

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 16, 1998, the Zoning Administrator approved with conditions a special permit to allow an off-site parking lot under the same ownership for an expansion to an existing office/retail complex for the project known as Z98-085. Findings of Fact and conditions of approval for the project are listed on pages 3-5.

Project Information

Request: **Zoning Administrator Special Permit** to allow off site parking on a parcel within 300 feet of the site and under same ownership as the commercial building being renovated with additional office space on a separate site on .59± developed acres in the General Commercial (C-2) zone.

Location: 2015 J Street and 2015 K Street (D3, Area 1)

Assessor's Parcel Number: 007-0016-019, & 007-0085-015

Applicant: Michael Krambs
2115 J Street
Sacramento, CA 95816

Property Owner: Same as Applicant

General Plan Designation:	Community/Neighborhood Commercial and Offices
Central City	
Community Plan Designation:	General Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	General Commercial (C-2)

Surrounding Land Use and Zoning:
North: C-2; Parking Lot
South: C-2; Commercial
East: C-2; Commercial
West: C-2; Commercial

Property Dimensions: 80 feet x 160 feet (each parcel)
Property Area: 0.59± acres
Topography: Flat

Project Plans: See Exhibits A-E

Previous Files: P90-131 (Lot Line Adjustment)

Additional Information: The applicant is requesting to add 8,617 square feet to an existing office/retail complex and provide the required parking on vacant lot within 300 feet of the office building. The vacant lot will be paved to provide 36 parking spaces with access off the alley. The proposed parking lot fronts on the north side of K Street and the office building is at the same address number on J Street. There is an existing parking lot between the parcels. The additional office area requires 19 parking spaces. Additionally, the four on-site parking spaces for the office building are being eliminated, bringing the required parking total to 23 spaces. The two properties are under the same ownership. A Zoning Administrator Special Permit is necessary for an off-site parking area that is within 300 feet of the use and under the same ownership.

The site is located within the Midtown Business Association and NAAG neighborhood association areas. The proposed plans were submitted to the neighborhood associations. NAAG responded with support provided certain conditions were imposed on the project such as a term limit, shading requirements, and maintenance of landscaping and overall lot appearance. The project has been noticed and staff received one call for clarification.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Public Works- Transportation and Engineering Planning Divisions, the Building Division, and the Police Department. The comments received pertaining to the project have been included as conditions.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301 and Section 15302(b)}.

Conditions of Approval

1. The applicant shall comply with all Zoning Ordinance requirements pertaining to tree shading, stall dimensions, and maneuvering.
2. The parking lot shall comply with ADA and Title 24 requirements for handicap accessible spaces to the satisfaction of the Building Division.

3. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January 23, 1995, for appropriate source control measures.
4. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
5. **ADVISORY NOTE:** The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
6. The applicant has indicated that the additional square footage added to the office/retail complex is for office use only. Should any portion of the proposed office area or existing office areas be changed to retail or restaurant uses, then the proposed changes must be reviewed with Planning to insure adequate parking is available in the off-site lot.
7. The parking lot shall have a pedestrian entrance from K Street. The final location and design are subject to both Police Department and Design Review approval. There shall be no vehicular entrance from K Street.
8. The applicant shall post and maintain on the premises and in the parking lot used in conjunction therewith notices clearly visible to the patrons of the parking lot and to persons on the public sidewalk stating in block lettering, the following:
UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR
ADJACENT PUBLIC SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE.
ALCOHOLIC BEVERAGE CONTAINER. C.P.C 647e. (a); S.C.C 26.01.24(c).
9. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
10. Applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as applicant's agents for the sole purpose of enforcing Section 602(k) of the California Penal Code and that the applicant agrees

to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block lettering, with the wording:

NO TRESPASSING

VIOLATORS WILL BE PROSECUTED UNDER 602 (K) C.P.C. (or wording to the satisfaction of the Police Department {Lynne Ohlson, 264-5787}).

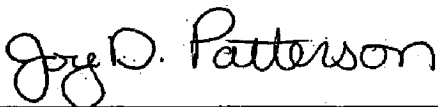
11. All landscaping shall be maintained as at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of six feet from the lowest branch to the ground.
12. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
13. The parking lot shall have a limited term use of seven years. At the end of seven years the applicant shall reapply for a Special Permit to continue using the site as a surface parking lot for the office/retail use. (The Special Permit will expire on September 16, 2005.)
14. The project is subject to City Design Review staff review and approval and shall comply with all conditions.
15. The applicant shall obtain all necessary building permits prior to commencing construction.
16. Any gates or doors at the alley entrance shall not open into the alley
17. The applicant shall replace curb, gutter, and sidewalk at the closed driveway locations. All deteriorated sidewalk area shall be repaired and/or replaced. Street trees shall be added in the reconstructed areas to the satisfaction of the City Arborist (Dan Pskowski, 768-8604).
18. The applicant shall provide adequate landscaping to include live ground cover in the planter areas. The areas are to have an automatic irrigation system. Any dead plants or groundcover shall be replaced throughout the term of the special permit.
19. The applicant shall maintain the parking lot to include keeping the lot clear of litter or debris throughout the term of the special permit (weekly inspections may be necessary).
20. The applicant shall provide 23 spaces in the parking lot for the uses in the retail/office complex during business hours (after 6:00 P.M.). The lot may be used by a different business during the evening hours.
21. The parking lot shall be completed prior to any issuance of a Certificate of Occupancy for the new office area.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed parking lot will improve an existing vacant lot and will not substantially alter the characteristics of the site or the surrounding mixed use neighborhood; and
 - b. the proposed parking lot will provide additional off-street parking for a very busy commercial area.

2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate drainage and landscaping will be provided;
 - b. additional on-site parking will be provided to an area with inadequate on-site parking for the commercial uses;
 - d. the parking lot will not have a significant impact on the commercial development; and
 - e. the parking lot will have a term limit to allow for future evaluation of the best use of the site as well as the history of lot maintenance.

3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Community/Neighborhood Commercial and Offices and General Commercial respectively.

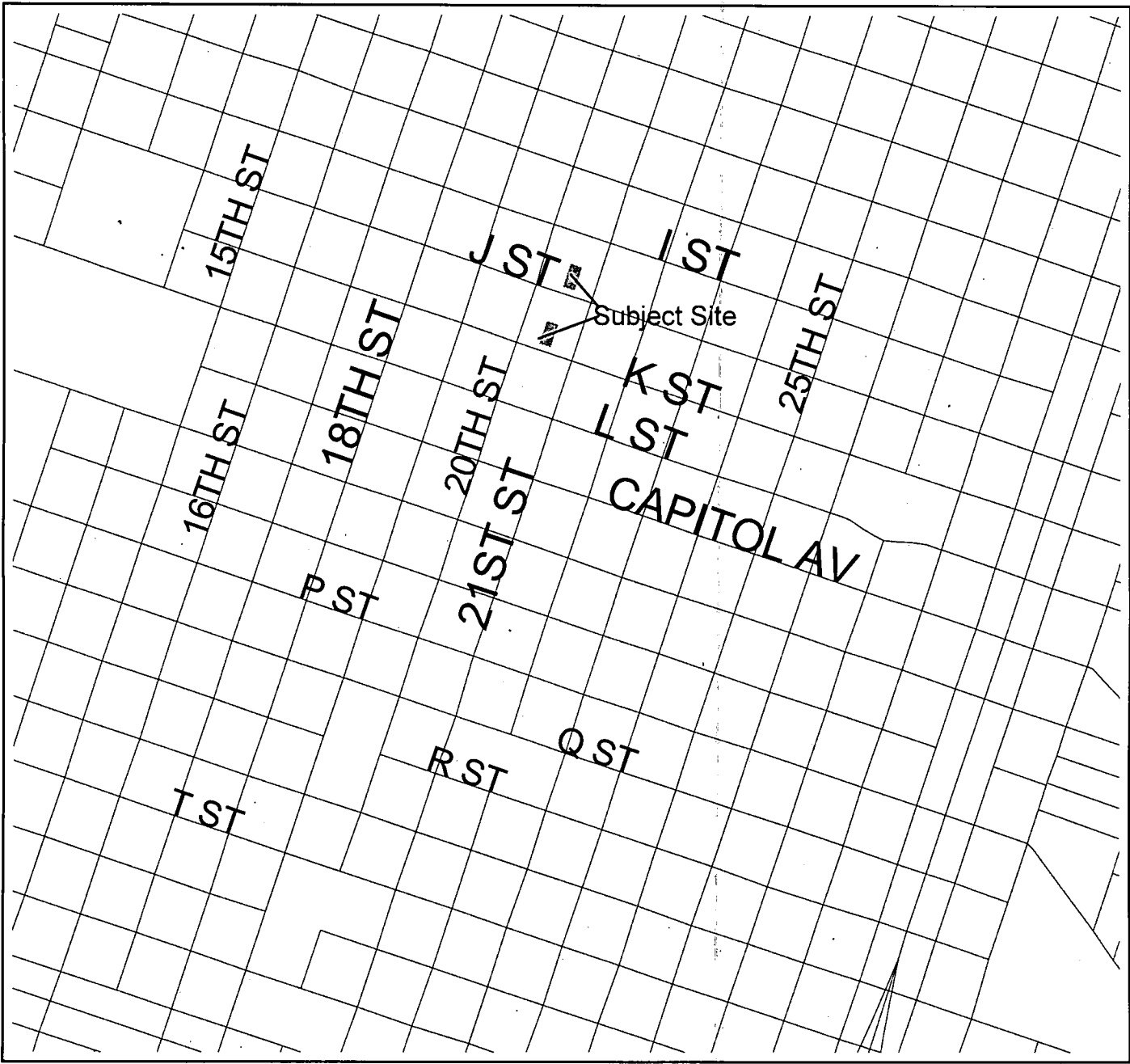


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

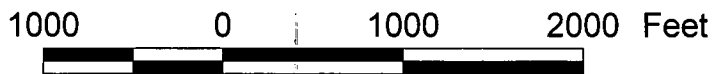
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book



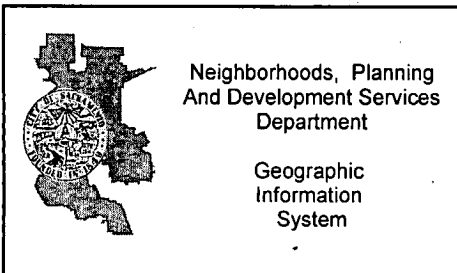
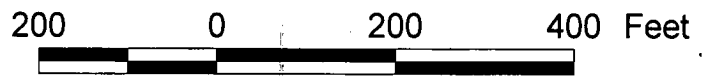
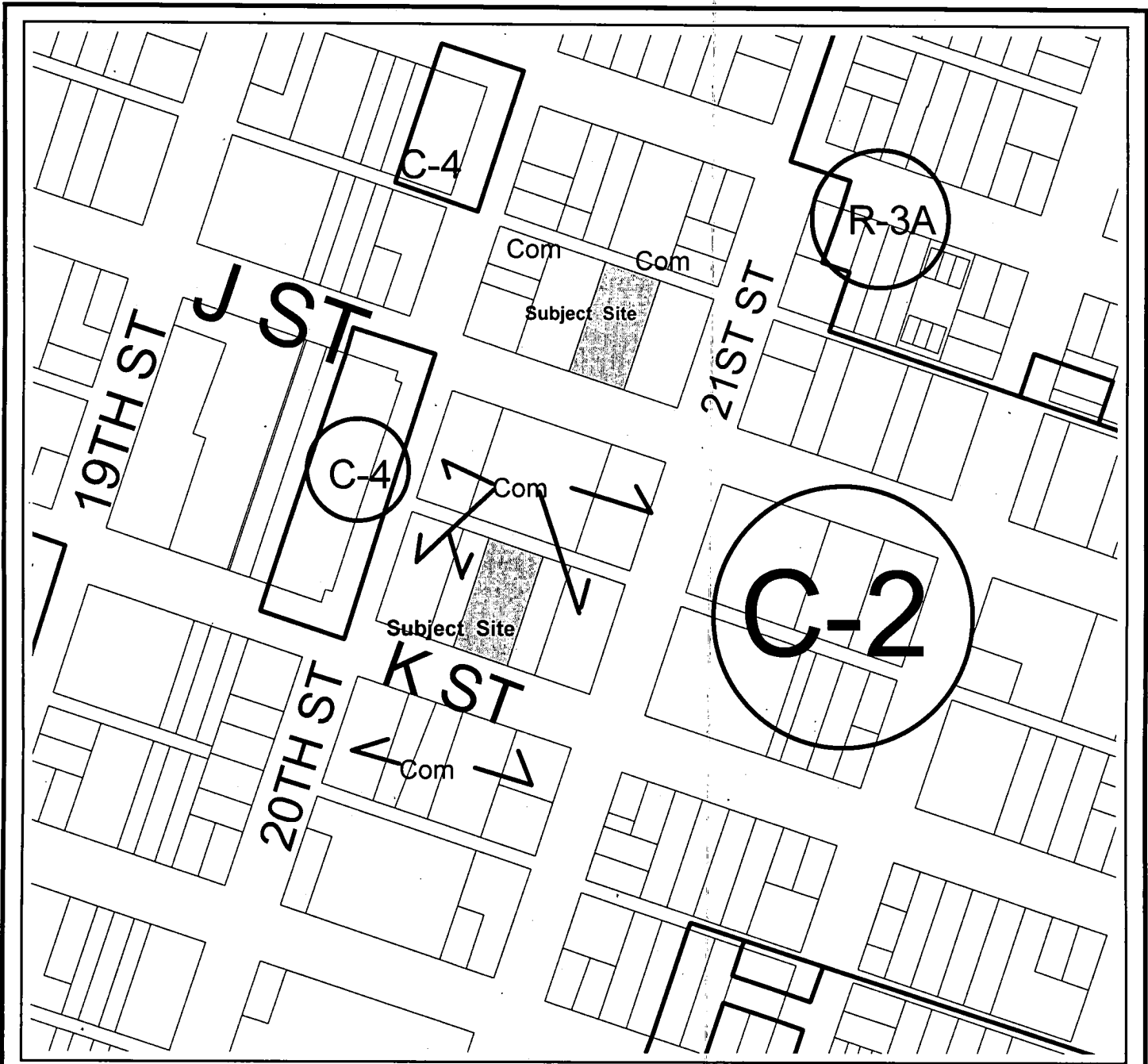
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP





Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING

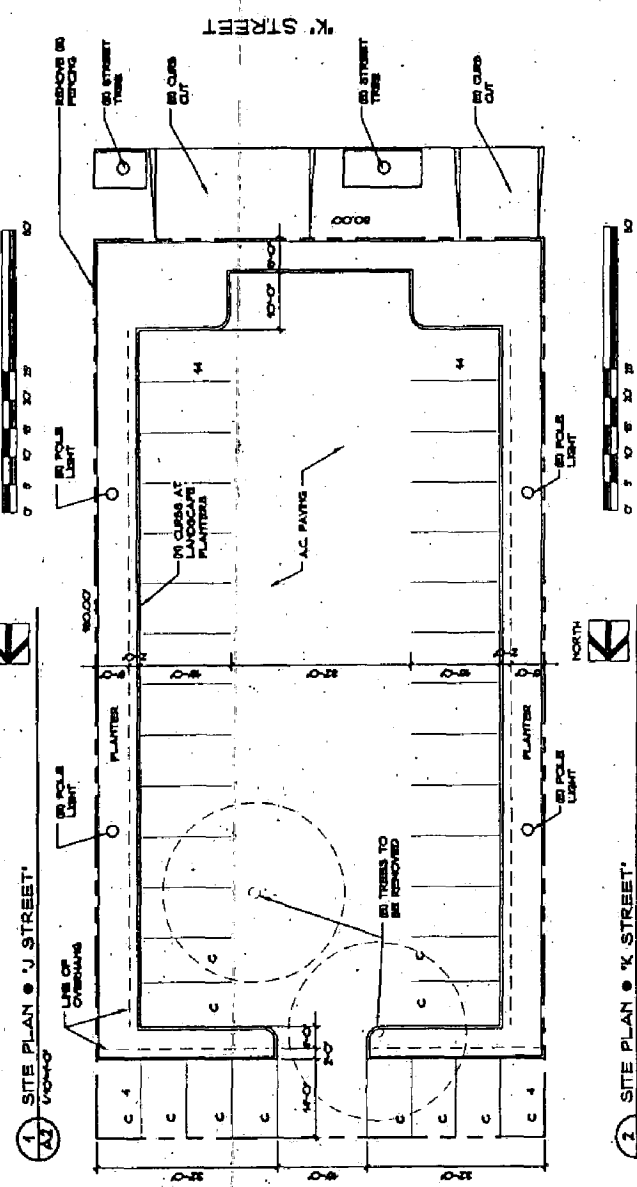
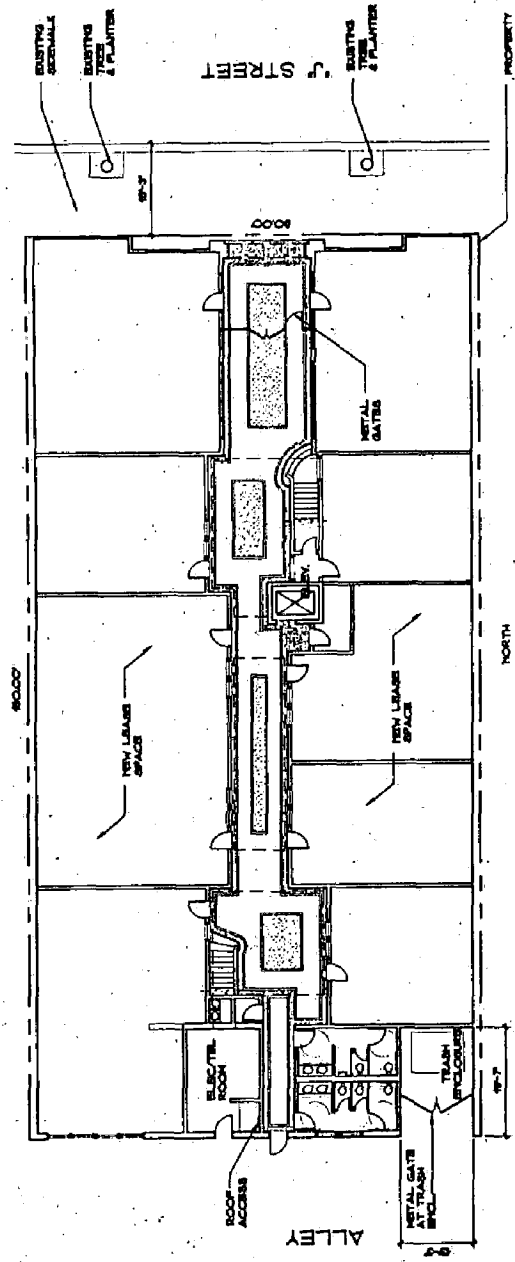


EXHIBIT - A

BUILDING REMODEL FOR:
OFFICE / RETAIL
2016 J STREET
SACRAMENTO, CALIFORNIA

REVISIONS	DATE	BY

AZ

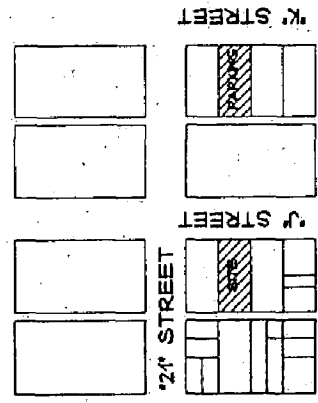


PARKING ANALYSIS
EXISTING AREA * 6000 SF
NEW AREA * 5617 SF
TOTAL AREA * 11617 SF
SPACES REMOVED * 4 SPACES
SPACES REQUIRED * 30 SPACES
FOR NEW AREA * 34 SPACES
TOTAL SPACES * 30 SPACES
AT 'N' ST. LOT * 34 SPACES
PARKING PROVIDED * 1 PER 400 SF.
PARKING BAY

CITY OF SACRAMENTO
PLANNING DIVISION

JUL 16 1998

RECEIVED



580-085

7 SEPTEMBER 16, 1998
98 085

Item #1

2015 J STREET
 TWO STORY OFFICE FACILITY
 CAPITAL CENTER
 SACRAMENTO, CALIFORNIA

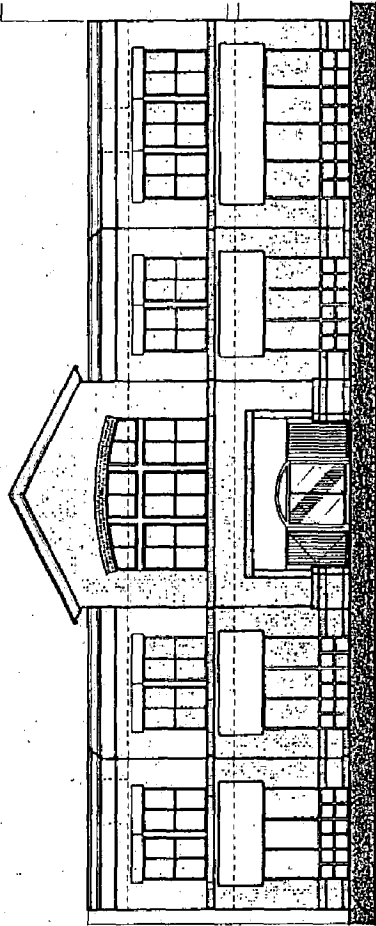


EXHIBIT - B

HOWARD & PERKINS
 ARCHITECTS
 1000 J STREET
 SACRAMENTO, CALIFORNIA 95833

BUILDING REMODEL FOR
 R.K. DEVELOPMENT
 OFFICE/RETAIL
 2015 J STREET
 SACRAMENTO, CALIFORNIA

DATE: 8.11.98	A1
REVISIONS	

'J' STREET ELEVATION

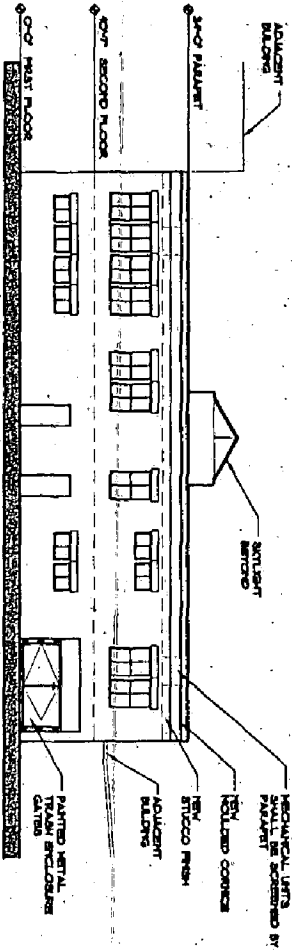
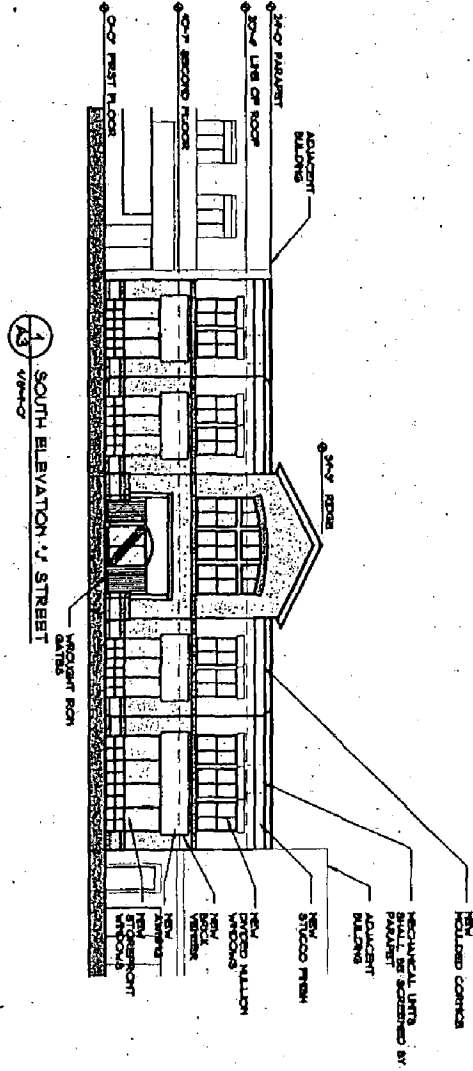
LOCATION MAP	PROJECT INFORMATION	CONSULTANT / PROJECT COORDINATION	INDEX
<p>CITY: SACRAMENTO, CALIFORNIA COUNTY: SACRAMENTO & BUILDING DEPARTMENT</p> <p>LOT: 2015 J STREET 1000 J STREET TOTAL BLDG. AREA: 10,000 SQ. FT. TOTAL BLDG. VOL: 20,000 CU. FT.</p> <p>STREET ADDRESS: 2015 J STREET ZONING: GENERAL COMMERCIAL C-2 OFFICE/RETAIL TYPE OF CONSTRUCTION: TYPE IV - 1 HR. BUILDING CODE: USC 904</p> <p>KEY PLAN NO SCALE</p> <p>VICINITY MAP</p>	<p>SACRAMENTO, CALIFORNIA COUNTY: SACRAMENTO & BUILDING DEPARTMENT</p> <p>LOT: 2015 J STREET 1000 J STREET TOTAL BLDG. AREA: 10,000 SQ. FT. TOTAL BLDG. VOL: 20,000 CU. FT.</p> <p>STREET ADDRESS: 2015 J STREET ZONING: GENERAL COMMERCIAL C-2 OFFICE/RETAIL TYPE OF CONSTRUCTION: TYPE IV - 1 HR. BUILDING CODE: USC 904</p> <p>PROJECT DESCRIPTION THIS PROJECT IS AN ALTERATION OF AN EXISTING RETAIL/ OFFICE BUILDING. THE EXISTING BUILDING IS A TWO STORY CONCRETE FRAME STRUCTURE. THE BUILDING WILL BE RECONFIGURED AND PORTIONS OF THE BUILDING WILL BE DEMOLISHED. BOTH FACIADERS WILL BE RECONSTRUCTED. (4) PARKING SPACES WILL BE REMOVED FROM SITE. ADDITIONAL PARKING WILL BE PROVIDED AT SATELLITE LOCATION ON 'E' STREET. SEE AL FOR PARKING ANALYSIS.</p>	<p>CONSULTANT / PROJECT COORDINATION</p> <p>GENERAL CONTRACTOR MARCO COLUCCI - GENERAL CONTRACTOR SACRAMENTO, CALIFORNIA 95818 (PH) 481-8609</p> <p>STRUCTURAL INTEGRATED DESIGN GROUP 1885 SACRAMENTO ROAD, SUITE 201 SACRAMENTO, CA 95833 (PH) 923-7122</p> <p>CIVIL ENGINEER FLEISCHER ENGINEERING 1000 J STREET SACRAMENTO, CA 95833 (PH) 481-8609</p> <p>LANDSCAPE ARCHITECT SMITH SUMNER 480 DOUGLAS BLVD. # 200-201 SACRAMENTO, CA 95833 (PH) 707-2678</p>	<p>SHEET TITLE</p> <p>ARCHITECTURAL PHOTOGRAPH SITE PLAN ELEVATIONS FLOOR PLANS ROOF PLAN</p> <p>LANDSCAPE PRELIMINARY LANDSCAPE PLAN</p>

CITY OF SACRAMENTO
 PLANNING DIVISION
 JUL 16 1998
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JUL 16 1998

CITY OF SACRAMENTO
PLANNING DIVISION



NOTE: NORTH AND SOUTH FACADES SHALL BE SCREENED COMPLETELY WITH ROOF SCORCH ON FACADES IN 1998

A3 REV	DATE: 8.11.98	EXHIBIT - C	HOWARD R. PERRINE AIA ARCHITECTS 3024 N ST. SACRAMENTO, CA 95834
	REVISIONS		
	BUILDING REMODEL RK DEVELOPMENT OFFICE/RE 205 J ST SACRAMENTO, CA		

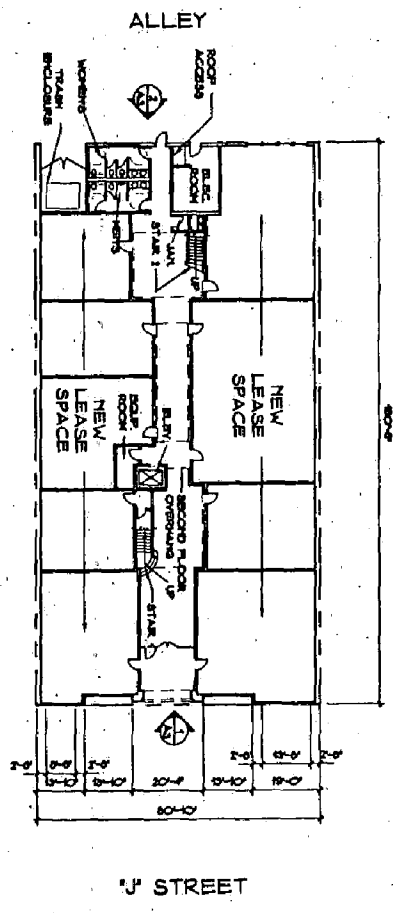
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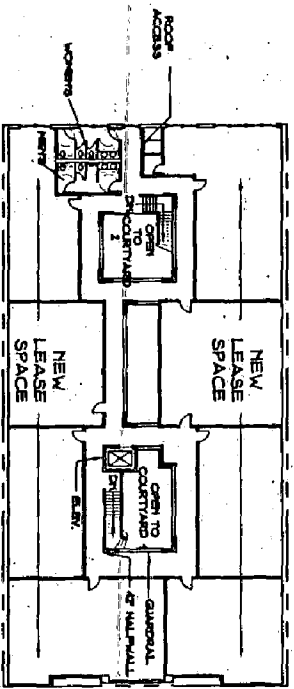
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JUL 16 1998
 CITY OF SACRAMENTO
 PLANNING DIVISION

1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



NO.	DATE	REVISIONS
1		
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BUILDING REMODEL FOR:
 RK DEVELOPMENT
 OFFICE / RETAIL
 2015 J STREET
 SACRAMENTO, CALIFORNIA

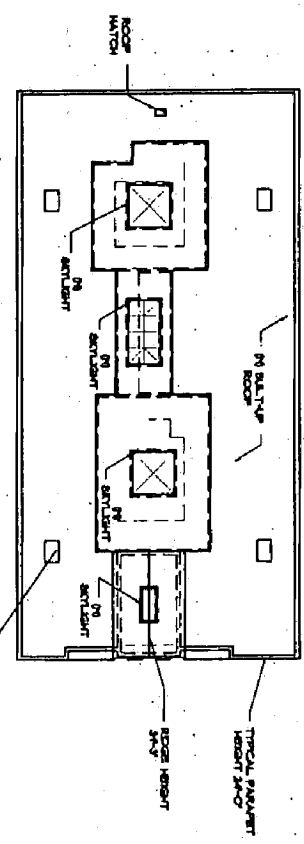
EXHIBIT - D

HOWARD B. PERKINS LIA
 ARCHITECTS
 2201 N ST SACRAMENTO, CA
 95811

RECEIVED

JUL 16 1998

CITY OF SACRAMENTO
PLANNING DIVISION



ROOF PLAN



0 10 20 30 40 50 60

DATE	BY	REVISIONS

BUILDING REMODEL FOR:
RK DEVELOPMENT
 OFFICE / RET. **EXHIBIT - E**
 2015 J STREET
 SACRAMENTO, CALIFORNIA

HOWARD E PERKINS AIA
ARCHITECTS
 2504 N ST SACRAMENTO, CA
 95816 241-5600