

**CITY PLANNING COMMISSION**

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Vitiello & Associates, 1931 'H' Street, Sacramento, CA 95814		
OWNER	Rex Moore Electric, 2121-13th Street, Sacramento, CA 95814		
PLANS BY	Vitiello & Associates, 1931 'H' Street, Sacramento, CA 95814		
FILING DATE	12-21-84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	1-14-85	EIR	ASSESSOR'S PCL NO. 009-144-04

**APPLICATION:** A. Negative Declaration  
 B. Special Permit to develop an office in the Heavy Commercial (C-4) zone (Sec. 2-C-27)

**LOCATION:** 2121-13th Street

**PROPOSAL:** The applicant is requesting the necessary entitlement to renovate an existing warehouse and establish an 8,000 square foot office and parking.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	Heavy Commercial
Existing Zoning of Site:	C-4
Existing Land use of Site:	Warehouse

**Surrounding Land Use and Zoning:**

North:	Office; C-4
South:	Residential and Office; R-1B
East:	Office; C-4
West:	Residential; R-1B

002069

Parking Required:	20 spaces
Parking Provided:	30 spaces
Parking Ratio:	1:267 sq. ft.
Property Area:	.6± acres
Property Dimensions:	160' x 160'
Square Footage of Building:	8,000
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Yellow
Exterior Building Materials:	Concrete block, stucco
Height of Structure:	16 feet

**PROJECT EVALUATION:** Staff has the following comments:

**Land Use**

A. The subject site comprises the southwest quarter of a block developed with commercial uses. The block on which the subject site is located is in a primarily residential neighborhood. The site is designated for industrial and heavy commercial uses in the 1974 General Plan and the 1980 Central City Plan, respectively. One hundred percent office occupancy is allowed in the C-4 zone, subject to special permit approval.

Design

The subject site is currently developed with a 8,000 square foot warehouse. The parking area is being used for equipment and vehicle storage. The applicant proposes to renovate the structure for offices. An 8,000 square foot office building requires 20 parking spaces, based upon a ratio of 1:400 square feet. The applicant proposes 30 spaces. The project will be considered for review and comment by the Design Review Board on January 16, 1985.

Policies

002070

A. On October 2, 1984, the City Council amended the Zoning ordinance to require special permit approval for offices which exceed 25% of the gross floor area of a structure located in the Heavy Commercial (C-4) and Industrial (M-1 and M-2) zones. The ordinance amendment was intended to address the traffic impacts resulting from the growing trend to convert warehousing and manufacturing facilities to offices in the older industrial areas. According to the Traffic Engineer, the traffic generated by an office can be three to four times greater than a warehouse. The resulting additional traffic could create severe congestion in the surrounding area.

B. The subject site is located in the Central City where bicycling is a viable alternative commute mode. According to State officials, 4.2% of the State's employees commute by bicycle. The applicant indicates that there are no specific users for the site at this time; however, it seems reasonable to assume any office would generate a comparable number of bicycle commuters.

The surrounding neighborhood consists primarily of one and two family residential units. On-street parking is unmetered; however, spaces are at a premium.

\* Bikeways are designated on 'V' Street and nearby on 11th Street. ~~In order to reduce the impacts of increased traffic generated by the proposed office and in order to encourage the use of the bicycle for commuter purposes, staff is recommending that at least two shower facilities be installed, one for men and one for women.~~ In addition, eight bicycle parking spaces should be provided, 50% of which are to be Class I.

Circulation

A. Staff notes that 37% of the proposed parking spaces are compact. The maximum allowed is 30%. Also, the aisle width for the standard parking is proposed to be 25 feet. The minimum width is 26 feet. These deficiencies can be corrected with minor modification.

B. Plans for this project were reviewed by the City Engineer and Traffic Engineer. The following comments were received:

1. Driveway on 'V' Street shall be reconstructed to a 24-foot width;
2. Some reconstruction of frontage improvements may be required prior to issuance of building permits;

- 3. Minor modification to the drainage system may be required prior to issuance of building permits;
- 4. Comply with 50% parking lot shading requirement.

ENVIRONMENTAL DETERMINATION: The project was reviewed by the Environmental Coordinator who has determined that the project will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following:

002071

- A. Ratification of the Negative Declaration.
- B. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow:

Conditions

- \* 1. *The applicant shall provide at least one shower facility for men and one for women in the proposed office structure.*
- 1
- 2. A minimum of eight bicycle locker spaces shall be provided. A minimum of 50% of the spaces shall be Class I;
- 3. Subject to review and approval by the Design Review/Preservation Board.

Findings of Fact

- 1. The project, as conditioned, is based upon sound principles of land use, in that:
  - a. the use of the bicycle as an alternative commute mode will be encouraged;
  - b. designated bikeways along 'V' Street and 11th Street can be utilized.
- 2. The project, as conditioned, will not be injurious to public health or welfare or result in the creation of a nuisance, in that:
  - a. adequate parking is provided on site;
  - b. the parking area will be shaded;
  - c. impacts created by additional vehicular traffic can be reduced by the use of bicycles.
- 3. The project is compatible with the 1974 General Plan and the 1980 Central City Community Plan which designate the site for industrial and heavy commercial uses respectively.

To the owner of record of Parcel No. 009-144-04

You are hereby notified pursuant to Government Code  
Section 6863.5 that the County Assessor has been notified  
of the granting of a zoning change, variance, or  
conditional use permit respecting your property.

Very truly yours,

*Suzanne Glimstad*

Suzanne Glimstad,  
Sec. to Planning Commission

002072

P- 85-027

March 11, 1985

County Assessor  
Division of Standard Assessment  
700 H Street, Room 2640  
Sacramento, California 95814

002073

RE: APN 009-144-04 (\$ 65862 GOVERNMENT CODE)

Dear Mr. Lynch:

Pursuant to section 65862 of the Government Code of the State of California you are hereby notified that the following action was taken by the City of Sacramento with respect to the above-numbered property:

Rezoned from \_\_\_\_\_

to \_\_\_\_\_

Special Use Permit granted permitting to develop 8,000  
sq. ft. office bldg. on 0.59± ac. in C-4 zone

Variance from § \_\_\_\_\_ Ordinance No. 2550,

Fourth Series granted. Permitting \_\_\_\_\_

\_\_\_\_\_

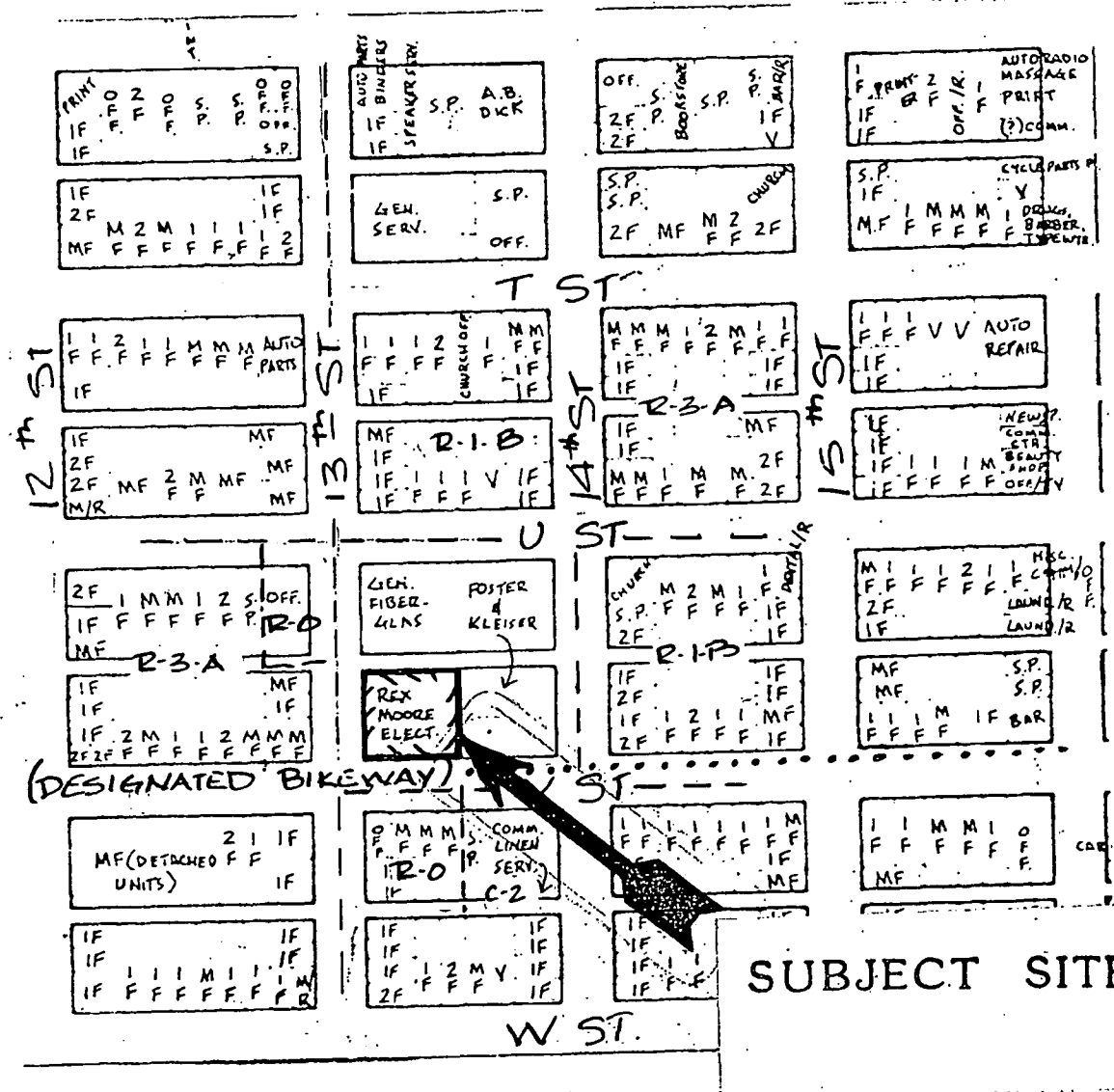
Very truly yours,

P- 85-027

*Suzanne Glimstad*

Suzanne Glimstad,  
Sec. to Planning Commission

March 11, 1985



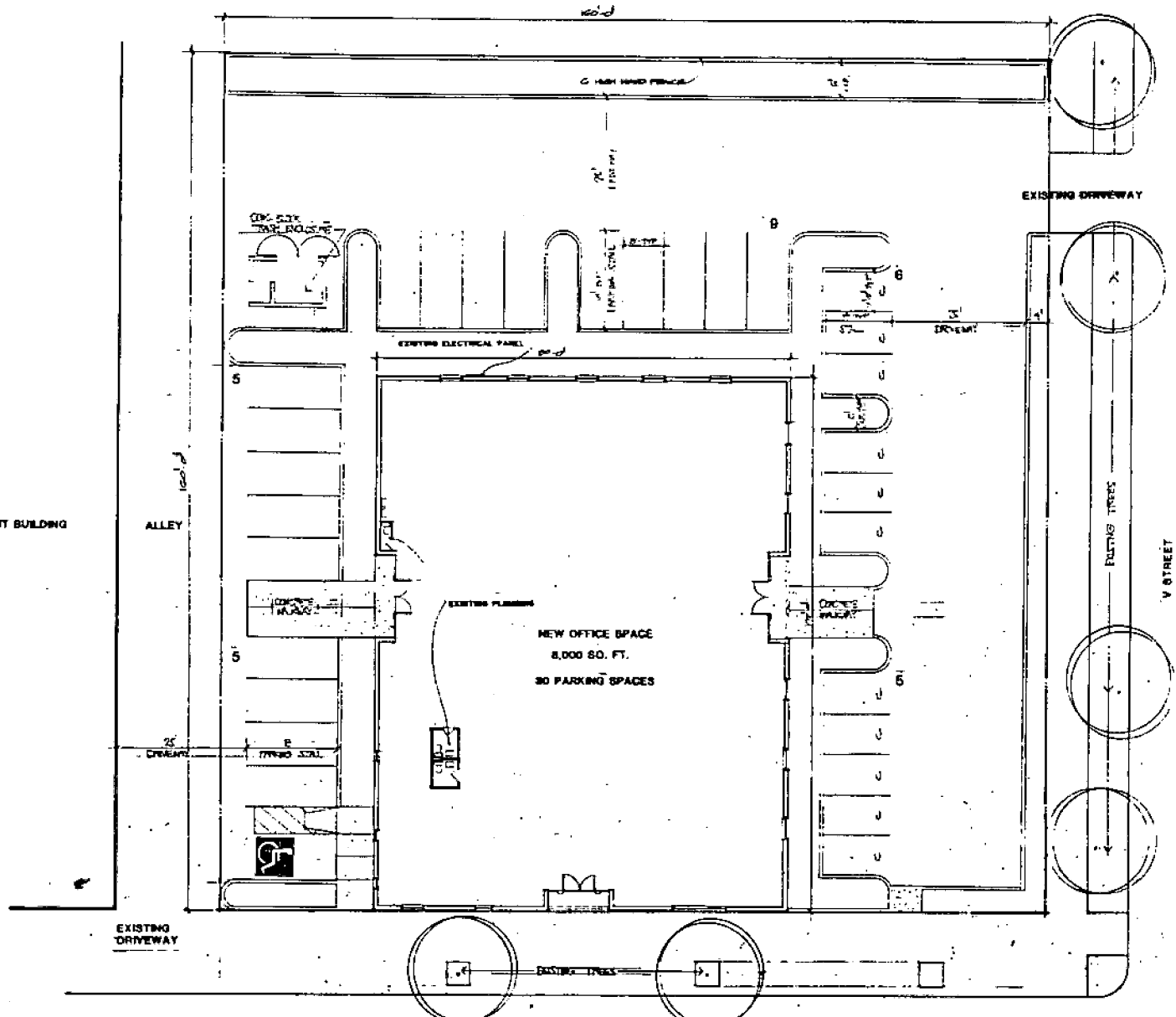
SUBJECT SITE

# VICINITY - LAND USE - ZONING

P85-027

1-24-85  
2-14-85

18-11-84

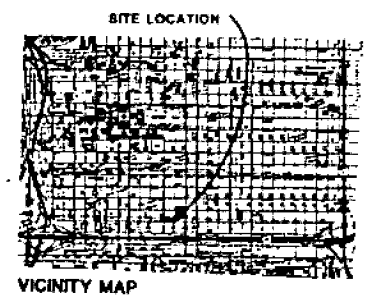


**REX MOORE BUILDING**  
**SITE PLAN**  
Scale 1/8" = 1'-0"

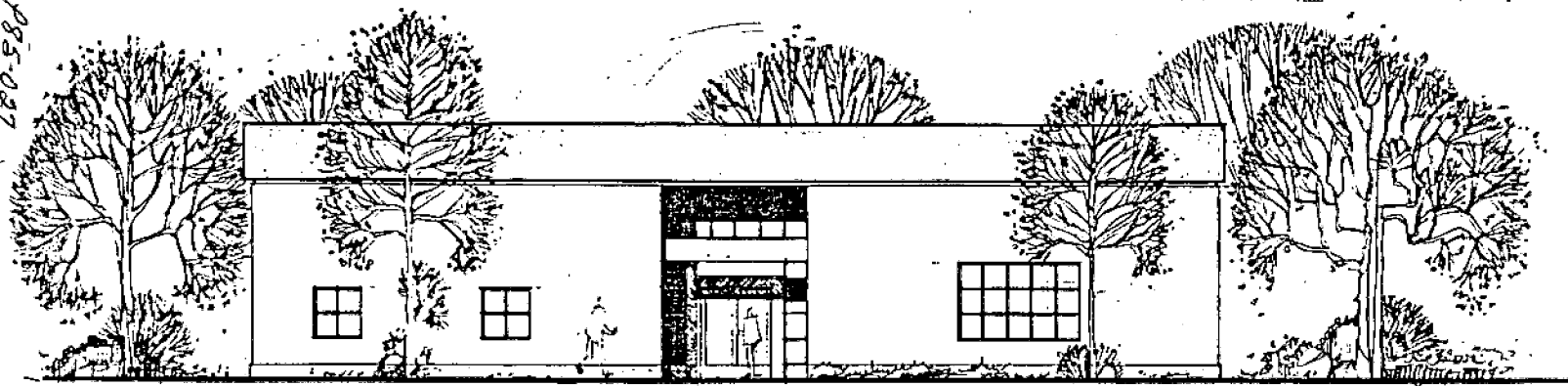
150' STREET



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185-087

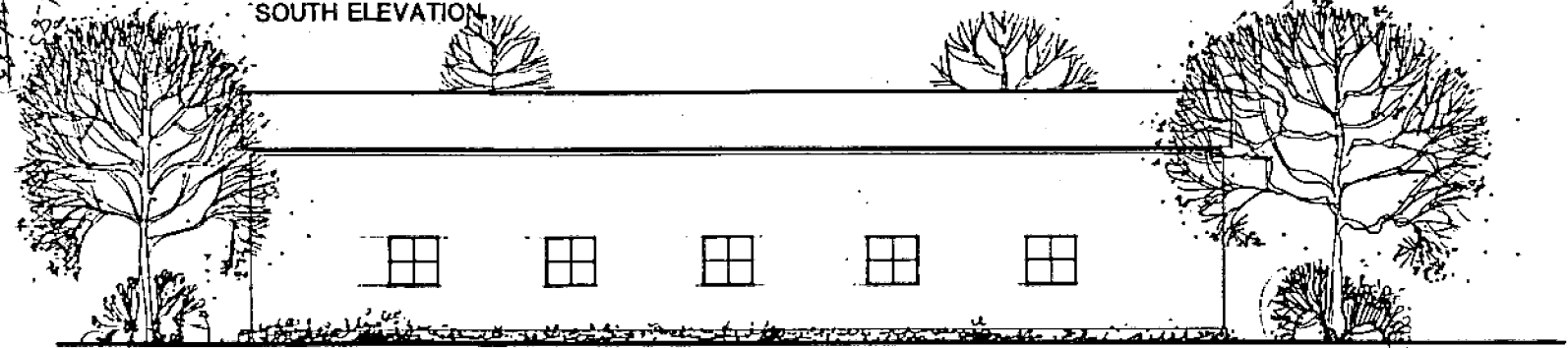


WEST ELEVATION

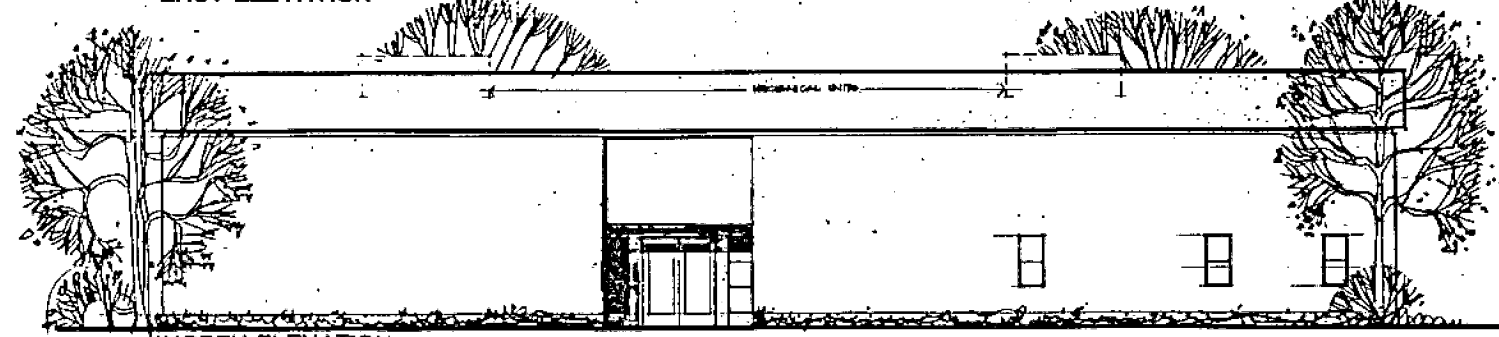
2-14-68  
1-27-68



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION  
REX MOORE BUILDING

No. 56

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**Vitello Associates, Inc.**  
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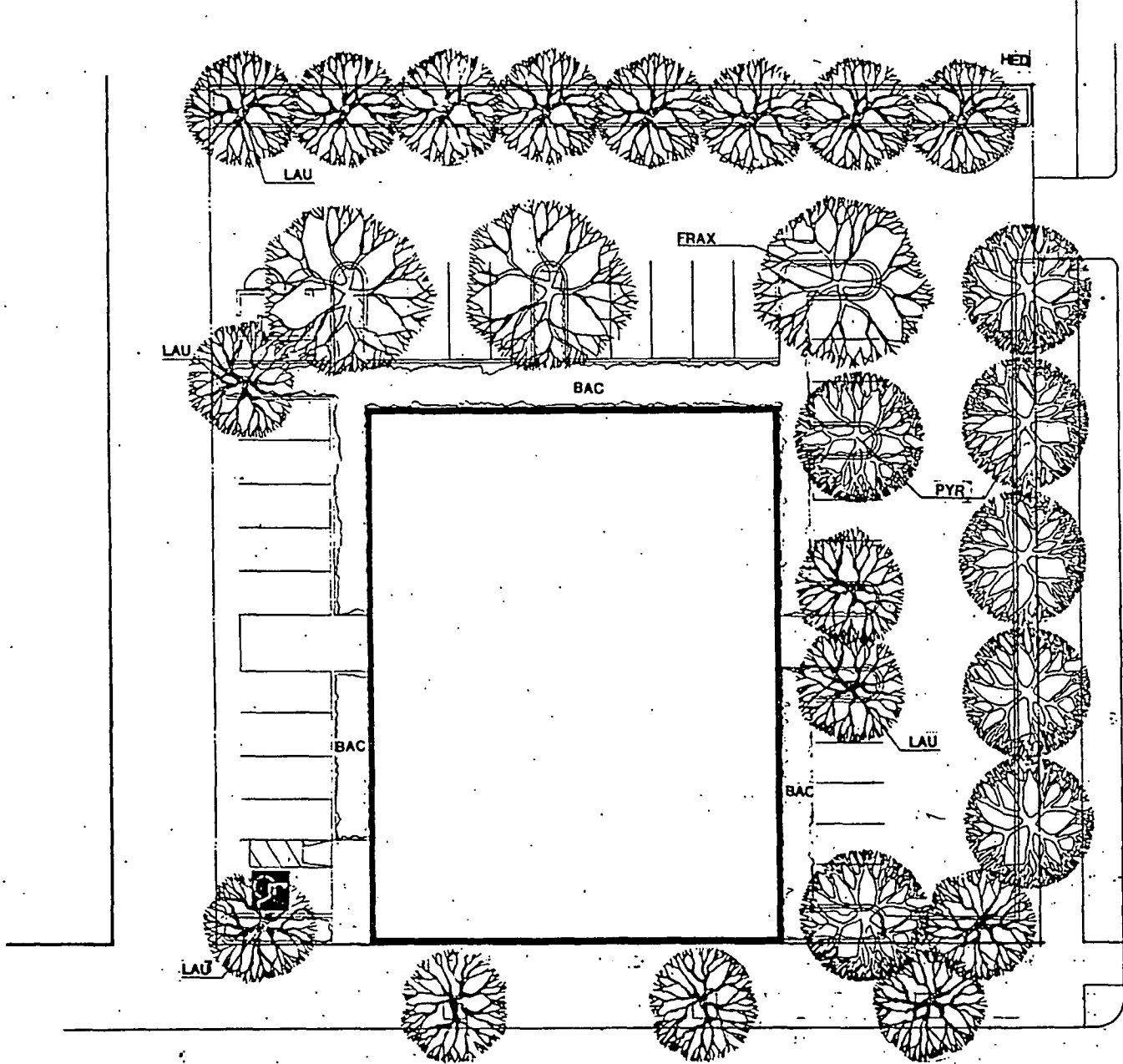

14. 1/2" = 1' - 0"



PS-027

SB-42.1  
2-14-85

No. 26  
12



### PLANTING LIST

TREES:			
15 YR SIZE	QTY	KEY	BOTANICAL & COMMON NAME
30' Dia.	3	FRAX	Fraxinus Oxycarpa Raywood Ash
20' Dia.	3	LAU	Laurus Nobilis Greecian Laurel
25' Dia.	7	PYR	Pyrus Kawakae Ornamental Pe
GROUND COVER:			
		HED	Hedera Helix Hahna Ivy
		BAC	Baccharis Ptilis Coyote Brush

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LANDSCAPE PLAN REX MOORE BUILDING.

