

*Amended by Staff 8-27-92

Amended by staff 8/21/92

CITY PLANNING COMMISSION

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

APPLICANT: Vitiello + Associates, Inc., 1931 H Street, Sacramento, CA 95814
OWNER: Sam Fong aka The Lilly Company, 1721 2nd Street, Sacramento, CA 95814
PLANS BY: Vitiello + Associates, Inc., 1931 H Street, Sacramento, CA 95815
FILING DATE: March 18, 1992 ENVIR. DET.: Neg. Dec. REPORT BY: Doug Holmen
ASSESSOR'S PCL. NO. 009-0053-020

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Special Permit to convert an existing warehouse consisting of 9,360 square feet to office use in the Heavy Commercial (C-4) zone.
 - D. Variance to reduce the maneuvering area for 10 compact parking spaces from the required 25 feet to 22 feet.

LOCATION: 401 S Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing warehouse structure into offices and to reduce the maneuvering area for 10 compact car spaces on the east side of the building.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
Central City Community
Plan Designation: Heavy Commercial
Existing Zoning of Site: Heavy Commercial (C-4)
Existing Land Use of Site: Vacant warehouse
Surrounding Land Use and Zoning:

North: Office (C-4)
South: Residential and Office on the southeast corner of S and 4th Streets. (R3, RO)
East: Office (C-4)
West: Parking (C-4)

Parking Required: *55 57 spaces
Parking Provided: 57 spaces
Property Dimensions: 240' x 160'
Property Area: 0.88 acre
Height of Building: 25 feet

APPLC. NO. P92-062

Meeting Date: August 13, 1992
8-27-92

Item No. 9
8

000078

Conditions- Special Permit

1. The project shall comply with the mitigation measures of the Mitigation Monitoring Plan.
2. ~~No physical expansion of the building total square footage shall occur during the period the final plan for the R Street Corridor is adopted. (Deleted by staff 8/21/92)~~
2. *The special permit is granted based on the plans submitted by applicant, and the existing building shall be converted to offices pursuant to the submitted plans. The special permit authorizes conversion of the existing building, and no new building may be constructed pursuant to this special permit. No expansion of the total square footage of the building shall occur. (Added by staff 8/21/92)*
3. ~~A new office building shall not be built on the site if the existing building is intentionally demolished. Should a new building be built it would need to contain residential mixed uses as specified in the R Street preferred alternative plan adopted by the City Council in January 1991. (Deleted by staff 8/21/92)~~
3. *The special permit allowing for office use of the building shall be good for a period of ten years from the date of approval of the special permit, after which it shall expire. Upon expiration of the special permit, ***9,360± square feet of the building shall be devoted to uses permitted under the then existing Zoning Ordinance and other applicable land use regulations.** (Added by staff 8/21/92)*
4. ~~The office use will revert to a mixed residential use in ten years after approval of the Special Permit. (Deleted by staff 8/21/92)~~
- 5 4. A landscape plan shall be approved by the Planning Director prior to issuance of a building permit.
- 6 5. Any building exterior changes will be approved by the Design Review staff or Board depending on the valuation of the changes made.
- 7 6. A minimum of four bicycle stalls shall be shown on the final site plan prior to issuance of the building permit.

Findings of Fact- Special Permit/ Variance

1. The project, as conditioned, is based upon sound principles of land use in that the proposed warehouse conversion to office use is compatible with the surrounding commercial and office uses.
2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that adequate parking and landscaping will be provided.

*Building Square Footage: 22,619± square feet (13,250± square feet existing office, 9,369± square feet warehouse)

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Stucco, brick, concrete

Roof Material: Single ply membrane

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site contains an existing **22,619± square foot warehouse*/office* structure with parking on the north and west sides. **Approximately 13,250 square feet of the building has been used for offices.* The zoning of the site is Heavy Commercial (C-4). The surrounding land uses consist of office to the east, office (Small Business Administration) to the south at the southwest corner of 4th and S Streets with a row of dwelling units on the remaining parcels on the south side of S Street, an entire city block of surface parking to the west, and a large (70 feet tall) state office building to the north. The zoning for the surrounding area is C-4 to the north, east, and west, and Residential Office (RO) to the south. The General Plan designates the site Heavy Commercial/ Warehouse. The Central City Community Plan designates the site Heavy Commercial.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to convert an **the existing vacant warehouse *portion (9,360± square feet) of the existing 22,619± square foot building* into office use.

C. Policy Considerations

Office use is allowed in the C-4 zone with a Special Permit. The proposed project would be in conformity with the General Plan and Central City Community Plan.

The site is designated "Residential Mixed Use" in the R Street Corridor Preferred Alternative Plan which has not been adopted by the City Council at this time. The "Interim Processing Procedures", which were adopted by the City Council for R Street in January 1992, allow for reuse of warehouse or commercial structures to office subject to a Special Permit if it can be found that such reuse will not render the site infeasible for residential mixed use development over the longer term.

D. Conversion to Office Use

The applicant is proposing to convert the existing warehouse which consists of 9,360 square feet into office use. The structure is presently vacant, **as it is undergoing renovations for a new*

tenant, and it appears that it has not been used for warehouse operations for some time. As previously stated, the zoning ordinance allows office use in the C-4 zone with a special permit. In this particular case, the site is designated "Residential Mixed Use" in the R Street Corridor Preferred Alternative Plan" which is has not been adopted by the City Council. Staff believes that during the period until the final plan for the R Street Corridor is adopted, no physical expansion of the building total square footage shall occur. In the event that the building is intentionally demolished, a new office building may not be constructed. At that time, any new project, if constructed must consist of residential mixed use as specified in the R Street preferred alternative plan adopted by the City Council in January 1991. Staff further believes that a time limit of not more than ten years should be placed on the building being used as an office. At the end of ten years the building would be converted to a residential mixed use.

E. Parking

The proposed office use would provide 57 parking spaces. ~~Fifty five~~ *fifty-seven spaces are required. The zoning ordinance allows 40% (23 spaces) of the spaces to be compact sized. The applicant originally proposed that there be diagonal parking along the east side of the building with a driveway leading out onto S Street. However, the City Aborist noted that the placement of a driveway at that location would be harmful to an American Plane tree and a Cork Oak tree. The applicant was asked to redesign the parking to eliminate the proposed driveway on the east side of the building. The applicant redesigned the parking according to the Transportation Division recommendation, however, a variance was needed to reduce the maneuvering area for 10 compact parking spaces from the required 25 feet to 22 feet. Staff supports the variance request because it is the only solution which would save the two trees in the parking strip lawn area and still provide the required parking.

F. Landscaping

The applicant would need to provide shading for the new parking that is being installed on the east side of the building. A landscape plan showing that the parking area would adhere to the 50% shading requirement would need to be approved by the Planning Director prior to issuance of a building permit.

G. Building Design

The proposed project would be a major change in the interior of the building. Any exterior changes would need to be reviewed by the Design Review staff or Board depending on the valuation of the changes to be made.

AGENCY COMMENTS:

The applicant's proposal has been routed to the City's Transportation Engineer, Engineering, and Building Inspections Divisions. The following comments were received:

Engineering Development

1. On site grading, drainage and paving shall be approved by the Dept. of Public Works and Utilities Dept. prior to issuance of a building permit.
2. Notice: Property to be developed in accordance with this Special Permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working

Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.

Transportation Division

1. It is possible to fit 10 parking spaces at 90 degrees along the east side of the building. The spaces should be nine feet wide and sixteen feet deep. Nine of the spaces are to be located north of the exit door. South of the exit door, there should be one parking space and one additional stall, marked "No Parking" for vehicles to turn around in if all parking spaces are taken. The "No Parking" stall must be at least 12 feet from any landscaping that is placed along S Street to prevent vehicles from exiting onto S Street.
2. This project must provide four bicycle parking spaces, based on the 57 required vehicle parking spaces. The bicycle parking spaces should be shown on the project plans.

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. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. A Mitigation Monitoring Plan has been developed and is attached as Exhibit D.

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

- A. Ratify the Negative Declaration.
- B. Approve the Mitigation Monitoring Program by adopting the attached resolution.
- C. Approve the Special Permit to convert an existing warehouse consisting of 9,360 square feet to office use in the Heavy Commercial (C-4) zone as conditioned and based on findings of fact which follow.
- D. Approve the Variance to reduce the maneuvering area for 10 compact parking spaces from the required 25 feet to 22 feet.

3. Granting the Variance does not constitute a special privilege extended to an individual property owner in that any other property owner would be granted a Variance when facing similar circumstances.
4. Granting the Variance will not be detrimental to the public health and safety in that the reduced maneuvering area is necessary to mitigate the potential loss of important street shade trees.
5. The project is consistent with the General Plan which designates the site Heavy Commercial or Warehouse.
6. *The proposed use is compatible with existing developments, but may become incompatible once anticipated development or redevelopment of the area occurs. The City is considering amendments to the land use regulations for the R Street Corridor area in which the property is located. The preferred R Street Corridor Plan alternative emphasizes housing. Should this plan be adopted, and should development pursuant to this plan occur, the use of this property would or could be incompatible with such development. It is not anticipated that adoption of a new land use plan, and development pursuant to that plan will occur immediately, and it is therefore appropriate to establish a ten year time period for the special permit, after which it will expire. (Added by staff 8/21/92)*



*Doug
Has this
been
resolved?*

Will

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

M E M O R A N D U M

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

TO: Doug Holmen, Current Planning

FROM: Colleen Carollo, Environmental Services *Colleen*

SUBJECT: Traffic & City Arborist Comments - P92-062
Trees & Parking

DATE: May 18, 1992

With reference to our conversation last week, I have received phone calls from both the Traffic Division and the City Arborist. The City Arborist, Dan Pskowski, has determined that the two trees (35 inch Plane tree and 5 inch Cork Oak tree) located within the parkway area adjacent to the proposed east parking lot access are not to be removed; nor are they to be disturbed. Therefore, there is not adequate space to construct the proposed parking access. Due to space constraints, it does not appear that the applicant will be able to use the 10 parking spaces located on this east side of the building. I have let the applicant know of the tree issue. Please contact the applicant for other possible parking alternatives - i.e. variances, etc. They will need to submit a redesign (I would imagine).

Thanks!

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M E M O R A N D U M

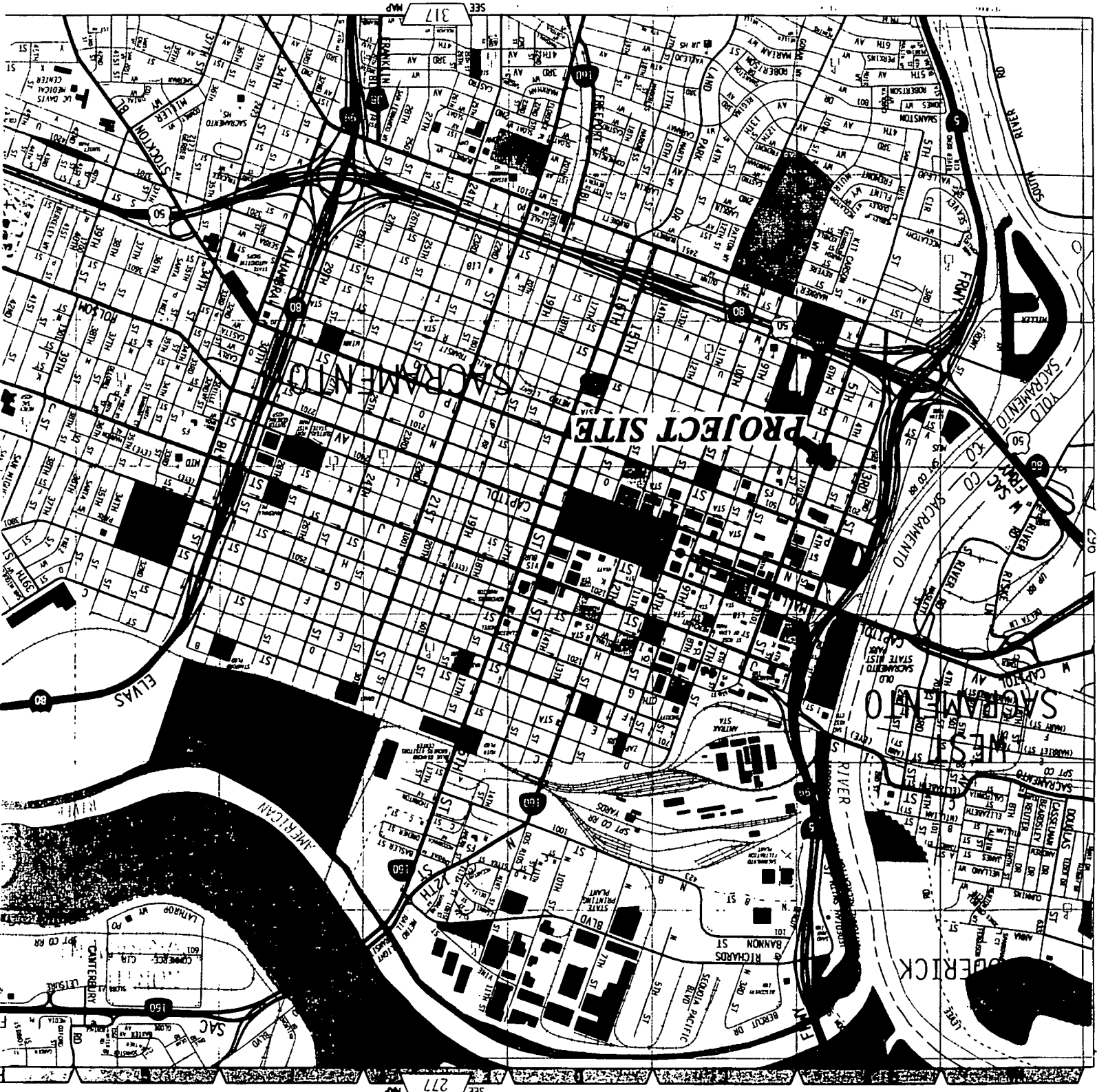
TO: Doug Holmen, Current Planning
FROM: Colleen Carollo, Environmental Services *Colleen Carollo*
SUBJECT: Revised Landscape Plans - P92-062 (w/trees plotted)
DATE: May 5, 1992

With reference to our conversation last week, I notified the applicant for P92-062, 401 S Street Office Project, that the City Arborist had located trees (on his site visit) to be preserved. As this could impact the east parking lot access and parking space configuration, we requested that the applicant submit a copy (5 copies) of a plan plotting these trees.

The attached are the above referenced copies. Please re-route to appropriate departments (especially the City Arborist-Dan Pskowski, Traffic Division-Kim Yee, and Development Services Division-Glen Marshall).

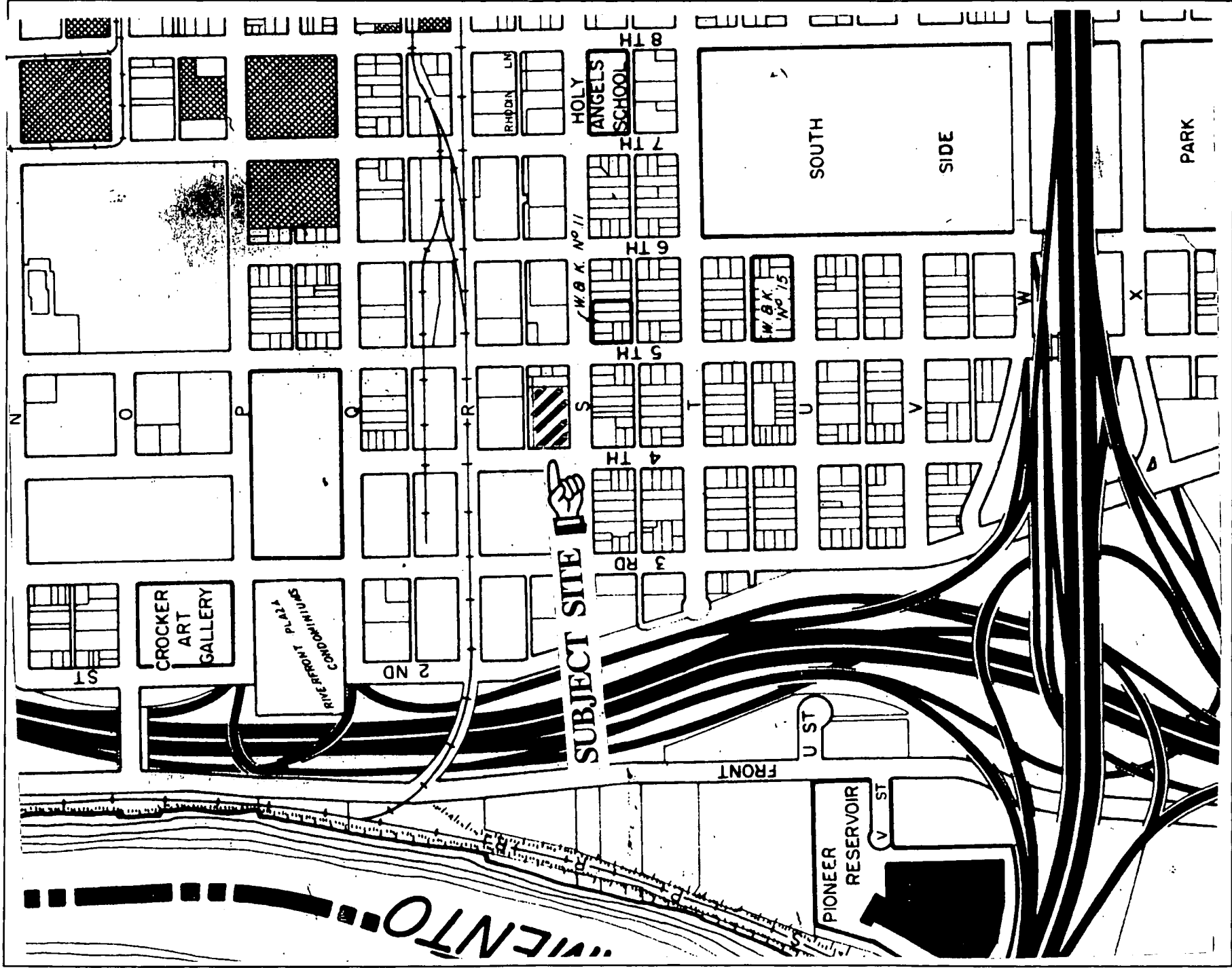
If you have any questions, please contact me. I will await revised comments from these departments, prior to continuing work on my environmental document.

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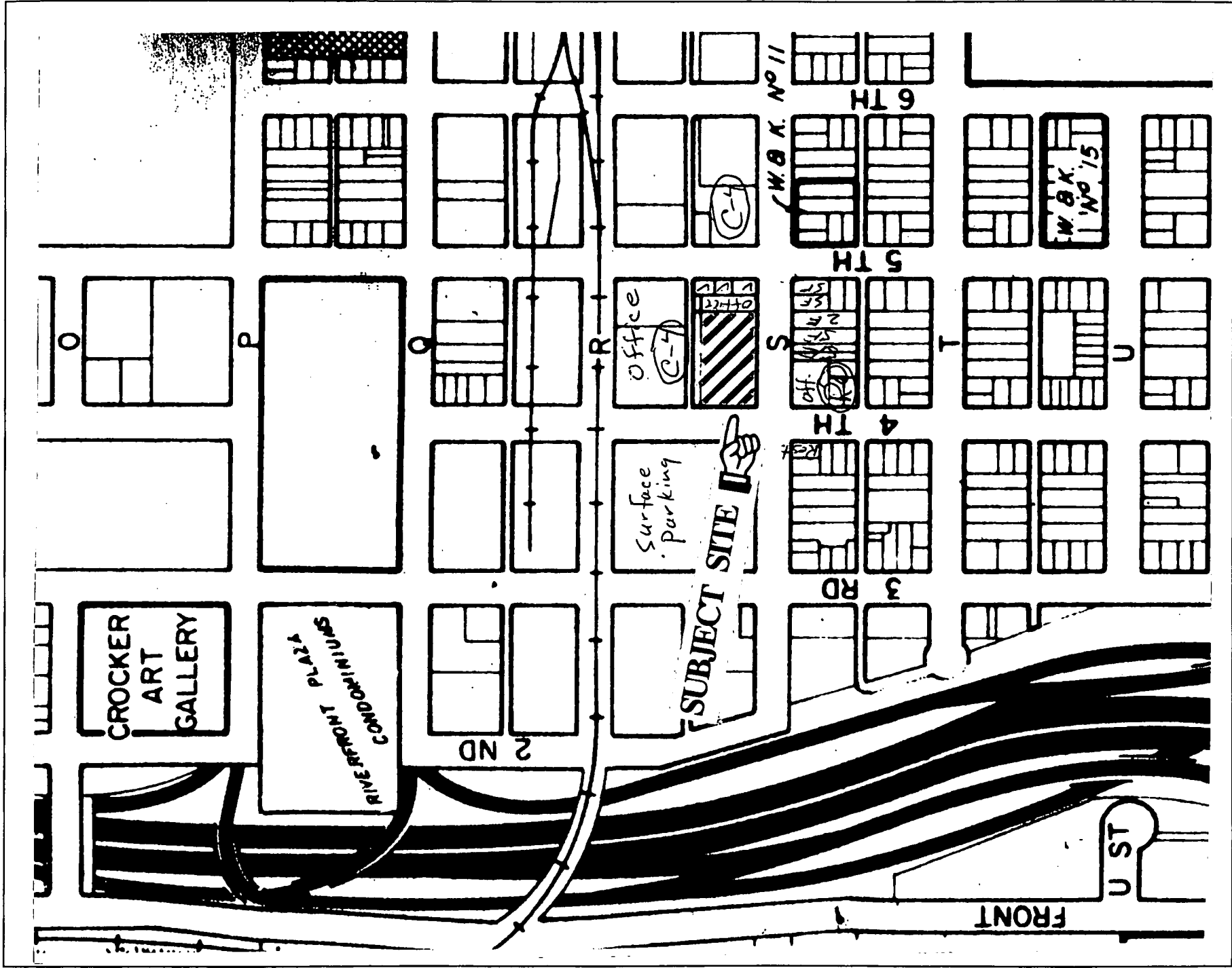
LOCATOR MAP

ATTACHMENT B



VICINITY MAP

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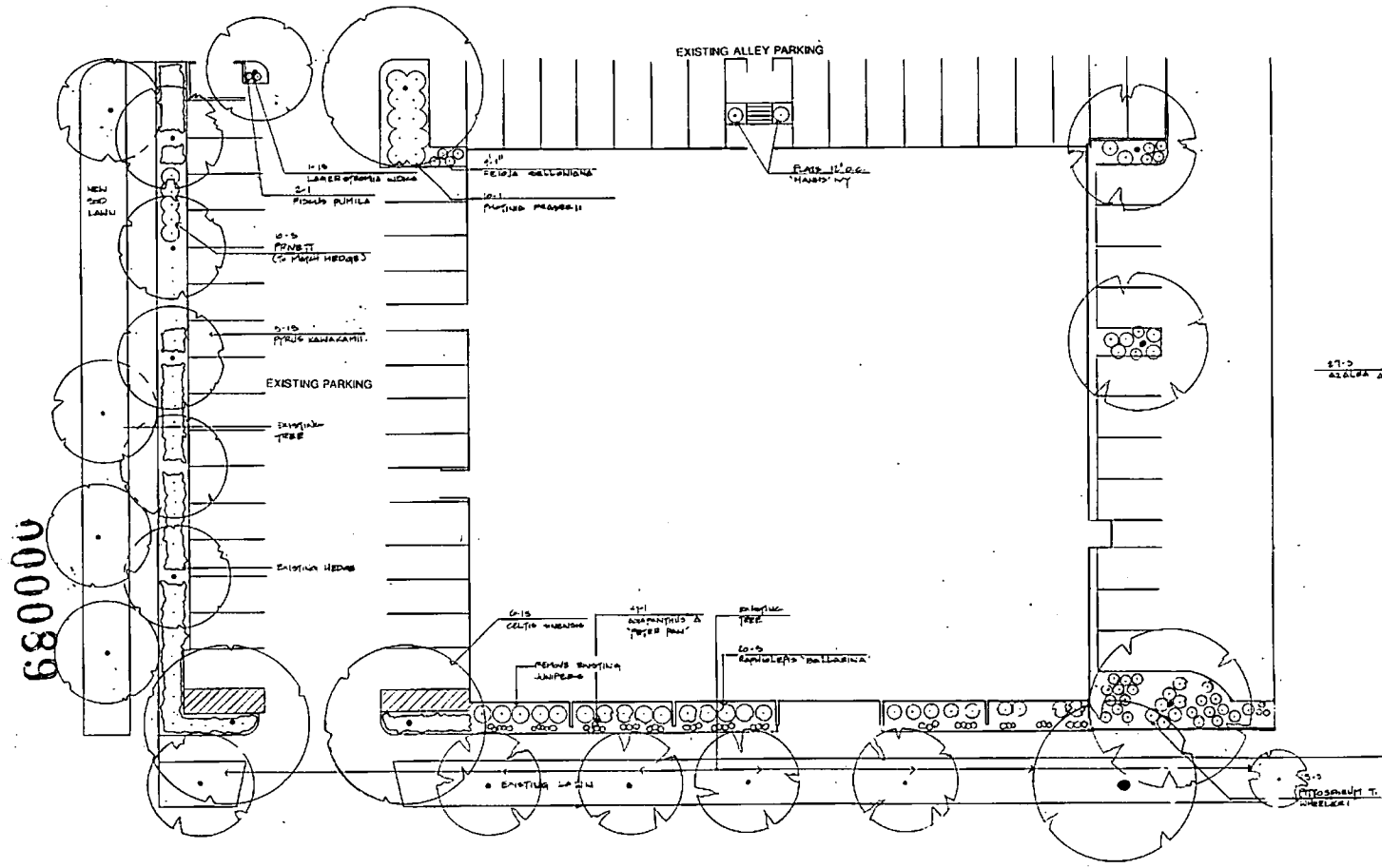


LAND USE & ZONING MAP

The undersigned architect does not warrant that these plans or the specifications or drawings hereon are complete, correct or not subject to any other law that may be in effect. The undersigned architect shall not be held responsible for any errors or omissions in these plans and specifications. Plans are void unless approved in writing by the undersigned architect.

DATE: 1/1/81
 DRAWING NO. 000039

401 'B' STREET
 RENOVATION
 SCHEMATIC
 DESIGN



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17-0
 AZALEA 0001

PROJECT	STREET	NO.	SHEET	OF	TOTAL
OWNER VALUE	BASED ON 1981 VALUATION				
BASED ON 1981 VALUATION	COMPOSITE INSTRUCTIONS				

JOB NO.

CAPE
 EXHIBIT - A
 SITE PLAN
 REVISED

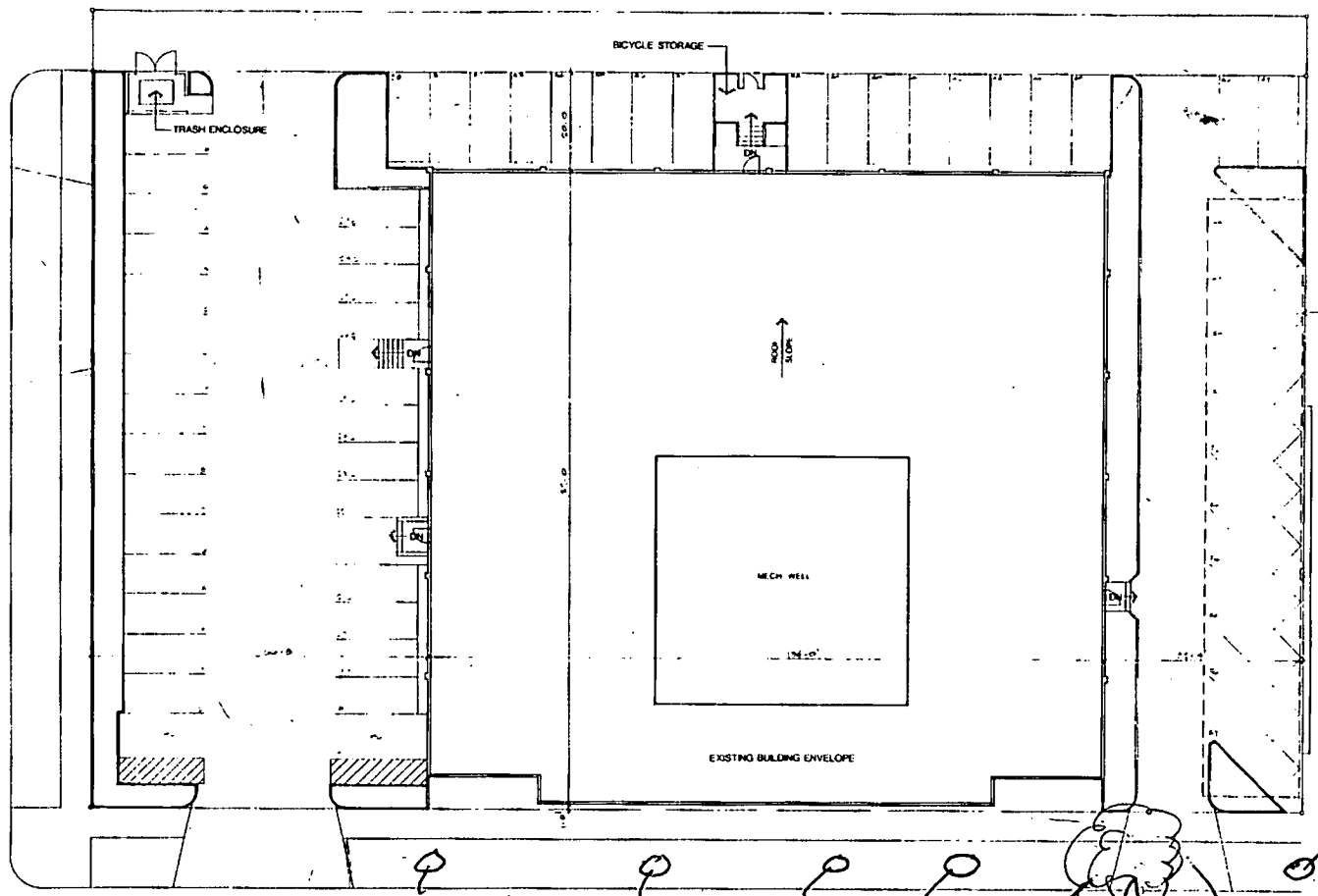
@ Before project ERECT 6ft around perimeter of parkway strip begins

- Ⓛ no trenching or grading within fenced area
- Ⓞ no storage of materials in parkway strip

401 S STREET
RENOVATION
SCHEMATIC
DESIGN

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401 S STREET
RENOVATION
SCHEMATIC
DESIGN



401 S STREET
PROJECT INFORMATION
 43155201 PARCEL NUMBER: 000-0013-020

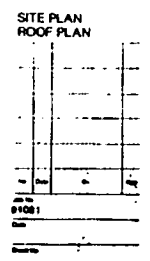
USAGE FORMS CALCULATIONS
 (Based on as built drawings, all floors 2)

Phase	Existing ground floor office	Existing second floor office
Phase 1	1,470 S.F.	2,400 S.F.
Phase 2	1,800 S.F.	
Total Gross Square Footage office at completion of Phase 2	22,430 S.F.	

PILE CAPACITY
 16,130 S.F. Building Footprint divided by 35,620 S.F. Site Area = 45.55 coverage

PARKING CALCULATIONS

Category	Value
Existing Parking	10 Spaces
Parking Required for Phase 2:	
22,430 S.F. ÷ 400 per car =	56.08 or 57 spaces
Parking provided:	Full Size: 22 Spaces Compact: 22 Spaces Bicycle/Carpet: 2 Spaces
TOTAL	50 Spaces

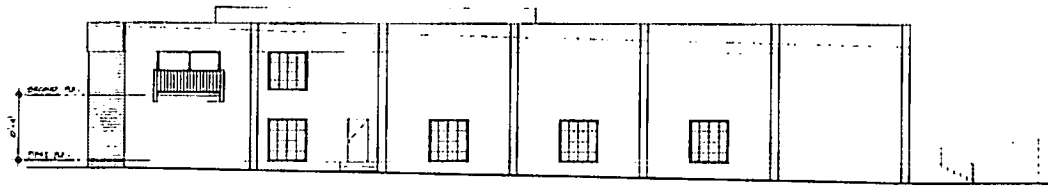


17" Zelkova
 11" Zelkova
 9" Zelkova
 19" American Plume
 35' American Plume

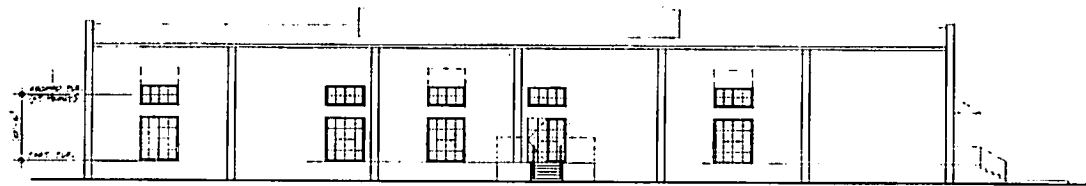
5th CorK Oak

SITE PLAN/ROOF PLAN
 SCALE 1" = 10'-0"

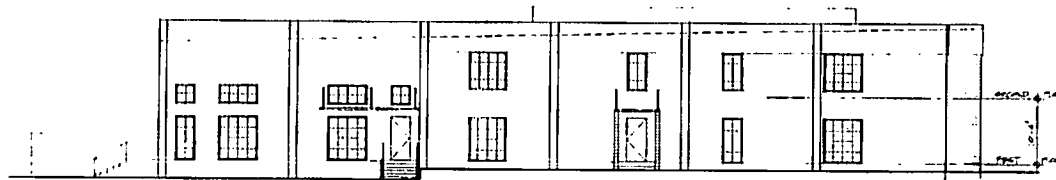
Driveway is not ok.
 Put driveway in alley



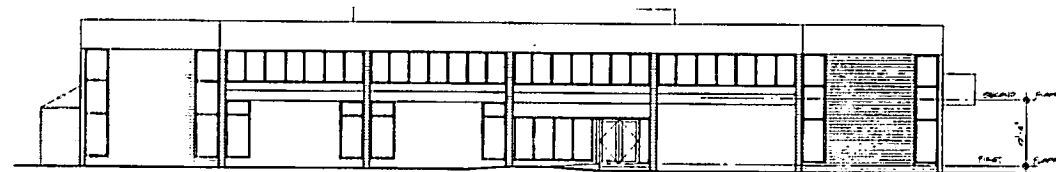
EAST
SCALE 1/8" = 1'-0"



NORTH
SCALE 1/8" = 1'-0"



WEST
SCALE 1/8" = 1'-0"



SOUTH
SCALE 1/8" = 1'-0"

401 S. STREET
RENOVATION
SCHEMATIC
DESIGN

EXTERIOR ELEVATIONS

11031

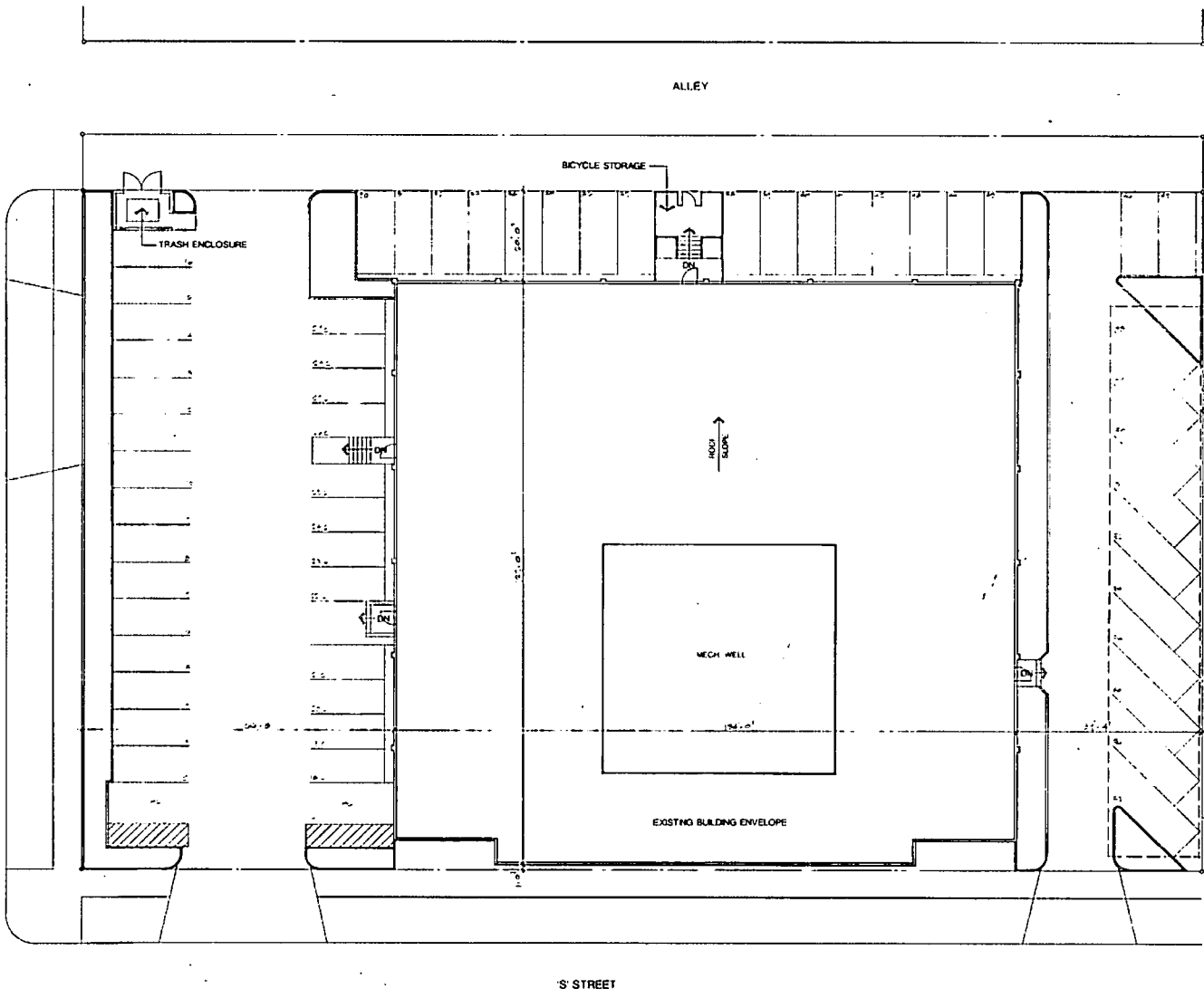
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**401 S STREET
 RENOVATION
 SCHEMATIC
 DESIGN**

0110092



**401 S STREET
 PROJECT INFORMATION:**
 ASSESSOR'S PARCEL NUMBER: 888-0013-110

SOVEREIGN INVESTMENT CALCULATIONS
 Based on as built drawings, all floors (2)

Phase	Existing ground floor office	Existing second floor office
Phase 1	1,6,282 S.F.	2,4,985 S.F.
Phase 2	1,8,765 S.F.	
Total Gross Square Footage office	27,012 S.F.	
at completion of Phase 2		

SITE COVERAGE
 16,150 S.F. - Building Footprint divided by
 35,570 S.F. Site Area = 45.15 coverage

PARKING CALCULATIONS

Category	Spaces
Existing Parking	58 Spaces
Parking Required for Phase 2:	
27,012 S.F. ÷ 400 per car =	67.53 or 67 Spaces
Parking provided:	67 Spaces
TOTAL	67 Spaces

SITE PLAN/ROOF PLAN
 SCALE: 1" = 10'-0"



**EXHIBIT - A
 SITE PLAN
 ORIGINAL**

RECEIVED

MAR 18 1992

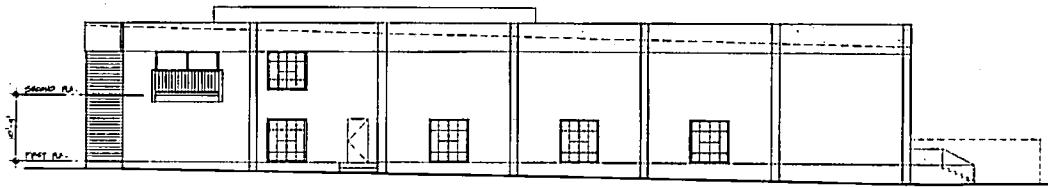
CITY OF SACRAMENTO
CITY PLANNING DIVISION

P 92

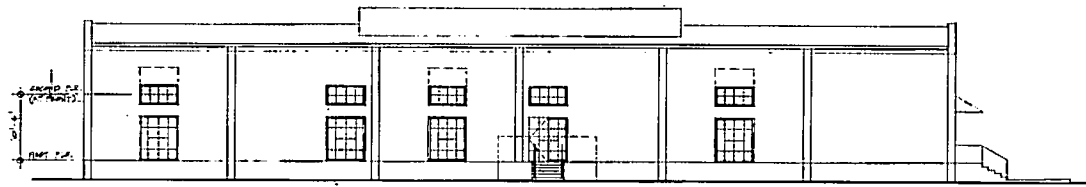
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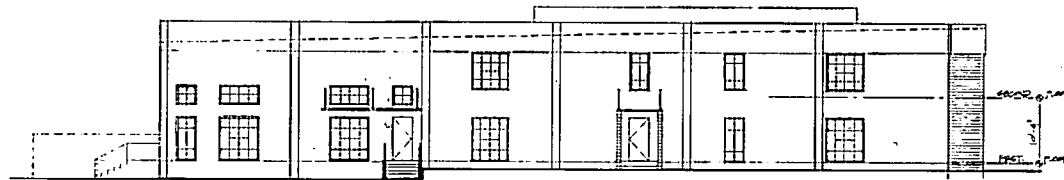
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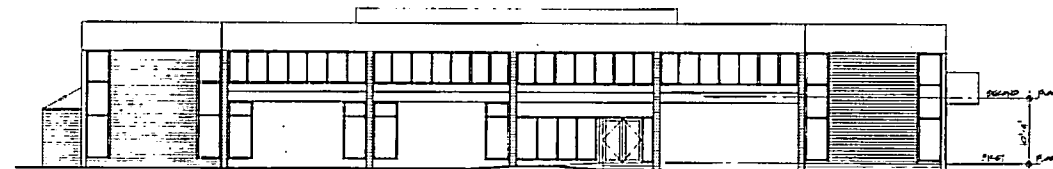
EAST
SCALE: 1/8" = 1'-0"



NORTH
SCALE: 1/8" = 1'-0"



WEST
SCALE: 1/8" = 1'-0"



SOUTH
SCALE: 1/8" = 1'-0"

401 S STREET
RENOVATION
SCHEMATIC
DESIGN

EXTERIOR ELEVATIONS

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EXHIBIT - B
ELEVATIONS

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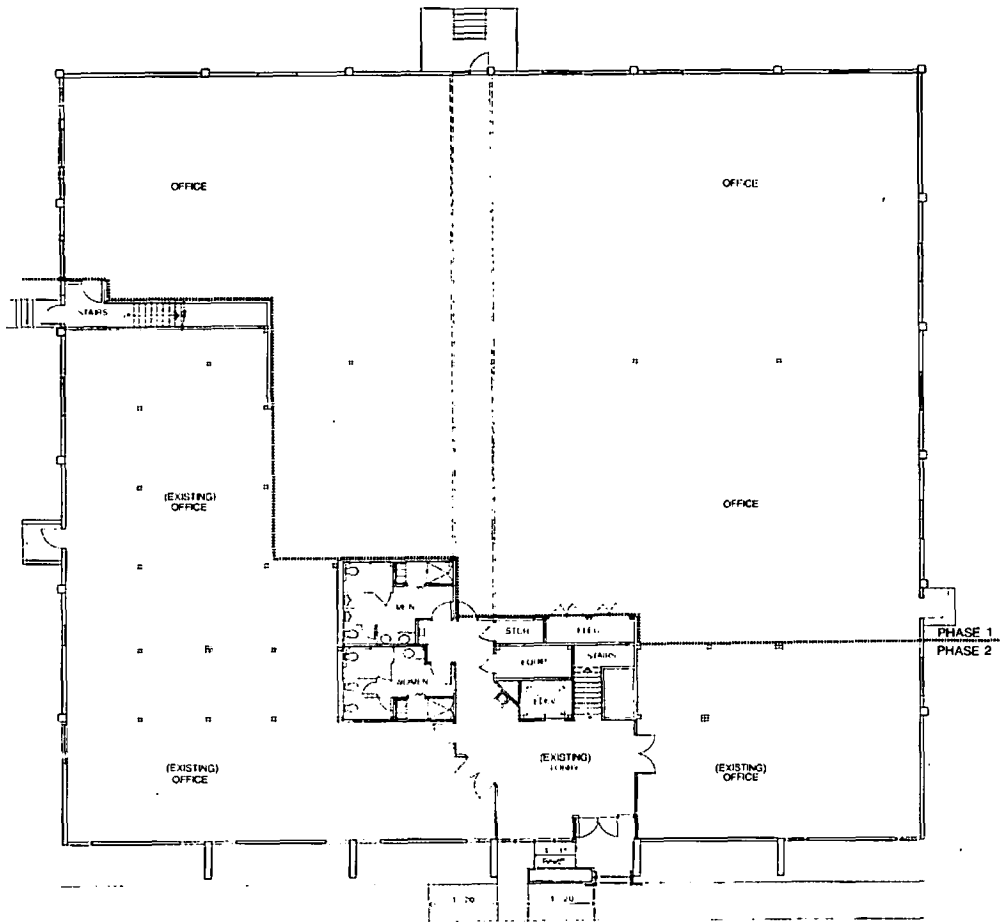
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CITY PLANNING DIVISION

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**401 S STREET
 RENOVATION
 SCHEMATIC
 DESIGN**

FIRST FLOOR PLAN

EXHIBIT - C
FLOOR PLANS

10031
 A
 C

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



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CITY PLANNING DIVISION

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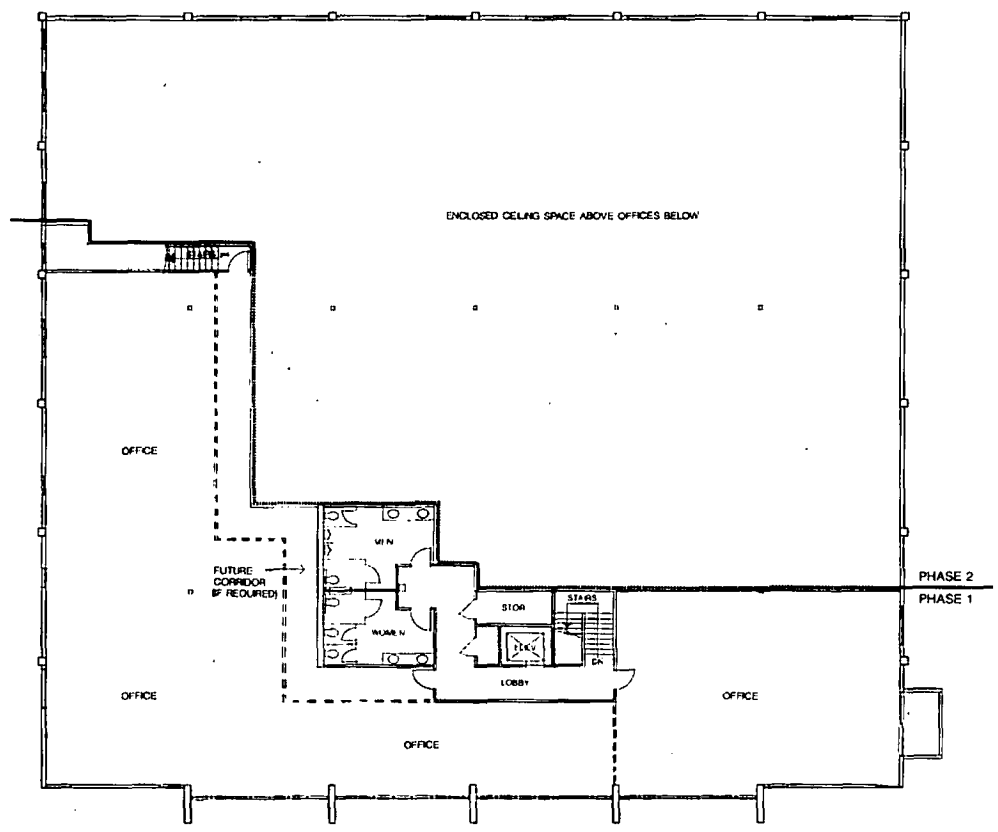
401 S. STREET
RENOVATION
SCHEMATIC
DESIGN

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This drawing is not to be used for construction without the written consent of the architect.

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RENOVATION
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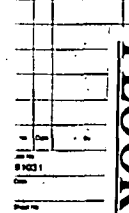


SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"



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SECOND FLOOR PLAN



A2

EXHIBIT - C
FLOOR PLANS

P 92 062

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CITY PLANNING DIVISION

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