

# CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dean F. Unger, 700 Alhambra Blvd., Sacramento, CA 95816		
OWNER	Gary & Richard Benvenuti, RJB Co., 2856 Arden Way, Ste. 210, Sacramento, CA		
PLANS BY	Dean Unger, 700 Alhambra Boulevard, Sacramento, CA 95816		
FILING DATE	4-23-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC	5-17-82	EIR	006-122-03 & 11
		ASSESSOR'S PCL. NO.	006-121 13 thru 15 & 19

**APPLICATION:**

1. Negative Declaration
2. Special Permit (major project) to modify Special Permit P-9527 to reduce a previously approved project from 278,000 sq. ft. of offices and a 446 car parking structure to a 148,000 sq. ft. office structure and a 222 space parking structure

**LOCATION:** North and south sides of 'K' Street, between 15th and 16th Streets.

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a six-story, 148,000 sq. ft. office building and a two-story 222 car parking structure. The office building will be located on the north side of 'K' Street and the parking structure on the south side of 'K' Street.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Central Business District
1980 Central City Community Plan Designation:	Central Business District
Existing Zoning of Site:	C-3
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Offices/Commercial; C-3
South:	Offices/Commercial; C-3
East:	Commercial; C-2
West:	Offices/Commercial; C-3

Parking Required:	213 spaces
Parking Provided:	222 spaces
Parking Ratio Required:	1 per 600 sq. ft.
Parking Ratio Provided:	1 per 590 sq. ft.
Property Dimensions:	200' x 161' (south side) and 241' x 160' (north side)
Property Area:	0.7± acres (south side) and 0.9± acres (north side)
Square Footage of Office Bldg.:	148,650
Height of Building:	91 feet; six stories
Exterior Materials:	Cement plaster, glass, aluminum and precast concrete
Exterior Building Colors:	Beige and grey
Street Improvements:	Existing
Utilities:	Available to site

**PROJECT BACKGROUND:** On January 12, 1982 the City Council, upon recommendation of approval from both the Commission and Architectural Review Board, approved a special permit for the subject site (P-9527).

APPLC. NO. P82-110

MEETING DATE May 27, 1982

CPC ITEM NO. 17

780800

4. The proposed garage structure incorporates a five-foot wide landscaped planting strip between the sidewalk and the building as well as additional landscaping along the 'K' Street frontage. This landscaping, as well as that proposed for the office building site, is in general accordance with the conditions approved by the Commission and Council for the previous project.
5. The project is scheduled to be considered by the Arthitectural Review Board on May 19. Staff will verbally present the ARB comments and conditions at the Commission hearing.
6. In consideration of public safety, staff recommends that the applicant provide for extensive lighting, utilizing high pressure sodium lights around the building perimeters, along the alleyways and within the garage structure. In addition, the interior walls and ceilings of the garage structure should be painted a light color to increase visibility.

STAFF RECOMMENDATION: Staff recommends the following actions:

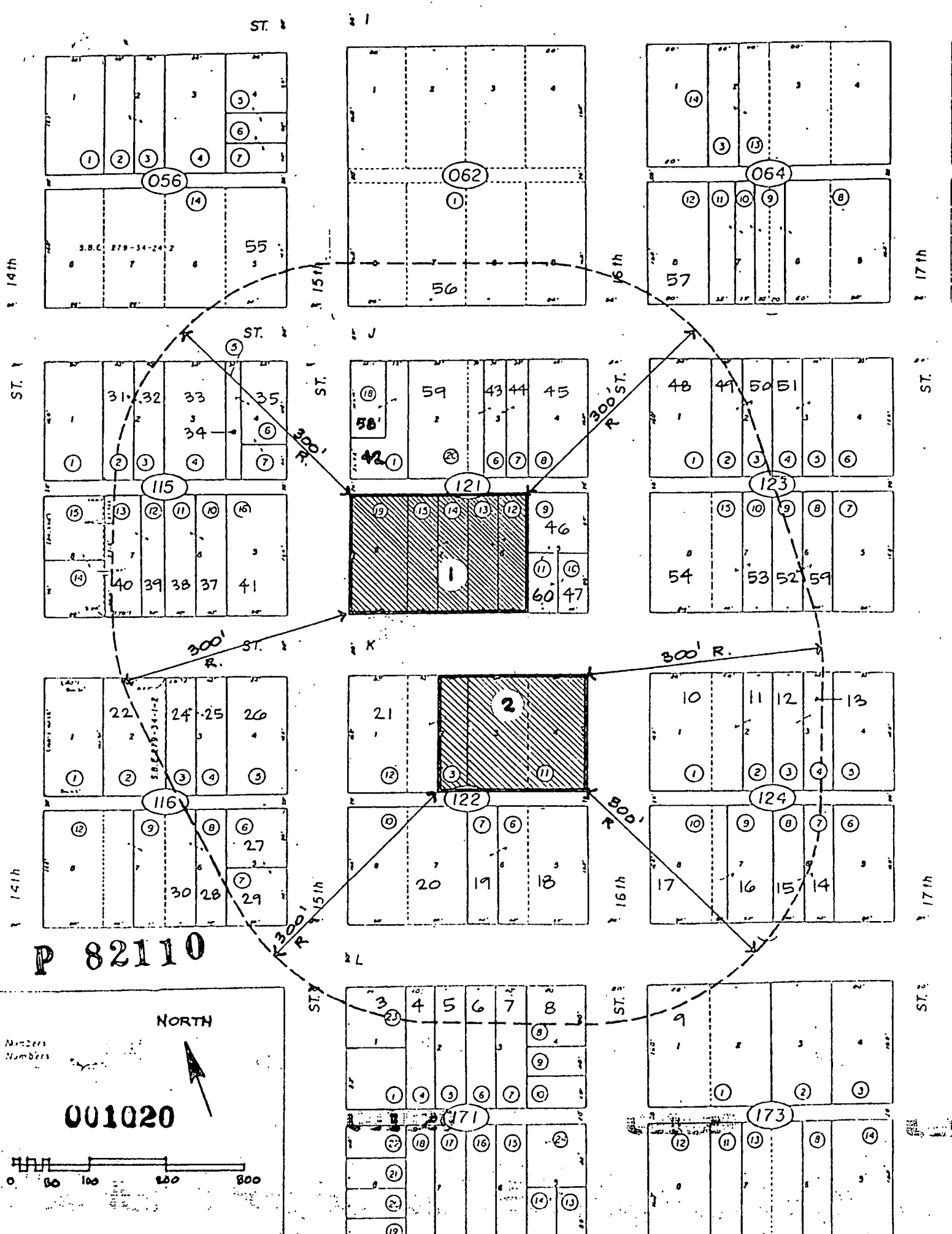
1. Ratification of the Negative Declaration;
2. Approval of the Special Permit subject to conditions and based upon Findings of Fact which follow.

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 for 22 bicycle parking spaces.
- c. Subject to review and approval by the City Council.

Findings of Fact - Special Permit

- 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 and reduce on-street parking impact in the immediate area;
  - 2) the proposed parking spaces will be screened from public view.
- b. The project, as conditioned, will not be injurious to the general public nor surrounding properties in that:
  - 1) the two vehicle access points will prevent traffic congestion at one point;
  - 2) the landscaping and screening material of the parking area will improve the appearance of the streetscape.



ST. 1

2 1

14th

15th

16th

17th

ST. 1

ST. 2

300' ST. R.

ST. 1

300' ST. R.

300' ST. R.

14th

15th

16th

17th

P 82110

ST. 2

ST. 2

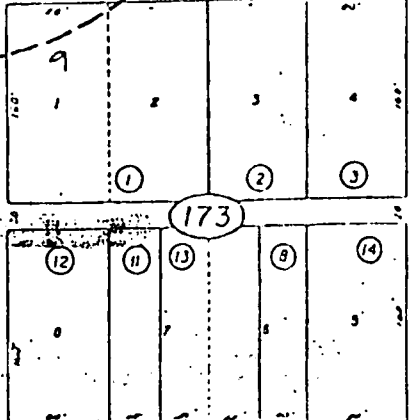
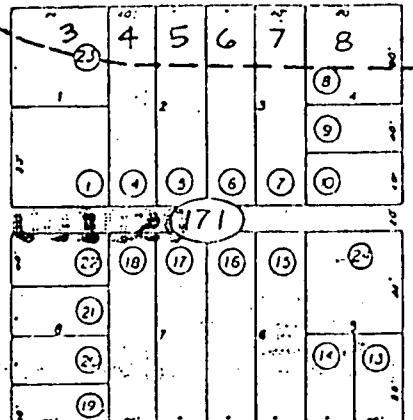
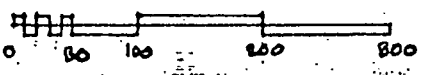
ST. 2

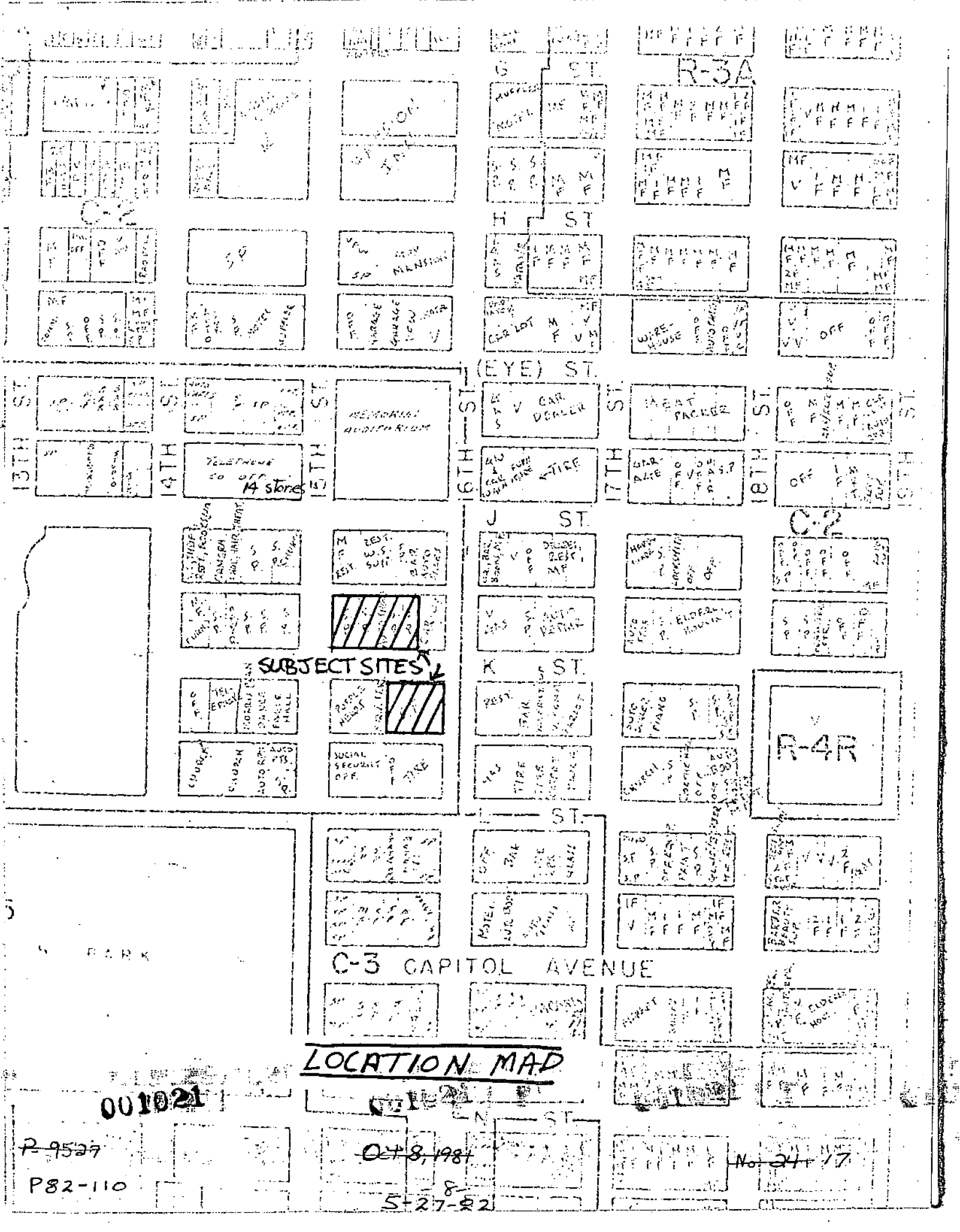
NORTH



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**LOCATION MAP**

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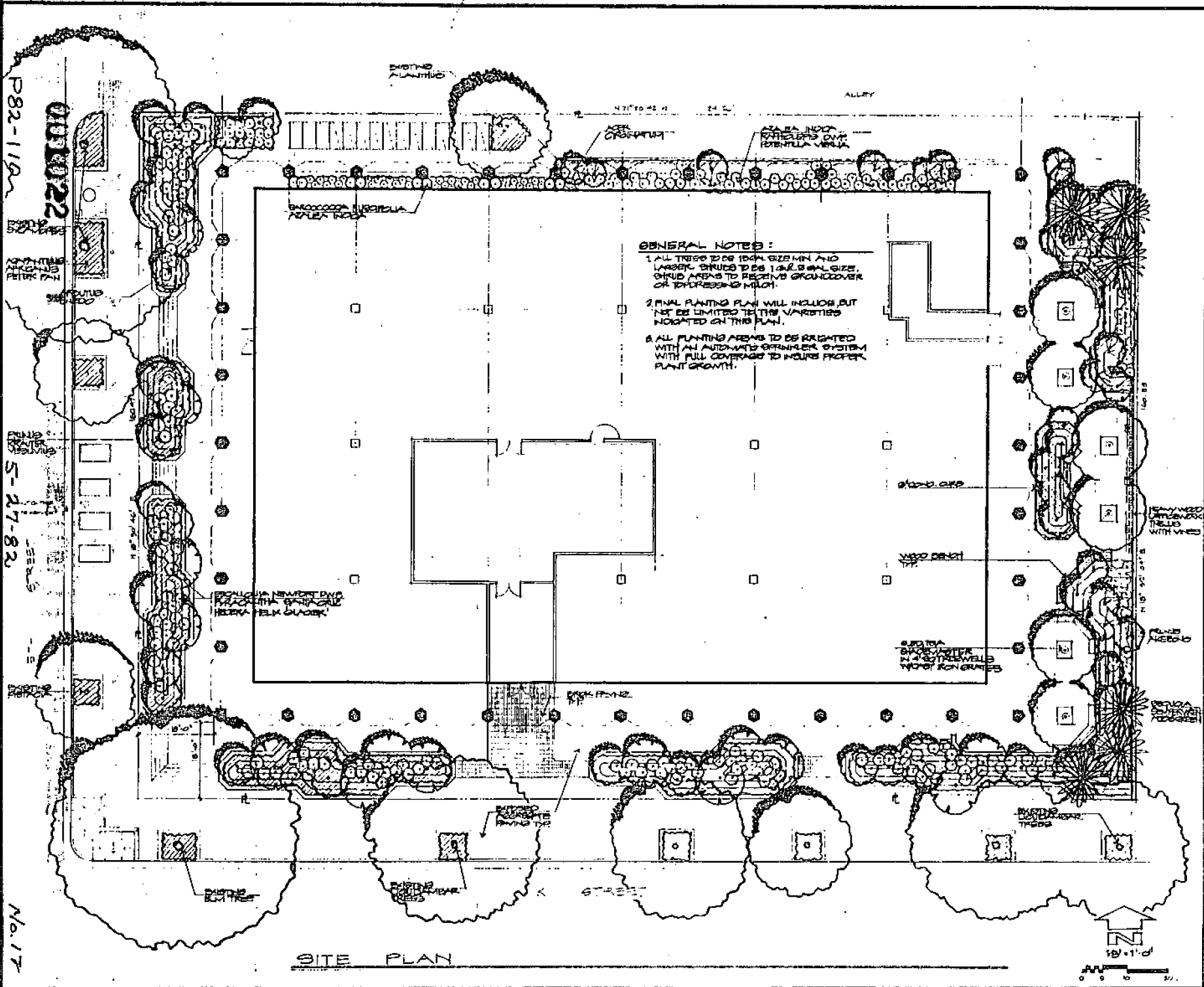
OCT 8, 1981

No. 211/17

P-9527

P82-110

5-27-82



**SITE PLAN**



DEAN F. UNGER  
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916-441-1211

**earth art inc**  
Landscape Architecture  
1111 - 11th Street  
Sacramento, CA 95811

**RJB INTERLAND**

**1515 K**  
SACRAMENTO, CALIFORNIA

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checked by: OC  
plot no: 8-59  
date: APR 23, 02  
drawing no:

**PRELIMINARY PLANTING PLAN**  
Sheet No. **3**

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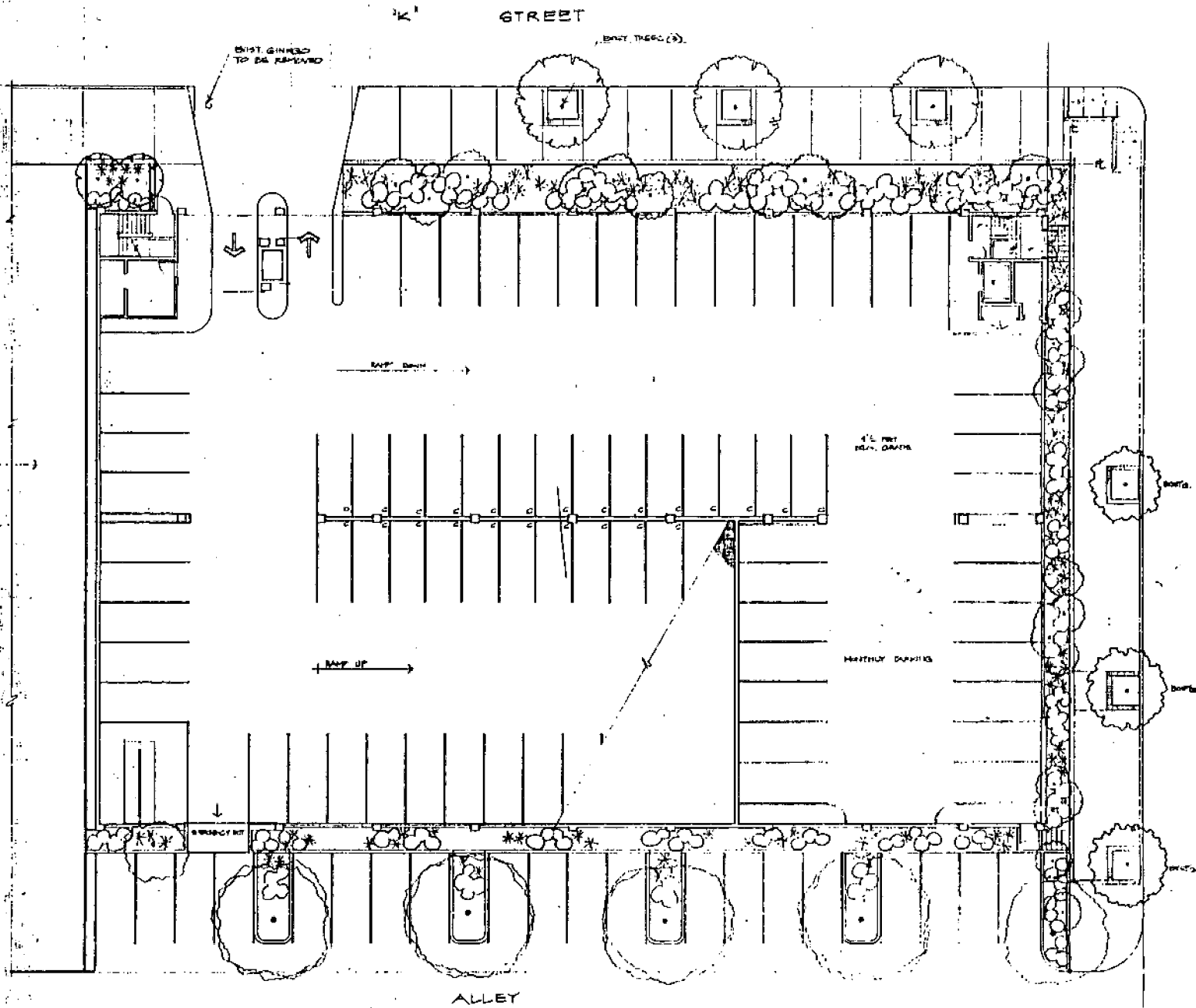
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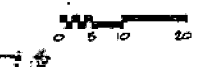
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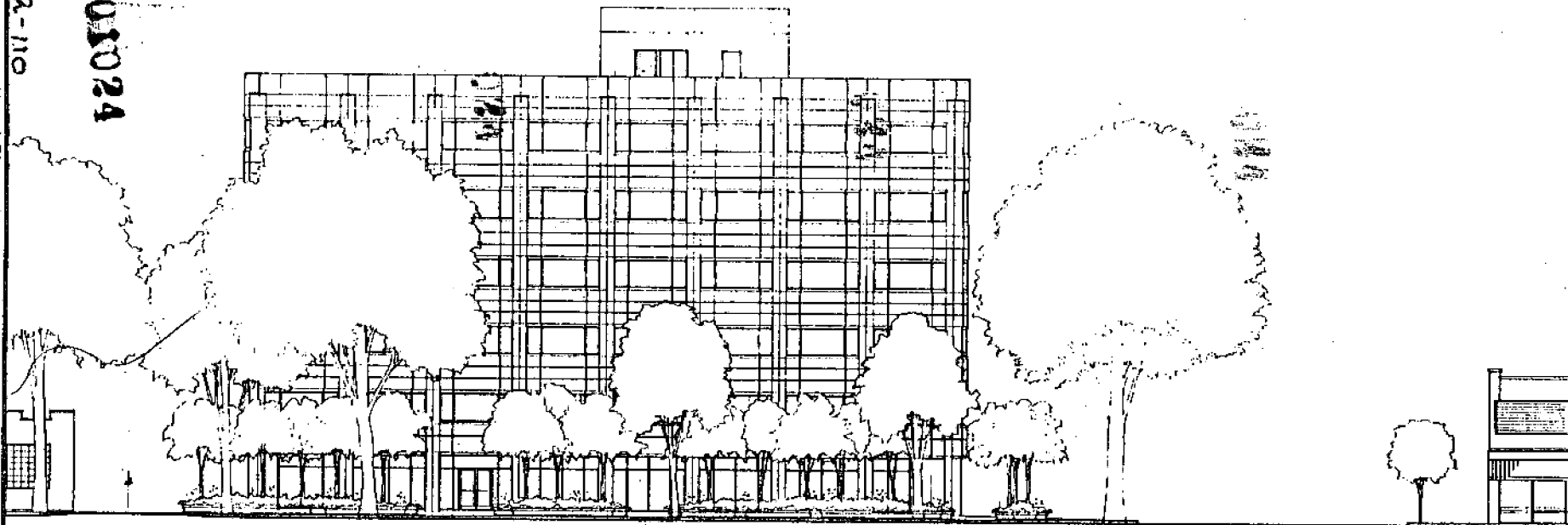
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GROUND FLOOR PLAN - PARKING GARAGE  
 SCALE: 1/8" = 1'-0"



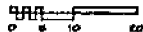
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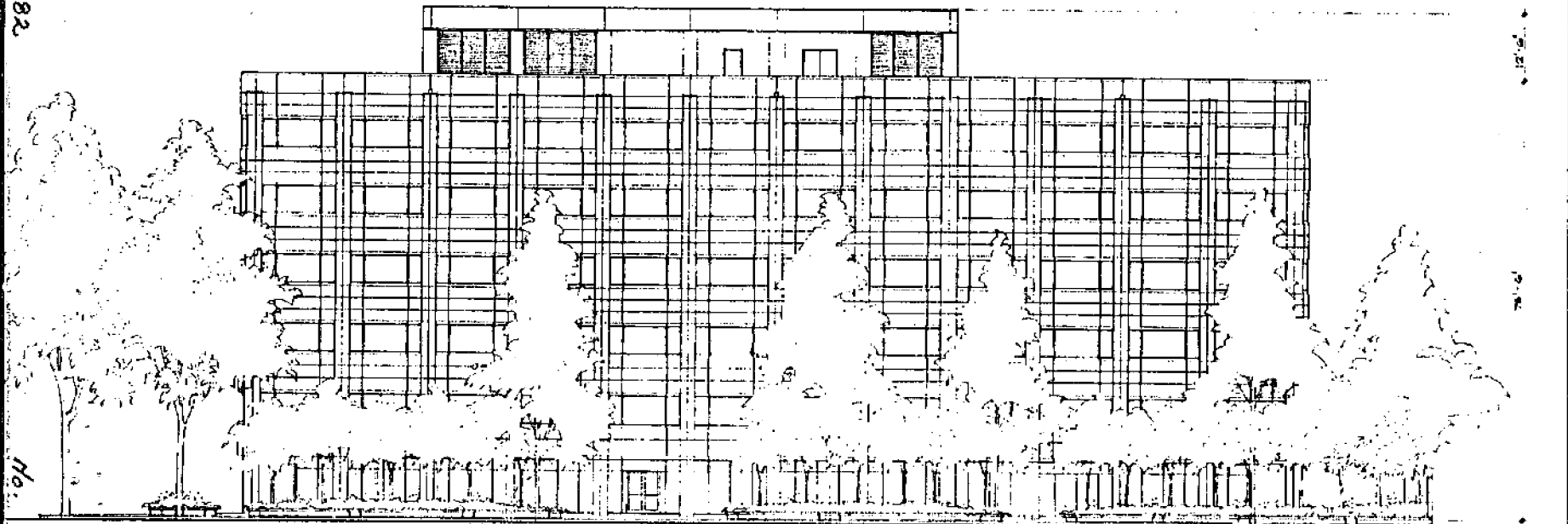
WEST ELEVATION

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



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SOUTH ELEVATION

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

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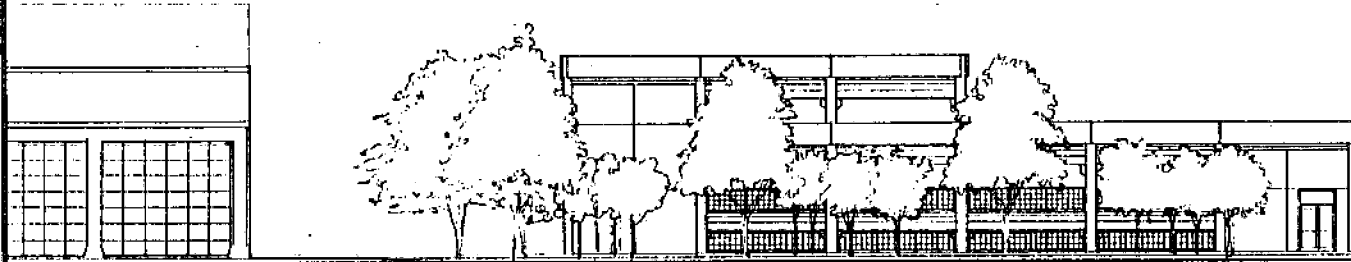
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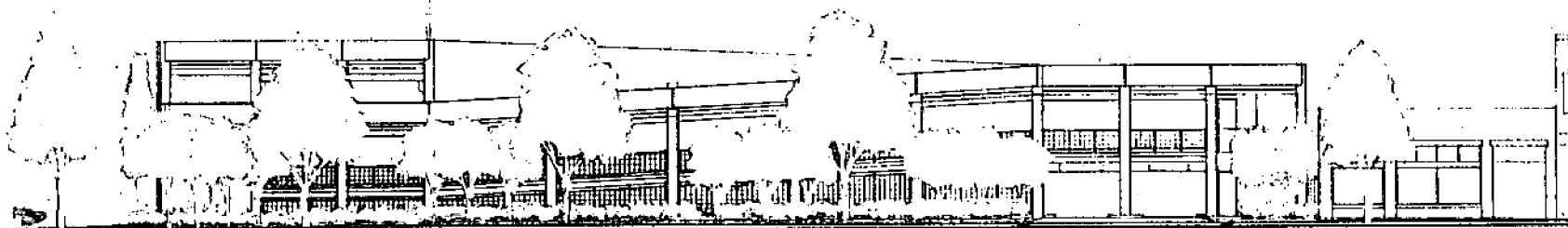
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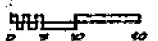


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NORTH ELEVATION  
No. 1-1-82



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Checked by: D.F.U.

Job no.

Date: 4-20-82

Drawing no.

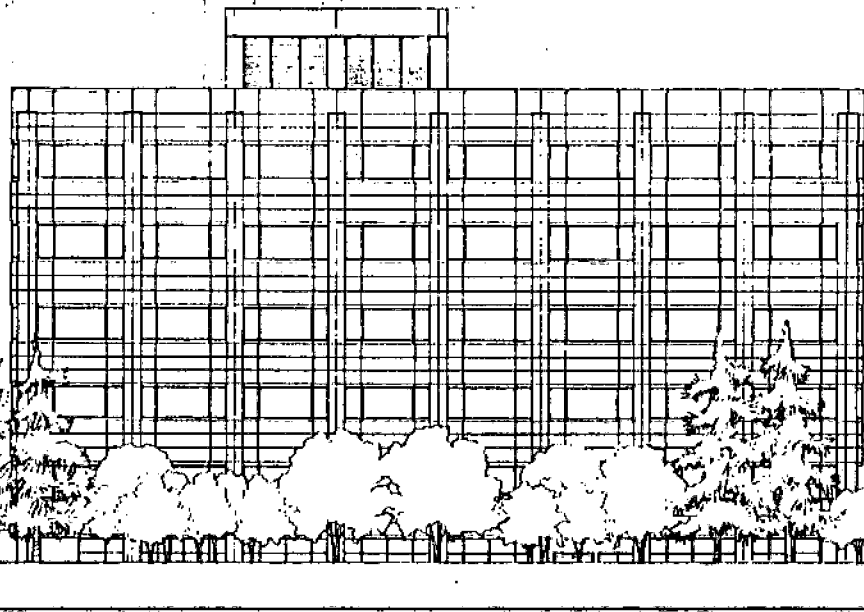
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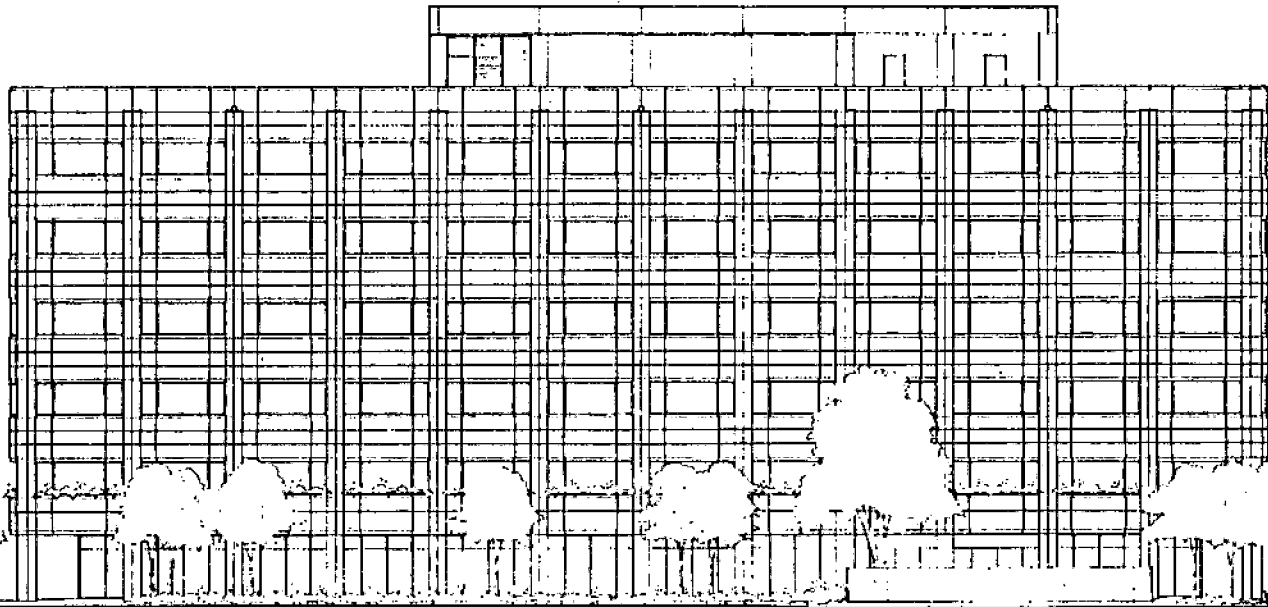
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EAST ELEVATION

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

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

No. 17

ESD 100

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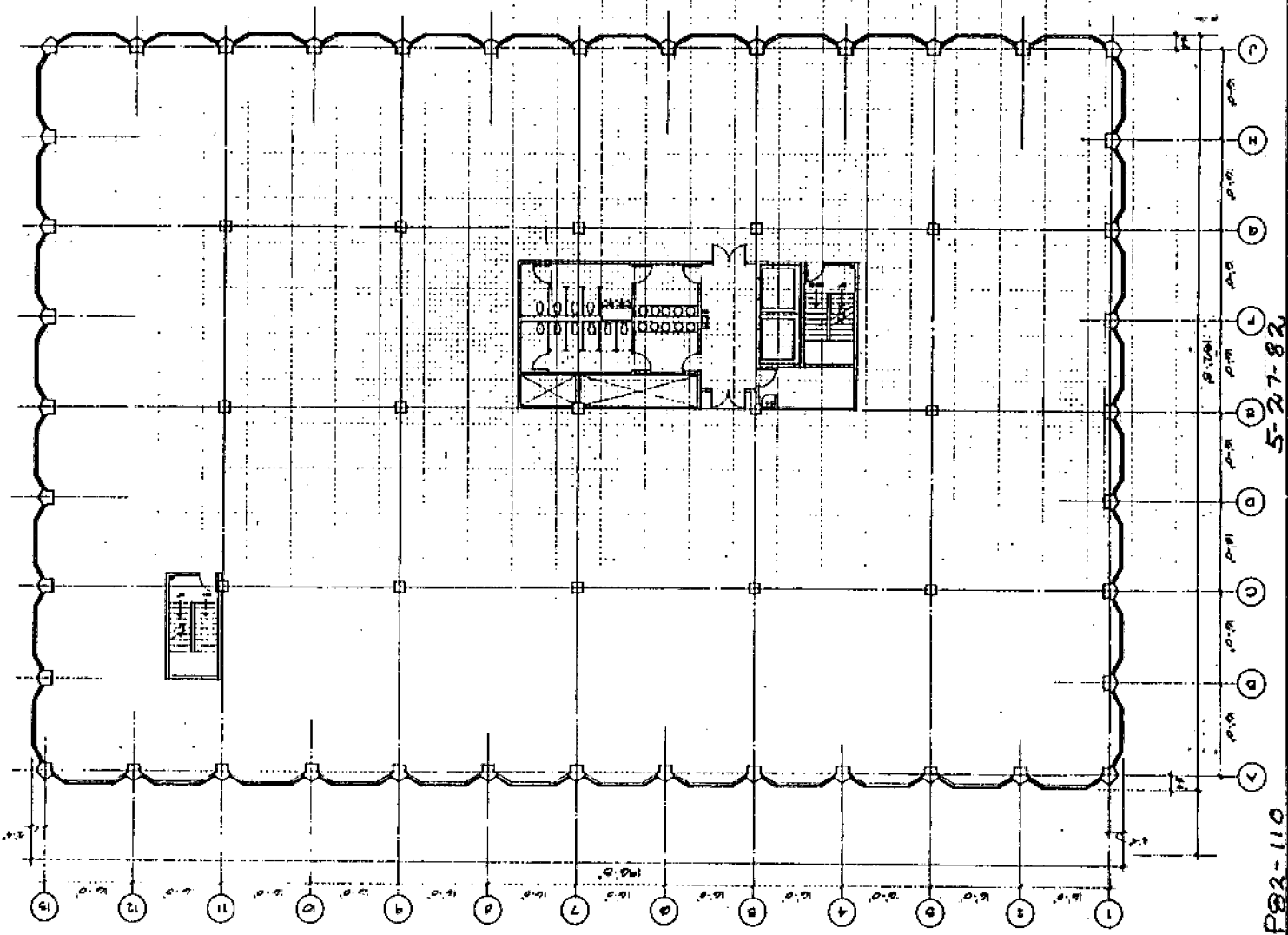
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SCALE: 1/8" = 1'-0"

TYPICAL FLOOR PLAN THIRD THRU SIXTH FLOORS



FB2-110

5-27-82

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ARCHITECT AND  
ENGINEER  
1515 K  
INTERLAND  
BACRAMENTO, CALIFORNIA

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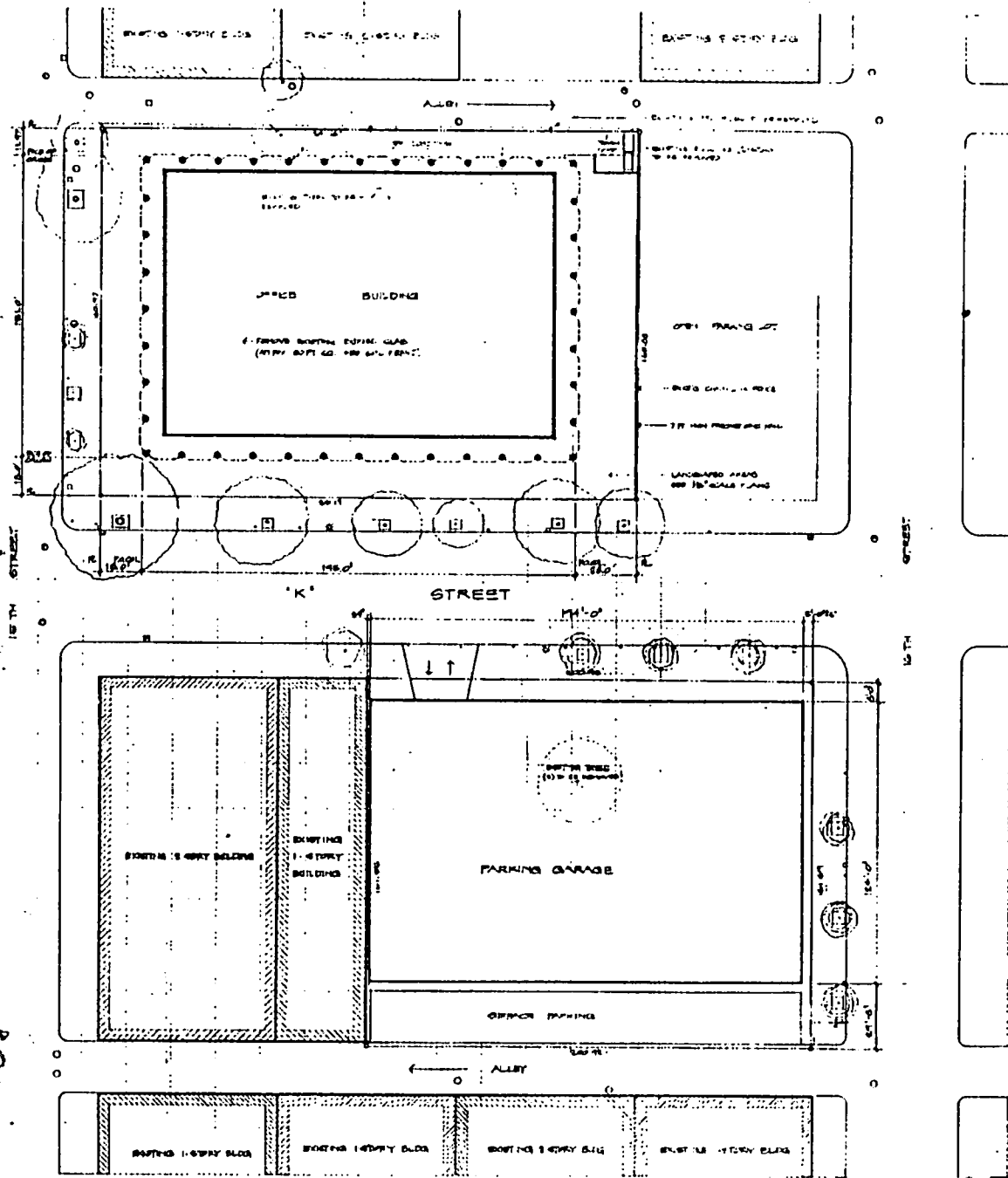
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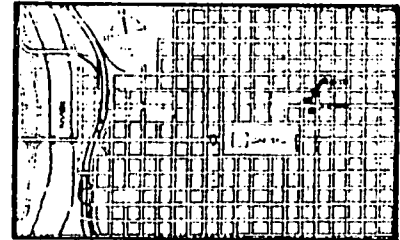
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SITE PLAN

SCALE: 1" = 30' 0"



SITE LOCATION MAP 1/8" SCALE

PROJECT DATA

OFFICE BUILDING:		
# STORES		2-STORY HIGH
ENCLOSURE AREA		145,500 SQ FT
SERVICE ENCLOSURE		80 SQ FT
TOTAL FLOOR		29,000 SQ FT
GITE AREA		90,000 SQ FT
PARKING GARAGE:		
# LEVELS		2-LEVEL HIGH
ENCLOSURE AREA (EXC. SERVICE)		75,000 SQ FT
TYPICAL FLOOR		64,750 SQ FT
GITE AREA		52,400 SQ FT
TOTAL GARAGE		50,000 SQ FT
BICYCLE STORAGE		50 TYPICAL

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