

P99-055 - 1901 Broadway Office

REQUEST: **A. Environmental Determination:** Exempt CEQA15301;

 B. Special Permit to allow 100% office use in an existing 27,429 square foot building on 1.24± developed acres in the Heavy Commercial (C-4) zone.

 C. Special Permit to waive 12 of 61 required parking spaces.

LOCATION: 1901 Broadway
 APN 010-0213-008
 Broadway Corridor
 Central City Community Plan Area
 Council District 4

APPLICANT:	Bruce Kemp Buzz Oates Enterprise 8615 Elder Creek Road Sacramento, CA 95828
OWNER:	Same as above
APPLIC. FILED:	April 27, 1999
STAFF CONTACT:	Mark Kraft, 264-8116

SUMMARY:

The applicant is requesting entitlements to allow an existing non-conforming office building, which has been vacant for over one year, to be used for 100% office. The site is currently developed with a 27,429 square foot office building. The applicant is also

requesting a Special Permit to waive 12 of 61 required parking spaces.

RECOMMENDATION:

Staff recommends approval of the project. This recommendation is based on the project's consistency with existing General Plan, Community Plan, and zoning designations, its compatibility with surrounding land uses, its consistency with City and RT policy promoting higher intensity uses proximate to LRT stations, and its consistency with City policy promoting infill development and reuse of existing structures.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	Industrial
Existing Land Use of Site:	Office with surface parking
Existing Zoning of Site:	C-4

Surrounding Land Use and Zoning:

North: W-X Freeway; TC
South: Commercial; C-2
East: Railroad Right of Way, Auto Commercial; C-4
West: Restaurant, Commercial, SF Residential; C-4

OTHER APPROVALS REQUIRED:

<u>Approval</u>	<u>Agency</u>
Building Permits	Building Division

BACKGROUND INFORMATION:

The project site is occupied by an existing structure with 27,429 square of leasable space. The property is currently served by a parking lot with 64 parking spaces. However, all or part of 15 spaces are located on 20 feet of the Union Pacific Railroad right of way, directly to the east of the project site. Use of this property will be lost over the next two years due to the development of the LRT South Line. The applicant has proposed a redesign of the parking lot, without the 20 feet of railroad right of way. This redesigned parking lot provides 49 parking spaces.

Upon completion of the South Line, the project will be directly across Broadway from the

Broadway LRT station. The site is also currently well served by RT bus service.

The building was constructed in 1950, and expanded to its current size in 1981. The building has always been occupied by office uses, most recently the California State Office of Alcoholic Beverage Control.

The site is zoned C-4, Heavy Commercial. In 1984, the City's Zoning Ordinance was amended to restrict office use in the C-4 zone to 25% of the gross floor area of the building or buildings on the site. An increase in this percentage may be allowed subject to the approval of a Special Permit. Since the office use was established in this building prior to this ordinance, the use became a legal non-conforming use, and subject to the Zoning Ordinance's Non-Conforming Use regulations. Since the existing office has been vacant for over one year, it requires a Special Permit to re-establish office use on the site. Approval of the proposed project will allow the applicant to establish office use as a legal use under existing zoning.

STAFF EVALUATION: Staff has the following comments:

Policy Considerations

General Plan/Central City Community Plan

The proposed project is consistent with the current General Plan and Central City Community Plan designation of Heavy Commercial/Industrial , which permits office use subject to granting of a Special Permit.

The project is consistent with General Plan and Central City Community Plan goals and policies in that:

- ◆ The project promotes re-use and revitalization of existing developed areas
- ◆ The project maintains and strengthens the Central City's role as a center of office activity
- ◆ The project supports employee intensive uses along transportation corridors and near light rail stations
- ◆ The project reduces crime and blight by utilizing an existing vacant building
- ◆ The project is a viable land use which is compatible with adjacent development

RT Master Plan

In allowing the reuse of the building as office, as opposed to a lower intensity Heavy Commercial use, the project is consistent with the following objectives of the RT Master Plan

- ◆ Increase development densities and intensities that increase and maximize the potential transit market within the pedestrian threshold of transit corridors and light rail stations.
- ◆ Local jurisdictions should encourage infill development in areas served by transit.

Broadway Corridor Task Force Report

Included in the Broadway Task force report recommendations were the following:

- ◆ Maintain and enhance the range of industrial and employment centers within the Broadway Corridor, while promoting opportunities to concentrate and intensify office development and mixed use projects on Broadway.
- ◆ Rezone the existing C-4 zone adjacent to the proposed Light Rail station to encourage transit-oriented development such as office or medical uses, that would benefit from the close proximity to the Light rail station.

Although the project does not seek to rezone the property, the project is consistent with the intent of maintaining office uses, rather than lower intensity heavy commercial/warehouse uses proximate to the future Light Rail Station.

Zoning Considerations*Land Use-Special Permit*

The proposed project requires a Special Permit for the re-establishment of office use on the project site. Pursuant to the City's Zoning Ordinance a finding must be made that a proposed project must be based on sound principles of land use, must not be detrimental to the public welfare nor result in the creation of a public nuisance, and must comply with the objectives of the general or specific plan for the area. Staff feels that these findings can be made for this project on the following basis:

- 1) The proposed project is more compatible with the surrounding land uses (retail, restaurants, residential) than development allowed by right in the C-4 zone (warehousing, light manufacturing).
- 2) The proposed use is of higher employee intensity than development allowed by right

in the C-4 zone, which is consistent with City and RT policy regarding sites well served by transit, and sites near future light rail stations.

Parking

The applicant is seeking a Special Permit to waive 12 required parking spaces. The proposed use requires 61 parking spaces. The existing parking lot on the site provides 64 spaces, however as previously explained, 15 spaces are located on Union Pacific property, and will be lost when it becomes necessary to use this property for the LRT south line extension. Staff requested that the applicant to redesign the parking lot as it will need to be configured after loss of the Union Pacific property. The redesigned parking lot will provide 49 spaces.

Staff indicated to the applicant that the project could be supported by staff under either one of two conditions. The applicant could attempt to obtain off-site parking to provide the additional spaces, or the applicant could prepare a Transportation Management Plan, to be approved by the City's Alternative Modes Coordinator, which would provide trip reduction to off-set the parking reduction. Support for parking reduction was considered appropriate given that the site is currently well served by transit, and particularly given that the project will be located directly across the street from a future light rail station. The applicant elected to pursue this course of action, and has submitted and received approval for a Transportation Systems Management Plan

Under the City's Transportation Systems Management regulations, the project would be considered a minor project. Minor projects are required only to provide facilities for posting alternative commute mode information, and to display information concerning transit service availability, carpool, vanpool, and bicycle parking availability, and where to obtain additional information about ridesharing and transit. Minor projects are not required to submit a Transport Management Plan(TMP) which provides measures to meet a 35% alternative commute mode goal.

However, to justify the proposed parking reduction, the applicant has submitted and received approval of a TMP which includes measures sufficient to attain a 51% alternative mode commute.

The measures detailed in the plan include:

- 1) Twenty clothing lockers installed at the site, for use by employees
- 2) Provision of three secured bike lockers, and three rack spaces.
- 3) Reservation of 5 parking spaces for carpool/vanpool vehicles
- 4) Provision of flextime opportunities for employees
- 5) Provision of a Guaranteed ride home program
- 6) A Personalized Matching assistance program to aid formation of carpools

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- 7) 50% Transit Pass subsidy
 - 8) Availability of a Compressed Work week
 - 9) Telecommuting Program
 - 10) Sacramento Transportation Management Association membership
 - 11) Site Design (Easy access to transit and retail shops)

An annual TSM Plan report is required, and the plan can be updated and revised if target goals are not achieved.

Residential Permit parking is in effect throughout the area surrounding the project with 1 hour limits. On-street parking in the area is currently not constrained.

Development Standards

Since the building is existing, and the project proposes no additions, height and area regulations do not apply to this project. The parking lot is also existing, and is therefore not subject to landscaping and shading requirements. When the portion of the existing parking lot located on Union Pacific Railroad property can no longer be used, the project will be conditioned to modify the parking lot as shown in exhibit C-1.

PROJECT REVIEW PROCESS

A. Environmental Determination

The City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA, Section 15301.

B. Public/Neighborhood Association Comments

The proposed project application was routed to the Land Park Community Association and the Sierra Curtis Neighborhood Association. Land owners within a 500 foot radius of the project site were also notified of the project proposal. Several phone calls inquiring about the project were received, however no letters or other expressions of support or opposition were received.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The following summarizes the comments received:

Public Works

No traffic study is required for the project.

Utilities

AR Advisory note:

The proposed project is located in the 100 year flood plain, designated as an AR zone (base flood elevation of 24') on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. However, no elevating or floodproofing is required for additions and improvements in the AR flood zone.

There is an existing 24" water transmission main located under the existing building midblock between X Street and Broadway, from 20th to 19th Street. Care should be taken to protect this public facility.

There is an existing 8" sewer line located under the existing building midblock between X Street and Broadway from 20th to 19th Street. This sewer is no longer in service.

Building Inspections

Building occupancy group will be classified as B occupancy.

Not less than 2 handicapped spaces shall be provided on site. One of the HCP stalls shall be served by an access aisle 96" wide minimum and designated as van accessible

Based on the building layout shown, non-rated exterior walls and openings will be permitted.

1998 building code will be applicable after July 1, 1999.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny items A, B, and C. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact approving the Environmental Determination: Exempt 15301.
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to allow 100% office use in an existing 27,429 square foot building on 1.24± developed acres in the Heavy Commercial (C-4) zone.
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to waive 12 of 61 required parking spaces.

Report Prepared By,

Report Reviewed By,



Mark Kraft
Associate Planner

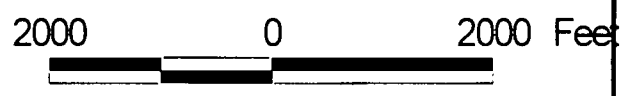
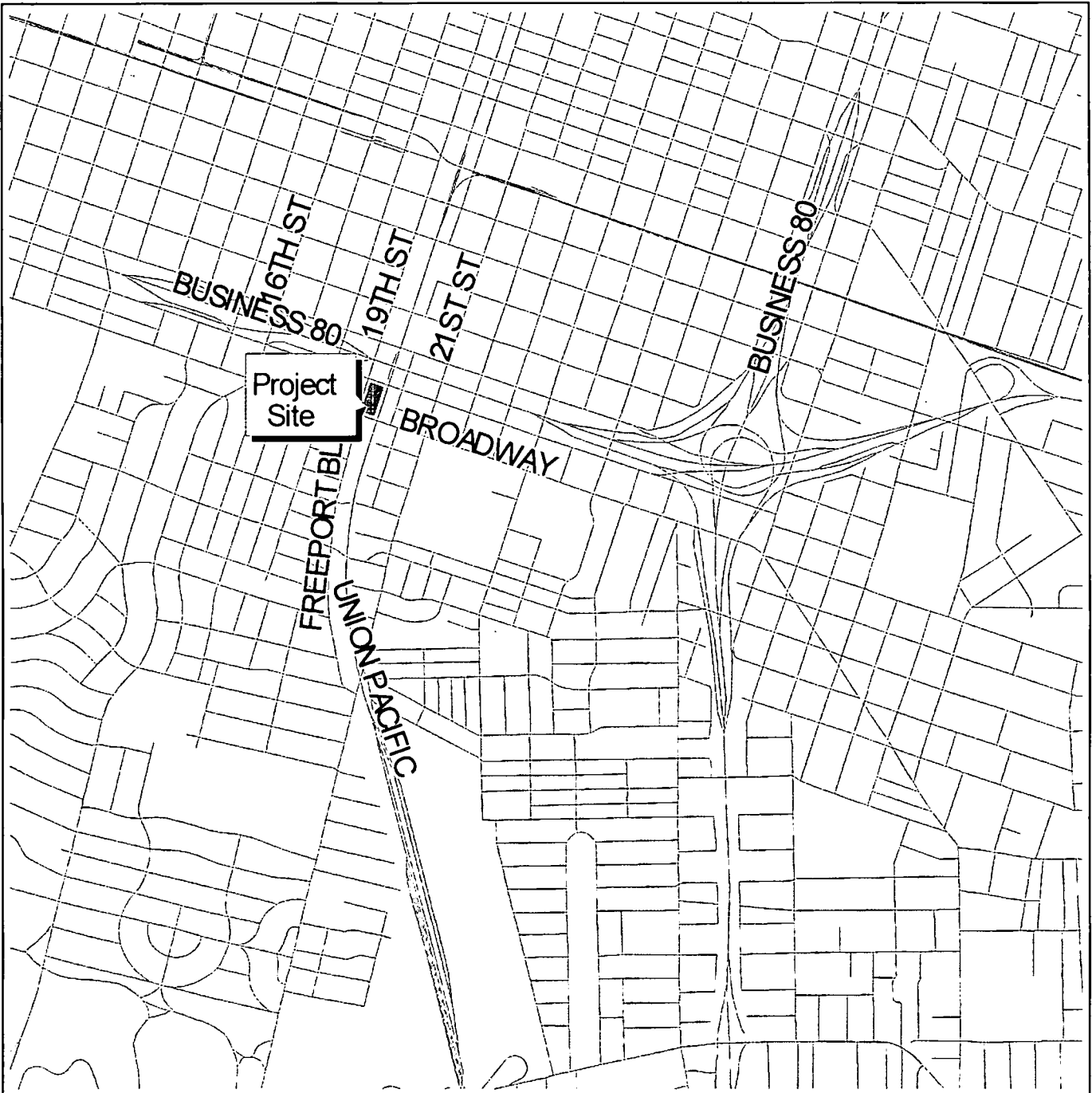


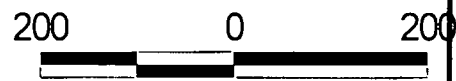
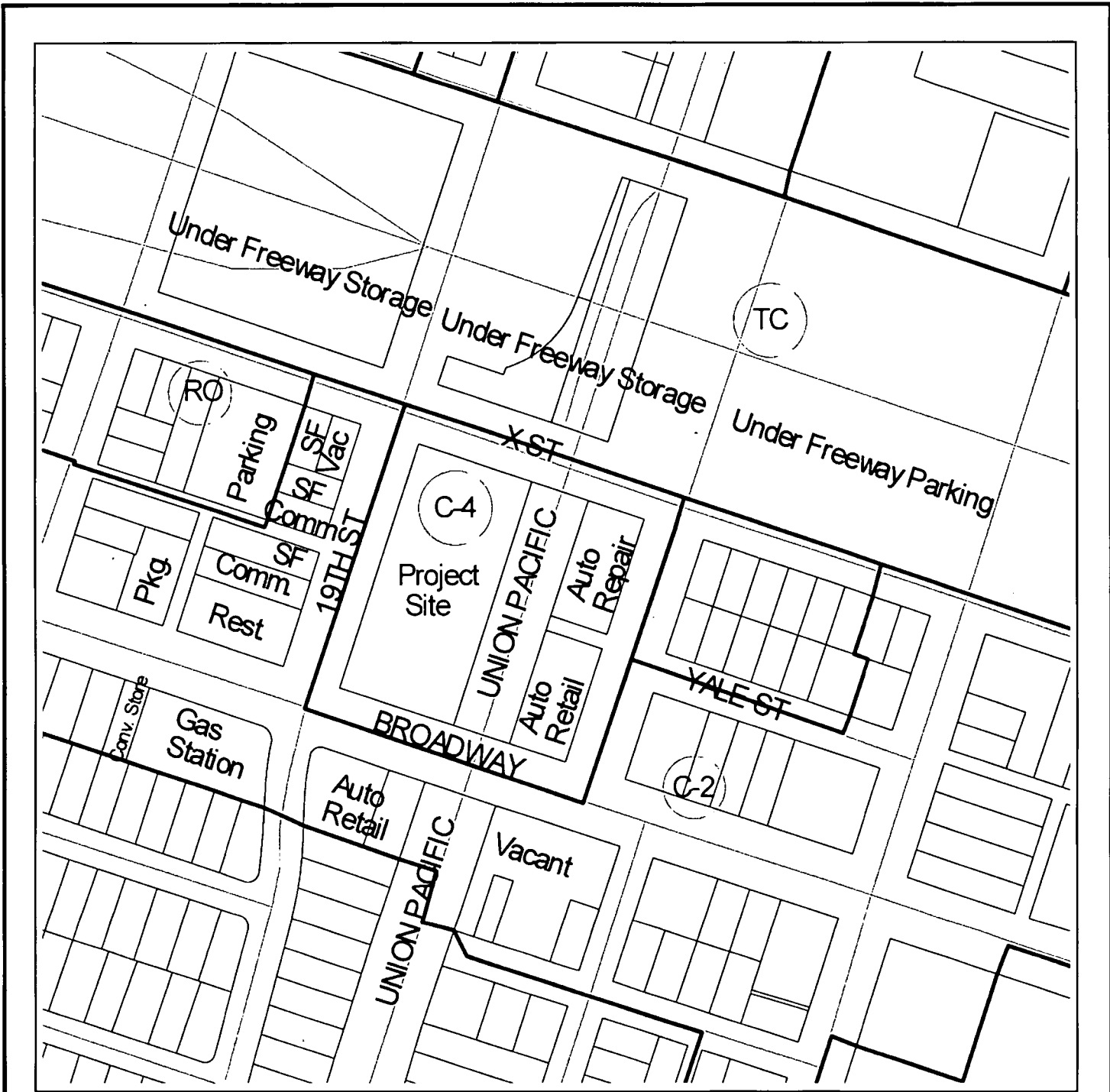
Steve Peterson
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision
Exhibit C-1	Site Plans
Exhibit C-2	Elevations

Attachment A- Vicinity Map
P99-055 -1901 Broadway Office





Attachment B-Land Use & Zoning
P99-055-1901 Broadway Office



ATTACHMENT C
NOTICE OF DECISION AND FINDINGS OF FACT FOR
(1901 Broadway Office), LOCATED ON 1901 Broadway, SACRAMENTO, CALIFORNIA IN THE
HEAVY COMMERCIAL (C-4) ZONE. (P99-055)

At the regular meeting of May 11, 2000 the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Approved the Environmental Determination: Exempt CEQA 15301
- B. Approved the Special Permit to allow 100% office use in an existing 27,429 square foot building on 1.24 ± developed acres in the Heavy Commercial (C-4) zone.
- C. Approved the Special Permit to waive 12 of 61 required parking spaces.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to CEQA Section 15301.
- B. The Special Permit to allow 100% office use in an existing 27,429 square foot building on 1.24 ± developed acres in the Heavy Commercial (C-4) zone is hereby approved subject to the following findings of fact:
 - 1. The project is based upon sound principles of land use in that:
 - a. The subject building is existing and in good condition.
 - b. The building was legally established as an office building.
 - c. The office use is compatible with existing development.
 - d. The office use is preferable to lower intensity uses, given the proximity of the site to existing and future transit service.

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2. The project will not be detrimental to the public health, safety and welfare in that:
 - a. The building will be occupied, contributing to the vitality of the neighborhood.
 - b. The project has an approved Transportation Management Plan, providing trip reduction measures to offset the proposed parking reduction.
 3. The project is consistent with the General Plan and Central City Community Plan in that:
 - a. The use is consistent with the current General Plan and Community Plan land use designations for the site.
 - b. The project promotes re-use and revitalization of existing developed areas.
 - c. The project maintains and strengthens the Central City's role as a center of office activity.
 - d. The project supports employee intensive uses along transportation corridors and near light rail stations.
 - e. The project reduces crime and blight by utilizing an existing vacant building.
- C. The Special Permit to waive 12 of 61 required parking spaces is hereby approved subject to the following findings of fact:.
1. The project is based upon sound principles of land use in that the project site is in a location which is well served by existing and future transit service.
 2. The project will not be detrimental to the public health, safety and welfare in that the applicant has an approved Transportation Management Plan with trip reduction measures sufficient to offset the parking reduction requested.
 3. The project is consistent with the General Plan and Central City Community Plan.

CONDITIONS OF APPROVAL

- B. The Special Permit to allow 100% office use in an existing 27,429 square foot building on ± 1.24 acres in the C-4 zone. is hereby approved subject to the following conditions:
 - B1. The applicant shall comply with all requirements of the approved Transportation Management Plan, titled "1901 Broadway Office Building Transportation Systems Management Plan".
 - B2. Prior to the loss of access to the Union Pacific Railroad property directly east of the project site, the applicant shall construct improvements to the on-site parking lot in accordance with Exhibit C-1.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P99-055)



