

CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	James K. Johnson, 8401 Jackson Road, Sacramento, CA		
OWNER	Wm. B. Brodovsky & Alan Brodovsky, 615-10th Street, Sacramento, CA 95814		
PLANS BY	E. M. Kado Associates		
FILING DATE	6-1-82	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	6-22-82	EIR	ASSESSOR'S PCL. NO. 007-353-01; 010-010-04

APPLICATION:

1. Environmental Determination
2. Special Permit to provide 96 of required 637 parking spaces off site
3. Variance to waive requirement that off-site parking parcel be in same ownership as the site the parking serves.

LOCATION: 1724 Stockton Boulevard

PROPOSAL: Applicant is requesting the necessary entitlements to convert a former cannery/warehouse into 234,522 square feet of offices and 50,500 square feet of warehouse on 9± acres located in the M-1 Light Industrial zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1963 East Sacramento Community Plan Designation:	Heavy Commercial or Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Warehouse

Surrounding Land Use and Zoning:

North:	Commercial-service; C-4
South:	Office; M-1
East:	Commercial-service; C-4
West:	Commercial-service; C-4

Parking Required:	637 spaces	Parking Provided:	644 spaces
Parking Ratio:			1:400 office; 1:1000 warehouse
Property Area:	9± acres		
Square Footage of Building:	285,022		
Significant Features of Site:	Former Libby's cannery included on Design Review/ Preservation Board's significant non-residential structures list		
Street Improvements/Utilities:	Existing		

The applicant proposes to remodel a portion of an existing cannery/warehouse facility which will yield approximately 234,522 square feet of office space and 50,500 square feet of warehouse storage, for a total of 285,022 square feet, and 644 parking spaces (548 on-site and 96 off-site) in Southern Pacific right-of-way.

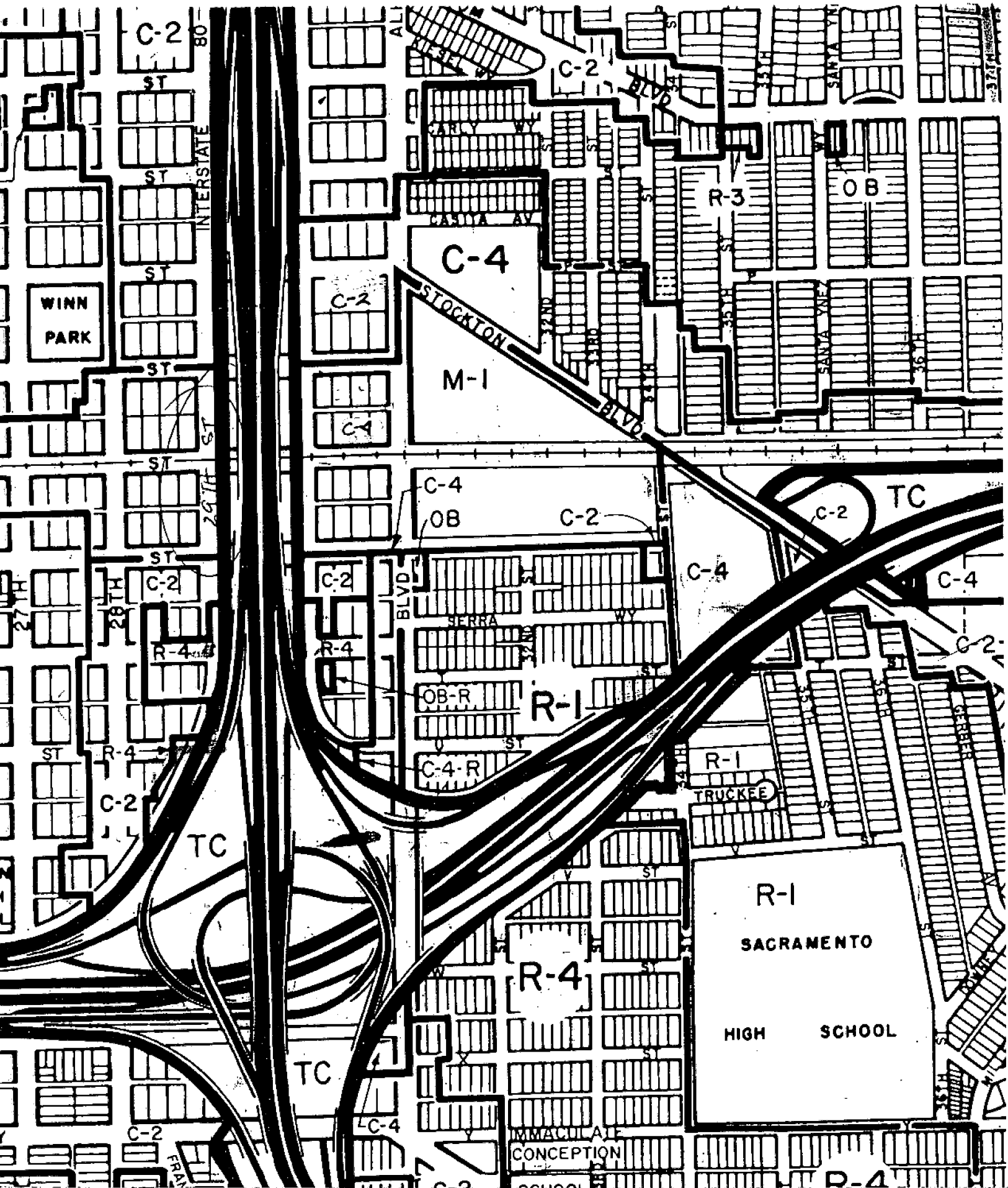
STAFF EVALUATION: Staff has the following comments and concerns regarding the project:

Generally, staff has no objection to the project, in that the proposed office use is allowed in the industrial zone and is compatible with surrounding land uses. In addition, parking will be available on site and directly across the tracks to the south. A long-term lease (10 year) will be provided between the applicant and Southern Pacific Transportation Company, owner of the site for off site parking.

Following expiration of the off-site parking lease agreement, the owner of the subject office/warehouse property will be responsible for providing parking on an off-site location acceptable to the Planning Commission.

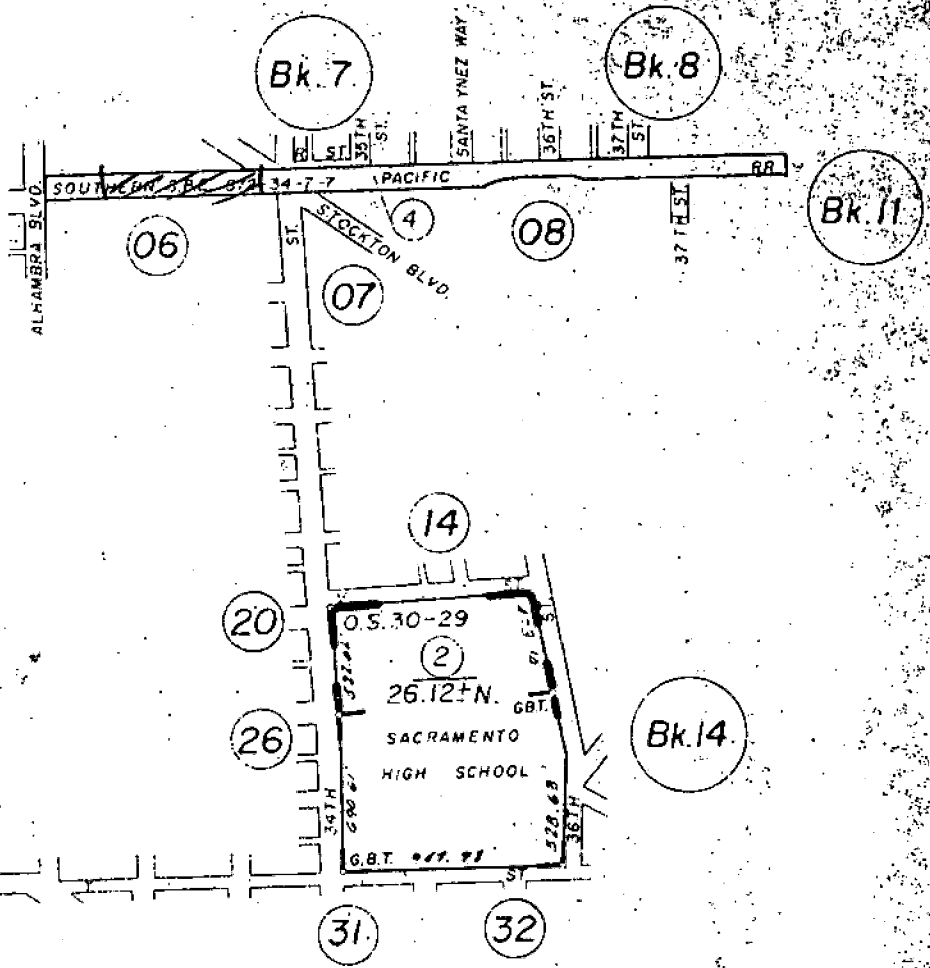
2. The project lies immediately adjacent to the designated Light Rail Transit line that abuts the southern border of the building site. At this time, the Sacramento Transit Development Agency (STDA), which is responsible for developing the new transit system, proposes to develop light rail stations at 29th and 39th Streets. The 29th Street station is intended to serve about 600 - 700 State employees who will be allocated parking spaces underneath the freeway. It appears that the 29th Street station will not be of sufficient size to accommodate the number of commuters who will be generated by this facility. Therefore, staff suggests that a light rail transit station be developed on the south side of the office complex. The station should consist of a low concrete platform, passenger waiting shelter, a handicap ramp, lighting and landscaping.
3. The applicant identifies specific square footages of office, warehouse and storage. Any change of uses for the site may require additional parking, such as a retail use which would require one space for 250 square feet.
4. The site plan indicates use of the public right-of-way for a portion of the landscaping. In order to develop and utilize the public right-of-way, a revocable permit should be obtained from Engineering.
5. The Design Review/Preservation Board has included the subject site on its list of significant non-residential structures; therefore, any external changes must be reviewed and approved by the Board prior to issuance of building permits.
6. Final plans should include detailed shading/landscaping/irrigation plans for the review and approval of the City's landscape architect, and to comply with the parking lot shading ordinance. It should be noted that tree planters must be at least six feet wide (excluding curbing) to accommodate vehicle overhang.
7. Prior to issuance of building permits, revised site plans incorporating conditions should be prepared for the review and approval of the Planning Director.

003110



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Tax Area Code



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CITY PLANNING COMMISSION

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CITY OF SACRAMENTO

Atty Gen's Map Bk 10-

003120

BLVD.

P 82141

ALHAMBRA

POR. OF CITY

STOCKTON

353

1

32nd ST.

33rd ST.

BLVD.

EXHIBIT "B"

S.P. 5.3.E. 572.34-1-7

S.P. 2.R. Be. 10

010-010-2400

Pr 9

353-01-007

