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CITY OF SACRAMENTO

December 9th, 1980

REAL ESTATE AND STREET ASSESSMENTS DIVISION
915 I STREET
CITY HALL ROOM 207

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5626

IRVIN E. MORAES
REAL ESTATE SUPERVISOR

CITY MANAGER'S OFFICE
RECEIVED
DEC 5 1980

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Easement Agreement at 1000 G Street

BACKGROUND INFORMATION

In order to construct the office building at 1000 G Street according to the approved plans for the project, it will be necessary to encroach into the public streets and alleys adjoining the site to place a walkway bridge connecting a proposed parking garage to a proposed building within alley right of way airspace. Formerly, a revocable permit was issued to cover such an encroachment. The revocable permit method was found to be impractical and the staff has developed the "easement agreement" as a more practical method of granting encroachments.

This "easement agreement" is for the construction of a walkway bridge connecting the proposed parking garage to the proposed building within alley right of way airspace in the north one-half of the Block bounded by G, H, 10th and 11th Streets.

This item was presented to Council on November 18th, 1980 and was referred to the Planning Commission. A copy of their findings is attached.

FINANCIAL DATA

There is no cost or income to the City.

RECOMMENDATION

It is recommended that the attached Resolution authorizing the City Manager and City Clerk to execute an Easement Agreement with Christopher Company, be adopted.

Respectfully submitted,

R. H. Parker
City Engineer

Recommendation Approved

Walter J. Slipe
City Manager

APPROVED
BY THE CITY COUNCIL

DEC 9 1980

A-80137

OFFICE OF THE
CITY CLERK

December 9th, 1980
DISTRICT NO. 1

RESOLUTION NO. 80-809

Adopted by The Sacramento City Council on date of

DECEMBER 9, 1980

AUTHORIZING CITY MANAGER AND CITY CLERK
TO EXECUTE EASEMENT AGREEMENT WITH
CHRISTOPHER COMPANY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

That the City Manager and City Clerk are hereby authorized to execute an Easement Agreement with Christopher Company for the construction of a walkway bridge connecting the parking garage to the proposed building within alley right of way airspace, described as follows:

Beginning at the intersection of the Easterly right of way for 10th Street and the Southerly right of way of the Alley in the Block bounded by 10th Street, G Street, 11th Street and H Street in the City of Sacramento; thence from the said point of beginning South 71° 34' 00" East 120.85 feet to the center line of an 8 foot wide walkway bridge, being the true point of beginning; thence from the true point of beginning, a volume of airspace 8 feet in uniform width, the centerline of which extends across the entire 20 foot wide alley between elevations 39.50 and 45.00. City of Sacramento datum.

MAYOR

ATTEST:

CITY CLERK

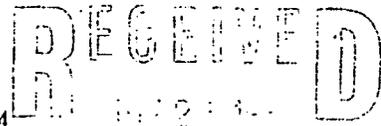
APPROVED
BY THE CITY COUNCIL

DEC 9 1980

OFFICE OF THE
CITY CLERK

STAFF REPORT AMENDED 7-3-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814



APPLICANT	Alan Oshima, 1723 "J" Street, Sacramento, CA	CITY OF SACRAMENTO
OWNER	Christofer Co., 555 Capitol Mall, Suite 1255, Sacramento, CA	ENGINEERING OFFICE
PLANS BY	Alan Oshima, 1723 "J" Street, Sacramento, CA	
FILING DATE	5/23/80	50 DAY CPC ACTION DATE
REPORT BY	WW:lw	002-154-01 thru 07
NEGATIVE DEC.	5/28/80	EIR
ASSESSOR'S PCL. NO.	002-154-18 thru 21	

APPLICATION: The applicant requests the following entitlements:

1. Environmental Determination
2. Special Permit for major project in Central City over 75,000 sq. feet
3. Special Permit to develop a 81,100 square foot office building in the R-0 zone
4. Special Permit to increase maximum building height from 35 feet to 77 feet (5 stories)
5. Special Permit to develop a 209 space parking garage in the C-3 zone
6. Variance to locate the parking garage on other than the building site
7. Variance to waive the required six-foot high masonry wall
8. Lot Line Adjustment

LOCATION: Office - Southeast corner of 10th and "G" Streets
Garage - Northeast corner of 10th and "H" Streets

PROJECT INFORMATION:

1974 General Plan Designation:	Central Business District
Central City Plan:	C-3
Proposed Alkali Redevelopment Plan:	R-0
Existing Zoning of Site:	R-4, R-0, C-3
Existing Land Use:	Vacant

Surrounding Land Uses:

North: Three-story office and R-0
South: Two-story public parking garage and C-3
East: Multi-family and R-0 and C-3
West: Office and parking lot and C-3

Office Data: 10th and "G" Streets

Zone: R-4A and R-0
Site Dimension: 160' x 200' (0.73 acres)
Square Footage of Building: 81,698 sq. feet
Height of Building: Five-stories (77 feet)
Setback on 10th Street: 12 feet
Setback on "G" Street: 20 feet

Parking Garage Data: 10th and H Streets

Zone: C-3
Site Dimension: 140' x 160' (0.51 acres)
Square Footage of Building: 72,025 sq. feet
Height of Building: 4½ stories
Number of Parking Stalls: 207
Parking Required: 204 (1:400)
Setback on 10th Street: Five feet
Setback on "H" Street: Three feet

Exterior Materials: Cement plaster and dryvit
Colors: Light Beige and earth tones

The applicant proposes to develop a five-story office building and a 4½ level parking garage containing 207 stalls. The parking garage entrance/exit would be located on 10th Street and on the alley. A pedestrian bridge would connect the office building with the parking garage.

BACKGROUND INFORMATION: At the March 27, 1980 Planning Commission meeting, the Commission determined that alternate Plan "A", which locates the office on the 10th and G site and the garage on 10th and H site, was more compatible with surrounding land uses. Alternate Plan "B", locates the garage on the 10th and G Street site and the office on the 10th and "H" Street site.

Subsequently, the office-garage project was scheduled for the regular Commission meeting on June 12, 1980 and for the Architectural Review Board meeting on June 18, 1980. However, the City Attorney's office determined that the Commission cannot take formal action on the project until the Commission adopts the updated Alkali Flat Redevelopment Plan. The Commission, however, can take formal action on the Redevelopment Plan and the proposed office project at the same public hearing. The proposed office project was therefore continued to July 3, 1980, which is a special public hearing for the Alkali Flat Redevelopment Plan.

ARCHITECTURAL REVIEW BOARD REVIEW: On June 18, 1980 the Architectural Review Board approved the design of the office-garage project subject to the following conditions:

1. Subject to review and approval of a detailed landscape and irrigation plan by the staff prior to approval of a building permit.
2. Subject to approval of a special permit by the Planning Commission.
3. The planting area between the curb and sidewalk shall be irrigated, landscaped and maintained by the owner.
4. All street trees, including the Heritage Oak, that require trimming shall be approved by the City Parks Division.

ALKALI FLAT REDEVELOPMENT PLAN: The proposed office site is located in the Alkali Flat Redevelopment Area. The easterly 80 feet of the office site is zoned R-4A and the westerly 120 feet is zoned R-0. The proposed Alkali Flat Redevelopment Plan designates the entire office site as R-0, Residential/Office zone. The proposed parking garage is located across the alley to the south and is not in the redevelopment area.

Comments from Other Agencies:

1. The Redevelopment Agency has no objection to the project as proposed.
2. City Community Services: The City Arborist inspected the site and has indicated the on-site trees (fruit trees, palm and weed trees) are not significant to save; however, all of the street trees are significant, including the Magnolias on 10th Street and the large oak tree on "H" Street. The architect has redesigned the parking garage in order to comply with the arborist's recommendation to save the large limb on the north side of the oak tree.
3. Alkali Flat PAC: In May, 1980 the PAC unanimously approved the subject project. The applicant modified the project by reducing the office square footage and reducing the number of parking spaces.

Prior to review of the modified project, new members were appointed to PAC to replace the old members. On June 25, 1980 the PAC, by a vote of six ayes and five noes, recommended denial of the project because the height was too excessive. The project director of PAC will present PAC's point of view at the board meeting.

4. City Engineer: The applicant would need an easement and an agreement with the City concerning the pedestrian bridge. The bridge must meet minimum vertical clearance criteria of the Engineering Department. In addition, the applicant is required to re-construct the alley between the two properties.

LOT LINE ADJUSTMENT: The office site contains seven separate parcels and the garage site contains four separate parcels that vary in size and shape. The applicant is proposing to combine the total eleven parcels into two parcels in order to develop the office and garage. The staff has no objection to this proposal.

STAFF EVALUATION: The staff has reviewed the overall project and has no objection to the design, land use, and height proposal. The proposed use complies with the Central City Plan and the new Alkali Flat Redevelopment Plan.

The R-0 zone requires a 35-foot height limit; the project proposes a 77-foot (five-story) height. The applicant, therefore, requests a Special Permit to increase the height limit from 35 feet to 77 feet. According to the Zoning Ordinance, "the height limits within the Old City shall be the same as the height limit specified outside the Old City, provided, however, that a Special Permit may be granted to permit buildings of additional height."

The staff has no major objection to the scale and height of the project in relationship to the structures in the surrounding area. The property to the north contains a three-story office building; the property to the east of the office contains a three and one-half story historical, Priority residential structure (apartment); a six-story office building is located one block to the west on 9th and H Streets; a four-story office is located on 9th and G Streets, and a four-story motel is located to the east on 11th and H Streets. Furthermore, the applicant has provided a 20-foot setback on "G" Street, a 12-foot setback on 10th Street, and a 20-foot rear yard setback (east side of office). These setback areas are proposed to be landscaped. The applicant also proposes to provide a courtyard entrance from the alley area. This area would be landscaped with ground cover, shrubs and trees.

Fence Requirement: The staff supports the waiver of the six-foot high masonry fence in that:

- a. The residential structure adjacent to the proposed office would benefit with additional open space area on the west side.
- b. The garage is set back five feet from the east property line. This five-foot strip would be landscaped. The east wall of the garage would serve as a fence. An additional six-foot high wall would create a tunnel effect and could create hiding areas for undesirables. The adjacent property to the east has a four-foot high white picket fence. This fence, the walnut tree and weed trees would be removed if the six-foot fence were constructed. The arborist has indicated the two weed trees are not significant to be retained. Staff believes the walnut tree should be saved.

Landscaping: Staff suggests that an undulating mound with sod material be designed on the "G" Street setback area.

STAFF RECOMMENDATION: The staff recommends the following:

1. The Negative Declaration be ratified;
2. Approval of the Special Permit for a major project;
3. Approval of the Special Permit to develop an office building in the R-0 zone;
4. Approval of the Special Permit to increase the building height from 35 feet to 77 feet (five-stories);
5. Approval of the Special Permit to develop a 20⁹ space parking garage in the C-3 zone;
6. Approval of the Variance to locate the parking garage on other than the building site;

7. Approval of the Variance to waive the required six-foot high masonry wall; *(deleted by CPC)*
8. Approval of the Lot Line Adjustment.

The special permit approvals are subject to the following conditions and based on findings of fact:

Conditions

- a. Subject to review and approval of a detailed landscape and irrigation plan by the staff prior to approval of a building permit. The 20-foot setback on "G" Street shall be designed with ~~an undulating mound with sod~~ *(CPC amended to: ...with a mixture of suitable materials and varying elevations.)*
- b. The planting area between the curb and sidewalk shall be irrigated, landscaped and maintained by the owner.
- c. All street trees that require trimming shall be approved by the City Parks Division.
- *d. Subject to approval of the Alkali Redevelopment Plan by the Planning Commission and City Council. No building permits shall be issued until this plan is adopted by the City Council.
- e. Applicant shall resolve all matters relating to public water, sanitary sewer, storm drainage, driveway permits, alley improvements, bridge easements and utility easements with the appropriate departments and agencies.
- f. All existing driveways shall be replaced with standard curbs and sidewalks.

Findings of Fact

1. The proposed project is based on sound principles of land use in that:
 - a. the proposed parking garage would provide the required parking on a different building site;
 - b. the project is compatible with the surrounding office and parking uses.
2. The project is not injurious to the general public nor surrounding properties in that:
 - a. the design of the proposed structures are compatible with surrounding properties;
 - b. the height of the structures are compatible with surrounding properties.

*see page 7

- c. the proposed project will contribute to the stability of the neighborhood.
3. The proposed project conforms to the 1974 General Plan, Central City Plan and the Alkali Flat Redevelopment Plan in that:
 - a. the General Plan and Central City Plan designate these sites as Central Business District;
 - b. the Alkali Flat Redevelopment Plan designates the site for residential-office use.

Findings of Fact for Variance

1. The variance request does not constitute a special privilege in that:
 - a. the parking garage is contiguous to the office structure and is connected with a pedestrian bridge;
 - b. the garage site is currently used as a parking lot;
 - c. locating the parking garage on the 10th & H Street site is more desirable and compatible with surrounding land uses;
 - d. the elimination of the masonry wall on the east property line of the office site would create additional open space and light and air for the residential structure to the east. A masonry wall on the east property line would create a tunnel effect and a hiding area and would require removal of a picket fence and trees. The east wall of the garage would serve the same purpose as a fence. *(deleted by CPC)*
2. The variance request is not injurious to the general public in that:
 - a. the applicant is required to reconstruct the alley between the office and parking garage;
 - b. the alley area as well as the setback areas surrounding the structures will be landscaped;
 - c. the vehicles in the garage will be screened from public view.
3. The variance request does not constitute a use variance in that parking garages are permitted in the C-3 zone with the approval of a special permit.
4. The project is in conformance with the Central City Plan and Alkali Flat Redevelopment Plan in that the plans designate the sites as Central Business District and Residential-Office use respectively.

Conditions

- *d. CPC amended to: Subject to approval of the Alkali Redevelopment Plan and implementing rezoning by the Planning Commission and City Council. No building permits shall be issued until this plan is adopted by the City Council and the site is appropriately zoned R-0.
- g. CPC added condition: Brick or similar material shall be installed in the alley.



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

December 18, 1980

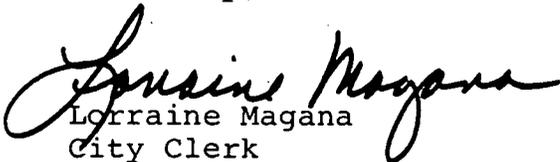
Christopher Company
455 Capitol Mall
Suite 300
Sacramento, CA 95814

Gentlemen:

On December 9, 1980, the City Council adopted a resolution authorizing the execution of the Easement Agreement for the purpose of constructing a walkway bridge connecting parking garage to proposed building within alley right-of-way airspace.

For your records, we are enclosing one fully executed copy of said agreement.

Sincerely,


Lorraine Magana
City Clerk

LM/lg/14

Encl: