

CITY PLANNING COMMISSION

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

APPLICANT	Robert Erickson, 1608 I Street, Suite 100, Sacramento, Ca 95814				
OWNER	City of Sacramento				
PLANS BY	C A Newby & Assoc., 1610 Fulton Ave., Sacramento, CA 95825				
FILING DATE	2/6/87	ENVIR. DET.	NEG. DEC. 3/2/87	REPORT BY	CV:kh
ASSESSOR'S-PCL. NO.	002-104-11				

APPLICATION: A. Negative Declaration

B. Special Permit to allow office use and a parking garage in the R-0 zone

LOCATION: 50'+ Northwest of the intersection of 9th Street and F Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 16,218 sq. ft. office and 38-space parking garage.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 Alkali Flat Redevelopment Plan Designation:	Residential - Office
Existing Zoning of Site:	RO
Existing Land Use of Site:	Vacant office/warehouse building

Surrounding Land Use and Zoning:

North: Salvation Army; R-3A
South: Offices, Apartments, RO
East: Office; OB
West: Office; RO

Parking Required:	38 spaces
Parking Provided:	38 spaces
Property Dimensions:	115' x 160'
Property Area:	0.42+ acres
Square Footage of Building:	18,136 sq. ft.
Height of Building:	2 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Masonry, wood
Roof Material:	Asphalt

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is developed with a vacant warehouse, garage and office building and is zoned Residential Office (RO). Surrounding land uses include a Salvation Army building to the north, offices and multiple-family residential to the south, offices to the west and east.

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B. Proposal

The applicant proposes to renovate an existing 18,136 square foot vacant warehouse, garage and office building to allow the development of five one-bedroom apartments and 16,218 square feet of office development.

The floor plans submitted indicated the ground floor will include a 38-space parking garage, bicycle stalls and 4,900 square feet of office space. Floor plans submitted for the second floor show five one-bedroom apartment units along the east elevation and 11,318 square feet of office space.

C. Parking

The applicant proposes to develop a 38-space parking garage in an existing warehouse. Staff finds the proposed number of parking stalls to be adequate based upon the required parking space ratio for office (1:400) and credit received for the previous uses which did not have any on-site parking.

Access to the parking garage would be off an existing paved alley located adjacent to the north property line of the subject site.

D. Bicycle Lockers

The applicant is proposing four bicycle locker facilities - two more than is required. These bicycle locker facilities will be located in the parking garage, adjacent to the proposed handicapped parking.

One of these bicycle locker facilities shall be a Class 1 locker, while the remaining bicycle lockers may be Class 1, 2 or 3.

E. Design Review/Preservation Board

The subject site is located in the Alkali Preservation area. Projects located in preservation areas must be reviewed by the Design Review/Preservation Board which will review any proposed exterior changes to the existing elevations.

F. Interagency Review

The proposal was reviewed by the Departments of Traffic Engineering, Engineering, Sacramento Regional Transit District and Alkali Flat PAC and the following comments were received:

Regional Transit District - This project is located within walking distance of RT Metro and many of the bus routes which serve the downtown area. Because of its small size, this project will not be required to submit a Transportation Management Plan. However, the project will incrementally increase traffic congestion and air quality problems within the central business district.

RT recommends that the City Planning Department encourage the developers and occupants of this project to participate in the City's Transportation Management Plan program. We suggest that because of the projects close proximity to RT Metro and bus service, that a Transportation Management Plan include the following:

1. Reduction of the amount of parking provided.
2. Provision of a transit pass subsidy as an employee benefit.

G. Environmental Determination

The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration based on compliance with the following mitigation measures:

1. The applicant is proposing an enclosed 38-space parking garage in conjunction with the office building/apartment building. Although the size is small, the applicant must ensure the following mitigation measures are complied with prior to the issuance of a building permit in order to reduce any potentially significant adverse environmental impacts.
2. The applicant shall provide air ventilation systems for the proposed parking structure pursuant to the 1979 Uniform Building Code (Section 705) and to the satisfaction of the City Building Division superintendent.

H. Trip Reduction Regulation

According to the applicant, the proposed project is expected to have approximately 162 office employees. According to the Zoning Ordinance, any development proposal expected to be the primary place of business for 50 to 199 full-time workers shall be deemed a Minor Project. The property owner of every Minor Project shall:

1. Post information provided by the City or other designated agency which describes the benefits of transit, ridesharing and bicycling as commute methods and which describes facilities, services, schedules, rates, and other pertinent information relevant to such transportation options.
2. Coordinate with CALTRANS Sacramento Rideshare personnel or other authorized ridesharing outreach agency for the distribution of information and transportation surveys to the workers within the development on an annual basis.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Approval of the special permit, subject to conditions based upon findings of fact which follow:

Conditions - Special Permit

1. One of the proposed bicycle locker facilities shall be Class 1.
2. The project shall be reviewed by the Design Review/Preservation Board. Any modifications to the proposed elevations required by the Design Review/Preservation Board shall be incorporated in the proposed elevations.
3. The applicant shall comply with the following trip reduction requirements for a Minor Project:

- a. Post information provided by the City or other designated agency which describes the benefits of transit, ridesharing and bicycling as commute methods and which describes facilities, services, schedules, rates, and other pertinent information relevant to such transportation options.
 - b. Coordinate with CALTRANS Sacramento Rideshare personnel or other authorized ridesharing outreach agency for the distribution of information and transportation surveys to the workers within the development on an annual basis.
4. The applicant shall provide air-ventilation systems for the proposed parking structure pursuant to the 1979 Uniform Building Code (Section 705) and to the satisfaction of the City Building Division Superintendent.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office and apartments are compatible with adjacent office and apartments.
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 adequate parking will be provided on-site.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Residential Office use by the 1984 Alkali Flat Redevelopment Plan and the proposed use conforms with the plan designation.



VICINITY MAP

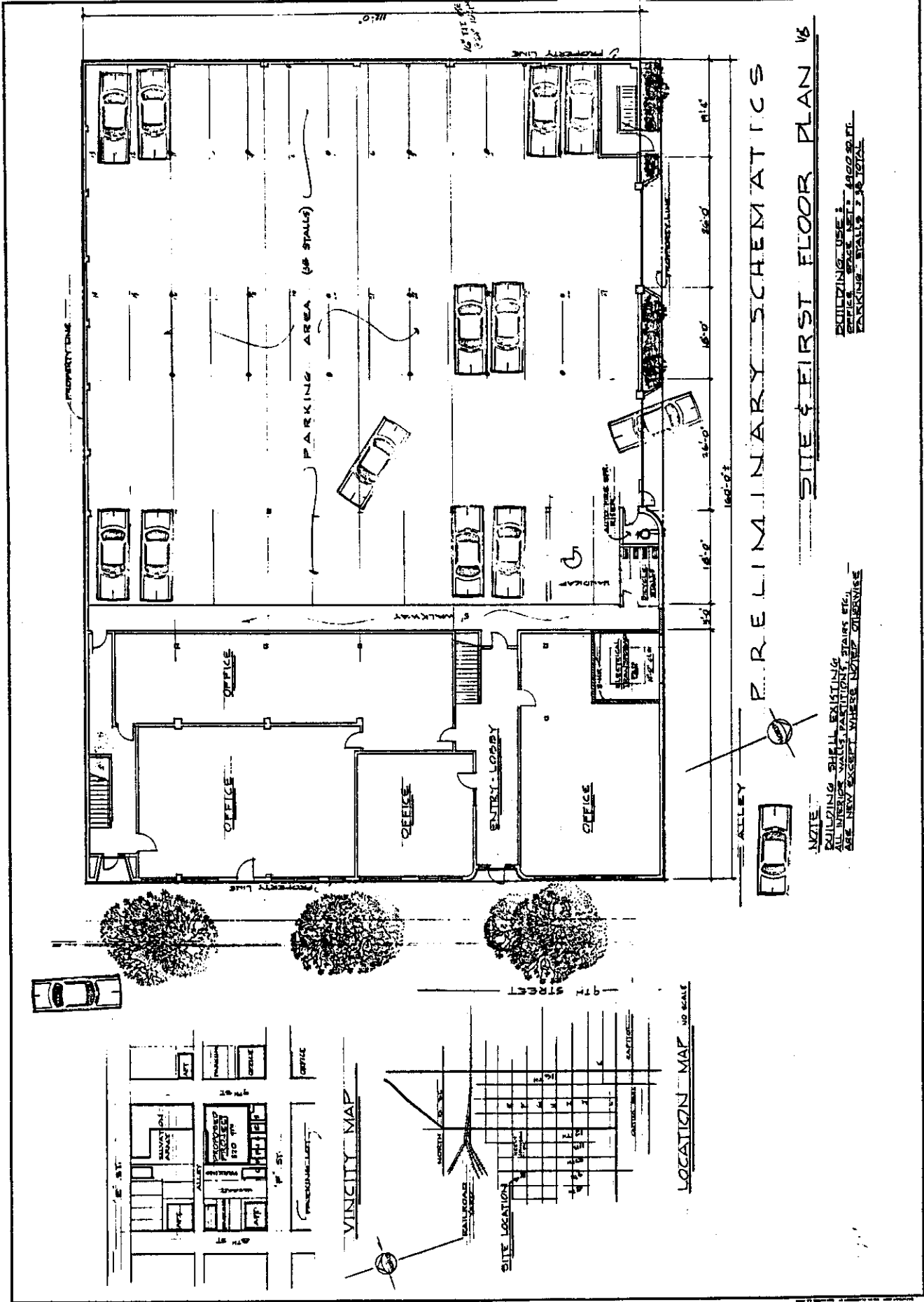
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FLOOR PLANS

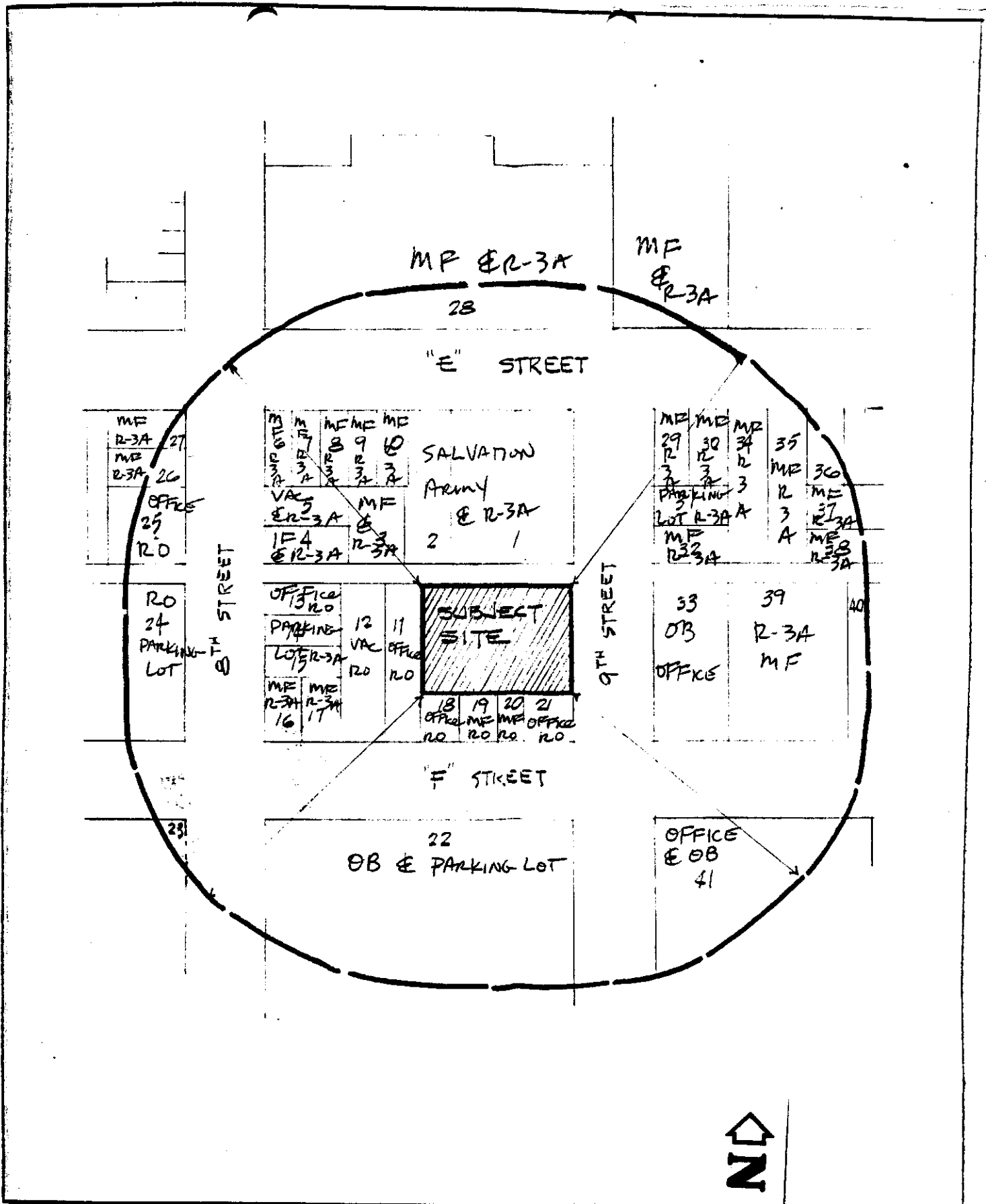
SITE PLAN



PRELIMINARY SCHEMATICS
SITE & FIRST FLOOR PLAN 1/6

BUILDING USE:
OFFICE SPACE NET: 4000 SQ. FT.
PARKING STALLS: 46 TOTAL

NOTE:
BUILDING SHALL EXISTING
ALL INTERIOR PARTITIONS, STAIRS ETC.
ARE NEW EXCEPT WHERE NOTED OTHERWISE



LAND USE & ZONING MAP

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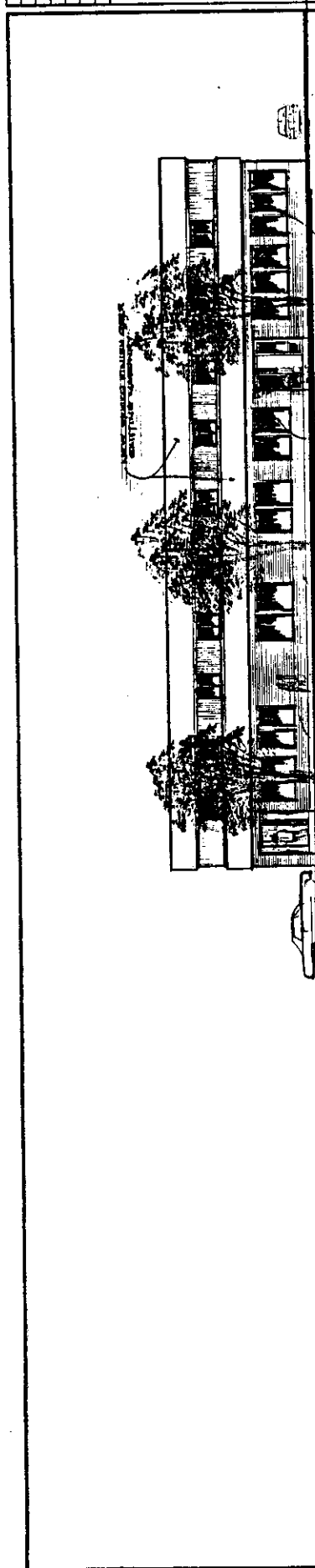
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ELEVATIONS

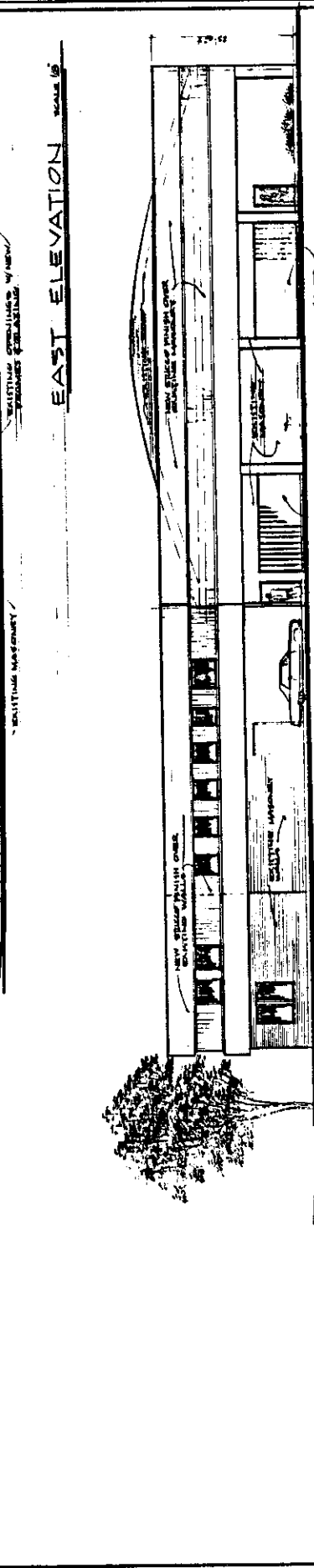
DEVELOPMENT
EMOUEL & ADDITION

C.A. HENRY & ASSOCIATED
Architects
1000 North 10th Street
Tulsa, Oklahoma 74103
Phone: 336-1111

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EAST ELEVATION scale 1/8"



NORTH ELEVATION scale 1/8"

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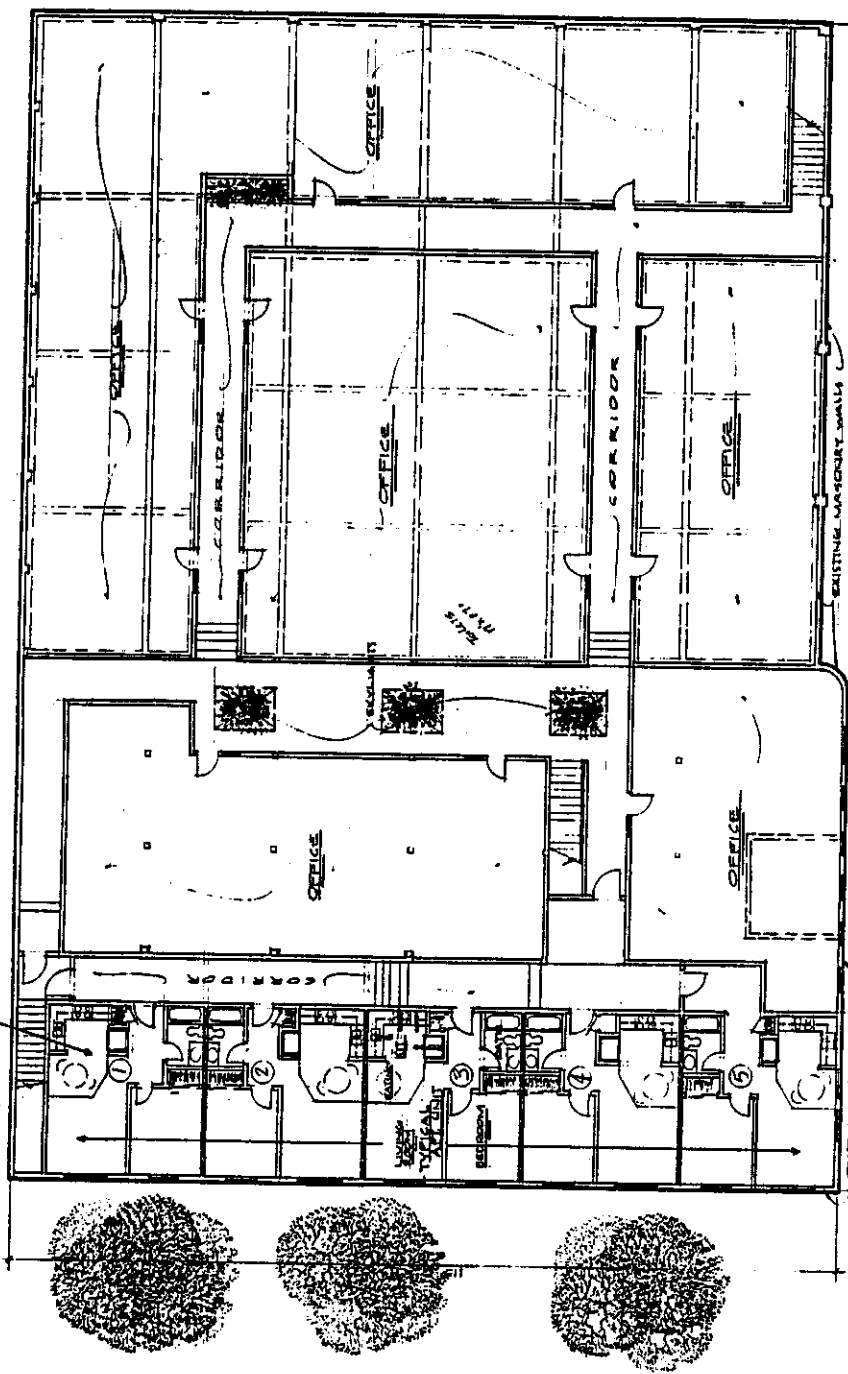
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D. A. HENRY & ASSOCIATES
Architects and Engineers
1111 N. Sacramento, Sacramento, CA 95811
Telephone: 555-1234

ZONE 4 ADDITION

FLOOR PLANS

NEW 2ND FLOOR ADDITION
AREA SHOWN SHADY



PRELIMINARY SCHEMATICS

SECOND FLOOR PLAN

NOTE:
 BUILDING SHELL EXISTING
 ALL NEW WALLS, PARTITIONS AND STAIRS
 ARE NEW EXCEPT WHERE NOTED OTHERWISE

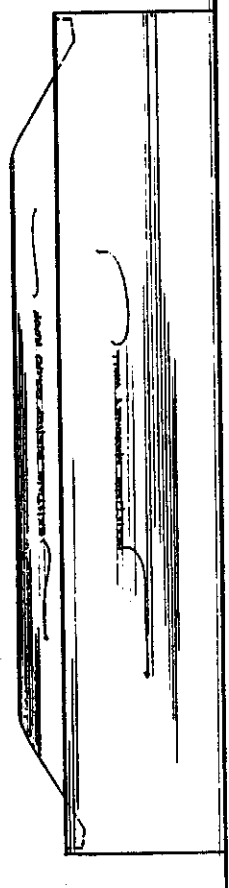
BUILDING USE:
 1 - ONE BEDROOM APT. UNITS
 (111) 50 FT. (NET) OFFICE SPACE

ELEVATIONS

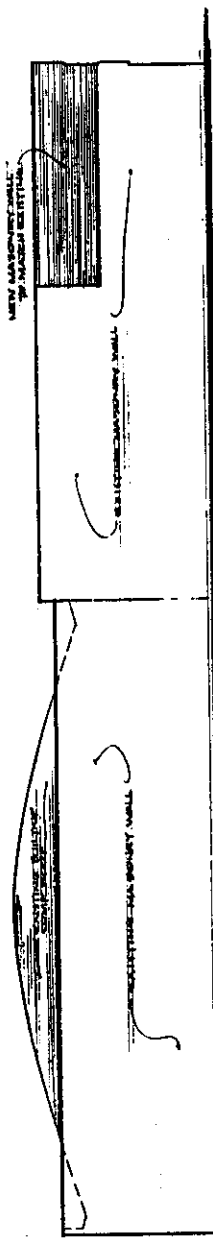
REL. & ADDITION
DEVELOPMENT

C.A. HENRY & ASSOCIATES
1111 J STREET, SUITE 100
SACRAMENTO, CALIF. 95811
TELEPHONE (916) 442-1111

NO.	DATE	DESCRIPTION



WEST ELEVATION SCALE 1/8"



SOUTH ELEVATION SCALE 1/8"