

CITY PLANNING COMMISSION

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

APPLICANT	Fred L. Moore & Judy C. Pettway, 2577 LaCumtra Circle, Rancho Cordova, CA				
OWNER	Fred L. Moore & Judy C. Pettway, 2577 LaCumtra Circle, Rancho Cordova, CA				
PLANS BY	F. M. Construction Co., 2577 LaCumtra Circle, Rancho Cordova, CA 95670				
FILING DATE	10/7/83	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC.	Ex. 15111(b)	EIR		ASSESSOR'S PCL. NO.	010-251-20

- APPLICATION:
1. Special Permit for development of a parking lot in the Transportation Corridor (TC) zone. (Sec. 2.5:04)
 2. Variance to locate 21 parking spaces required in conjunction with a proposed office structure off site. (Sec. 6-14)

LOCATION: 2330 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 8,500 square foot office building located in the Heavy Commercial (C-4) zone and locate parking on adjacent Cal-Trans right-of-way under elevated Freeway 50.

PROJECT INFORMATION:

1974 General Plan Designation:	Transportation Corridor/Commercial and Office
1980 Central City Plan Designation:	Transportation Corridor/General Commercial
Existing Zoning of Site:	Parking Area-TC; Building site C-4
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Freeway; TC
South:	Commercial; C-4
East:	Commercial and Residential; C-2,R-4
West:	Freeway; TC

Parking Required:	21 spaces
Parking Provided:	27 spaces
Parking Ratio:	1 space per 400 square feet
Property Dimensions:	Irregular
Property Area:	.8 + acre
Square Footage of Building:	8,500 square feet
Significant Features of Site:	Irregular parcel shape
Topography:	Flat
Utilities:	To be provided
Exterior Building Colors:	Earthtones
Exterior Building Materials:	Brick
Building Height:	One-story; 14 feet

001709

STAFF EVALUATION: Staff has the following comments:

1. The subject site is an irregularly shaped, remnant parcel which resulted from the location and construction of State 50 Freeway and 99 Freeway interchange. The site is located in the C-4, Heavy Commercial zone and is currently vacant. The surrounding area is developed with mixture commercial and residential uses. Its irregular shape renders it difficult to develop. The applicant proposes to construct an 8,500 + aquare foot office building which will occupy virtually the

entire site. The applicant, therefore, is requesting to locate the required parking off-site on land leased from the State located under elevated Freeway 50. In addition, the applicant is requesting a Special Permit to establish a parking facility in the Transportation Corridor. The applicant is negotiating a long-term lease with the State for the proposed parking facility. (See attached Exhibit "A".)

2. Plans for this project were reviewed by the City Traffic Engineer who had no objection to the request. The applicant should check with the department in order to obtain driveway permits.
3. Staff notes that floor plans and exterior elevations for the proposed structure are not complete or detailed. The project, however, requires review by the Design Review Board where more detailed plans will be required.
4. It is anticipated that the 50% surfaced area shading requirements will be easily met since more than one-half of the parking lot area is under the freeway.
5. Staff has no objection to the requested entitlements. The irregular shape of the site makes strict application of the Zoning Ordinance an unnecessary hardship to the owner. This project will clean up an otherwise unsightly, fire-prone lot. Adequate and convenient parking for the office will be provided. Finally, land under the freeway, which is otherwise wasted acreage, will be utilized. In addition, it has been the City's policy to encourage transportation/parking related uses under the freeway.

STAFF RECOMMENDATIONS: Staff recommends the following:

1. Approval of the Special Permit subject to conditions and based upon findings of fact which follow.
2. Approval of the variance to locate off-site parking based upon findings of fact which follow.

CONDITIONS - SPECIAL PERMIT

1. The applicant shall submit to the Planning Director a copy of the lease agreement with Cal-Trans prior to issuance of building permits.
2. The applicant shall submit detailed elevations and floor plans for review and approval by the Design Review Board prior to issuance of building permits.

FINDINGS OF FACT - SPECIAL PERMIT

1. The project is based upon sound principles of land use in that:
 - a. An unsightly and potentially hazardous site will be utilized.
 - b. Adequate and convenient parking is provided.
 - c. Parking lots under the Freeway are an appropriate land use. Other parking lots have been developed under the freeway.

001710

2. The project is not injurious to surrounding property in that it will not alter the character of the area which consists of a mixture of commercial and residential uses.
3. The project conforms to the 1974 General Plan which designates the site for commercial and office uses.

FINDINGS OF FACT - VARIANCE

1. Granting the variance does not constitute a special privilege extended an individual applicant in that the lot is irregularly shaped making standard development a hardship.
2. The request is not a use variance in that Commercial uses are allowed in the C-4 zone.
3. Granting the request does not constitute a disservice to surrounding property in that:
 - a. Adequate off-street parking will be provided.
 - b. Parking will be adequately shaded.
 - c. A vacant, unsightly parcel will be utilized.
4. The request is in compliance with the 1974 General Plan and the 1980 Central City Plans which designate the site for Commercial and Office/Transportation Corridor uses.

001711

City Planning Commission
Sacramento, California

Members in Session:

Subject: Extension of Variance P83-342 to Locate Parking Spaces Off-Site
(P83-342)

Summary: A request for a special permit to develop a parking lot in the Transportation Corridor Zone and Variance to locate 21 parking spaces off-site for a proposed office structure was approved by the Commission on December 15, 1983. The applicant wishes to extend the variance to December 15, 1985. The special permit portion expires on December 15, 1985.

Staff Evaluation: Attached is a copy of the staff report and action by the Commission on December 15, 1983 regarding the request. The applicant informed staff that delay in proceeding with the project is due to the extended time it took CalTrans to process the necessary lease agreements and complications the financial institutions had with financing the proposed project. The applicant foresees completion of the project within the time frame of the permit extension. Extensions of time are exempt from CEQA.

Recommendation: Staff recommends that the Commission grant the extension of time subject to the same conditions and findings of fact issued on December 15, 1983.

Respectfully submitted,



Will Weitman,
Senior Planner

WW:sg

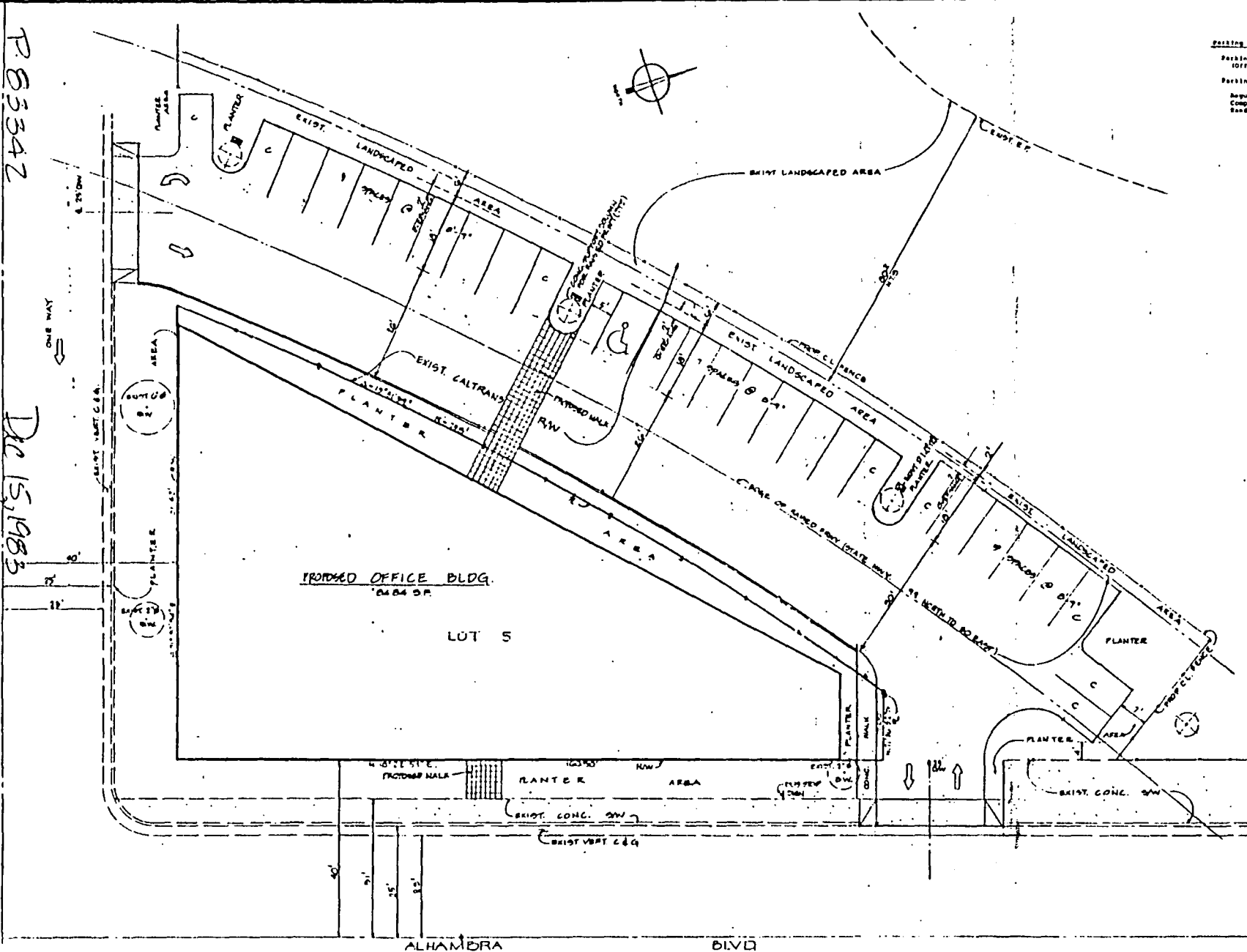
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P 83342

STREET

Dec 15, 1983

Parking Requirements:	
Parking Required:	620 = 22 spaces (office)
Parking Provided:	
Regular	18
Compass (300 x 27)	5
Handicap	5
Total Spaces	28 spaces



Longdon Engineering
 DRAWN BY: [Signature]
 CHECKED: [Signature]
 DATE: [Signature]

PROJECT: [Signature]
 SHEET: [Signature]

PROPOSED OFFICE COMPLEX
 & CALTRANS LEASE WITH OFFSITE
 PARKING VARIANCE
 2330 ALHAMBRA BLVD.
 CITY OF SACRAMENTO, CALIFORNIA

REVISION	DATE	DESCRIPTION	BY	APPD

WBS WBS Construction Co.
 1210 KALAMAZOO ST.
 SACRAMENTO, CALIF. 95811
 TEL: 916/441-1111

PLAN DATE	SURVEY	DATE

SCALE: 1" = 0'
 SHEET: 1 OF 1

No. 335

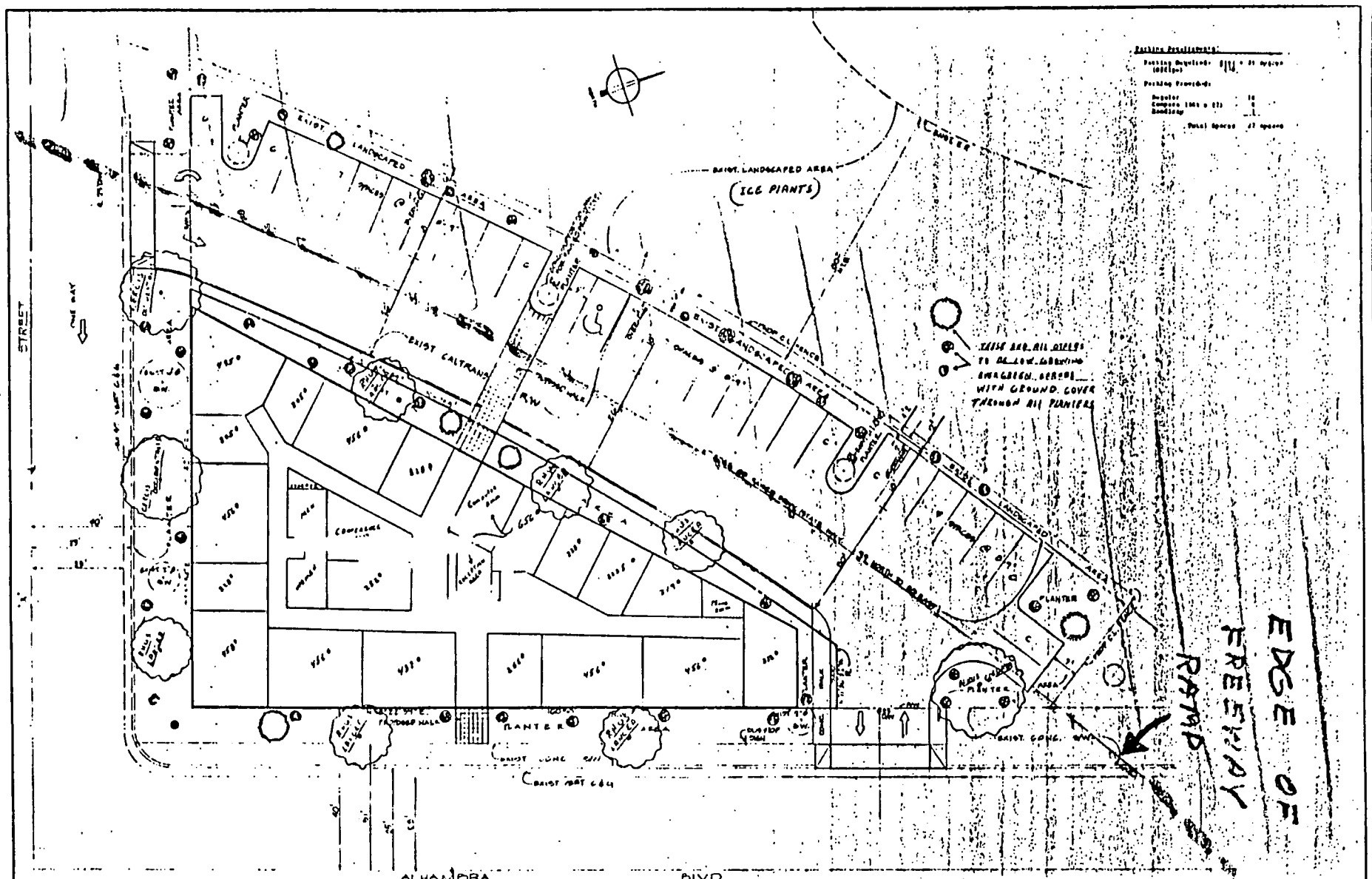
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Site Plan / Floor Plan

P 85342

Dec 15, 1983

No 335



Existing Conditions:

Existing Structure:	114	21	1000
Existing Parking:			
Proposed Structure:			
Proposed Parking:			
Total Spaces:			27 spaces

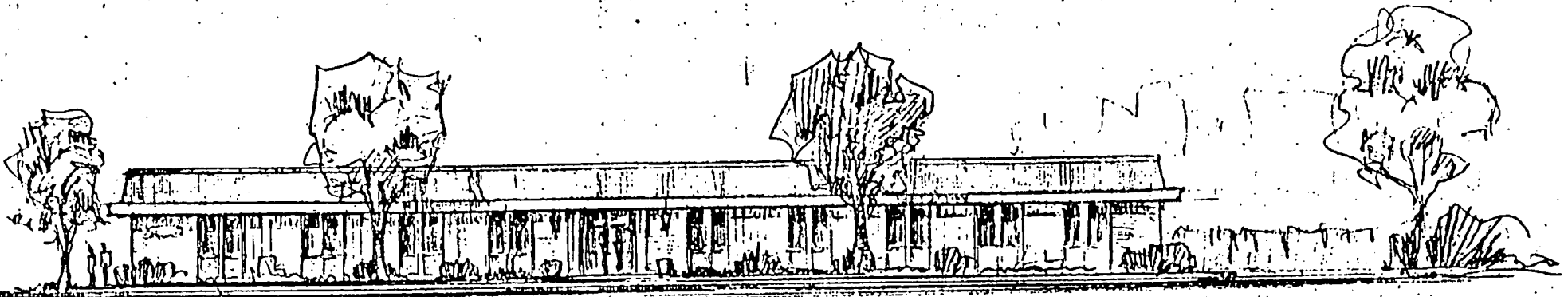
Gaylor Engineering <small>1000 10th Street, Suite 201, Sacramento, CA 95811</small>	DRAWN BY: <i>[Signature]</i> CHECKED BY: _____ SAMPLED: 1/2 WAYZ (UNISIST) RPT 11000	PROPOSED OFFICE COMPLEX & CALTRANS LEASE WITH OFFSITE PARKING VARIANCE 2330 ALHAMBRA BLVD CITY OF SACRAMENTO, CALIFORNIA	REVISION DATE: _____ DESCRIPTION: _____ BY: _____ APPRO: _____	SURVEY: _____ SCALE: _____ DATE: _____
	P&C CONSTRUCTION Co. <small>1000 10th Street, Suite 201, Sacramento, CA 95811</small> P&C MOORE 410 10th Street		SHEET NO. 1 OF 1	

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Site Plan/Floor Plan

P. 83342

Dec. 15, 1963



BUTCAUD

WALHAMERS BLDG (east) ELEVATION
SCALE 1/8"=10'

HARRY J. DEVINE, INC.
SACRAMENTO, CALIFORNIA
DATE: 11/10/63

001718

No. 3-35

Elevations

INTERSTATE 80 FRWY

FREEWAY

99

INTERSTATE 99

OLD CITY, AVERY TR., H.J. GOETHE SUE SURROUNDING (Land Uses)

81

STATE 50 FRWY.

CALIF. ROUTE 99, 10, 99 INTERCHANGE

(18)

(24)

(253)

(254)

(252)

(255)

PARKING LOT

RESIDENTIAL

BUILDING SITE

AUTO PARTS

COMMERCIAL BUILDING UNDER CONSTRUCTION

BANK

RESIDENTIAL

ALHAMBRA

BROADWAY

001770

Dec. 15, 1983

(30)

NOTE-Assessor's Block Numbers Shown Assessor's Parcel Numbers Shown No. 335

P. 83342

