

REPORT CORRECTED 4/23/86
CITY PLANNING COMMISSION

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

APPLICANT Gary Moore, 9700 Business Park Drive, 102A, Sacramento, CA 95827
OWNER 19th & T Streets Associates
PLANS BY Gary Moore, 9700 Business Park Drive, 102A, Sacramento, CA 95827
FILING DATE 3/6/86 ENVIR. DET. 3/31/86 REPORT BY CV:bw
ASSESSOR'S-PCL. NO. 010-093-16,17

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to allow 66% of office use (25,918± sq. ft.) in an existing 39,500± square foot building on 1.8± developed acres in the Heavy Commercial (C-4) zone.
 - C. Variance to locate 53 of the required 78 parking spaces off site

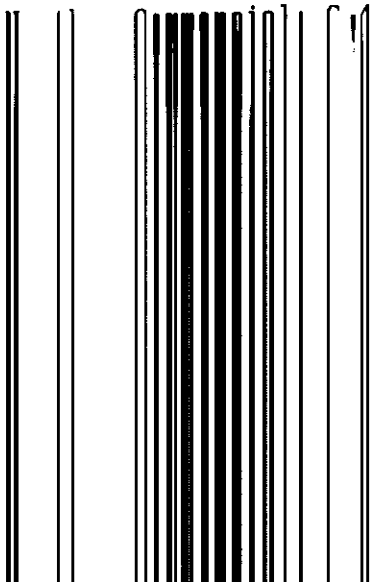
LOCATION: Southeast corner 19th and T Streets

PROPOSAL: The applicant is requesting the necessary entitlements to remodel an existing 39,500± square foot warehouse to permit a 25,918± square foot office and a 13,650 square foot warehouse.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Existing warehouse building

Surrounding Land Use and Zoning:



2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties, in that adequate off-street parking and landscaped areas are provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial use by the 1980 Central City Community Plan, and the proposed office use conforms with the plan designation.

CITY PLANNING COMMISSION

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

APPLICANT	Gary Moore, 9700 Business Park Drive, 102A, Sacramento, CA 95827				
OWNER	19th & T Streets Associates				
PLANS BY	Gary Moore, 9700 Business Park Drive, 102A, Sacramento, CA 95827				
FILING DATE	3/6/86	ENVIR. DET.	3/31/86	REPORT BY	CV:bw
ASSESSOR'S-PCL. NO.	010-093-16,17				

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to allow 66% of office use (25,918± sq. ft.) in an existing 39,500± square foot building on 1.8± developed acres in the Heavy Commercial (C-4) zone.
 - C. Variance to locate 53 of the required 78 parking spaces off site

LOCATION: Southeast corner 19th and T Streets

PROPOSAL: The applicant is requesting the necessary entitlements to remodel an existing 39,500± square foot warehouse to permit a 25,918± square foot office and a 13,650 square foot warehouse.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1980 Central City Community Plan Designation: General Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Existing warehouse building

Surrounding Land Use and Zoning:

- North: Commercial; C-4
- South: Office; C-4
- East: Western Pacific Railroad; C-4
- West: Commercial, Office, Single Family Residential, Multi-Family Residential; C-2, R-1B

Setbacks:	Existing Building
Parking Required:	78 spaces
Parking Provided:	78 spaces
Property Dimensions:	420' x 185'
Property Area:	1.8± acres
Square Footage of Building:	39,568±
Height of Building:	18'±
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Cement plaster, aluminum/glass
Roof Material:	Asphalt
Building Colors:	Grey plaster, blue-green glass

See corrected report

PROJECT BACKGROUND: Originally, the applicant requested a special permit to allow a 12,077 square foot warehouse and a 27,491 square foot office. This required providing 81 parking spaces, 67 of which were to be located off site. A number of these parking spaces would be located south of the subject site on parcel 18. However, the applicant was unable to obtain a reciprocal access agreement with the owner of parcel 18 to allow additional parking to be placed on this parcel. Therefore, the applicant has revised his proposal to include a 1,573 square foot warehouse and 25,918 square foot office, thus reducing the parking requirement to 78 spaces and eliminating the need to place any parking spaces on parcel 18.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/ Zoning:

The subject site is zoned Heavy Commercial (C-4) and is presently developed with a 39,500+ square foot warehouse. Surrounding land uses include commercial to the north, office to the south, Western Pacific Railroad to the east and commercial, office, single family and multi-family residential to the west.

B. Site Plan and Building Design:

The applicant proposes to remodel both the interior and exterior of an existing 39,568+ square foot warehouse. Presently, approximately 12,077 square feet of this building is used as warehouse space. The remaining 27,491+ square feet is proposed for 1,573 square foot warehouse and 25,918 square foot office use as part of the special permit request.

The exterior remodeling of the building will include:

- Repair, patching and painting of the existing stucco;
- New stucco fascia and furr-out
- Raised planters
- New storefront window system - blue-green solarban glazing in brushed aluminum frames

A preliminary landscape plan has been submitted by the applicant. This plan incorporates existing trees and additional trees to be located along 19th Street, T Street and within the existing parking lot. The Western Pacific Railroad will not permit any trees to be located within their property. However, staff recommends a four-foot planter area be installed along the T Street frontage within the area to be leased from Western Pacific Railroad.

This project is located in a design review district and thus the proposed remodeling to the exterior must be approved by the Design Review/Preservation Board.

A proposed six-foot high chainlink fence and gate are to be located adjacent to the eastern property boundary next to the 30⁰ parking stalls. This fence and gate were required as a condition of the lease agreement with the State which occupies the 12,077 square feet of warehouse space on the project site. Staff has no problems with the proposed chainlink fence and gate.

C. Parking

The applicant proposes to locate approximately 25 parking spaces on site. Presently, a portion of the site is developed as a parking lot. This lot would be restriped, landscaped, and the existing six-foot high chainlink fence surrounding this lot would be removed. The applicant proposes to locate 53 of the required 78 parking spaces off site. The total number of parking spaces proposed is 78.

A variance is required to allow 53 spaces to be located off site. The applicant proposes to locate these spaces on four separate parcels, APN: 010-093-16,18,19 and 20 (see Exhibit A). Parcels 16, 18, 19 are presently developed as parking areas. Parcel 20, owned by the Western Pacific Railroad, would need to be developed for parking as proposed by the applicant. Staff recommends the 30⁰ angle parking proposed on Western Pacific Railroad property be redesigned to incorporate a four-foot planter along the T Street frontage.

Parcel 16 is a narrow six-foot wide and 155 feet in length. This parcel is not presently owned by the applicant. However, the applicant has stated Nineteenth and T Street Associates is in negotiation with the owner of Parcel 16 to purchase this parcel. Staff has no objections to this purchase provided that it is completed prior to the issuance of a building permit or a lease agreement is approved.

Parcel 19, a deadend section of 'U' Street, is owned by the City. The applicant has a valid revocable encroachment permit to allow parking on this site.

Parcel 20 is owned by the Western Pacific Railroad. The applicant has submitted a draft copy of a lease agreement with Western Pacific Railroad to allow parking on this parcel. A finalized copy of this lease agreement has not been completed. Staff recommends that a finalized signed lease agreement with Western Pacific Railroad be completed prior to issuing a building permit.

D. Transportation Management Plan:

The project is expected to employ at least 50 full-time workers. The trip reduction ordinance defines a place of business employing between 50 and 199 full-time workers as a minor project.

The property owner of a 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 describe facilities, services, schedules, rates and other pertinent information relevant to such transportation options.

2. Coordinate with Cal/Trans 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.

E. Interdepartmental Review

This proposal was reviewed by the City Departments of Traffic Engineering, Engineering, Fire and Sacramento Regional Transit District; the following comments were received:

Traffic Engineering

1. The existing driveway on T Street is unauthorized and has no permit. This driveway may be permitted with modifications.
2. Remove the two back-in driveways on 19th Street located 50 feet and 250 feet south of T Street.
3. Widen the existing driveway on 19th Street located 40 feet north of 'U' Street.
4. Abandon 'U' Street right-of-way and remove street intersection and construct curb and sidewalk in its place.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration.

RECOMMENDATION

- A. Ratify the Negative Declaration;
- B. Approve the Special permit to allow 66% office use in the C-4 zone, subject to conditions and based upon Findings of Fact which follow;
- C. Approve the Variance to locate 53 parking spaces off site, based upon Findings of Fact which follow.

Conditions - Special Permit

1. The landscape plans shall be reviewed by the Planning Director to determine compliance with the Tree Shading Ordinance.
2. The building design shall be reviewed by the Design Review Board, and any required modifications shall be complied with.
3. All existing trees on the project site shall be retained and incorporated into the preliminary landscape plan as proposed by the applicant.
4. The applicant shall obtain a driveway permit for the existing driveway on T Street.

5. The proposed 30° angle parking adjacent to railroad tracks shall be redesigned to incorporate a four-foot planter along the T Street frontage.
6. The applicant shall remove the two back-in driveways on 19th Street that are presently located 50 feet and 250 feet respectively south of T Street.
7. The applicant shall widen the existing driveway located 40 feet north of 'U' Street on 19th Street to the satisfaction of the Traffic Engineer.
8. The applicant shall abandon 'U' Street right-of-way and remove street intersection and construct curb and sidewalk in its place prior to final building inspection approval for occupancy.

Conditions - Variance

1. A finalized signed lease agreement between Nineteenth and T Street Associates and Western Pacific Railroad Company shall be submitted for the review and approval by the Planning Director prior to the issuance of a building permit for APN: 010-093-20.
2. The applicant shall submit proof of ownership or a lease agreement for APN: 010-093-16 prior to the issuance of a building permit.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed office development is compatible with surrounding land uses which consist of commercial and residential uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that both off-street parking and landscaping have been provided.
3. The project is consistent with the 1974 General Plan, and the 1980 Central City Community Plan which designate the site for industrial and commercial uses.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for ~~Industrial~~ and General Commercial use by the 1980 Central City Community Plan, and the proposed office use conforms with these plan designations.

Findings of Fact - Variance

1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner, in that:
 - a. the proposed off-site parking area is within reasonable walking distance of the subject site;
 - b. a variance would be granted to any other property owner facing similar circumstances.

2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties, in that adequate off-street parking and landscaped areas are provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial use by the 1980 Central City Community Plan, and the proposed office use conforms with the plan designation.

REPORT CORRECTED 4/23/86
CITY PLANNING COMMISSION

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

APPLICANT	Gary Moore, 9700 Business Park Drive, 102A, Sacramento, CA 95827		
OWNER	19th & T Streets Associates		
PLANS BY	Gary Moore, 9700 Business Park Drive, 102A, Sacramento, CA 95827		
FILING DATE	3/6/86	ENVIR. DET.	3/31/86
ASSESSOR'S-PCL. NO.	010-093-16,17		REPORT BY CV:bw

APPLICATION: A. Negative Declaration

B. Special Permit to allow 66% of office use (25,918+ sq. ft.) in an existing 39,500+ square foot building on 1.8+ developed acres in the Heavy Commercial (C-4) zone.

C. Variance to locate 53 of the required 78 parking spaces off site

LOCATION: Southeast corner 19th and T Streets

PROPOSAL: The applicant is requesting the necessary entitlements to remodel an existing 39,500+ square foot warehouse to permit a 25,918+ square foot office and a 13,650 square foot warehouse.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Existing warehouse building

Surrounding Land Use and Zoning:

North:	Commercial; C-4
South:	Office; C-4
East:	Western Pacific Railroad; C-4
West:	Commercial, Office, Single Family Residential, Multi-Family Residential; C-2, R-1B

Setbacks:	Existing Building
Parking Required:	78 spaces
Parking Provided:	78 spaces
Property Dimensions:	420' x 185'
Property Area:	1.8+ acres
Square Footage of Building:	39,568+
Height of Building:	18'+
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Cement plaster, aluminum/glass
Roof Material:	Asphalt
Building Colors:	Grey plaster, blue-green glass

PROJECT BACKGROUND: Originally, the applicant requested a special permit to allow a 12,077 square foot warehouse and a 27,491 square foot office. This required providing 81 parking spaces, 67 of which were to be located off site. A number of these parking spaces would be located south of the subject site on parcel 18. However, the applicant was unable to obtain a reciprocal access agreement with the owner of parcel 18 to allow additional parking to be placed on this parcel. Therefore, the applicant has revised his proposal to include a 1,573 square foot warehouse and 25,918 square foot office, thus reducing the parking requirement to 78 spaces and eliminating the need to place any parking spaces on parcel 18.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/ Zoning:

The subject site is zoned Heavy Commercial (C-4) and is presently developed with a 39,500+ square foot warehouse. Surrounding land uses include commercial to the north, office to the south, Western Pacific Railroad to the east and commercial, office, single family and multi-family residential to the west.

B. Site Plan and Building Design:

The applicant proposes to remodel both the interior and exterior of an existing 39,568+ square foot warehouse. Presently, approximately 12,077 square feet of this building is used as warehouse space. The remaining 27,491+ square feet is proposed for 1,573 square foot warehouse and 25,918 square foot office use as part of the special permit request.

The exterior remodeling of the building will include:

- Repair, patching and painting of the existing stucco;
- New stucco fascia and furr-out
- Raised planters
- New storefront window system - blue-green solarban glazing in brushed aluminum frames

A preliminary landscape plan has been submitted by the applicant. This plan incorporates existing trees and additional trees to be located along 19th Street, T Street and within the existing parking lot. The Western Pacific Railroad will not permit any trees to be located within their property. However, staff recommends a four-foot planter area be installed along the T Street frontage within the area to be leased from Western Pacific Railroad.

This project is located in a design review district and thus the proposed remodeling to the exterior must be approved by the Design Review/Preservation Board.

A proposed six-foot high chainlink fence and gate are to be located adjacent to the eastern property boundary next to the 30⁰ parking stalls. This fence and gate were required as a condition of the lease agreement with the State which occupies the 12,077 square feet of warehouse space on the project site. Staff has no problems with the proposed chainlink fence and gate.

C. Parking

The applicant proposes to locate approximately 25 parking spaces on site. Presently, a portion of the site is developed as a parking lot. This lot would be restriped, landscaped, and the existing six-foot high chainlink fence surrounding this lot would be removed. The applicant proposes to locate 53 of the required 78 parking spaces off site. The total number of parking spaces proposed is 78.

A variance is required to allow 53 spaces to be located off site. The applicant proposes to locate these spaces on four separate parcels, APN: 010-093-16,18,19 and 20 (see Exhibit A). Parcels 16, 18, 19 are presently developed as parking areas. Parcel 20, owned by the Western Pacific Railroad, would need to be developed for parking as proposed by the applicant. Staff recommends the 30⁰ angle parking proposed on Western Pacific Railroad property be redesigned to incorporate a four-foot planter along the T Street frontage.

Parcel 16 is a narrow six-foot wide and 155 feet in length. This parcel is not presently owned by the applicant. However, the applicant has stated Nineteenth and T Street Associates is in negotiation with the owner of Parcel 16 to purchase this parcel. Staff has no objections to this purchase provided that it is completed prior to the issuance of a building permit or a lease agreement is approved.

Parcel 19, a deadend section of 'U' Street, is owned by the City. The applicant has a valid revocable encroachment permit to allow parking on this site.

Parcel 20 is owned by the Western Pacific Railroad. The applicant has submitted a draft copy of a lease agreement with Western Pacific Railroad to allow parking on this parcel. A finalized copy of this lease agreement has not been completed. Staff recommends that a finalized signed lease agreement with Western Pacific Railroad be completed prior to issuing a building permit.

D. Transportation Management Plan:

The project is expected to employ at least 50 full-time workers. The trip reduction ordinance defines a place of business employing between 50 and 199 full-time workers as a minor project.

The property owner of a 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 describe facilities, services, schedules, rates and other pertinent information relevant to such transportation options.

2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties, in that adequate off-street parking and landscaped areas are provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial use by the 1980 Central City Community Plan, and the proposed office use conforms with the plan designation.