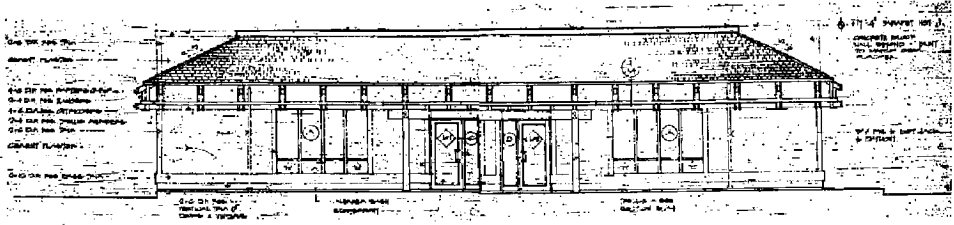
NORTH ELEVATION



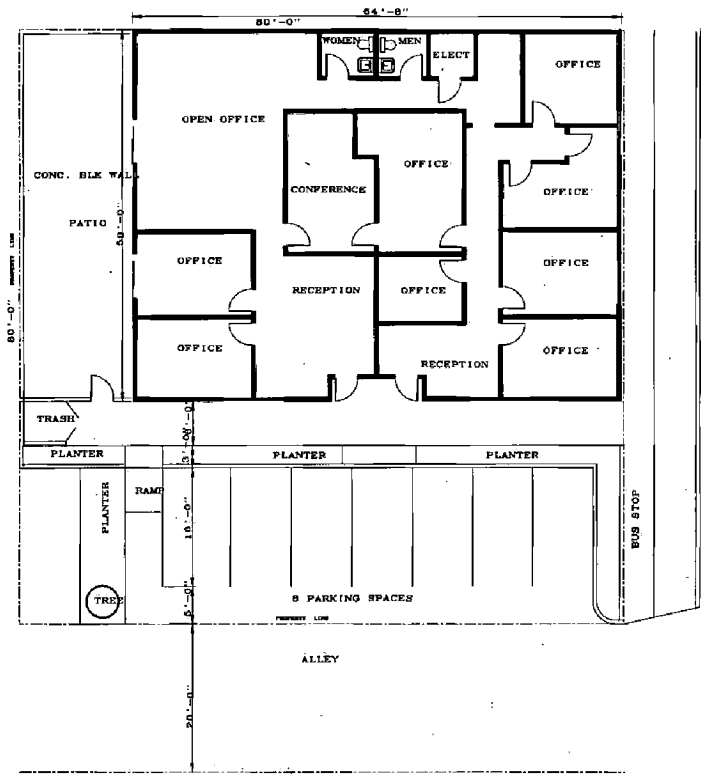
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SITE PLAN / FLOOR PLAN

PARKING VARIANCE
810
29 TH STREET
SACRAMENTO

EXHIBIT A

DATE 7/29/93 JOB NO. 9310

SHEET TITLE

SHEET NO.

A1

#10