

# 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	RJB, 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

*Supplemental  
See Revised  
Report  
dated  
12-13-84*

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.

001139

APPLC. NO. P84-208

MEETING DATE June 28, 1984

CPC ITEM NO. 2097

~~7-12-84~~  
~~7-26-84~~  
12-13-84

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<sup>+</sup> 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.

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."

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.

P84-208

~~June 28, 1984~~

Item No. ~~2097~~

~~7-12-84~~

~~7-26-84~~

12-13-84

001142

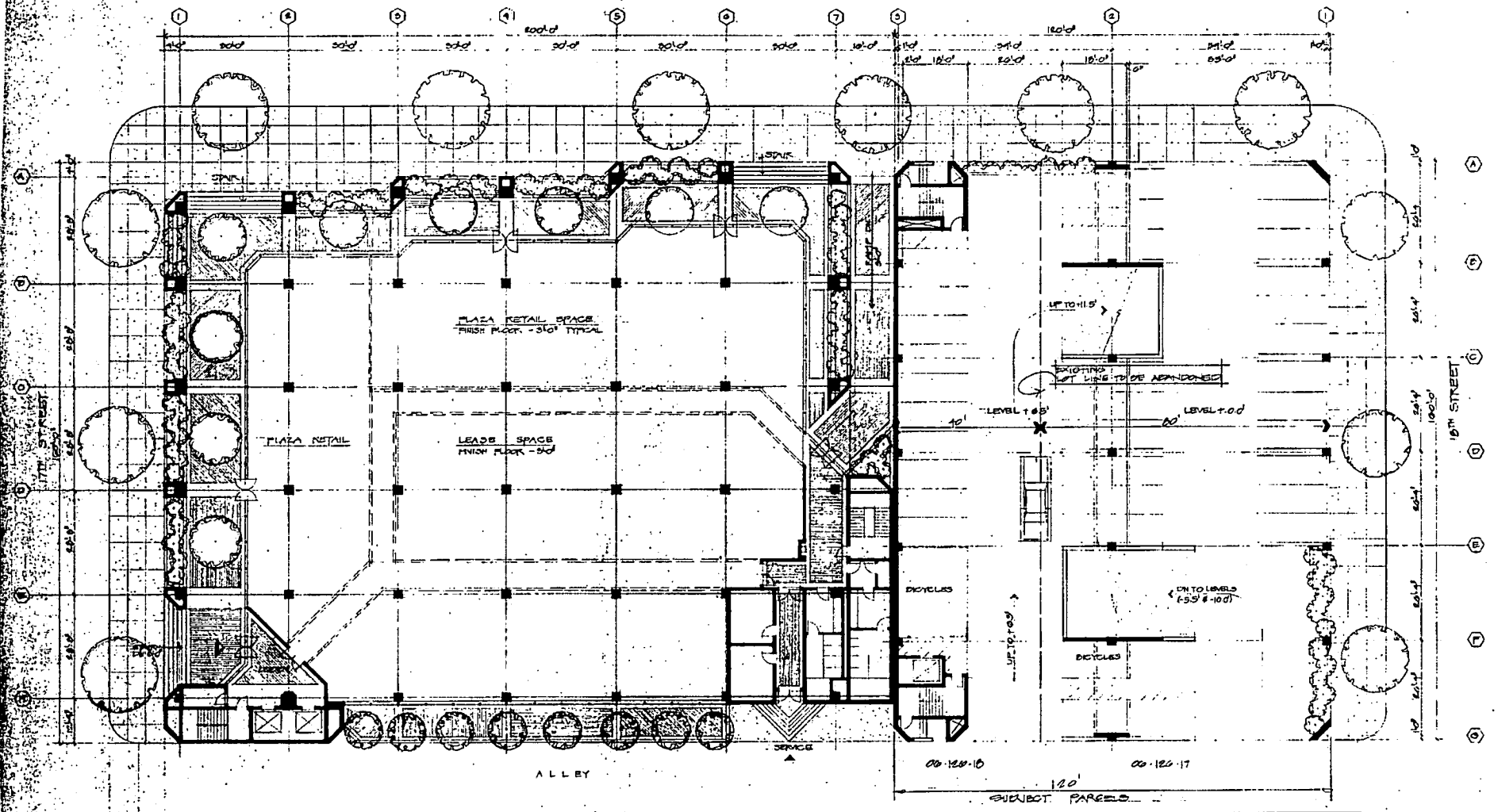
7

P 84-208

6-28-84 7-7-84 12-13-84

No. 209

K STREET



GROUND FLOOR PLANS

OFFICE BUILDING GROSS SF

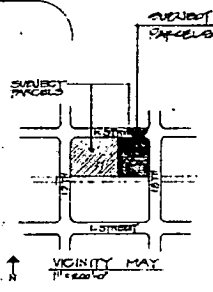
GROUND FLOOR PLAZA & LANDSCAPING	10,150 SF
GROUND FLOOR	21,774
SECOND FLOOR	21,774
THIRD FLOOR	28,468
FOURTH FLOOR	28,468
<b>TOTAL</b>	<b>101,430 SF</b>

PARKING REQUIRED 101,400 + 400 = 294 SPACES

**NOTE** DRAWING GARAGE TO SERVE AS OFF-ITE PARKING FOR ADJACENT NEW OFFICE BUILDING  
EXISTING WATER, SEWER, STORM DRAIN AND GAS SERVICE LOCATED IN ALLEY

PARKING SPACES PROVIDED IN STRUCTURE

LEVEL	SEMI-ENCL	COMPACT	HANDICAP	TOTAL
LEVEL -100'	15	10		25
LEVEL -20'	15	10		25
LEVEL +00'	15	10		25
LEVEL +10'	15	10	100	125
LEVEL +10.5'	14	10		24
LEVEL +11.5'	14	10		24
LEVEL +12.5'	14	10		24
LEVEL +13.5'	14	10		24
LEVEL +14.5'	14	10		24
<b>TOTALS</b>	<b>100</b>	<b>60</b>	<b>0</b>	<b>160</b>



001145



**RJD PROJECT**  
**172E**  
OFFICE BUILDING  
SACRAMENTO, CALIFORNIA

LET NUMBER APPLICATION

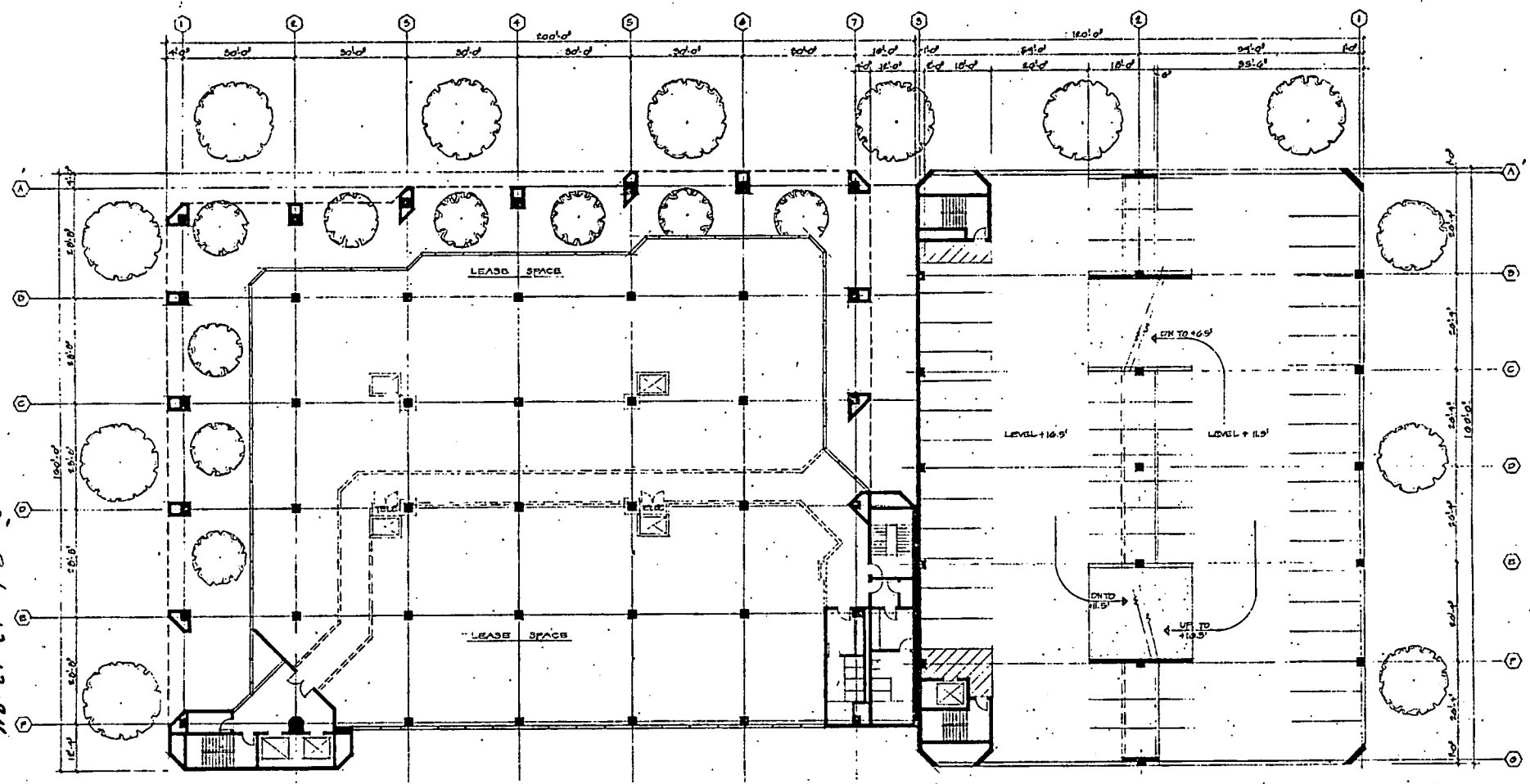
SCHEME 5

MAY 21, 99  
NEW SURD  
8228  
BY 90-04  
BY RAC

P84. 208

6-28-84 12-13-84  
7-26-84

No. 50-97



SECOND FLOOR PLANS



001146



**RJB**  
PROJECT

**17&K**  
OFFICE  
BUILDING  
SACRAMENTO  
CALIFORNIA

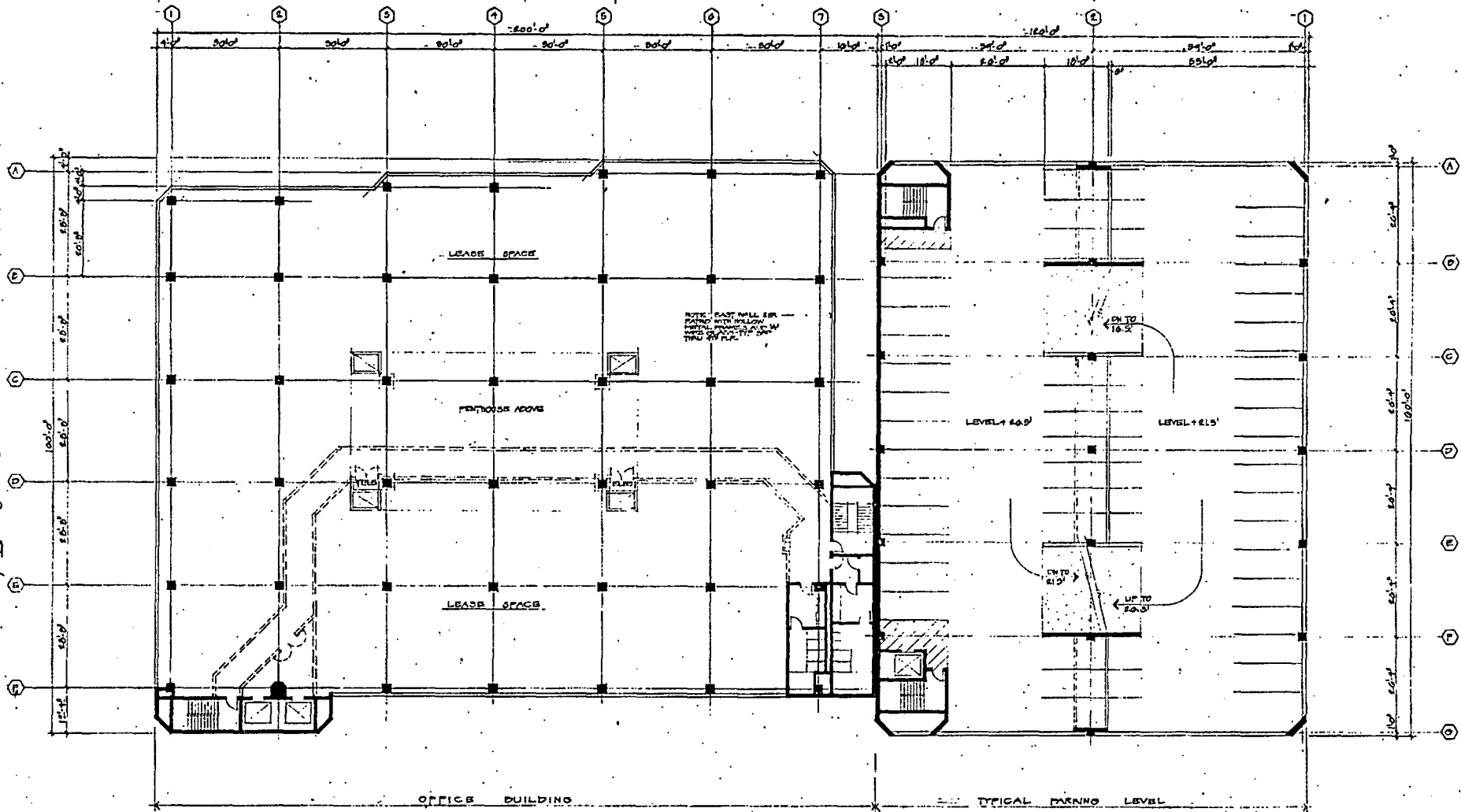
SCHEME 5

--- MAY 21, 84  
 --- NOV 20, 84  
 --- 2085

184-208

7-11-84 12-13-84  
6-28-84 7-28-84

No. 809 7



THIRD FLOOR PLANS



001147



**IRJB**  
PROJECT

**172K**  
OFFICE BUILDING  
SACRAMENTO CALIFORNIA

SCHEME 5

DATE: MAY 21, 84  
DRAWN BY: VON CLAY  
CHECKED BY: DODD

No. 209

001148

H-8-E1-C1 H-8-82-9  
18-92-1

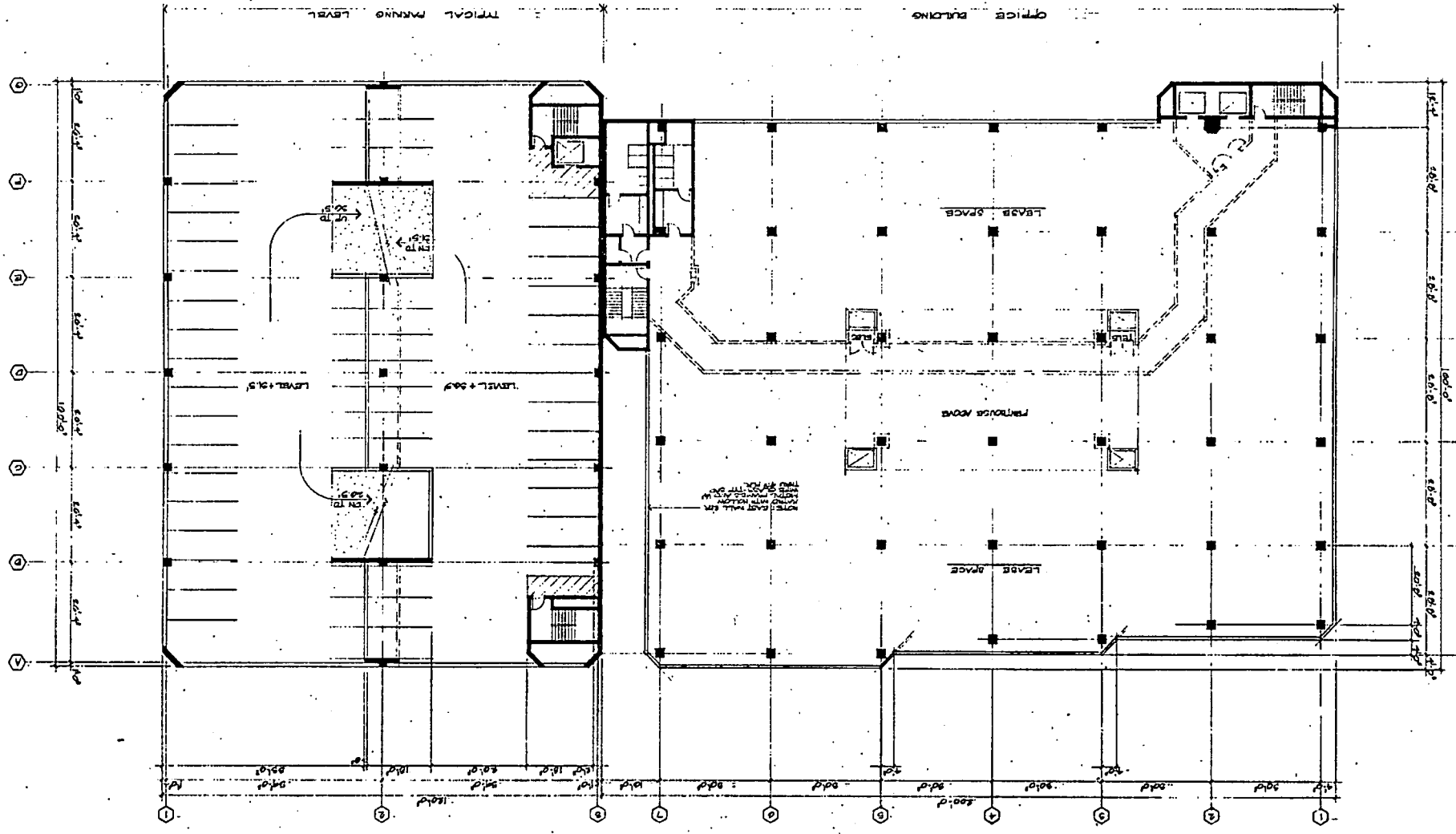
804-484

4

MAY 21, 1971  
BY: [Signature]  
CHECKED BY: [Signature]

SCHEMATIC 5

FOURTH FLOOR PLANS



BRUB  
PROJECT  
7&R  
OFFICE BUILDING  
SACRAMENTO - CALIFORNIA

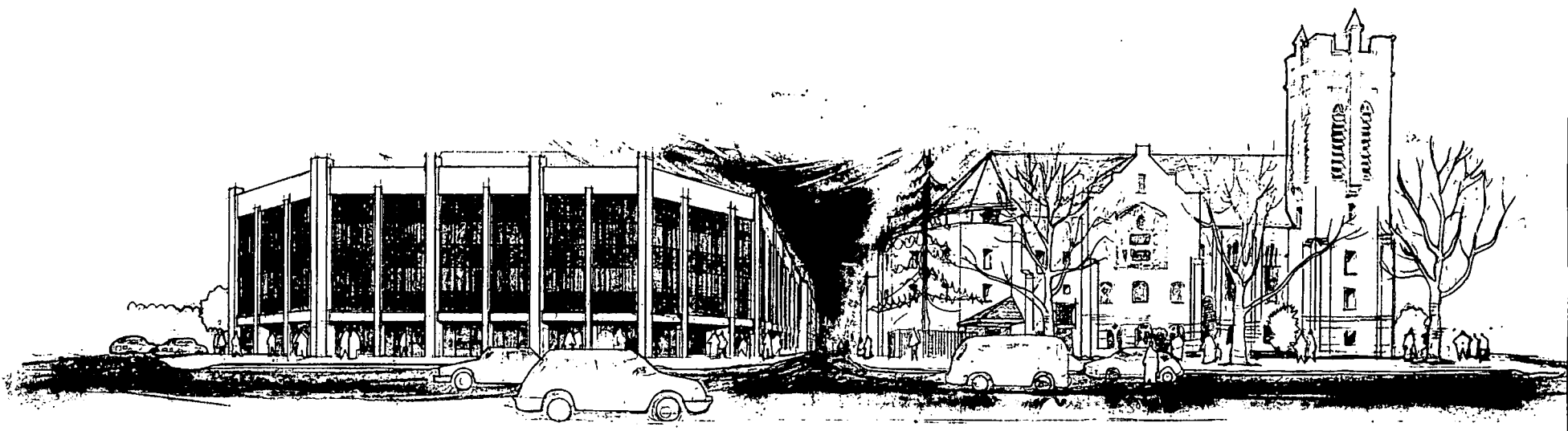




P 874-208

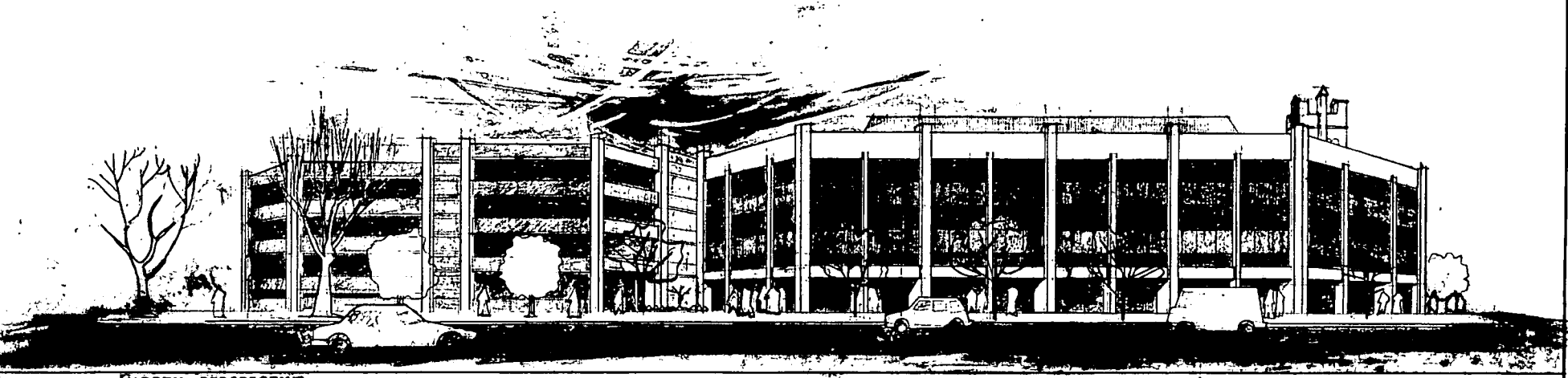
11-29-84

87



WEST PERSPECTIVE

PROJECT'S RELATIONSHIP TO EXISTING NEIGHBORHOOD CHURCH



NORTH PERSPECTIVE



CHARLES J. & BRENDA E. SATO  
ARCHITECTS AND PLANNERS, INC.  
1515 HIGHT PARK DRIVE  
SACRAMENTO, CALIFORNIA 95811  
916-330-7000

**ST. JOHN  
PLAZA**

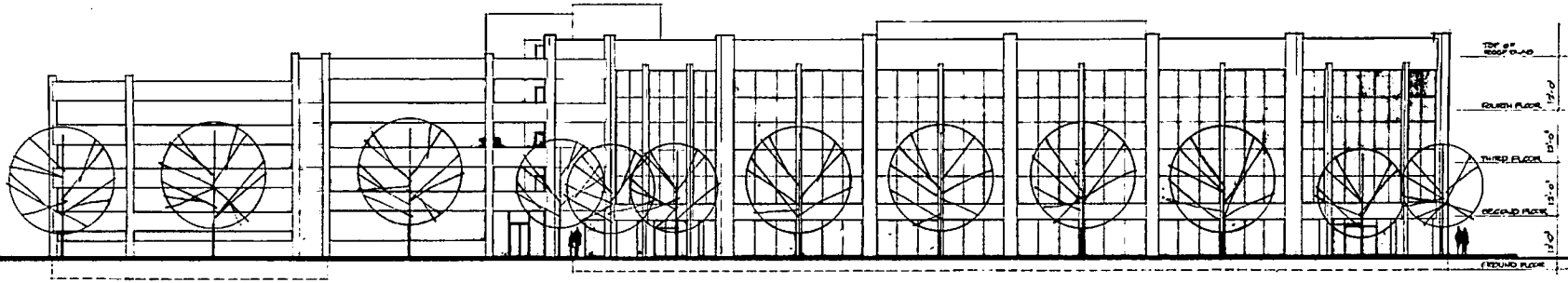
SACRAMENTO  
CALIFORNIA

RETAIL/OFFICE  
BUILDING  
&  
PARKING  
STRUCTURE

DATE 10-18-84  
DRAWN BY CAROL RJC  
CHECKED BY BJB  
DESIGNED BY G. G. G. G.

001152

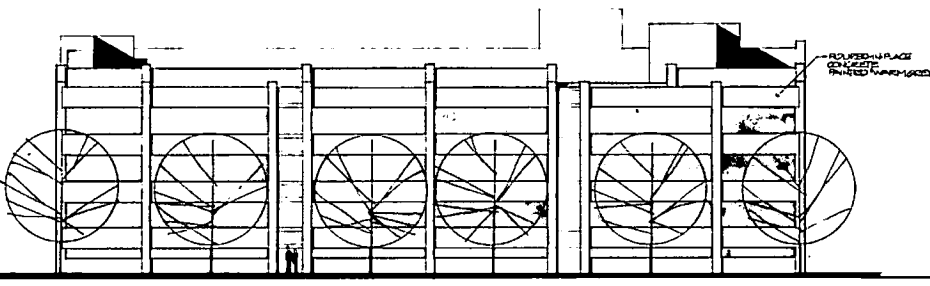
184-208



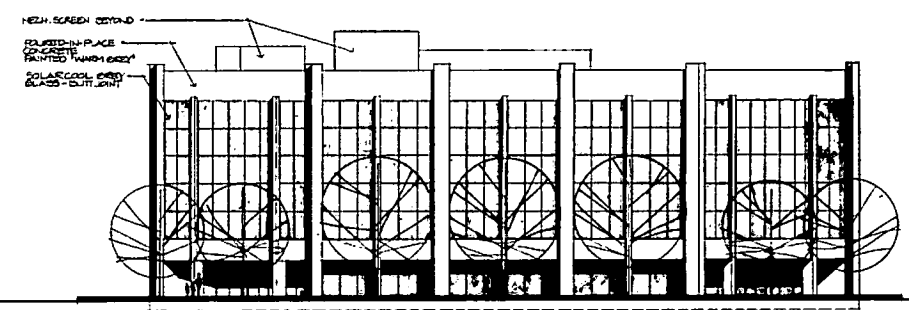
NORTH ELEVATION

  
 CURRAN & MITCHELL-REED ARCHITECTS  
 1425 20th and Marston, St.  
 1811 River Park Drive  
 Sacramento, California 95811  
 916/337-2028

**ST. JOHN PLAZA**  
 SACRAMENTO, CALIFORNIA  
 RETAIL/OFFICE BUILDING & PARKING STRUCTURE

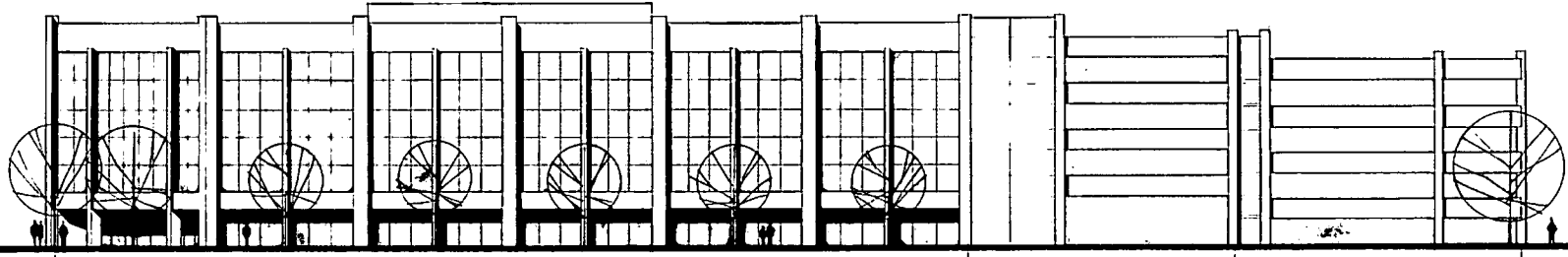


EAST ELEVATION



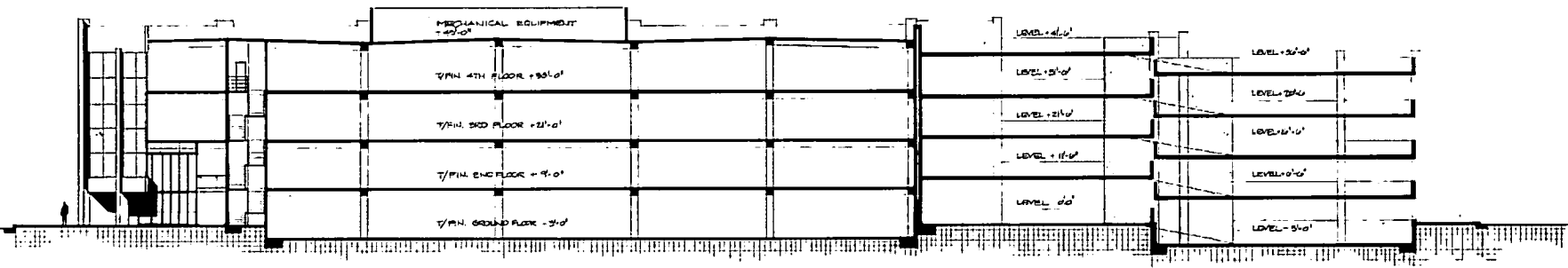
WEST ELEVATION

11-29-84



SOUTH ELEVATION

Stam S



BUILDING SECTION LOOKING SOUTH

SCHEME B

DATE OCT. 29, 84  
 DRAWN D&D  
 REV. 8450  
 REVIEW

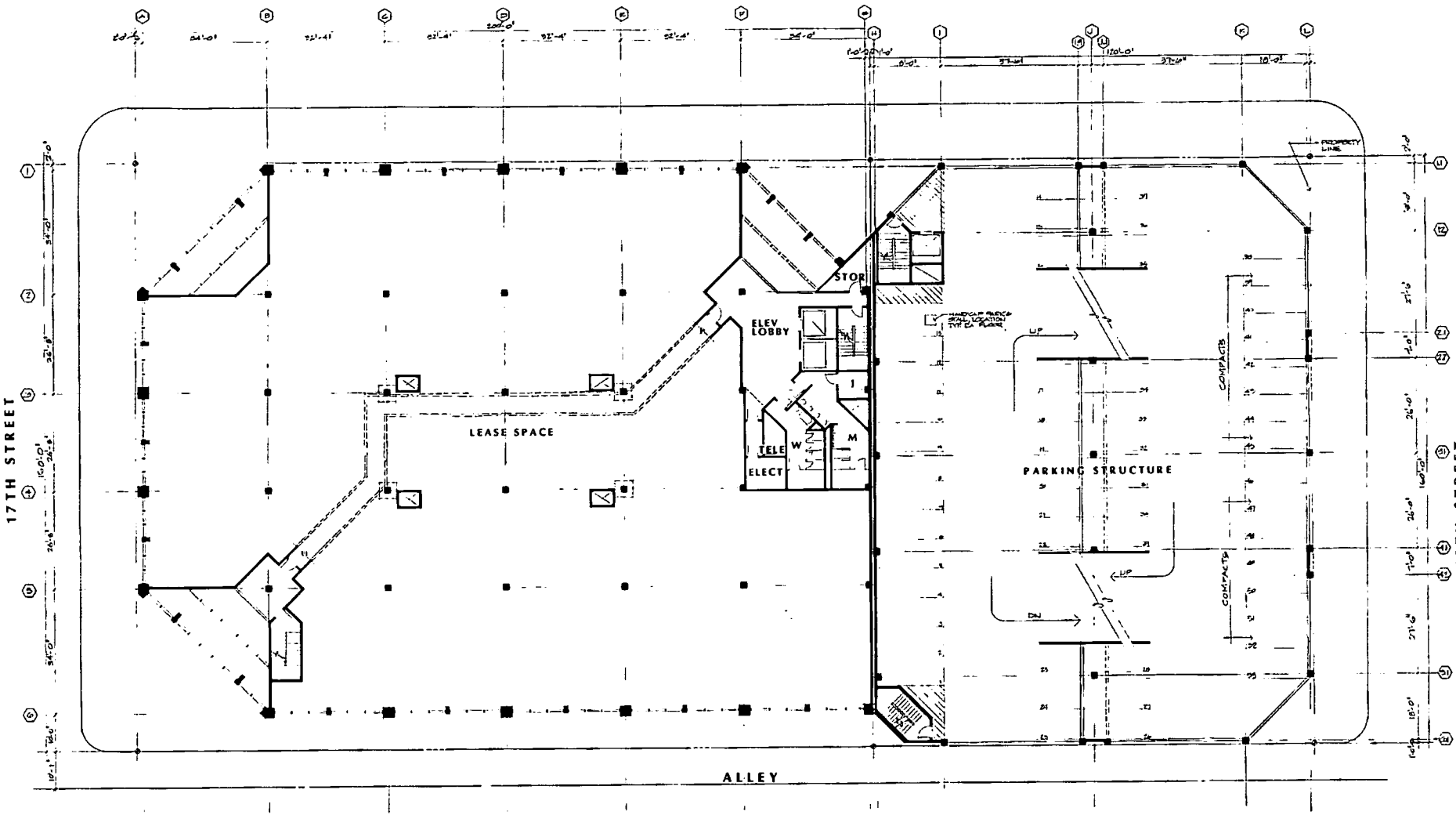
001151

184-208

11-29-84

ACORN 8

"K" STREET



SECOND FLOOR PLAN  
3rd & 4th FLOOR SIMILAR



**ST. JOHN PLAZA**  
SACRAMENTO CALIFORNIA

RETAIL/OFFICE BUILDING & PARKING STRUCTURE

SCHEME B

DATE: OCT-19-84  
DRAWN BY: EMB  
REV BY: G-30  
REVISION:

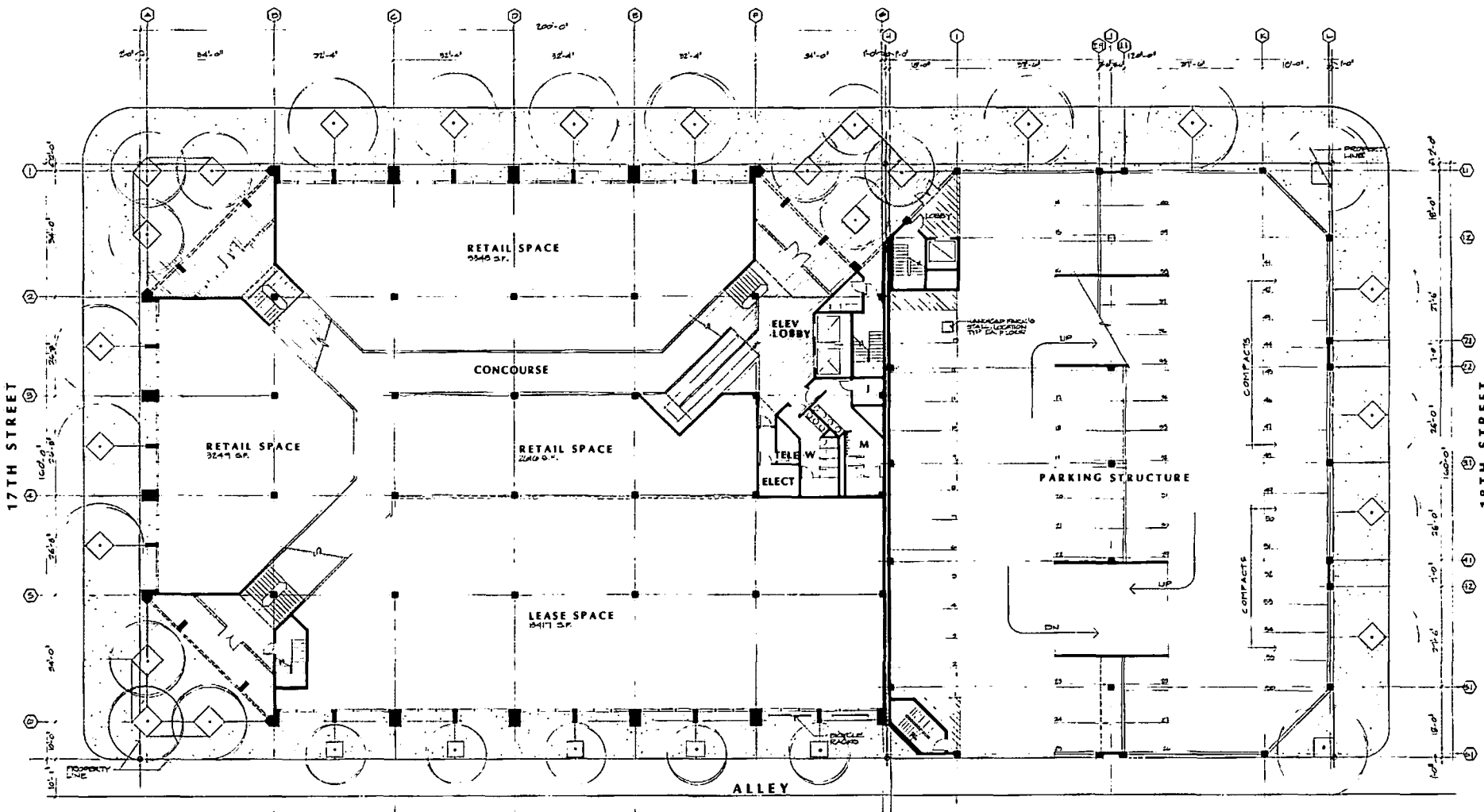
001150

PH 208

11-29-84

Winn S.

"K" STREET



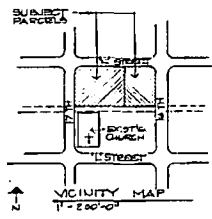
**GROUND FLOOR PLAN**

**OFFICE BUILDING GROSS S.F.**

GROUND FLOOR	28,220.0	LEASE SPACES: 2417 S.F.	RETAIL SPACES: 11,235 S.F.
SECOND FLOOR	28,112.0		
THIRD FLOOR	27,422.0		
FOURTH FLOOR	23,422.0		
<b>TOTAL</b>	<b>107,186.0</b>		

**PARKING REQUIRED** 106,993 + 400 = 267 SPACES  
**REQUIRED HANDICAP PARKING STALLS** = 5 SPACES

**NOTE:** OFFICE BUILDING PARKING LOCATED AT ADJACENT OFF-SITE PARKING STRUCTURE - TOTAL NO. OF STALLS IN PARKING STRUCTURE = 271 PARKING STALLS



001149



**ST. JOHN PLAZA**

SACRAMENTO CALIFORNIA

RETAIL/OFFICE BUILDING & PARKING STRUCTURE

SCHEME B

DATE: 03-11-84  
 DRAWN BY: DGD  
 CHECKED: SHED  
 REVISION:

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.

001099

11-29-84  
7-26-84

~~7-12-84~~  
~~6-28-84~~

8  
7  
9  
No. 20

P84-208