

CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	David Butler - 1717 I Street, Sacramento, CA		
OWNER	Old City Professional Center - 1717 I Street, Sacramento, CA		
PLANS BY	Jim Purvis, Architect		
FILING DATE	3-21-80	50 DAY CPC ACTION DATE	REPORT BY: WW:sg
NEGATIVE DEC. Ex.	15105b	EIR	ASSESSOR'S PCL. NO. 006-051-01,02

APPLICATION: Special Permit to develop a 47 space parking garage in the C-3 zone in conjunction with a six story office building.

LOCATION: Southeast corner of 12th and H Streets.

PROJECT INFORMATION:

General Plan Designation: Central Business District

Proposed Central City Plan: General Commercial

Old City Community Plan

Designation: General Commercial

Existing Zoning of Site: C-3

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Parking Lot; C-3

South: Office; C-3

East: Office; C-3

West: Motel; C-3

Parking Required:	0	Parking Provided:	47
Property Dimensions:	80' x 160'	Area:	12,800 Sq. Ft.
Square Footage of Building:	51,600		
Height of Building:	Varies 50' to 75'		
Materials:	Glass Curtain Wall, Metal Lattice and Horizontal Metal Skin		
Colors:	White and Dark Bronze		

The applicant proposes to develop a six story office building. Five floors would be for office space and the parking spaces would be located on the first floor level of the structure. Vehicular access will be from the alley. The actual height varies from 50 feet to 75 feet because of the terrace effect on the H Street elevation. In addition, a metal lattice element is designed along the north and west elevation to screen the parking garage.

STAFF EVALUATION: The staff has no major objection to the project as proposed. Office uses are permitted in the C-3, Central Business District zone and do not require parking. Parking uses, however, in the C-3 zone require special permit approval by the Commission. The applicant has provided ground floor parking (47) in order to serve the building tenant needs.

The proposed Central City Plan designates the subject site as C-2, General Commercial. An office use in the C-2 zone would require the subject project a total of 129 parking spaces, which is a ratio of 1:400. The applicant is proposing 47 spaces, which is a ratio of 1:1,098.

Staff is presently preparing a draft ordinance for parking requirements with in-lieu measures in the C-3 zone. The Planning Commission has also suggested that the staff consider in-lieu provisions for the C-2 zones.

APPLC. NO. P-8995

MEETING DATE April 24, 1980

CPC ITEM NO. 13

002633

The applicant has worked with staff in development of parking for the proposed office building. Staff believes that the 47 spaces is a realistic attempt by the applicant to provide sufficient parking for this project. Staff also wishes to reiterate that parking is not required for the project because the current zoning of the site is C-3. Staff therefore recommends approval of the special permit.

The staff, however, has the following concerns regarding the overall project:

1. The submitted site plan indicates a 2-1/2 foot planter adjacent to the parking garage along 12th Street and a 3 foot planter along H Street. The Zoning Ordinance requires a 4 foot planter adjacent to paved parking areas. Therefore, the staff suggests:
 - a. The planters be increased to 4 feet in width, or
 - b. The applicant request a variance to allow a portion of the required 4 foot planter to extend onto City right-of-way.
2. Design Consideration - The staff suggests the Architectural Review Board review the following:
 - a. The metal lattice and how it relates to the building design.
 - b. The compatibility of the horizontal metal skin with surrounding properties.
 - c. The texture of the block material on the east elevation.
 - d. The brick paving material on the 12th Street sidewalk should be a non-slippery surface.
3. The staff suggests that bicycle storage lockers be designed in the ground floor parking lot.

STAFF RECOMMENDATION: Staff recommends approval of the special permit subject to the following conditions and based on findings of fact.

Conditions

1. The proposed planting strip adjacent to the metal lattice shall be a minimum of 4 feet in width.
2. Subject to review and approval by the Architectural Review Board with specific design reference to:
 - a. the metal lattice elements relationship to the building design.
 - b. the compatibility of the horizontal metal skin.
 - c. the brick paving material on the 12th Street sidewalk.
 - d. the landscaping material.
3. A bicycle storage area shall be designed in the parking garage.

Findings of Fact

1. The proposed project is based on sound principles of land use in that:
 - a. The proposed parking garage would provide parking for the office use and reduce on-street parking impact in the immediate area.

- b. The proposed parking spaces would be screened from public view.
2. The project is not injurious to the general public nor surrounding property in that:
 - a. Access to the parking lot would be from the alley.
 - b. The parking lot would be adequately screened with metal lattice and landscaping.
3. The proposal is consistent with the 1974 General Plan, Old City Community Plan and the proposed Central City Plan:
 - a. The General Plan designates the subject site as part of the Central Business District.
 - b. The Old City Community Plan and proposed Central City Plan designate the site as General Commercial.
 - c. Parking lots are a permitted use in the Central Business District with the approval of a special permit by the Commission.
 - d. Office buildings are permitted in the C-3 zone without parking.



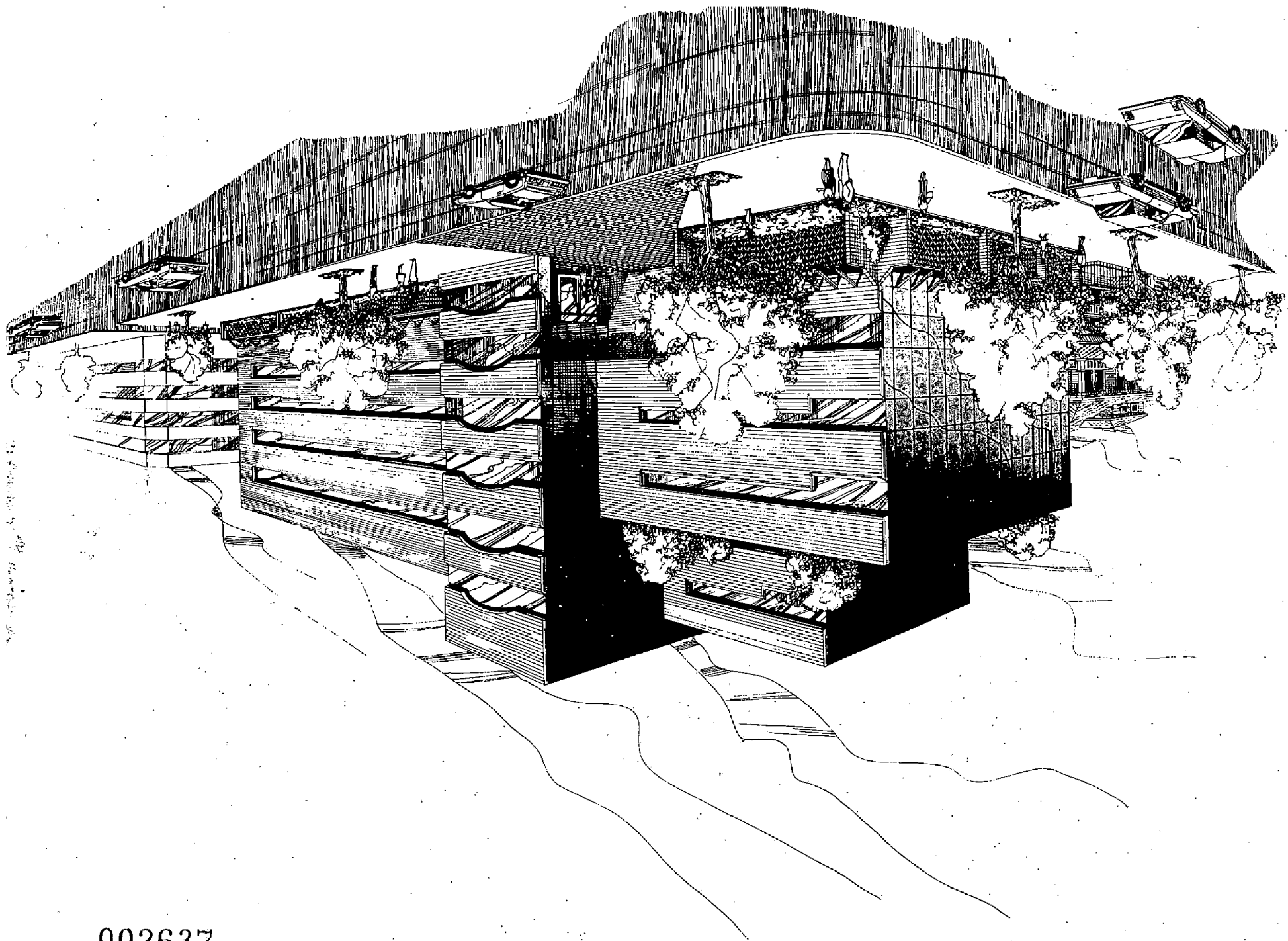
SUBJECT SITE

ITEM NO. 13

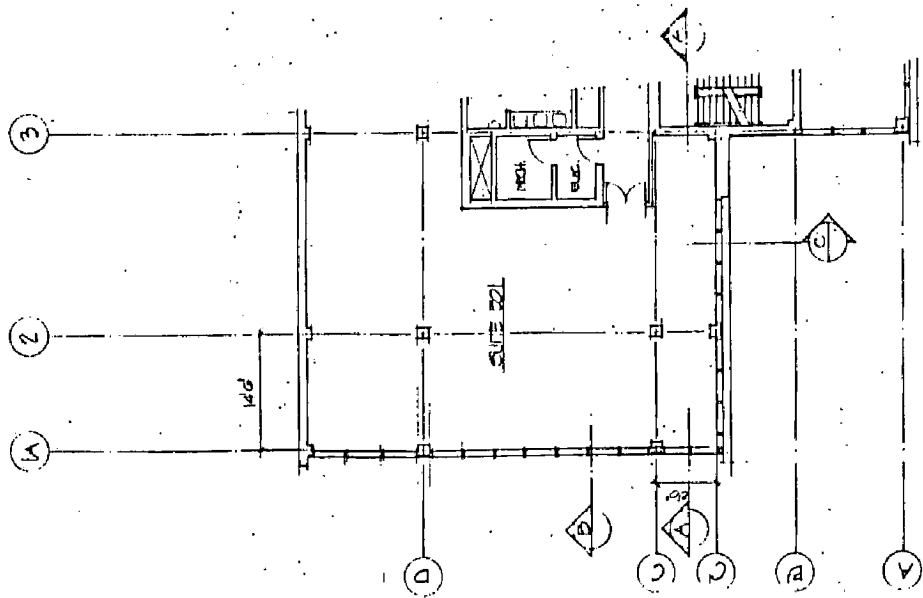
APRIL 24. 80

P. 8995

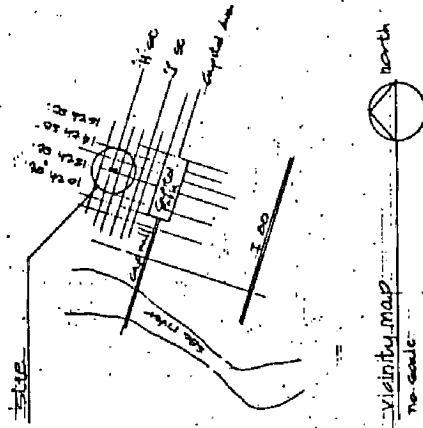
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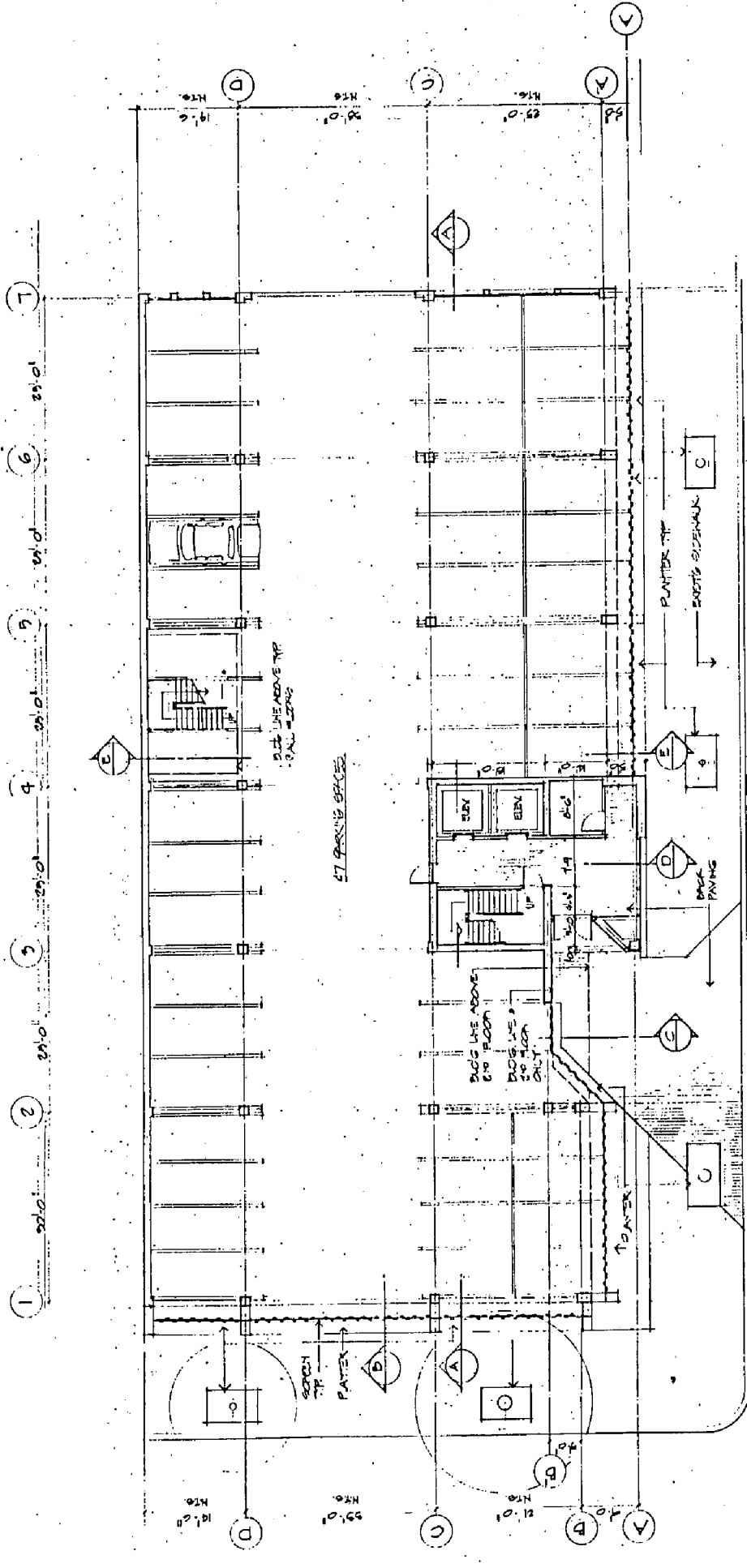


PARTIAL 5TH FLOOR PLAN
 EC. 1/8" = 1'-0" NORTH



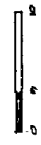
VICINITY MAP
 NORTH

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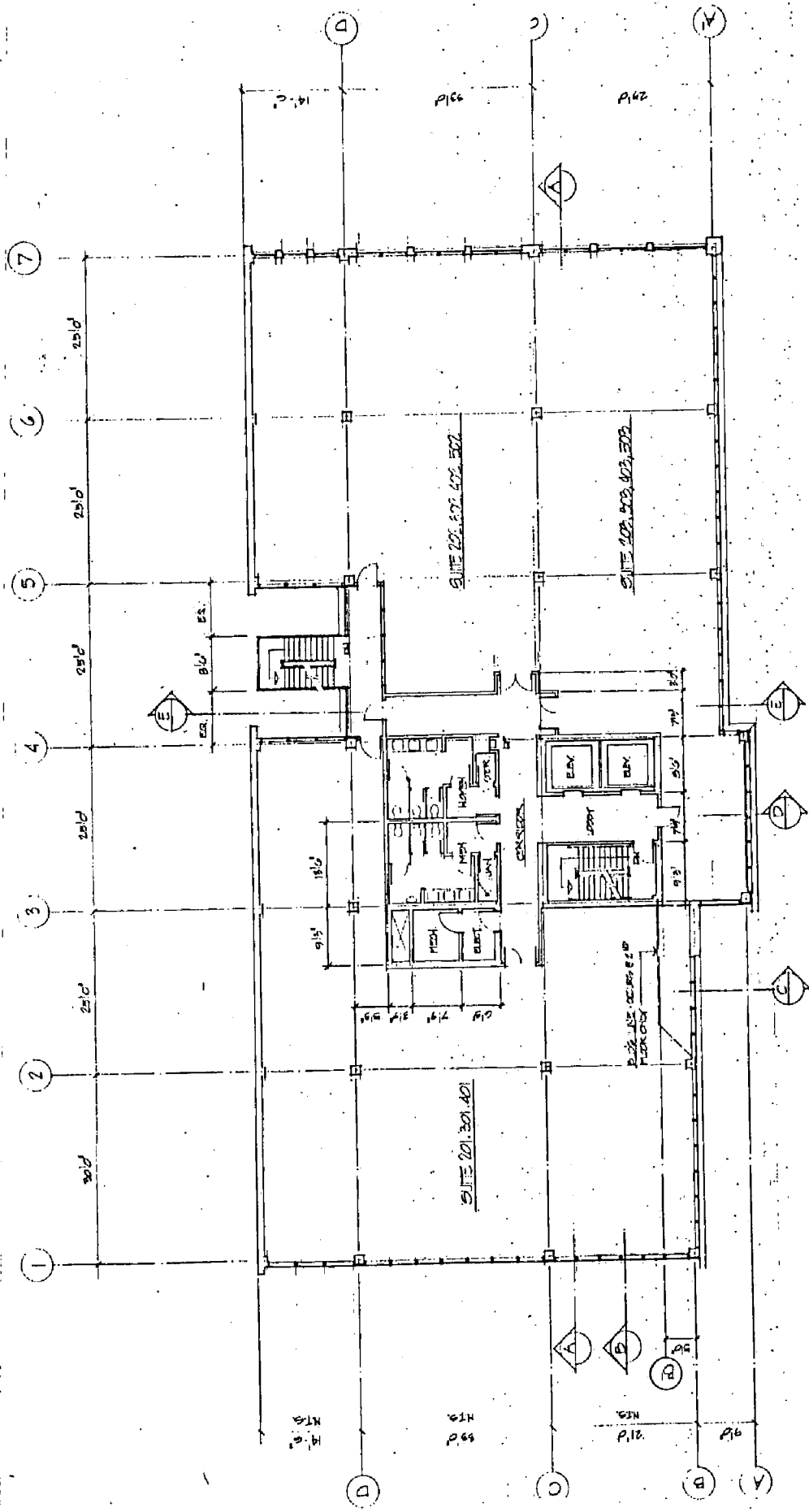
H Street

1ST FLOOR PARKING EYE PLAN / SITE PLAN



12th Street

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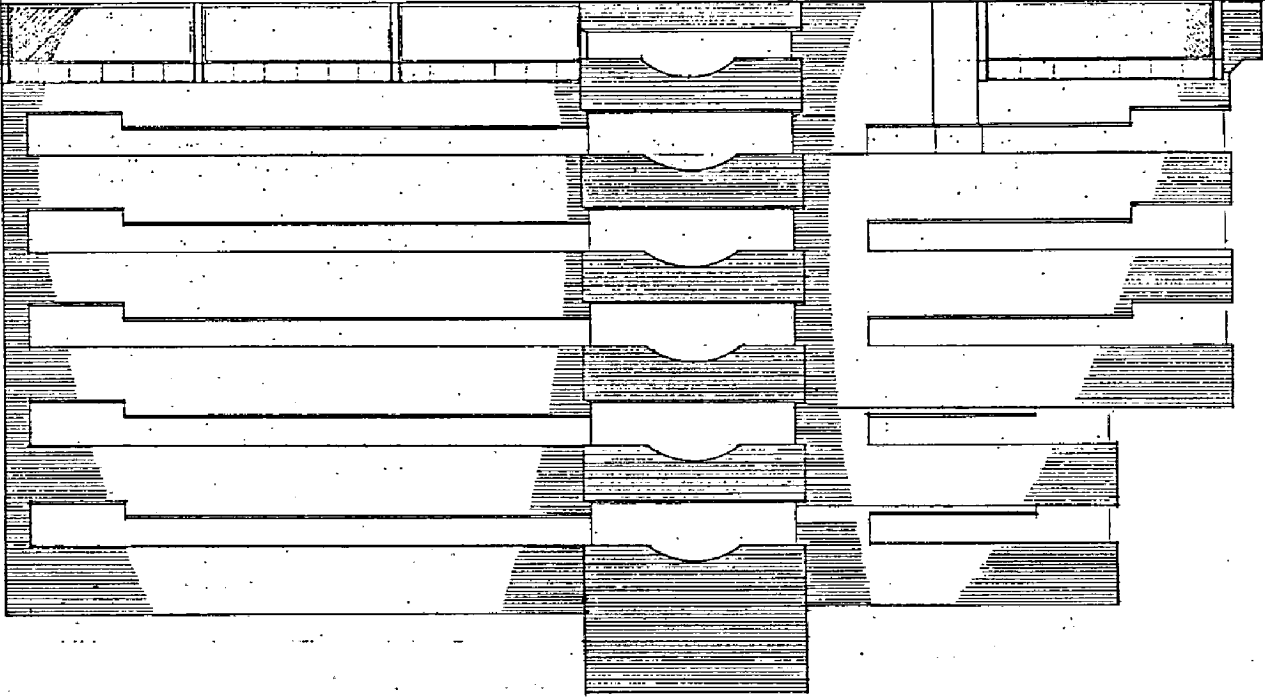


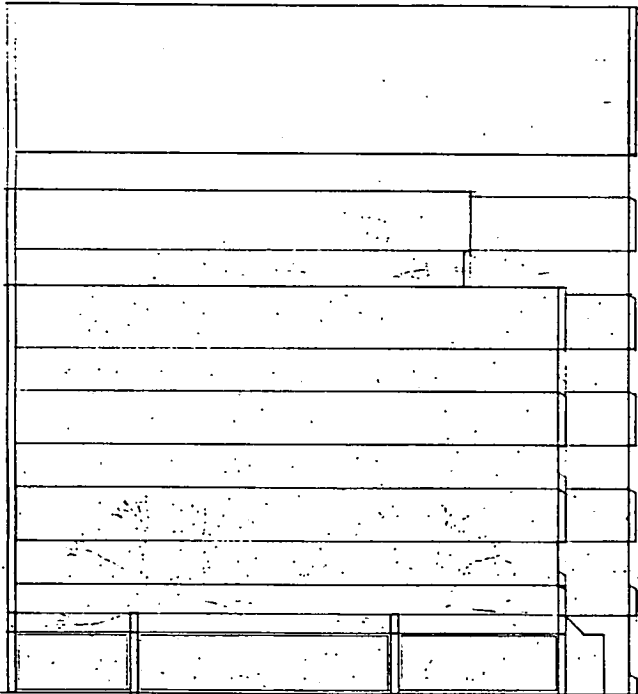
2ND FLOOR PLAN & PARTIAL 5TH FLOOR PLAN
12.11.12



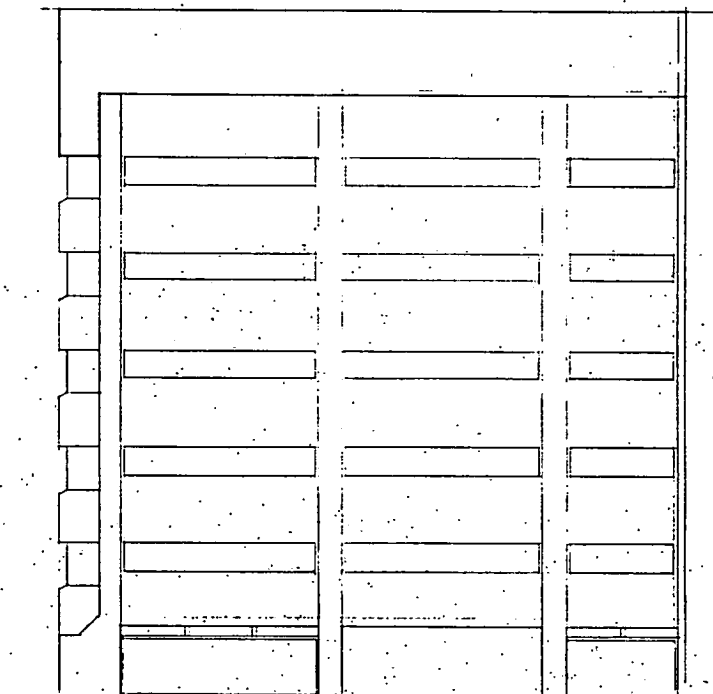
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12th St. E. AVENUE
12th St.





HST ELEVATION
E. 10'-10"



ALLEY ELEVATION
E. 10'-10"

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