

CITY PLANNING COMMISSION

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

APPLICANT	Fred Hummel, DMJM, 555 Capitol Mall, Sacramento, CA 95814		
OWNER	Duke Development Co., 555 Capitol Mall, Sacramento, CA 95814		
PLANS BY	Fred Hummel, DMJM, 555 Capitol Mall, Sacramento, CA 95814		
FILING DATE	12-7-84	50 DAY CPC ACTION DATE	REPORT BY: GM:sg
NEGATIVE DEC	12-13-84	EIR	ASSESSOR'S PCL NO. 007-013-08

APPLICATION: A. Negative Declaration

- B. Variance to allow tandem parking in conjunction with office building located on 0.29+ acre in C-2 zone
- C. Variance to waive four parking spaces
- D. Variance to locate four parking spaces off-site (Withdrawn)
- E. Variance to utilize Western Pacific Railroad right-of-way for backout maneuvering space for nine parking spaces (Withdrawn)
- F. Variance to locate off-site parking utilizing Union Pacific RR right-of-way

LOCATION: Northwest corner of 20th and I Streets

PROPOSAL: The applicant is requesting the necessary entitlements to construct a three story, 20,400 square foot office building in the Central City midtown area.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant (temporary gravel parking lot)

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Warehouse; C-4
East: Office, residential; C-2
West: Union Pacific Railroad; C-2

Parking Required: 51 spaces
Parking Provided: 47 on-site spaces (15 tandem design); 18 off-site spaces
Property Dimensions: 80' x 160'
Property Area: 12,800 square feet
Square Footage of Building: 20,400 square feet
Height of Building: 41 feet, or three story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: White and gray
Exterior Building Materials: Brick and glass

SUMMARY: The applicant proposes to develop a three story, 20,400 square foot office building on a 0.29 acre site, zoned C-2, located at the northwest corner of 20th and I Streets. The minimum parking requirement is 51 spaces for the subject project.

The applicant is requesting two variances related to the required parking. The first variance is to provide 18 parking spaces off-site utilizing the Union Pacific (formerly Western Pacific) Railroad right-of-way between G and H Streets. The second variance request is to allow a tandem parking design for two rows of parking consisting of 15 spaces per row.

The staff supports the first variance request but not the second in view of the fact that there are no grounds to support the variance given the site is vacant and a new project could be designed with a standard parking layout.

The elimination of one row of tandem parking (15 spaces) results in a deficit of one space. Staff recommends that the applicant incorporate shower and locker facilities to facilitate bicycle commuters in lieu of the one space deficit in addition to granting the variance for off-site parking.

The staff recommends approval of the subject office building, subject to the following conditions: (1) eliminate one row of tandem parking (15 spaces); (2) incorporate shower and locker facilities in the men's and women's restroom facilities.

BACKGROUND: On January 10, 1985, the Commission considered a request to develop a three story, 20,400 square foot office building at the northwest corner of 20th and I Streets. At that time, the applicant was requesting a variance to waive four parking spaces and a variance to use the Union Pacific right-of-way for backout maneuvering space for nine spaces located within the ground floor office structure.

The applicant has amended the application and has secured additional off-street parking spaces within the Union Pacific right-of-way a block north of the subject site between G and H Streets. A total of 18 diagonal spaces are proposed along the west side of the railroad tracks with one-way ingress off of H Street and egress onto G Street.

The minimum requirement for a 20,400 square foot office building is 51 spaces. The 18 spaces in combination with the 47 spaces based on the tandem design brings the total parking provided to 65 spaces. If the one row of tandem spaces are eliminated (15 spaces), the total parking provided with the 18 off-site spaces is 50 spaces, resulting in a deficit of one space.

The staff still cannot find a physical reason or a hardship case to support the variance request for tandem parking, however, staff supports the variance request for off-site parking.

In order to compensate for the deficit of one space and for granting the variance for off-site parking, the staff recommends that the applicant provide shower and locker facilities in the building to encourage bicycle commuting by future office tenants. Recent surveys regarding bicycle commuting indicate a four to five percent bicycle commute modal split for downtown employees. The encouragement of alternative commute modes to the subject site would provide relief to the midtown area which is already impacted by inadequate parking and traffic congestion.

Furthermore, by allowing the applicant the variance for off-site parking, the applicant gains an additional 7,600 square feet of office space (18 spaces + in-lieu space = 19 x 400 sq. ft. = 7,600 sq. ft.) versus a 12,800 square foot office building without the variance approvals (32 spaces x 400 sq. ft. = 12,800 sq. ft.).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Denial of the Variance to allow tandem parking, based upon the findings of fact which follow;
- C. Approval of the Variance for off-site parking utilizing the Union Pacific right-of-way, subject to conditions and based upon the findings of fact which follow;
- D. Approval of the Variance to waive one parking space, subject to conditions and based upon the findings of fact which follow;

Conditions

- 1. The applicant shall revise the site and building plans to eliminate one row of tandem parking consisting of 15 spaces.
- 2. The applicant shall submit a minimum 50 year lease agreement for the off-site parking lot to the City Attorney and Planning Director for review and approval prior to issuance of building permit.
- 3. The applicant shall obtain a parking facilities permit for the off-site parking lot.
- 4. The applicant shall incorporate men's and women's shower facilities with a minimum 10 clothes lockers each.
- 5. A minimum of 10 bicycle lockers, five of which shall be Class I facilities, shall be developed on-site.

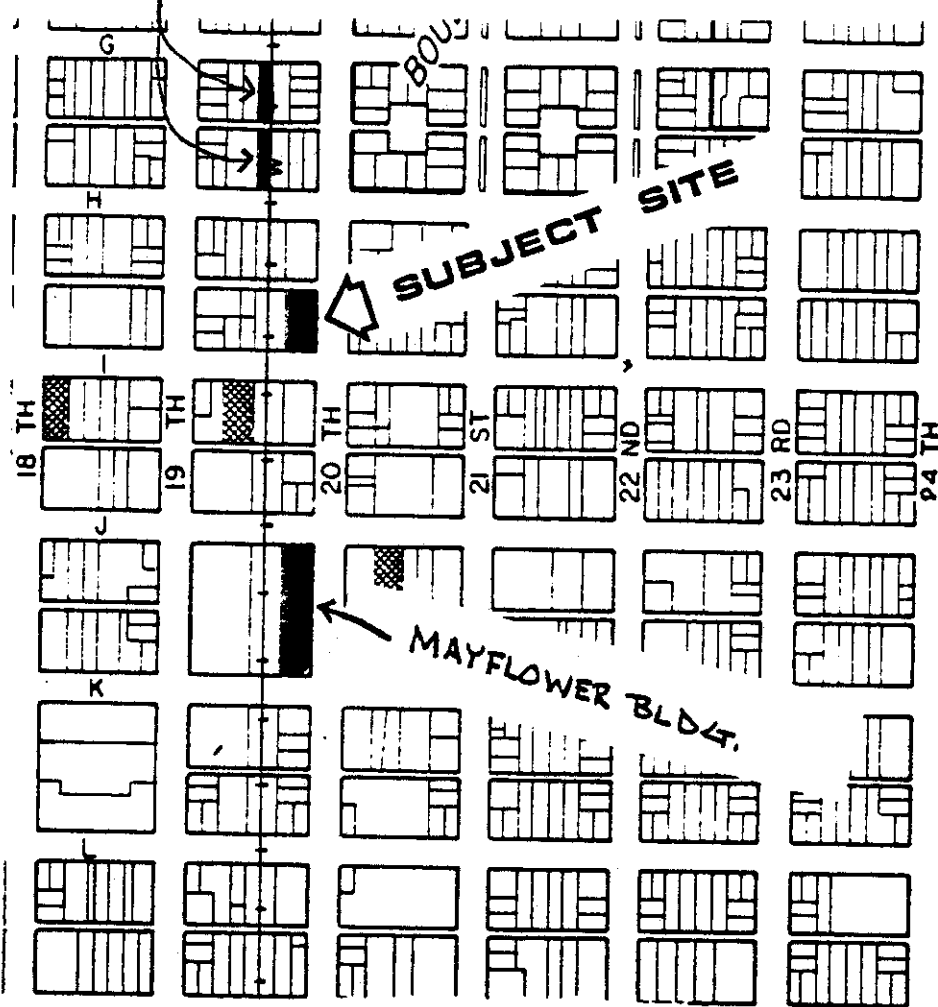
Findings of Fact - Approval of off-site parking and bicycle commute in-lieu measure

- 1. Granting the variance does not constitute a special privilege granted a single property owner in that the applicant has secured sufficient off-site parking in combination with shower and locker facilities to encourage bicycle commuting to satisfy the potential parking demand for the subject office building.
- 2. Granting the variance would not be injurious to the public welfare and other properties in the vicinity in that adequate on and off-site parking, combined with bicycle commute in-lieu measures are provided.
- 3. The project is compatible with the 1980 Central City Plan which designates the subject site for office use.

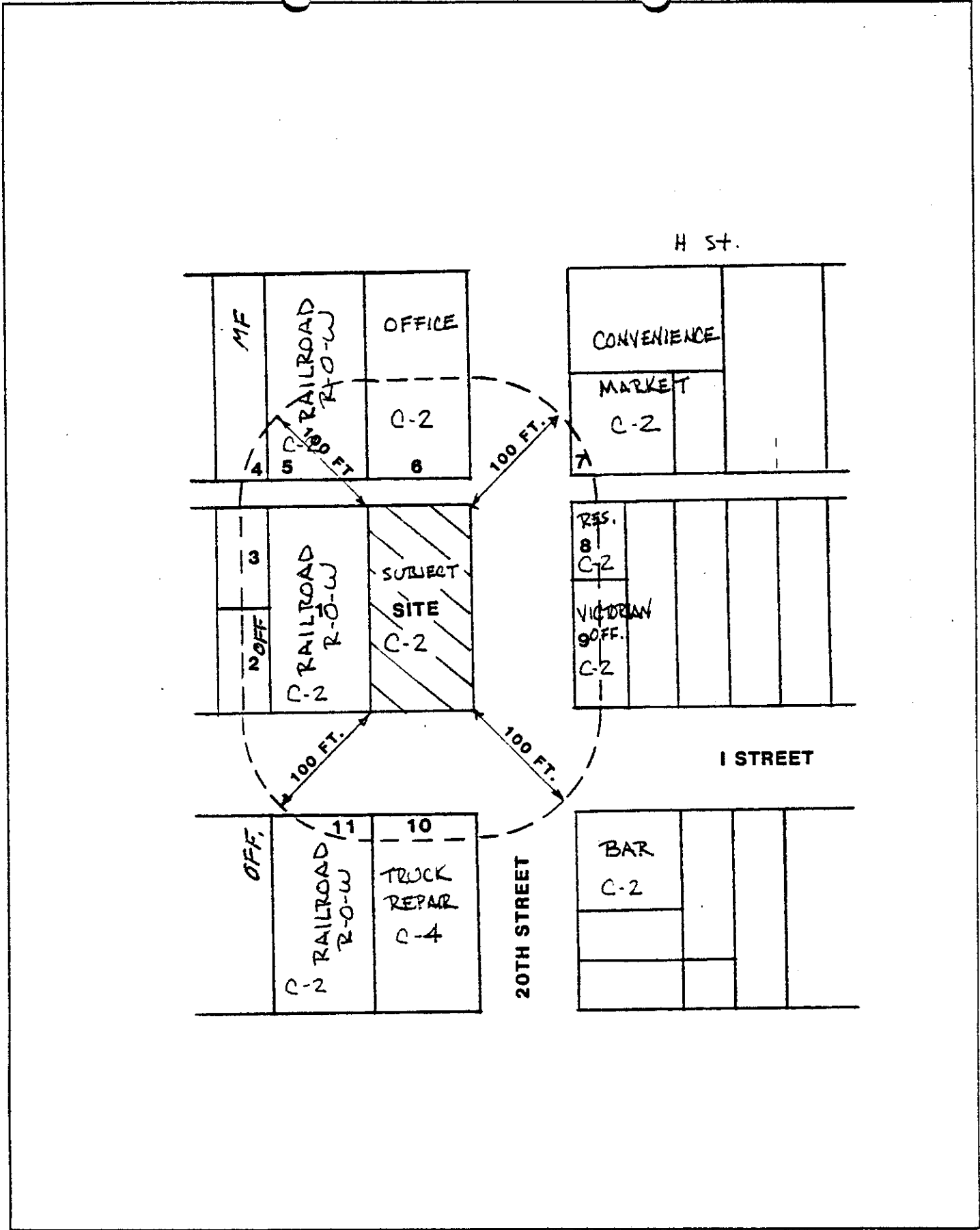
Variance - Denial for Tandem Parking

1. Granting the variance constitutes a special privilege granted to a single property owner, in that given the site is vacant there is no special circumstance existing which prohibits the design of a standard parking arrangement as required by the Zoning Ordinance.
2. Granting the variance to allow tandem parking would be injurious to the public welfare and other properties in the vicinity, in that:
 - a. tandem parking requires close cooperation between two individuals to maneuver cars in and out of the spaces which may not always exist;
 - b. maneuvering of cars during the peak periods may cause waiting or queing of vehicles in the public alley or street causing disruption and inconvenience to other property owners and vehicles in the area.

OFF-SITE
PARKING LOCATIONS



VICINITY MAP



LAND USE & ZONING MAP

SITE PLAN

824 20TH STREET
SACRAMENTO, CALIFORNIA

DATE PREPARED: 11-10-85
DATE ENTERED: 11-10-85
DRAWN BY: J. H. ...
CHECKED BY: ...

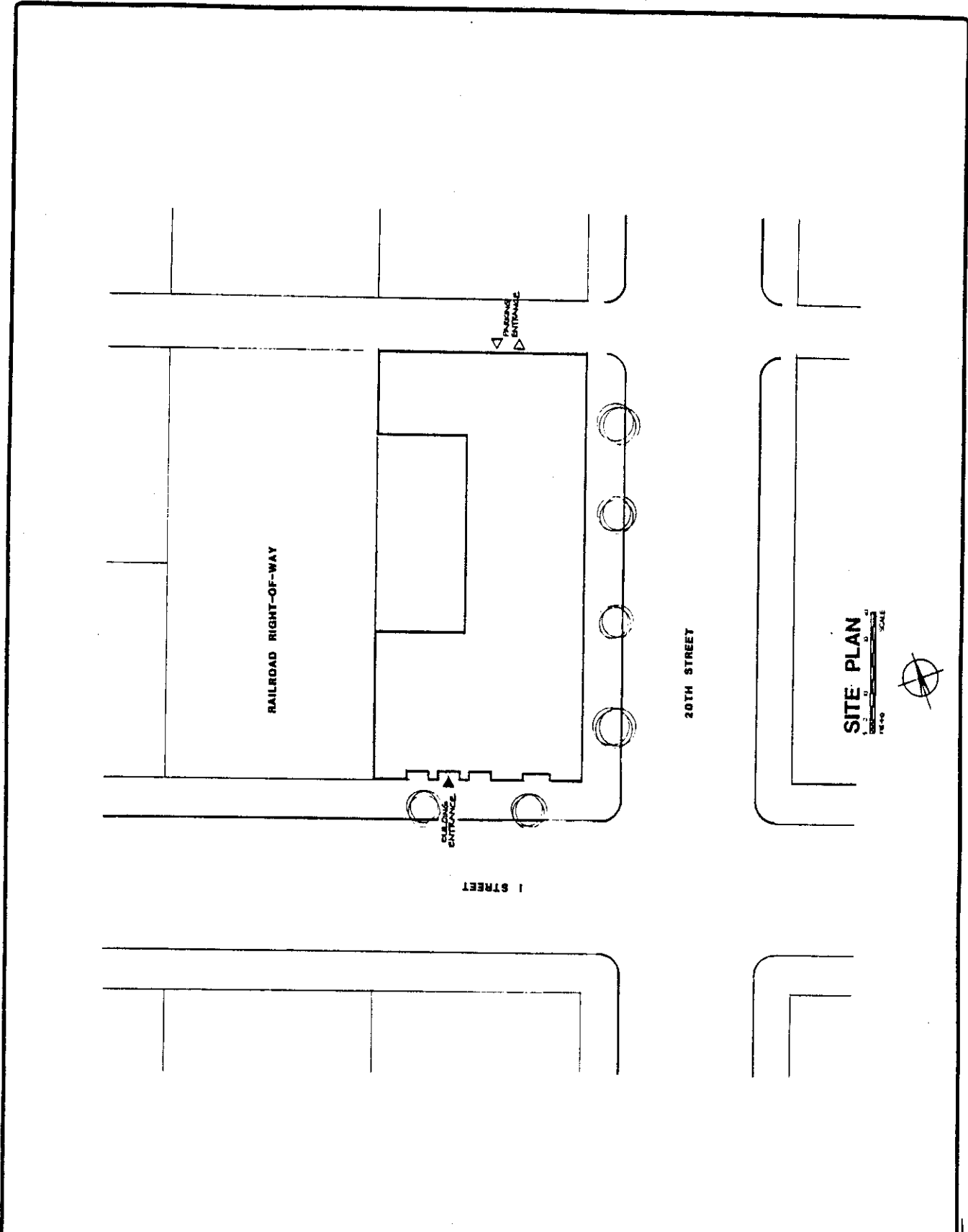


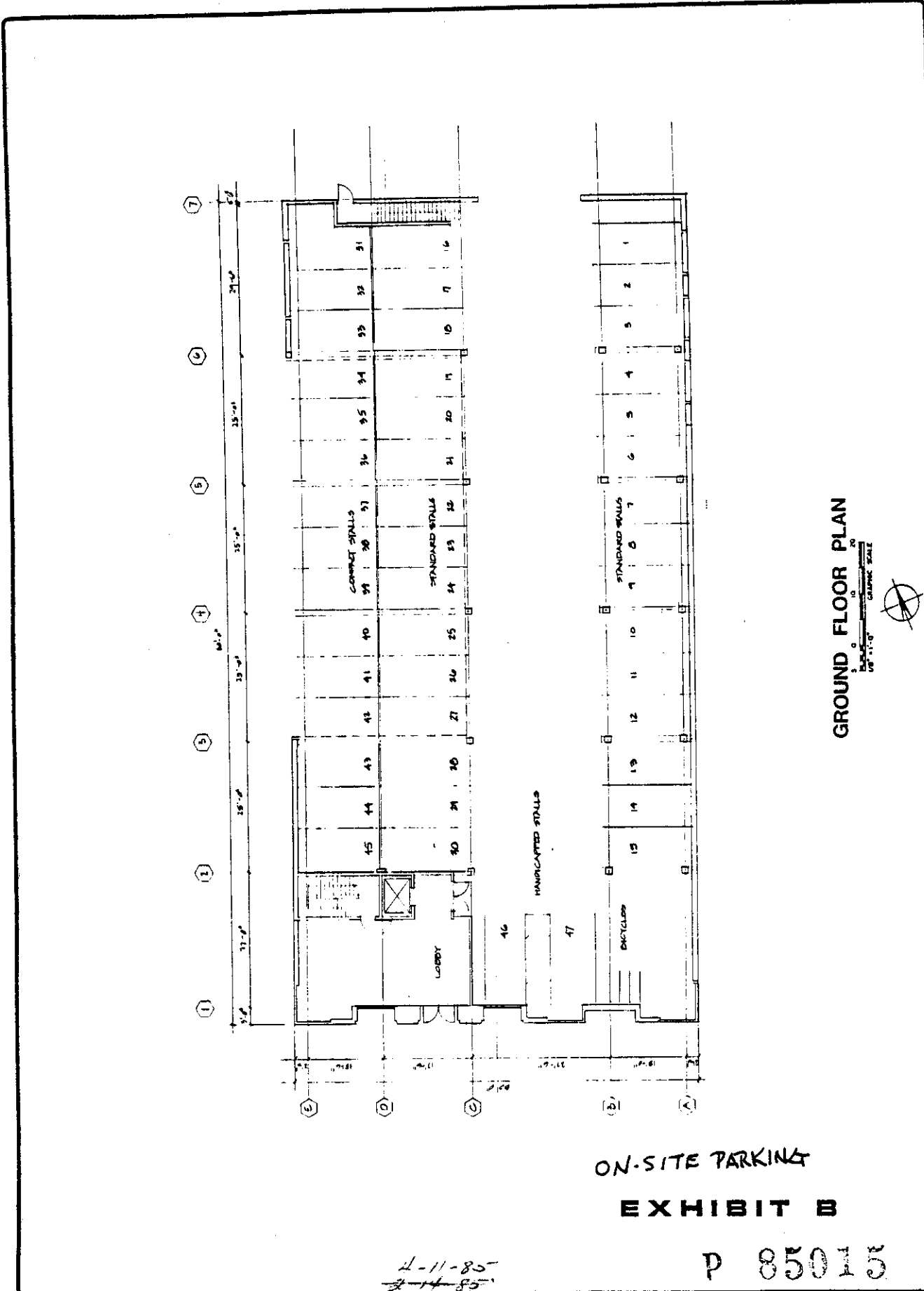
EXHIBIT A

P 85015

985-015

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1-10-85

8-1
110-85



4-11-85
4-14-85

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No 85

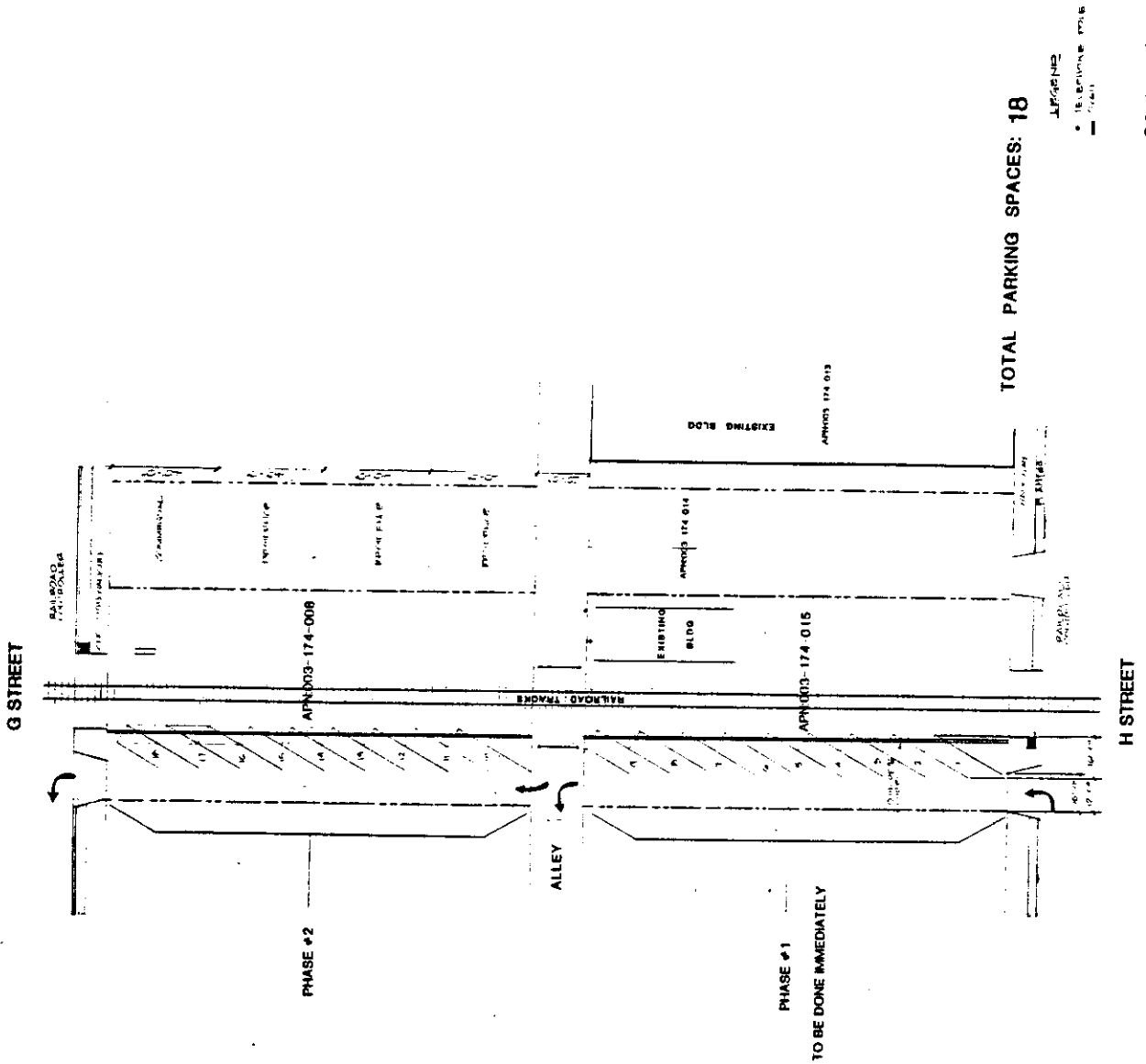
DMJM

485 COLLEGE BLVD
SUITE 100
DALLAS, TX 75206
1992 661-2515

DUKE DEVELOPMENT PARKING
AT RAILROAD BETWEEN G & H STREETS

DATE: 11/11/85
BY: [Signature]

2



TOTAL PARKING SPACES: 18

APPROXIMATE TOTAL
- 18

SCALE 1"=20'

OFF-SITE PARKING

EXHIBIT C

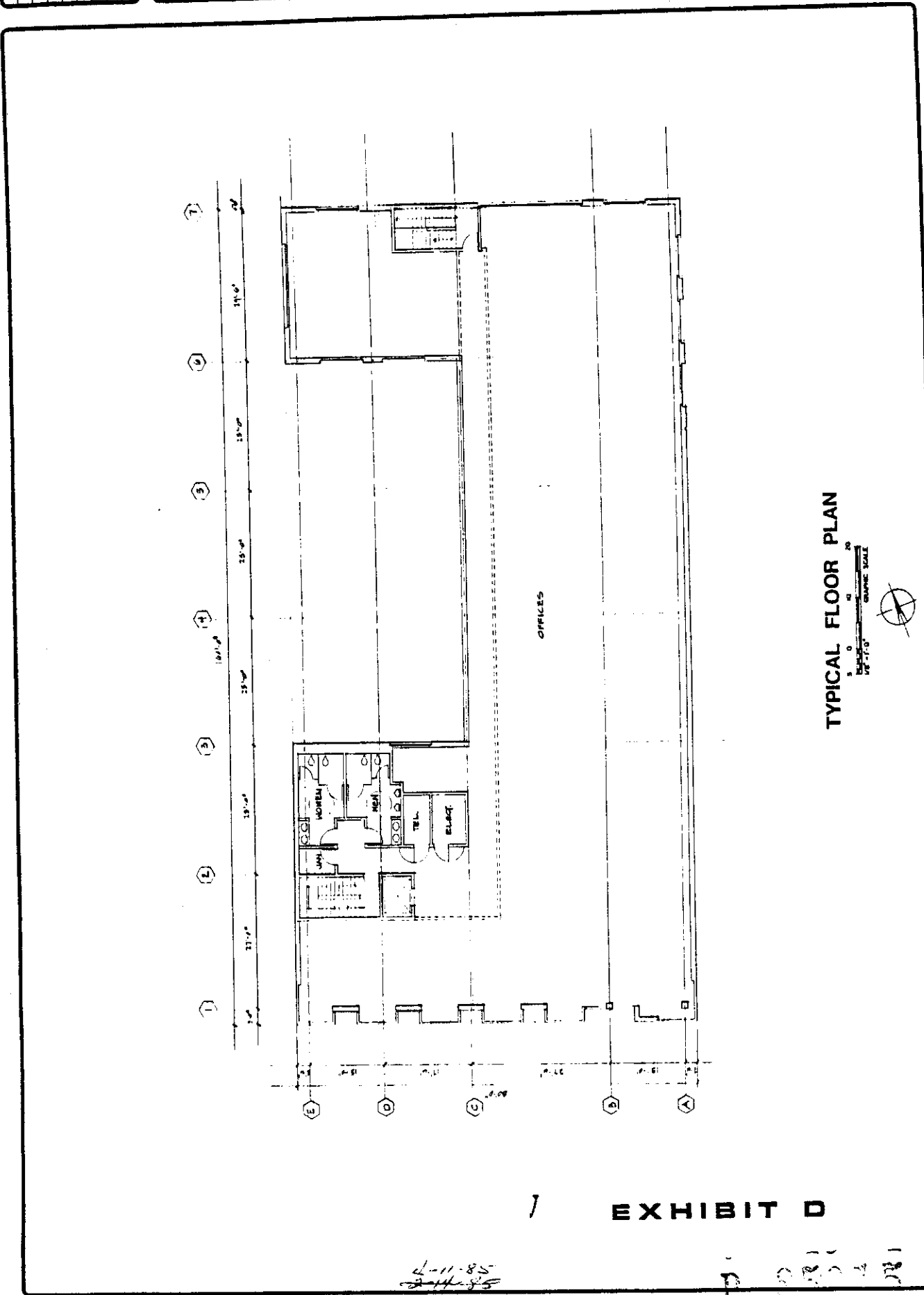
P 85015

DMJM
 DANIEL, MANO, JOHNSON & McNEIL
 ARCHITECTS
 800 W. COLTON BLVD. - 13TH FLOOR
 SACRAMENTO, CALIFORNIA 95811
 TEL. 424-5533
 FAX 424-4175

824 20TH STREET
 SACRAMENTO, CALIFORNIA

TYPICAL FLOOR PLAN

A 3	
DATE PLOTTED	12-11-85
DATE PRINTED	12-11-85
DRAWN BY	138
CHECKED BY	138



TYPICAL FLOOR PLAN

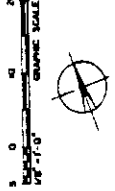
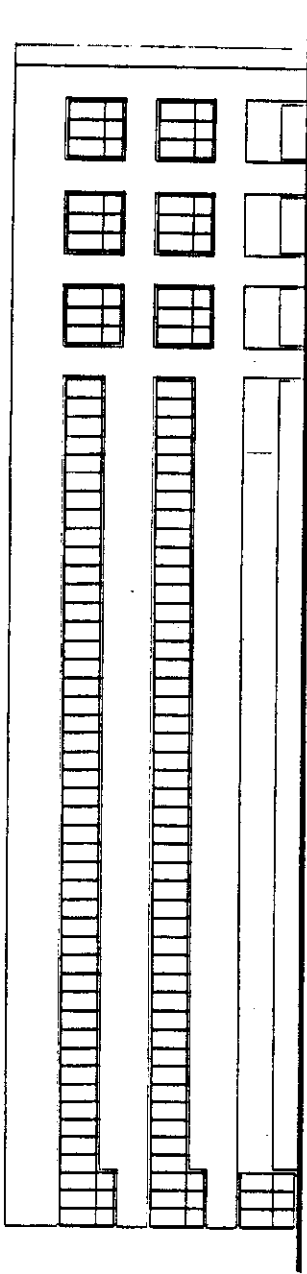


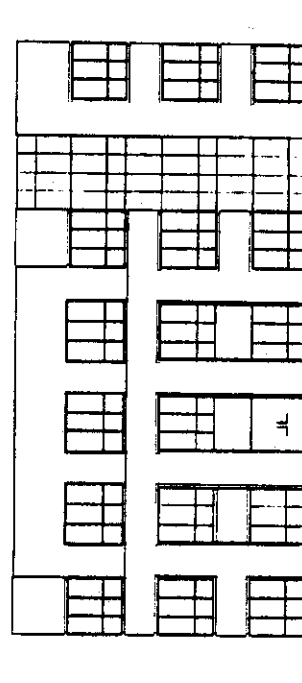
EXHIBIT D

2-11-85
 2-11-85

6-8
 Ho. 2



20TH STREET ELEVATION
 1/8" = 1'-0" GRAPHIC SCALE



I STREET ELEVATION
 1/8" = 1'-0" GRAPHIC SCALE

EXHIBIT E

P 85015

No. 25

P85-015

4-11-85
1-10-85 & 11-85

SECTION

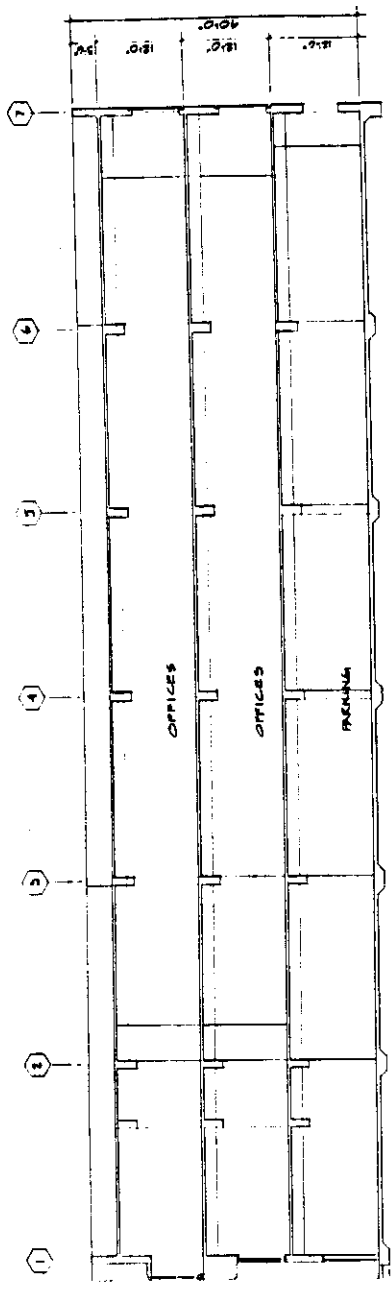
824 20TH STREET
SACRAMENTO, CALIFORNIA

DATE REVISED: 11-10-85
BY: [Signature]

DATE DRAWN: 11-10-85
BY: [Signature]

PROJECT: [Signature]

A 4



LONGITUDINAL SECTION

1" = 10'-0" GRADE SCALE

EXHIBIT F

P 85015

4-11-85
2-14-85

1-10-85

PSS-A15

6
-8
No 25