

CITY PLANNING COMMISSION

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

APPLICANT	JOHN HEINTZ, 2500 Marconi Avenue, Suite #108, Sac., CA 95821				
OWNER	Steven Weber, One Embarcadero Center #2112, San Francisco, CA 94111				
PLANS BY	Hohn Heintz, 2500 Marconi Avenue, Suite #108, Sac., CA 95821				
FILING DATE	11/13/87	ENVIR. DET.	11/20/87	REPORT BY	DJH/vf
ASSESSOR'S-PCL. NO.	009-0066-02; 006-0272-013				

** Parking Lot Owner: Steven Duckels, dba 7th and R Parking, P. O. Box 1-G, Sacramento, CA 95814

APPLICATION:

- A. Negative Declaration
- B. Special Permit to allow a 10 percent trip reduction program in conjunction with the conversion of 3,000 sq. ft. of warehouse into office use in an existing 14,833 sq. ft. warehouse/office building located on a 0.6+ developed acre in the General Commercial (C-2) zone.
- C. Variance to allow six tandem parking spaces adjacent to the building.
- D. Variance to locate an additional 10 required parking spaces off-site in an existing 47 space parking lot on a 0.22 acre in the Heavy Commercial (C-4) zone. APN: 009-0066-002; 006-0272-013
- E. Variance to waive 10 required on-site parking spaces.
- F. Variance to reduce minimum back out maneuvering distance from 28 ft. to 24 ft. for 90 degree parking.

LOCATION:

Office - 1916 9th Street
Parking - southwest corner of 10th Street and R Street at the alley.

PROPOSAL: The applicant is requesting the necessary entitlements to convert 3,048+ sq. ft. of warehouse into office use in an existing 14,833 sq. ft. building and provide 10 off-site parking spaces.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2 for office; C-4 for parking lot
Existing Land Use of Site:	Office, warehouse; parking lot.

Surrounding Land Use and Zoning:

Office	Parking Lot
North: Comm. & Office; C-4	Condo. apts; R-34
South: Parking Lot; C-2	Furniture Store; C-4
East: Auto Parts; C-2	Restaurant & Parking; C-4

APPLC. NO. P87-474 MEETING DATE December 17, 1987 ITEM NO 21

West : Industrial; C-2

Warehouse, office; C-4

Parking Required:	37 spaces
Parking Provided:	27 spaces on-site; 10 spaces off-site
Property Dimensions:	160' x 160' Office 320' x 40' parking lot
Property Area:	0.6+ acre (s); 0.22+ acres parking lot
Square Footage of Building:	14,833 sq. ft. office
Height of Building:	2 story, 16 ft.
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior building Materials:	Concrete tilt up, glass window panels
Roof Material:	Tar
Estimated Number of Employees:	65 Employees
Hours of Operation:	Monday through Friday - 8:00 a.m. to 5:00 p.m.

BACKGROUND INFORMATION: The subject site is the former location of the Office of State Department of Parks and Recreation. The building has changed ownership and the State Department of Health Services has entered into a five year lease with the new owner to commence January 1, 1988. The new owner is converting 3,000+ sq. ft. of the 14,833 sq. ft. building from warehouse to office area. The previous General Services State Policy was that the State provided its own parking arrangements for State Employees so City or local regulations were pre-empted. A recent change by the State now requires that when remodeling of a warehouse into office for State tenants occurs, the building's owner must comply with local ordinance requirements, including the provision of parking.

The applicant is requesting a series of entitlements in order to assure parking for the site. Future tenants of the office building may not be a government agency so the owner wishes to provide the parking regardless of tenant.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels. A 14,833 sq. ft. office/warehouse building formerly a Raley's supermarket converted to a State office, is located on a 0.6+ acre at 1916 9th Street in the General Commercial (C-2) zone. The second parcel provides off-site parking and is a developed 47 space parking lot located along the abandoned railroad right-of-way adjacent to the alley between 9th and 10th Streets, Q and R Streets in the Heavy Commercial (C-4) zone containing a 0.22+ acre. The 1980 Central City Community Plan designate both parcels for General Commercial uses. The proposed project is consistent with the Community Plan designation.

B. Project Description

The applicant is requesting a series of entitlements to provide parking for the conversion of 3,000 sq. ft. of warehouse to office and the redesign of the parking lot at the office building site.

Exhibit A, Office Building Site Plan, indicates the applicant's plans to revise the parking layout from what exists as shown on Exhibit E. In order for the 31 space lot to work, the following entitlements are required.

1. Variance to allow six tandem spaces along the west property line.
2. Variance to reduce the back-out maneuvering area from 26 to 24 ft. for spaces 13 and 14.
3. Special Permit to allow a 10 percent reduction, or four spaces of required parking with use of the transit pass subsidy program as a TSM measure. Staff discussed with the applicant the possibility of denial of the variance to allow 10 off-site parking spaces; so included as a back-up entitlement is waiver of 10 required parking spaces. The following discussion analyzes each request.

a. Variance to allow tandem parking for six spaces:

Exhibit F was provided by the applicant in order to provide assurance that the State tenant would be able to evacuate any vehicles adjacent to the building should a fire or disaster strike. The State will establish a Transportation Coordinator for the building who will be responsible for the assignment of parking spaces at the site. Staff does not support the tandem arrangement. This type of tandem parking is not an appropriate or workable design. The land spaces however, would be acceptable spaces.

b. Variance to reduce backout maneuvering area from 26 ft. to 24 ft. for spaces 13 and 14:

The applicant discussed with the City Traffic Engineer the redesign of the parking lot. The City proposed the entry only off "S" Street and exit only onto 9th Street. In redesigning the lot spaces 13 and 14 allowed 24 ft. of backout maneuvering where 26 ft. is normally required. Since the spaces are parallel to "S" Street and are accessible off the driveway, the actual maneuvering area is adequate for a standard size vehicle. Staff notes that additional compact parking spaces are not feasible since 11 are provided which is the maximum allowed for the required 37 spaces for 14,833 sq. ft. of office. Staff supports the reduction of back-out maneuvering by two ft. since the driveway provides additional area off "S" Street.

c. Special Permit to allow 10 percent parking reduction:

The applicant is required to provide for 37 on-site parking spaces for a 14,833 sq. ft. office building in the C-2 zone. The existing 11,200 sq. ft. office area requires 28 spaces and the 3,000 sq. ft. warehouse area requires three spaces. Existing parking provided, as

shown on Exhibit E, is 27 spaces. A deficit of four spaces results for the existing building's use. When the Raley's market closed and the State leased the building, the 27 provided spaces were not required to meet City standards. If they had, a total of 31 spaces would have been required.

Staff was informed that in order to reduce the required parking by four spaces, the applicant will provide bus transit passes or subsidies for employees of the building in order to provide a 10 percent overall reduction in the required parking. Staff supports the proposed program subject to the condition that the program be approved by the City's Transportation Coordinator in the City Traffic Engineering Division and verification provided to the City Planning staff prior to occupancy of the building by the new tenant.

C. Variance To Waive 10 Required On-site Parking Spaces:

Should the Commission concur with Staff's recommendation to deny the variance to provide six tandem in-line parking spaces and deny the four spaces waived for TSM Measures, Staff would not support waiver of 10 required spaces. Staff would direct the applicant to secure permanent off-site parking or expand the existing site to purchase additional property or lease rights to use adjacent parking lots.

Staff recommends that the Commission conditionally approve the variance to waive 10 required on-site parking spaces subject to the condition that an equivalent number of bus passes for the building be secured by the developer. Bus passes are secured for 25 years and are restricted to the property.

D. Variance to Provide 10 Off-site Parking Spaces in the C-4 Zone:

The applicant has entered into a five year lease in an existing improved 47 space parking lot located adjacent to the south side of the alley connecting 9th and 10th Streets between "Q" and "R" Streets (refer to Exhibit D for lease provisions). Exhibit C depicts the parking spaces to be leased. Staff's major concern is that the lease can be terminated by either party with 30 days prior notice. The Commission has required as condition of approval of similar off-site parking variances, recordation in the deeds to both affected parcels, the building site and parking site, reference to specific restrictions requiring parking for the building. Staff has discussed this requirement with the applicant and he states the owner of the parking lot is not willing to enter into the deed restricting these 10 spaces for the five year period to January 31, 1993 for use of the building located at 1916 9th Street, therefore, staff recommends denial of the variance to provide 10 off-site parking spaces.

E. Agency Comments:

The proposed project was reviewed by the City Fire Department, Engineer and Traffic Department with no adverse comments received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following findings:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit for a 10 percent trip reduction subject to conditions and based upon findings of fact which follow; and
- C. Deny the variance to allow six tandem parking spaces based upon findings of fact which follow.
- D. Deny the Variance to locate 10 required parking spaces off-site subject to conditions and based upon findings of fact which follow.
- E. Approve the variance to waive 10 required on-site parking spaces subject to conditions and based upon findings of fact which follow.
- F. Approve the variance to allow reduction in minimum back-out maneuvering subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit for Trip Reduction

The proposed trip reduction program shall be reviewed and approved by the City's Transportation Coordinator in the City Traffic Engineering Division and verification of acceptance provided to the City Planning Division staff prior to occupancy of the building by the new tenant.

Conditions - Variance to Waive 10 Required Parking Spaces

1. The applicant shall provide proof of a program establishing a Transportation Coordinator for 1916 9th Street and verification of who will be assigned each space.
2. The applicant shall provide 10 bus passes for the use of the building, irrespective of tenant. Bus passes are to be secured for 25 years and remain with the building.

Conditions - Variance to Provide a Reduction of Two Feet in Required Back-out Maneuvering Area

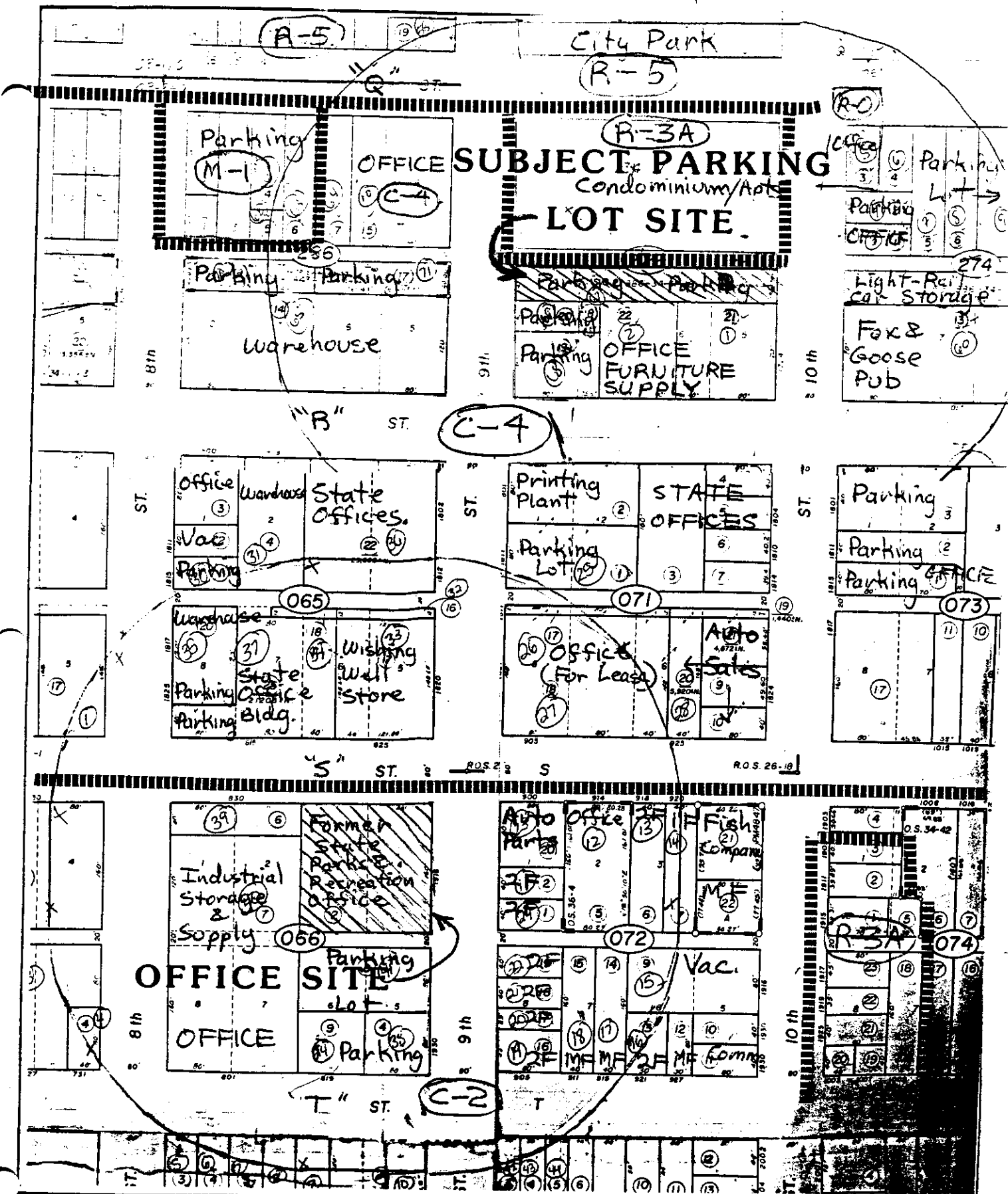
1. The applicant shall clearly mark and post the driveways "Entry Only" and "Exit Only" off "S" Street and "9th" Street respectively.
2. The use of spaces 13 and 14 should be assigned to individuals with compact cars by the Transportation Coordinator in the building.

Findings of Fact - Special Permit & Variances

1. The special permit, as conditioned, is based upon sound principles of land use in that the parking reduction program is encouraged City-Wide to reduce traffic and State Agencies currently encourage employees to reduce personal vehicle commuting.
2. Granting the variances, subject to conditions do not constitute a special privilege extended to one property owner in that:
 - a. increased bus passes will reduce required on-site parking;
 - b. the project site transportation coordinator will assign all spaces;
 - c. providing 24 ft. rather than 26 ft. of backout maneuvering adjacent to the driveway allows smaller vehicles adequate area for maneuvering; and
3. Granting the variances do not constitute use variances in that offices are allowed in the C-2 zone.
4. The proposed project will not be injurious to the public health, safety and welfare nor to surrounding properties in that adequate parking for the office building will be provided which will be assigned to the building tenants and visitors.
5. The proposed Special Permit and Variances are consistent with the City's Discretionary Interim Land Use Policy in that the sites are designated for general commercial uses by the 1980 Central City Community Plan and the proposed parking lot use and office building conform with the plan designation.

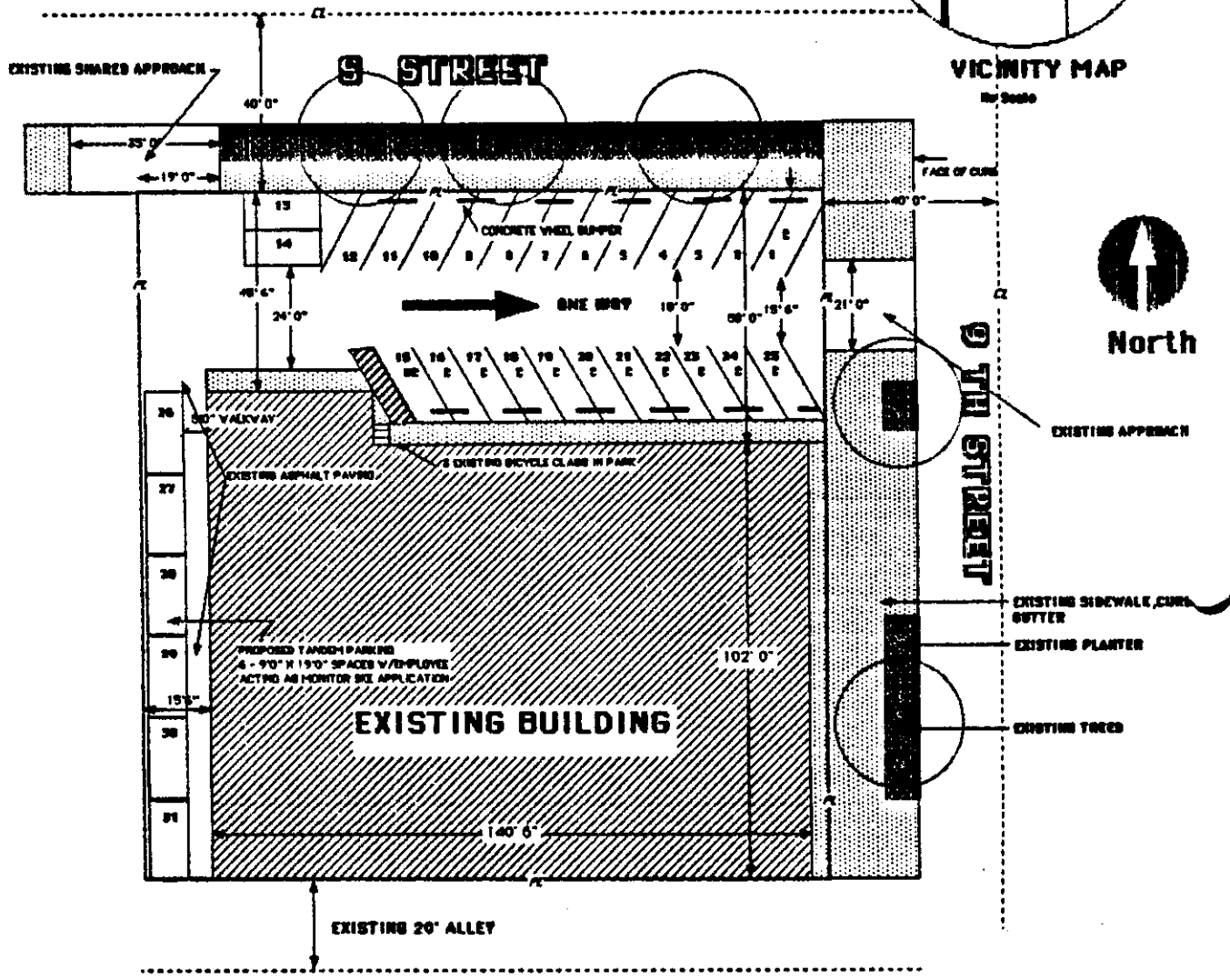
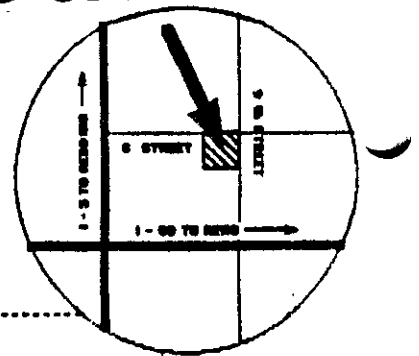
Findings of Fact - Denial - Variance to Provide Six Tandem Parking Spaces and 10 off-site parking spaces.

1. The variance, if granted, would be a special privilege extended to one property owner in that warehouse space converted to office space is required to provide parking in the Central City and City wide which meets City Code.
2. The variance, if granted, would be injurious to the public health, safety and welfare in that the tandem spaces may obstruct emergency vehicles from accessing the site.
3. The variance, if granted, is not consistent with the 1980 Central City Community Plan's transportation goal to "provide adequate off-street parking to meet the needs of shoppers, visitors and residents."



VICINITY - LAND USE - ZONING

EXHIBIT A OFFICE BUILDING SITE PLAN



PARKING ANALYSIS

SITE = 25,600 SF
EXISTING BUILDING = 14,033 SF
EXISTING OFFICE USE = 11,200 SF
EXISTING WAREHOUSE USE = 3,000 SF
EXISTING PARKING PROVIDED = 27 SPACES

PROPOSED
OFFICE = 14,033 SF/400 = 37
PARKING REQUIRED 37 SPACES
PARKING PROVIDED 31 SPACES

COMPACT = 11 SPACES
REGULAR = 19 SPACES
HANDICAP = 1 SPACE



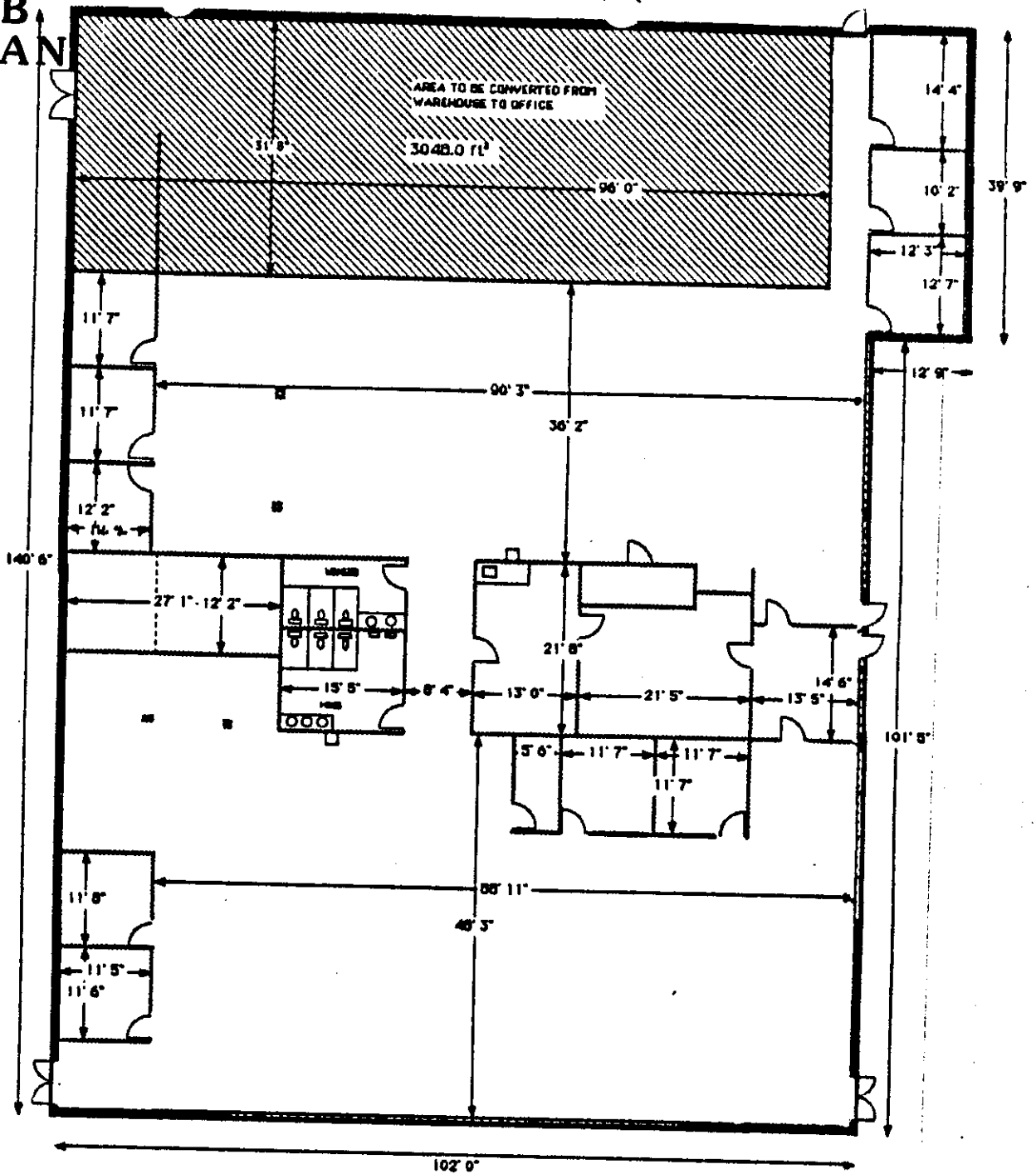
DATE: 11/12/07 JOB #: 87-39 DRAWN BY: JPM SCALE 1" = 20'	JP HEINTZ DEVELOPMENT COMMERCIAL - INDUSTRIAL BUILDERS	2500 Marconi Avenue #100 Sacramento, CA. 95821 916-489-9664	<h1>SITE PLAN</h1> APR # 009-0066-002
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P-87-474

12-17-87

item 21

EXHIBIT B FLOOR PLAN



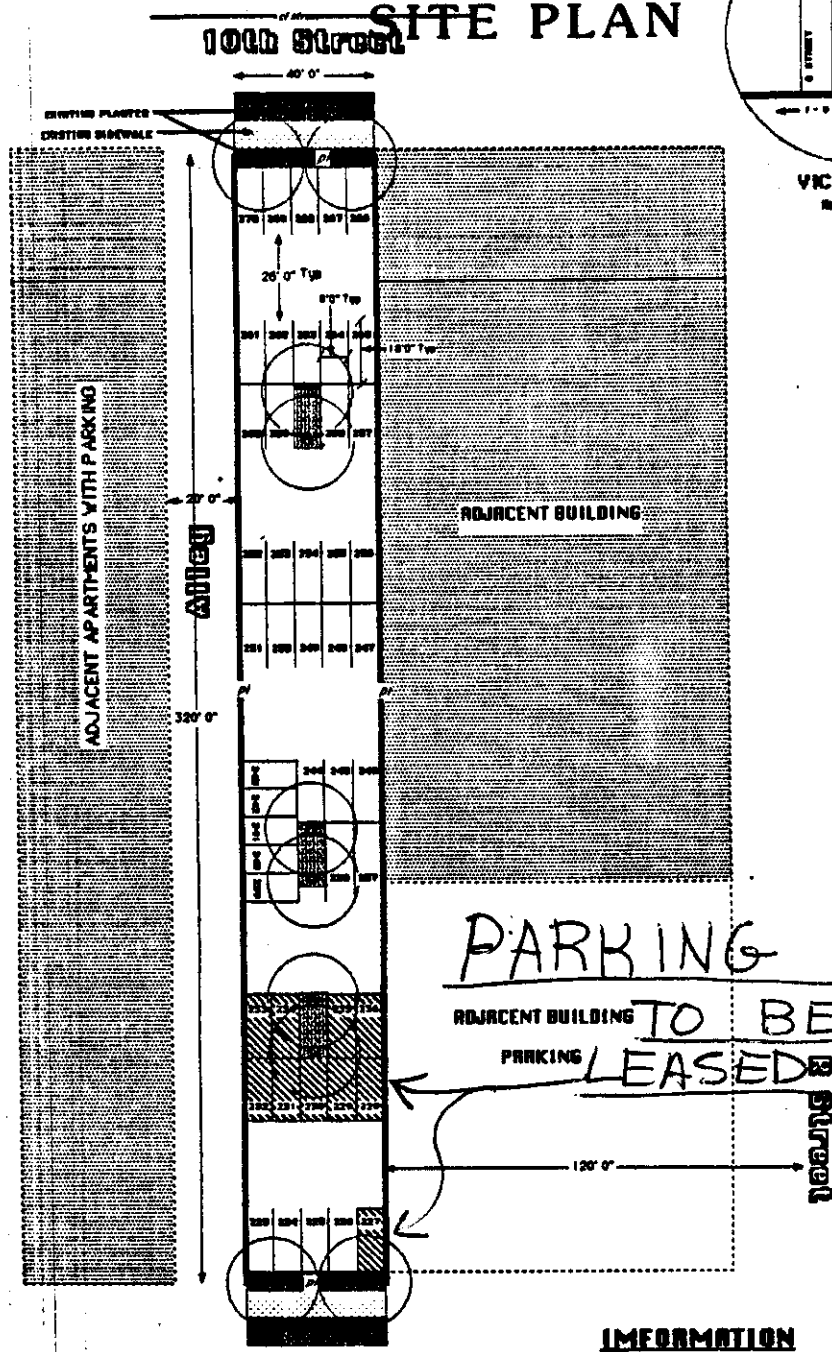
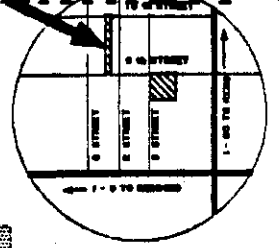
LEGEND

- WALLS
- DOOR
- ...

07-39 11/12/07 1/8" = 1' By: JPH	<h2>JP HEINTZ</h2> <h1>DEVELOPMENT</h1> <p>R-87-474</p>	COMMERCIAL • INDUSTRIAL BUILDERS 2500 Marconi Avenue, Sacramento, California 916-489-9664 <i>12-17-87</i>	1916 19th St. EXISTING AND PROPOSED <i>item 2</i>
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PARKING LOT EXHIBIT C

SITE PLAN



PARKING SPACES

**ADJACENT BUILDING TO BE
PARKING LEASED**

INFORMATION

- PROPERTY SIZE 40' X 240 = 9600 SF
- EXISTING PARKING SPACES = 47
- SPACES TO BE LEASED = 10
- *S 227 - 236

<p>DATE: 11/15/87 JOB # 87-39 DRAWN BY: JPS SCALE: 1" = 20'</p>	<p>JP HEINTZ DEVELOPMENT COMMERCIAL - INDUSTRIAL BUILDINGS</p>	<p>2508 Marconi Avenue #100 Sacramento, CA 95821 916-489-9664</p>	<p>SITE PLAN LEASED PARKING APR # 600-0272-013</p>
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EXHIBIT D

PARKING LOT LEASE
BY AND BETWEEN
STEVEN J. WEBER (LESSEE)
AND
7TH & R PARKING (LESSOR)
NOVEMBER 12, 1987

Lessor hereby leases to Lessee and Lessee hereby leases from Lessor Ten (10) parking spaces as set forth and described below:

1. Location: Approximately 1723 9th Street
APN 006-0272-013
2. Space Identification: Actual space numbers shall be provided by Lessor to Lessee on or before January 15, 1988.
3. Lease Commencement Date: February 1, 1988
4. Lease Expiration Date: January 31, 1993
5. Rental Rate: Seventy Five (\$75.00) Dollars per month per space.
6. Rate Increases: On February 1st of each succeeding year of the lease, the rental rate shall increase by a percentage equal to the increase in the CPI (San Francisco Area).
7. Termination Clause: Either party may terminate this lease agreement by giving written notice to the other party at least 30 days prior to the date when such termination shall become effective.

AGREED AND ACCEPTED

LESSOR: 7TH & R PARKING, A
CALIFORNIA LIMITED
PARTNERSHIP

LESSEE: STEVEN J. WEBER,
AN INDIVIDUAL

BY: 
Steven Duckels, Partner

BY: 
Steven J. Weber

DATE: 11-16-87

DATE: 11-16-87

BY: 
Richard Diakara, Partner

DATE: 11-16-87

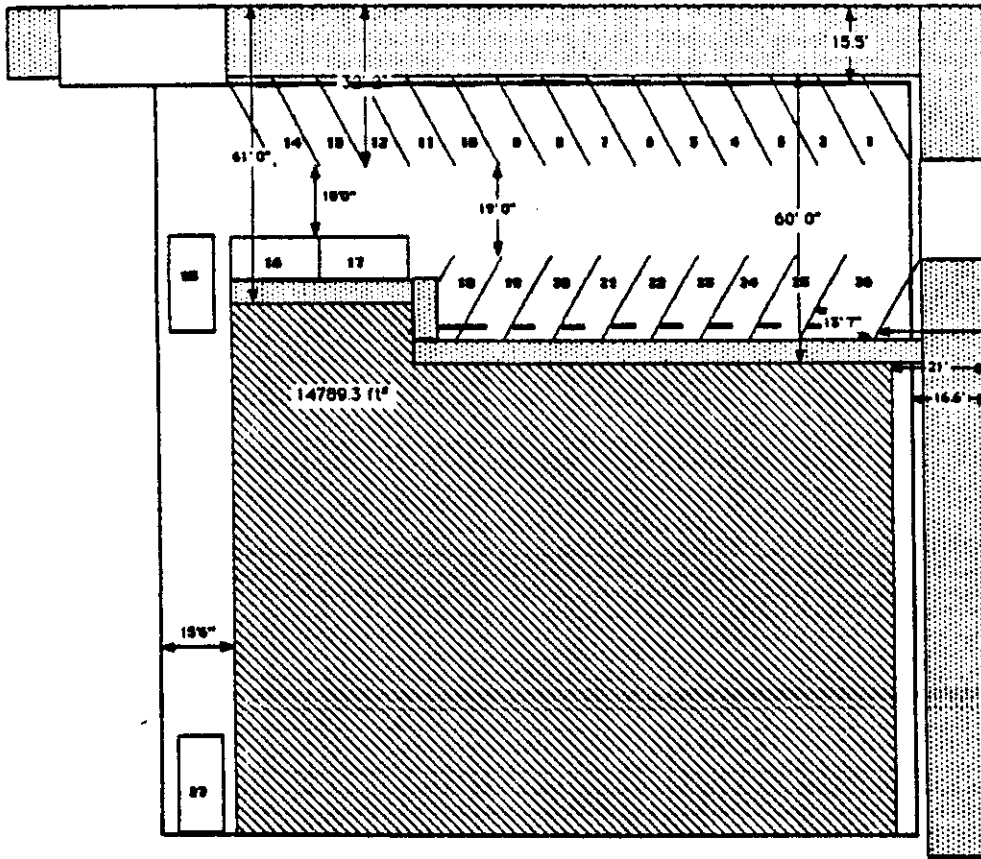
RH/lease/cag

P8746 ±

187-474

12-17-87

Item 21



EXISTING "AS IS" PARKING

DEPARTMENT OF HEALTH SERVICES

714/744 P STREET
SACRAMENTO, CA 95814
(916) 445-7268



CITY PLANNING DIVISION

DEC 04 1987

RECEIVED

December 4, 1987

Steven Weber
#1 Embarcadero Center, Suite 2112
San Francisco, CA 94111

Dear Mr. Weber:

It was brought to our attention that parking has been identified as a possible concern at the recently signed lease at 1916 9th Street. In particular there is interest in identifying additional parking spaces.

I understand a solution to this concern is the usage of "tandem parking". The Department of General Services has identified in the State Administrative Manual (S.A.M.) general parking guidelines. Attached is S.A.M. Section 4188.1 that define Agency will designate a parking coordinator. The Department of Health Services has further refined these guidelines to the point of assigning "parking monitor(s)" on premise in each leased facility.

Duties of the parking monitor include helping maximize parking (tandem parking) and the authority to tow, and cite improperly parked vehicles. Should an emergency arise, the parking monitor will be able to identify the assigned parker(s) and can move cars to allow access by emergency equipment.

I believe this clarifies the Departments position on this concern. Let me know if you wish to discuss this matter further.

Sincerely,

A handwritten signature in cursive script that reads "Walt Barr".

Walt Barr, Chief
Communications and Space
Management Unit
Business Services Section

Attachment

STATE ADMINISTRATIVE MANUAL
TRANSPORTATION SERVICES

TAXI SERVICE IN FRESNO (Revised 5/84)

4187.4

As there is no airport limousine service from Fresno Air Terminal to downtown Fresno, cab drivers from Yellow Cab Company and Fresno Independent Cab Company will accept Department of General Services' charge cards and bill State agencies using the same procedures as in Sacramento. (See SAM Section 4187.2.) Cab service should be used in Fresno to preclude need of being picked up by a state car. Cab service should be used in downtown Fresno whenever it is economical to do so, observing the general guidelines of economy as set forth in SAM Section 4187.2.

PARKING AND COMPUTER SERVICE (Revised 7/86)

4188

The Department of General Services, pursuant to Government Code Section 14678, operates facilities in major urban areas to provide parking for state employees and the public. The Department, in coordination with the Department of Transportation, also provides ridesharing information and services to state employees in metropolitan areas, pursuant to Public Resources Code Section 25482. Bicycle parking for employees and visitors at state offices is provided by the Department of General Services as required by Government Code Section 14679.5. The Office of Project Development and Management has the responsibility to plan and develop transportation services at state office facilities, while the Office of Fleet Administration is responsible for administering transportation programs.

EMPLOYEE PARKING SPACE ASSIGNMENT (Revised 1/87)

4188.1

Parking spaces at any state-administered facility, whether owned or leased will be allocated based on the following priorities, unless exempted in writing by the Director, Department of General Services:

1. Handicapped persons as defined in Motor Vehicle Code Section 22511.5 and licensed by the Department of Motor Vehicles
2. Carpools and vanpools with three or more state employee riders
3. All others

When no spaces are available in a lot, higher priority parkers shall displace lower priority parkers on a last-in first-out basis, unless exempted in writing by the Director, Department of General Services. Carpool priorities apply to all state-operated lots, crossing departmental lines of operation.

In state-owned or leased parking facilities where the operation of the facility has been fully contracted to a non-state parking operator, the parking operator will establish the method of payment. In state-owned or leased parking facilities operated by the Department of General Services or other agencies, payment for employee parking will be by payroll deduction, unless the employee's salary cannot have deductions made against it.

Agencies are to institute a policy of stripping facilities on a 70 percent/30 percent ratio for small cars (7'6") and large cars (8'6"), respectively. Further, over-subscription of spaces, where feasible, will be initiated to increase utilization. A minimum 10 percent over-subscription is recommended.

Each agency with employees utilizing General Services' parking facilities will designate a departmental transportation coordinator, who is the primary contact for employees regarding commute matters. A listing of the transportation coordinators is in the State Telephone Directory under "Employee Parking Information." All departmental assignments must conform to the priorities listed above.

The form Application For Parking, OFA-112, will be completed by an employee requesting a permit and be given to the Departmental Transportation Coordinator. The Coordinator will then call the Office of Fleet Administration for a parking permit. If no permits are available, then the employee's name will be placed on a waiting list in the Employee Parking Section of the Office of Fleet Administration.

(Continued)

A:633/25 TL 321

4187.4

JANUARY 1987

JP HEINTZ
DEVELOPMENT COMMERCIAL • INDUSTRIAL BUILDERS

December 7, 1987

City of Sacramento, Department of Planning and Development
Current Planning Division
Dan Hendrycks, Associate Planner
1231 "I" Street, 2nd Floor
Sacramento, CA. 95814

CITY PLANNING DIVISION

DEC 08 1987

Re: 9th & "S" St. (830 "S" Street or 1916 9th Street)

RECEIVED

Dear:

To date, as you well know, we have pursued and exhausted many possible options in trying to comply with the City's parking requirements for our building at 830 "S" Street. Purchasing an adequate lot or finding available parking with long term leases having deed restrictions was not possible. One solution, which could satisfy this requirement in total, was a lease we obtained for ten (10) spaces at 9th & R Street, but this lease has a thirty (30) day cancellation clause and the property owner will not record a deed restriction against his property.

The State of California has leased our building in its entirety for office space beginning with a Phase I occupancy 12/31/87 and a Phase II occupancy scheduled for 1/31/88. Since our efforts to find offsite parking were not what we had hoped and the tenant we have is the State of California we have proposed the following solution:

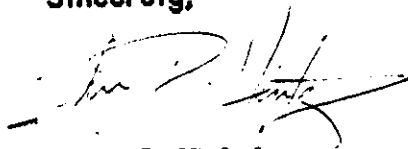
1. Approval of 27 proposed regular and compact spaces onsite.
2. Approval of 4 tandem spaces in conjunction with the 27 other onsite spaces. Attached is a letter explaining how the State of California (the tenant) has established program guidelines to monitor this tandem parking.

JP HEINTZ
DEVELOPMENT COMMERCIAL • INDUSTRIAL BUILDERS

3. Waive the requirement for six (6) additional spaces. This is based on the fact that (see attached State Administration Manual) the State does not require parking for any building they lease because they lease and own lots throughout the urban area for the sole use of their employees and the public. In addition to this, under the direction of the transportation coordinator, they provide shuttle busses, ridesharing and other commuter parking reduction programs
4. We understand that the above conditions apply to the State of California as the tenant; at any time in the future another tenant (other than the State of California) occupies the building, the converted office will revert back to warehouse use.

If you have any questions please call us.

Sincerely,



John P. Heintz

JP HEINTZ DEVELOPMENT

2500 Marconi Avenue #108 • Sacramento, California 95821 • (916) 489-9664

P-87-474

12-18-87

item 21