

CITY PLANNING COMMISSION

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

APPLICANT	E.M. Kado Associates, 1661 Garden Hwy, Sacramento, CA 95833		
OWNER	Sacramento Medical Foundation Blood Center, 1625 Stockton Blvd, Sacramento, CA		
PLANS BY	E.M. Kado Associates, 1661 Garden Hwy, Sacramento, CA 95833	95816	
FILING DATE	1/22/87	ENVIR. DET. Neg. Dec. 2/16/87	REPORT BY EG:kh
ASSESSOR'S-PCL. NO.	007-283-02		

APPLICATION: A. Negative Declaration

B. Special Permit to exceed the allowed 25% office use by 56% in the C-4 zone

LOCATION: 1623 and 1625 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to allow 81% of the gross floor area of an existing building to be developed with office uses in the Heavy Commercial (C-4) zone

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1963 East Sacramento Community Plan Designation: Heavy Commercial or Industrial
Existing Zoning of Site: C-4
Existing Land Use of Site: Blood Bank

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial; C-4	Front:	As per	
South: Commercial offices; M-1	Side (Int):	Existing structure	
East: Commercial residential; R-1, C-4	Side (St):		
West: Commercial; C-2			

Parking Required: 206 spaces
Parking Provided: 220 spaces
Property Dimensions: Irregular
Property Area: 3.8+ acres
Square Footage of Building: 76,455 sq. ft. (office); 14,565 sq. ft. (warehouse)
Height of Building: 35 ft. (2-story)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Dryvit, brick tile veneer

BACKGROUND INFORMATION: The Sacramento Medical Foundation Blood Center purchased the subject site in 1982. Additions and remodeling were completed in 1982 - 1983 to the warehouse which was constructed in 1968. This allowed the Blood Center to relocate from their previous J Street location.

PROJECT EVALUATION: Staff has the following comments regarding this application:

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- A. The 3.8 acre site is developed with an office/warehouse building. The site is zone Heavy Commercial (C-4) and is designated for industrial use by the 1974 General Plan and for heavy commercial/industrial use by the 1963 East Sacramento Community Plan. The site is surrounded by a variety of residential, commercial and office uses.
- B. The applicant is requesting the necessary entitlement to allow 81 percent of the gross floor area of the structure to be developed with office uses. The zoning ordinance only permits 25 percent office use unless a special permit to exceed the 25 percent figure is approved by the Planning Commission. The existing structure would be remodeled to provide an additional 32,820 square feet of gross floor area. This addition would be devoted to office use and when added to the existing 44,600 square feet of office floor area, a total of 76,455 square feet of floor area would be provided. The remaining 14,165 square feet of gross floor area would be devoted to warehouse/ storage use for a grand total of 91,020 square feet of gross floor area of which 81 percent will be office space and 19 percent will be warehouse space.

The remodeling would require that 206 parking spaces be provided on-site. The applicant has indicated that 220 spaces are presently located on-site. The Blood Center will employ approximately 300 people and will be open between 8 a.m. and 5 p.m., Monday through Friday. The applicant should be aware that the parking ratio for determining required on-site parking was based upon general office and warehouse uses. If the offices were converted to medical offices or clinics then there would not be enough parking on the site. All office uses should be limited to general office uses. Staff has no other comments or objections to this project.

- C. The project was reviewed by Traffic Engineering, Public Works, Regional Transit and the East Sacramento Improvement Association. No comments were received prior to the preparation of this report.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that this project will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

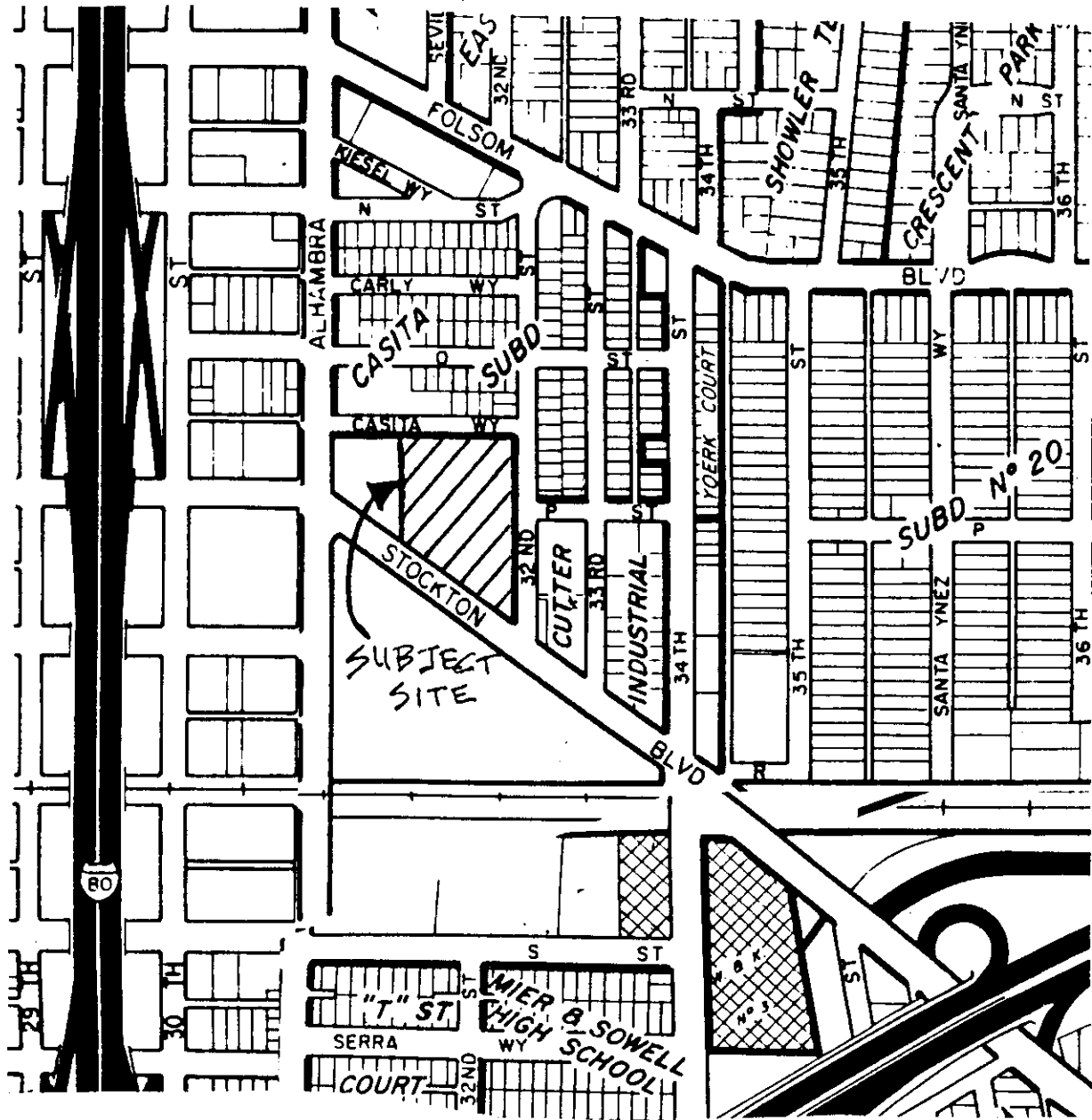
- A. Ratify the negative declaration;
- B. Approve the special permit subject to conditions and based upon findings of fact which follow.

Conditions

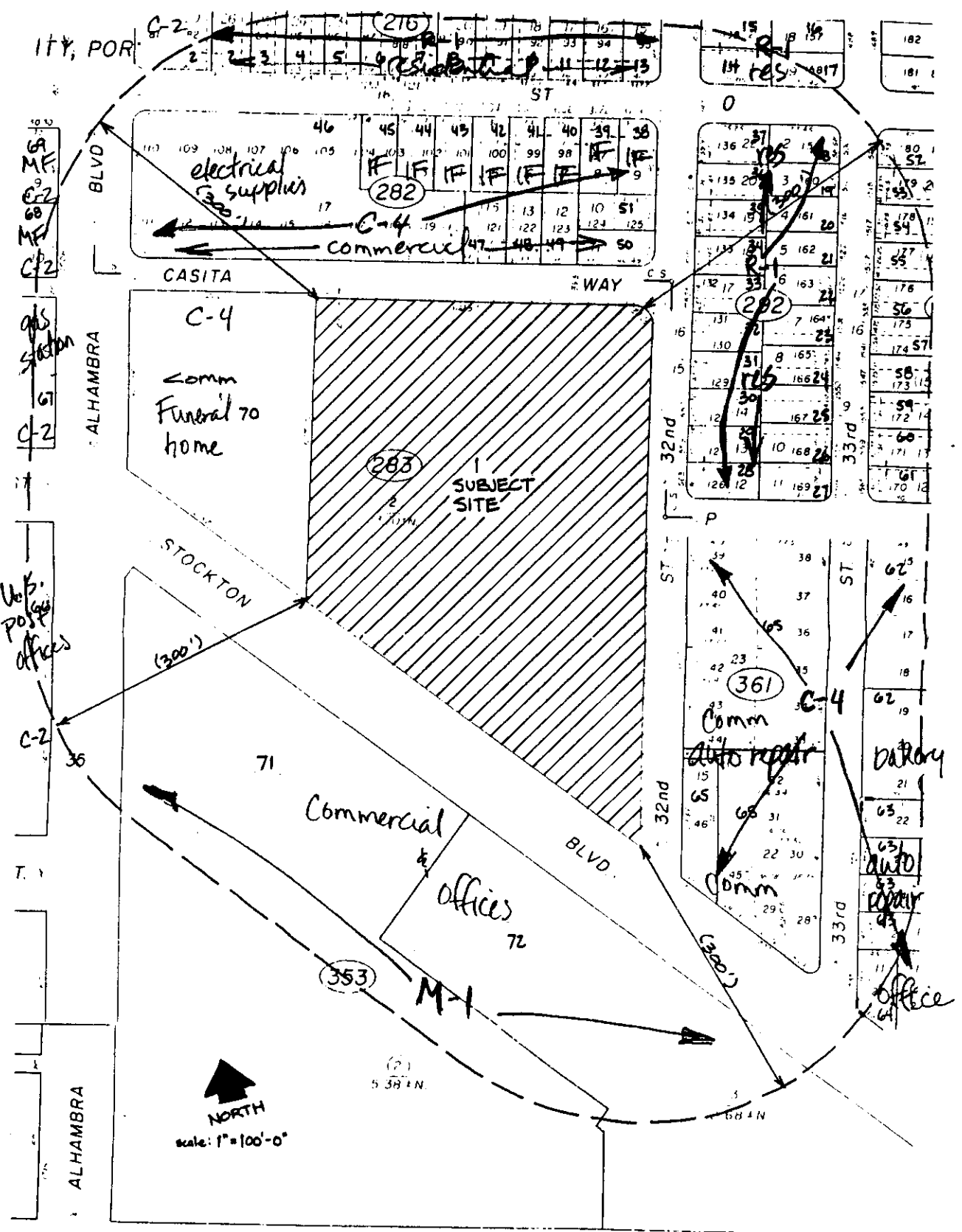
1. The necessary building permits shall be obtained for the proposed remodeling of the building.
2. The offices shall be limited to general office use only. No medical offices or clinics shall be allowed. Any proposed medical use would require additional parking and any additional square footage requests would require the filing of a new special permit application.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the site is presently developed with an office/warehouse use and surrounding uses are predominantly commercial/office in nature which would not alter the character of the neighborhood.
2. The project will not be detrimental to the public health, safety or welfare nor create a nuisance in that:
 - a. adequate on-site parking is provided
 - b. adequate on-site landscaping is provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for industrial use by the 1974 General Plan and the proposed office use conforms with the plan designation.



VICINITY MAP

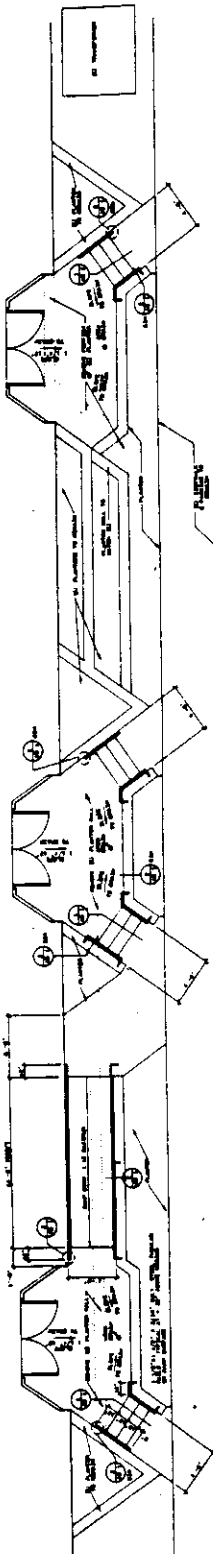


LAND USE & ZONING MAP

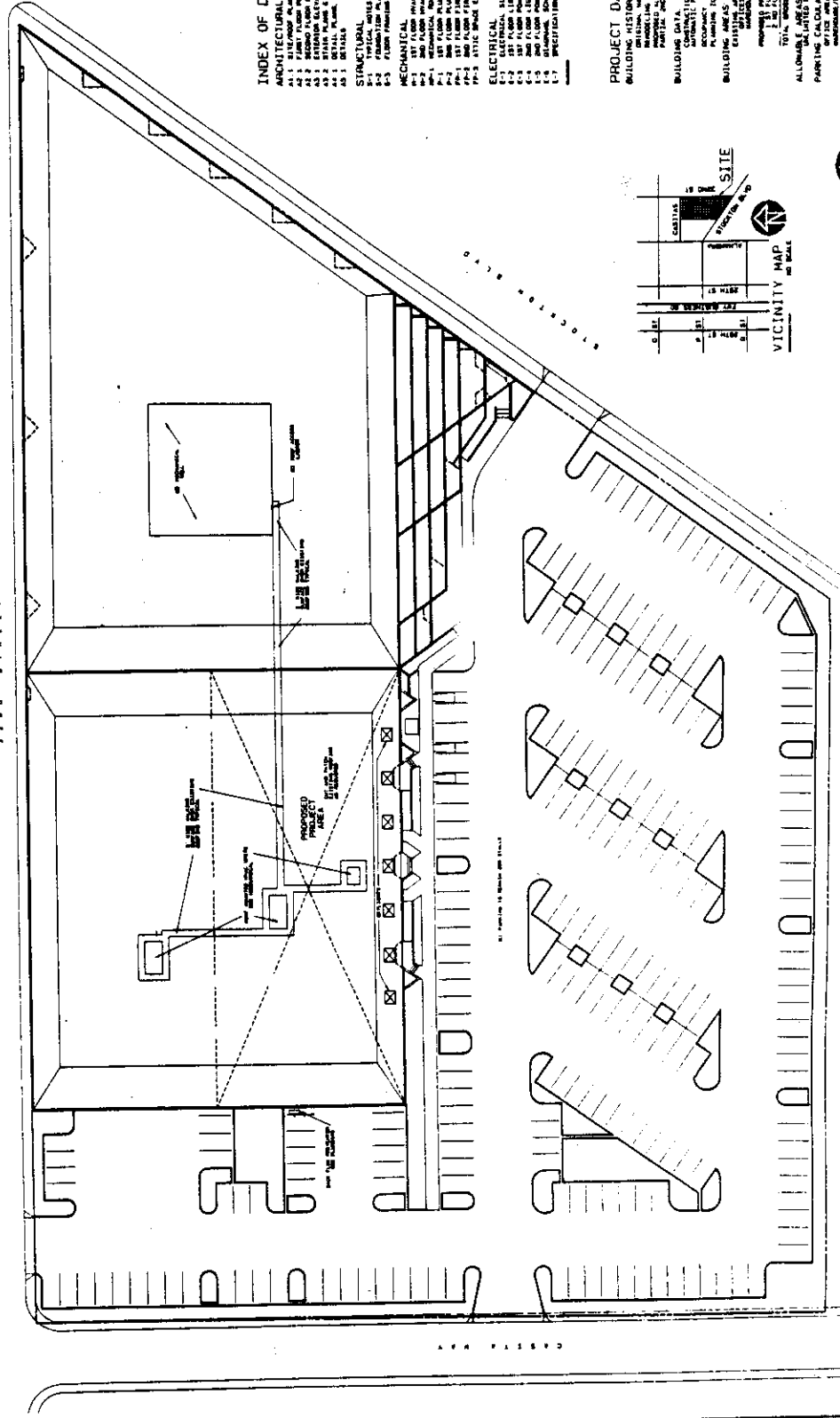
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DETAIL PLAN EXTERIOR ENTRYWAYS

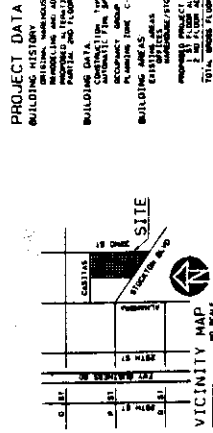


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 M-97 97TH FLOOR PLAN, SECTION
 M-98 98TH FLOOR PLAN, SECTION
 M-99 99TH FLOOR PLAN, SECTION
 M-100 100TH FLOOR PLAN, SECTION



PROJECT DATA

BUILDING HISTORY
 ORIGINAL WORKS: 1988
 REPAIRS: 1990, 1992, 1994, 1996
 PARTIAL AND FLOOR MODIFICATIONS

BUILDING DATA
 SURVEY: 1988
 CONTRACTOR: [Name]
 ARCHITECT: [Name]

BUILDING AREAS

EXISTING AREAS	14,000 SF
REPAIRS/STORAGE	14,000 SF
NEW FLOOR AREA	17,000 SF
TOTAL FLOOR AREA	31,000 SF

ALLOWABLE AREAS
 14,000 SF OF 2ND FLOOR - 181.1 SQUARE FEET
 17,000 SF OF 3RD FLOOR - 14.9 SQUARE FEET
 14,000 SF OF 4TH FLOOR - 14.9 SQUARE FEET

TOTAL WORKING AREA
 14,000 SF
 17,000 SF
 14,900 SF
 45,900 SF

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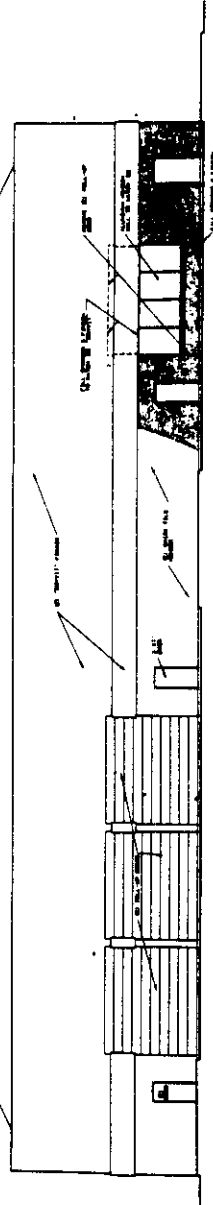
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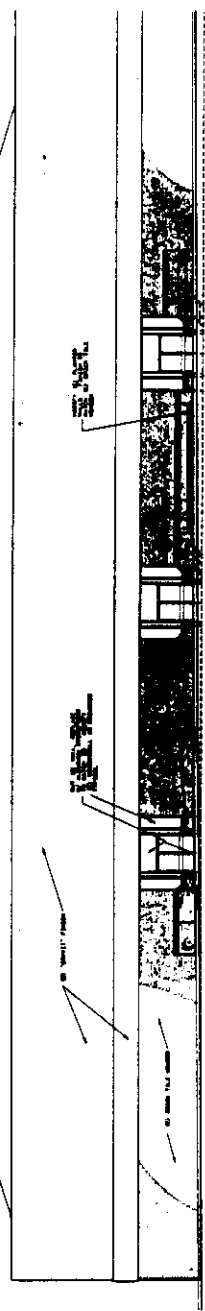
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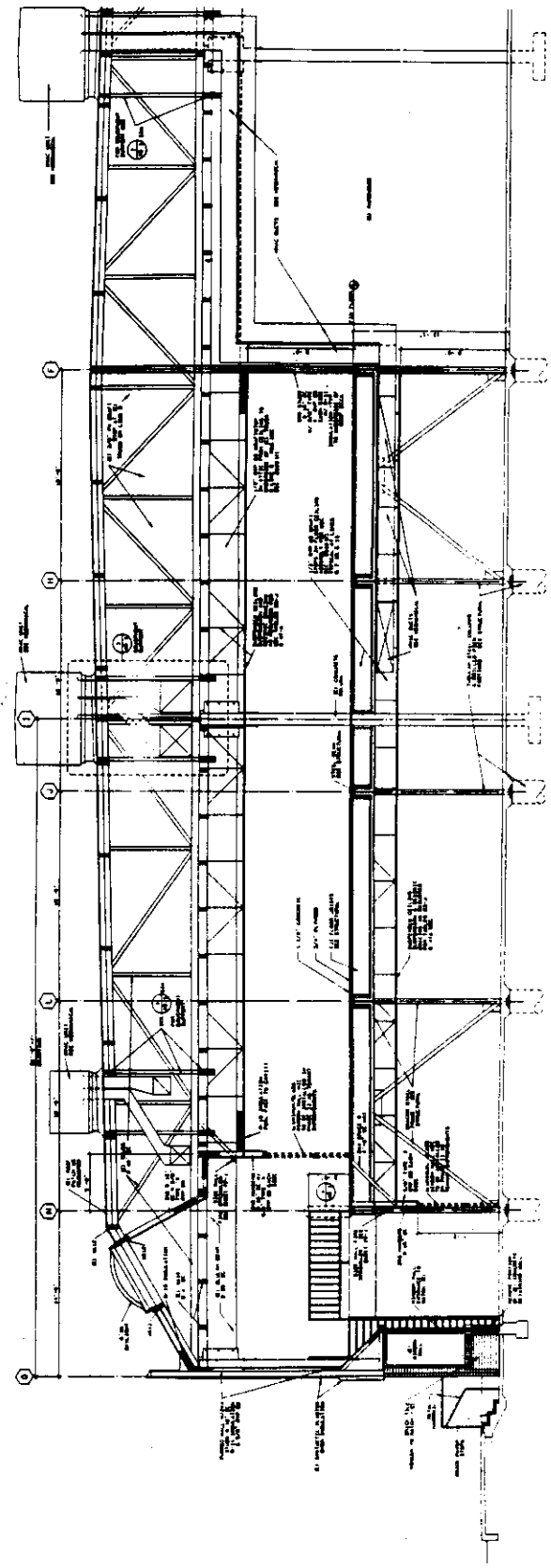
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NORTH ELEVATION



PARTIAL WEST ELEVATION



SECTION A-A

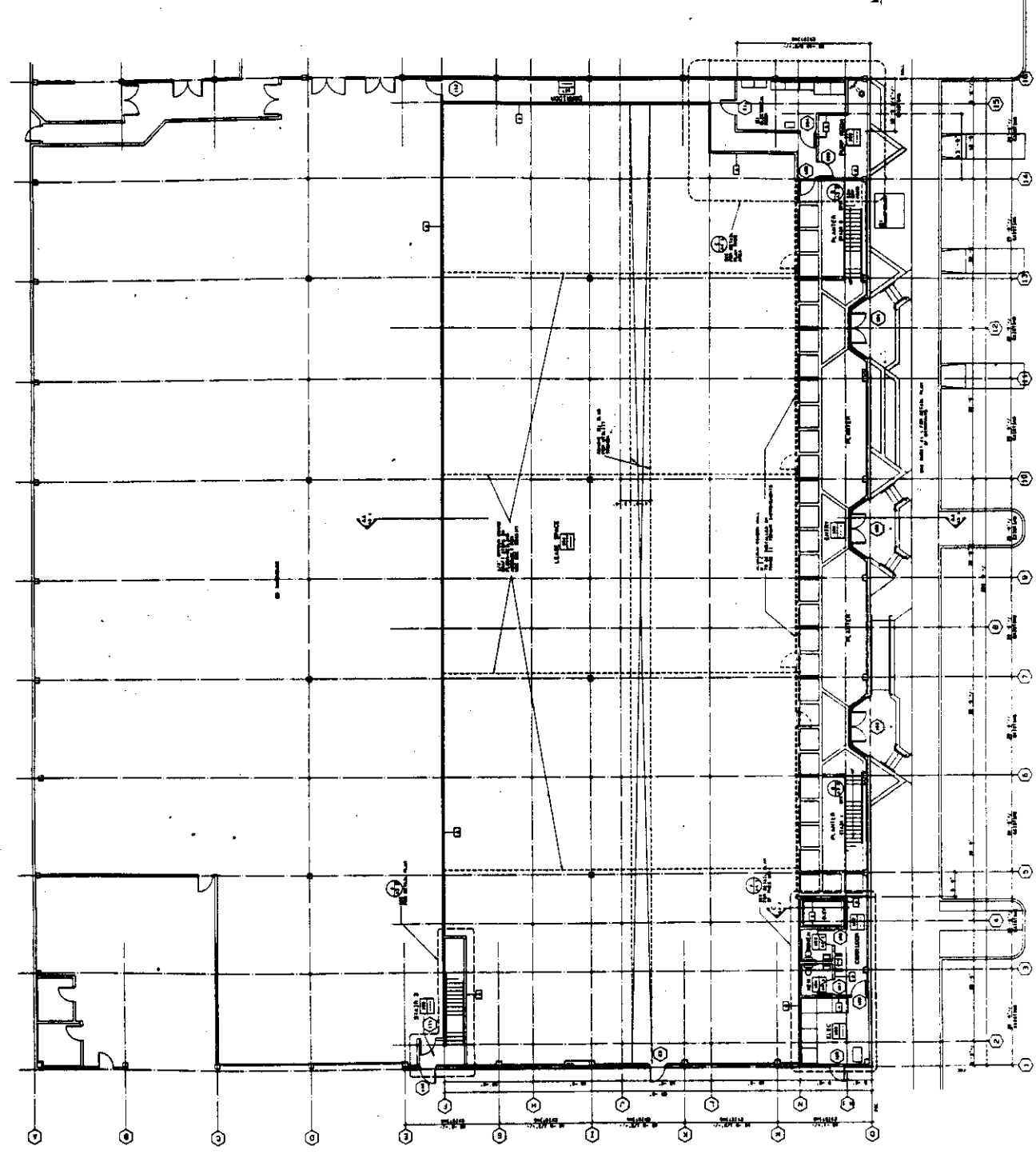
SCALE 1/8"=1'-0"

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WALL SCHEDULE
 01 CONCRETE WALL WITH 1/2" G.C. WITH
 1/2" REINFORCING BARS @ 16" O.C. WITH
 1/2" G.C. WITH 1/2" REINFORCING BARS @ 16" O.C.
 02 CONCRETE WALL WITH 1/2" G.C. WITH
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 04 CONCRETE WALL WITH 1/2" G.C. WITH
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 1/2" G.C. WITH 1/2" REINFORCING BARS @ 16" O.C.

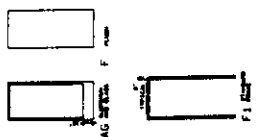


FIRST FLOOR PLAN

DOOR SCHEDULE

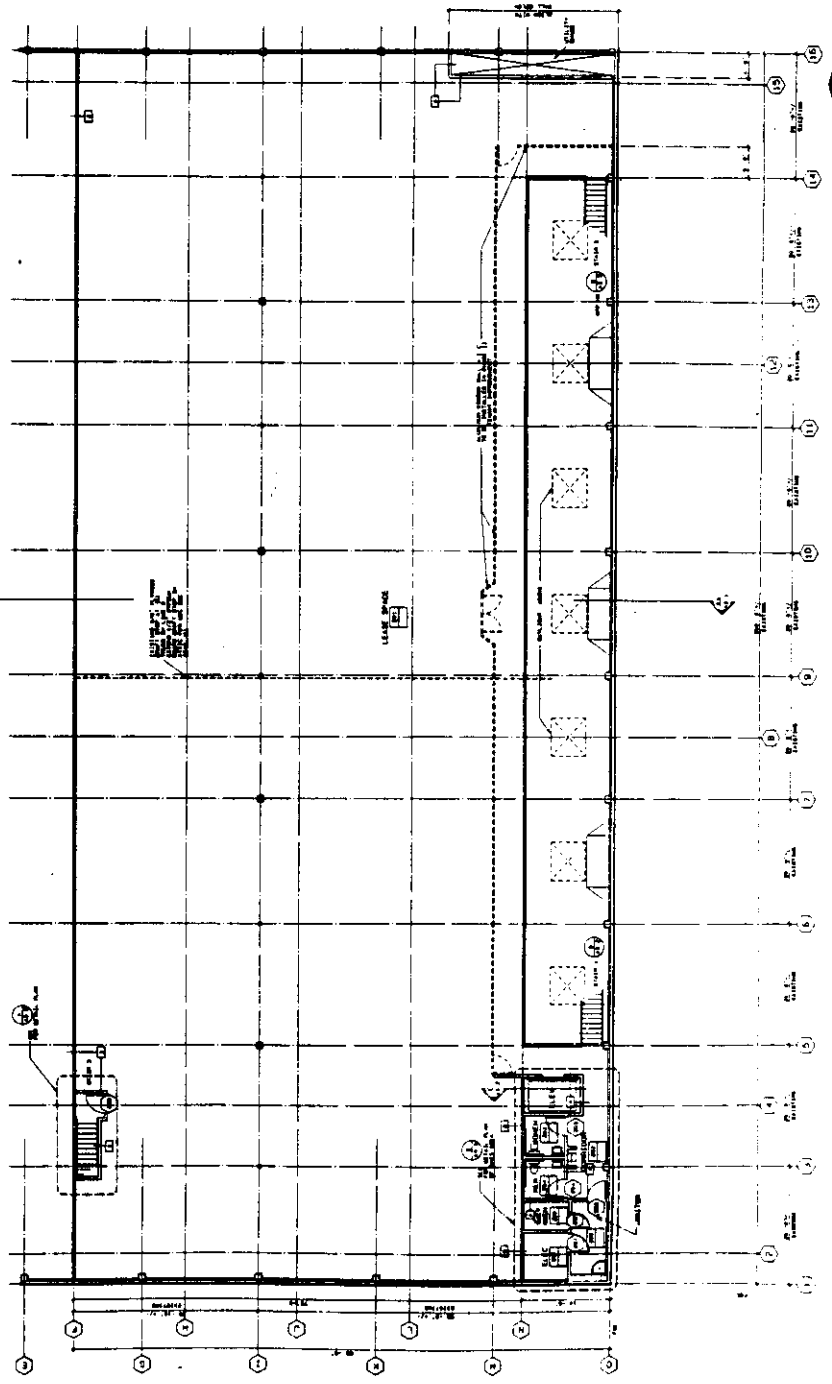
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DOOR & FRAME TYPES



DOOR & FRAME TYPES

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WALL SCHEDULE
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 150 5/8" GYPSUM BOARD



SECOND FLOOR PLAN

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