

CITY PLANNING COMMISSION

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

APPLICANT	Carissimi Rohrer Associates, 1515 River Park Dr., Ste. 200, Sacto., CA 95815		
OWNER	RJB, 7667 Folsom Blvd., Ste. 325, Sacramento, CA 95826		
PLANS BY	Carissimi Rohrer Associates, 1515 River Park Dr., Ste. 200, Sacto., CA 95815		
FILING DATE	5/25/84	50 DAY CPC ACTION DATE	REPORT BY: GM:mm
NEGATIVE DEC.	6/6/84	EIR	ASSESSOR'S PCL. NO. 006-124-01;006-122-13

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to reduce 12 of the required 121 parking spaces pursuant to the Parking Reduction Ordinance
 - C. Variance to locate 86 of the required 120 parking spaces off-site
 - D. Variance to waive 8 of the required 120 parking spaces
 - E. Variance to allow 14 on-site tandem parking spaces (withdrawn)

LOCATION: SE corner of 16th & K Streets

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 48,000± square feet office building on 0.4± acres in the General Commercial (C-2) zone

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and offices
1980 Central City Community Plan Designation:	General Commercial and Mixed Use-Commercial
Existing Zoning of site:	C-2
Existing land use of site:	Vacant restaurant
Surrounding land use and zoning:	
North:	Commercial and C-2 and C-3
South:	Commercial and C-2 and C-3
East:	Commercial and C-2
West:	Commercial and C-3
Parking Required:	121
Parking Provided:	8 on site, 97 off site
Property Dimensions:	120' x 160'
Property Area:	19,200 s.f.
Square Footage of Building:	48,275 s.f.
Height of Structure(s)	45' / 4 floors
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Beige, bronze glass
Exterior Building Materials:	Dryvit, brick tile, bronze glass

BACKGROUND INFORMATION: On May 8, 1984, the Planning Commission denied a request by the applicant to construct a 4-story, 286 space parking structure on the subject site. The parking facility was proposed in conjunction with a 4-story, 133,000 square feet office building on the southeast corner of 17th and K Streets. The basis for denial was that

001297

the project was inconsistent with the 1980 Central City Plan for this area which called for primarily lower scale (one and two story buildings) buildings to provide a buffer zone between the Central Business District and Midtown area.

The applicant has revised the plans for both sites and submitted two separate applications. The two projects are now independent of each other and will be heard as two separate projects at the Commission meeting.

Applicant's Revised Proposal

The revised project for this particular subject site (SE corner of 16th & K Streets) proposes a 4 story; 48,275 square foot office building with 8 on site parking spaces located adjacent to the alley. The ground floor consisting of 6,775 gross square feet is depressed approximately 3 feet below grade and intended for retail commercial use. The exterior walls of the ground level lease space is set back approximately 35 feet from the K Street and 16th Street property line thereby creating an arcade-like plaza along these street frontages. A seven foot wide planter strip is proposed around the perimeter of the plaza areas. The upper three floors are devoted to office space.

Modification to Public Notice

During the staff review of the subject project, the applicant has revised certain aspects of the project. In addition, research into records of the 1515 K parking structure which the applicant is requesting to locate 86 off-site spaces found actually 97 surplus spaces.

Pursuant to these changes, the entitlements requested related to the parking variances by the applicant will be modified based upon the requirements summarized below:

Total Parking Spaces Required:	121 (48,275 s.f. ÷ 400 s.f.)
Parking Spaces Provided:	
- On-Site:	8
- Off-Site:	97
	<u>105</u>
	- 105
Balance of spaces required:	16
Provide in-lieu measures:	<u>- 12</u>
Balance of spaces required:	4
(Applicant requesting Variances to waive the balance of 4 spaces)	

Project Analysis: The major issues relate to (1) the proposed land use, (2) parking plan and in lieu measures, (3) building design.

1. Proposed Land Use

The subject site is zoned General Commercial (C-2) which allows commercial, office and residential uses with a maximum building height of 45 feet. The staff is generally supportive of the proposed mixed office and commercial structure. Residential use at this particular location would not be appropriate given that 16th Street is a major north bound street. The noise and volume of vehicular traffic at this location would not be conducive to residential living.

2. Proposed Parking Plan and In Lieu Measures

The parking requirement for a 48,275 square foot office building is 121 spaces ($48,275 \div 400 \text{ s.f.} = 121$). The applicant is proposing the following measures to meet the parking requirement:

- a. Provide 8 spaces on-site.
- b. Provide 97 spaces off-site.
- c. Provide in-lieu measures consisting of shower and locker facilities, instituting parking fees, and designating car pool/van pool spaces to reduce the required parking by 12 spaces.
- d. Waive 4 required spaces

The staff comments concerning each measure is as follows:

On-site Spaces - The site plan proposes 7 standard and one handicap parking space behind the building adjacent to the alley. The required distance for stall depth and backout maneuvering space is 44 feet ($18' + 26' = 44 \text{ ft.}$) The site plan indicates parking stall length of 20 feet and backout maneuvering space of 20 feet. The site plan will need to be revised to comply with the zoning code parking standards related to stall length and backout maneuvering space of 44 feet.

Off-site Spaces - The applicant is requesting a variance to locate 97 spaces off-site in the existing parking structure across 16th Street to the west. The parking facility was developed in conjunction with the 1515 K, 6-story office building (P83-033).

The parking facility was designed with 310 parking spaces. The minimum parking requirement for the 1515 K office building is 213 spaces, thereby leaving 97 surplus spaces pursuant to the Zoning Ordinance.

Staff conducted a parking vacancy survey to verify the actual usage of the parking facility. On two separate field inspections, the parking vacancy rate was 115 spaces (37%) and 118 spaces (38%) in the parking structure. According to the leasing agent of 1515 K Street office building; all the floors except the ground floor level (19,000 s.f.) of the office building is leased out (vacancy factor of 12%).

Based upon the results of the field surveys and the availability of surplus spaces pursuant to the zoning code requirements, staff has no objection to the variance request to locate 97 required spaces off-site in the existing parking facility.

Parking Reduction In-lieu Measures - The applicant is requesting a Special Permit to utilize the Parking Reduction Ordinance to reduce the required parking by 12 spaces. Under the recently enacted Parking Reduction Ordinance, an office project can reduce its parking requirement by a maximum 10% if the Commission approves the applicant's in-lieu measures.

<u>Measure</u>	<u>% Credit</u>	<u>Space Reduction Credit</u>
- Two showers and 20 lockers (one shower and 10 lockers for each men's and women's facilities)	2.0	2
- Parking fee of \$40.00 per month. 20% reduction for carpool/vanpool	5.0	6
- Designate 10 spaces for carpool/vanpool	<u>3.0</u>	<u>4</u>
Total	10 %	12 spaces

In general, the staff supports the applicant's proposed in-lieu measures in that it provides both incentives to encourage bicycle commuting and car/vanpools and disincentives for the single-occupant auto commuter. However, in order to remain consistent with City pricing policies for carpool/vanpool commuters and provide a greater incentive for ride sharing, the discount for car/vanpools should be increased from 20% to 25%.

In addition, the 7 standard spaces located adjacent to the alley behind the subject building and three of the closest ground floor spaces in the existing off-site parking facility shall be marked for car/vanpool parking only. The proposed measures in-lieu of 12 required parking spaces should not have any adverse impacts on surrounding properties.

Variance to Waive Four Spaces - The proposed project is still short of four parking spaces even after utilizing the parking reduction ordinance. In view of the fact that the applicant is proposing a new office building on a 120' x 160' parcel, there are no grounds for approving this variance request in that the applicant is creating a self-imposed hardship.

It is recommended that the applicant locate additional off-site parking or reduce the size of the office building by 1,600 square feet. (4 spaces x 400 square feet = 1,600 square feet).

3. Building Design

The applicant proposes a 4-story structure with a total gross square feet of 48,275. The size and use of each floor are proposed as follows:

First floor - retail use	6,775 square feet
Second floor - office use	8,500 square feet
Third floor - office use	16,500 square feet
Fourth floor - office use	16,500 square feet
Total	<u>48,275 square feet</u>

The ground floor retail level is depressed by approximately 3 feet below grade. The height of the building is 45 feet to the top plate with the parapet wall extending an additional 3-1/2 above the top plate. The elevator and mechanical penthouse units extend 9 feet above the top plate. The proposed height of the structure including the penthouse units comply with the technical height requirements of the Zoning Ordinance.

The Commission had major concerns with the previous design regarding the proposed depression of the ground floor level in that it was an attempt to circumvent the 45' height limit of the C-2 zone and gain additional square footage of office space.

In this particular instance, staff does not necessarily oppose this design given that the ground floor level will be devoted to retail commercial use. The depression of the ground level courtyard with perimeter landscape buffering offers visual screening from auto traffic from 16th and K Streets. This design offers the potential for restaurant use with outdoor dining and/or provides creative space opportunities for other retail businesses. The overall height is also similar to the parking structure across 16th Street which is 46 feet high.

Staff requests that the applicant use a clear glass window wall on the ground floor and remain flexible with regard to door openings. The use of the ground floor space shall be restricted to retail commercial uses only. No office or financial institutional uses shall be permitted.

The design of the building shall be subject to the review and approval of the Design Review/Preservation Board. The staff has major concerns regarding the overall design and architectural quality of the subject building. It is recommended that the Board carefully review the south, west and north elevations of the building in that these elevations are clearly visible from adjacent streets. In view of the fact, that 16th Street is a major northbound traffic corridor through the Central City, and the sites proximity to Memorial Auditorium and Governor's Mansion, the overall architectural quality, building materials and landscaping should reflect its prominent location and make a positive contribution to the revitalization of the 16th Street corridor.

STAFF RECOMMENDATION: The staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit to reduce 12 of the required parking spaces pursuant to the Parking Reduction Ordinance based on conditions and findings of fact which follow;
- C. Approval of the Variance to locate 97 of the required 120 parking spaces off-site based on conditions and findings of fact which follow;
- D. Denial of the variance to waive four required parking spaces based upon the findings of fact which follow.

Conditions - Special Permit

- 1. The applicant shall submit revised final plans to the Planning Director for review and approval prior to issuance of building permit which incorporate the following elements:
 - a. Men's and women's shower and locker facilities which include a minimum of one shower and ten lockers for each room.

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- b. Designate 10 parking spaces for carpool/vanpool parking only. The seven standard spaces adjacent to the subject office building and three ground floor parking spaces in the off-site parking structure shall be designated for car/vanpool parking.
 - c. Revise the site plan to provide a total distance of 44 feet for the parking stall (18 ft.) and backout maneuvering spaces (26 ft.) for the row of 8 on-site parking spaces. Twenty feet of the alley can be used for the required 26 feet backout maneuvering distance.
 - d. Bicycle locker facilities for a minimum 8 bicycles of which 50% (4 lockers) shall be Class I locker facilities.
 - e. Revise the building plan to provide convenient building service access from the alley.
2. The applicant shall submit an amended Transportation Management Plan which includes conditions 1-a and b above and a parking pricing program that sets a \$40.00/month parking fee and a 25% discount for carpool/vanpool commuters.
 3. The applicant shall submit a detailed landscape and irrigation plan to the Planning Director for review and approval prior to issuance of building permit.
 4. The trash enclosure facility shall be constructed of decorative solid masonry walls with decorative heavy gauge metal doors.
 5. The ground floor of the subject structure shall be limited to only retail commercial uses. No office or financial institutional uses shall be permitted.

Condition - Variance

The applicant shall reduce the office square footage of the subject building by 1,600 gross square feet or locate four additional off-site parking spaces.

Findings of Fact - Special Permit

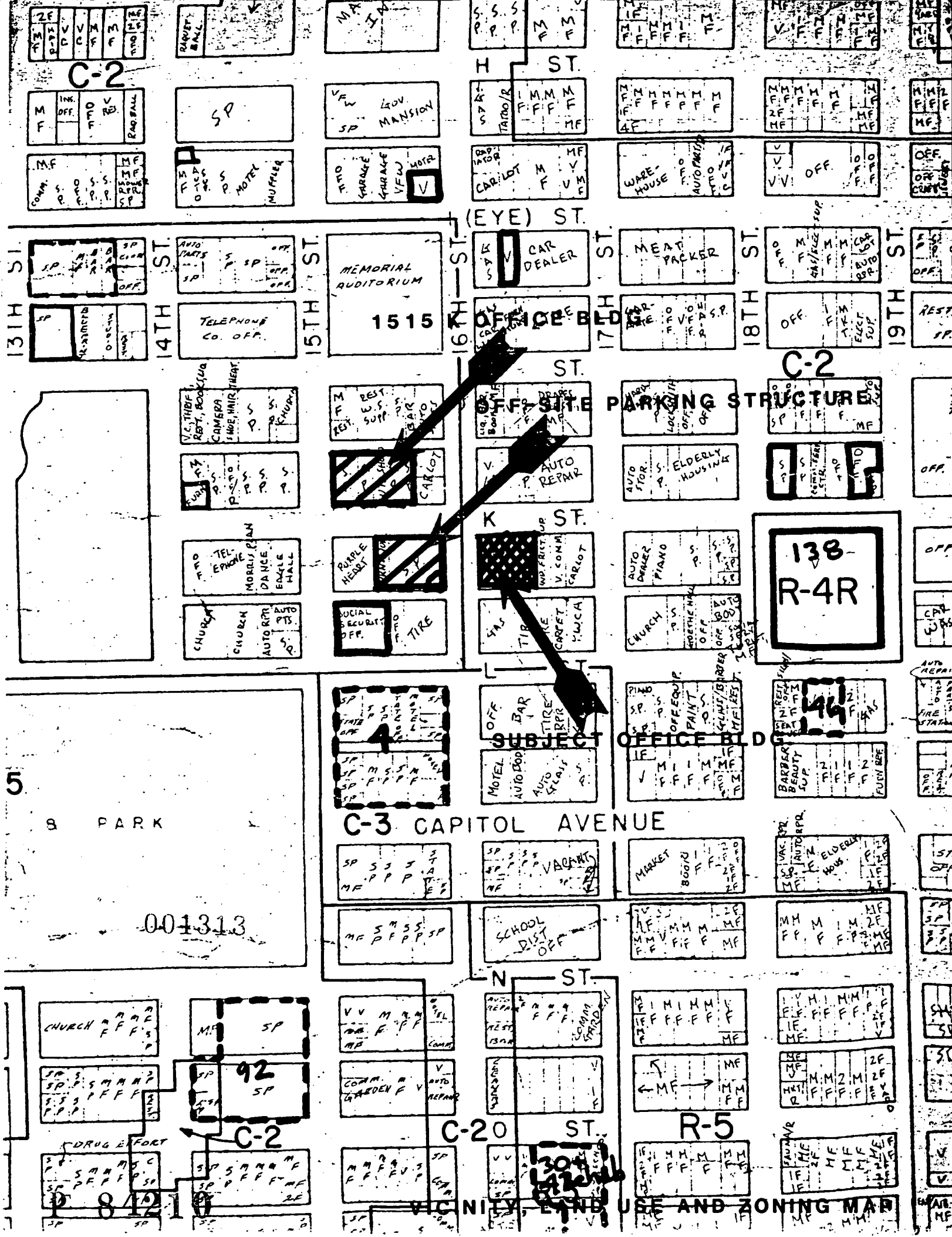
- a. The Special Permit, as conditioned, is based upon sound principles of land use in that the proposed project incorporates ground floor retail commercial space and the overall project is compatible with the surrounding commercial uses.
- b. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the proposed office building will not adversely affect the on-street parking demand in the vicinity because the project provides adequate on and off-site parking and in-lieu parking measures.
- c. The proposed project is compatible with the General Plan and the 1980 Central City Plan which designates the site for office/commercial use.

Findings of Fact - Variance Approval

- a. The Variance to locate off-site parking is not a special privilege extended to one property owner in that surplus parking is available at the off-site location.
- b. The Variance would not constitute a disservice or be injurious to the public welfare or other property owners in that the proposed project, as conditioned, provides adequate on and off site parking and in-lieu parking reduction measures.
- c. The proposed project is compatible with the 1980 Central City Plan which allows office use for the subject site.

Findings of Fact - Variance Denial

- a. The Variance to waive four required parking spaces is a special privilege extended to one property owner in that: (1) The subject project is a new office structure proposed on a standard 120' x 160' lot, (2) The project can be designed to comply with the parking requirement, (3) There are no grounds to approve the Variance request given the variance is a self-imposed hardship.
- b. The Variance to waive four required parking spaces would constitute a disservice and be injurious to the public welfare or other property owners in that the subject site is located in an area with a high demand for parking as the vicinity of the subject site has metered and limited hourly parking.



C-2

(EYE) ST.

C-2

PARKING STRUCTURE

SUBJECT OFFICE BLDG

C-3 CAPITOL AVENUE

R-5

C-20

VICINITY, LAND USE AND ZONING MAP

001313

1301
1302
1303

CHURCH

92
SP

DRUG EFFORT

8/12

V V M M M M
M F F F F F

COMM. GARDEN

M M F F V S
F F F F F F

SCHOOL DIST OFF

V V M M M M
M F F F F F

COMM. GARDEN

V V M M M M
M F F F F F

MARKET

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M F F F F F

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M F F F F F

V V M M M M
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VAC. PR. AUTO RPR. ELDERLY HOUS.

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SP

AUTO PARTS
SP

MEMORIAL AUDITORIUM

CAR DEALER

MEAT PACKER

OFF

OFF

SP

TELEPHONE CO. OFF.

1515

OFFICE BLDG

OFF

OFF

REST SP.

V. THEFT REPT., BOOKS, CAMERA, SHOE, HAIR, THEAT.

REST. SUPP.

REST. SUPP.

OFF

OFF

OFF

OFF

FURN. P.

FURN. P.

CAR LOT

AUTO REPAIR

ELDERLY HOUSING

OFF

OFF

FURN. P.

MORRIS PLAN DANCE HALL

PARBLE HEART

IND. FRUIT SUPP. V. COMM. CAR LOT

AUTO DEALER PIANO

OFF

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CHURCH

CHURCH AUTO RPR.

SOCIAL SECURITY OFF.

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VACANT

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VAC. PR. AUTO RPR. ELDERLY HOUS.

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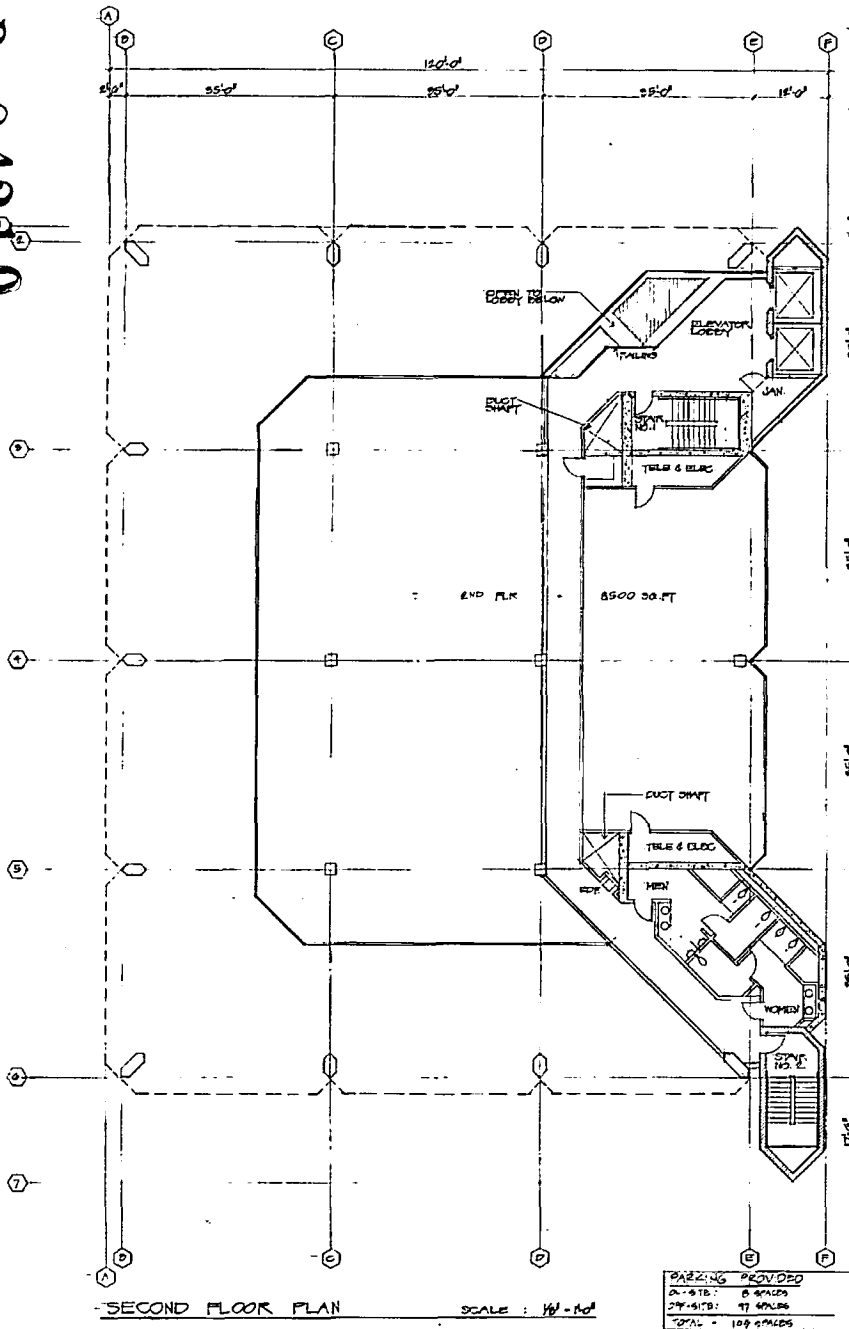
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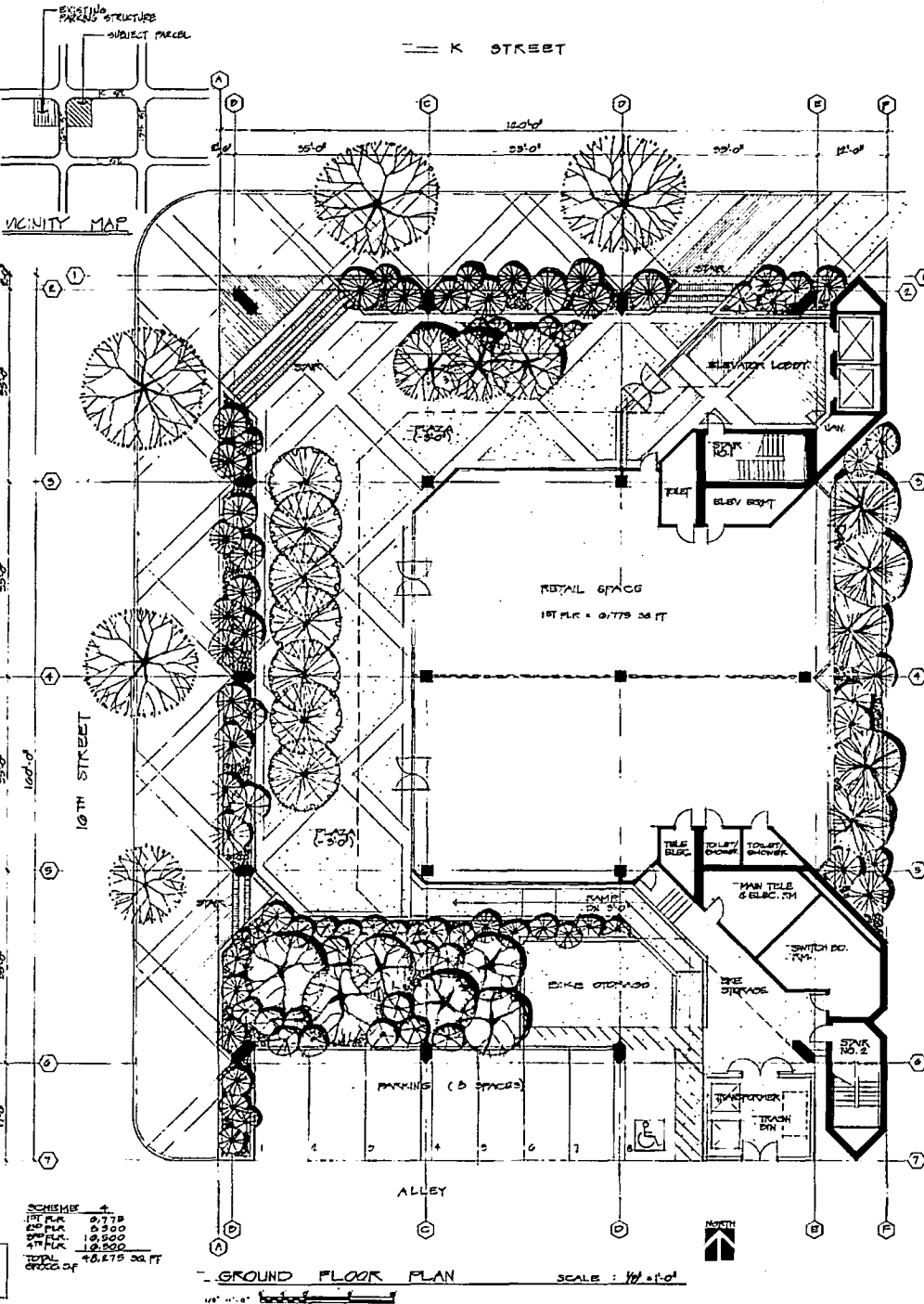
No. 10



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PARKING PROVIDED
 24-475: 8 SPACES
 24-475: 47 SPACES
 TOTAL = 109 SPACES



GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SCHEME	4
1ST FLR	9,775
2ND FLR	6,500
3RD FLR	18,500
4TH FLR	13,500
TOTAL	48,275 SQ. FT.



RJB
OFFICE BUILDING
16:K
SACRAMENTO CALIFORNIA

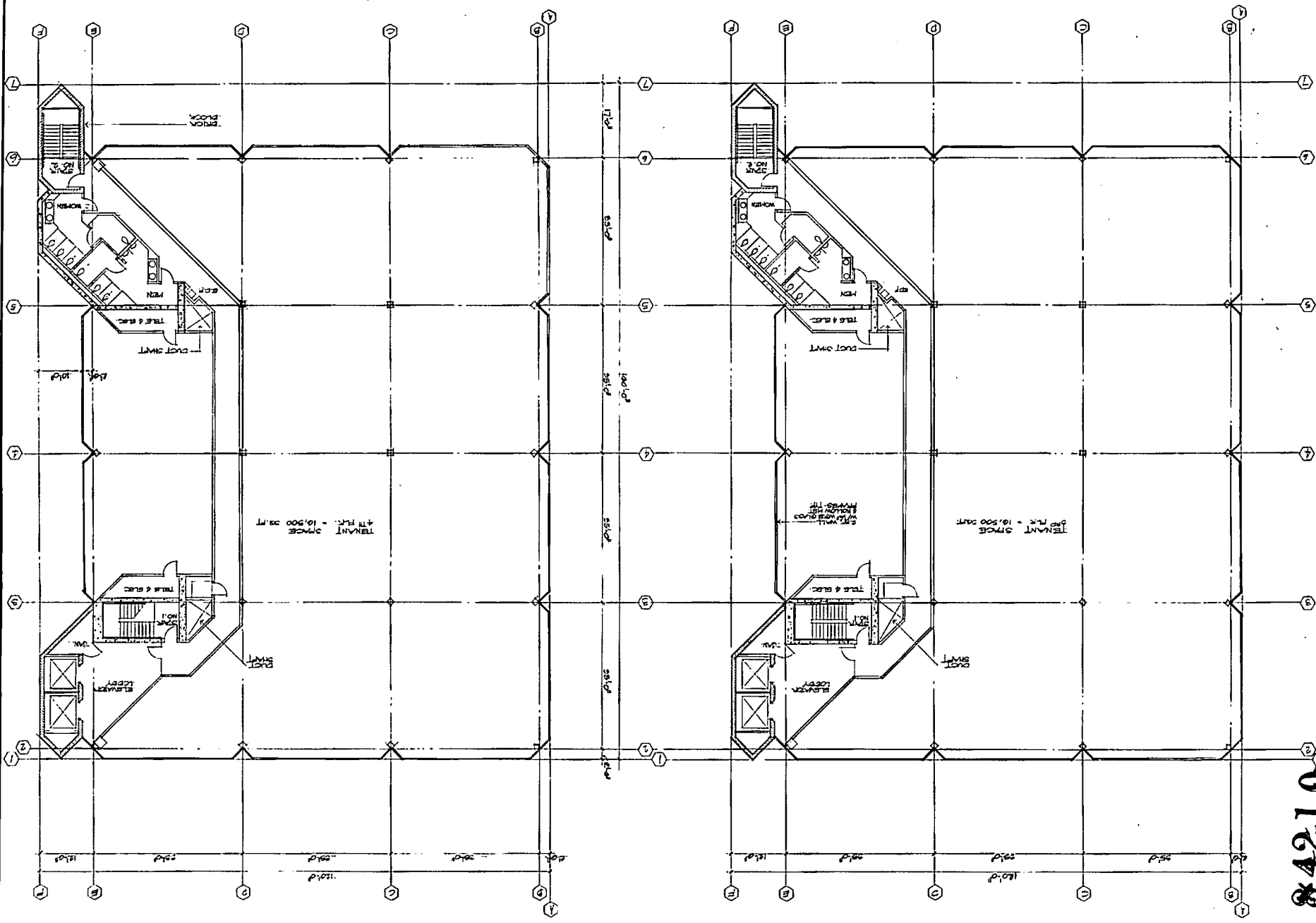
SCHEME 4

DATE: MAY 14, 84
 DRAWN BY: GWS
 CHECKED BY: GWS
 APPROVED BY: GWS
 DATE: JUNE 10, 84
 DATE: JUNE 2, 84

THIRD FLOOR PLAN - SCALE: 1/8" = 1'-0"

001315

FOURTH FLOOR PLAN - SCALE: 1/8" = 1'-0"



RJB SACRAMENTO OFFICE BUILDING CALIFORNIA

SCHEME 4

MAY 14, 84
REVISIONS
DATE 10, 84



CARRUTHERS ASSOCIATES
ARCHITECTS AND ENGINEERS, INC.
1812 HOWLAND PARK DRIVE
SACRAMENTO, CALIFORNIA 95811
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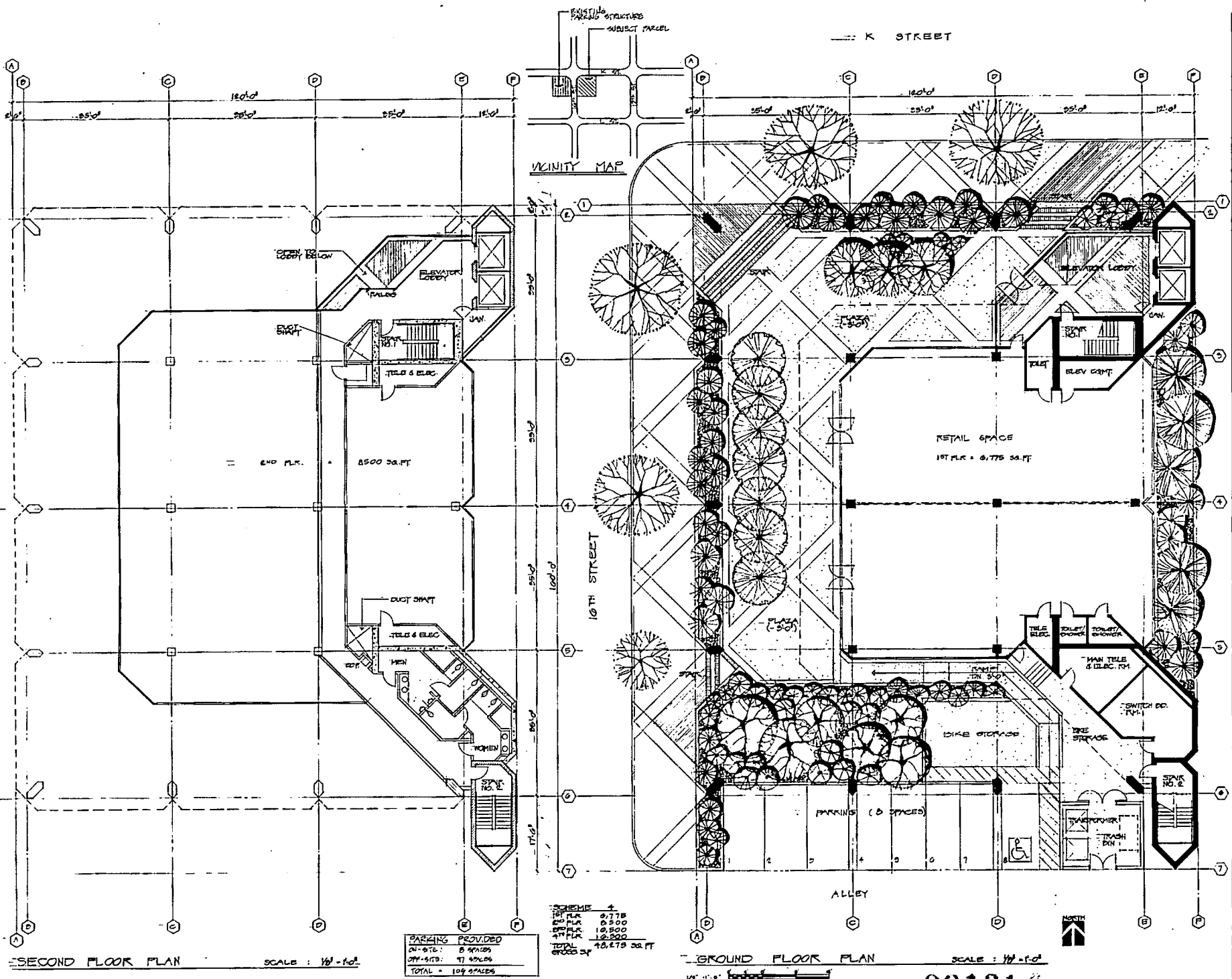
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OFFICE BUILDINGS

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SACRAMENTO
CALIFORNIA

SCHEME 4

MAY 14, 84
DRAWN BY GWS
CHECKED BY GSD
DATE JUNE 13, 84
DATE JUNE 2, 84

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SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"

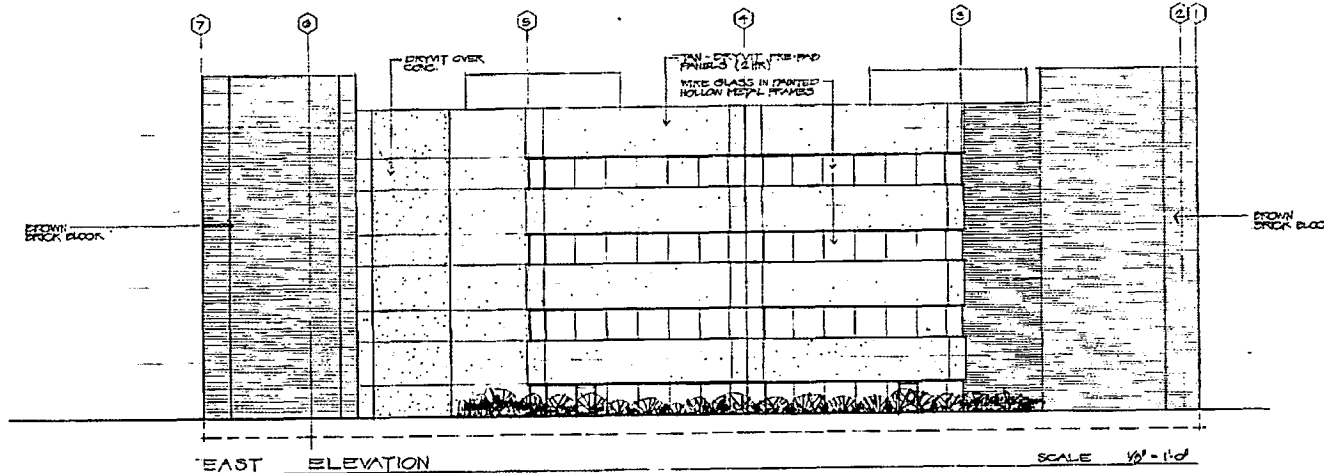
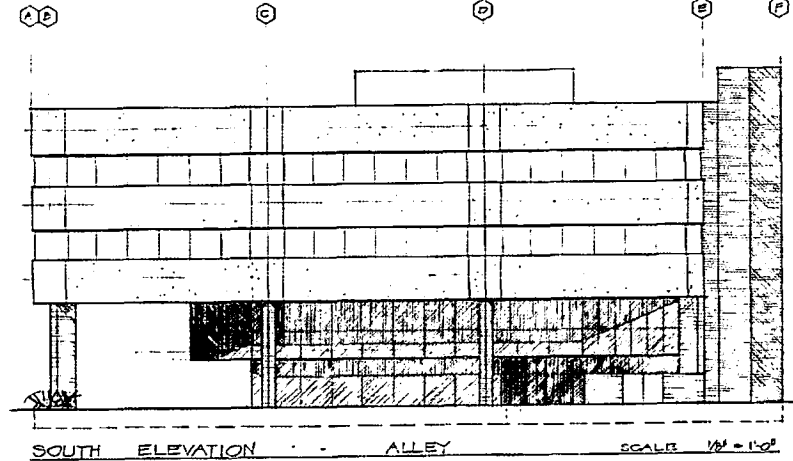
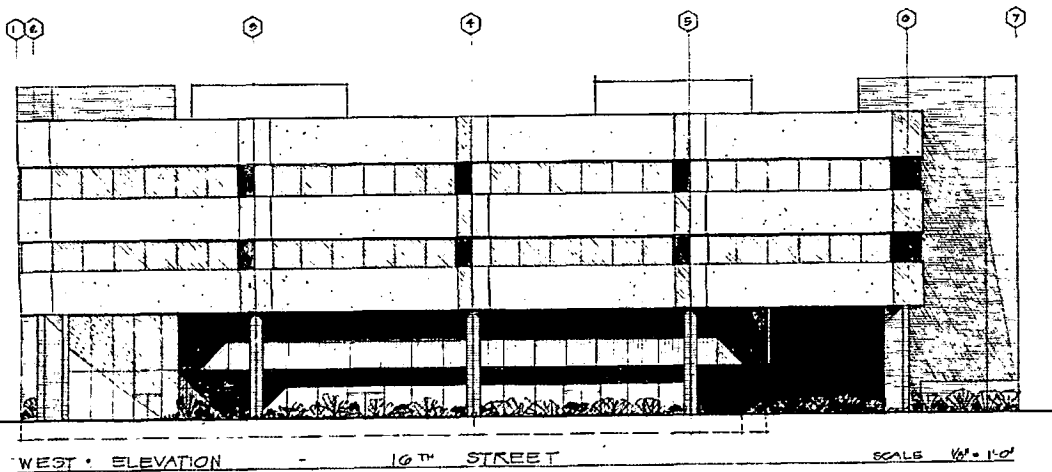
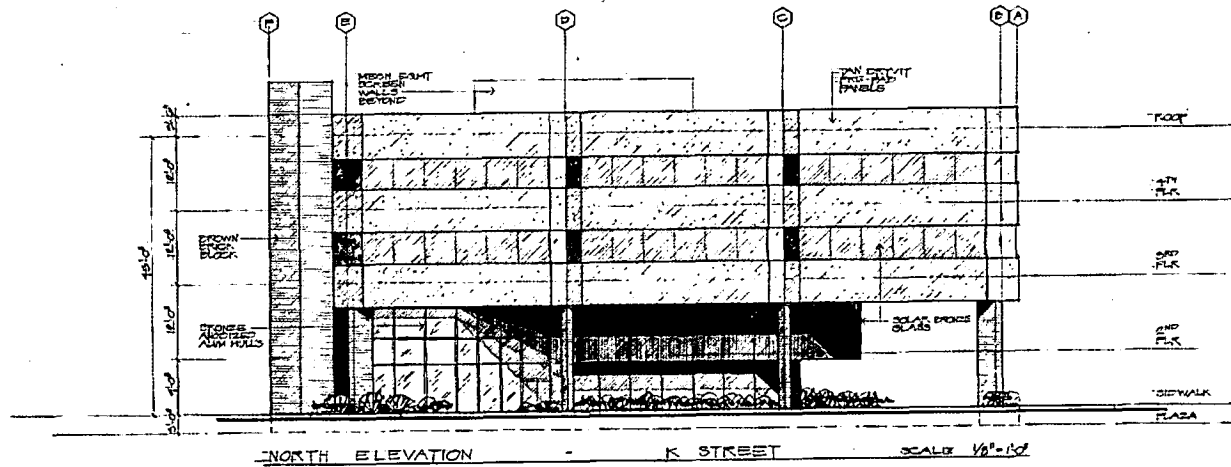
PARKING PROVIDED
 21-872: 8 SPACES
 211-873: 11 SPACES
 TOTAL = 19 SPACES

SCHEME 4
 1ST FLR 9,775
 2ND FLR 8,500
 3RD FLR 10,500
 4TH FLR 12,500
 TOTAL GROSS SF 41,275

GROUND FLOOR PLAN SCALE: 1/8" = 1'-0"

001314

P84-210 DR 84-176-8-15-84 No. 14



RJB
OFFICE BUILDINGS

16 & K
SACRAMENTO CALIFORNIA

SCHEME 4

DATE: MAY 11, 84
DRAWN BY: JVS
CHECKED BY: DDB
APPROVED BY: JUNE 15, 84

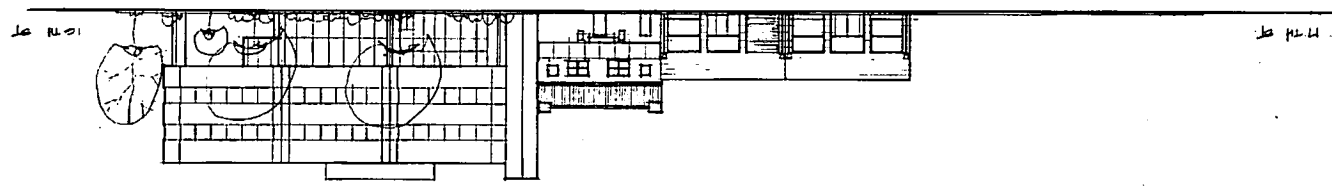
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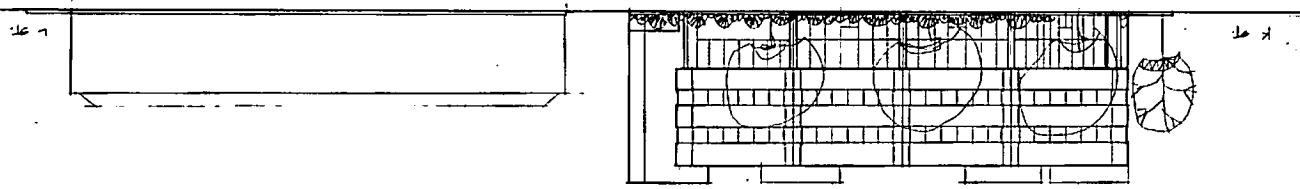
NORTH ELEVATION K STREET

SEE MAP GROUP NO. 1
NEW BUILDING
PARKING LOT



WEST ELEVATION 10TH STREET

NEW BUILDING
PARKING LOT (TWO STOP SIGN)

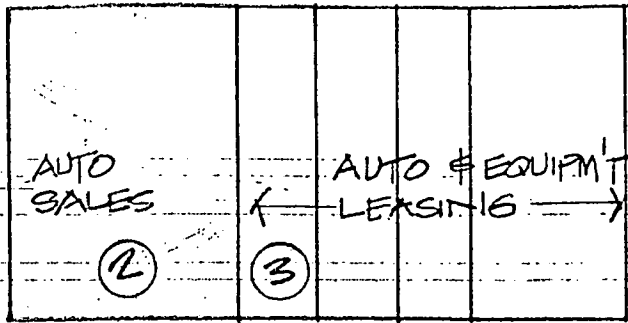
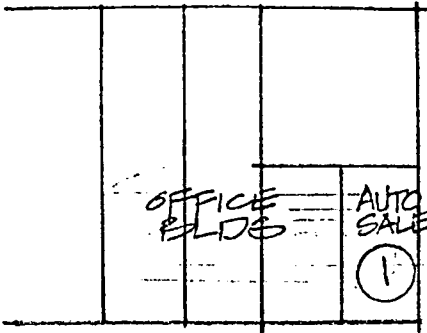


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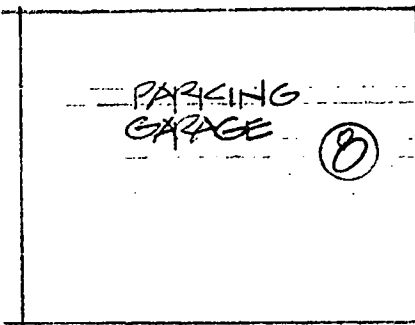
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OFFICE PLANS
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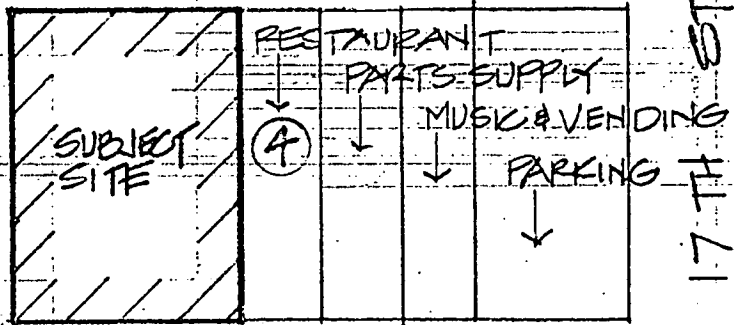
CALIFORNIA STATE BOARD OF ARCHITECTURE
1155 NORTH BROADWAY, SUITE 1000
SAN FRANCISCO, CALIFORNIA 94103



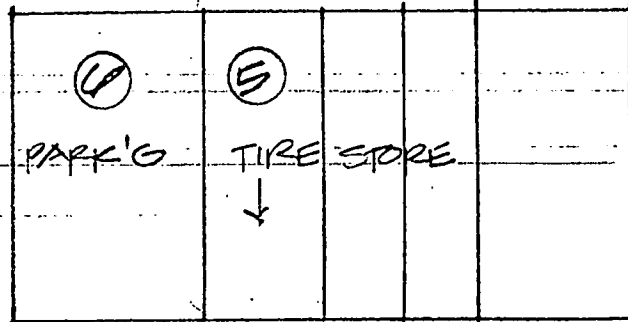
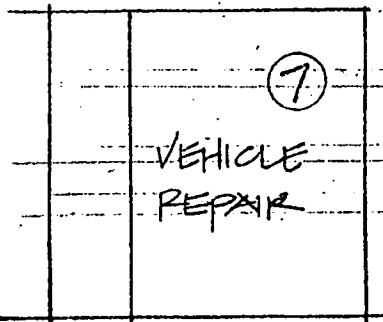
K ST



16 TH ST

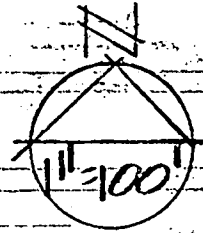


17 TH ST



L ST

② KEY NO. - SEE ATTACHED LIST



CARISSIMI-ROHRER-ASSOCIATES
Architects and Planners, Inc.
1515 River Park Drive
Sacramento, California 95815

RJR / 16TH & K
006-1122-13

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Checked	
Job No.	
Date	
Sheet number	
Of	Sheet(s)

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