



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 17, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Findings of Fact; Resolution amending the 1974 General Plan and 1980 Central City Plan; Ordinance rezoning property to C-2, General Commercial, to allow development of a mixed use concept consisting of Residential, Offices and Commercial (P82-227)(APN: 007-172-13,14,17,19)

LOCATION: Northwest corner of 28th and N Streets

SUMMARY

The above referenced project was approved in concept by the City Council on November 15, 1983. The attached Findings of Fact, Resolution, and Rezoning Ordinance is being presented to the City Council for final action.

RECOMMENDATION

The staff recommends that the City Council take the following actions:

1. Ratify Negative Declaration;
2. Adopt the attached Resolution amending the 1974 General Plan and 1980 Central City Plan;
3. Adopt the attached Rezoning Ordinance; and
4. Adopt the attached Findings of Fact approving the Variance and Special Permit.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HY:lao
Attachments
P82-227

APPROVED
BY THE CITY COUNCIL

NOV 22 1983

OFFICE OF THE
CITY CLERK

November 22, 1983
District No. 4



RESOLUTION No. 83-929

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE 1980 CENTRAL CITY COMMUNITY PLAN FROM MULTIPLE FAMILY TO GENERAL COMMERCIAL; AND THE 1974 GENERAL PLAN FROM RESIDENTIAL TO COMMERCIAL-OFFICE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (P82-227) (APN: 007-172-13,14,17,19)

WHEREAS, the City Council conducted a public hearing on July 26, August 9, and November 15, 1983, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for a mixed use (commercial, office and residential) development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the 1980 Central City Community Plan as General Commercial and the 1974 General Plan as Commercial-Office.

MAYOR

ATTEST:

CITY CLERK

P82-227

APPROVED
BY THE CITY COUNCIL

NOV 22 1983

OFFICE OF THE
CITY CLERK

107

ORDINANCE NO. 83-142

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON THE NORTH-WEST CORNER OF 28TH STREET AND N STREET FROM THE LIGHT DENSITY MULTIPLE FAMILY, R-3A ZONE AND PLACING SAME IN THE GENERAL COMMERCIAL-REVIEW, C-2-R ZONE. (FILE NO. P-82-227)(APN: 007-172-13,14,17,19)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO **APPROVED**
THE CITY COUNCIL

NOV 22 1983

SECTION 1.

The territory described in the attached exhibit(s) which is in the Light Density Multiple Family, R-3A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the General Commercial-Review, C-2-R zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following condition:

- a. A material consideration in the decision of the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. The complex shall include the following uses:
 - 1) 9,000 square feet of ground floor commercial;
 - 2) 45,075 square feet of offices;
 - 3) 26 residential units on the top floor of structure; and
 - 4) parking garage to accommodate a minimum of 331 parking spaces.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the

100

rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P82-227

In the State of California, County of Sacramento, City of Sacramento,
and being:

PARCEL NO. 1:

The East one-half of Lot 7 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.

PARCEL NO. 3:

~~The West one-half of Lot 5 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.~~

PARCEL NO. 4:

The East one-half of Lot 6 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.

PARCEL NO. 5:

The West one-half of Lot 7 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.

PARCEL NO. 6:

~~The East one-half of Lot 5 in the block bounded by 27th and 28th
and "M" and "N" Streets of the City of Sacramento, according to the
official plat thereof.~~

PARCEL NO. 7:

The West one-half (1/2) of Lot Six (6) in the block bounded by
M, N, 27th and 28th Streets of the City of Sacramento, according
to the map or plan thereof.

P 82227



Appeal of Hilton Williams vs City of Sacramento)
 Planning Commission's denial of a Variance and)
 Special Permit to allow the development of a)
 mixed use complex consisting of 9,000 square)
 feet ground floor commercial, 45,075 square)
 feet medical offices, and 26 residential units)
 on a .88 acre site located at the northwest)
 corner of 28th Street and N Street (P82-227))
 (APN: 007-172-13,14,17,19))

NOTICE OF DECISION
 AND
 FINDINGS OF FACT

At its regular meeting of July 26, August 9, and November 15, 1983, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council approved the appeal based on the following Conditions and Findings of Fact:

Conditions:

1. Nine thousand square feet of the ground floor shall be utilized for commercial uses.
2. The office portion of the structure shall not exceed 45,075 square feet.
3. A minimum of 26 residential units shall be located on the top floor of the structure as shown on Exhibit A-1.
4. The revised plans shall be submitted to the Design Review/Preservation Board for review and approval.
5. A minimum of 331 parking spaces shall be provided. A minimum of 26 spaces shall be reserved for the residential units. These spaces shall be clearly marked.
6. A detailed landscaping and irrigation plan shall be submitted to staff for review and approval prior to issuance of any building permits.
7. A Special Permit to allow the four-story structure shall be approved by the Planning Commission.

Findings of Fact:

1. The project is based on sound principles of land use, in that, it is compatible with the surrounding land uses which consist of offices, residential, and commercial.
2. The project will not be injurious to surrounding properties in that adequate off-street parking will be provided.
3. The project is consistent with the General Plan and Central City Plan in that the site is designated for office and commercial uses.
4. The granting of the Variance does not constitute a use variance in that residential, office and commercial uses are allowed in the C-2 zone.

5. There are special circumstances in this case to grant the Variance in that, the adjacent site is vacant and the rear yard area will be occupied by a parking garage which is necessary to accommodate the existing spaces that will be eliminated.

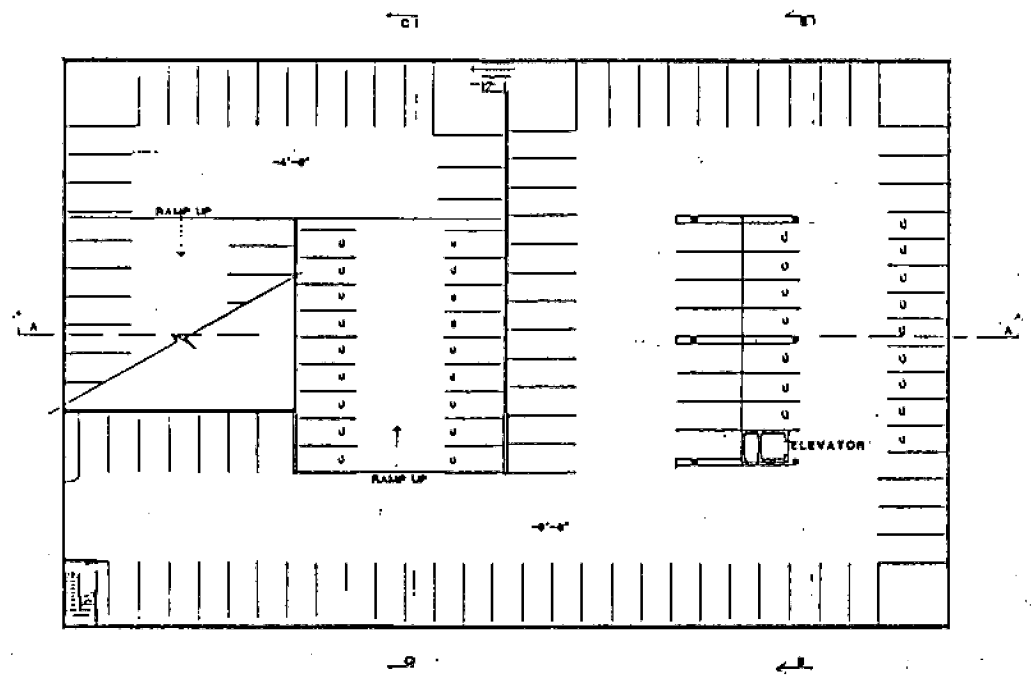

MAYOR

ATTEST:


CITY CLERK

P82-227

183-227



PARKING BASEMENT

BUILDING SUMMARY

GROSS SQFT 54,078
NET SQFT 48,180

PARKING SUMMARY

	STANDARD OCCUPANT	
BASEMENT-	85	34
FIRST LEVEL-	44	18
SECOND LEVEL-	80	18
THIRD LEVEL-	50	18
HANDICAP-	4	
TOTAL:	243	88

Issues	Revision
○	41-983
○	
○	
○	
○	
○	
○	
○	
○	
○	
○	
○	

**FORRAN
WILLIAMS
ARCHITECTS**
 100 W. 2nd Street
 San Francisco, CA 94102
 TELEPHONE: 431-8367

Job No.
Scale 1/4"=1'-0"
Ref. North
Sheet Title

**SUTTER OFFICE
BUILDING**

Sheet No.

A1

Oct. 13, 1983

26

11

17

Appeal of Hilton Williams vs City of Sacramento)
Planning Commission's denial of a Variance and)
Special Permit to allow the development of a)
mixed use complex consisting of 9,000 square)
feet ground floor commercial, 45,075 square)
feet medical offices, and 26 residential units)
on a .88 acre site located at the northwest)
corner of 28th Street and N Street (P82-227))
(APN: 007-172-13,14,17,19))

NOTICE OF DECISION
AND
FINDINGS OF FACT
APPROVED
BY THE CITY COUNCIL

NOV 22 1983

OFFICE OF THE
CITY CLERK

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Conditions:

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2. The office portion of the structure shall not exceed 45,075 square feet.
3. A minimum of 26 residential units shall be located on the top floor of the structure as shown on Exhibit A-1.
4. The revised plans shall be submitted to the Design Review/Preservation Board for review and approval.
5. A minimum of 331 parking spaces shall be provided. A minimum of 26 spaces shall be reserved for the residential units. These spaces shall be clearly marked.
6. A detailed landscaping and irrigation plan shall be submitted to staff for review and approval prior to issuance of any building permits.
7. A Special Permit to allow the four-story structure shall be approved by the Planning Commission.

Findings of Fact:

1. The project is based on sound principles of land use, in that, it is compatible with the surrounding land uses which consist of offices, residential, and commercial.
2. The project will not be injurious to surrounding properties in that adequate off-street parking will be provided.
3. The project is consistent with the General Plan and Central City Plan in that the site is designated for office and commercial uses.
4. The granting of the Variance does not constitute a use variance in that residential, office and commercial uses are allowed in the C-2 zone.

17

5. There are special circumstances in this case to grant the Variance in that, the adjacent site is vacant and the rear yard area will be occupied by a parking garage which is necessary to accommodate the existing spaces that will be eliminated.

MAYOR

ATTEST:

CITY CLERK

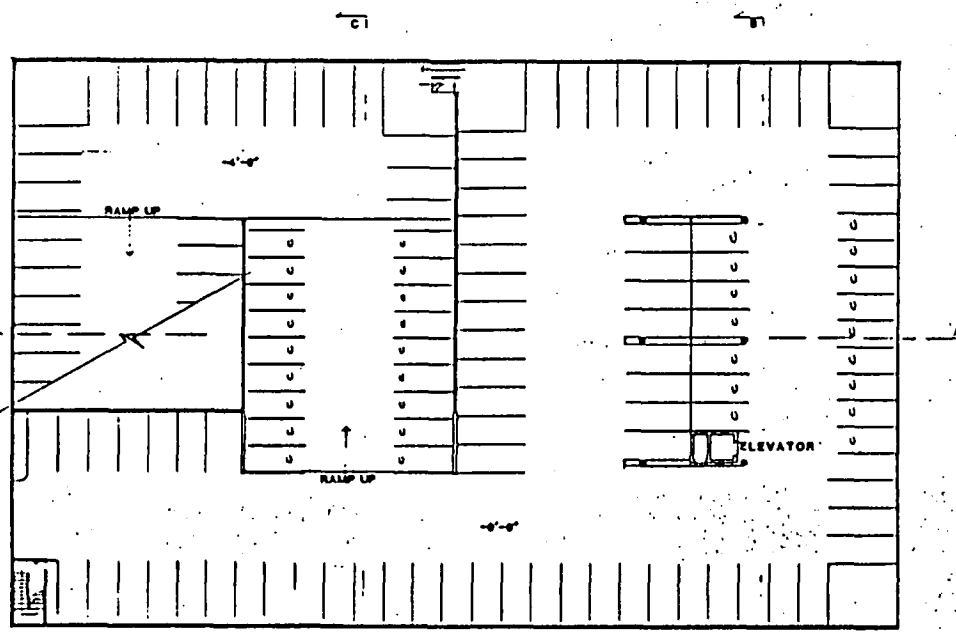
P82-227

P&E-227

Oct. 13, 1983
FERRAR WILLIAMS ARCHITECTS
11

26

1st floor
5



PARKING BASEMENT

BUILDING SUMMARY

GROSS SQFT 84,078
NET SQFT 44,150

PARKING SUMMARY

	STANDARD	GRAND
BASEMENT-	95	34
FIRST LEVEL-	44	18
SECOND LEVEL-	50	18
THIRD LEVEL-	50	18
HANDICAP-	4	
TOTAL:	243	88

Consultants / Signers

Issues / Revisions

- ① 01-1983
- ②
- ③
- ④
- ⑤
- ⑥
- ⑦
- ⑧
- ⑨
- ⑩
- ⑪
- ⑫
- ⑬
- ⑭
- ⑮
- ⑯
- ⑰
- ⑱
- ⑲
- ⑳



Job No.
Scale N.J.J.
Ref. North
Sheet Title

SUTTER OFFICE BUILDING

Sheet No.

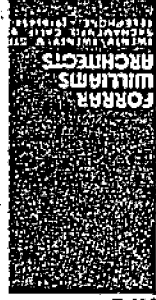
A1

107

CONSULTANTS / DESIGN

ISSUES / REVISIONS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

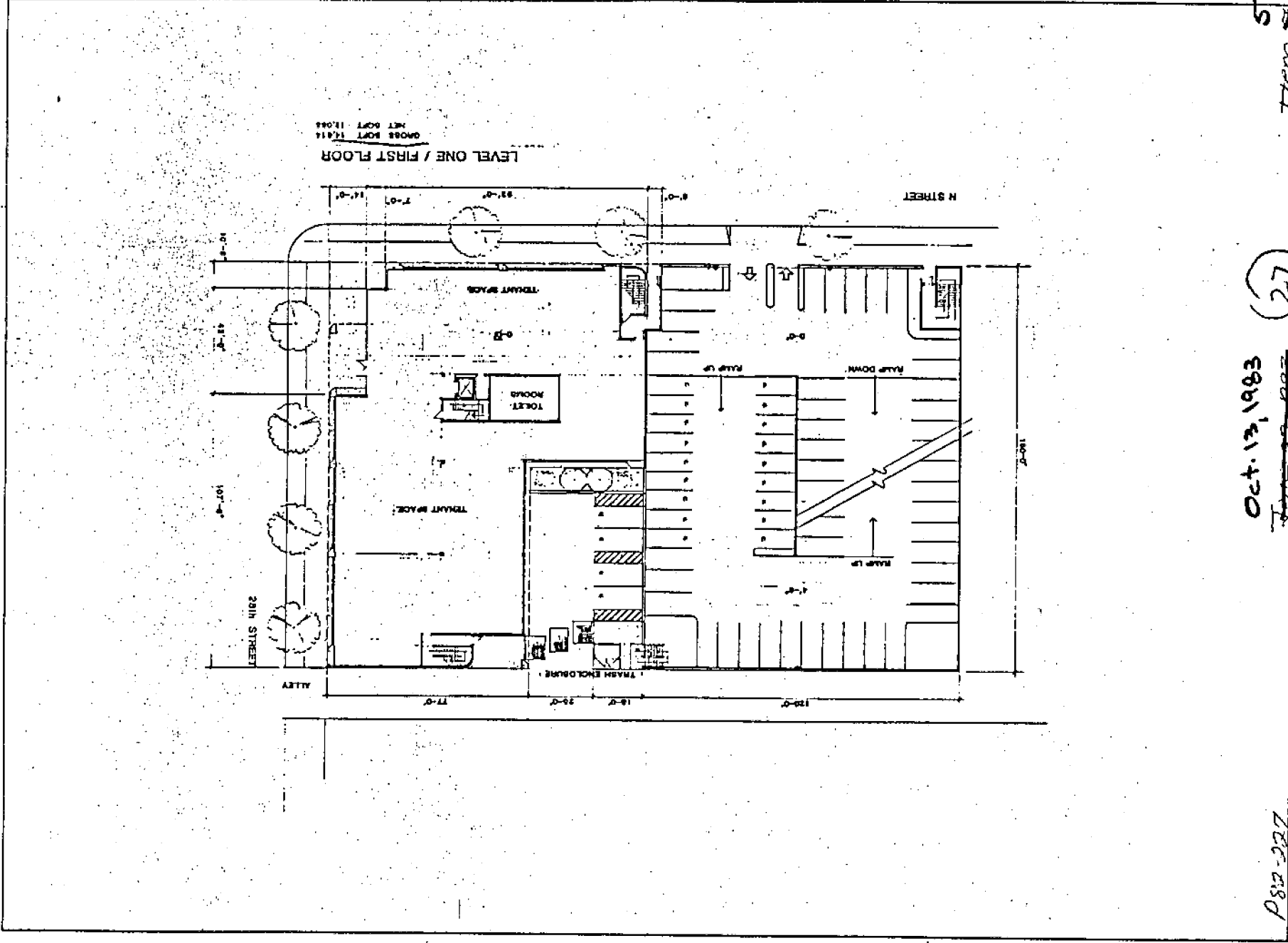


JOB NO. 98-001
SCALE 1/4" = 1'-0"
FALL NORTH
SHEET TITLE

SUTTER OFFICE BUILDING

A2

SHEET NO.



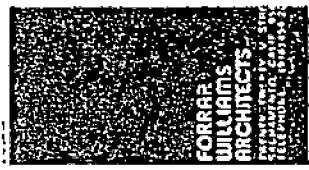
Oct. 13, 1983

(27)

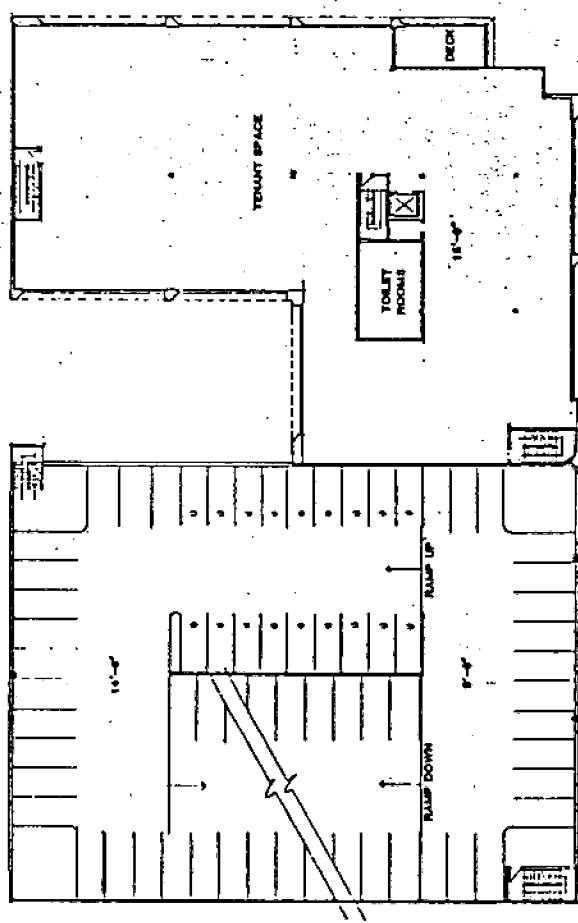
FORRAN WILLIAMS ARCHITECTS, INC.

PS12-227

Item 9



17



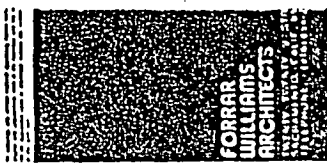
LEVEL TWO / SECOND FLOOR
GROSS SQFT 11,948
NET SQFT 11,700

P82-227

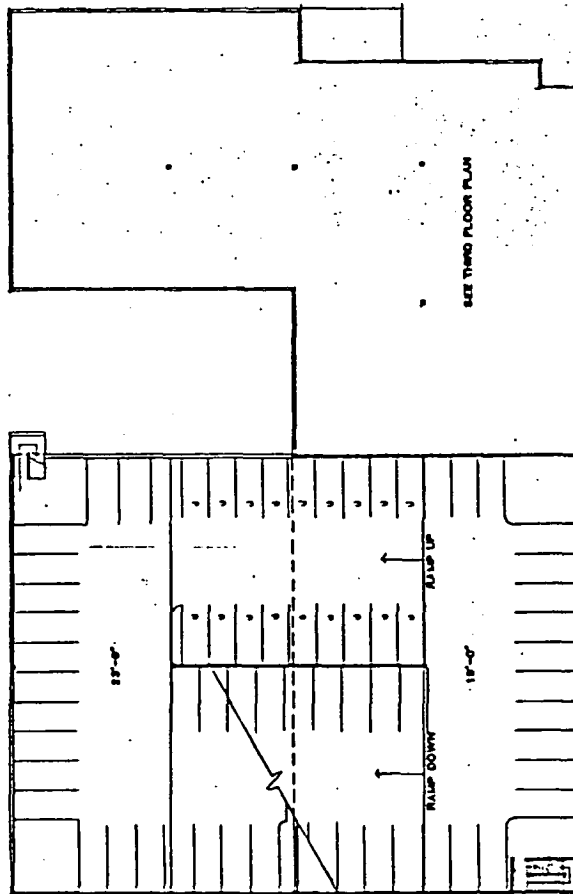
Oct. 13, 1983
June 22, 1983
13

28

Item 5



17



LEVEL THREE

P8.2-227

Oct. 13, 1983
14

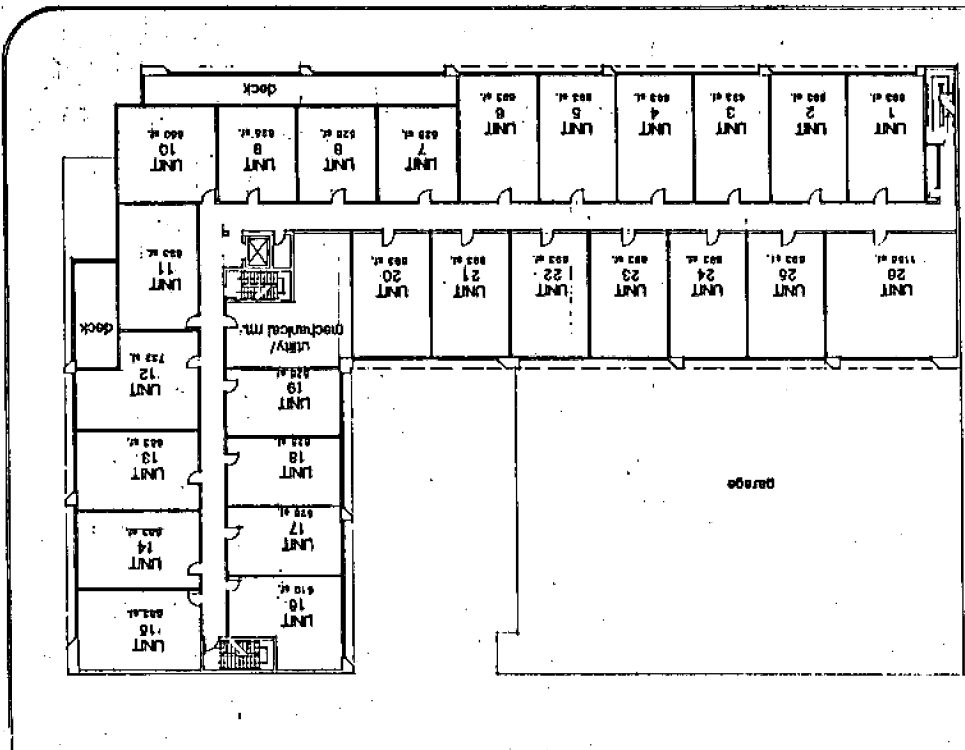
29


Item 5

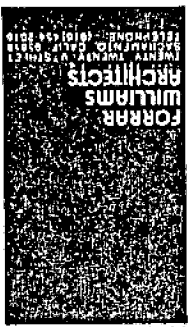
EXHIBIT A-1

GROSS SQFT. 23,808

FOURTH FLOOR



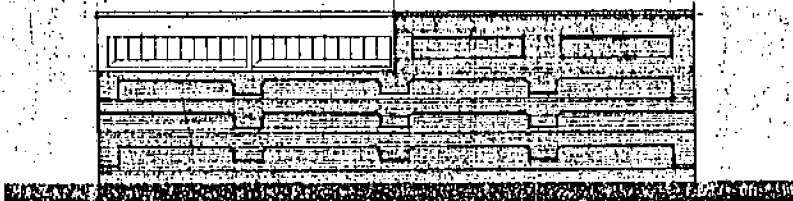
Job No. _____
 Scale _____
 Ref. North 
 Sheet Title _____
 SUTTER OFFICE BUILDING
 APARTMENTS ADDED
 Sheet No. _____



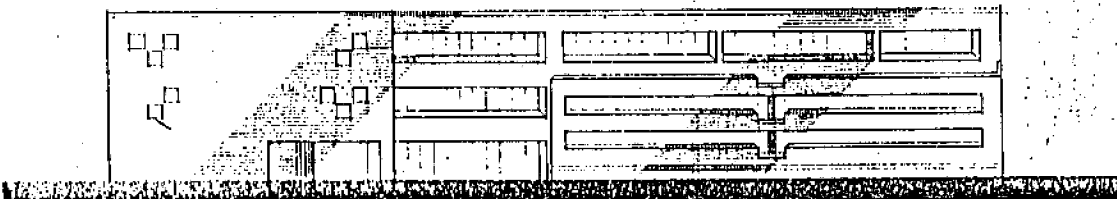
Issues Revisions
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Consultants / Signatures

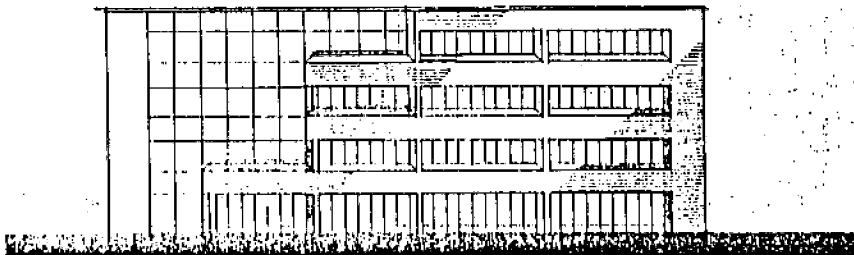
WEST



NORTH



EAST

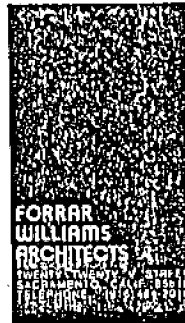


SOUTH



ELEVATIONS

Issues ○	Revisions Δ
○ 1/1/00	Δ 1/1/00
○ 2/1/00	
○ 3/1/00	
○ 4/1/00	
Δ 5/1/00	
Δ 6/1/00	
Δ 7/1/00	
Δ 8/1/00	
Δ 9/1/00	
Δ 10/1/00	
Δ 11/1/00	
Δ 12/1/00	



Job No.
Scale 1/4" = 1'-0"
Ref. North



Sheet Title
**SUTTER OFFICE
BUILDING
APARTMENTS ADDED**

Sheet No.

A6





CITY OF SACRAMENTO

20-1 ~~20-1~~

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 31, 1983

FILED
By the City Council
Office of the City Clerk
cont 90
11-15-83

APPROVED
BY THE CITY COUNCIL

NOV 15 1983

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

NOV 9 1983

Honorable Members in Session:

SUBJECT: Appeal of the Planning Commission's denial of the following requests:

1. Amendment of the 1974 General Plan from Residential to Commercial and Office for .6+ acre;
2. Amendment of the 1980 Central City Community Plan from Multiple Family (R-3A) to General Commercial for .6+ acre;
3. Rezone .6+ acre from Light Density Multiple Family (R-3A) to General Commercial (C-2);
4. Variance to reduce the rear yard setback from 15 feet to zero feet;
5. Special Permit for major project. (P82-227)(APN: 007-172-13,14,19)

LOCATION: Northwest corner of 28th Street and N Street

SUMMARY

This is a request for entitlements necessary to develop a 45+ foot tall, 54,075 square foot medical office building and a 331 space parking garage on .88+ acre. The Planning Commission denied the project, and the applicant subsequently appealed the Commission's decision.

BACKGROUND INFORMATION

The above referenced appeal was originally considered by the City Council on July 26, 1983. The Council referred the project back to the City Planning Commission to consider the concept of a mixed use (office, commercial and/or residential).

On September 22, 1983 the Commission considered a revised plan that consisted of 9,000 sq. ft. of retail use and 45,000 sq. ft. of medical offices. The Commission discussed the mixed use (office/retail) and felt that this concept was not the best land use solution for the subject site. Therefore, the Commission continued the item to October 13, 1983 in order to allow several Commissioners to meet with the applicant to discuss other alternatives.

Subsequently, the Commission members met with the applicant and discussed the possibility of including residential uses with the office and commercial uses. The applicant indicated a possible need to go 10 stories to achieve a mixed use project that includes residential. He indicated that a feasibility study would have to be completed.

①

20-1 22

City Council

-2-

October 31, 1983

The project was returned to the Commission on October 13, 1983. The applicant submitted several letters from realtors and brokers indicating that building residential above offices on this site is not feasible based on the land cost. Also, the letters indicated a need for more medical office space because of Sutter Hospital expansion.

Staff indicated concern with a ten-story concept because it would not be compatible with surrounding land uses. We restated our position that the project is not compatible with surrounding land uses and is not consistent with the goals of the Central City Plan. The Commission agreed with staff's concerns and therefore did not support the revised plans that include 9,000 sq. ft. of retail and 45,000 sq. ft. for medical office use. Several Commissioners and residents indicated a need to retain residential zoned properties in the Central City. Also, the applicant did not indicate a willingness to revise the plans any further.

VOTE OF PLANNING COMMISSION

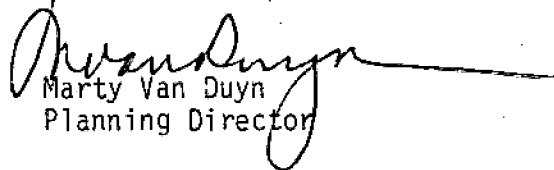
On October 13, 1983, the Planning Commission, by a vote of 6 ayes, 1 no, 2 absent, recommended denial of the revised plans that include 9,000 sq. ft. of retail and 45,000 sq. ft. of medical office use.

RECOMMENDATION

If the Council concurs with the recommendation of staff and the Planning Commission, the proper action would be to deny the appeal based on findings of fact due on November 22, 1983.

If the Council concurs with the applicant, the proper action would be to approve the appeal to allow the 9,000 sq. ft. retail for the ground level and 45,000 sq. ft. of medical office use based on findings of fact and necessary resolutions and rezoning ordinance to be presented to the Council on November 22, 1983.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P82-227

November 9, 1983
District No. 4

SACRAMENTO CITY PLANNING COMMISSION

20-1 ~~27~~

MEETING DATE October 13, 1983
 ITEM NO. 50 FILE NO. P-82-227
 M- _____

GENERAL PLAN AMENDMENT
 COMMUNITY PLAN AMENDMENT
 REZONING
 SPECIAL PERMIT
 VARIANCE

TENTATIVE MAP
 SUBDIVISION MODIFICATION
 ENVIRONMENTAL DET.
 OTHER _____

Recommendation LOCATION: NW corner of 28th + D Streets

Favorable
 Unfavorable Petition Correspondence

NAME	PROPOSERS	ADDRESS
	<u>Hilton Williams</u>	<u>2020 V Street, Sacramento, CA</u>
	<u>John Sanchez</u>	<u>3434 Marconi Avenue, Sacramento, CA 95821</u>

NAME	OPPOSERS	ADDRESS
	<u>Julie Ann Richards</u>	<u>2818 J Street, Sacramento, CA</u>

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	<u>absent</u>			
Holloway		✓		
Hunter	✓		✓	
Ishmael	✓			
Larson	✓			
Silva	✓			
Simpson	✓			✓
Goodin	<u>absent</u>			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING

OTHER _____

Findings of Fact is still alive



20-1
File ~~20~~
Copy

No findings of Facts were adopted



TO: Planning Commission
FROM: John Banchemo
DATE: October 13, 1983
RE: Northwest Corner of 28th and N Streets

Pursuant to the recommendation of the Planning Commission on September 22, 1983, the applicant met with Commissioners Augusta and Ishmael to discuss alternatives for the above-referenced site.

In keeping with the mixed use concept, the applicant reviewed the feasibility of constructing apartments above the proposed garage.

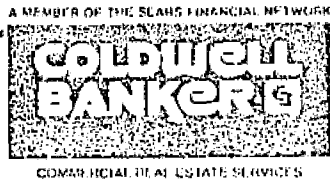
If the applicant builds twenty 700 square foot units on one floor, it costs approximately \$50,000 to \$60,000 per unit. The monthly rent would be \$700 to \$800 per unit. This is twice as high as the other rental units in the area.


The higher costs are due to: 1) increased structural cost per UBC requirements, 2) more fire protection, 3) security, 4) additional building loads, 5) dual use parking, 6) additional elevators, 7) separate entrance, 8) life safety, etc.

Attached for your review are letters from the top apartment broker and office broker in Sacramento. I feel the Coldwell Banker correspondence supports the need for medical office and retail while the Marcus Millichap report backs up the applicant's opinion that apartments are not financially feasible or practical for the area. X

Please remember, should the property be developed as it is presently zoned, there will be a loss of 100 parking spaces. Thank you.

Enclosures



20-1 

550 CAPITOL Mall,
SACRAMENTO, CALIF. 95834

October 10, 1983

Mr. John Banchero
Banchero Company
3434 Marconi Avenue, Suite "G"
Sacramento, CA 95825

Re: Mid-Town Medical Building Evaluation

Dear John:

After reviewing the immediate area around the new Sutter Hospital expansion, it is Coldwell Banker's belief that additional medical building construction will be necessary in that area over the next 36 months. Our findings are based on the following:

1. The excellent lease-up that John Gorman's new medical building experienced on 30th and "L" Street. That building is approximately 90% occupied.
2. The lack of existing quality medical buildings in this area and the low vacancy of those that are currently in the area.
3. The \$75,000,000 Sutter Hospital expansion will generate an incalculable need for medical facilities in the area and ancillary medical uses.
4. The increasing number of medical and dental graduates will also put pressure on existing medical facilities. With the Sutter Hospital expansion I am sure that many of the new graduates entering medical practice will gravitate to this area.

John, I also think that your idea of some retail on the ground floor could be very advantageous to the development as the mid-town area is experiencing a resurgence in commercial activity.

If you would like to discuss the above further, please do not hesitate to give me a call.

Kindest regards,

COLDWELL BANKER



Richard D. Nelson
Senior Sales Consultant

RDN/sw

⑤

20-1 ~~22~~

Marcus & Millichap

October 11, 1983

Investment
Real Estate Brokers

1500 River Park Drive
Sacramento California 95815
916 929 1900

Mr. John Banchemo
3434 Marconi Avenue
Sacramento, California 95821

Dear John:

I am responding to your request of an opinion for residential application to part of your 28th & N Street property.

The basic economics of apartments in that area do not make sense due to the following:

Assuming you are going to do one bedroom units of approximately 600 square feet and two bedroom units of approximately 850 square feet; the rents you would have to charge to service the debt at 13% based on a per square foot basis would be prohibitive. Land costs of \$20.00 per square foot would bring your unit cost from \$50,000 to \$60,000.

Assuming that you build 40 units on the property, it would break down in the following:

$$40 \times \$60,000 = \$2,400,000$$

(See attached page for layout***)

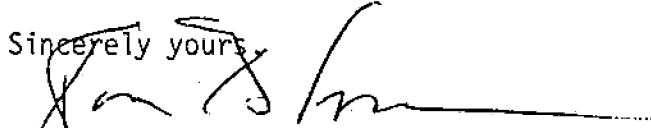
In order to break even, you would have to charge 216% more for rents than the proposed current rents; and frankly, that area doesn't warrant that kind of rent.

John, if the land costs were \$3.00 to \$5.00 per foot or less, you might be able to build apartments; but we both know that is feasible only in the outlying areas. That is why you haven't seen any new apartments come up in recent times.

In conclusion, that area is not an area you can command a high rent to accomodate todays higher interest loans of that size for residential application.

It is my opinion, based on the above facts, that you shouldn't consider apartments in that area.

Sincerely yours,


Donald H. Black

Palo Alto
San Francisco
Sacramento
Houston

Denver
Phoenix
Dallas
Beverly Hills

6

San Diego
Newport Beach
Seattle
Encino

Marcus & Millichap

Listing # _____

Multi-Residential Investment Information

20-1 ~~20~~

Proposed Building-28th & N
 Property Name _____ Address _____ City _____ State _____
 Price \$ 2,400,000 GRM:current _____ GRM:market rents 40 # Units 30,000 Approx. Net Leasable Sq.Ft. _____
 Down Payment \$ 480,000 % Down 20 Cost/Unit \$ 60,000 Cost/Net Sq. Ft. \$ 80 New yrs. Approx. Age _____
 1st Loan \$ 1,920,000 Terms: 13%-30 year schedule down Existing Loan _____ New Loan _____
 2nd Loan \$ _____ Terms: _____ Existing Loan _____ New Loan _____
 3rd Loan \$ _____ Terms: _____ Existing Loan _____ New Loan _____

ANNUALIZED OPERATING DATA:	CURRENT RENTS	Adjusted Rents To Break Even
Scheduled Gross Income (1):	\$ <u>175,800</u>	\$ <u>378,840</u>
less Vacancy Reserve (5 %):	\$ <u>8,790</u>	\$ <u>18,942</u>
Gross Operating Income:	\$ <u>167,050</u>	\$ <u>359,898</u>
less Expenses (35 %)(2):	\$ <u>57,330</u>	\$ <u>132,594</u>
Net Operating Income:	\$ <u>109,720</u>	\$ <u>227,304</u>
less Loan Payments:	\$ <u>212,352</u>	\$ <u>212,352</u>
Pre-Tax Cash Flow:	\$ <u>(102,632)</u> _____ % *	\$ <u>14,952</u> _____ % *
plus Taxes Saved (3):	\$ _____	\$ _____
After-Tax Cash Flow:	\$ _____ % *	\$ _____ % *
plus Equity Build-up:	\$ _____	\$ _____
TOTAL RETURN:	\$ _____ % *	\$ _____ % *

(1) SCHEDULED INCOME:			CURRENT RENT		To Break Even	
# Units	# Bdrm/Baths	Approx. Sq. Ft.	Mo. Rent/Unit	Mo. Income	Mo. Rent/Unit	Mo. Income
<u>20</u>	<u>1/1</u>	<u>600</u>	\$ <u>325</u>	\$ <u>6,500</u>	\$ <u>702</u>	\$ <u>14,040</u>
<u>20</u>	<u>2/1</u>	<u>850</u>	\$ <u>400</u>	\$ <u>8,000</u>	\$ <u>864</u>	\$ <u>17,280</u>
_____	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Total Scheduled Rent:			\$ <u>14,500</u>	\$ <u>14,500</u>	\$ <u>31,320</u>	\$ <u>31,320</u>
Laundry:			\$ <u>150</u>	\$ <u>150</u>	\$ <u>250</u>	\$ <u>250</u>
Other income:			\$ _____	\$ _____	\$ _____	\$ _____
Total Monthly Scheduled Gross Income:			\$ <u>14,650</u>	\$ <u>14,650</u>	\$ <u>31,570</u>	\$ <u>31,570</u>
ANNUAL SCHEDULED GROSS INCOME:			\$ <u>175,800</u>	\$ <u>175,800</u>	\$ <u>378,840</u>	\$ <u>378,840</u>

Utilities paid by tenant: _____

(2) ANNUALIZED EXPENSES (check box if estimated):		(3) ANNUALIZED TAX COMPUTATION (max. depr. assumed):	
Fixed	<input type="checkbox"/> Taxes (19____): \$ _____	Net Operating Income:	\$ _____
	<input type="checkbox"/> Insurance: \$ _____	less Interest:	\$ _____
	<input type="checkbox"/> _____ \$ _____	less Depreciation:	\$ _____
	Total Fixed Expenses: \$ _____	Ratio Land/Build _____/_____	
Variable	<input type="checkbox"/> Gas & Elect: \$ _____	Real Property:	
	<input type="checkbox"/> Water: \$ _____	1st yr. depr. = 12%	
	<input type="checkbox"/> Maint. Repair: \$ _____	Cost \$ _____ Depr: \$ _____	
	<input type="checkbox"/> Management: \$ _____	Personal Property:	
	<input type="checkbox"/> _____ \$ _____	1st yr. depr. = 15% (max.)	
	<input type="checkbox"/> _____ \$ _____	Cost \$ _____ Depr: \$ _____	
	<input type="checkbox"/> _____ \$ _____	Taxable Income (loss):	\$ _____
	<input type="checkbox"/> _____ \$ _____	Assumed Tax Bracket _____ %	\$ _____
	Total Variable Expenses: \$ _____	TAXES SAVED (PAYABLE):	\$ _____
	TOTAL EXPENSES (Per Net Sq. Ft. \$ _____): \$ _____		

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

*As a percent of down payment

20-1 ~~22~~

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT:

1. Amendment of the 1974 General Plan from Residential to Commercial and Office for .6± ac.;
2. Amendment of the 1980 Central City Community Plan from Multiple Family (R-3A) to General Commercial for .6± ac.;
3. Rezone .6± ac. from Light Density Multiple Family (R-3A) to General Commercial (C-2);
4. Variance to reduce the rear yard setback from 15 feet to zero feet, (P82-227) (APN: 007-172-13, 14, 19)
5. Special Permit for major project.

LOCATION: Northwest corner of 28th Street

BACKGROUND INFORMATION: The following is a chronology of events:

1. June 23, 1983 - Commission denied project.
2. Applicant appealed to Council.
3. July 26, 1983 - Council considered project and referred back to Commission to consider a mixed use concept and consider redesigning west elevation.
4. September 22, 1983 - Commission considered a revised project containing 9,000 s.f. retail use and 45,000 s.f. of medical office space. The applicant also redesigned the west elevation to provide relief. The Commission discussed the proposed mixed use concept and could not conclude that this concept is the best land use solution for the subject property. Therefore, the Commission continued the item to October 13, 1983 and directed Commissioners Augusta and Ishmael to meet with the applicant to discuss alternatives.

Subsequently, the Commission members met with the applicant and discussed the mixed use concept including residential uses and a possible height increase to 10 stories. The applicant indicated that a feasibility study for a mixed use concept for a 10 story structure would be needed and the owner of the project would have to concur with such a proposal.

Staff does not concur with the suggestion that a 10 story mixed use (office, retail, residential) concept is an appropriate land use for the property. The 10 story height would not relate to or be compatible with surrounding structures which are from one to four stories in height. Also the height limit in the C-2 zone is 45 feet (approximately 4 stories).

In conclusion, staff believes that a 2 story office building can be constructed on the existing commercial zoned corner property and a multi-family complex can be developed on the westerly four lots.

201 *[Signature]*

Furthermore, staff cannot support this project in that it is contrary to the goals of the 1980 Central City Plan as indicated in the attached staff report. Also, the requested variance to reduce the rear yard setback cannot be justified since there is no hardship or unusual circumstance that warrants such a waiver.

STAFF RECOMMENDATION:

1. Denial of the General Plan Amendment.
2. Denial of the Community Plan Amendment.
3. Denial of the Rezoning to General Commercial (C-2);
4. Denial of the Special Permit based upon Findings of Fact which follow;
5. Denial of the Variance based upon Findings of Fact which follow.

Findings of Fact - Special Permit

- a. The Special Permit, if granted, would not be based upon sound principles of land use in that it displaces a substandard amount of residentially zoned land with office uses;
- b. The Special Permit, if granted, would be contrary to the Final Sutter General EIR as adopted by the City Council, which indicated that this type of project should not be approved; and
- c. The proposal is not consistent with the goal of the Central City Plan which states:

"Provide the opportunity for mixture of housing with other uses in the same building or site at selected locations to capitalize on the advantage of close-in living".

Findings of Fact - Variance

- a. The granting of the Variance would constitute a special privilege in that it would not be granted to other property owners with similar circumstances;
- b. The granting would be injurious to the adjacent residential zoned parcel in that the erection of a 45+ foot wall on this property line would significantly reduce the amount of light available to this parcel and would also reduce the desire to develop this adjacent property; and
- c. The Variance, if granted, would be contrary to the 1980 Central City Housing Goal to:

"Improve existing business/commercial corridors outside the Central Business District and encourage a more compact and centralized development which does not encroach into residential areas".

Respectfully submitted,

[Signature]

Wilfred Weitman
Senior Planner

P82-227

October 13, 1983

9

Item No. 5

20-1 ~~20~~

City Planning Commission
Sacramento, California

Members in Session:

- Subject:
1. General Plan Amendment from Residential to Commercial and Offices
 2. Amendment of the Central City Community Plan from Multiple Family to General Commercial
 3. Rezone from Light Density Multiple Family (R-3A) to General Commercial (C-2)
 4. Special Permit for major project
 5. Variance to eliminate the fifteen foot rear yard setback
 6. Lot Line Merger (P82-227)

Location: Northwest corner of 28th and N Streets

Background Information: On June 23, 1983, the Planning Commission denied the subject project. Subsequent to this action, the applicant filed an appeal to the City Council. The Council referred the project back to the Commission so that a mixed use concept could be presented and so that the west elevation could be redesigned.

The revised project consists of the same building footprint, size, and elevations. The only difference in this proposal is the inclusion of approximately 9,000+ square feet of retail space on the ground floor level.

Staff Evaluation: The City Council discussed a mixed use concept possibly consisting of residential, office and retail and suggested the applicant utilize this concept and return to the Commission for review. The applicant's concept of a mixed use project consists of the introduction of 9,000+ square feet of retail space which represents only 16% of the total square footage. The exterior elevations still incorporate office building design treatments such as the utilization of dark tinted glass. Once the structure is built there is no mechanism whereby the City can assure that this designated retail space is not converted to office space.

Mixed use projects have been successful in the Central City. Staff would be supportive of a project which provided for a mixture of office, retail, and residential uses on the site. However, the applicant has chosen not to redesign the project to accomplish a true mixed use.

In addition, the Council suggested that the applicant redesign the west elevation of the garage. However, the applicant has not submitted revised elevations to staff. The original staff report and Council's transmittal is attached for the Commission's information.

Staff Recommendation: The staff recommends the following actions:

1. Denial of the General Plan Amendment;
2. Denial of the Community Plan Amendment;
3. Denial of the Rezoning to General Commercial (C-2);
4. Denial of the Special Permit based upon Findings of Fact which follow;
5. Denial of the Variance based upon Findings of Fact which follow; and
6. Approval of the Lot Line Merger by adoption of the attached Resolution.

20-1 ~~22~~

Findings of Fact - Special Permit

- a. The Special Permit, if granted, would not be based upon sound principles of land use in that it displaces a substandard amount of residentially zoned land with office uses;
- b. The Special Permit, if granted, would be contrary to the Final Sutter General EIR as adopted by the City Council, which indicated that this type of project should not be approved; and
- c. The proposal is not consistent with the goal of the Central City Plan which states:

"Provide the opportunity for mixture of housing with other uses in the same building or site at selected locations to capitalize on the advantage of close-in living".

Findings of Fact - Variance

- a. The granting of the Variance would constitute a special privilege in that it would not be granted to other property owners with similar circumstances;
- b. The granting would be injurious to the adjacent residential zoned parcel in that the erection of a 45+ foot wall on this property line would significantly reduce the amount of light available to this parcel and would also reduce the desire to develop this adjacent property; and
- c. The Variance, if granted, would be contrary to the 1980 Central City Housing Goal to:

"Improve existing business/commercial corridors outside the Central Business District and encourage a more compact and centralized development which does not encroach into residential areas".

Respectfully submitted,

Will Weitman
Will Weitman
Senior Planner

TM:lao
attachments

2-1 ~~10~~

RESOLUTION NO. 440

Adopted by the Sacramento City Planning Commission
on date of June 23, 1983

APPROVING A LOT LINE MERGER FOR LOTS 5, 6 AND
7 IN THE BLOCK BOUNDED BY M, N, 27TH and 28TH
STREETS IN THE CITY OF SACRAMENTO ACCORDING TO
THE MAP OR PLAN THEREOF
ASSESSOR'S PARCEL NO. 007-172-13, 14, 19 (P82-227)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at the northwest corner of 28th and N Streets; and

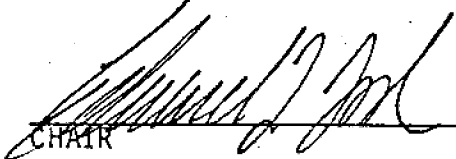
WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1980 Central City Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the Lot line merger for property located at the northeast corner of 28th and N Streets, City of Sacramento, be approved as shown and described in Exhibit "1" attached hereto, subject to the following conditions:

1. The applicant shall submit new legal description for the review and approval of the City Engineer.
2. The Lot Line Merger shall be revised to coincide with the boundary of the zone lines. This shall be reviewed and approved by the Planning Director prior to recordation of the Lot Line Merger.


CHAIR

ATTEST:

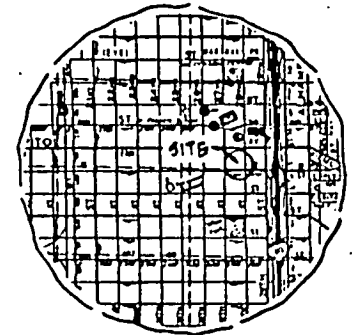
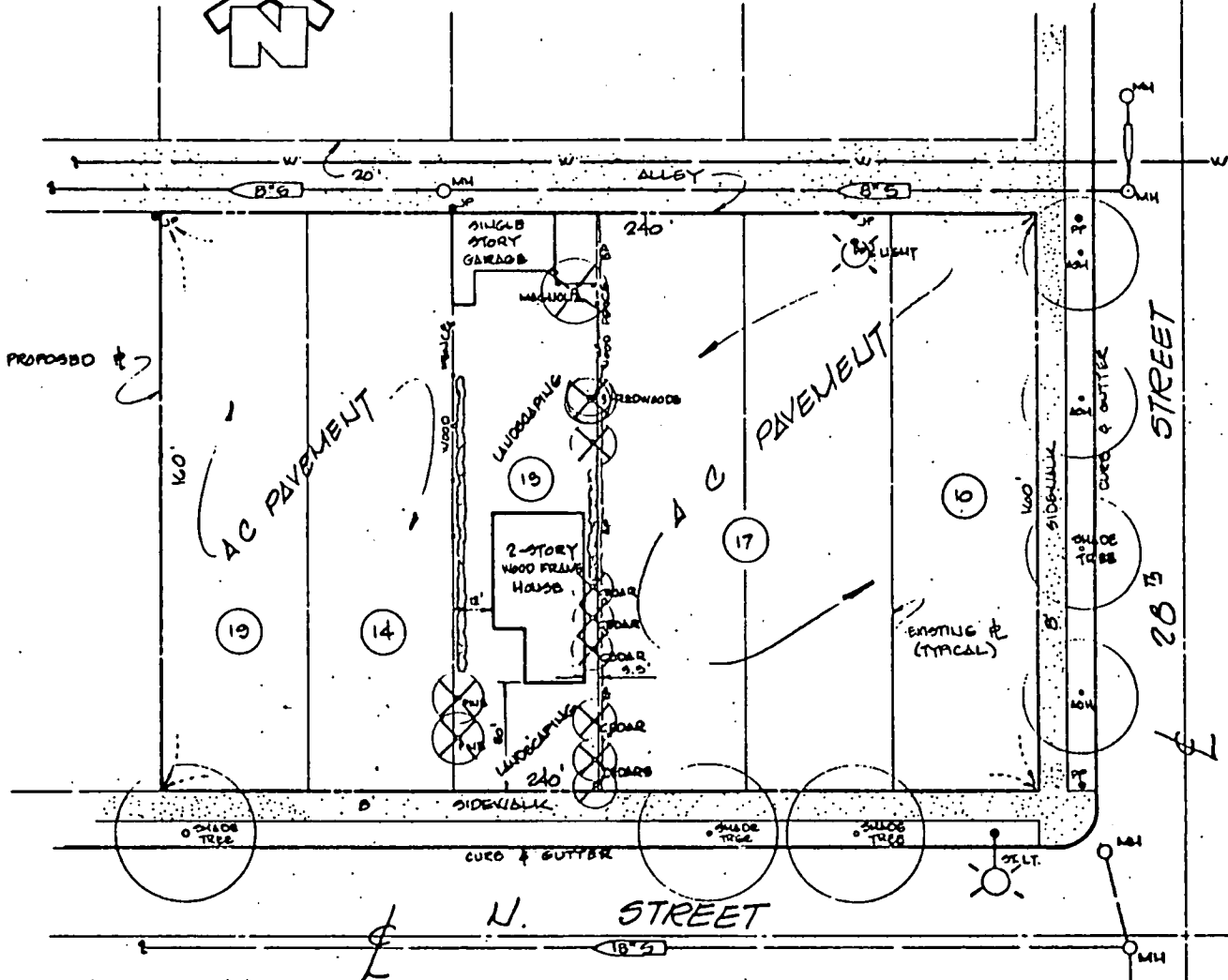

SECRETARY TO CITY PLANNING COMMISSION

P82-227

~~XXXXXX~~ 23 1983
September 22, 1983
OCT. 13

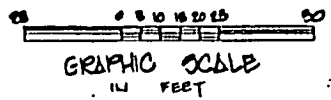
Item XXX
85

13



VICINITY MAP
NO SCALE

MAP TO ACCOMPANY
LOT LINE MERGER
APPLICATION
APN. 007-172-10, 19, 14, 17 & 19
OCTOBER 1982
CITY OF SACRAMENTO, CA.



LEGEND

----- PROPOSED PROPERTY LINE

⊗ PLANTING TREE TO BE REMOVED

Civil Engineering Land Surveying


COOPER, RODOLF & ASSOCIATES

2011 Arden Way, Suite 10
Sacramento, CA 95825 916-925-0431

EXHIBIT #1

20-10

EXHIBIT 1

20-1 

In the State of California, County of Sacramento, City of Sacramento,
and being:

PARCEL NO. 1:

The East one-half of Lot 7 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.

PARCEL NO. 3:

The West one-half of Lot 5 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.

PARCEL NO. 4:

The East one-half of Lot 6 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.

PARCEL NO. 5:

The West one-half of Lot 7 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.

PARCEL NO. 6:

The East one-half of Lot 5 in the block bounded by 27th and 28th
and "M" and "N" Streets of the City of Sacramento, according to the
official plat thereof.

PARCEL NO. 7:

The West one-half (1/2) of Lot Six (6) in the block bounded by
M, N, 27th and 28th Streets of the City of Sacramento, according
to the map or plan thereof.

P 82226



CITY OF SACRAMENTO

201 [Signature]

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 20, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the Planning Commission's denial of the following requests:

1. Amendment of the 1974 General Plan from Residential to Commercial and Office for .6+ ac.;
2. Amendment of the 1980 Central City Community Plan from Multiple Family (R-3A) to General Commercial for .6+ ac.;
3. Rezone .6+ ac. from Light Density Multiple Family (R-3A) to General Commercial (C-2);
4. Variance to reduce the rear yard setback from 15 feet to zero feet. (P82-227)(APN: 007-172-13,14,19)

LOCATION: Northwest corner of 28th and N Streets

SUMMARY

This is a request for entitlements necessary to develop a 45+ foot tall, 54,075 square foot medical office building and a 331 space parking garage on .88+ acres. The Planning Commission denied the project, and the applicant subsequently appealed the Commission's decision.

BACKGROUND INFORMATION

The project site consists of six parcels, each 40' x 160' in size. The two easternmost parcels are zoned and designated for General Commercial use. The four westernmost parcels are zoned and designated for medium density multiple family. The total site is currently developed with one residential structure and surface parking for 102 cars.

The Planning Commission, concurring with staff's recommendation, found there currently exists an abundance of commercially zoned properties within the J-K Street and 28th-Alhambra Street corridor to accommodate the intended medical office use.

P-82-227

Oct 13, 1983

16

Item 5

20-1 ~~20~~
July 20, 1983

Also, the Commission raised the issue of the proposed development relationship to the recently approved Sutter General Hospital Master Plan. The Sutter General EIR identified the possible conversion of residential zoned or utilized properties to medical office use as an indirect land use effect. To mitigate this effect below a significant level, the EIR indicated that such requests should be denied (Page 5, Sutter General Hospital FEIR).

The Commission felt that denial of the proposed project was necessary to uphold the integrity of the Sutter General Master Plan.

The Commission also expressed concern about the elimination of the 15-foot rear yard setback on the westernmost portion of the site. Per the applicant's plans, a sheer 45+ feet tall fire wall would be erected along this property line. They felt the structure would not be compatible with adjacent development.

The Commission also expressed concern of a further reduction of residential zoning in the Central City area.

VOTE OF THE PLANNING COMMISSION

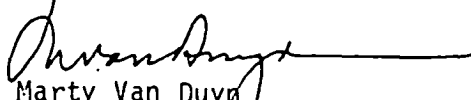
On June 23, 1983, the Planning Commission, by a vote of 8 ayes and one absent, denied the project.

RECOMMENDATION

If the Council concurs with the Planning Commission's action, the proper action would be to deny the appeal based on findings of fact due August 9, 1983

If, however, the Council desires to approve the project, the proper action would be to grant the appeal based upon findings of fact, and required ordinance and resolution due August 16, 1983.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TM:cp
Attachments
P82-227

July 26, 1983
District No. 4

20-1

NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: June 29, 1983

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of June 23, 1983 when: (Date)

X Rezoning Application X Variance Application
Special Permit Application

was: Granted X Denied by the Commission

GROUND FOR APPEAL: (Explain in detail)

SEE ATTACHMENT

PROPERTY LOCATION: Northwest corner of 28th and "N" Street

PROPERTY DESCRIPTION: All of lots 5, 6, and 7 in block bounded by "M", "N", 27th and 28th Streets of the City of Sacramento, according to the map or plan thereof.

ASSESSOR'S PARCEL NO. 007 - 172 - 13, 14, 19

PROPERTY OWNER: Banmoor Group

ADDRESS: 3434 Marconi Avenue, Sacramento, CA 95821

APPLICANT: Ferrar Williams Architects

ADDRESS: 2020 "V" Street, Sacramento, CA 95818

APPELLANT: (Signature) (Hilton Williams) (SIGNATURE) (PRINT NAME)

ADDRESS: 2020 "V" Street, Sacramento, CA 95818

FILING FEE:

X by Applicant: \$105.00 RECEIPT NO. 736
by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF:

82-227

P- [Signature]

5/82

(4 COPIES REQUIRED): MVD

HY
WW
CP
MMM - original

P-82-227

Page 1 of 2 18
October 13, 1983



20-1 ~~12~~

Attachment to "Notice of Appeal of the Decision of the
Sacramento City Planning Commission

GROUNDS OF APPEAL (continued)

Changing land use patterns of the surrounding area have provided a new basis for which to request this change in land use upgrade. As a result, the proposed project now becomes compatible with the adjacent land uses, acts as a buffer from the intense commercial activity, provides for and fulfills the demand for medical, retail commercial and off-site parking. Presently the land is being utilized for surface parking for the commercial to the north with the exception of one single/family residential unit (which is 1/6 of the total project). This is similar to that which is being requested. In addition, the effects of a medium to high density residential on the area were not taken into consideration.

MEETING DATE: June 29, 1989
ITEM NO. 7a FILE NO. P- 82-227
M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING ENVIRONMENTAL DET.
- SPECIAL PERMIT OTHER _____
- VARIANCE _____

Recommendation LOCATION: SW corner of 28th & D Streets

- Favorable
- Unfavorable Petition Correspondence

NAME	PROponents	ADDRESS
		<u>Hilton Williams - 2020 V Street, Sacramento, CA 95818</u>

NAME	OPponents	ADDRESS

MOTION NO. _____

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Holloway	✓			
Hunter	✓			✓
Ishmael	✓			
Larson	✓		✓	
Silva	<u>absent</u>			
Simpson	✓			
Goodin	✓			

20-1

CITY PLANNING COMMISSION

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

APPLICANT	Hilton L. Williams - 2020 V Street, Sacramento, CA 95818		
OWNER	Banmoor Group - 3434 Marconi Avenue, Sacramento, CA 95821		
PLANS BY	Hilton L. Williams - 2020 V Street, Sacramento, CA 95818		
FILING DATE	9-24-82	50 DAY CPC ACTION DATE	REPORT BY: JM:sg
NEGATIVE DEC	10-12-82	EIR	ASSESSOR'S PCL. NO. 007-172-13,14,19

- APPLICATION:
1. Negative Declaration
 2. General Plan Amendment from Residential to Commercial and Office
 3. Amendment of the 1980 Central City Community Plan from Multiple-Family to General Commercial
 4. Rezone .88± acres from Light Density Multiple Family (R-3A) to General Commercial (C-2)
 5. Variance to reduce the rear yard setback from 15 feet to zero feet
 6. Lot Line Merger (P82-227)

LOCATION: Northwest corner of 28th and N Streets

PROPOSAL: The applicant is requesting the necessary entitlements in order to develop a 45± foot tall, 54,075 square foot, medical office building on parcels currently zoned C-2 and R-3A.

PROJECT INFORMATION:

1974 General Plan Designation: Residential, Commercial and Offices
1980 Central City
Community Plan Designation: Multiple Family and General Commercial
Existing Zoning of Site: R-3A and C-2
Existing Land Use of Site: Residential and surface parking lots

Surrounding Land Use and Zoning:

- North: Offices and residential; C-2/R-0
- South: Offices and residential; C-2/R-3A
- East: Regional Transit complex; C-2
- West: Parking lot and residential; R-3A

Parking Required:	270 spaces
Parking Provided:	331 spaces
Ratio Required:	1 space per 200 sq. ft.
Ratio Provided:	1 space per 163 sq. ft.
Property Dimensions:	240' x 160'
Property Area:	.88± ac.
Square Footage of Building:	54,075 gross sq. ft.
Height of Structure:	45± feet
Significant Features of Site:	Existing residential structure to be removed
Exterior Building Colors:	Red brick
Exterior Building Materials:	Veneer brick and solar grey windows

100

201 22

BACKGROUND INFORMATION: The subject site consists of six parcels 40' x 160' in size. The two eastern-most parcels are zoned and designated for general commercial use. The four western-most parcels are zoned and designated for medium density multiple family. The total site is currently developed with one residential structure and surface parking for approximately 102 cars.

STAFF EVALUATION: Staff has the following comments relative to this application:

1. Staff has no objections to the development of offices on the two eastern-most parcels of the subject site as these parcels are zoned and designated for commercial uses. However, the 1980 Central City Plan designates the remainder of the subject site for residential uses. Although some of these parcels are currently developed with surface parking, this existing use should not be considered a permanent use of this site.

If the applicant's request is approved, it would entail the loss of residentially designated parcels which could accommodate a minimum of 21 dwelling units.

2. The subject site is located on the eastern edge of a Multiple Family (R-3A) zoned area. There currently exists a substantial amount of General Commercial or less restrictively zoned parcels within the J-K Street corridor as well as within the 28th, Alhambra Street corridor (see Exhibit A-8). Staff notes that there is an abundance of commercially zoned properties within these areas to accommodate office uses.

3. Among the requested entitlements is a variance to reduce the required rear yard setback from 15 to zero feet along the western-most property line. If approved, this variance would permit the placement of a 45± foot tall fire wall along most of the 160 foot length of this property line. This fire wall would abut the side yard of the residentially designated and zoned parcel to the east. The elimination of the 15 foot setback strip would also eliminate the potential of planting trees and shrubs to soften the long, flat, uninteresting wall.

4. An existing residential structure and approximately 10 substantial trees of varying ktypes are to be removed from the middle of the site in order to allow the proposed office development. If the residentially designated portions of the subject site were developed with a residential project, it is likely that a majority of these trees could be retained.

5. The applicant proposes to merge six parcels into one parcel in order to develop the subject office building. Staff recommends that the subject lot line merger be approved subject to two parcels being created which conform to the existing zone lines.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the General Plan Amendment;
3. Denial of the Community Plan Amendment;

P82-227

October 13, 1983
~~June 23, 1983~~

5
Item 7

7 (22)

20-1 ~~22~~

- 4. Denial of the Rezoning to General Commercial (C-2);
- 5. Denial of the Variance based upon findings of fact which follow;
- 6. Approval of the Lot Line Merger by adoption of the attached resolution

Findings of Fact - Variance

- a. The granting of the variance would constitute a special privilege in that it would not be granted to other property owners.
- b. The granting of the variance would be injurious to the adjacent residential zoned parcel in that the erection of a 45± foot wall on this property line would significantly reduce the amount of light available to this parcel and would also reduce the desire to develop this adjacent property.
- c. The variance, if granted, would be contrary to the 1980 Central City Housing Goal to:

"Improve existing business/commercial corridors outside the Central Business District and encourage a more compact and centralized development which does not encroach into residential areas."

October 13, 1983
~~June 23, 1983~~

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Item 7

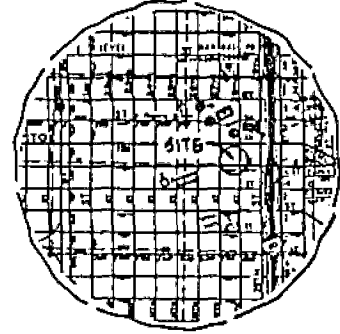
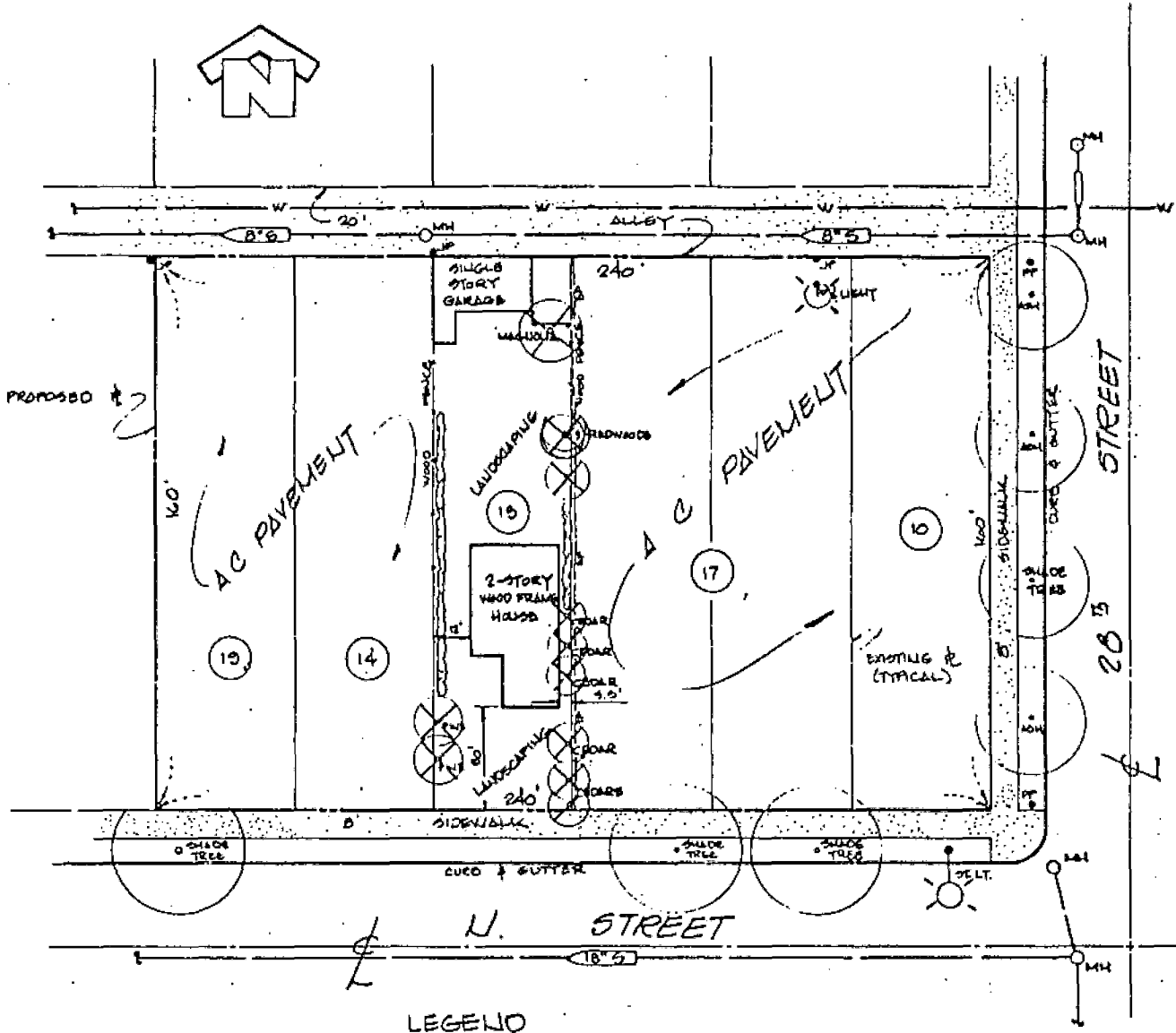
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P83-227

October 13, 1983

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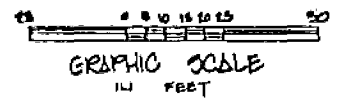
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VICINITY MAP

NO SCALE

MAP TO ACCOMPANY
 LOT LINE MERGER
 APPLICATION
 A.P.N. 007-172-10, 13, 14, 17 & 19
 OCTOBER 1982
 CITY OF SACRAMENTO, CA.



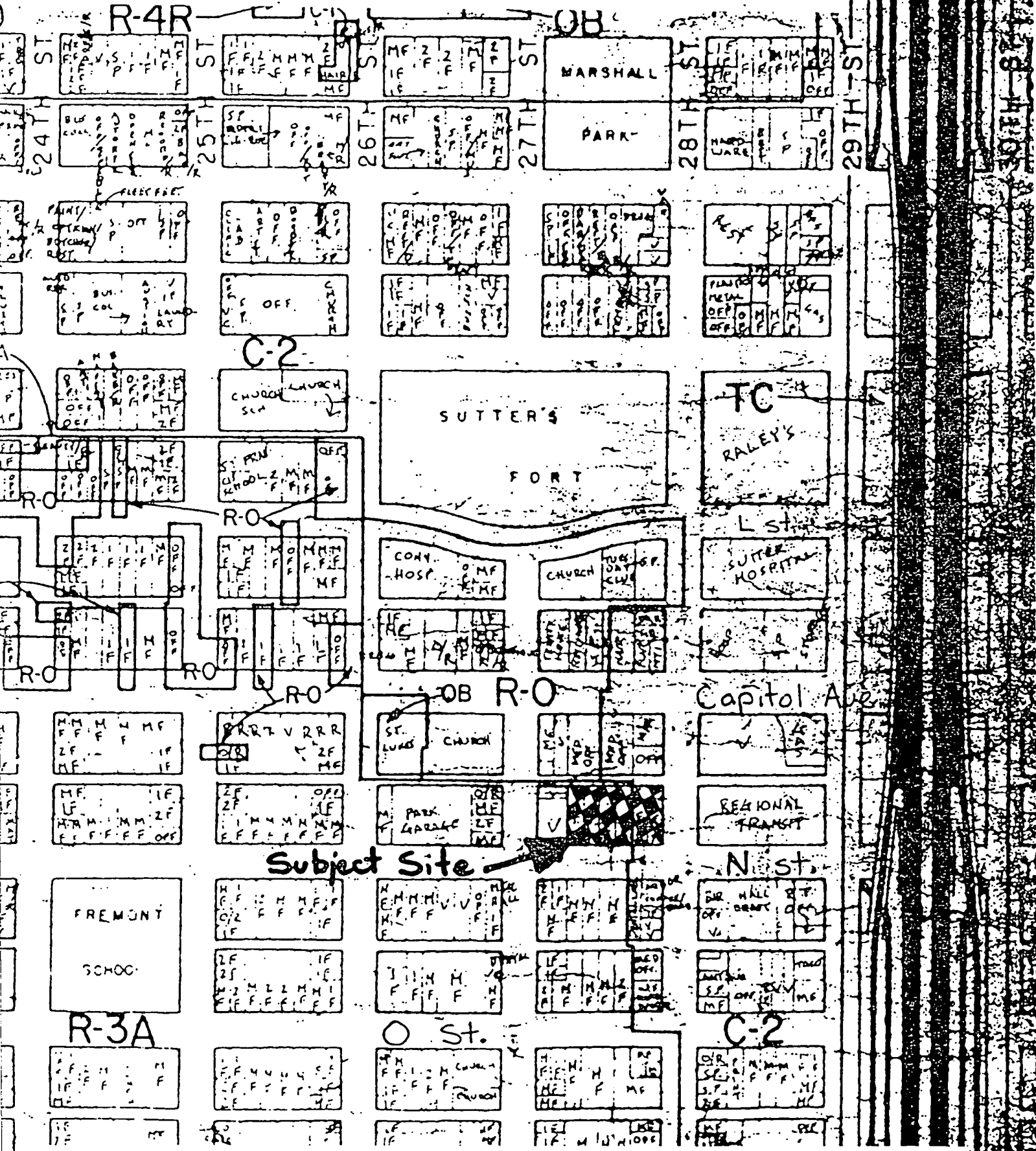
- LEGEND**
- PROPOSED PROPERTY LINE
 - ⊗ EXISTING TREE TO BE REMOVED

Civil Engineering Land Surveying
COOPER, RODOLF & ASSOCIATES
 2011 Arden Way, Suite 10
 Sacramento, CA 95825 916-925-0431

EX-11011-1

LOCATION MAP

20-1



Subject Site →

P82-227

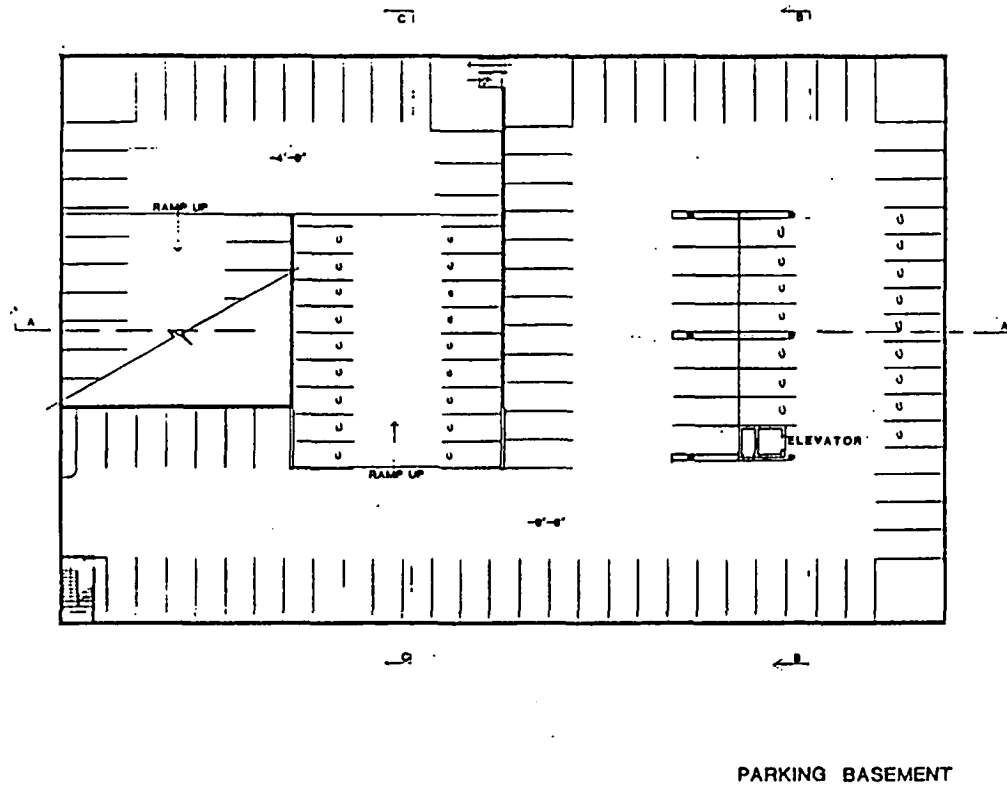
Oct. 13, 1983 10 (25)
~~June 23, 1983~~

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 Item 4

82-227

11
Oct. 13, 1983
11
(26)

ITEM 5



PARKING BASEMENT

BUILDING SUMMARY

GROSS SQFT 64,078
NET SQFT 44,460

PARKING SUMMARY

	STANDARD CONTRACT	
BASEMENT-	95	34
FIRST LEVEL-	44	16
SECOND LEVEL-	50	18
THIRD LEVEL-	50	18
HANDICAP-	4	
TOTAL:	243	66

Consultants / Signets

- | | | |
|--------|--------|----------|
| Issues | ○ | Revision |
| ① | 1-1-84 | |
| ② | | |
| ③ | | |
| ④ | | |
| ⑤ | | |
| ⑥ | | |
| ⑦ | | |
| ⑧ | | |
| ⑨ | | |
| ⑩ | | |



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Ref. North
Sheet Title

SUTTER OFFICE BUILDING

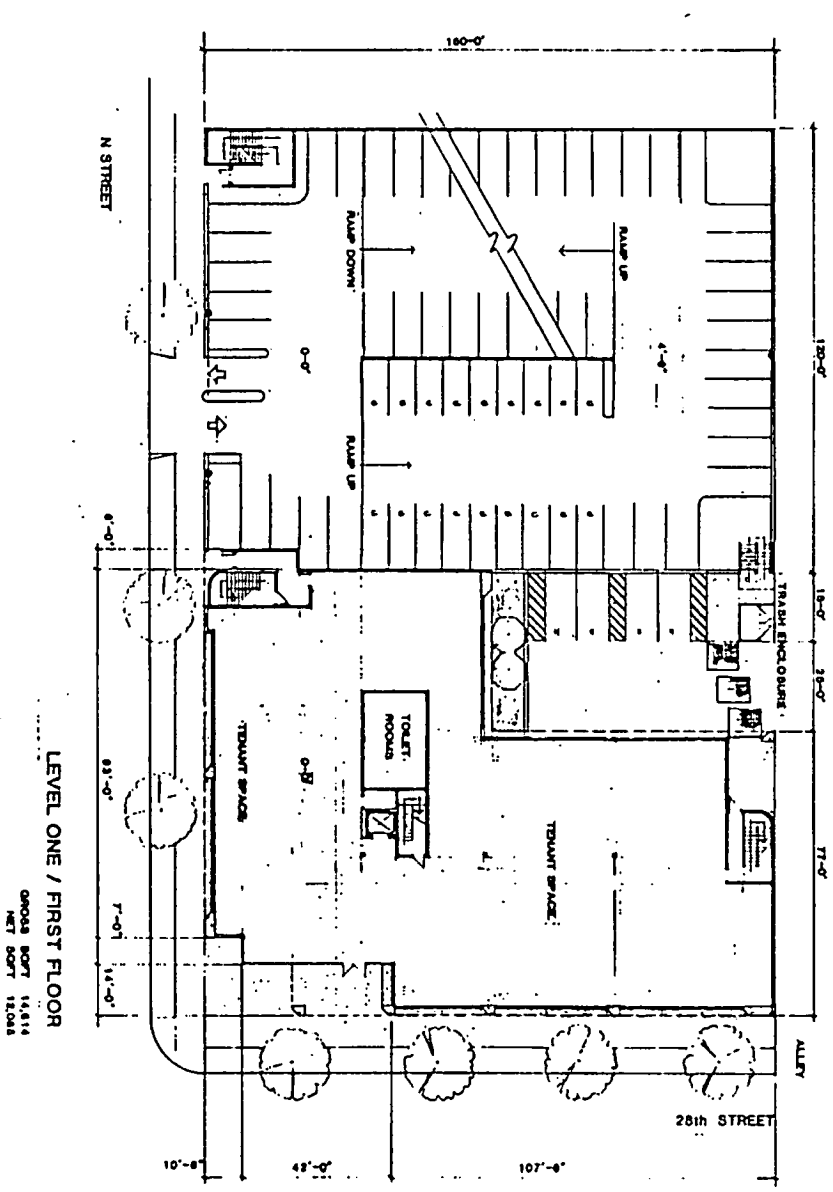
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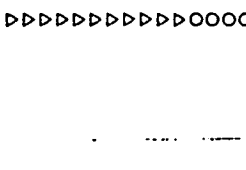
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LEVEL ONE / FIRST FLOOR
 GROSS BOLT 14,614
 NET BOLT 12,048

Consultant / Signer

Issues Revised
 2/1/84

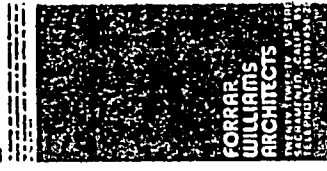
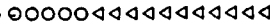


FORRARI WILLIAMS ARCHITECTS
 1400 W. 10TH ST. SUITE 200
 DENVER, COLORADO 80202
 TELEPHONE: 333-8888

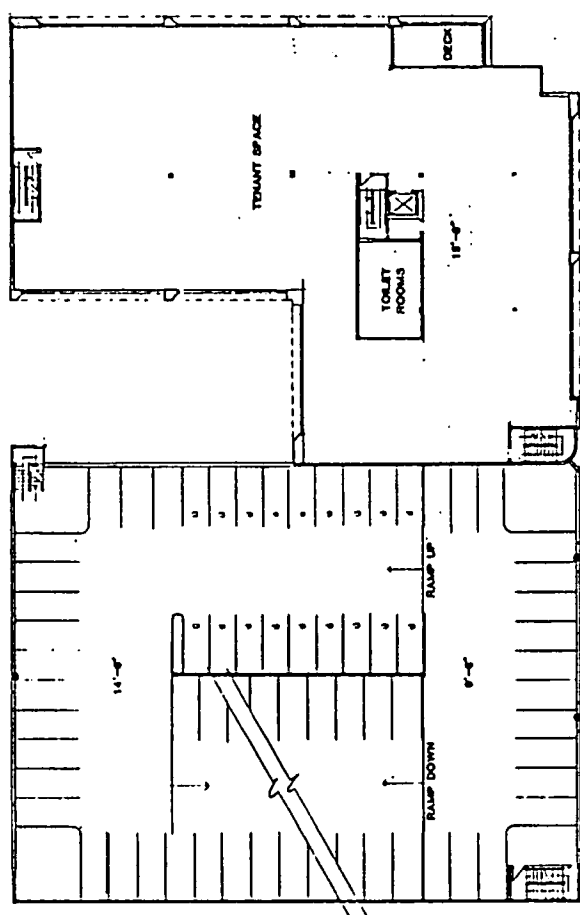
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SUTTER OFFICE BUILDING
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LEVEL TWO / SECOND FLOOR
GROSS SQFT 14,000
NET SQFT 12,750

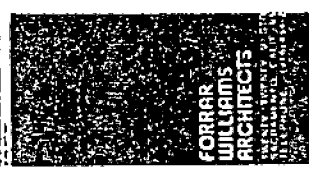
P82-227

Oct. 13, 1983
~~June 23, 1983~~
13

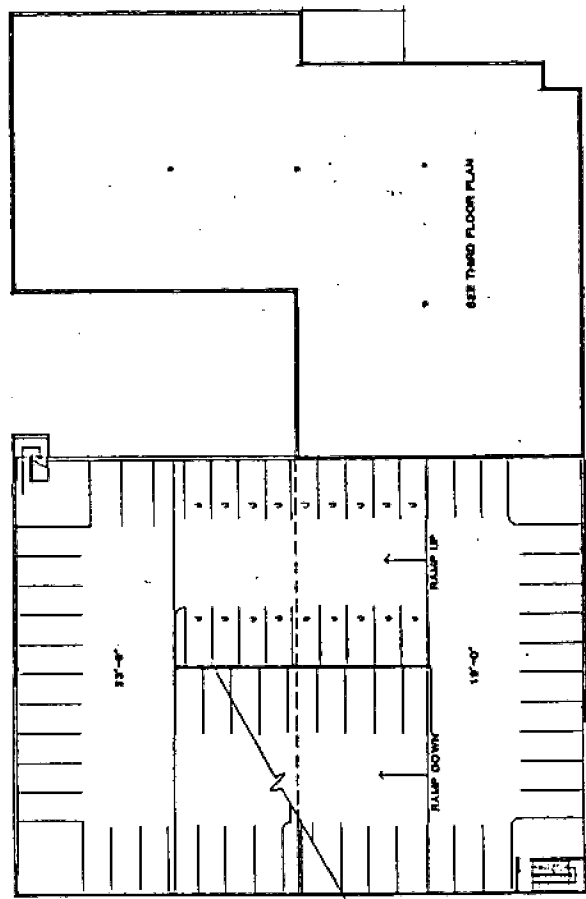
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Item 15

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LEVEL THREE

P82-227

Oct. 13, 1983
~~June 23, 1983~~
14

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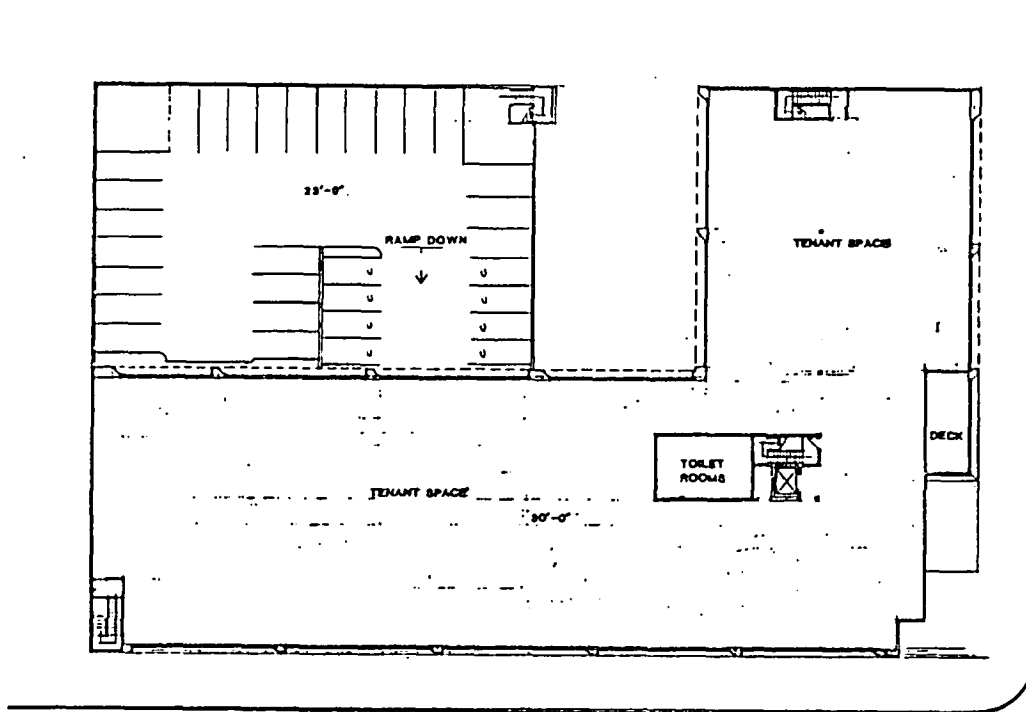
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Oct. 13, 1983
Final 2/7/85
15

(30)

Item 5



THIRD FLOOR

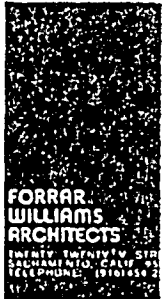
GROSS SQFT 24,493
NET SQFT 21,616


Consultants / Signatu

Issues Revision

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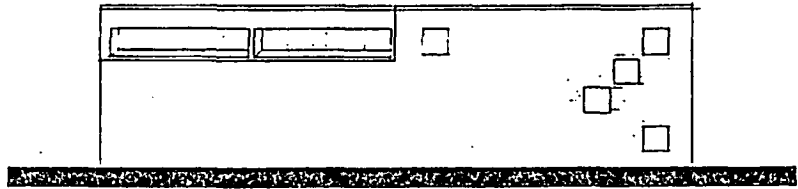
SUTTER OFFICE BUILDING

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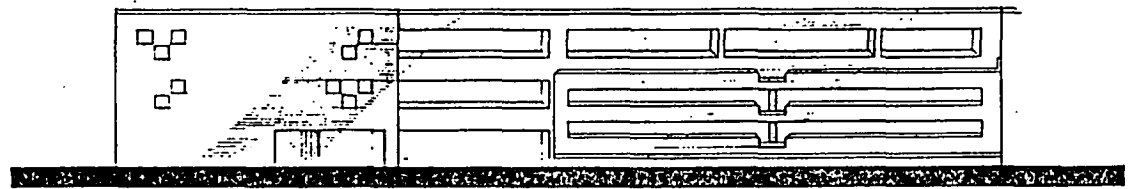
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PS-337

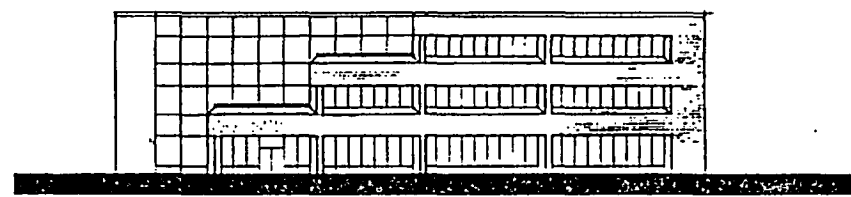
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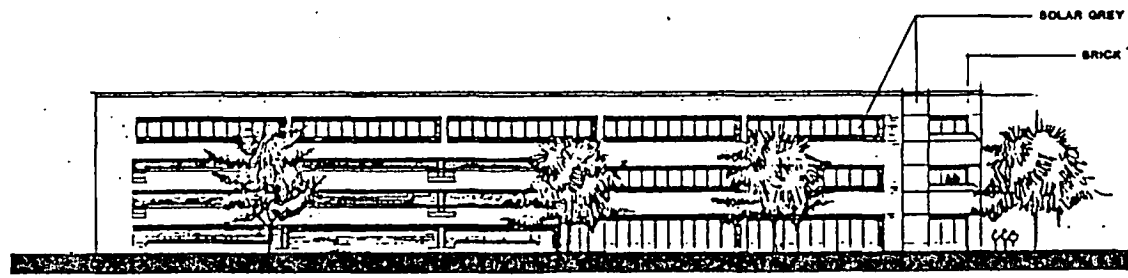
NORTH



EAST



SOUTH



ELEVATIONS

Issues	Revisions
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FORRAN WILLIAMS ARCHITECTS
 THIRTY-THREE W. SEED
 SACRAMENTO, CALIF. 958
 TELEPHONE (916) 425-7221

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 Sheet Title

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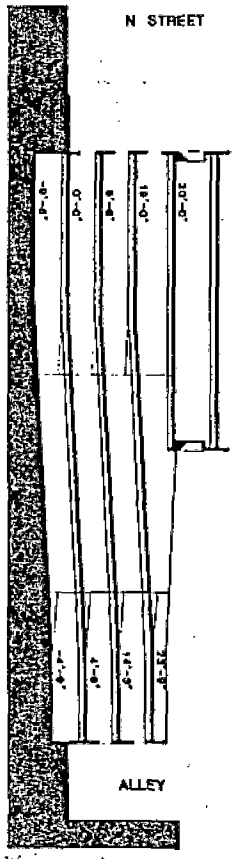
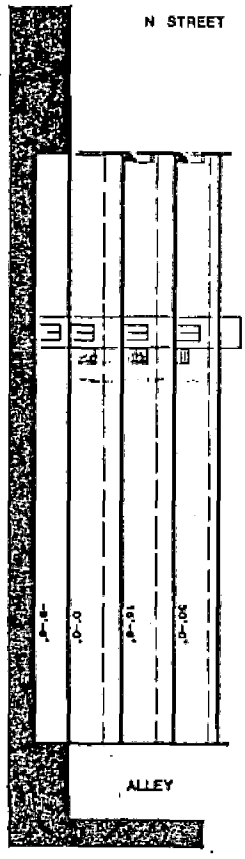
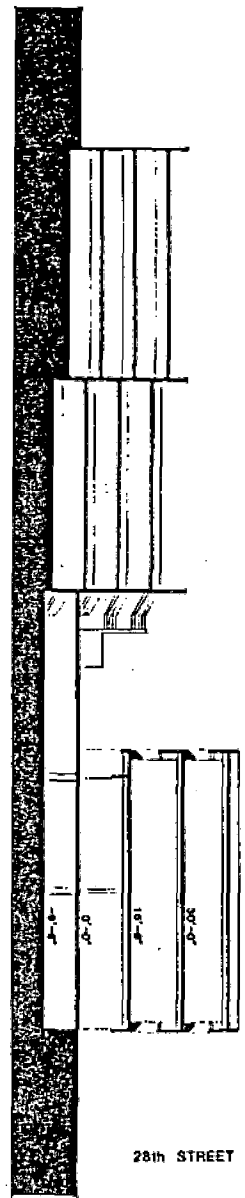
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Item 16, 1963

31

Item 5

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Consultant / Signat

Issues O Revision
: - disc

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FORRAB
WILLIAMS
ARCHITECTS
INCORPORATED
1100 MARKET STREET
SAN FRANCISCO, CALIF. 94102

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Sheet Title

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BUILDING

Sheet No.

A7

20-1



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

November 17, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Findings of Fact; Resolution amending the 1974 General Plan and 1980 Central City Plan; Ordinance rezoning property to C-2, General Commercial, to allow development of a mixed use concept consisting of Residential, Offices and Commercial (P82-227)(APN: 007-172-13,14,17,19)

LOCATION: Northwest corner of 28th and N Streets

SUMMARY

The above referenced project was approved in concept by the City Council on November 15, 1983. The attached Findings of Fact, Resolution, and Rezoning Ordinance is being presented to the City Council for final action.

RECOMMENDATION

The staff recommends that the City Council take the following actions:

1. Adopt the attached Resolution amending the 1974 General Plan and 1980 Central City Plan;
2. Adopt the attached Rezoning Ordinance; and
3. Adopt the attached Findings of Fact approving the Variance and Special Permit.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HY:lao
Attachments
P82-227

November 22, 1983
District No. 4

10/10/10



CITY OF SACRAMENTO

17

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 448-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 9, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone .6+ acre from Light Density Multiple Family R-3A to
General Commercial, C-2-R

LOCATION: Northwest corner of 28th Street and N Street.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

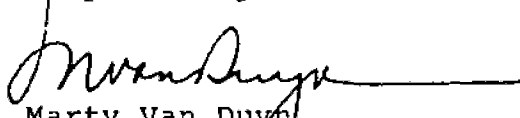
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to November 22, 1983.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 11-22-83

MVD:lao
Attachment
P82-227

November 15, 1983
District 4

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,
AS AMENDED, BY REMOVING PROPERTY LOCATED ON THE NORTH-
WEST CORNER OF 28TH STREET AND N STREET
FROM THE LIGHT DENSITY
MULTIPLE FAMILY, R-3A ZONE
AND PLACING SAME IN THE GENERAL COMMERCIAL, C-2-R
ZONE. (FILE NO. P-82-227)(APN: 007-172-13,14,19)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Light
Density Multiple Family, R-3A zone(s),
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
from said zone and placed in the General Commercial, C-2-R
zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted
subject to the following condition:

a. A material consideration in the decision of the City Council to approve
rezoning of the applicant's property is the development plans and representations
submitted by the applicant in support of this request. It is believed said plans
and representations are an integral part of such proposal and should continue to
be the development program for the property.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which
are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions
of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of
this ordinance shall be deemed to be in compliance with the procedures for the

rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P82-227

LEGAL DESCRIPTION

In the State of California, County of Sacramento, City of Sacramento,
and being:

PARCEL NO. 1:

The East one-half of Lot 7 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.

PARCEL NO. 3:

The West one-half of Lot 5 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.

PARCEL NO. 4:

The East one-half of Lot 6 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.

PARCEL NO. 5:

The West one-half of Lot 7 in the block bounded by "M" and "N",
27th and 28th Streets of the City of Sacramento, according to the
map or plan thereof.

PARCEL NO. 6:

The East one-half of Lot 5 in the block bounded by 27th and 28th
and "M" and "N" Streets of the City of Sacramento, according to the
official plat thereof.

PARCEL NO. 7:

The West one-half (1/2) of Lot Six (6) in the block bounded by
M, N, 27th and 28th Streets of the City of Sacramento, according
to the map or plan thereof.

P 82227

November 17, 1983

BANMOOR GROUP
3434 Marconi Avenue
Sacramento, CA 95821

Dear Sir or Madam:

On November 15, 1983, the Sacramento City Council heard your appeal of the City Planning Commission's denial for various requests concerning property located at the Northwest corner of 28th and "N" Streets (P-82227).

The Council adopted by motion its intent to grant your appeal contingent on Findings of Fact due November 22, 1983, regarding the following:

Variance to reduce the rear yard setback from 15 feet to zero feet; and a special permit for major project.

Sincerely,



Lorraine Magana
City Clerk

LM/sl/20-1

cc: Planning Department

MR. HILTON WILLIAMS
2020 "V" Street
Sacramento, CA 95818

100
100
100

100
100
100

November 29, 1983

BANMOOR GROUP
3434 Marconi Avenue
Sacramento, CA 95821

Dear Sir or Madam:

On November 22, 1983, the Sacramento City Council heard your appeal from the City Planning Commission for property located at NW corner of 28th and "N" Streets (P-82227) and the following actions were taken:

Adopted an ordinance approving rezoning of .6± ac. from R-3A to C-2; adopted findings of facts granting the appeal for variance to reduce the rear yard setback from 15 feet to zero feet; and approved a special permit for Major project.

The Council granted your appeal.

Sincerely,


Lorraine Magana
City Clerk

LM/sml/17

Enclosures: **ORDINANCE NO. 83-142 and FINDINGS OF FACT**

cc: **Planning Department**

**Mr. Hilton Williams
2020 "V" Street
Sacramento, CA 95818**

100

100

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

5300 S. DICKINSON DRIVE

CHICAGO, ILL. 60637

Appeal of Hilton Williams vs City of Sacramento)
Planning Commission's denial of a Variance and)
Special Permit to allow the development of a)
mixed use complex consisting of 9,000 square)
feet ground floor commercial, 45,075 square)
feet medical offices, and 26 residential units)
on a .88 acre site located at the northwest)
corner of 28th Street and N Street (P82-227))
(APN: 007-172-13,14,17,19))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of July 26, August 9, and November 15, 1983, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council approved the appeal based on the following Conditions and Findings of Fact:

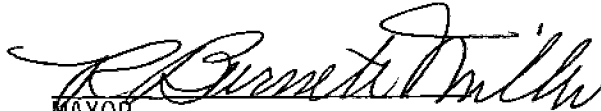
Conditions:

1. Nine thousand square feet of the ground floor shall be utilized for commercial uses.
2. The office portion of the structure shall not exceed 45,075 square feet.
3. A minimum of 26 residential units shall be located on the top floor of the structure as shown on Exhibit A-1.
4. The revised plans shall be submitted to the Design Review/Preservation Board for review and approval.
5. A minimum of 331 parking spaces shall be provided. A minimum of 26 spaces shall be reserved for the residential units. These spaces shall be clearly marked.
6. A detailed landscaping and irrigation plan shall be submitted to staff for review and approval prior to issuance of any building permits.
7. A Special Permit to allow the four-story structure shall be approved by the Planning Commission.

Findings of Fact:

1. The project is based on sound principles of land use, in that, it is compatible with the surrounding land uses which consist of offices, residential, and commercial.
2. The project will not be injurious to surrounding properties in that adequate off-street parking will be provided.
3. The project is consistent with the General Plan and Central City Plan in that the site is designated for office and commercial uses.
4. The granting of the Variance does not constitute a use variance in that residential, office and commercial uses are allowed in the C-2 zone.

5. There are special circumstances in this case to grant the Variance in that, the adjacent site is vacant and the rear yard area will be occupied by a parking garage which is necessary to accommodate the existing spaces that will be eliminated.

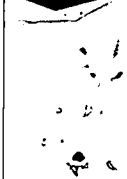

MAYOR

ATTEST:


CITY CLERK

P82-227





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