

CITY PLANNING COMMISSION

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

APPLICANT MOGAVERO & ASSOCIATES, 2530 J Street, #101, Sacramento, CA 95816
OWNER Ronald E. Watkins, 4740 Folsom Blvd., A, Sacramento, CA 95819
PLANS BY MOGAVERO & ASSOCIATES, 2530 J Street, #101, Sacramento, CA 95816
FILING DATE 11/10/88 ENVIR. DET. Neg. Dec. 1/12/89 REPORT BY JP:vf
ASSESSOR'S PCI NO. 010-0062-004,018

- APPLICATION:
- A. Negative Declaration
 - B. Variance to waive nine required parking spaces for a proposed 13,600+ sq. ft. grocery store/food co-op with a 64 seat food court in the Heavy Commercial (C-4) zone.

LOCATION: 1900 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to locate the Sacramento Natural Foods Co-op and a 64 seat food court in an existing 16,000+ sq. ft. building.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Offices
Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Vacant commercial building

Surrounding Land Use and zoning:

North: Office building under construction; C-4
South: Antique store, residential; C-4, RO
East: Offices; OB, R-1
West: Vacant service station; C-4

Parking Ratio Required: Retail - 1:400 sq. ft.
Food Court - 1:3 seats

Parking Required: Retail Grocery - 40 spaces
Food Court - 21 spaces

Parking Provided: 52 spaces
Property Dimensions: Irregular
Property Area: 0.88+ acres

Square Footage of Building: Grocery Area - 13,600+ sq. ft.
Food Court - 2,400+ sq. ft.
Total 16,000+ sq. ft.

Height of Building: 1 story, 24 feet
 Topography: Flat
 Street Improvements & Utilities: Existing
 Exterior Building Materials: Masonry, masonry veneer and glass

BACKGROUND INFORMATION: On May 8, 1986, the Planning Commission approved a lot line adjustment to merge two lots in order to develop the site with offices and a parking lot (P86-135). A Certificate of Compliance has not been recorded to merge the lots.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of two lots totaling 0.88+ acres in the Heavy Commercial (C-4) zone. The site is developed with a vacant building which was previously a cannery retail supply store and a parking lot. Surrounding land uses are: the Farmer's Market Plaza office building presently under construction to the north and located in the C-4 zone; an antique store in the C-4 zone and single family residences in the Residential - Office (R) zone to the south; offices and single family residential in the Office Building (OB) and Standard Single Family (R-1) zone to the east; and a vacant service station in the C-4 zone to the west. The site is designated Community/Neighborhood Commercial and Offices by the General Plan and General Commercial by the 1980 Central City Plan.

B. Applicant's Proposal

The applicant proposes to relocate the Sacramento Natural Foods Co-op (presently located at 2996 Freeport Boulevard) to the subject site. The co-op would occupy 13,600+ square feet of the building. In the remaining 2,400+ square feet of the building, the applicant proposes to locate a 64 seat food court. Sixty-one (61) parking spaces are required for the co-op and food court uses; however, only 52 parking spaces will be provided on the subject site. The applicant, therefore, is requesting a variance to waive nine required parking spaces.

C. Staff Evaluation

Current parking on the subject site would allow for the co-op use and a 42 seat food court. The applicant indicated to staff that more than 42 seats are necessary to make the food court a viable proposition. The applicant originally proposed a food court area with 64 indoor seats and 36 outdoor sets. A waiver of 21 parking spaces would have been required for this proposal. Planning staff notified the applicant that staff could not support a waiver of 21 parking spaces. If, however, adequate measures were implemented to reduce the number of vehicle trips to the subject site, staff

would support a request to waive nine parking spaces in order to locate 64 seats indoors.

The applicant provided to Planning staff several suggestions in order to mitigate the potential traffic impacts of the proposed use. Staff found that the following measures, if implemented, would reduce the number of vehicle parking spaces needed for the proposed co-op/food court use.

1. Installation of showers and lockers in the subject building for the use of both employees of the co-op and food court;
2. The provision of three marked car pool spaces in the parking lot and the requirement that at least six employees carpool daily;
3. Construction of six Class I bicycle lockers in addition to the two required by the Zoning Ordinance. If the Class I lockers are located outdoors they should be relocated away from the alley and closer to the main entrance to ensure employee safety;
4. Construct a canopy over the bicycle parking area. The bicycle parking area should be located adjacent to a main doorway on the subject site and not in the public right-of-way.

In addition to implementing these measures there are other factors associated with the subject site which should reduce the number of vehicle trips to the site. The site is within 660 feet of a light rail station which is within walking distance and should encourage public transit use by both employees and patrons of the co-op/food court. Staff also anticipates that many of the occupants of the new Farmers Market Plaza office building will become patrons of the co-op/food court and will walk over to the subject site rather than drive. Staff, therefore, recommends that the variance request to waive nine required parking spaces be approved subject to conditions.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration subject to the following mitigation measure.

The applicant shall participate on a fair share basis in the mitigation measures recommended in the 29th Street/Alhambra Boulevard Corridor Study Program EIR and approved by the City Council.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the variance to waive nine required parking spaces for the proposed 13,600+ square feet grocery store/food co-op and 64 seat food court subject to conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall install showers and lockers in the subject building for the use of both employees of the co-op and the food court. The showers and lockers shall be indicated on the revised building plans and be subject to staff review and approval prior to issuance of building permits.
2. The revised site plan shall indicate a minimum of three marked car-pool spaces in the parking lot. The manager/owner of the co-op/food court shall encourage carpooling so that a minimum of six employees carpool daily.
3. A minimum of eight Class I bicycle lockers shall be located on the subject site. The location of the bicycle lockers shall be noted on the revised site plan and subject to Planning staff review and approval prior to issuance of building permits.
4. A canopy shall be constructed over the bicycle parking area. The location of the bicycle parking area and the design of the canopy shall be subject to staff review and approval prior to issuance of building permits.
5. The proposed trash enclosure shall meet Zoning Ordinance requirements.
6. The applicant shall participate on a fair share basis in the mitigation measures recommended in the 29th Street/Alhambra Boulevard Corridor Study Program EIR and approved by the City Council.
7. The applicant shall record the previously approved lot line adjustment for the site prior to issuance of building permits (P86-135).

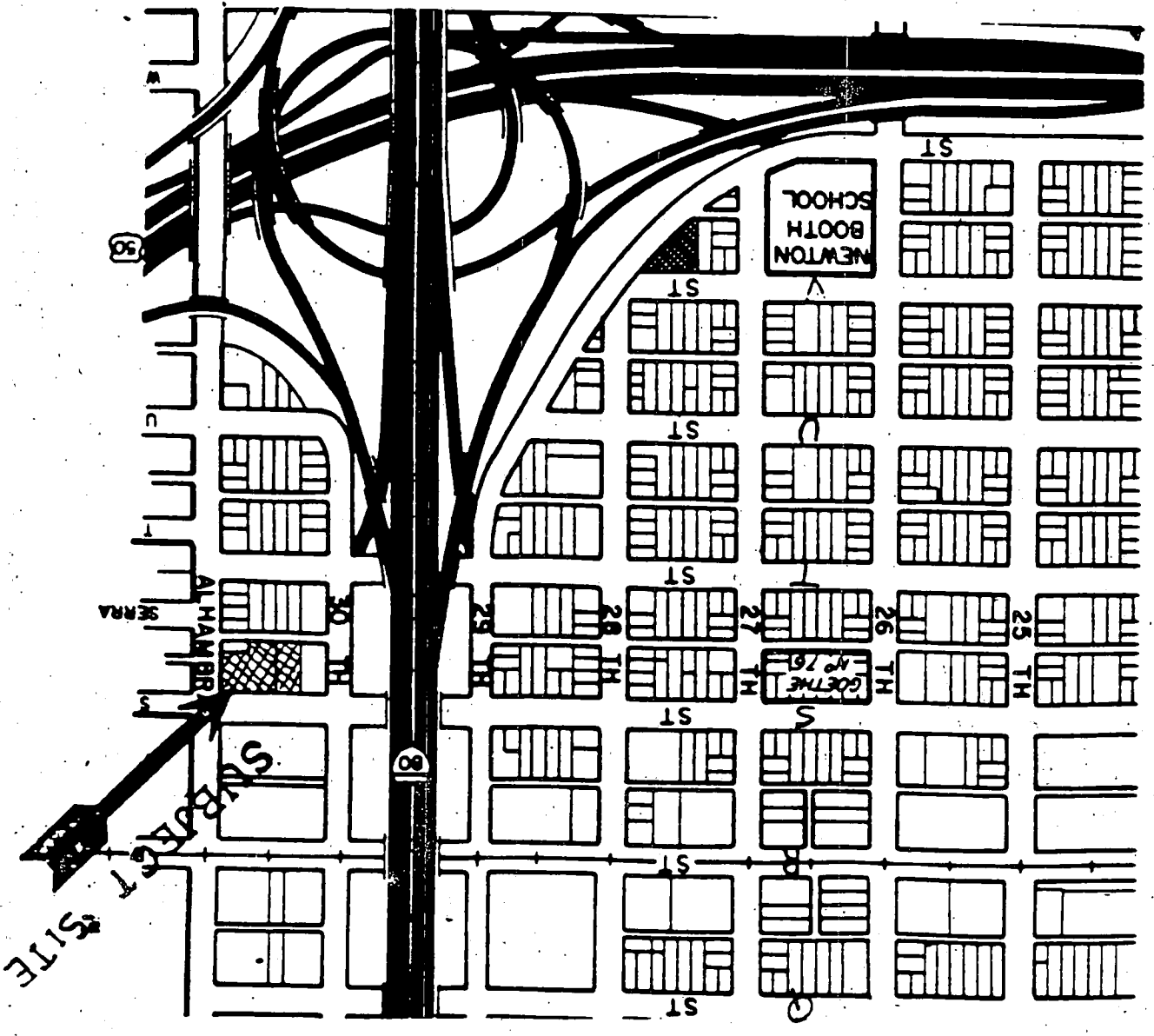
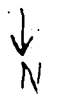
Findings of Fact

1. The project, as conditioned, will not be injurious to the public welfare nor to properties in the vicinity of the subject site in that adequate alternative transportation measures will be implemented to reduce the number of vehicle trips to the subject site.
2. The variance request does not constitute a use variance in that grocery store/co-op and food court uses are permitted in the Heavy Commercial Zone.

3. The variance request, as conditioned, does not constitute a special privilege extended to one individual property owner in that a waiver of on-site parking spaces when adequate provisions for alternative transportation modes are made for a project would be granted to any other property owner facing similar circumstances.
4. The project is in conformance with the City's General Plan which designates the site for Community/Neighborhood Commercial and Offices and the Central City Community Plan which designates the site for general commercial uses.

VICINITY MAP

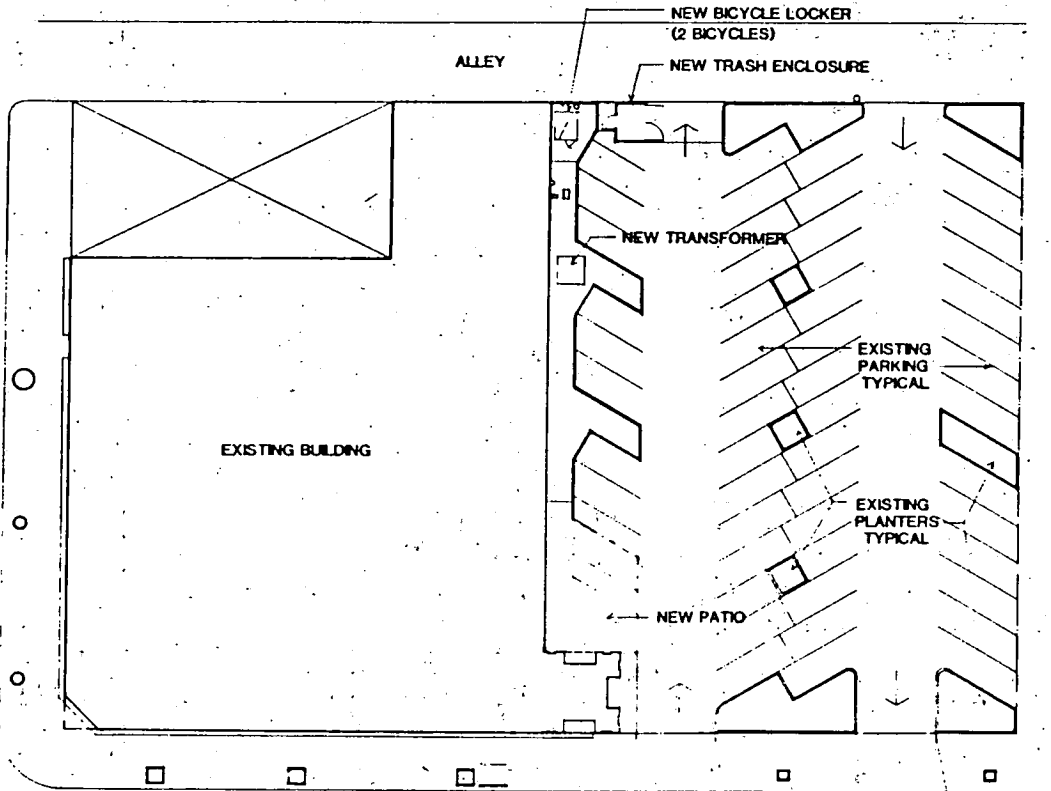
Scale 1" = 500'



P88-470

1-26-89

ALHAMBRA BLVD.



S STREET

— NEW BICYCLE RACK (9 BICYCLES)
 — EXISTING SIDEWALK AND STREET TREES

NORTH



SITE PLAN

1/18" = 1'-0"

VICINITY MAP



MINTNER ASSOCIATES

87018

FOOD COO
FOOD COU

EXHIBIT A

NOV. 10, 1988

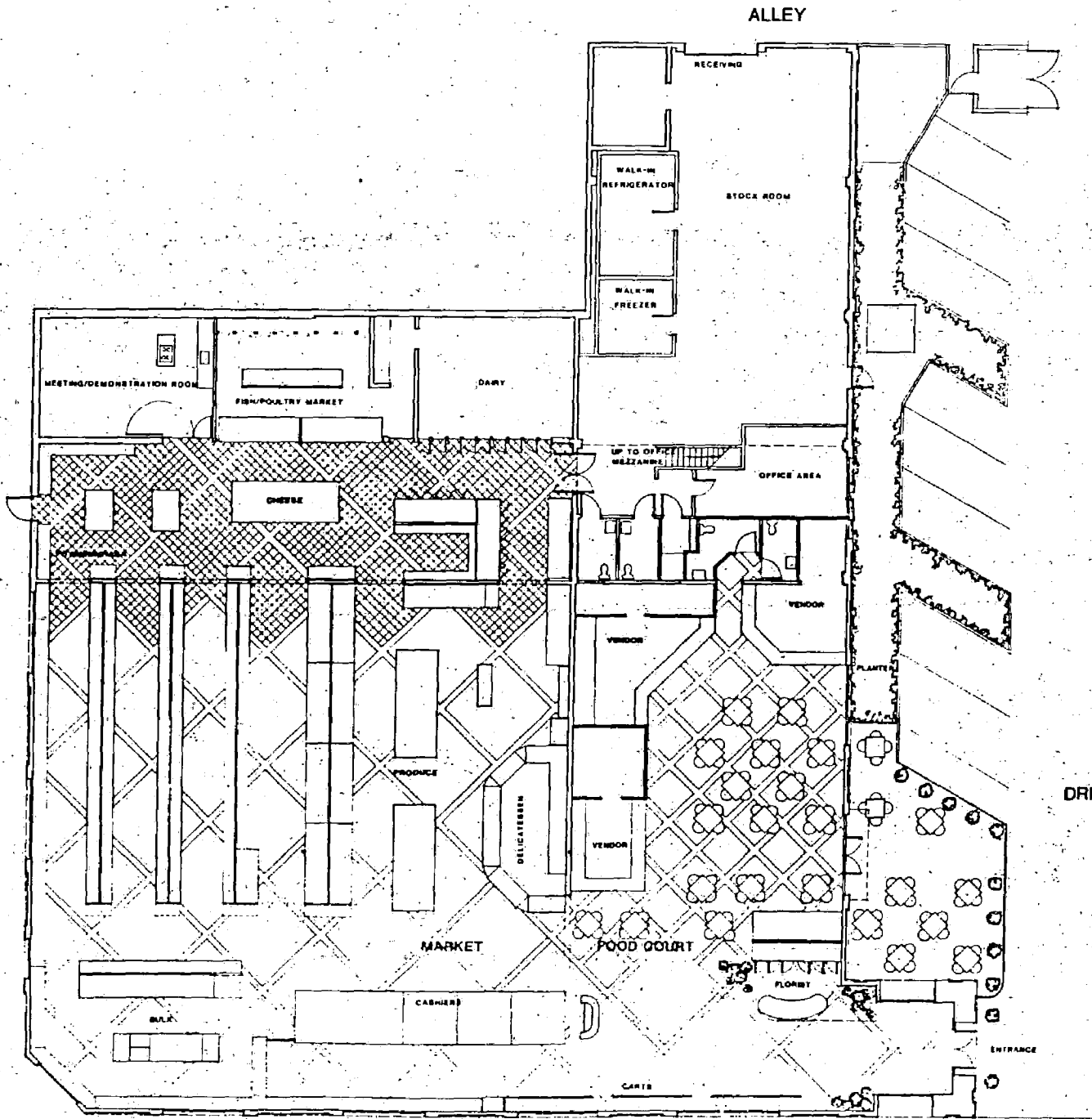
Item 58

P88-470

1-26-89

ALHAMBRA BLVD.

Item #



FLOOR PLAN
SCALE: 1/8" = 1'-0"

S STREET



EXHIBIT B

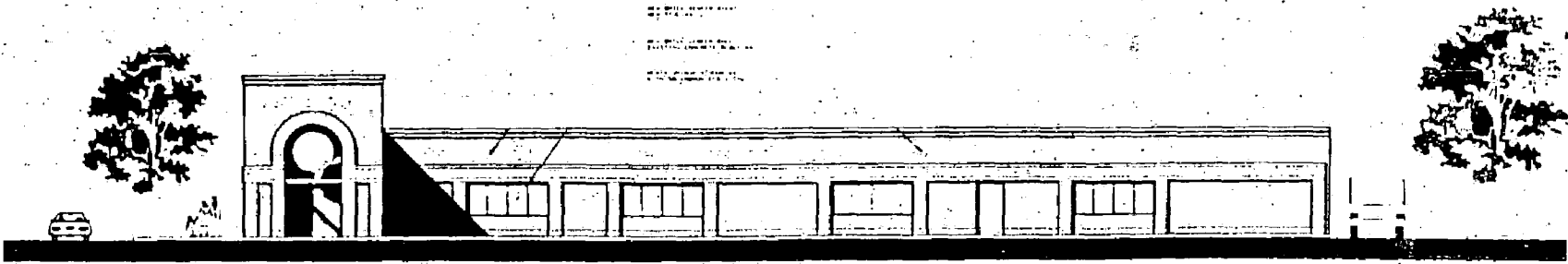
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1-26-89

Item 27



SOUTH ELEVATION



WEST ELEVATION

E.P.
associates - a
P.C.

1001 GARDEN
SUITE 300
COLUMBIA
SC 29204

DATE: _____
BY: _____
PROJECT: _____
SHEET NO.: _____

ARCHITECT

SCALE: _____

PROJECT NO. _____

DATE: _____