

AMENDED BY CPC 1-10-91  
CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>McAllister Associates, 5031 D Street, Sacramento, CA 95819</u>		
OWNER <u>Laurel Patrick, 1020 29th Street, #490, Sacramento, CA 95816</u>		
PLANS BY <u>McAllister Associates, 5031 D Street, Sacramento, CA 95819</u>		
FILING DATE <u>10-29-90</u>	ENVIR DET <u>Negative Declaration</u>	REPORT BY <u>CAS</u>
ASSESSOR'S PCL. NO. <u>007-0105-011 and 007-0111-016</u>		

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to allow a parking lot to be located on 0.07± developed acres in the General Commercial (C-2) zone
  - C. Variance to allow 9 required parking spaces off-site on 0.07± developed acres for a converted medical office on 0.18± developed acres in the C-2 zone

**LOCATION:** 1016 27th Street and 2715 K Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate an existing tri-plex off-site and construct a parking lot at 1016 27th Street to provide required parking for a proposed converted medical office building at 2715 K Street.

**PROJECT INFORMATION:**

General Plan Designation:	Community/ Neighborhood Commercial and Offices
1980 Central City	
Community Plan Designation:	General Commercial
Existing Zoning of Site:	General Commercial, C-2
Existing Land Use of Site:	Tri-plex

**Surrounding Land Use and Zoning:**

North:	Single family and offices, C-2
South:	Parking lot and offices, C-2
East:	Offices, C-2
West:	Offices, C-2

Parking Required:	25 spaces (1:200 square feet for medical office)
Parking Provided:	20 spaces on-site, 9 spaces off-site
Property Dimensions:	Parking lot- 40' x 80' Medical office- 50' x 160'
Property Area:	Parking lot- 0.07± acres Medical office- 0.18± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject sites consist of a 0.07± developed acre parcel with an existing tri-plex and a 0.18± developed acre parcel with an existing office building in the General Commercial, C-2 zone. The General Plan designates the subject site as Community/ Neighborhood Commercial and Offices and the 1980 Central City Community Plan designates the site as General Commercial. The surrounding land use and zoning for the subject site is office and single family residential, zoned C-2 to the north; parking lot and offices, zoned C-2 to the south; and offices, zoned C-2 to the east and west.

B. Applicant's Proposal

The applicant is proposing to relocate an existing tri-plex off-site and construct a parking lot at 1016 27th Street to provide required parking for the proposed conversion of a 4,856 square foot office building at 2715 K Street to a medical office building. Twenty parking stalls are currently provided at the office building site. Five off-site stalls are required to meet the medical office parking ratio. The applicant proposes to use the adjacent 20 foot wide alley to meet the minimum maneuvering area of 26 feet.

C. Policy Considerations

The General Plan and the 1980 Central City Community Plan designate the site for commercial and office uses and the site is in the General Commercial, C-2, zone, so the project is consistent with the plan and zoning designations. However, the Housing Element sets forth a goal of maintaining and improving the existing housing stock. This proposal calls for the relocation of an existing tri-plex, so no housing would be lost per se, however the new tri-plex lot will have lost the opportunity for additional housing. If the tri-plex is not moved, but demolished, then clearly the project would result in a loss of housing stock.

D. Staff Analysis

1. Site Plan:

The applicant is proposing to relocate an existing tri-plex and construct a parking lot as required parking for a converted medical office (see Land Use Map and Exhibit A). The existing tri-plex is in good condition. The applicant has notified the Sacramento Housing and Redevelopment Agency and local charitable organizations about the tri-plex opportunity. The applicant is negotiating with a charitable organization about the possible donation of the tri-plex to them. Also, she has an offer from a nearby property owner for a possible purchase of the building (see Exhibit C). Staff finds the relocation of the tri-plex far superior to its demolition.

The applicant proposes to convert the 4,856 square foot office building at 2715 K Street into a medical office. The close proximity of the building to Sutter General Hospital and other nearby medical offices makes the building an attractive location for a medical office. An acknowledged need for parking exists in the neighborhood given the close proximity to the hospital and the likely conversion of existing office buildings into medical office uses. On September 13, 1990, the City Planning Commission approved several variances for a dentist office parking lot to the south of the subject site (P90-176).

According to the Zoning Ordinance, one parking space is required for every 200 square feet of medical office building area. For a 4,856 square foot building, 25 parking stalls are required. The office building has 20 on-site parking spaces, so five off-site parking spaces would be required. The applicant proposes nine stalls on the parking lot site. An adjacent 20 foot wide alley would be used to meet the minimum required maneuvering area of 26 feet.

The parking lot is intended to serve the clients and employees of the medical office. The proposed parking lot is about 200 feet from the medical building, including a crossing of 27th Street. Staff recommends restricting the use of the lot to employees and clients of the medical office, and suggests encouraging employees to park at the lot leaving the 20 on-site stalls available for clients.

Staff also recommends requiring a four foot high masonry wall and six foot wide landscaped planter 34 feet along the east property line to buffer the proposed and existing parking lots from pedestrians and motorists along 27th Street (see Exhibit B). Also, staff recommends providing eight parking spaces, two nine foot wide handicapped stalls with a shared five foot wide walkway, and six standard stalls eight feet wide (see Exhibit B). The parking lot must comply with the Tree Shading Ordinance that requires 50 percent shading in fifteen years.

A sign permit must be obtained for any new attached or detached signs. Any new sign must comply with the regulations in the Sign Ordinance.

The subject sites are located within the boundaries of the Central City, therefore the project requires review and approval by the Design Review/ Preservation Board prior to the issuance of a building permit.

Staff supports the approval of the Special Permit and Variance in that the applicant is conducting a good faith effort to relocate, rather than demolish, the existing tri-plex; a four foot high masonry wall and six foot wide landscaped planter will be provided to buffer the parking lot from pedestrians and motorists along 27th Street; the required parking stall size and maneuvering area have been met; and the proposed parking provides needed and required parking to a nearby medical office conversion.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Tree Services, and Building Inspections, as well as the Sacramento Old City Association and the Midtown Business Association. The following comments were received:

Traffic Engineering staff commented that a four foot wide planter adjacent to 27th Street should be provided to protect pedestrians along the sidewalk.

Engineering staff commented that the alley, if unimproved, must be brought up to City standards prior to allowing the site to be used as a parking lot. The parking lot shall be constructed to City standards with grading, paving, and drainage approved prior to issuance of a building permit.

Tree Services staff indicated that the existing camellia bushes and cypress trees on the parking lot site can be saved or removed at the developer's discretion.

No comments were received from the Sacramento Old City Association or the Midtown Business Association.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on 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 mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

A. The applicant will comply with the following State regulation:

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 will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

1. 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)
2. 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 will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

- B. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a 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.

**RECOMMENDATION:** Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to allow a parking lot in the C-2 zone subject to the conditions and based upon the findings of fact which follow; and
- C. Approve the Variance to allow off-site parking subject to the conditions and based upon the findings of fact which follow.

**Conditions:**

1. A revised parking lot site plan shall be submitted for Planning Director review and approval and shall indicate the following changes: (a) a 34 foot long, four foot high masonry block wall and six foot wide landscaped planter along the east property line to buffer the parking lot from pedestrians and motorists along 27th Street, and (b) eight total parking stalls, including two nine foot wide handicapped stalls that share a five foot wide walkway, and six standard, eight foot wide parking stalls.
2. A site for the relocation of the tri-plex must be reviewed and approved by the Planning Director prior to the issuance of a building permit. *The applicant shall undertake due diligence to relocate the tri-plex rather than demolishing the structure. A 90 day notice and search period shall be undertaken to find an individual or organization interested in relocating the tri-plex prior to allowing the demolition of the structure. (amended by CPC 1-10-91)*
3. The proposed project shall be reviewed and approved by the Design Review/ Preservation Board prior to the issuance of a building permit.
4. The parking lot shall be constructed to City paving, grading, striping, and drainage standards. The grading, paving, and drainage specifications shall be approved by the Public Works Department prior to the issuance of a building permit.

5. The parking lot shall be designated for use by the clients and employees of the medical office and the applicant shall encourage employees to use the off-site lot thereby making the on-site parking stalls available to clients. (amended by CPC 1-10-91)
6. Prefabricated wheel stops shall be prohibited wherever a curbed planter can be incorporated as a vehicle stop.
7. The proposed parking lot shall meet the Tree Shading Ordinance that requires 50 percent shading in fifteen years.
8. A sign permit shall be obtained for any new signs and shall comply with the Sign Ordinance.
9. The applicant shall comply with the mitigation measures of the Negative Declaration which include:
  - A. The applicant will comply with the following State regulation:
    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 will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:
      1. 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)
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In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.
  - B. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a 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.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a parking lot use in a General Commercial, C-2 zone.
2. Granting the off-site parking variance does not constitute a special privilege extended to an individual applicant in that:
  - a. the proposed parking lot is within close walking distance for clients and employees of the medical office;

- b. the applicant has agreed to restrict parking to clients and employees and to encourage employees to park at the off-site lot; and
  - c. a variance would be granted to any other property owner facing a similar circumstance.
3. Granting the variance request does not constitute a use variance in that a parking lot is allowed in the General Commercial, C-2, zone.
4. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
- a. the required parking stall size and maneuvering area will be met;
  - b. a four foot high masonry wall and a six foot wide landscaped planter will be provided to buffer the parking lot from pedestrians and motorists along 27th Street; and
  - c. the project will provide needed and required parking for a medical office building.
5. The proposed use is consistent with the General Plan and the 1980 Central City Community Plan which designate the subject site for Community/ Neighborhood Commercial and Offices and General Commercial, respectively.

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**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate an existing tri-plex off-site and construct a parking lot at 1016 27th Street to provide required parking for a proposed converted medical office building at 2715 K Street.

**PROJECT INFORMATION:**

General Plan Designation: 1980 Central City	Community/ Neighborhood Commercial and Offices
Community Plan Designation:	General Commercial
Existing Zoning of Site:	General Commercial, C-2
Existing Land Use of Site:	Tri-plex

**Surrounding Land Use and Zoning:**

North:	Single family and offices, C-2
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Parking Required:	25 spaces (1:200 square feet for medical office)
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Amended report

**PROJECT EVALUATION:** Staff has the following comments:

A. **Land Use and Zoning**

The subject sites consist of a 0.07± developed acre parcel with an existing tri-plex and a 0.18± developed acre parcel with an existing office building in the General Commercial, C-2 zone. The General Plan designates the subject site as Community/ Neighborhood Commercial and Offices and the 1980 Central City Community Plan designates the site as General Commercial. The surrounding land use and zoning for the subject site is office and single family residential, zoned C-2 to the north; parking lot and offices, zoned C-2 to the south; and offices, zoned C-2 to the east and west.

B. **Applicant's Proposal**

The applicant is proposing to relocate an existing tri-plex off-site and construct a parking lot at 1016 27th Street to provide required parking for the proposed conversion of a 4,856 square foot office building at 2715 K Street to a medical office building. Twenty parking stalls are currently provided at the office building site. Five off-site stalls are required to meet the medical office parking ratio. The applicant proposes to use the adjacent 20 foot wide alley to meet the minimum maneuvering area of 26 feet.

C. **Policy Considerations**

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D. **Staff Analysis**

1. **Site Plan:**

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Staff also recommends requiring a four foot high masonry wall and six foot wide landscaped planter 34 feet along the east property line to buffer the proposed and existing parking lots from pedestrians and motorists along 27th Street (see Exhibit B). Also, staff recommends providing eight parking spaces, two nine foot wide handicapped stalls with a shared five foot wide walkway, and six standard stalls eight feet wide (see Exhibit B). The parking lot must comply with the Tree Shading Ordinance that requires 50 percent shading in fifteen years.

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No comments were received from the Sacramento Old City Association or the Midtown Business Association.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on 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 mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

A. The applicant will comply with the following State regulation:

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 will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

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In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

- B. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a 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.

**RECOMMENDATION:** Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to allow a parking lot in the C-2 zone subject to the conditions and based upon the findings of fact which follow; and
- C. Approve the Variance to allow off-site parking subject to the conditions and based upon the findings of fact which follow.

**Conditions:** Joy- can we condition the relocation instead of demolition of the tri-plex?

1. A revised parking lot site plan shall be submitted for Planning Director review and approval and shall indicate the following changes: (a) a 34 foot long, four foot high masonry block wall and six foot wide landscaped planter along the east property line to buffer the parking lot from pedestrians and motorists along 27th Street, and (b) eight total parking stalls, including two nine foot wide handicapped stalls that share a five foot wide walkway, and six standard, eight foot wide parking stalls.
2. A site for the relocation of the tri-plex must be reviewed and approved by the Planning Director prior to the issuance of a building permit.
3. The proposed project shall be reviewed and approved by the Design Review/ Preservation Board prior to the issuance of a building permit.
4. The parking lot shall be constructed to City paving, grading, striping, and drainage standards. The grading, paving, and drainage specifications shall be approved by the Public Works Department prior to the issuance of a building permit.

5. The parking lot shall be designated for use by the clients and employees of the medical office and the applicant shall encourage employees to use the off-site lot thereby making the on-site parking stalls available to clients.
6. Prefabricated wheel stops shall be prohibited wherever a curbed planter can be incorporated as a vehicle stop.
7. The proposed parking lot shall meet the Tree Shading Ordinance that requires 50 percent shading in fifteen years.
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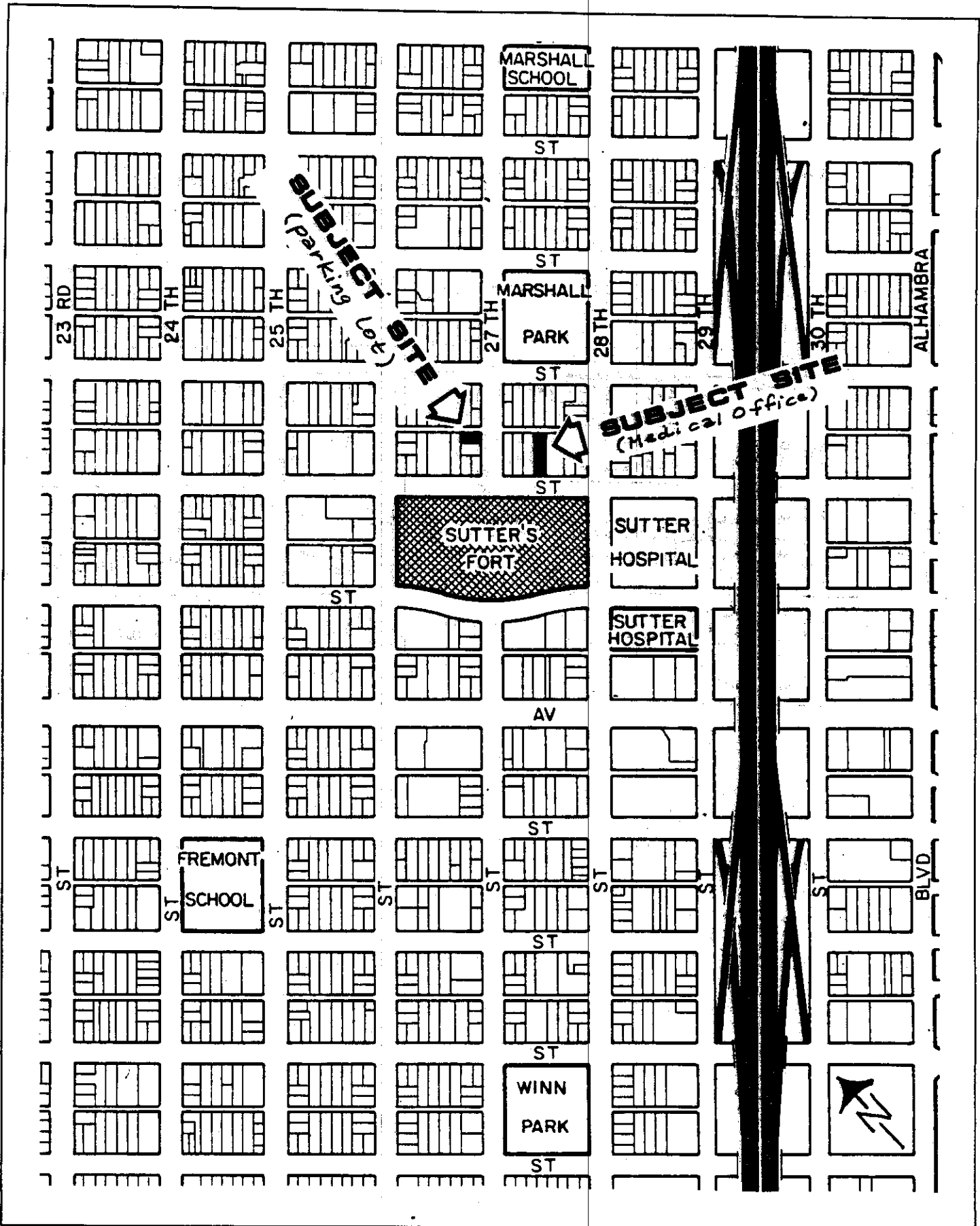
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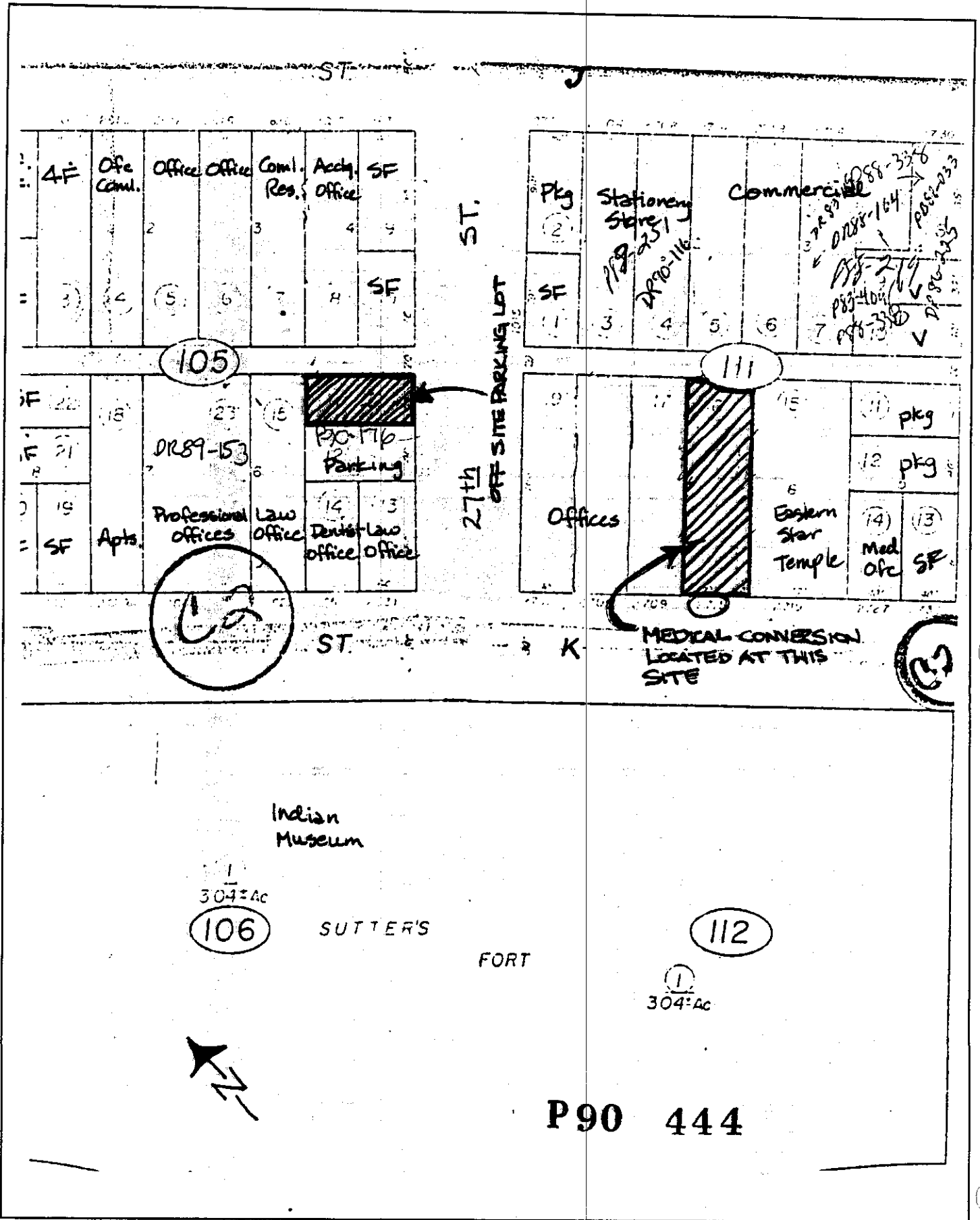
**Findings of Fact:**

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a parking lot use in a General Commercial, C-2 zone.
2. Granting the off-site parking variance does not constitute a special privilege extended to an individual applicant in that:
  - a. the proposed parking lot is within close walking distance for clients and employees of the medical office;

- b. the applicant has agreed to restrict parking to clients and employees and to encourage employees to park at the off-site lot; and
  - c. a variance would be granted to any other property owner facing a similar circumstance.
3. Granting the variance request does not constitute a use variance in that a parking lot is allowed in the General Commercial, C-2, zone.
4. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
  - a. the required parking stall size and maneuvering area will be met;
  - b. a four foot high masonry wall and a six foot wide landscaped planter will be provided to buffer the parking lot from pedestrians and motorists along 27th Street; and
  - c. the project will provide needed and required parking for a medical office building.
5. The proposed use is consistent with the General Plan and the 1980 Central City Community Plan which designate the subject site for Community/ Neighborhood Commercial and Offices and General Commercial, respectively.



**VICINITY MAP**



**LAND USE & ZONING MAP**

P 90 444

EXIST. LANDSCAPED AREA

EXIST. SIDEWALK

EXISTING ALLEY

80.00'

6" CAMILLA TO BE REMOVED

4" CAM. TO BE REMOVED

6" CAM. TO BE REMOVED

4 SPACES @ 9'-0" = 36'-0"

6'-0"

4 SPACES @ 9'-0" = 36'-0"

9

8

7

6

5

4

3

2

1

NEW ELEC. LIGHT

EDGE OF CURB (STP)

6" CYPRESS TO BE REMOVED

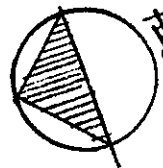
6" CAMILLA TO BE REMOVED

NEW TREE

80.00'

LANDSCAPED AREA (15% OF LOT SF)

ASPHALT PARKING LOT



SITE PLAN

1" = 10'-0"

OFF-SITE PARKING FOR 27th 'K' STREET

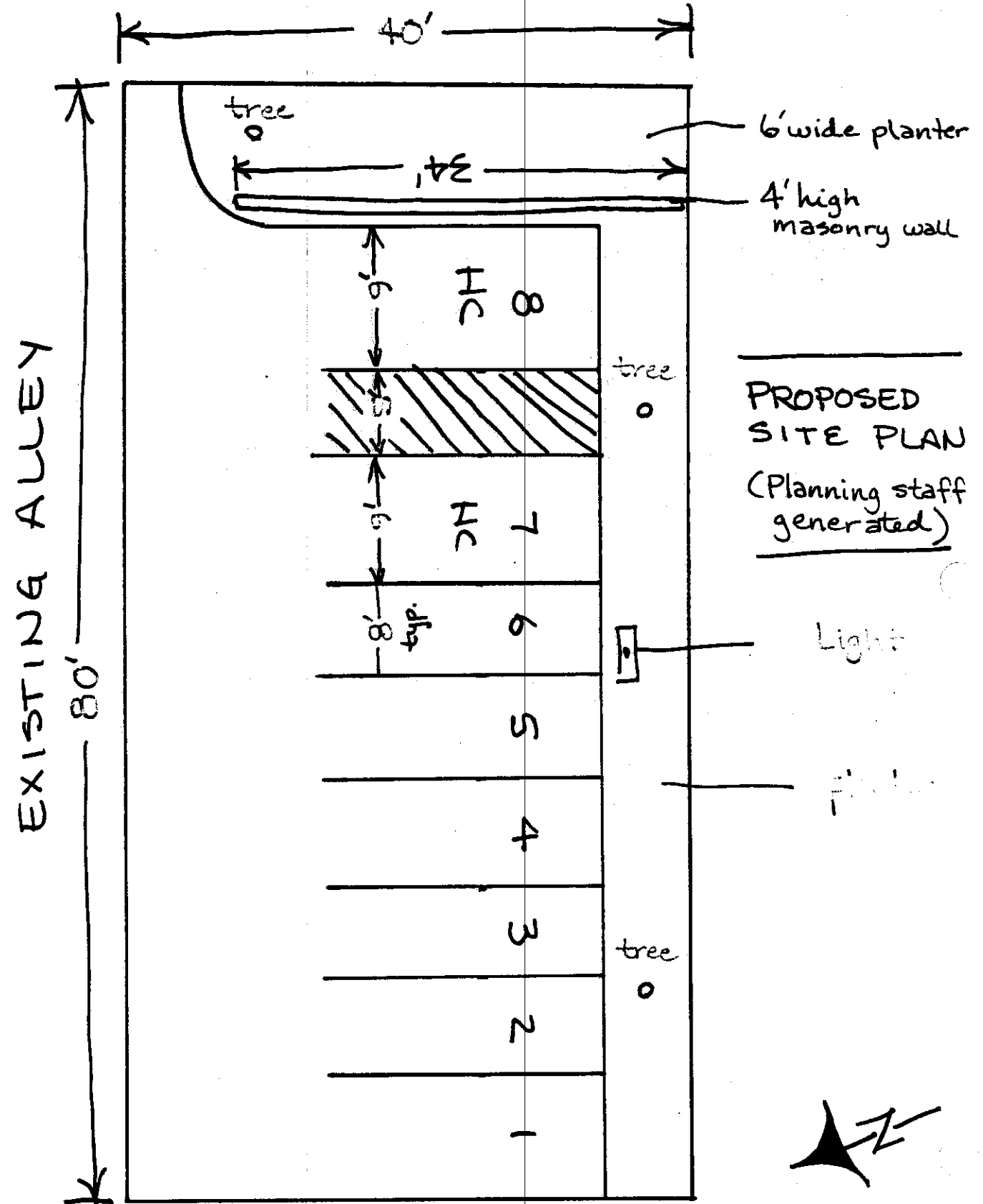
Item # 30

444-990

January 10, 1991

**EXHIBIT B**

27th ST.







**EXHIBIT C**

SACRAMENTO CITY  
PLANNING - ENVIRONMENTAL

DEC 19 1990

**RECEIVED**

December 18, 1990

Laura Matteoli  
City of Sacramento  
Environmental Services Division  
1231 I. Street, Room 300  
Sacramento, CA 95814

Re: Property Owner, Laurel Patrick  
Property Address, 1016-27th Street  
Sacramento, CA

Dear Laura,

As we discussed on the phone this date, Laurel Patrick is currently negotiating with a charitable organization to donate the residence in question. She also has an offer from a property owner within a block of this property, to purchase the building.

Therefore, it is definitely the owner's intent to relocate the existing building within the central city district.

If you have any questions, please feel free to call me at 452-5241.

Sincerely,

Mitchel A. McAllister, AIA  
McAllister Associates

MAM/dr

P90-444

January 10, 1991

Item # 30

EXHIBIT D



P 90-444

January 10, 1991

Item 30