

CITY PLANNING COMMISSION

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

APPLICANT Greenbaum Whitelam Archit. 700 Alhambra Blvd., Sacramento, CA 95816
OWNER 20th and Capital Partnership, 700 Alhambra Blvd, Sacramento, CA 95816
PLANS BY Greenbaum Whitelam Archit. 700 Alhambra Blvd., Sacramento, CA 95816
FILING DATE 12/8/88 ENVIR. DET. Neq. Dec. REPORT BY CS:kjr
ASSESSOR'S PCL. NO. 007-0143-017,018,009,010

- APPLICATION:
- A. Negative Declaration
 - B. Variance to allow 8 required parking spaces off site
 - C. Variance to reduce the required street side setback from 5 feet to 3.5 feet
 - D. Lot Line Adjustment to merge three existing lots into one lot

LOCATION: 1230 20th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 12,898 square foot office building

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial/Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Plumbing shop and appliance store

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial C-2	Front:	7.5'	7.5'
South: Commercial C-2	Side (Int):	0'	2'10"
East: Single Family Residential C-2	Side (St):	5'	3'6"
West: Railroad Tracks C-2	Rear:	0'	10'

Parking Required: 32
Parking Provided: 24 on-site/8 off-site
Property Dimensions: 80' x 160'
Property Area: .29+ acres
Square Footage of Building: 12,898 sq. ft.
Height of Building: 26'
Topography: Flat

APPLC. NO. P89-022 MEETING DATE 4/13/89 ITEM NO. 7

Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick veneer, dryvit, terra cotta inserts
Roof Material:	Built up

BACKGROUND: When the plans were originally submitted for the January 26, 1989, Commission hearing, staff informed the applicant that the variance for off-site parking could not be supported. The eight off-site parking spaces allow an additional 3,200 square feet of building area. Staff's position is that the additional square footage could be supported (by allowing off-site parking) only if the proposed design concept would de-emphasize the large massing of the building. Staff recommended that the applicant get preliminary comments from the Design Review/Preservation Board. The project went to the Board on February 15, 1989, and the applicant returned with revised plans on March 15, 1989. The Board requested changes at the March hearing which were submitted to the Board on April 5, 1989, for final review and comment. At the April 5, 1989, hearing all but one Board member contended that the applicant was moving in the right direction and was close to meeting the Board's concerns. The Board recommended that the east elevation garage entrance be eliminated and instead have all parking access off the alley. This would allow more design flexibility for the east elevation. The applicant has not responded to this issue at this time. Final action by the Design Review Board will not take place until final Commission action is taken. Staff has illustrated the Board's conceptual parking plan in Exhibit D.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three existing parcels and a portion of the Union Pacific Railroad right-of-way to the west of the site. The three parcels to be merged consist of .29[±] developed acres and the adjacent property to be leased consists of a 20 foot wide by 160 foot long (.07[±] underdeveloped acres) piece of property.

The subject site is developed with an appliance store and a plumbing shop which will be demolished. There are three existing power poles and a billboard on-site. The billboard will be removed and the northern most power pole will be relocated. Surrounding land uses include a bar and beauty salon to the north, single family to the east, commercial to the south, and railroad tracks to the west.

B. Applicant's Proposal

The applicant is proposing to merge the three existing lots (see Exhibit G) and construct a two story, 12,898 square foot office building. As shown in the site plan, Exhibit A, the majority of parking spaces (23) are proposed at grade, under the second level with access off of the alley and 20th Street. Of the nine outdoor parking spaces, two are located partially on-site and partially off-site.

A lease agreement for the off-site parking has been prepared between the Union Pacific Railroad Company and the property owner of the subject site which indicates that the lease will renew itself from year to year unless terminated by the railroad company. Trees are not allowed in the railroad right-of-way; therefore, the outdoor stalls will not be shaded. However, the 50 percent shading requirement will be met because most of the parking is under the second level.

A variance to reduce the required 5 foot street side setback to 3.5 feet is also being requested. The variance is requested in order to allow two large brick veneer columns on the east elevation to encroach 1.5 feet into the setback area.

The elevations, Exhibit B, indicate that the building will have a flat roof and incorporate a Bauhaus style architecture. Building materials include brick veneer and dryvit siding. The southeast corner of the building has been angled in order to make the entrance visible from both streets. Landscaping is proposed along the east, south, and partially along the west property lines. Trees are not allowed in the railroad right-of-way; however, grass or a low lying ground cover should be provided from the south property line up to the south side of the off-site parking area. The off-site landscaping should be maintained by the owner of the subject site. Irrigation possibilities for this area that would (or would not) be allowed by the railroad company should be addressed during the Design Review process.

C. Staff's Comments

Staff is not opposed to the variance request for off-site parking as the applicant has made a good faith effort in working with the Design Review Board to improve the building design and is close to meeting their concerns. A pending concern, however, is to close the parking lot access from 20th Street and provide a solid wall along the full length of the east elevation. The Design Review Staff has proposed a conceptual parking plan shown in Exhibit D to be discussed at the Design Review hearing. The plan proposes all parking access off the alley, proposes eight 45 degree parking stalls in the off-site parking area, and twenty-three 90 degree stalls under the building. However, this design does require the first floor square footage to be reduced by approximately 520 square feet.

Staff does not support the street side setback variance. There is no hardship to warrant a 1.5 foot encroachment. The Design Review Board has requested the large vertical columns; therefore, they should remain, and the main building wall should be pulled back.

The lot line adjustment is supported by Staff.

D. Agency Comments

The proposed project has been reviewed by the City Traffic Division, City Engineering, City Building Inspections, City Water and Sewer, City Real Estate, City Arborist, and the Sacramento Old City Association. The following comments were received.

City Engineering - Prior to the lot line merger being recorded, the applicant shall file a certificate of compliance and pay necessary fees, waive the parcel map, and pay off or segregate any existing assessments.

Traffic Engineering - Repair or replace any substandard improvements.

City Arborist - Provide at a minimum 15 gallon zelcova trees spaced 20 feet apart in the street planter along Capitol Avenue. Provided two Ginko trees of the fairmont variety (minimum 15 gallon) in the street planter along 20th Street.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a negative declaration without mitigation measures.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the variance to allow eight off-site parking spaces, subject to conditions and based upon findings of fact which follow;
- C. Deny the variance to allow a 1.5 foot encroachment into the required 5 foot street side setback, based upon findings of fact which follow; and
- D. Approve the lot line adjustment to merge three lots into one by adopting the attached resolution.

Conditions

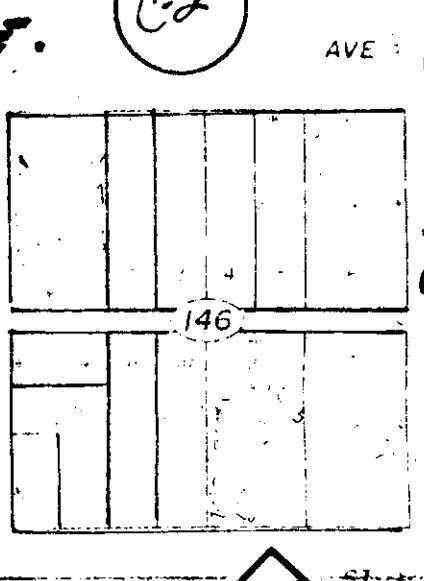
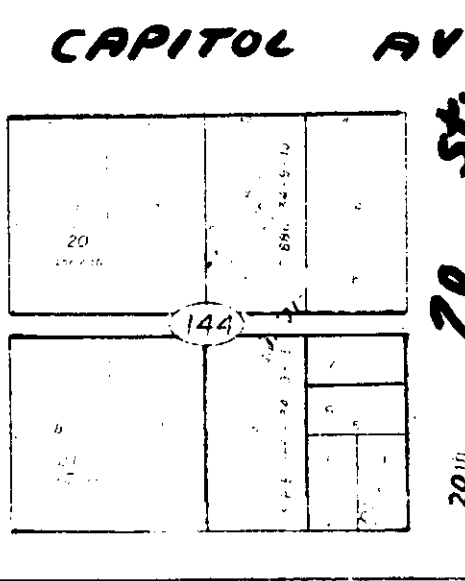
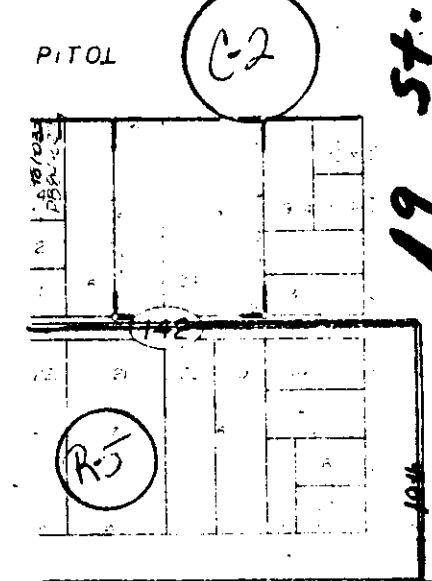
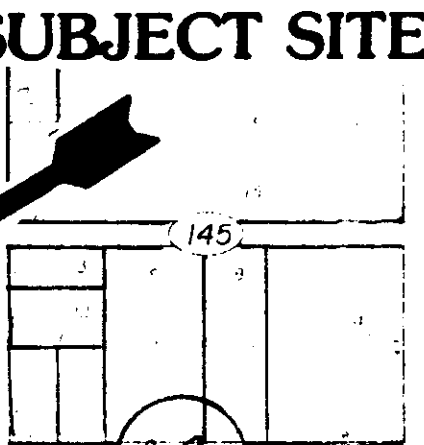
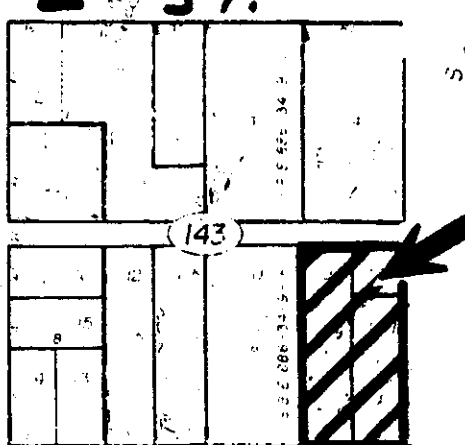
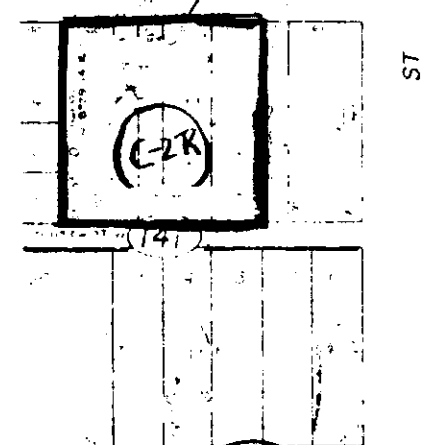
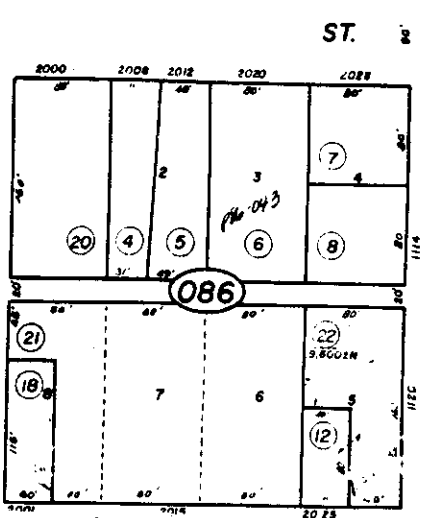
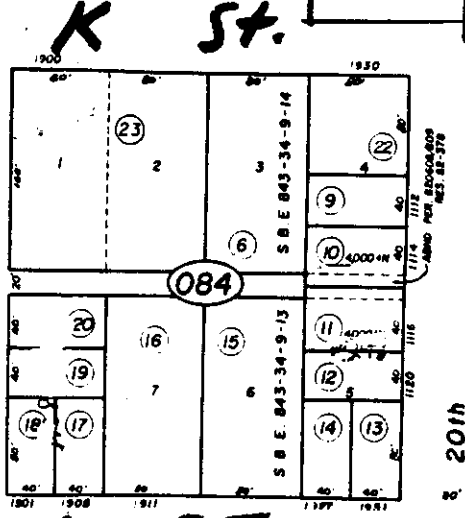
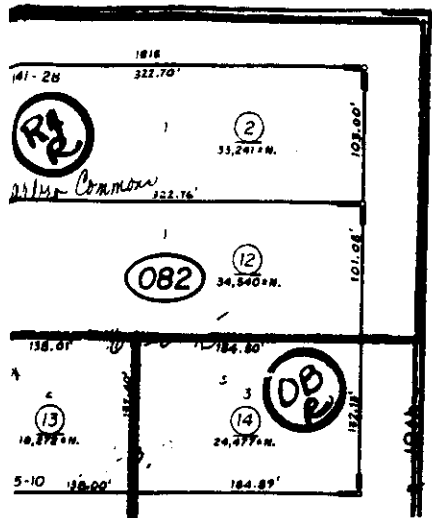
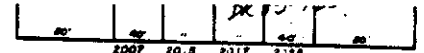
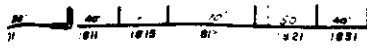
1. The project shall be reviewed and approved by the Design Review Preservation Board prior the issuance of building permits.
2. A final landscape and irrigation plan shall be submitted to staff prior to the issuance of building permits.
3. A minimum of two bicycle facilities shall be provided on-site. One stall shall be a Class I facility.
4. A minimum of one handicap parking stall shall be provided on-site which meets all State requirements.
5. The trash enclosure shall meet all zoning ordinance requirements and shall be located on-site as shown.
6. The applicant shall provide a signed lease agreement for off-site parking prior to the issuance of building permits.
7. The applicant shall comply to all conditions of the City Engineering and Traffic Engineering Departments.
8. The applicant shall plant street trees along Capitol Avenue and 20th Street to the satisfaction of the City Arborist.

Findings of Fact - Off-Site Parking Variance

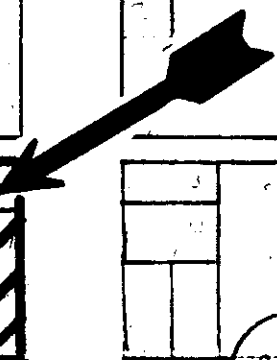
1. Granting the variance request does not constitute a special privilege extended to one property owner in that a variance would be granted to any other owner facing similar circumstances.
2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties in that adequate parking dimensions and maneuvering space is provided on-site and in the off-site parking area.
3. The requested variance does not constitute a use variance in that parking is allowed in the C-2 zone.
4. The variance request is consistent with the General Plan.

Findings of Fact - Setback Denial

1. The variance, if granted, would be a special privilege extended to one property owner in that an adequate landscaped setback would not be provided between the east property line and the building.
2. The applicant has not shown any hardship in that the building could be reduced in size in order to comply with the required 5 foot setback.



SUBJECT SITE



ST

19 ST.

20 ST.

21 ST.

CAPITOL AVE.

AVE



VICINITY MAP

STREET

GAS STATION + CAR WASH

Railroad Tracks

Retail

Community Center

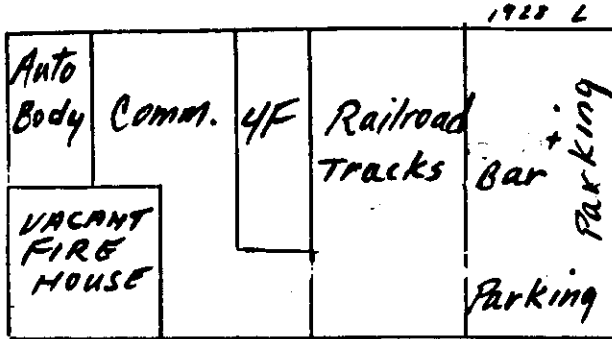
Parking Structure

L

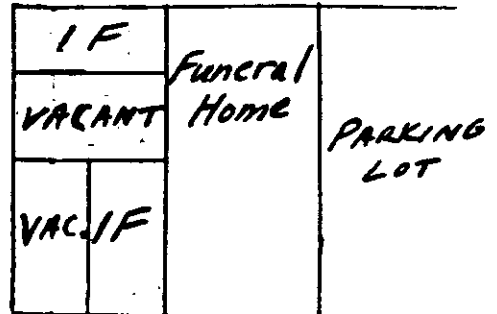
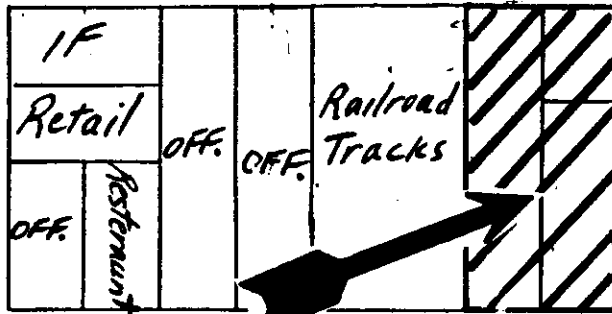
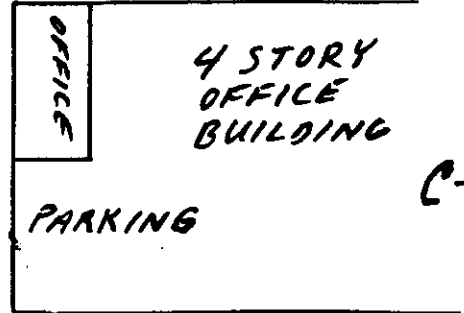
C-2

STREET

1"=100



STREET

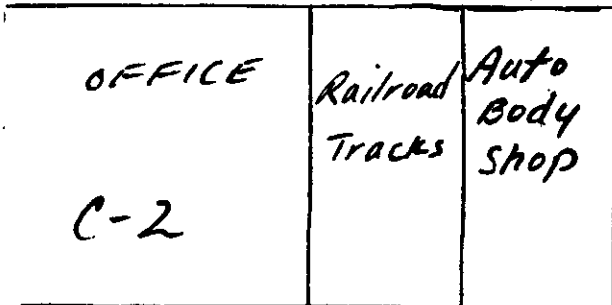


SUBJECT SITE
CAPITOL

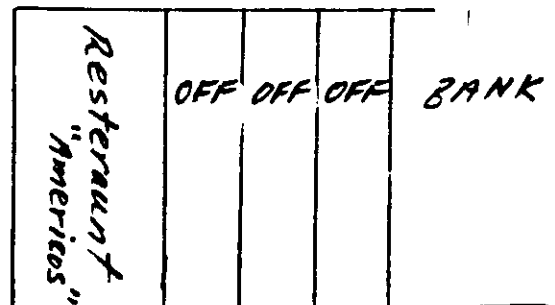
C-2

AVENUE

19TH



20TH



ALL C-2 ZONING



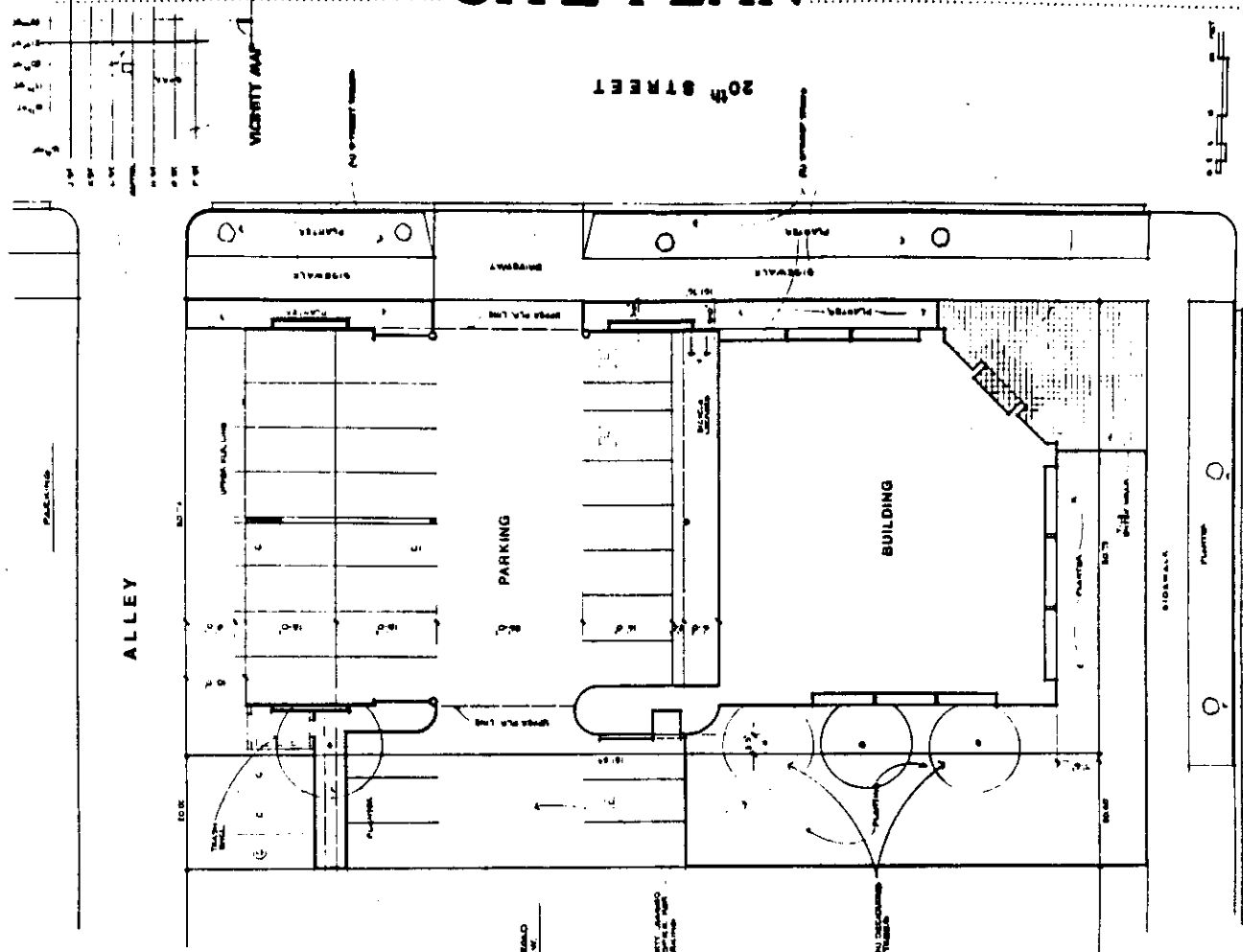
LAND USE & ZONING MAP

EXHIBIT A

SITE PLAN

GREENBAUM
WHITELAM
ARCHITECTS

20th CAPITOL
SACRAMENTO, CA



CAPITOL AVENUE

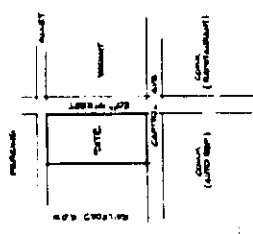
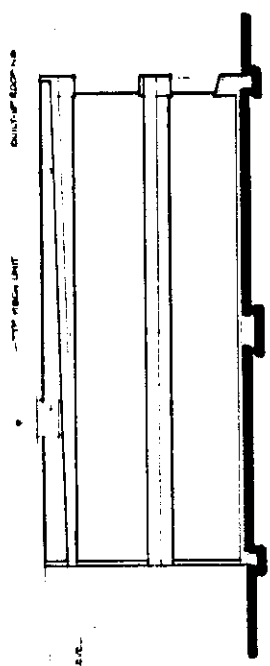
20th STREET

ALLEY

BUILDING

PARKING

TYPICAL SECTION



SURROUNDING LAND USES

SCALE: 1" = 10' (PLAN)
1" = 10' (SECTION)
DATE: 4/13/89
DRAWN BY: [Name]

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4-13-89

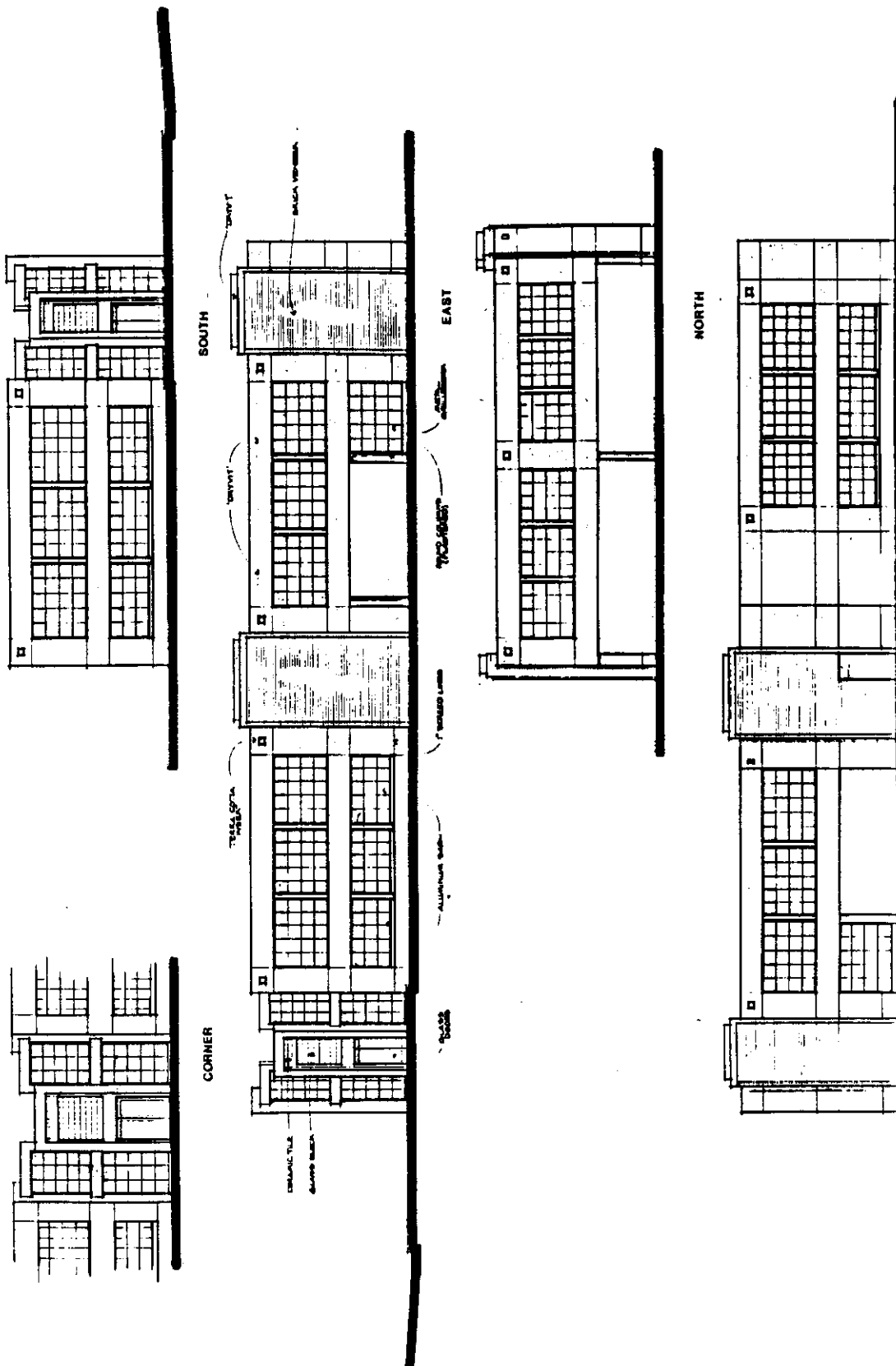
item 7

ELEVATIONS

EXHIBIT B

GREENBAUM
WHITELAM
ARCHITECTS

2014 CAPITAL BLVD
WASHINGTON, DC



P89-022

4-13-89

Item 7

EXHIBIT C

GREENBAUM
WHITELAM
ARCHITECTS

1000 MARKET STREET
SAN FRANCISCO, CALIF.

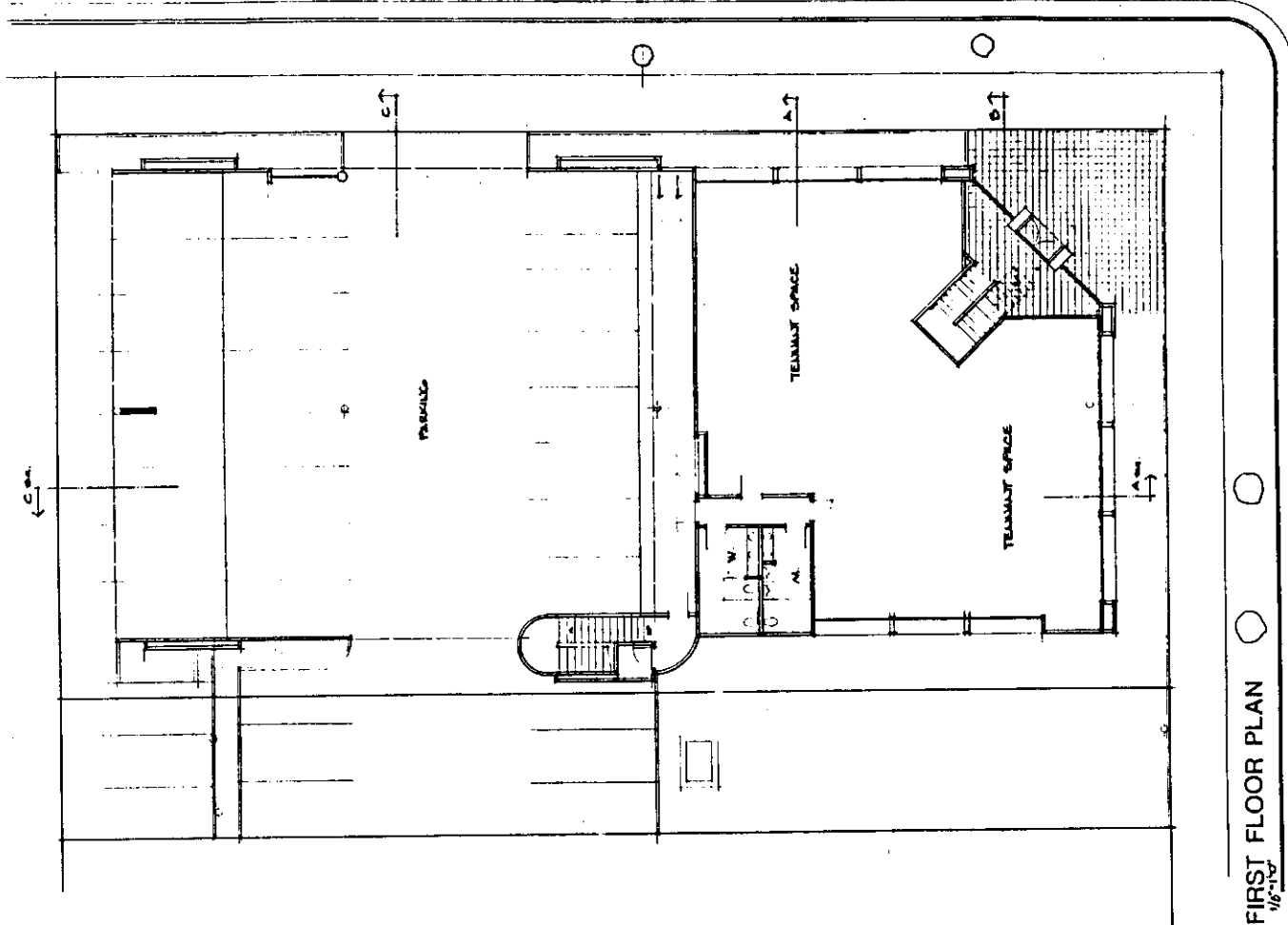
1000 MARKET STREET
SAN FRANCISCO, CALIF.

Office Building
20th St. & Capitol Ave.
Sacramento, California

1000 MARKET STREET
SAN FRANCISCO, CALIF.

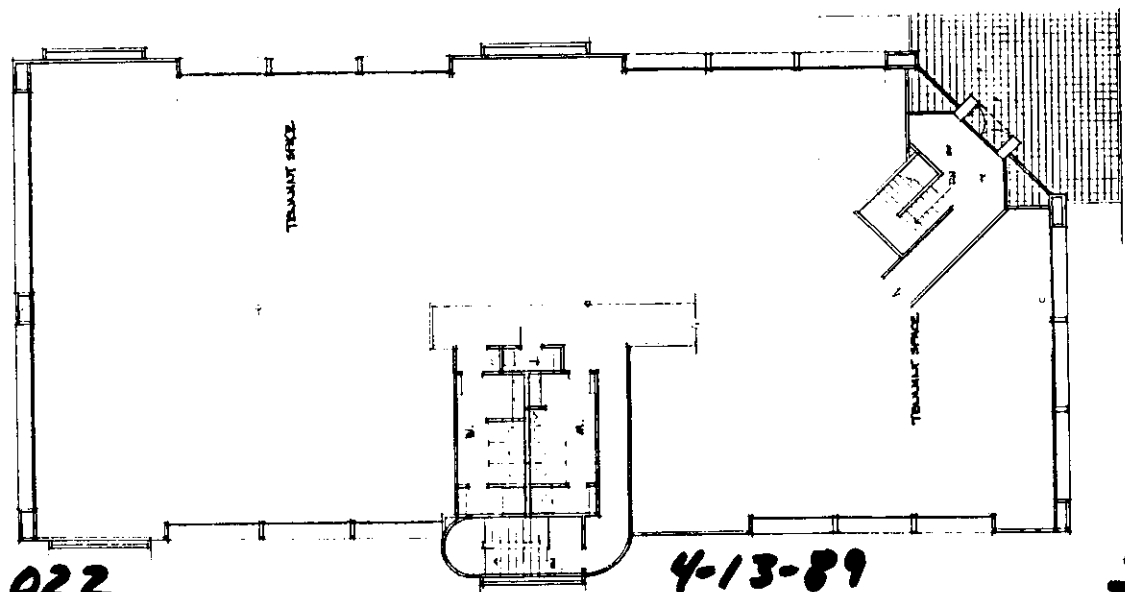
2

20th Street



FIRST FLOOR PLAN
1/8" = 1'-0"

CAPITOL AVE.



SECOND FLOOR PLAN
1/8" = 1'-0"

NO.	AREA	AREA	TOTAL
1	LOBBY	1,200	
2	STAIRS	1,200	
3	TELETYPE	1,200	
	TOTAL	3,600	

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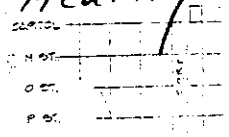
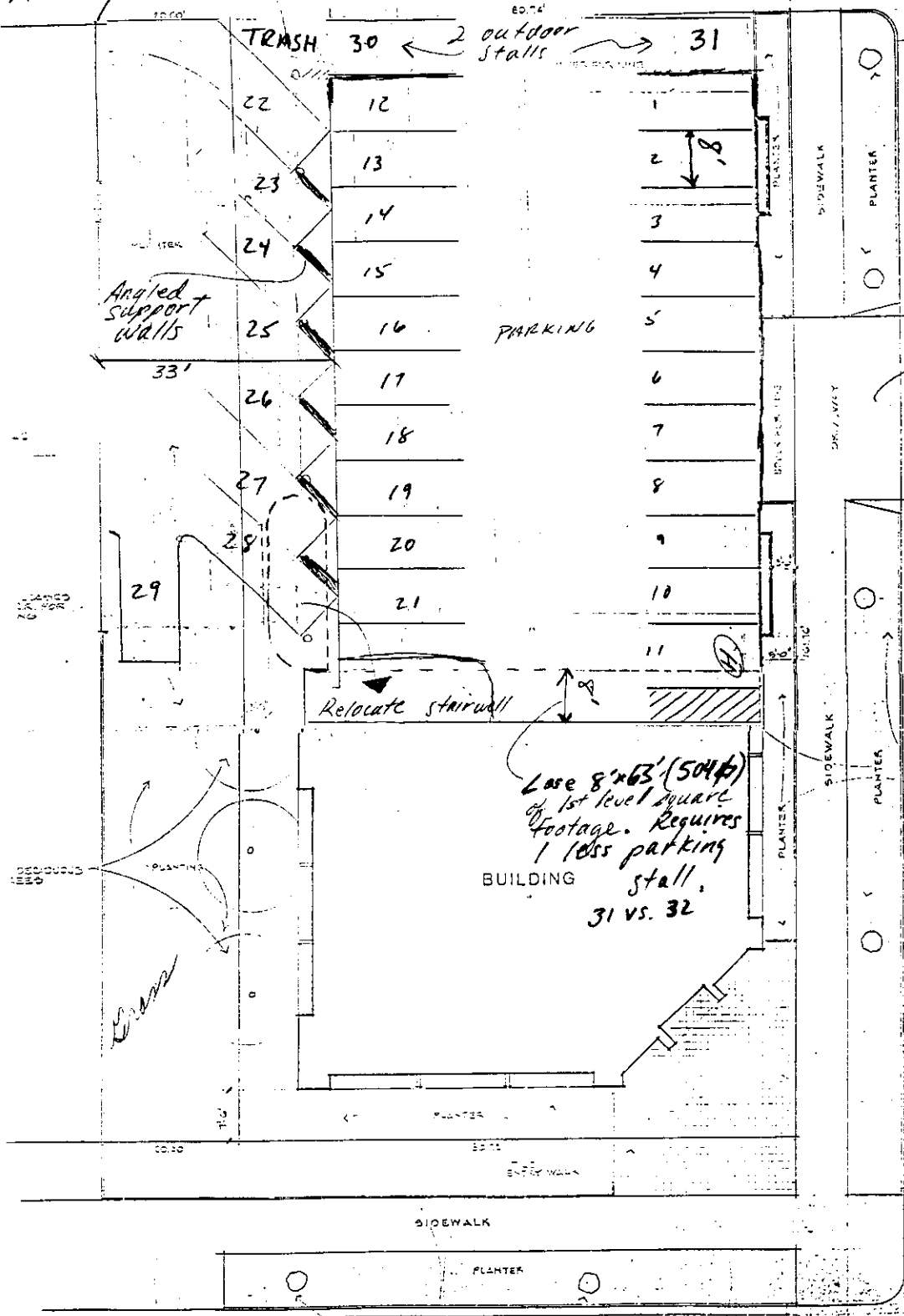
4-13-89

Item 7

EXHIBIT D

Conceptual Design to be Presented
by Design Review Staff at D.R. Hearing

Alley



Remove driveway and close wall

20th STREET

CAPITOL

SITE PLAN

N

889-022

April 13, 1989

Item 7

EXHIBIT E

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE
THREE PARCELS INTO ONE (APN: 007-0143-
017, 018, 009)

(P89-022)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1230 20th Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1980 Central City Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 1230 20th Street, City of Sacramento, be approved as shown and described in Exhibits F and G attached hereto, subject to the following conditions:

- a. File Certificate of Compliance and pay necessary fees
- b. Waive Parcel Maps
- c. Pay off or segregate any existing assessments

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

P89-022

April 13, 1989

Item No. 7

EXHIBIT F

PROPOSED LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS
FOLLOWS:

LOT 5 IN THE BLOCK BOUNDED BY 'L' AND 'M' (NOW CAPITAL
AVENUE), NINETEENTH AND TWENTIETH STREETS OF THE CITY
OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.



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