

CITY PLANNING COMMISSION

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

APPLICANT	City of Sacramento, 927-10th Street, Suite 300, Sacramento, CA 95814		
OWNER	13th & 'I' Associates, 2893 Sunrise Boulevard, Rancho Cordova, CA 95670		
PLANS BY	E. M. Kado & Associates		
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: GM:bw	
NEGATIVE DEC. 12-19-83	EIR	ASSESSOR'S PCL. NO. 006-051-10,11,12	

- APPLICATION:
1. Environmental Determination
 2. Special Permit to utilize parking reduction measures to reduce parking requirements by 33 spaces;
 3. Special Permit to exceed C-2 height limit of 45 feet by 18 and one-half feet to allow development of office/fire station building 63 and one-half feet in height;
 4. Variance to locate 100 parking spaces off site.

LOCATION: Northwest corner of 13th and 'I' Streets

PROPOSAL: The applicant is requesting the necessary entitlements to construct a four-story office building with most of the ground floor developed as a fire station.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial
1980 Central City Community Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant; temporary surfaced parking lot

Surrounding Land Use and Zoning:
North: Office; C-2
South: Parking Garage; C-3
East: Residential; Commercial; C-2
West: Office; C-2

Parking Required: 144 spaces: 133 for office & 11 for fire station
Parking Provided: 11 on-site for fire station personnel;
100 off-site for office personnel

Property Dimensions: 149' x 160'
Property Area: 23,840 sq. ft./0.54 acres
Square Footage of Buildings: Office: 53,303
Fire House: 8,760
62,063 total

Height of Structure: 63½ feet (4 stories)
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Beige and bronze
Exterior Building Materials: Masonry, steel, aluminium, glass

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BACKGROUND INFORMATION: The subject site is a 149' x 160' parcel located at the northwest corner of 13th & I Streets. The site is zoned General Commercial (C-2) and the property has been used as a temporary public parking lot for the last two years. The subject project will be a privately built structure on City-owned property. The 4-story building will house a City fire station at the ground floor, which will allow consolidation of two fire stations. The remaining three floors of the structure would be used entirely for office space. The City will be leasing back the office space for the Planning and Building Inspection Divisions and other City offices.

On December 7, 1983 the Design Review/Preservation Board approved the design of the project (DR83-188) with conditions as follows:

1. Applicant shall revise the fencing material and details to be used at the alley around the parking and the trash storage area. Street side of fence to be landscaped.
2. The applicant shall provide on-site, secure, interior and exterior bicycle parking to meet the needs of the structure.
3. Applicant will consider the use of operable windows in order to allow greater flexibility of the use so that fresh air may be brought into the structure and thereby reduce the energy needs of the building.
4. Applicant shall provide staff with a roof plan of the structure showing the layout of A/C units so that the view of the roof from any adjacent building will be as interesting as the exterior elevations of the building.
5. Applicant shall provide the Board for review only, any proposed art work which will be placed on the building.
6. The concrete block, one-story wall found on the western property line will be painted a color to be compatible with the rest of the building.

STAFF EVALUATION: The requested entitlements pertain to parking and increase in building height. Staff comments are as follows:

1. Parking

The parking requirement for the subject project computes to a total of 143 spaces based on the following calculations:

Firehouse	8,760 square feet	=	11 spaces
Office	<u>53,303</u> square feet	=	<u>133</u> spaces
Total	62,063 square feet		144 spaces

The City Fire Department has indicated that 11 spaces would be needed based on the maximum of 10 fire fighters and one battalion chief per shift. The site plan indicates a total of 11 on-site spaces located at the rear of the site adjacent to the alley. These spaces are reserved for the fire personnel and the parking area will be enclosed behind a masonry wall with lockable gates.

One hundred parking spaces will be provided for the office employees off site in the City's 13th and 'J' parking garage, which is located across 'I' Street south of the subject site. The remaining deficit of 33 parking spaces will be satisfied by utilizing parking reduction in-lieu measures as follows:

<u>Measure</u>	<u>% Credit</u>	<u>Space Reduction</u>
Showers & Lockers	5	7
Transit Pass Subsidy	<u>17%</u>	<u>26</u>
Total	22%	33 spaces

Showers & Lockers: A minimum of two showers are required, one in the women's and one in the men's bathroom and 10 clothes lockers within each bathroom.

RT Bus Pass Subsidy: The City of Sacramento provides a 50% discount for RT bus passes to City employees as an incentive to use public transit. Approximately 90 City employees will be housed in the subject building. The building owner/developer will need to enter into a written agreement with the City of Sacramento to continue a public transit pass subsidy program or equivalent measure to future tenants should the office lease with the City terminate.

2. Building Height

The height limit in the C-2 zone is 45 feet. The building height of the subject building is 63 and 1/2 feet, which is 18 and 1/2 feet higher than the permitted height standard. The increased height is needed due to the incorporation of a fire station capable of housing modern fire trucks. The height of the ground level fire station is approximately 20 feet. The proposed four-story building would not be out of scale with the surrounding properties in that two five-story offices are located on adjacent sites to the west and the five-story City parking structure is located across 'I' Street to the south. In addition, a 10-story office structure is proposed on the southeast corner of 13th and 'I' Streets.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit to utilize parking reduction measures to reduce the parking requirement by 33 spaces, subject to conditions and based on the Findings of Fact which follow;
3. Approval of the Special Permit to exceed the C-2 height limit by 18 and 1/2 feet, subject to conditions and based on the Findings of Fact which follow;
4. Approval of the Variance to locate 100 parking spaces off site, based on the Findings of Fact which follow.

Conditions - Special Permit

- a. The building owner/developer shall incorporate a men's and women's shower and locker facilities in the building which provides a minimum of one

shower and 10 clothes lockers in each bathroom. Plans for these facilities shall be reviewed and approved by the Planning Director prior to building permit approval;

- b. Per the City's Bicycle Parking Ordinance, the building owner/developer shall provide a minimum of ten bicycle locker facilities of which a minimum five lockers shall be Class I locker facilities;
- c. The building owner/developer shall submit a written agreement to the satisfaction of the City Attorney and Planning Director which specifies building owner obligation to continue a 50% public transit pass subsidy program or equivalent measure similar to the current City program. The program shall be available to a minimum of 52 employees for a 25-year period should the lease with the City terminate prior to the 25-year term requirement of the Parking Reduction Ordinance.

Findings of Fact - Special Permit

- a. The proposed project is based upon sound principles of land use in that the height of the proposed project is compatible with the height of surrounding buildings which include two five-story office buildings to the west and a five-story parking structure to the south;
- b. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the proposed project provides adequate on and off-site parking and in-lieu parking reduction measures;
- c. The proposed project is compatible with the 1980 Central City Plan which allows office use for the subject site.

Findings of Fact - Variance

- a. The variance is not a special privilege extended to one property owner in that: 1) surplus parking is available at the off-site location; 2) the location of the fire station on the ground floor makes it difficult to provide the parking on site. The turning radius of the City's Firebird, which will be housed at this site, utilizes a major portion of the ground floor area that could otherwise be used for parking;
- b. The variance would not constitute a disservice or be injurious to the public welfare or other property owners in that the proposed project provides adequate on and off-site parking and in-lieu parking reduction measures;
- c. The proposed project is compatible with the 1980 Central City Plan which allows office use for the subject site.

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MUIR PLAY GROUND

ALKALI PLAYGROUND

ZAPATA PARK

J. NEELY JOHNSON PARK

WASH PARK SCI

COUNTY COURT HOUSE

COUNTY ADMIN. CENTER
POST OFFICE

CITY HALL

CITY PLAZA

MEMORIAL AUDITORIUM

CONVENTION CENTER

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STATE CAPITOL BUILDING AND PARK

VICINITY MAP

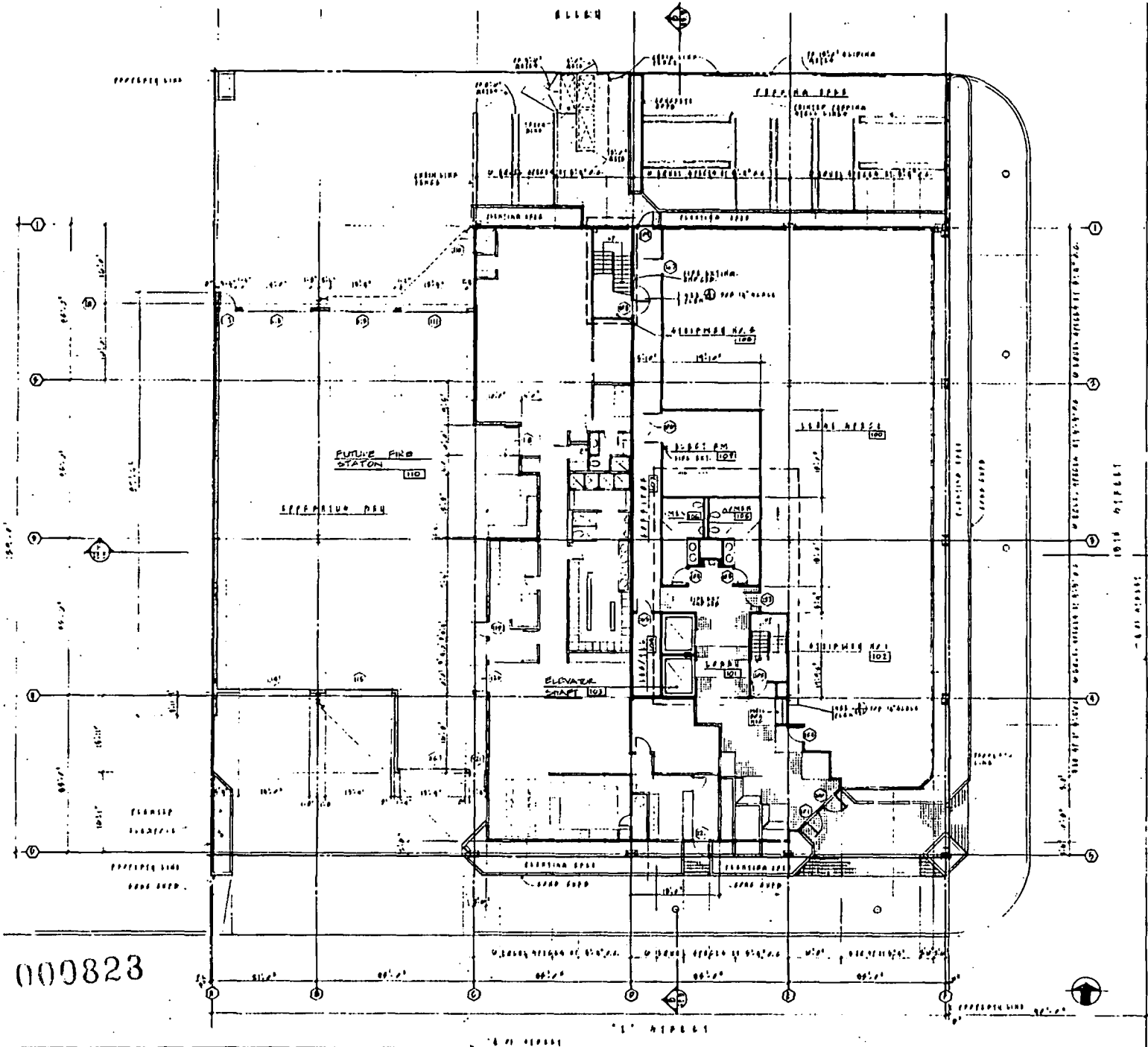
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CITY SCH. ADMIN.

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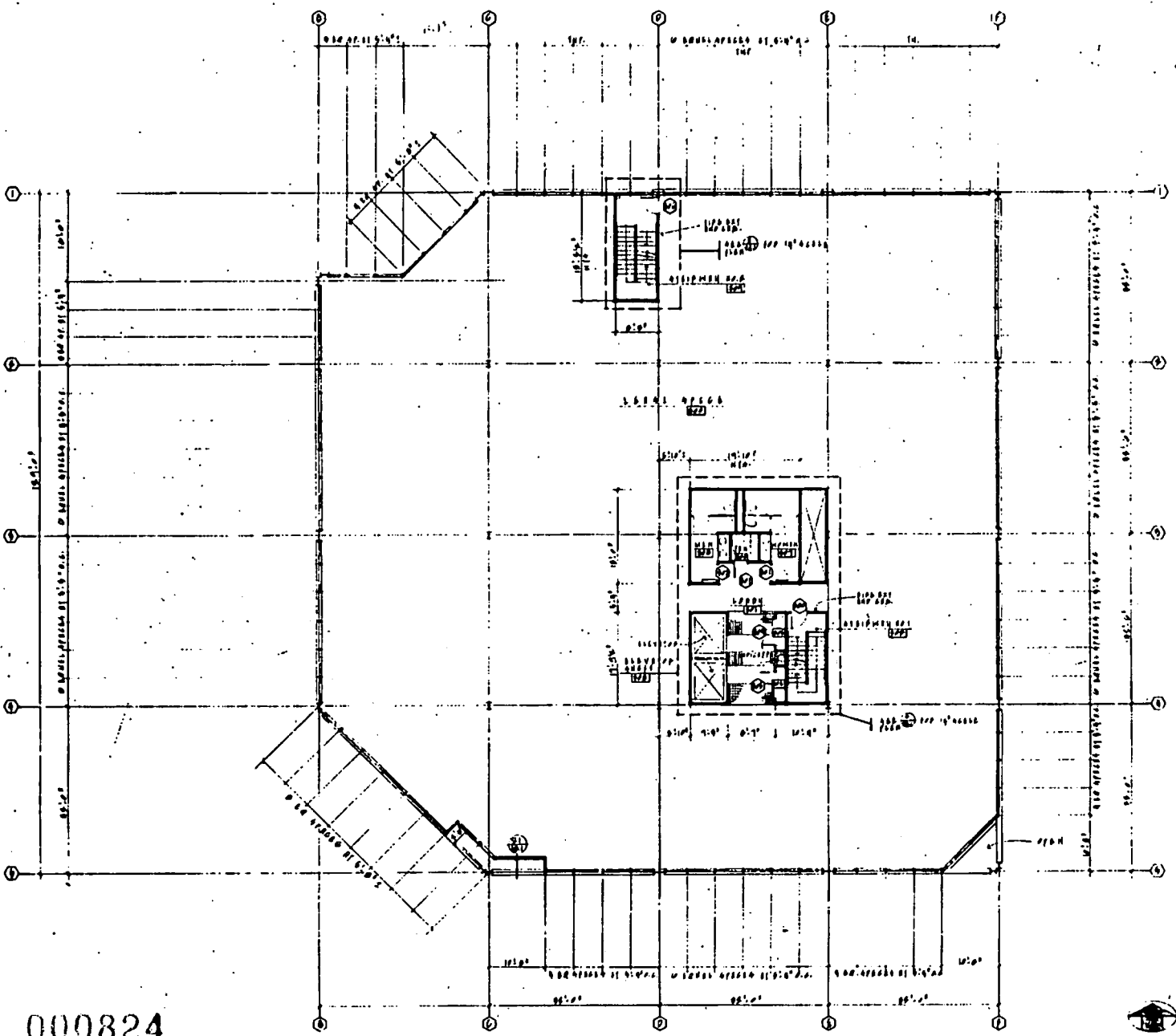
FIRST FLOOR AND GISE PLAN 1/2" = 1'-0"

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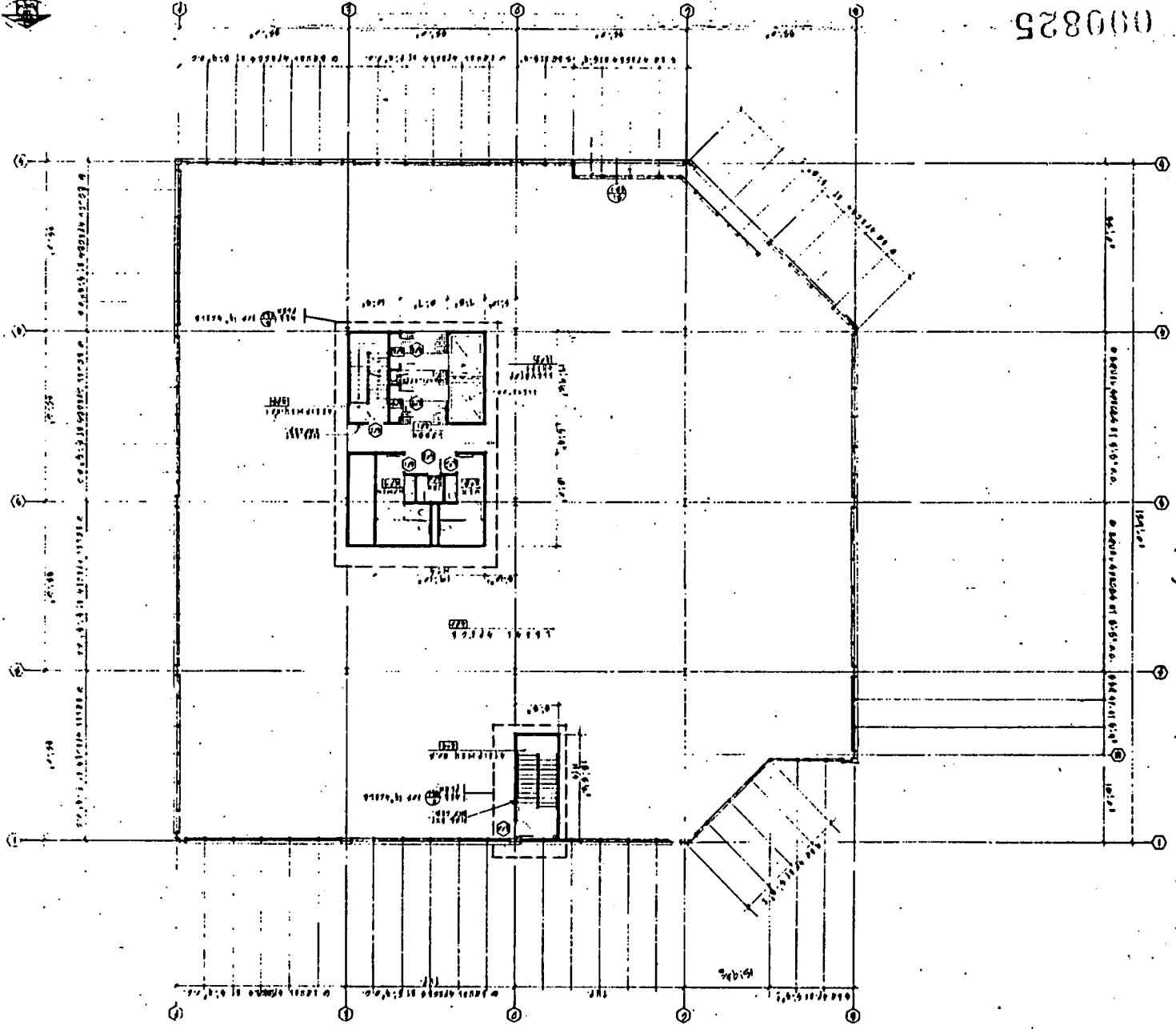


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SHIP FLOOR PLAN 00000 10' x 10'

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FOURTH FLOOR PLAN

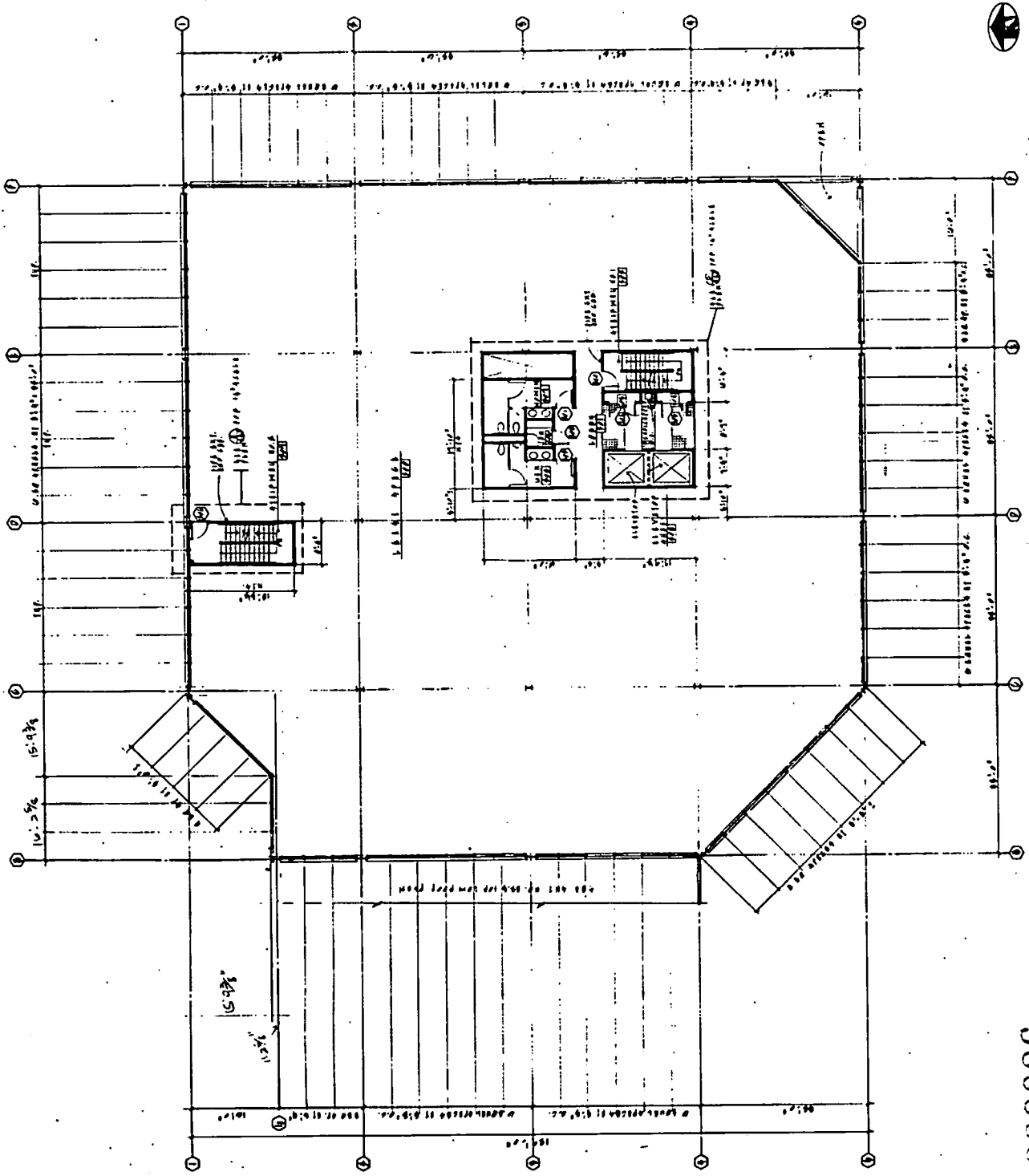
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SECOND FLOOR PLAN

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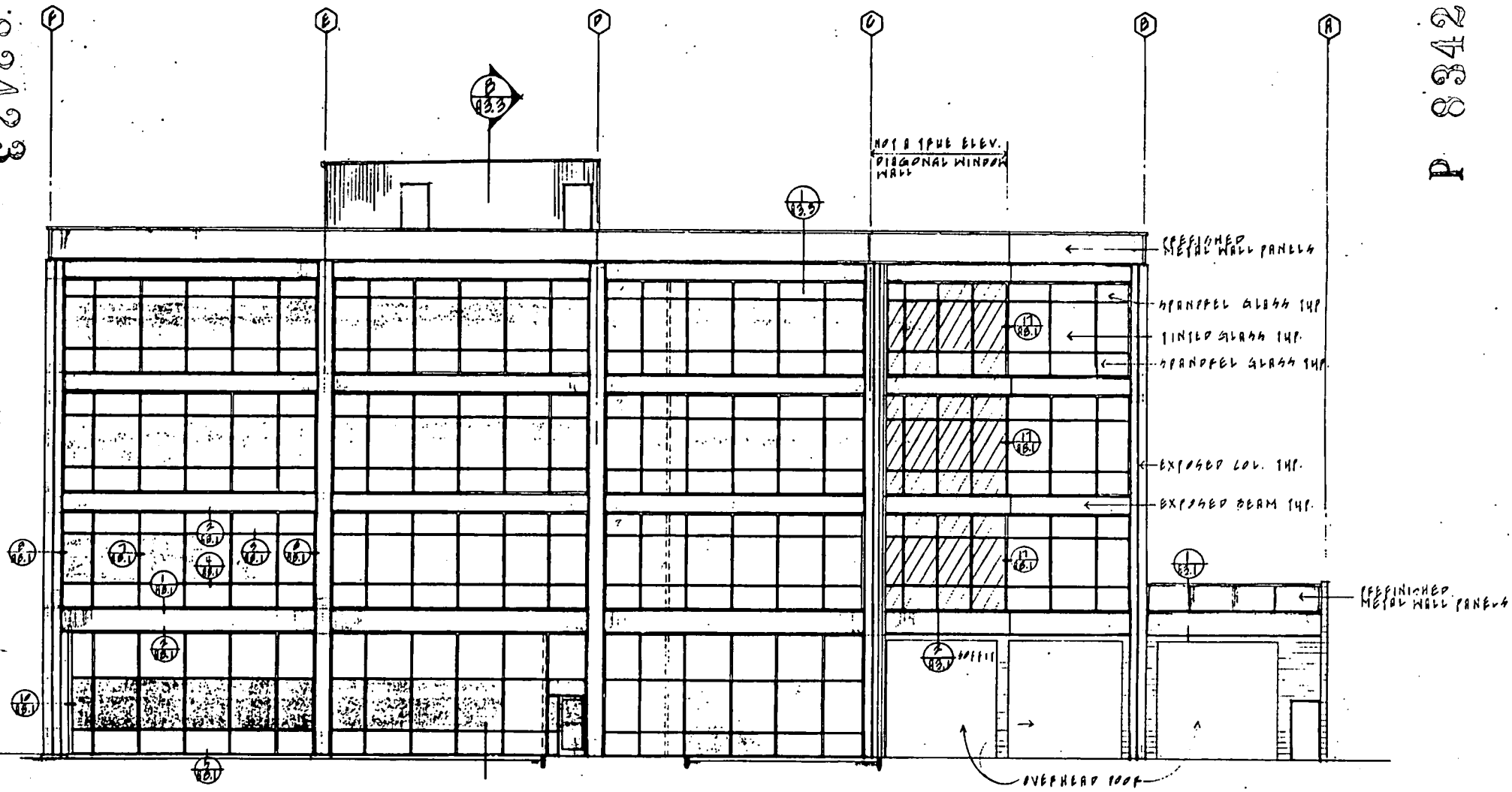
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NORTH ELEVATION SCALE 1/8" = 1'-0"

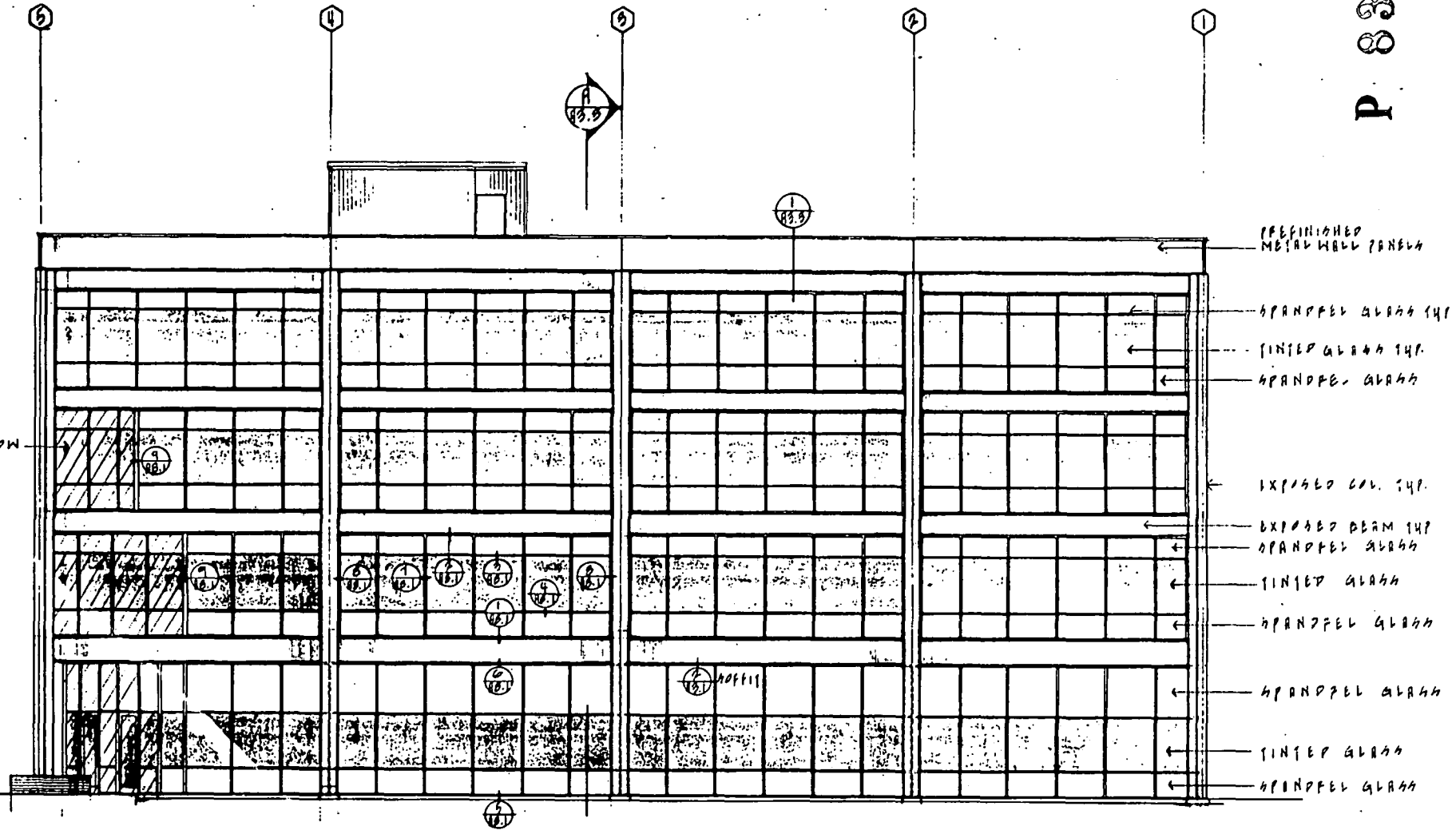
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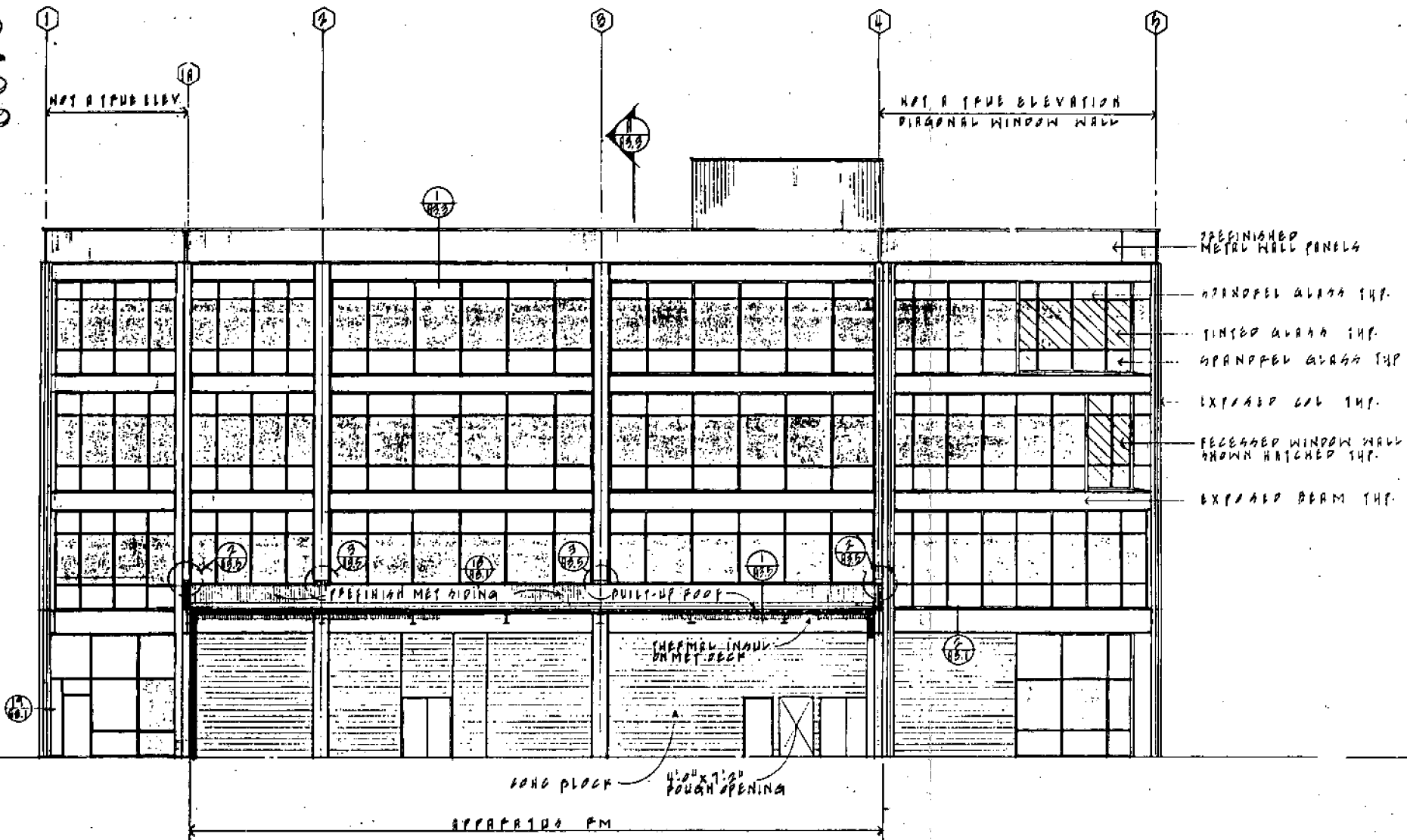
ELEVATION ABOVE 10' 0" 1' 0"

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- FINISHED METAL WALL PANELS
- SPANDREL GLASS 1/4"
- TINTED GLASS 1/4"
- SPANDREL GLASS 1/4"
- EXPANDED COL 1/4"
- RECESSED WINDOW WALL SHOWN HATCHED 1/4"
- EXPANDED BEAM 1/4"

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WEST ELEVATION SCALE 1/4" = 1'-0"

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