

CITY PLANNING COMMISSION

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

APPLICANT <u>Carissimi Rohrer & Associates, 1515 River Park Drive, Suite 200, Sacto. 95815</u>		
OWNER <u>RJB, 7667 Folsom Boulevard, Sacto. 95826 381-8511</u>		
PLANS BY <u>Carissimi Rohrer & Associates 920-2929</u>		
FILING DATE <u>3/9/84</u>	50 DAY CPC ACTION DATE _____	REPORT BY: <u>SD:lr</u>
NEGATIVE DEC <u>4/2/84</u>	EIR _____	ASSESSOR'S PCL. NO. <u>006-126-01,19; 124-01;</u> 122 13

- APPLICATION:**
- 1.
 2. Special Permit to develop a 163,000 square foot office structure and a 127,400 square foot 369 space parking garage in the C-2 zone (Section 3-C-10).
 3. Special Permit to exceed the 45' height limit of the C-2 zone to 62' (office building) and 55' (parking structure) (Section 3-C-8).
 4. Variance to locate off-site parking (Section 6-D-14).
 5. Variance to exceed height limit of roof top structures (Section 3-E-7).
 6. Lot line merger to create a 0.7+ acre parcel (Subdivision Map Act, Section 66499.20 3/4). (P84-097)

LOCATION: Office: Southeast corner of 17th and K Street.
 New Parking Structure: Southeast corner of 16th and K Street.
 Existing Parking Structure: Southeast corner of 16th and K Street.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 163,000 square foot, 5 story office building and locate required parking in a proposed 127,400 square foot, 369 space parking structure and the remainder in an existing parking structure.

	<u>OFFICE</u>	<u>NEW PARKING STRUCTURE</u>	<u>EXISTING PARKING STRUCTURES</u>
Existing Zoning of Sites:	C-2	C-2	C-3
Existing Land Use:	Vacant Buildings	Restaurant	Parking Structure
Surrounding Land Uses and Zoning:			
North:	Auto Storage, C-2	Vacant Service Station, C-2	Auto Sales, C-3
South:	Church, C-2	Service Station, C-2	Tire Store, C-3
East:	Surface Parking, C-2	Bar, C-2	Restaurant, C-2
West:	Car Sales, C-2	Surface Parking, C-3	Commercial, C-3
Property Dimensions:	160 x 120	160 x 120	160 x 120
Property Area:	.7+ acres	.4+ acres	.7+ acres
Square Footage:	163,000	127,400	128,000

APPLC. NO. P84-097

MEETING DATE April 26, 1984
5-8-84

CPC ITEM NO. 8

Parking Required:	408 Spaces
Parking Provided:	408 Spaces
Parking Ratio:	1:400 Square Foot
Street Improvements:	Existing
Utilities:	Available to Site
Exterior Building Colors:	Office: Off White, Bronze Glass, Copper Trim
Exterior Building Materials:	Concrete/Dryrot
Height of Building:	62' (5 Stories) Office Structure 55' Parking Structure

BACKGROUND INFORMATION: The applicant is proposing to develop a 163,000 square foot office complex and a 408 space parking garage on a separate lot. Both structures exceed 75,000 square feet and are defined by the Zoning Ordinance as a major project that requires a Special Permit. Therefore, the applicant is requesting a Special Permit pursuant to the major project review provision. A second Special Permit is requested in order to exceed the 45 foot height limit requirement of the C-2 zone.

Off-site parking is being provided and therefore, a variance is being requested. A second variance is requested to exceed the height limit of rooftop structures. Finally, a lot line adjustment to merge two parcels in order to construct an office building is necessary.

STAFF EVALUATION: Staff has the following comments:

1. Applicant's Original Submittal: The applicant is proposing to construct a large office structure at the southeast corner of 17th and K Streets. The proposed office contains 163,000 square feet and covers the entire site. In order to provide the required parking, the applicant proposes to construct a 369 space parking structure at the southeast corner of 16th and K Streets one block away. The remainder of the required parking (39 spaces) will be provided in an existing parking garage located across the street, at the southwest corner of 16th and K Streets. The applicant's original request consisted of the following:

Office:	163,000 square feet	5 stories above grade	62' high
New Parking Structure:	127,400 square feet	5 stories above grade	55' high
	369 spaces		

Staff expressed concerns relating to the height and bulky appearance of both proposed structures. The subject sites are surrounded primarily by one and two story structures with a church adjacent to the south of the proposed office. The height and bulk of the structures appeared too dominate and therefore, incompatible with surrounding development. In addition, staff has a concern with locating the proposed parking structure across from the existing parking garage on the southwest corner of 16th and K Streets. It would create a parking corridor along 16th Street which is a main throughfare through the downtown area. Staff suggested the incorporation of ground floor commercial along the 16th Street side of the parking garage.

2. Applicant's Revised Plans: In order to address staff's concerns, the applicant has submitted revised plans which consist of the following:

Office:	133,000 square feet	4 stories above grade	48' high
New Parking Structure:	105,600 square feet	4 stories above grade	42' high
	286 spaces	5,800 square feet ground floor commercial	

Colors and materials are to remain the same. The remaining 47 parking spaces are to be located in the existing structure. The office has been reduced by 30,000 square feet, 1 story, and 14 feet in height. The parking structure has been reduced by 21,800 square feet, 1 story, 13 feet in height and 83 parking spaces. Five thousand eight hundred square feet of ground floor commercial along the 16th Street frontages has been added.

3. The elimination of one story in each structure, makes the proposed structures compatible with surrounding development. The office exceeds C-2 height limits by 3 feet (6%). The parking structure is within the height limits of the zoning designations. Both structures are more compatible with the intensity and intent of C-2 zone. Also, the addition of ground floor commercial along 16th Street will be more desirable and help create a more esthetic streetscape.

The area east of 16th Street between H and N Streets was rezoned from C-3, Central Business District, to C-2 in the 1980 Central City Community Plan update. The intent of this rezone is to allow the more intense office and commercial developments to be closer to the Central Business District and to scale down development on the east side of 16th Street. The proposed structures are consistent with the policies of the Central City Plan.

The applicant has recessed the street level floor of the office structure by approximately 19 feet from the exterior walls. This area is opened to the level below which is planted with trees and shrubs. The applicant has created a unique landscaping area visible from the sidewalk. This will provide visual interest at the street level and create a more pleasing environment for pedestrians. The applicant is proposing glass which will allow the viewing of the landscaping from the street.

By introducing ground floor commercial space along the 16th Street frontage, the applicant has again provided more interesting street-level environment.

4. Redevelopment Agency Comments: The subject site is located in Redevelopment Project No. 8. The agency staff indicated concern over the size and scale of the project in relationship to surrounding land uses. They further indicated that the project be consistent with the current redevelopment plan, if the project is reduced in size and height. However, the project is in conflict with the proposed Downtown Redevelopment Plan Update which proposes to designate the office and parking sites for residential uses. The agency recognizes that the draft plan is not adopted and the project is consistent with existing plans.

5. Site Specific Comments: The applicant proposes to locate the 47 parking spaces in an existing parking structure located on the southwest corner of 16th and K Streets. On February 24, 1983, the Planning Commission approved the necessary entitlements to construct this parking structure in conjunction with an office located at 1550 K Street. There is an excess of 97 parking spaces in this garage. There will be adequate spaces for the applicant to lease for the proposed office building.

The City Traffic Engineer suggests the following revisions:

- A. Redesign the entrance to the lower level of the parking structure to access directly from 16th Street. The lower level should have individual spaces assigned to specific motorists. This fact should be clearly marked on the entrance. The ramp should be 24 feet wide.
- B. Make provision for truck loading and unloading for the office structure near the elevator in the alley.

Staff has some additional concerns regarding the continuous flat surface of the office building. These concerns amount to minor modifications of the elevations and are more appropriately addressed by the Design Review Board which has not yet reviewed the project.

The applicant has proposed a rooftop structure for mechanical equipment which is 13 feet above the roof and exceeds the height limit of 9 feet for this structure. Staff can see no hardship which would warrant the granting of this variance request. The applicant indicates that it is possible to comply with the Zoning Ordinance requirements. Staff recommends denial of this request.

6. The project is a major project according to the guidelines of the trip reduction regulations in that it is expected to employ more than 200 full-time workers. The applicant must prepare a Transportation Management Program to be reviewed and approved by the Planning Director prior to issuance of building permits.
7. The applicant is requesting a lot line adjustment to merge the two parcels on which the office structure will be located. Plans for the merger were routed to the City Real Estate supervisor and the City Engineer. The City Engineer requests a new legal description of the resulting parcel.
8. In conclusion, staff is supportive of the basic project. The project, as revised, is compatible with surrounding land uses, the zoning of the sites and the community plan. In addition, the project will provide an interesting and pleasing streetscape. It will reduce the corridor effect created by two parking structures along 16th Street. Finally, off-site parking is located within walking distance of the proposed office.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.

2. Approval of the Special Permit to develop a 133,000 square foot office structure and a 105,600 square foot, 286 space parking structure subject to conditions and based upon findings of fact which follow.
3. Approval of the special permit to exceed the 45' C-2 height limit by 3 feet for the office structures based upon findings of fact which follow.
4. Approval of the variance to locate off-site parking based upon findings of fact which follow.
5. Denial of the variance to exceed the height limit of rooftop structures based upon findings of fact which follow.
6. Adoption of the attached resolution approving the lot line adjustment to merge two parcels.

CONDITIONS OF SPECIAL PERMIT:

1. The applicant shall redesign the parking structure as follows:
 - A. Entrance to the lower level parking shall access directly onto 16th Street.
 - B. Lower level ramp shall be 24 feet in width.
 - C. Lower level parking shall be assigned to specific office uses.
 - D. The lower level entrance shall be clearly marked as assigned parking only.
2. Provision shall be made for truck loading and unloading at the elevator on the alley side of the office structure.
3. Clear glass shall be used for the ground floor commercial portion of the parking structure.
4. Office uses shall not be permitted on the ground floor of the parking structure.
5. Redesign the office structure so that the rooftop mechanical structure complies with Zoning Ordinance regulations prior to issuance of building permits.
6. A detailed landscaping plan and irrigation plan shall be submitted to staff for review and approval prior to issuance of any building permit.

FINDINGS OF FACT - SPECIAL PERMITS

1. The project, as conditioned, is based upon sound principles of land use in that it is compatible with surrounding development in intensity of use and scale of the structure.

2. The project, as conditioned, will not be injurious to the general public nor surrounding properties in that:
 - A. Adequate parking for the office structure will be provided within walking distance of the office.
 - B. The ground floor commercial in the parking structure will improve the streetscape along 16th Street.
 - C. The amount of height increase is minimal (6%) and compatible with the scale of surrounding development.
3. The project, as conditioned is consistent with:
 - A. The 1974 General Plan which designates the sites for commercial and office uses.
 - B. The current Uptown Redevelopment Project Plan, Section II which designates the sites for general commercial uses.
 - C. The 1980 Central City Community Plan which designates the sites for general commercial uses.

FINDINGS OF FACT - OFF-SITE PARKING VARIANCE

1. Granting the request does not constitute a special privilege in that other office projects of similar magnitude have received permission to locate required parking off-site (1550 K Street).
2. The request does not constitute a use variance in that office, retail and parking uses are allowed in the C-2 zone.
3. The request does not constitute a disservice to the general public or surrounding properties in that the required parking is located within walking distance of the office.
4. The request is not adverse to the 1974 General Plan or the 1980 Central City Community Plan which designate the sites for commercial uses.

FINDINGS OF FACT: Denial of rooftop structure height variance:

1. No evidence has been presented which indicate the existance of a hardship which prevents compliance with the Zoning Ordinance. Granting the variance would constitute a special privilege.

EXHIBIT A

06-126-1,19 Lots 1, 2 and West 40' of Lot 3 of block in Old City.
bounded by K and L Streets and 17th and 18th Streets.

LOCATION MAP

MUIR PLAY GROUND

WASHINGTON PARK SCHOOL

SUBJECT SITES

MEMORIAL AUDITORIUM

CONVENTION CENTER

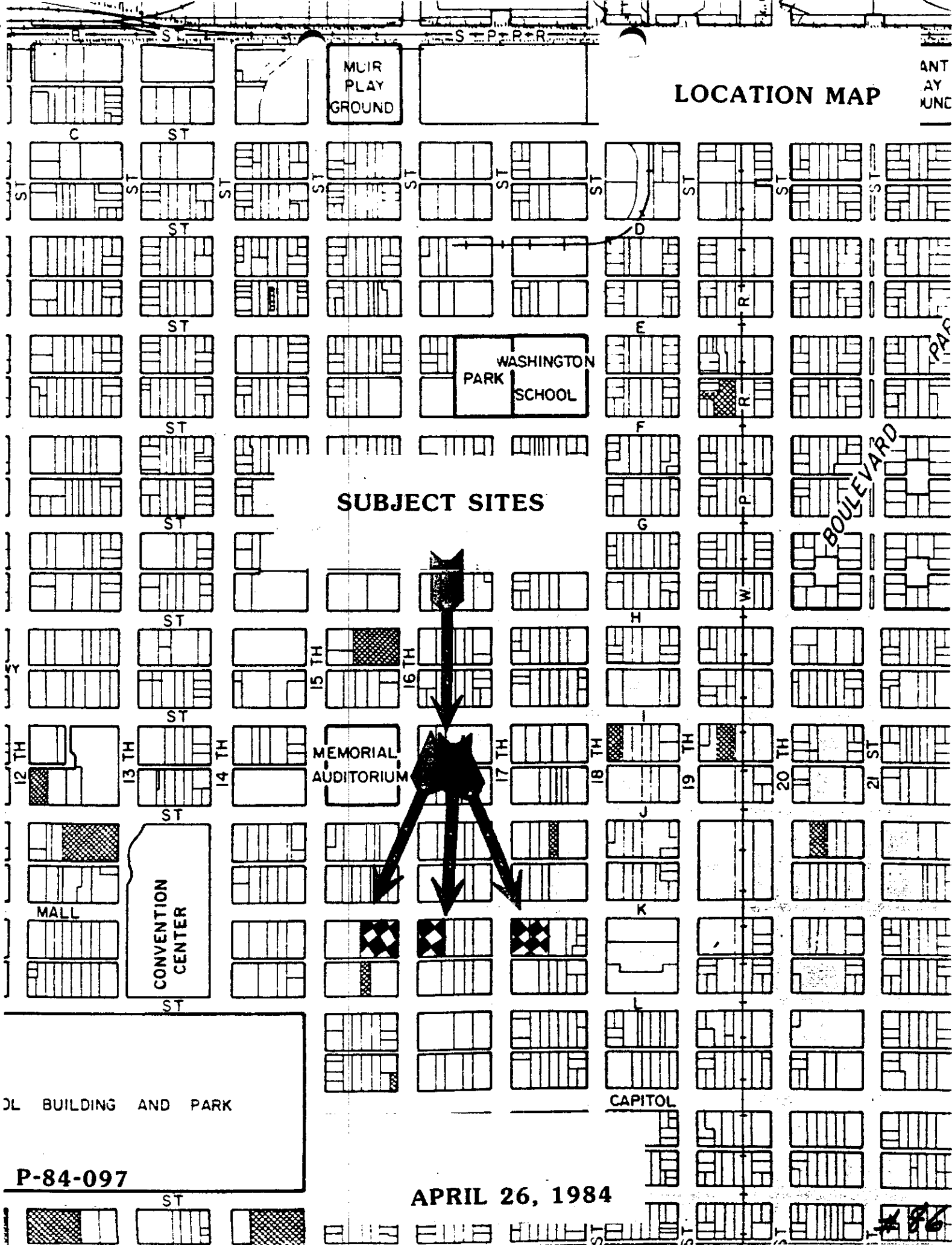
MALL

CAPITOL

OL BUILDING AND PARK

P-84-097

APRIL 26, 1984



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PARK

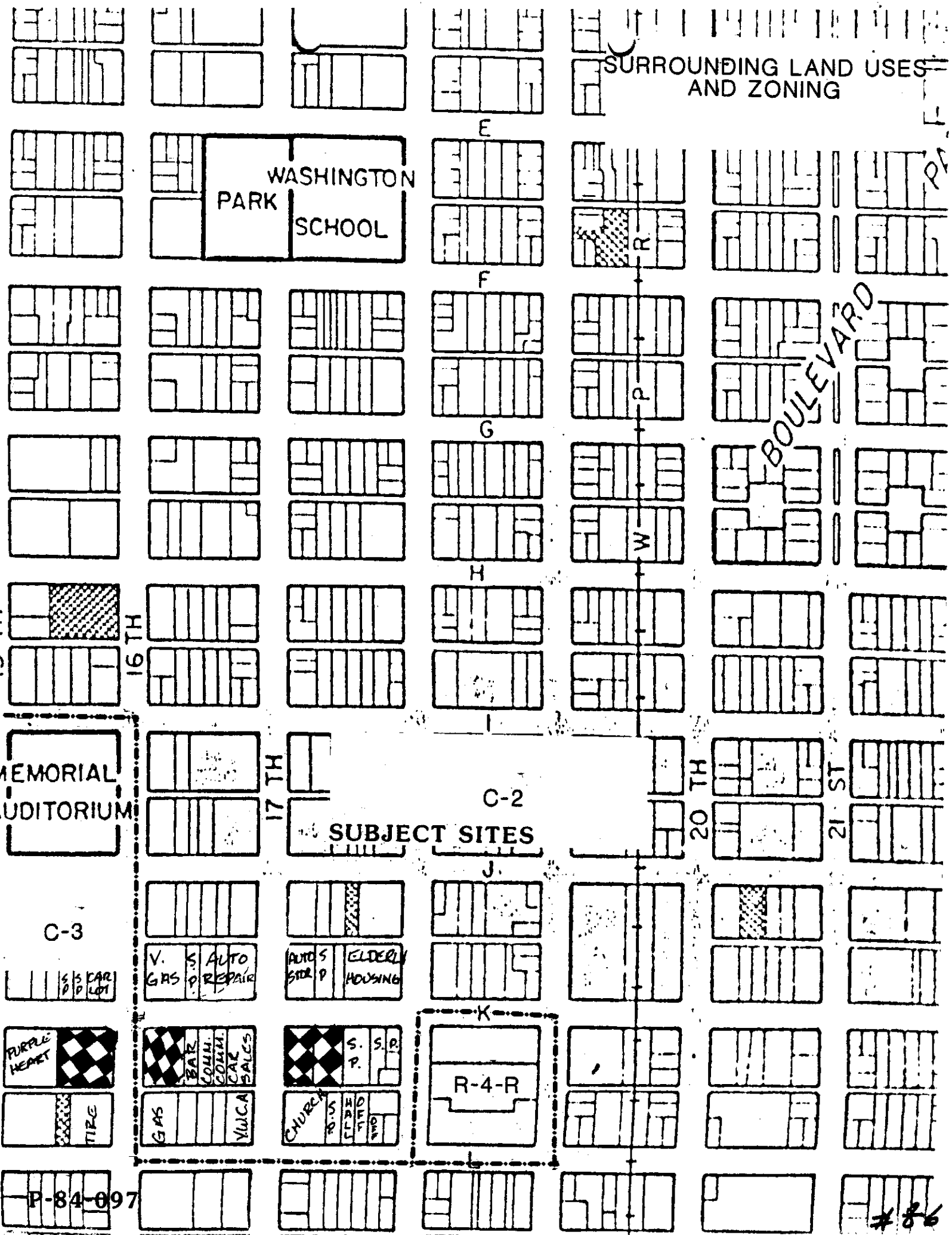
BOULEVARD

* 8/6

SURROUNDING LAND USES AND ZONING

WASHINGTON
PARK
SCHOOL

BOULEVARD





**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



April 9, 1984

APR 11 1984
RECEIVED

Mr. Marty Van Duyn
Planning Director
927 10th Street, Suite 300
Sacramento, CA 95814

SUBJECT: Proposed Office Building by RJB Company, 17th and K Streets

Dear Marty:

We are in receipt of plans and applications for a special permit and variance to develop a 163,000 square foot office building at the southwest corner of 17th and K Streets, and a 369 space parking structure at the southwest corner of 16th and K Streets, in a C-2 zone. According to Section 3.C.10 of the City Zoning Ordinance, a special permit is required for any building which exceeds 75,000 square feet and which exceeds 45 feet in the C-2 zone. Under the provisions for granting a special permit, Section 15.A.1, "A special permit shall be granted upon sound principles of land use." Further, Section 15.A.3 requires that the "special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located."

The property is located in Redevelopment Project No. 8. The Uptown Redevelopment Project Plan, Section II, "Land Use Plan", indicates a General Commercial Designation for the area bounded by 16th-18th-I-L Streets. Section II.B.2 indicates that General Commercial land use designations should include zones C-2, R-O and OB. These zones generally limit the intensity and the height of projects to 45 feet in the C-2 zone, 35 feet in the R-O zone and 35 feet in the OB zone.

The Central City Plan, Section 4C, identifies the area also as General Commercial. Further, the Plan states the objective of the zone is to "...further consolidate high-intensity developments and to eliminate areas where high density commercial office development would not be appropriate...".

Redevelopment Agency Resolution No. 83-084, passed by the City Council on November 22, 1983, directed the consultant to proceed with Phase II of the Downtown Redevelopment Plan Update. The Resolution included provisions which directed the consultant to "...investigate feasibility of housing development in a medium to high density neighborhood in the northeast area of downtown between 16th and 18th Streets." Further, Section 15 directed the consultant to "...develop a draft Redevelopment Plan reflecting the restriction of additional office buildings to the core of the Central Business District concentrated around the K Mall retail core from approximately 6th to 16th Streets and I to L Streets." The purpose of the concentration of new office buildings is to provide new developments which are better served by transit and which establish

MAILING ADDRESS: P.O. BOX 1854, Sacramento, CA 95809
OFFICE LOCATION: 630 I Street, Sacramento, CA 95814 (916) 444-9210

P-84-097

APRIL 26, 1984

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Van Duyn
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April 9, 1984

er economics with regard to retail and related commercial developments.
s district within the core of the Central Business District will at the same
protect residential areas.

Sacramento Housing and Redevelopment Commission, the City Council, the
amento City Planning Commission, the Design Review and Preservation Board
he Downtown Redevelopment Citizens' Advisory Committee have all expressed
eed for additional market rate housing development close to the Central
ess District. According to the Phase I report submitted by the Downtown
elopment Consultant, the area between 16th and 18th Streets is one of the
reas still available for new housing development close enough to the Cen-
usiness District to have a positive economic and socio-economic impact.

posed office project is in direct conflict with the intent of Redevelop-
ency Resolution No. 83-084. According to Phase I of the Downtown Rede-
nt Plan Update the project represents an intrusion into a potential
ted residential area; and is outside the immediate core of the Central
s District where additional major office development is to occur in the
The approval of this project would be precedent setting with regard to
n-residential project applications in the 16th-18th Street area. Cur-
there are no large scale office buildings in the subject area. The
uilding of relative scale is the Agency elderly housing project at 1725 K
et. It should also be noted that there are other adequate sites available
for office building development within areas which are already developed with
office uses; zoned C-3; and designated for such uses in accordance with Phase I
of the Downtown Redevelopment Plan Update.

Unfortunately, this is one of these situations where there is a specific pro-
ject proposal inconsistent with the preliminary plan direction prior to adop-
tion of the Redevelopment Plan. As of now, there is not adopted specific
Redevelopment Plan which designates the area between 16th and 18th Streets
specifically for housing and sets forth an implementation strategy for achiev-
ing such housing development. Therefore, it does not appear there is any
alternative to processing the subject project proposal for review and possible
approval subject to the appropriate conditions. These conditions should
include development of ground floor commercial space in the proposed parking
structure on 16th Street and assurances for compatibility both with the exist-
ing neighborhood and projected uses in accordance with Phase I of the Downtown
Redevelopment Plan Update.

Please contact me should you have any questions or desire us to provide addi-
tional input on this project proposal.

Sincerely,

B. Edgar

WILLIAM H. EDGAR
Executive Director

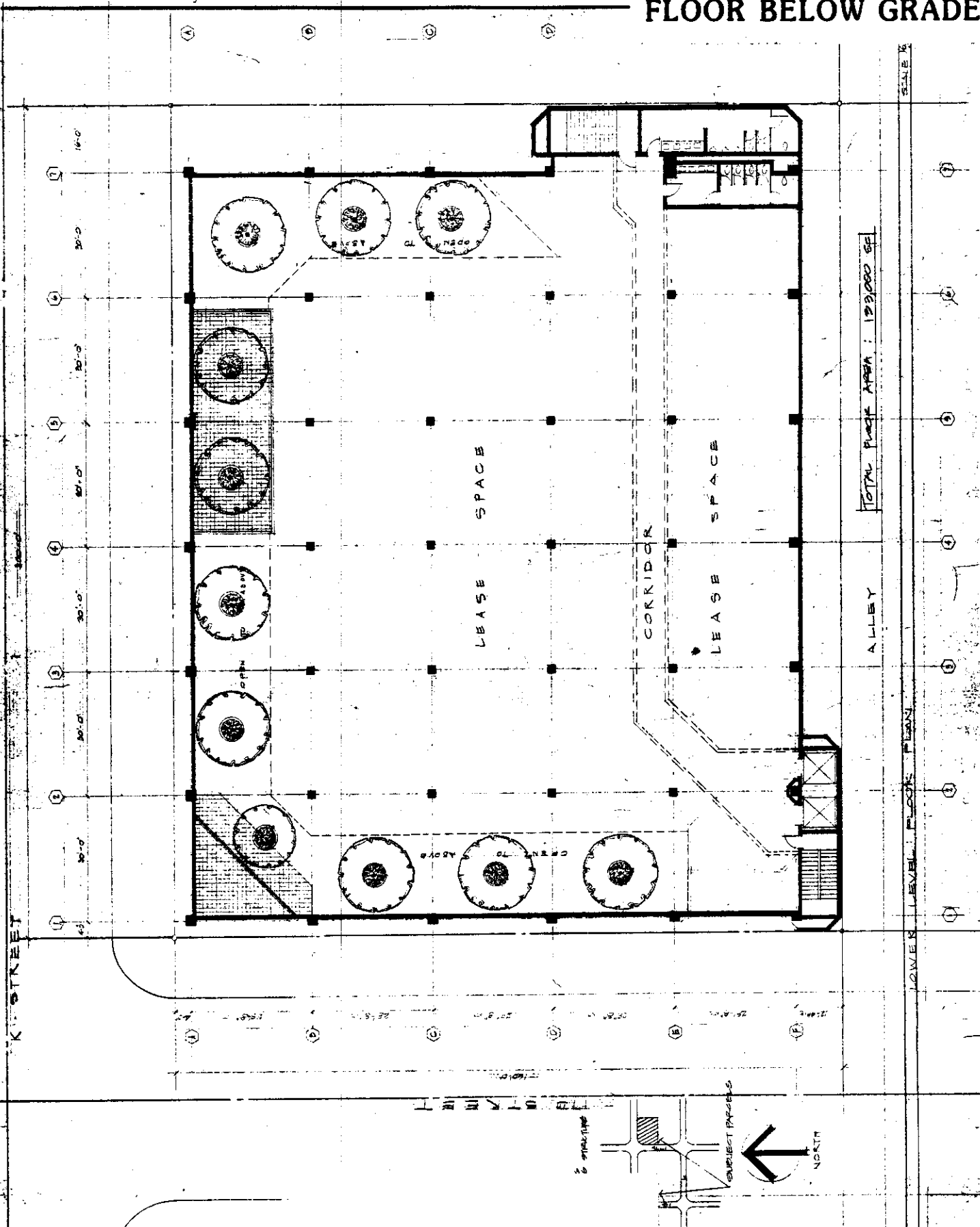
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RJB PRODUCTIONS
ARCHITECTS
 OFFICE BUILDING
 SACRAMENTO
 CALIFORNIA

OFFICE BUILDING

FLOOR BELOW GRADE



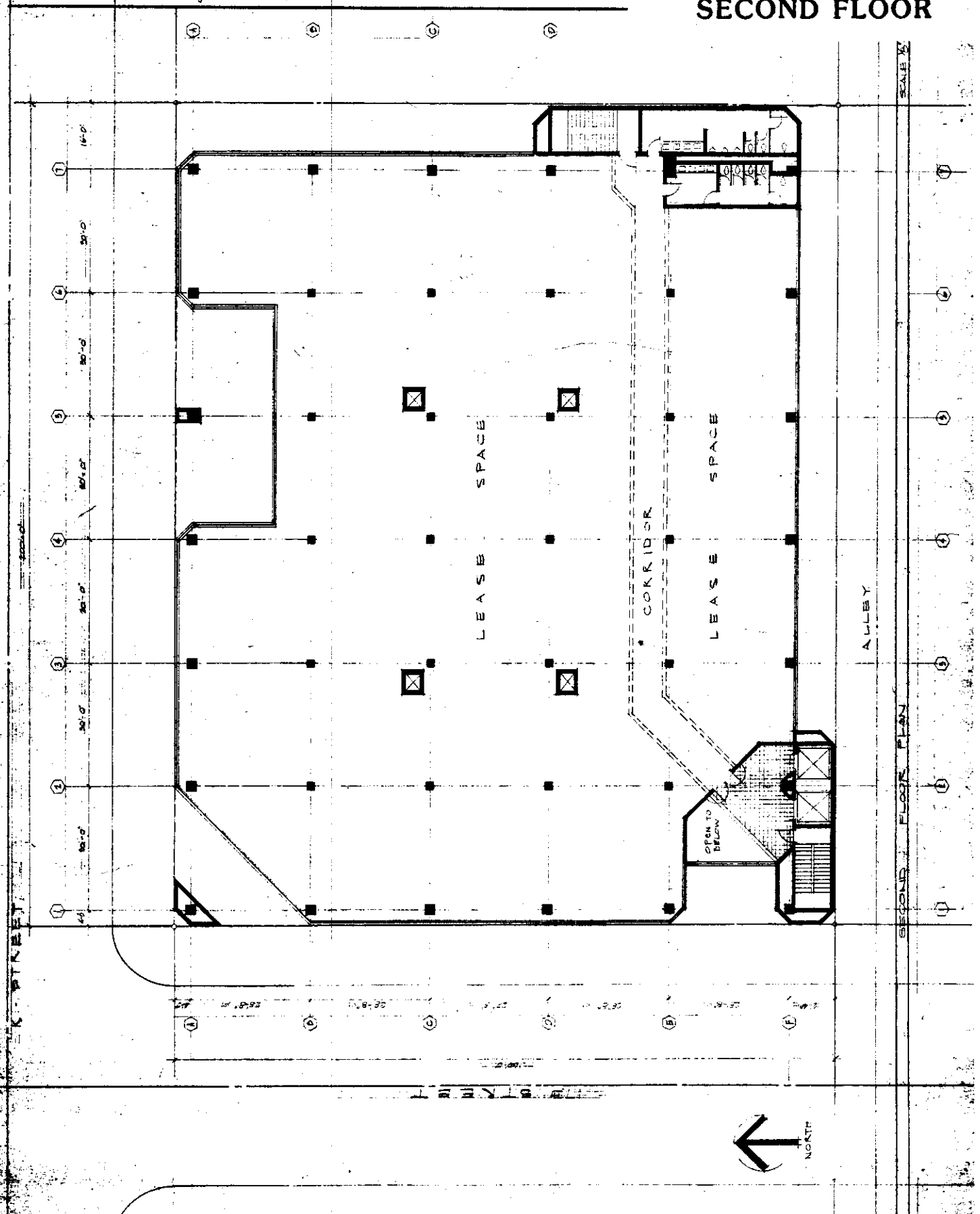
TOTAL PLOTTED AREA: 123,000 SF

LOWER LEVEL FLOOR PLAN



PROJ 172
 OFFICE BUILDING
 SACRAMENTO, CALIFORNIA

OFFICE BUILDING SECOND FLOOR



APRIL 26, 1984

P-84-097

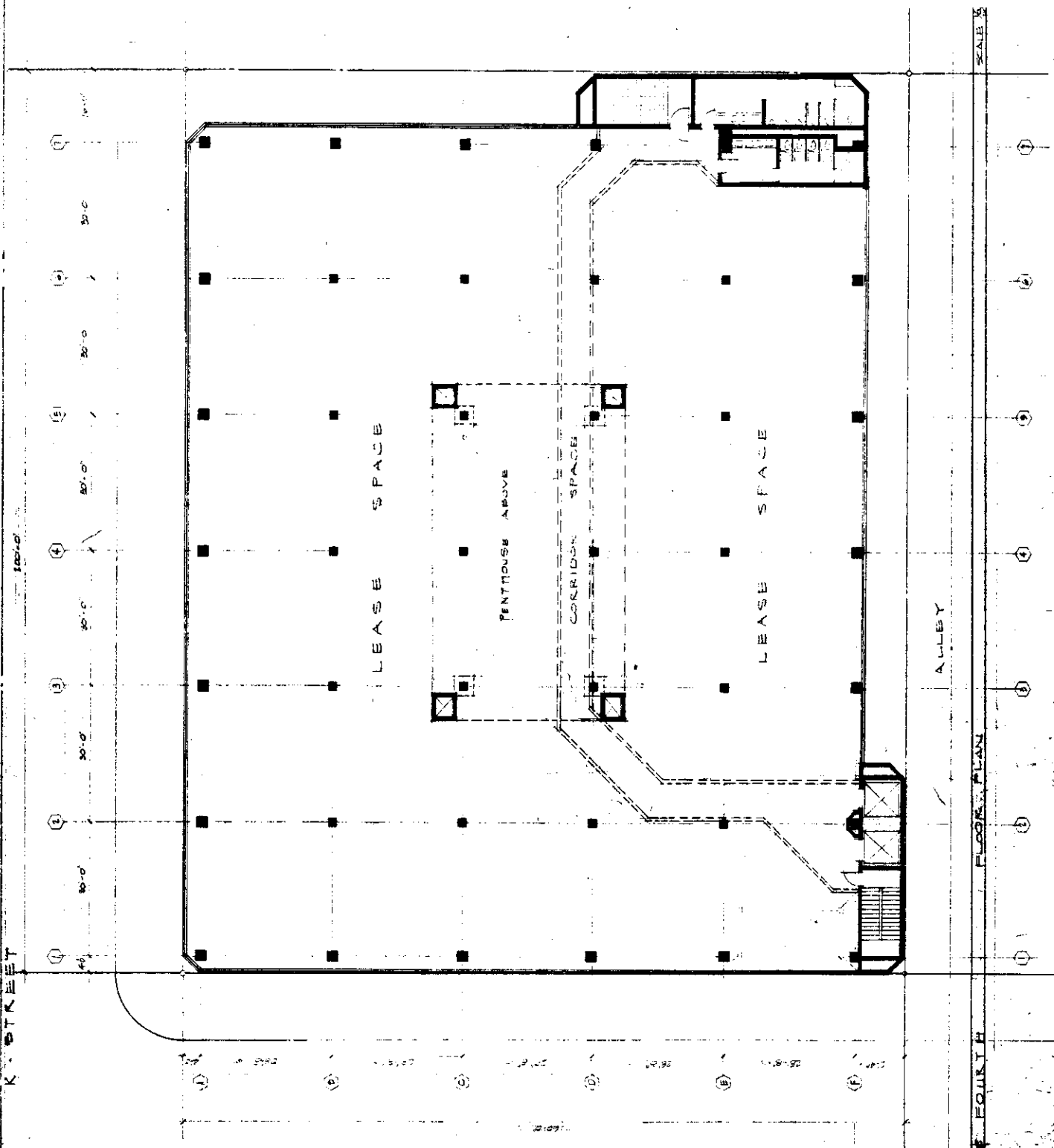
6/1/84



PROJECT
17th
 OFFICE BUILDING
 SAKAYAMA
 CALIFORNIA

OFFICE BUILDING

THIRD AND FOURTH FLOORS



SCALE 1/8" = 1'-0"

FLOOR PLAN

THIRD & FOURTH



P-84-097

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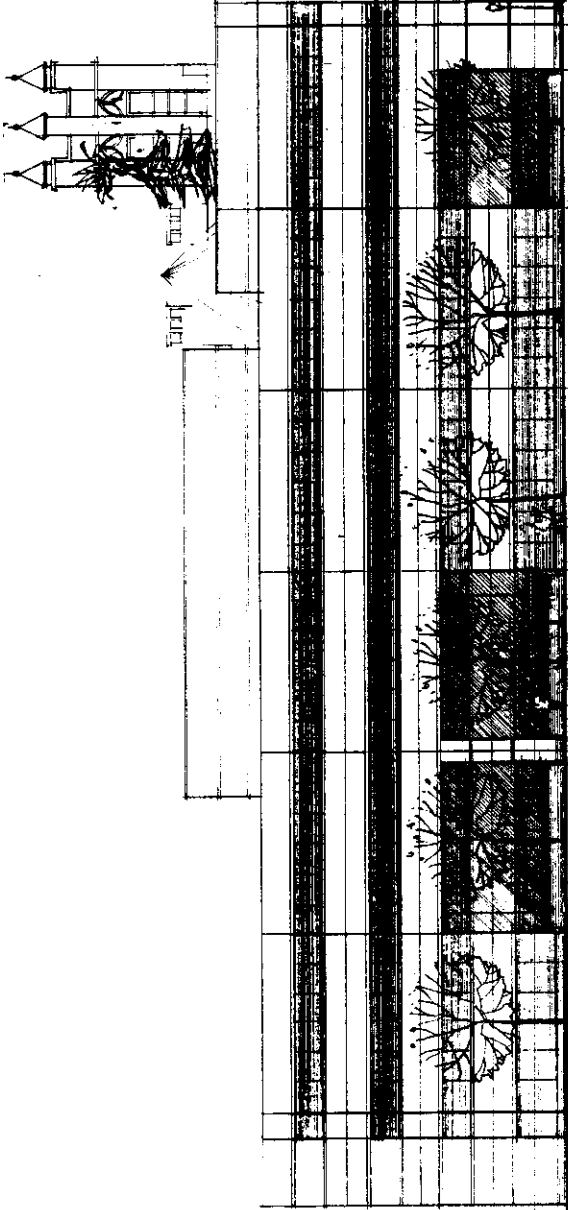
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PROJECT
 OFFICE BUILDING
 SACRAMENTO
 CALIFORNIA

OFFICE BUILDING

OUTSIDE ELEVATIONS

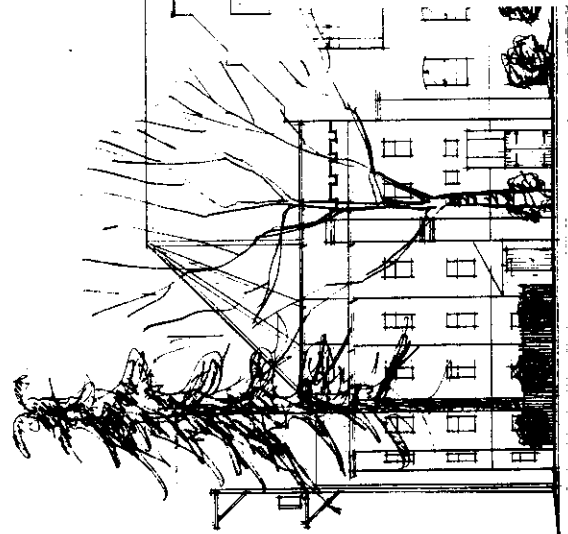


SCALE: 1/4" = 1'-0"

NORTH ELEVATION K STREET

NORTH ELEVATION K STREET

APRIL 26, 1984



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

WEST ELEVATION ITHA STREET

WEST ELEVATION ITHA STREET

P-84-097

486



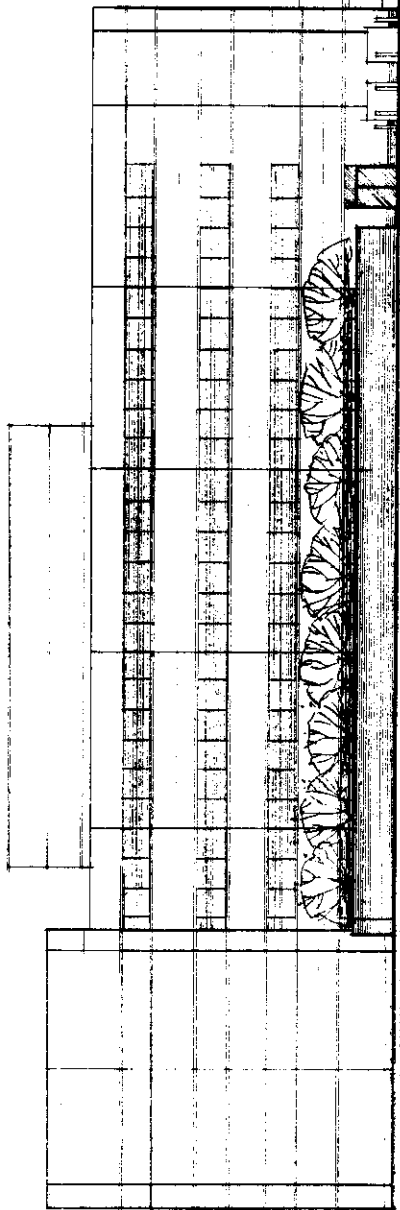
PROJ
STARK
 OFFICE BUILDING
 SAKAMIBRO
 SAKAMIBRO

OFFICE BUILDING

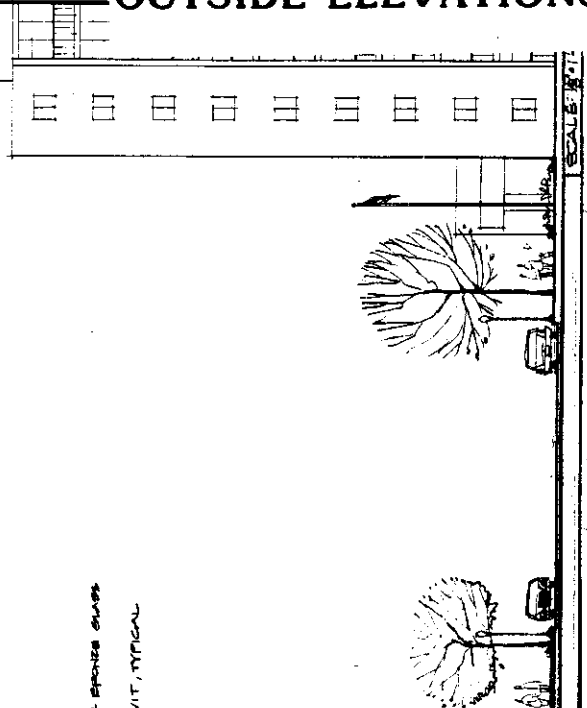
OUTSIDE ELEVATIONS

SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION

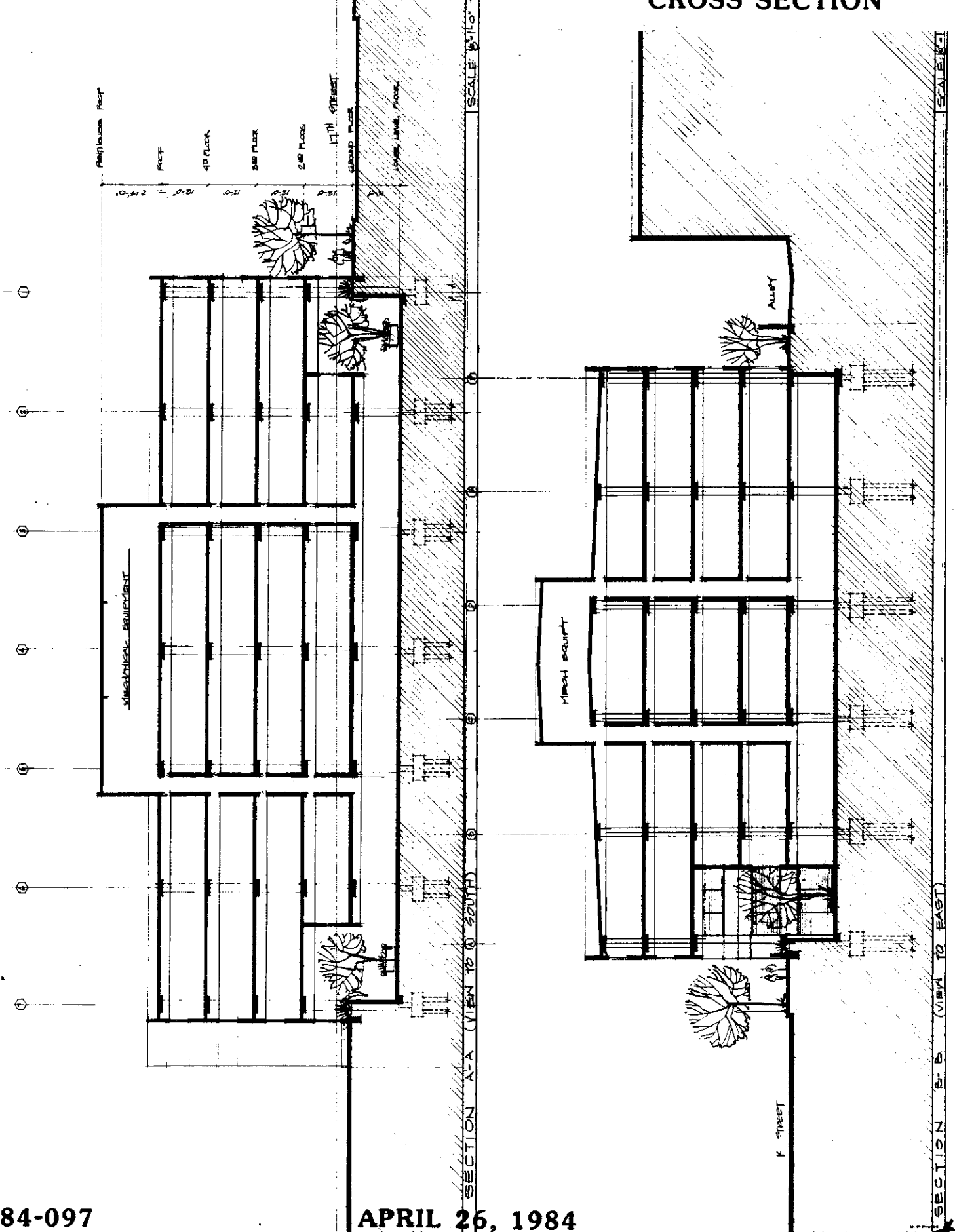
SOFT SPACES OVER
 PERMIT, TYPICAL



FRUIT
OFFICE BUILDING
 SACRAMENTO, CALIFORNIA

OFFICE BUILDING

CROSS SECTION



P-84-097

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890

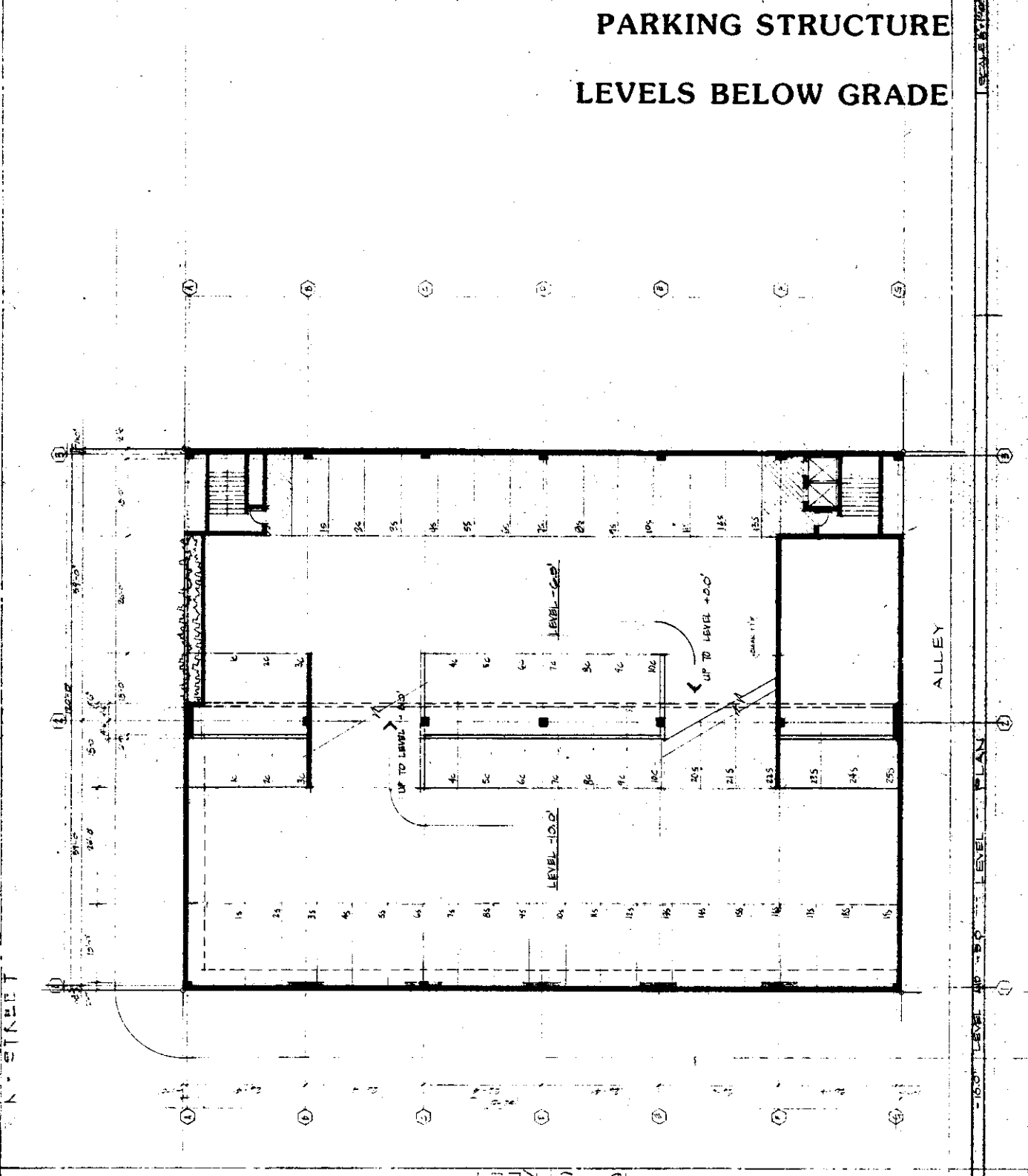


1022 E
 ENGINEERS
 1022 E. 10th Street
 Suite 100, Tulsa, OK 74104

SCHEME 111
 DATE: 3-4-84
 DRAWN BY: JJC
 CHECKED BY: JJC
 SCALE: 1/4" = 1'-0"

8

PARKING STRUCTURE LEVELS BELOW GRADE



N-STREET

FOR ORIENT



P-84-097

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6
18



RJB
PROJECT

163
FARMHOUSE
ATTACHMENT

9 CONVENTURE
SAN FRANCISCO

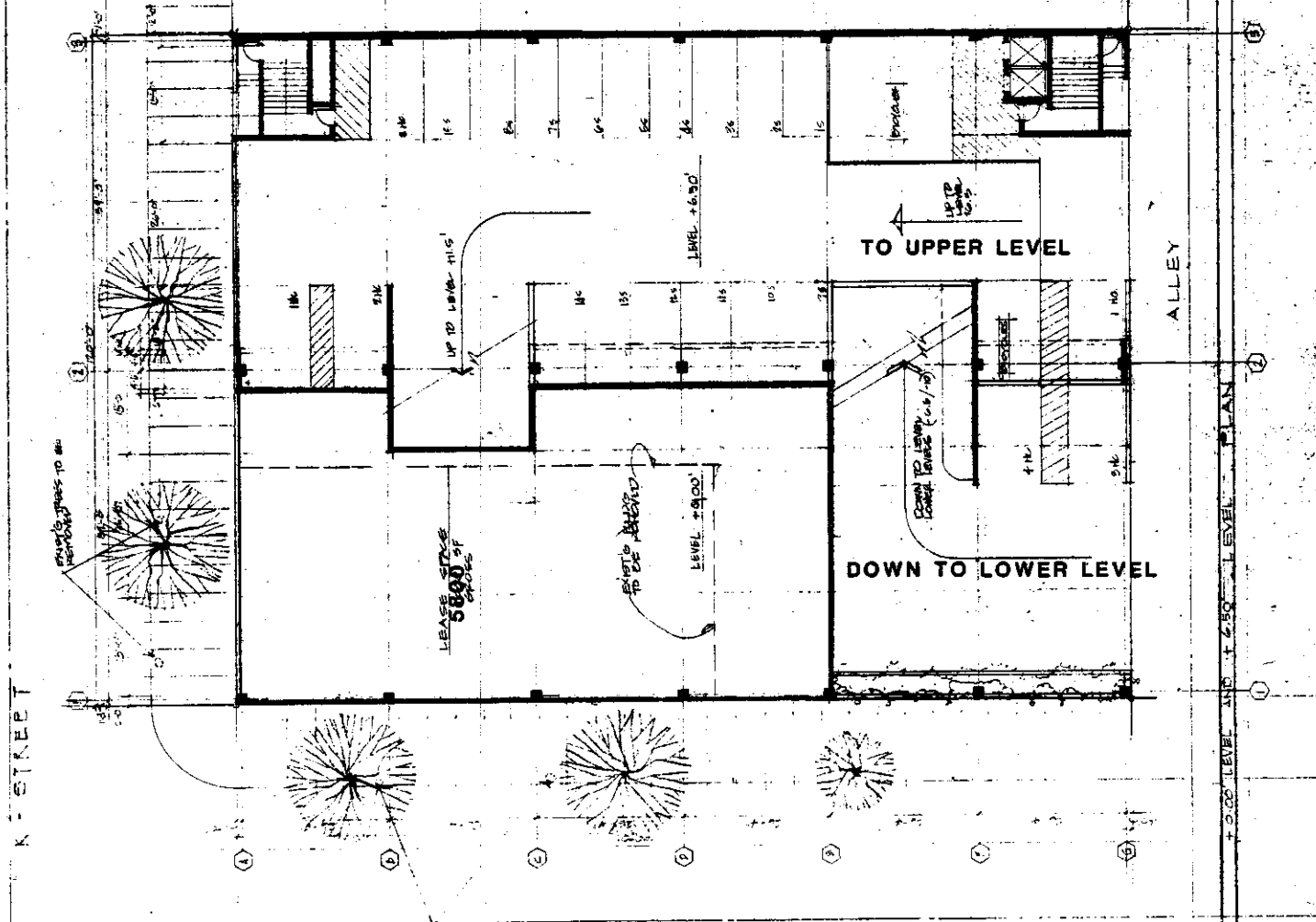
WORKING STRUCTURE GROUND FLOOR

COMMERCIAL LEASE SPACE

OFFICE CALCULATIONS
 OFFICE SPACE 19,000 SF
 COMMERCIAL OFFICE 5,000 SF
 TOTAL 24,000 SF
 HEAD 19,000 + 400 = 19,400 STALLS
 PARKING @ EXISTING STRUCTURE 200 STALLS
 TOTAL REQUIRED @ NEW STRUCTURE: 200

PARKING SPACES	TOTAL IN STRUCTURE		TOTAL
	STANDARD	HANDICAP	
LEVEL -10.0'	25	0	25
LEVEL -0.5'	0	3	3
LEVEL +0.0'	0	0	0
LEVEL +6.5'	19	0	19
LEVEL +11.5'	25	7	32
LEVEL +16.5'	19	7	26
LEVEL +21.5'	25	7	32
LEVEL +26.5'	19	7	26
LEVEL +31.5'	19	7	26
LEVEL +36.5'	19	7	26
LEVEL +41.5'	25	7	32
LEVEL +46.5'	DELETED	DELETED	
LEVEL +51.5'	DELETED	DELETED	
TOTALS	211	61	272

GROSS AREA PER TIER 80'x100' = 9,000 SF
 TOTAL NO. OF LEVELS 11 (9,000 x 10,000 SF)



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EXISTING PARKING SPACES AVAILABLE @ SPACES AVAILABLE

P-84-097

87
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PROJECT

162K
PARKING
STRUCTURE
SACRAMENTO
CALIFORNIA

SCHEMATIC

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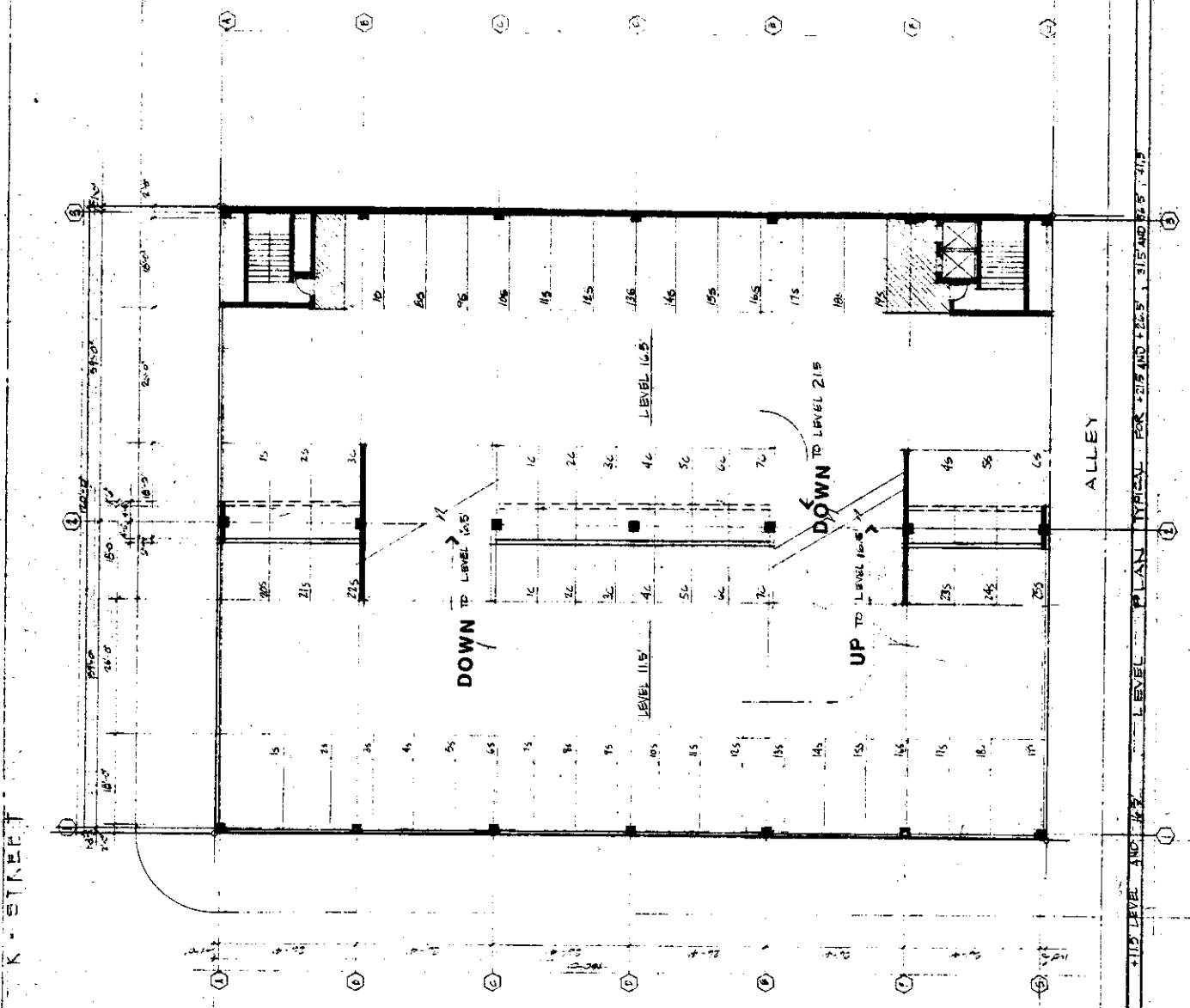
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BY

CHK

10

PARKING STRUCTURE TYPICAL UPPER TIERS



P-84-097

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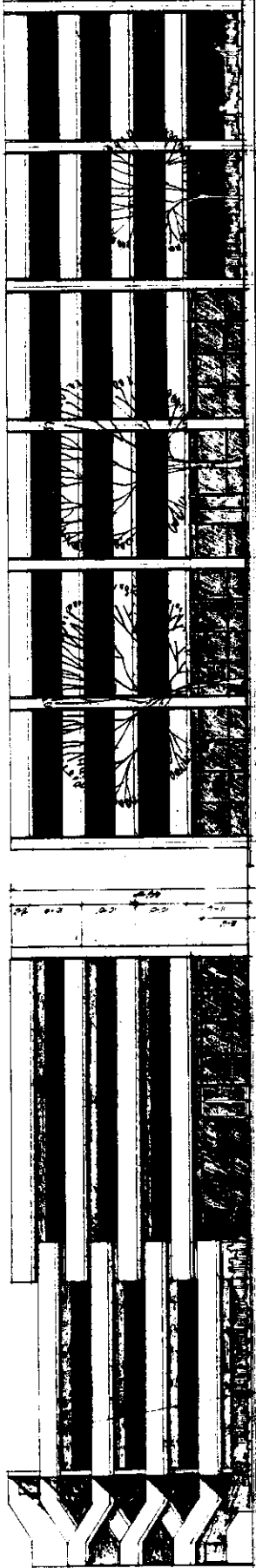
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18



RJB
PROJECT

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PARKING
STRUCTURE
SACRAMENTO
CALIFORNIA

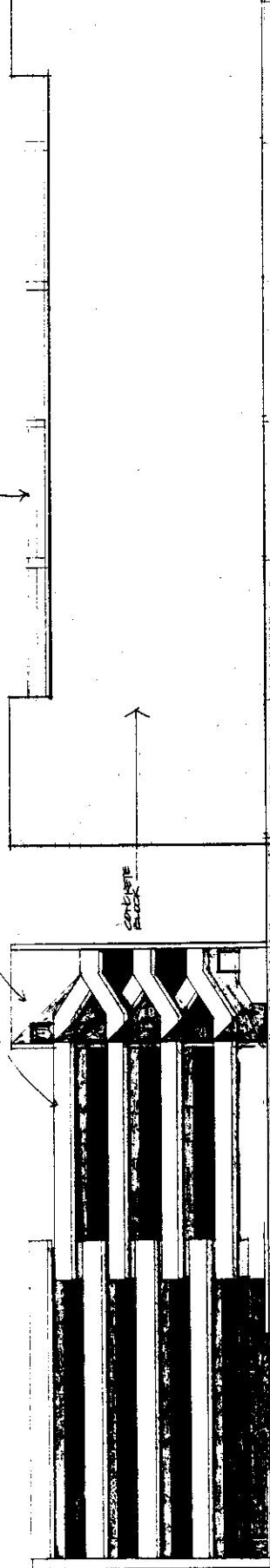
PARKING STRUCTURE OUTSIDE ELEVATIONS



NORTH ELEVATION

WEST ELEVATION

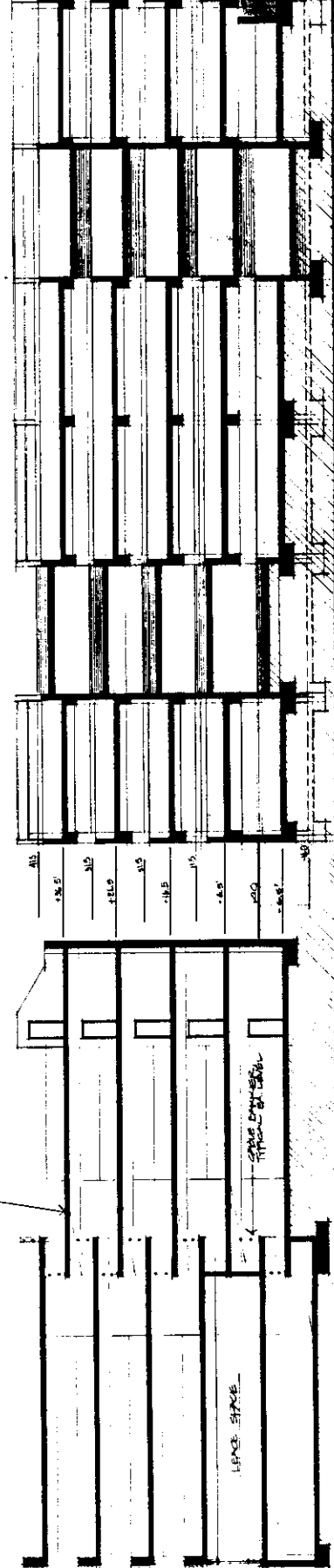
SCALE 1/4"=1'-0"



SOUTH ELEVATION

EAST ELEVATION

SCALE 1/4"=1'-0"



SECTION A-A

SECTION P-P

SCALE 1/4"=1'-0"

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