

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

APPLICANT Ernest Martini, 3301 C Street, Suite 1000, Sacramento, CA 95816
OWNER Harry Holgerson Jr., 3301 C Street, Suite 1000, Sacramento, CA 95816
PLANS BY F.M. Kado Associates, 1661 Garden Highway, Sacramento, CA 95833
FILING DATE April 8, 1992 ENVIR. DET. Negative Declaration REPORT BY Don Smith
ASSESSOR'S PCL. NO. 004-0010-001

- APPLICATION:**
- A. Negative Declaration; and,
 - B. Special Permit to exceed the maximum 25 percent office use to 100 percent to allow the conversion of an existing boiler room structure to 13,160 square feet of office space in the Cannery Business Park which contains a total of 287,455 square feet of office/ laboratory/ warehouses in the Light Industrial (M-1) zone.

LOCATION: 3301 C Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow a 13,160± square foot building (Building P) to be occupied with 100 percent office use in the Light Industrial (M-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial and Warehouse
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Offices and Warehousing

Surrounding Land Use and Zoning:

- North: Southern Pacific Railroad and Industrial; M-2
- South: Commercial and Residential; C-2 and R-1
- East: Industrial and Heavy Commercial; M-1
- West: Single Family Residential; R-1

Property Dimensions:	Irregular
Property Area:	30± developed acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Parking Required:	29 spaces for Bldg. P
Parking Provided:	29 spaces, 990 spaces are on-site
Building Square Footage:	13,160 sq.ft.

APPLC. NO. P92-093

MEETING DATE August 27, 1992

ITEM NO. 9

000002

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

A. Land Use and Zoning:

The property consists of a 30± acre parcel located at 3301 C Street. The site is the former location of a cannery. Presently, the buildings on the site are known as the Cannery Business Park which include office, laboratory and warehouse uses. At this time, there are approximately 383,000 square feet of potential leasable area within the complex. Of that, approximately 287,000 square feet are leased. The subject site is designated Heavy Commercial and Warehouse in the General Plan and has Light Industrial (M-1) zoning. Surrounding properties are zoned: Heavy Industrial (M-2) to the north; General Commercial (C-2) and Single Family Residential (R-1) to the south; Light Industrial (M-1) to the east; and, Single Family Residential (R-1) to the west. A variety of land uses surround the site including: a Southern Pacific Railroad line to the north; commercial and residential to the south; industrial and heavy commercial uses to the east; and, residential to the west.

B. Applicant's Proposal:

The applicant is proposing to convert an existing 13,160± square foot light industrial building from a power plant into offices. The new use would accommodate approximately 60 employees. A special permit is requested to enable the applicant to conduct up to 100 percent office use within the building.

C. Policy Considerations:

The site is designated Heavy Commercial and Warehouse in the General Plan. Office uses are permitted with an approved special permit. Although this expansion would not be considered a significant increase, further intensification of office use on the site may require consideration of a General Plan amendment to an office designation.

D. Site Plan Design:

The subject building is within the Cannery Business Park. The business park consists of approximately 383,000 square feet of building space. Of the total leasable space, approximately 180,000 square feet are designated as office space. The existing office space is considered legal non-conforming uses. The remaining leasable building space is used as warehousing, laboratory space and a cafeteria. The applicant offers a breakdown of the overall building space within the Cannery Business Park (Table A). In addition to the overall building breakdown, are the existing uses and the parking requirement for each use (Table B).

Within the business park there is approximately 383,000 square feet of available space. The project proponent is utilizing 287,455 square feet of space as indicated in Table B. Any further office development will need to meet the 25 percent office space limitation, or obtain additional special permits to exceed the 25 percent limit.

Staff has reviewed the request for increased office space and the cumulative impacts of decreasing industrial space at the site. The Business Park has historically been an industrial use built around the adjacent rail line. As the use becomes less industrial and more office development, two things can be observed. First, the reduction of industrial use has a tendency to reduce noise, dust and odor from the site. Second, the advent of additional office workers creates conflicts with adjacent residential uses. These conflicts are in the way of increased traffic and parking congestion. Staff generally views the reduced industrial capacity of the property as a benefit to the surrounding neighborhood. Traffic and parking congestion are, however, ~~seen as a negative.~~ *a concern.*

The project being considered with this special permit is to allow an office use within Building P to exceed the 25 percent office space limitation. Since Building P is only 13,160 square feet, the increase of office workers would be about 30 to 40 more than if it were kept industrial. The difference in parking is a requirement for 29 spaces rather than 17 spaces. Although this is relatively minor increase, the increased office use adds to existing traffic and parking related to the site. To resolve these conflicts staff recommends two solutions. First, the developer would be required to provide ^{a minimum of 40} parking spaces for the converted building next to the building (Building P). This would make the spaces more attractive and useable for the workers. With these new spaces, an equal number of spaces would need to be cordoned off in the existing main parking area in order not to exceed parking limitations of the City Zoning Ordinance. Second, ~~the application would be required to work with the City Parking Management Division to develop a permit parking program for the neighborhood to resolve the long term parking problem.~~ With these two conditions, staff can support the proposal to exceed the 25 percent office limit in the M-1 zone.

E. Building Design:

The building to be converted to office space was used as a boiler room for the cannery. The one story structure is about 20 feet high and is constructed of steel reinforced concrete. The windows are steel grided windows. The conversion will maintain the existing appearance of the building with only interior changes proposed. The interior space will be expanded to include a mezzanine level.

F. Agency Comments:

The preliminary plans have been reviewed by Development Services, the Building Division, Traffic Engineering, the Police and Fire Departments. Traffic Engineering recommends that on-site parking be provided closer to Building P to discourage parking on 33rd Street.

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The ESIA has been contacted regarding the applicant's proposal. Their comments shall be submitted at the Planning Commission meeting.

G. Neighborhood Comments:

Staff has received a number of inquires and complaints from neighbors of the Cannery Business Park (one letter is attached- Exhibit C). The primary concern is that people who work at the complex do not park on the subject site, but rather park in the adjacent residential neighborhoods. The adjacent residents complain that many of the homes in the area do not have garages and need the on street parking. When workers from the business park use the on street parking, residents have to park away from their homes.

In this case, there is abundant parking on the project site (990 spaces). Typically, only half of that parking is utilized. It appears that a number of the business park workers prefer to park in the adjacent neighborhood rather than walk the one to two block distance from the parking area. The business park management has been trying to resolve this issue for a period of time. Restrictive parking has been placed along portions of C Street and some of the streets south of the business park. Parking Management has been contacted. Staff recommends the applicant work with the City Parking Management Division to develop a permit parking program for the area.

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. There are no specific mitigation measures identified for this project.

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

- A. Ratify the Negative Declaration; and,
- B. Approve the Special Permit to exceed the maximum 25 percent office use to 100 percent to allow the conversion of an existing boiler room structure to 13,160 square feet of office space in the Cannery Business Park which contains a total of 287,455 square feet of office/ laboratory/ warehouses in the Light Industrial (M-1) zone subject to conditions and based on findings of fact which follow.

Conditions:

1. The applicant shall provide a parking area adjacent to Building P. With the new spaces, an equal number of spaces shall be cordoned off in the main parking area. (See Exhibit A)
2. The applicant shall work with the Parking Management Division to initiate a permit

A revised site plan shall be submitted to the Bldg. to the Building Division for PD review & approval prior to issuance of BP. min site plan indicate minimum 40 space

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northeast section of the This new parking area shall meet all City requirements for parking (surfacing, shading, etc.)

parking program for the area.

- 3. 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 Division, Room 100 927 10th Street.
- 4. Note: This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.

Findings of Fact-Special Permit

- 1. The proposed project, as conditioned, is based on sound principles of land uses in that the proposed office is compatible with the adjacent office, laboratory and warehouse uses within the business park;
- 2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare in that:
 - a. the conversion of the building to an office use is within the confines of the Cannery Business Park; and,
 - b. *adequate parking for the office use will be provided adjacent to the building.*
 - b. a Transportation Management Plan for the park will be reviewed and approved to reduce conflicts in the neighborhood.
- 3. The proposed project is consistent with the General Plan which allows over 25 percent office use with a special permit in the M-1 zone.

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TABLE A- OVERALL BUILDING FLOOR AREA:

<u>Building</u>	<u>Square Footage</u>	<u>Use</u>	<u>Required Parking Spaces</u>
Bldg. A =	6,564 sq.ft.	(office)	15
Bldg. B =	1,449 sq.ft.	(office)	4
Bldg. C =	14,464 sq.ft.	(office)	33
Bldg. D =	4,898 sq.ft.	(office)	11
Bldg. E =	83,240 sq.ft.	(office)	185
Bldg. E =	15,557 sq.ft.	(laboratory)	78
Bldg. E =	5,454 sq.ft.	(warehouse)	6
Bldg. E =	2,880 sq.ft.	(cafeteria)	12
Bldg. F =	15,924 sq.ft.	(office)	36
Bldg. G =	31,323 sq.ft.	(office)	70
Bldg. M =	8,712 sq.ft.	(office)	20
Bldg. P =	10,235 sq.ft.	(office)	23
Bldg. P =	2,925 sq.ft.	(warehouse)	3
Bldg. W =	179,100 sq.ft.	(warehouse)	180

Total Overall Building Area = 382,725 sq.ft. Total Required Parking = 676 spaces
Total Spaces Provided = 990

TABLE B- EXISTING OCCUPIED FLOOR AREA:

<u>Building</u>	<u>Square Footage</u>	<u>Use</u>	<u>Required Parking Spaces</u>
Bldg. A =	6,564 sq.ft.	(office)	15
Bldg. B =	1,449 sq.ft.	(office)	4
Bldg. C =	9,801 sq.ft.	(office)	22
Bldg. D =	4,898 sq.ft.	(office)	11
Bldg. E =	17,735 sq.ft.	(office)	40
Bldg. E =	15,557 sq.ft.	(laboratory)	78
Bldg. E =	5,454 sq.ft.	(warehouse)	6
Bldg. E =	2,880 sq.ft.	(cafeteria)	12
Bldg. E/F/G =	92,405 sq.ft.	(office)	206
Bldg. M =	8,712 sq.ft.	(office)	20
Bldg. P =	13,160 sq.ft.	(vacant)	--
Bldg. W =	122,000 sq.ft.	(warehouse)	122

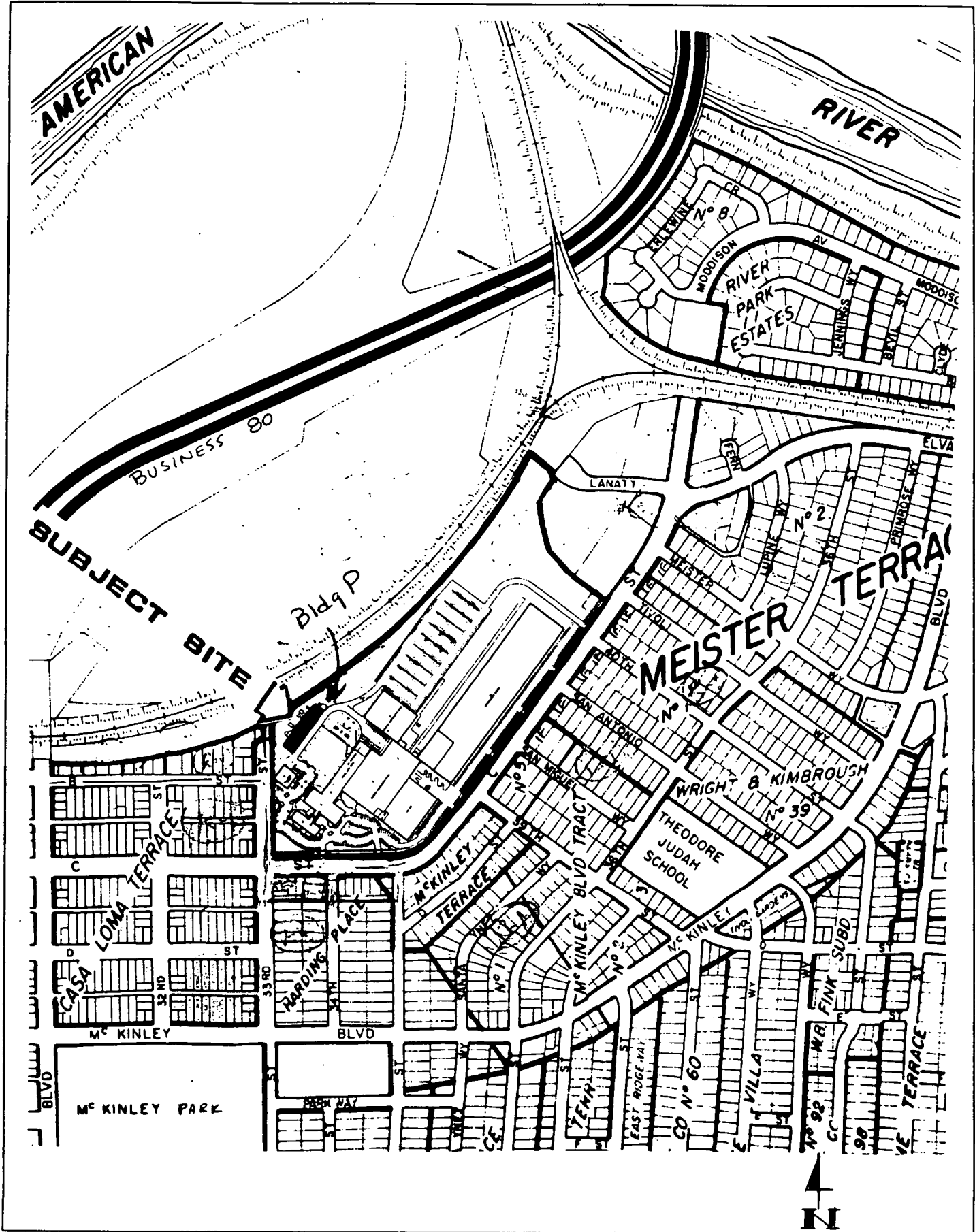
Total Occupied Area = 287,455 sq.ft. Total Required Parking = 555 spaces

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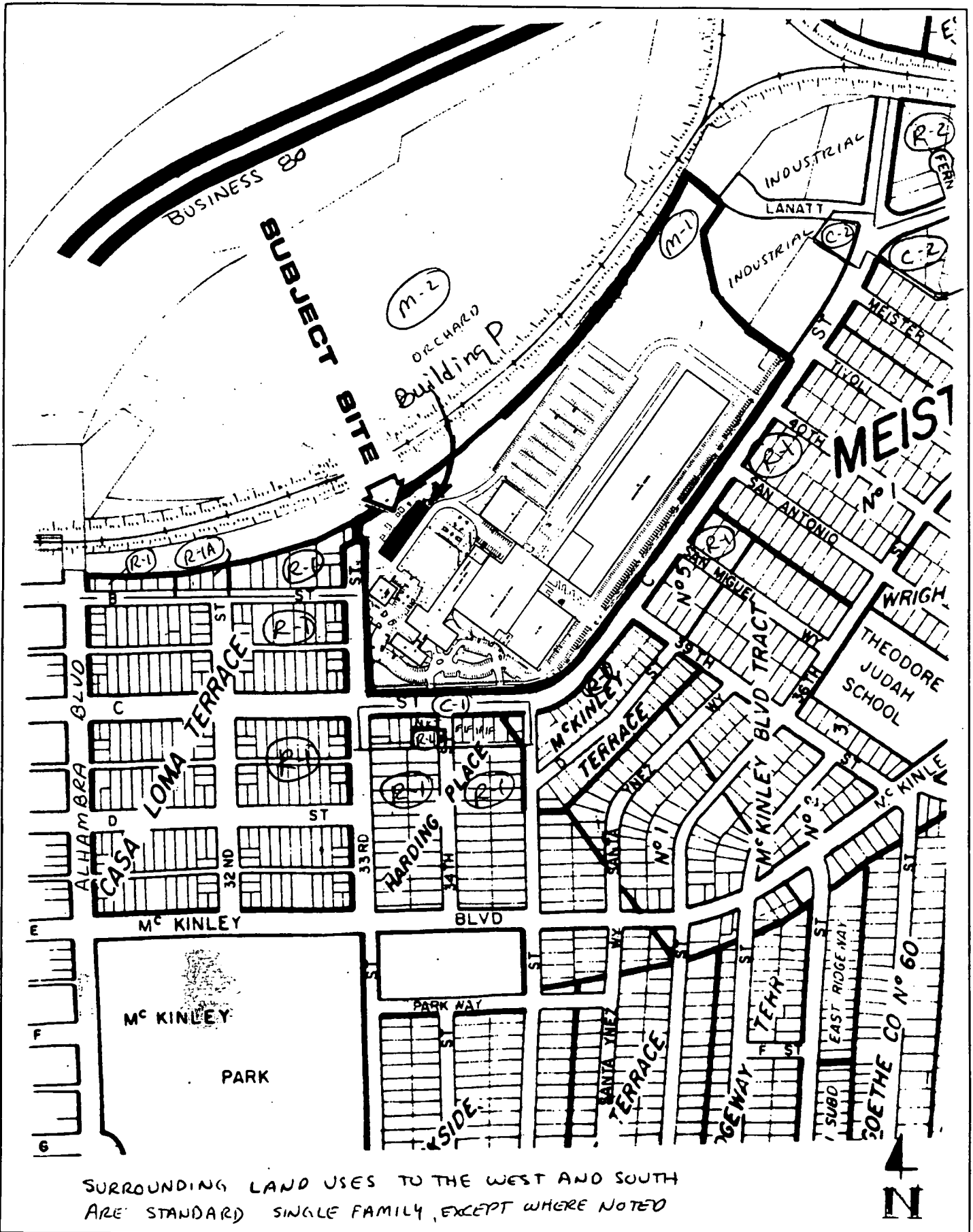
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VICINITY MAP

002008

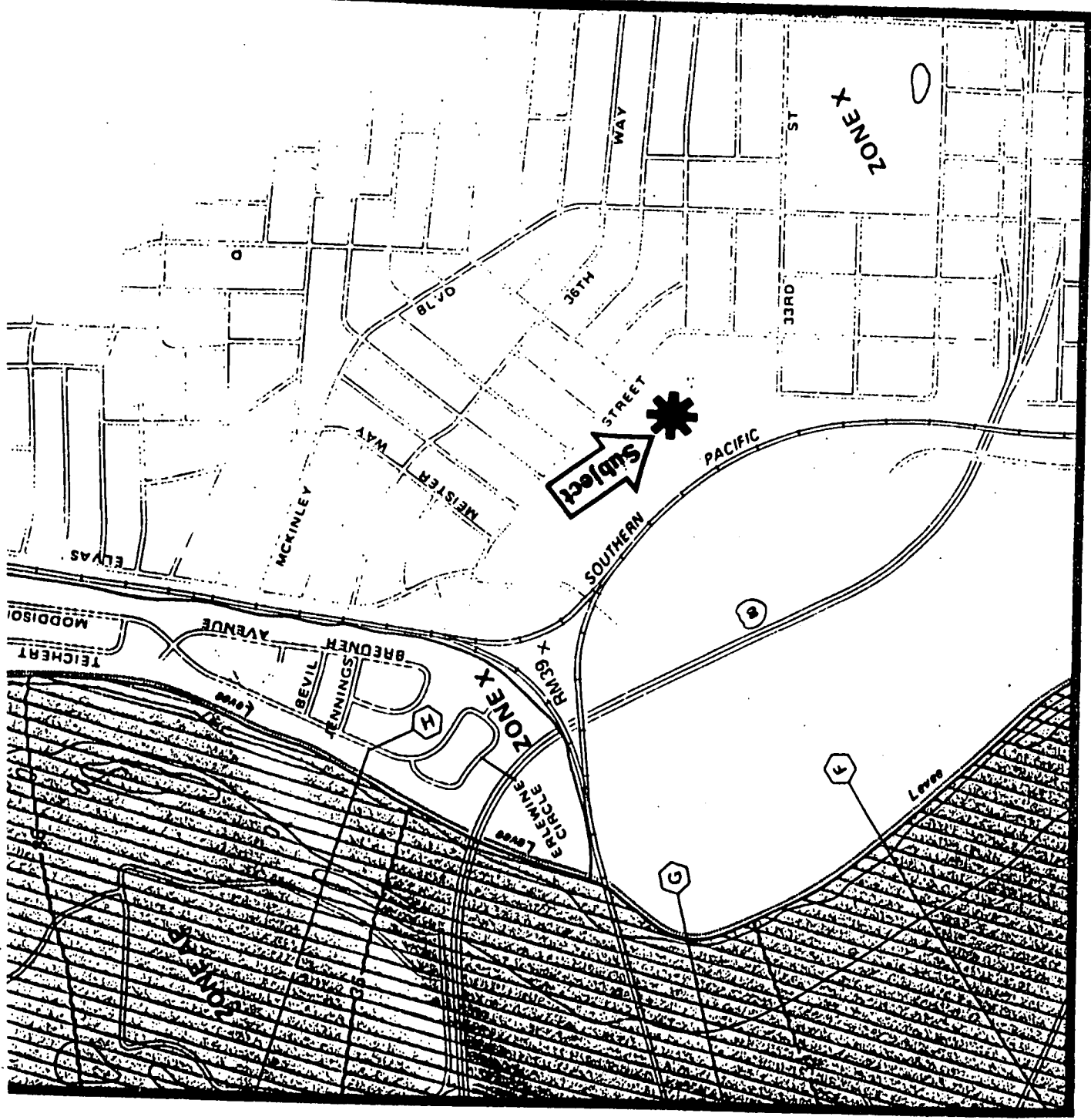


SURROUNDING LAND USES TO THE WEST AND SOUTH
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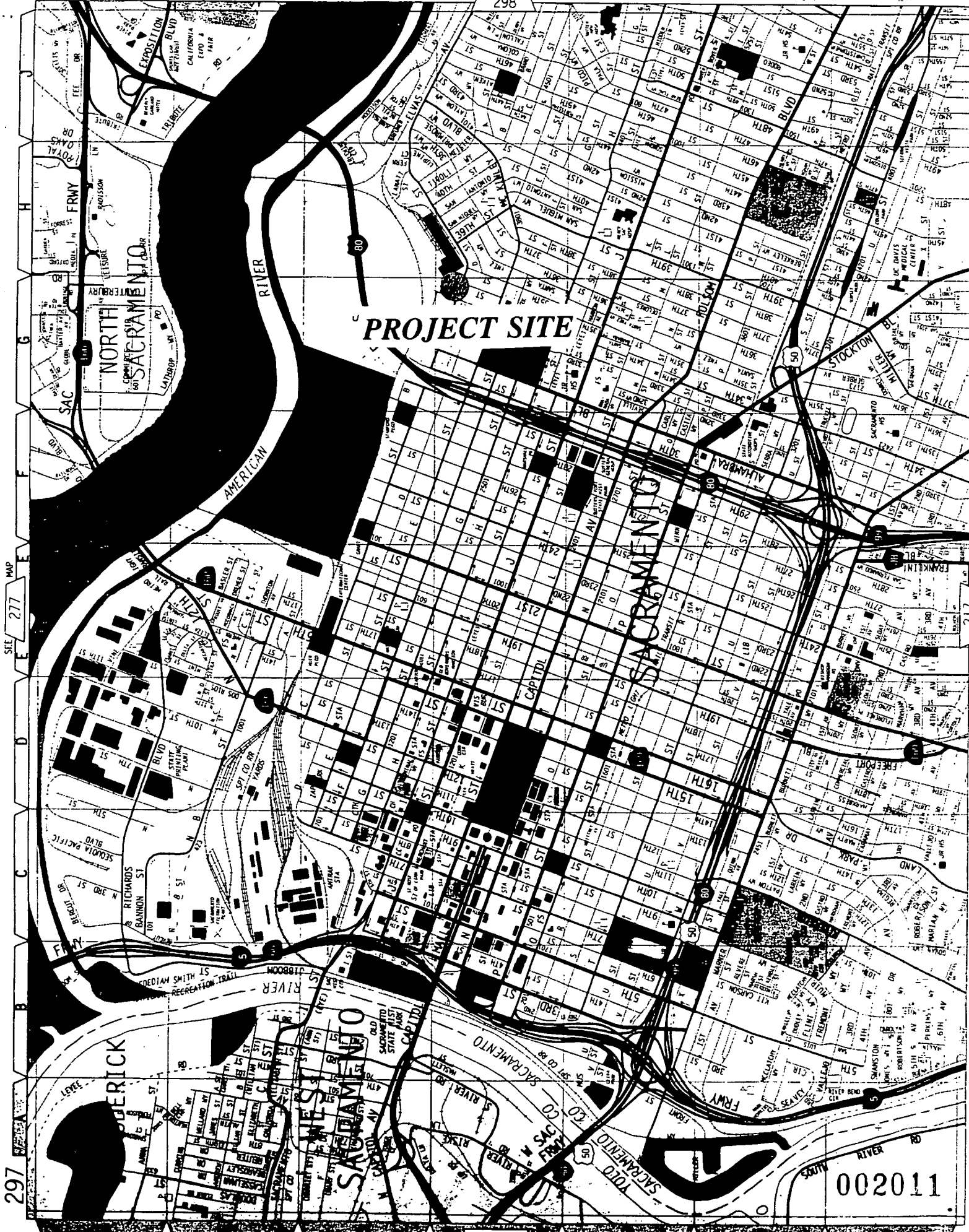
LAND USE & ZONING MAP

002009

002010



~~FLOOD MAP~~



PROJECT SITE

NORTH SACRAMENTO

SACRAMENTO

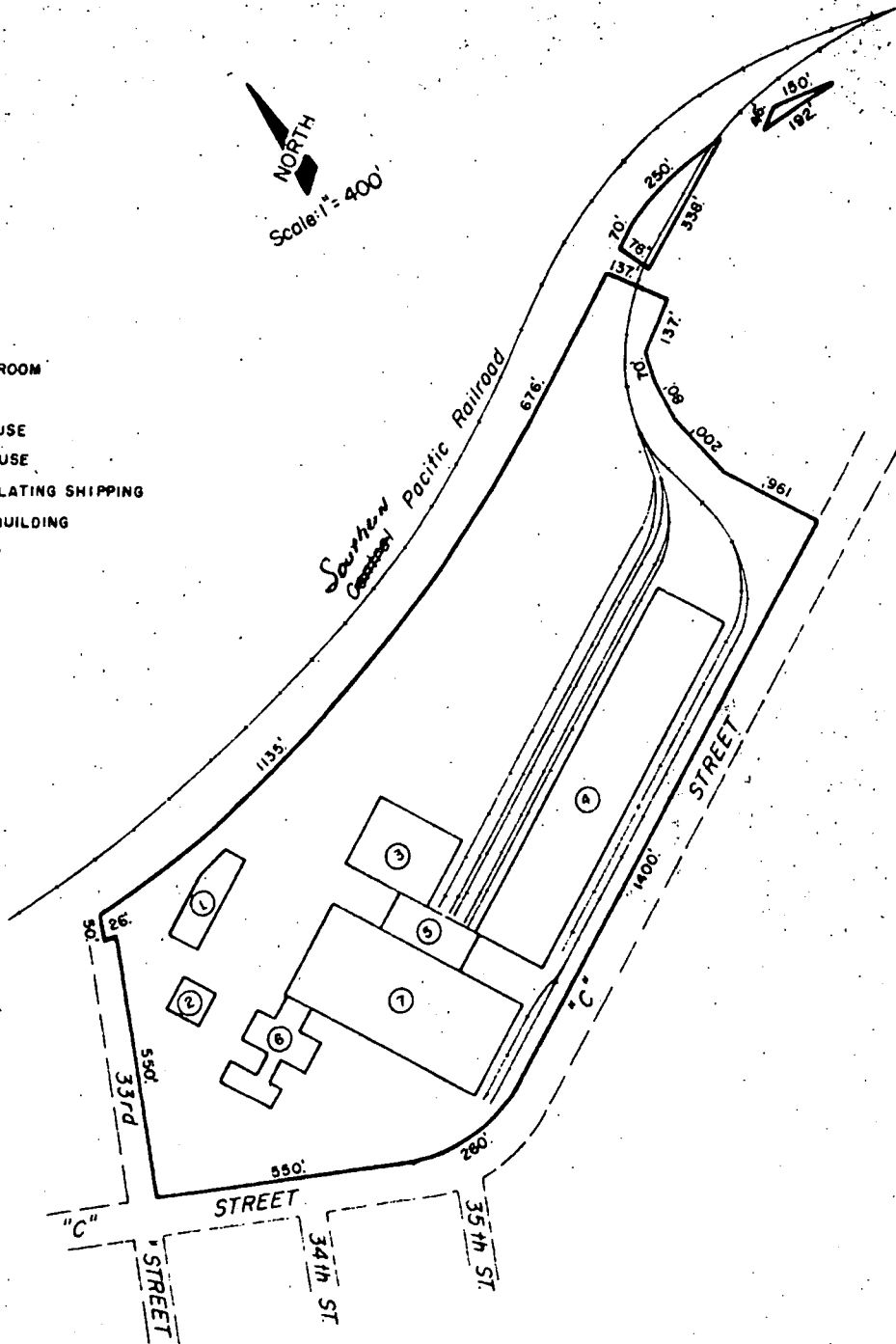
SACRAMENTO

110200

297

NORTH
Scale: 1" = 400'

- ① BOILER ROOM
- ② GARAGE
- ③ WAREHOUSE
- ④ WAREHOUSE
- ⑤ ACCUMULATING SHIPPING
- ⑥ ADMIN. BUILDING
- ⑦ FACTORY

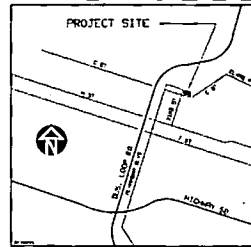


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PLOT PLAN
AMERICAN CAN CO. PROPERTY

CANNERY BUSINESS PARK

3301 "C" STREET
SACRAMENTO, CALIFORNIA
95816



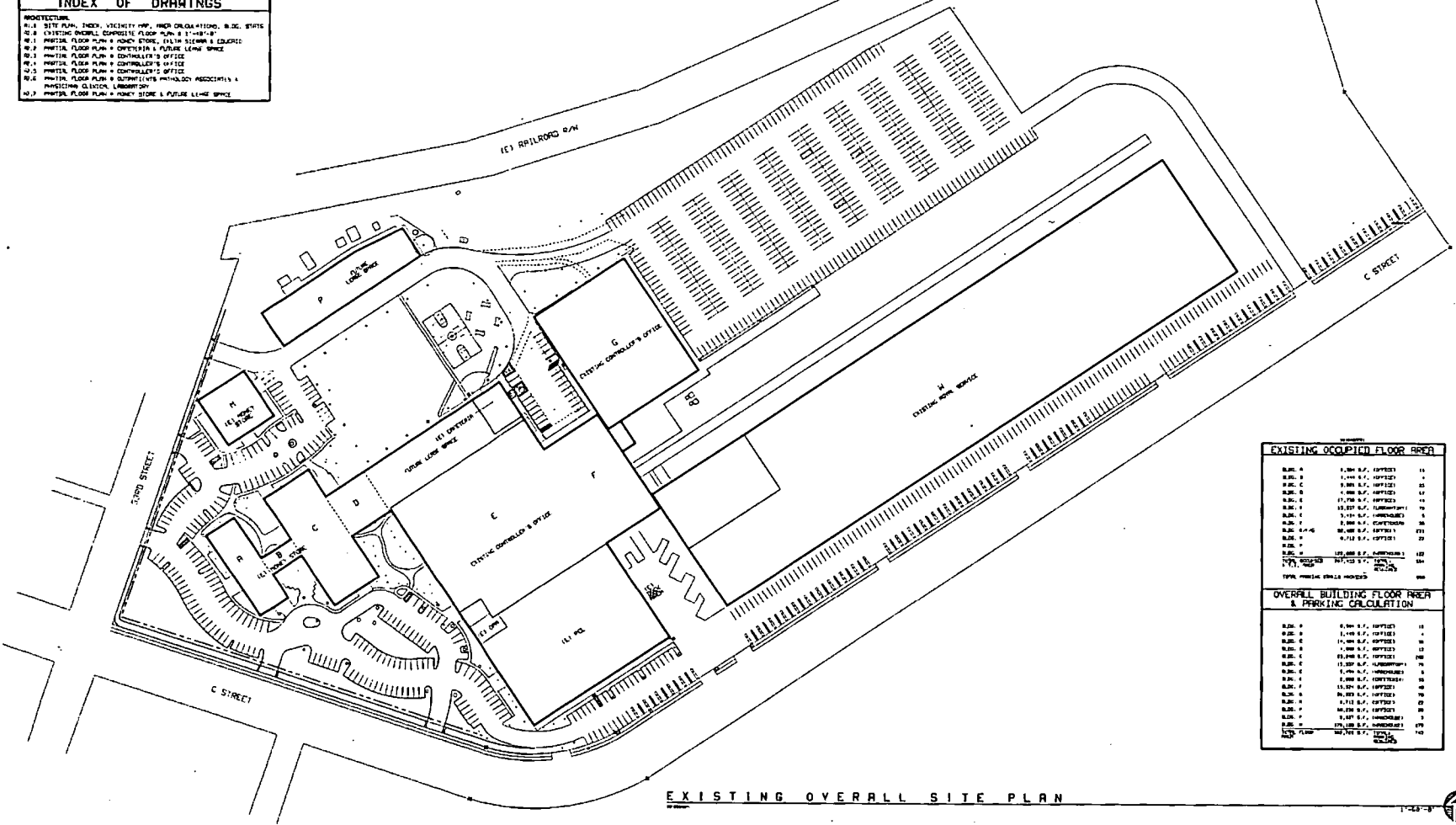
e.m. haddad
associates - aia, inc.
architecture
planning
interiors

1881 garden highway
sacramento,
california 95833
(916) 821-1881

INDEX OF DRAWINGS

ARCHITECTURE

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- 02.0 PROPOSED FLOOR PLAN - CONTROLLER'S OFFICE



EXISTING OCCUPIED FLOOR AREA

BLDG. A	1,200 S.F. (OFFICE)	15
BLDG. B	1,100 S.F. (OFFICE)	14
BLDG. C	9,000 S.F. (OFFICE)	105
BLDG. D	1,000 S.F. (OFFICE)	12
BLDG. E	17,700 S.F. (OFFICE)	177
BLDG. F	13,300 S.F. (LABORATORY)	133
BLDG. G	3,712 S.F. (LABORATORY)	37
BLDG. H	2,000 S.F. (OFFICE)	20
BLDG. I	20,000 S.F. (OFFICE)	200
BLDG. J	2,712 S.F. (OFFICE)	27
BLDG. K	13,300 S.F. (OFFICE)	133
BLDG. L	13,300 S.F. (OFFICE)	133
BLDG. M	13,300 S.F. (OFFICE)	133
BLDG. N	13,300 S.F. (OFFICE)	133
BLDG. O	13,300 S.F. (OFFICE)	133
BLDG. P	13,300 S.F. (OFFICE)	133
BLDG. Q	13,300 S.F. (OFFICE)	133
BLDG. R	13,300 S.F. (OFFICE)	133
BLDG. S	13,300 S.F. (OFFICE)	133
BLDG. T	13,300 S.F. (OFFICE)	133
BLDG. U	13,300 S.F. (OFFICE)	133
BLDG. V	13,300 S.F. (OFFICE)	133
BLDG. W	13,300 S.F. (OFFICE)	133
BLDG. X	13,300 S.F. (OFFICE)	133
BLDG. Y	13,300 S.F. (OFFICE)	133
BLDG. Z	13,300 S.F. (OFFICE)	133
TOTAL	100,000 S.F.	1000

OVERALL BUILDING FLOOR AREA & PARKING CALCULATION

BLDG. A	1,200 S.F. (OFFICE)	15
BLDG. B	1,100 S.F. (OFFICE)	14
BLDG. C	9,000 S.F. (OFFICE)	105
BLDG. D	1,000 S.F. (OFFICE)	12
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BLDG. J	2,712 S.F. (OFFICE)	27
BLDG. K	13,300 S.F. (OFFICE)	133
BLDG. L	13,300 S.F. (OFFICE)	133
BLDG. M	13,300 S.F. (OFFICE)	133
BLDG. N	13,300 S.F. (OFFICE)	133
BLDG. O	13,300 S.F. (OFFICE)	133
BLDG. P	13,300 S.F. (OFFICE)	133
BLDG. Q	13,300 S.F. (OFFICE)	133
BLDG. R	13,300 S.F. (OFFICE)	133
BLDG. S	13,300 S.F. (OFFICE)	133
BLDG. T	13,300 S.F. (OFFICE)	133
BLDG. U	13,300 S.F. (OFFICE)	133
BLDG. V	13,300 S.F. (OFFICE)	133
BLDG. W	13,300 S.F. (OFFICE)	133
BLDG. X	13,300 S.F. (OFFICE)	133
BLDG. Y	13,300 S.F. (OFFICE)	133
BLDG. Z	13,300 S.F. (OFFICE)	133
TOTAL	100,000 S.F.	1000

CANNERY BUSINESS PARK

3301 "C" STREET
SACRAMENTO
CALIFORNIA
95816

EXHIBIT A - SITE PLAN

PT 2 5 0 7

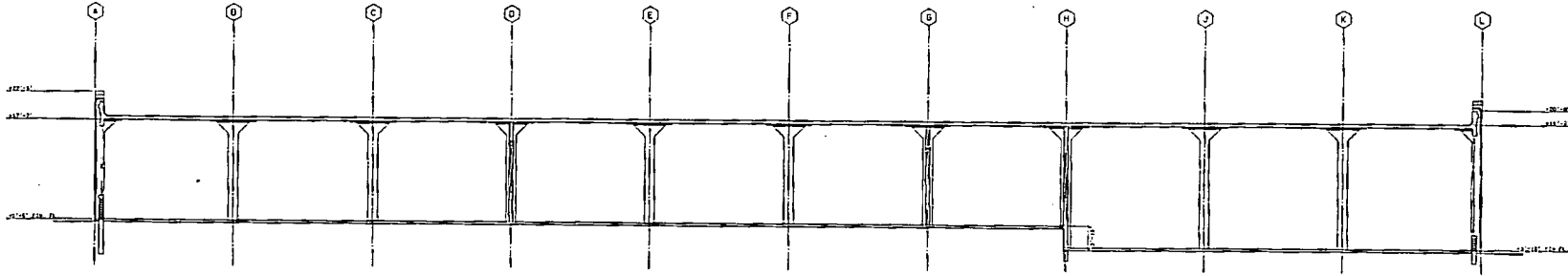
002013

EXISTING OVERALL SITE PLAN

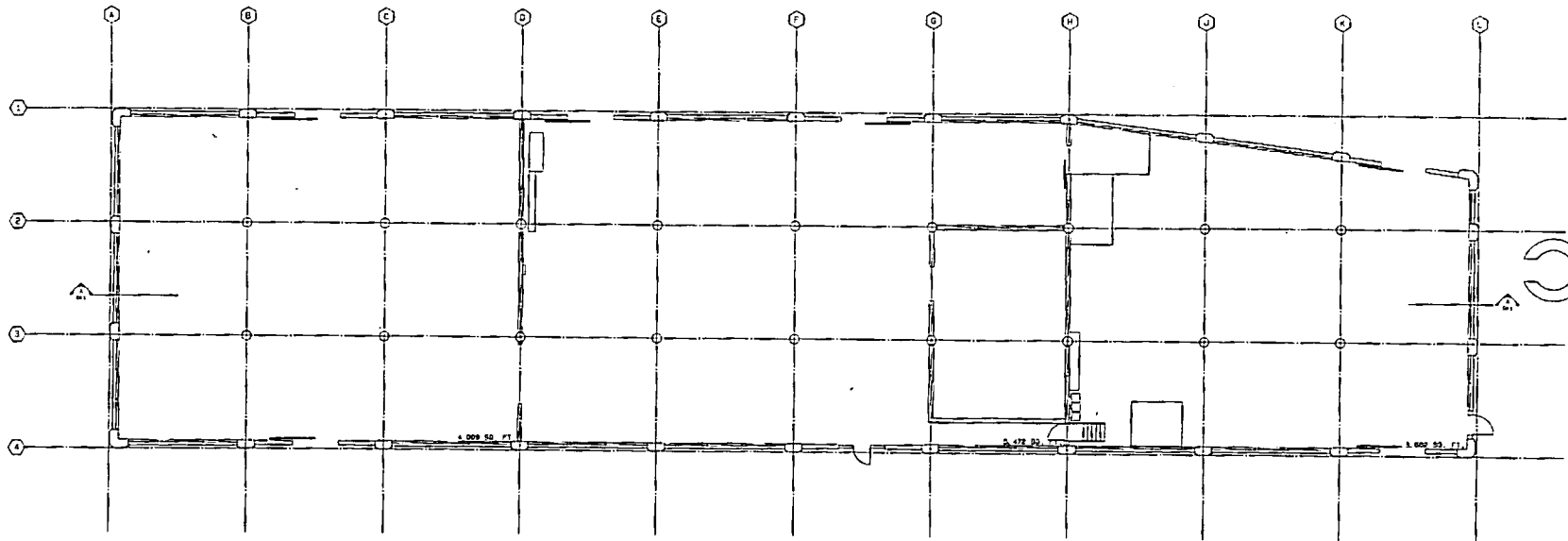


A1.1

EXHIBIT B
FLOOR PLAN - BLDG P



SECTION A-A, BLDG. "P"



FLOOR PLAN, BLDG. "P"

CANNERY
BUSINESS
PARK

33RD S. C. STREETS
SACRAMENTO,
CALIFORNIA 95816

FLOOR PLAN,
BLDG. "P"
SECTION A-A,
BLDG. "P"

SK1

002014

860 26 d