

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gill & Pulver Engineers, 1300 Ethan Way, #675, Sacramento, CA 95825		
OWNER	Camino West Plaza, 1501 El Camino Avenue, Sacramento, CA 95815		
PLANS BY			
FILING DATE	6/27/83	50 DAY CPC ACTION DATE	REPORT BY: GM:lao
NEGATIVE DEC.	7/18/83	EIR	ASSESSOR'S PCL. NO. 266-412-04

APPLICATION: 1. Environmental Dermination  
 2. Special Permit to reduce required parking by 9 spaces by implementing trip reduction measures.

LOCATION: Northeast corner of Auburn Boulevard and El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a five-story; 47,089 square foot office building on 1.1± vacant acres in the M-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
 1965 Arden/Arcade Community Plan Designation: Heavy Commercial or Industrial

Existing Zoning of Site: M-1  
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:  
 North: Vacant Industrial and M-1  
 South: Commerical Industrial and M-1  
 East: Office and Residential; C-2 and R-2A  
 West: Commercial Industrial and M-1

Parking Required:	118	Parking Provided:	109
Parking Ratio Required:	1:400 S.F.	Parking Ratio Provided:	1:432 S.F.
Property Dimensions:	Irregular	Property Area:	1.1± Acre
Height of Building:	5-story; 50'		
Square Footage of Building(s):	47,089 S.F.		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		
Exterior Building Colors:	Light Buff		
Exterior Building Materials:	Stucco with Bronze		

BACKGROUND INFORMATION: On June 23, 1983, the Planning Commission approved the applicant's proposal to develop a five-story, 47,089 square foot office building at the northeast corner of El Camino Avenue and Auburn Boulevard. However, due to inadequate landscape setbacks and parking area shading requirements, the applicant was required to redesign the site plan which resulted in the loss of nine parking spaces (118 required, 109 provided based on the redesign). The applicant is requesting to make up the nine space deficit by implementing a combination of parking reduction measures.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. On April 5, 1983, the City Council adopted Ordinance 83-040, which permits a reduction in the required parking for an office building by a maximum of 10%. The parking reduction measures and corresponding credit allowed by this Ordinance are as follows:

- Transit Passenger Shelter - 1% or 3 spaces, whichever is less.
- Bus/Light Rail Transit Station Shelter - 5% or 20 spaces, whichever is less.
- Transit Operating Subsidy - 5% or 20 spaces, whichever is less.
- 50% Transit Pass Subsidy - 5% or 20 spaces, whichever is less.
- 100% of Transit Pass Subsidy - 10% or 40 spaces, whichever is less.
- Buspool/Shuttle Bus Program - 10% or 40 spaces, whichever is less.
- Vanpool Program - 5% or 20 spaces, whichever is less.
- Employee/Tenant Parking Fees - 5% or 20 spaces, whichever is less.
- Showers and Lockers - 2% or 10 spaces, whichever is less.
- Flexible Work Hours - 2% or 10 spaces, whichever is less.
- Other Measure - To be determined, but not exceeding 10%.

The Ordinance requires approval of a Special Permit by the Planning Commission. The Commission, however, must find that the proposed level of parking reduction will not adversely affect the supply of on-street parking which abuts residentially zoned property in the immediately surrounding area.

2. The applicant is requesting a parking reduction of 8% or nine spaces for the proposed office building. In order to provide in-lieu parking measures to compensate for the nine space deficit, the applicant is proposing to utilize a combination of measures which are summarized below. The subject site is also within 1/4 mile of a proposed light rail station, therefore eligible for parking reduction measures related to light rail operations.

<u>Measure</u>	<u>Parking Reduction Credit</u>
- Showers and Lockers	2 spaces
- Employee/Tenant Parking Fees	6 spaces
- Flexible Work Hours	2 spaces
- Transit Operating Subsidy	6 spaces
- Transit Station Subsidy	6 spaces
- Transit Passenger Shelter	1 space

3. The staff, after conferring with the Regional Transit District and the Sacramento Transit Development Agency (light rail), requests the applicant provide the following measures to reduce the required parking by nine spaces:

a. Provide men and women shower facilities and a total of twenty lockers in the proposed office building	CREDIT 2 spaces
b. Provide a bus passenger shelter	CREDIT 1 space
c. Provide a light rail station subsidy	CREDIT 6 spaces
TOTAL CREDIT EQUIVALENT	9 spaces

4. Staff also notes that the applicant must provide a total of eight bicycle parking facilities (118 divided by 15 = 8) in compliance with the new bicycle parking ordinance. Staff encourages the applicant to incorporate the bicycle locker facilities in close proximity to the men and women's shower/locker rooms.
5. The property is adjacent to non-residentially zoned property on three sides. There is multiple family (R-2A) located to the east. Staff believes the reduction of parking space will not adversely affect the on-street parking adjacent to the residential area with the utilization of the in-lieu measures provided by the applicant.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions, and based on the findings of fact which follow.

Conditions:

- a. The applicant shall provide the following measures to reduce the minimum parking requirement by nine spaces:
  - 1) Install men and women shower rooms with a minimum of 20 lockers. The final building plans shall incorporate the shower/locker facilities.
  - \*\* 2) Provide written agreement with the Sacramento Regional Transit District regarding developer responsibility of bus/shelter construction and maintenance to City staff for approval, prior to issuance of building permit.
  - \*\* 3) 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. occupancy permit.
- b. The applicant shall provide eight bicycle parking facilities, four 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 Special Permit, as conditioned, is based upon sound principles of land use in that the proposed project is compatible with the surrounding commercial uses.
- b. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the proposed office building will not adversely affect the on-street parking demand in adjacent residential areas because the applicant will provide adequate on-site parking, bicycle parking and in-lieu parking measures.

\*\* The developer shall provide a substitute measure in the form of subsidy or in-lieu fees to be worked out by Staff and the Developer.

- c. The proposed project is compatible with the General Plan and the 1965 Arden/Arcade Community Plan which allows office use for the subject site.

GM:lao  
7/21/83 wp 1H

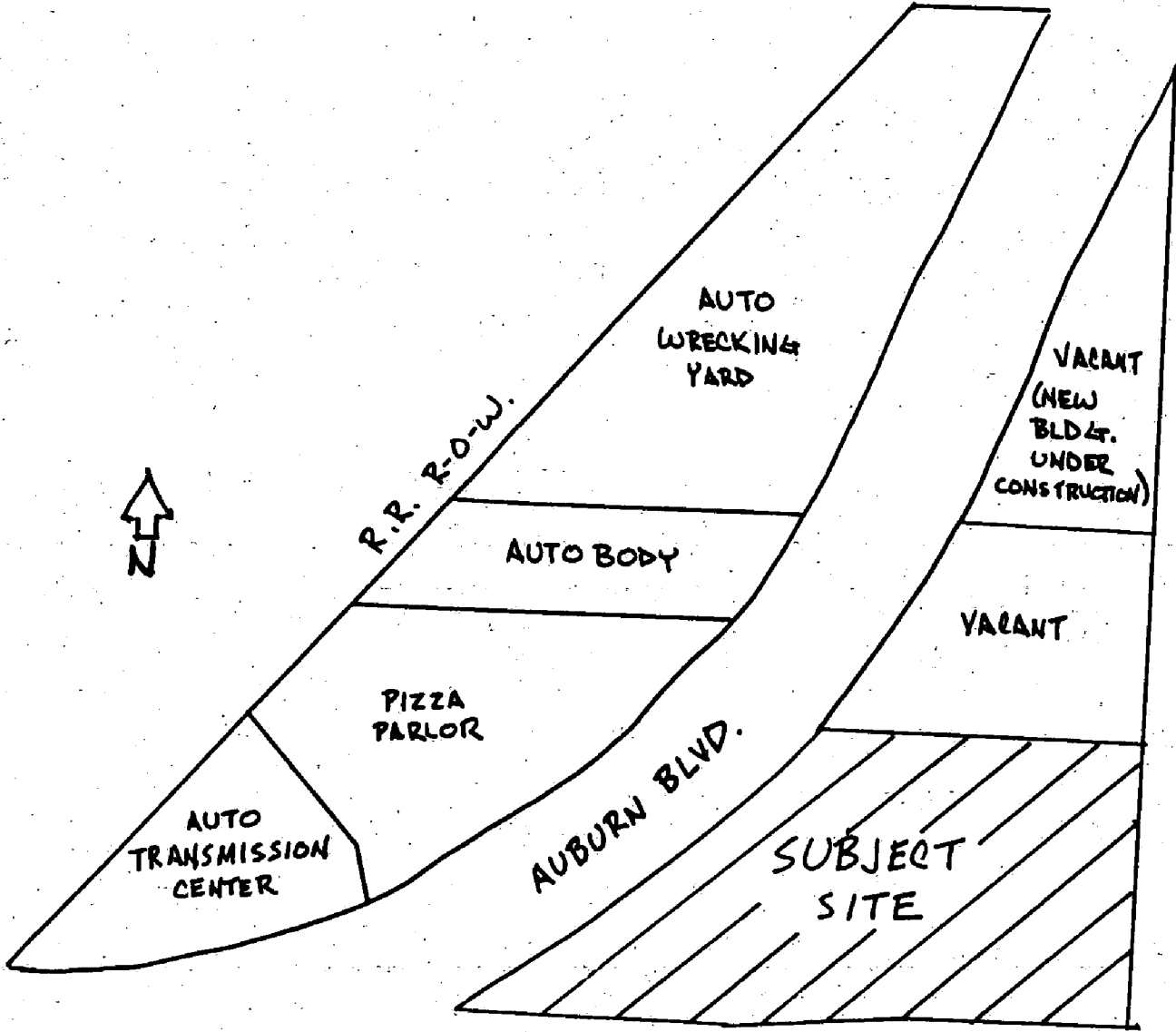




P-83-216

JULY 28, 1983

EXISTING LAND USE MAP  
Item 23



FRIENZA

R.V. CAMPER SHOP

IF

VACANT (NEW BLDG. UNDER CONSTRUCTION)

VACANT

IF

NEW OFFICE

VAN NESS ST.

EL CAMINO AVE.

← NEW OVERPASS →

R.V. SUPPLY