

*Staff Report Corrected 10/13/83
STAFF REPORT AMENDED 10-13-83
CITY PLANNING COMMISSION

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

APPLICANT Tom T. Harris, 1725-23rd Street, Sacramento, CA 95816		
OWNER Tom T. & Carol Lynn Harris, 1725-23rd Street, Sacramento, CA 95816		
PLANS BY Roger Scott Group		
FILING DATE 9-8-83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC. 10-3-83	EIR	ASSESSOR'S PCL. NO. 007-326-13,14

- APPLICATION:
1. Variance to waive nine of required 96 parking spaces
 2. Variance to locate four-foot landscaping strip along 'R' Street and 24th Street on City right-of-way
 3. Variance to exceed the 30 percent compact parking space provision by three spaces
 4. Variance to waive masonry wall
 5. Lot Line Adjustment to combine two parcels (P83-302)

LOCATION: 1725-23rd Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing 38,400 square foot office/warehouse structure in a C-4 zone into 100 percent office use.

PROJECT INFORMATION:

1980 Central City Plan Designation: Heavy Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Vacant office/warehouse bldg. being rehabbed

Surrounding Land Use and Zoning:

North: Residential; R-3A
South: Warehouse; C-4
East: State Office; C-4
West: Sacramento Bee facilities; C-4

Parking Required:	96 spaces
Parking Proposed:	87 spaces, plus 9 leased to State of Calif.
Parking Ratio Required:	1 space per 400 square feet
Parking Ratio Provided:	1 space per 404 square feet
Property Area:	51,200 square feet
Size of existing building:	38,400 square feet
Height of building:	24 feet
Street Improvements:	'R' Street frontage improvements-existing 23rd and 24th Street frontages improvements to be reconstructed
Utilities:	Existing

BACKGROUND INFORMATION: The proposed project with slight changes is essentially the same proposal approved by the Commission on June 25, 1981 (P-9411). The variances and lot line adjustments have expired, necessitating the reapplication.

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1. Waiver of parking spaces

The deficiency in parking is not in terms of the actual number of spaces on site, but rather is a result of an earlier leasing of spaces to the California Department of Real Estate.

Staff has no objection to the requested waiver provided that such deficiency is compensated by use of the following parking reduction measures:

- a. Provide separate men's and women's shower and locker facilities with a minimum of one shower and 10 lockers for each;
- b. Provide a subsidy for the transit station;
- c. Provide parking for 16 bicycles, including eight Class I lockers.

2. Parking Lot Design

Parking had been previously approved on the basis of the then existing parking arrangement. It included two abutting but separate lots having no on-site connecting drives. That condition was due to a four-foot grade separation.

Subsequently, the applicant removed the retaining wall between the two lots as well as the surfacing of the upper level.

The retention of two separate lots has several adverse effects:

- a. The need for three driveways on the half-block fronting 24th Street creates unnecessary additional turning areas that conflict;
- b. Visitors will sometimes need to exit onto 24th Street to reenter the second lot. This is an inconvenience and adds to traffic on 24th Street;
- c. The driveways take up curb space that can be used for additional on-street parking.

Staff therefore suggests providing on-site connection of the two lots and the elimination of the two most southerly driveways.

The applicant's plan should be modified with a break in the separating planter near the 24th Street frontage and reorientation of several parking spaces in that area as provided on Exhibit D. In addition, the City Traffic Engineering Department has recommended that the two southerly driveways on 24th Street, as indicated in the applicant's proposal (Exhibit C), be eliminated. This would improve the overall circulation and reduce traffic congestion near 'R' Street.

3. Waiver of masonry wall requirement

Due to the residential uses and the R-3A zone across the alley, there is a requirement for a six-foot masonry wall along the alley frontage of the proposed non-residential use.

Staff has no objections to the requested waiver of the wall requirement provided that a wrought iron fence (such as used for the Sacramento Bee parking lot to the west) and landscaping is provided in its place.

In that no driveway access is proposed along the alley, the potential impact of the parking lot is significantly reduced. The wrought iron and landscaping will be a positive visual benefit for the apartments and one single family residence opposite the parking lot.

4. Compact spaces

Staff has no objection to increasing the number of compact spaces from 29 to 32 (from 30% to 33-1/3%). Site constraint justify such an increase.

5. Provision of required landscaping in public right-of-way

The applicant requests the location of a four-foot landscape strip along 'R' Street and 24th Street in the public right-of-way. Staff has no objection to this request as the remnant area cannot be used for any other purpose. A revocable permit, however, will have to be obtained from the City Council.

6. Tree shading

The presently proposed shading plan shows a four-foot planter in the City right-of-way along 'R' Street. Staff's only concern is that the trees selected for planting require a minimum of six-foot planter width. As there is no additional space to expand the width of the planter into the City right-of-way, the shade plan should be redrawn to: a) provide trees that can grow in a four-foot planter, and b) increase the number of trees if necessary to provide the required amount of shading.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Variance to waive nine parking spaces;
- *3. Approval of the Variance to locate a portion of the required landscaping in the public right-of-way;
- *4. Approval of the Variance to exceed the 30% compact parking space provision by three spaces;
5. Approval of the Variance to waive the masonry wall requirement along the alley;
6. Approval of the Lot Line Adjustment by adopting the attached resolution.

The variances are subject to conditions and based on Findings of Fact that follow.

Conditions

- a. The parking lot shall be redesigned with a connecting drive as indicated on Exhibit D; (CPC amended to...as indicated on Exhibit E.)
- b. The two southerly driveways on 24th Street shall be ~~eliminated~~ (see Exhibit D); (CPC amended to...shall be provided as indicated on Exhibit E.)
- c. A wrought iron fence and landscaping shall be provided along the alley;
- d. Detailed landscape, irrigation and shading plans shall be submitted for staff review and approval prior to issuance of building permits;

- e. The applicant shall provide the following measures to reduce the on-street parking demand:
- 1) install men and women showers with a minimum of 10 lockers for each facility. The final building plans shall incorporate the shower/locker facilities; (CPC deleted)
 - 2) provide written agreement with the Sacramento Transit Development Agency regarding the light rail station subsidy to City staff for approval, prior to issuance of building permit;
 - 3) provide parking for 16 bicycles, ¹⁴eight of which shall be Class I ^{six}locker facilities. The final building plans shall incorporate the location and indicate the design specifications of the locker facilities.

Findings of Fact

- a. The variances, as conditioned, do not constitute a special privilege extended to the applicant exclusively in that:
- 1) the building for the purpose of office conversion exists on site, and the site is not large enough to accommodate any additional parking spaces;
 - 2) the alley frontage is an elevated area without vehicle access from the parking lot where a wrought iron fence and landscaping would provide an adequate and more visually pleasing screen for residences to the north;
 - 3) the portion of the public right-of-way that is not used for parking and landscaping is additional right-of-way that is not used by the City.
- b. The variances, as conditioned, do not constitute a use variance in that office uses are permitted in the C-4 zone;
- c. Granting the variances, as conditioned, would not create a disservice to the neighborhood in that the proposal will not significantly alter the character of the neighborhood;
- d. The project is in harmony with the purpose and intent of the 1974 General Plan which designates the site as 'commercial' and the 1980 Central City Plan which designates the site as 'heavy commercial.'

In that no driveway access is proposed along the alley, the potential impact of the parking lot is significantly reduced. The wrought iron and landscaping will be a positive visual benefit for the apartments and one single family residence opposite the parking lot.

4. Compact Spaces

Staff has no objection to increasing the number of compact spaces from 29 to 32 (from 30% to 33-1/3%). Site constraint justify such an increase.

5. Provision of required landscaping in public right-of-way

The applicant requests the location of a four-foot landscape strip along 'R' Street and 24th Street in the public right-of-way. Staff has no objection to this request as the remnant area cannot be used for any other purpose. A revocable permit, however, will have to be obtained from the City Council.

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The variances are subject to conditions and based on Findings of Fact that follow.

Conditions

- a. The parking lot shall be redesigned with a connecting drive as indicated on Exhibit D.
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- d. Detailed landscape, irrigation and shading plans shall be submitted for staff review and approval prior to issuance of building permits;

Statement of Intent

Project Information:

1980 Central City Plan

Designation:

Heavy Commercial

Existing Zoning of Site:

C-4

Existing Land Use of Site:

Office/Warehouse building

Surround Land Use & Zoning

North:

Residential; R-3A

South:

Warehouse; C-4

East:

State office; C-4

West:

Sacramento Bee facilities; C-4

Parking Required:

96 Spaces

Parking Provided:

96 Spaces on the site, with 9 of the 96 leased to office building across 24th Street for 5 years only

Parking Ratio Required:

1 space per 400 square feet

Parking Ratio Provided:

1 space per 400 square feet

Property Area:

51,200 square feet

Size of existing building:

38,400 square feet

Height of existing building:

28 feet

Street improvements:

R Street frontage improvement to be provided by S.T.D.A. in connection with new Light Rail station. 23rd & 24th Street frontages to be reconstructed.

Utilities:

Existing

002551

Reasoning:

The variance will allow development of the property to its highest and best use at the location which will help to facilitate complete urbanization and infilling development as a means of reducing the consumption of petrol fuels used in automobile travel.

There will be excellent bicycle access and storage next to an entrance with additional space available for expansion of these facilities.

The new Light Rail station adjacent to the building will in itself be the best incentive for commuters to use public transportation by its proximity to this project. The Light Rail will be an advantage for the building occupants, and the use of the building as offices will also help ridership on the Light Rail. While the parking variance is requested for only 5 years, the building management plans to enthusiastically inform, educate and encourage use of the Light Rail continuously, at which time 9 spaces in question will most likely not be needed.

The compact parking spaces on the south border of this property were necessarily added to accommodate the Light Rail station which will use the City right-of-way previously designated for use by this project. The balance of the compact spaces were added to allow for wider planting strips for more extensive green areas to beautify the parking lot.

The Planning Commission staff previously (Appl. #P-9411) evaluated the wall requirement on the North side of the parking lot, and suggested inclusion of curb stops and iron fencing as a safety and visual identification of the North edge of the parking lot.

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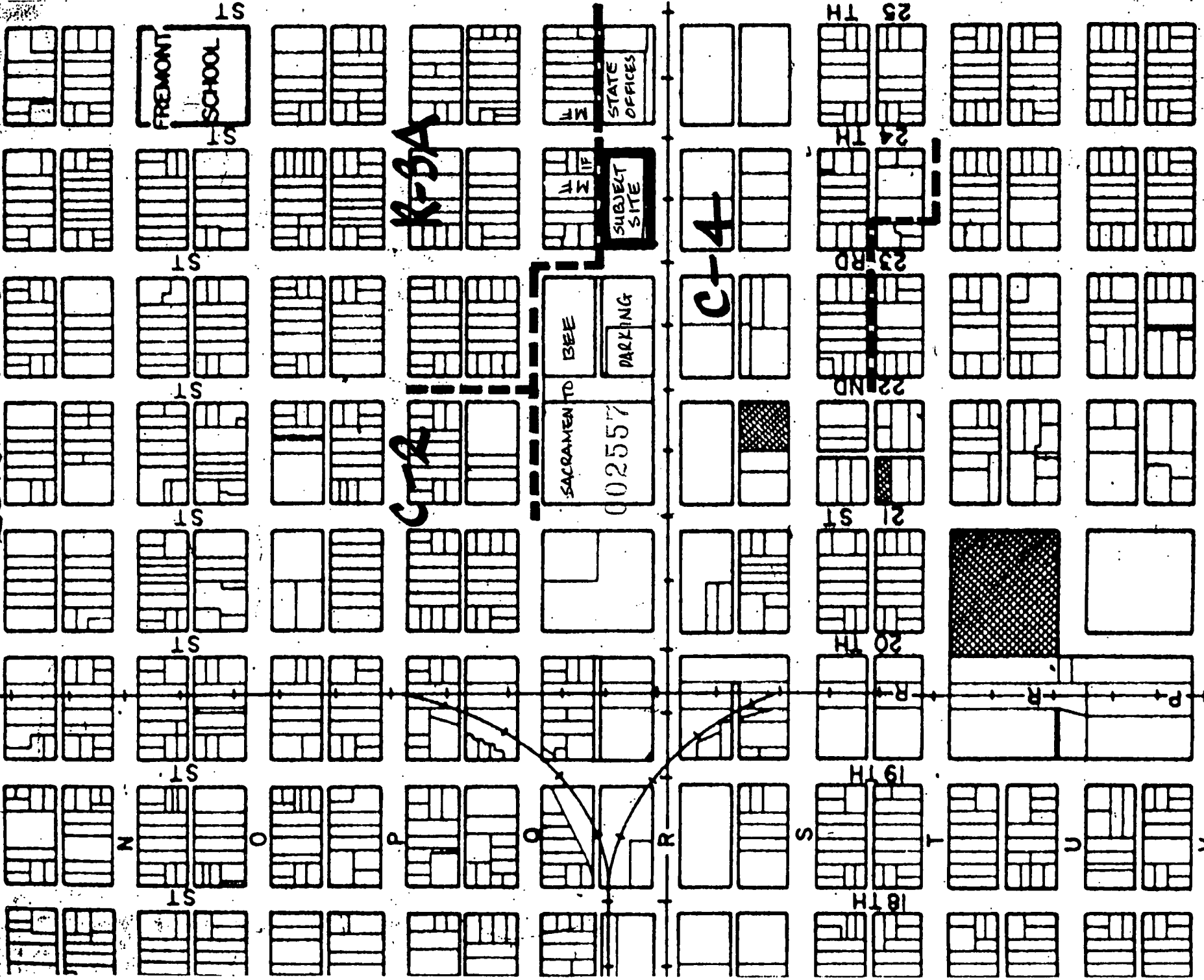
Reasoning (cont'd)

All required landscape strips planned are located on the property. The request made in this application is for use of the remnant 2-foot area on City right-of-way which cannot be used for any other purpose. This addition will allow all landscape strips bordering the property to be 6 feet wide instead of 4 feet.

It is the intent of the applicant to develop an office building similar in quality and appeal to that of the Sacramento Bee facilities rather than a budget warehouse conversion. The quality of this building and that of the Sacramento Bee, while not in harmony with the existing structures in the area, will have a positive effect towards encouraging other quality developments in this area.

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- ZONING & LAND USE -



FREMONT SCHOOL

STATE OFFICES

SUBJECT SITE

SACRAMENTO TO BEE
PARKING

02557

C-4

C-4

18TH

19TH

20TH

21ST

22ND

23RD

24TH

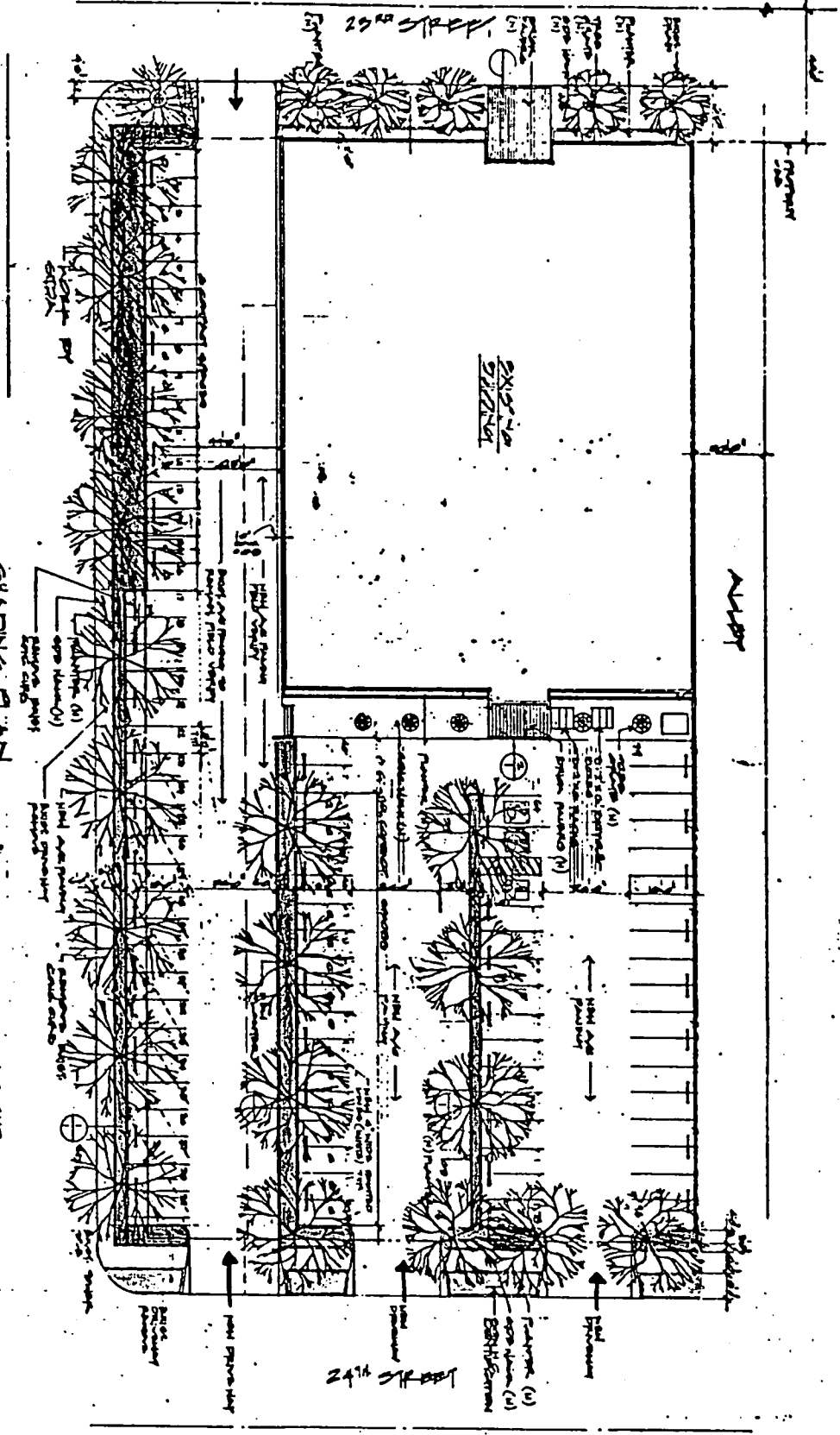
25TH

002560

APPLICANT'S PLAN

EXHIBIT 'C':

SHAPING PLAN
SITE PLAN
SHOW WALLS



LEGEND

(H) Hatched pattern for SHAPING WALL

(S) Solid pattern for EXISTING WALL

(T) Tree symbols for PLANTING

(U) Utility lines for UTILITIES

NOTES:

- 1. ALL PLANTING TO BE INSTALLED BY CONTRACTOR.
- 2. ALL WALLS TO BE CONCRETE BLOCK.
- 3. ALL UTILITIES TO BE INSTALLED BY CONTRACTOR.
- 4. ALL UTILITIES TO BE INSTALLED AT CONTRACTOR'S RISK.
- 5. ALL UTILITIES TO BE INSTALLED AT CONTRACTOR'S RISK.
- 6. ALL UTILITIES TO BE INSTALLED AT CONTRACTOR'S RISK.
- 7. ALL UTILITIES TO BE INSTALLED AT CONTRACTOR'S RISK.
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- 9. ALL UTILITIES TO BE INSTALLED AT CONTRACTOR'S RISK.
- 10. ALL UTILITIES TO BE INSTALLED AT CONTRACTOR'S RISK.

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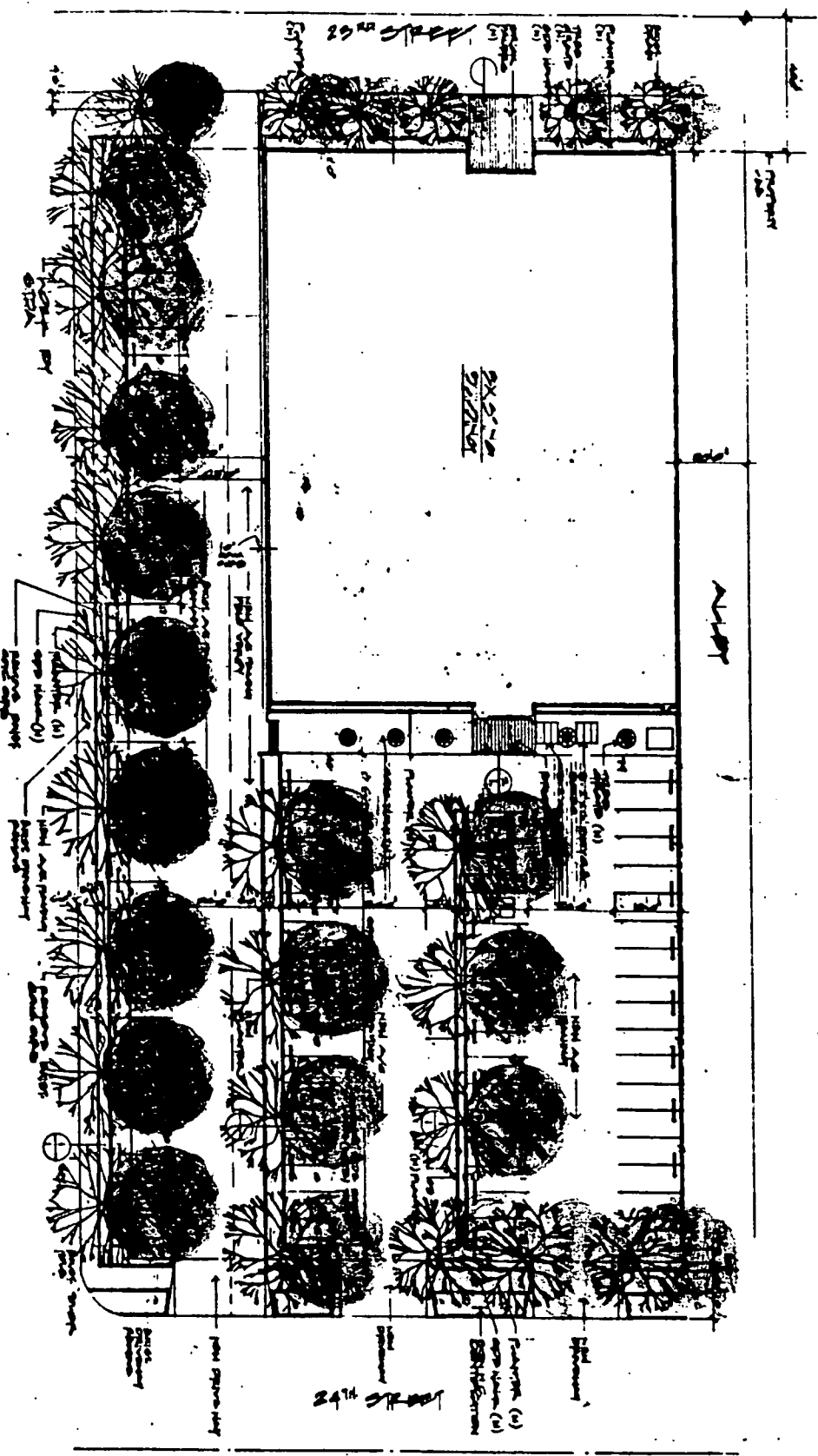
TOM HARRIS
1725 23rd Street
Sacramento, California



Roger S. Scoll
Group architects
1801 Garden Hwy.
Sacramento Ca 95822-4763

002559

SHADING PLAN
SITE PLAN
SOUND WALL



LEGEND
 (N) NIM
 STEEL POSTS
 (H) Holes for sound wall
 (S) Sound wall
 (C) Curb
 (D) Driveway
 (E) Entrance
 (F) Fencing
 (G) Garden
 (H) Hardscape
 (I) Irrigation
 (J) Joints
 (K) Kiosks
 (L) Landscaping
 (M) Materials
 (N) Notes
 (O) Other
 (P) Planting
 (Q) Quality
 (R) Road
 (S) Signage
 (T) Terrain
 (U) Utilities
 (V) Vandalism
 (W) Walls
 (X) Xeriscaping
 (Y) Yards
 (Z) Zones

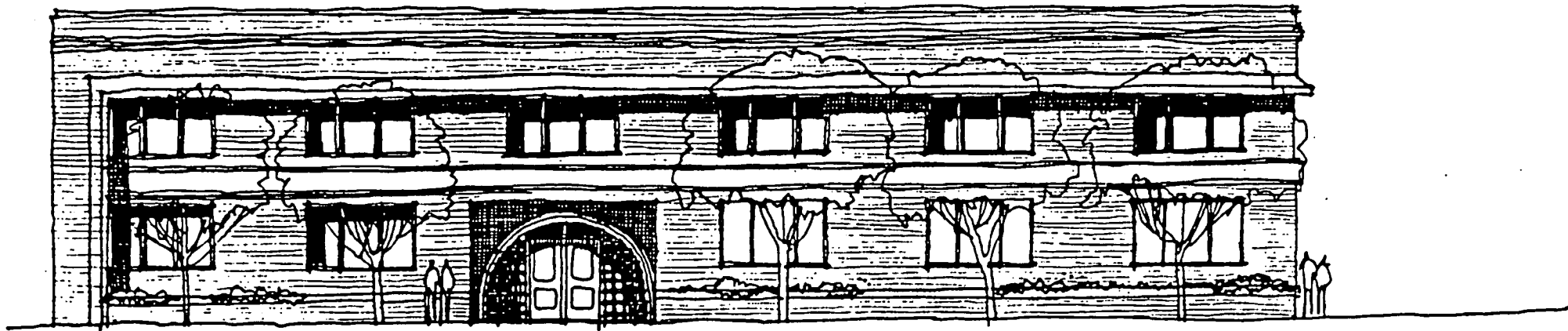
EXPLANATION
 SHADING PLAN
 TOTAL PLANTING AREA: 10,000 sq ft
 TOTAL PLANTING COST: \$100,000
 TOTAL PLANTING TIME: 10,000 hrs
 TOTAL PLANTING COST PER HOUR: \$10.00

TOM HARRIS
 1725 23rd Street
 Sacramento, California

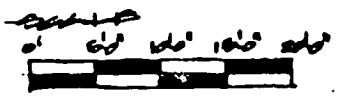
Roger S. Scoll
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P83-302

10/3-83



FRONT ELEVATION (23RD ST.)



002562

HEN 22

