

# CITY PLANNING COMMISSION

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

APPLICANT	E. M. Kado Associates, 1819 16th Street, Sacramento, Ca. 95814		
OWNER	California Almond Growers Exchange, 1802 C Street, Sacramento, 95814		
PLANS BY	E. M. Kado Associates		
FILING DATE	2-8-83	50 DAY CPC ACTION DATE	REPORT BY: JP:mm
NEGATIVE DEC.	Exempt 15105 (b) EIR	ASSESSOR'S PCL. NO.	002-093-01, 002-135-01

- APPLICATION:
1. Variance to waive the required four foot planter along C Street and relocate same planter on City right-of-way.
  2. Planning Commission determination of parking required for a warehouse/manufacturing use based on number of employees.

LOCATION: 1701 C Street

PROPOSAL: The applicant is requesting the necessary entitlements to place the required four foot landscaped planter for the parking lot in the City right-of-way and to vary the number of parking spaces required for warehouse uses.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	Building Site: Industrial Parking Lot: Heavy Commercial

Existing Zoning and Land Use of Sites:	Building Site: M-1 Cannery Parking Lot: C-4 Surface Parking
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Surrounding Land Use and Zoning:	
002-093-01	002-135-01
North: "Cage" warehouse; M-2	Surface Parking; C-4
South: Warehouse/Surface Park; M-1	Commercial; C-4
East: "Cage" Warehouse; M-1	Commercial/Residential; C-4
West: Muir Playfield; M-1	Unimproved Parking (Vacant) C-4
Parking Required:	273 Spaces
Parking Provided:	212 spaces
Ratio Required:	Varies
Property Area:	5.93± acres
Square Footage of Building(s):	190,291± s.f.
Significant Features of Site:	Former Del Monte Cannery Building
Street Improvements:	Existing
Utilities:	Existing

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

1. The California Almond Growers Exchange is proposing to take over the old Del Monte Cannery at 1701 C Street and convert the building to house various office, warehouse and retail uses. The building consists of 190,291± square feet.

**002794**

APPLC. NO. P83-057

MEETING DATE March 10, 1983

CPC ITEM NO. 19

The Almond Growers propose to remodel 37,000± square feet of the building to use as their Almond Plaza Offices, Retail Almond Sales Center, Auditorium and Almond Plaza Offices. The total parking required for these uses is 120 spaces (See Exhibit A). The remaining 153,000 ± square feet of the building would be used as a warehouse. The required number of parking spaces for this use is 153 spaces. Total number of required parking spaces is 273 spaces.

The Almond Growers propose to utilize two areas to provide the required parking for the building (Exhibit B). The first is a new parking area consisting of 32 parking spaces on the old cannery site. A Variance is needed to place the required four foot landscaped planter for the parking area in the City right-of-way (See Exhibit C). Parking for the building will also be provided at an existing 180 space parking lot at the southeast corner of 17th and D Streets. This parking lot was used by Del Monte Cannery employees. Total number of parking spaces provided is 212 spaces, 61 less than the required minimum. The applicant has indicated that only 30 employees will actually be employed in the warehouse. The Ordinance however requires 153 spaces for the proposed warehouse use. The applicant is therefore requesting that the Commission vary the amount of required parking for the warehouse use as provided for in Section 6-D-17 of the Zoning Ordinance.

2. Staff has no objection to the applicant using the City right-of-way for the required landscaped planter. At present there is a loading platform and railroad spur in the existing 41' 4" front setback where the required parking is to be located. Space limitations prevent the applicant from placing both parking and landscaping in the setback area and still provide adequate maneuvering width for vehicles.

Staff, however, does feel that visibility may be hindered at the entrance and exit of the parking area due to the position of the raised planters as shown in Exhibit C. Staff suggests the applicant redesign and lower the raised planters at these locations. A detailed landscape, shading and irrigation plan must be submitted for staff review and approval prior to the issuance of building permits. In addition, a revocable permit from City Engineering Department will also be required before the improvements can be placed in the City right-of-way.

3. The City Traffic Engineer reviewed the proposed plans and had the following comments:
  - a. Minor adjustments in driveway design and curve required - there is a maximum 4% grade approach within 20' of public right-of-way.
  - b. Eliminate illegal and hazardous "back-in" loading operation at 16th on C Street.
  - c. Lower planters at exit driveway for visibility.
4. Staff feels that a reduction in the required number of parking spaces for the warehouse use is justified due to the small number of people (30) that will actually be in the warehouse. Five people will be employed in the remodeled warehouse when it opens. The additional 25 people will be added in two years to operate the new almond processing line. The applicant will provide 98 parking spaces for the warehouse processing area. Based on the evidence submitted, staff believes the reduction of parking spaces for the warehousing/processing operation will not impact the on-street parking and will be adequate for the use. (See Exhibit A).

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5. Staff believes that a four foot landscaped planter should be provided for along the three street sides of the existing parking lot at 17th and D Streets to screen the parking area from the public streets (See Exhibit F). This may result in the elimination of five parking spaces. Staff feels, however, that even if the parking area were to be reduced by 5 spaces there would still be adequate parking provided for the proposed uses in the building.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the Variance subject to conditions and based on findings of fact which follow.
2. Determination that the requested reduction in parking spaces for the warehouse/processing use is adequate based on the number of employees and type of use.

Conditions:

1. The applicant shall submit detailed landscape, irrigation and shading plans for staff review and approval for the parking area located on "C" Street prior to the issuance of building permits.
2. A revocable permit shall be obtained from City Engineering in order to place required landscape planter in the City right-of-way.
3. The applicant shall redesign the raised planters near the driveways on "C" Street, to mitigate the visibility concern. Revised plans shall be reviewed and approved by the Planning Director.
4. Applicant shall make necessary driveway modifications at the "C" Street parking area to the satisfaction of City Traffic Engineering.
5. Applicant shall provide for a minimum four foot wide planter landscaped in screening shrubs along property lines adjacent to the public streets at the 17th and "D" Street parking area (See Exhibit F). Landscape and irrigation plans shall be reviewed and approved by staff prior to building permit approval.
6. Subject to review and approval of the Design Review/Preservation Board.
7. The applicant shall improve the "C" Street frontage (curbs, gutters and sidewalks) to the satisfaction of the City Engineer.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the parking areas will be landscaped and screened from public view;
2. The Variance will not constitute a special privilege in that the same variances would be appropriate for any property owner facing similar circumstances in that:
  - a. Space limitations necessitate placement of required landscape planter in City right-of-way in order to provide parking for the building.
  - b. The parking area is elevated approximately 4 feet above the sidewalk and street and therefore would make it difficult to install a planter on the existing lot.
3. The Variance, as conditioned, will not be injurious to the general public or surrounding properties in that the landscaping and screening materials of the parking area will improve the appearance of the streetscape;
4. The Variance is not a Use Variance in that parking is allowed in the M-1 zone.
5. The proposal is consistent with the 1974 General Plan and the 1980 Central City Plan which designates the site for industrial and heavy commercial uses.

002796



# Exhibit A



## PARKING REQUIREMENTS

California Almond Growers Exchange  
Long Range Office Plan

Job No. 8216

Del Monte Building Remodel Area = 190,291 s.f.

### 1st Floor

Lobby -----	1,897 sf --	4 Spaces 1:50
Theatre -----	3,435 sf --	39 Spaces 233 seats
Almond Plaza: Office ----- 770 sf)	2,736 sf)	
Sales ----- 1,966 sf)		
Data Processing -----	8,428 sf)	51 Spaces 1:40
Computer Area -----	5,288 sf)	
Common Area -----	4,160 sf)	
Total Area - 1st Floor -----		25,944 sf

### 2nd Floor

Office -----	7,800 sf --	19 Spaces
Storage -----	2,640 sf --	6 Spaces
Common Area -----	313 sf --	1 Space
Total Area - 2nd Floor -----		10,753 sf

For New Remodel Area -----	120 Spaces
For Existing Warehouse ----- <i>153,000 (1:100)</i>	<u>153 Spaces</u>
Total Parking Required -----	273 Spaces

### Actual Employees in Existing Warehouse:

Gift Pack Warehouse -----	5 employees
Future Blanching -----	25 employees
Employee Count in Warehouse	<u>30</u>

### Actual Parking Provided on Existing Parking Lot, Parcel 2:

Standard Spaces -----	<u>140</u>
Piggy-Backed Spaces -----	<u>40</u>
Total Spaces -----	<u>180</u>

002808

# Exhibit A (cont.)

## PARKING REQUIREMENTS - continued

California Almond Growers Exchange  
Long Range Office Plan

Job No. 8216

### Parking Provided in Front of New Remodeled Blue Diamond Building:

Standard Parking Spaces -----	<b>28</b>
Handicap Parking Spaces -----	<b>4</b>
Total Parking Spaces -----	<b>32</b>

### Total Parking Sapces Provided for Remodeled Blue Diamond Building:

Existing Parking Lot (Parcel 2) -----	<b>180</b>
In Front of Remodeled Building -----	<b>32</b>
Total Parking Sapces -----	<b>212</b>

## DEL MONTE BUILDING

LOT:	242,420 SF	
BUILDING PAD:	190,291.2 SF	(78%)
LANDSCAPING:	7,636.0 SF	(4%)
OPEN SPACE:	44,492.8 SF	(18%)

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TCK:jak  
02/08/83

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P83-057

2 of 2

# Exhibit B



1" = 100' 0"

B STREET

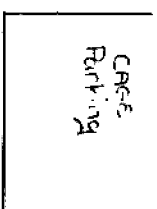
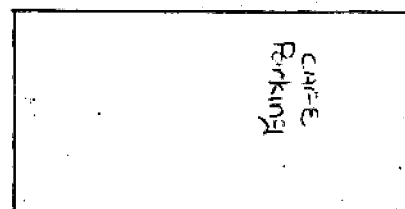
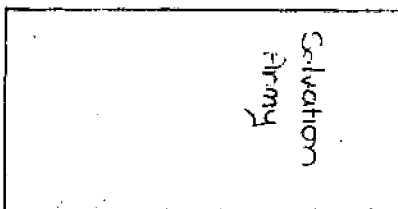
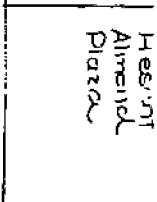
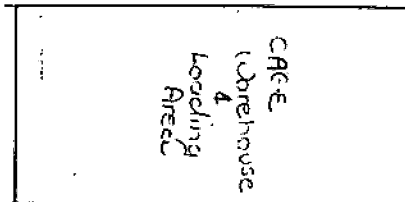
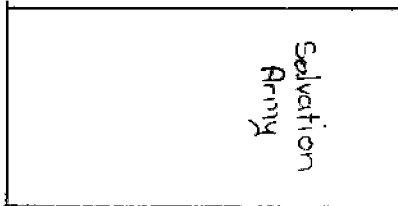


C STREET

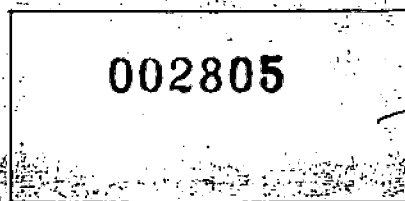
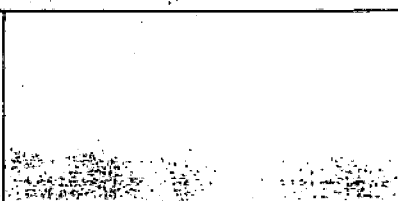
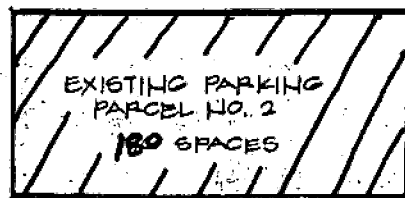
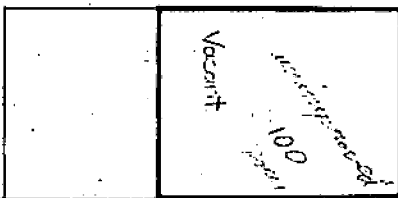
16th STREET

17th STREET

18th STREET



D STREET



F83-057

3-10-83

# 19

sheet  
**1**  
project no. 9411

revisions  
date 1/14/82

project  
CALIFORNIA ALMOND GROWERS  
EXCHANGE  
REMODEL & ADDITION

e.m. kado associates - ala, inc.  
architecture - planning - interiors 1910 16th STREET  
SACRAMENTO, CALIFORNIA 95814 (916) 441-1450

# Exhibit C

# 19

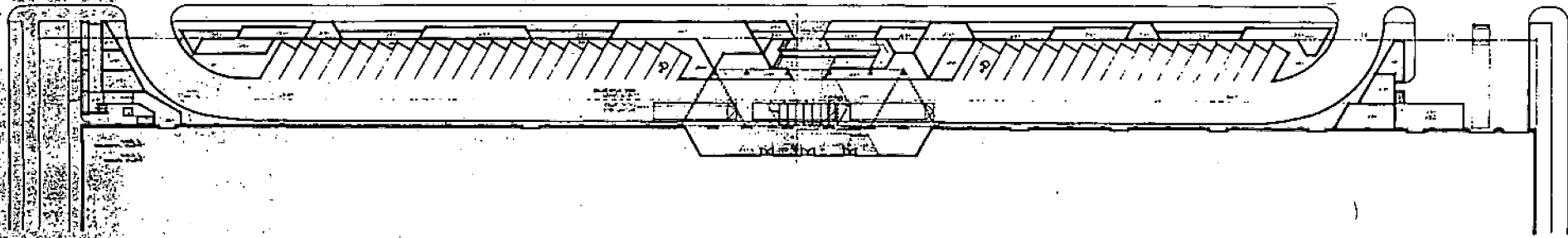
002801

SCALE 1/4" = 1'-0"

SITE PLAN



5th STREET



6th STREET

P83-057

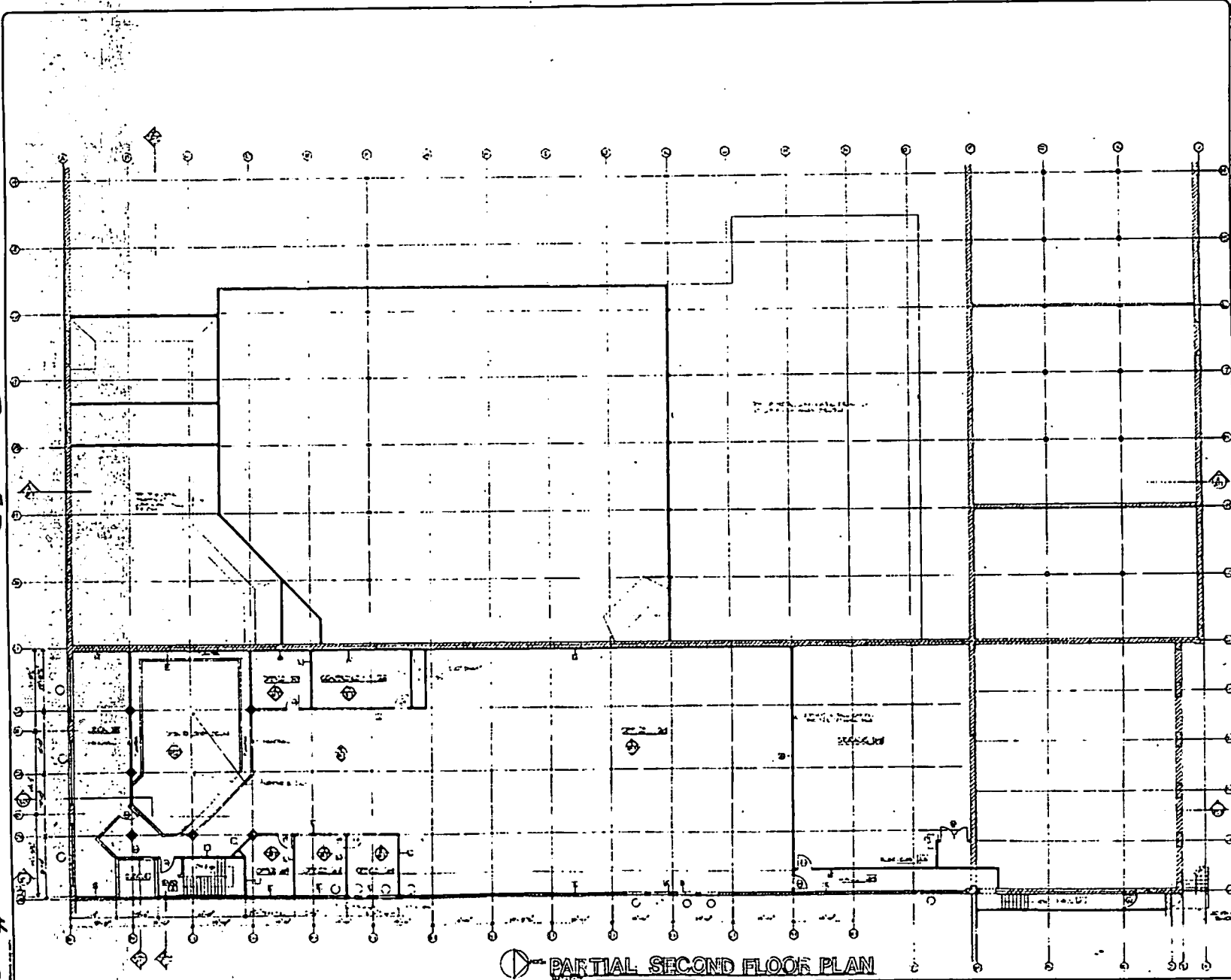
3-10-83  
6th STREET



P83-057

3-10-83

#19



C.M. Bado  
ASSOCIATES-BA, INC.  
ARCHITECTS  
PLANNERS  
ENGINEERS

1000 10th Street  
San Francisco, California 94103  
415 398-1000

NO. \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

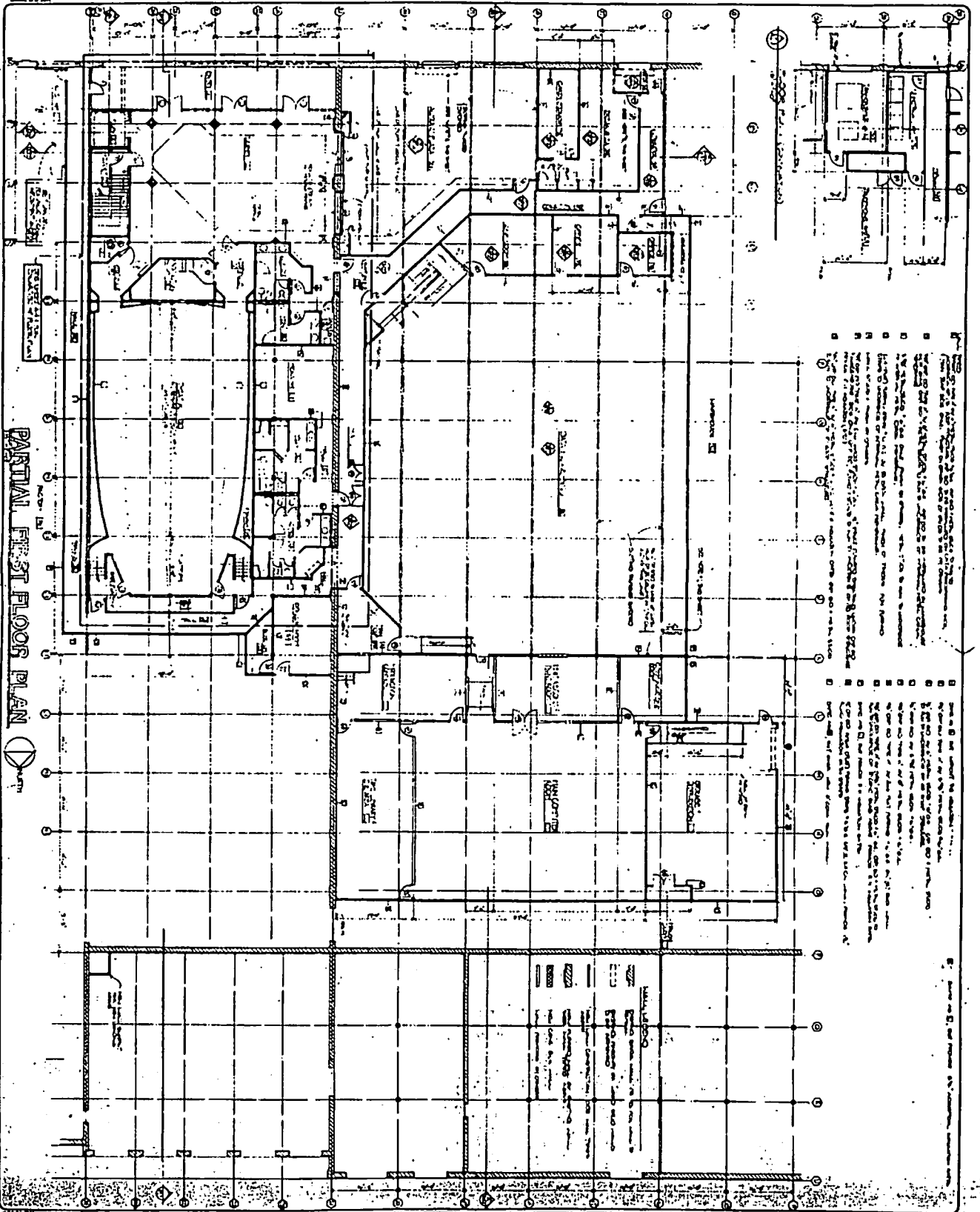
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DATE: \_\_\_\_\_

NO. \_\_\_\_\_  
A2.2

002803

Exhibit D



- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the center of the member unless otherwise noted.
- 3. All dimensions are to the finished surface unless otherwise noted.
- 4. All dimensions are to the center of the member unless otherwise noted.
- 5. All dimensions are to the finished surface unless otherwise noted.
- 6. All dimensions are to the center of the member unless otherwise noted.
- 7. All dimensions are to the finished surface unless otherwise noted.
- 8. All dimensions are to the center of the member unless otherwise noted.
- 9. All dimensions are to the finished surface unless otherwise noted.
- 10. All dimensions are to the center of the member unless otherwise noted.

PARTIAL FIRST FLOOR PLAN

002802

Exhibit F


**L.A. LADD ASSOCIATES, INC.**  
 ARCHITECTS  
 1000 WEST 10TH STREET  
 LOS ANGELES, CALIF. 90015

**WOOD LINC**  
 ARCHITECTS  
 1000 WEST 10TH STREET  
 LOS ANGELES, CALIF. 90015

**A21**

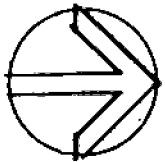
17th STREET

# Exhibit F

D STREET

\* Eliminated Spaces

X Landscape Planter



1" = 40'-0"

TOTAL PARKING: 180  
76 SPACES

80 SPACES

62 SPACES

38 SPACES

002806

#19

P83-057

sheet  
**2**  
project no B216

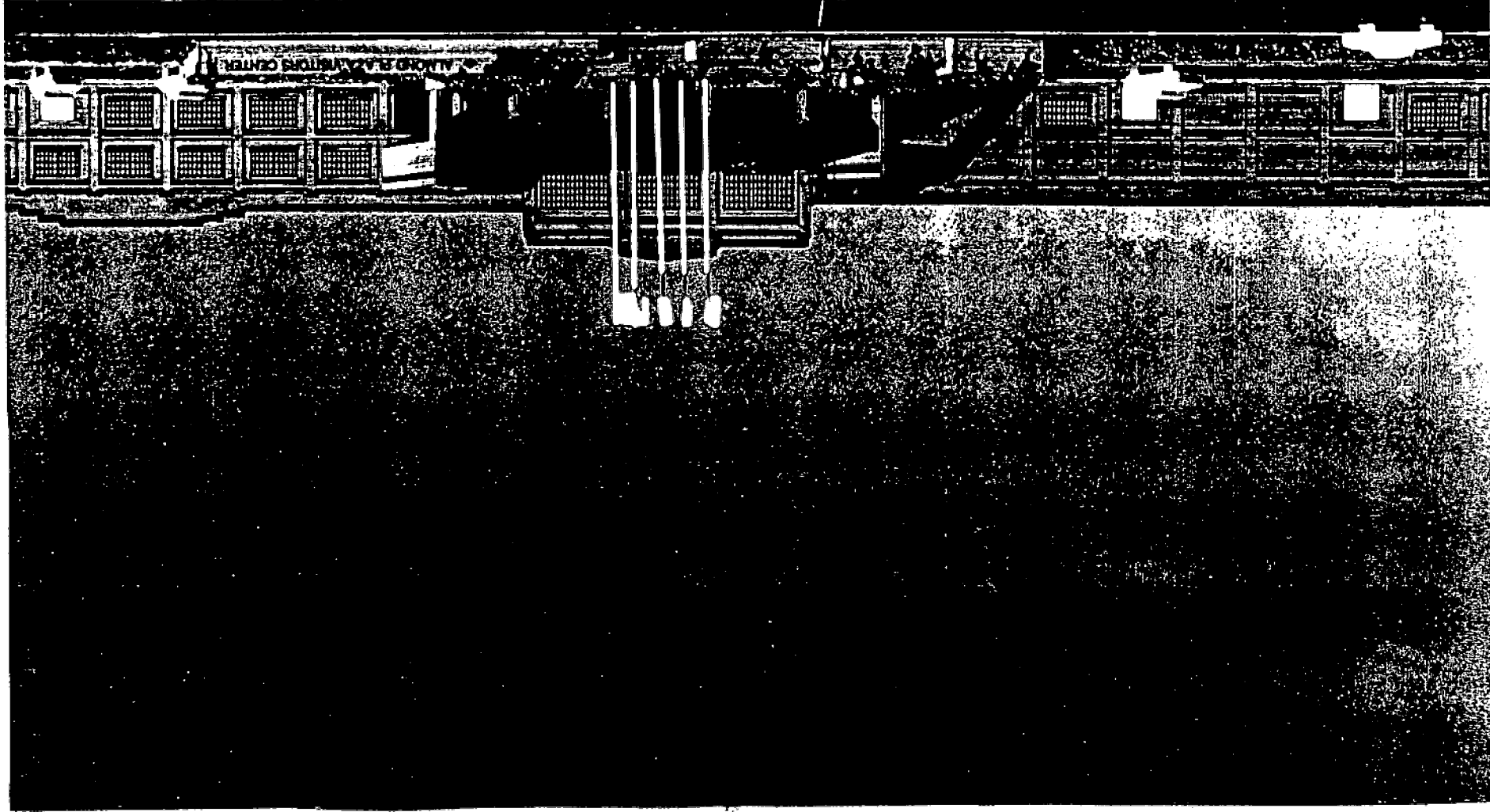
REVISIONS  
date 2/8/83

Project  
CALIFORNIA ALMOND GROWERS  
EXCHANGE  
REMODEL & ADDITION  
3-10-83

e.m. H  
architecture-plann  
sacramento, c

Exhibit G

002804



P83-057

3-10-83

#19