

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Tom T. Harris, 1725-23rd Street, Sacramento, CA 95816		
OWNER	Tom T. & Carol Lynn Harris, 1725-23rd Street, Sacramento, CA 95816		
PLANS BY	Roger Scott Group		
FILING DATE	9-8-83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	10-3-83	EIR	ASSESSOR'S PCL. NO. 007-326-13,14

- APPLICATION:
1. Variance to waive nine of required 96 parking spaces
 2. Variance to locate four-foot landscaping strip along 'R' Street and 24th Street on City right-of-way
 3. Variance to exceed the 30 percent compact parking space provision by three spaces
 4. Variance to waive masonry wall
 5. Lot Line Adjustment to combine two parcels (P83-302)

LOCATION: 1725-23rd Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing 38,400 square foot office/warehouse structure in a C-4 zone into 100 percent office use.

PROJECT INFORMATION:

1980 Central City Plan Designation: Heavy Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Vacant office/warehouse bldg. being rehabbed

Surrounding Land Use and Zoning:

North: Residential; R-3A
South: Warehouse; C-4
East: State Office; C-4
West: Sacramento Bee facilities; C-4

Parking Required: 96 spaces
Parking Proposed: 87 spaces, plus 9 leased to State of Calif.
Parking Ratio Required: 1 space per 400 square feet
Parking Ratio Provided: 1 space per 404 square feet
Property Area: 51,200 square feet
Size of existing building: 38,400 square feet
Height of building: 24 feet
Street Improvements: 'R' Street frontage improvements-existing
23rd and 24th Street frontages improvements
to be reconstructed
Utilities: Existing

BACKGROUND INFORMATION: The proposed project with slight changes is essentially the same proposal approved by the Commission on June 25, 1981 (P-9411). The variances and lot line adjustments have expired, necessitating the reapplication.

000411

1. Waiver of parking spaces

The deficiency in parking is not in terms of the actual number of spaces on site, but rather is a result of an earlier leasing of spaces to the California Department of Real Estate.

Staff has no objection to the requested waiver provided that such deficiency is compensated by use of the following parking reduction measures:

- a. Provide separate men's and women's shower and locker facilities with a minimum of one shower and 10 lockers for each;
- b. Provide a subsidy for the transit station;
- c. Provide parking for 16 bicycles, including eight Class I lockers.

2. Parking Lot Design

Parking had been previously approved on the basis of the then existing parking arrangement. It included two abutting but separate lots having no on-site connecting drives. That condition was due to a four-foot grade separation.

Subsequently, the applicant removed the retaining wall between the two lots as well as the surfacing of the upper level.

The retention of two separate lots has several adverse effects:

- a. The need for three driveways on the half-block fronting 24th Street creates unnecessary additional turning areas that conflict;
- b. Visitors will sometimes need to exit onto 24th Street to reenter the second lot. This is an inconvenience and adds to traffic on 24th Street;
- c. The driveways take up curb space that can be used for additional on-street parking.

Staff therefore suggests providing on-site connection of the two lots and the elimination of the two most southerly driveways.

The applicant's plan should be modified with a break in the separating planter near the 24th Street frontage and reorientation of several parking spaces in that area as provided on Exhibit D. In addition, the City Traffic Engineering Department has recommended that the two southerly driveways on 24th Street, as indicated in the applicant's proposal (Exhibit C), be eliminated. This would improve the overall circulation and reduce traffic congestion near 'R' Street.

3. Waiver of masonry wall requirement

Due to the residential uses and the R-3A zone across the alley, there is a requirement for a six-foot masonry wall along the alley frontage of the proposed non-residential use.

Staff has no objections to the requested waiver of the wall requirement provided that a wrought iron fence (such as used for the Sacramento Bee parking lot to the west) and landscaping is provided in its place.

In that no driveway access is proposed along the alley, the potential impact of the parking lot is significantly reduced. The wrought iron and landscaping will be a positive visual benefit for the apartments and one single family residence opposite the parking lot.

4. Compact spaces

Staff has no objection to increasing the number of compact spaces from 29 to 32 (from 30% to 33-1/3%). Site constraint justify such an increase.

5. Provision of required landscaping in public right-of-way

The applicant requests the location of a four-foot landscape strip along 'R' Street and 24th Street in the public right-of-way. Staff has no objection to this request as the remnant area cannot be used for any other purpose. A revocable permit, however, will have to be obtained from the City Council.

6. Tree shading

The presently proposed shading plan shows a four-foot planter in the City right-of-way along 'R' Street. Staff's only concern is that the trees selected for planting require a minimum of six-foot planter width. As there is no additional space to expand the width of the planter into the City right-of-way, the shade plan should be redrawn to: a) provide trees that can grow in a four-foot planter, and b) increase the number of trees if necessary to provide the required amount of shading.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Variance to waive nine parking spaces;
- *3. Approval of the Variance to locate a portion of the required landscaping in the public right-of-way;
- *4. Approval of the Variance to exceed the 30% compact parking space provision by three spaces;
5. Approval of the Variance to waive the masonry wall requirement along the alley;
6. Approval of the Lot Line Adjustment by adopting the attached resolution.

The variances are subject to conditions and based on Findings of Fact that follow.

Conditions

- a. The parking lot shall be redesigned with a connecting drive as indicated on Exhibit D;
- b. The two southerly driveways on 24th Street shall be eliminated (see Exhibit D);
- c. A wrought iron fence and landscaping shall be provided along the alley;
- d. Detailed landscape, irrigation and shading plans shall be submitted for staff review and approval prior to issuance of building permits;

- e. The applicant shall provide the following measures to reduce the on-street parking demand:
- 1) install men and women showers with a minimum of 10 lockers for each facility. The final building plans shall incorporate the shower/locker facilities;
 - 2) provide written agreement with the Sacramento Transit Development Agency regarding the light rail station subsidy to City staff for approval, prior to issuance of building permit;
 - 3) provide parking for 16 bicycles, eight of which shall be Class I locker facilities. The final building plans shall incorporate the location and indicate the design specifications of the locker facilities.

Findings of Fact

- a. The variances, as conditioned, do not constitute a special privilege extended to the applicant exclusively in that:
- 1) the building for the purpose of office conversion exists on site, and the site is not large enough to accommodate any additional parking spaces;
 - 2) the alley frontage is an elevated area without vehicle access from the parking lot where a wrought iron fence and landscaping would provide an adequate and more visually pleasing screen for residences to the north;
 - 3) the portion of the public right-of-way that is not used for parking and landscaping is additional right-of-way that is not used by the City.
- b. The variances, as conditioned, do not constitute a use variance in that office uses are permitted in the C-4 zone;
- c. Granting the variances, as conditioned, would not create a disservice to the neighborhood in that the proposal will not significantly alter the character of the neighborhood;
- d. The project is in harmony with the purpose and intent of the 1974 General Plan which designates the site as 'commercial' and the 1980 Central City Plan which designates the site as 'heavy commercial.'

City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT: 1. Special Permit to exceed the maximum sign dimensions allowed in the Point West PUD
2. Variance to exceed the 16 square foot area limit in the Office Building zone by 237± square feet
3. Variance to allow three attached signs in the Office Building (OB) zone

LOCATION: Northwest corner of Challenge Way and Response Road

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1965 Industrial Park Community
Plan Designation: New State Fair site (Point West PUD)
Existing Zoning of Site: OB-R
Existing Land Use of Site: Office building under construction (Capital Federal Savings & Loan)

Surrounding Land Use and Zoning:

North: Retail Commercial; SC-R
South: Vacant; A
East: Retail Commercial; SC-R
West: Office Building (under construction); OB-R

Property Dimensions: Irregular
Property Area: 105,000 square feet
Square Footage of Building: 49,100±
Exterior Building Colors: Medium Bronze
Exterior Building Materials: Anodized Aluminum and Solar Glass
Type of Signs: Three attached identification signs
Size of Signs (new proposal): One - 2'9" x 32' (104 sq. ft.)
One - 2'9" x 55'6" (161 sq. ft.)
Colors and Materials: White plexiglas faces with blue returns.
Each letter to be individually illuminated

BACKGROUND INFORMATION: On September 8, 1983 the Commission considered the necessary entitlements to allow the placement of three attached signs totaling 790± square feet on the subject site (see attached staff report). Rather than grant or deny the request, the Commission proposed a study session to investigate the current standards, past approvals and the overlap of the Sign Ordinance and Point West Guidelines requirements.

Staff is currently reviewing the standards as they apply to Point West, based on input reviewed at the Commission study session. It is anticipated that staff will not be able to return with further recommendations within the near future. Therefore, staff agreed with the applicant that this item should not be continued.

Subsequent to the Commission study session, the applicant submitted revised plans which included the following changes:

1. A decrease in the number of attached signs from three to two; and
2. A decrease in the total sign area from 790± square feet to 265± square feet.

New Proposal: One sign - 2'9" x 32'; one sign 2'9" x 55'6": Total of 2 signs

Old Proposal: One sign 5' x 43'; two signs 5' x 72': Total of 3 signs

STAFF EVALUATION: Staff has the following comments regarding the project as revised:

1. Only one of the revised signs exceed the current Point West Guidelines standards for attached signage. The larger of the two signs, which measures 55'6" x 2'9" exceeds the dimension and area requirements by only 5± feet in length and 3± square feet in area. Staff finds the proposed dimensions and areas acceptable because the sign is still in scale with the building.
2. The Point West Guidelines currently permit one attached sign per parcel. Staff does not object to the two proposed signs since the subject parcel has two frontages.
3. The Sign Ordinance sets forth certain conditions which must be satisfied to warrant the granting of a variance.

Staff finds that the issuance of the requested variances is warranted for this site because of the confusion which has occurred due to the overlapping requirements of the Sign Ordinance and Point West Guidelines. Also, staff finds that since other such variances have been issued within the Point West area, the granting of the variance would not constitute a special privilege.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
2. Approval of the Variance to exceed the 16 square foot area limit of the Office Building (OB) zone, based upon Findings of Fact which follow;
3. Approval of the Variance to allow two, instead of the requested three, attached signs in the Office Building (OB) zone, based upon Findings of Fact which follow.

Conditions - Special Permit

- a. Only two attached signs shall be permitted. These two signs shall consist of the following:
 - one LOGO and "CAP FED" sign of a total length of 35 feet and areas of 104± square feet; and
 - one "Capital Federal" sign of a total length of 55± feet and areas of 161± square feet.

- b. No monument signs shall be permitted;
- c. No additional tenant signage shall be allowed.

Findings of Fact - Special Permit

- a. The special permit, as conditioned, is based upon sound principles of land use in that it permits one attached sign per street frontage;
- b. The special permit, as conditioned, is consistent with the intent of the Point West Guidelines to insure that the attached signage is in scale with the building size and mass;
- c. The special permit, as conditioned, is similar to other special permits granted for signage within the Point West PUD.

Findings of Fact - Variances

- a. The granting of the variances are based upon extraordinary circumstances or conditions in that signage within this area is subject to both the requirements of the City Sign Ordinance and the Point West Guidelines;
- b. The variance will not constitute a special privilege extended to one property owner in that similar requests for such signage have been granted in this area;
- c. The variance will not materially or adversely affect the health and safety of persons residing or working in the neighborhood in that the sign(s) will be constructed to code requirements.

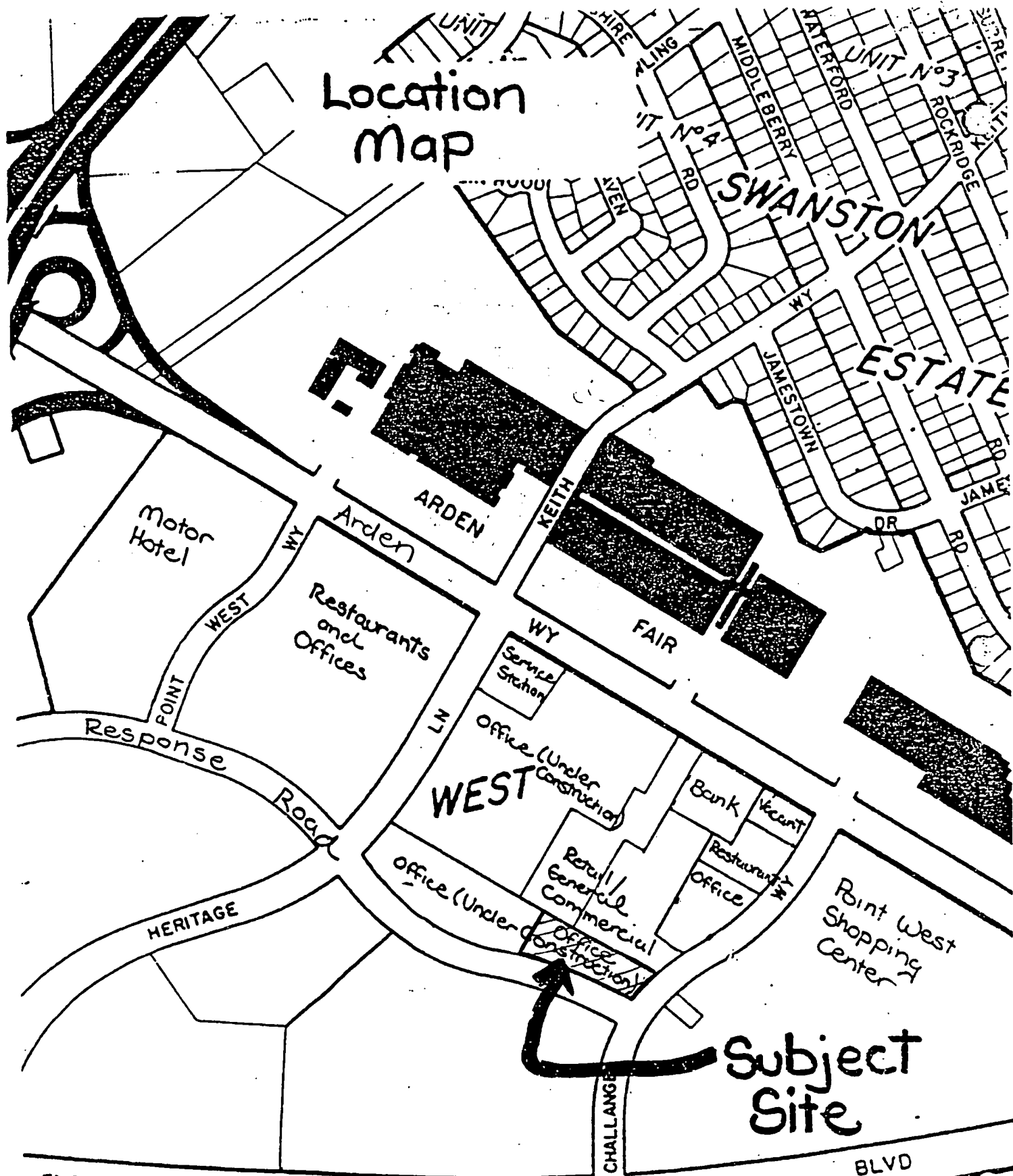
Respectfully submitted,



Wilfred Weitman
Senior Planner

TM:bw

Location Map



EXPOSITION

MAP

EXPO

NO.

2

P83-254

~~9-8-83~~
10-13-83

000417

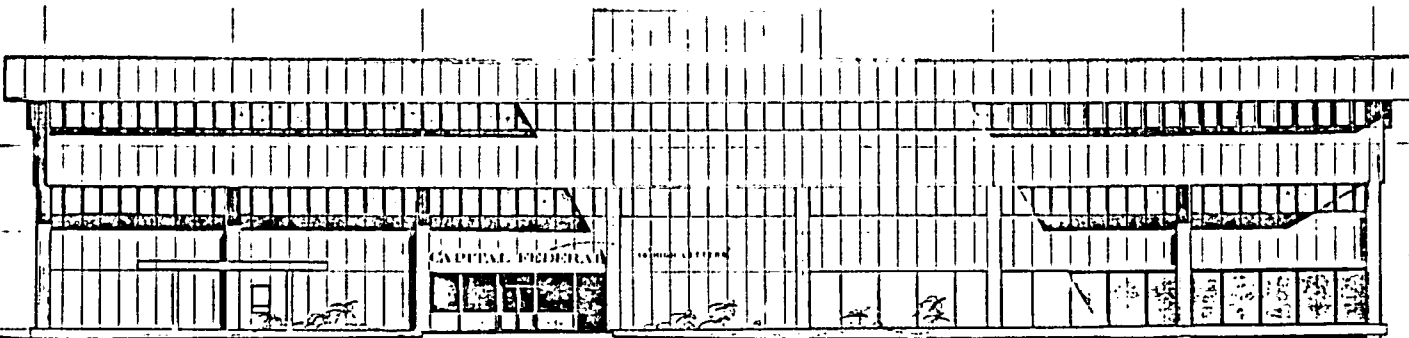
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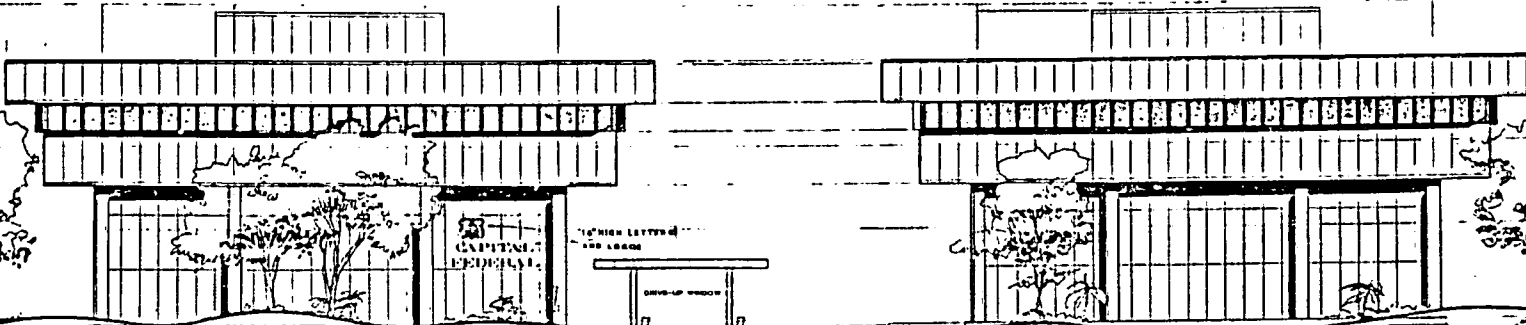
136-10-83 27

000419

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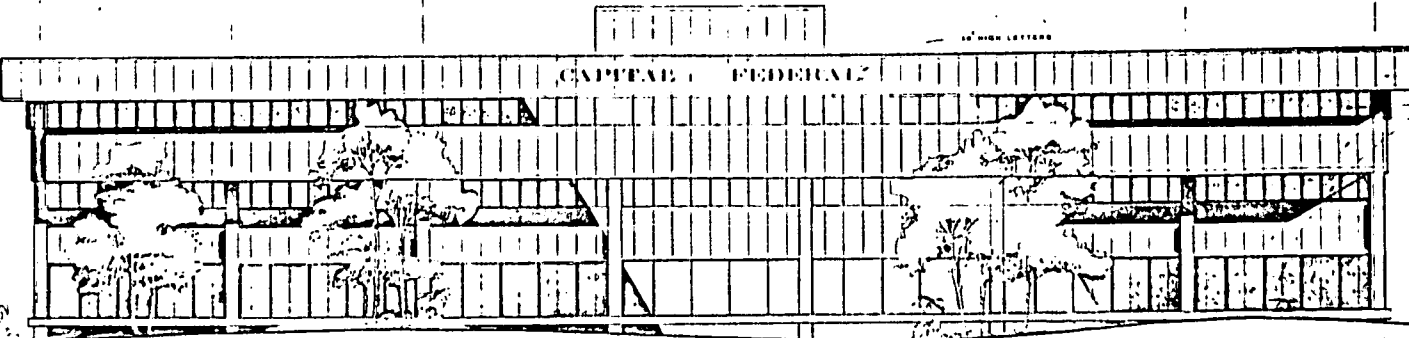


NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION

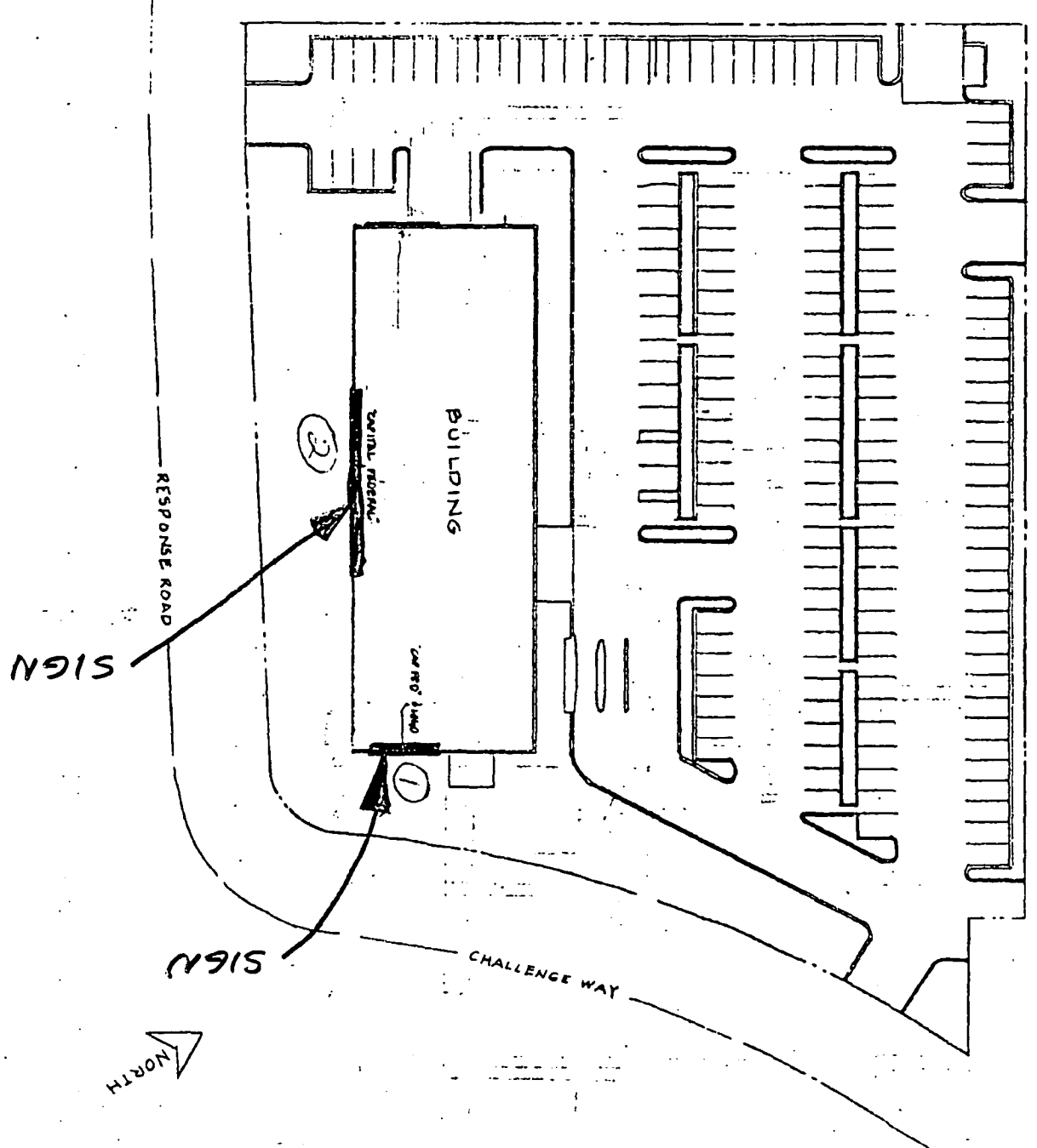
CAPITAL FEDERAL SAVINGS & LOAN
PCAT WEST HEADQUARTERS
RENEWABLE ROAD AT CHALLENGE WAY

Architects & Planners
136-10-83 27

No. 41

EB-81-01
9-8-83
10-13-83

P83-254



000420

ACCOUNT	CAP. ED.	
LOCATION	RESPONSE & CHALLENGE CITY SACD	
SALESMAN		STATE CA
DATE	7-5-83	APPROVED
SCALE	1"=20'	
CUSTOMER APPROVAL		DATE

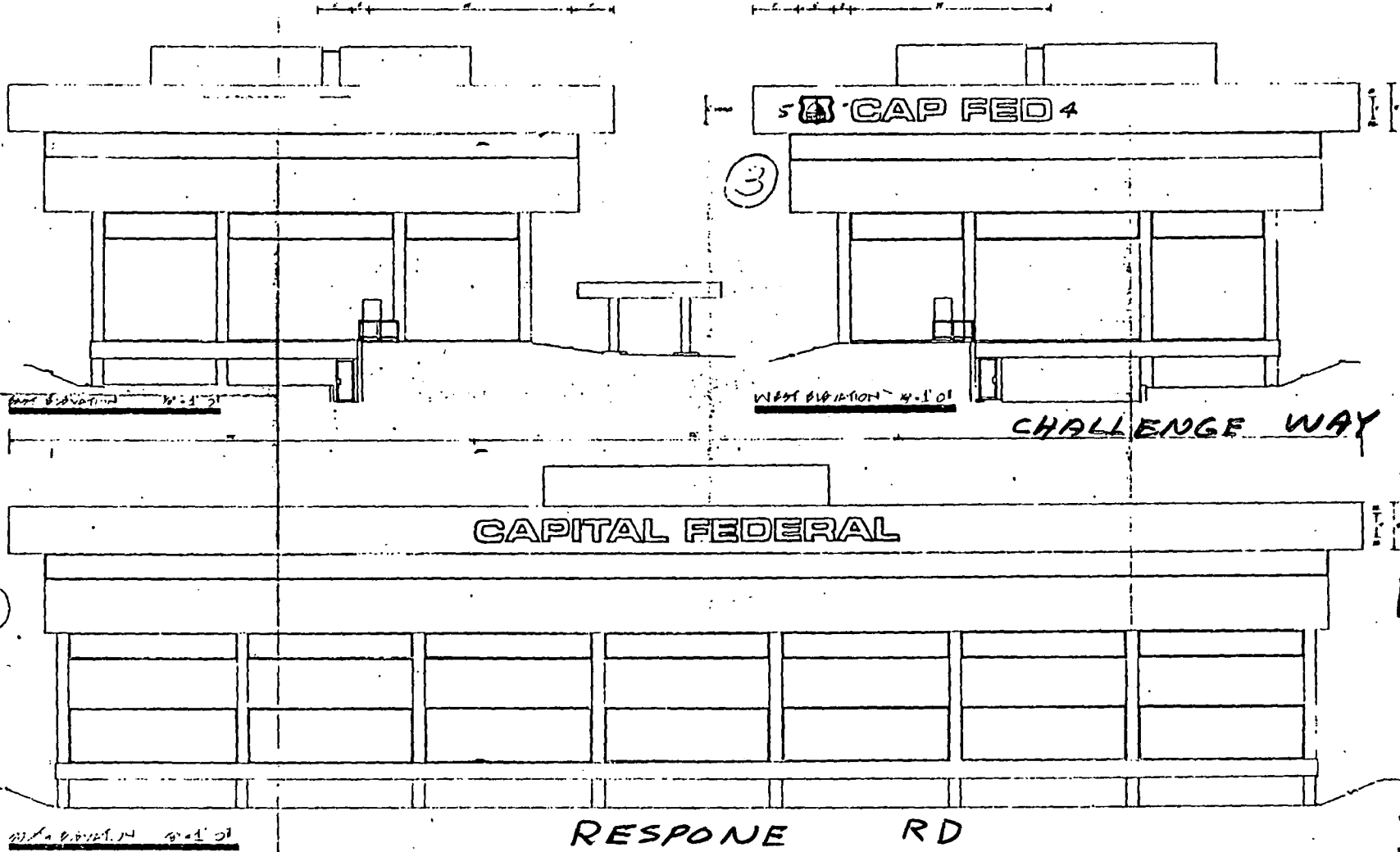


DESIGNER	JLS	
REVISED		
MEMBER		
1876 SILICA AVE., SACRAMENTO, CA		
P.O. BOX 18100 95811-0100		
(916) 927-0827		

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88-254

4-8-83
10-13-83



000418

Exhibit A

CUSTOMER	SEV. INC. DEPT.
ADDRESS	
SUB ADDRESS	SEV. 2
DATE	4-11-83



DESIGNER	J	APPROVED BY	
SCALE	1/2" = 1'-0"		
QUANTITY			
CHECKED BY			

No.

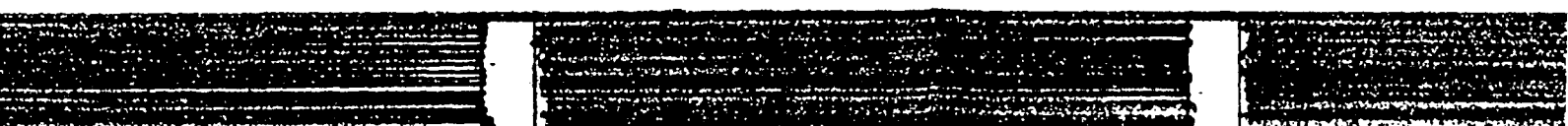
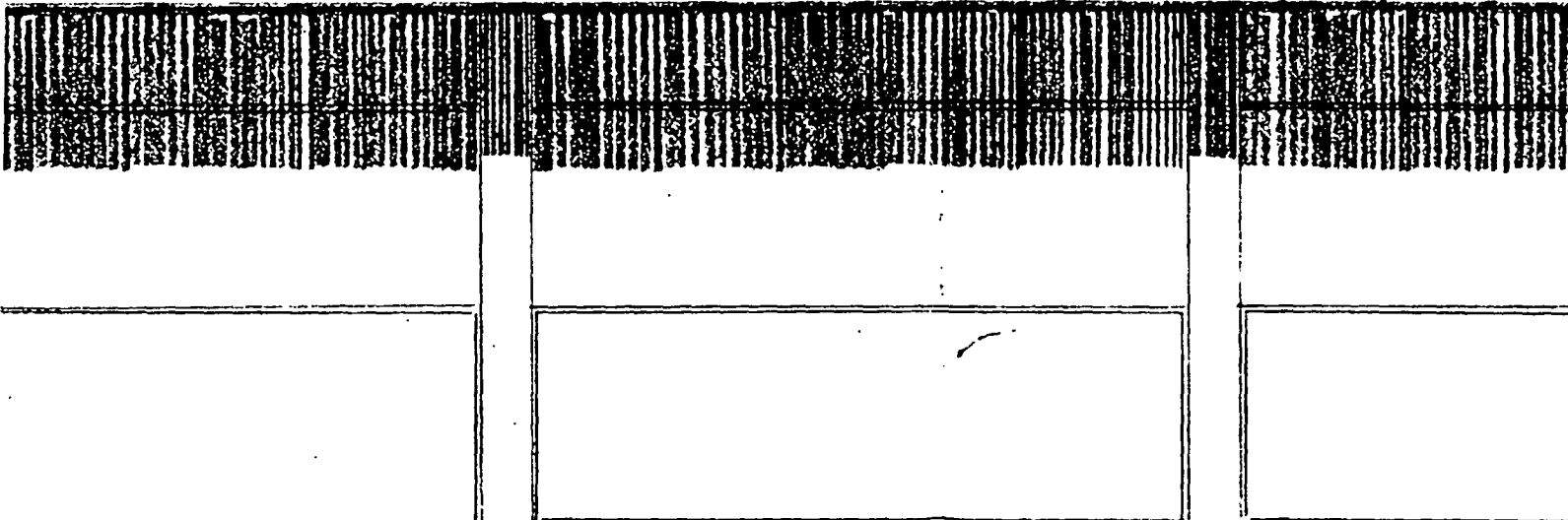
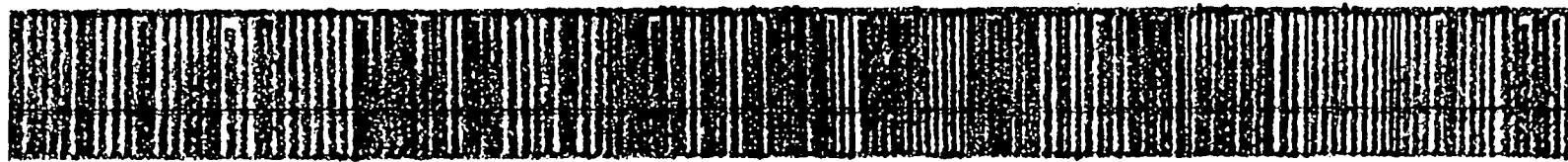
55'-6"

EXHIBIT B



2'9"

CAPITAL FEDERAL



RESPONSE ROAD

000421

CUSTOMER	AP. TAX
ADDRESS	
SALESMAN	TEV A.
DATE	5.11.83

P83-254

10-13-83

No. 1