

P93-126 - Crystal Ice Office Proposal

REQUEST: RECEIVE DRAFT EIR COMMENTS

LOCATION: Two-Half Blocks - 1) 16th Street, 17th Street, R-Street and Alley Between R and S Street, and 2) 17th Street, 18th Street and Alley Between R and S Street.

APPLICANT: AKT Developments
7700 College Town Drive, Ste. 101
Sacramento, CA 95826

OWNER: William Cummings, Angelo Tsakopoulos & H.A. Edwards Joint
Ventures
7700 College Town Drive, Ste. 101
Sacramento, CA 95826

STAFF CONTACT: Joe Broadhead, Associate Planner, 264-7622

SUMMARY/RECOMMENDATION:

This is an informational staff report on the draft Environmental Impact Report (DEIR) for the proposed Crystal Ice Office project located within the R-Street Corridor of the Central City (Attachment 1). The project proposes the development of office, retail and parking facilities. The purpose of this hearing is to accept public testimony on the DEIR. All comments received will be addressed in the Response to Comments document developed following close of the comment period. Technical support staff will not be available to address comments at this public hearing.

BACKGROUND/PROJECT INFORMATION:

The City Council directed staff to undertake and complete the environmental review of the Crystal Ice application in June of 1994. The proposed project includes two ten-story office buildings on the two-half block site. A total 550,200 gross square feet of building space. Each of the twin buildings would contain 275,100 square feet of space, of which approximately 265,000 square feet would be devoted to office uses and 10,000 square feet of ground-floor retail uses. The site plan is shown in Attachment 2.

The City's Planning Services Division completed and circulated the Crystal Ice DEIR on February 16, 1995. The 45-day public review and comment period began on February 16th and will close on April 4, 1995. Following close of the comment period, the City will prepare the Response to Comments document which will respond to all comments submitted in writing or given orally at this hearing.

CONTENTS OF THE DEIR

Avoidable Significant Impacts of the Proposed Project. Significant adverse project specific impacts that would result from development and *can* be mitigated below a level of significance occur in the following environmental categories: 1) Sewage and Stormwater Discharge - combined system capacity, and water quality contaminants, and 2) Cultural Resources - unknown prehistoric and historic resources, and historic structures.

Unavoidable Significant Impacts of the Proposed Project. No significant unavoidable project specific impacts are expected to occur with development of the Crystal Ice project.

Avoidable Cumulative Impacts. Significant adverse cumulative impacts that *can* be mitigated to a level of insignificance include: 1) Transportation/Circulation -LOS impacts at 15th/W Street, 16th/S Street, 16th/W Street, 16th/X Street, 17th/S Street, 15th/S Street, 15th/W Street, 16th/S Street, 16th/T Street, 16th/W Street, 16th/X Street, and 17th/S Street, and 2) Sewage and Stormwater Discharge - combined system capacity, and water quality.

Unavoidable Cumulative Impacts. Significant adverse cumulative impacts that *cannot* be mitigated to a level of insignificance include: 1) Transportation/Circulation - 16th/T Street, and 15th/T Street, 2) Air Quality - particulate matter, and 3) Cultural Resources.

Alternative Analysis. In addition to the Proposed Project, the DEIR analyzed the following four alternatives:

- A. No Project - The No Project Alternative (AA) would allow the existing 75,000 square foot warehouse to remain on the project site. Under this alternative, no construction or demolition activities would occur.
- B. Decreased Intensity Alternative - The Decreased Intensity Alternative provides uses similar to the proposed project, but allows half the square footage to be constructed. This alternative would consist of approximately 2.34 acres of office/retail land use space, totaling 275,100 square feet of building space (137,550 square feet for each building).

- C. The R-Street Corridor Plan Alternative - This alternative is intended to be consistent with the development identified in the proposed "R" Street Corridor Plan for these two parcels. This alternative allows for some residential, mixed use and general commercial use.

Under the proposed "R" Street Corridor Plan, the portion of the project site located south of R-Street between 16th and 17th Street would be developed with a mix of commercial and residential uses. On this 1.17 acre parcel, the maximum building height would be 75 feet. The residential density on this site would be 60 dwelling units per net acre. The General Commercial-to-Residential Square Footage Ratio would be 3:1, and the maximum floor-to-area ratio would be 3:1.

On the 1.17 acre parcel located south of R Street between 17th and 18th Streets, a mix of mostly residential with some retail would be allowed. The maximum building height would be 45 feet. A minimum of 80 percent of the building is designated for residential use, with the remaining 20 percent designated for ground floor commercial use.

- D. The R-Street Increased Density Alternative - This alternative is intended to be consistent with an increased residential density alternative that has been proposed as a substitute for the proposed "R" Street Corridor Plan.

Under this alternative, the 1.17 acre parcel located south of R Street and between 16th and 17th streets would include an equal amount of floor area dedicated to residential and commercial uses. The maximum building height would be 75 feet. The General Commercial-to-Residential land use square footage ratio would be 1:1, and the maximum floor-to-area ratio would be 3:1.

The 1.17 acres located between 17th and 18th on the south side of R Street would consist mostly of residential uses. The maximum building height would be 45 feet. The residential density would be 60 du/na. Approximately 80 percent would consist of residential use and 20 percent would be ground floor commercial use.

Please refer to the Crystal Ice DEIR for a more complete overview of the proposed project, alternatives, impacts and mitigation measures.

RECOMMENDATION: Staff recommends that the Planning Commission accept public testimony on the DEIR. All comments received will be addressed in the Response to Comments document developed following close of the comment period. Technical support staff will not be available to address comments at this public hearing.

Report Prepared By,

Report Reviewed By,



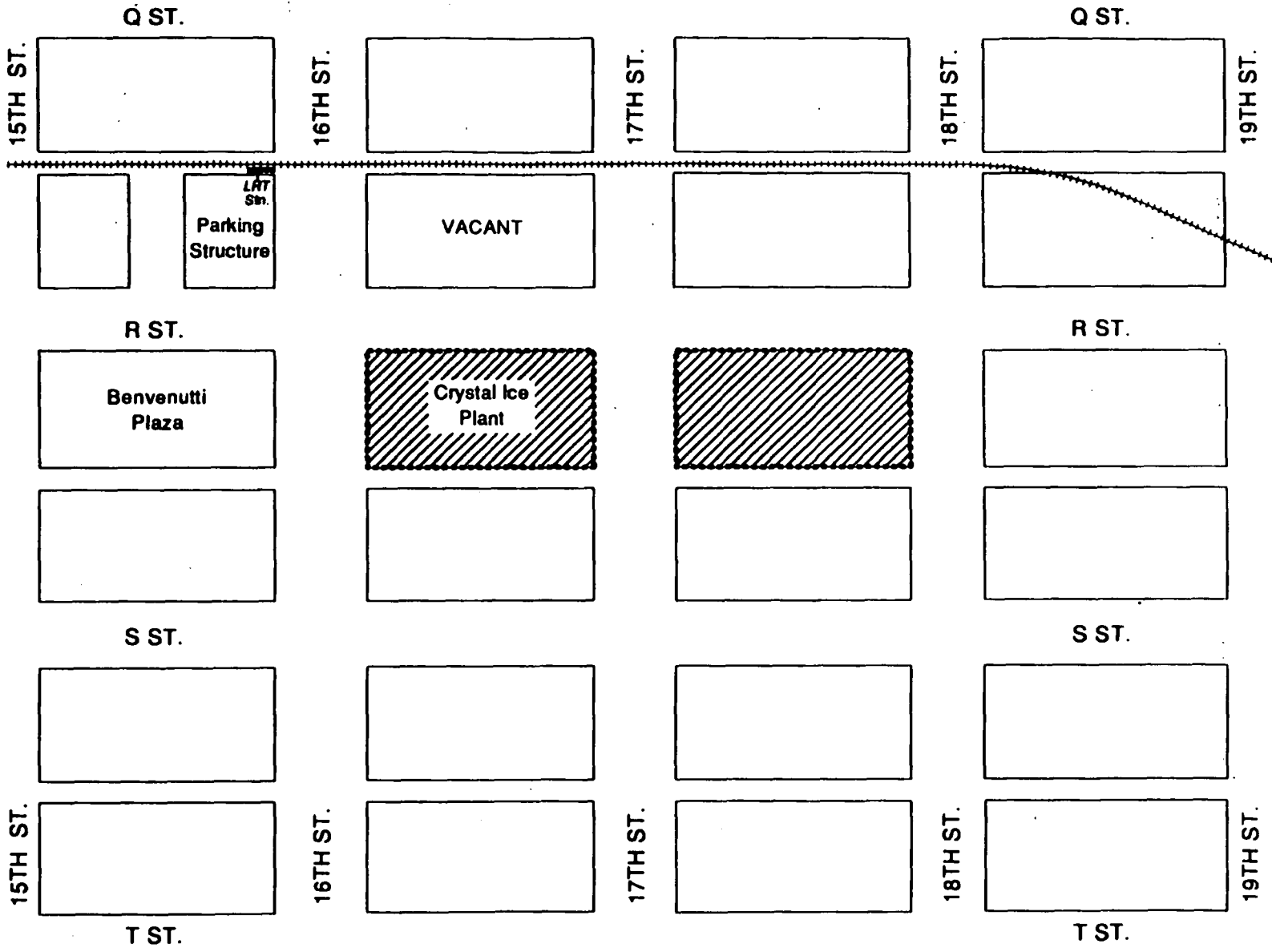
Joe Broadhead
Associate Planner



Holly K. Smith
Senior Planner

Attachments

Attachment 1	Location Map
Attachment 2	Site Plan



ATTACHMENT 1
LOCATION MAP - CRYSTAL ICE



Light Rail Transit
Project Site

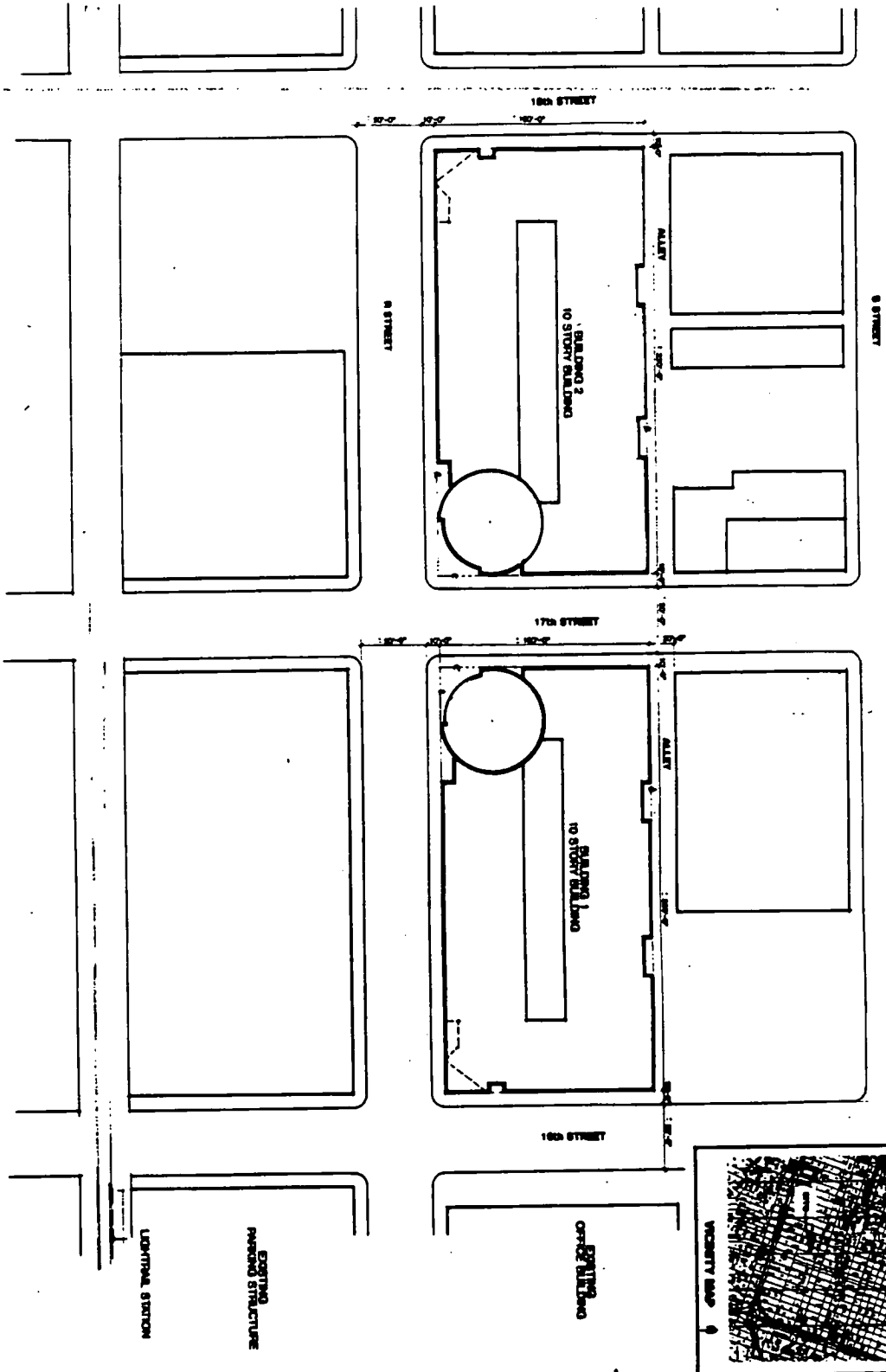
Proposed Project Location



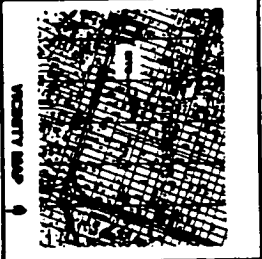
April 11

ATTACHMENT 2
SITE PLAN - CRYSTAL ICE

171111



SITE PLAN
171111-10



1	171111-10
2	171111-10
3	171111-10
4	171111-10
5	171111-10
6	171111-10
7	171111-10
8	171111-10
9	171111-10
10	171111-10
11	171111-10
12	171111-10
13	171111-10
14	171111-10
15	171111-10
16	171111-10
17	171111-10
18	171111-10
19	171111-10
20	171111-10
21	171111-10
22	171111-10
23	171111-10
24	171111-10
25	171111-10
26	171111-10
27	171111-10
28	171111-10
29	171111-10
30	171111-10
31	171111-10
32	171111-10
33	171111-10
34	171111-10
35	171111-10
36	171111-10
37	171111-10
38	171111-10
39	171111-10
40	171111-10
41	171111-10
42	171111-10
43	171111-10
44	171111-10
45	171111-10
46	171111-10
47	171111-10
48	171111-10
49	171111-10
50	171111-10

**CRYSTAL ICE
OFFICE BUILDINGS**

SITE PLAN



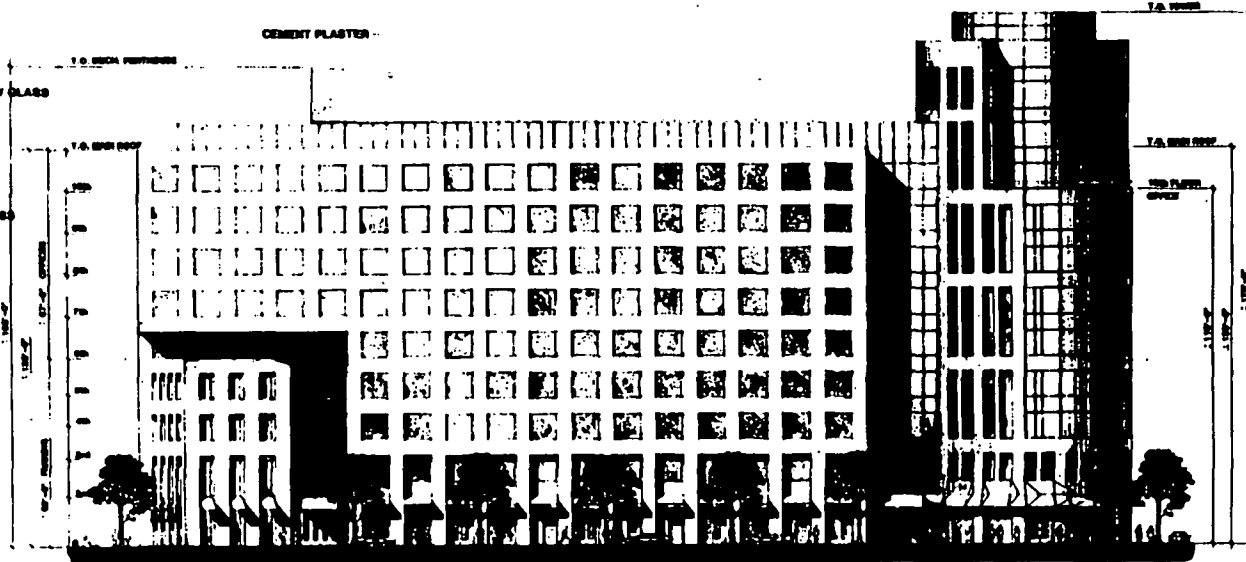
**MITEL
CRISTAL
ARCHITECT**
1000 AVENUE K
SUITE 100
CANTON, MA 01921
TEL: 508-548-1100
WWW.MITELARCHITECT.COM

171111

ATTACHMENT 2
SITE PLAN - CRYSTAL ICE

PRECAST CONCRETE

16th STREET



NORTH ELEVATION
(W STREET ELEVATION)

CRYSTAL ICE OFFICE BLDG.



PETER
ORVAS
ARCHITECT

221 HANCOCK BLVD
SUITE 100
SANTA MONICA
CA 90401
310 305 4737
310 305 78 888

Nadel

CRYSTAL ICE
OFFICE BUILDINGS

NORTH ELEVATION

94151/deir/projdesc