

REPORT AMENDED BY CPC 1-26-89
CITY PLANNING COMMISSION

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

APPLICANT Vitello and Assoc., 1931 H Street, Sacramento, CA 95814
 OWNER Richard Mendoza, 2728 J Street, Sacramento, CA 95816
 PLANS BY Vitello and Assoc., 1931 H Street, Sacramento, CA 95814
 FILING DATE 7/29/88 ENVIR. DET. Neg Dec. w/mitigation REPORT BY RL:pe
 ASSESSOR'S PCL. NO. 007-0111-007 thru 010

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit for a medical office building to exceed 40,000 sq. ft. gross floor area in the C-2 Zone.
 - C. Special Permit for 8% parking reduction for medical office space.
 - D. Variance to exceed the 8% parking reduction permitted for medical office space.

LOCATION: Southwest corner of 28th and J Streets (2724 thru 2730 J Street)

PROPOSAL: The applicant is requesting the necessary entitlements to develop a four story structure totaling 85,320 sq. ft. and consisting of offices, retail, a restaurant and a parking garage.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Office.
 1980 Central City Community
 Plan Designation: General Commercial
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Vacated vacuum cleaner shop with two apartments above.

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
	*(for new construction)		
North : Marshall Park, residential; C-2, R-3A	Front:	7-1/2(1st 26' of ht.)	7-1/2'
South: Eastern Star Temple, offices, Sutter Hospital; C-2 H		15(for 26 + ' of ht.)	15'
East : Restaurant, AM/PM; C-2	Side(Int):	0	0
West : Commercial, offices, residential; C-2	Side(St):	5	5
	Rear:		

Parking Required: 173
 Parking Proposed: 127
 Property Dimensions: 120' x 160' ±
 Property Area: 0.44+ acres ±
 Square Footage of Building: (see Proposal above)
 Height of Building: 4 stories (40' to top plate)
 Topography: flat
 Street Improvements: existing (J St. one-way eastbound; 28th St. 2-way)
 Utilities: Existing
 Exterior Building Materials: Cement plaster
 Roof Material: Standing-seam metal roofing on sloped portions

BACKGROUND INFORMATION: On November 16, 1988, the Design Review/Preservation Board reviewed and commented on the proposed medical office building design. The Board is supportive of the design concept of the proposal as revised.

Besides the demolition of a Priority Structure (PB88-033), the initial proposal called for a four story design that would have contrasted greatly from the low scale block-face that now exists along J Street between 27th and 28th Street (DR88-163). After consideration of the concerns of SOCA, the Alhambra Corridor Citizens Advisory Committee, and staff, the applicant revised the project substantially. SOCA, the ACCAC and the Design Review/Preservation Board are supportive of the applicant's revised design concept in that the two-story frontage on J Street and the proposed setback of the third and fourth floors serve to maintain the existing pedestrian scale on that block-face.

The Board will take final action on the building design subsequent to the Commission action.

A Concurrent Commission application is the Lot Line Adjustment (P88-219) to merge the four parcels that comprise the subject site.

PROJECT EVALUATION: Staff has the following comments and concerns regarding the proposed project.

A. Existing Land Use and Zoning

The subject property is a 120' x 160' site comprised of four parcels in the General Commercial (C-2) Zone. Existing improvements include two commercial structures fronting along J Street (120') and some parking along the alley and siding onto 28th Street. The vacant Priority Structure on the corner was formerly occupied by a vacuum cleaner shop on the ground floor and two residential units above. The vacuum cleaner shop was relocated to the other building and shares the ground floor with a hairdresser. The second floor of that adjacent building is occupied by offices.

The General Plan designation for the property and the surrounding area is Community/Neighborhood Commercial and Office. The 1980 Central City Community Plan designation is General Commercial. The surrounding land uses include Marshall Park (with a senior's center) across J Street to the north; a restaurant to the east across 28th St. and a convenience market beyond; Fort Sutter Medical Complex II to the southeast; offices, multiple family and the Eastern Star Temple across the alley to the south; and a continuous block face of retail/commercial uses extending west along J Street to the 27th Street. The former Simm's Hardware site is to the northeast.

B. Applicant's Proposal

The proposed medical office development exceeds 40,000 sq. feet and therefore requires Special Permit approval by the Planning Commission. The proposed 14,000 sq. foot structure will include 2,720 square feet for the parking and circulation. The land use breakdown includes a 100 sq. foot restaurant with 4,520 sq. feet; retail with 650 sq. feet and a 215 sq. feet optional mezzanine; and 27,430 sq. feet of medical offices.

C. Land Use Evaluation

Staff is supportive of the project's mixed use concept. The orientation of the proposed uses in the building appears to take into account the location of existing and approved land uses on adjacent and nearby parcels. The medical office entry on 28th Street faces the medical office development that parallels the freeway. The main restaurant entrance, the bar, and the retail element complement the existing commercial uses on the J Street block-face. Thus, from a land use perspective the proposed project will serve well as a transitional element between the medical strip and the existing neighborhood west of 28th Street.

D. Building Design

As referenced in the Background Information, the revised building design retains the street facades of the two story Priority Structure and steps back the third and fourth floor of the project. The setback of the new section fronting J Street will be greater than that of the existing Priority Structure in order to conform with the setback requirements of the Zoning Ordinance. The numerous revisions have resulted in a building design that not only has aesthetic appeal from all angles but is also transitional in scale between the midrise height of the new medical office strip and the older neighborhood.

E. Parking and Circulation Design

Traffic Engineering continues to have concerns regarding the layout of the parking and the ingress and egress on the 28th Street frontage. It appears possible that at least one space per floor may need to be eliminated in order to achieve an adequate turn radius on the ramps. Traffic Engineering indicates that given the location of existing alleys and driveways, the entry/exit as designed cannot be approved. Traffic Engineering suggested solutions would be to either relocate both the ingress and egress to the alley or to relocate only the exit lane to the alley. Traffic Engineering also indicated that the use of an island is undesirable and results in substandard entry and exit lane width and that the use of gate arms promotes a stacking problem.

These issues can be resolved between the applicant and Traffic Engineer subsequent to a Commission approval of the project and prior to final approval of the building design by the Design Review/Preservation Board.

The project as proposed will require bicycle parking provisions. Plans indicate a bicycle enclosure with 16 spaces and the ability to satisfy the Class I bicycle parking requirement.

F. Parking Reduction

The required parking ratios for the proposed building are:

- Medical Office: One space per 200 sq. ft. (gross floor area)
- Retail: One space per 400 sq. ft. (gross floor area)
- Restaurant: One space per 3 seats

The parking requirement per these ratios would be 173 spaces. Proposed are 127 spaces to be provided on the first and second floors and two basement levels. On the basis of a seven space credit for the Priority Structure which has no current parking provision, the 173 space requirement for the new project can be reduced by seven spaces. The parking reduction provisions of the Zoning Ordinance also will permit up to an 8% reduction in parking for medical offices by Special Permit approval by the Commission when appropriate trip reduction measures or conditions are satisfied. This constitutes a possible further reduction of 11 spaces for the project, leaving a deficit of 28 spaces. The applicant is requesting a variance to permit an increased parking reduction allowance up to an additional 23.4% to be satisfied with 100% Transit Pass Subsidy for those spaces not provided, up to 32 spaces. The design as submitted would necessitate a variance for 28 spaces. However, a four space cushion is provided to accommodate any subsequent changes required by Traffic Engineering.

Staff finds justification in permitting reduction of the parking requirement for the proposed project. With the project being located on or near a number of bus routes the applicant can easily develop a workable parking management plan. Also, the variance for parking reduction beyond the 8% allowable by Special Permit for the medical office space is justified for this mixed use project. The peak parking demand for the restaurant will be during lunch and dinner hours when the parking demand for the medical offices will be much less. Thus, staff is supportive of and the applicant is agreeable to, a one-to-one substitution of bus passes for parking spaces for any reduction needed beyond the 8% permitted by the Special Permit and up to an additional 23.4% of the office parking requirements.

Public Works is also agreeable to the parking reduction proposal, provided that in addition to transit pass subsidies the parking management plan include also shower and locker facilities as an incentive for bicycle use. With an acceptable parking management program a traffic impact analysis would not be required by Public Works.

Additional Public Works Comments

1. Conduct an in depth soil analysis to determine ground water level and suitability of constructing two floor parking garage underground.
2. Remove and replace any substandard frontage improvements.
3. Recommend placing two proposed underground parking garages above ground. It would be much cheaper to construct.
4. Driveways entering and exiting parking structure shall be a minimum of 12' in width. Currently, the plans show nine feet.
5. Upgrade alley to City standards.
6. Provide truck loading and unloading area.

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Parking Proposed: 127
Property Dimensions: 120' x 160'
Property Area: 0.447 acres
Square Footage of Building: (see Proposal above)
Height of Building: 4 stories (45' to top plate)
Topography: Flat
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4. Driveways entering and exiting parking structure shall be a minimum of 12' in width. Currently, the plans show nine feet.
5. Upgrade alley to City standards.
6. Provide truck loading and unloading area.

G. Position of SOCA and Alhambra Corridor Citizens Advisory Committee

Although SOCA and the ACCAC representatives are supportive of the direction that the project has taken in terms of the building design and massing and SOCA sees justification in approving parking reductions for this project, a continuing concern of the ACCAC is the cumulative impact of development on the neighborhood west of 28th Street.

As stated earlier, staff finds the project to be a good transitional element between the medical office strip and the neighborhood to the west, both in terms of land use and building scale.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment, therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (b) (1) of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

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

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration;
2. Approve the Special Permit for a medical office building with ground floor commercial, exceeding 40,000 sq. ft. gross floor area, subject to conditions and based on the findings of fact that follow;
3. Approve the Special Permit for an 8% parking reduction for the medical office space, subject to conditions and based on the findings of fact that follow:
and
4. Approve the Variance to permit additional parking reduction of up to an additional 23.4% for the medical office space, subject to conditions and based on the findings of fact that follow.

Conditions - Special Permits

1. The parking management plan shall include transit pass subsidies and the provision of lockers and showers as at least one other trip/parking reduction measure.
2. The applicant shall resolve to the satisfaction of Public Works any problems related to vehicular ingress and egress and the parking and circulation plan.

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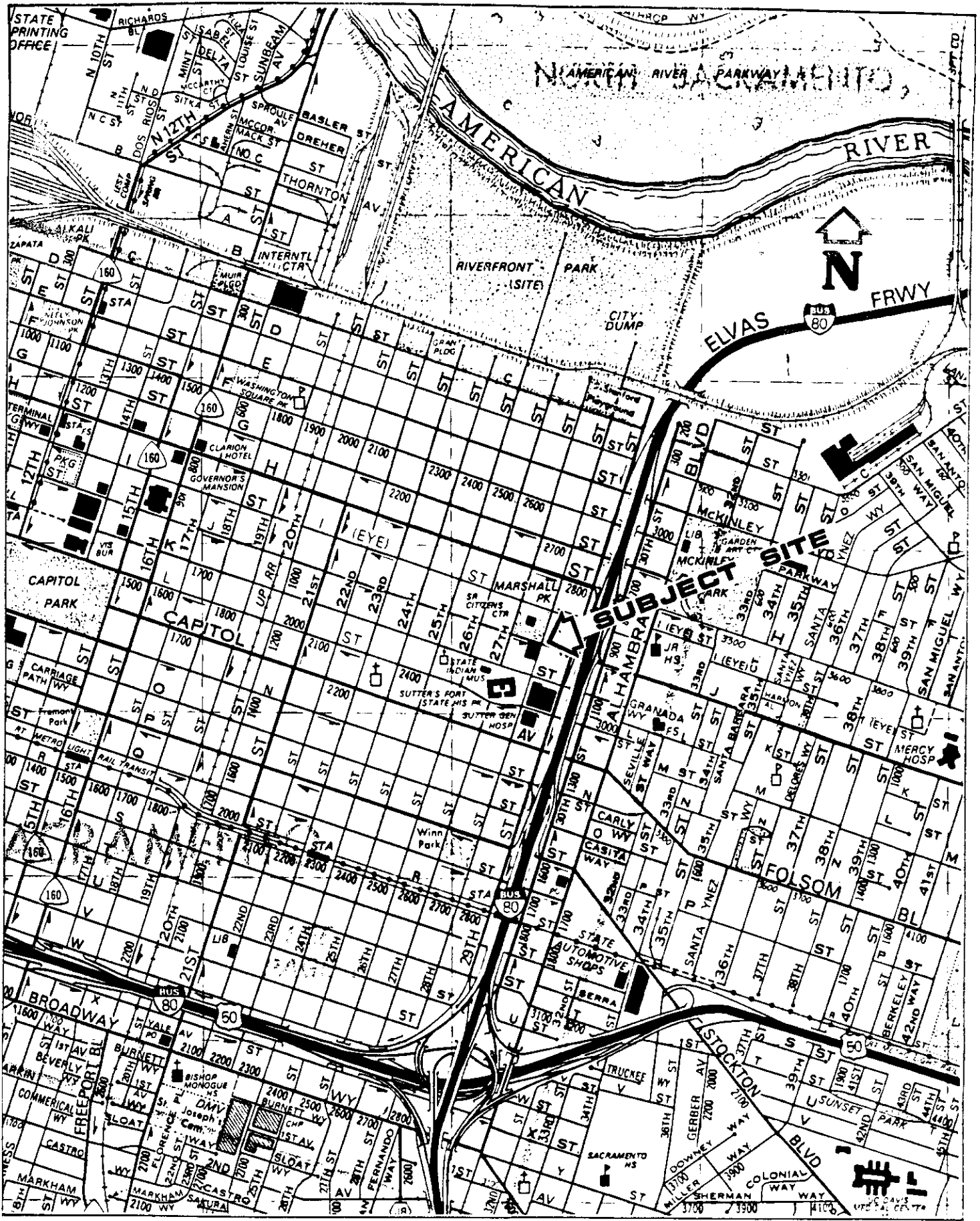
3. Revised floor plans and elevations shall be submitted for the review and approval of the Design Review/Preservation Board.
4. Signage shall be subject to review and approval by the Planning Director prior to fabrication and issuance of sign permits.
5. The applicant/owner shall participate on a fair share basis in the mitigation measures recommended in the 29th Street/Alhambra Boulevard Corridor Study Program EIR and approved by the City Council.

Conditions - Variance

1. For the reduction in parking in excess of the 8% reduction allowed through the Special Permit, the applicant shall provide 100% transit pass subsidies on a one pass for one space basis. Or, Public Works may allow substitutions with other reduction measures for a portion of the reduction.

Findings of Fact - Special Permits/Variance

1. The proposed project, as conditioned, is based on sound principles of land use in that the proposed uses are compatible with the surrounding land uses which consist of offices, retail and restaurants.
2. 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 in that bus passes, showers and lockers and possibly other parking reduction measures will be provided.
3. The approval of the special permits and variance will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the number of parking spaces proposed will adequately service the proposed uses, given the peak parking demand of those uses and the implementation of a parking management program as a condition of approval.
4. The granting of the variance does not constitute a special privilege extended to an individual property owner in that the same variance would be appropriate for any property owner facing similar circumstances and who will engage in a similar parking management program.
5. The variance is not a use variance in that the proposed uses at the scale proposed are allowed in the C-2 zone by Special Permit.
6. The proposed project, as conditioned, is in harmony with the general purpose and intent of the Zoning Ordinance and is in conformance with the objectives of the General Plan and 1980 Central City Plan in that the site is designated for the proposed uses and is compatible in scale and complementary in style with surrounding buildings.

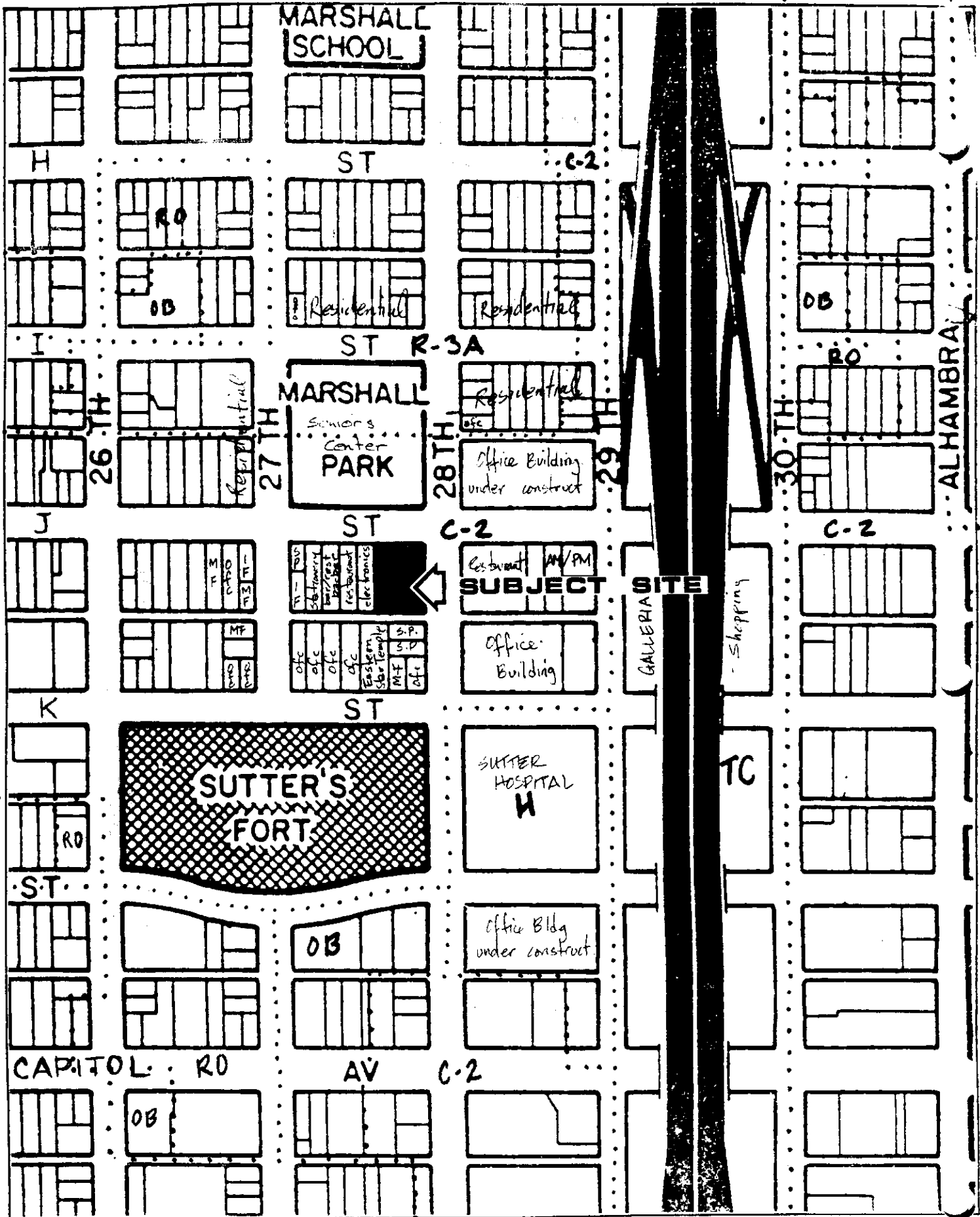


VICINITY MAP

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LAND USE & ZONING MAP

PRR-338

1275-88 1/20/89

KEM

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Yonkers + Associates, Inc.
 ARCHITECTS
 100 WEST 17TH STREET
 NEW YORK, N.Y. 10011
 (212) 850-1000
 FAX (212) 850-1001



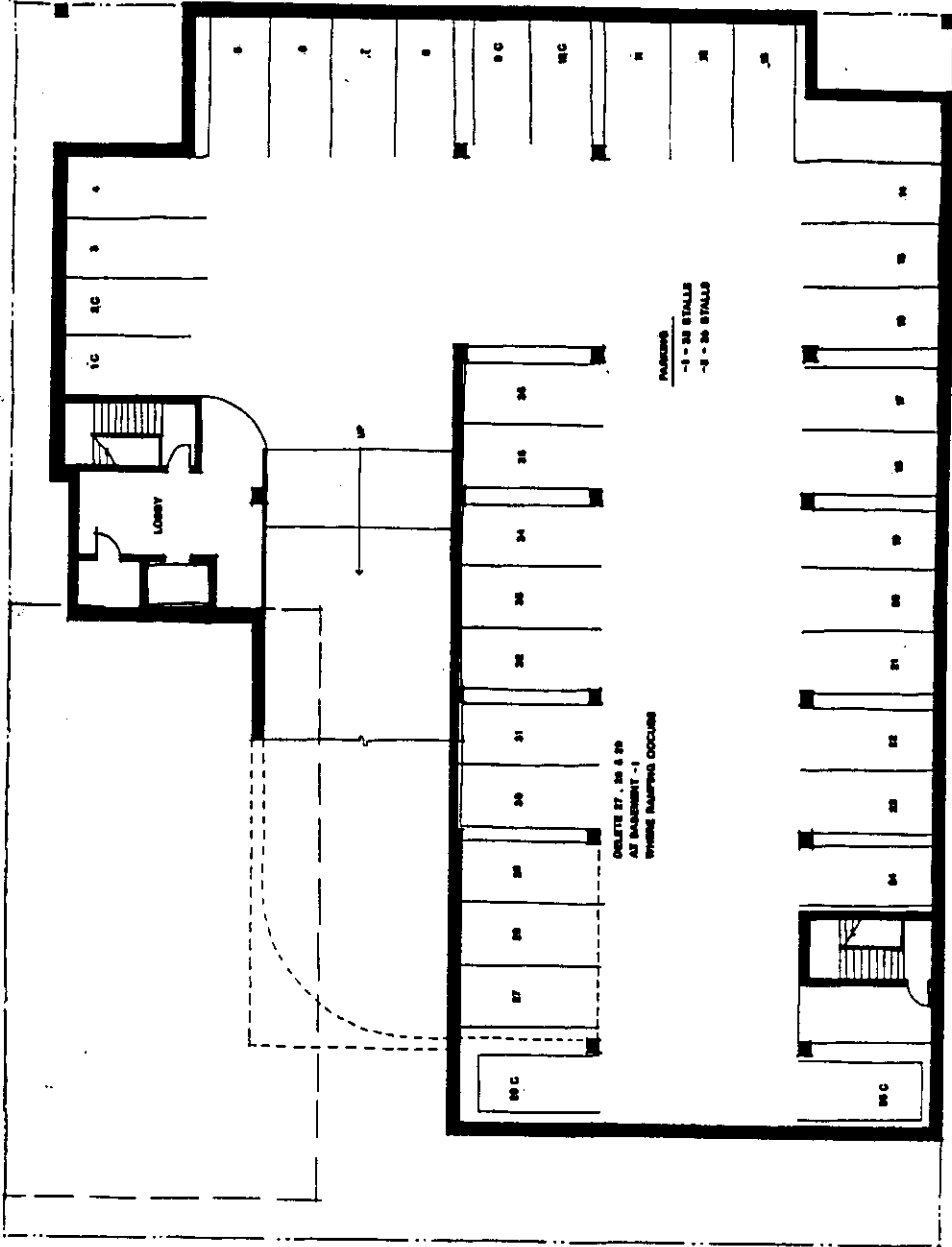
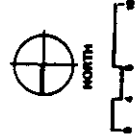
**ST. FRANCIS
 SUTTER
 BUILDING**
 2730 J STREET
 SACRAMENTO, CA

**BASEMENT (-1 & -2)
 FLOOR PLAN**

NO.	DATE	DESCRIPTION
1	11/7/88	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

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 NOVEMBER 7, 1988

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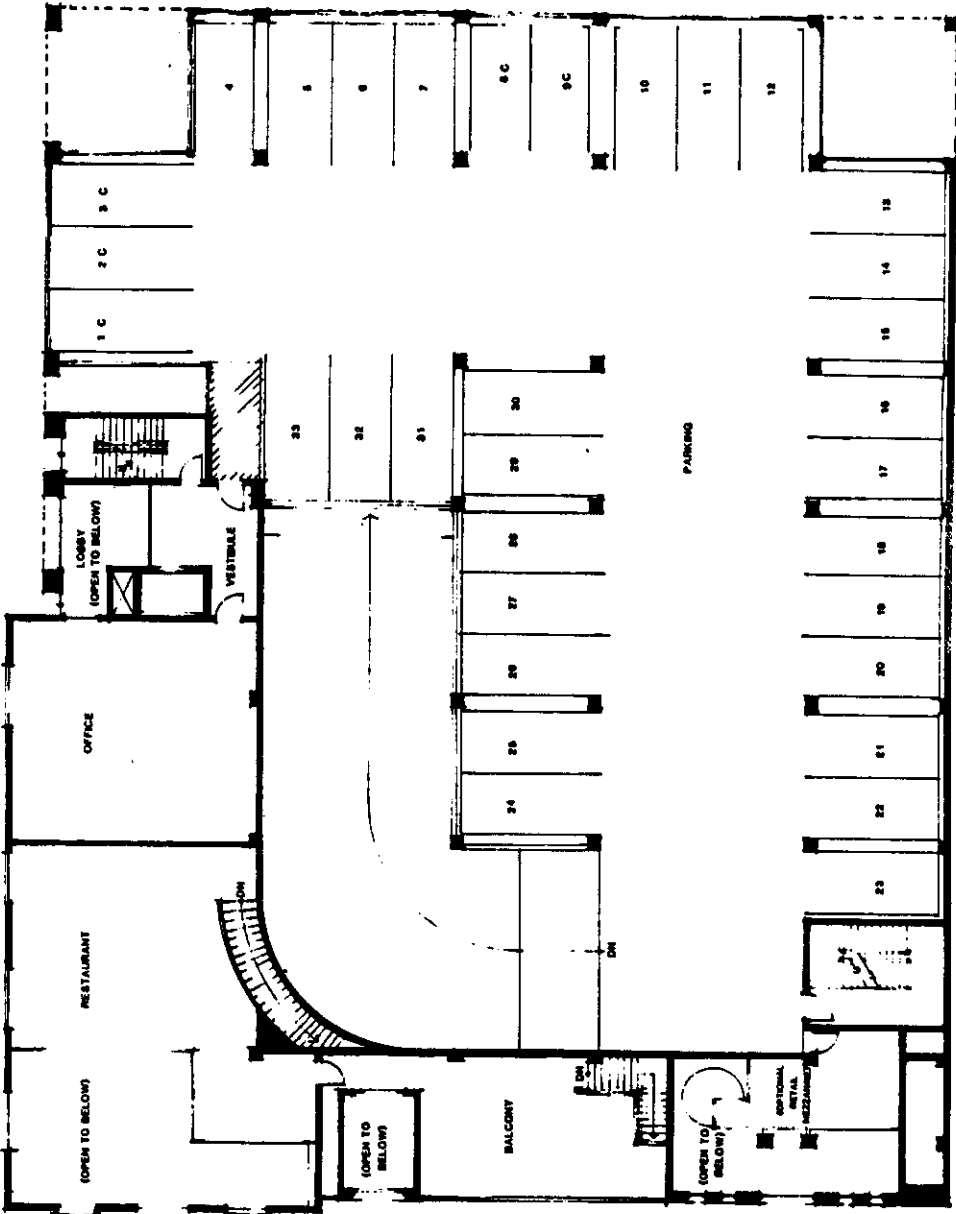
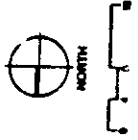
The architect shall be responsible for the design and construction of the building. The architect shall be responsible for the design and construction of the building. The architect shall be responsible for the design and construction of the building.

ST. FRANCIS
 SUTTER
 BUILDING
 2730 J STREET
 SACRAMENTO, CA

SECOND FLOOR
 PLAN

NO.	DATE	REVISIONS
1	NOVEMBER 7, 1988	ISSUED FOR PERMITS

3



PBB-338

1/26/89
~~12-15-88~~

33
 ITEM

Vitallo + Associates, Inc.
 Architects
 1000 California Street
 Suite 1000
 San Francisco, CA 94108
 Telephone: (415) 774-1100
 Fax: (415) 774-1101
 The drawings are prepared in accordance with the California Building Code, and the International Building Code, and are intended to be used in conjunction with the applicable building codes. The architect assumes no responsibility for the accuracy of the information provided on these drawings, and the user of these drawings is advised to verify the accuracy of the information provided on these drawings before using them for any purpose. The drawings are the property of Vitallo + Associates, Inc. and are not to be reproduced, copied, or used in any way without the written consent of Vitallo + Associates, Inc.



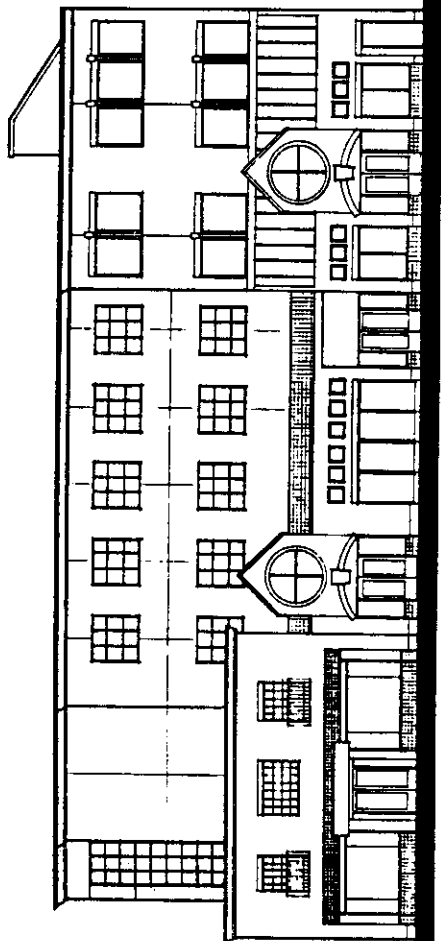
**ST. FRANCIS
 SUTTER
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 2730 J STREET
 SACRAMENTO, CA

ELEVATIONS

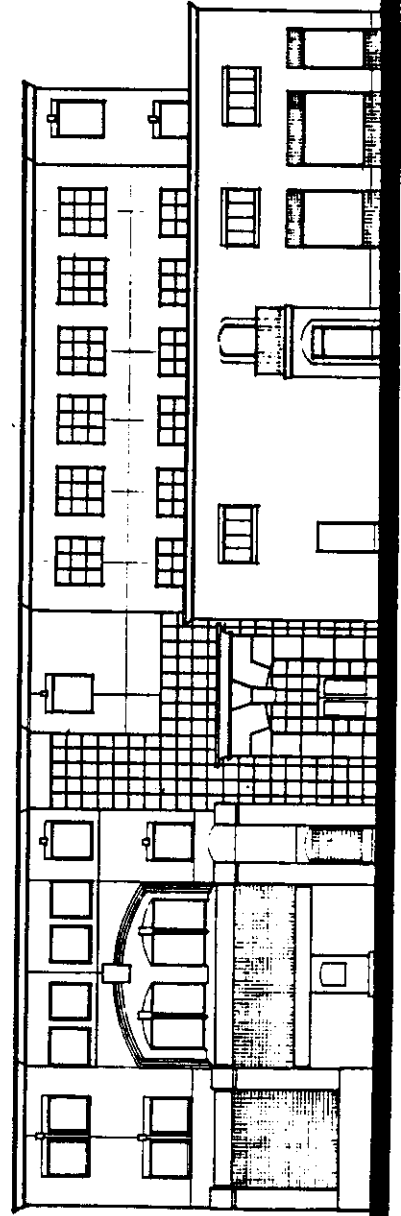
No.	Name	Date
1	26th Street	11/20/89
2	J Street	11/20/89
3	North Elevation	11/20/89
4	South Elevation	11/20/89
5	East Elevation	11/20/89
6	West Elevation	11/20/89
7	Section	11/20/89
8	Detail	11/20/89
9	Site Plan	11/20/89
10	Foundation	11/20/89
11	Structural	11/20/89
12	Mechanical	11/20/89
13	Electrical	11/20/89
14	Plumbing	11/20/89
15	Fire Protection	11/20/89
16	Other	11/20/89

Sheet No. 00014.01
 Date: NOVEMBER 7, 1989

6



J STREET ELEVATION



26th STREET ELEVATION

888-338

~~12-1588~~ 1/20/89

ITEM 33

Vitello + Associates, Inc.
 ARCHITECTS
 1000 J STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 TEL: (916) 441-1111
 FAX: (916) 441-1112



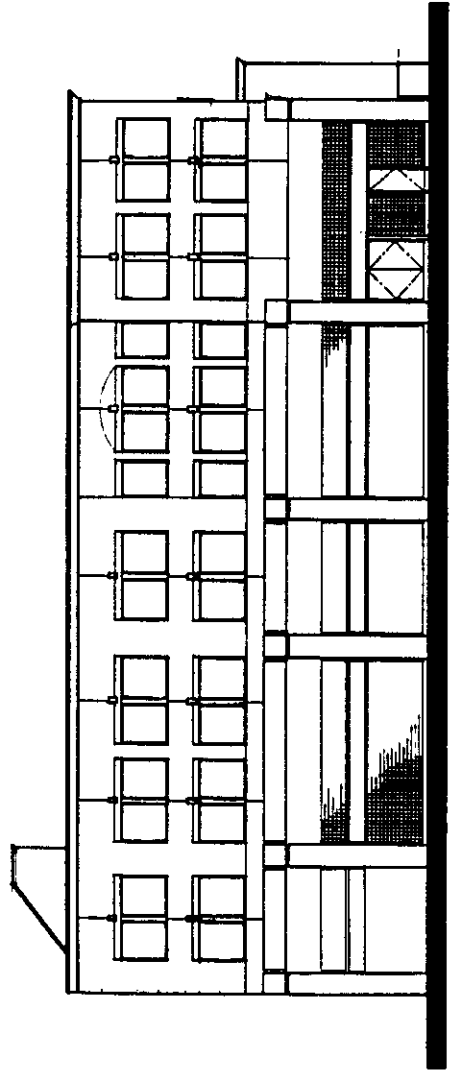
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ELEVATIONS

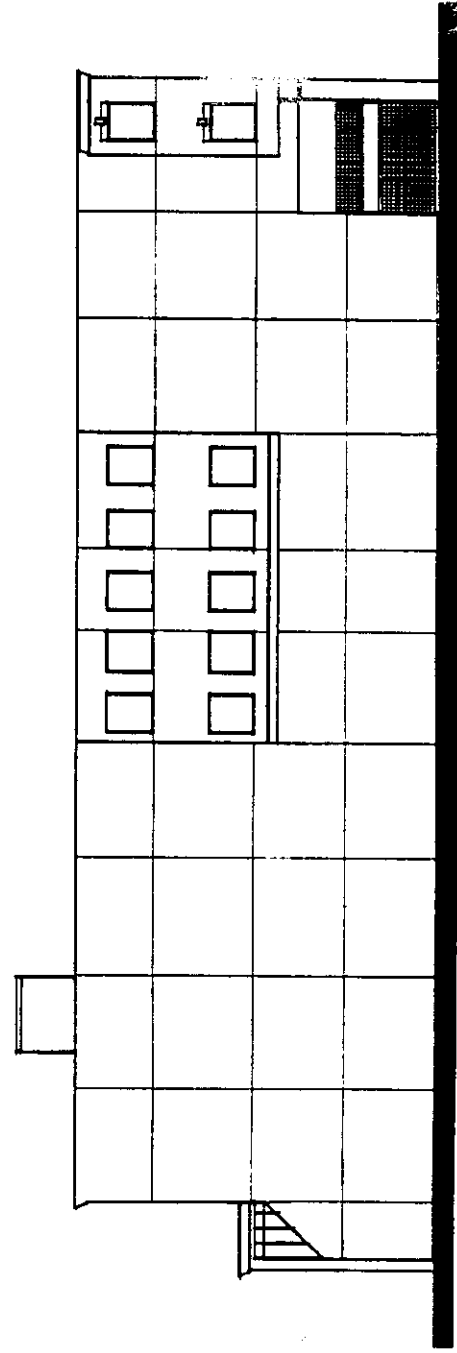
NO.	DESCRIPTION	DATE
1	South Elevation	1/20/89
2	West Elevation	1/20/89
3	North Elevation	
4	East Elevation	

DATE: 1/20/89
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 1295-88

7



SOUTH ELEVATION



WEST ELEVATION



PBB-338

~~1295-88~~ 1/20/89

30
 ITEM

