

3. The proposal conflicts with the goal of the Central City Plan to "provide the opportunity for a mixture of housing with other uses in the same building or site at selected locations to capitalize on advantages of close-in living."

Findings of Fact - Variance

Granting the variance constitutes a special privilege granted a single property owner in that no special circumstance exists which prohibits the applicant from providing on-site parking as required in the C-2 zone.



B-B
PT.
17 & K
OFFICE
BUILDING
SACRAMENTO
CALIFORNIA

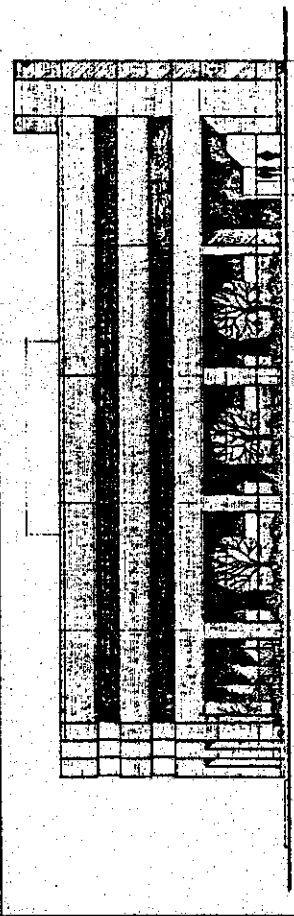
SCHEME 5

MAY 21, 1964
1
ARCHITECTS
SAN FRANCISCO

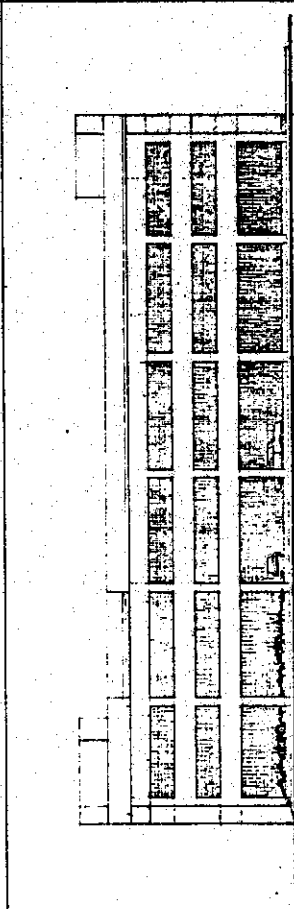
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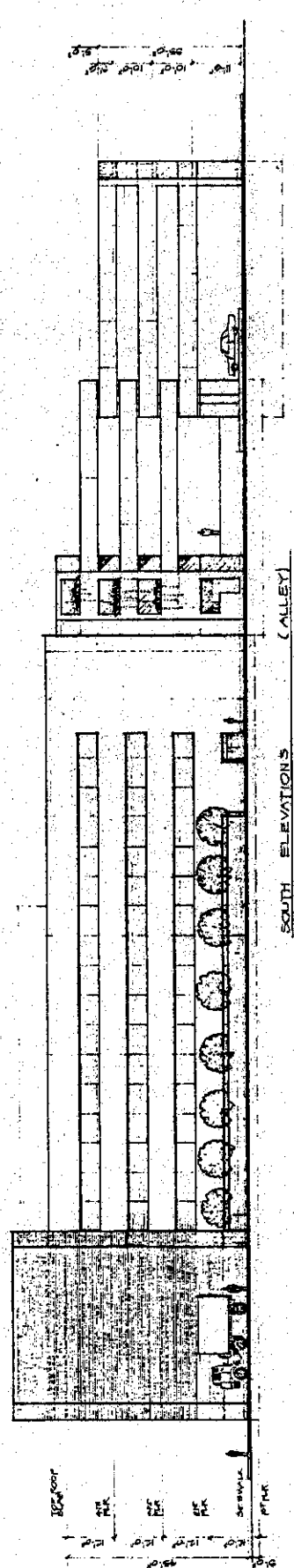
NORTH ELEVATIONS - (KAY STREET)



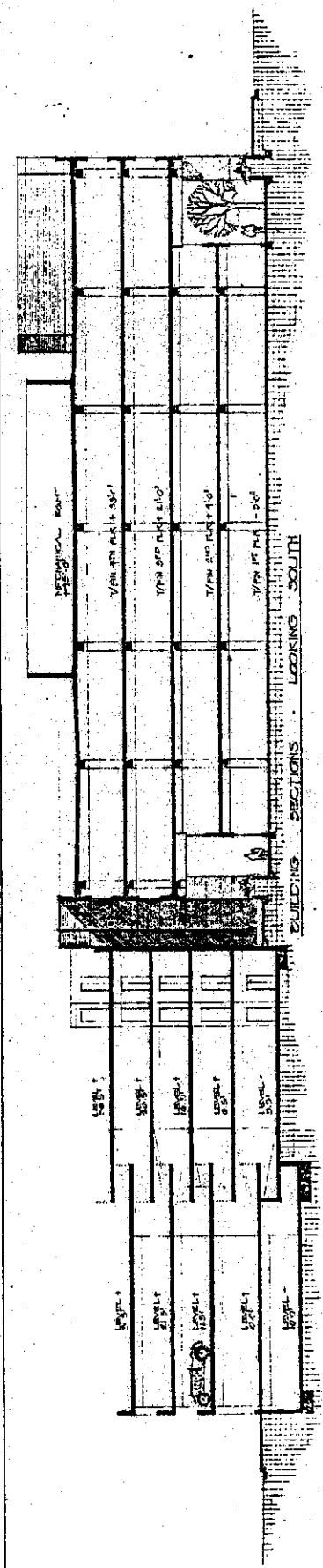
WEST ELEVATION - 17th STREET



EAST ELEVATION - 12th STREET



SOUTH ELEVATIONS (ALLEY)



BUILDING SECTIONS - LOOKING SOUTH



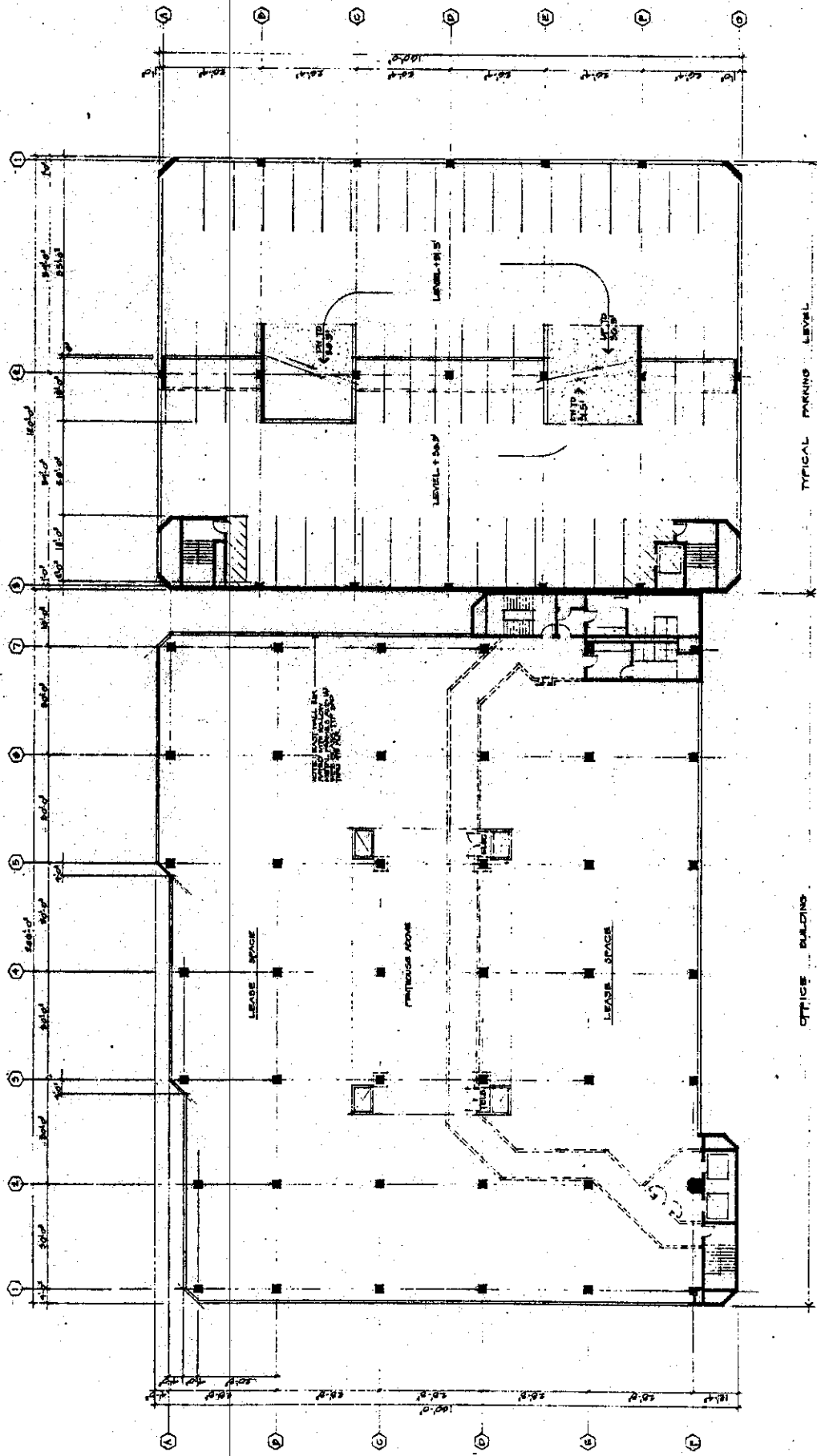
PRB PROJECT
MAX BUILDERS
 SACRAMENTO CALIFORNIA



SCHEME 5

DATE: 10/21/84
 DRAWN BY: [Name]
 CHECKED BY: [Name]

4



FOURTH FLOOR PLANS

P84-208

6-28-84

No. 20

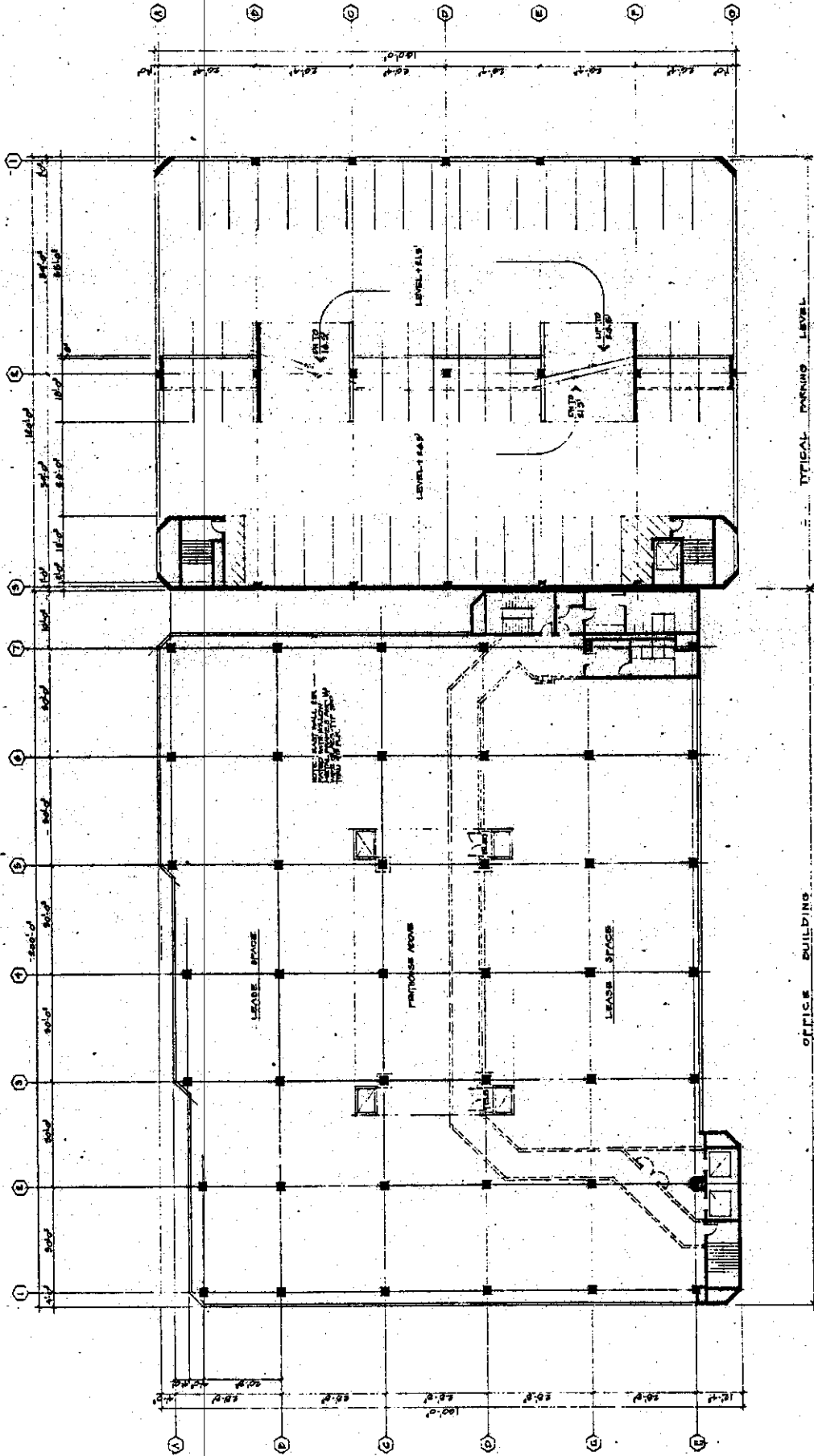


IRAD
PRO
1721K
OFFICE
BUILDING
SACRAMENTO
CALIFORNIA

SCHEME 5

DATE: 04/14/84
DRAWN BY: JCH/CHD
CHECKED BY: JCH/CHD

3



THIRD FLOOR PLANS

OFFICE BUILDING

P84-208

6-28-84

No. 10

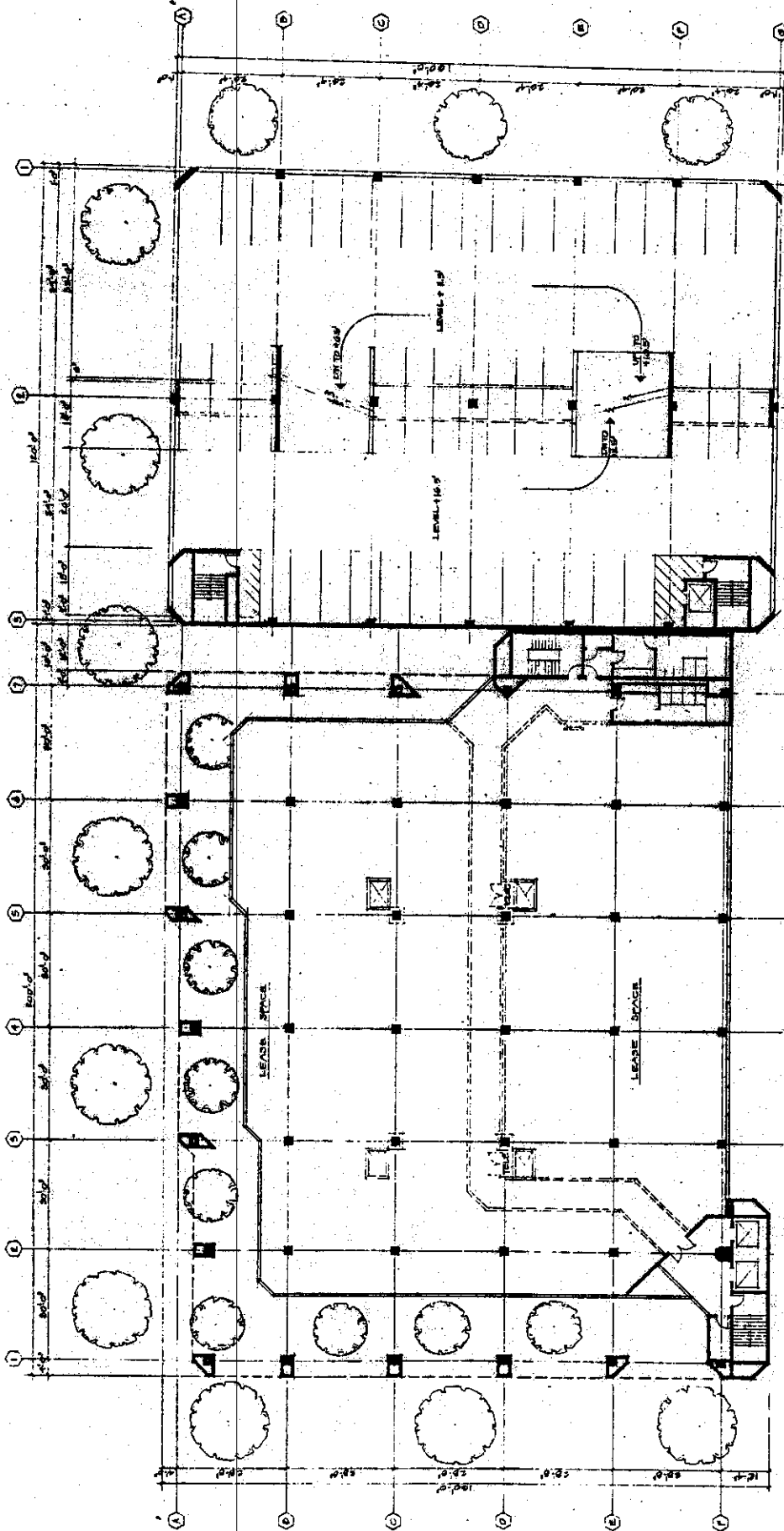


HAJB
 PROJECT
17344
 OFFICE
 BUILDING
 SACRAMENTO
 CALIFORNIA

SCHEME 5

DATE: MAY 21, 84
 DRAWN BY: [unclear]
 CHECKED BY: [unclear]

2



SECOND FLOOR PLANS

P84-208

6-28-84

No. 30



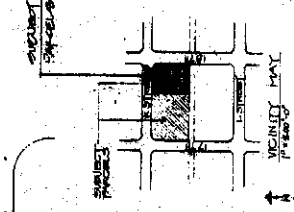
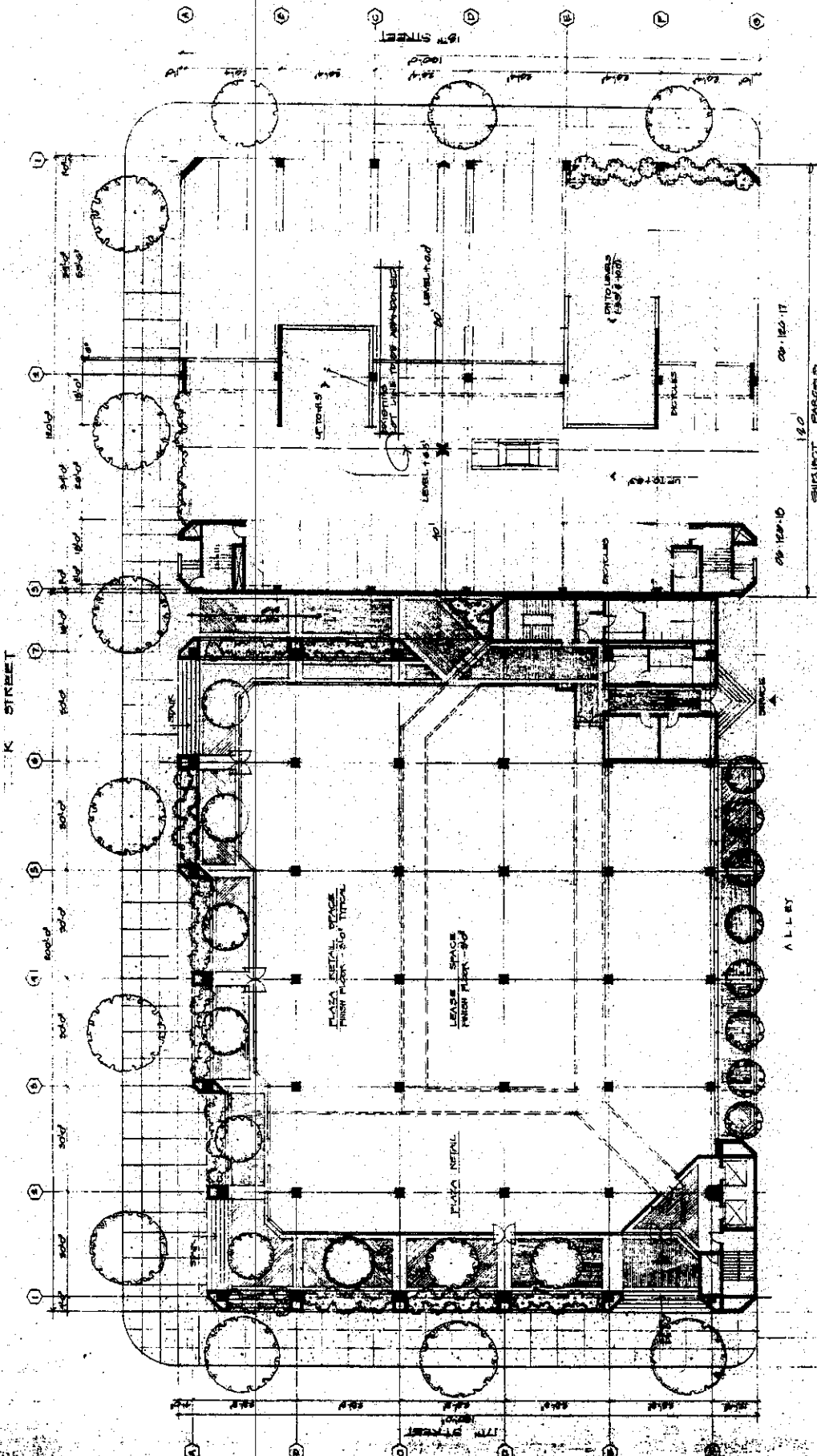
PROJECT
 OFFICE BUILDING
 SACRAMENTO, CALIFORNIA

DATE: 6/28/84
 DRAWN BY: [Signature]

SCHEME 5

MAY 21, 84
 MAY 21, 84
 MAY 21, 84
 BY: [Signature]

1



NOTE: PARKING SPACES TO BE PROVIDED AS OFF-GRADE PARKING FOR ADJACENT NEW OFFICE BUILDING. EXISTING PARKING, OTHER, OPEN DATA AND GARAGE SPACES TO BE PROVIDED AS NECESSARY.

PARKING SPACES PROVIDED IN STRUCTURE

LEVEL	ADJACENT	INTERNAL	TOTAL
LEVEL 1	10	10	20
LEVEL 2	10	10	20
LEVEL 3	10	10	20
LEVEL 4	10	10	20
LEVEL 5	10	10	20
LEVEL 6	10	10	20
LEVEL 7	10	10	20
LEVEL 8	10	10	20
LEVEL 9	10	10	20
LEVEL 10	10	10	20
TOTALS	100	100	200

GROUND FLOOR PLANS

OFFICE BUILDING GROSS SF
 GROUND FLOOR PLAZA & LANDSCAPING 10,450 SF
 SECOND FLOOR 21,774 SF
 THIRD FLOOR 21,774 SF
 FOURTH FLOOR 21,774 SF
 TOTAL 75,772 SF

TRASSING REQUIREMENT 101,400 + 400 + 524 OFFICES



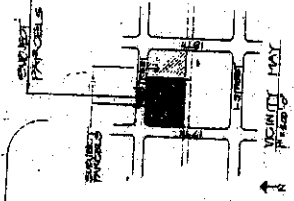
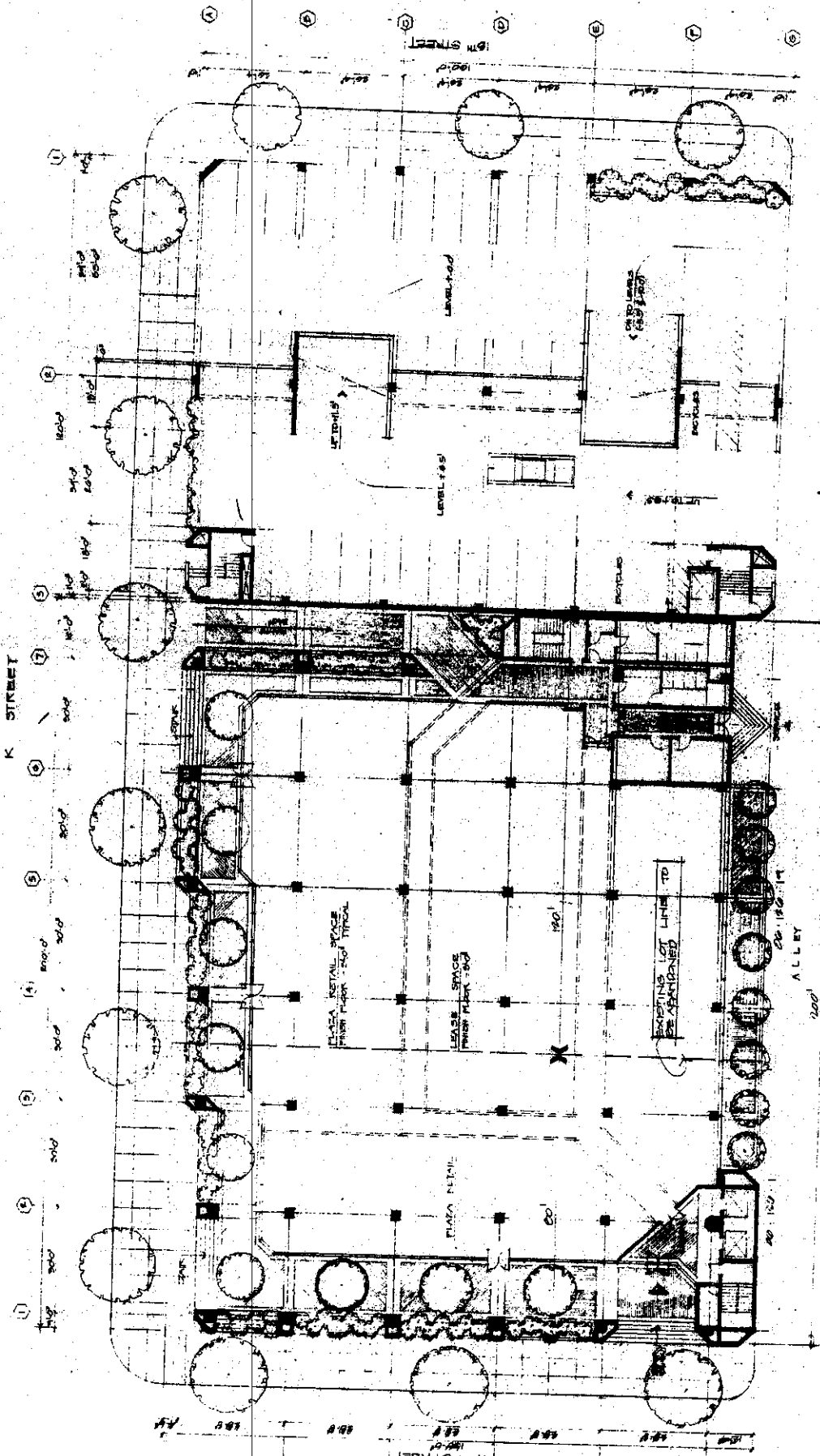
RJA PROJECTIONS
1721
 OFFICE BUILDING
 SACRAMENTO
 CALIFORNIA

LET THESE ATTACHMENT

SCHEME 5

MAY 21, 1984
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Signature]

1



EXISTING SPACES PROVIDED IN STRUCTURE

SPACE	AREA	PERCENTAGE	TOTAL
RETAIL	10,000	10	10,000
LEASE	5,000	10	5,000
OFFICE	10,000	10	10,000
RECEPTION	1,000	10	1,000
MEETING	1,000	10	1,000
STAIRS	1,000	10	1,000
ELEVATOR	1,000	10	1,000
RESTROOMS	1,000	10	1,000
TOTALS	30,000	100	30,000

GROUND FLOOR PLANS

NOTE: 1. OFFICE BUILDING PARKING LOCATED AT ADJACENT OFF-SITE PARKING STRUCTURE
 2. EXISTING 2.5' SEWER AT 10' DEPTH

OFFICE BUILDING GROSS SF
 GROUND FLOOR PLAZA & LANDSCAPING 10,450 SF
 GROUND FLOOR 21,774
 SECOND FLOOR 21,774
 THIRD FLOOR 21,774
 FOURTH FLOOR 21,774
 TOTAL 105,874 SF
 FINISHES REQUIRED 105,874 + 400 = 106,274 SF



SCALE

802-482

6-28-84

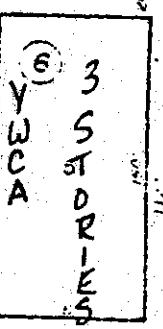
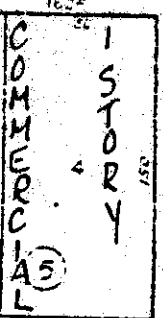
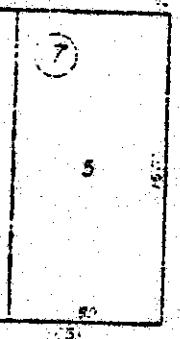
No. 20

Tax Area Code

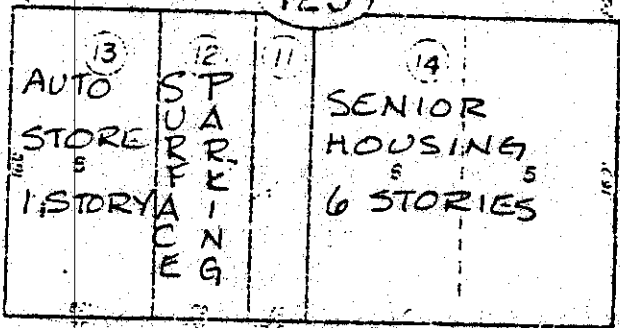
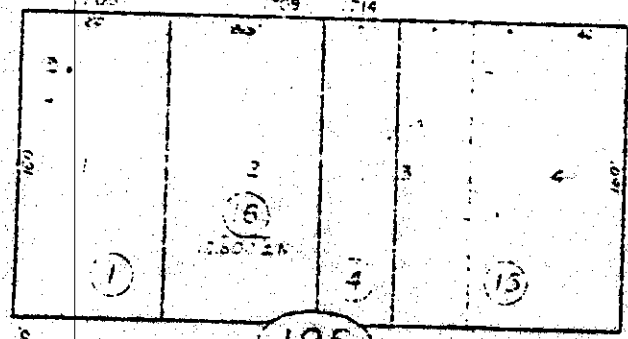
EXHIBIT D

HEIGHT OF SURROUNDING

ST. LAND USES

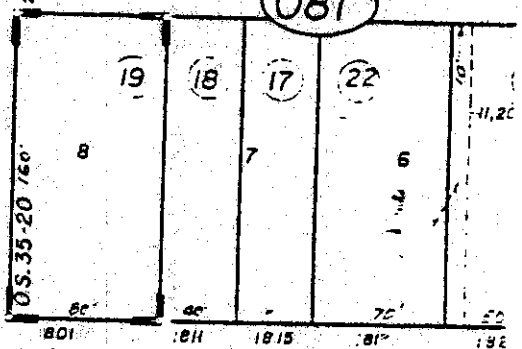
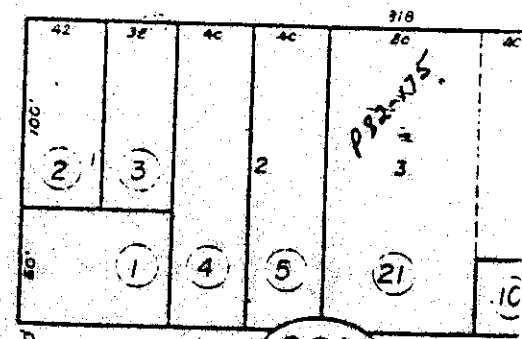


ST. S

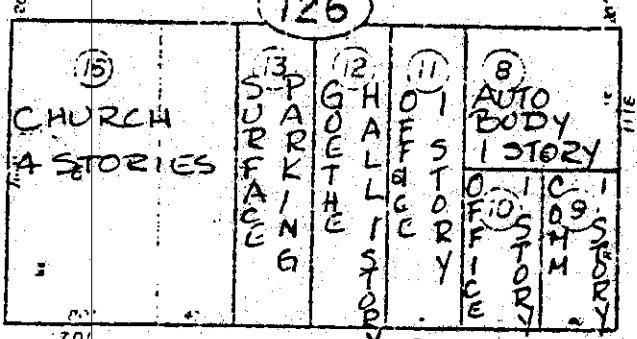
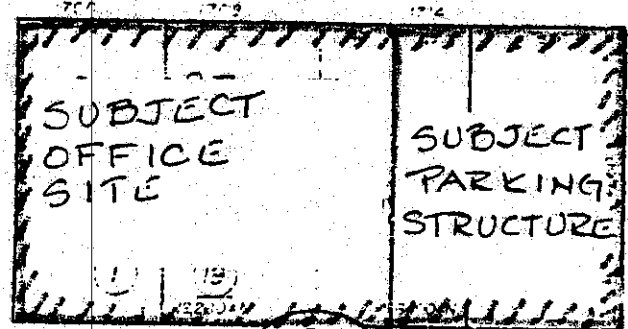


ST. S

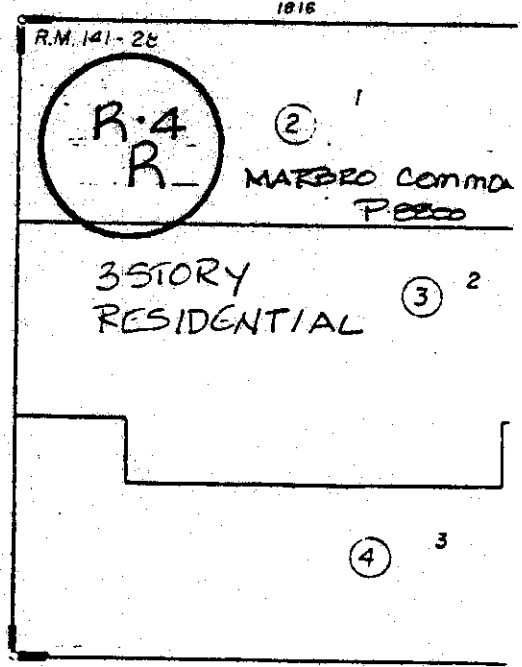
ST. W



ST. K



ST. E

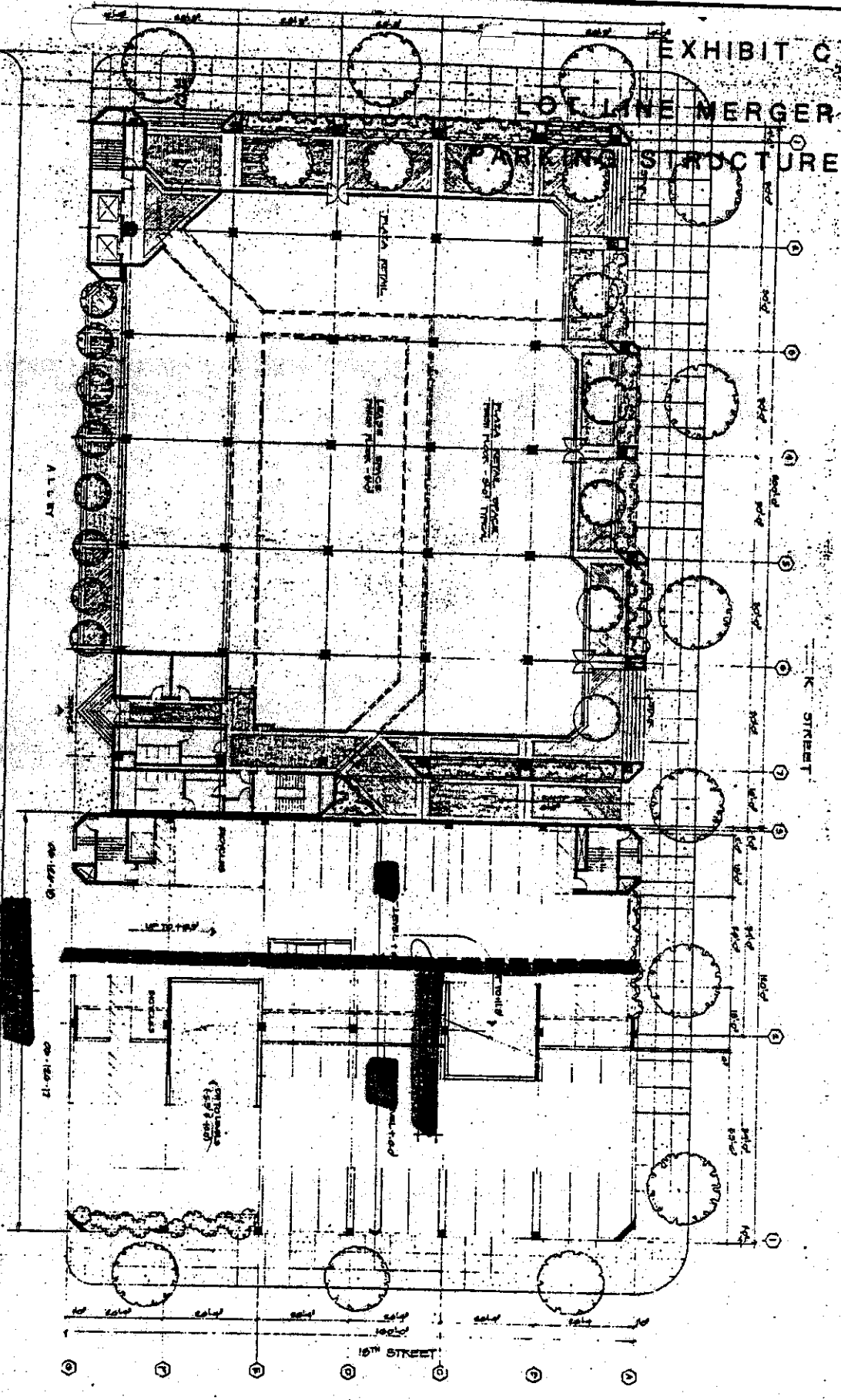


ST. L

CITY OF SACRAMENTO

Surveyor's Map Bk. 6 Commons, R.M. Bk. 141, Pg. 2
 County of Sacramento Survey Bk. 35, Pg. 20 (8-14-
 6-28-84
 No. 30

EXHIBIT C
LOT LINE MERGER
STRUCTURE



GROUND FLOOR PLANS

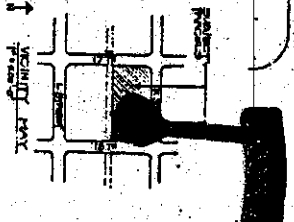
SERVICE BUILDING - STORIES 2-5
 2ND FLOOR 81,774
 3RD FLOOR 81,774
 4TH FLOOR 81,774
 5TH FLOOR 81,774
TOTAL 327,100 SF

EXISTING BUILDINGS 10,400 + 400 = 10,800 SF

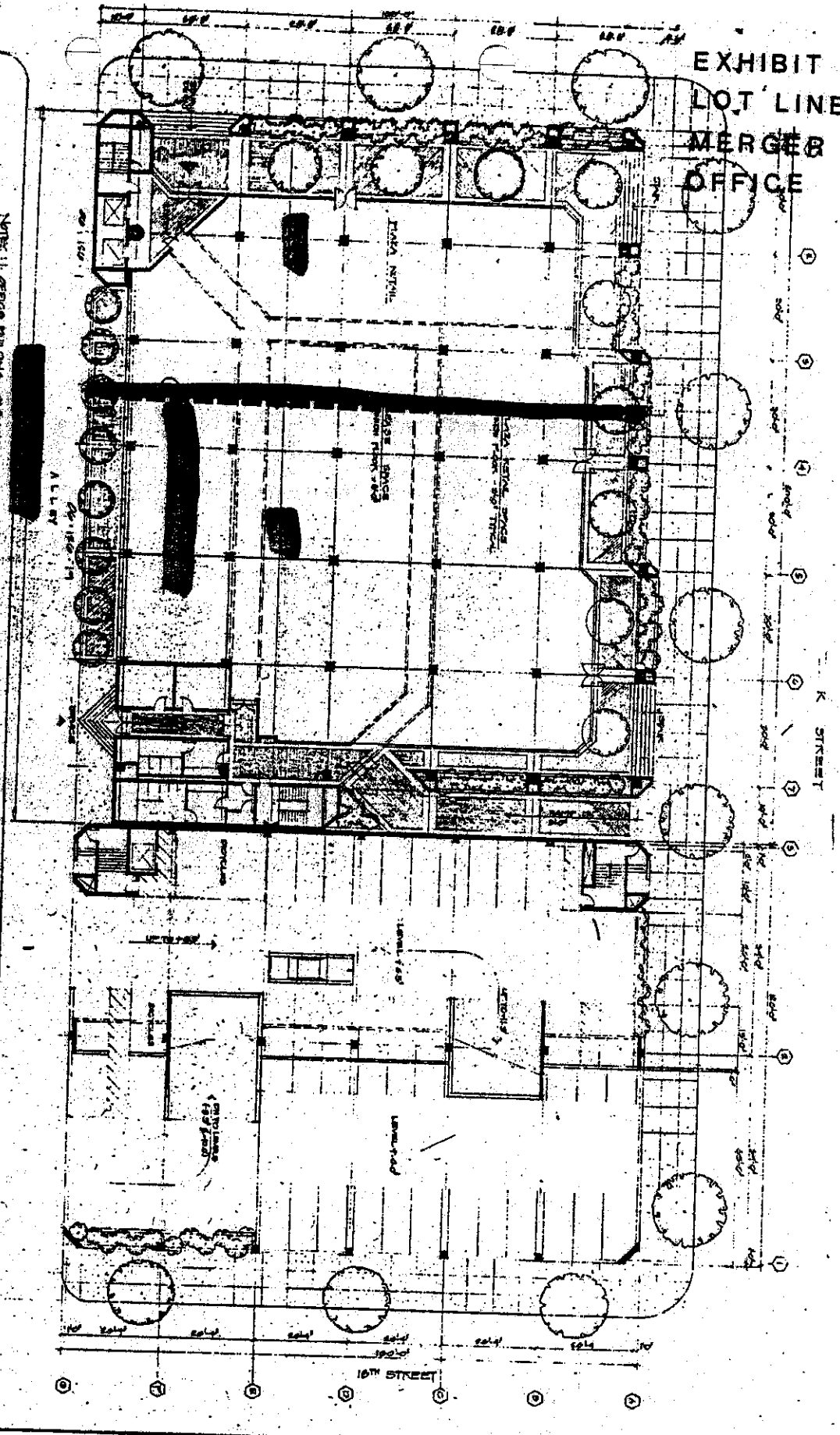
STORIES STORIES PROVIDED IN STRUCTURE

STORY	STORIES PROVIDED	STORIES PROVIDED	TOTAL
1	1	1	2
2	1	1	2
3	1	1	2
4	1	1	2
5	1	1	2
6	1	1	2
7	1	1	2
8	1	1	2
9	1	1	2
10	1	1	2
11	1	1	2
12	1	1	2
13	1	1	2
14	1	1	2
15	1	1	2
16	1	1	2
17	1	1	2
18	1	1	2
19	1	1	2
20	1	1	2
21	1	1	2
22	1	1	2
23	1	1	2
24	1	1	2
25	1	1	2
26	1	1	2
27	1	1	2
28	1	1	2
29	1	1	2
30	1	1	2
31	1	1	2
32	1	1	2
33	1	1	2
34	1	1	2
35	1	1	2
36	1	1	2
37	1	1	2
38	1	1	2
39	1	1	2
40	1	1	2
41	1	1	2
42	1	1	2
43	1	1	2
44	1	1	2
45	1	1	2
46	1	1	2
47	1	1	2
48	1	1	2
49	1	1	2
50	1	1	2

NEW Private System 70 Office Air Conditioning
 Heating Water, Sewer, Storm Drain and Gas Service
 Located N. 15th



**EXHIBIT B
LOT LINE
MERGER
OFFICE**

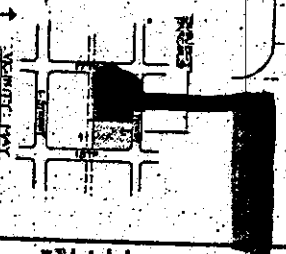


NOTE: 1. Office plan and structure located at
Address of office building structure
& structure
2. Office plan and structure located at
Address of office building structure
& structure

OFFICE BUILDING - GROSS SF
 SECOND FLOOR PLAN & LAYOUT 10,100 SF
 THIRD FLOOR 11,774 SF
 FOURTH FLOOR 11,774 SF
 TOTAL GROSS SF 33,648 SF
 TOTAL AREA 101,400 SF

PARKING SPACES PROVIDED BY STRUCTURE

TYPE	NO.	AREA (SQ. FT.)	NO.	AREA (SQ. FT.)
STANDARD	18	1,800	18	1,800
COMPACT	12	1,200	12	1,200
TOTAL	30	3,000	30	3,000



P84-209

6-28-84

No. 20

LEGAL DESCRIPTION

PARCEL 06-126-17

LOT 4, BOUNDED BY K AND L STREETS, AND 17TH AND 18TH STREETS, CITY OF SACRAMENTO, CALIFORNIA, ACCORDING TO THE PLAT THEREOF.

PARCEL 06-126-18

EAST 1/2 OF LOT 3, BOUNDED BY K AND L STREETS, AND 17TH AND 18TH STREETS, CITY OF SACRAMENTO, CALIFORNIA, ACCORDING TO THE PLAT THEREOF.

LEGAL DESCRIPTION

PARCEL NO. 06-126-1

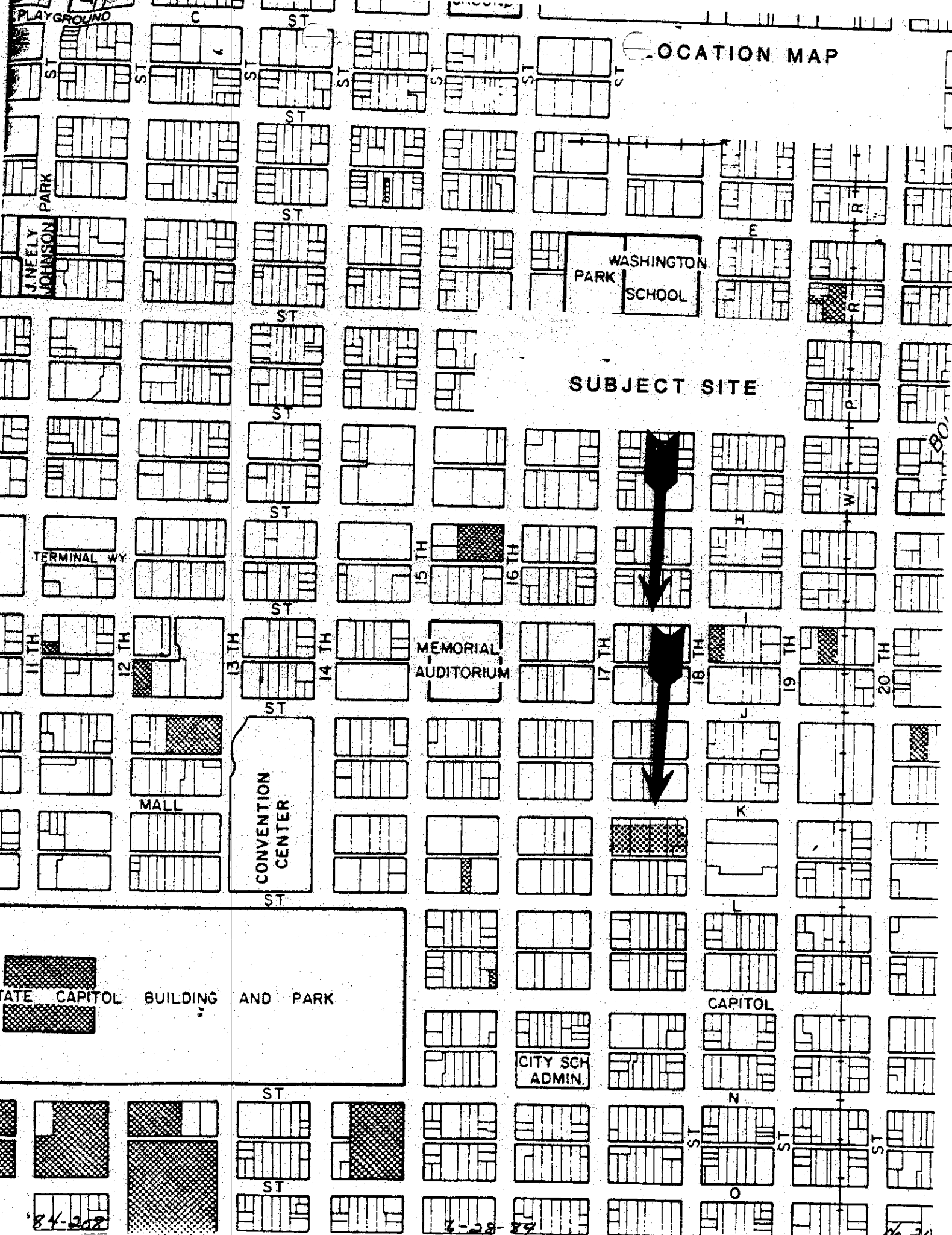
LOT 1 BOUNDED BY K AND L STREETS, AND 17TH AND 18TH STREETS, CITY OF SACRAMENTO, CALIFORNIA, ACCORDING TO THE PLAT THEREOF.

PARCEL NO. 06-126-19

LOT 2 AND WEST 1/2 OF LOT 3, BOUNDED BY K AND L STREETS, AND 17TH AND 18TH STREETS, CITY OF SACRAMENTO, CALIFORNIA, ACCORDING TO THE PLAT THEREOF.

PLAYGROUND

LOCATION MAP



SUBJECT SITE



STATE CAPITOL BUILDING AND PARK

CITY SCH ADMIN

CAPITOL

84-268

84-268

No. 20

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE MERGER OF THE NORTH ONE-HALF
OF THE BLOCK BOUNDED BY 17TH STREET, 18TH STREET,
'K' AND 'L' STREETS (P84-208)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located south side of 'K' Street, between 17th and 18th Streets; and

WHEREAS, the lot line merger will not have a significant affect on the environment as determined by the Environmental Coordinator, who has also provided notice to the public of the preparation of a Negative Declaration; and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1980 Central City Community Plan;

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

That the lot line merger for property located at the south side of 'K' Street, between 17th and 18th Streets, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following condition:

The applicant shall submit new deed descriptions for the overall boundary of the sites. These shall be reviewed and approved by the City Engineer's office.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING
COMMISSION

7. In relation to traffic, 'K' Street is designated a local street with an on-street bikeway in the Central City Circulation Plan. The 'K' Street bikeway is the primary bikeway corridor through the Central City; 18th Street is also a local street. The Traffic Engineer calculates that 2,243 vehicle trips will be generated daily by offices which will be using the parking structure. This will severely impact the character and safety of these local streets and the bikeway.
8. A lot line adjustment has been requested to merge four parcels into two, creating one parcel for the office and a second parcel for the parking structure. Plans for the merger were routed to the City Engineer, Real Estate Supervisor, Fire, Traffic and Water and Sewer. The City Engineer requests new legal descriptions to accompany documents recording the merger.
9. The applicant has requested a variance to locate the required parking off site. The intent of locating parking on the same site as the primary use in the C-2 zone is to limit the intensity of commercial uses and provide for the sale of commodities and performances of services. The applicant has demonstrated no hardship, other than the self-imposed hardship of building size, to support the requested variance for off-site parking.
10. In conclusion, staff finds the scale and intensity of this project to be similar to that of the applicant's previous request (P84-097). Therefore, it is inconsistent with the C-2 zone as well as goals and policies of the 1980 Central City Plan.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends:

- A. Ratification of the Negative Declaration;
- B. Denial of the Special Permit for a 101,400 square foot office and a 95,600 square foot parking structure, based upon Findings of Fact which follow;
- C. Denial of the Variance to locate parking off site, based upon Findings of Fact which follow;
- D. Approval of the proposed Lot Line Merger by adopting the attached resolution.

Findings of Fact - Special Permit

1. The project is not based upon sound principles of land use in that:
 - a. The scale and intensity of the project are incompatible with the scale and intensity of surrounding development which consists primarily of one and two-story structures and a church to the south;
 - b. The scale and intensity of the project is more compatible with the Central Business District (C-3) zone.
2. The project is not in conformance with the intent of the 1980 Central City Plan "to establish the area between 16th and 18th and 'H' and 'N' Streets as a buffer zone preventing high density office buildings from encroaching on midtown residential and small scale commercial uses."

STAFF EVALUATION: Staff has the following observations and comments:

1. The applicant proposes to construct an office building at the southeast corner of 17th and 'K' Streets. The proposed office will be 101,400 square feet in size. It will consist of four stories above grade. The height will be 45 feet, four stories. The building will be constructed of a brown brick front along the 17th and 'K' Street frontages. Solar bronze glass and polished stainless steel will be used for trim. The ground floor along 17th and 'K' Streets will be recessed 12± feet to create a landscaped plaza. The applicant proposes 8,500± square feet of ground floor commercial to be located along street frontages. Some office space will be located in the interior portion of the ground floor. The structure exceeds 75,000 square feet, and is therefore a major project. A special permit is necessary under the major project review provision of the Zoning Ordinance.
2. The applicant also proposes to construct a 95,600 square foot parking structure on the adjacent parcel to the east (the southwest corner of 18th and 'K' Streets). The site is owned by St. John's Lutheran Church, located south of the proposed office building. The church will use the structure on Sundays and week nights. A variance to locate off-site parking is necessary. The proposed parking structure will have 10 levels and be 35 feet in height. The office building requires 254 parking spaces; 274 will be provided in this structure (an excess of 20 spaces) will be located off of the alley. The eastern access leads to the two levels below grade. The western access leads to all above-grade levels. The parking structure will be constructed of dryvit material to match the color of the office.
3. The subject site is located in Redevelopment Project No. 8. The agency staff indicated concern over the size and scale of the project in relationship to surrounding land uses (see Exhibit C). The project is consistent with the current redevelopment plan if it is reduced in scale. However, the Redevelopment Plan Update proposes to designate the site for residential uses. The agency recognizes that the draft plan is not adopted and the project is consistent with existing plans.
4. The area east of 16th Street between 'H' and 'N' Streets was rezoned from C-3, Central Business District, to C-2 in the 1980 Central City Community Plan update. The intent of the rezoning was to centralize high density office uses into the Central Business District and create a transition to the predominantly residential uses east of 18th Street. In addition, a goal of the Central City Plan is "to provide the opportunity for a mixture of housing with other uses in the same building or site at selected locations to capitalize on advantages of close-in living." Staff finds the project inconsistent with the intent of the C-2 zone, the goal and objectives of the Central City Plan, and the intensity of surrounding development. The project is more compatible with C-3 development.
5. Plans for this project were reviewed by a representative of Sacramento Old City Association (SOCA). The representative verbally expressed concurrence with staff's comments and therefore does not support the proposal.
6. The City Traffic Engineer expressed concerns with the design of the parking structure. An additional 12 feet must be added to the interior ramps to create a "blend" area to prevent cars from high-centering or tail-dragging. This will require a major and costly redesign of the structure, probably entailing additional height. In addition, the Traffic Engineer notes there is no access to the office elevators from the alley for delivery purposes.

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Carissimi & Rohrer Associates, 1515 River Park Dr., Ste. 200, Sacto., CA 95815		
OWNER R/B	7667 Folsom Boulevard, Ste. 325, Sacramento, CA 95816		
PLANS BY	Carissimi & Rohrer Associates, 1515 River Park Dr., Ste. 200, Sacto., CA 95815		
FILING DATE	5/25/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	6/18/84	EIR	ASSESSOR'S PCL. NO. 006-126-01,19,17,18

- APPLICATION:**
- A. Ratify Negative Declaration
 - B. Special Permit to construct a 101,400 square foot office building and a 95,600 square foot parking structure (Sec. 3-B-10)
 - C. Variance to locate required parking off site (Sec. 6-D-14)
 - D. Lot Line Merger

LOCATION: South side of 'K' Street, between 17th and 18th Streets

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 101,400 square foot office structure and a 274 space, 95,600 square foot parking structure.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1980 Central City Community Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Auto dealer shop and vacant

Surrounding Land Use and Zoning:

North: Auto Dealership & Residential; C-2
South: Commercial and Church; C-2
East: Church and School; C-2
West: Commercial; C-2

Parking Required: 254 spaces
Parking Provided: 274 spaces
Parking Ratio: 1:370
Property Dimensions: 320' x 160'
Property Area: 1.2± acres
Square Footage of Building: 101,400 office; 95,600 parking
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
Exterior Building Colors: Brown brick, bronze solar glass, stainless steel trim
Exterior Building Materials: Office - brick clay tile
Parking - off-white Dryvit

BACKGROUND INFORMATION: On May 8, 1984, the Planning Commission reviewed requests to construct a 133,000 square foot office structure and locate parking off site in a new 105,600 square foot parking structure, with the remaining spaces to be located in an existing parking structure (P84-097). The Commission found the scale and intensity of the project to be incompatible with surrounding development, the C-2 zone, and the 1980 Central City Plan. The current request encompasses the former office site and the remainder of the north half of the block which was not previously included.