

# CITY PLANNING COMMISSION

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

APPLICANT	Dean F. Unger, 700 Alhambra Blvd., Sacramento, CA 95816		
OWNER	RJB III Company, 2856 Arden Way, Suite 210, Sacramento, CA 95825		
PLANS BY	Dean Unger, 700 Alhambra Blvd., Sacramento, CA 95816		
FILING DATE	1-21-83	50 DAY CPC ACTION DATE	REPORT BY: JP:lao
NEGATIVE DEC.	1-14-83	EIR	ASSESSOR'S PCL. NO. 006-122-3 & 11

- APPLICATION:
1. Negative Declaration
  2. Special Permit to modify existing Special Permit P82-110 to allow one-story addition to previously approved 2.5-story parking structure
  3. Variance to increase the maximum parking ratio of one space per 500 square feet to one space per 415 square feet

LOCATION: 1550 K Street

PROPOSAL: The applicant is requesting the necessary entitlements to add an additional story to a previously approved 2.5-story parking structure. The additional story would increase the number of parking spaces from 225 to 310.

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District  
1980 Central City Community Plan Designation: Multi-Use

Existing Zoning of Site: C-3  
Existing Land Use of Site: Previously approved parking structure under construction

Surrounding Land Use and Zoning:  
North: Car dealer; C-3  
South: Offices; C-3  
East: Restaurant, Vacant; C-3  
West: Offices; C-3

Parking Required: 213 spaces  
Parking Provided: 310 spaces  
Parking Ratio Required: 1 per 600 sq. ft. minimum  
1 per 500 sq. ft. maximum  
Parking Ratio Provided: 1 per 415 sq. ft.  
Property Dimensions: 160' x 200'  
Property Area: 32,360 sq. ft.  
Height of Building: 46' maximum  
Square Footage of Building: 85,470 sq. ft.  
Exterior Building Colors: Greyed yellow beige to match office building and bronze painted railing  
Exterior Building Materials: Dash coat plaster and concrete block

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BACKGROUND INFORMATION: On January 12, 1982 the City Council, upon recommendation of approval from both the Planning Commission and Architectural Review Board, approved a Special Permit for the subject site (P-9527). At that time, the office building was to be twelve stories in height and the parking structure four and one-half stories in height. This Special Permit was subsequently modified by the applicant to reduce the number of stories of the office building to six stories (148,650 square feet), and the parking garage to two stories and 222 parking spaces. The Commission approved this modification to the Special Permit on May 27, 1982 (P82-110).

Due to the demand for additional parking spaces on the part of potential and pre-leased tenants of the office building, the applicant is now requesting a Special Permit to modify the existing Special Permit to add an additional floor to the parking structure. The completed garage as proposed by the applicant, would have a total square footage of 85,470 and 310 parking spaces. The square footage of the office building would remain the same. A Variance is also requested to exceed the maximum number of parking spaces allowed (in this case, 257) in the C-3 zone (Ratio of 1:500 square feet).

STAFF EVALUATION: Staff has the following comments concerning this application:

1. The applicant is requesting a Variance to increase the maximum parking ratio to one space per 415 square feet due to the anticipated demand for additional parking spaces by tenants of the 1515 K Street office building. The applicant states that at this time, approximately three-fourths of the office building has been pre-leased to the State of California. Their contract with the applicant guarantees the State a minimum of 186 parking spaces. The applicant feels that the remaining 36 parking spaces approved under Special Permit P82-110 does not provide adequate parking for the tenants that will occupy the other one-fourth of the building. The applicant also anticipates that the State will request additional parking for their personnel.
2. Staff has reviewed the submitted plans, inspected the subject site and is supportive of the applicant's request. Previous concerns of the Planning Commission and City Council of the parking structure's impact were resolved by using setbacks and increased landscaping. The proposed one-story addition does not modify the setbacks and landscaping as described in previously approved Special Permit P82-110. Staff feels that the one-story addition will relieve the demand for parking generated by the construction of the 1515 K Street office building.
3. The proposed site plans were reviewed by City Engineering and City Traffic Engineering. They had no objections to the proposed addition.
4. The Design Review/Preservation Board approved the proposed project at their February 16, 1983 meeting subject to the following conditions:
  - a. No permit be issued for the expanded project until a new Special Permit has been approved by the City Planning Commission;
  - b. All interior ceilings to be painted white;
  - c. Class II or Class III bike racks for a minimum of six bikes to be provided in the office plaza area;

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- d. The exterior color of the parking structure to match the color of the office building. Any proposed differentiation to go before the Design Review Board for approval.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Variance based upon Findings of Fact which follow.

Conditions - Special Permit

- a. The proposed office building and garage structure will be developed concurrently. No final occupancy permits shall be issued until the parking garage is completed.
- b. The applicant shall provide a minimum of 22 bicycle parking spaces.
- c. Subject to conditions of the Design Review/Preservation Board as noted in staff evaluation.

Findings of Fact

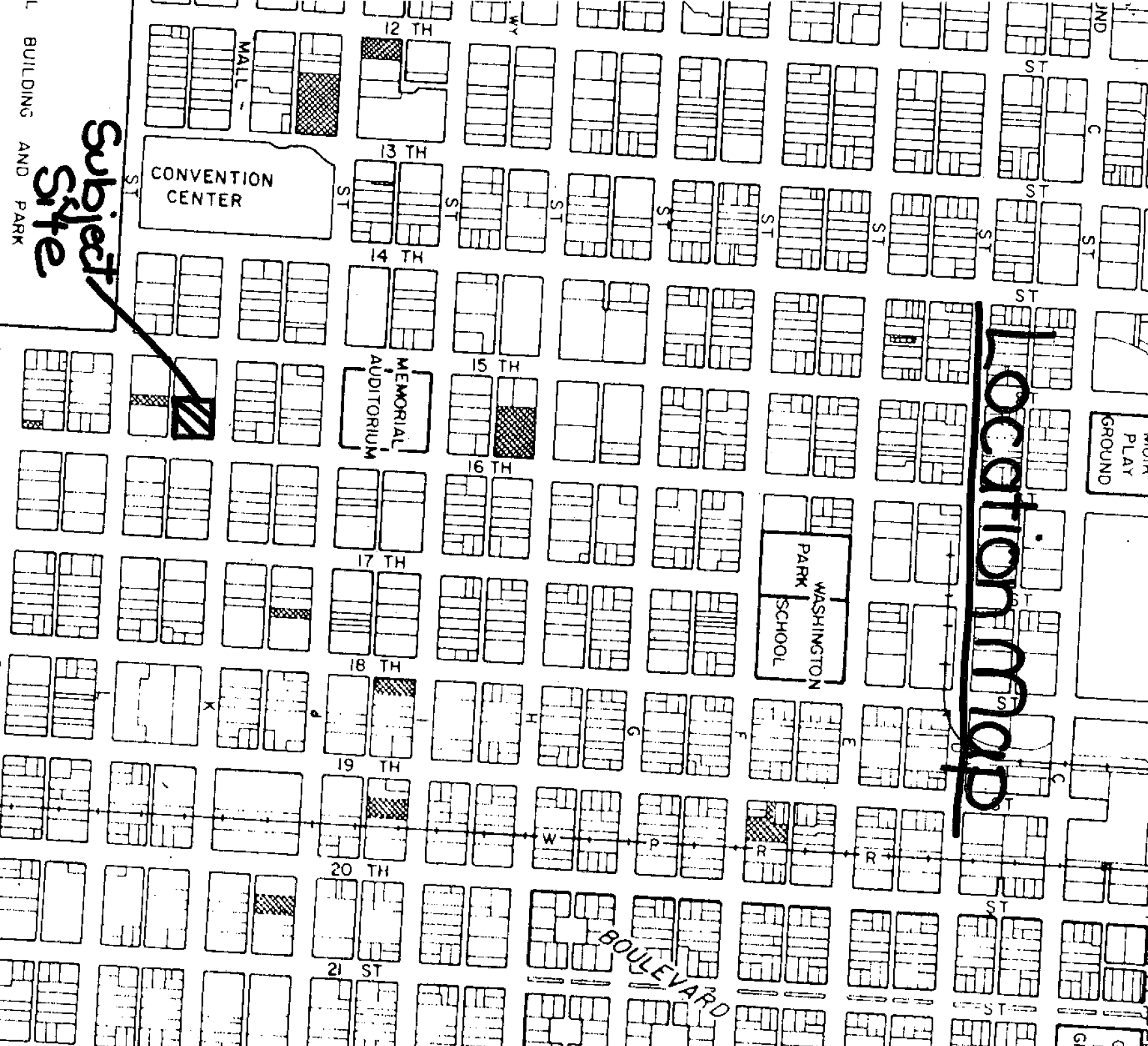
- a. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - 1) the proposed parking garage will provide parking for the proposed office use;
  - 2) the proposed parking spaces will be screened from public view.
- b. The Special Permit and Variance, as conditioned, will not be injurious to the general public nor surrounding properties in that:
  - 1) the landscaping and screening material of the parking area will improve the appearance of the streetscape;
  - 2) the parking garage will reduce on-street parking impact in the immediate area.
- c. The Variance is not a Use Variance in that parking is allowed in the C-3 zone.
- d. The proposal is consistent with the 1974 General Plan and the 1980 Central City Community Plan in that both plans designate the subject site as part of the Central Business District and office uses are permitted in this district.

e. The proposal is consistent with the goal of the Central City Plan to:

"Provide the opportunity for office development in appropriate areas of the Central City, placing emphasis for development in and around the Central Business District."

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# Location Map



Subject Site

BUILDING AND PARK

CONVENTION CENTER

MEMORIAL AUDITORIUM

WASHINGTON PARK SCHOOL

CAPITOL

CITY SCH ADMIN

MUIR PLAY GROUND

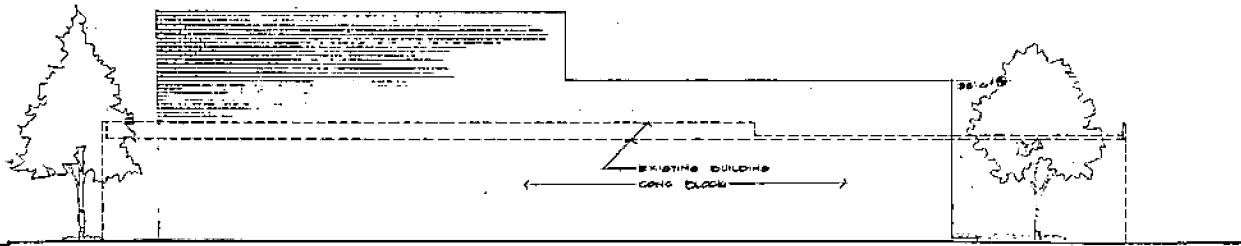
GF P GR

P83-033

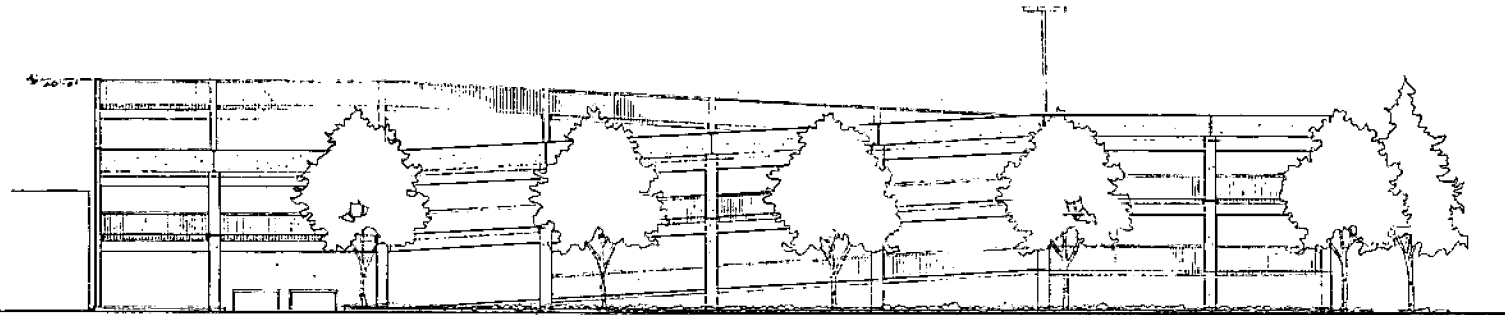
February 24, 1983

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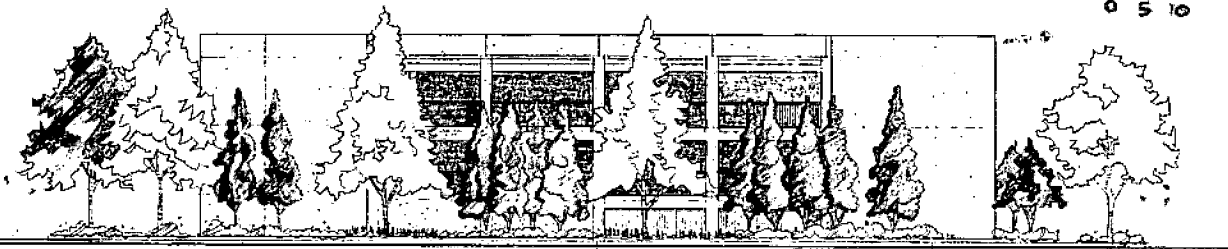
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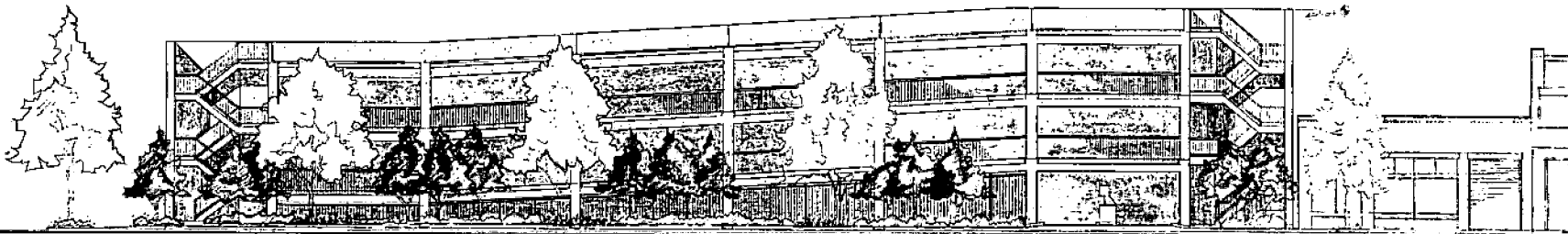
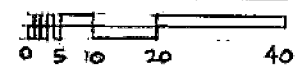
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - ALLEY  
SCALE: 1/8" = 1'-0"



EAST ELEVATION - 10TH STREET  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - K STREET  
SCALE: 1/8" = 1'-0"

P 83033  
 000420

DEAN E UNGER  
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RJB /  
INTERLAND

1550 K  
 SACRAMENTO, CALIFORNIA

revisions

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construction until signed  
by the Architect.

architect

Drawn by: BMD  
Checked by: R. BOYER  
Job no.: 24-02  
Date: JAN 05 82  
Drawing no.:

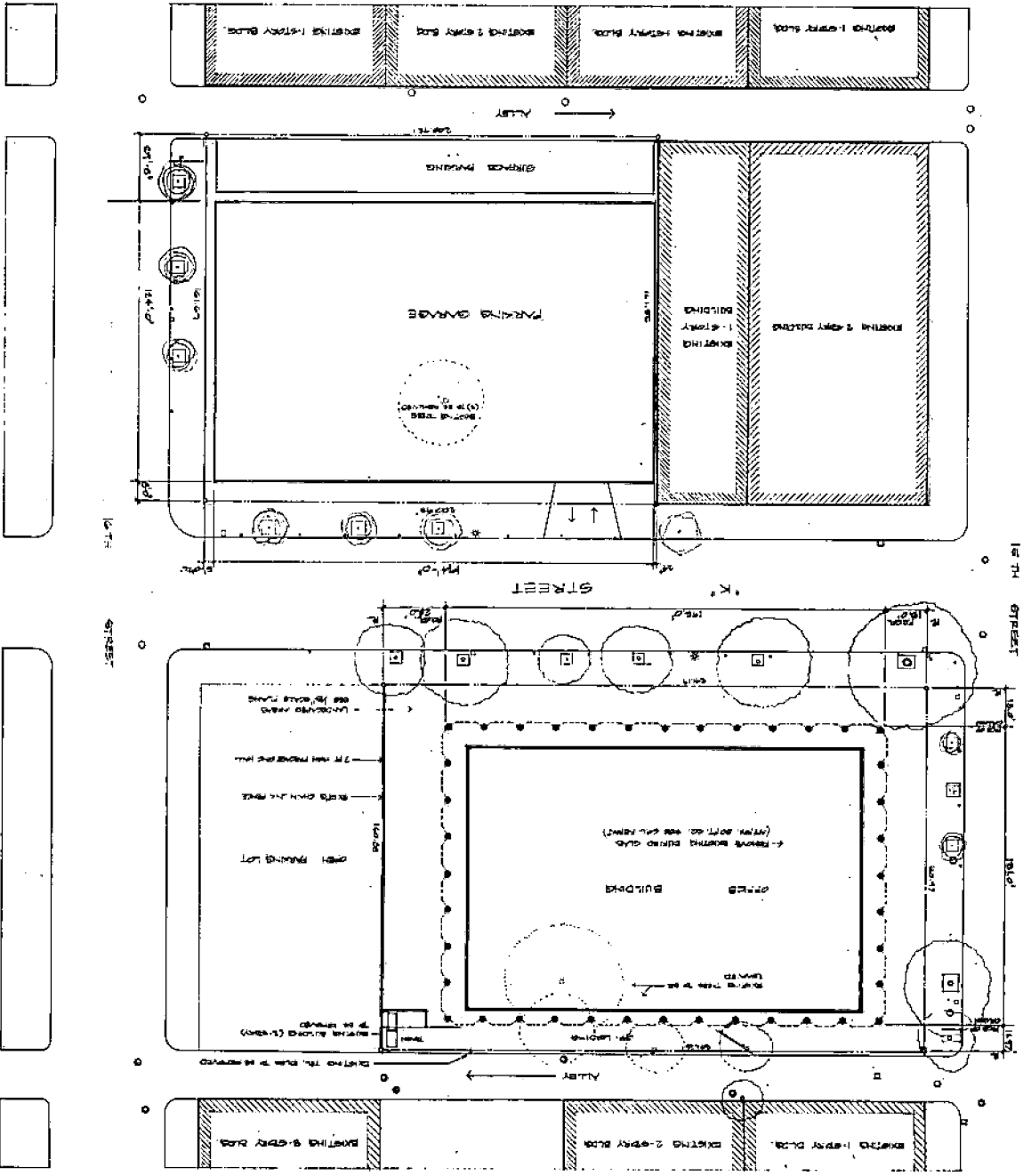
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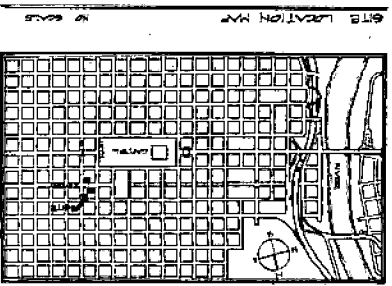


SITE PLAN  
SCALE: 1" = 20' - 0"



**PROJECT DATA**

OFFICE BUILDING:	78' 0" HIGH
EXISTING AREA:	14,600 SQ. FT.
SERVICE BUILDING:	500 SQ. FT.
TOTAL FLOOR:	29,007 SQ. FT.
SITE AREA:	50,000 SQ. FT.
PARKING GARAGE:	40 FEET HIGH MAX
EXISTING AREA:	85,470 SQ. FT.
PROPOSED AREA:	(INCL. EXISTING)
TOTAL FLOOR:	24,975 SQ. FT.
SITE AREA:	52,474 SQ. FT.
TRUCK CANALS:	510 CANALS
BICYCLE GARAGE:	90 BIKES
MAX. ROAD:	149,650 - 10,000
EST. TR. 214-0485	



**P 83033**

**1515 K**  
**000421**  
SACRAMENTO, CALIFORNIA

RJB  
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**T-1**

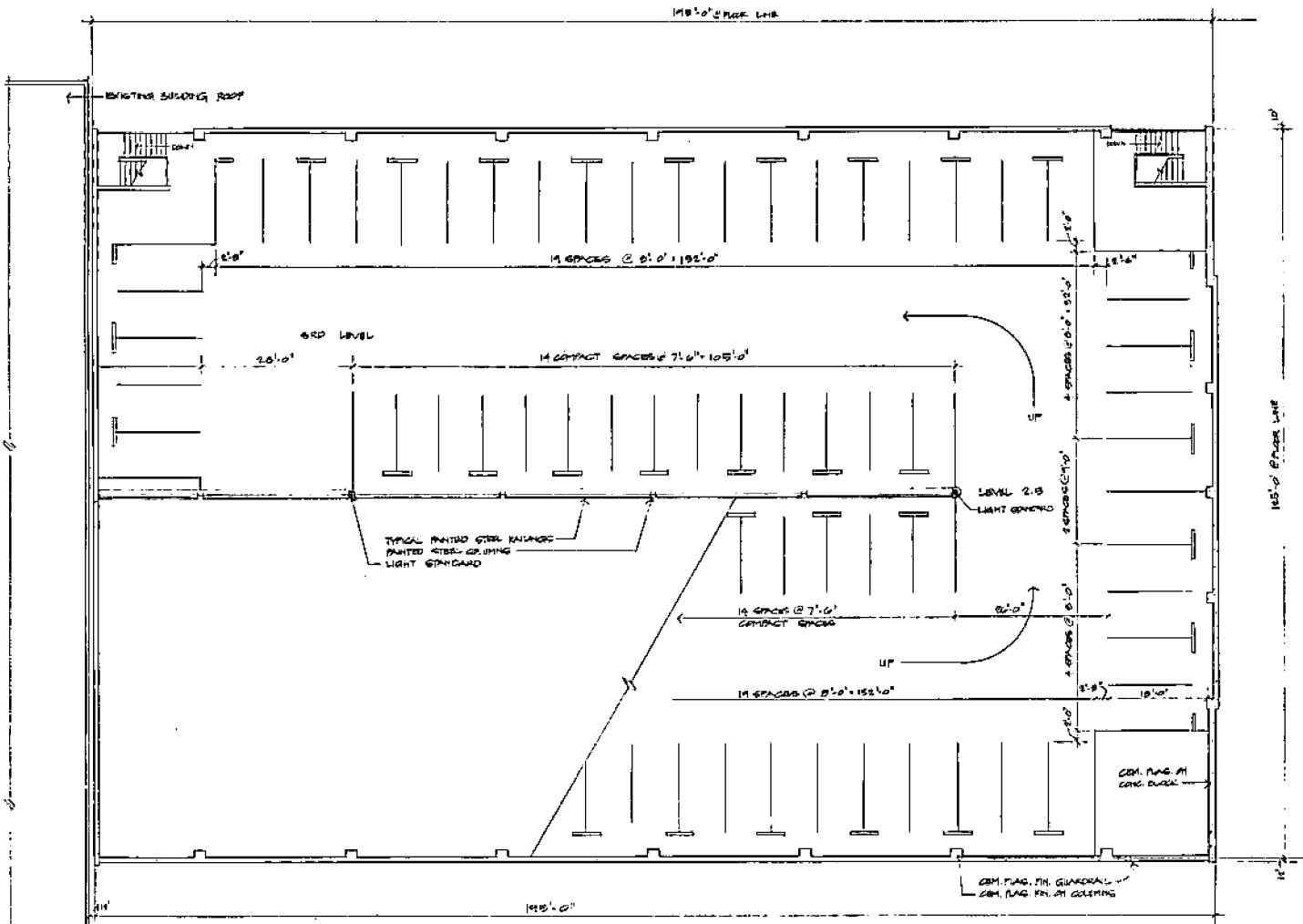
drawing no. 1-8-84  
date 11-8-83  
job no. 1515 K  
checked by J.M.W.  
drawn by M. JOYALIN  
RJB

architect  
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78' 0" HIGH  
14,600 SQ. FT.  
500 SQ. FT.  
29,007 SQ. FT.  
50,000 SQ. FT.  
40 FEET HIGH MAX  
85,470 SQ. FT.  
(INCL. EXISTING)

PROJECT DATA



**ROOF PLAN**

**PARKING TOTALS**

AIRSPACE PARKING AT ALLEY	41 CARS	INDICATED SPACES: 0 SPACES
GROUND FLOOR (INCL. DENVERED LEVEL)	74 CARS	CONTACT SPACES: 106 SPACES
TYPICAL FLOOR (2 @ 20 CARS EACH)	172 CARS	
ROOF LEVEL (14 LEVEL)	43 CARS	
TOTAL	310 CARS	

**P 83033** **000422**

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RJB / INTERLAND

**1550 K**  
 SACRAMENTO, CALIFORNIA

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architect

drawn by R. BOVICH

checked by

job no. 24-84

date 1-16-85

drawing no.

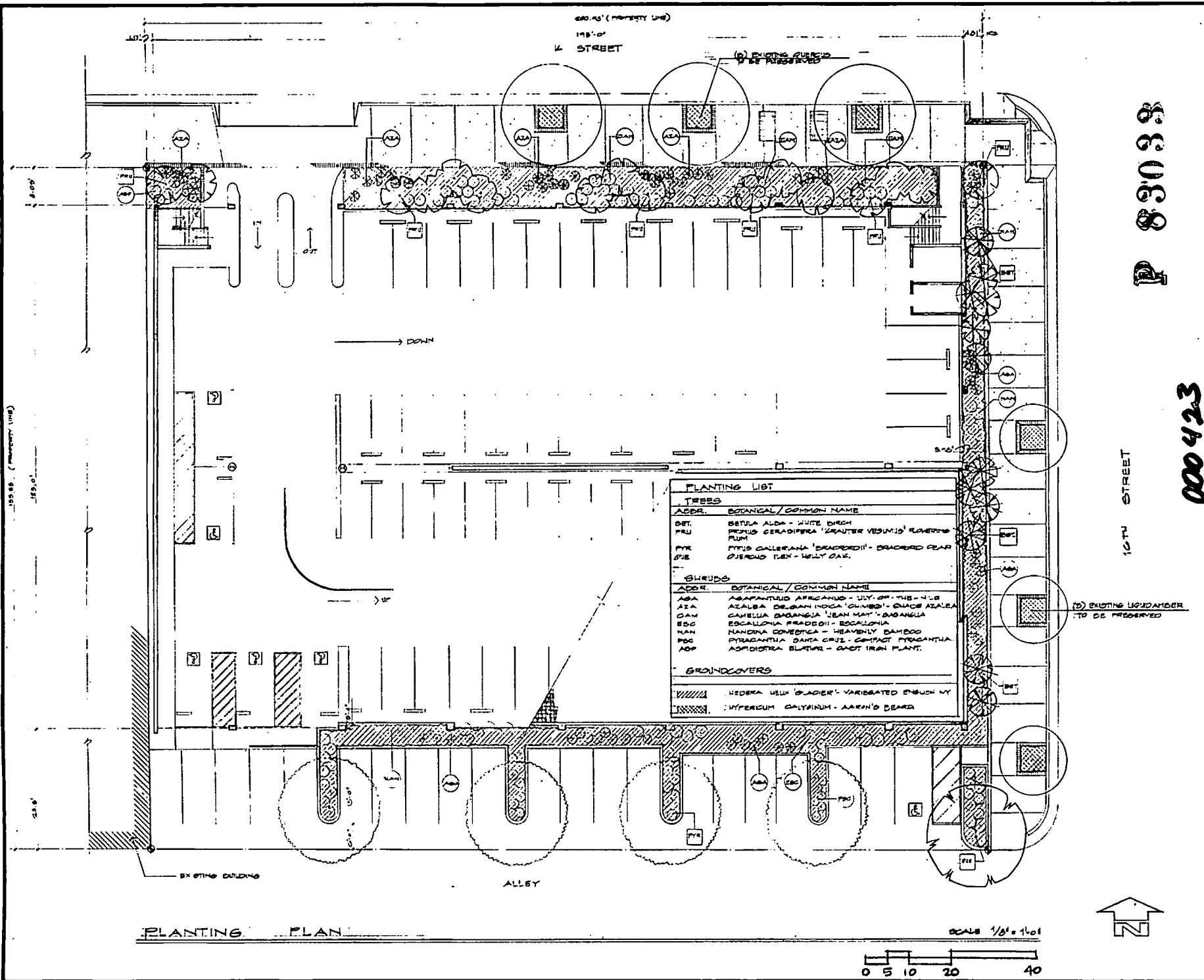
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of sheets





600.45' (PROPERTY LINE)  
118'-0"  
K STREET

83033

000423

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10TH STREET

**PLANTING LIST**

**TREES**

SYMBOL	BOTANICAL / COMMON NAME
BT	BETULA ALBA - WHITE BIRCH
FR	FRAXINUS OXYCARPA 'LEAFTER VESUNIO' - ELDERING PLUM
FR	FRAXINUS GALLERIANA 'BRACEDONII' - BRACEDON PEAR
QU	QUERCUS ILEX - HOLLY OAK

**SHRUBS**

SYMBOL	BOTANICAL / COMMON NAME
AGA	AGAPANTHUS AFRICANUS - LILY OF THE VALLEY
AZA	AZALEA DELSANTINOGIA 'GIMBO' - QUACK AZALEA
GAN	GAEULIDIA DORANGIA 'JEAN MAR' - DORANGIA
ESC	ESCALONIA FRAXINIFOLIA - ESCALONIA
HAN	HANDIA COMPTONIA - HEAVENLY BAMBOO
PGC	PIRACANTHA SANTA CRUZ - COMPACT PIRACANTHA
ADP	ASPIDOTRIS ELAEOCARPA - GOLF IRON PLANT

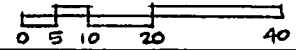
**GROUNDCOVERS**

HEB	HEBERA HELIX 'GLACIER' - VARIATED ENGLISH WY
HYE	HYPERICUM CALYCEUM - AARON'S BEARD

(S) EXISTING LIQUIDAMBER  
TO BE PRESERVED

PLANTING PLAN

SCALE 1/8" = 1'-0"



revisions

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architect

Drawn by: DJU  
Checked by: R. DORN  
Job no. 27-00  
date JAN 11, 08  
Drawing no.

A-1

sheet title

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