

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Collaborative Design Consultants, Anthony Fiorentino - 1517 El Camino Ave. 95815
OWNER	University Center Partnership - 1401 El Camino Ave & Fox & Carskadon - 2755 Campus Dr.
PLANS BY	Applicant & Dean Unger, Inc. - 700 Alhambra Blvd., Sacto. 95816 San Mateo
FILING DATE	_____ 50 DAY CPC ACTION DATE _____ REPORT BY: JP:sg
NEGATIVE DEC.	Ex. 15311(b) EIR _____ ASSESSOR'S PCL. NO. 295-381-02 & 03

APPLICATION: Variance to locate four of the required 52 parking spaces off-site on an adjacent parcel for a financial institution and medical office use (Section 6-A-11)

LOCATION: 2264 Fair Oaks Boulevard

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices
1968 West Arden Community
Plan Designation: Campus Commons PUD
Existing Zoning of Site: SC(PUD)
Existing Land Use of Site: Office building under construction

Surrounding Land Use and Zoning:

North: Office; County
South: University Village Shopping Center; SC(PUD)
East: Service station, medical offices; SC & OB(PUD)
West: Restaurant, shopping center; SC(PUD)

Parking Spaces Required: 8,000 sq. ft. office/financial institution = 32
4,000 sq. ft. medical office = 20
Total Required 52

Parking Spaces Provided: On-site = 48
Off-site = 8
56

Parking Ratio: 1:250 office-Campus Commons PUD;
1:200 medical office

Property Dimensions: 175+ ' x 175+ '

Property Area: 0.7+ acres

Square Footage of Building: 12,000+ square feet

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BACKGROUND INFORMATION: On March 22, 1984 the Planning Commission approved the necessary entitlements to develop a 12,000+ square foot financial institution on the subject site (P84-079). The required number of parking spaces (48) at the ratio required for office and financial buildings in the Campus Commons PUD (1:250) were provided on the subject parcel. The building is currently under construction and should be completed in the Spring of 1985.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. The subject site is a 0.7+ acre parcel located at the southwest corner of Fair Oaks Boulevard and University Avenue in the Campus Commons PUD and Shopping Center (SC(PUD)) zones. A 12,000+ square foot office building is currently under construction on the site. Surrounding land uses include office buildings to the north and east, University Village Shopping Center to the south and west and a service station to the east.

- B. The applicant proposes to use 4,000+ square feet of the building under construction for medical offices. This use requires four parking spaces in addition to the 48 parking spaces provided on the subject site. The applicant proposes to provide these spaces, plus four additional parking spaces (eight spaces total) in the adjacent University Village Shopping Center parking lot to the south. A reciprocal access agreement would be drawn up between the two property owners and the eight spaces would be used by employees of the building under construction.
- C. The 85,791+ square foot University Village Shopping Center is required to provide 343 on-site parking spaces (1:250 parking ratio). Three hundred seventy (370) parking spaces are currently provided on the shopping center site, leaving an excess of 27 parking spaces. Staff has inspected the shopping center site on several occasions and has found that the parking spaces proposed for use by the adjacent office building are not used by automobiles. This may be because the spaces are located to the rear of the shopping center and are not near any store entrances.
- D. Staff has no objections to the applicant's request. The proposed off-site parking is adjacent to the subject site and is not required for another use. The spaces are rarely utilized by patrons or employees of the University Village Shopping Center complex. The parking spaces are proposed to be used by employees of the office building under construction and a reciprocal parking agreement between the two property owners will be negotiated. To insure that the spaces remain available for building employees, staff recommends that the lease agreement be for a minimum of 10 years and that the required parking spaces are designated for parking of employees of the 2264 Fair Oaks Boulevard building only.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311(b)).

STAFF RECOMMENDATION: Staff recommends approval of the variance request, subject to conditions and based upon findings of fact which follow:

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Conditions

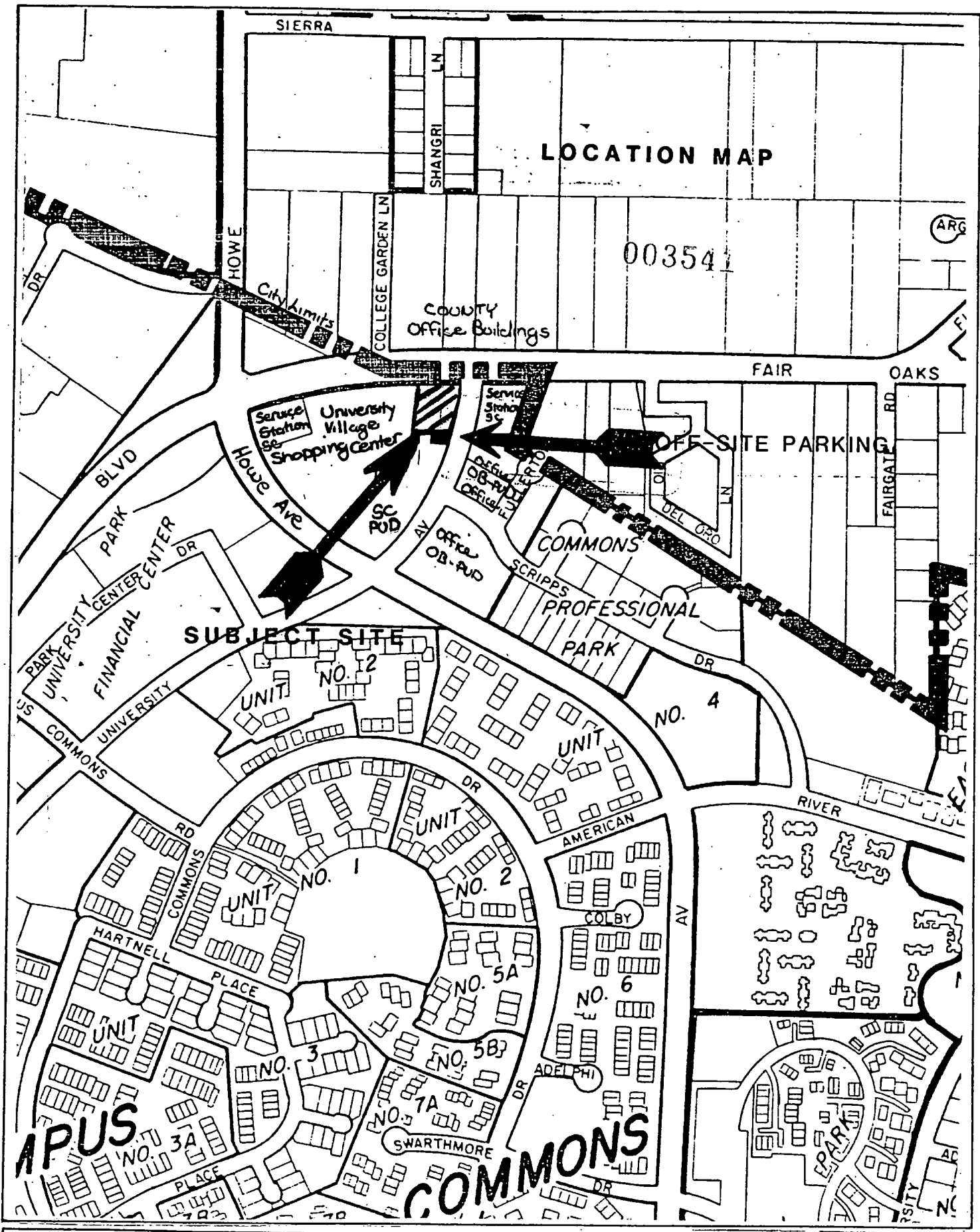
1. The reciprocal parking/lease agreement for the four required off-site parking spaces shall be for a minimum of 10 years. A signed copy of the agreement shall be submitted to the Planning Director for review and approval prior to approval of final inspection of the financial institution/medical office building structure.
2. The four required off-site parking spaces shall be clearly marked for employee parking of the 2264 Fair Oaks Boulevard office building only prior to approval of final inspection of the structure.

Findings of Fact

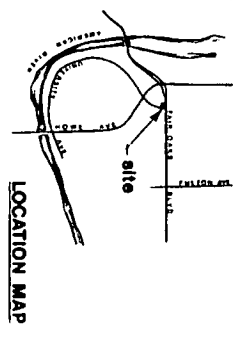
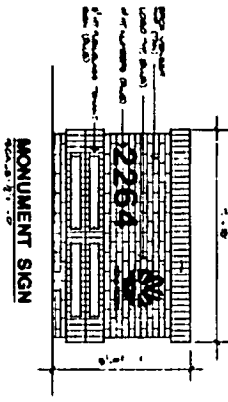
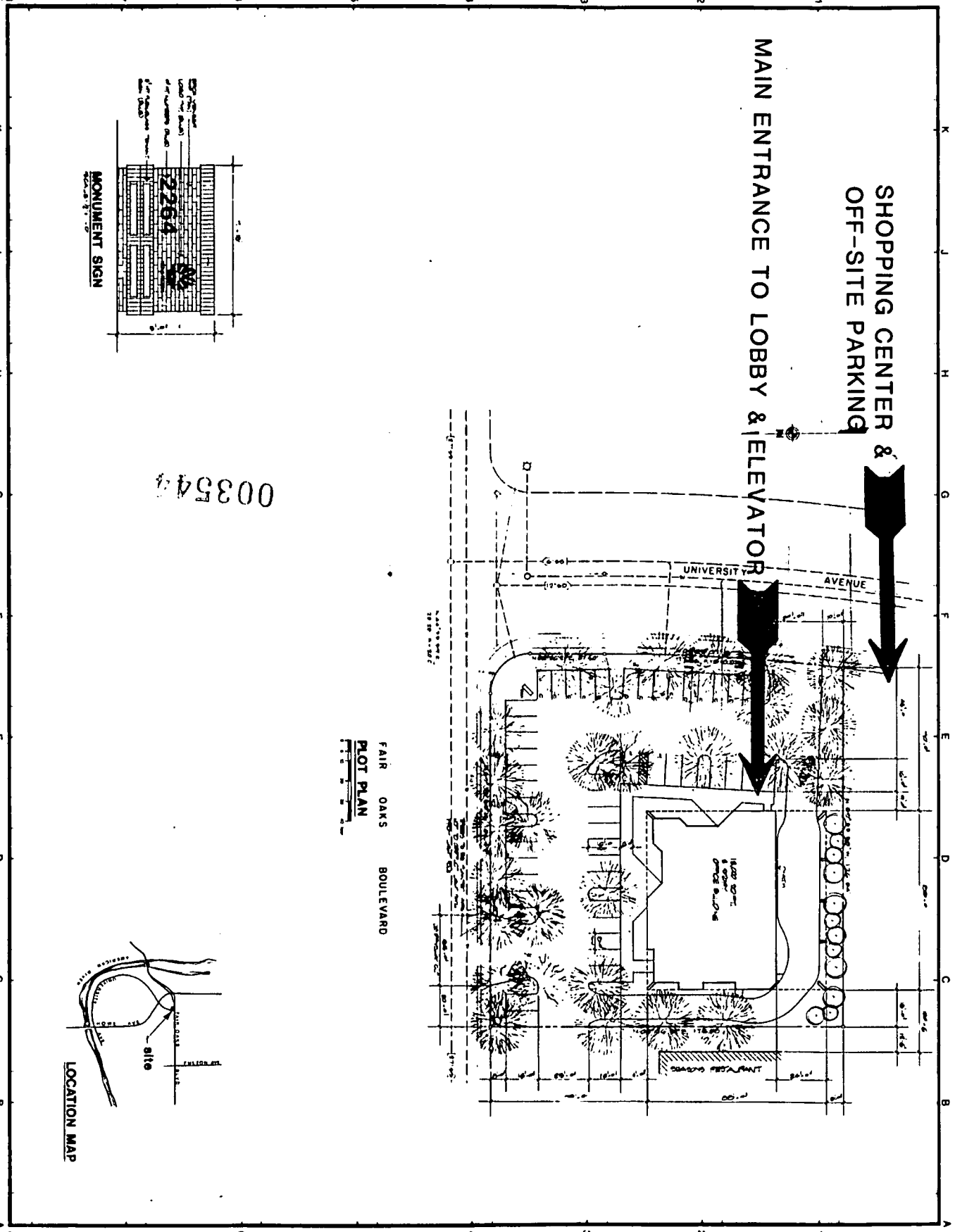
1. The variance, as conditioned, is based upon sound principles of land use in that the proposed off-site parking area is within reasonable walking distance of the subject site.

2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties in that adequate parking is available for employees and patrons of the University Village Shopping Center and office building under construction.
3. The variance request is not a use variance in that parking is allowed in the Shopping Center (SC) zone.
4. The proposal is consistent with 1974 General Plan and the 1968 West Arden Community Plan which designate the site for commercial/office uses and as the Campus Commons PUD.

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VICINITY - LAND USE - ZONING



FAIR OAKS BOULEVARD
 OAKS
 UNIVERSITY AVENUE

HOME FEDERAL BUILDING
 2264 Fair Oaks Boulevard
 Sacramento, CA

University Center Partnership

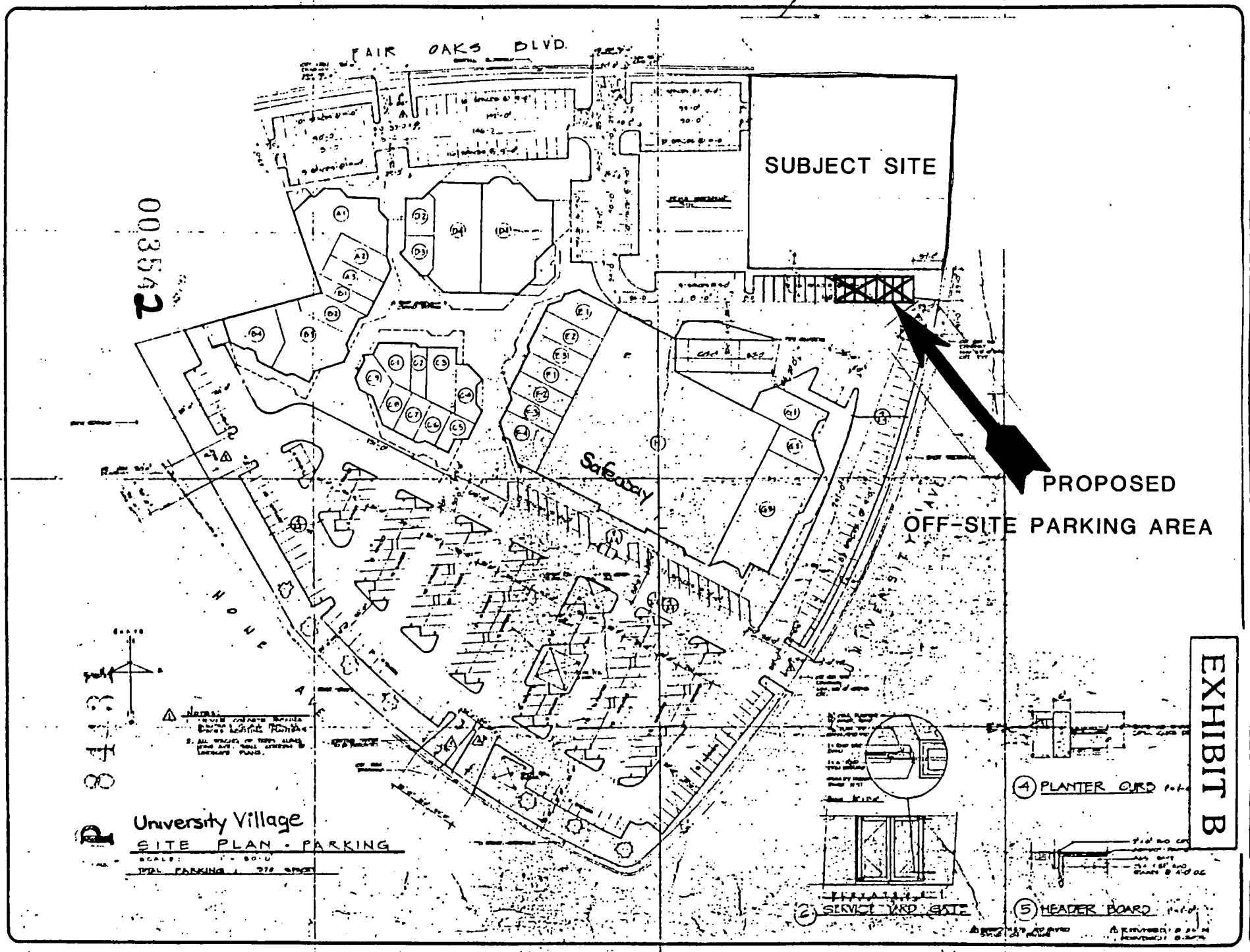
COLLABORATIVE DESIGN CONSULTANTS

EXHIBIT A

P84-431

12-13-84

No. 35



003542

81318

University Village
 SITE PLAN - PARKING
 SCALE: 1" = 80'-0"
 TOTAL PARKING: 372 SPOTS

SUBJECT SITE

PROPOSED OFF-SITE PARKING AREA

EXHIBIT B

- ① SERVICE YARD GATE
- ②
- ③
- ④ PLANTER CURB 1'-0"
- ⑤ HEADER BOARD 1'-0"

APPROVALS

DEAN F UNGER AIA INC
 ELABORATED BY: [Signature]

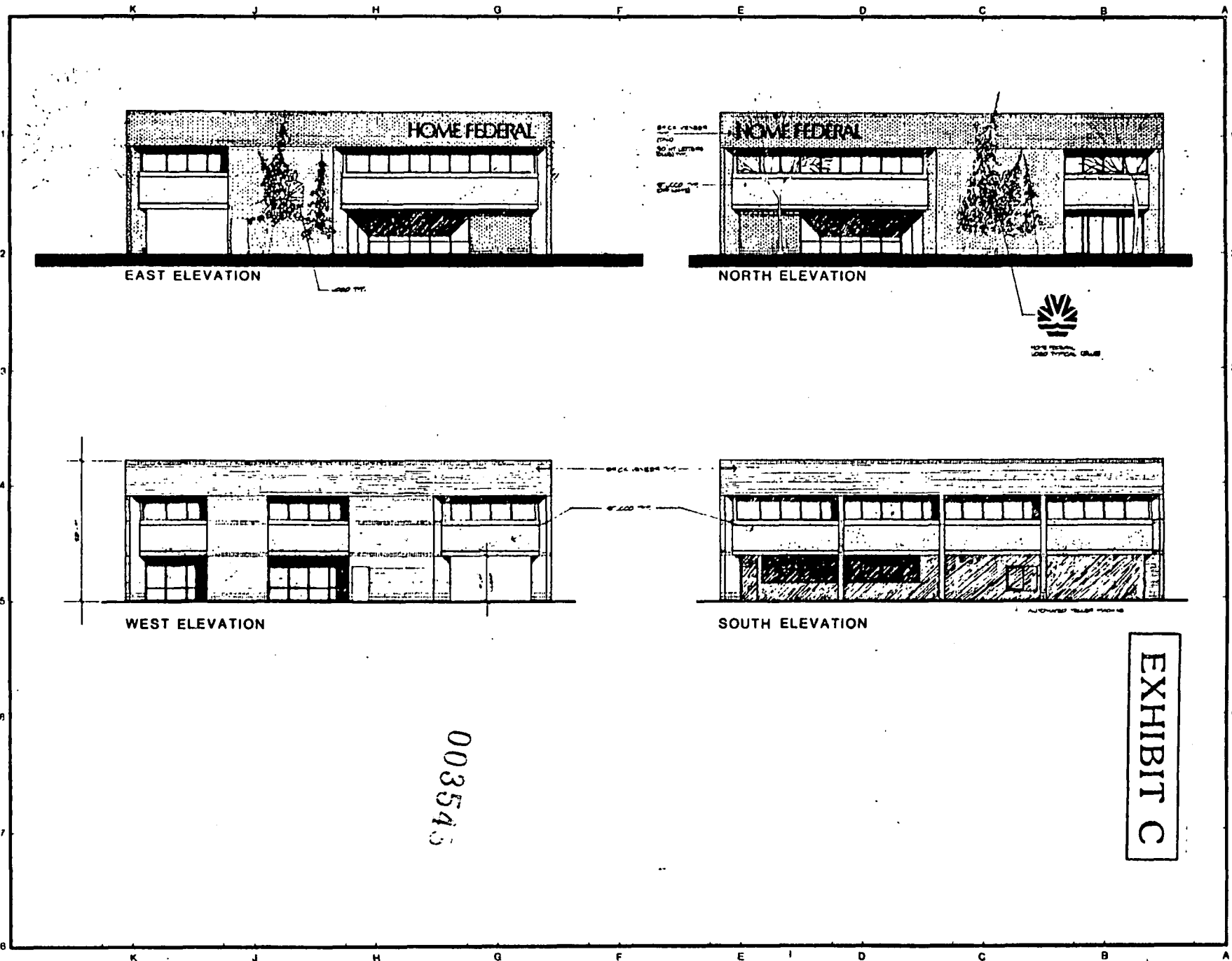
UNIVERSITY VILLAGE SHOPPING CENTER
 A DEVELOPED DEVELOPMENT

DATE: 12-13-84
 SHEET: 1 OF 1

P84-4/31

12-13-84

No. 35



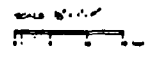
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EXHIBIT C



HOME FEDERAL BUILDING
2284 Fair Oaks Boulevard
Sacramento, CA

University Center Partnership



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