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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**

OCT 15 1981

CITY PLANNING DEPARTMENT  
725 J STREET  
SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

October 13, 1981

City Council  
Sacramento, California

*Cont 40  
10-20-81*

Honorable Members in Session: *Oct 1* 1981

SUBJECT: Major Project Review for a 12-story, 273,900+ square foot office building and a 4½-story, 446 car parking structure located within the Central City (P-9527)

LOCATION: North and south sides of K Street between 15th and 16th Streets

SUMMARY

This is a proposal to develop a 12-story, 273,900 square foot office building and a 4½-story, 446 car parking structure. The office building will be located on the north side of K Street and the parking structure on the south side of K Street. The Planning Commission approved a Special Permit and Lot Line Adjustment subject to conditions to allow the two structures. The project is being transmitted to the City Council to determine whether or not the Council wishes to consider the Special Permit.

BACKGROUND INFORMATION

Section 3-C-10 of the Comprehensive Zoning Ordinance, No. 2550, Fourth Series, states that a Special Permit is required from the Planning Commission for any project in the Central City that exceeds 75,000 square feet in gross floor area. Subsequent to Planning Commission action, such project may be reviewed by the City Council.

VOTE OF COMMISSION

On October 8, 1981, the Planning Commission, by a vote of seven ayes, one no, one absent, approved the Special Permit subject to conditions in the staff report.

APPROVED BY THE CITY COUNCIL *Hearing*

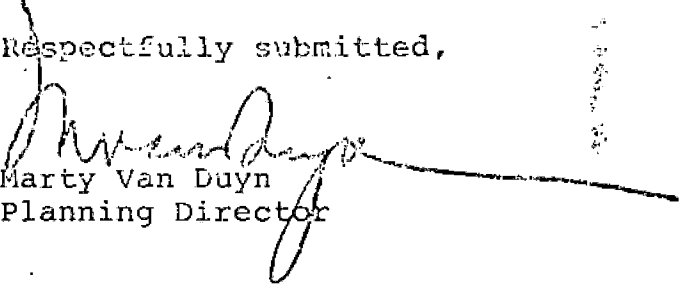
OCT 20 1981 *Ret Joe*

OFFICE OF THE CITY CLERK *11-10-81*

RECOMMENDATION

If the City Council decides to review the Special Permit, the staff recommends that this item be referred to the City Clerk for scheduling for public hearing.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR TRANSMITTAL TO COUNCIL:

  
Walter J. Skipe, City Manager

MVD:WW:jm  
Attachments  
P-9527

October 13, 1981  
District No. 1

SACRAMENTO CITY PLANNING COMMISSION

PROJECT NAME: Artisan Spt  
 CASE NO. 24 OFFICE NO. 1-87407

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENV. DETERMINATION
- OTHER

Recommendation:

- Favorable
- Unfavorable

LOCATION: South & south side of K Street  
to 1500 S. 15th St. & 15th Street

- Petition
- Correspondence

NAME	PROPOSER	ADDRESS
<u>Robert Douglas</u>	<u>Dean F. Meyer Co.</u>	<u>700 Alhambra Blvd., Sac.</u>

NAME	OPPOSERS	ADDRESS

MOTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	END
Augusta	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Boyd	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Goodin	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Holloway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Hunter	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Layson	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Parisi	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Silva	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Simmons	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO <sup>amended</sup> COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO EMIT NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER Refer to City Council  
and Home Project

## CITY PLANNING COMMISSION

915 "P" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dean F. Unger - 700 Alhambra Blvd., Sacramento, CA 95816
OWNER	Gary & Richard Benvenuti, RJB Co., - 2856 Arden Way, Suite 210, Sacto, CA
PLANS BY	Dean F. Unger - 700 Alhambra Blvd., Sacramento, CA 95816
FILING DATE	8-22-81
50 DAY CPC ACTION DATE	
REPORT BY	TM/jf
NEGATIVE DECL.	8-23-81
ASSASSOR'S PCL. NO.	006-122-03 & 11 006-121-13 thru 15 & 19

- APPLICATION:
1. Negative Declaration
  2. Special permit (major project) to develop 278,900± square feet office building and a 446 car parking structure
  3. Lot line adjustment (P-9527)

LOCATION: North and south sides at K Street between 15th and 16th Streets.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 12 story, 278,900 sq. ft. office building and a 4½ story, 446 car parking structure. The office building will be located on the north side of K Street and the parking structure on the south side of K Street.

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District

1980 Central City Community

Plan Designation: Central Business District

Existing Zoning of Site: C-3

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Offices/Commercial; and C-3

South: Offices/Commercial; and C-3

East: Commercial; C-2

West: Office/Commercial; C-3

Parking Required: 431 spaces  
 Parking Provided: 446  
 Parking Ratio: 1 per 600 Sq. Ft.; ratio provided 1 per 625 Sq. Ft.

Property Dimensions: 200' x 161' (south side) and 241' x 160' (north side)

Property Area: .7± acres (south side) and .9± acres (north side)

Square Footage of Building: 278,900 Sq. Ft.

Height: 12 stories

Exterior Materials: Concrete, glass and aluminum

Exterior Building Colors: Beige and grey

Street Improvements: Existing

Utilities: Available to site

PROJECT BACKGROUND:

According to the City Zoning Ordinance (Section 3-C-10), any building located in the Old City which exceeds 75,000 square feet of gross floor area is considered a major project and requires special permit approval by the Commission. The Zoning Ordinance also requires that such projects be reviewed by the City Council subsequent to the Commission's action on the special permit. The subject project contains 278,900 square feet of office space and a parking structure for 446 cars.

STAFF EVALUATION:

Staff has the following concerns and comments regarding this proposal;

1. The subject site is located in the Central Business District C-3 Zone. Surrounding land uses are characterized by a mixture of commercial and office uses as well as some vacant parcels of land. Staff finds the proposed office use consistent with the 1980 Central City Community Plan Goal to;

"Provide the opportunity for office developments in appropriate areas of the Central City, placing emphasis for development in and around the Central Business District."

The exterior materials of the proposed 13 story office building will consist of concrete, glass, and aluminum. Design review consideration will be addressed at a subsequent Architectural Review Board Meeting.

2. The recently adopted C-3 parking Ordinance amendment requires a minimum of 431 parking spaces for this project. The proposed parking structure is designed to accommodate 446 cars. The C-3 parking Ordinance amendments also requires a minimum of 43 bicycle parking spaces, 50% which must consist of Class I facilities while the remainder can be the less secure Class II or III facilities. The applicant has indicated an unspecified amount of bicycle spaces will be located adjacent to the alley. Staff is concerned about the vulnerability of the bicycles at their location to theft and vandalism and therefore recommends that at least 50% (preferably the less secure Class II and III facilities) be relocated to inside the garage adjacent to the main entrance.
3. The City Traffic Engineer has reviewed the project and has recommended that the following changes be made on the parking lot structure;
  - a. The elevators and stairways adjacent to the car entry point be relocated closer to 16th Street in order to discourage individuals from exiting out of the garage and "Jay" walking across "K" Street to reach the office building.
  - b. The garage structure should be redesigned to provide a second entry/exit point off of the alley. This additional entry/exit point is necessary to reduce the level of congestion and to reduce the incidence of cars crossing the bike lanes on "K" Street.
  - c. The entry islands on the "K" Street side should be altered to a less acute angle to facilitate right hand turns into the garage.

4. The site plan of the office site indicate a substantial walkway around the structure. Staff encloses the inclusion of the courtyard area on the eastern portion of the site but would prefer a larger percentage of landscaping on the "K" and 15th Street frontages including the planting of additional trees and shrubs in these areas.
5. The proposed garage structure will have landscaped areas adjacent to "K" Street as well as adjacent to the alley. Staff recommends that these areas be intensely landscaped and that an open air screening material be utilized to screen the autos from the public view. In addition, staff believes the east side of the building (16th Street) should be redesigned in order to provide a five foot wide landscaped planting strip between the sidewalk and the building. This will soften the building and concrete sidewalk and aesthetically improve the streetscape along 16th Street which is a designated State Highway 160. A similar landscape design was incorporated in the City parking garage at 13th and "J" Streets.
6. In consideration of public safety, staff recommends that the applicant provide for extensive lighting, utilizing high pressure sodium lights, around the building perimeters, along the alleyways and within the garage structure. In addition, the interior walls and ceilings of the garage structure should be painted white to increase visibility.
7. The proposed lot line adjustment concerns the merger of five separate parcels on the north side of "K" Street and two separate parcels on the south side of "K" Street. The lot line merger will allow the development of the office building on the north side of the street and the garage structure on the south side of the street.

The proposal was reviewed by the Building Inspection, Water, Engineering, and Planning Departments. There were no objections to the request.

STAFF RECOMMENDATION:

Staff recommends the following actions;

1. Ratification of the Negative Declaration
2. Approval of the Special Permit subject to conditions and based upon findings of fact which follow.
3. Approval of the lot line merger by adopting the attached resolution.

CONDITIONS - SPECIAL PERMIT:

1. The proposed office building and garage structure will be developed concurrently. No final occupancy permits shall be issued until the parking garage is completed.
2. The applicant shall provide for 43 bicycle parking spaces. 50% of these spaces shall consist of Class I facilities and the remainder shall consist of either Class I, Class II, or Class III facilities. In addition, 22 of the bicycle spaces shall be located inside the parking garage adjacent to the main entry way. Provision for these spaces shall be incorporated into the building plans.

- \*3. The applicant shall redesign the parking structure in accordance with the Traffic Engineer's comments noted in item 3 of Staff Evaluation and in accordance with planning staff's comments in item 5 of Staff Evaluation.
- 4. The applicant shall submit detailed landscape and irrigation plans for the review and approval of the Planning Director prior to the issuance of building permits. These plans shall indicate additional landscaping in accordance with items 4 and 5 of Staff Evaluation.
- \*5. See below

FINDINGS OF FACT - SPECIAL PERMIT:

- 1. The proposed project, as conditioned is based upon sound principles of land use in that;
  - a. The proposed parking garage will provide parking for the proposed office use and reduce on-street parking impact in the immediate area.
  - b. The proposed parking spaces will be screened from public view.
- 2. The project, as conditioned, will not be injurious to the general public nor surrounding properties in that;
  - a. The two vehicle access points will prevent traffic congestion at one point.
  - b. The additional landscaping and screening material of the parking area will improve the appearance of the streetscape.
- 3. The proposal is consistent with the 1974 General Plan and the 1980 Central City Plan in that both plans designate the subject site as part of the Central Business District and office uses are permitted in this District.
- 4. The proposal is consistent with the goal of the Central City Plan to, "Provide the opportunity for office development in appropriate areas of the Central City, placing emphasis for development in and around the Central Business District."

\*3. *CPC Amended to add: landscaping and artistic treatment be considered as an alternative to the proposed setback on 16th Street.*

\*5. *CPC Added condition: The Sign Program shall be submitted to the Architectural Review Board for review and approval at the appropriate time.*

2-1527

Oct 8, 1981

No

# LOCATION MAP

C-3 CAPITOL AVENUE

5

SUBJECT SITES

MEMBERSHIP  
ACCOMMODATION

TELEPHONE  
20 off Street

MEMBERSHIP

7TH ST  
← TIME

6TH ST  
← CAR DEALER

(EYE) ST

5TH ST  
← CAR LOT

4TH ST  
← HOTEL

3TH ST  
← HOTEL

2TH ST  
← HOTEL

1TH ST  
← HOTEL

R-5A

MAP

8TH ST

7TH ST

6TH ST

5TH ST

4TH ST

3TH ST

2TH ST

AUTO DEALER  
PLANK

AUTO DEALER  
MURKIN

AUTO DEALER  
LOCKSMITH

AUTO DEALER  
R-5B

AUTO DEALER  
PACKER

AUTO DEALER  
HOUSE

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HOTEL

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MORTON & PITALO, INC.

CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO. 810152

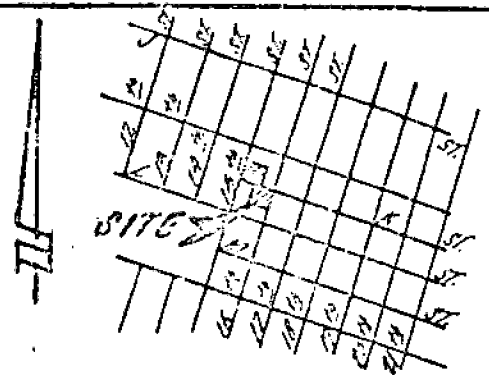
PROJECT R. J. B. INTERLAND

DESCRIPTION LOT LINE ADJUSTMENT

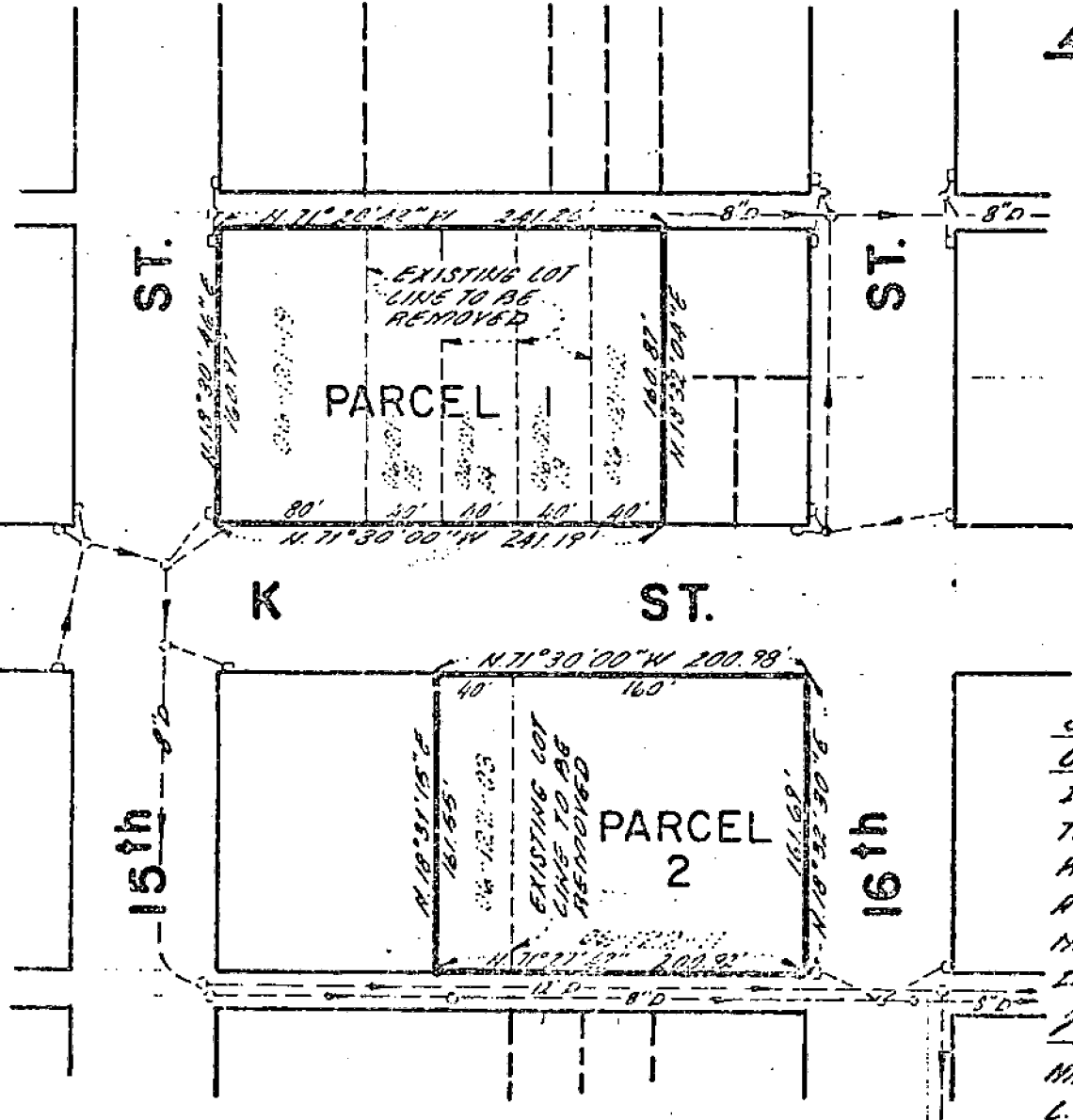
DATE Aug. 1981 BY Bill

Exhibit "A"

SCALE: 1" = 100'



LOCATION MAP



SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION IN AUG, 1981.  
*[Signature]*  
MARLAND D. JOHNSON  
L.S. 8923

R.P. NO'S 006-121-12, 13, 1A, 15, 19  
R.P. NO'S 006-122-03, 11

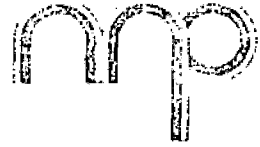
P 9527

SHEET 1 OF 1

Oct 8, 1981 - 9 -

Item No. 24

Exhibit "B"



MORTON & PITALO, INC.  
Civil Engineering, Planning, Surveying  
1767 J Tibbure Rd., Sacramento, Ca 95819  
916/920-2411

August 26, 1981  
810152

DESCRIPTION

PARCEL 1

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 6, 7 and 8, in the block bounded by 15th and 16th, "J" and "K" Streets of the City of Sacramento, according to the official map or plan thereof, more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 8; thence, North  $18^{\circ}30'46''$  East 160.97 feet to the Northwest corner of said Lot 8; thence, South  $71^{\circ}28'42''$  East 241.26 feet to the Northeast corner of said Lot 6; thence, South  $18^{\circ}32'04''$  West 160.87 feet to the Southeast corner of said Lot 6; thence, North  $71^{\circ}30'00''$  West 241.19 feet to the point of beginning.

PARCEL 2

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 3 and 4 and the East half of Lot 2, in the block bounded by 15th and 16th, "K" and "L" Streets of the City of Sacramento, according to the official map or plan thereof, more particularly described as follows:

BEGINNING at the Southwest corner of the East half of said Lot 2; thence, North  $18^{\circ}31'15''$  East 161.55 feet to the Northwest corner of the East half of said Lot 2; thence, South  $71^{\circ}30'00''$  East 200.98 feet to the Northeast corner of said Lot 4; thence, South  $18^{\circ}32'32''$  West 161.69 feet to the Southeast corner of said Lot 4; thence, North  $71^{\circ}27'42''$  West 200.92 feet to the point of beginning.



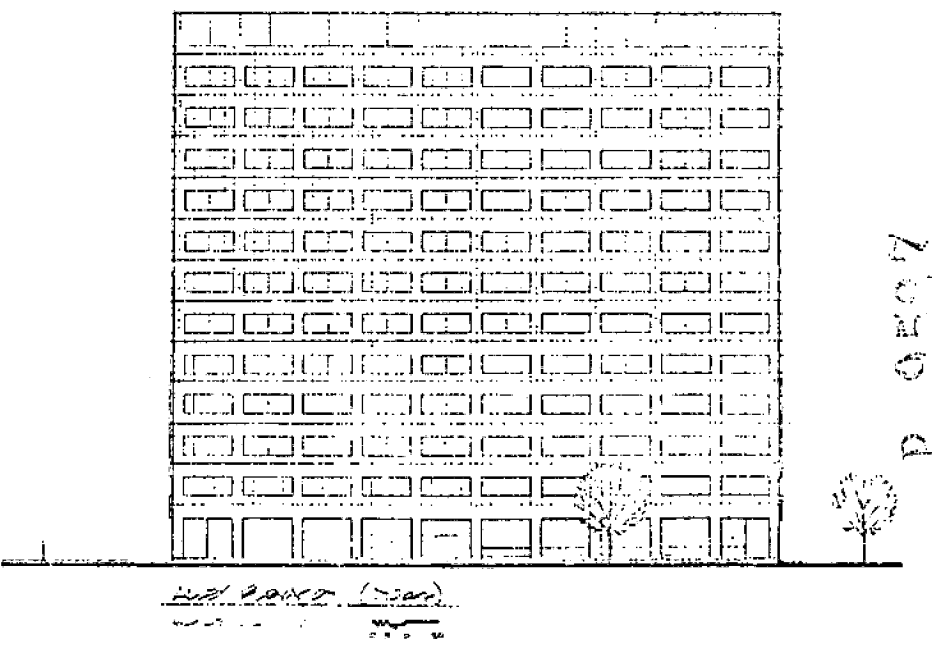
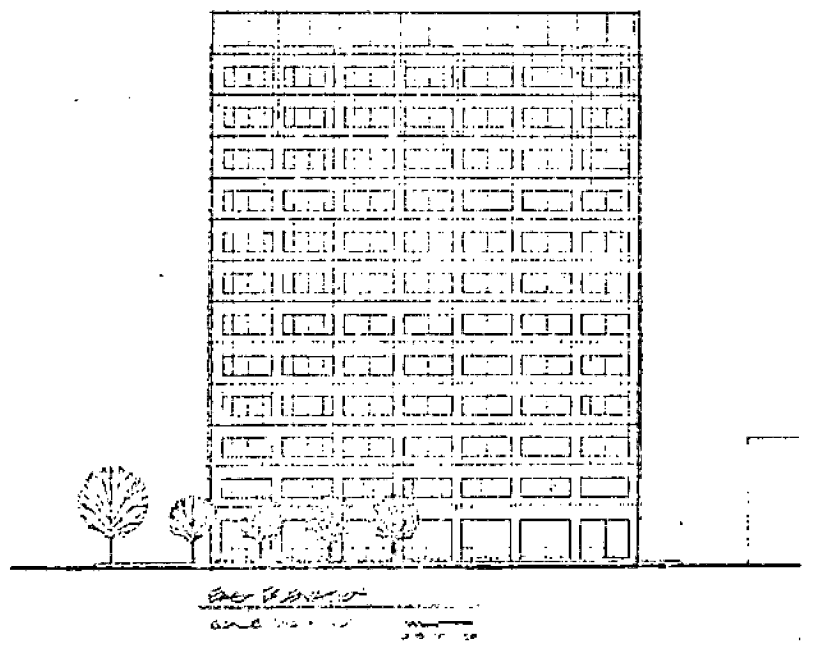
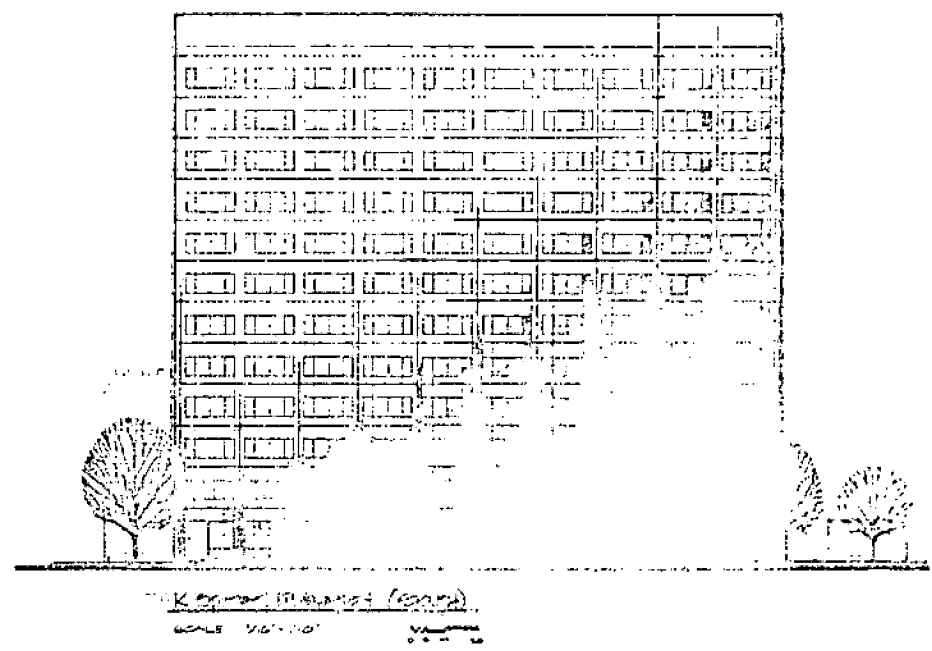
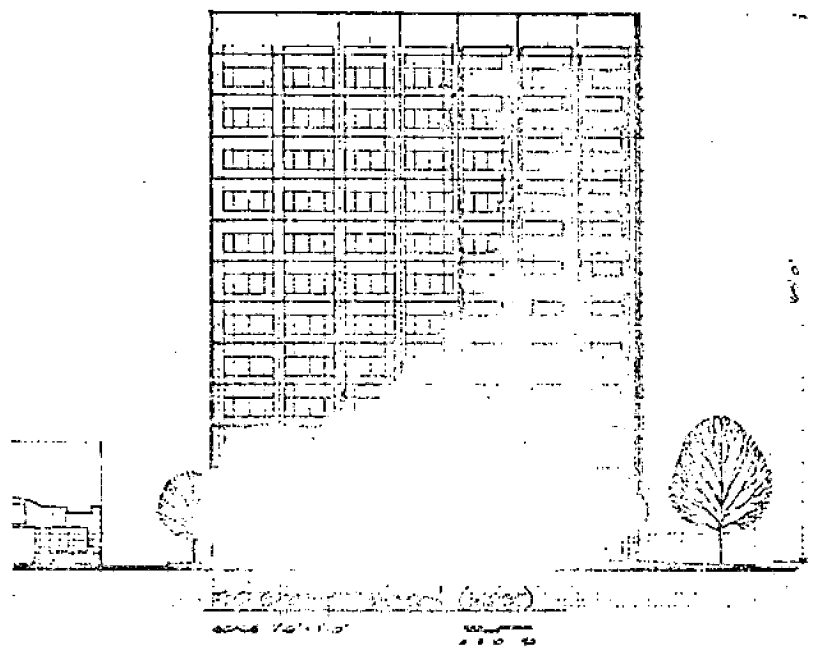


P. 9527

Oct 8, 1931

-13-

No 24



JEAN S. LAGER  
ARCHITECT  
1000 N. 10TH ST.  
MINNEAPOLIS, MINN.

MINNEAPOLIS  
OCT 10 1931  
RECEIVED

1931

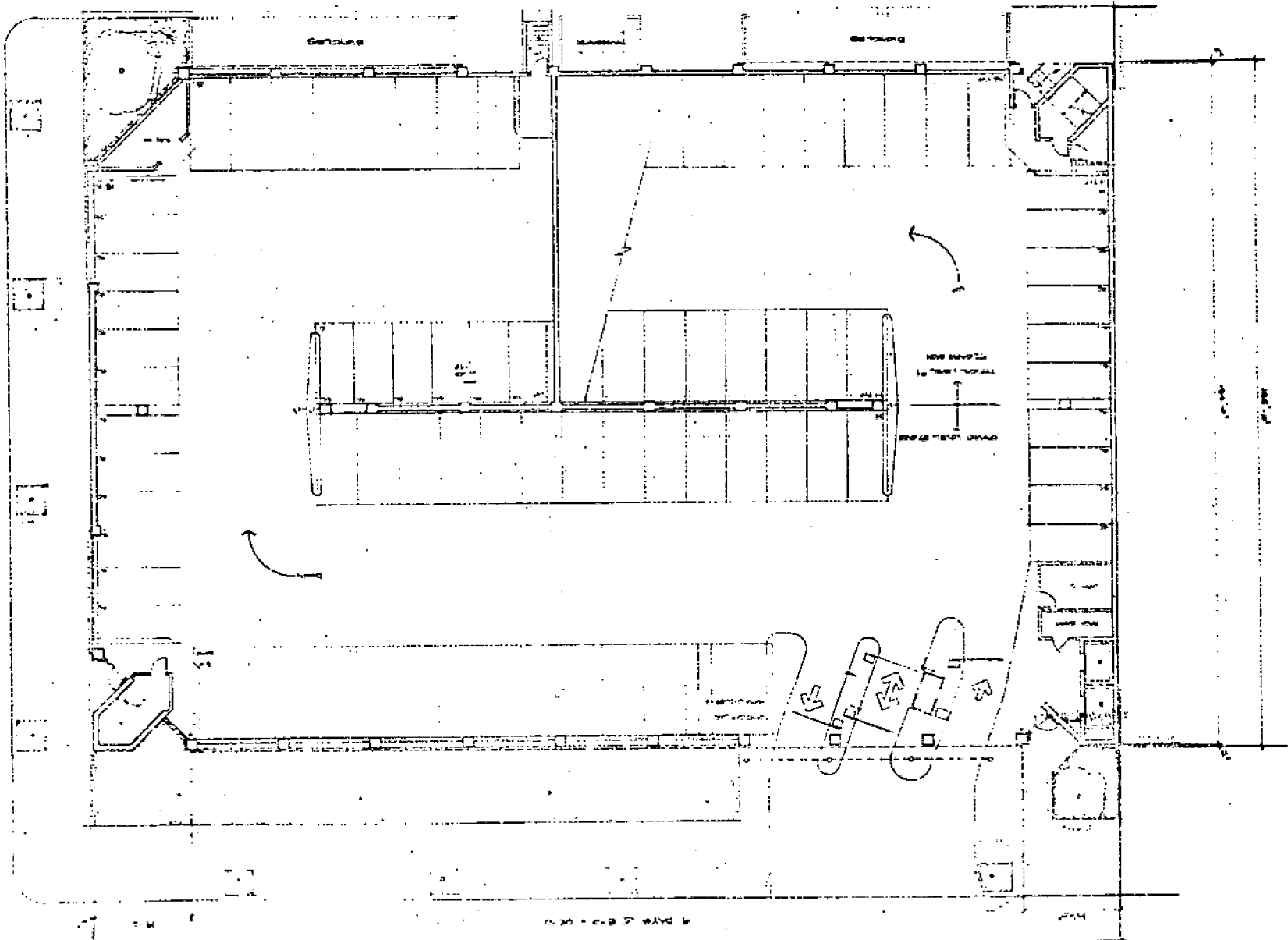
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P. 9527



GROUND FLOOR PLAN  
Scale: 1/4" = 1'-0"  
Date: 11/15/57

SPRING GARAGE



P 9527

1500 2nd K Street  
Office Building

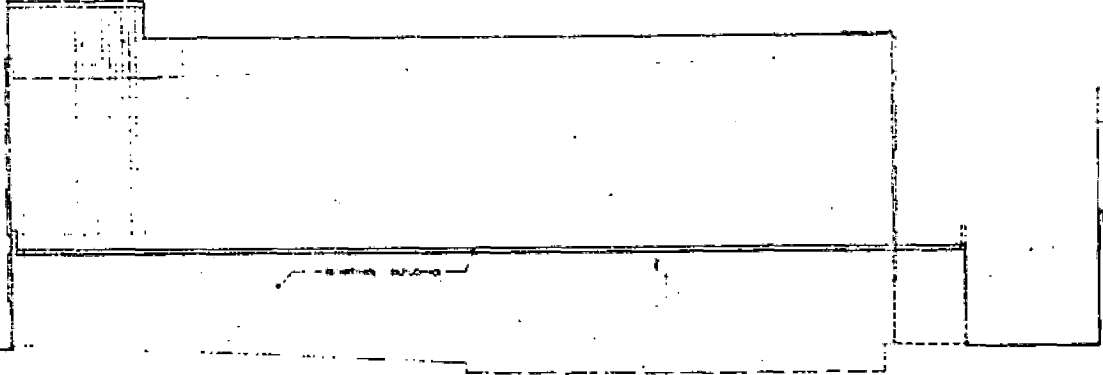
REGISTERED ARCHITECT

-11-

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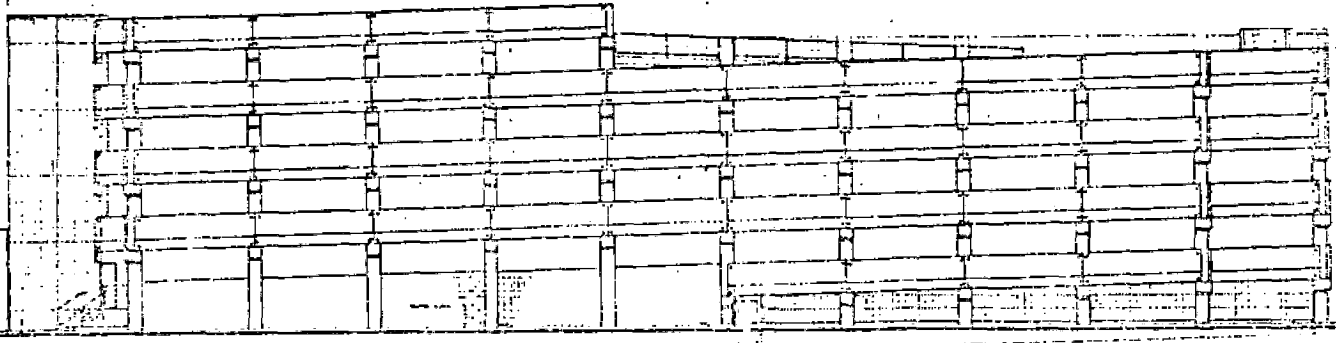


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WEST ELEVATION (PROD LINS) PARKING STRUCTURE

-91-



EAST ELEVATION (PROD LINS) PARKING STRUCTURE

SCALE 1/8" = 1'-0"

TECHNICAL DRAWING  
OFFICE BUILDING

The drawings herein are the property of the architect and are not to be used by anyone other than the architect without his written consent.

Drawn by  
Checked by  
Date

P 9527

9

Scale 1/8" = 1'-0"



RESOLUTION NO.

Adopted by the Sacramento City Planning Commission  
on date of

APPROVING A LOT LINE ADJUSTMENT FOR Lots 6, 7, and 8, in the block bounded by 15th and 16th, "J" and "K" Streets and for Lots 3 and 4 and the east half of Lot 2, in the block bounded by 15th and 16th, "K" and "L" Streets according to the official map or plan thereof, County of Sacramento, City of Sacramento, CA (APN 006-122-03 & 11 and APN 006-121-13, 14, 15 & 19) (P-9527).

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northeast corner of 15th Street and "K" Street and the southwest corner of 16th Street and "K" Street.

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

WHEREAS, the lot line adjustment 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 adjustment for property located at the northeast corner of 15th Street and "K" Street and the southwest corner of 16th Street and "K" Street,

City of Sacramento, be approved as shown and described in Exhibits "A" and "B" attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION