

REFUR. AMENDE/ BY LPC 8-24-89
CITY PLANNING COMMISSION

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

APPLICANT	Comstock Johnson Architects, 10304 Placer Lane, Sacramento, CA 95827		
OWNER	Jackson Properties, 5665 Power Inn Road, #140, Sacramento, CA 95824		
PLANS BY	Comstock Johnson Architects, 10304 Placer Lane, Sacramento, CA 95827		
FILING DATE	8/2/89	ENVIR. DET.	Neg. Dec.
ASSESSOR'S PCL. NO.	010-0254-016	REPORT BY	CS/kjr

APPLICATION:

- A. Ratify the Negative Declaration
- B. Special Permit to allow a 27 space parking lot in the Multiple Family (R-4) zone

LOCATION: 3139 X Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 27 space, landscaped parking lot which will provide off-site parking for an office building at 3108 and 3116 X Street.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial and Offices
Existing Zoning of Site:	R-4
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-4
South:	Single Family Residential; R-4
East:	Single Family Residential; R-4
West:	Partially Paved Parking Lot; R-4, C2

Parking Required:	26
Parking Provided:	27
Property Dimensions:	67.5' x 142'
Property Area:	.22+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND: On July 27, 1989, the Planning Commission heard the overall project and reviewed the necessary entitlements (P89-235) to construct a two story, 19,420 square foot office building to be located at the southeast corner of Alhambra and X Streets. The project included partial on and off-site parking. All entitlements were approved with the exception of a rezone from Multiple Family Residential (R-4) to General Commercial, which is the site for the current Special Permit request. The variance to allow off-site parking at the subject site was one of the entitlements approved for the overall project at the July 27, 1989, meeting.

03084

APPLC. NO. P89-292 **MEETING DATE** August 24, 1989 **ITEM NO.** 14

The rezone of the subject site was denied because it would allow a commercial zone directly across the street and adjacent to existing single family residences. With C-2 zoning, the site could be developed with more intense commercial uses (other than a parking lot) in the future. The Planning Commission directed the applicant to return with a Special Permit request for a parking lot in order to preserve the residential zoning while providing needed parking for the office building.

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

A. Land Use and Zoning:

The subject site consists of a .22+ vacant acre lot zoned Multiple Family Residential (R-4). Surrounding land uses include Single Family Residential to the north, east, and south, and a partially paved parking lot to the west. The parcel is designated for Community/Neighborhood Commercial and Offices in the General Plan. The project is located just outside the northern boundary of the Oak Park Redevelopment Area.

B. Applicant's Proposal:

The applicant is proposing a 27 space landscaped parking lot with access off of the alley to the north and the adjacent parcel to the west. The access design is desirable to staff (in comparison to a driveway off of X Street as originally proposed) in order to avoid vehicle noise and glare impacts to single family homes directly across the street from the subject site.

The applicant has indicated that the 50 percent shading requirement will be met. The parking lot will be enclosed with a 6 foot high wrought iron fence and attractively screened from X Street with a decorative masonry column and brick/lattice style fence with climbing vines. The wall elevation will be submitted to the Design Review/Preservation Board when the overall project is reviewed. A required 6 foot high solid masonry wall with climbing vines is noted on the site plan along the east property line to buffer the site from the adjacent home.

The proposed parking lot will provide 27 parking spaces. Of these, 26 are required off-site parking for the office building. The 27 spaces do not include those spaces shown on the site plan with the west property line crossing through them as they are not completely in the subject site.

Future parking lot improvements for the adjacent property to the west are also shown on the site plan providing an overall illustration of how the subject site and this property relate to each other in terms of access and circulation. The adjacent property is currently developed with a vacant paint store which the owner of the subject site plans on purchasing (currently in escrow) and converting the building to an office.

C. Staff Evaluation:

The applicant has worked closely with staff in determining the most desirable access to the property. If access was only from the adjacent property, as originally proposed at the July 27, 1989, hearing, a variance for primary access from an

adjacent property would have been required. With primary access off the alley and secondary access from the adjacent property, the variance requirement is omitted. The circulation layout, fencing, landscaping, and decorative screen wall facing X Street is well designed. Staff supports the Special Permit request as the parking lot has been designed in a way that is unobtrusive to the surrounding residential neighborhood.

Also, the residential zoning is retained which encourages future development of the site as residential (maximum of 12 units) and protects existing homes from the encroachment of more intense land uses in the future.

The proposed project requires Design Review and approval.

D. Agency Comments:

The proposed project was reviewed by the City Transportation Division, City Engineering, City Building Inspections, City Water and Sewer, City Real Estate, East Sacramento Improvement Association, the Old City Association, and the Oak Park PAC. Although the project is not located in Oak Park, the PAC commented because of the project's close proximity to Oak Park and the project's potential to effect redevelopment efforts in that community. The following comments were received:

Oak Park PAC: The PAC feels that the subject property site is not conducive to home ownership structures nor rental structures. The PAC is hopeful that the commercial uses of the overall project will extend into Oak Park, down Broadway. Add a wrought iron gate around the parking lot to keep gangs out after hours. Provide supplemental parking if possible and encourage tenants to use nearby local transportation such as R.T. and Light Rail.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment and has filed a Negative Declaration.

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

- A. Ratify the Negative Declaration
- B. Approve the Special Permit to allow a 27 space parking lot in the Multiple Family (R-4) zone subject to conditions and based upon findings of fact which follow

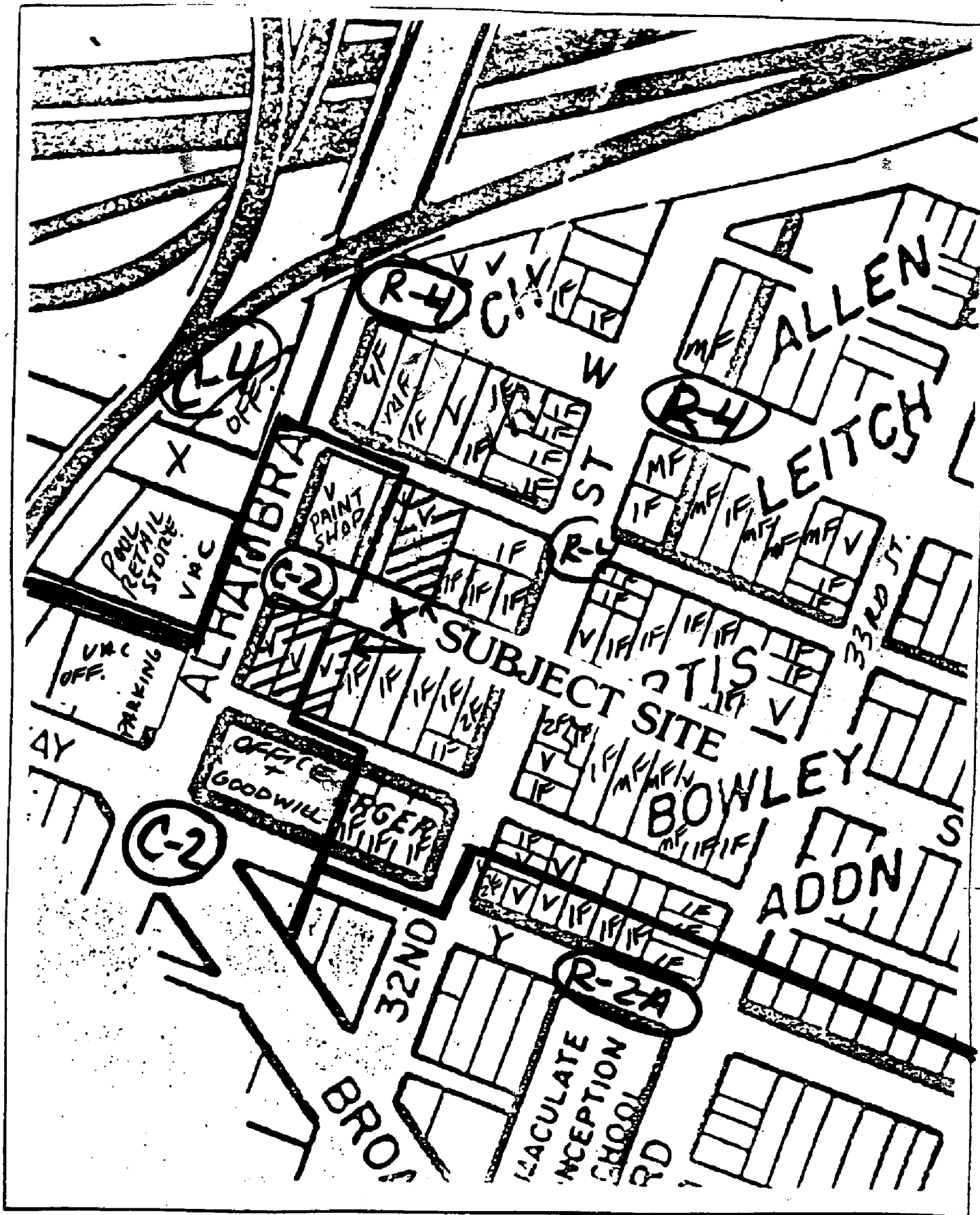
Conditions

- 1. The project shall be reviewed and approved by the Design Review Preservation Board prior to issuance of building permits.
- 2. The project shall meet the 50 percent shading ordinance, and final landscape and irrigation plans shall be submitted to staff for review and approval prior to issuance of building permits.

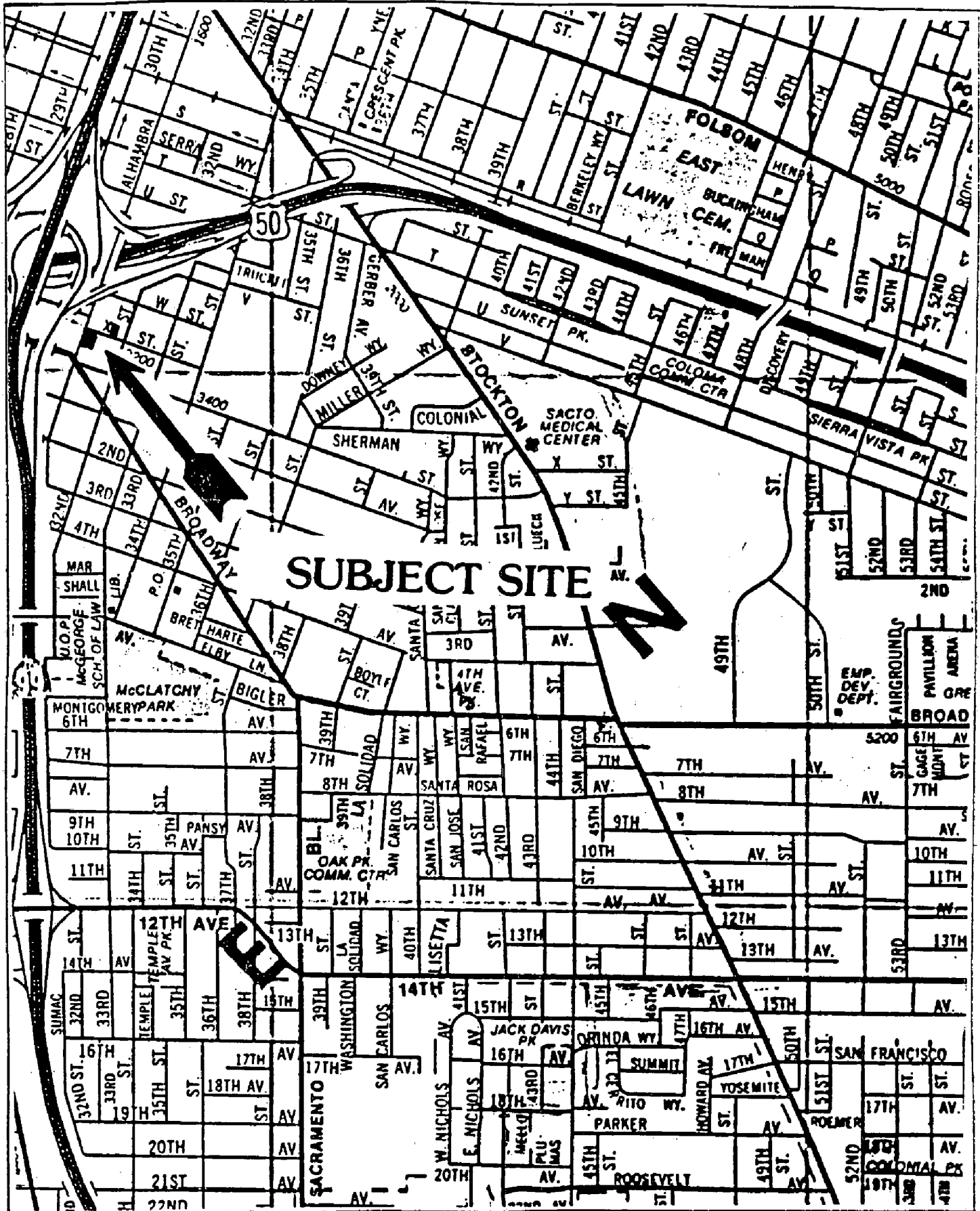
3. The driveway off the alley shall be retained as *primary secondary* access to the site. *(CPC amended)*
4. A decorative screen wall and/or fence that meets the requirements of the fence ordinance shall be provided along the south property line, as shown, in order to screen the parking lot from X Street.
5. A solid 6 foot high masonry wall which meets the requirements of the fence ordinance shall be provided along the east property line.
6. *No storage of abandoned vehicles shall be allowed on the parking lot site. Abandoned vehicles shall be removed as required by law. (CPC added)*
7. *Gates located on the alley shall be closed after work hours. (CPC added)*

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the parking lot is compatible with the surrounding residential neighborhood.
2. The project, as conditioned, will not be detrimental to the public health, safety, and welfare nor result in the creation of a nuisance in that adequate parking for the new office building will be provided; the parking lot will be adequately landscaped, shaded, and fenced. Also, access to the subject site will not disrupt surrounding single family homes.
3. The project is consistent with the City's General Plan which designates the site for Community Neighborhood Commercial and Offices, and parking lots are allowed subject to securing a special permit.



LAND USE & ZONING MAP



VICINITY MAP



P89-235

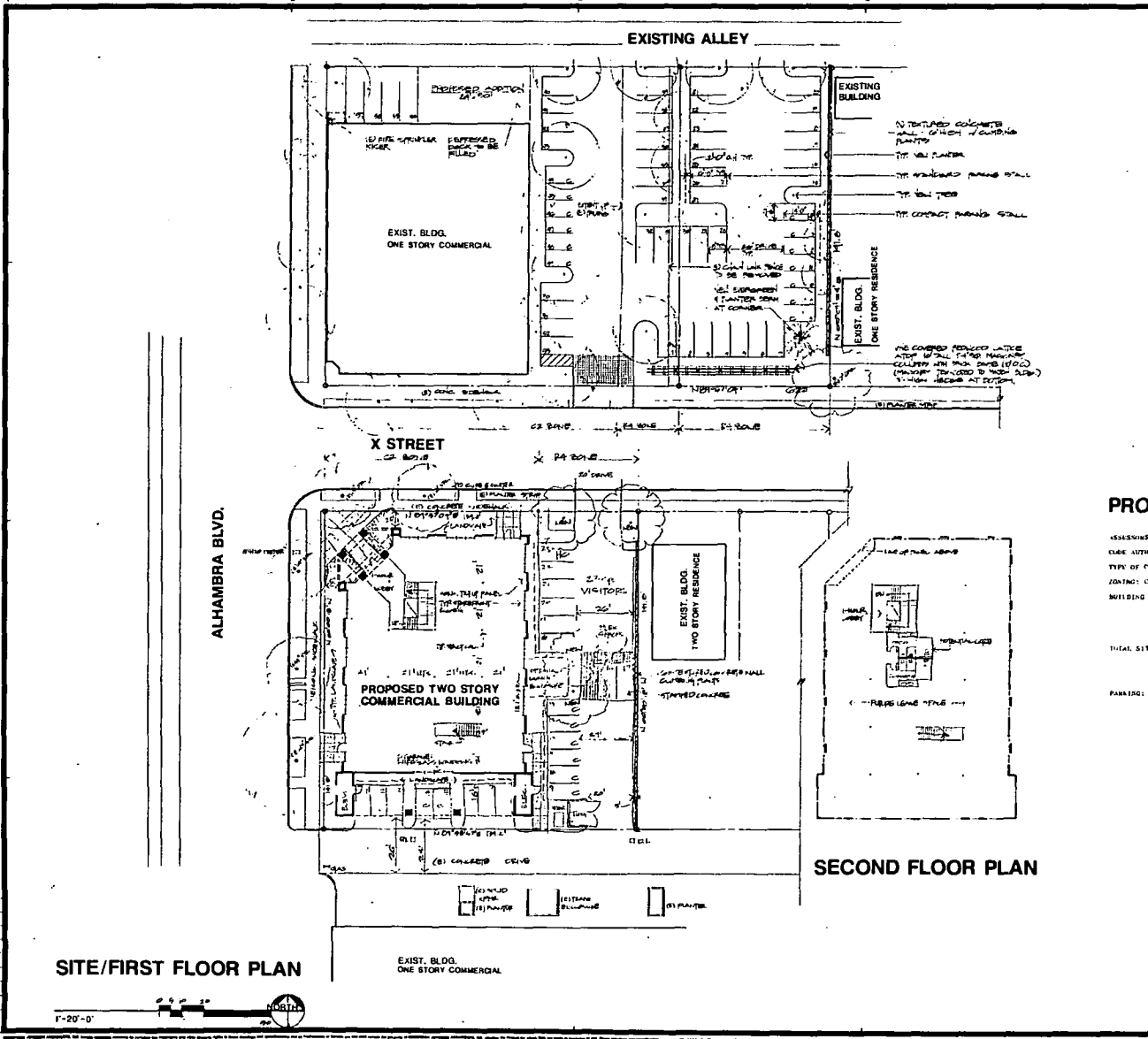
7-27-89

Item:

P89-282

AUG 24 1969

Item



PROJECT DATA

SESSIONS PARCEL NUMBER: 10-254-1, 2, 3, 10-254-16
 CASE ALTHORITY: 1969 UNZ CITY OF SACRAMENTO
 TYPE OF CONSTRUCTION: 1st (approx) level
 ZONING: C2 & M2

BUILDING AREA:	
PROPOSED BUILDING AREA:	
FIRST FLOOR	6,810 S.F. +/-
SECOND FLOOR	10,140 S.F. +/-
TOTAL BUILDING AREA	16,950 S.F. +/-

TOTAL SITE AREA:	
BUILDING SITE	6.45 ACRES +/-
PARKING SITE	0.22 ACRES +/-
TOTAL AREA	6.67 ACRES +/-

PARKING:	
PARKING SPACES REQUIRED:	
100% OFFICE	19,170 S.F. / 170 S.F. = 112.8
TOTAL PARKING SPACES REQUIRED	113 SPACES
2.30 / 1000	154,100 S.F. / 1,350 S.F. = 114
PARKING SPACES PROVIDED:	
BUILDING SITE	23 SPACES
PARKING LOT SITE	26 SPACES
TOTAL PARKING SPACES PROVIDED	49 SPACES
2.63 / 1000	154,100 S.F. / 57,800 S.F. = 2.67

CJA

EXHIBIT A

SITE PLAN

PROPOSED PLANS FOR
ALHAMBRA & X
 JACKSON PROPERTIES, DEVELOPER

REVISIONS:

NO.	DATE	BY	REVISION

DATE: 8/24/69
 DRAWN: JTP
 JOB NUMBER: 8976.05
 SHEET: OF SHEETS

P89-235

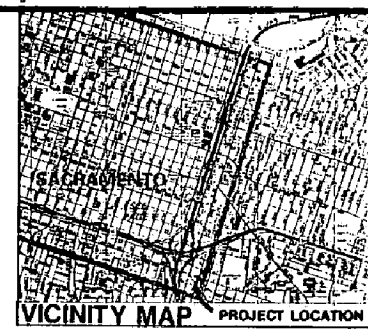
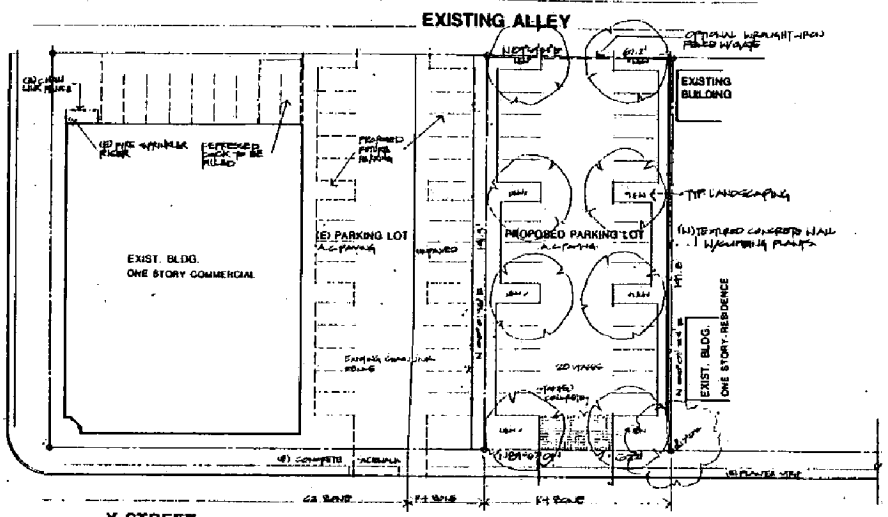
July 27, 89

Item 13

FLOOR PLANS

EXHIBIT A

SITE PLAN



CJA

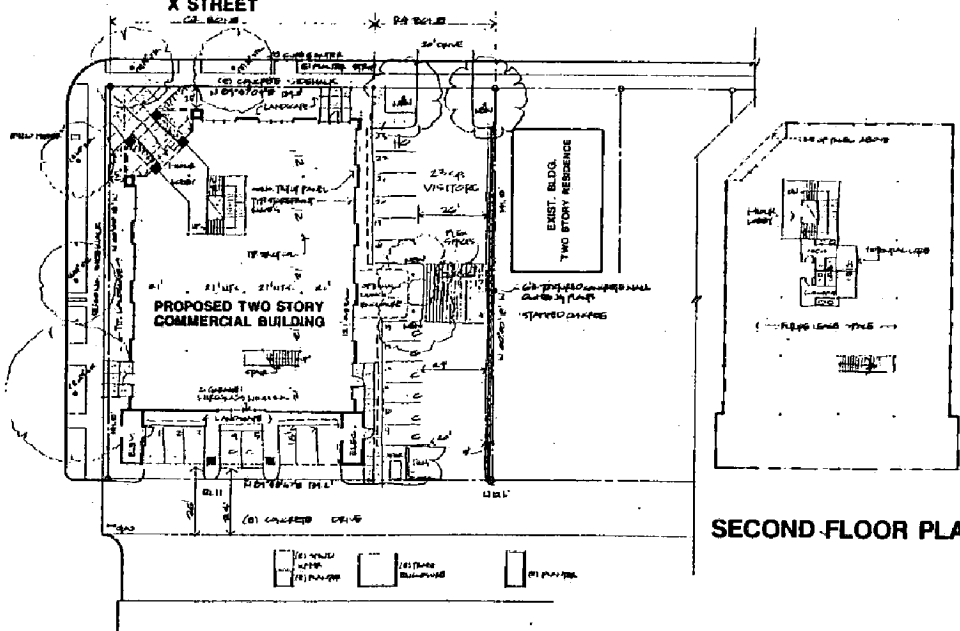
COMSTOCK JOHNSON ARCHITECTS INC.

Principal: DONALD M. COMSTOCK
 DUANE H. JOHNSON
 KENNETH F. BRYANT

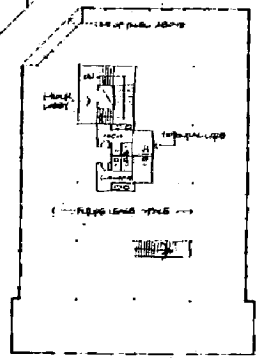
ASSOCIATE: RICHARD A. SCHWARTZ

1024 Princeton Square
 Sacramento, California
 95817 916.262.8301

SITE/FIRST FLOOR PLAN



SECOND FLOOR PLAN



PROJECT DATA

ASSASSONS PARCEL NUMBER: 14-234-112.1 14-234-113

CANA AUTHORITY: 1985 UNCL. CITY OF SACRAMENTO

TYPE OF CONSTRUCTION: V-1 (RESIDENTIAL)

ZONING: O2 & R8

BUILDING AREA:

FIRST FLOOR	8,510 S.F.	100%
SECOND FLOOR	20,180 S.F.	100%
TOTAL BUILDING AREA	28,690 S.F.	100%

TOTAL SITE AREA:

BUILDING AREA	0.45 ACRES	127.30 S.F.	100%
PARKING AREA	0.22 ACRES	5512 S.F.	100%
TOTAL AREA	0.67 ACRES	28202 S.F.	100%

PARKING:

PARKING SPACES REQUIRED:	18,420 S.F. / 100 S.F.	18 SPACES
TOTAL PARKING SPACES PROVIDED:	18 SPACES	100%
PER 1,000 S.F. OF BUILDING AREA:	0.63 SPACES	100%

PARKING SPACES PROVIDED:

ADJACENT TO BUILDING	23 SPACES
PARKING LOT AREA:	28 SPACES
TOTAL PARKING SPACES PROVIDED:	51 SPACES
PER 1,000 S.F. OF TOTAL SITE AREA:	1.80 SPACES



ARCHITECT: REG. #

JOB TITLE:

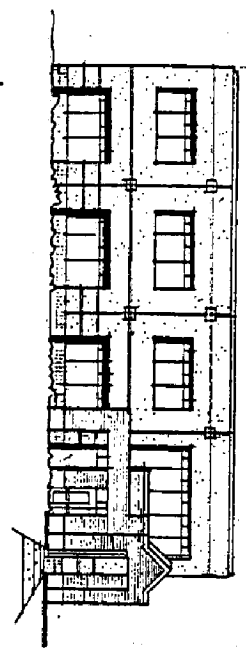
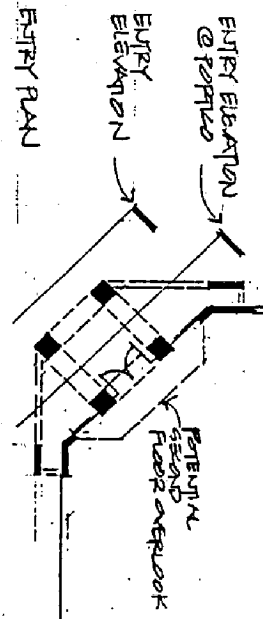
PROPOSED PLANS FOR
ALHAMBRA & X
 JACKSON PROPERTIES, DEVELOPER

REVISIONS:

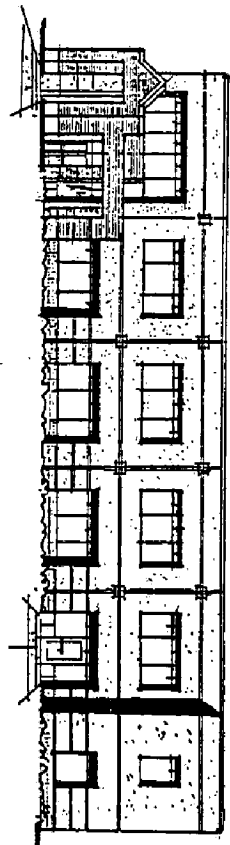
NO.	DESCRIPTION

DATE: 6/27/89
 DRAWN: JF
 JOB NUMBER: 89090606
 SHEET:

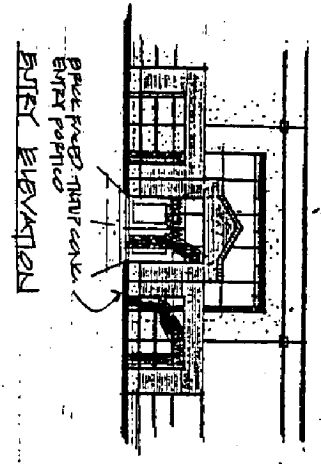
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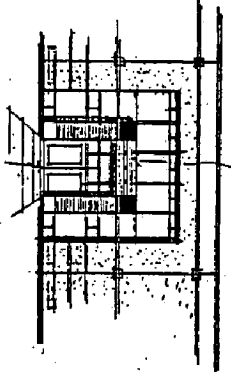
NORTH ELEVATION



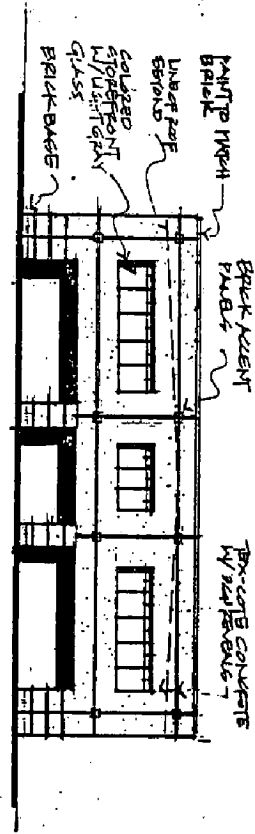
WEST ELEVATION



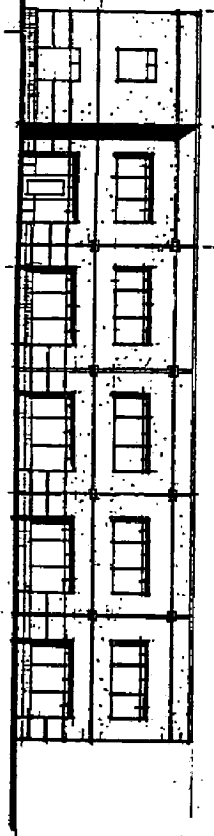
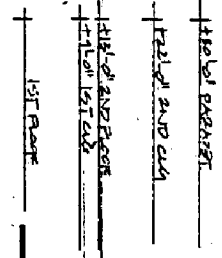
BRICK MASONRY
ENTRY PORTICO
ENTRY ELEVATION



ENTRY ELEVATION



SOUTH ELEVATION



EAST ELEVATION

EXHIBIT B

ELEVATIONS

PROPOSED PLANS FOR:
ALHAMBRA & X
 JACKSON PROPERTIES, DEVELOPER

Copyright -
 Jackson
 Properties
 6/4/59
 Japs
 8/14/63

P89-235

July 27, 1989

Item 12

Staffs Recommendation

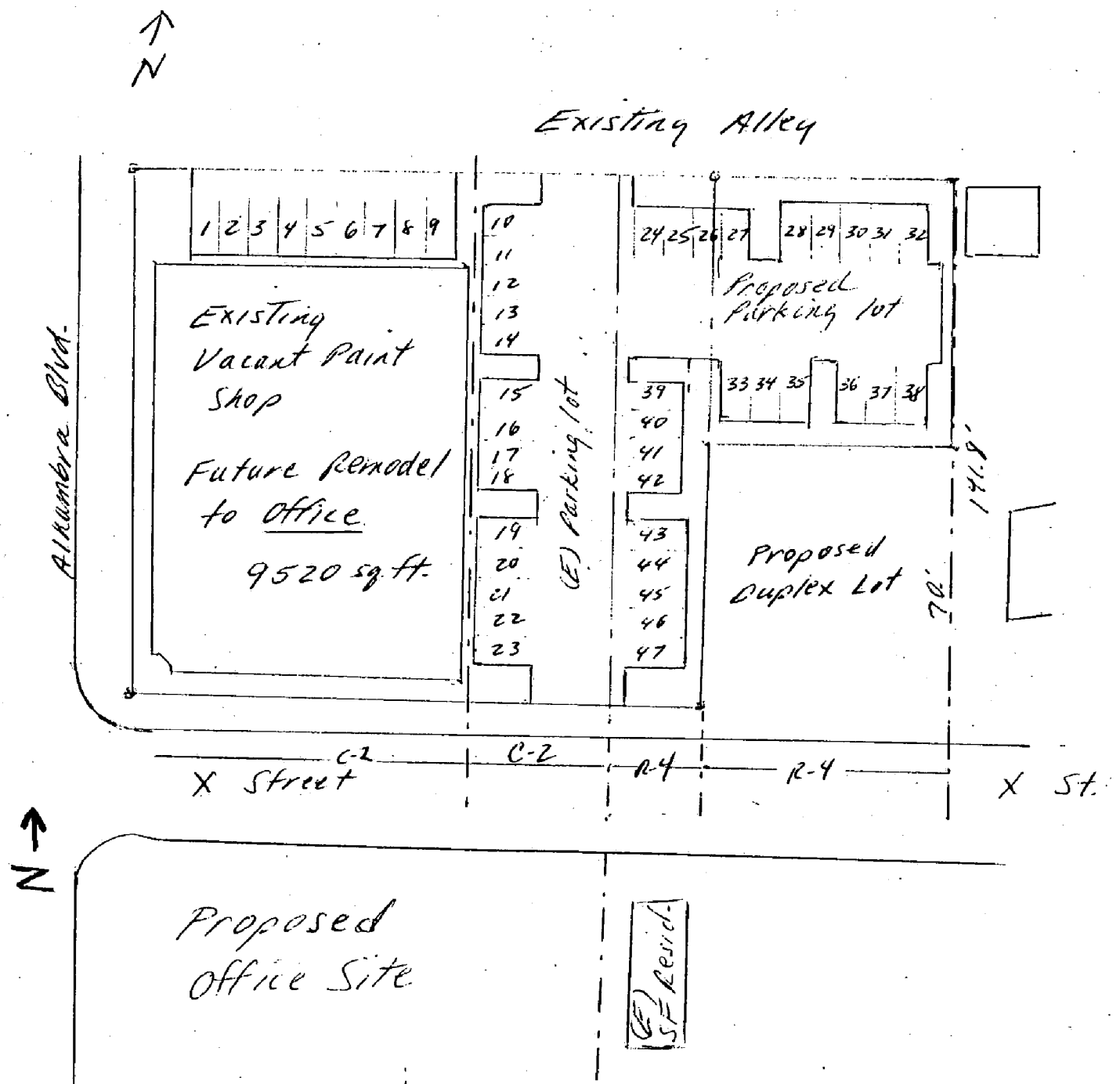


EXHIBIT C

OAK PARK PROJECT AREA COMMITTEE, INCORPORATED

3520 FIFTH AVENUE
SACRAMENTO, CA. 95817
457-6525

EXHIBIT D

July 13, 1989

Ms. Connie Spade
City Planning Department
1231 I Street
Sacramento, CA 95814

SUBJECT: Oak Park Project Area Committee (PAC) Recommendation Regarding Proposed Development of Property Located at Alhambra Boulevard and X Street by Jackson Properties Inc. and Request to Rezone said Property from R-4 to C-2

Dear Ms. Spade:

On July 5, 1989 the Oak Park Project Area Committee (PAC) reviewed the proposed development and rezoning request by Jackson Properties Inc. for the property located at Alhambra Boulevard and X Street (APN: 10-255-1, 2, 3 and 10-254-16). The Oak Park PAC voted unanimously to recommend approval of the proposed development and rezoning request.

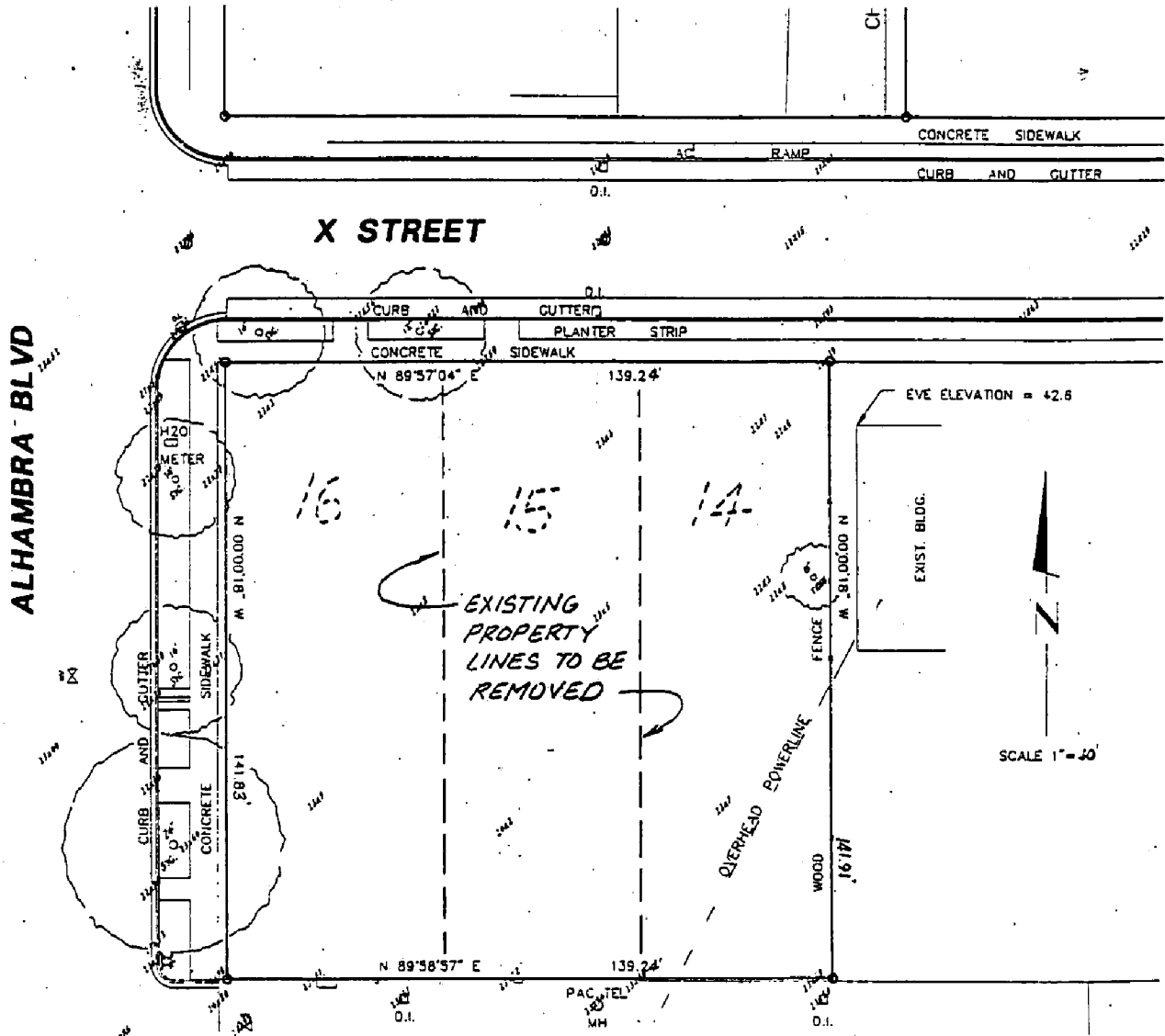
In reviewing the proposed development the Oak Park PAC considered the following issues.

1. The rezoning from residential to commercial. The PAC housing strategy is to promote and design programs that emphasize homeownership. The PAC feels the subject property site is not conducive to homeownership structures nor rental structures. The PAC is also hopeful that the commercial expansion south on Alhambra will extend into the Oak Park Project Area down Broadway.

2. Parking lot accessibility after hours.

The PAC was concerned about the accessibility to the parking lot after 5:00 p.m. The PAC does not want another location where gangs can hang out. Jackson Properties Inc. representatives suggested the addition of a wrought iron gate to control the parking lot.

EXHIBIT E



PLAT TO ACCOMPANY DESCRIPTION FOR LOTS 14, 15 AND 16 OF "PLAT. OF AVERY TRACT", BOOK 4 OF MAPS, MAP NO. 22

SCALE
1" = 40'

MERIDIAN

CONSULTING ENGINEERS, inc.

Civil Engineering • Planning • Surveying

9333 Tech Center Dr. #700, Sacramento, CA 95826 (916) 363-5678

DESIGNED BY G.T.L.

DRAWN BY OLS

CHECKED BY _____

FILE NO _____

DATE 6-9-89

SHEET OF _____

DP9-735

July 27, 1989

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EXHIBIT D (cont.)

Ms. Connie Spade
City Planning Department
July 13, 1989
Page 2

3. Parking availability. Although there are forty-nine (49) spaces in the plan, the PAC understands that more parking may be needed for additional employees if modular furniture is used. The modular furniture allow for more efficient use of space, therefore more employees. Local transportation, RT and Light Rail, which is readily available to the location should be encouraged by the tenants.

If you have any question regarding this matter please call me at 739-0627.

Sincerely,

Derrell K. Roberts (DKR)

DERRELL K. ROBERTS, Chairman
Oak Park Project Area Committee (PAC)

DKR: jr

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