

Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Section 65402(a) Review for General Plan consistency of a 130,000 square foot office building for Sacramento County on 0.5± developed acres in the Office Building (OB) zone. (P93-077)

SUMMARY: California Government Code (Section 65402(a)) requires that the City Planning Commission make a finding of general plan consistency for public projects. Staff finds that the proposed County building is in conformity with the 1986-2006 Sacramento General Plan.

PROJECT INFORMATION:

General Plan Designation:	Public Offices
Central City Community Plan Designation:	Office
Existing Land Use of Site:	Sheriff Department building (4000 sq. ft.) and staff vehicle parking lot.
Zoning:	Office Building (OB)

Surrounding Land Use and Zoning:

North:	County Recorder Office Building: OB
South:	County Public Parking Garage: OB
East:	County Courthouse Jury Parking Lot: OB
West:	County Sheriff Building: M-2 (Heavy Industrial)

BACKGROUND INFORMATION: The entire project will be constructed in two phases. Phase 1 (the proposed project) will constitute 135,000 gross square feet of office space and will include seven (7) floors and a mechanical level reaching 132 feet in height. Phase 2 will be located on the southwest corner of 8th and F Streets, will constitute an undetermined amount of square footage, and will include five (5) floors. Phase 2 will be reviewed for general plan consistency at a later time.

The Environmental Impact Report (EIR) for the 8th and G Streets Multi-Purpose Building was adopted by the Sacramento County Board of Supervisors on January 22, 1992. On September 23, 1992, the building design, materials, and colors were presented to the Alkali Flat Project Area Committee (PAC) and received unanimous approval from its members. The project's final design was approved by the Board on October 27, 1992.

PROJECT EVALUATION:**A. General/Community Plan Consistency**

Section 65402(a) of the California Government Code requires that the proposed public project be reviewed for conformity with the adopted General Plan. Goals A and C of the General Plan's Commerce and Industry Land Use Element for Downtown Sacramento is to "(m)aintain and strengthen Downtown's role as a major regional office ... (and) government center." The project conforms to this goal in that 130,000 square feet of government office space will be located within the Downtown area contributing to the downtown's role as a major office area.

Goal B of the Land Use Element is to "(p)romote the successful development of mixed-use projects in the Central City." Similarly, the "primary goal" of the Central City Community Plan is to "continue revitalization of the Sacramento Central City area as a viable living, working, shopping, and cultural environment with a full range of day and night activities."

The facility is not considered to be appropriate for use by the general public. The facility is proposed to support a 24-hour emergency response center. The first floor has been designed to be 5-feet above grade level to protect the standby power generating system from floods. The facility will accommodate public infrastructure records and a specialized computer data center responsible for maintaining law and criminal justice records. Due to the sensitive nature of the facility's functions as described above, County staff concluded that ground floor retail uses would be incompatible with the security level required to ensure reliable operation of the facility.

In lieu of public access, the building has been designed to encourage pedestrian activity at the street level. The facility's design includes a two-story lobby with clear glass covering approximately half of the building's street frontage. Ornamental exterior materials and a two-story base were utilized to create a varied facade at the street level. A dedicated street vendor area, a second level staff break area with an exterior terrace, and a public art area with planters and seating are included in the building's design to further support pedestrian activity. These features were presented to and approved by the Alkali Flat PAC, the Sacramento Housing & Redevelopment Commission, and the City's Design Review/Preservation Board (DR91-326).

B. SP/Richards

As part of the long-range redevelopment plans for the Southern Pacific Railyards and Richards Boulevard planning areas, 7th Street is anticipated to accommodate an extension of light-rail. Due to the computer data center, the proposed building

will not be employee intensive, and therefore will not immediately support the use of light-rail transit. However, Phase 2 of the project will represent a more typical office environment, thereby accommodating a greater number of employees who will utilize light-rail transit.

C. Environmental Determination

An environmental impact report was prepared by the County of Sacramento, and the EIR was adopted by the Sacramento County Board of Supervisors. Sacramento County is considered to be the "lead agency" for this project. As such, and for purposes of City environmental review, the proposal is not considered to be a "project" as defined by Section 21065 of the California Environmental Quality Act (CEQA) or as described in Section 15378 of the CEQA Guidelines. Environmental review by the City is therefore not required.

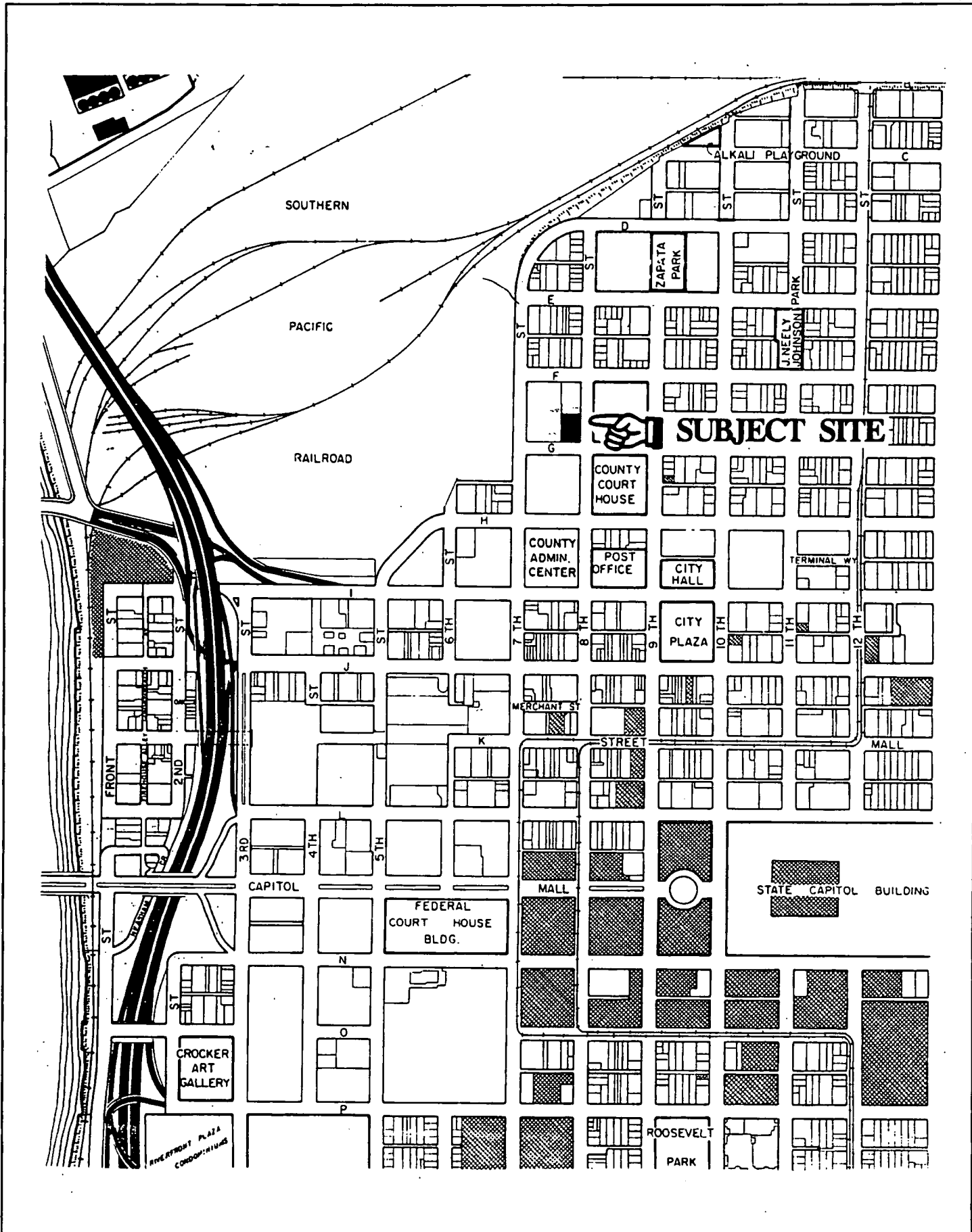
RECOMMENDATION: Staff recommends that the City Planning Commission find that the project is consistent with the 1986-2006 Sacramento General Plan and the 1980 Central City Community Plan.

Approved By:
Steve Peterson, Senior Planner

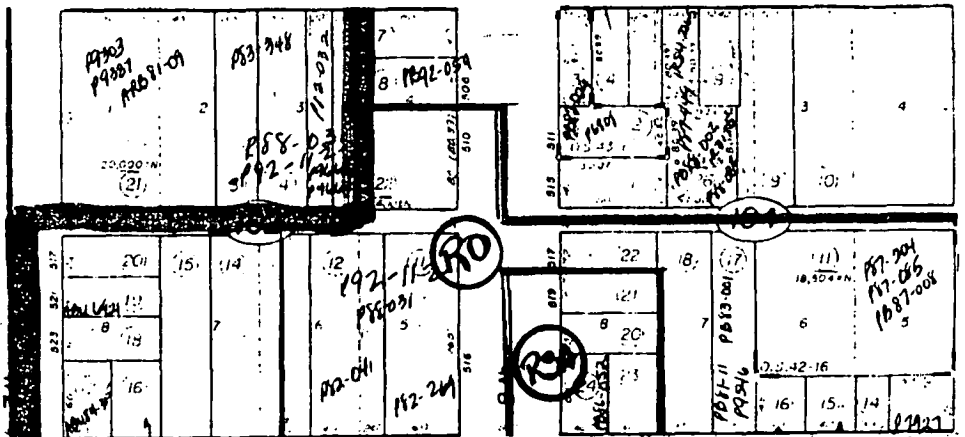
Prepared By:



Mike Dale, Assistant Planner

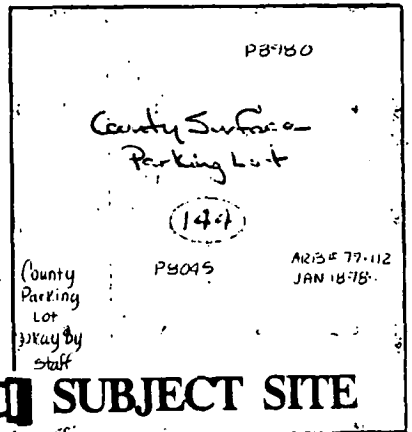
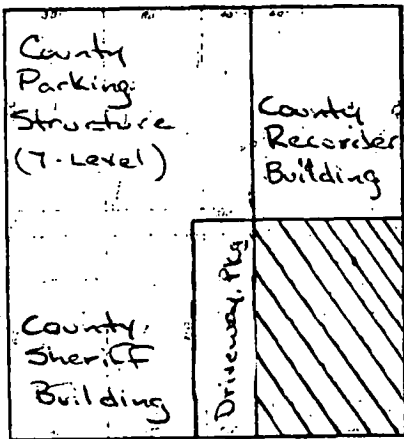


VICINITY MAP

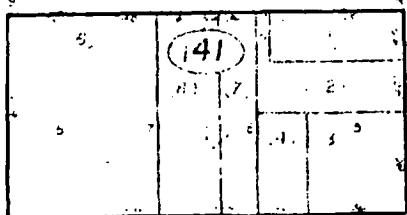
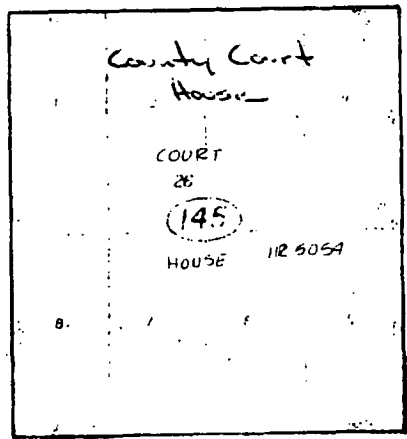
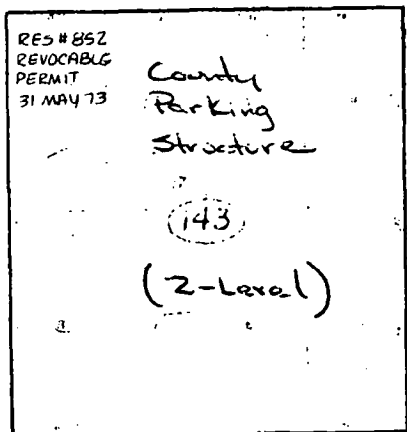


F ST →

M2



OB



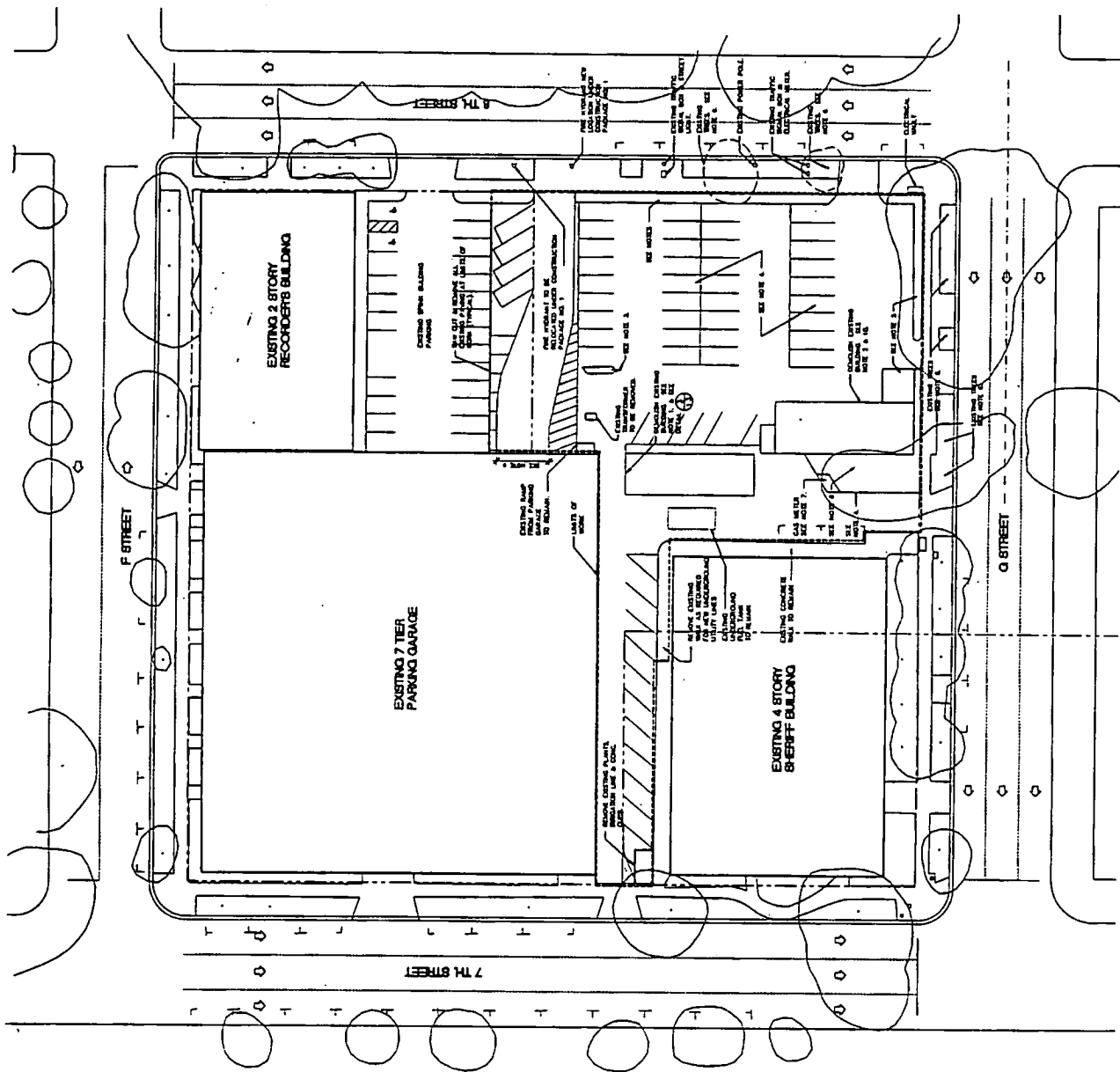
LAND USE AND ZONING MAP

02257

Exhibit A
Site Demolition Plan

SITE DEMOLITION NOTES

1. REMOVE EXISTING CONCRETE AND REINFORCEMENT FROM ALL FOUNDATIONS AS INDICATED ON THIS PLAN. EXISTING FOUNDATIONS TO REMAIN SHALL BE REINFORCED WITH STEEL REINFORCEMENT THROUGH EXISTING WALLS AND FOUNDATION TO BE REMOVED. ALL REINFORCEMENT AND FOUNDATION SHALL BE REMOVED AND REINFORCEMENT SHALL BE REMOVED FROM EXISTING FOUNDATIONS AND FOUNDATIONS TO BE REMOVED. FOUNDATIONS TO REMAIN SHALL BE REINFORCED WITH STEEL REINFORCEMENT THROUGH EXISTING WALLS AND FOUNDATION TO BE REMOVED.
2. ALL NEW LIGHT FIXTURES IN OFFICES.
3. REMOVE ALL EXISTING FRAMES - ELECT/MACH IN POSITION ON ROOF.
4. ALL EXISTING CONDUITS - ELECT/MACH IN POSITION ON ROOF.
5. ALL EXISTING CONDUITS - ELECT/MACH IN POSITION ON ROOF.
6. ALL THE CLOCKS - ELECT/MACH IN POSITION ON ROOF.
7. ALL NEW LIGHT FIXTURES IN OFFICES.
8. REMOVE ALL EXISTING FRAMES - ELECT/MACH IN POSITION ON ROOF.
9. ALL EXISTING CONDUITS - ELECT/MACH IN POSITION ON ROOF.
10. ALL EXISTING CONDUITS - ELECT/MACH IN POSITION ON ROOF.
11. ALL THE CLOCKS - ELECT/MACH IN POSITION ON ROOF.
12. REMOVE EXISTING CONDUITS - ELECT/MACH IN POSITION ON ROOF.
13. REMOVE EXISTING CONDUITS - ELECT/MACH IN POSITION ON ROOF.
14. REMOVE EXISTING CONDUITS - ELECT/MACH IN POSITION ON ROOF.
15. REMOVE EXISTING CONDUITS - ELECT/MACH IN POSITION ON ROOF.
16. REMOVE EXISTING CONDUITS - ELECT/MACH IN POSITION ON ROOF.



PROJECT	RECORDERS BUILDING
DATE	06/10/93
SCALE	1" = 10'-0"
DRAWN BY	...
CHECKED BY	...
DATE	...

APPL. NO. P93-077

June 10, 1993

Item No. _____

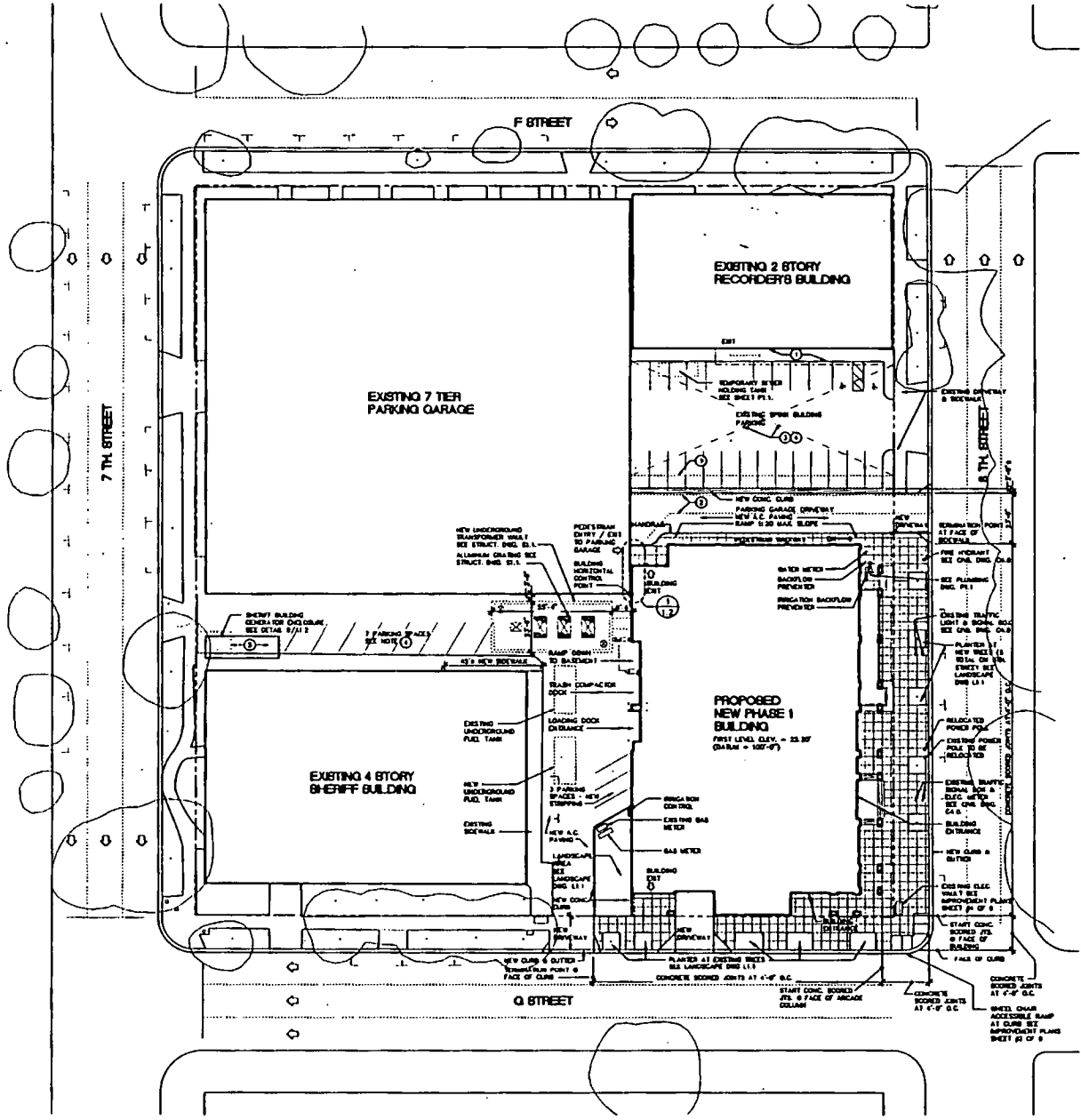
02258

EHRlich · ROMINGER

ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 2777 FAIR OAKS BOULEVARD SUITE 305
 SACRAMENTO, CALIFORNIA 95825
 (916) 870-1400 FAX: (916) 870-8200

KEY NOTES

- ① TEMPORARY PEDESTRIAN WALKWAY DURING CONSTRUCTION. CONTRACTOR TO PROVIDE PEDESTRIAN PROTECTION PER USC CHAPTER 44. COORDINATE LOCATION & NUMBER.
- ② TEMPORARY VEHICLE ENTRY TO PARKING GARAGE DURING CONSTRUCTION. CONTRACTOR TO PROVIDE PEDESTRIAN PROTECTION PER USC CHAPTER 44. COORDINATE LOCATION & NUMBER. EXISTING PARKING GARAGE ENTRANCE TO REMAIN OPEN DURING CONSTRUCTION FROM MONDAY TO FRIDAY 7:00 A.M. - 6:00 A.M. PROVIDE TEMPORARY A.C. PAVED DRIVEWAY.
- ③ CONTRACTOR AND ARCHITECT ENGINEERING CONSULTING TO PROVIDE TRAFFIC AREA & LIMIT TO STAGING AREA.
- ④ REPAIR PARKING STALLS AT PARKING AREA.
- ⑤ FUTURE PLANTING AND A.C. PAVING TO MATCH EXISTING. SEE DETAIL 9/A1.1.



**Exhibit B
 Site Plan**

7

NO.	DESCRIPTION	DATE
1	D.D. PACKAGE	10/28/92

PROJECT: SACRAMENTO COUNTY CONTRACT NO. 755J
 8 TH AND Q ST.
 SYSTEMS AND DATA PROCESSING
 SACRAMENTO, CALIFORNIA
 ONE FILE
 SITE PLAN

JOB NO. 80817	DATE 10/28/92	SCALE: 1"=30'-0"	ALL
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APPL. NO. P93-077

June 10, 1993

02259

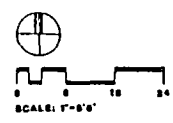
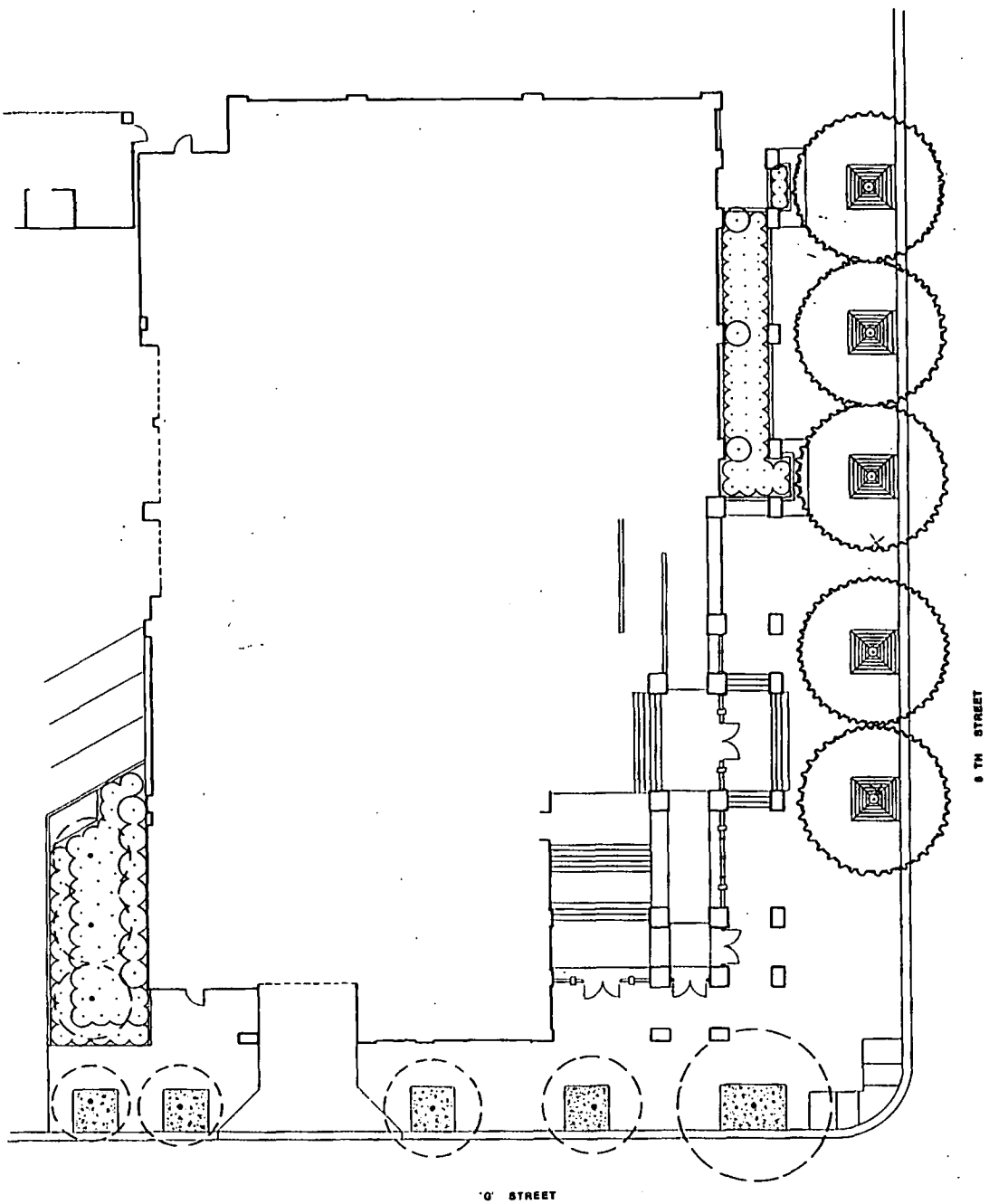
Item No. —

EHRlich-ROMINGER
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 2177 FINE GATE BOULEVARD SUITE 305
 SACRAMENTO, CALIFORNIA 95815
 (916) 922-1420 FAX: (916) 922-8229

Exhibit C
Landscape Plan

8

KEY	LANDSCAPE LEGEND
	4" BOX SIZE TREE, LARGE DISCOIDAL SHADE TREE SUCH AS PLATANUS ACER/POLLA "YARWOOD", YARWOOD PLUMB TREE
	EXISTING TREES TO REMAIN*
	EXISTING TREES TO BE REMOVED
	DISCOMPOSED GRASS
	TREE GRATE
	SMALLER - VARIOUS SIZES SPECIES TO BE UTILIZED WILL INCLUDE VARIETIES SUCH AS: AGAPANTHUS AFRICANUS STYRACON BIKELARIS BETHULMIS AERUTICOLA GABA YA BILLOPICA "LAMB SCOP" RINGULUS HORIZONTALIS "WILLOW" BAPTOLEPS MEDICA "MALLERNA" BAPTOLEPS MEDICA "FACE SVANE" NICKALMUS OFFICIALMALS "PREDATOR" TRACHYLOMELUM ALABAMICUM BIRUS OFA COTONNEASTER MICROPHYLLUS - LOW GALT



APPL. NO. P93-077

June 10, 1993

02260

Item No. —

NO.	D.D. PACKAGE DESCRIPTION	NO./REV.	DATE

PROJECT: SACRAMENTO COUNTY
 8 TH AND G ST.
 SYSTEMS AND DATA PROCESSING
 SACRAMENTO, CALIFORNIA

CONTRACT NO. 2281

DATE: 10/18/88
 SCALE: AS NOTED

LANDSCAPE PLAN

JOB NO. 60017 02 DATE: 10/18/88
 SCALE: AS NOTED

1.1.1

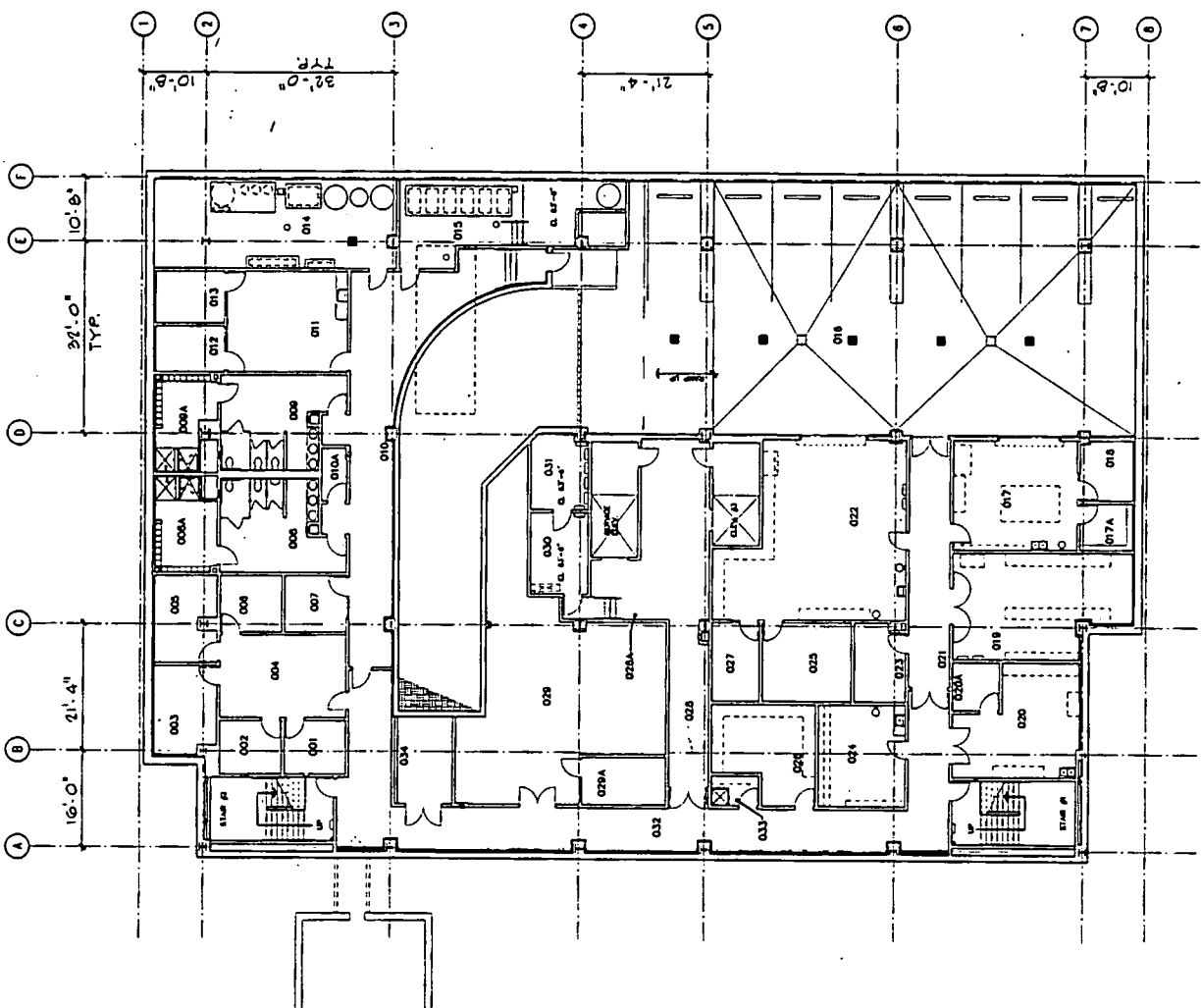
EHRlich · ROMINGER
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 2177 JANE GARD BOULEVARD SUITE 202
 SACRAMENTO, CALIFORNIA 95825
 (916) 932-1400 FAX: (916) 932-4209

Exhibit D
Basement Level Floor Plan

- ROOM NOSES:**
- 001 STATIONARY DORMER
 - 002 STATIONARY DORMER
 - 003 STATIONARY DORMER
 - 004 STATIONARY DORMER
 - 005 STATIONARY DORMER
 - 006 STATIONARY DORMER
 - 007 STATIONARY DORMER
 - 008 STATIONARY DORMER
 - 009 STATIONARY DORMER
 - 010 STATIONARY DORMER
 - 011 STATIONARY DORMER
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 - 026 STATIONARY DORMER
 - 027 STATIONARY DORMER
 - 028 STATIONARY DORMER
 - 029 STATIONARY DORMER
 - 030 STATIONARY DORMER
 - 031 STATIONARY DORMER
 - 032 STATIONARY DORMER
 - 033 STATIONARY DORMER

NO.	DESCRIPTION	DATE
1	0.0 PACKAGE	10/28/72
2	REVISIONS	07/28/72

PROJECT: CONTRACT NO. 233
 SACRAMENTO COUNTY
 8 THY AND G ST.
 SYSTEMS AND DATA PROCESSING
 SACRAMENTO, CALIFORNIA
 DRAWING NO.:
 SHEET NO.:
 TOTAL SHEETS: 14
 SCALE: 1/4" = 1'-0"
 DATE: 10/10/93
 A20



APPL. NO. P93-077

June 10, 1993

Item No. _____

02261

BASEMENT LEVEL

EHRlich · ROMINGER

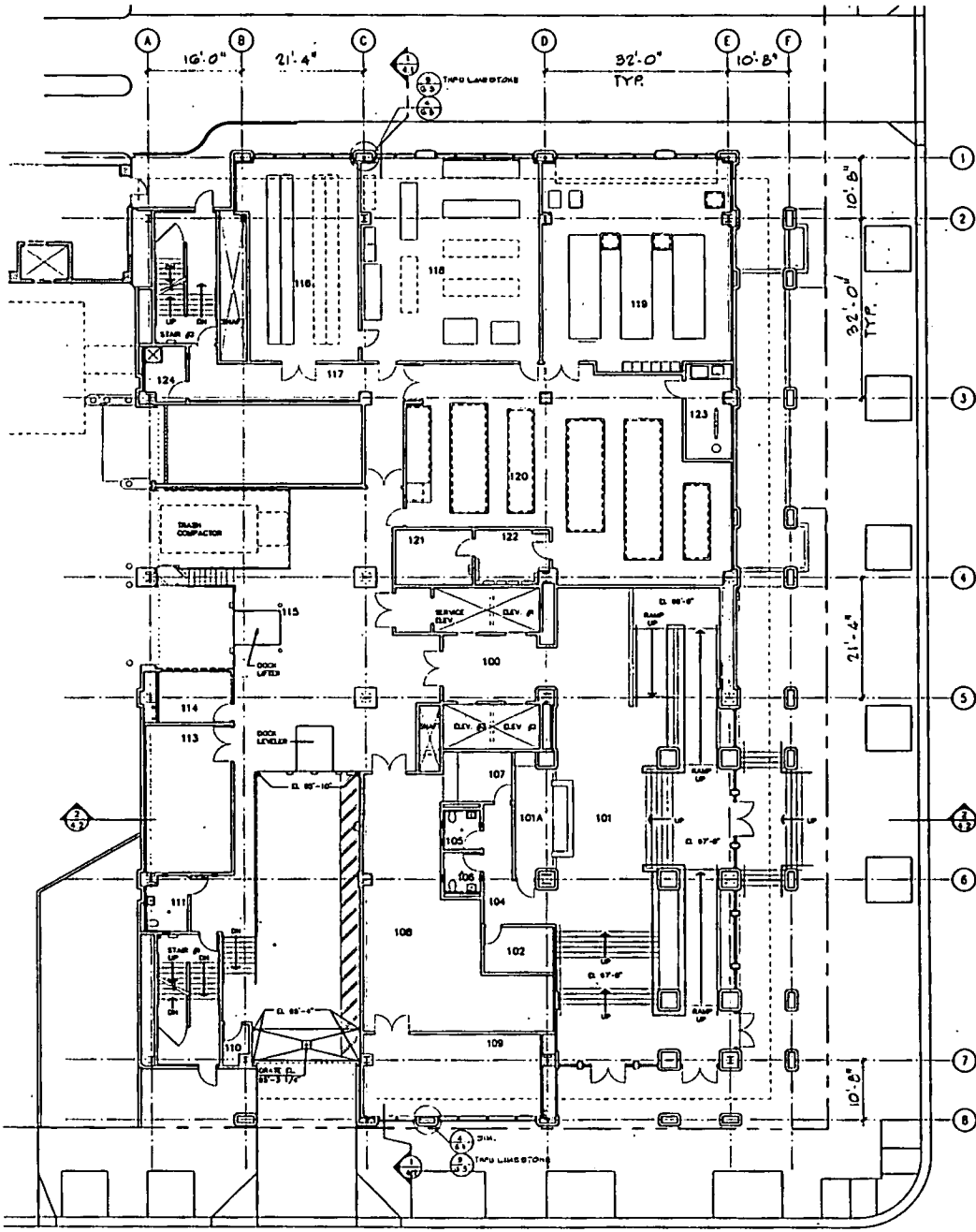
ARCHITECTURE
PLANNING
INTERIOR DESIGN
2277 FAIR OAKS BOULEVARD SUITE 305
SACRAMENTO, CALIFORNIA 95825
(916) 820-1400 FAX: (916) 820-8259

ROOM INDEX

- 800 ELEVATOR LOBBY
- 801 LOBBY
- 802 FIRE CONTROL STATION
- 803 (NOT USED)
- 804 METALL.
- 805 MEN'S RESTROOM
- 806 WOMEN'S RESTROOM
- 807 RECEIVING DESK
- 808 PRINTING CENTER
- 809 MAIL PROCESSING ROOM
- 810 GENERAL OFFICE STORAGE
- 811 MEET. ROOM
- 812 (NOT USED)
- 813 1/2 HP REFRIG. STORAGE
- 814 STONE KITCHEN
- 815 COOK AREA
- 816 UPS BATTERY ROOM
- 817 CORRIDOR
- 818 UPS EQUIPMENT
- 819 GENERATOR ROOM
- 820 ELECTRICAL CONTROL ROOM
- 821 OFFICE BRNNG
- 822 ELECTRICAL ROOM
- 823 FIRE PUMP ROOM
- 824 JANITOR

Exhibit E First Level Floor Plan

10



FIRST LEVEL



NO.	DESCRIPTION	DATE
-	D.D. PACKAGE	10/29/82

PROJECT: SACRAMENTO COUNTY CONTRACT NO. 2251
8 TH AND G ST.
SYSTEMS AND DATA PROCESSING
SACRAMENTO, CALIFORNIA
DWC 818C
FIRST LEVEL FLOOR PLAN

JOB NO. 80017.00	DWG. NO.
DATE: 10/29/82	
SCALE: 1/8" = 1'-0"	A21
9 4 0 12 10	

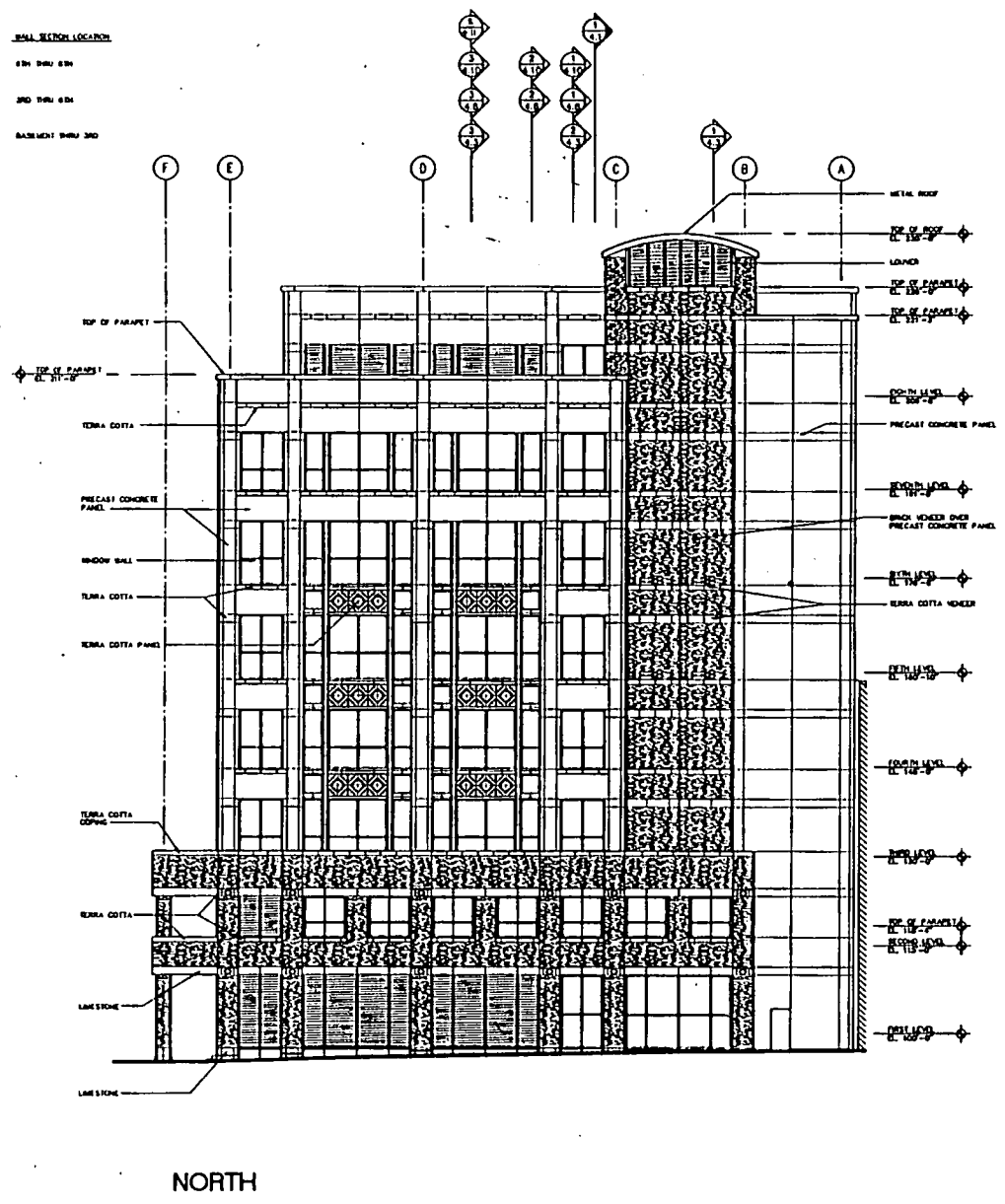
APPL. NO. P93-077

June 10, 1993

02262

Item No. ___

Exhibit F
 North Elevation



NO	DESCRIPTION	DATE
-	B.D. PACKAGE	10/28/92

PROJECT:	CONTRACT NO. 2331
DWG. TITLE:	NORTH ELEVATION
JOB NO. 80017	DWG. NO.
DATE: 10/28/92	SCALE: 1/8" = 1'-0"
	AS1

APPL. NO. P93-077

June 10, 1993

02203

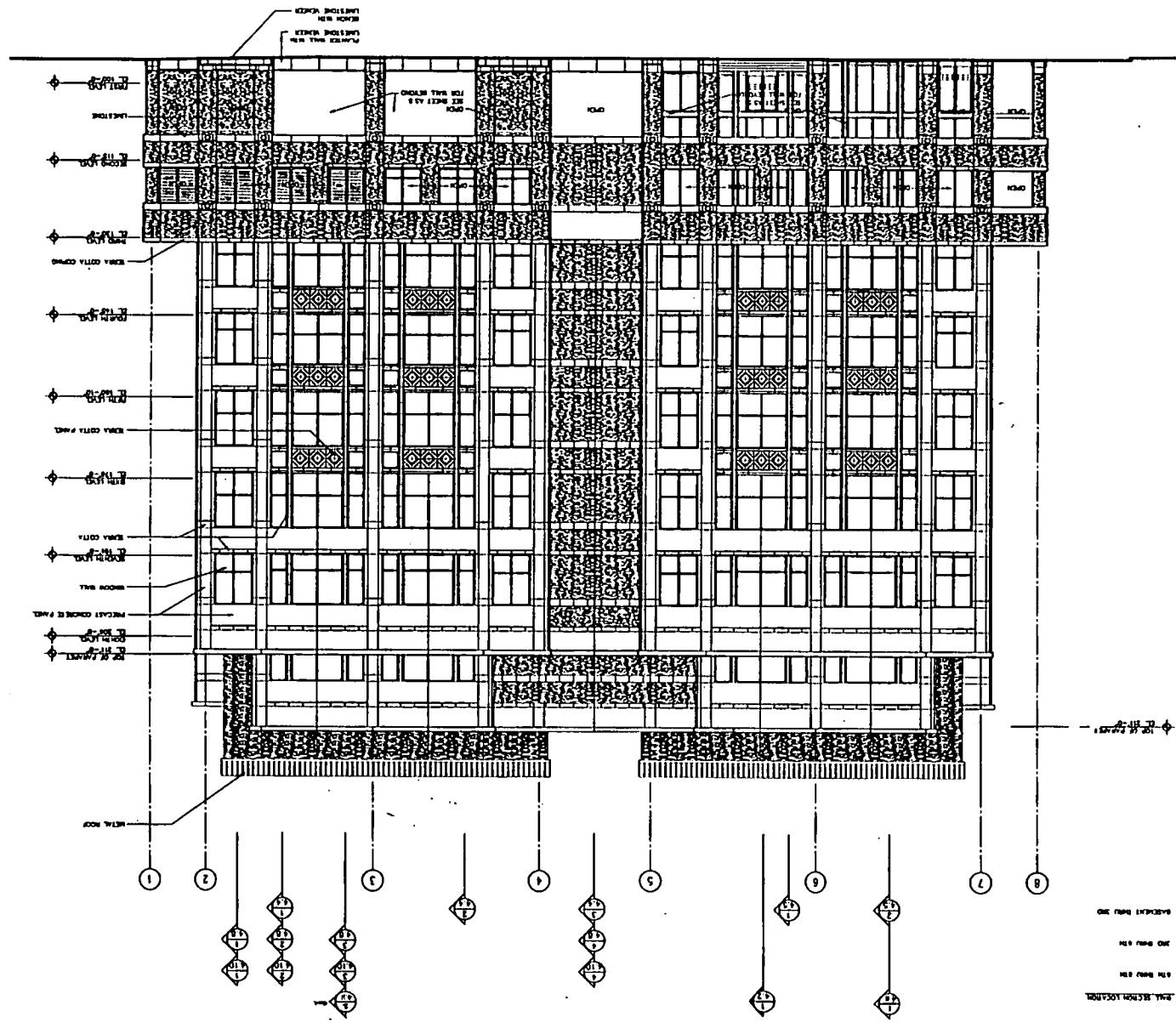
Item No. —

12
Exhibit G
East Elevation

PROJECT:	BAYCOUNTY COUNTY
CONTRACT NO.:	255
SHEET:	8 AND 9 EAST
DATE:	10/28/93
SCALE:	1/8" = 1'-0"
DATE:	10/28/93
SCALE:	1/8" = 1'-0"

NO.:	D.D. PAOLONE	DATE:
DESCRIPTION:		

EHRlich · ROMINGER
ARCHITECTS
PLANNERS
INTERIOR DESIGN
2277 FINE QUAYS BOULEVARD, SUITE 202
SAN FRANCISCO, CALIFORNIA 94133
(415) 542-1400
(415) 542-8308



8" PANEL SIZE
16" PANEL SIZE
24" PANEL SIZE
36" PANEL SIZE

APPL. NO. P93-077

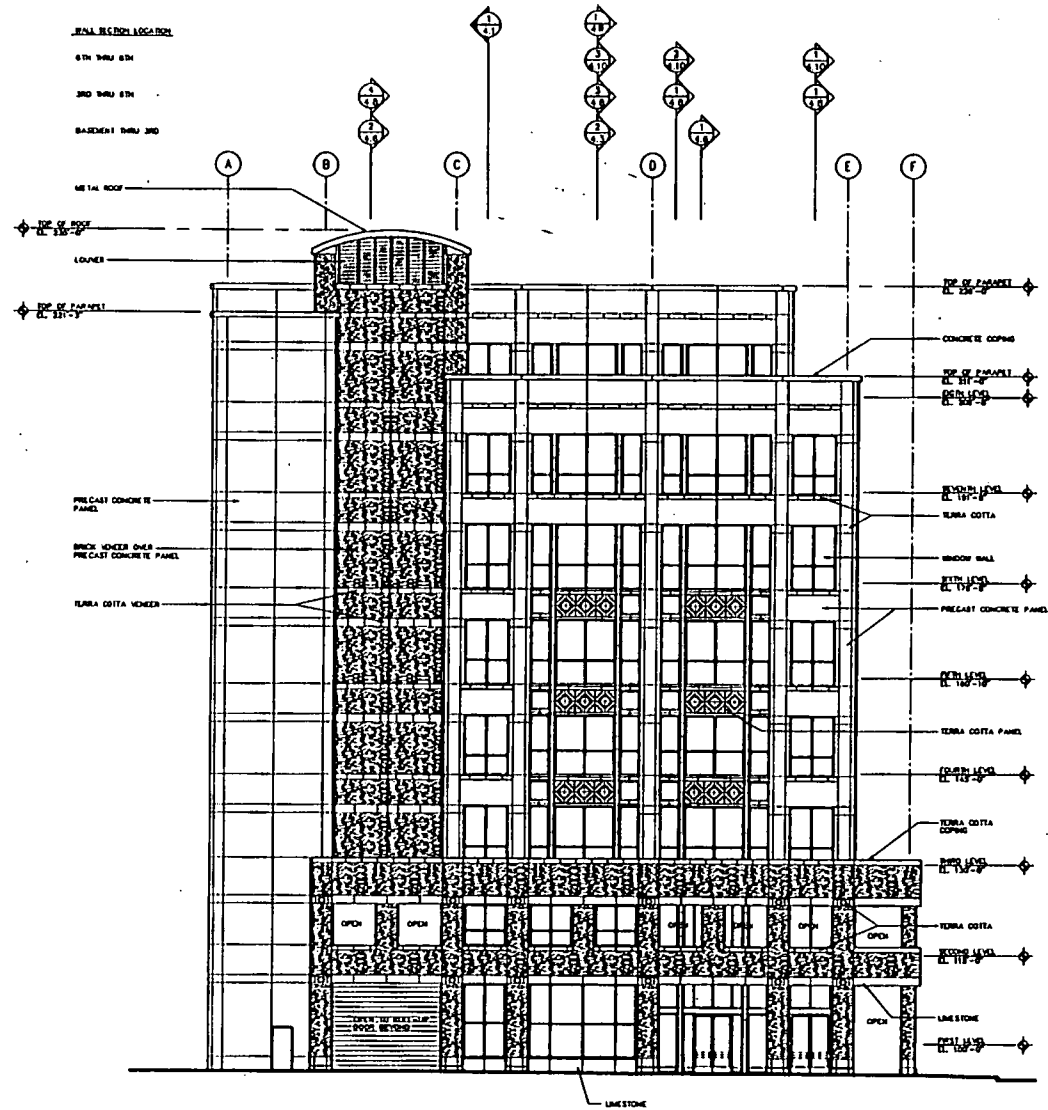
June 10, 1993

Item No. —

02264

EHRlich · ROMINGER
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 2777 FAIR OAKS BOULEVARD SUITE 303
 SACRAMENTO, CALIFORNIA 95825
 (916) 820-1400 FAX: (916) 820-8208

Exhibit H
South Elevation



SOUTH

APPL. NO. P93-077

June 10, 1993

022674

Item No. —

NO.	DESCRIPTION	DATE
-	D.O. PACKAGE	10/28/92

PROJECT: CONTRACT NO. 2551
 SACRAMENTO COUNTY
 8 TH AND Q ST.
 SYSTEMS AND DATA PROCESSING
 SACRAMENTO, CALIFORNIA
 DMC TITLE:
 SOUTH ELEVATION

JOB NO: 80017
 DATE: 10/29/92
 SCALE: 1/8" = 1'-0"
 DMC NO:
A53

APPL. NO. P93-077

June 10, 1993

0226R

Item No. —

BALL SECTION LOCATION
 5TH STORY 5TH
 2ND STORY 2ND
 BASEMENT STORY 3RD

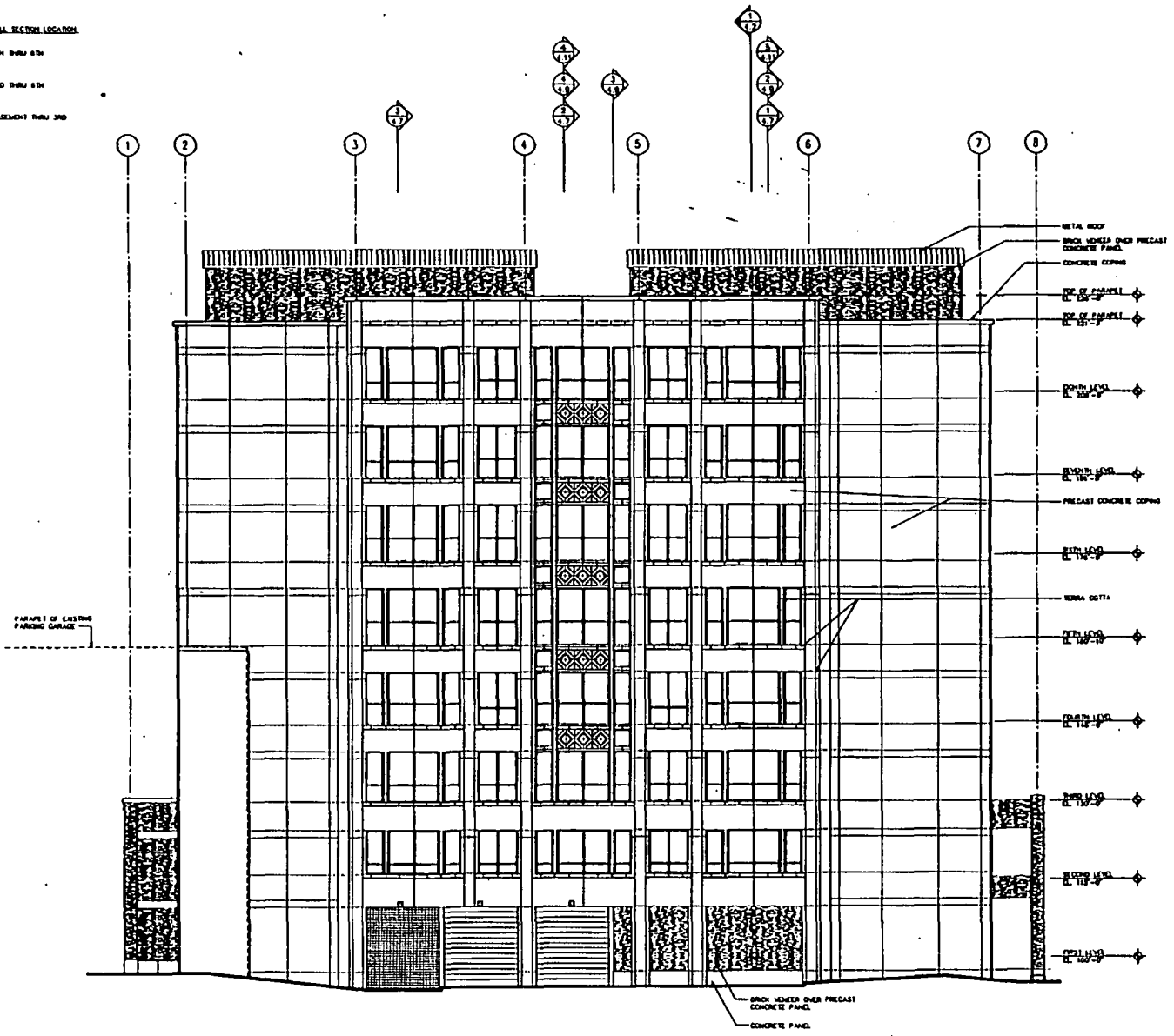


Exhibit I
 West Elevation

NO.	DESCRIPTION	DATE

PROJECT:	CONTRACT NO. 2531
SACRAMENTO COUNTY	
8 TH. AND Q ST.	
SYSTEMS AND DATA PROCESSING	
SACRAMENTO	CALIFORNIA
DWG TITLE:	
WEST ELEVATION	
JOB NO. 10011	DWG. NO.
DATE: 10/28/93	
SCALE: 1/8" = 1'-0"	A5.4

4-90 (A/E/T)/11 (SACRAMENTO) (06/10/93)

Mike Dall

P93-077

PROOF OF SERVICE BY MAIL)

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.

On May 28, 1993 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OF DECLARE UNDER THE PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Reese Fisher

02267