

P94-107

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

PAGE 1
December 9, 1993
ITEM # 18

P93-151 - Watkins Building - Extension of Time

- REQUEST:
- A. Extension of time for a Major Project Special Permit to construct a 6 story 150,000 square foot office building;
 - B. Extension of time for a Special Permit to exceed the maximum office area from 25% to 100%; and,
 - C. Extension of time for a Special Permit to reduce the required parking from 351 spaces to 262 spaces on 1.17± vacant acres in the Heavy Commercial (C-4) zone.

LOCATION: Between 11th and 12th, on the south side of Q Street
006-0276-001 through 008 and 022
Central City - R Street Corridor
Sacramento City Unified School District
Council District #4

APPLICANT:	The Spink Corporation, Lou Viani, 925-5550 2590 Venture Oaks Way, Sacramento CA 95833
OWNER:	The Watkins Company, 1610 Arden Way, Suite 102 Sacramento, CA 95815 488-0300
PLANS BY:	The Spink Corporation, Lou Viani, 925-5550 2590 Venture Oaks Way, Sacramento CA 95833
APPLICATION FILED:	October 8, 1993
STAFF CONTACT:	Donald C. Smith, 264-5381

SUMMARY/RECOMMENDATION:

The applicant is requesting an extension of time for three special permits which would allow the construction of a six story 150,000 square foot office building in the C-4 zone. At the time of the project's approval on October 10, 1991, there were significant issues pertaining to the building's height as proposed by the R Street Corridor Preferred Land Use Alternative. These issues have been resolved, largely with the commitment of the applicant to provide 25,600 sq.ft. of land which could lead to the construction of 36-60 housing units. There has been no opposition to the extension of time as proposed. Staff

recommends that the requested time extensions be granted with the revisions to the conditions in the areas of child care, transportation and housing. The applicant has reviewed the revised conditions and is not in opposition to them. These extensions are warranted as the difficult economic climate has not allowed the project to be pursued.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial and Warehouse
 Community Plan Designation: Heavy Commercial
 Existing Land Use of Site: One story office bldg. and surface parking
 Existing Zoning of Site: C-4
 Surrounding Land Use and Zoning:
 North: Child Care Center/ Surface Parking; C-2
 South: Office/ Industrial/ Residential; C-4
 East: Commercial/ Residential; R-O
 West: Commercial/ Multi-Family Residential; C-4

Setbacks:	Required	Provided
Front:	0'	10'
Side(St):	0'	0'
Side(Int):	0'	0'
Rear:	0'	0'

Property Dimensions:	160' X 320'
Property Area:	1.17± gross acres
Square Footage of Building:	150,000 square feet (office) 89,200 " " (parking) 4,560 " " (retail)
Height of Building:	74 feet, 6 stories
Exterior Building Materials:	Tile/ Masonry base, dryvit exterior
Parking Provided:	262 spaces
Parking Required:	351 spaces

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
* Design Review	Design Review Staff
Transportation Management Plan	Public Works, Transportation Division
Certificate of Compliance	Public Works, Development Services
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division
*Requires a public hearing.	

BACKGROUND INFORMATION:

The project entitlements were approved on October 10, 1991 (P88-237) with a two year time limit per the Zoning Ordinance. Since the project could not economically be initiated within the two year term, an extension of time is requested. The Ordinance allows only one additional year extension. If construction has not been initiated by the end of the final year, the permits will expire.

Along with the special permits, a lot line merger needed to merge the existing nine parcels on the site into one parcel was approved. The assessor's parcel books indicate that the lot line merger has not been recorded. There is no expiration date for the recordation of the lot line merger. However, to facilitate this project, the merger will need to be recorded prior to issuance of a building permit.

Conditions of approval were applied to the special permits and lot line merger by the Planning Commission on October 10, 1991 (Attachment A). These conditions have been reviewed and updated by staff for this time extension (see the attached Resolution). The primary areas of revision pertain to parking/ transportation, child care, housing and design review.

Parking/ Transportation

The Zoning Ordinance requires parking to be provided for the office portion of the building at a ratio of one space for every 450 sq.ft. (at 150,000 sq.ft. of office space, 333 spaces are required). Retail uses require additional parking at a ratio of one space for every 250 sq.ft. (at 4,560 sq.ft. of retail space, 18 spaces are required). Therefore, the total required parking would be 351 spaces. The applicant is providing 262 spaces. The reduced parking was supported by the Planning Commission with a condition that the developer prepare a Transportation Management Plan (TMP) with a 60% trip reduction component. This will be facilitated by the light rail station located one half block from the proposed building. Since the approval of the project, Section 6 of the Zoning Ordinance has been revised. New wording of the TMP condition which reflects the revised Section 6 is included. This wording is based on one overall trip reduction credit rather than the 35% trip reduction goal plus an additional 25% parking reduction commitment. The new wording states:

" The applicant shall develop a developer Transportation Management Plan (TMP) to meet a 60% trip reduction for the building. The TMP should be developed with the assistance of the City Transportation Coordinator. The TMP shall be submitted and approved by the Transportation Review Committee prior to the issuance of the building permit."

Child Care

Staff recommends a revision to the child care condition. The revision would identify a specific child care fee of \$.50 per square foot of office space. This rate is based on fees applied to other office buildings in the area, such as the 1201 K Street, 1325 J Street and 1300 I Street buildings. For this project the fee would be based on 150,000 sq.ft. of office space (\$.50 X 150,000 = \$75,000). The old wording did not provide a specific fee but, more generally refers to the application of a fee based on other projects in the area.

Housing

Several conditions requiring land area for housing were applied to the original application. Those conditions were:

Land area for housing shall be dedicated to the City as follows:

- a) Land area shall be a minimum of one-quarter block (25,600 sq.ft.) in size. The subject land should be located within walking radius of a light rail station to justify higher density development (36-60 units potential). If no such land is available, then a site within the R Street Corridor shall be selected;
- b) Land must be acceptable to SHRA and City Planning in terms of suitability for residential land use; The land purchase and transfer to SHRA must be completed prior to two years from approval of office entitlements, or, by the date building permits are approved, whichever comes first;
- c) Land must cost at least \$114,000 (the value of the 80% of the Housing Trust Fund fee that could be applied under the build option); and,
- d) Land must be free of toxics.
- e) If the developer/owner elects to construct the residential component, construction will start within one year of completion of the office building.

Condition "b" above was required to be completed two years from the date of approval of the land use entitlements. With this application, the applicant is requesting that condition "b" be extended an additional year with the special permits. Staff is recommending that the time notation be removed from the condition. This would allow more flexibility and would require that the land be provided prior to the issuance of a building permit. The revised condition "b"

would read:

"Land must be acceptable to SHRA and City Planning in terms of suitability for residential land use. The land purchase and transfer to SHRA must be completed prior to issuance of the building permit".

The recommended conditions of approval are provided in the attached Resolution.

Design Review

The Planning Commission placed the following conditions on the project on October 10, 1991:

- Delete six parking lot spaces adjacent to the entrance on the lower floor level. This area shall be used for bicycle and motorcycle parking.
- Add six spaces to below-grade level parking areas (basement).
- Applicant shall work with the Design Review staff to enhance the 12th Street ground floor facade. This could include providing adequate facilities for vendors, electrical outlets, indentations and alcoves in the building.
- The office building is approved up to a maximum square footage of 150,000 square feet and a maximum height of 75 feet. The Design Review Board may reduce the height and/or square footage of the building if they find the reduction necessary to enhance the urban design of the project.

On April 22, 1992 the Design Review/ Preservation Board (DR/PB) reviewed revised plans that reflected the Planning Commission's concerns (Exhibits A-I). The DR/PB approved the project design with the following conditions. These conditions have been included in the project resolution:

1. Final landscaping plans are to be reviewed and approved by the Board's landscape architect and City staff.
2. Back flow devices and SMUD boxes will be screened from public view within the parking area and/ or below ground level.
3. A sign program will be provided prior to the issuance of an occupancy permit.
4. City arborist will review and approve a city street tree protection plan prior

to the issuance of a foundation permit.

5. Final details of the window openings, window sills, door and window material, parking level screening and awning design is to be reviewed and approved by staff.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project continues to be consistent with the existing policies of the General Plan, Central City Community Plan and zoning in that an office project could be constructed in the C-4 zone with a special permit.

During the 1991 hearings, the project's location within the R Street Corridor initiated discussion related to the preferred alternative's General Commercial land use designation's 45 foot height limit for the site. After extensive discussion, the developer agreed to provide a housing component of 25,600 square feet of land to accommodate 36-60 housing units depending on the appropriate density for the site. The housing requirement will be part of the recommended conditions of approval.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the requested time extension is not a project which requires environmental review, however, the applicant must comply with the requirements of the original environmental determination for P88-237.

B. Public/Neighborhood/Business Association Comments

Staff has not received any comments from the public related to this project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works

Comments received pertain to the lot line adjustment, combined sewer system, grading, drainage and traffic. These comments have been incorporated into the specific conditions for the project contained in the

attached resolution.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B and C. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends approval of the proposed development for the following reasons:

1. The extension of the special permits are consistent with the existing General Plan, Central City Community Plan and zoning;
2. A housing component has been incorporated into the project in order to meet the intent of the proposed R Street Corridor Plan.
3. The project is located adjacent to a light rail station.

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution approving the extension of time for a Major Project Special Permit to construct a 6 story 150,000 square foot office building;
- B. Adopt the attached Resolution approving the extension of time for a Special Permit to exceed the maximum office area from 25% to 100%; and,
- C. Adopt the attached Resolution approving the extension of time for a Special Permit to reduce the required parking from 351 spaces to 262 spaces on 1.17 \pm vacant acres in the Heavy Commercial (C-4) zone.

Report Prepared By,



Planner

Report Reviewed By,



Senior Planner

Attachments

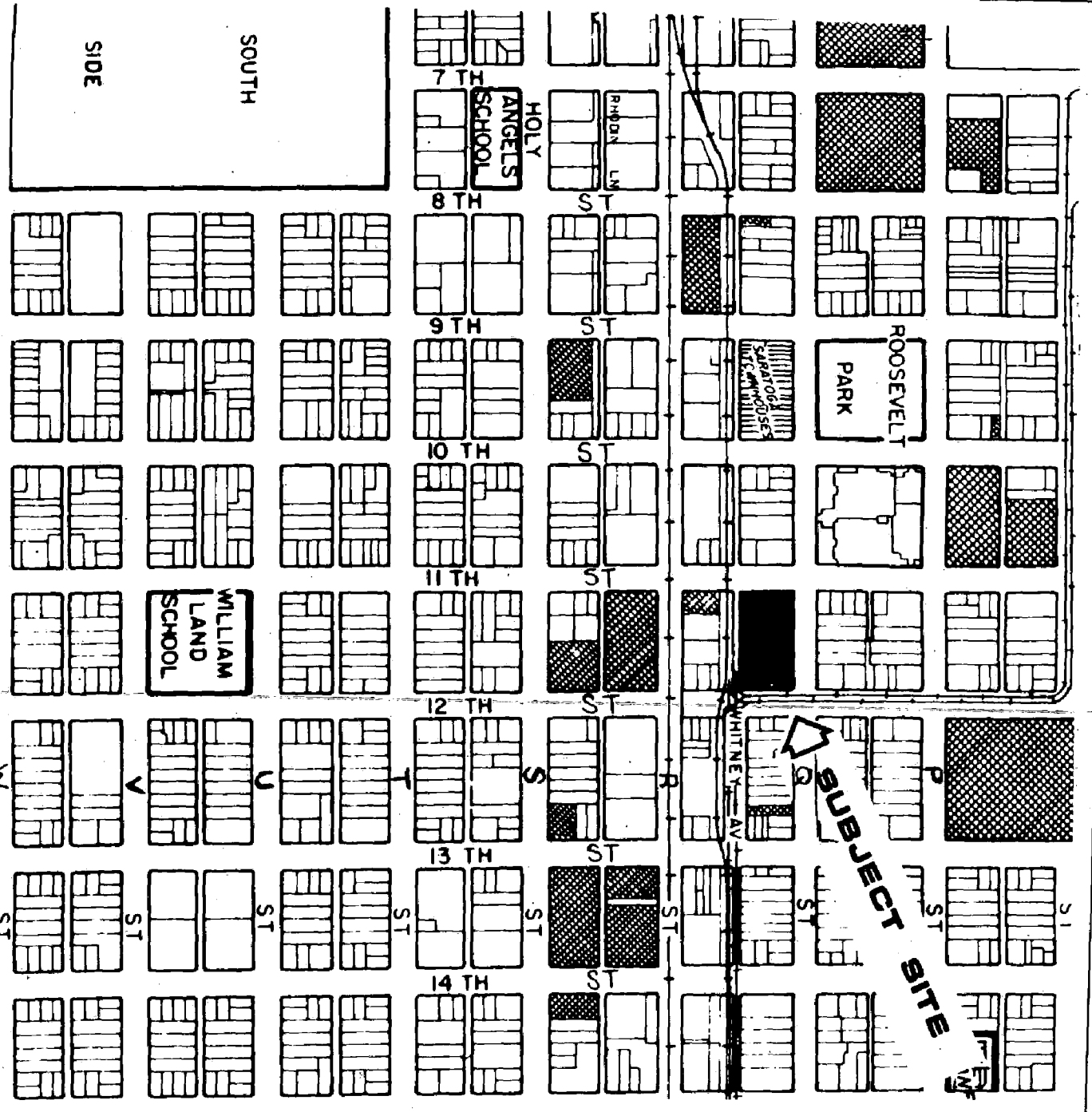
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ATTACHMENT A
CONDITIONS OF APPROVAL
P88-237 AS APPROVED ON 10/10/1991

Conditions

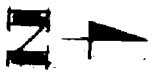
1. The applicant shall comply with all mitigation measures specified in the negative declaration;
2. The applicant shall comply with developer TSM Ordinance as a major project. Approval of an adequate Transportation Management Plan (TMP) shall be attained to the satisfaction of the Planning Director and Director of Public Works prior to the issuance of any building permit. The TMP shall include those measures needed to meet the 35% trip reduction goal of the Ordinance and an additional 25% trip reduction to compensate for the reduced parking. Reduced parking space figures, which shall include parking spaces required, proposed parking spaces and proposed parking reduction percentage shall be submitted for Planning Director review and approval prior to issuance of building permits. A maximum 25% parking space reduction shall be permitted with appropriate reduction measures.
3. The approach grade shall not exceed 4%, 20 feet from the City right-of-way. This shall be to the satisfaction of the Traffic Engineer prior to the issuance of any Building Permits.
4. The landscape and building plans shall be reviewed and approved by the Design Review Board prior to the issuance of any building permit.
5. Land area for housing shall be dedicated to the City as follows:
 - a) Land area shall be a minimum of one-quarter block (25,600 sq.ft.) in size. The subject land should be located within walking radius of a light rail station to justify higher density development (36-60 units potential). If no such land is available, then a site within the R Street Corridor shall be selected;
 - b) Land must be acceptable to SHRA and City Planning in terms of suitability for residential land use; The land purchase and transfer to SHRA must be completed prior to two years from approval of office entitlements, or, by the date building permits are approved, whichever comes first;
 - c) Land must cost at least \$114,000 (the value of the 80% of the Housing Trust Fund fee that could be applied under the build option); and,

- d) Land must be free of toxics.
- e) If the developer/owner elects to construct the residential component, construction will start within one year of completion of the office building.
6. Child care facilities shall be provided for as follows: the developer shall pay an in-lieu fee that would go towards the provision of a facility. The in-lieu fee shall be consistent with child care fees assessed of other office projects in the Central City. These provisions are subject to the review and approval of the City Child Care Coordinator and Planning Director prior to the issuance of a building permit.
 7. Delete six parking lot spaces adjacent to the entrance on the lower floor level. This area shall be used for bicycle and motorcycle parking.
 8. Add six spaces to below-grade level parking areas (basement).
 9. Applicant shall work with the Design Review staff to enhance the 12th Street ground floor facade. This could include providing adequate facilities for vendors, electrical outlets, indentations and alcoves in the building.
 10. The office building is approved up to a maximum square footage of 150,000 square feet and a maximum height of 75 feet. The Design Review Board may reduce the height and/or square footage of the building if they find the reduction necessary to enhance the urban design of the project.



94/50/80

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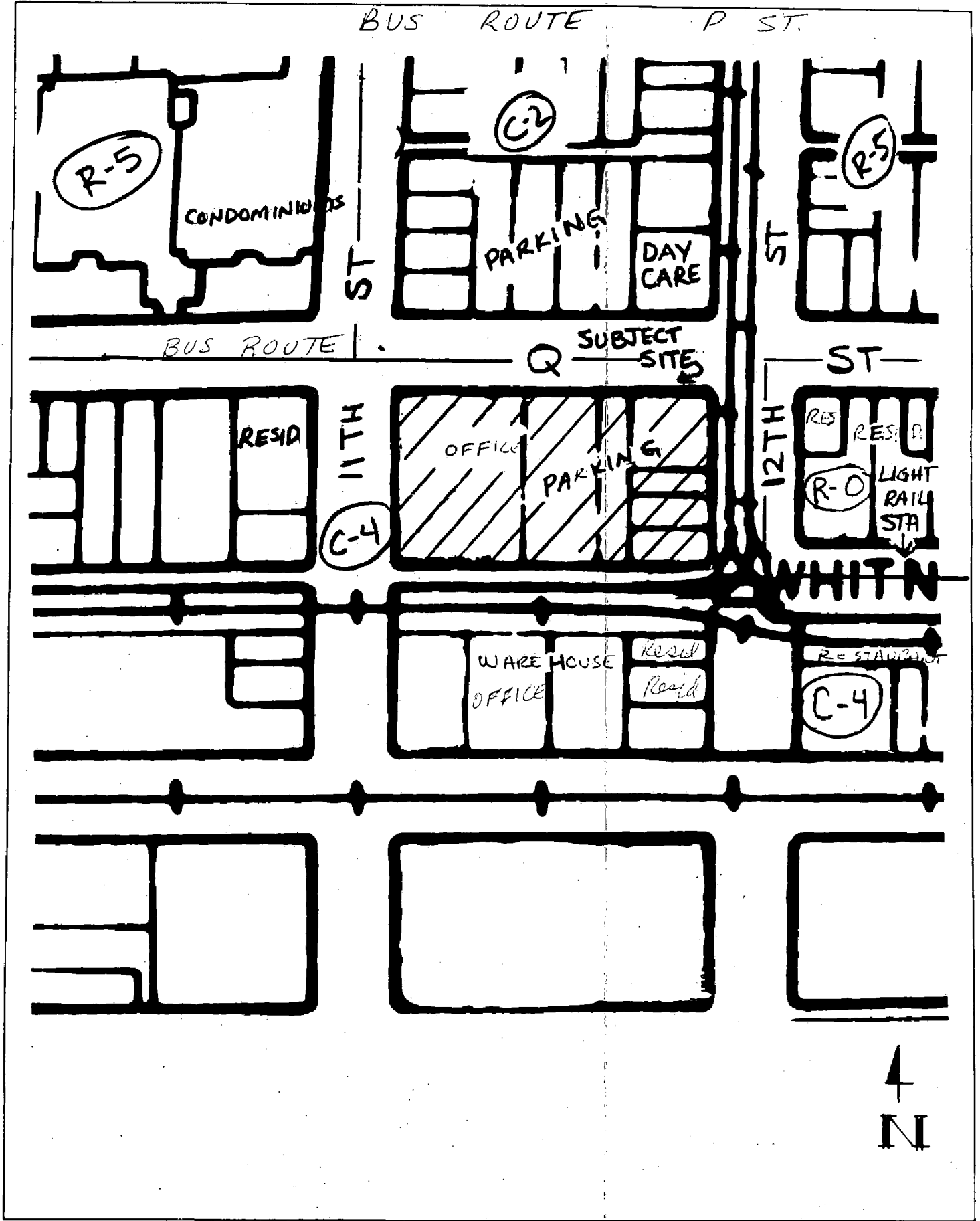


VICINITY MAP

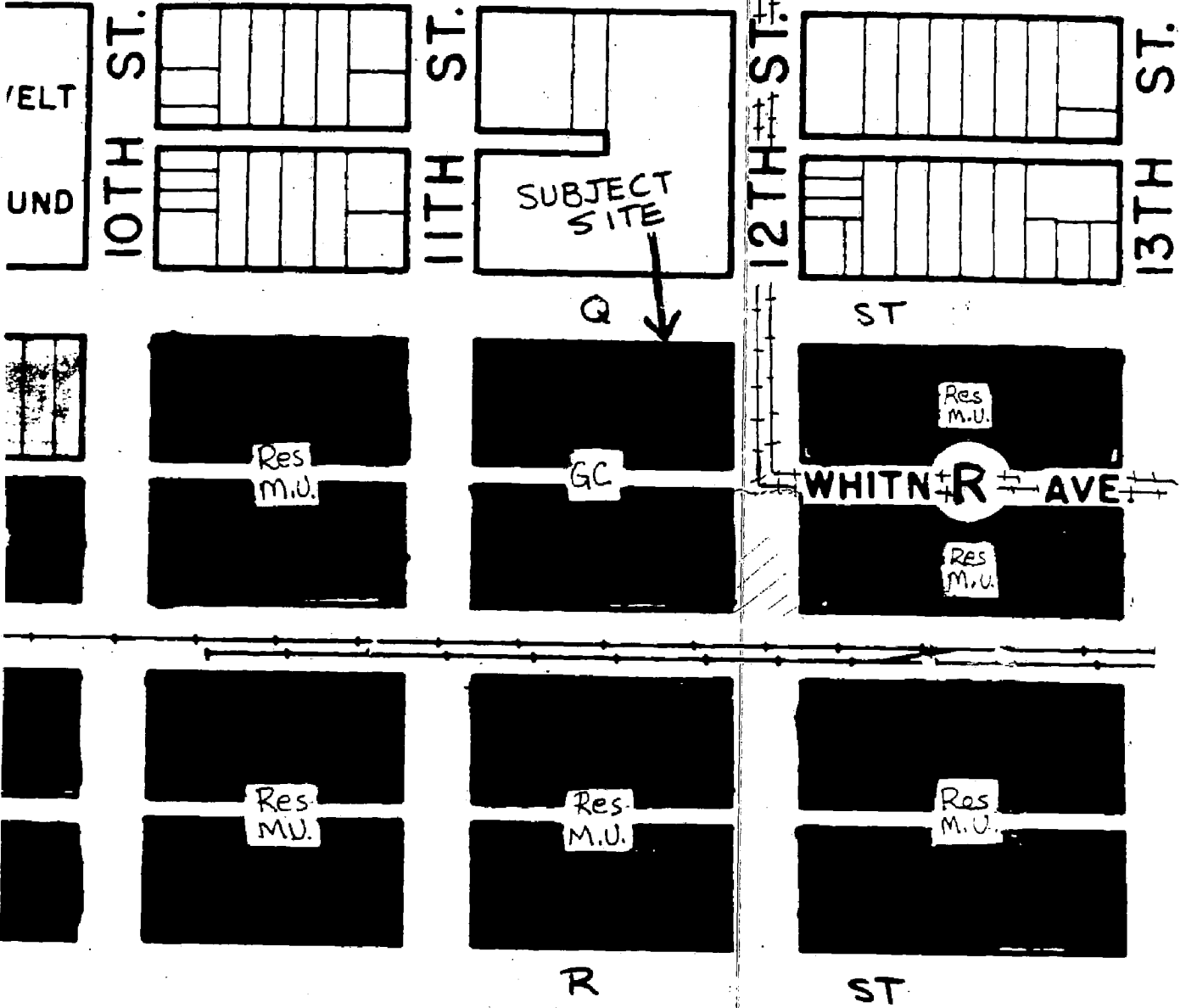
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LAND USE & ZONING MAP



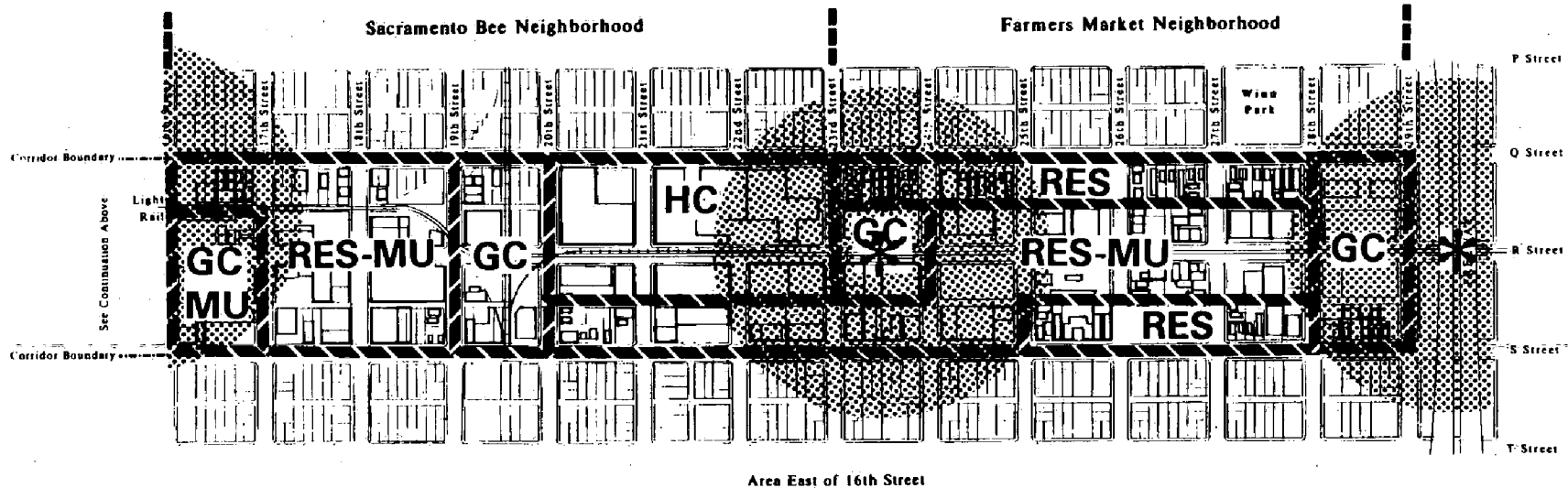
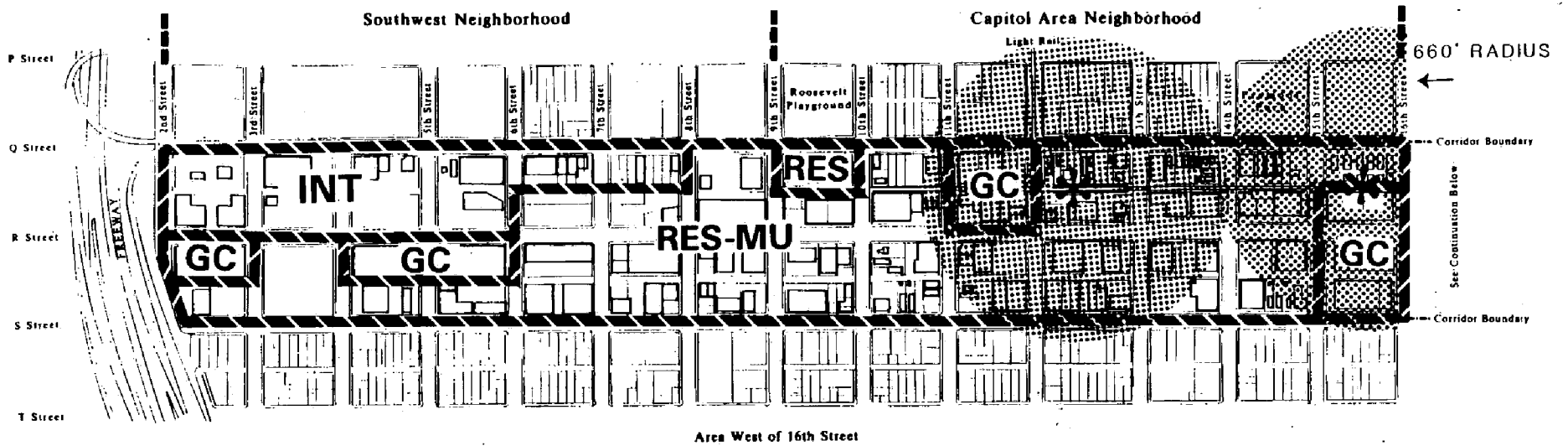
R = LIGHT RAIL STATION

Res. M.U. = Residential Mixed Use (80% Res./20% Comm - 60 Units / Acre)

G.C. = General Commercial (100% Office, 45' Height Limit)



R STREET CORRIDOR PREFERRED LAND USE ALTERNATIVE



**SACRAMENTO
"R" STREET CORRIDOR**

REVISED LAND USE

**City Council Adopted
Preferred Alternative**

4/91

FIGURE 1



INTENSIVE

50% OFFICE/50% RESIDENTIAL
100' MAX HEIGHT
AVG 100 UNITS PER ACRE



GENERAL COMMERCIAL

100% OFFICE
45' MAX HEIGHT



HEAVY COMMERCIAL

C-4 USES
45' MAX HEIGHT



LIGHT RAIL STATION



RESIDENTIAL MIXED-USE

80% RESIDENTIAL AVG 60 UNITS PER ACRE
20% COMMERCIAL
45' - 75' MAX HEIGHT



RESIDENTIAL

R-3 A - 36 UNITS PER ACRE



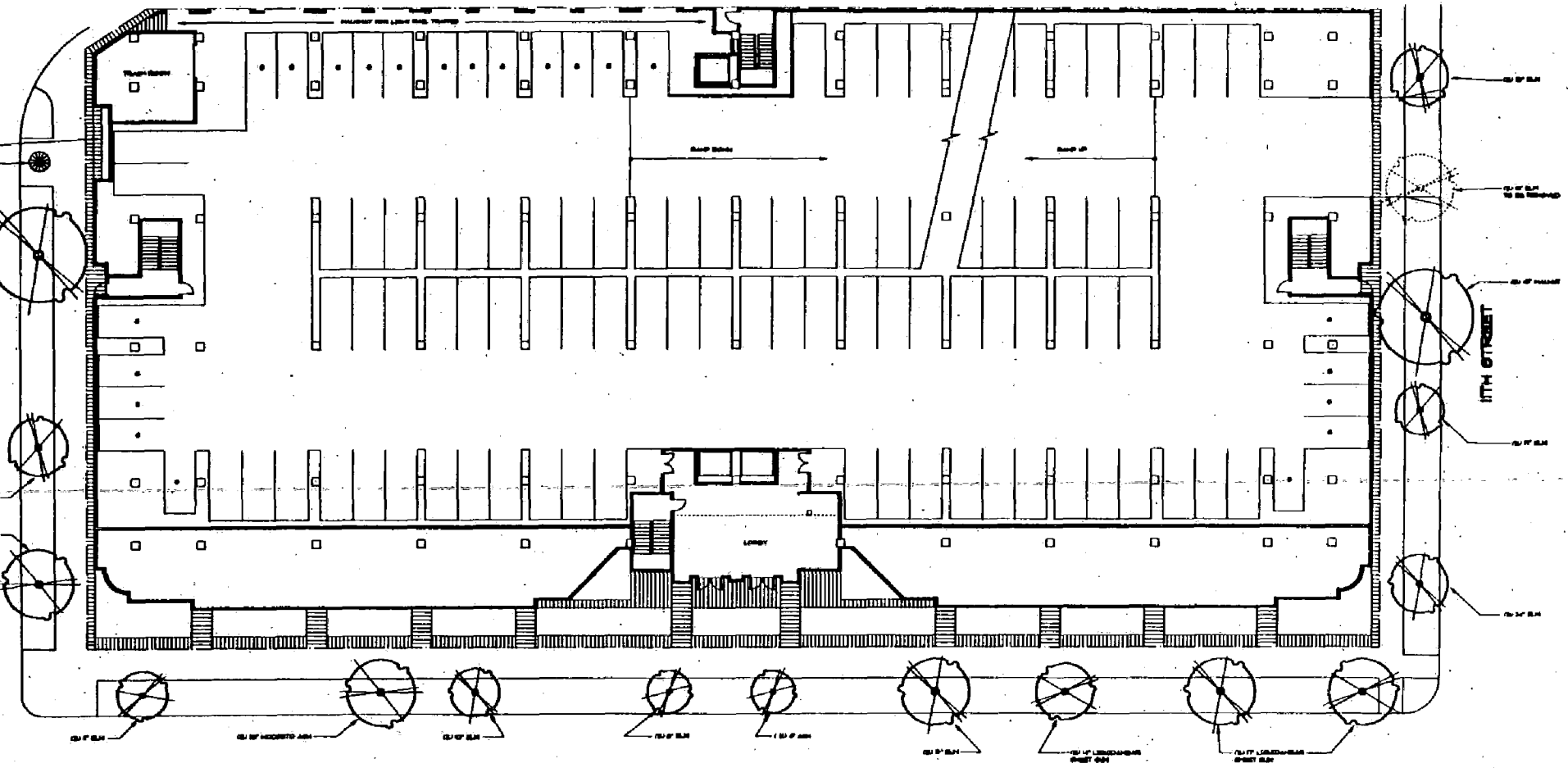
GENERAL COMMERCIAL MIXED-USE

50% OFFICE/50% RESIDENTIAL
75' MAX HEIGHT (16TH STREET COMMERCIAL)
60 - 400 UNITS PER ACRE

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ALLEY

Q STREET



CONCEPTUAL GROUND FLOOR LEVEL

SCALE: 1"=10'-0"

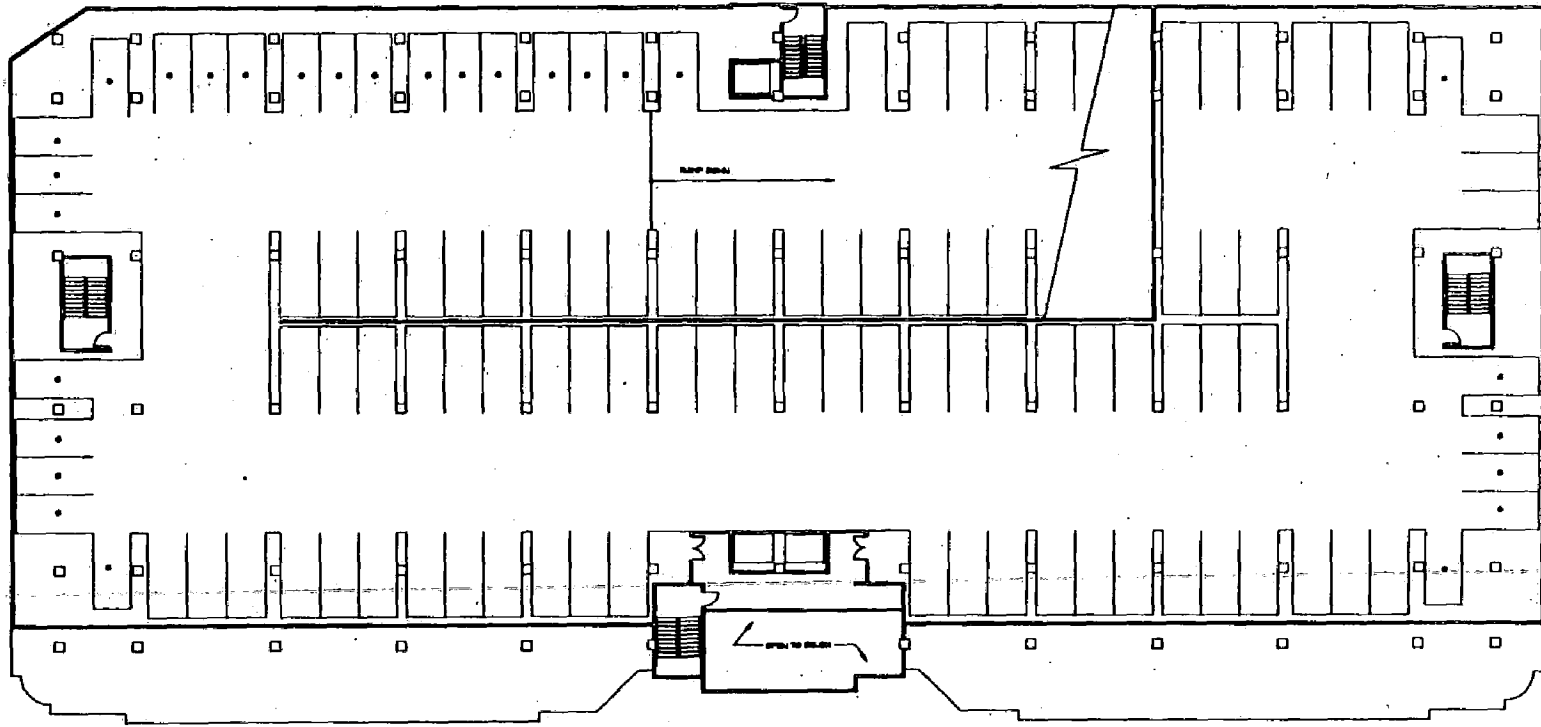
11th & Q OFFICE BLDG
 ARCHITECTURE
The Watkins Company
 1100 BROADWAY, SUITE 100
 BOSTON, MA 02108
 (617) 552-1000
 (617) 552-1001 FAX

The Spink Corporation
 ONE WASHINGTON SQUARE
 BOSTON, MA 02108
 (617) 552-1000
 (617) 552-1001 FAX

Spink

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CONCEPTUAL SECOND PARKING LEVEL

SCALE: 1"=10'-0"

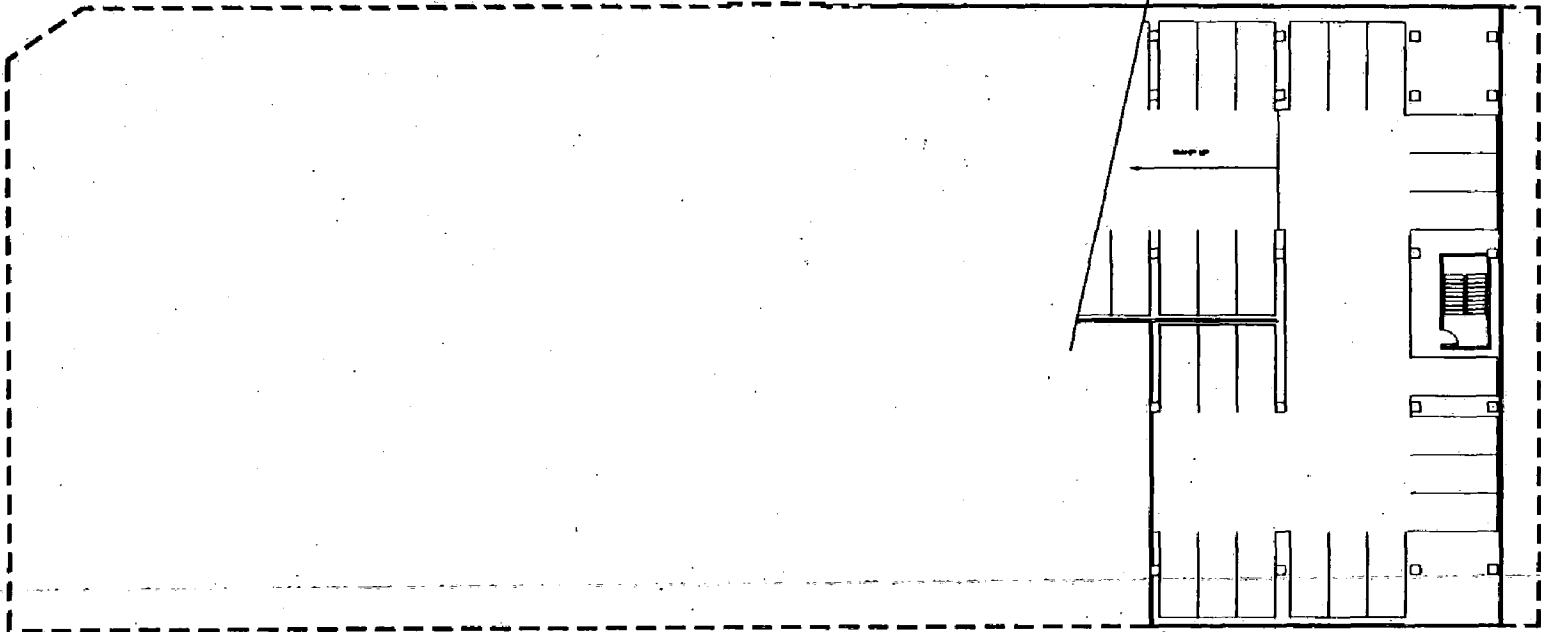
11th & Q OFFICE BLDG
 2022-2024 Q ST
 GA 30304
The Watkins Company
 1000 GREEN HILL BLVD NW
 BUCKINGHAM, GA 30606
 (770) 844-2800
 (770) 844-1000 Fax

The Spink Corporation
 1000 VICTORY BLVD NW
 MARIETTA, GA 30067-2000
 (770) 572-8800
 (770) 572-8274 Fax

Spink

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1th 4 Q OFFICE BLDG
 1000-1000
 The Watkins Company
 1000-1000
 1000-1000
 1000-1000
 1000-1000

The Spink Corporation
 1000-1000
 1000-1000
 1000-1000
 1000-1000

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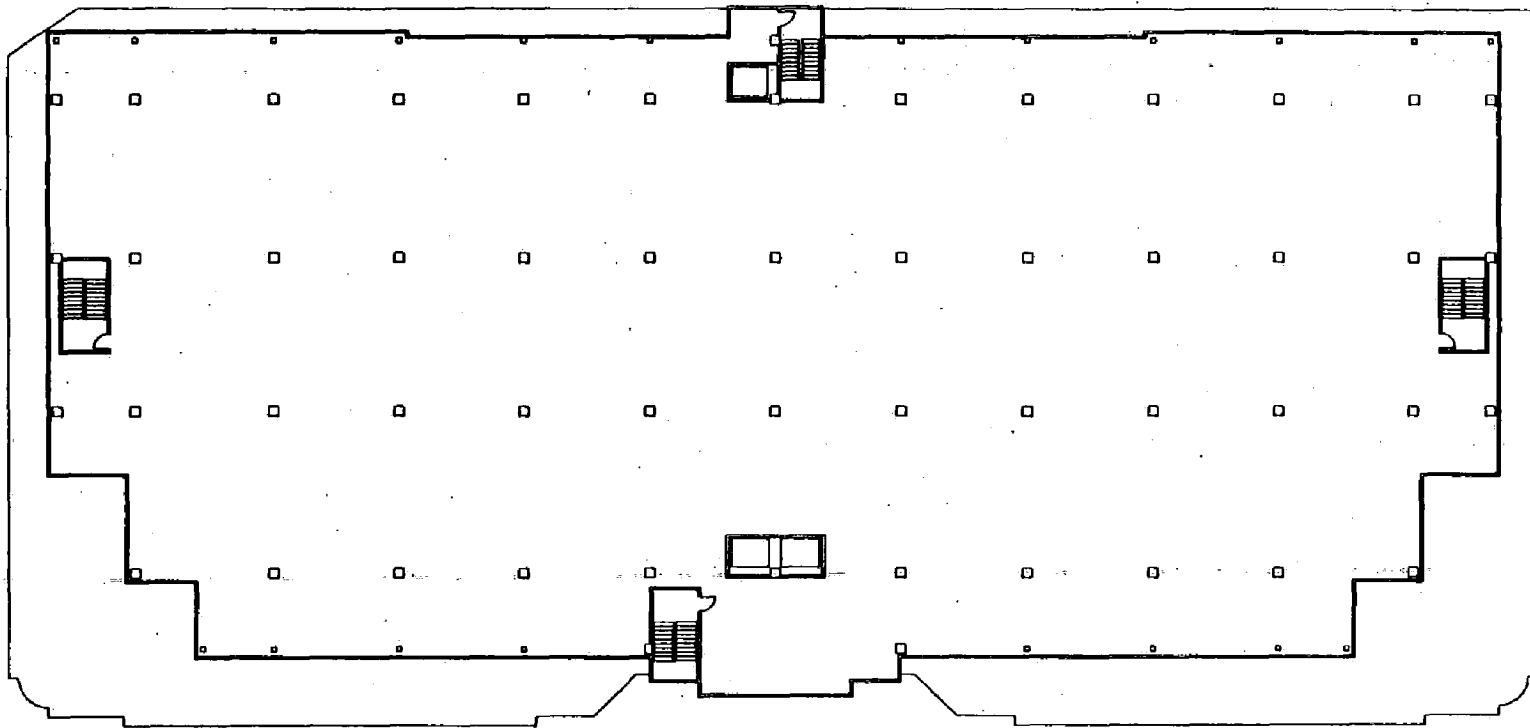
19

CONCEPTUAL BELOW GRADE PARKING PLAN

SCALE: 1"=10'-0"

Spink

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CONCEPTUAL FIRST & SECOND OFFICE LEVEL PLAN

SCALE: 1"=10'-0"

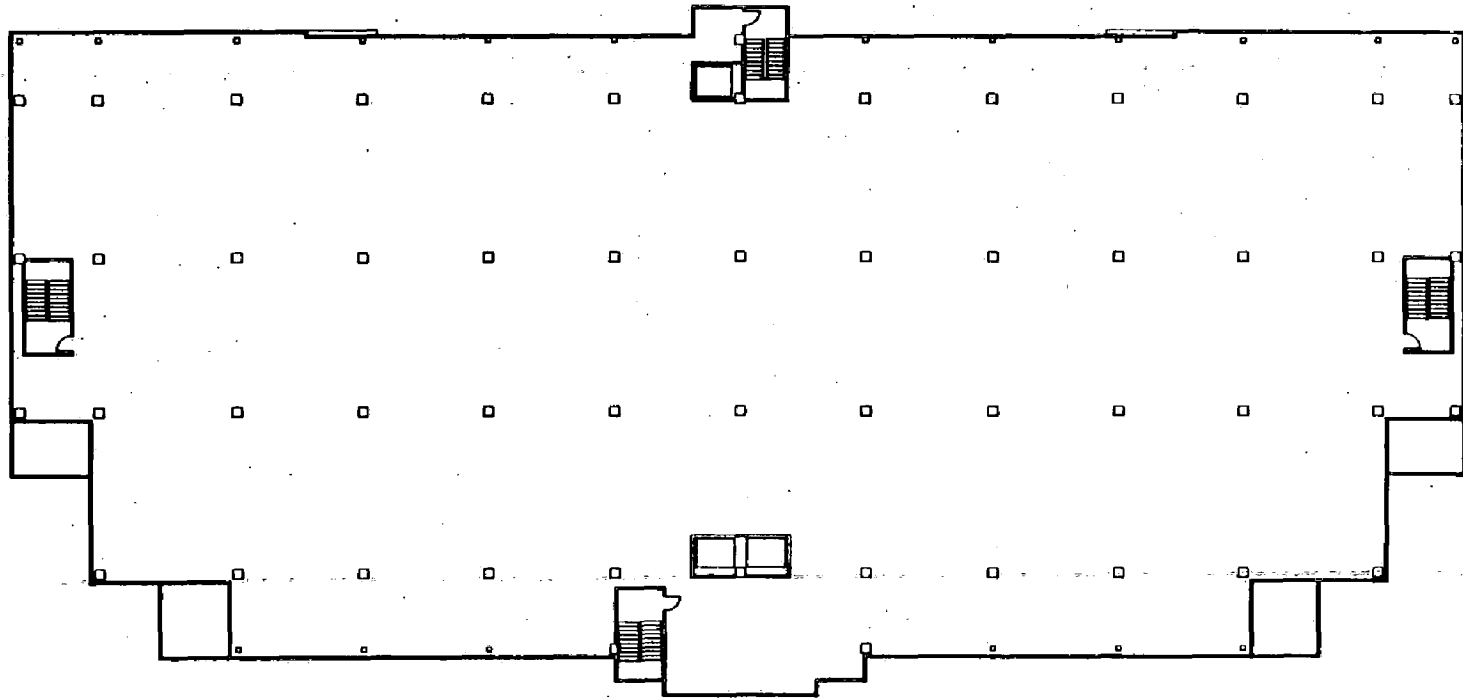
11th & Q OFFICE BLDG
SACRAMENTO CALIFORNIA
The Watkins Company
1000 14th Street, Suite 100
Sacramento, CA 95811
(916) 441-1000
(916) 441-1001 Fax

The Spink Corporation
1000 14th Street, Suite 100
Sacramento, CA 95811-1000
(916) 441-1000 OFF
(916) 441-1001 Fax

Spink

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CONCEPTUAL THIRD OFFICE LEVEL PLAN

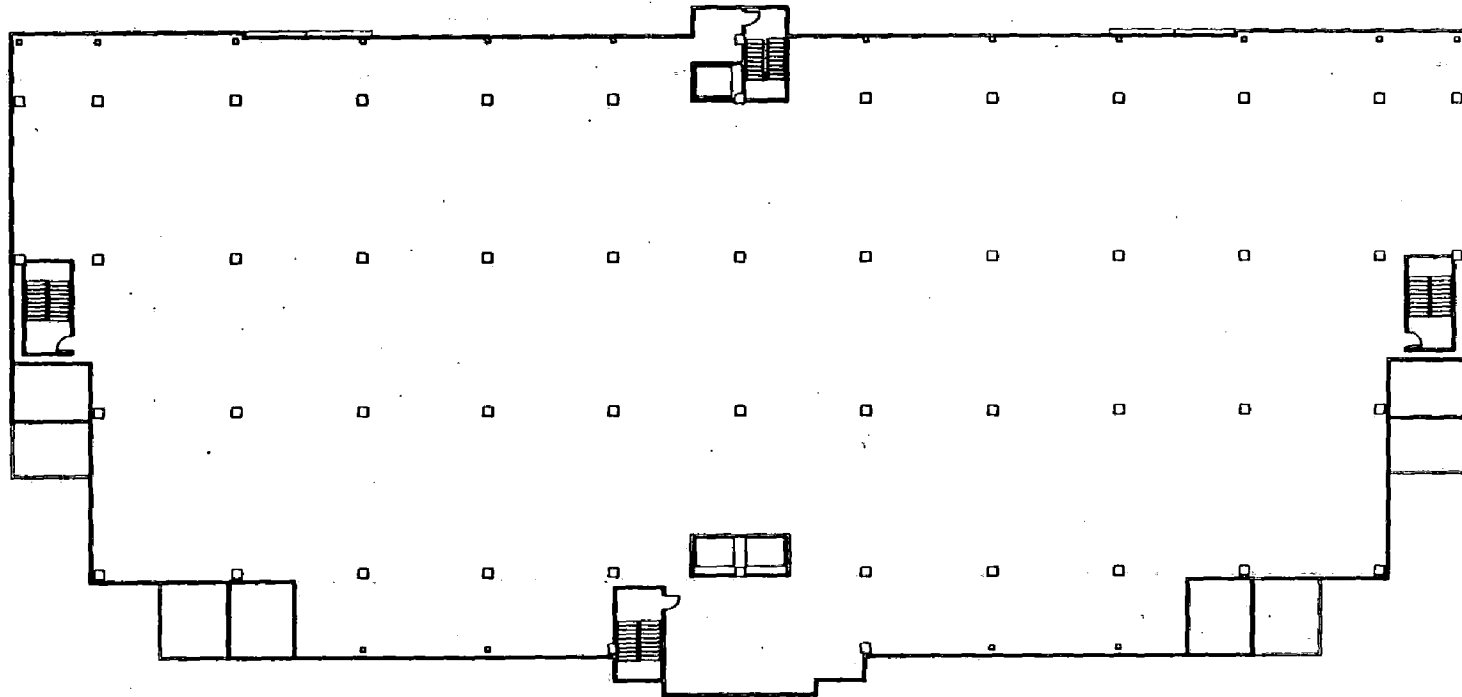
SCALE: 1"=10'-0"

11th 4 Q OFFICE BLDG
SACRAMENTO CALIFORNIA
The Watkins Company
1915 JONES ST., SUITE 100
SACRAMENTO, CA 95811
(916) 441-4444
(916) 441-1000 FAX

The Spink Corporation
8000 10TH STREET, SUITE 100
SACRAMENTO, CA 95811-1000
(916) 441-8888 OFFICE
(916) 441-8111 FAX

Spink

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CONCEPTUAL FOURTH OFFICE LEVEL PLAN

SCALE: 1"=10'-0"

4th Q OFFICE BLDG
ARCHITECT

The Watkins Company

1000 W. 10th St. Suite 100
Birmingham, AL 35202
(205) 944-1000
(205) 944-1001 Fax

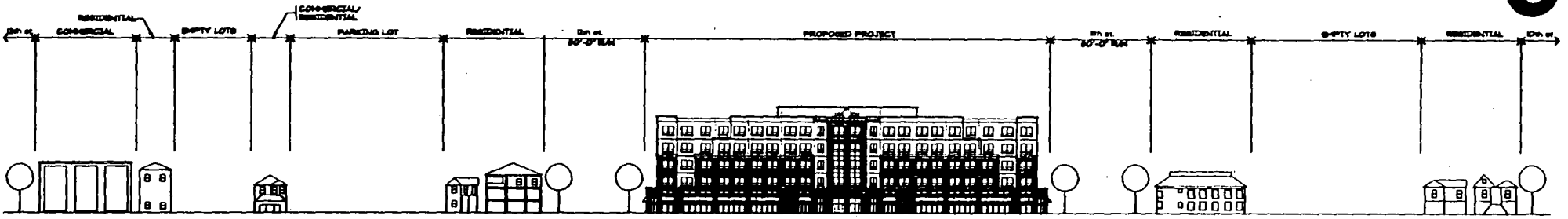
The Spink Corporation

1000 W. 10th St. Suite 100
Birmingham, AL 35202
(205) 944-1000
(205) 944-1001 Fax

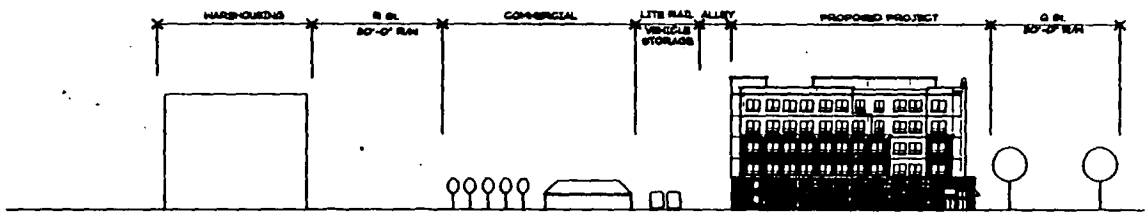
Spink

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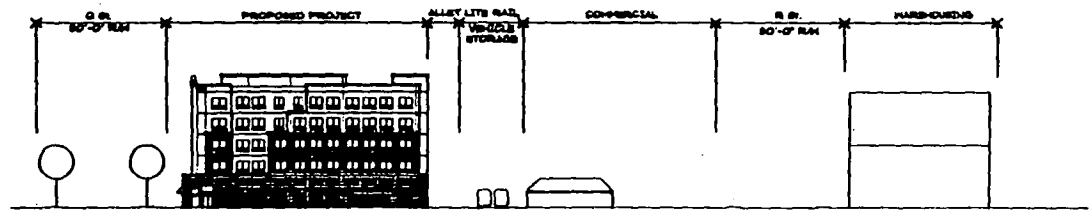
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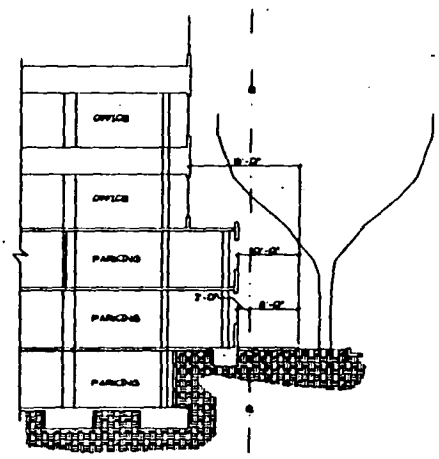
Q STREET ELEVATION



12th STREET ELEVATION



11th STREET ELEVATION



BUILDING SECTION @ EAST/WEST AXIS
11th St. SIDE SHOWN (12th St. SAME W/ NO BELOW GRADE PARKING)

11th & Q OFFICE BLDG
UNRECORDED CALIFORNIA
The Watkins Company
1000 JONES BLVD. SUITE 100
SACRAMENTO, CA 95811-1000
(916) 441-0000
(916) 441-1000 FAX

The Spink Corporation
8000 HOLLYWOOD BLVD. SUITE 100
SACRAMENTO, CA 95821-1000
(916) 441-1000 OFFICE
(916) 441-1010 FAX

STREETSCAPE ELEVATIONS & SECTIONS

SCALE: 1"=30'-0"

Spink

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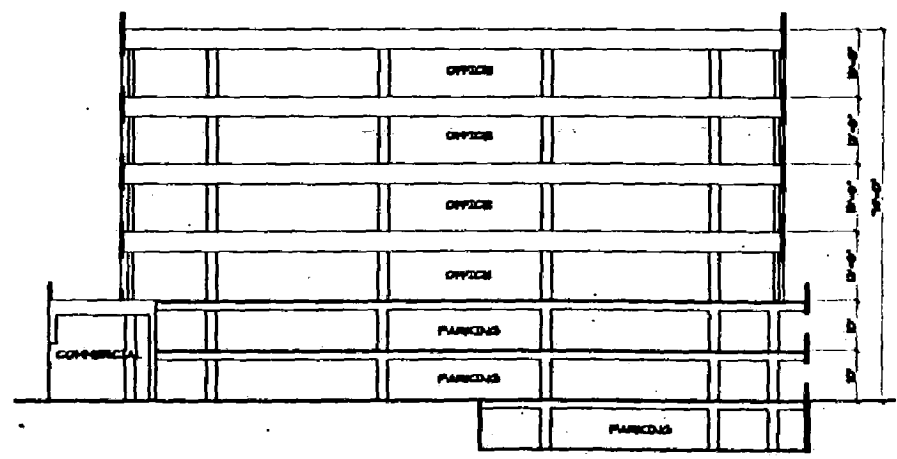
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Q STREET ELEVATION



11th STREET ELEVATION



TYPICAL BUILDING SECTION

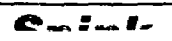
11th & Q OFFICE BLDG
 SACRAMENTO CALIFORNIA
The Walkins Company
 1510 40th St. Suite 101
 Sacramento, CA 95811
 (916) 481-8800
 (916) 481-1027 FAX

The Spink Corporation
 226 45th St. Suite 307
 Sacramento, CA 95811-3106
 (916) 437-0260 OFF
 (916) 437-0270 FAX

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CONCEPTUAL ELEVATIONS

SCALE: 1"=10'-0"



2



ALLEY ELEVATION



12th STREET ELEVATION

CONCEPTUAL ELEVATIONS

SCALE: 1"=10'-0"

11th & G OFFICE BLDG
The Watkins Company
1000 WOOD BLVD, SUITE 200
SACRAMENTO, CA 95811
(916) 441-8888
(916) 441-1887 Fax

The Spink Corporation
2000 WALKER BLVD, SUITE 200
SACRAMENTO, CA 95811-1100
(916) 421-8200 OFF
(916) 421-8210 FAX

Spink

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