

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

| | | | | | |
|---------------------|--|-------------|---------|-----------|-------|
| APPLICANT | Dennis Gardemeyer, 1825 16th St. Sacramento, CA 95814 | | | | |
| OWNER | Dennis Gardemeyer, 1825 16th St., Sacramento, CA 95814 | | | | |
| PLANS BY | E. M. Kado Associates, 1661 Garden Highway, Sacramento, CA 95833 | | | | |
| FILING DATE | 4-18-86 | ENVIR. DET. | 4-28-86 | REPORT BY | EG:tc |
| ASSESSOR'S-PCL. NO. | 009-052-05,06,07,08,09,10 | | | | |

APPLICATION: A. Negative Declaration

- B. Special Permit to exceed 35 ft. height limit by 4 ft.
- C. Plan Review of a 31,060± sq. ft. office building
- D. Variance to reduce the sideyard setback from 5 ft. to 0 ft.
- E. Variance to allow seven tandem parking spaces
- F. Lot Line Adjustment to merge six lots.

LOCATION: South side S Street between 3rd and 4th Streets

PROPOSAL: The applicant is requesting the necessary entitlements to construct a three story office building.

PROJECT INFORMATION:

| | |
|---|-------------------------------------|
| 1974 General Plan Designation: | Industrial |
| 1980 Central City Community Plan Designation: | Offices |
| Existing Zoning of Site: | OB |
| Existing Land Use of Site: | Vacant |
| Surrounding Land Use and Zoning: | |
| North: | Industrial; C-4 |
| South: | Residential; R-0, R-3A |
| East: | Office, residential, restaurant; OB |
| West: | Vacant building; OB |

| Setbacks: | Required | Provided |
|------------|----------|----------------------------------|
| Front: | 5 ft. | 6 ft. |
| Side(Int): | 5 ft. | 0 - Eastside 87 ft. west side |
| Rear: | 5 ft. | 86 ft. |

| | |
|------------------------------|---|
| Parking Required: | 78 spaces |
| Parking Provided: | 79 spaces |
| Property Dimensions: | Irregular |
| Property Area: | 0.71± acres |
| Square Footage of Building: | 31,060 sq. ft. |
| Height of Building: | 39'4" |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | To be provided |
| Exterior Building Materials: | Scored block, synthetic plaster, tinted glass |

APPLC. NO. P86-159 MEETING DATE. June 12, 1986 ITEM NO 5

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The subject site consists of six vacant lots which are zoned Office Building (OB) and are designated for industrial uses in the General Plan and office uses in the 1980 Central City Plan. Surrounding uses include a mixture of residential, office and industrial businesses.
- B. The applicant is proposing to merge the six lots and develop three-story, 31,000+ sq. ft. office building. Staff has reviewed the site plan and has the following observations:
 1. Tandem Parking - Seven tandem parking spaces are proposed. A portion (6) of the tandem spaces are required spaces, however, staff feels that this type of parking is undesirable. Tandem parking creates conflicts with cars attempting to leave and being blocked and there is no way in which to absolutely guarantee that the problems created could be resolved. The problem is that the site has been overbuilt. The proposed building has 2,400 sq. ft. of floor area for which parking cannot be provided on-site except with a variance. Staff would recommend that the building size be reduced so that a parking variance will not be necessary.
 2. Sideyard Setback - The proposed building would be constructed on the east sideyard property line. Ordinance requires that a five foot sideyard setback be provided. The east side of the building provides a rather large, windowless wall which would overwhelm to two-story Cape Verde Grill immediately adjacent to the proposed building. The Cape Verde Grill is also listed in the City's Official Register of Architectural or historical structures. The applicant has not indicated nor can staff find any hardship which would justify the granting of the variance. In addition, the setbacks in the OB zone provide for more light and open space between office buildings. Staff recommends that the structure comply with the five foot sideyard setback.
 3. Design Review - The subject development must be reviewed by the Design Review/Preservation Board. Approval from the Board must be obtained prior to the issuance of building permits. Design Review staff will make comments and conditions as part of their review process which will be in addition to any conditions of approval the Commission places upon the application. Staff has discussed the design of the building with the Design Review/Preservation Director. His preliminary comments concern the mass of the east wall of the structure and its' relationship to the Cape Verde Grill. It is recommended that the architectural features be modified to include windows similar to the west side of the building.
 4. Building Height - The proposed building exceeds that 35 foot height limit by four feet. The additional height includes an area for a

suspended ceiling, truss joists, roof and a portion of the parapet wall. This height increase provides for the location of functional elements of the building structure, therefore, based upon that fact, staff does not object to the additional height.

- B. The proposal has been reviewed by Public Works, Traffic, Fire, Water and the Community Services Divisions. The following comments were received:

Public Works

May require new curbs, gutters and sidewalks at time of building permit. If an excessive crown exists the curb and gutter may have to be raised.

Community Services

Existing street trees to be analyzed by City Arborist. Preserve or remove as directed.

Traffic

Provide five bicycle parking spaces, 50% of which must be Class I facilities.

Provide access from parking lot to elevator for truck loading. Trucks must have access to loading in the parking lot.

Seven stalls are double stacked - not acceptable

Info Item: The applicant may be required to participate in a future improvement district for this area.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit based upon findings of fact which follow:
- C. Approve the Plan Review subject to conditions and based upon the findings of fact which follow:
- D. Deny variance to reduce the sideyard setback based upon findings of fact which follow:
- E. Deny variance to allow seven tandem parking spaces based upon findings of fact which follow:
- F. Approve the lot line adjustment by adopting the attached resolution:

Conditions - Plan Review:

1. The applicant shall submit a revised site plan indicating the following:
 - a. Size, number and location of trash enclosure(s).
 - b. Building location showing a five foot sideyard setback along the east property line.
 - c. Eliminate the seven tandem parking spaces.
2. The applicant shall submit the development plan to the Design Review Board for review and approval prior to the issuance of building permits.
3. The applicant shall submit revised floor plans which reduce the building gross square footage from 31,060 square feet to 28,800± square feet.
4. The applicant shall provide five bicycle parking spaces (50 percent shall be Class I facilities).
5. The applicant shall provide revised building elevations indicating architectural relief features such as windows in the east wall of the structure.

Findings of Fact - Special Permit/Plan Review

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office building is compatible with office and heavy commercial uses.
2. The project, as conditioned, shall not be detrimental to the public health, safety or welfare nor create a nuisance in that:
 - a. adequate parking and landscaping will be provided,
 - b. the four feet will screen rooftop equipment from public view.
3. The proposed project is consistent with the City's discretionary interim land use policy in that the site is designed for office use in the 1980 Central City Community Plan and the proposed office use conforms with the plan designation.

Findings of Fact - Variances

1. Granting the variance would constitute a special privilege extended to one property owner, in that:

- a. the applicant has not demonstrated an unusual circumstance or hardship which warrants waiver of the sideyard setback,
 - b. adequate space is available on-site to relocate the building.
2. The variance will be injurious to the general public and surrounding properties in that the adjacent commercial use will not be given adequate light and air space setback from the proposed building.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF MAY 22, 1986

APPROVING A LOT LINE ADJUSTMENT TO

(P86-159)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located 304, 306, 312, 316, 322, 328 S Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the project is found to be consistent with the Interim Discretionary Land Use Policy of the City based on a review of the 1974 City General Plan and the 1980 Central City Community Plan specified in the interim policy;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

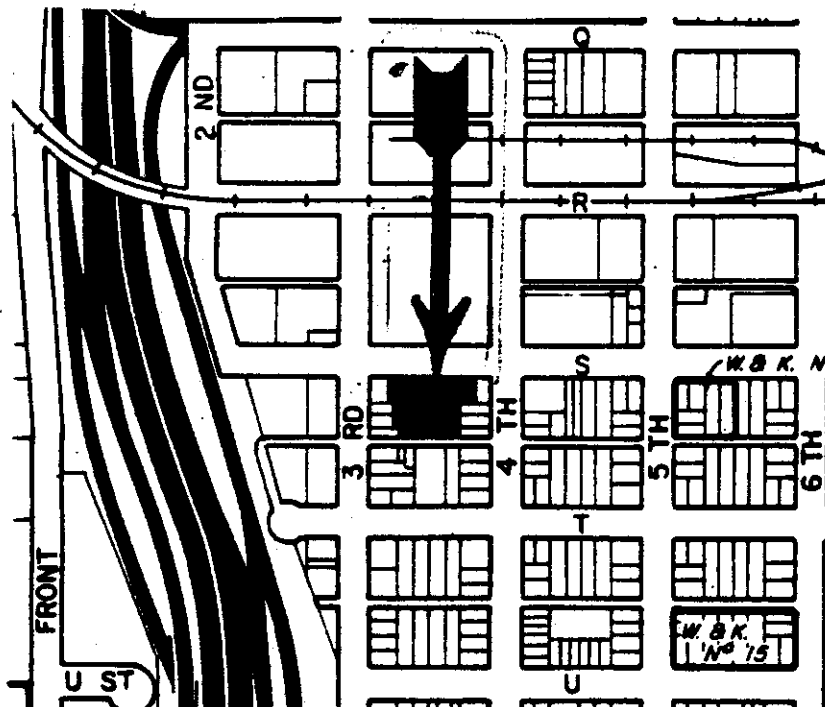
that the lot line adjustment for property located at 304, 306, 312, 316, 322, 328 S Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST;

SECRETARY TO CITY PLANNING COMMISSION

SUBJECT SITE



VICINITY MAP

P86-159

5-22-86
6-12-86

Item 5

E. M. Rado
ASSOCIATES - dba, INC.
 ARCHITECTURE
 PLANNING
 INTERIORS

1811 OLIVER HIGHWAY
 SACRAMENTO,
 CALIFORNIA 95814
 (916) 927-1801

DATE: _____

DESIGNED BY: _____

CHECKED BY: _____

APPROVED: _____

PROJECT: _____

**3rd & S STREET
 OFFICE
 BUILDING
 SACRAMENTO, CA.**

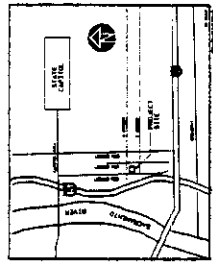
GARDEMEYER
 DEVELOPMENT
 1825-1831 ST.
 SAC., CA. 95814

PROJECT: _____

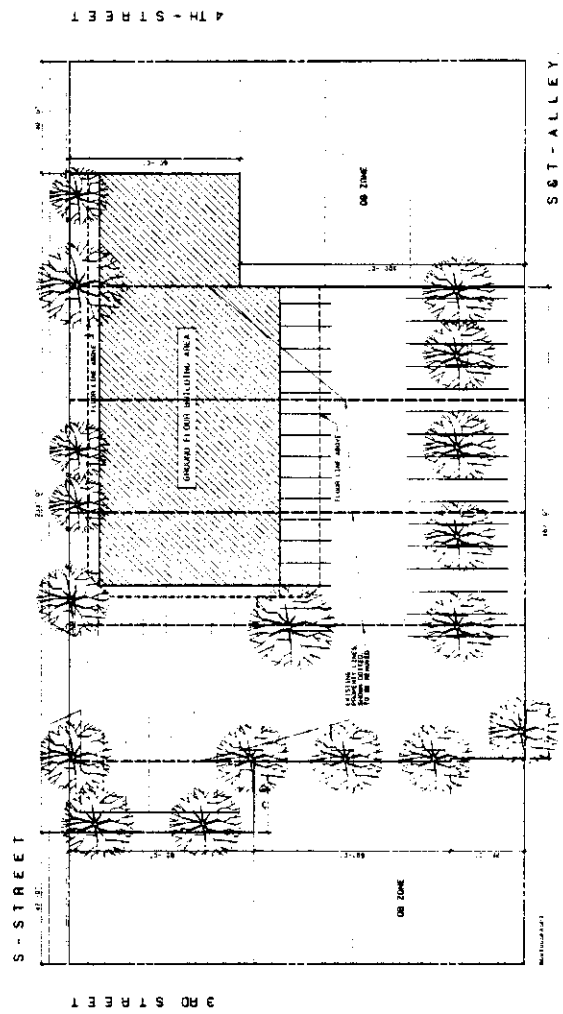
SITE PLAN

DATE: _____

SK-1
 1 of 1



VICINITY MAP



THREE LEVEL OFFICE BUILDING

| | | |
|---------------|--------|---------|
| BUILDING AREA | 8,750 | SQ. FT. |
| GROUND FLOOR | 11,400 | SQ. FT. |
| SECOND FLOOR | 11,400 | SQ. FT. |
| THIRD FLOOR | 11,400 | SQ. FT. |
| TOTAL | 31,050 | SQ. FT. |

PARKING STALLS REQUIRED - 76. PROVIDED - 74. RESERVE - 4

SITE PLAN

P86-159

6-12-86
~~5-22-86~~

Item 5

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT SITE

PARCEL 1. APN: 009-0052-005

THE EAST 26 FEET OF THE WEST 73 FEET OF THE NORTH 65 FEET OF LOT 1 IN THE BLOCK BOUNDED BY "S" AND "T", 3RD AND 4TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF

PARCEL 2. APN: 009-0052-006

THE EAST 7 FEET OF THE NORTH 65 FEET OF LOT 1; THE EAST 8 FEET OF THE NORTH 69 FEET OF THE SOUTH 95 FEET OF LOT 1; THE EAST 7 FEET OF THE SOUTH 26 FEET OF LOT 1; AND THE WEST 1/2 OF LOT 2, ALL IN THE BLOCK BOUNDED BY 3RD AND 4TH, S AND T STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3. APN: 009-052-007

THE EAST 1/2 OF LOT 2, BLOCK BOUNDED BY S AND T, 3RD AND 4TH STREETS, OF CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF.

PARCEL 4. APN: 009-052-008

THE WEST 1/2 OF LOT 3 IN THE BLOCK BOUNDED BY "S" AND "T" AND 3RD AND 4TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT OR PLAN THEREOF.

PARCEL 5. APN: 009-0052-009

THE EAST 1/2 OF LOT 3, IN THE BLOCK BOUNDED BY "S" AND "T", 3RD AND 4TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF.

PARCEL 6. APN: 009-0052-010

THE WEST 1/2 ON THE NORTH 60 FEET OF LOT 4 IN THE BLOCK BOUNDED BY 3RD AND 4TH AND "S" AND "T" STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.

P 86159

6-12-86

Item 5

C.M. HOAG
ASSOCIATES-aia, inc.
 ARCHITECTURE
 PLANNING
 INTERIORS

181 CALIFORNIA BOULEVARD
 SUITE 200
 SACRAMENTO, CALIFORNIA 95811
 (916) 971-1661

DATE: _____

SCALE: _____

PROJECT: _____

OWNER: _____

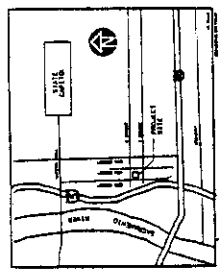
3rd & S STREET
 OFFICE
 BUILDING
 SACRAMENTO, CA.

GARDMEYER
 DEVELOPMENT
 1825-18th ST.
 SAC., CA. 95814

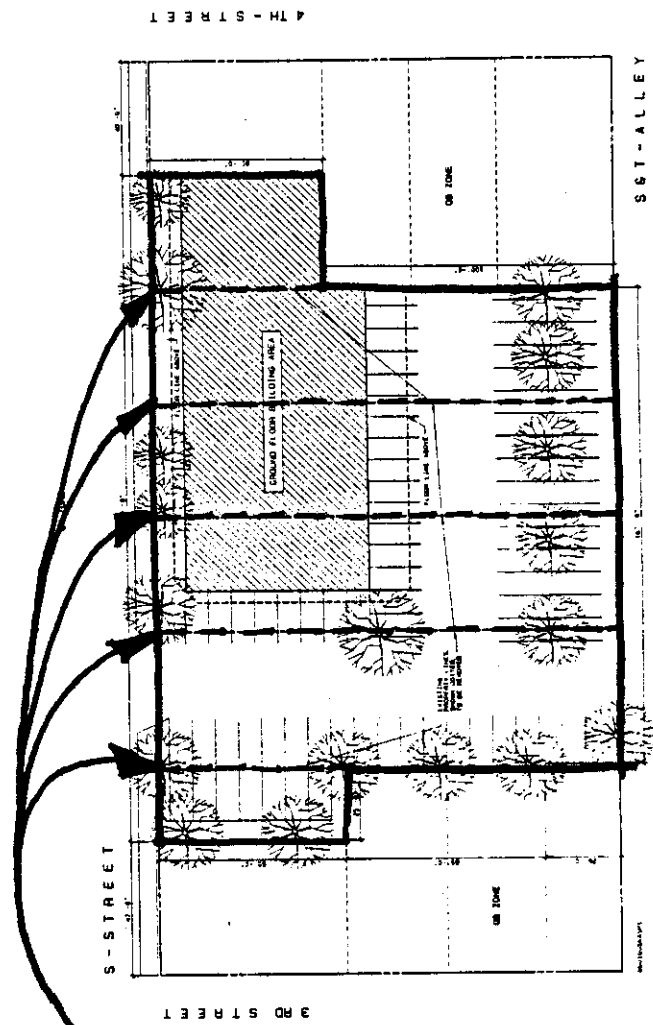
SITE PLAN

SK-1
 1 OF 1

EXHIBIT 'B'



VICINITY MAP



THREE LEVEL OFFICE BUILDING

| | | |
|---------------|--------|---------|
| BUILDING AREA | 8,200 | SQ. FT. |
| FIRST FLOOR | 11,140 | SQ. FT. |
| SECOND FLOOR | 11,140 | SQ. FT. |
| THIRD FLOOR | 11,140 | SQ. FT. |
| TOTAL | 33,420 | SQ. FT. |

PAVING STALLS REQUIRED = 78. PROVIDED = 75. RESERVE = 3

SITE PLAN

Lot Lines to be removed

E. M. Haddo
ASSOCIATES - d/b/a, INC.
 ARCHITECTURE
 PLANNING
 INTERIORS



1801 PACIFIC HIGHWAY
 SACRAMENTO
 CALIFORNIA 95833
 (916) 421-1881

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

PROJECT: _____
 SHEET: _____

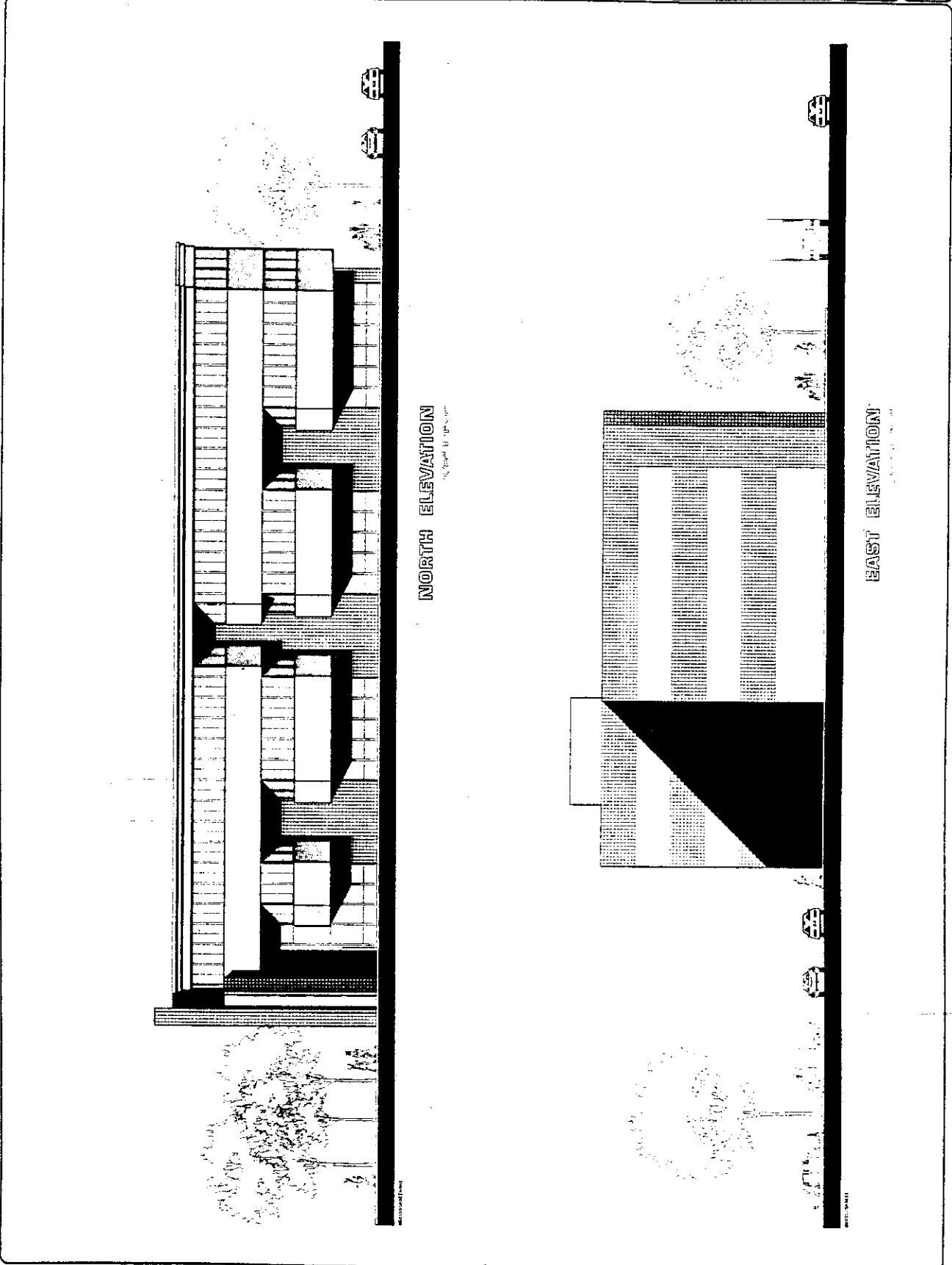
3RD & S STREET
 OFFICE
 BUILDING
 SACRAMENTO, CA

CHARLES Y. H.
 ARCHITECT
 1625 70th ST
 SACRAMENTO, CA 95834

NORTH ELEVATION
 EAST ELEVATION

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

PROJECT: _____
 SHEET: SK-6



NORTH ELEVATION

EAST ELEVATION

P86-159

6-12-86
~~5-22-86~~

Item 5

E.M. HODG
ASSOCIATES - AIA, INC.
 ARCHITECTURE
 PLANNING
 INTERIORS

1651 WALTON BOULEVARD
 SACRAMENTO, CALIFORNIA 95833
 (916) 921-1651

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 CANCELLED: _____

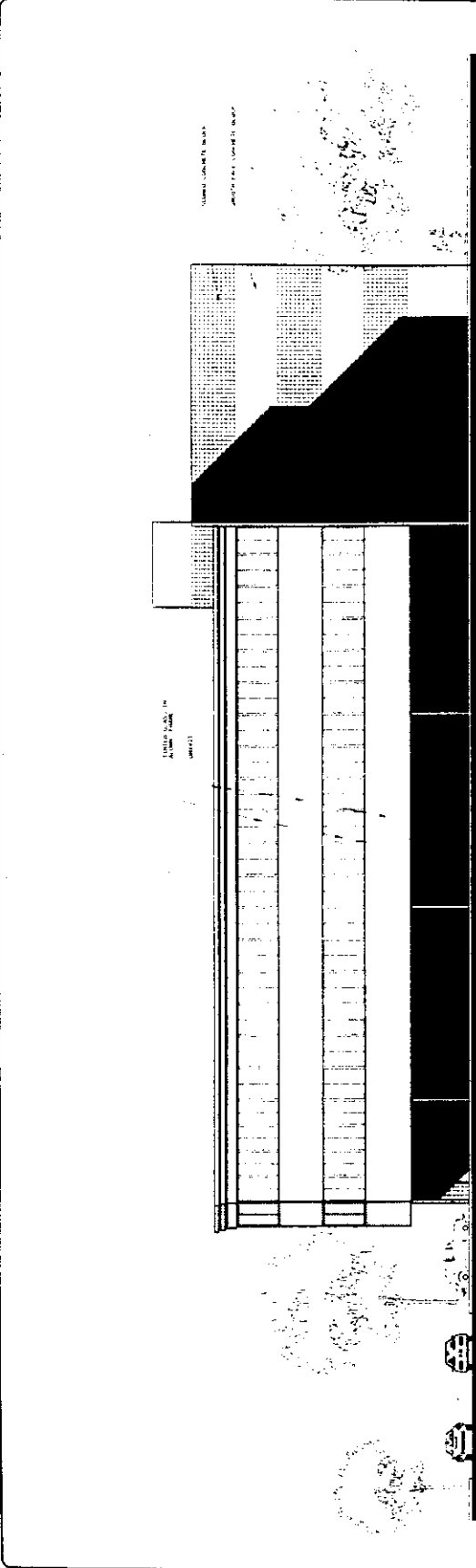
PROJECT: _____

3rd & 5 STREET
 OFFICE
 BUILDING
 SACRAMENTO, CA

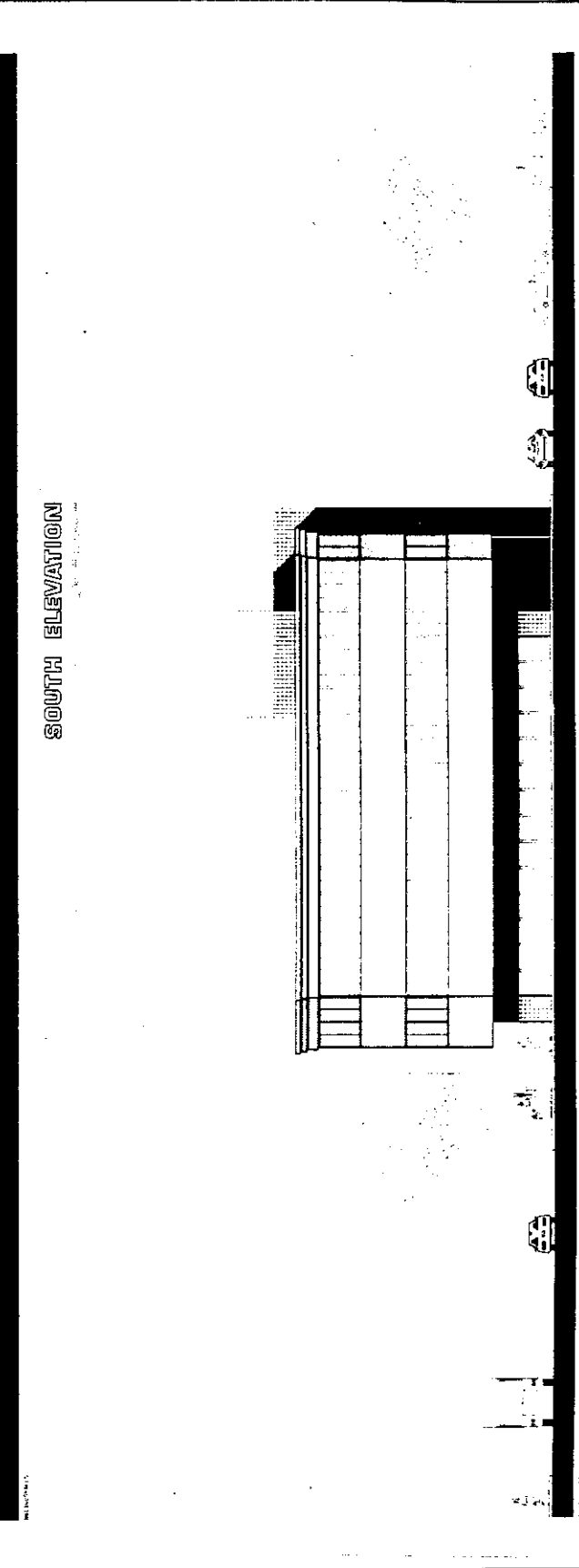
GAINSBERRY
 DEVELOPMENT
 1825 18th ST.
 SAC, CA 95811

SOUTH ELEVATION
 WEST ELEVATION

PROJECT NO: _____
 SHEET: SK-7



SOUTH ELEVATION



WEST ELEVATION

P86-159

~~5-26-86~~
 6-R-86

Item 5

E.M. Haddo
ASSOCIATES, INC.
 ARCHITECTURE
 PLANNING
 INTERIORS

1601 WARREN HIGHWAY
 SACRAMENTO, CALIFORNIA 95833
 (916) 921-1601

DATE: _____

PROJECT NO: _____
 CLIENT: _____
 CONSULTANT: _____

DESCRIPTION: _____

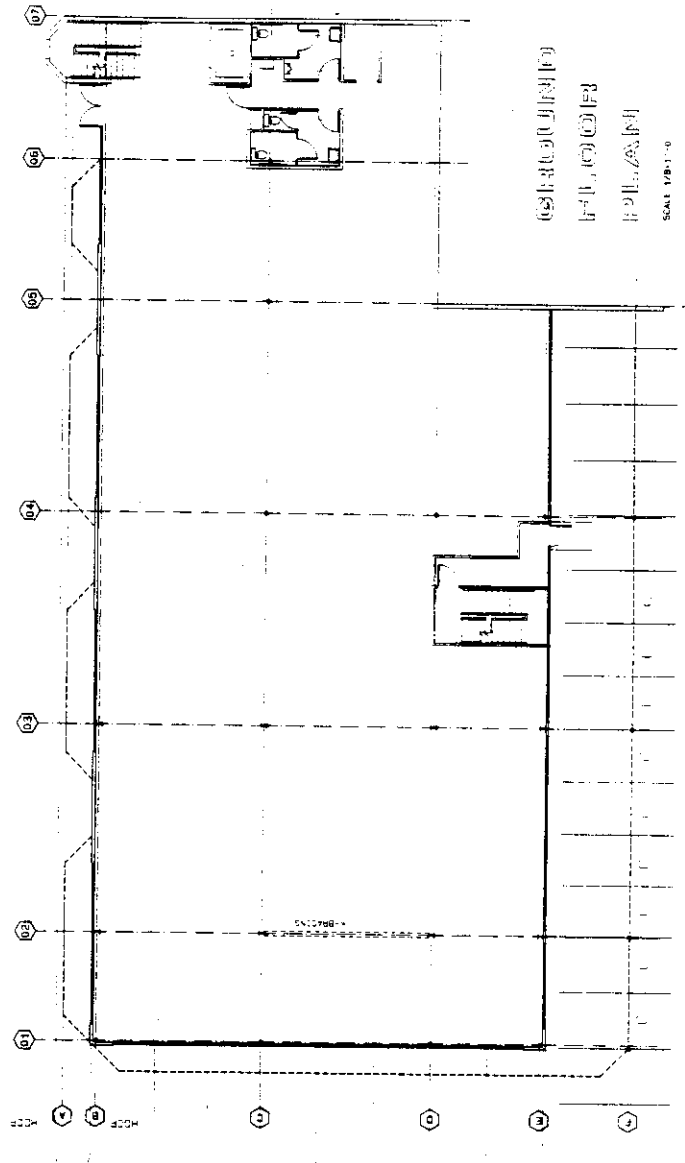
3RD & S STREET
 OFFICE
 BUILDING
 SACRAMENTO, CA

GARDMEYER
 DEVELOPMENT
 1825-18TH ST
 SACRAMENTO, CA 95814

GROUND FLOOR PLAN

SCALE: _____

PROJECT NO: _____
 SHEET NO: _____
SK-2
 OF _____



P86-159

~~522-81~~
 6-12-86

Item 5

E.M. IRAGO ASSOCIATES, INC.
 ARCHITECTURE
 PLANNING
 INTERIORS



1801 QUINCY BUILDING
 SACRAMENTO, CALIFORNIA 95814
 (916) 441-9400

DATE: 11/11/86

PROJECT NO. 6-12-86
 SHEET NO. 5-22-86
 DRAWING

OWNER

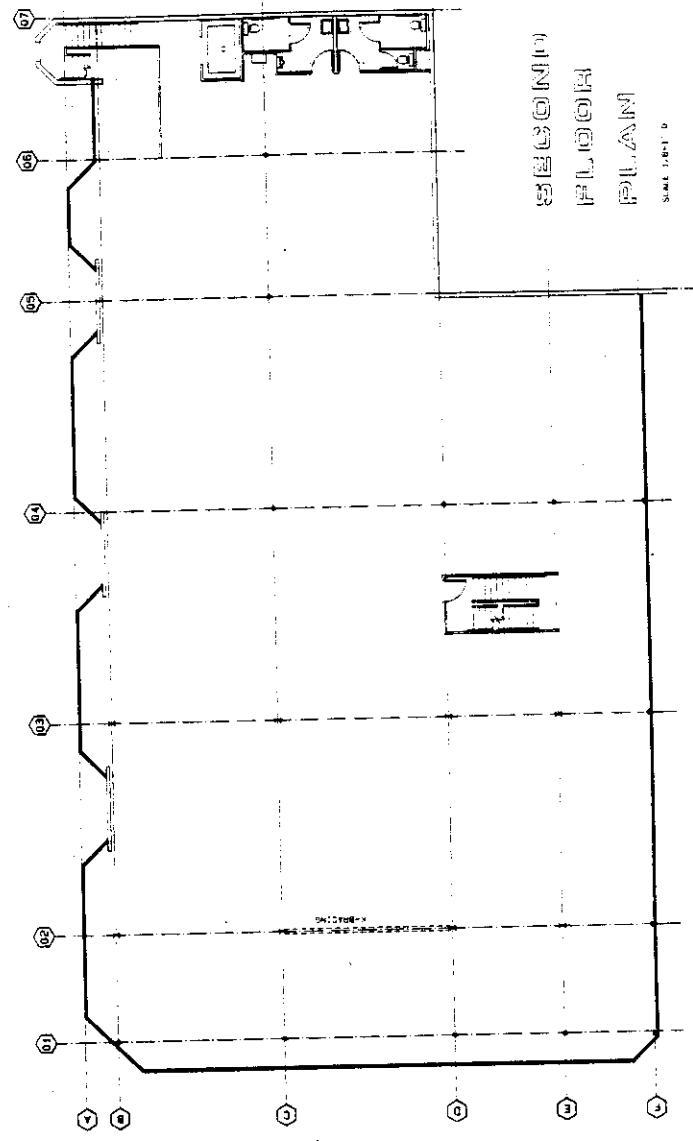
3rd & S STREET
 OFFICE
 BUILDING
 SACRAMENTO, CA

GARDMEYER
 DEVELOPMENT
 1825-18th ST.
 SAC., CA. 95814

PROJECT
 SECOND FLOOR PLAN

DATE: 11/11/86

SK-3
 11/11/86



SECOND
 FLOOR
 PLAN

SCALE: 1/8" = 1'-0"
 11/11/86

PC6-159

6-12-86
~~5-22-86~~

Item 5

C.M. BAGO ASSOCIATES - AIA, INC.
 ARCHITECTURE
 INTERIORS
 PLANNING
 PARTS



1801 PARKWAY
 SACRAMENTO, CALIFORNIA 95814
 (916) 441-1888

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT: _____

NO. _____

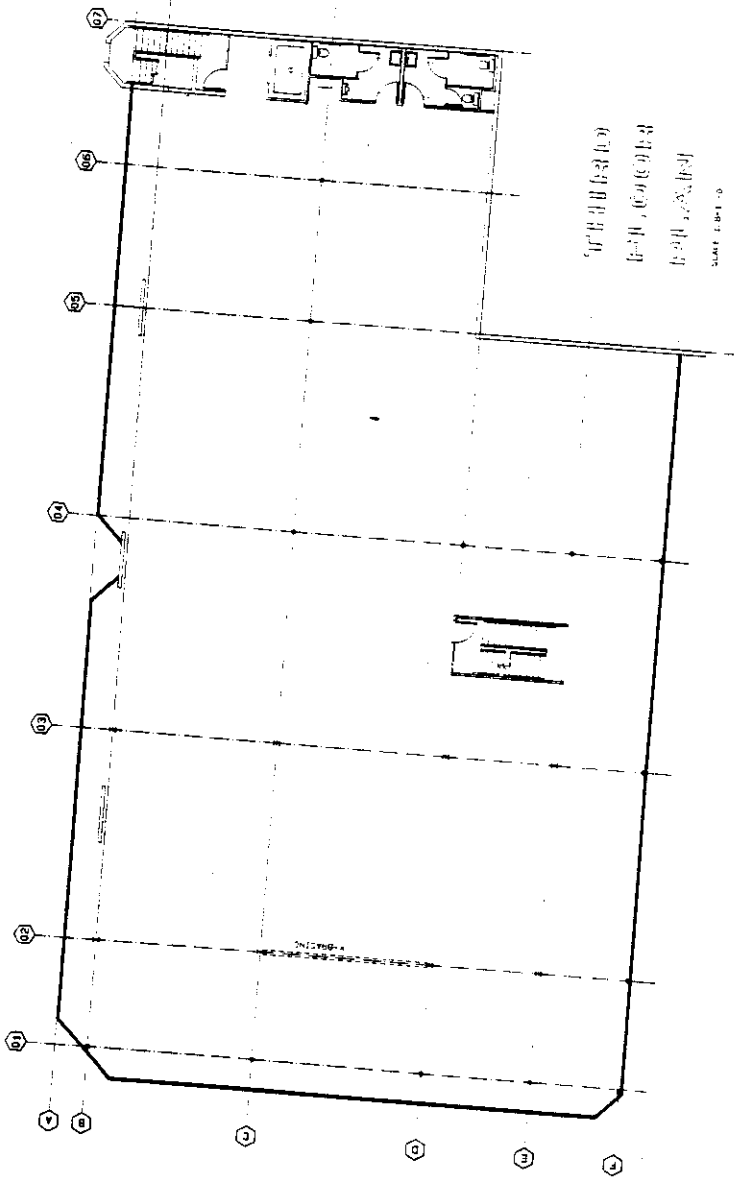
300 & S STREET
 OFFICE
 BUILDING
 SACRAMENTO, CA

GARDEN
 DEVELOPMENT
 1825 - 16TH ST
 SAC, CA 95814
 PENDING

THIRD FLOOR PLAN

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

SK-4



P86-159

~~5-12-86~~
~~5-13-86~~

Item 5

C.M. Rado
ASSOCIATES, INC.
 ARCHITECTURE
 PLANNING
 INTERIORS



1801 MARCELO DRUMWAY
 SACRAMENTO,
 CALIFORNIA 95833
 (916) 921-1661

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 CONSULTANT: _____

PROJECT: _____

3rd & S STREET
 OFFICE
 BUILDING
 SACRAMENTO, CA.

GARDMEYER
 DEVELOPMENT
 1825-16th ST
 SAC, CA. 95814

CROSS SECTION

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

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 CONSULTANT: _____

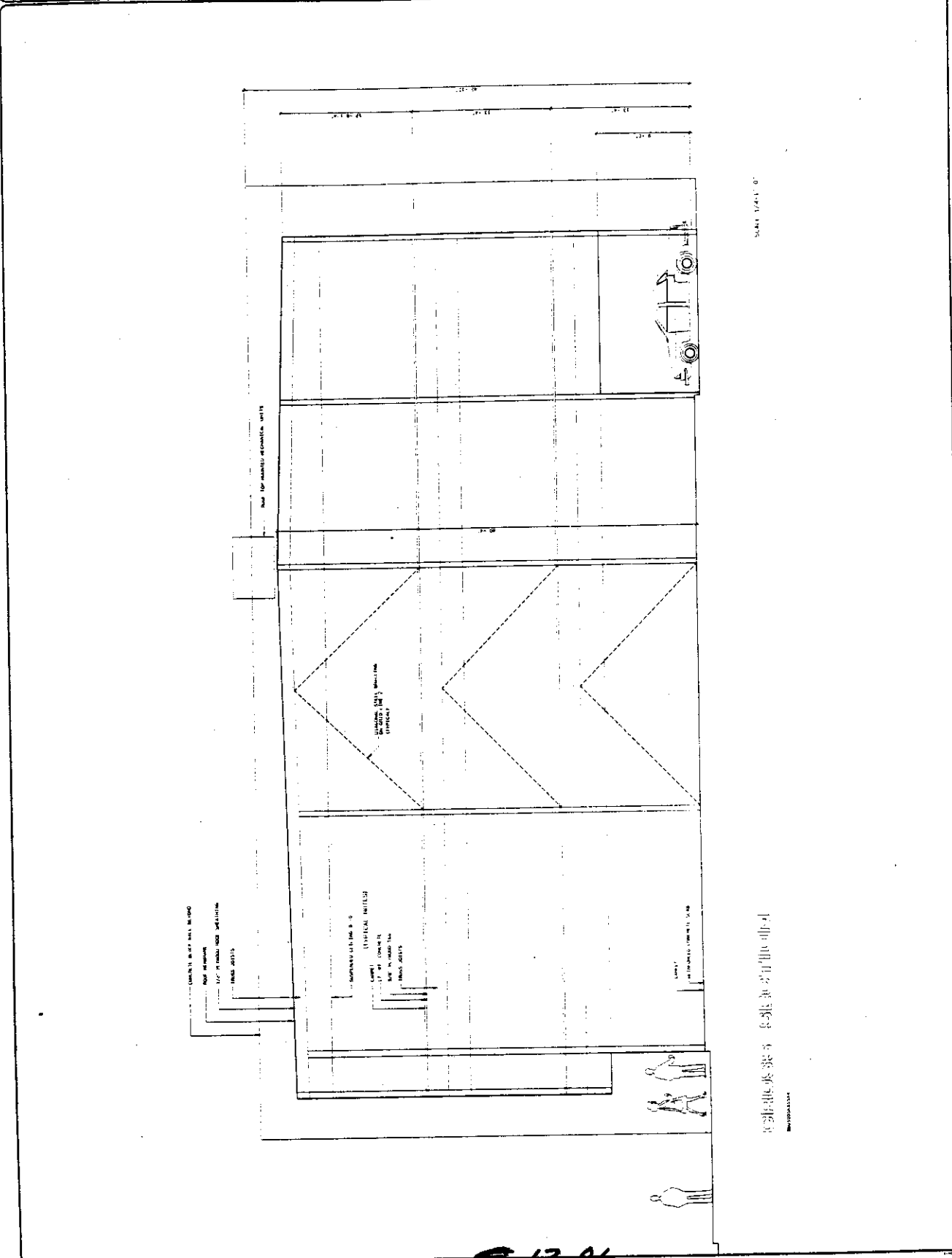
PROJECT: _____

3rd & S STREET
 OFFICE
 BUILDING
 SACRAMENTO, CA.

GARDMEYER
 DEVELOPMENT
 1825-16th ST
 SAC, CA. 95814

CROSS SECTION

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



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~~5-22-86~~
 5-12-86

Item 5