

CITY PLANNING COMMISSION

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

APPLICANT	E. M. Kado Associates, Inc. - 1819 16th Street, Sacramento, CA 95814		
OWNER	State of California/Separovich/Dorich - 2012 H Street, Sacramento, CA 95814		
PLANS BY	E. M. Kado Associates, Inc. - 1819 16th Street, Sacramento, CA 95814		
FILING DATE	5-3-84	50 DAY CPC ACTION DATE	REPORT BY: EG:sg
NEGATIVE DEC	11-29-84	EIR	ASSESSOR'S PCL NO. 007-117-01

APPLICATION: A. Negative Declaration

B. Special Permit to develop a four story office/retail/restaurant and parking structure in the Transportation Corridor (TC) zone

C. Special Permit for a major project review for a structure greater than 75,000 square feet in size

LOCATION: Area bounded by J, K, 29th and 30th StreetsPROPOSAL: The applicant is requesting the necessary entitlements to develop a four story office/commercial complex.PROJECT INFORMATION:

1974 General Plan Designation: Commercial/offices

1980 Central City Community

Plan Designation: General Commercial

Existing Zoning of Site: TC

Existing Land Use of Site: Vacant (unused parking lot, SMUD transformers)

Surrounding Land Use and Zoning:

North: Highway access ramps; TC

South: Parking structure; TC

East: Offices, retail; C-2

West: Gas station, medical offices; C-2

Parking Required: 316 spaces

Parking Provided: 320 spaces

Property Dimensions: 320' x 340'

Property Area: 108,800 square feet

Square Footage of Building: 76,290 square feet

Height of Structure: 4 stories - 64' to building parapet; 85' to sign tower

Significant Features of Site: Business 80; SMUD transformers

Topography: Flat

Street Improvements: Existing

Utilities: Available to the site

Exterior Building Colors: Tan, copper, brick

Exterior Building Materials: Plaster, brick tile, metal standing seam roofing, window glazing

BACKGROUND INFORMATION: On June 20, 1984 the Design Review/Preservation Board reviewed the proposed project, giving consideration to the project design aspects only. The Board approved the design in concept.PROJECT EVALAUTION:

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A. Land Use

1. The subject site is a 2.5+ acre unused parking lot located under Business 80. The site is zoned Transportation Corridor (TC) which

requires that all uses other than freeways, highways or public streets will be permitted only upon the issuance of a special permit by the Planning Commission. The site is presently designated for commercial/office and general commercial uses on the 1974 General Plan and the 1980 Central City Plan, respectively. A review of the Capitol Area Plan indicates that the site is not one of the blocks designated for potential peripheral parking. The Sanger Downtown Redevelopment Report, which is not an adopted plan states that 2,100 spaces will be required to replace lost parking and provide additional parking for the downtown core area by 1990. The report further indicates that peripheral lots will be needed and that some of these lots could be located under Business 80.

Staff has reviewed the proposed project in relation to surrounding land uses and finds that the project is consistent and compatible with both the applicable City plans and surrounding land uses.

- 2. When the freeway was originally constructed, it was deemed best to elevate the freeway instead of constructing at grade level in order to maintain a physical and visual connection between areas on both sides of the freeway. Although the project will be a visual block to the area, the uses proposed will serve to connect areas adjacent to the freeway through active use of the site. Uses will not be limited to one side of the freeway or the other, but instead will foster the use of the entire site and its interaction with surrounding land uses.

B. Site Design

The project site is located under and adjacent to the Business 80 freeway. The following uses are proposed for the site:

<u>Floor Area</u>		<u>Lot Coverage</u>	
Restaurant	- 9,200 square feet	Building	- 75%
Retail	- 55,390 square feet	Landscaping	- 4%
Office	- <u>11,700 square feet</u>	Surfaced area	- <u>21%</u>
Total	76,290 square feet	Total	100%

C. Building Design

The proposed buildings are contemporary in design. Brick tile, synthetic plaster, window glazing and metal standing seam roofing would comprise the exterior building materials with exterior colors being tan, copper and brick. The building would be four stories, rising to a maximum height of 85 feet from street level to sign tower. Sixty-two feet of the building would be located above the freeway level. The buildings would be constructed under and adjacent to the freeway with the two story parking garage being located completely under the freeway. The building will contain a restaurant, offices and retail commercial uses when complete. General business hours will be from 8 AM to 5 PM.

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D. Design Policies

1. Since the proposed project is located within the Central City area, the Design Review/Preservation Board must review and approve the exterior design of the project. Although the Board has previously reviewed the project, changes have been made which required that the project be reviewed again.

Parking Requirements

Restaurant	- 80 spaces
Retail	- 207 spaces
Office	- <u>29 spaces</u>
Total Provided	- 320 spaces
Total Required	- 316 spaces

Note - No on-site bike racks or storage areas are shown.

2. Site landscaping is minimal due to the bulk of and location of the structure. However, the applicant will preserve existing street trees and provide additional landscaping as space permits. A complete landscaping/irrigation plan should be submitted to staff for review and approval.
3. The applicant's plans do not indicate the type, location or size of the signs which are proposed to be erected on the site or structure. The applicant shall submit a signage plan to staff for review and approval. Any traffic directional signs will need to be reviewed by the Traffic Engineering Division. In addition, all on-site lighting must be located in such a manner so as not to create a hazard to motorists.

E. Infrastructure - Circulation

1. The streets which bound the project site (29th, 30th, J and K Streets) are all existing and will require only minor modifications to accommodate the project. All street improvements must be constructed to the satisfaction of the Traffic Engineering Division.
2. Since the project will generate increased traffic, the applicant must consider strategies to reduce traffic in accordance with City ordinances, such as, bike storage area, van pooling, transit passes, etc. The applicant must submit a Transportation Management Plan to the Planning Director for review and approval.

F. Utilities

Utilities are existing or are available to the project site. A SMUD transformer area is located on the 30th Street side of the site, north of the building. This area is not included in the development plans and SMUD has not indicated what they propose to do with the transformers. The location of the transformers on the site should not create any major constraints on development.

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G. Other Agencies: The development plans have been submitted to the following agencies for review and comment:

1. Traffic Engineering
2. Engineering
3. Fire
4. Building Inspections
5. Police
6. Water/Sewer
7. Regional Transit District
8. Redevelopment Agency
9. Capitol Area Development Authority
10. Sacramento Old City Association

The following comments were received:

1. Water/Sewer

Eight inch sewer in old alley alignment will have to be relocated at owner's expense.

2. Engineering

Sewer and drainage study required.

3. Traffic Engineering

Street, driveway and all other traffic related improvements shall be subject to review and approval of the Traffic Engineer.

4. Police

Suggest builder allow Police to review specific plans for the restaurant and other retail establishments. Police input before construction can result in a design that will provide for safer environment for future occupants.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measures.

A. Air Quality: The proposed parking garage shall be designed and operated to the satisfaction of the local Air Pollution Control District (APCD). The

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garage shall be designed to maximize wall openings on the north and east sides in order to facilitate natural ventilation of the garage. Garage designs shall incorporate a mechanical ventilation system for the lower level of the garage to reduce concentrated auto emissions to a less than significant level. Construction shall be done in conformance with the 1979 Uniform Building Code (Section 705) and to the satisfaction of the City Building Division Director prior to the issuance of City building permits.

The applicant shall provide a Transportation Management Plan (TMP) to the satisfaction of the City Planning Director prior to issuance of an occupancy permit.

- B. Noise: The applicant shall provide an acoustical study indicating the proposed project's compliance with the City's Noise Ordinance to the satisfaction of the Sacramento County Health Department and City Planning Director prior to issuance of a City building permit.

The parking structure shall be designed so as to include tough surfaced paved areas and quiet warning equipment at driveway exists to the satisfaction of the City Planning Director prior to the issuance of a City building permit.

Construction activity shall be limited to between the hours of 7:30 AM and 5:00 PM on weekdays and effective noise shielding equipment shall be installed on the heavy construction equipment.

- C. Light & Glare: Lighting shall be included to the degree necessary to provide security. The top floor lighting shall be shielded so as not to reflect into the adjacent freeway (I-80) and surrounding land uses to the satisfaction of the Planning Director prior to the issuance of a City building permit.

- D. Risk of Upset: The applicant shall provide sprinkler systems under the Business 80 freeway to the satisfaction of the State of California Department of Transportation (Cal Trans) and the City Fire Chief prior to the issuance of an occupancy permit.

- E. Traffic: The applicant shall provide on and off-site vehicular and pedestrian circulation systems to the satisfaction of the City Traffic Engineer prior to the issuance of a City building permit.

- F. Aesthetics: The applicant shall provide architectural and landscape plans to the satisfaction of the City Design Review Director prior to the issuance of a City building permit.

- G. Cultural Resources: If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratification of Negative Declaration;

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- B. Approval of the Special Permit, subject to conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall submit a signage plan for review and approval of the Planning Director prior to the issuance of building permits.
2. The applicant shall submit a Transportation Management Plan for review and approval of the Planning Director prior to the issuance of occupancy permits.
3. The applicant shall submit complete landscaping/irrigation plans for review and approval of the Planning Director prior to the issuance of building permits.
4. All on-site lighting shall be located and shielded in such a manner so as not to create a hazard to motorists.
5. The applicant shall submit the proposed development plans to the Design Review/Preservation Board for review and approval.
6. The applicant, at his expense, shall relocate the on-site sewer line to the satisfaction of the Water/Sewer Division.
7. The applicant shall prepare a sewer and drainage study.
8. The proposed parking garage shall be designed and operated to the satisfaction of the local Air Pollution Control District and all construction shall conform with the 1979 Uniform Building Code and to the satisfaction of the Director of the Building Division.
9. The applicant shall prepare an acoustical study indicating compliance with the City's Noise Ordinance to the satisfaction of the Sacramento County Health Department and the Planning Director prior to the issuance of building permits.
10. The applicant shall provide a sprinkler system(s) for the parking garage. The system shall be reviewed and approved by the Fire Department prior to the issuance of occupancy permits.
11. The applicant shall provide on and off-site vehicular and pedestrian circulation systems to the satisfaction of the City Traffic Engineer prior to issuance of building permits.
12. Trash enclosure design and materials shall be submitted to the Planning Director for review and approval prior to issuance of a building permit.
13. The applicant should contact the Crime Prevention Unit of the Police Department so that the specific plans may be reviewed and crime prevention measures suggested.

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14. The development plans shall be revised so as to indicate the location of bike racks and/or storage lockers. The revised plan shall be submitted to the Planning Director for review and approval prior to issuance of building permits.

*15.

Findings of Fact

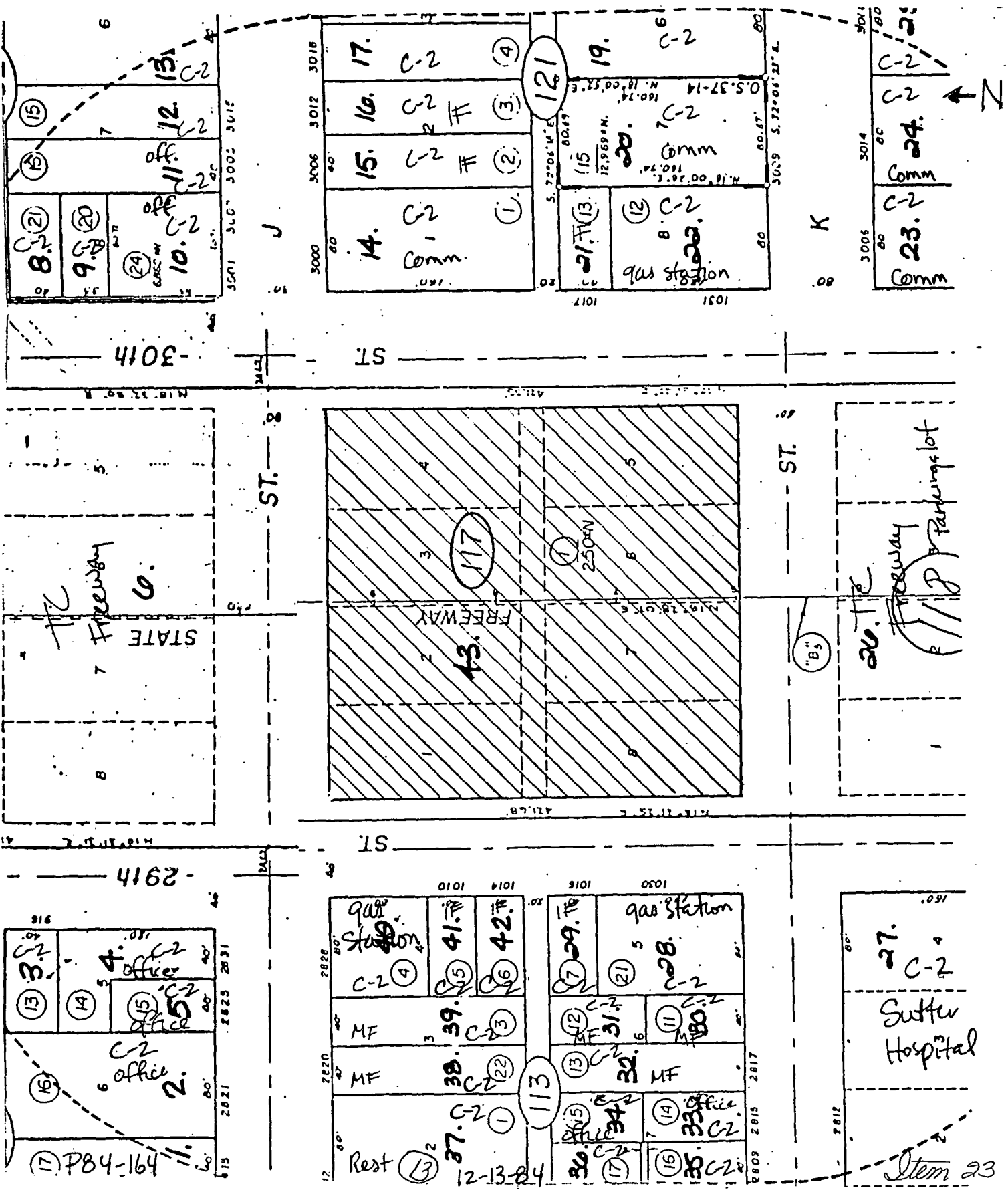
1. The project is compatible with the 1974 General Plan and the 1980 Central City Plan which designate the site for commercial/office uses.
2. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. adequate parking and circulation is provided on site;
 - b. the use is compatible with surrounding land uses which consist of retail, commercial and parking lot uses.
3. The project, as conditioned, will not be detrimental to property in the vicinity, in that:
 - a. adequate parking is provided;
 - b. a Transportation Management Plan will be provided;
 - c. adequate landscaping is provided.

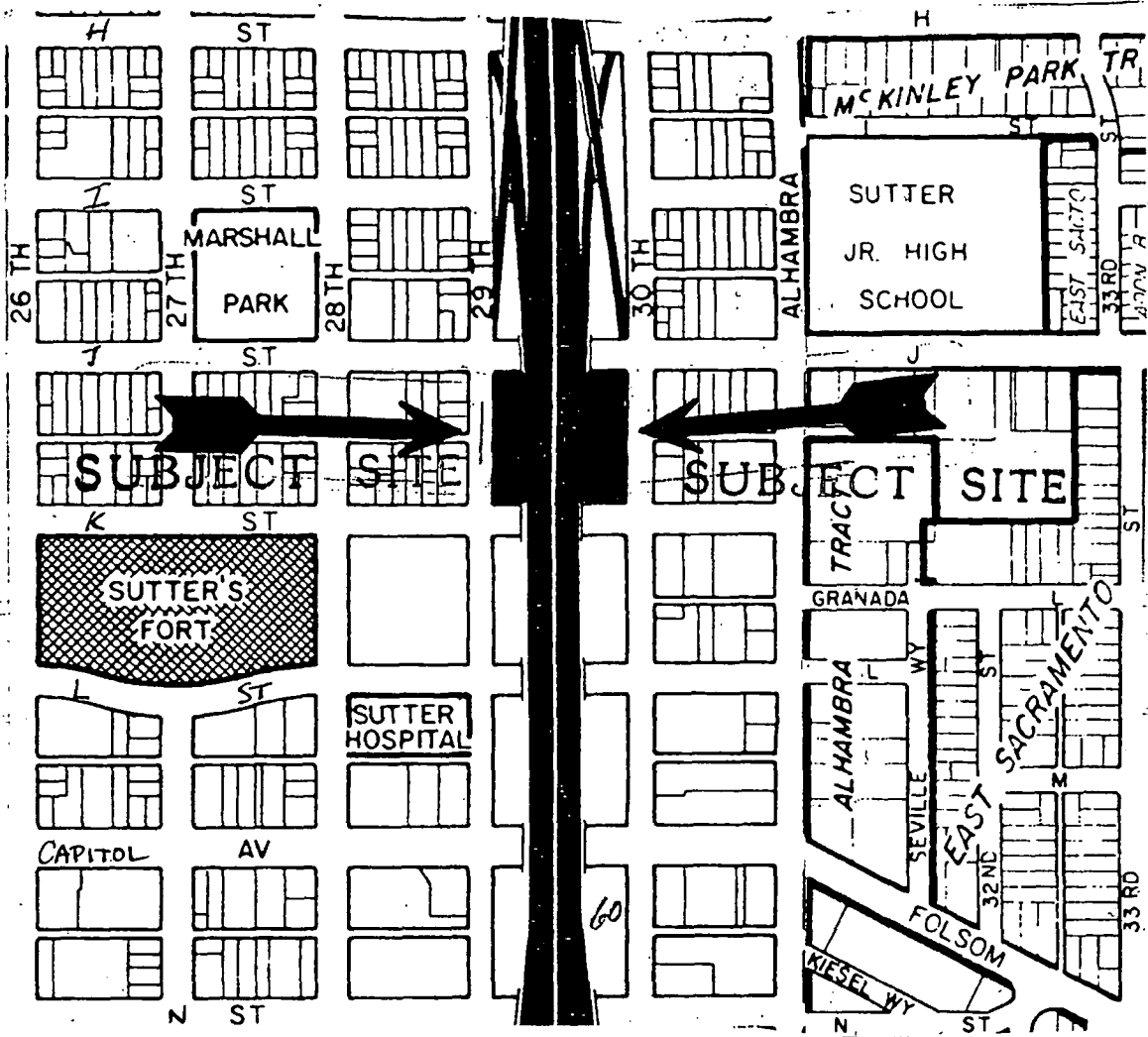
*Staff added:

15. *If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.*

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LAND USE & ZONING MAP





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VICINITY MAP

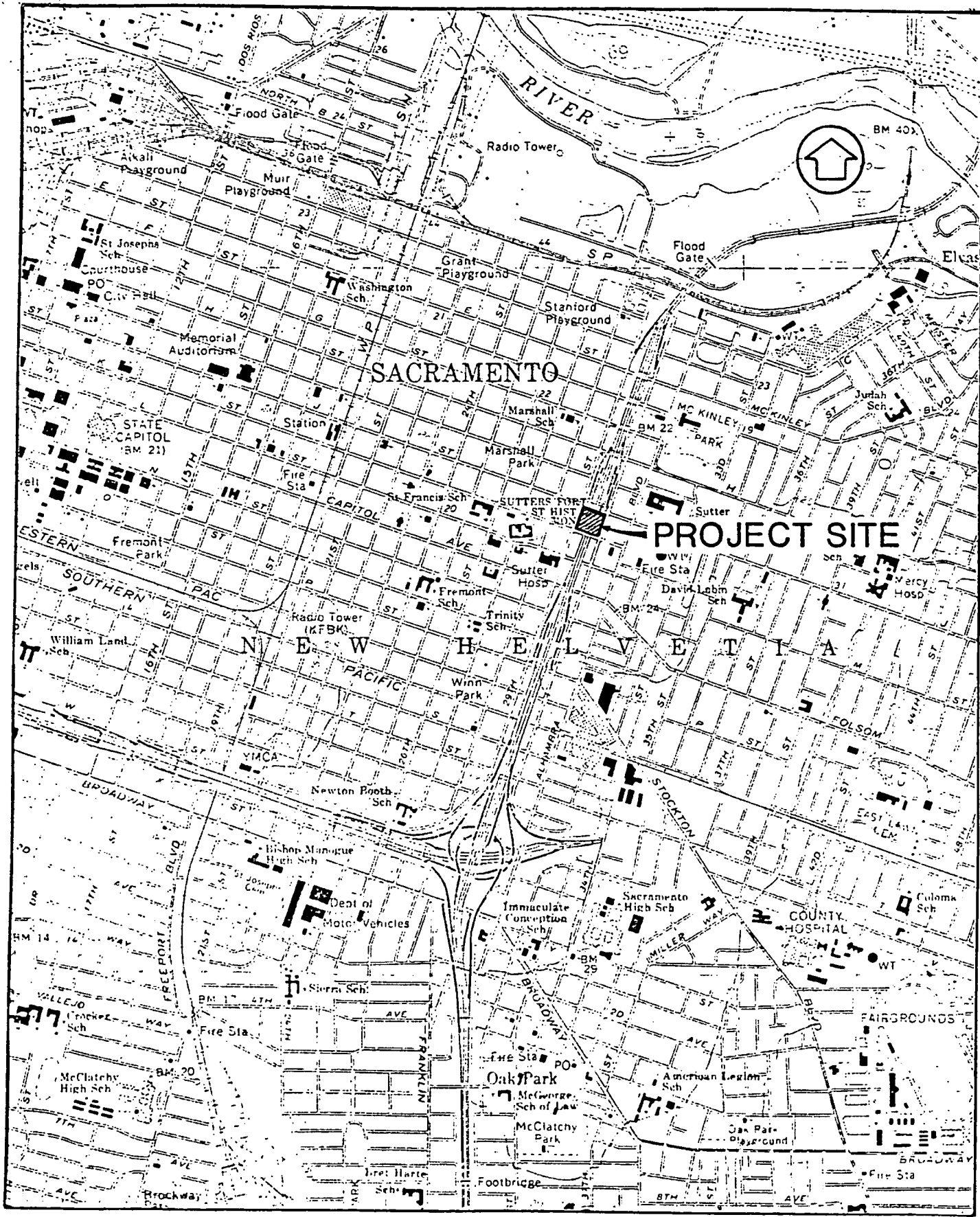
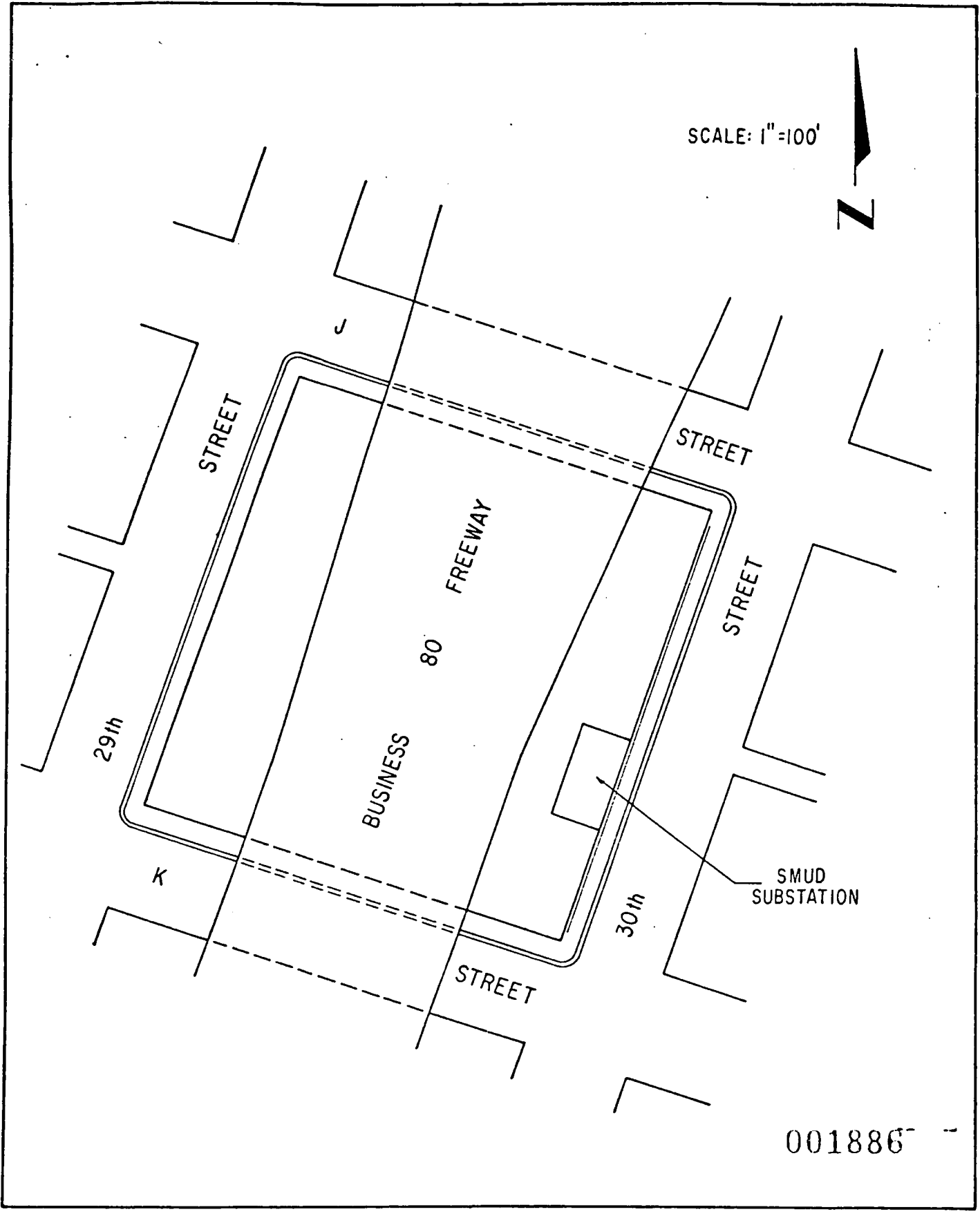


EXHIBIT 1. PROJECT LOCATION

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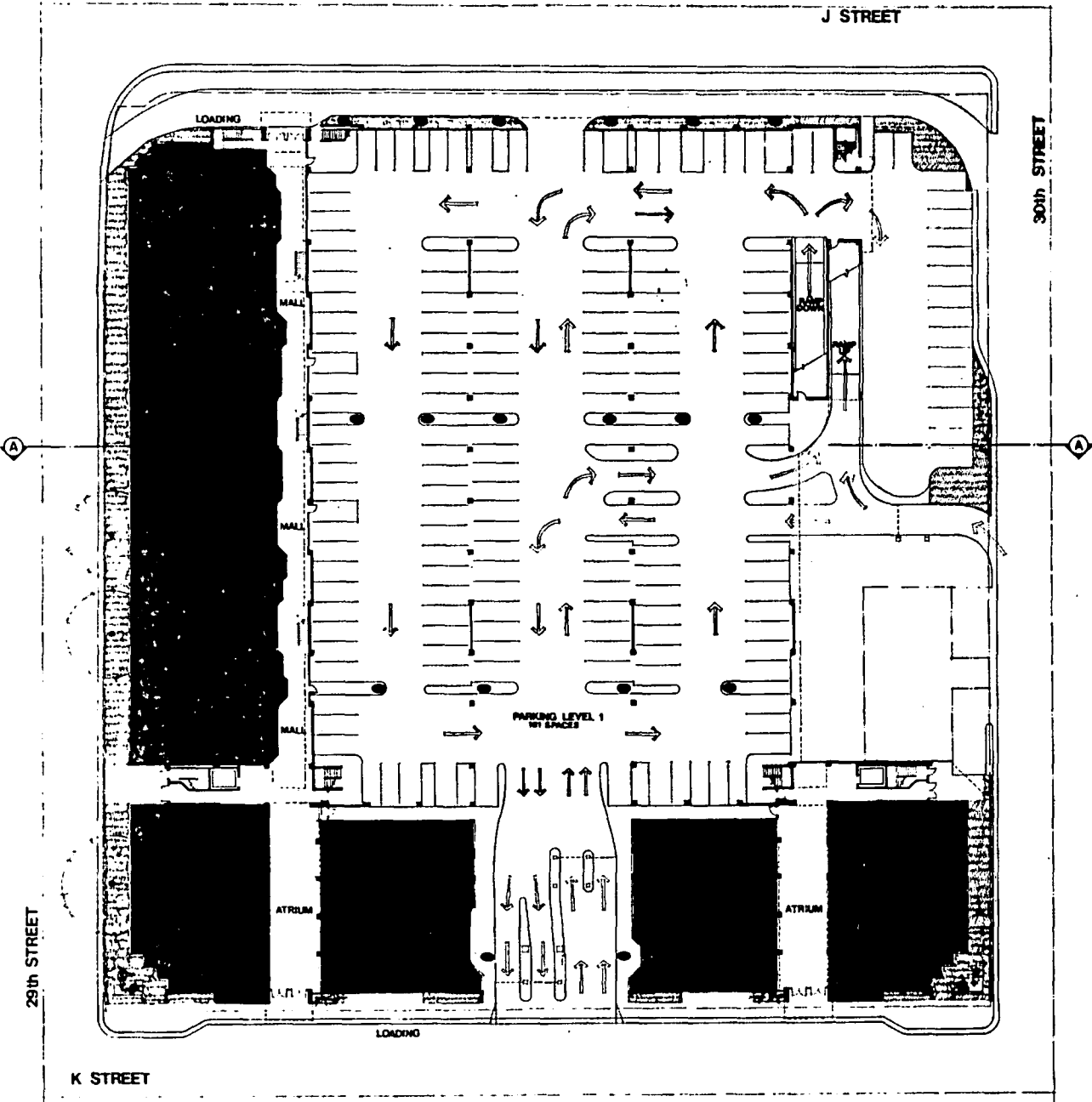
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EXHIBIT 2. PROJECT SITE

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Item 23



TOTAL GROSS AREA	76,290 s.f.
RESTAURANT	9,200 s.f.
RETAIL	55,390 s.f.
OFFICE	11,700 s.f.

PARKING REQUIREMENTS	
RESTAURANT	80 spaces
1 per 3 seats at 240 seats	
RETAIL	207 spaces
9000 s.f. at 1/400 = 24	
48,790 s.f. at 1/250 = 183	
OFFICE	29 spaces
11,700 s.f. at 1/400	
PARKING REQUIRED	316 spaces
PARKING PROVIDED	320 spaces

FLOOR PLANS

EXHIBIT A

001881

FIRST FLOOR PLAN
37,190 S.F. GROSS
1" = 20'-0"



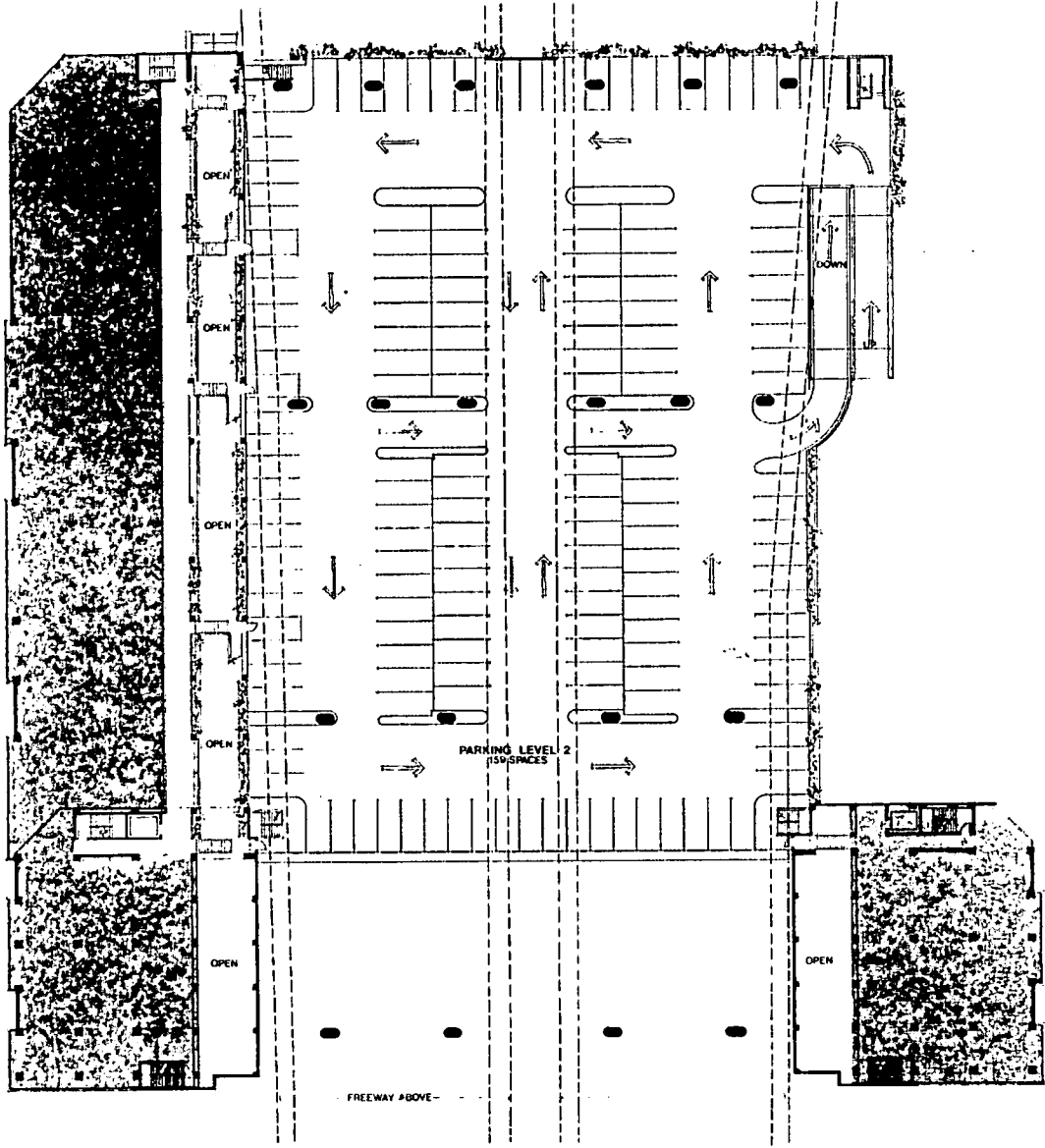
Sutter Square



EXHIBIT B

FLOOR PLANS

Sutter Square



SECOND FLOOR PLAN
27,400 S.F. GROSS
1" = 20'-0"



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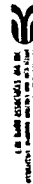
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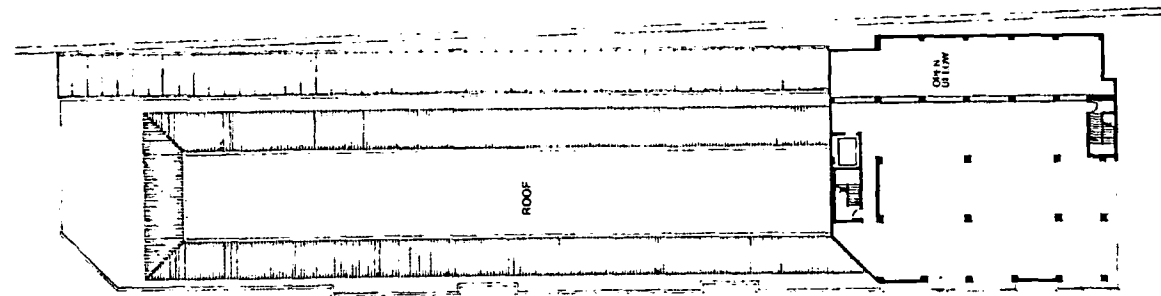
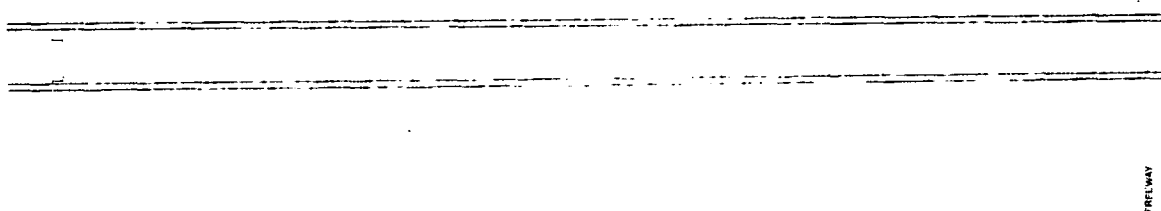
EXHIBIT C

FLOOR PLANS

Sutter Square



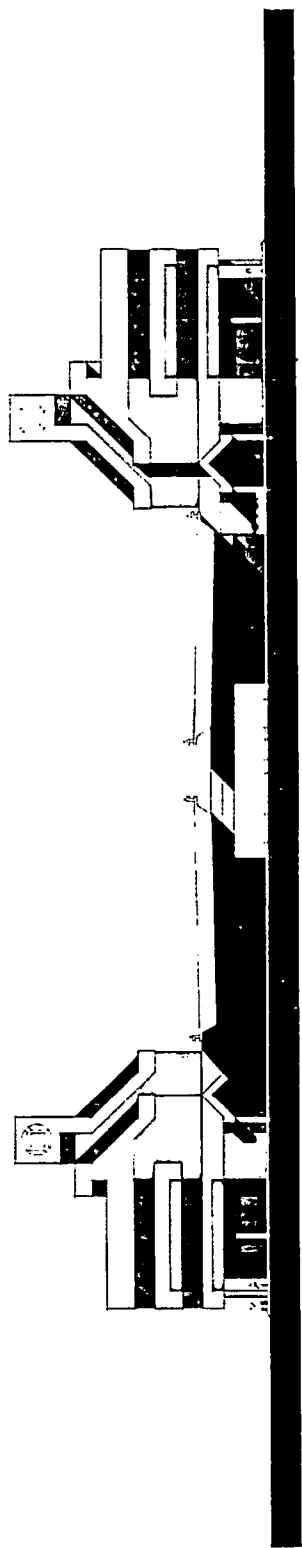
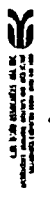
THIRD FLOOR PLAN
11,700 S.F. GROSS



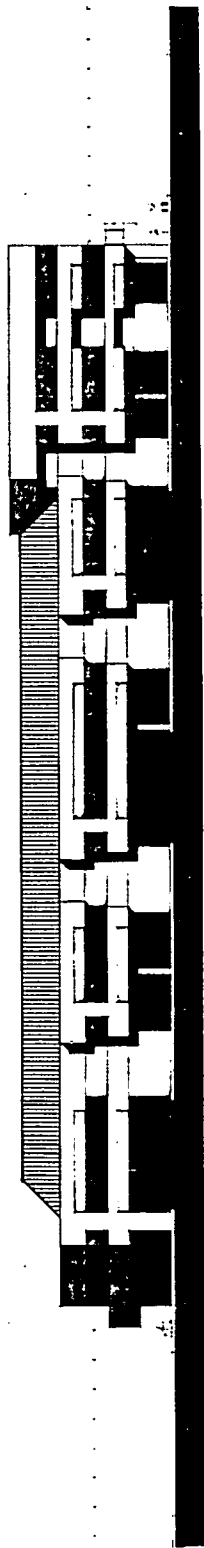
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EXHIBIT D
ELEVATIONS

Sutter
Square



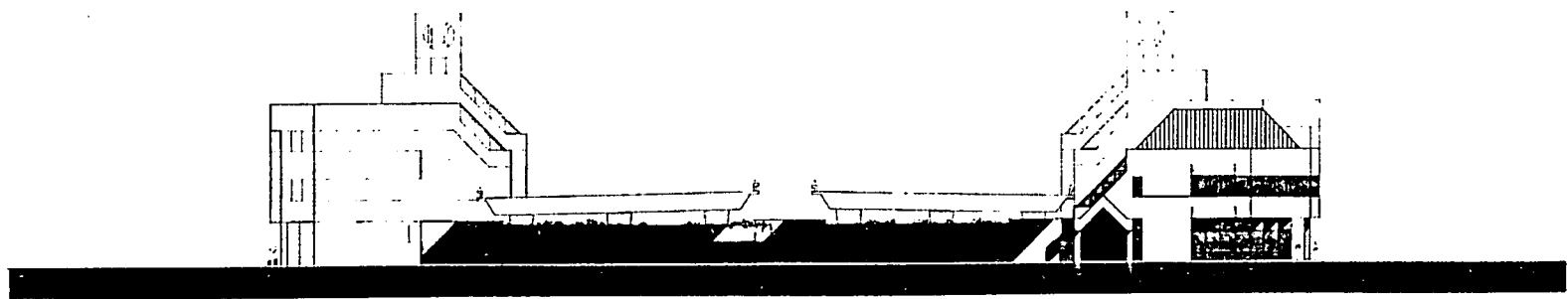
SOUTH ELEVATION



WEST ELEVATION

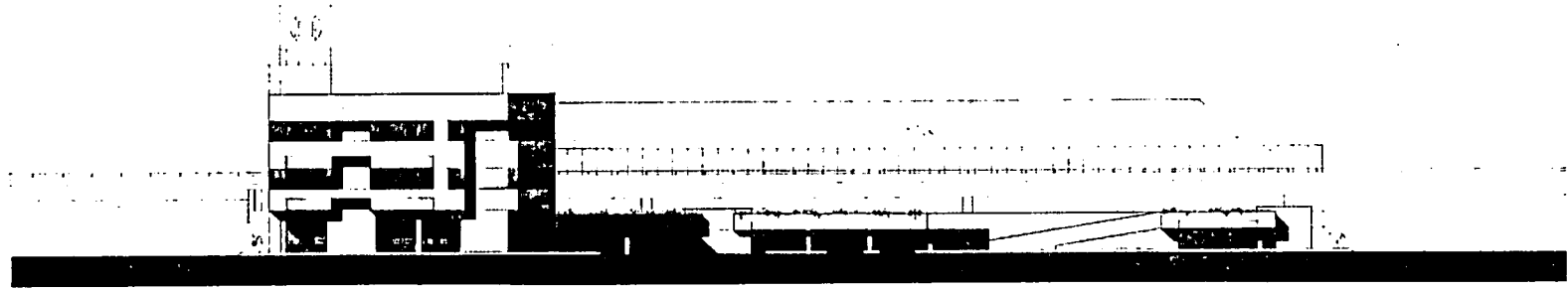
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NORTH ELEVATION

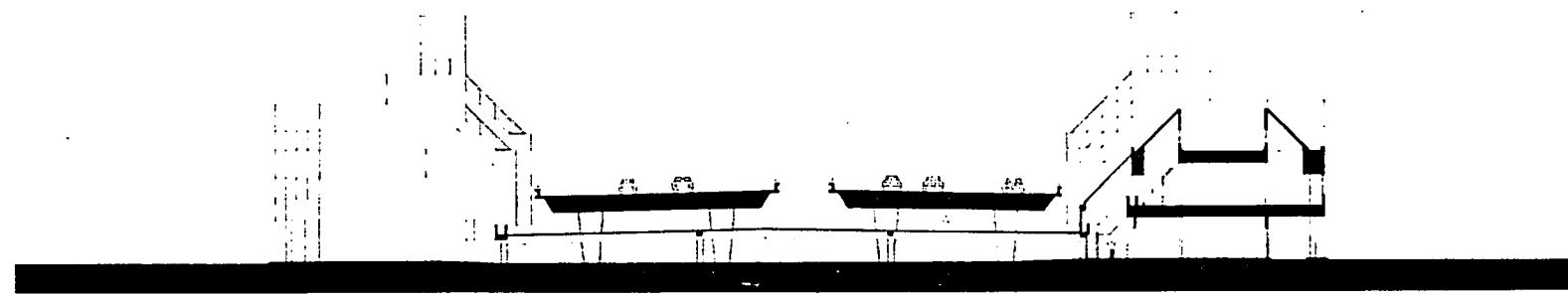
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EAST ELEVATION

ELEVATIONS

EXHIBIT E



SECTION 'AA'

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Sutter Square

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