

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 28, 1998, the Zoning Administrator approved a Parcel Merger (File Z98-120) by adopting the attached resolution (ZA98-037).

Project Information

- Request: 1. Zoning Administrator Parcel Merger to merge five parcels into one parcel totaling 0.44± developed acres in the General Commercial (C-2) and Multi-Family (R-5) zones.
2. Zoning Administrator Parcel Merger to merge five parcels into one parcel totaling 0.44± developed acres in the General Commercial (C-2) and Multi-Family (R-5) zones.

Location: East side of 16th Street between O Street and P Street (D1, Area 1)

Assessor's Parcel Number: 006-0234-001 thru 005; and 019 thru 023

Applicant: Shasta/Downtown Sacramento Mixed Use Development (Bill Filios)
 3480 Sunrise Boulevard; #200
 Rancho Cordova, CA 95742

Property Owner: Capitol Area Development Authority (CADA)
 1530 Capitol Avenue
 Sacramento, CA 95814

General Plan Designation: Public Offices
Central City

Community Plan Designation: Multi-Family Residential

Existing Land Use of Site: Vacant

Existing Zoning of Site: General Commercial (C-2) and Multi-Family (R-5)

Surrounding Land Use and Zoning:

North: C-2/R-5; Multi-Family Residential and Commercial

South: C-2/R-5; Multi-Family Residential

East: R-5; Multi-Family Residential

West: C-2; Commercial and Condominiums

Property Dimensions: Two (121 feet x 161 feet)

Property Area: 0.89± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: None Provided

Additional Information The applicant proposes to remove the common property lines between two sets of five parcels to create two single parcels. Five parcels are on either side of the alley between O and P Streets. The parcels are being merged to create a future residential project. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

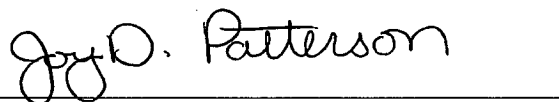
The project was noticed and staff received no calls.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions, Building Division, and the Neighborhood Department. The comments received pertaining to the parcel merger have been included as conditions in the attached resolution.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

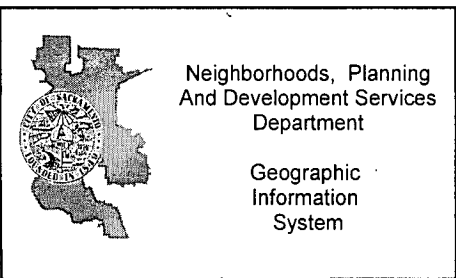
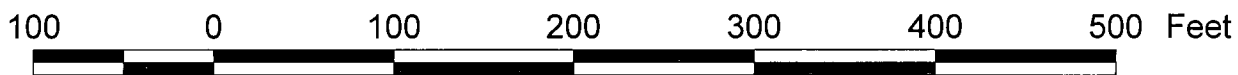
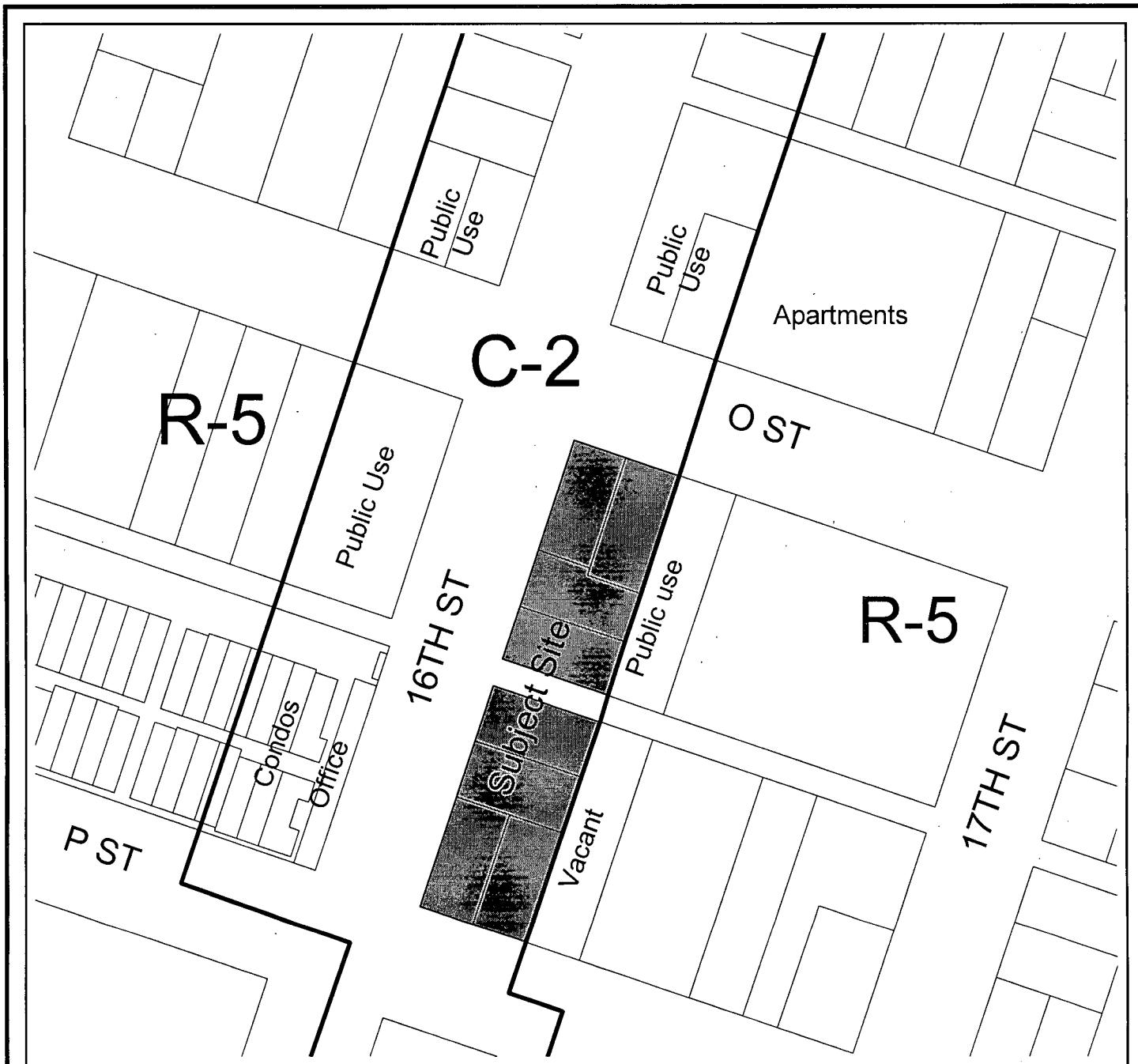


Joy D. Patterson
Zoning Administrator

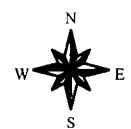
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

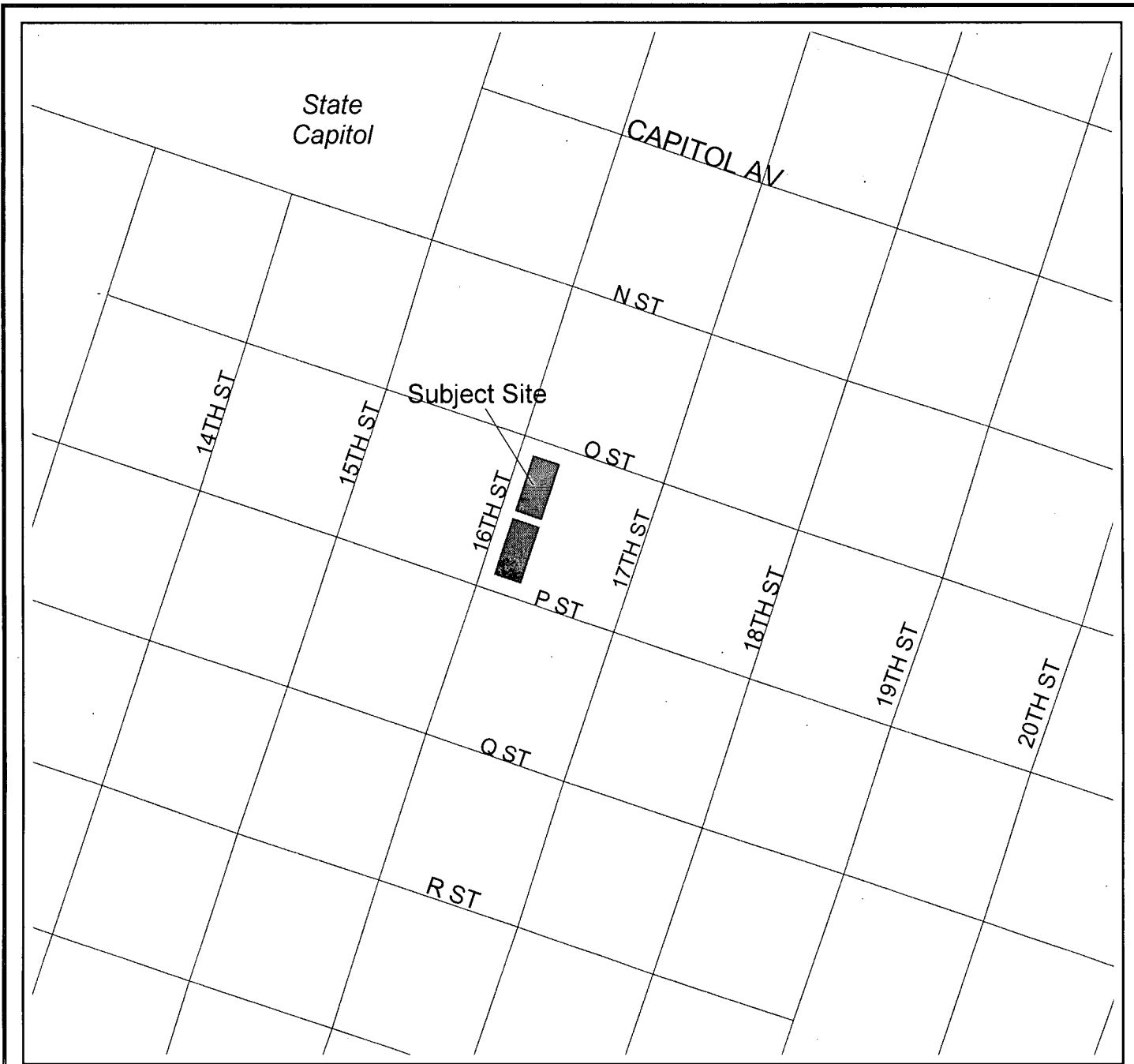

Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the Parcel Merger.

cc: File (original) Resolution Book Log Book
Applicant
Public Works (Jerry Lovato)
The Spink Corporation (Michael Smith); 2590 Venture Oaks Way; Sacramento, CA 95833



LAND USE AND ZONING



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

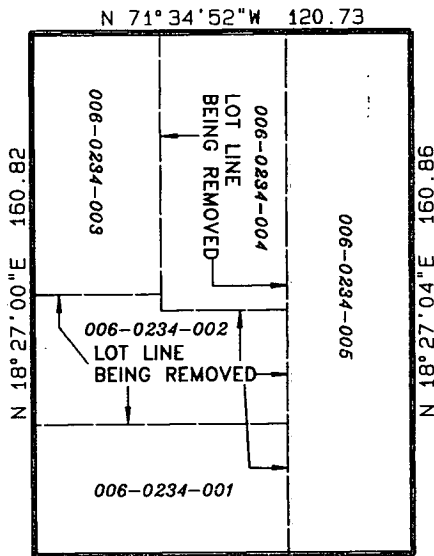
VICINITY MAP



EXHIBIT - A

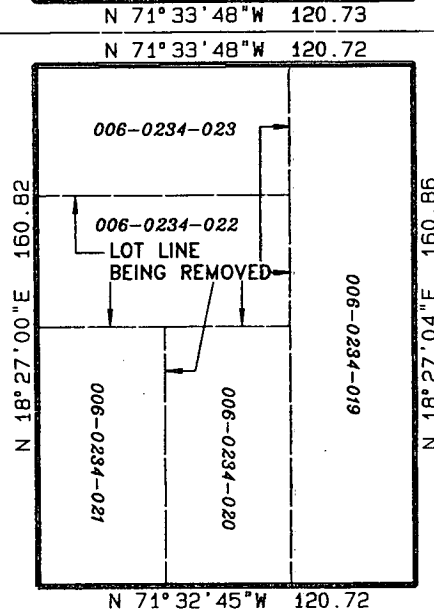
O STREET

16TH STREET

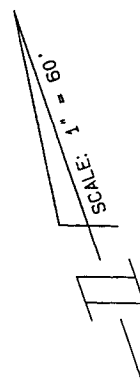


PROPOSED PARCEL 1
.446 ACRE
(VACANT)

ALLEY



PROPOSED PARCEL 2
.446 ACRE
(VACANT)



CITY OF SACRAMENTO
PERMIT ASSISTANCE

SEP 29 1998

RECEIVED
Z 98-120

UNPUBLISHED WORK
©, 1998
THE SPINK CORPORATION

P STREET

7705-002/770502/15005

TITLE: LOT LINE ADJUSTMENTS/MERGER
BLOCK BOUNDED BY
16TH, 17TH, O, AND P STREETS

CLIENT: SHASTA REAL ESTATE COMPANY

DATE: 9-18-98 **JOB NO.:** 7705-002
DRAWN BY: EDK **CHECKED BY:** C. W.

REVISION

The Spink Corporation

2590 VENTURE OAKS WAY SACRAMENTO, CA 95833
PHONE: (916)925-5550 FAX: (916)921-9274

SCALE: 1"=30' **CODE:** SAC 119 **DR. NO.:** H-7885

298-120

OCTOBER 28, 1998

ITEM 1

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 9, 1998, the Zoning Administrator approved with conditions a Special Permit Modification to further reduce parking spaces and relocate showers for a proposed office building for the project known as Z98-119. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: **Zoning Administrator Special Permit Major Modification** to waive an additional four required parking spaces in order to install an 800 square foot shower/bathroom area in the parking garage for a proposed 155,000 square foot office building on 1.17± partially developed acres in General Commercial, Special Planning District (C-2)(SPD) zone.

Location: 1102 Q Street (D4, Area 1)

Assessor's Parcel Number: 006-0276-001-008, 022

Applicant: The Watkins Company, Inc. (Sue Watkins)
2829 Watt Avenue, Ste. 200
Sacramento, CA 95821

Property KIDOSE, LC.
Owner: 2829 Watt Avenue, Ste. 200
Sacramento, CA 95821

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial and Offices
Central City
Community Plan Designation: Residential Mixed Use
Existing Land Use of Site: Office Building Under Construction
Existing Zoning of Site: General Commercial (C-2)(SPD)

Surrounding Land Use and Zoning:

North: C-2; Commercial
South: C-2 (SPD); Industrial and Commercial
East: RMX (SPD); Vacant, Residential, Commercial
West: RMX (SPD); Residential, Commercial

Property Dimensions:	160 feet x 320 feet
Property Area:	1.17± acres
Square Footage of Building:	155,000 square feet
Height of Building:	Six stories
Parking Required:	351 spaces
Parking Provided:	258 spaces (262 previously)
Topography:	Flat
Street Improvements:	Existing

Project Plans: See Exhibits A-D

Previous Files: P93-151, P94-107, P88-237

Background Information: The Planning Commission approved a Special Permit Time Extension to construct a 155,000 office building with ground floor retail (P95-151). Many of the required parking spaces were waived with the adoption of a Transportation Management Plan (TMP). Part of the TMP included providing shower facilities for those tenants who bicycled to the building. The applicant is requesting to modify the special permit to relocate the proposed showers into the parking garage. Any additions or modifications to a site that has a use that normally requires a special permit requires a Special Permit Modification.

Additional Information: The applicant is requesting to construct an 800 square foot bathroom/shower facility within the parking garage of the proposed building. The showers are proposed to be relocated from an office floor to the garage. The applicant proposes to eliminate four required parking spaces to accommodate the showers. The proposed design places the showers with their openings into an alcove. Additionally, the alcove has an "L" shape that provides a non-visible corner with a door that accesses the public sidewalk area. Planning staff and Police Department staff have indicated their design concerns relating to safety for the proposed shower location. The applicant indicated the showers would be redesigned to eliminate the alcove. The elimination of the four parking spaces should not adversely affect the area as many parking reduction measures are included in the TMP for the building.

The project has been noticed and staff has not received any calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301(a)}.

Conditions of Approval

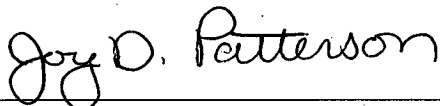
1. The proposed bathrooms shall be redesigned and reoriented to eliminate the alcove and exterior entrance to the satisfaction of Planning staff prior to submission for

building permits.

2. Only four parking spaces shall be eliminated.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. Any other changes or additions shall require additional Planning review and approval.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed modification will not substantially alter the characteristics of the site or the surrounding mixed use neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking will be provided; and
 - b. the changes are internal and showers will still be provided.
3. The project is consistent with the General Plan and Central City Community Plan which designates the subject site as Community/Neighborhood Commercial and Offices and Residential Mixed Use respectively.

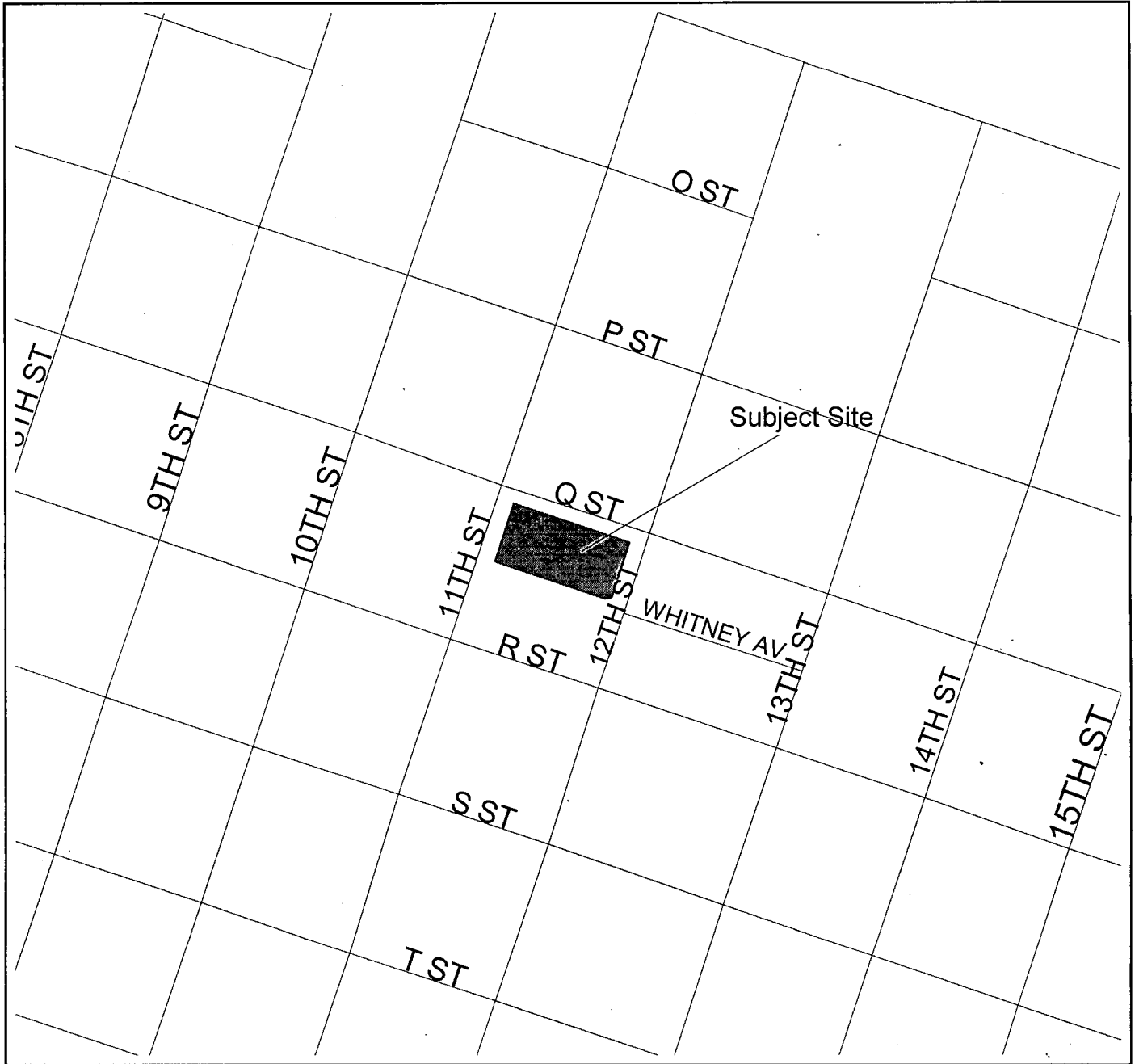



Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book

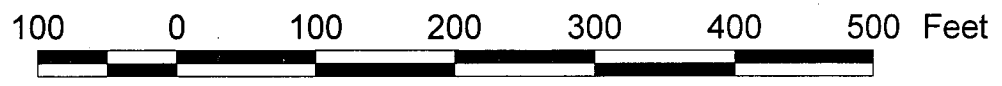
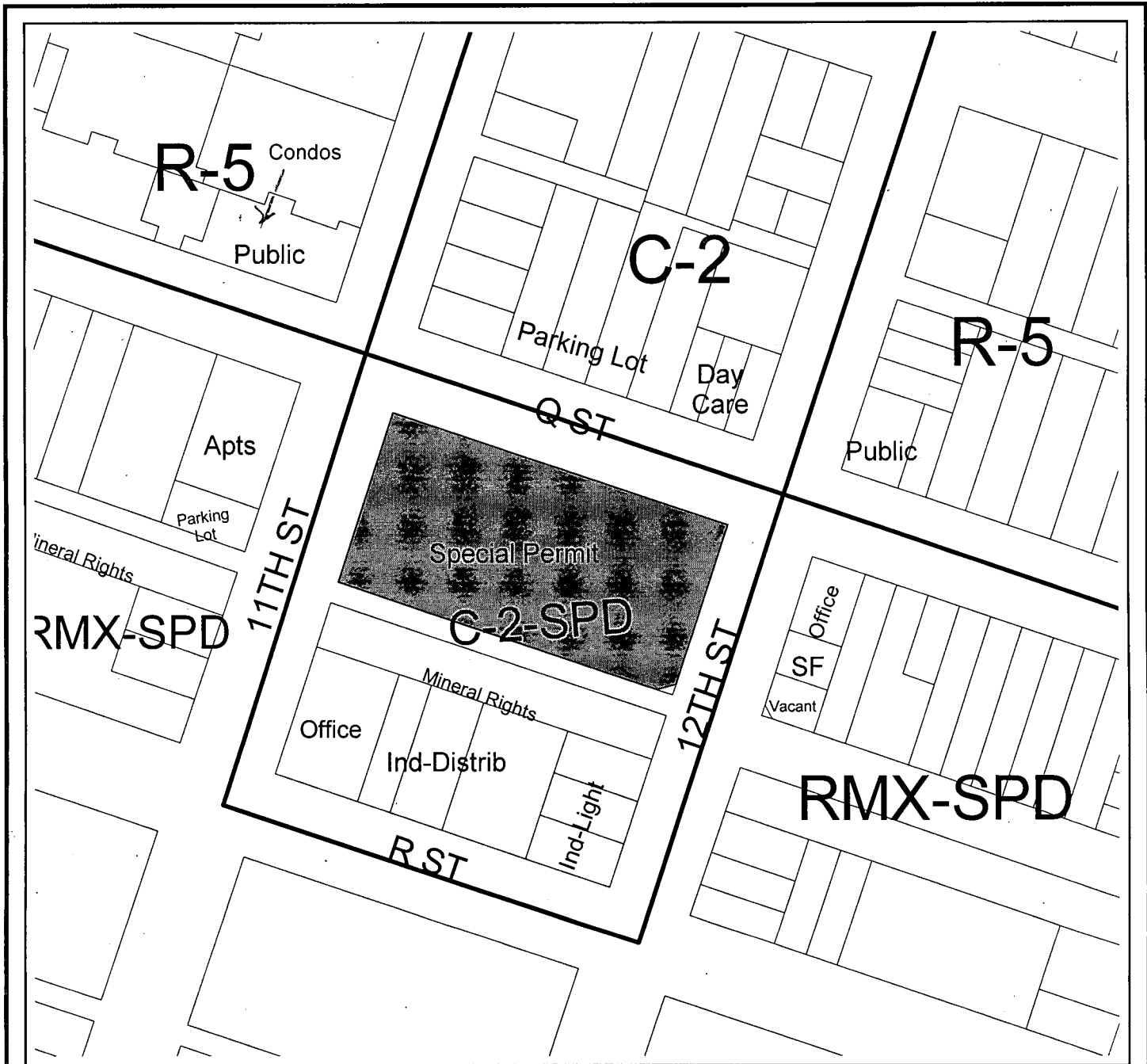



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

VICINITY MAP





Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING

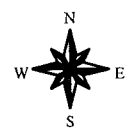
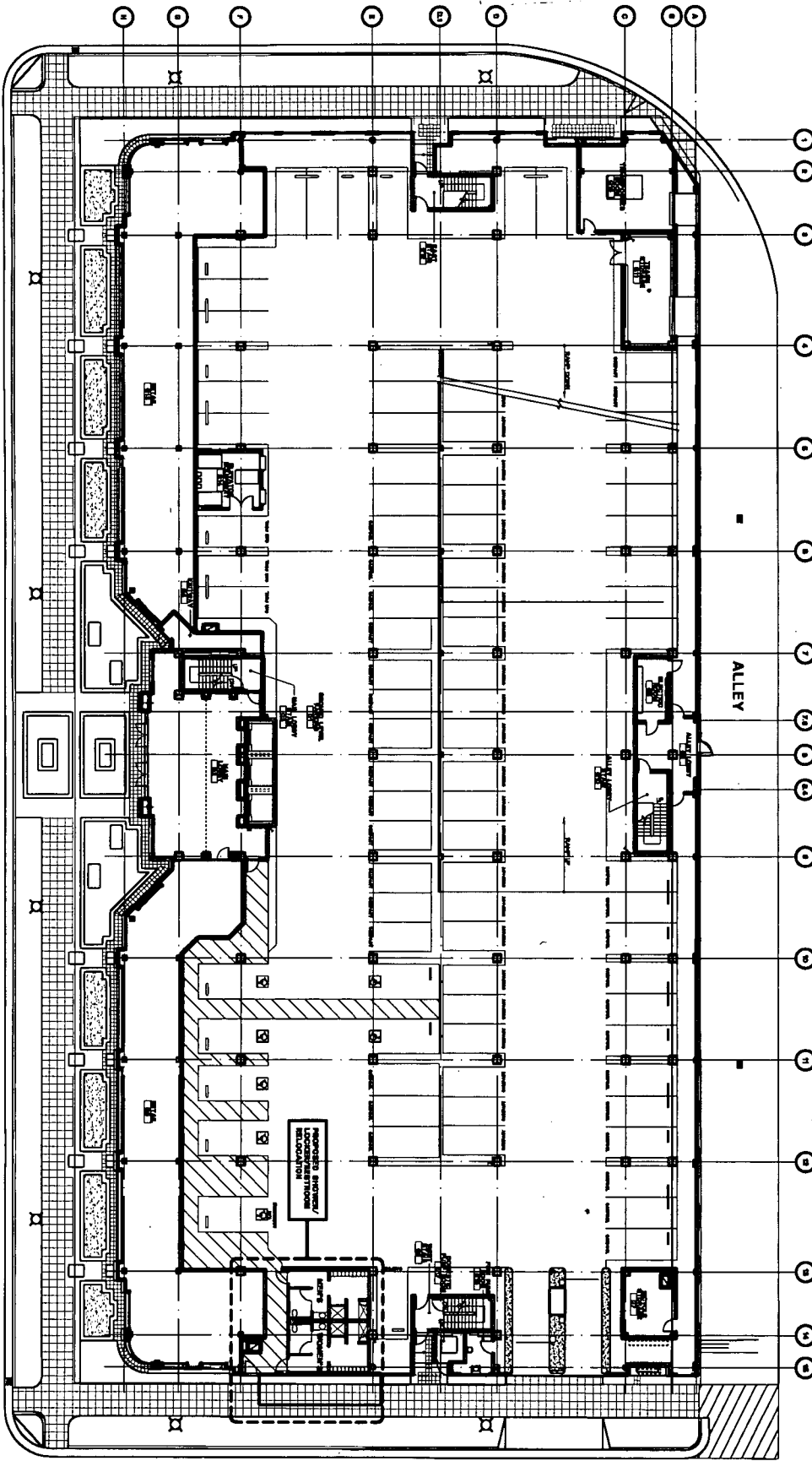


EXHIBIT - A

12th STREET



Q STREET

ALLEY

11th STREET

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



DOUGLAS R. WATKINS BUILDING
1102 Q STREET
SACRAMENTO CALIFORNIA



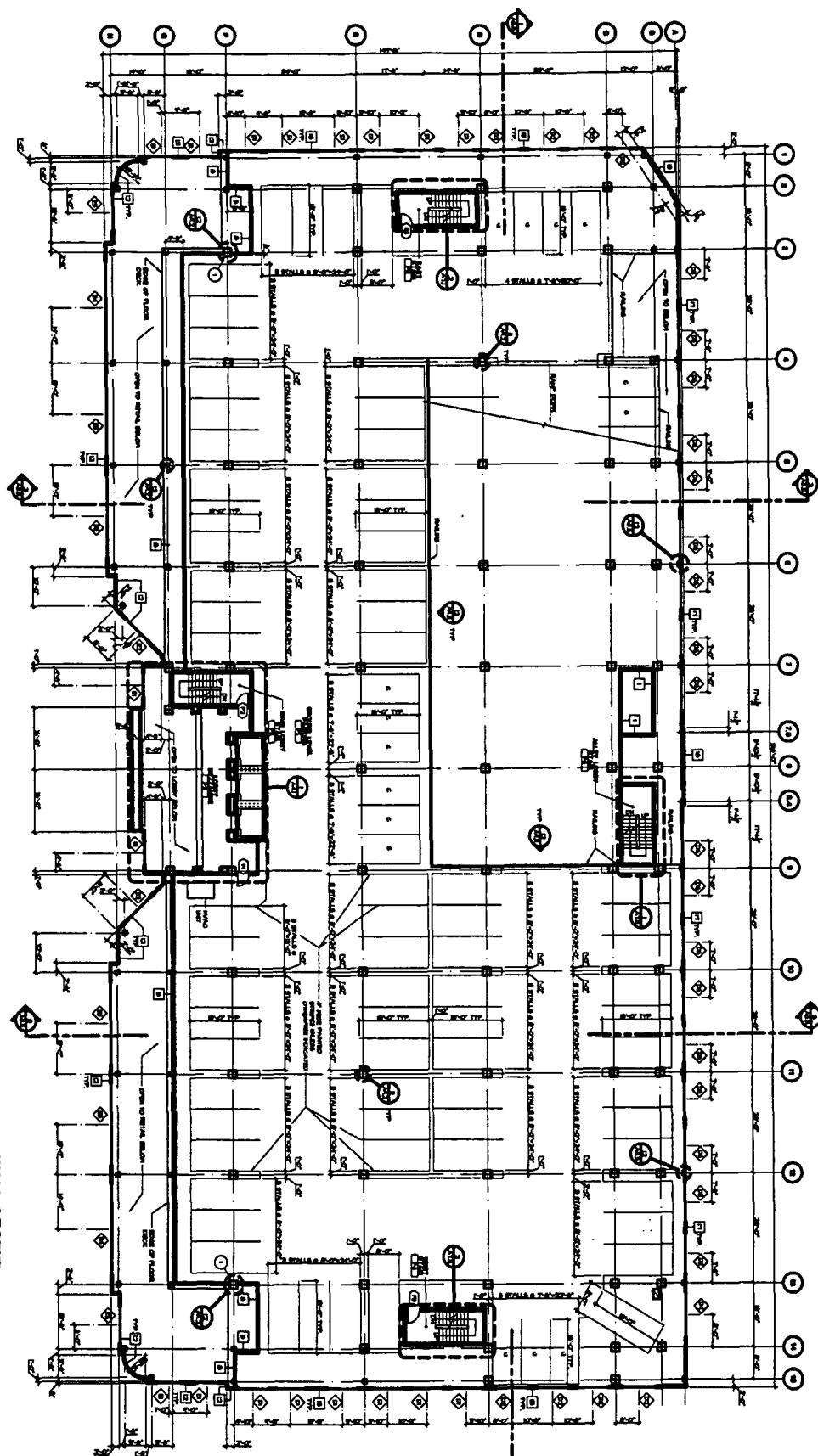
The Spink Corporation
3000 NORTH 2ND STREET
SACRAMENTO, CALIFORNIA 95818
(916) 441-4274 / FAX

Spink

PROJECT NO.	119
DATE	12/9/98
BY	AS NOTED
CHKD BY	LV
DATE	12/9/98
SCALE	AS SHOWN
PROJECT	GROUND LEVEL PLAN
EXHIBIT	1

12th Street

EXHIBIT - B



SECOND PARKING LEVEL PLAN SECOND FLOOR PARKING PLAN

1. COVER LIFT & PLATFORM (SEE ARCHITECT'S NOTES)

Sheet

Alley

WALL LEGEND

———— 8" CMU WALL, CONCRETE
 ———— 12" CMU WALL, CONCRETE
 ———— 16" CMU WALL, CONCRETE



298-119

11th Street

DECEMBER 23, 1998

PROJECT NO.	298-119
DATE	12/23/98
SCALE	AS SHOWN
DESIGNED BY	SPINK
CHECKED BY	SPINK
DATE	12/23/98
PROJECT NAME	SECOND PARKING LEVEL PLAN
SHEET NO.	A2.3

DOUGLAS R. WATKINS BUILDING
 1102 O STREET
 SACRAMENTO CALIFORNIA



The Spink Corporation
 2000 KENTUCKY AVENUE
 SACRAMENTO, CA 95811-2500
 (916) 441-3242
 (916) 441-3243 FAX

Spink

ITEM 3

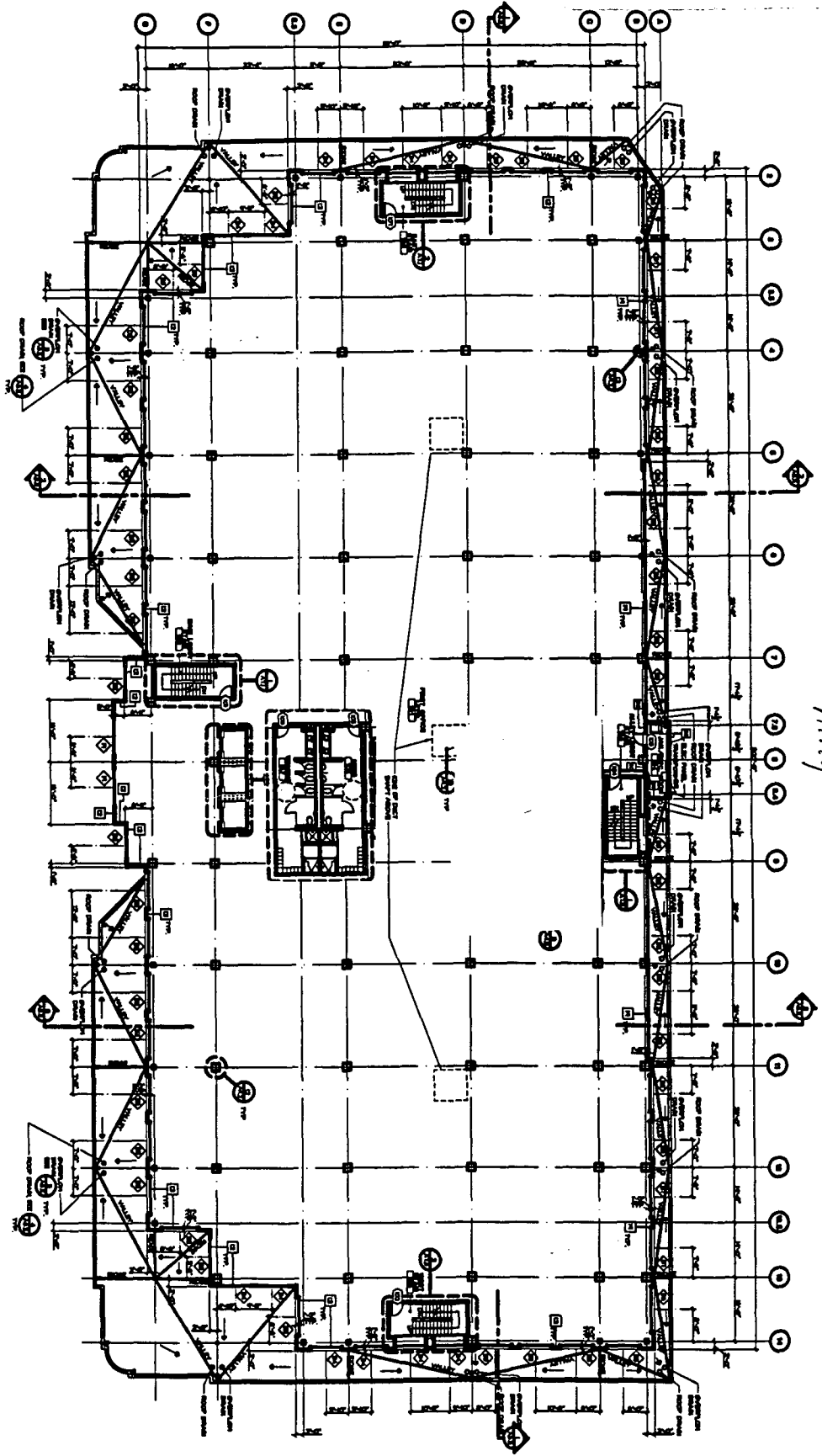
12th Street

EXHIBIT - C

FIRST OFFICE LEVEL PLAN (FROM FIRST FLOOR PLAN)

Q Street

Alley



WALL LEGEND

- 1/2" CONCRETE
- 1/2" CONCRETE WITH REINFORCING BARS
- 1/2" CONCRETE WITH REINFORCING BARS AND EXTERIOR FINISH
- 1/2" CONCRETE WITH REINFORCING BARS AND INTERIOR FINISH

298-119

11th Street
DECEMBER 23, 1998

ITEMS

DOUGLAS R. WATKINS BUILDING
 1102 Q STREET
 SACRAMENTO CALIFORNIA



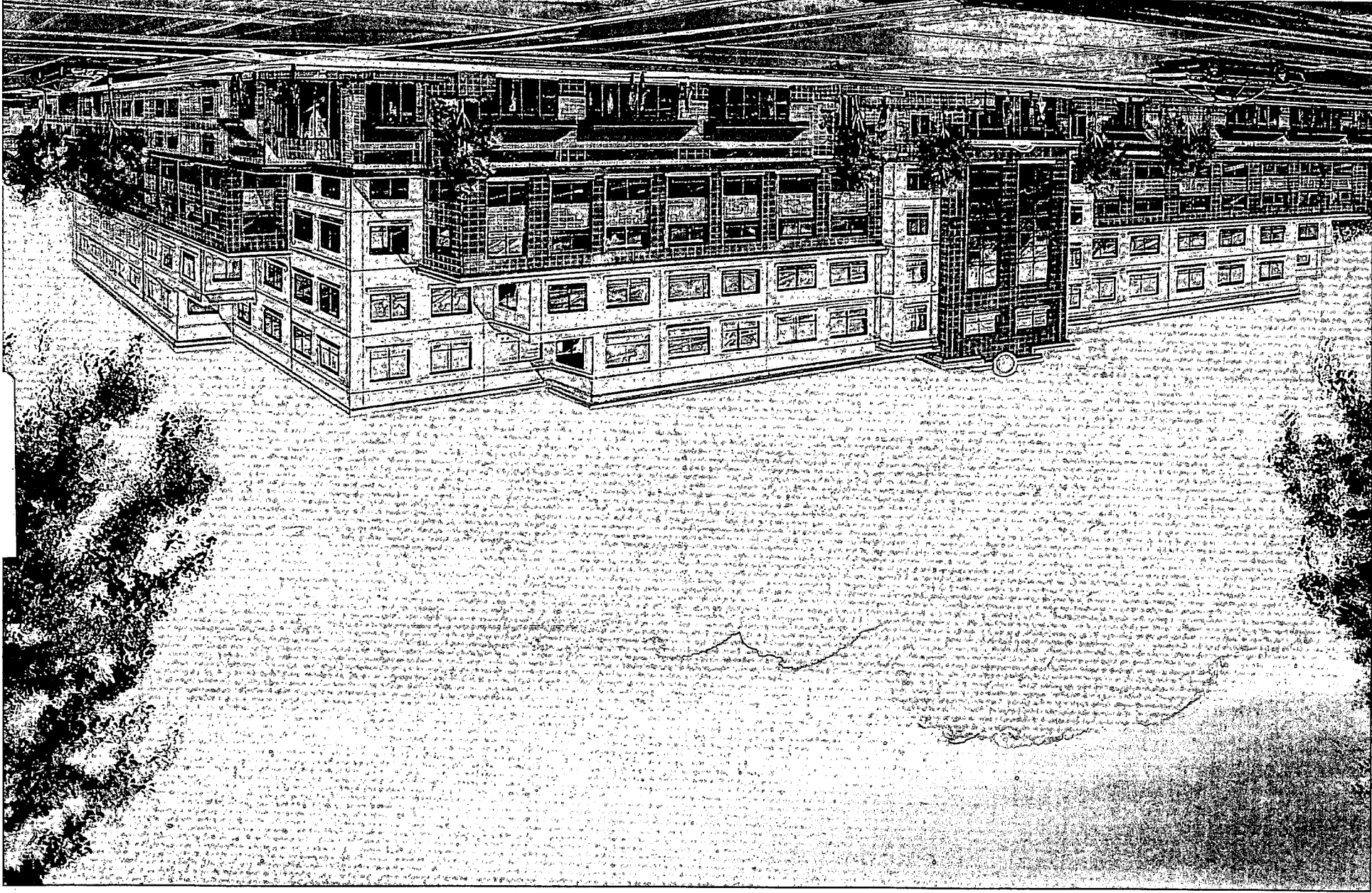
The Spink Corporation
 1000 Capitol Mall, Suite 1000
 Sacramento, CA 95833
 (916) 441-1111

Spink

NO.	DATE	BY	REVISION
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A2.4

EXHIBIT - D



298-119

DECEMBER 23, 1998

Item 3