

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Jack London, Architect, 2646 Marconi Ave, Sacramento, CA 95821				
OWNER	Capitol Mall Management Corp, 1900 Third St #900, Sacramento, CA 95814				
PLANS BY	London Architects, 2646 Marconi Ave, Sacramento, CA 95821				
FILING DATE	1-26-93	ENVIR. DET.	Negative Declaration	REPORT BY	Jeff Archuleta
ASSESSOR'S PCL. NO.	009-0052-001, 002 & 003; 009-0103-008				

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit Modification to replace the existing off-site parking for a 14,100 sq. ft. office building with two new off-site parking lots, one containing 21 spaces in the Office Building (O-B) zone, and the other containing 12 spaces in the Residential Office (R-O) zone; and,
 - C. Lot Line Adjustment to merge three parcels into one parcel totalling 0.16± vacant acres in the O-B zone.

LOCATION: Two sites, one located at 1911-15 3rd Street, and another at the SW corner of 3rd and T Streets.

PROPOSAL: The applicant is requesting the necessary entitlements to construct two off-site parking lots containing a total of 33 spaces to replace the existing off-site parking for a 14,100 sq. ft. office building located at the NW corner of 3rd and T Streets. The existing off-site parking is located on a parcel adjacent to the office building, but is one of several parcels which could be assembled to accommodate a future office building. Therefore, the applicant wishes to replace this parking with other off-site parking so that the parcel may be developed with an office at a later, unspecified date.

<u>PROJECT INFORMATION:</u>	<u>Site A</u>	<u>Site B</u>
General Plan Designation:	Community/Neighborhood Commercial & Office	Medium Density Residential (16-29 du/na)
Central City Community Plan:	Office	Multi-Family Residential
Existing Zoning:	O-B (Office)	R-O (Residential Office)
Existing Land Use:	Vacant	Vacant
Surrounding Land Use and Zoning:		
North:	Vacant, O-B	Office, O-B
South:	Vacant, R-O	Warehouse, O-B
East:	Office, O-B	Office, R-O
West:	Parking lot, O-B	I-5 Freeway
Property Dimensions:	72' x 95'	56' x 80'
Property Area:	6,866 sq. ft. (0.16± acres)	4,480 sq. ft. (0.10 ± acres)
Proposed Parking:	21 spaces	12 spaces

01100

PROJECT EVALUATION: Staff has the following comments:

A. Applicant's Proposal

The applicant wishes to develop two off-site parking lots to replace the existing off-site parking for their 14,100 square foot office building. The office building, constructed in 1978, is located at the northwest corner of 3rd and T Streets, while the existing off-site parking lot, consisting of 33 spaces, is located on an adjacent parcel to the north, roughly at the southwest corner of 3rd and S Streets. Because the office is located in the O-B zone and complied with development standards, it did not require planning or zoning entitlements, and thus required only a building permit. For whatever reason, the parking for the office building was developed on an adjacent parcel that was never merged with the building parcel, consequently, even though that parking was meant to serve the office building, it is technically "off-site". Because the proposed parking will be off-site, a Special Permit is required.

The reason the applicant requests off-site parking is to free up the parcel containing the existing parking so that it may either be sold to another party, or combined with other parcels along the south side of S Street west of 3rd in order to accommodate a future potential office building. Because of current economic conditions, however, the timing for development of such an office building is undetermined. It is extremely unlikely that it could be constructed for at least two years, therefore the applicant does not propose an office project at this time. In any event, because the office project would be located in the O-B zone, the applicant must submit preliminary and final site plans to the Planning Commission for review and approval, pursuant to Sec. 2.E.11 of the Zoning Ordinance.

The applicant is also requesting a lot line adjustment to merge three vacant parcels at 1911-15 3rd Street, totalling 0.16± acres, into a single parcel to accommodate one of the parking lots.

B. Staff Analysis

The existing parking lot contains 33 spaces, which is within the range required by the Zoning Ordinance (32 to 35 spaces, based on the minimum of 1 space/450 sq. ft. or the maximum of 1 space/400 sq. ft.). The proposed 33 spaces will satisfy the parking requirements, without resulting in a net parking space loss.

Staff has some concern that the new parking might end up being *in addition to* the existing parking for an extended period of time. Accordingly, staff recommends that a condition be imposed on the Special Permit specifying that the existing parking be closed off from use, either by physical removal of the driveway entrance or placement of non-movable bollards or some other barrier, at the time the new parking lots are developed and ready for use. The applicant has agreed to this condition.

The parking lot plans meets all city development standards for parking space and aisle dimensions and landscaping. The standard-sized parking spaces are proposed to be nine feet wide, instead of the minimum eight feet, so they may be reduced if additional back-out room is needed for spaces next to the dead ends.

Construction of the parking lots and driveways will result in the loss of four trees: a small olive street tree in front of the Parking Site "A" at 1911 3rd Street; two relatively young Chinese pistache street trees along T Street in front of Parking Site "B"; and one orange tree on Parking Site "B". A total of 14 new trees will be planted, however, eight on Parking Site "A" and six on Parking Site "B". Because the sites are within the Southside Park Design Review area, the parking lot design plans must be reviewed by the Design Review Board prior to construction.

C. Agency Comments

The proposed project was reviewed by Traffic Engineering, Development Services, and Utilities. Conditions required by Development Services are noted below and included in the attached Resolution.

D. Neighborhood Comments

Information regarding the project was sent to the Southside Park Neighborhood as part of Early Notification. No comments have been received.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The applicant shall be required to meet the provisions of the mitigation monitoring plan, attached.

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

- A. Ratify the Negative Declaration
- B. Approve the Mitigation Monitoring Plan
- C. Approve the Special Permit to develop two off-site parking lots subject to findings of fact which follow; and,
- B. Approve the Lot Line Adjustment to merge three parcels into one parcel on .16± vacant acres in the Office Building (O-B) zone by adopting the attached resolution.

Conditions - Special Permit:

- 1. The off-site parking lots shall be developed as shown on the site plans (Exhibits B and C), although the space widths may be reduced to eight (8) feet (7.5 feet for compact) to allow additional back-out room for end spaces.
- 2. At such time that the new off-site parking is developed and ready for use on parcels 009-0052-001,002 & 003, and 009-0103-008, the existing off-site parking shall be concurrently closed off from use, either by physical removal of the driveway entrance through extension of landscaping, or placement of non-movable

bollards or equivalent other barrier.

3. A note shall be recorded on the deed of each off-site parking lot stating that the site provides the required parking for the building at 1990 3rd Street. The recorded note shall be submitted with the building permit applications for construction of the off-site parking lots.
4. The off-site parking design plans shall be reviewed and approved by the Design Review Board prior to issuance of building permits for construction.
5. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of building permits.
6. All water service connections shall comply with the City's Cross Connection Control Policy.

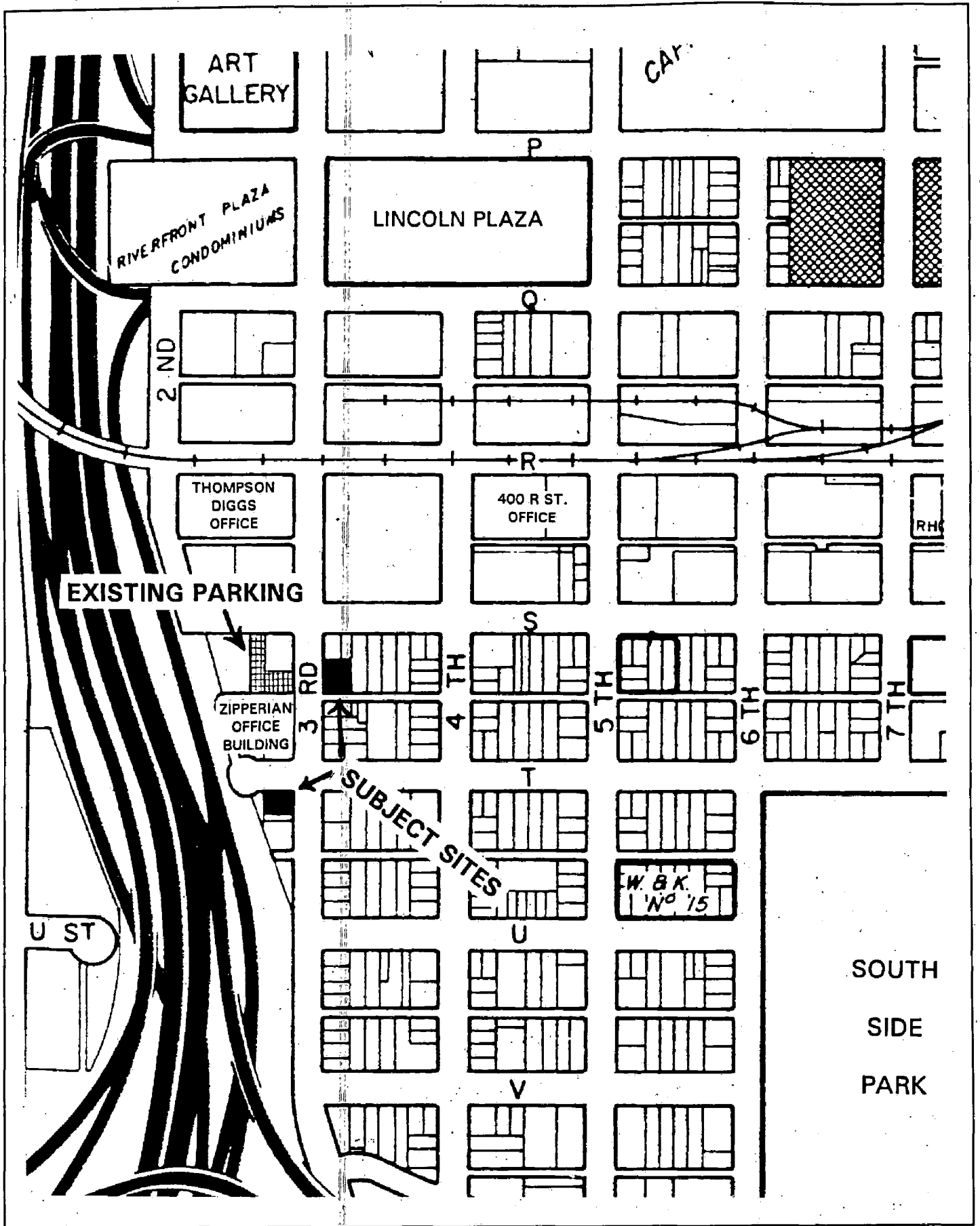
Findings of Fact-Special Permit

1. The proposed project, as conditioned, is based on sound principles of land use in that the proposed off-site parking lots are:
 - a. a permitted use with an approved special permit; and,
 - b. compatible with the existing surrounding office land uses in the area;
2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare to the neighboring properties in that:
 - a. the new parking is intended to replace existing parking, so that no parking impacts will occur within the area; and,
 - b. no net additional parking will be provided, thus no new vehicle trips would be encouraged.
3. The proposed project is consistent with the General Plan and Central City Community Plan policies.

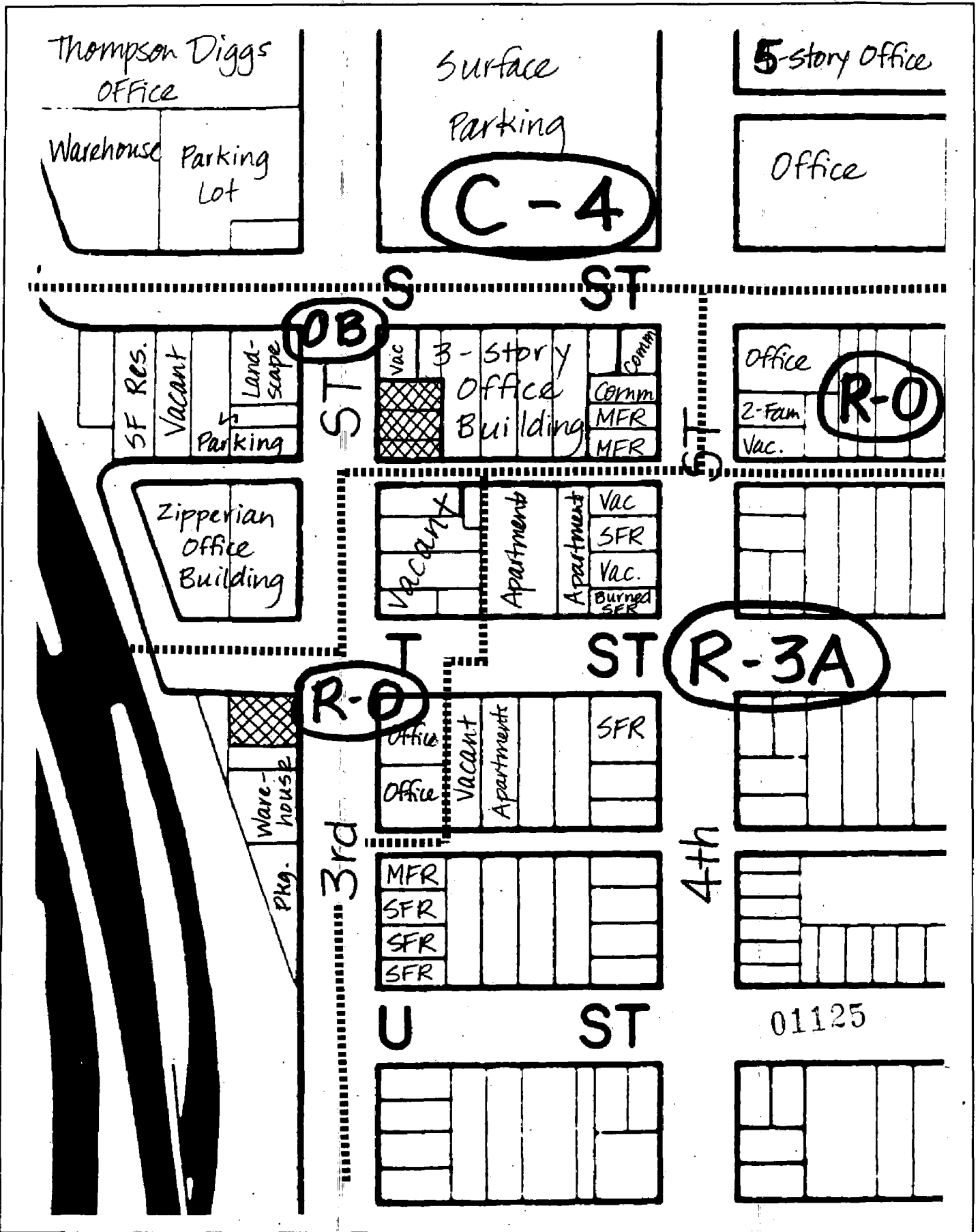
Attachments:

1. Resolution Approving the Lot Line Adjustment
2. Vicinity Map
3. Land Use & Zoning Map
4. Exhibit A - Overall Site Plan
5. Exhibit B - Parking Site "A"
6. Exhibit C - Parking Site "B"
7. Exhibit D - Lot Line Adjustment
8. Mitigation Monitoring Plan

01123



VICINITY MAP



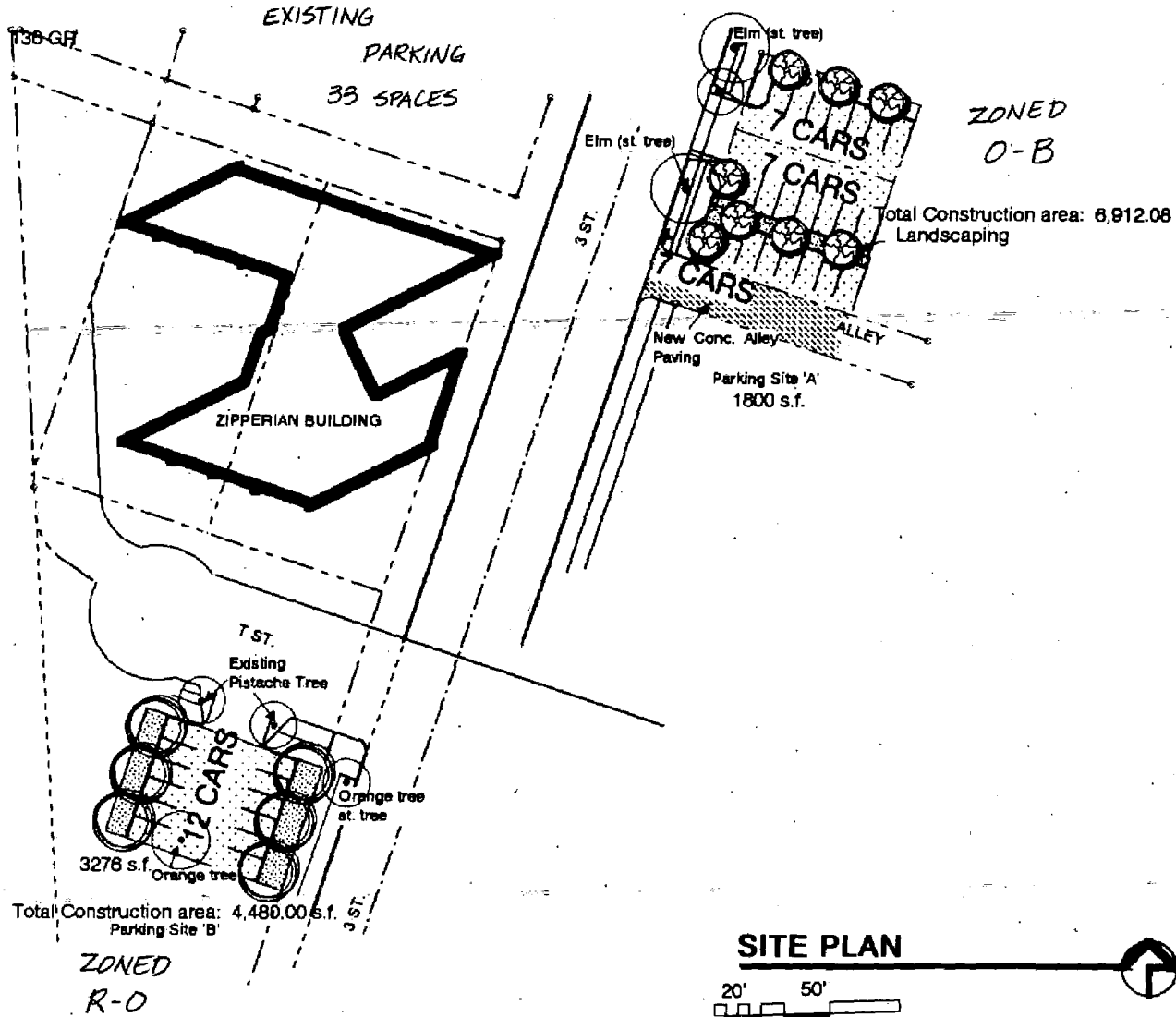
LAND USE & ZONING MAP

P93-016

A-22-93

Ham # 129

01126



ZIPPERIAN OFFICE COMPLEX
SITES 'A' & 'B' - Off Street Parking

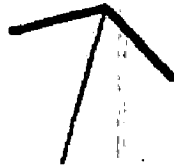
Architects
London
Sacramento
2848 Marconi Ave
Sacramento, CA 95821
488-1555
Fax 488-1450

20 JAN. 93

Sheet No.

1

S st.



(E) Elm st. tree (save)

New Shade Trees

(E) OLIVE (to be removed)

(E) Elm st. tree (save)

3rd St.

7 CARS

7 CARS

7 CARS

Site Lighting

Landscaping

compact car

6" CURB TYP.

ALLEY

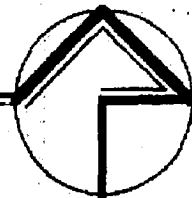
New Conc. Alley Paving

Total Construction area: 6,696

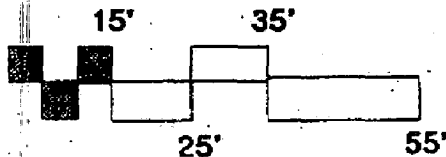
Parking Site 'A'

SITE PLAN

NORTH



SCALE : 1" = 20'-0"



01127

P93-016

4-22-93

Item No. 14

T st.

27°41' W

S 68°27'41" W

N 71°32'1" W

35.00'

93.00'

26.00'

72.00'

16.00' TYP.

35.65'

5.00' R TYP.

16.00' TYP.

33.99'

16.00' TYP.

26.00'

32.00' TYP.

new landscaping @ prev. sidewalk removed

new sidewalk to match opposite side of cul de sac

T St.

351.63'
S 18°27'41" W

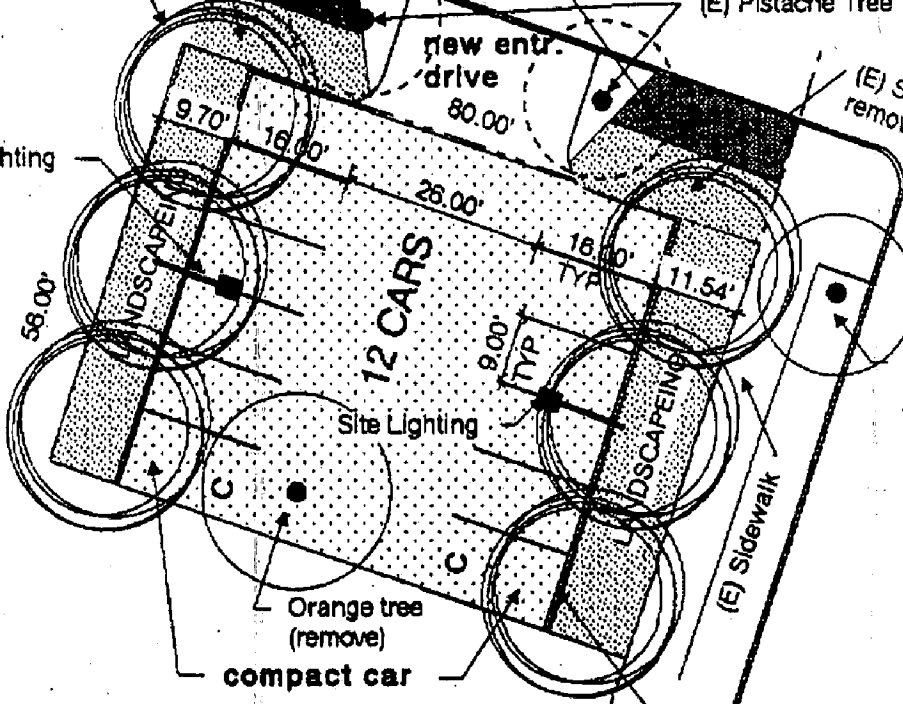
new shade trees

Remove (E) Pistache Tree

new entr. drive 80.00'

(E) Sidewalk remove & landscape

Site Lighting



(E) Orange tree st. tree (save)

Orange tree (remove)
compact car

Total Construction area: 4,480.00 s.f. 6" CURB

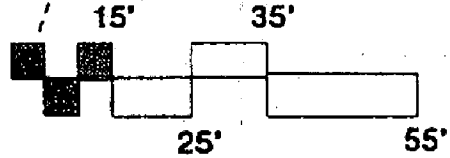
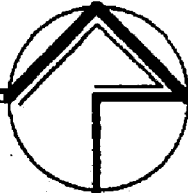
3rd St.

Parking Site 'B'

SITE PLAN

SCALE : 1" = 20'-0"

NORTH



01123

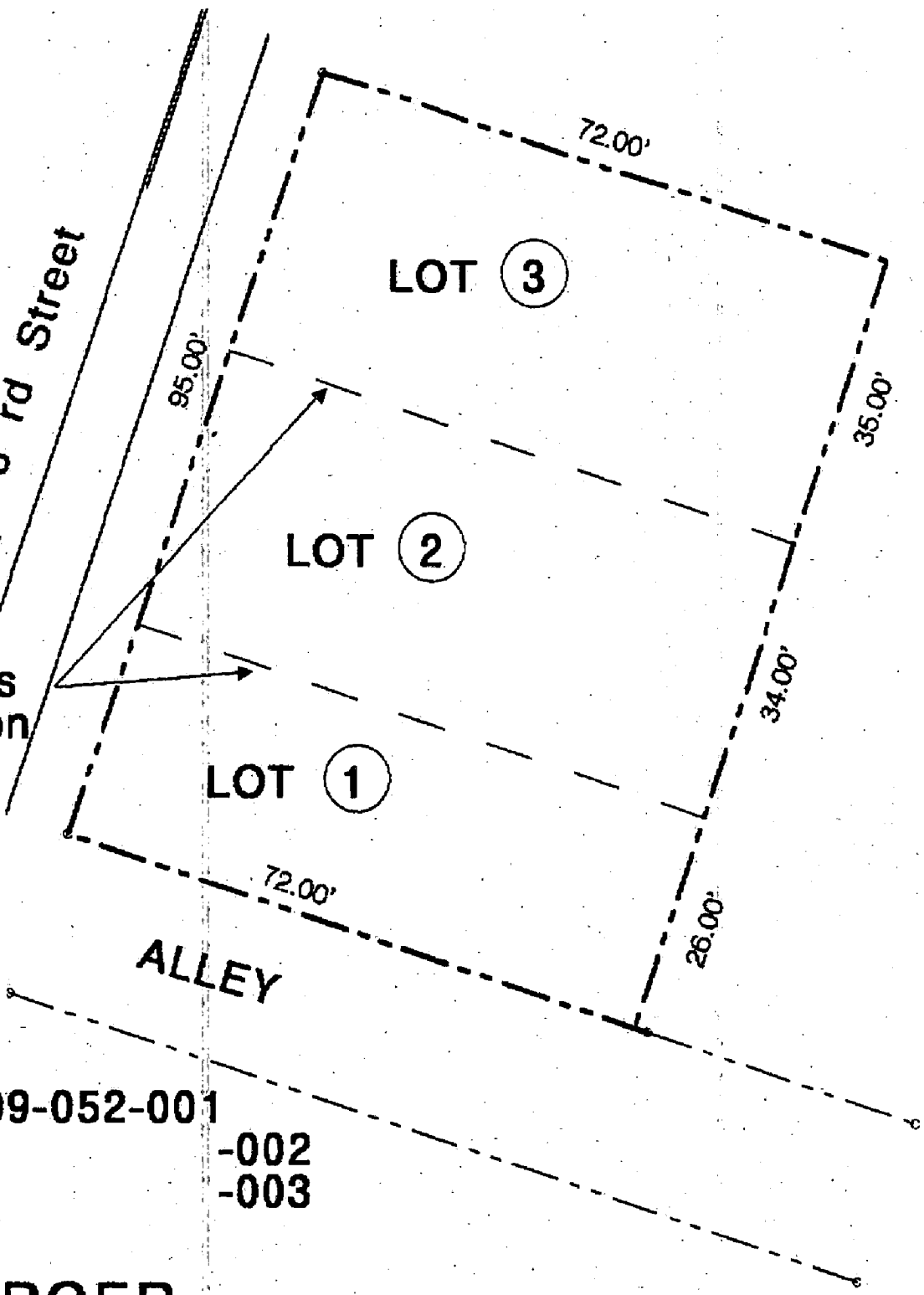
P93-016

4-22-93

Item No. 14

3 rd Street

property lines
to be abandon



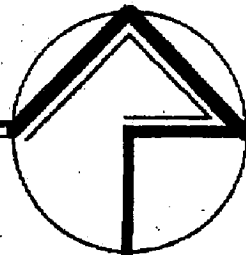
A.P. No. 009-052-001
-002
-003

LOT MERGER

SITE PLAN

SCALE : 1" = 20'-0"

01129



P93-016

4-22-93

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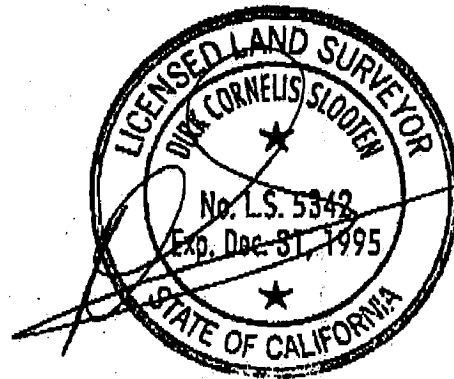
NEW SITE 'A'

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH 95 FEET OF THE WEST 72 FEET OF LOT 1 IN THE BLOCK BOUNDED BY "S" AND "T", THIRD AND FOURTH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY.

THIS LEGAL DESCRIPTION COMBINES APN: 9-052-1,2,3 AND COMBINING THESE PARCELS IS SUBJECT TO THE SUBDIVISION MAP ACT.



1-22-92.

P93 - 016

01130

P93-016

April 22, 1993

Item No. 14

Recording
Not
Required

MITIGATION MONITORING PLAN

FOR

Zipperian Building Parking Lots/ P93-016

Negative Declaration

Prepared By:

City of Sacramento Environmental Services Division
March 12, 1993

Adopted By:

City of Sacramento, Planning Commission

Date: _____

01131

P93-016

April 22, 1993

Item No. 14

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916)264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Zipperian Building Parking Lot / P93-016
Owner/Developer- Name: Capitol Mall Management Corporation
Address: 1900 Third Street, #900
Sacramento, CA 95814

Project Location / Legal Description of Property (if recorded):

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Site A: APN: 009-0052-001, 002 & 003.
Site B: APN: 009-0103-008.

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on Water, Plant Life, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above.

The applicant is requesting a Special Permit to allow a parking lot use in the Residential Office (R-O) Zone, and a Lot Line Adjustment to merge three parcels.

SECTION 3: PLAN CONTENTS

A. Combined Sewer/Storm Drain Cease and Desist Area (Utilities: Water)

- A. The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable and appropriate development or related fees; impact fees or assessments or taxes as and when enacted, imposed, or levied.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

City Attorney, City of Sacramento

Department of Planning and Development, City of Sacramento

Department of Public Works, City of Sacramento

MONITORING PROGRAM

Prior to issuance of a Notice to Proceed by the Department of Public Works, and prior to issuance of any Building Permits by the Building Division, the applicant shall execute an agreement as described above subject to approval by the City Attorney. The two City Entities shall be provided a copy of the executed agreement from the applicant prior to issuance of a Notice to Proceed or any Building Permits.

B. Tree Preservation Plan:

- B. Prior to construction, place a 6-foot chain link construction barrier around the trees located in the parkway strip (two Elms adjacent to Site A & one Orange tree adjacent to Site B) between the sidewalk and the streets (as indicated in Negative Declaration Attachment C - Site Plan). This barrier shall be placed along the perimeter of this parkway strip. No parking of vehicles, storage of materials, trenching, or grade changes shall occur within this area. These trees and protection methods shall also be noted on all site plans for the project.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

Prior to the issuance of any Building Permit, the Building Division shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. Prior to the issuance of a Notice to Proceed, the Department of Public Works shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. In the case of trees to be transplanted or of replacement tree planting, the Building Division/Department of Public Works shall transmit the project plans to the City Arborist for verification that planting requirements have been correctly shown on the project plans.

If any protective barriers are penetrated, moved or removed as a result of construction activities, the Building Division/Department of Public Works shall require the developer to provide an analysis from a certified arborist identifying the condition of the affected trees. In such a case, the responsible City department shall be that department with responsibility for inspection of the particular component of the project which is affected by the discovery.

In the event that any protective barriers are penetrated, moved or removed as described above, the responsible City department shall require that all work within the driplines of affected trees, as shown on the original project plans, be ceased. The responsible City department shall verify the accuracy of the required arborist report by referring the report to the Environmental Services Division for review. If the trees are determined to be damaged or removed as a result of construction activities, the Building Division/Department of Public Works shall require that alternative mitigation measures be developed and implemented subject to approval by the Environmental Services Division. The Building Division/Department of Public Works shall require the approved alternative measures to be incorporated into the project plans, prior to resumption of

work with the affected area.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

-The Building Division shall document implementation of all mitigation measures prior to issuance of final building permits, a Certificate of Occupancy or a Certificate of Compliance for the project.

-The Department of Public Works shall document implementation of all mitigation measures prior to the issuance of a Notice of Completion.

C. Cultural Resources

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

Both the subdivision improvement plans and the building permit plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted in the event that any archaeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall watch for any potential archaeological resources during site visits. A Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Services Division shall be notified in case of an archaeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.