

STAFF REPORT AMENDED 12-1-83  
**CITY PLANNING COMMISSION**

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

APPLICANT	Fort Sutter Development Group, 2012 'H' St., Ste. 101, Sacto., CA		
OWNER	Fort Sutter Development Group, 2012 'H' St., Ste. 101, Sacramento, CA		
PLANS BY	Ed Kado & Associates		
FILING DATE	6/27/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	11-4-83	EIR	ASSESSOR'S PCL. NO. 007-113-12 thru 20

- APPLICATION:
1. Environmental Determination
  2. Special Permit to construct 5-story medical office/retail building of 83,500± sq. ft. & 119,000 sq. ft. of parking area consisting of 421 spaces on 1± ac. in the C-2 zone.
  3. Special Permit to exceed 45 foot height limit to 62 feet

LOCATION: Northeast corner of 28th & K Streets

PROPOSAL: The applicant is requesting the necessary entitlements to develop a five-story medical office building with ground floor retail space and parking structure containing 421 spaces.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial  
1980 Central City Community  
Plan Designation: Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: 4 residential & 4 commercial structures

Surrounding Land Use and Zoning:

North: Restaurant & Gas Station; C-2  
South: Future Sutter Hospital Building; H  
East: Mobil Gas Station; C-2  
West: Office, Parking Lot; C-2

Parking Required: 390 spaces  
Parking Provided: 421 spaces  
Parking Ratio: 1:200-medical; 1:400 & 1:250-retail  
Property Dimensions: 160' x 240'  
Property Area: 38,400 square feet  
Square Footage of Building: 83,440 (office); 119,000 (parking area)  
Total = 202,640

Height of Building: Five-story/62 ft.  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Buff/tan colored dry-vit & red brick veneer  
Exterior Building Materials: Dry-vit inlaid with red brick veneer

001564

BACKGROUND INFORMATION: The subject site encompasses a 160' x 240' (0.9± ac.) area at the northeast corner of 28th & K Streets. The site presently contains four residential structures and four commercial/office buildings. The existing structures will be removed to clear the site for the subject development. None of the structures are listed on either the City's Residential or Non-Residential Buildings Official Register.

The subject site is zoned General Commercial (C-2) and surrounded by commercial developments on the west, north and east. Sutter General's new hospital building will be constructed on the block to the south.

APPLICANT'S PROPOSAL

The applicant is proposing to develop a five-story medical office with the building consisting of the following uses:

Ground floor retail	12,200 gross square feet
Medical Office (2-5 floors)	71,240 gross square feet
Parking Garage (5½ levels)	<u>119,200</u> gross square feet (421 spaces)
Total Gross Square Feet	202,640

The applicant's project incorporates a diagonal main entry wall recessed approximately 33 feet from the 28th and 'K' Street corner property line and a four-foot wide planter strip adjacent to the south and west elevations of the building. The second floor of the building extends two feet over the south and west property lines, but is stepped back with open balconies at the third through fifth floors facing 28th Street as well as the fifth floor facing 'K' Street. The project also proposes ground floor retail commercial space consisting of a total of 12,200 gross sq. ft. (9,050 sq. ft. net) along the 28th and 'K' Street block face.

As a trade off for providing additional landscaping and ground floor retail, the applicant is requesting a special permit approval to increase the height of the building from the C-2 limit of 45 feet to a height of 62 feet to allow the development of a five-story building.

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

1. Building Height: The height standard for the C-2 zone is 45 feet. The Zoning Ordinance allows projects to exceed the established height limit for zones within the Central City, subject to the approval of a special permit. The special permit requirement allows the Commission to review the merits of the project on a case-by-case basis and determine whether the additional height is compatible to surrounding buildings.

The applicant proposes to construct a five-story office building at a height of 62 feet which is 17 feet higher than the 45-foot standard. The adjacent block to the south will be developed with a five-story hospital building at a height of 81 feet to the plate line. The Eastern Star Temple is located across 28th Street to the west of several lots from the corner and is at a height equal to a four-story building.

Staff is supportive of the applicant's request, based upon the fact that there are other structures existing, or soon to be constructed, in the vicinity of the subject site, that are of a similar or greater height than the applicant's project. The applicant proposes a stepped back terrace design at the upper levels, thereby mitigating the visual impact of the structure upon the surrounding area. The stepped back design feature in combination with the existance of large mature street trees along both sides of 'K' and 28th Streets also softens the visual impact of the structure on Sutter's Fort Historic Park.

The other basis for granting the increased height is the incorporation of ground floor retail space and increased landscaping treatment along the 28th and 'K' Streets block face. Staff is supportive of a mixed use development at this location. The special permit shall be conditioned to restrict tenant use of the ground floor area to retail business uses only.

2. ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project could potentially have significant impacts on the environment in the areas of circulation and traffic, noise, aesthetics, air quality, historic and natural resources. All of these potential impacts were found to be mitigable to a less than significant level. Therefore, the Environmental Coordinator has filed a Negative Declaration with the following mitigation measures:

- a. The applicant shall submit to the City Planning Director for review and approval, a transportation management plan prior to the issuance of a City Building permit;
- b. The applicant shall provide two-way driveway widths and vehicular visual access to the satisfaction of the City Traffic Engineer prior to issuance of a City Building permit;
- c. The applicant shall submit an interim parking management plan covering vehicular parking for construction employees during development of the proposed structure. This plan shall be submitted for the review and approval of the Planning Director prior to issuance of a City Building permit;
- d. In order to minimize noise generation from the parking facility, the parking structure shall be designed so as to include rough surfaced pavement as well as quiet warning equipment at driveway exits.

The parking areas shall be well lighted to provide security, with minimum illumination level equal to five average maintained foot candles. The top floor lighting shall be shielded so as to not reflect into adjacent land uses. The applicant shall also incorporate outdoor perimeter lighting around the building and along the alley to improve public safety and security;

- e. The applicant shall provide air ventilation systems for the proposed structure pursuant to the 1979 Uniform Building Code (Sec. 705) and to the satisfaction of the City Building Division Superintendent prior to the issuance of building permit;
- f. Construction activity shall be limited to between the hours of 7:30 A.M. and 5 P.M. on weekdays and effective noise muffling equipment shall be installed on the heavy construction equipment;
- g. The subject site is developed with four residential structures worthy of relocation and rehabilitation. The applicant shall make the structures available to interested parties for relocation or relocate the buildings themselves. In the event the applicant is not successful in providing relocation of the existing structures, the City will require a 180 day demolition suspension and implement the following mitigation measures:
  - 1) the applicant shall secure each building to prevent entry by vagrants or transients;
  - 2) keep the site free of trash, litter and weeds;
  - 3) during the 180-day period, the City will attempt to locate interested persons to relocate the buildings. Relocation plans will be developed to meet the requirements of the City Building Division and Design Review/ Preservation Board prior to issuance of a moving permit.

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- h. The applicant shall protect and/or replace with like size and species any vegetation, including street trees, that are impacted as a result of project implementation to the satisfaction of the Planning Director and City Arborist prior to approval of the final inspection of the structure by the Building Inspector;
  - i. If unusual amounts of bone, stone or artifacts are uncovered, the applicant will cease construction immediately within 50 meters of the find and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction resumes;
  - j. Signage for the building shall be reviewed and approved by the City Planning Director prior to issuance of sign permits;
  - k. The Design Review/Preservation Board shall review and approve the proposed structure prior to issuance of building permits.
3. The subject site consists of nine individual parcels. The applicant will be required to file a lot line merger application prior to issuance of building permit.
  4. The project was submitted to the Sacramento Old City Association for review and comment. There were no objections to the applicant's proposal. A copy of their letter is included as an attachment.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit to develop a major project consisting of a five-story, 83,500± square foot medical office building, subject to conditions and based on the Findings of Fact which follow;
3. Approval of the Special Permit to exceed the 45-foot height limit to 62 feet.

Conditions

- a. The ground floor space, consisting of 9,050± net leasable square feet, shall be restricted to retail businesses only. No office use shall be permitted;
- b. The applicant shall submit to the City Planning Director for review and approval, a transportation management plan prior to issuance of building permit;
- c. The applicant shall design the parking facility to provide adequate two-way driveway widths and vehicular visual access to the satisfaction of the City Traffic Engineer prior to issuance of building permit;
- d. The applicant shall submit an interim parking management plan covering vehicular parking for construction employees during development of the proposed structure. The plan shall be submitted for the review and approval of the Planning Director prior to issuance of building permit;

- e. In order to minimize noise generation from the parking facility, the parking structure shall be designed so as to include rough surfaced pavement as well as quiet warning equipment at driveway exits. The parking areas shall be well lighted to provide security with minimum illumination level equal to five average maintained foot candles. The top floor lighting shall be shielded so as to not reflect into adjacent land uses. The applicant shall also incorporate outdoor perimeter lighting around the building and along the alley to improve public safety and security. The final plans incorporating the lighting plan for the parking facility and perimeter of the building shall be submitted to the Planning Director and Building Division prior to issuance of building permit;

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- f. The applicant shall provide air ventilation systems for the proposed structure pursuant to the 1979 Uniform Building Code (Sec. 705) and to the satisfaction of the City Building Division Superintendent prior to the issuance of the building permit;
- g. Construction activity shall be limited to between the hours of 7:30 A.M., and 5 P.M. on weekdays and effective noise muffling equipment shall be installed on the heavy construction equipment;
- h. The applicant shall protect and/or replace with like size and species any vegetation, including street trees, that are impacted as a result of project implementation to the satisfaction of the Planning Director and City Arborist prior to approval of final inspection of the project by the Building Inspector;
- i. If unusual amounts of bone, stone or artifacts are uncovered, the applicant will cease construction immediately within 50 meters of the find and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction resumes; *(CPC added: Applicant shall provide an on-site archaeologist during excavation of the site. The qualifications of the archaeologist shall be subject to Planning Director's review and approval.)*
- j. Signage for the building shall be reviewed and approved by the City Planning Director prior to issuance of sign permits;
- k. The Design Review/Preservation Board shall review and approve the proposed structure prior to issuance of building permits;
- l. The subject site is developed with four residential structures worthy of relocation and rehabilitation. The applicant shall make the structures available to interested parties for relocation or relocate the buildings themselves. In the event the applicant is not successful in providing relocation of the existing structures, the City will require a 180 day demolition suspension and implement the following mitigation measures:
  - 1) the applicant shall secure each building to prevent entry by vagrants or transients;
  - 2) keep the site free of trash, litter and weeds;
  - 3) during the 180 day period, the City will attempt to locate interested persons to relocate the buildings. Relocation plans will be developed to meet the requirements of the City Building Division and Design Review/Preservation Board prior to issuance of a moving permit;

1. The applicant shall submit a lot line adjustment application merging the nine existing parcels prior to issuance of building permit.

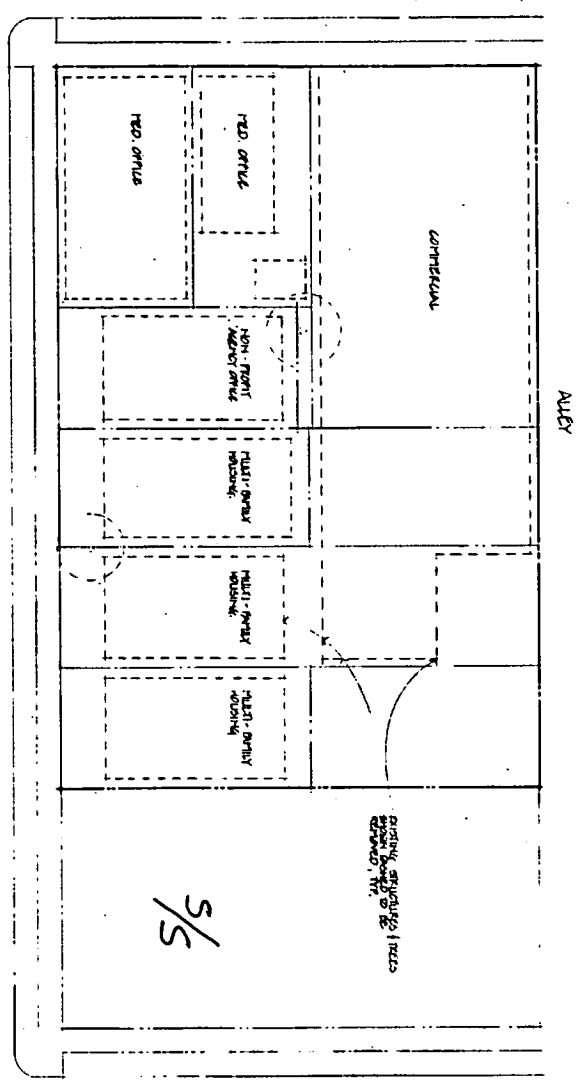
Findings of Fact

- a. The proposed project is based on sound principles of land use in that:
  - 1) the proposed parking facility will provide adequate on-site parking;
  - 2) the transportation management plan will encourage employee usage of alternative modes of transportation.
- b. The project is not injurious to the general public nor surrounding properties in that the project is designed with stepped back design and incorporates landscaped setbacks which mitigate the visual impact of the project on surrounding properties;
- c. The proposal is consistent with the 1974 General Plan and 1980 Central City Plan which designate the site for commercial-office uses.

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EXISTING SITE PLAN

1" = 20'-0"



FORT SUTTER MEDICAL/RETAIL CENTER

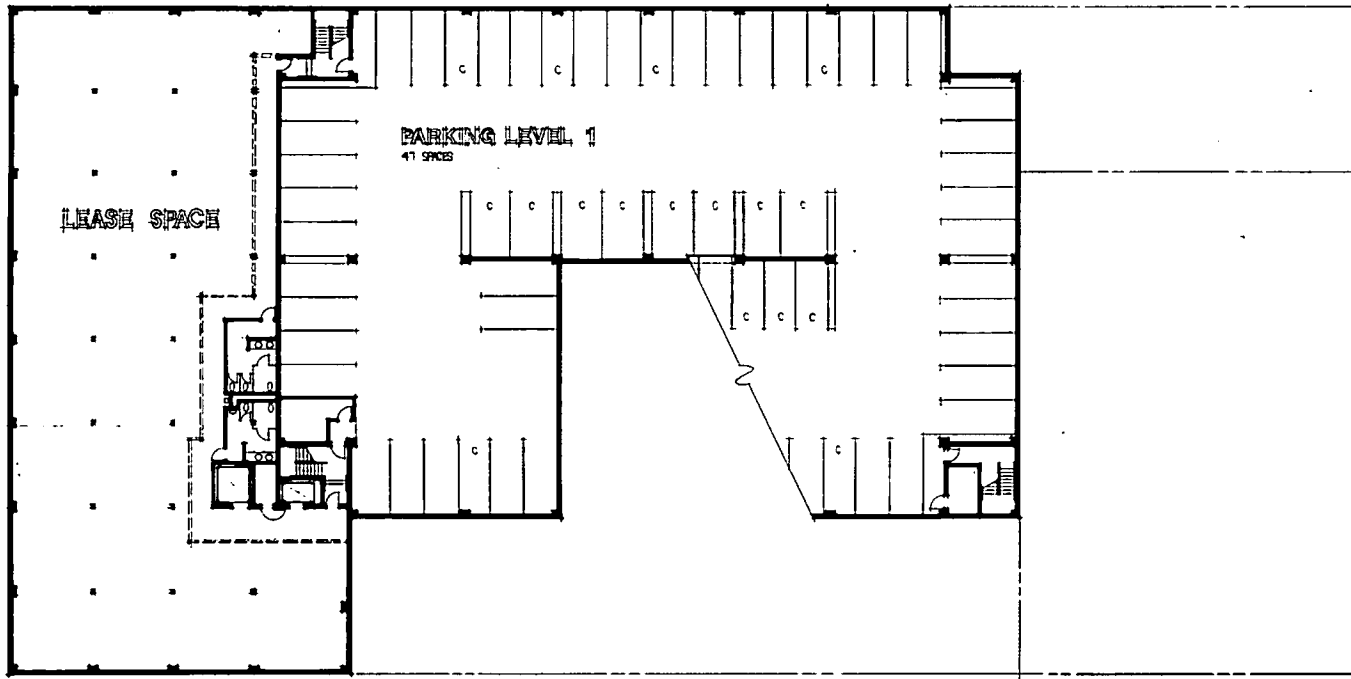


CITY PLANNING DEPARTMENT

OCT 24 1983

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GROSS FLOOR AREA —————→ 11,400 SF  
 NET LEASEABLE W/OUT CORRIDOR —————→ 10,340 SF  
 NET LEASEABLE W/ CORRIDOR —————→ 9,450 SF

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BASEMENT FLOOR PLAN

1/16" = 1'-0"



	GROSS FLOOR AREA	NET LEASEABLE W/OUT CORRIDOR	NET LEASEABLE WITH CORRIDOR
BASEMENT - LAB	11,400 SF	10,340 SF	9,450 SF
FIRST FLOOR - RETAIL	14,910	13,110	11,588
SECOND FLOOR - MEDICAL	17,928	16,478	14,658
THIRD FLOOR - MEDICAL	18,696	17,256	15,626
FOURTH FLOOR - MEDICAL	18,818	17,345	15,734
TOTAL	81,652 SF	74,529 SF	67,056 SF

PARKING AREA 110,006 SF. GROSS FLOOR AREA 5 LEVELS

PARKING REQUIREMENTS

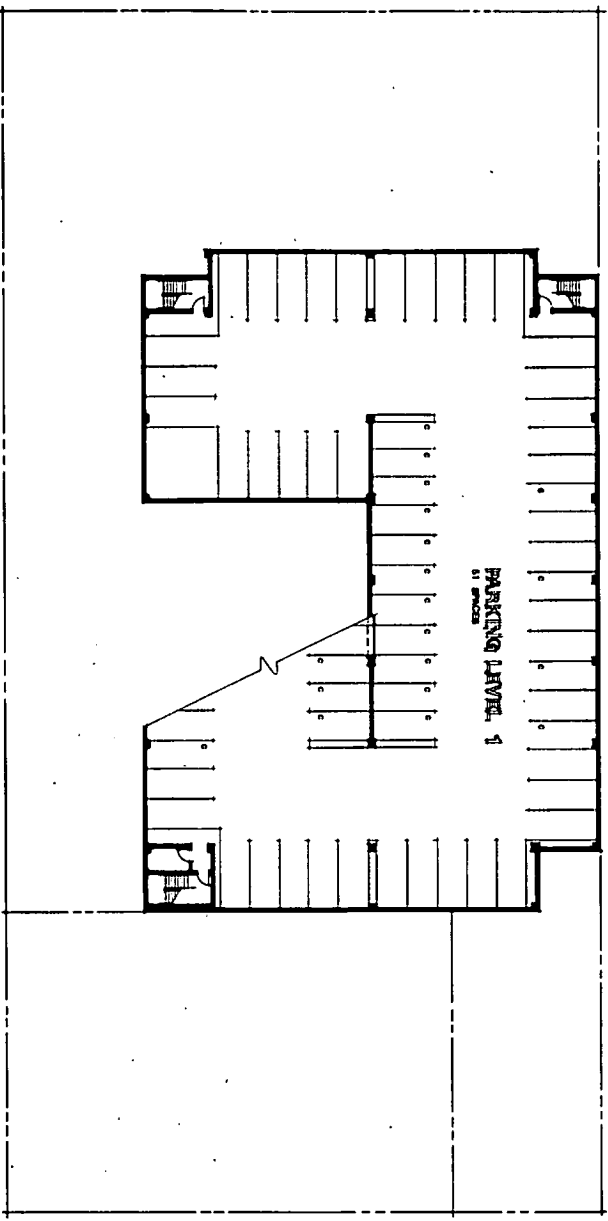
LAB:  $11,400 \div 1400 = 8$  SPACES  
 RETAIL: FIRST:  $14,000 \div 1400 = 10$  SPACES 5340  $\div 1400 = 3$  SPACES  
 MEDICAL OFFICES:  $55,442 \div 1500 = 37$  SPACES  
 TOTAL PARKING REQD. —————→ 55 SPACES

REGULAR STALLS —————→ 256 SPACES  
 HANDICAPPED STALLS —————→ 6 SPACES  
 COMPACT STALLS —————→ 126 SPACES  
 TOTAL PARKING PROVIDED —————→ 388 SPACES

SUTTER  
 PROFESSIONAL  
 BUILDING

L.A. BUILDING SERVICES, INC. THE PROFESSIONAL BUILDING GROUP  
 13111 SUTTER BUILDING  
 51512 FAX: 424-165

P 89211



001573

BASEMENT FLOOR PLAN  
 1/8" = 1'-0"  


FLOOR	AREA	NET AREA	NET USABLE
FIRST FLOOR	12,200 SF	2,140 SF	9,060 SF
SECOND FLOOR	5,270 SF	2,170 SF	12,500 SF
THIRD FLOOR	15,940 SF	2,170 SF	12,170 SF
FOURTH FLOOR	15,330 SF	2,170 SF	12,560 SF
FIFTH FLOOR	27,700 SF	2,500 SF	27,200 SF
TOTAL	81,440 SF	14,950 SF	63,490 SF

PARKING GARAGE - 119,200 SF GROSS AREA  
 52 LEVELS

PARKING REQUIREMENTS

REGULAR SPACES	1,920 @ 1/400 = 24 SPACES	200 @ 1/250 = 8 SPACES
REDUCED SPACES	11,200 @ 1/200 = 56 SPACES	30 SPACES
TOTAL PARKING REQ'D.		38 SPACES
REGULAR SPACES		282 SPACES
HANDICAPPED SPACES		6
CONVERT SPACES		153
TOTAL PARKING PROVIDED		441 SPACES

CITY PLANNING DEPARTMENT

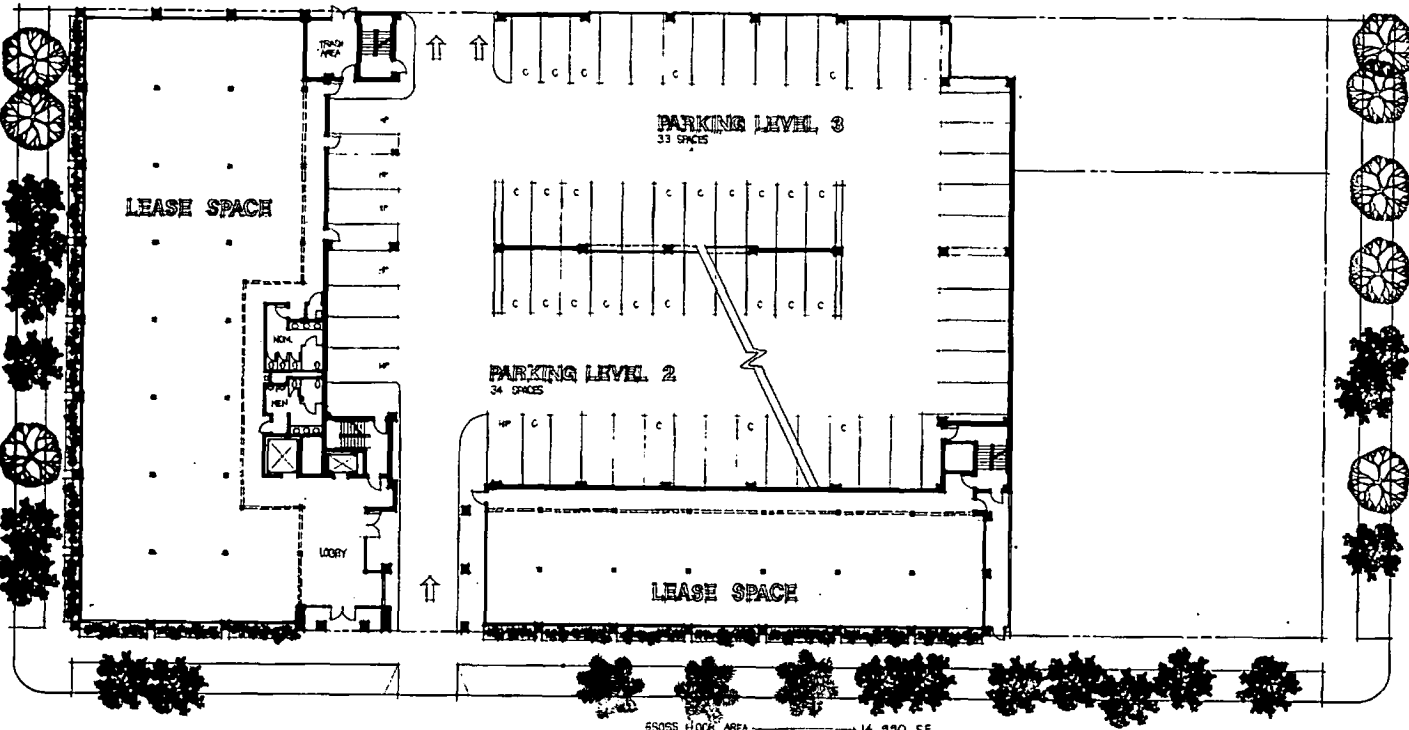
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ALLEY

22<sup>ND</sup> STREET



20<sup>TH</sup> STREET

K STREET

GROSS FLOOR AREA ————— 14,190 SF  
 NET LEASABLE WITH CORRIDORS — 13,110 SF  
 NET LEASABLE WITH CORRIDORS — 11,500 S.F.

# FIRST FLOOR PLAN

1/8" = 1'-0"



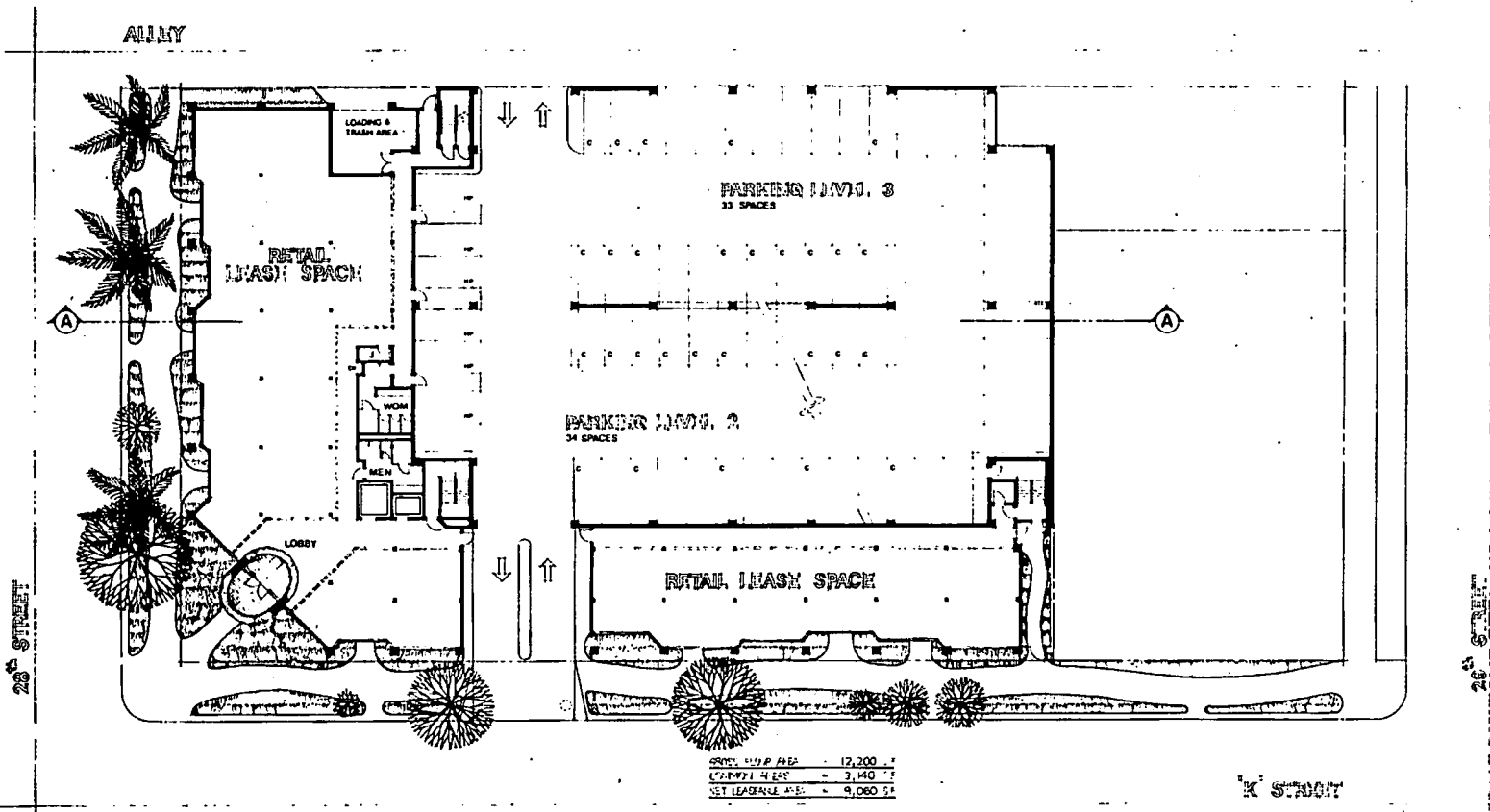
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12-1-83

No. 14



FIRST FLOOR PLAN  
1/8" = 1'-0"

LEE BIRD ARCHITECTS - PA, INC.  
ATTORNEYS AT LAW  
1000 W. BROADWAY, SUITE 1000  
HOUSTON, TEXAS 77002

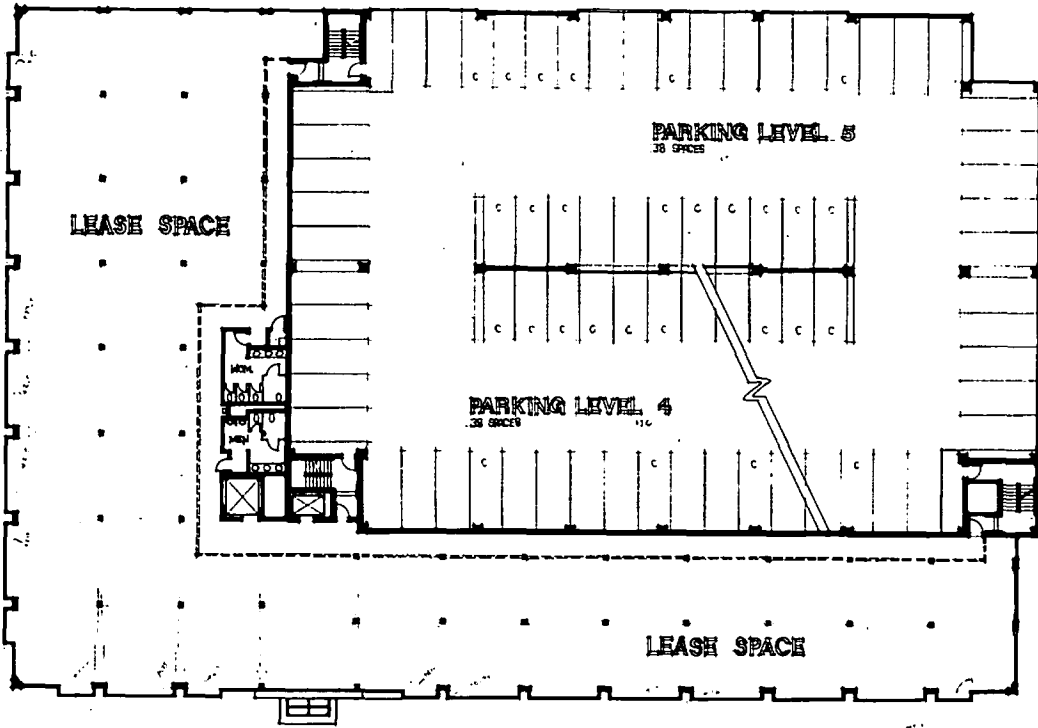
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GROSS FLOOR AREA → 17, 120 SF  
 NET LEASEABLE W/OUT CORRIDOR → 15, 470 SF  
 NET LEASEABLE WITH CORRIDOR → 16, 050 SF

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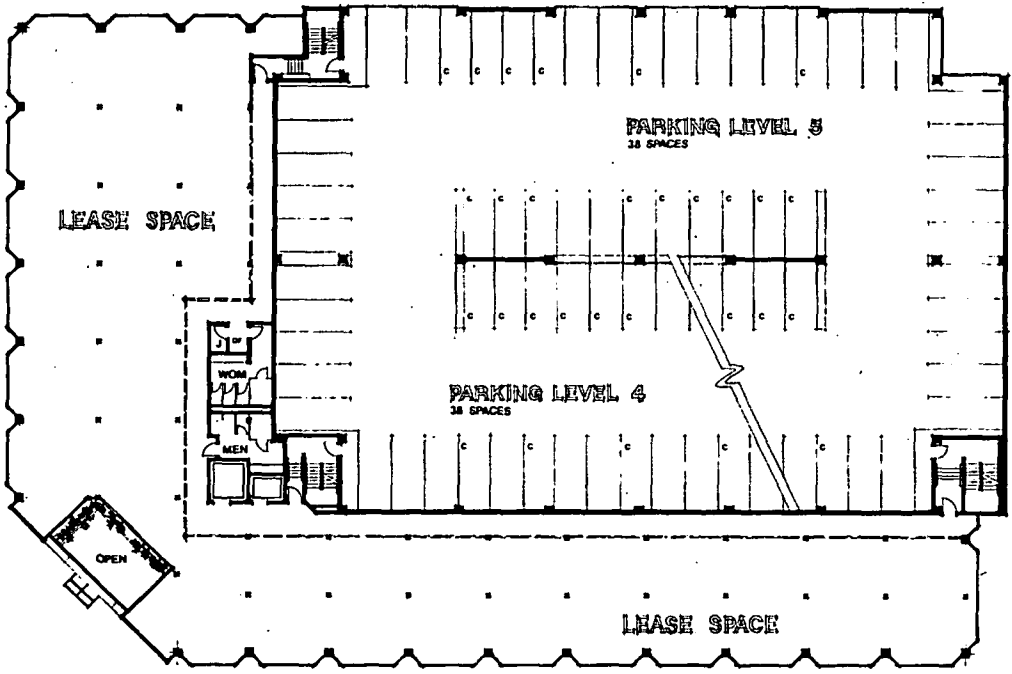
SECOND FLOOR PLAN

1/16" = 1'-0"



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FLOOR AREA ... 15,270 SF  
 COMMON AREAS ... 2,770 SF  
 NET LEASABLE AREA ... 12,500 SF

SECOND FLOOR PLAN

1/8" = 1'-0"



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CITY PLANNING DEPARTMENT

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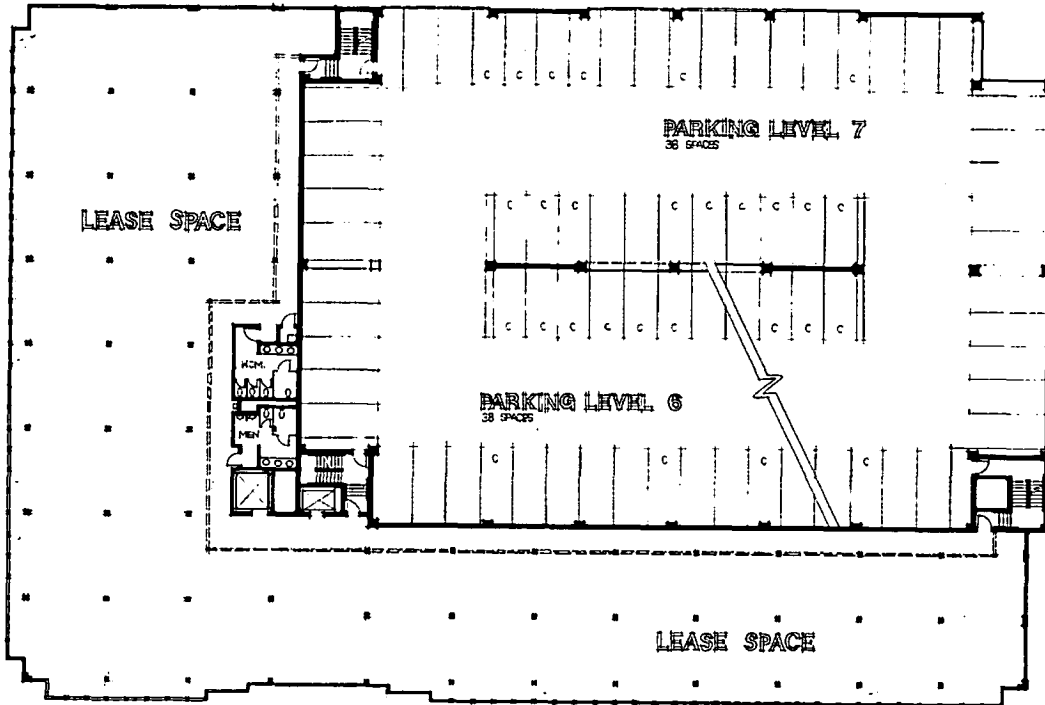
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L.H. HARD ASSOCIATES - S.A. INC.  
 ARCHITECTS - ENGINEERS - INTERIORS AND LANDSCAPE ARCHITECTS  
 100 MARKET STREET, SUITE 1000, SAN FRANCISCO, CALIF. 94102



11/14

No. 14



GROSS FLOOR AREA —————→ 18,694 S.F.  
 NET LEASEABLE w/OUT CORRIDOR —————→ 17,256 S.F.  
 NET LEASEABLE w/IN CORRIDOR —————→ 15,626 S.F.

P 83211

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THIRD FLOOR PLAN

1/8" = 1'-0"



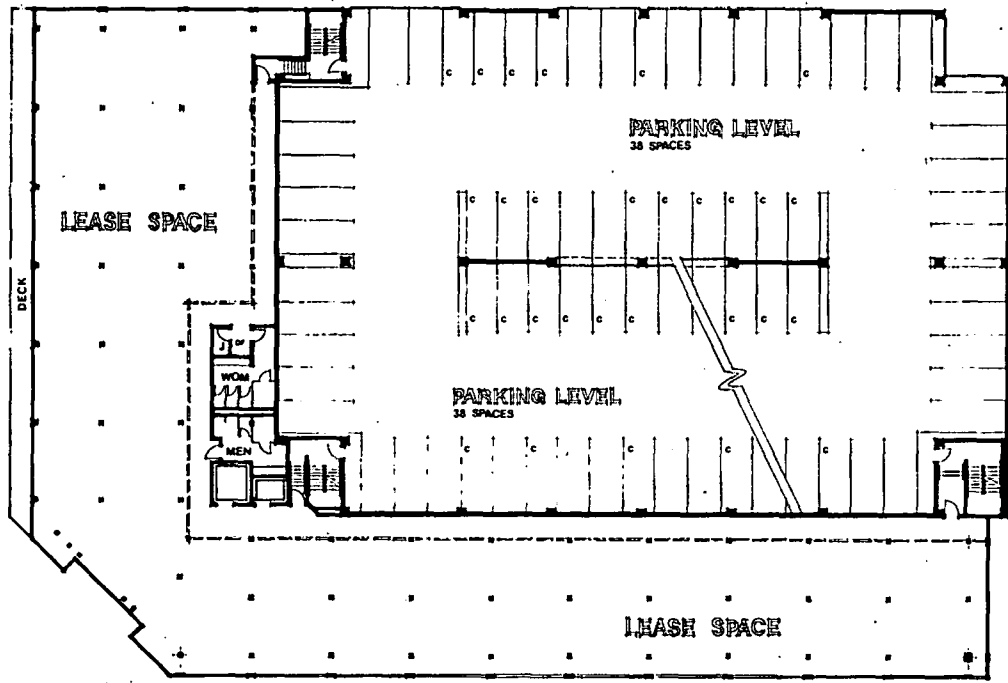
G.A. BIRD ARCHITECTS-PA, INC.  
 ARCHITECTS PLANNING INTERIORS AND LANDSCAPE ARCHITECTS  
 1000 W. 10TH AVENUE SUITE 100 DENVER, CO 80202


**PB4**  
 57133 REXY. 0725163

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12-1-83

No. 14



GROSS FLOOR AREA = 15,940 S.F.  
 COMMON AREA = 2,170 S.F.  
 NET LEASABLE AREA = 13,170 S.F.

THIRD FLOOR PLAN

1/16" = 1'-0"



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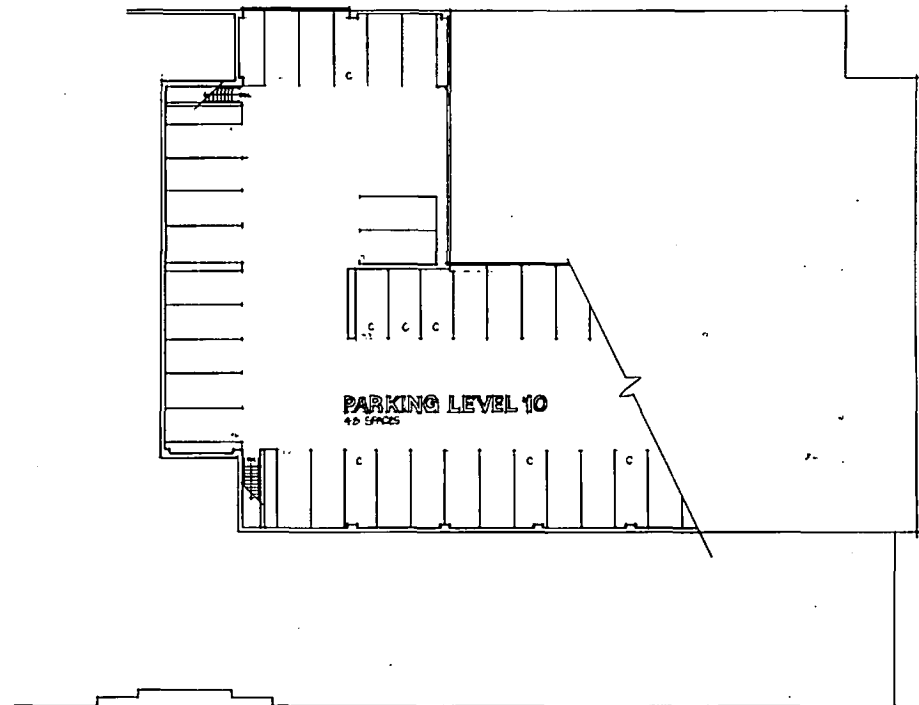
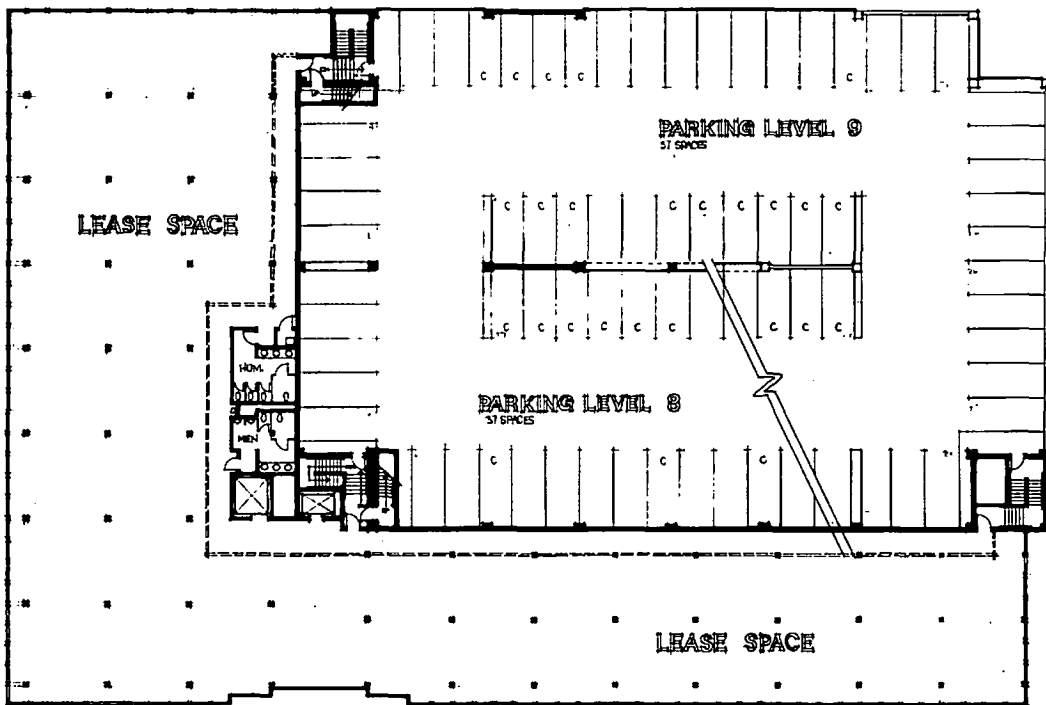
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L.A. BUILD RESEARCH, INC.  
 ARCHITECTS - PLANNERS - ENGINEERS - INTERIORS  
 10000 CRENSHAW BLVD. SUITE 200  
 CULVER CITY, CALIF. 90230



P10-5  
 10/2/83





GROSS FLOOR AREA → 18,516 SF  
 NET LEASABLE W/OUT CORRIDOR → 17,345 SF  
 NET LEASABLE WITH CORRIDOR → 18,124 SF

FOURTH FLOOR PLAN

1/16" = 1'-0"



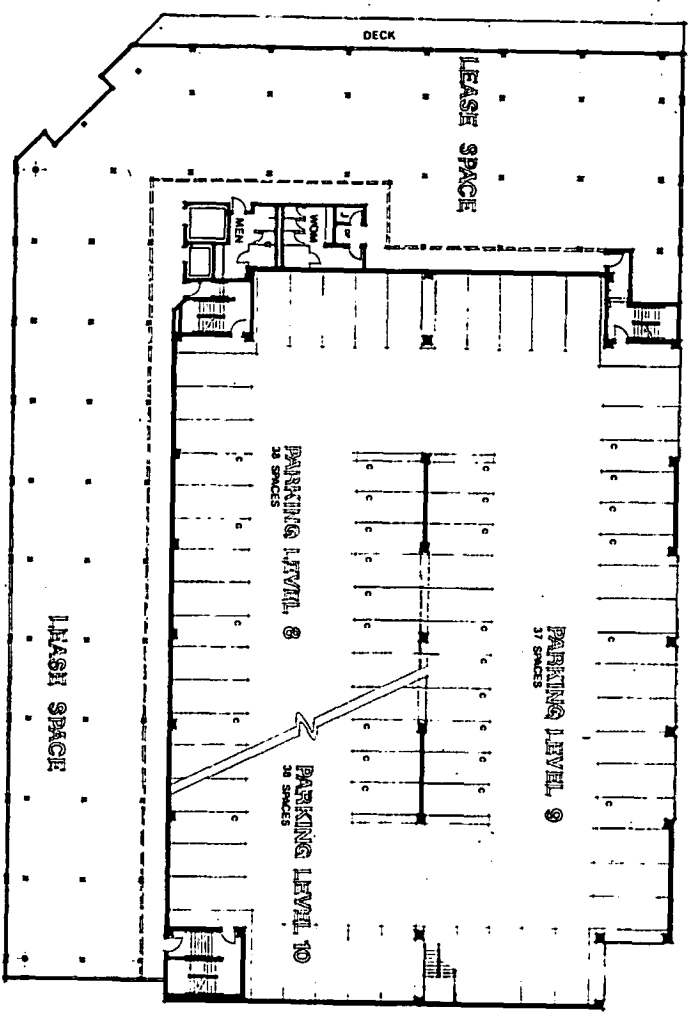
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U.S. BANK ASSOCIATES, INC.  
 ARCHITECTURAL DRAWINGS AND BLUEPRINTS  
 57/00 624 6/23/03



PB5  
 5/1/00 624 6/23/03



400' x 500' AREA ..... 4,16,320 sq ft  
 200' x 100' AREA ..... 2,100 sq ft  
 TOTAL AREA ..... 43,420 sq ft

**FOURTH FLOOR PLAN**  
 1/8" = 1'-0"  


001581

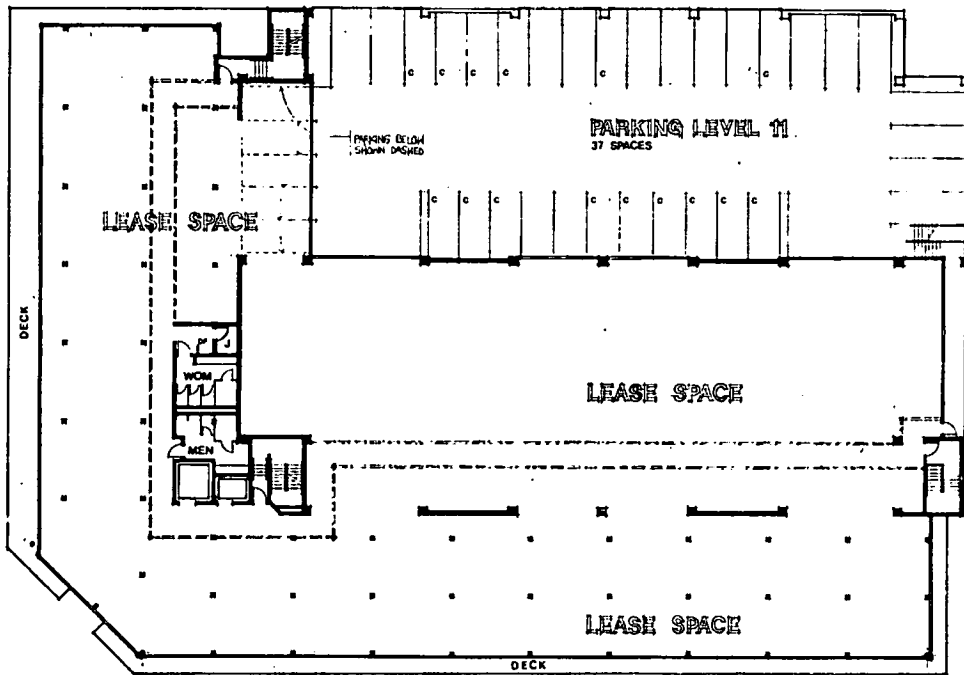


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GROSS FLOOR AREA = 24,700 SF  
 COMMON AREAS = 3,500 SF  
 NET LEASABLE AREA = 21,200 SF

**FIFTH FLOOR PLAN**  
 1/16" = 1'-0"



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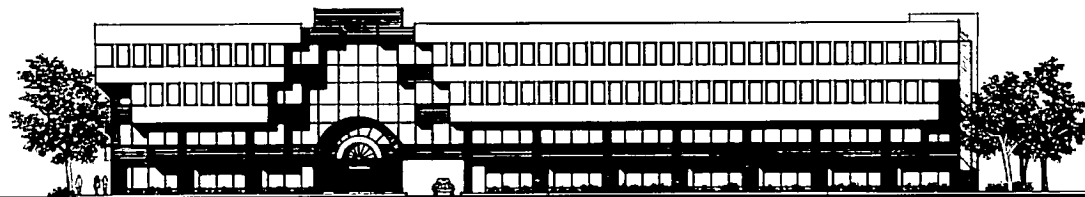
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L.B. BARR ASSOCIATES - AIA, INC.  
 ARCHITECTS PLANNERS ENGINEERS AND INTERIORS  
 1000 W. 10TH AVENUE SUITE 1000 DENVER CO 80202



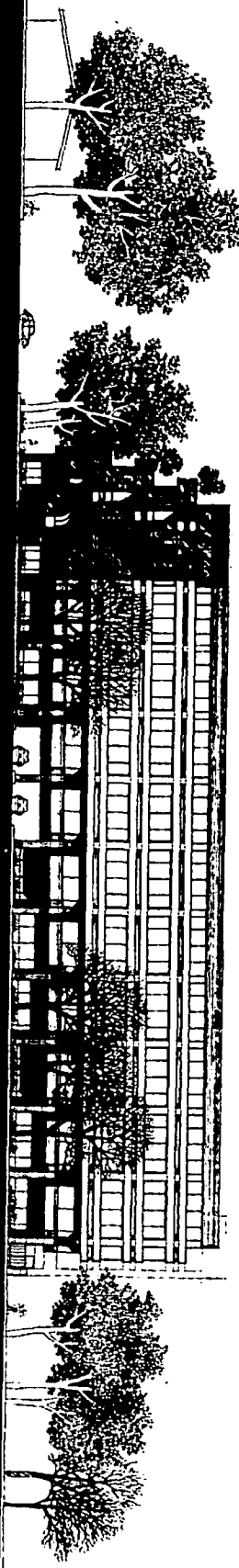
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SOUTH ELEVATION  
1/8" = 1'-0"

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P 8211



SOUTH ELEVATION  
 1/8" = 1'-0"

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ARCHITECT  
 R  
 170-8

CITY PLANNING DEPARTMENT

OCT 24 1983

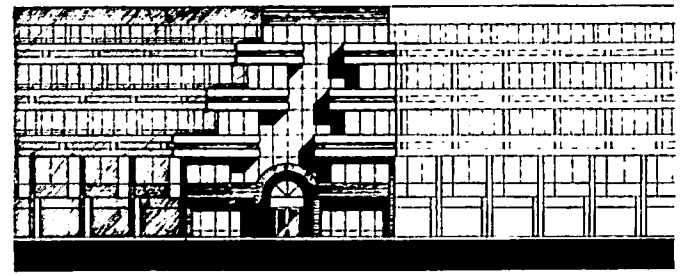
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WEST ELEVATION  
 $\frac{1}{16}'' = 1'-0''$



SOUTHWEST ELEVATION  
 $\frac{1}{16}'' = 1'-0''$

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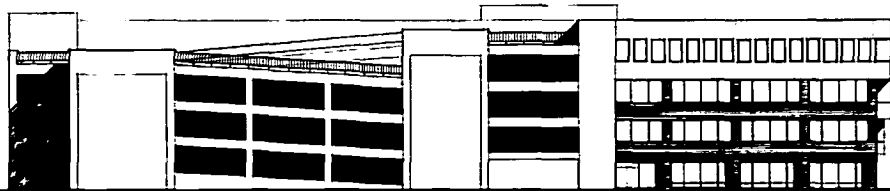
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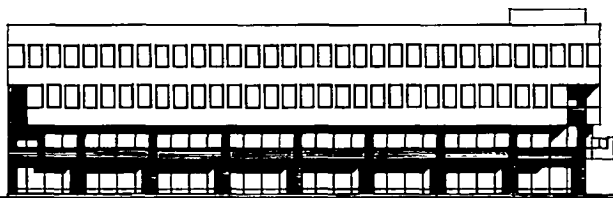

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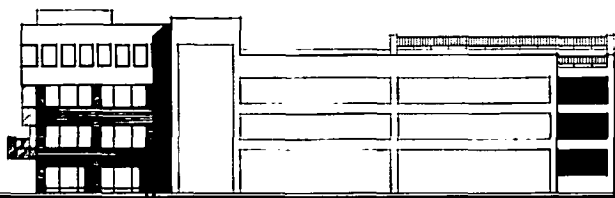
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NORTH ELEVATION  
 $\frac{1}{16}'' = 1'-0''$



WEST ELEVATION  
 $\frac{1}{16}'' = 1'-0''$



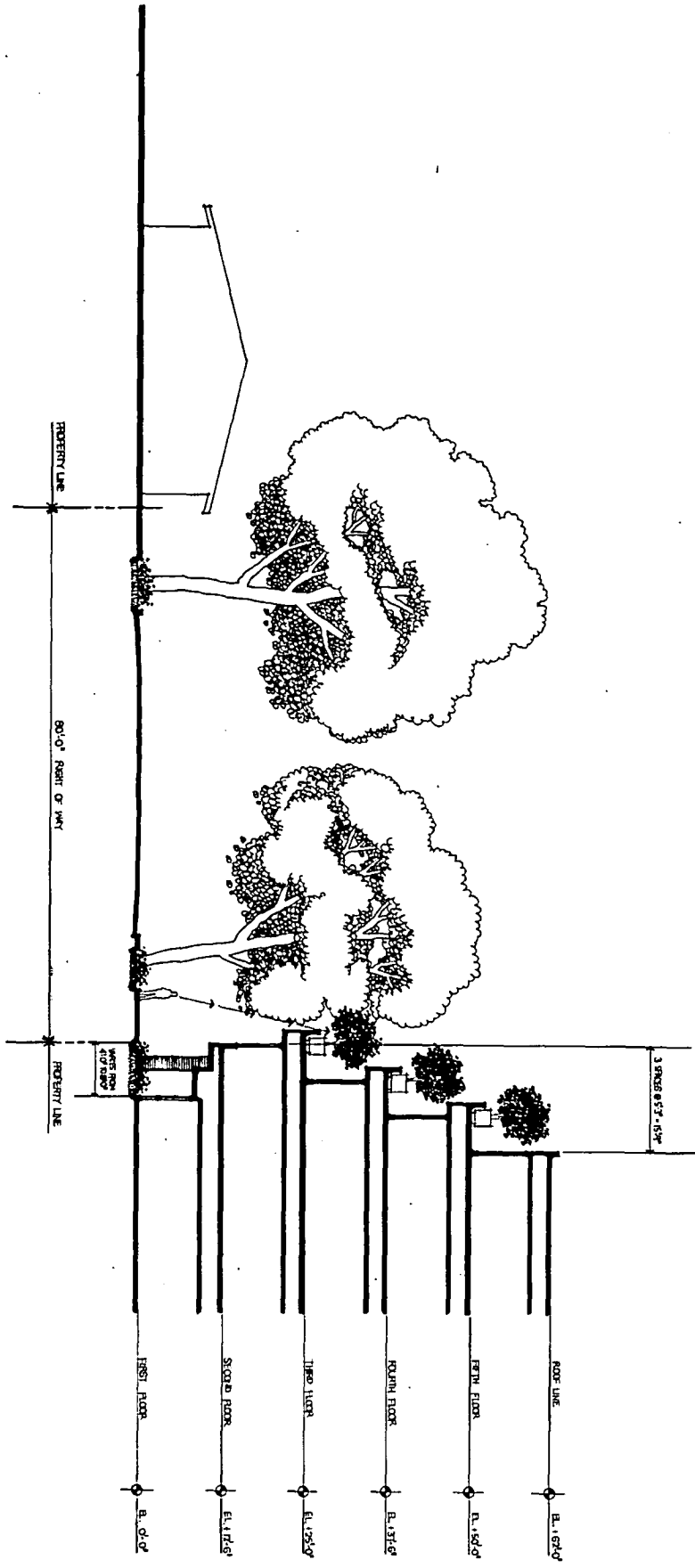
EAST ELEVATION  
 $\frac{1}{16}'' = 1'-0''$

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SECTION THRU 28<sup>TH</sup> STREET LOOKING NORTH  
SECTION THRU ALLEY SIMILAR



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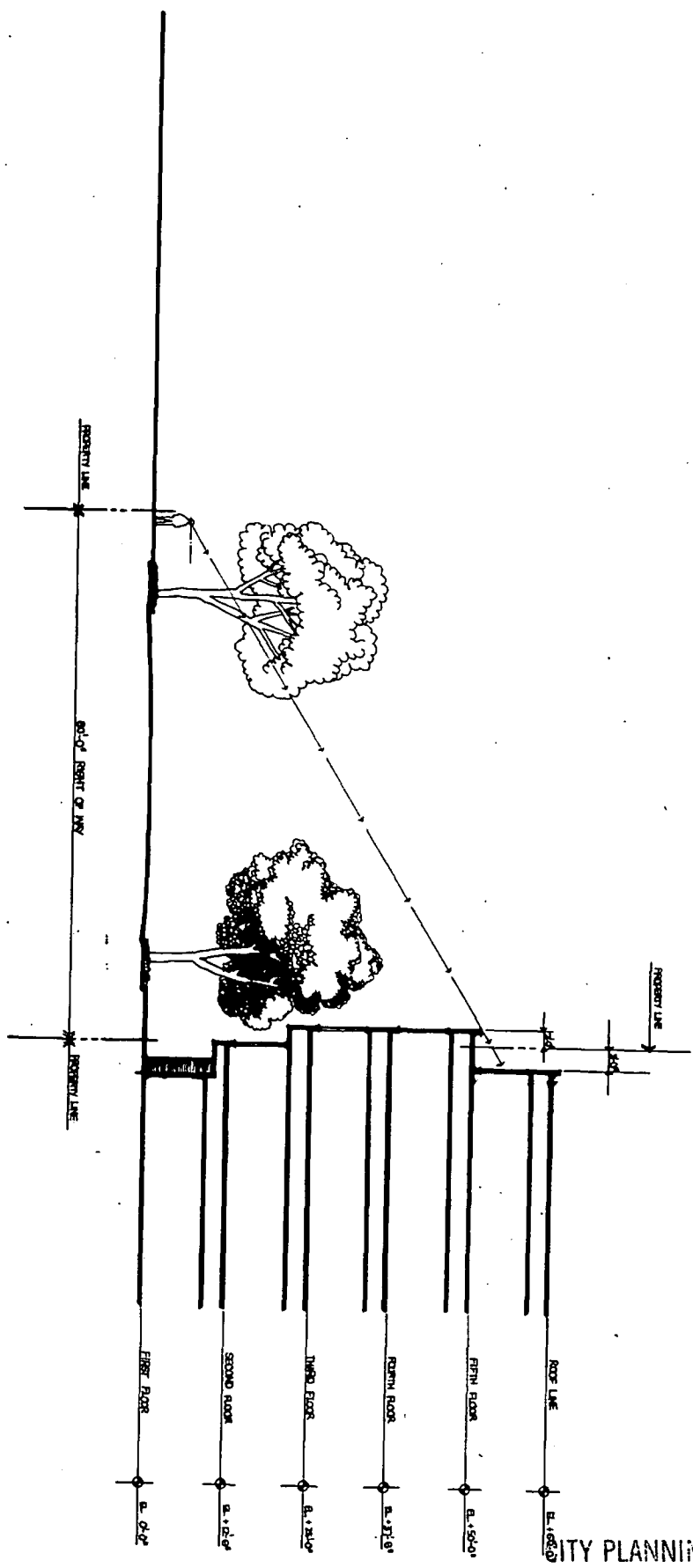
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SECTION THRU 'K' STREET LOOKING WEST



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