

REPORT AMENDED BY STAFF 2-9-89
CITY PLANNING COMMISSION

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

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|----------------------------|---|
| APPLICANT | Daniel S. McAuliffe, 2212 K Street, Sacramento, CA 95816 |
| OWNER | Jackson Alhambra Association, 5665 Power Inn Road, #140, Sac., CA 95824 |
| PLANS BY | McAuliffe Cuddy Association, 2212 K Street, Sacramento, CA 95816 |
| FILING DATE | 12/28/88 |
| ENVIR. DET. | Negative Declaration |
| REPORT BY | BW:vf |
| ASSESSOR'S PCL. NO. | 002-0281-017 |

APPLICATION:

- A. Negative Declaration
- B. Variance to allow a 50 percent parking reduction for a medical office/research building on 0.4+ developed acres in the General Commercial (C-2) zone.

LOCATION: 1508 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to reduce 50 percent of the required 90 parking spaces for a new medical/office type use.

PROJECT INFORMATION:

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|---|---|
| General Plan Designation: | Community/Neighborhood Commercial & Offices |
| 1980 Central City Community Plan Designation: | General Commercial, Multi-use |
| Existing Zoning of Site: | C-2 |
| Existing Land Use of Site: | Vacant office |

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Commercial; C-2
East : Commercial; C-4
West : Commercial; C-2

| | |
|------------------------------|--|
| Parking Required: | 90 spaces (1:200 ratio) |
| Parking Provided: | 45 spaces (50 percent parking reduction) |
| Property Dimensions: | 100' x 160' |
| Property Area: | .36+ acres |
| Square Footage of Building: | 18,092 sq. ft. |
| Height of Building: | 40' (3 story) |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |
| Exterior Building Materials: | Reflective glass/brick |
| Roof Material: | Built-up flat roof |

BACKGROUND INFORMATION: On June 17, 1987, the Design Review/Preservation Board approved the project site for a three story, 18,092 sq. ft. office building subject to conditions and based on findings of fact.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one parcel totaling .36± developed acres in the General Commercial (C-2) zone. The General Plan and 1980 Central City Community Plan designates the site for Community/Neighborhood Commercial and Offices and General Commercial Multi-Use respectively. Surrounding land uses and zoning include commercial to the north, south, east and west, zoned C-2 and C-4. The building is currently vacant and is located in the 29th Street/Alhambra Boulevard Corridor Study Program.

B. Applicant's Proposal

The applicant is requesting a variance to reduce 50 percent of the required 90 parking spaces for a new medical research lab type use. The University of California Medical School will lease the entire facility for 10 years for research/lab type use. The applicant intends to utilize a majority of the building for administrative offices and the remainder for cancer research. The applicant has indicated to staff that a total of 30 employees and six patients will be at the facility at any one time. The hours of operation are 8:30 a.m. to 5:30 p.m., Monday through Friday.

The type of use carried out at the facility will consist of research and patient care. The specific activities carried out is a cytogenetic program, research and clinical activity and antibody research and development program. The latter program is the only program where patients come and visit for testing and cancer scanning. The applicant indicated to staff that only one to two patients per day will be tested.

C. Parking

The submitted site plan indicates 45 parking spaces and a 1,616 square foot administration office on the first floor. The second and third floor contains offices and medical examination and research rooms. Based on the 1:200 parking ratio for a medical use, 90 parking spaces are required. The applicant has requested a 50 percent parking reduction.

The applicant has indicated to staff that a limited number of patients (2) will be at the site for treatment at any one time. The facility will be serviced by the University shuttle which most of the employees utilize to get to and from the subject site. Currently, some of the employees park their cars on Alhambra and Stockton, at the old cannery building, and at an existing parking garage at Alhambra and Stockton which is available for medical personnel.

The doctor's utilizing the facility will only be scheduled part time at the hospital and part time at the subject site.

D. Staff Comment

In summary, the medical lab will be providing adequate on-site parking for the use. Staff finds that the 50 percent parking reduction should not adversely impact the supply of on-street parking in the area, in that the maximum amount of people in the facility at any one time will be thirty-six (36). A shuttle bus is available for those employees wishing to park their cars on campus and ride the bus to the site. In addition, the site is close to a light rail station which many of the employees will utilize. Staff supports the variance to waive 45 parking spaces on the subject site, since the type of use will not generate a significant amount of daily traffic, and only one or two patients per day will visit the facility.

Staff, however, recommends that a maximum of six (6) patients per day be allowed in the facility. The use specified in the application (medical research/lab) shall be the only use allowed at the subject site. The applicant shall notify the City Planning Department when new operations are carried out at the facility or existing operations change.

The site is currently landscaped and shaded to meet City standards. At present no signage is proposed on the site. All new signage must comply with the Sign Ordinance regulations and shall be reviewed and approved by the Planning Director prior to issuance of sign permits. The Zoning Ordinance requires that two bicycle lockers shall be located on the subject site. The applicant has indicated that the proposed use will provide two bicycle lockers.

E. Agency Comments

The proposal was submitted to the City's Traffic Engineer, TSM Coordinator, Sacramento Regional Transit, East Sacramento Improvement Association and the Sacramento Old City Association. The following comments were received:

1. The East Sacramento Improvement Association and The Sacramento Old City Association:

Support the applicant's variance request.

2. The Traffic Engineer:

Repair or replace any substandard improvements.

3. TSM Coordinator:

The maximum parking reduction level for a medical office outside of the CBD is eight percent. To allow for that eight percent, the applicant must conform with the parking reduction ordinance. Some

recommended measures include:

- a. transit pass subsidy,
- b. showers and lockers,
- c. parking fees,
- d. flexible work hours

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant affect on the environment and has filed a negative declaration with the following mitigation measure:

Participation on a fair share basis in the mitigation measures recommended in the 29th Street/Alhambra boulevard Corridor Study Program EIR and approved by the City Council.

RECOMMENDATION: Staff recommends the following actions:

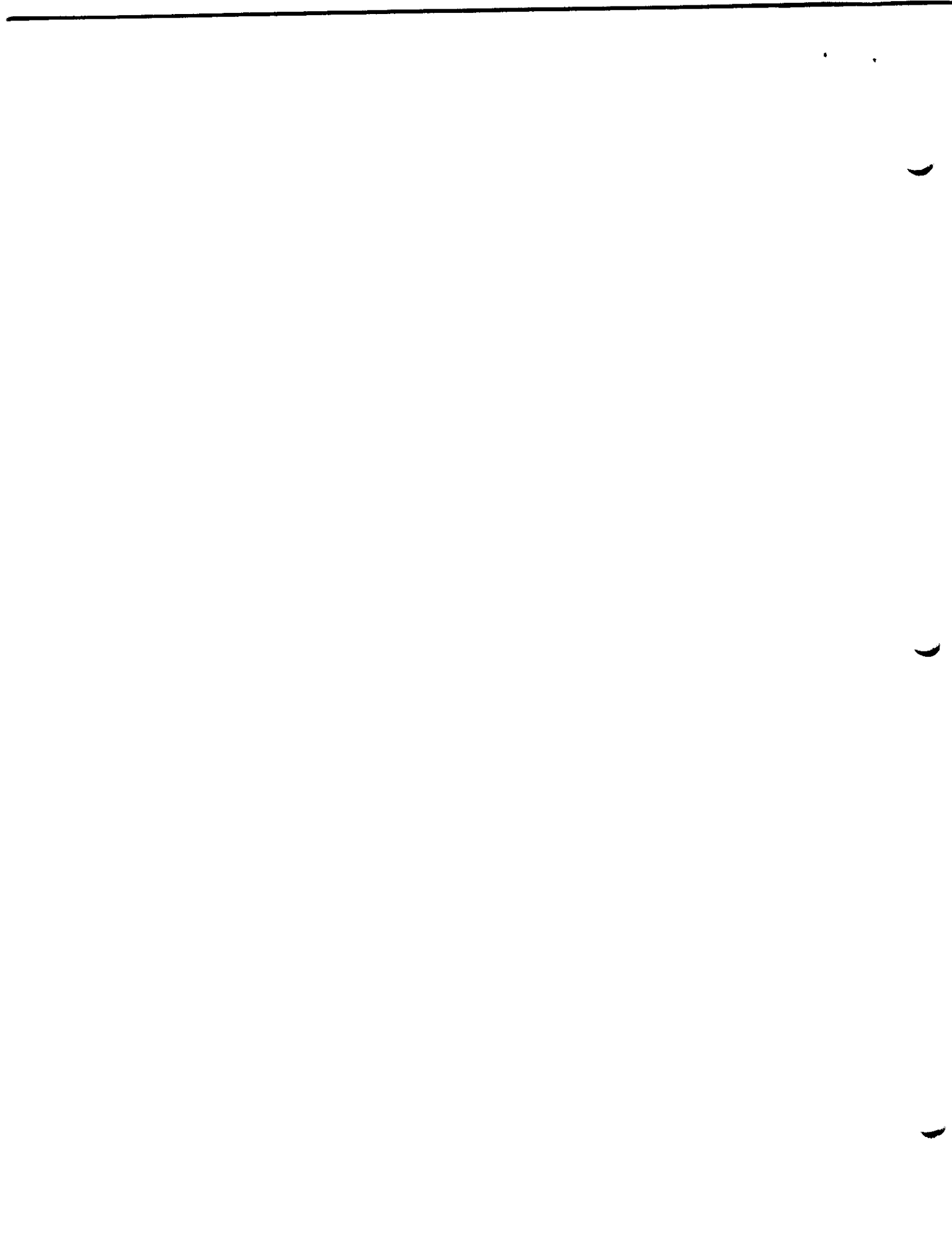
- A. Ratify the Negative Declaration.
- B. Approve the Variance to allow a 50 percent parking reduction for a medical building on 0.4+ developed acres in the C-2 zone subject to conditions and based on findings of fact.

Conditions:

1. A maximum of six (6) patients per day shall be allowed to visit the subject site.
2. The Medical Research/Lab/Office *described in this application and staff report* shall be the only use allowed at the site. *(CPC amended)*
3. The applicant shall notify the City Planning Division when new operations are carried out at the facility or existing operation change.
4. The applicant shall repair or replace any substandard improvements to the satisfaction of the City Traffic Engineer.
5. The applicant shall participate on a fair *and equitable share* basis in ~~the~~ *funding mechanism or other* mitigation measures to *mitigate the adverse impacts from development* recommended in the 29th Street/Alhambra Boulevard Corridor Study Program EIR and approved by the City Council. *(CPC amended)*
6. All new signage shall comply with the Sign Ordinance Regulations and shall be reviewed and approved by the Planning Director prior to issuance of sign permits.

Findings of Fact:

1. Granting the variance is not granting a use variance in that Medical Labs & Offices are allowed in the C-2 zone.
2. Granting the variance subject to conditions, does not constitute granting a special privilege in that:
 - a. the type of use carried out at the facility will consist of research and patient care service only, which is a unique circumstance in a C-2 zone; and
 - b. the existing office building is vacant and the users are leasing the building for only 10 years; and
 - c. a variance would be granted to any other property owner facing similar circumstances.
3. Granting the variance, subject to conditions, will not be injurious to the public health, safety or welfare nor create a nuisance in that:
 - a. only an average of two patients a day will visit the site, and a maximum of six patients per day shall be allowed at the site; and
 - b. the facility will be serviced by the University shuttle which most of the employees utilize; and
 - c. a total of 36 persons will be at the facility at any one time including the employees; and
 - d. the type of use will not generate a significant amount of daily traffic; and
 - e. the project will not increase the on-street parking demand significantly.
4. Granting the variance is consistent with the 29th Street/Alhambra Boulevard Corridor Study Program in that the applicant is participating on a fair share basis in the mitigation measures recommended for the study area.
5. Granting the variance is consistent with the 1980 Central City Community Plan and the General Plan which designates the site for General Commercial Multi-Use and Community/Neighborhood Commercial & Offices.



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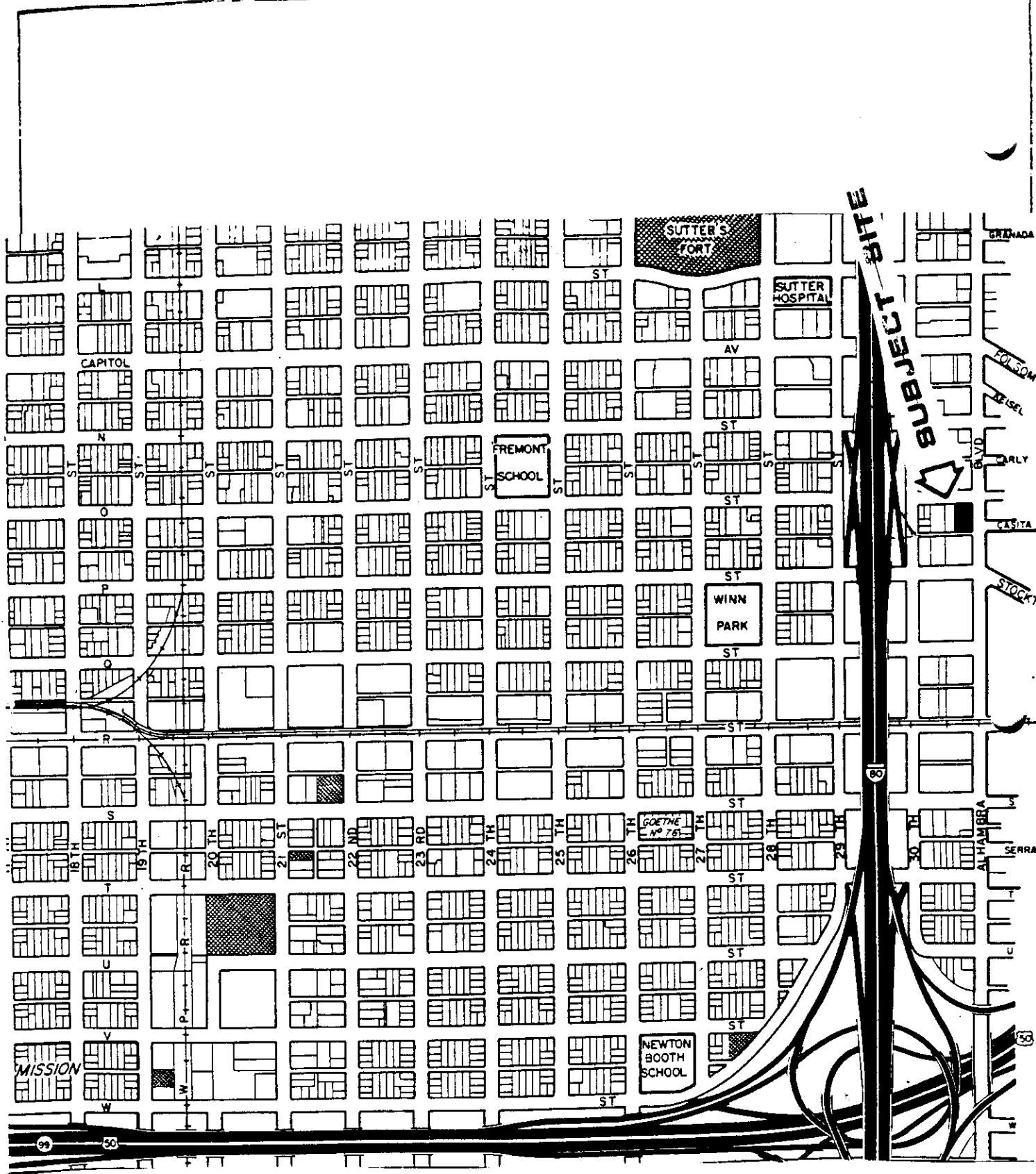
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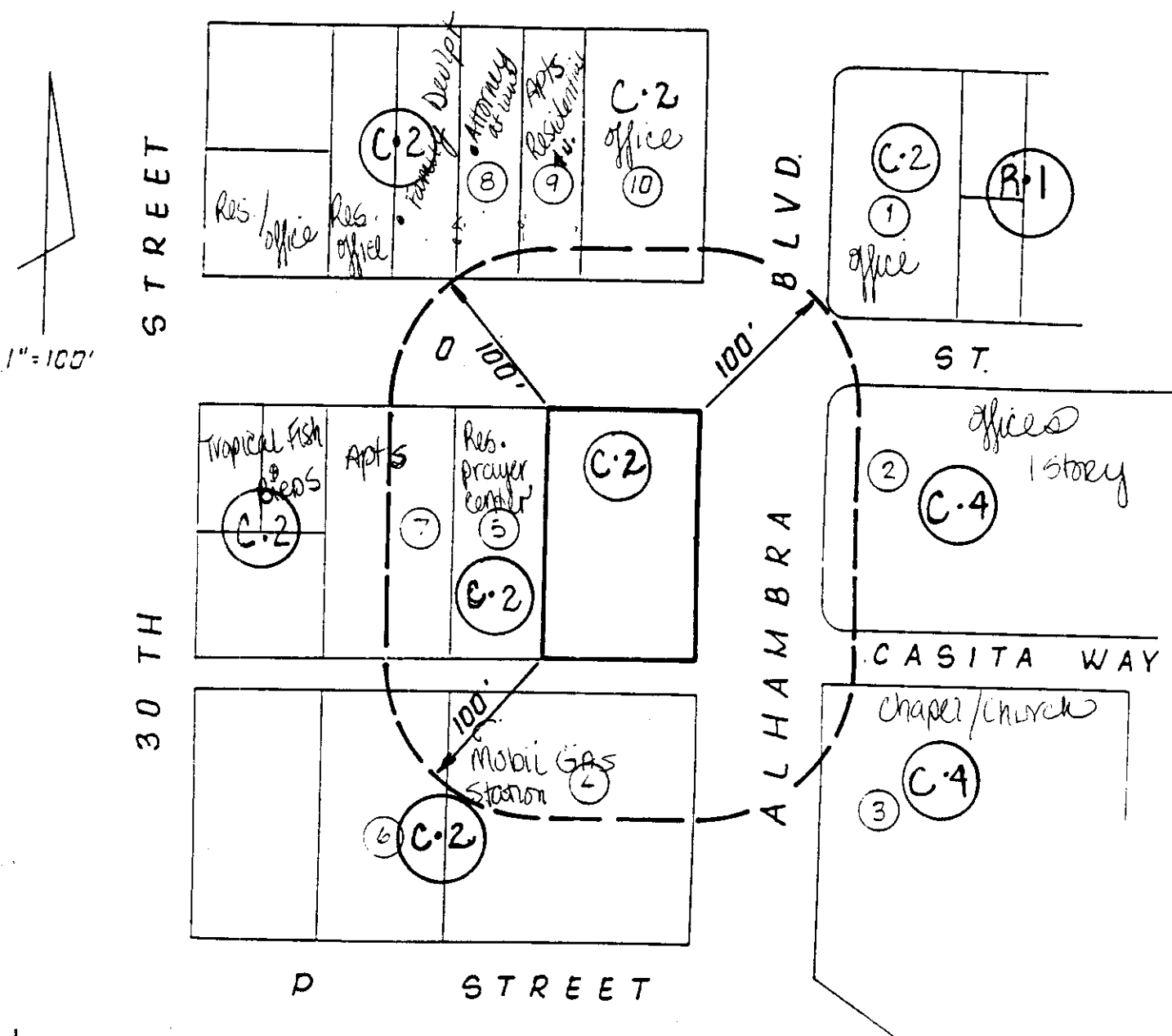


VICINITY MAP

P89-038

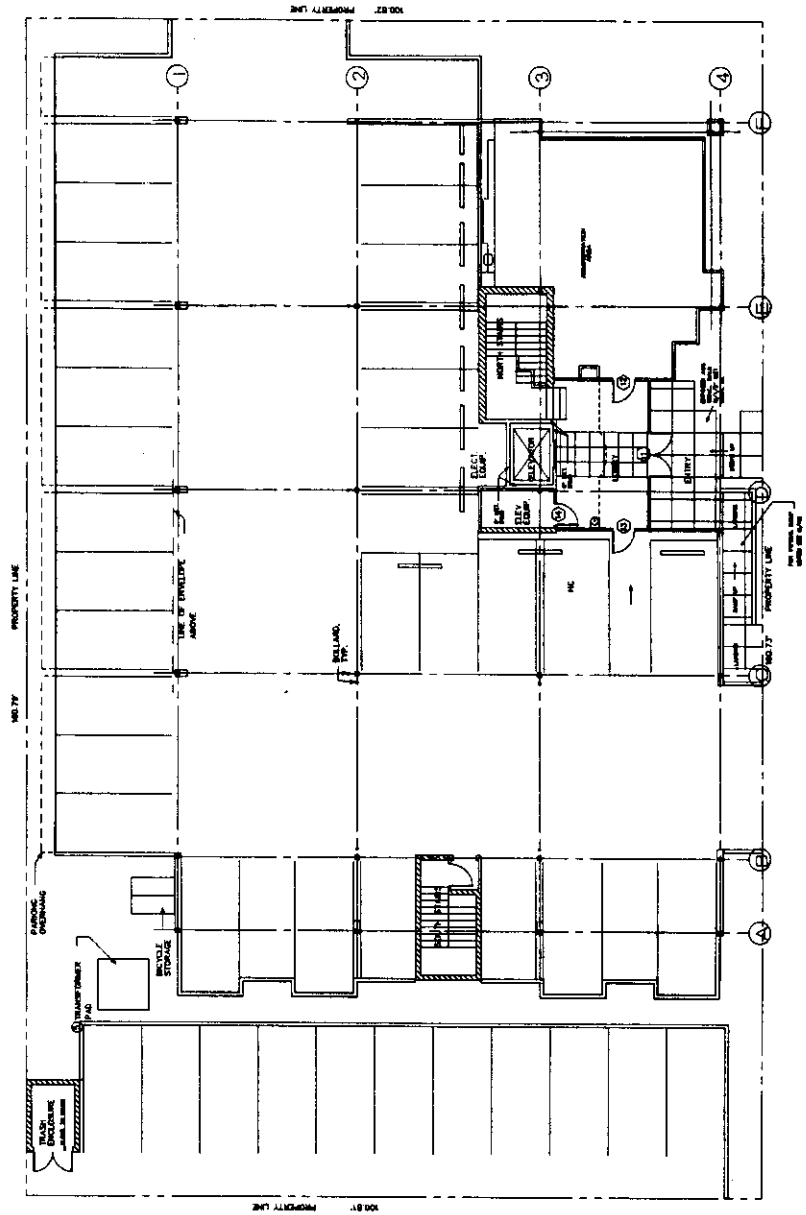
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LAND USE & ZONING MAP

EXHIBIT A

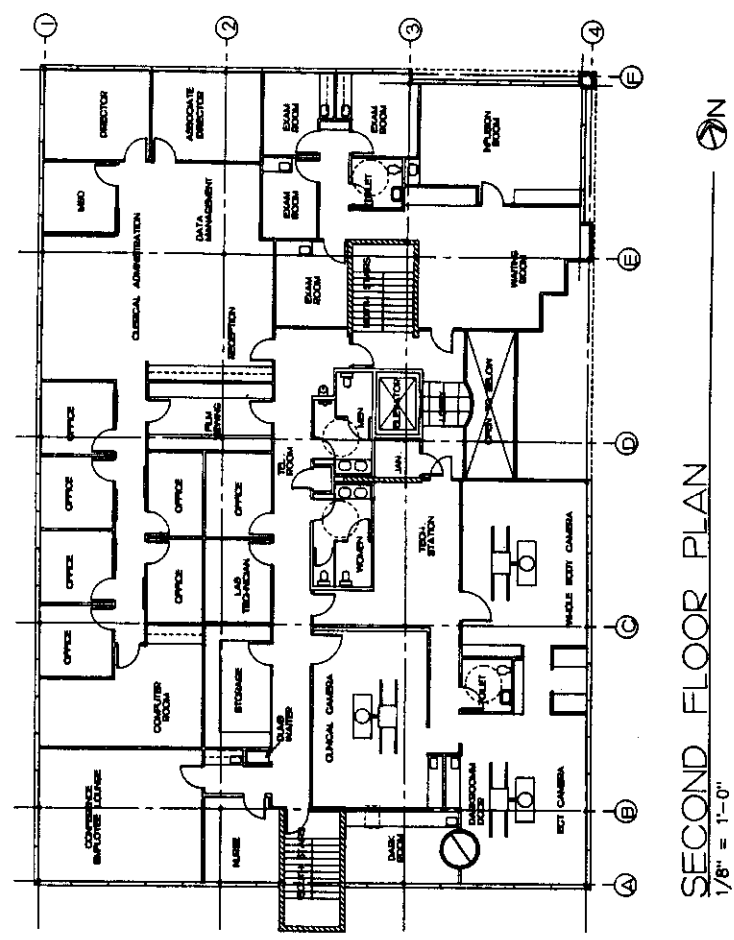


SITE PLAN

1/8" = 1'-0"

- LEGEND
- CODE AREA (PARKING RATIO 1:400 SQ. FT.)
 - ADM. (PARKING RATIO 1:400 SQ. FT.)
 - STORAGE (PARKING 0)
 - TECH. OFFICE AREA (PARKING RATIO 1:400 SQ. FT.)
 - LAB AREA (PARKING RATIO 1:200 SQ. FT.)

EXHIBIT B
FLOOR PLANS



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

- LEGEND
- CODE AREA (PARKING RATIO 1:400 SQ. FT.)
 - ADMIN. (PARKING RATIO 1:400 SQ. FT.)
 - STORAGE (NO PARKING REQUIRED)
 - TECH-OFFICE AREA (PARKING RATIO 1:400 SQ. FT.)
 - LAB AREA (PARKING RATIO 1:200 SQ. FT.)
- N.T.C.
NOT IN CONTRACT

