

CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Panattoni, Oates & Massie, 4871 Florin-Perkins Road, Sacto., CA 95826		
OWNER	John F. Buono, 1630 Park Street, Alameda, CA 94501		
PLANS BY	E. M. Kado Associates, Inc., 1819 16th Street, Sacramento, CA 95814		
FILING DATE	3-19-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	4-12-82	EIR	ASSESSOR'S PCL. NO. 010-222-1,2,3,4,8,13,17,18

- APPLICATION:
1. Negative Declaration
 2. Special Permit for major project
 3. Special Permit to modify Special Permit P-4217 to utilize an existing parking lot in the TC zone
 4. Variance to locate 293 of the required parking spaces off-site
 5. Lot Line Adjustment

LOCATION: The block bounded by Broadway, X Street, 23rd and 22nd Streets with the exception of the quarter block area at X and 23rd Streets

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 122,640 square foot office building on property currently utilized by a car dealership while providing most of the required parking off-site under the freeway.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Car dealership and parking lots

Surrounding Land Use and Zoning:

North: I-80 Freeway; TC
South: Private School; R-4
East: Commercial/Residential; C-2 and R-0
West: Commercial/Residential; C-2 and R-0

Parking Required: 307 spaces
Parking Provided: 14 on-site; 326 off-site
Parking Ratio: 1 per 400 square feet
Property Dimensions: Irregular (flag-shaped)
Property Area: 86,400 square feet
Square Footage of Building: 122,640
Significant Features of Site: Building has been included on the Non-Residential Preservation List
Height of Proposed Structure: 32+ feet
Exterior Materials: Brick

PROJECT BACKGROUND: On June 23, 1970 the Planning Commission approved a special permit to allow the John Drew Chevrolet Car Dealership to utilize the block area bounded by 22nd, 23rd, W and X Streets for off-street parking. This area, which is located under the elevated portion of the freeway, is owned and administered by the California Department of Transportation.

APPLC. NO. P-82-072 MEETING DATE April 22, 1982 CPC ITEM NO. 17

002020

The State has indicated that they are willing to enter into a 30+ year lease agreement for the new office proposal.

STAFF EVALUATION: Section 14(A) of the Zoning Ordinance sets forth a qualification for the granting of a variance. This qualification states:

"A variance is a waiver or modification of some requirement contained in the Zoning Ordinance. The Ordinance provides for variances because the strict application of a given set of requirements will, when applied to the development of some 60,000 separate parcels of land in the City occasionally result in a practical difficulty or unnecessary hardship for some owner."

Staff cannot find any practical difficulty or unnecessary hardship which warrants the granting of the off-site parking variances. The applicant is proposing to construct a new office building which can be designed to accommodate the required on-site parking. Staff also has the following concerns relative to the variance and other requested entitlements:

1. The Central City area currently has many structures which do not have sufficient on-site parking due to the loss of adjacent parking areas or because the structures were constructed at a time when no on-site parking was required. The utilization of these existing structures has been restricted due to the lack of parking and has sometimes resulted in undesirable impacts on the surrounding neighborhood.

To avoid the problems experienced within the downtown area, staff recommends that the remaining parking areas located under the freeway, where not utilized by the State, be reserved for projects where it is not practicable or possible to locate the required parking on-site. Such projects could include the conversion of existing structures located in the surrounding C-2 or R-0 zoned areas adjacent to this lot (see Exhibit A).

2. Although the Department of Cal Trans has indicated they are willing to commit to a 30+ year lease on the parking area, staff is concerned that the State may eventually decide to use this site for State purposes and end the agreement. Should this occur, the final result would be the existence of a major office complex (130,000 square feet) without sufficient parking.
3. Among the requested entitlements is a special permit for a major project. Since staff is recommending denial of the variance request, it is recommended that the special permit be continued to allow a redesign of the project to accommodate the required on-site parking.

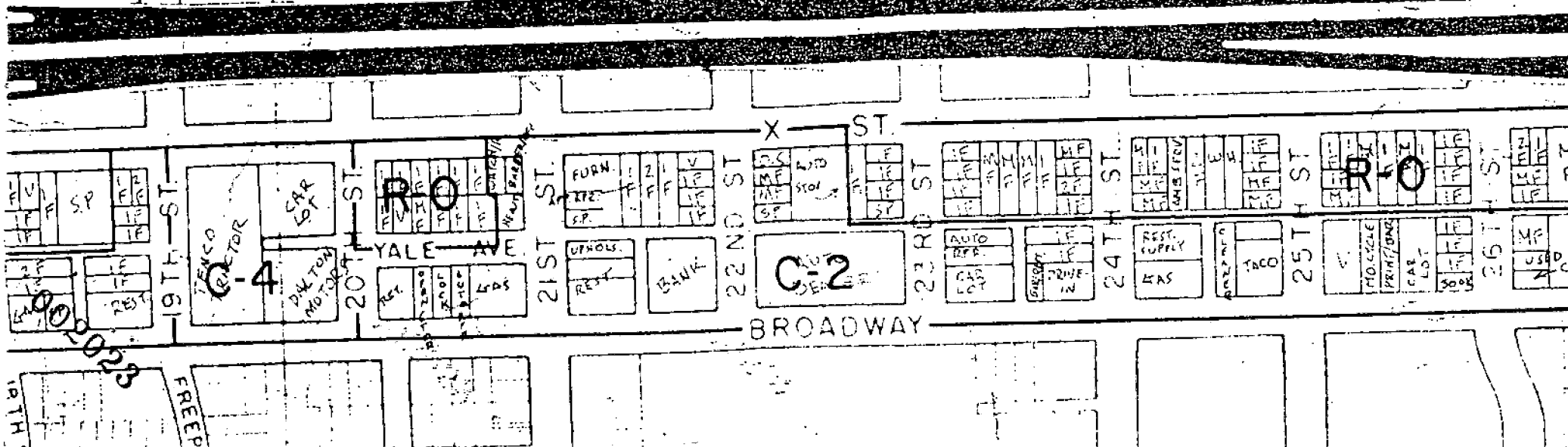
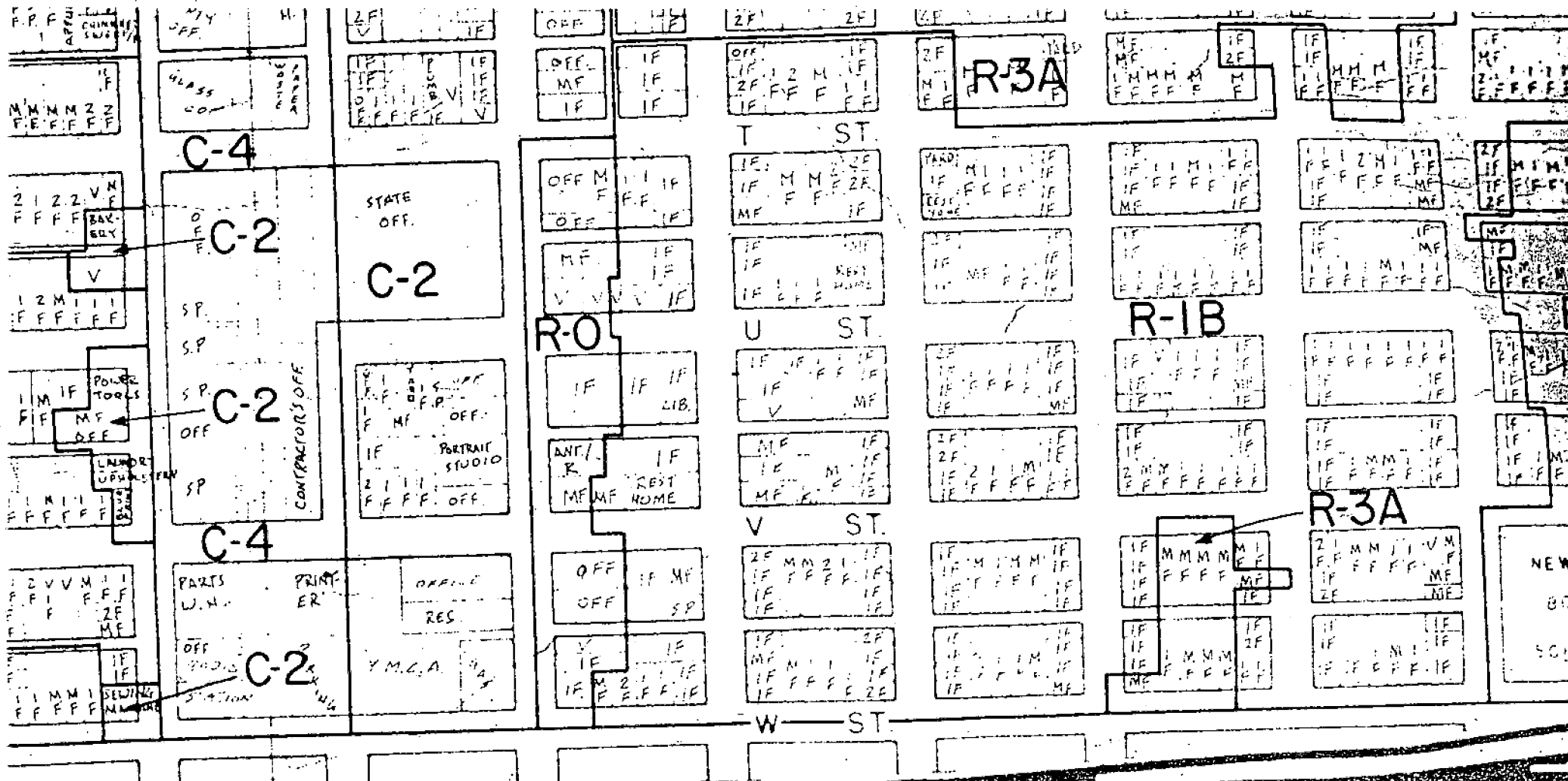
4. The proposed Lot Line Adjustment to combine the 10 parcels was reviewed by the offices of the City Engineer, Real Estate and Building Inspections. There were no objections to the request. The City Engineer requests the following conditions:
 - a. The applicant shall raise and reconstruct the curb, gutter and sidewalks along 22nd, 23rd, X and Broadway;
 - b. The applicant shall provide for street lighting as required by the City Engineer;
 - c. The applicant shall submit new deed descriptions for the parcels being created, subject to review and approval of the City Engineer.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Continuance of the Special Permit for a major project;
3. Continuance of the Special Permit to modify Special Permit P-4217;
4. Denial of the Variance to locate 293 of the required parking spaces off-site, based upon Findings of Fact which follow;
5. Approval of the Lot Line Merger by adoption of the attached resolution.

Findings of Fact - Variance

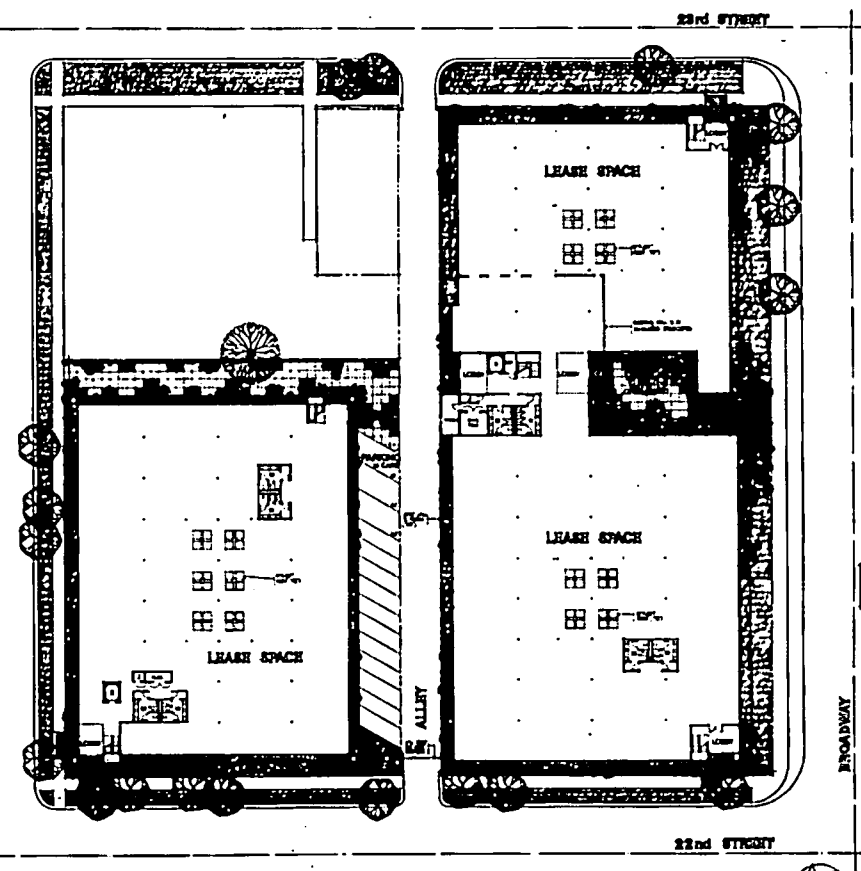
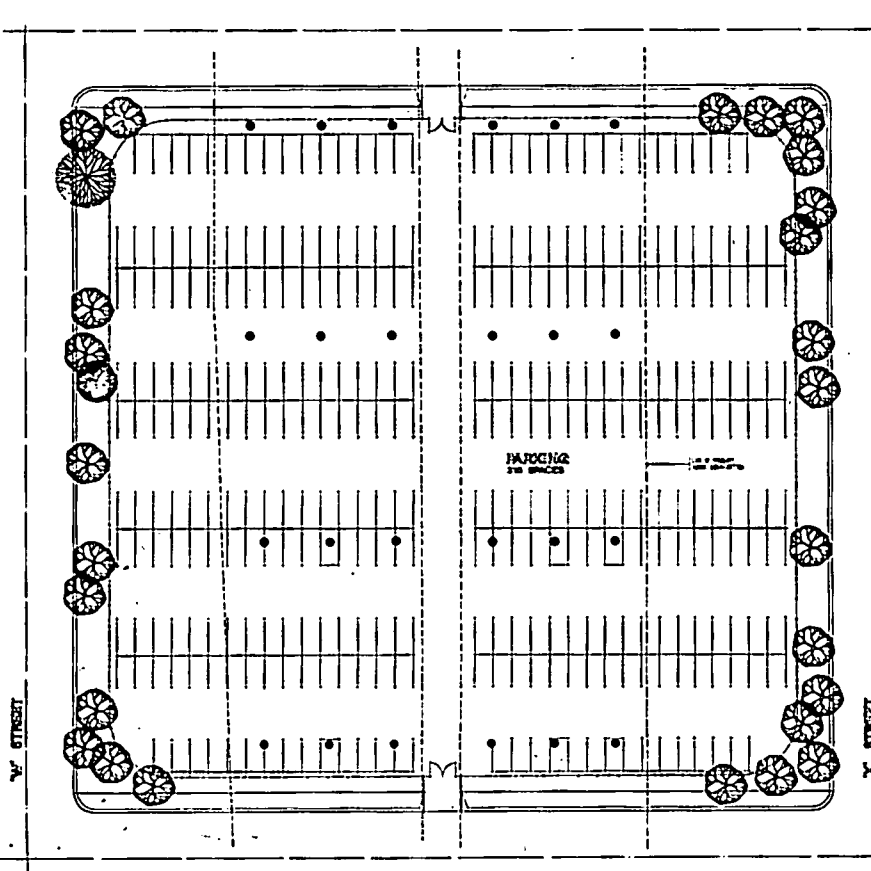
The granting of the requested variance would constitute a special privilege extended to one property owner in that there is no justification for the granting of the variance:



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4-22-82

No. 17



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SITE PLAN & FIRST FLOOR PLAN



22nd &
Broadway
Office
Building
Sacramento
California

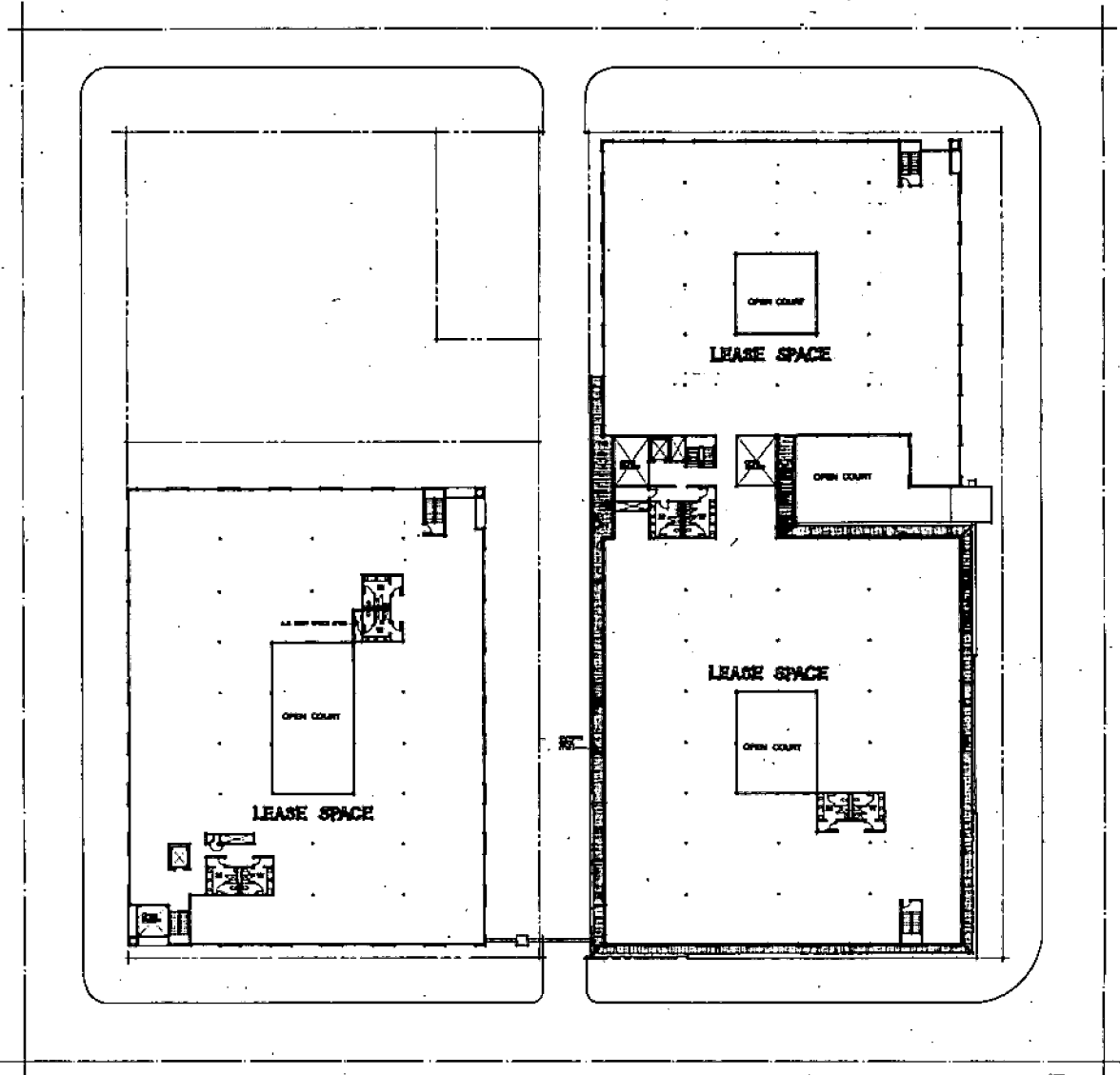
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1/4" = 1'-0"

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BLDG. A	■	78,592 S.F.
FIRST FLOOR	■	39,016 S.F.
SECOND FLOOR	■	37,576 S.F.
BLDG. B	■	46,048 S.F.
FIRST FLOOR	■	22,768 S.F.
SECOND FLOOR	■	29,280 S.F.
TOTAL AREA	■	122,640 S.F.



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SECOND FLOOR PLAN
1" = 20'-0"



P 82072

No. 17

13A-3

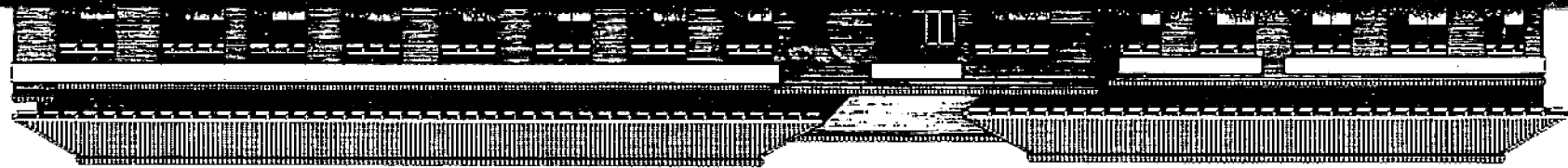
SOUTH ELEVATION

BLDG A



NORTH ELEVATION

BLDG A



P 82079

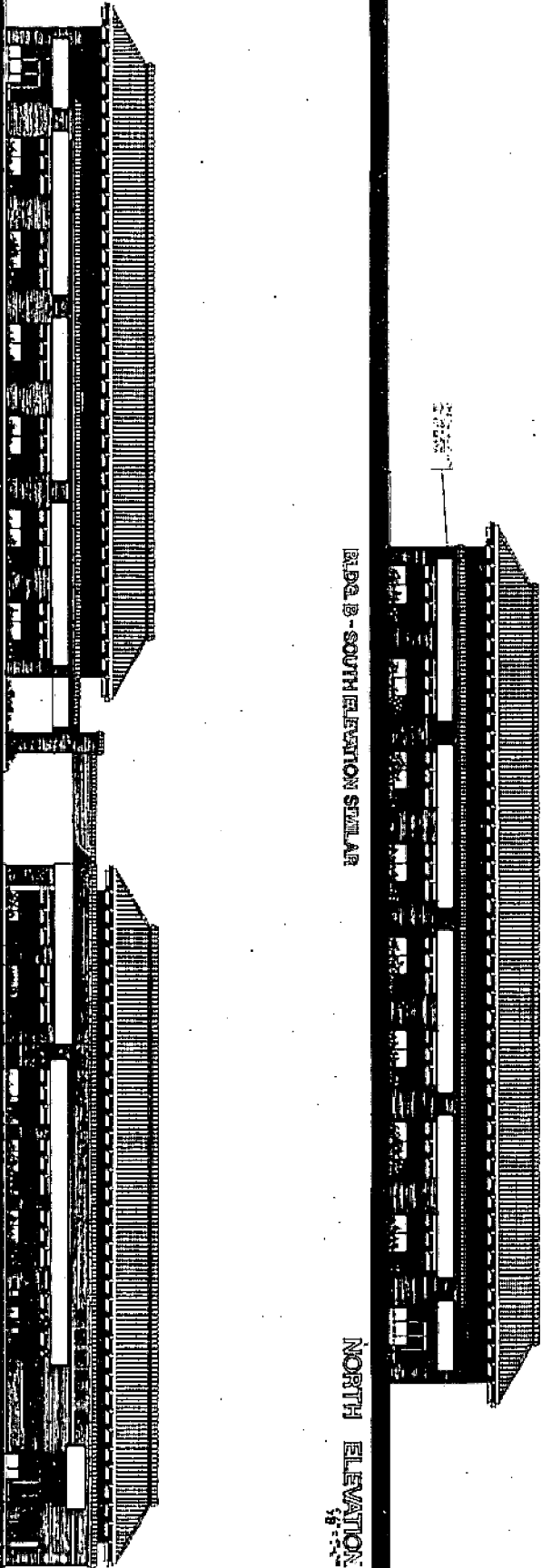
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No. 17

002028

002028



BLDG. B - SOUTH ELEVATION SIMILAR

NORTH ELEVATION

BLDG. B - EAST ELEVATION SIMILAR
BLDG. A - EAST ELEVATION SIMILAR

BLDG. A

WEST ELEVATION

002029

No. 17

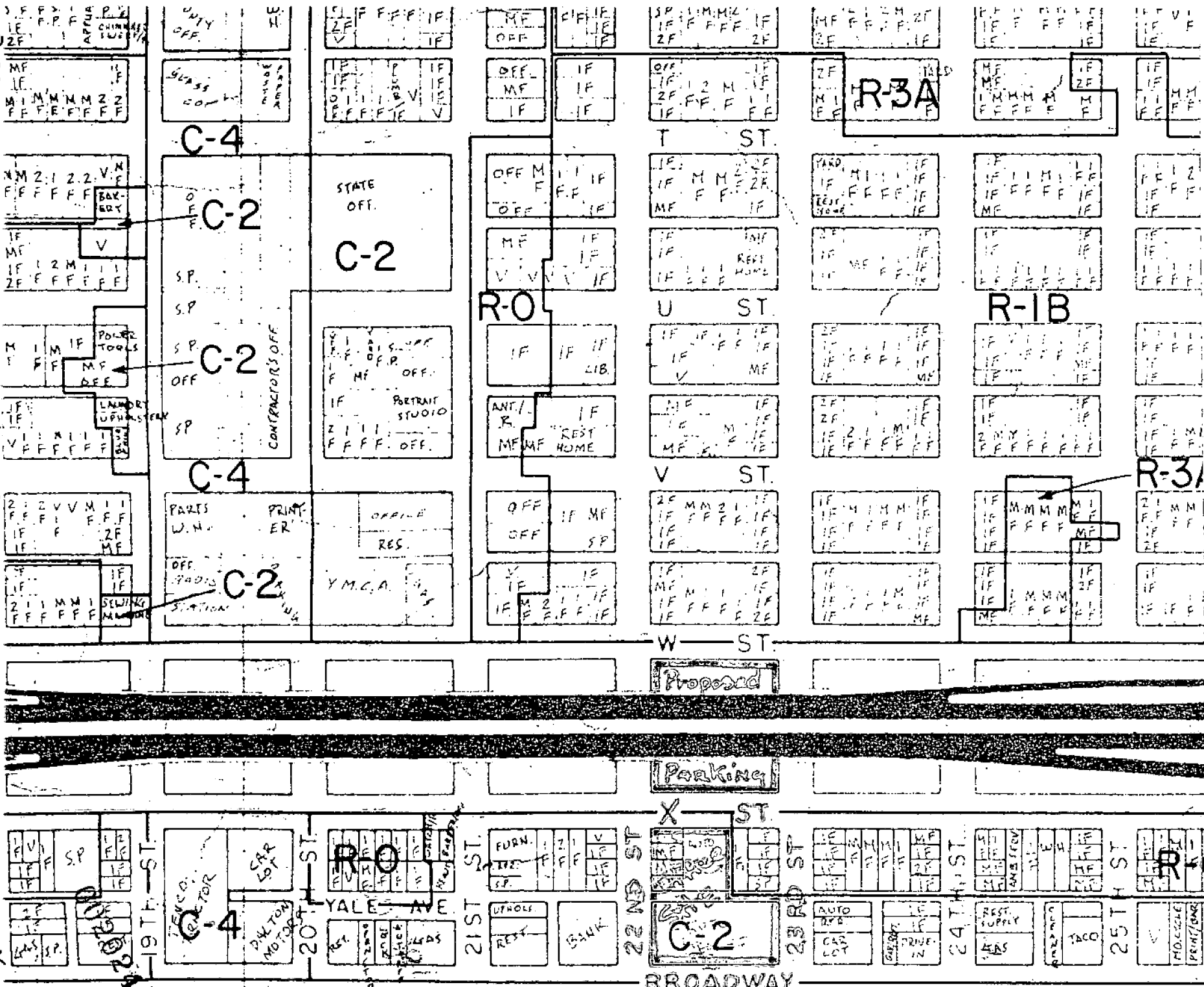


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No. 17



Location Map, Zoning & Adjacent Land Uses

Exhibit "A"

