

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION

ITEM # 14
PAGE 1
FEBRUARY 8, 1996

P95-110 2000 "O" STREET

REQUEST: A. Variance to waive five (5) of the required 84 parking spaces for a 31,500± square foot office building on 0.83± developed acres in the General Commercial (C-2) zone.

LOCATION: 2000 "O" Street
APN: 007-0246-012
Central City Community Area
Council District #3

APPLICANT:	Buzz Oates 845 Elder Creek Road Sacramento, CA 95828 (916) 381-0609
OWNER:	Five Star Investments 8615 Elder Creek Road Sacramento, CA 95828 (916) 381-0609
APPLICATION FILED:	November 8, 1995
STAFF CONTACT:	Laura Conti, 264-8287

SUMMARY/RECOMMENDATION:

The applicant proposes to convert 5,000± square feet of an existing 31,500± square foot office building from office use to medical office use. The proposed conversion results in a total of 26,500± square feet of general office use and 5,000± square feet of medical office use and a parking space requirement of 84 spaces. As proposed, the applicant provides 79 parking spaces, on and off-site.

The primary issues relating to the requested parking space waiver pertain to the demand for parking and the availability of on-street parking within the project vicinity. Based upon parking surveys and the project's consistency with General Plan policies staff believes that the waiver of parking spaces will not adversely affect the on-street parking supply in the project's vicinity. **Therefore, staff recommends approval of the project, subject to conditions.**

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PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Community Plan Designation:	General Commercial
Existing Land Use of Site:	Office
Proposed Land Use of Site:	Office
Existing Zoning of Site:	General Commercial (C-2)

Surrounding Land Use and Zoning of office building: (all Zoning C-2)

<u>OFFICE</u>	<u>12 SPACE LOT</u>	<u>24 SPACE LOT</u>
North: Office	Two Family	Single Family
South: Office	Office	Mortuary
East: Office	Office	Office
West: Auto Repair	Office	Office

Setbacks:	Required	Existing/Provided
Front:	0'	2'
Side(Interior):	0'	0'
Side(St):	0'	2'
Rear:	0'	16'

Property Dimensions:	161' by 161'
Property Area:	.83 \pm acres
Height of Building:	two stories, 32 ft.
Parking Required:	84 spaces
Parking Provided:	79 spaces

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain a building permit for tenant improvements from the Department of Planning and Development.

BACKGROUND:

On January 23, 1986 the City Planning Commission approved a variance (P86-018) to allow 35 parking spaces (of the required 79 parking spaces) to be located off-site for the construction of a 33,500 \pm square foot office building and a lot line adjustment to merge two parcels into one.

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The applicant is proposing to convert approximately 5,000 square feet of existing office use to medical office use. Based upon the City's Zoning Ordinance standards for parking, the proposed conversion results in the requirement of five (5) additional parking spaces and consequently, an application to waive these five parking spaces has been made.

Presently, the office building is occupied by an architect group and the State of California with approximately 8,000± square feet unoccupied and for lease. These tenants are proposed to remain. The proposed conversion is intended to be occupied by the UC Davis Medical Center with family-oriented practices (see Exhibit C-Letter from UC Davis Medical Center).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed use is consistent with the "Community/Neighborhood Commercial & Offices" designation of the General Plan, the "General Commercial" designation of the Central City Community Plan, and the "General Commercial" zoning. The medical office conversion is also consistent with the City's policy to encourage and promote the use of existing commercial buildings in the Central City and mid-town areas where possible.

B. Site Plan Design/Zoning Requirements

1. Setbacks

The subject site is developed with a two-story, 31,500± square foot commercial/ office building on a 161' by 161' lot. Land uses surrounding the office building are commercial and zoning is General Commercial (C-2). The project site's existing setbacks were reviewed under the previous application (P86-018). No exterior modifications are proposed and all improvements will be interior tenant improvements. The project setbacks were determined to be appropriate and compatible with the adjacent commercial land uses at the time of the previous review.

2. Traffic/Circulation - see Exhibit A, Site Plan

The proposed project currently has a 43 space parking lot on-site and two off-site parking lots with 36 parking spaces. Access to the on-site and off-site parking lots are via 20th Street. The proposed project has been reviewed by the City's Public Works Department, Transportation and Engineering Planning and the Development Services Division for potential transportation/circulation impacts and site access. According to the Transportation and Engineering Planning Division, the project does not result in an increase in the traffic/circulation within the project area (Written Comments 12-14-95). On and off-site parking lot accesses were designed to meet City standards. Specifically, in the previous application the driveway width and distance (distance of driveway from

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nearest intersection) was conditioned to meet City Code requirements (P86-018 condition #1). The proposed office conversion does not alter/modify the existing office building parking lot and/or off-site parking lots. Therefore, staff supports the proposed office conversion.

3. Parking - see Exhibit A₁ - Site Plan, A₂ - Site and First Floor Plan, and B Parking Survey for the following discussion:)

The City's Zoning Ordinance has a parking requirement of one space per every 450 square feet of office use and one space per every 200 square feet of medical off use. The building is approximately 31,500 square feet. The office building currently has 43 on-site parking spaces and 36 off-site parking spaces (located on two separate lots). Based upon the existing and proposed use and square footage of the project, the project is required to provide 84 parking spaces ($26,500/450 = 59$; $5,000/200 = 25$; $59 + 25 = 84$ spaces). Therefore, the applicant is requesting a variance to waive five (5) required parking spaces.

Staff conducted three surveys of available on-street parking spaces at the following times: Thursday, December 21, 1995 at 3 p.m., Wednesday January 17, 1996 at 1 p.m., and Monday, January 22, 1996 at 9 a.m. when customer patronage is expected to be the highest. Of the days and times surveyed, the fewest available parking spaces within a one-block walking radius of the site occurred on Wednesday afternoon. At this time (Wednesday afternoon) there were at least twenty-one on-street parking spaces available (on 19th and 20th and O Streets) and these spaces are generally two hour parking. Metered parking is also available along 21st Street where staff found, on two of the site visits, nobody utilizing the on-street meter parking. Furthermore, staff found the on-site parking lot to be full on all three visits; however, the two off-site parking lots were less than half full. Specifically, on the January 17, 1996, and January 22, 1996, site visits the twenty-four space lot had eighteen and twenty parking spaces available and the 12 space lot had eight and ten parking spaces available.

The City Public Works Department, Parking Division also reviewed the project for potential parking related impacts. According to the Chief of On Street Parking (Mike Melvin 12/21/95 and 1/30/96) the project site is located within an area where by June 1996 the Parking Division will implement a Residential Permit Parking Program. Currently, there is 2 hour parking along 19th Street, no limit parking along N and O and 20th Streets, and metered parking along 21st Street. There is adequate on-street parking available in the neighborhood for both the residences and commercial uses. The waiver of five (5) parking spaces should not impact the neighborhood. (Verbal Communication, Mike Melvin-Chief of On Street Parking 12/19/95).

The off-site surface parking lot's landscape and irrigation plans were reviewed under the previous application and conditioned (P86-018 conditions #6, #7, and #8) to provide parking lot shading, irrigation and additional planter areas.

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Due to the availability of on-street parking within the project area and the amount of available parking within the designated parking lots, staff can support the proposed medical office conversion.

4. Site/Building Design

The project design was approved in 1986 (P86-018 & DR85-215). Conditions were placed on the project in regards to: 1) the retention of City street trees, 2) design of trash enclosure, and 3) compliance of office building with design standards set forth by the Design Review Board (conditions #2, #3, and #5). The proposed conversion of 5,000 square feet of office use to medical office use does not include exterior building modifications and therefore is not subject to design review.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15061{a-3}.

B. Public/Neighborhood/Business Association Comments

The project has been routed for review to the Fremont Park Neighborhood Association, the Winn Park Neighborhood Association, the Sacramento Old City Association, the Central City Alliance of Neighborhoods, and the Midtown Business Association. To date, comments have been received from the following:

Winn Park Neighborhood Association

The Winn Park representative, Karen Jacques, responded with no objection to the proposed conversion (written comment 1/16/96).

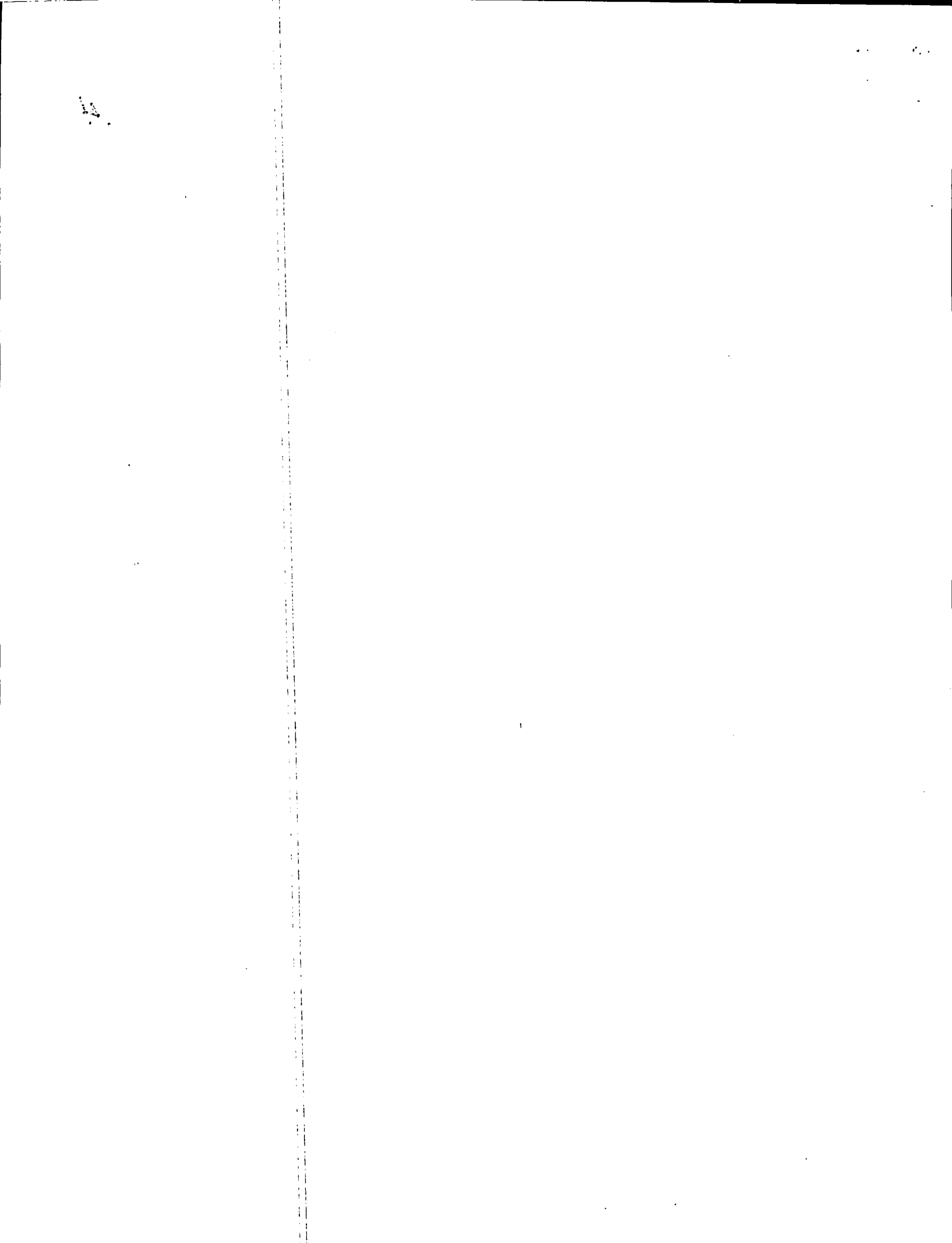
No other comments have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments. The following summarizes the comments received:

1. Public Works Department

Both the Public Works Department's Transportation and Engineering Planning Division and the Parking Division have reviewed the project for potential traffic



related and site access impacts and parking impacts. Comments have been incorporated as part of the Traffic/Circulation Section, B-2, of this staff report.

2. Utilities Department

No comment (Written Comment, Marvin Reid, 12/5/95).

3. Planning Department, Building Division

No comment (Written Comment, Bill Nagel- Senior Engineer, 11/29/95).

4. Fire Department

The City Fire Department representative has no objections to the proposed project (Written Comment, Ross Woodman, Fire Prevention Officer II 12/4/95).

5. Police Department

The City Police Department representative states that the "variance does not present a potential problem for law enforcement as proposed" (written comment, Lynne Ohlson 1-12-96).

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Special Permit entitlement indicated below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

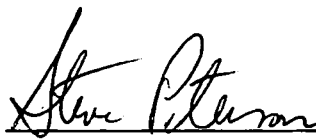
- A. Adopt the attached resolution (Attachment C) approving a Variance to waive (5) of the required 84 parking spaces for a 31,500± square foot office building on 0.83± developed acres in the General Commercial (C-2) zone.

Report Prepared By,

Report Reviewed By,


Laura Conti

Associate Planner



Steve Peterson
Senior Planner

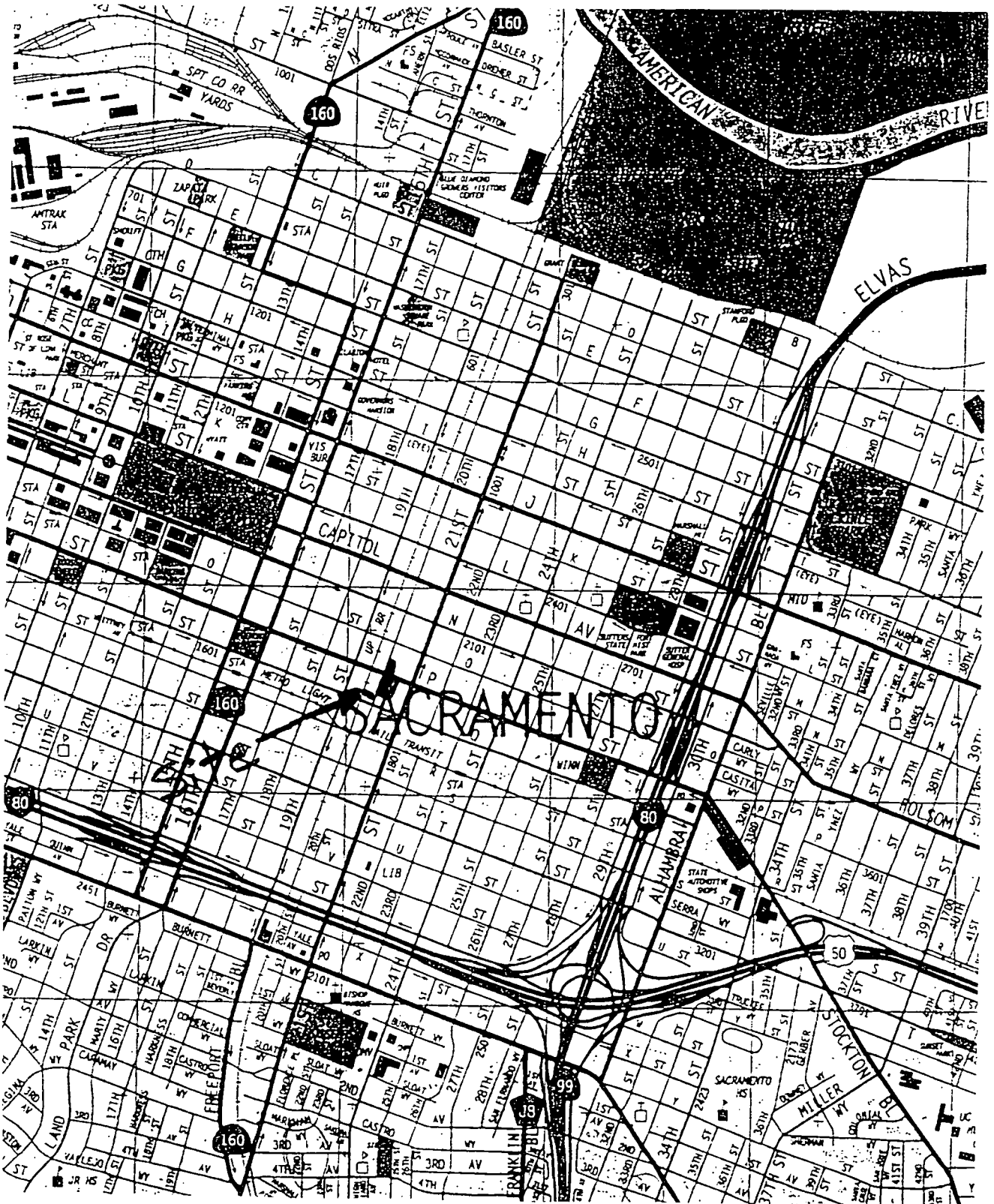
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Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution-Variance
Exhibit A ₁	Site Plan
Exhibit A ₂	Site and First Floor Plan
Exhibit B	Parking Survey
Exhibit C	UCD Letter

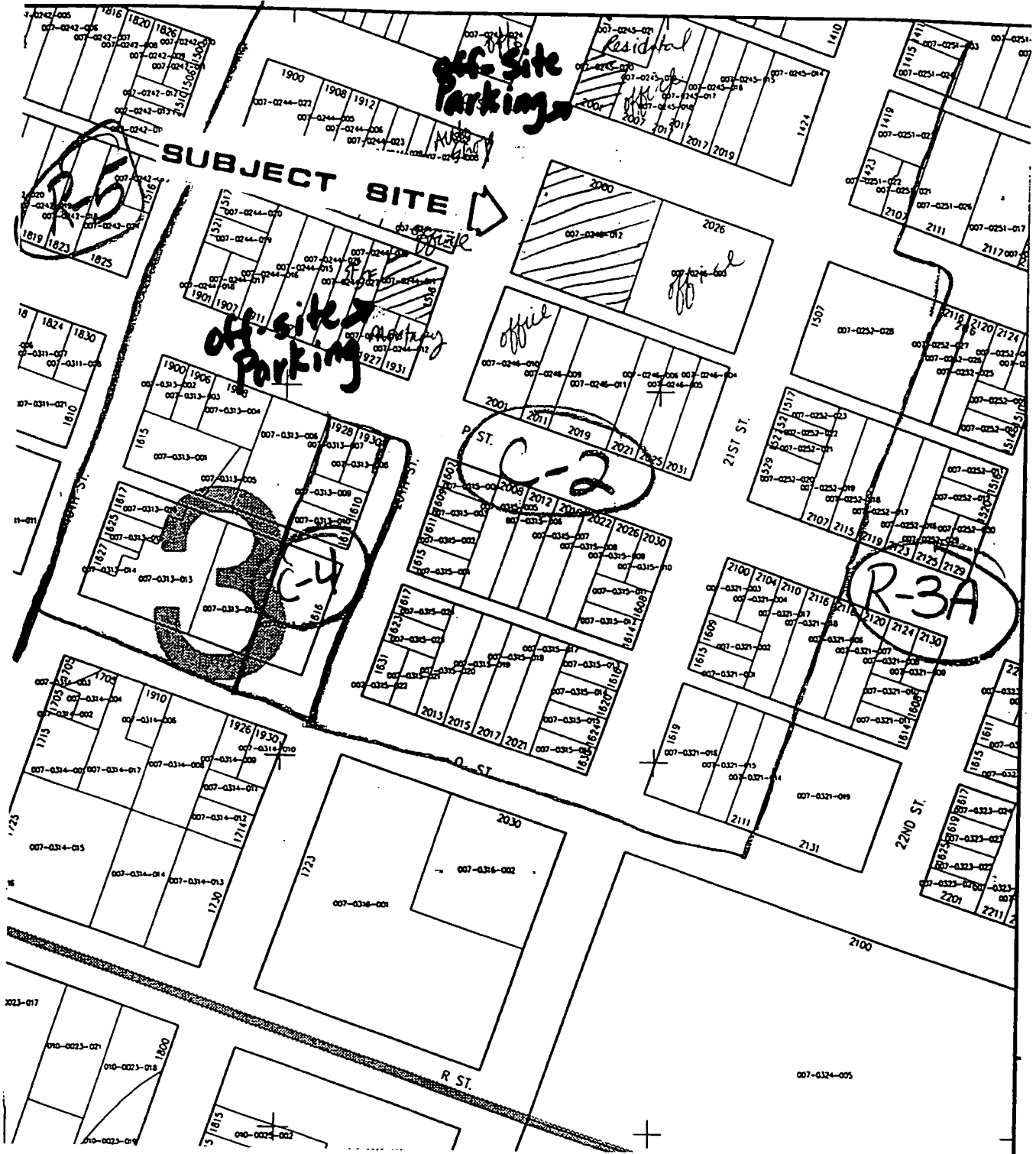
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ATTACHMENT A Vicinity Map

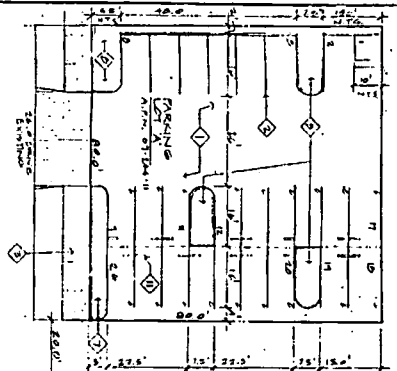


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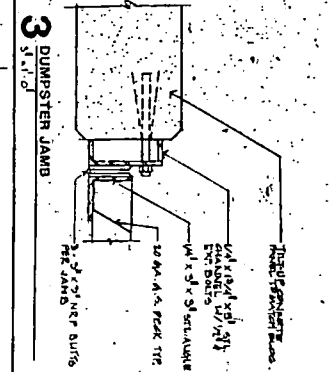
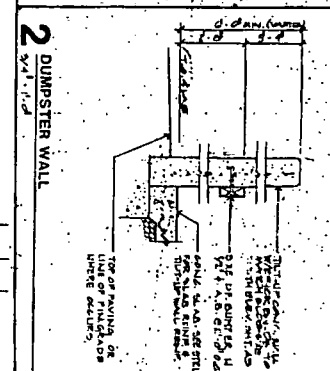
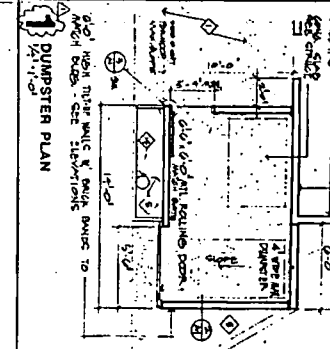
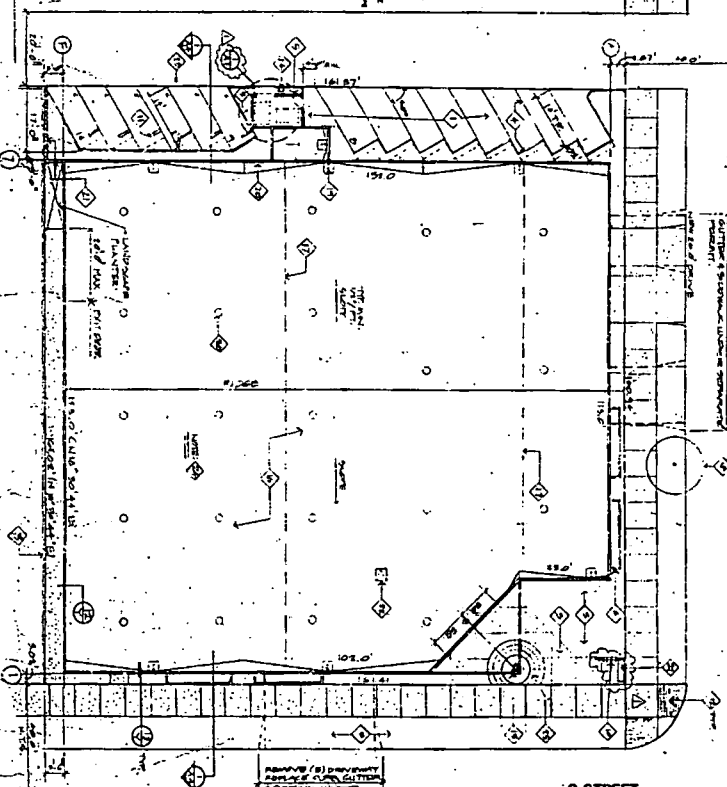
ATTACHMENT B Land Use and Zoning Map



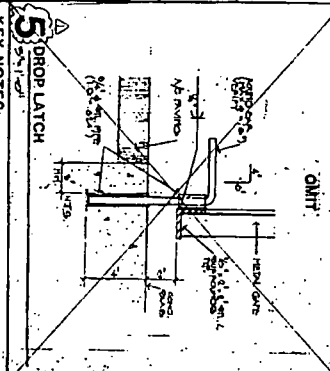
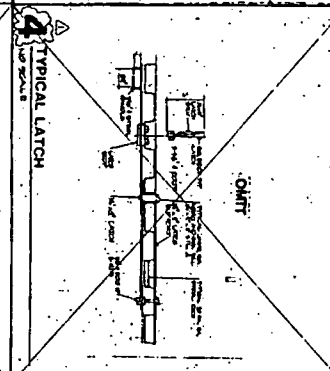
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P.L.O. PLAN / ROOF PLAN
001-03-012



NOTE:
DEMOLITION MAY BE REQUIRED UNDER SEPARATE PERMIT. SEE SECTION 5.1 FOR REMOVAL & SITE PREPARATION AND/OR RESTORATIONS.



KEY NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO, CALIFORNIA, ORDINANCES, SPECIFICATIONS, AND STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

CONSTRUCTION DOCUMENTS FOR:
20TH & O OFFICE BUILDING
SACRAMENTO, CALIFORNIA
GATES & MARRIS, DEVELOPER

EXHIBIT A

COMSTOCK
JOHNSON
architects inc.

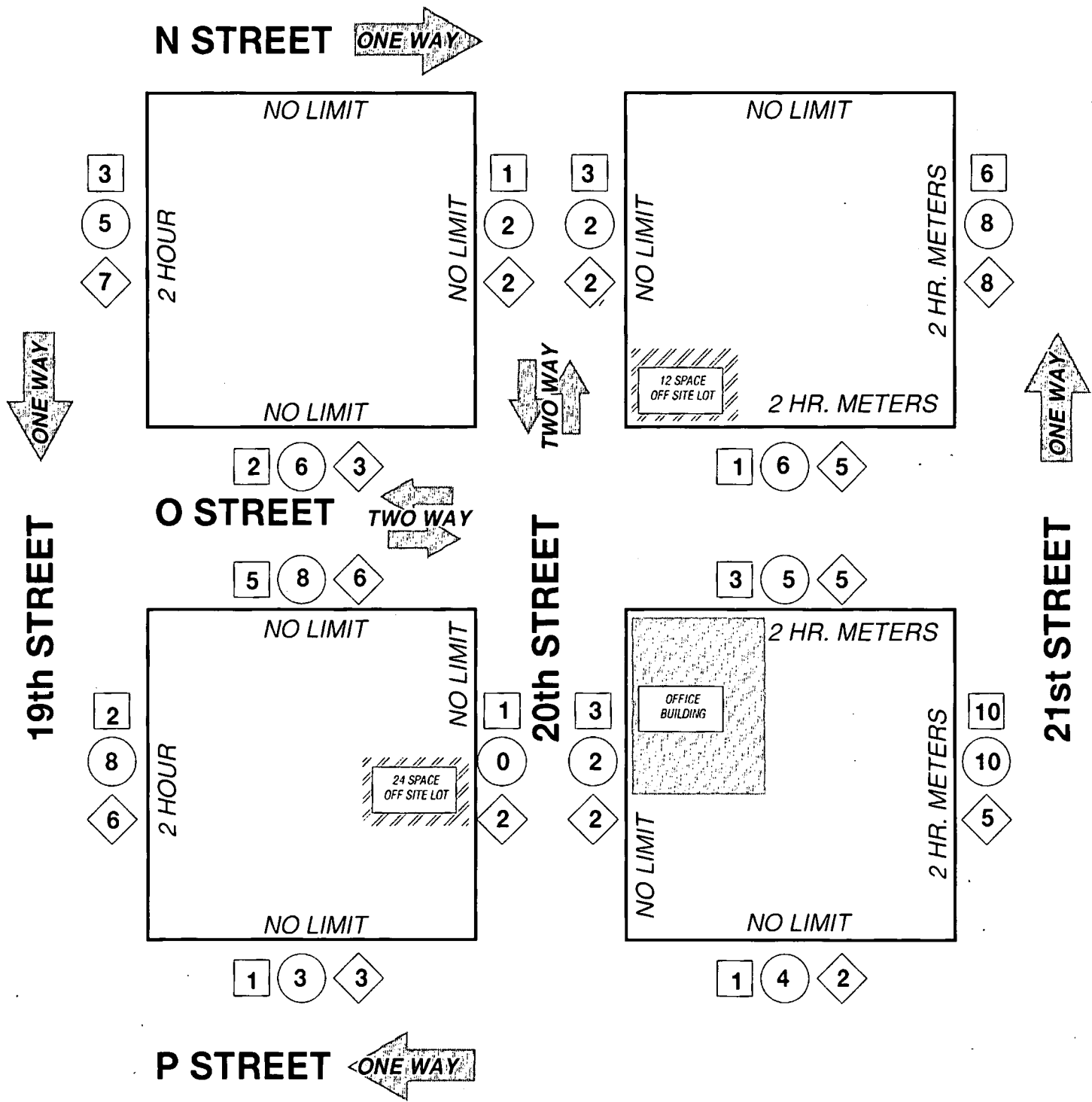
3212 River Circle, Sacramento, California, 95827, (916) 322-2200

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20th and O Street Parking Survey



Symbols indicate date and time of day parking was surveyed

□ Thursday, December 21, 1995 3:00 p.m. to 3:45 p.m.

○ Wednesday, January 17, 1996 1:00 p.m. to 1:30 p.m.

◇ Monday, January 22, 1996 9:00 a.m. to 9:30 a.m.



OFFICE OF MEDICAL SCIENCES PLANNING
4200 BROADWAY
BROADWAY BUILDING, 1ST FLOOR
SACRAMENTO, CALIFORNIA 95820

UC DAVIS MEDICAL CENTER
2315 STOCKTON BOULEVARD
SACRAMENTO, CALIFORNIA 95817

December 8, 1995

Sacramento City Planning Department
123 "I" Street, Room 300
Sacramento, CA 95814

To whom it may concern,

The purpose of this letter is to explain the types of procedures and medical care that will be performed at 2000 "O" Street. This new medical office operation contains no minor surgical procedure rooms. Patients who require surgical procedures (even those considered minor) will be referred to the main Stockton Boulevard Medical Center Outpatient Surgical Center for care. Because there are minimum procedure capabilities, there are no recovery facilities. Patients will not be held beyond their normal Family Practice-type visit.

This facility is a typical medical office building. As such, the mix of patients will be a cross section of the general population who seek the care of a family practitioner. Complex Orthopaedic, Surgical, Oncology and medicine cases will be referred to the Medical Center on Stockton Boulevard. There will not be any social services offered at this site. Programs such as drug or alcohol rehabilitation will be referred to other medical care sites.

Please feel free to call me at (916)734-9440 should you need additional information.

Sincerely,

Ray Groom
Manager, Medical Sciences Planning

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