

23



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

November 4, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Major Project Review for a 12-story, 278,900+ square foot office building and a 4 and one-half 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, 278,900 square foot office building and a 4 and one-half 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 staff and the Planning Commission recommend that the City Council approve the special permit subject to conditions.

BACKGROUND INFORMATION

Section 9-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. On October 20, 1981, the City Council voted to hear the project on November 10, 1981.

In consideration of the project, the primary concern was relative to the design of the east elevation (16th Street side) of the parking garage. The staff suggested additional landscaping in order to soften the concrete wall in the center of the garage. Staff felt that this was important because 16th Street is a major street (State Highway 60) and the additional landscaping would help improve the appearance of the structure.

APPROVED
BY THE CITY COUNCIL

NOV 10 1981

OFFICE OF THE
CITY CLERK

The Planning Commission agreed with the improvement of the elevation; however, they did not feel that mandatory five-foot wide landscaping was necessary. The Commission amended the condition to allow the applicant more flexibility in design.

The applicant is in the process of revising the plans to address the concerns of staff and Commission and to satisfy the conditions of approval. The applicant is also in the process of filing for Architectural Review Board review.

One Commissioner felt that the structure was too massive as it relates to adjacent land uses and structures. She felt that a lower structure was more appropriate in order to provide a better transition to the structures on the east side of 16th Street. Sixteenth Street is the boundary where the C-3 zoning ends and the C-2 zoning begins.

The majority of the Commissioners and staff felt that the site is located in the C-3 zone which is a zoning district that is intended for intensive development. The Commission recognized that 16th Street is the boundary of the C-3 zone and that the office structure does not front on 16th Street. The structure will be 80 feet from the major street.

VOTE OF COMMISSION

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

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project subject to conditions indicated in the Planning Commission report.

Respectfully submitted,


Marty Van Duren
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9527

November 10, 1981
District No. 1

MEMPHIS CITY PLANNING COMMISSION

MEETING DATE: October 8, 1981
 ITEM NO: 24 OFFICE NO: 1-9527
 M: _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE

- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER: _____

Recommendation:
 Favorable
 Unfavorable

LOCATION: North & South corners of R Street between North & North West Streets
 Partition Correspondence

NAME	ADDRESS
<u>Robert B. Taylor, Dean F. Taylor Co., 700 Alhambra Blvd., Pa.</u>	

NAME	ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	END
Augusta	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Fong	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Goodin	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
HOLLOWAY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Hunter	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Larson	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
McNair	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Shivers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Sturgeon	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. 6 BASED ON FINDINGS OF EIR IN STAFF REPORT *amended*
- INTENT TO APPROVE SUBJ. TO COND. 6 BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO EARLY ADOPT A DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER: Refer to City Council
and Major Project

CITY PLANNING COMMISSION

915 "I" STREET SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dean E. Unger - 700 Alhambra Blvd., Sacramento, CA 95816.
OWNER	Gary & Richard Benvenuti, RJB Co., - 2856 Arden Way, Suite 210, Sacto, CA
PLANS BY	Dean E. Unger - 700 Alhambra Blvd., Sacramento, CA 95816.
FILING DATE	8-28-81
50 DAY CPC ACTION DATE	
REPORT BY	TM/lf
NEGATIVE DEC	DEC 9-28-81
EIR	
ASSESSOR'S PCL NO	006-122-03 & 41 006-121-13 then 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:

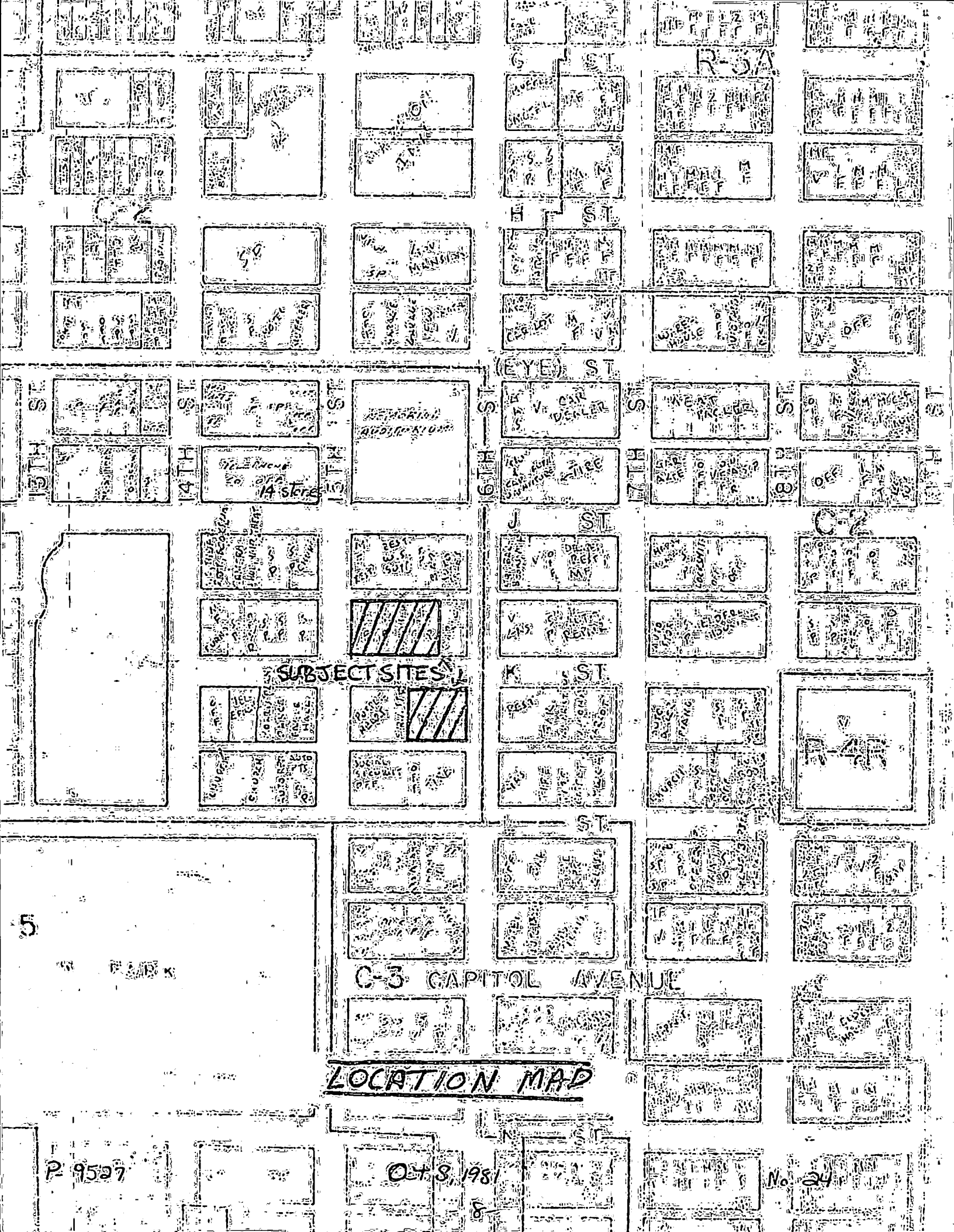
1. The proposed office building and garage structure will be developed concurrently. No final occupancy permits shall be issued until the parking garage is completed.
2. The applicant shall provide for 43 bicycle parking spaces. 50% of these spaces shall consist of Class I facilities and the remainder 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.

- 4 -
- *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.



R-3A

(EYE) ST

SUBJECT SITES

C-3 CAPITOL AVENUE

LOCATION MAP

OCT 3, 1981

P 9527

No. 24



MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

JOB NO. 210152

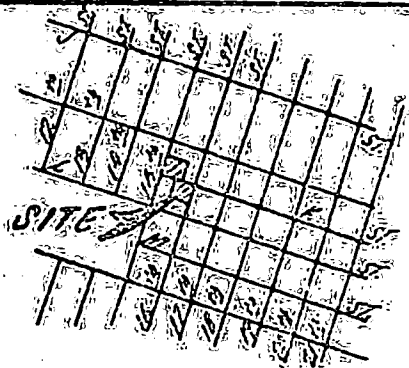
PROJECT R. J. B. INTERLAND

DESCRIPTION LOT LINE ADJUSTMENT

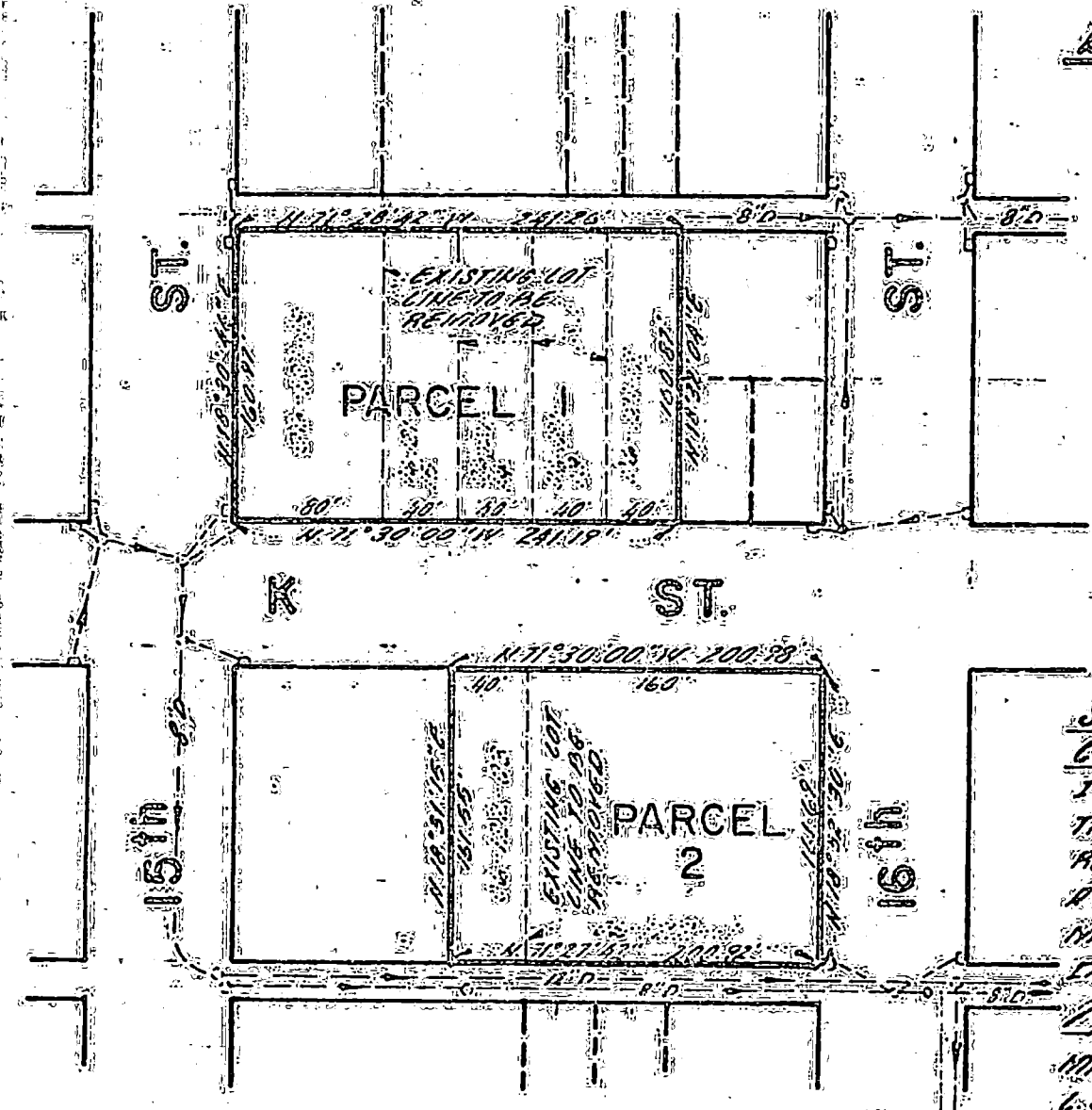
DATE AUG. 1981 BY BILL

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 8/16, 1981
[Signature]
MARLAND D. JOHNSON
L.S. 3923

R.P. NO'S 006-121-12, 13, 14, 15, 19
R.P. NO'S 006-122-03, 11

P 9527

SHEET 1 OF 1

Q1 8, 1981

- 9 -

Doc. No. 231

Exhibit "B"



MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1767 J. Tribune Rd., Sacramento, Co 95815
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 $19^{\circ}30'46''$ 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:

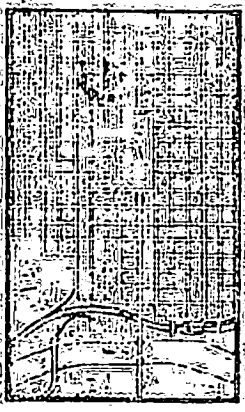
Lots 3 and 4 and the East half of Lot 2, in the block bounded by 15th and 16th, "K" and "L" Streets of the City of Sacramento, according to the official map or plan thereof, more particularly described as follows:

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.

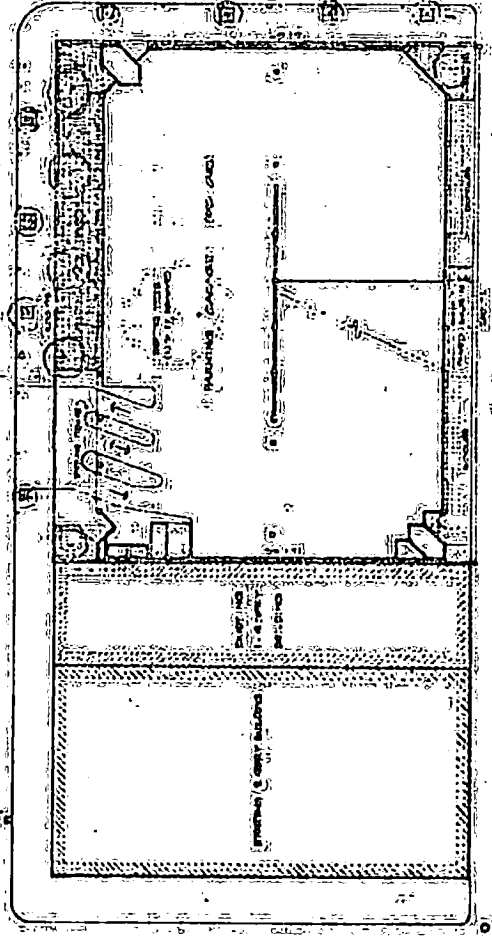
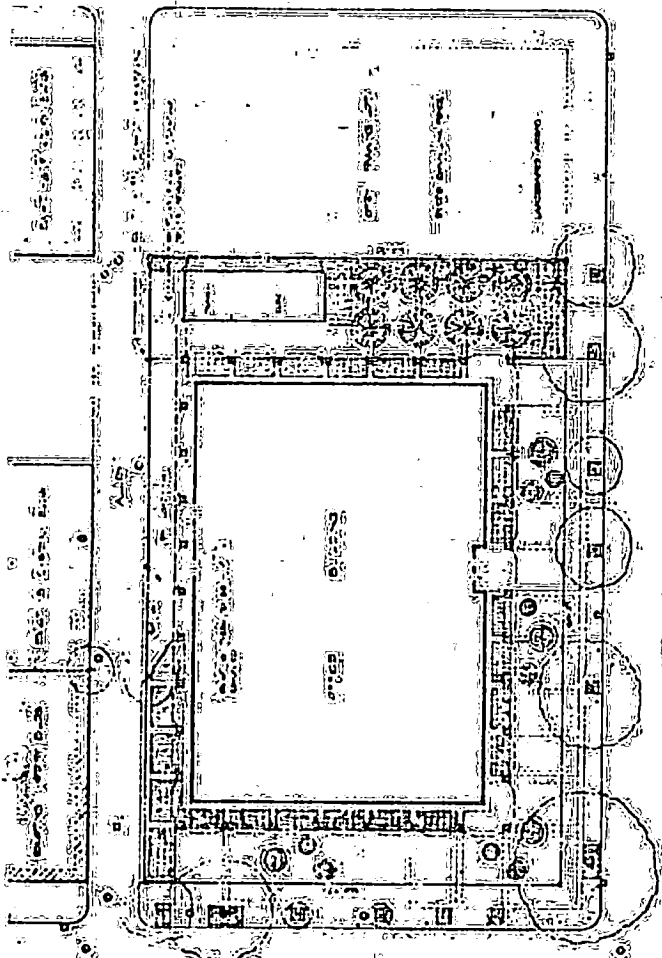
John and K Street
Office Building

2

9527



PROJECT DATA
DATE: 10/8/31
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1/4" = 1'-0"
SHEET NO. 2



STREET

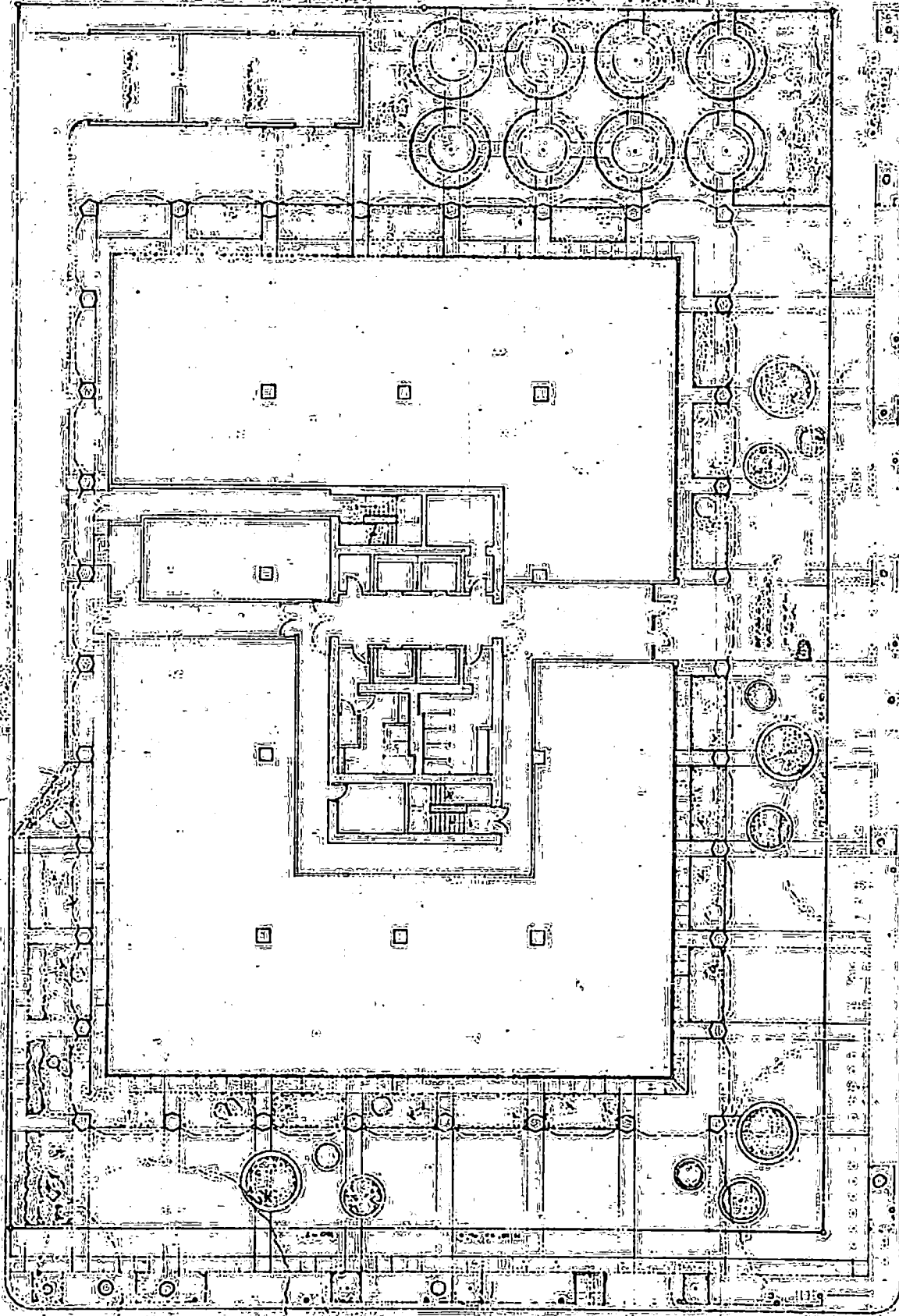
10TH STREET



Plan and K Street
Office Building

3

2 9527



SEE SE 9527

= 12 =

P. 19 227

Oct 8, 1981

No 21

P 9527

15th and K Street
Office Building

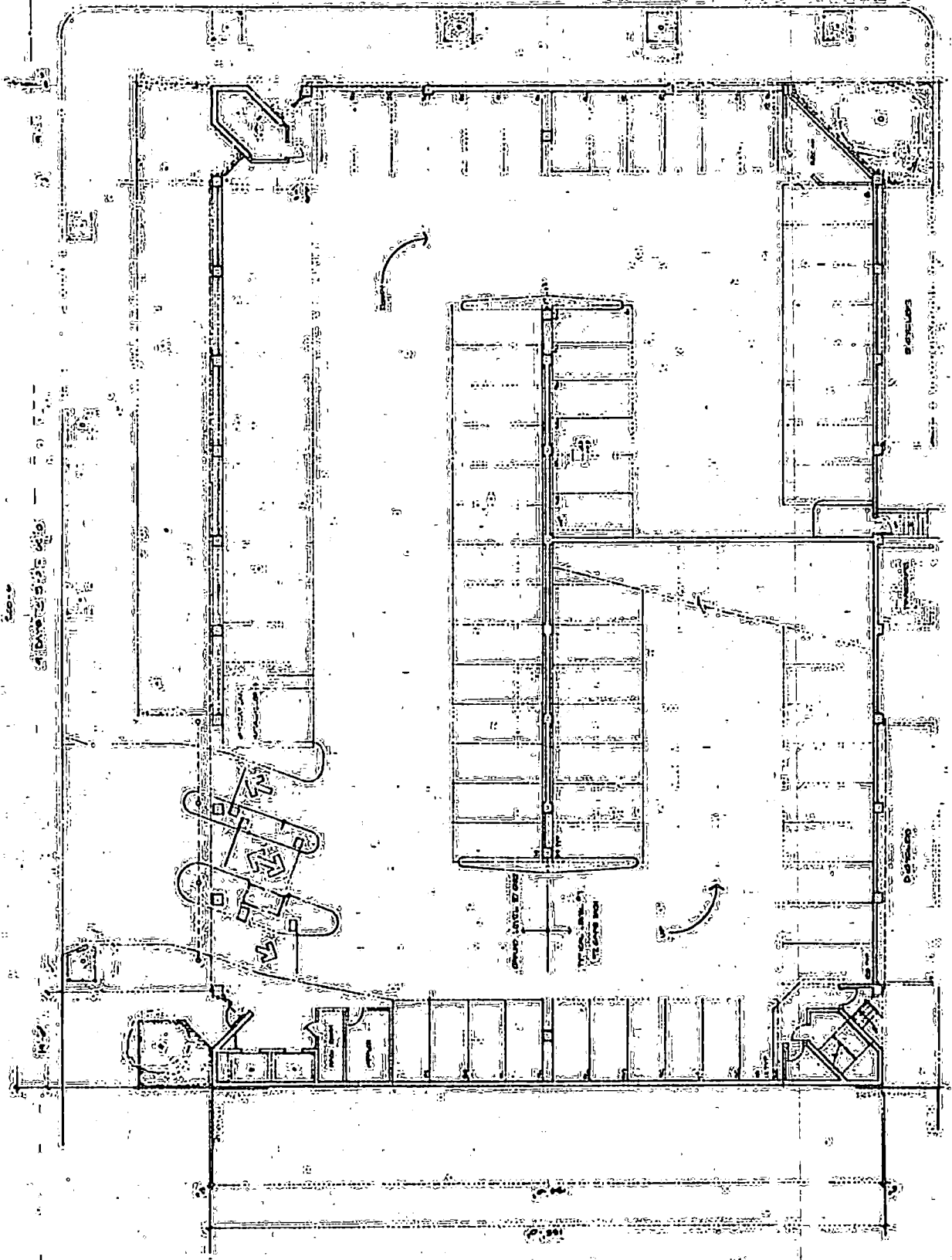
Securities Center

DEAN LANCER
ARCHITECT
1000 15th St. N.W.
WASHINGTON, D.C. 20004
TEL: 202-331-1100

15th and K Street
Office Building
BOSTON, MASSACHUSETTS

NO. 1000	DATE 10/10/81
NO. 1001	DATE 10/10/81
NO. 1002	DATE 10/10/81
NO. 1003	DATE 10/10/81
NO. 1004	DATE 10/10/81
NO. 1005	DATE 10/10/81
NO. 1006	DATE 10/10/81
NO. 1007	DATE 10/10/81
NO. 1008	DATE 10/10/81
NO. 1009	DATE 10/10/81
NO. 1010	DATE 10/10/81

P 9527



PARKING GARAGE

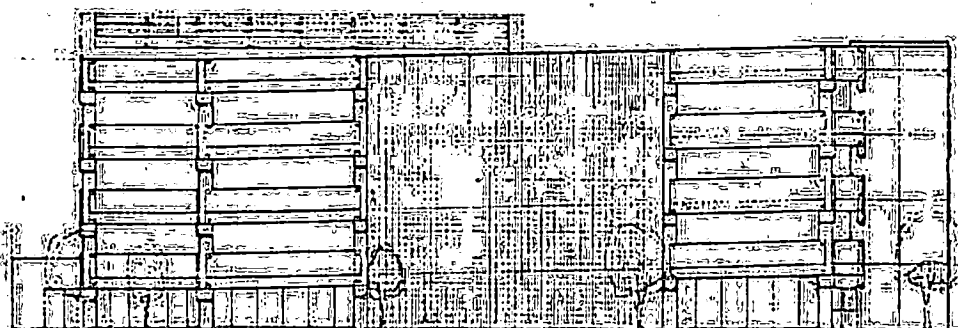
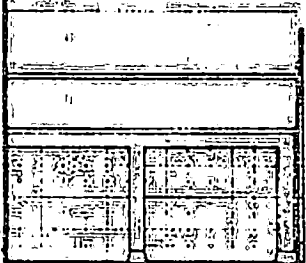
1000 15th St. N.W.
WASHINGTON, D.C. 20004
TEL: 202-331-1100



- 1/4 -

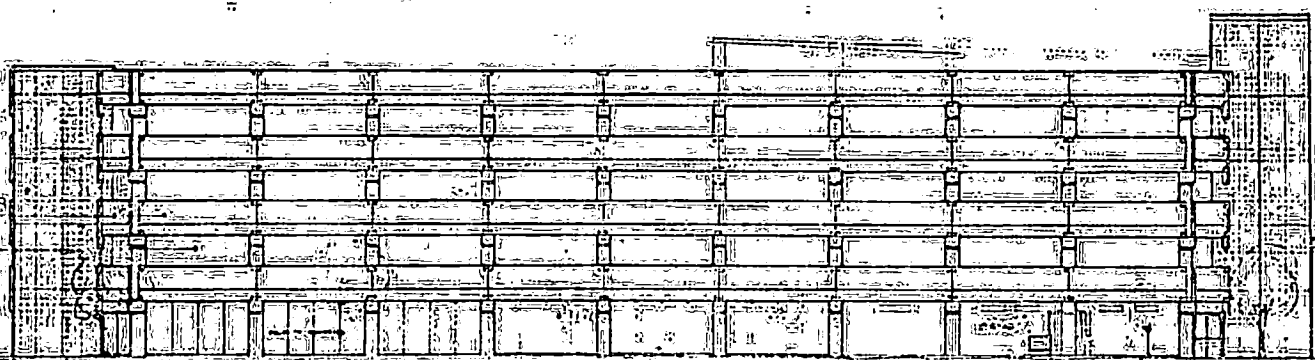
10/10/81

10/10/81



EAST (2nd STREET) ELEVATION

PARKING STRUCTURE



SOUTH (3rd STREET) ELEVATION

PARKING STRUCTURE

DEAN LINGER
ARCHITECT
15th and K Street
S.W. WASHINGTON D.C.

15th and K Street
Office Building

This drawing is not valid
unless it is signed and
sealed by the architect.

Scale
1/4" = 1'-0"

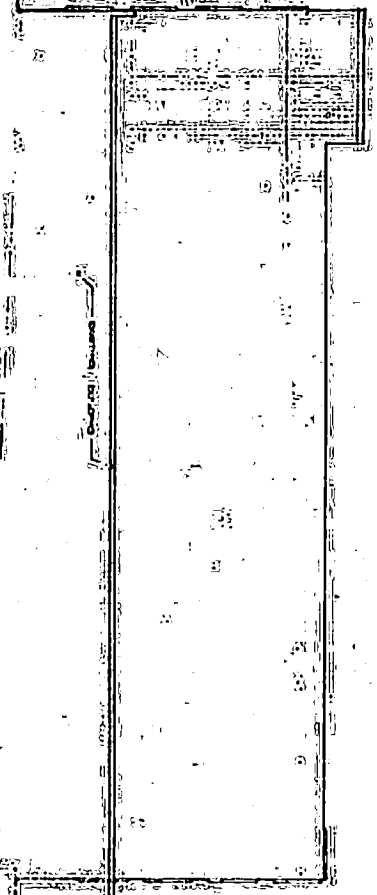
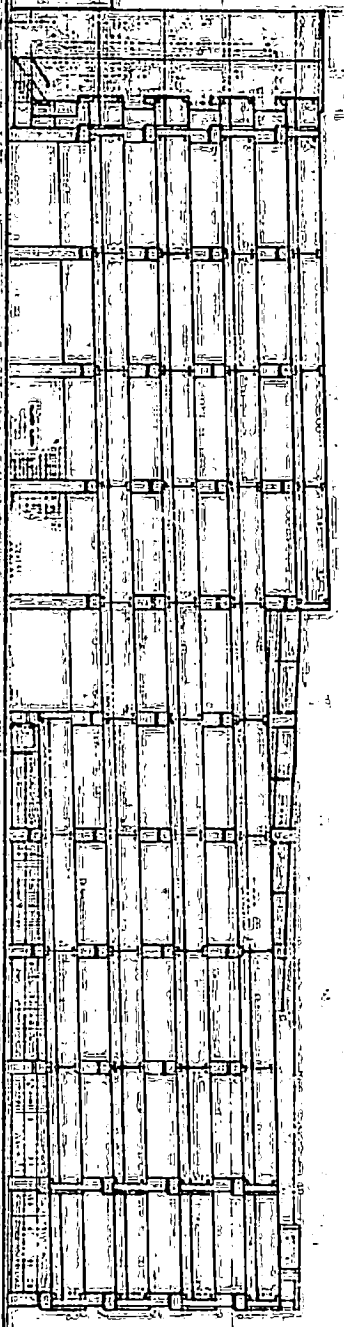
D 952

3

-91-

NO. 1500 S. 15th ST. (part of)

NO. 1500 S. 15th ST. (part of)



P 9527

6

15th and K Street
Office Building

FRANKLIN
AND
ASSOCIATES
ARCHITECTS
1500 S. 15th St.
Denver, Colorado

Copyright 1930, C. W. ...

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 9 and 4 and the east half of Lot 2, in the block bounded by 15th and 16th, "L" and "M" 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 "M" 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 1990 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 "M" 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 calculations 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.

COMMISSIONER

ATTEN:

SECRETARY TO THE COMMISSIONER

29
~~36~~



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
OCT 15 1981

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

MARTY VAN DUYN
PLANNING DIRECTOR

October 13, 1981

FILED
By: [unclear]
Office of the City Clerk

City Council
Sacramento, California

Cont to
10-20-81

Honorable Members in Session
OCT 13 1981

SUBJECT: Major Project Review for a 12-story, 273,900 square foot office building and a 4-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 4-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
Set for
11-10-81

OCT 20 1981

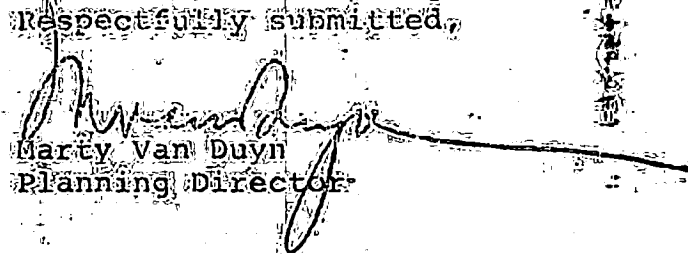
Page 1

OFFICE OF THE
CITY CLERK

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. Stipe, City Manager

MVD:WW:jm
Attachments
P-9527

October 13, 1981
District No. 1

CHICAGO BOARD OF CITY PLANNING COMMISSION

APPLICANT: DeTalos, S. 1929
 MAP NO: Del 10111; Ho: 1-27327

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TELEPHONE DEAP
- SIGNIFICATION MODIFICATION
- ERS DEFERRATION
- OTHER

Recommendation:

LOCATION: 110-114 S. Dearborn St. Chicago, Ill.

- Favorable
- Unfavorable
- Resolution
- Correspondence

PROPOSERS

NAME: Robert B. DeTalos, Deane J. DeTalos, C. J. DeTalos, DeTalos, DeTalos, DeTalos
 ADDRESS: 700 W. Dearborn St. Chicago, Ill.

OPINIONS

NAME

ADDRESS

MOTION NO.

MOTION:

	YES	NO	MOTION	DATE
August 18	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Sept 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Sept 15	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Sept 29	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Oct 13	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Oct 27	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Nov 10	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Nov 24	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- AGREE TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE
- NO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO TABLE RE-REFERRE RECLAMATION
- TO CONTINUE IN _____ MEETING
- OTHER Approved by City Council

CITY PLANNING COMMISSION
915 "D" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dean F. Unger - 700 Alhambra Blvd., Sacramento, CA 95816
OWNER	Gary & Richard Benvenuti, RIBCO, - 2856 Arden Way, Suite 210, Sacto, CA
PLANS BY	Dean F. Unger - 700 Alhambra Blvd., Sacramento, CA 95816
FILING DATE	8-30-81
50 DAY CPC ACTION DATE	
REPORT BY	TM/jf
NEGATIVE DEC 9-28-81	DIR
ASSESSOR'S PCE NO	006-127-03 & 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 4 1/2 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: .71 acres (south side) and .91 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 gray

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.

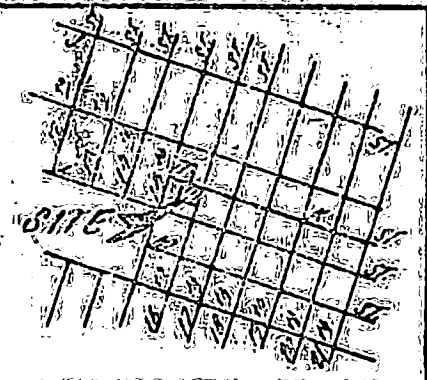
4. The proposal is consistent with the goal of the Central City Plan to "Provide the opportunity for office development in appropriate areas of the Central City, placing emphasis for development in and around the Central Business District."

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

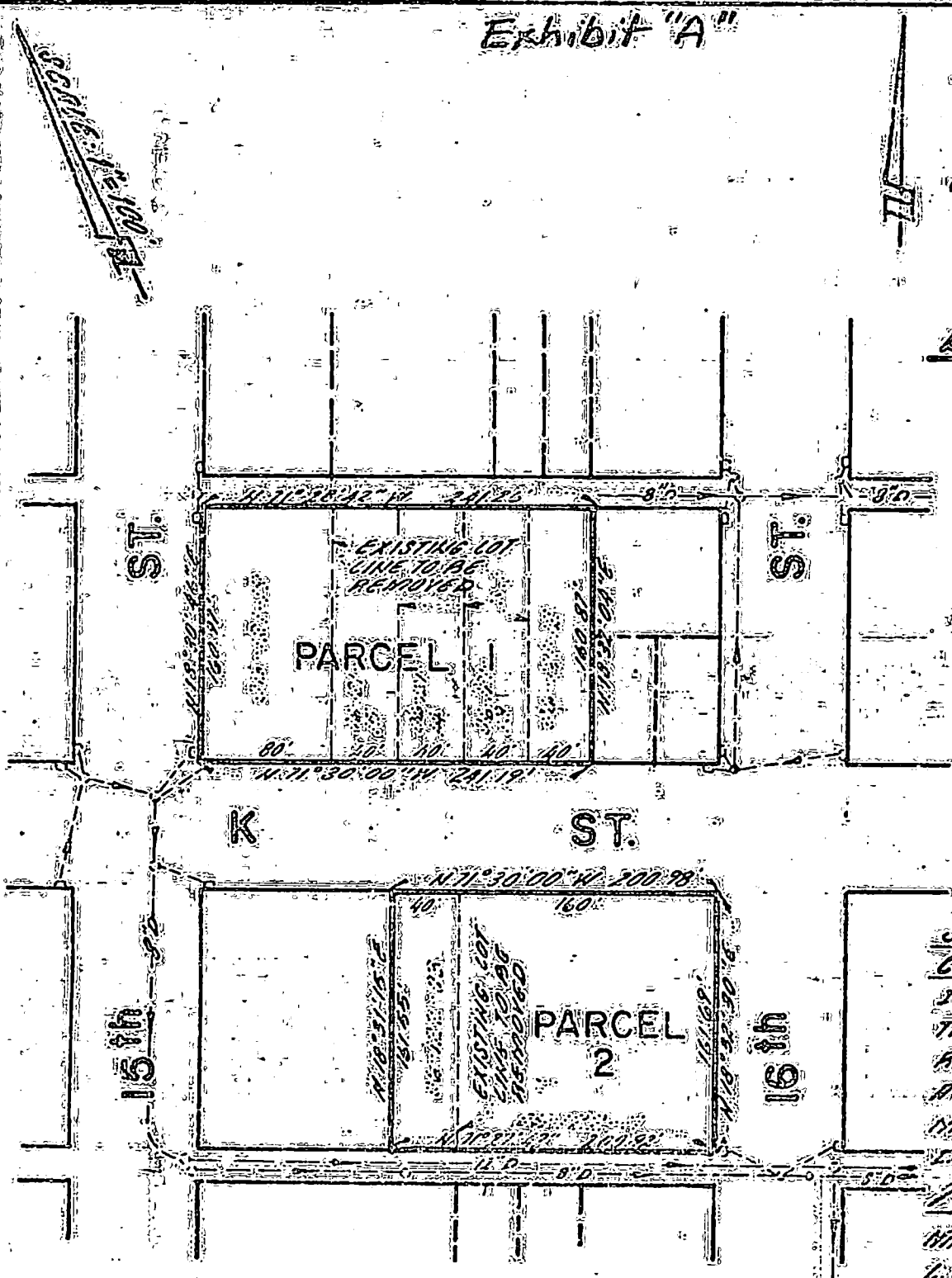
5. CPC Added condition: The Sign Program shall be submitted to the Architectural Review Board for review and approval at the appropriate time.



Exhibit "A"



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 1981
[Signature]
HARRISON D. JOHNSON
C.S. 3923

A.P. NO'S 006-121-12, 13, 14, 15, 19
A.P. NO'S 006-122-03, 11

Exhibit "B"



MORTON & PITALO, INC.

Civil Engineering, Planning, Surveying
1787 J. Tribune Rd., Sacramento, Ca. 95815
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:

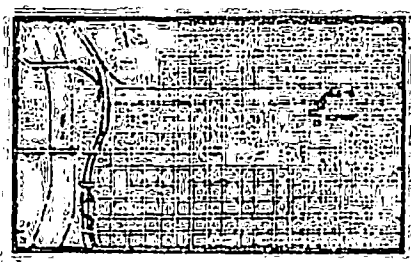
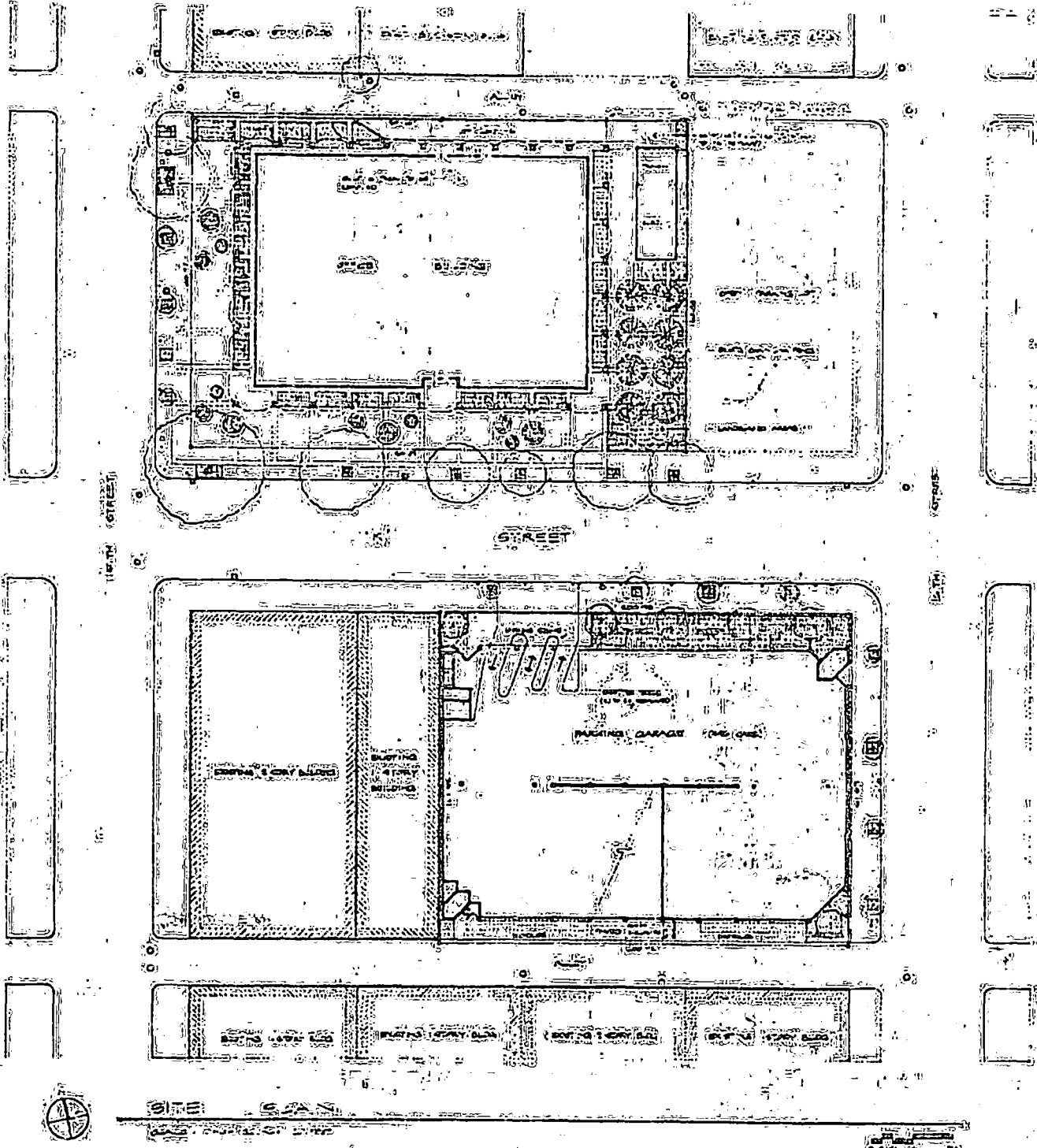
BEGINNING at the Southwest corner of the East half of said Lot 2; thence, North $18^{\circ}31'15''$ East 161.55 feet to the Northwest corner of the East half of said Lot 2; thence, South $71^{\circ}30'00''$ East 200.98 feet to the Northeast corner of said Lot 4; thence, South $18^{\circ}32'32''$ West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

1871 B 1481

11-

W. G. P.



PROJECT DATA

OWNER	1871 B 1481
DESIGNER	W. G. P.
DATE	1971
SCALE	1/4" = 1'-0"
PROJECT NO.	9527
DATE	1971
SCALE	1/4" = 1'-0"

P 9527

**15th and K street
office building**

San Francisco, California

SEAN FINGER
ARCHITECT

15th and K Street Office Building
15th and K Street, San Francisco, California
Architect: Sean Finger
1971

2

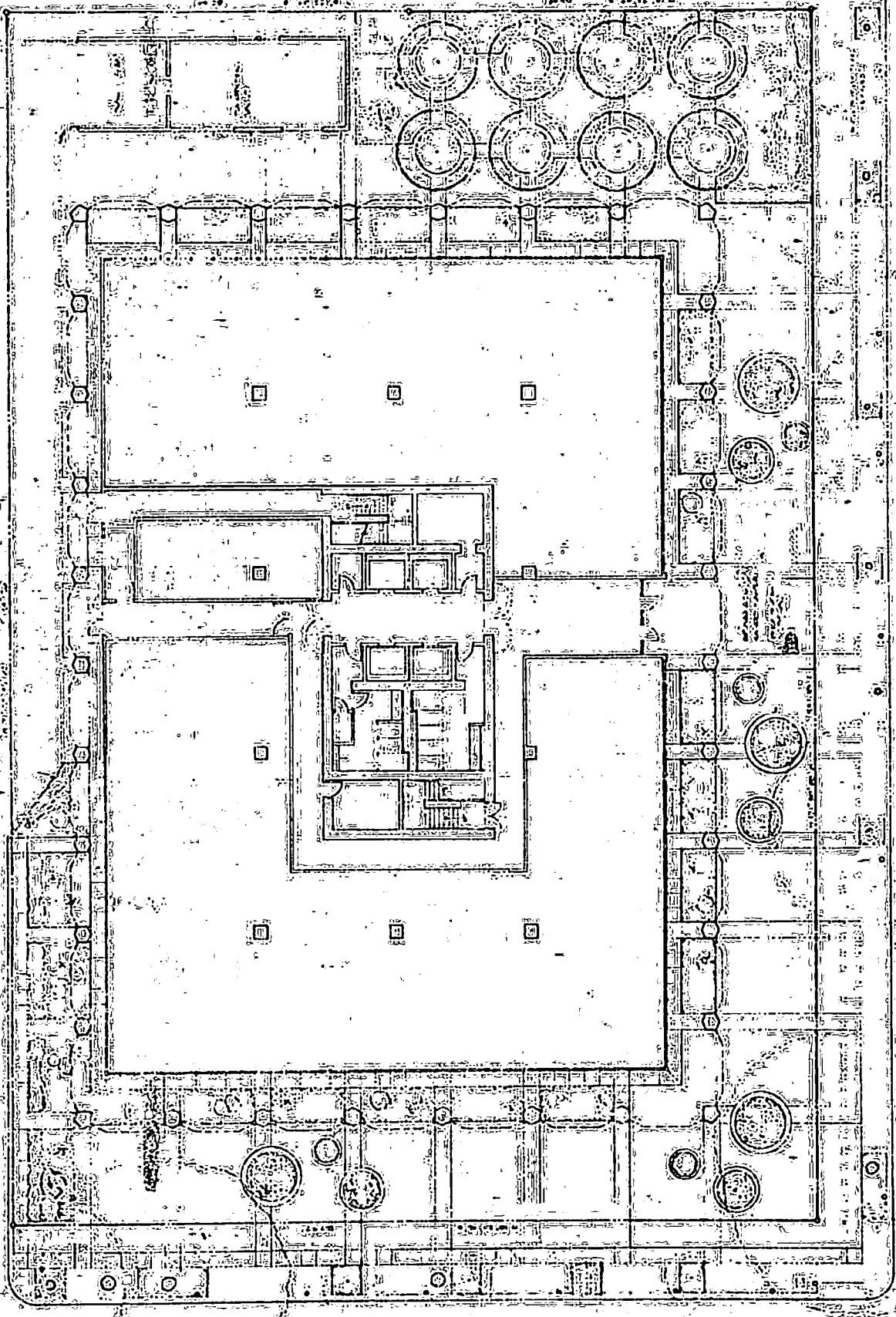
15th ON MARKET

1871-1872

15th and K Street
Office Building

3

D 9527



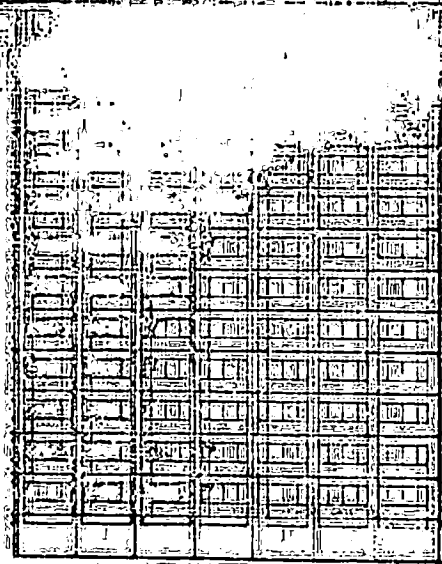
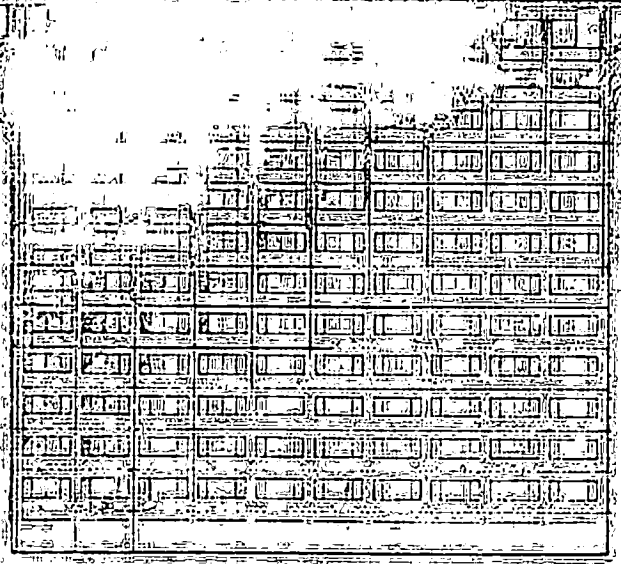
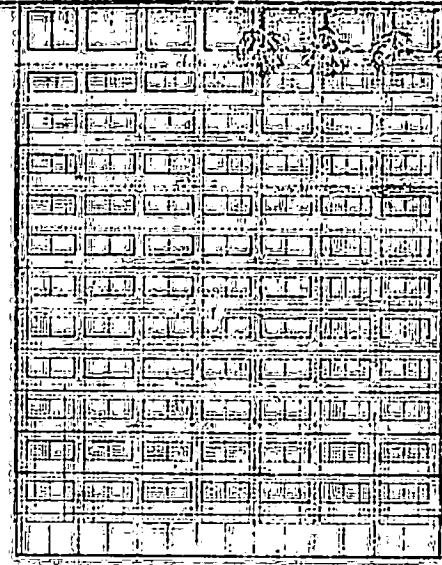
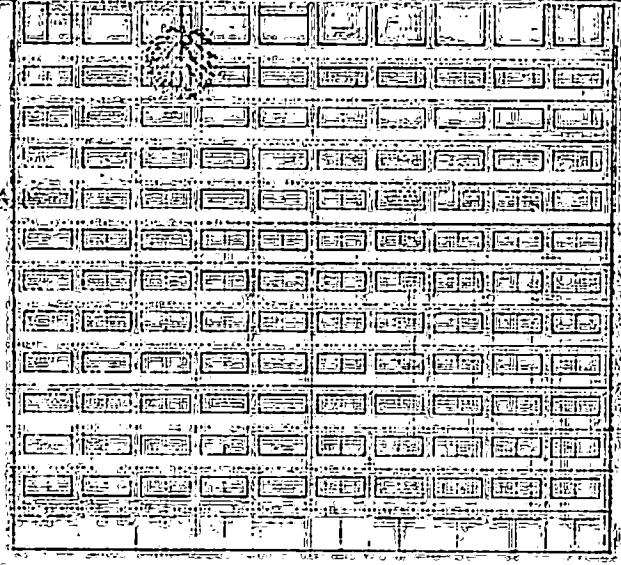
GROUND



15th and K Street
Office Building

San Francisco, California

D. 9527



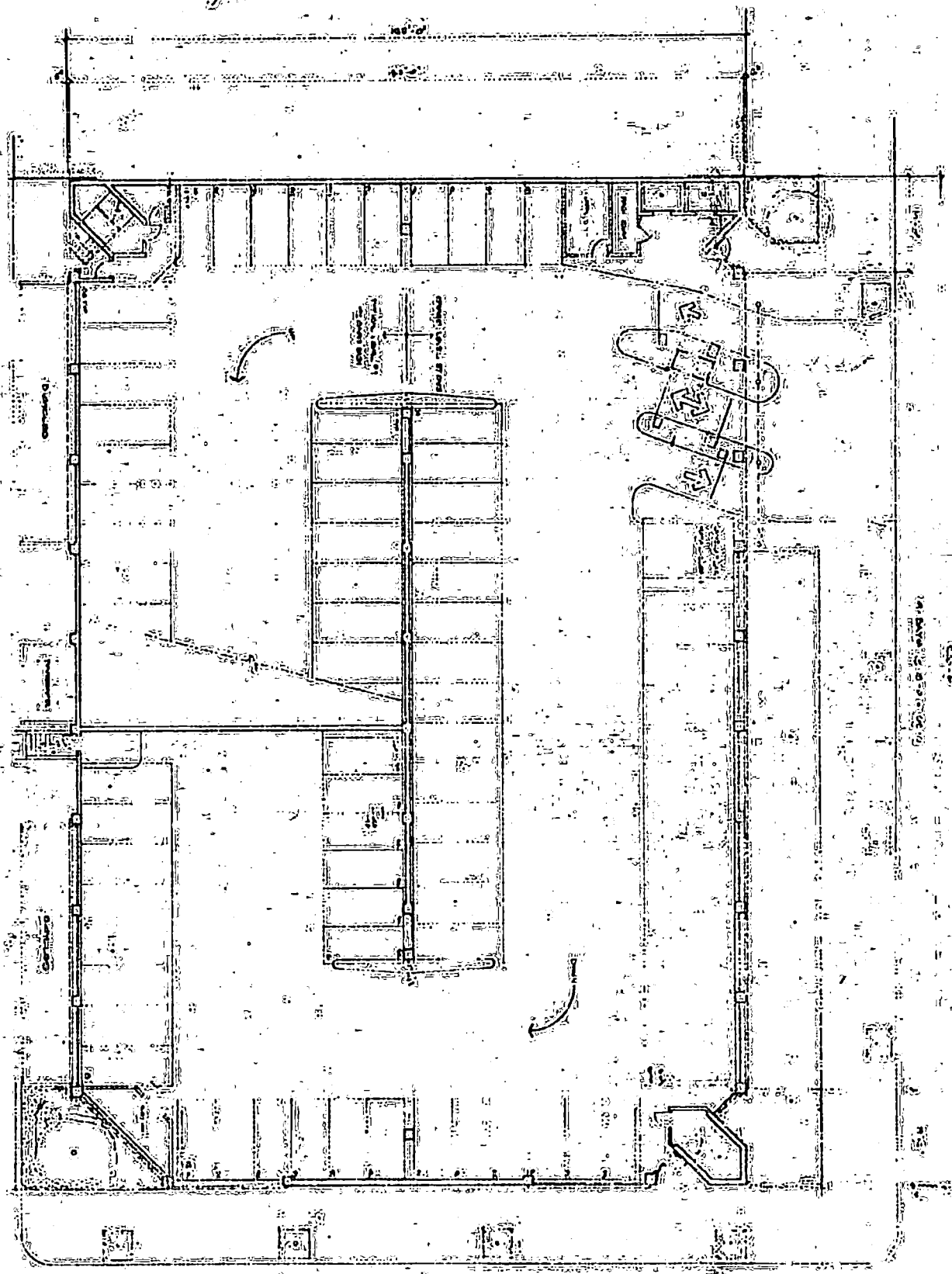
13

P. 9527

Oct 8, 1918

No. 24

711



P 9527

15th and K Street
Office Building

UNIVERSITY MICROFILMS INTERNATIONAL

16 ST

45

Oct 8 1981

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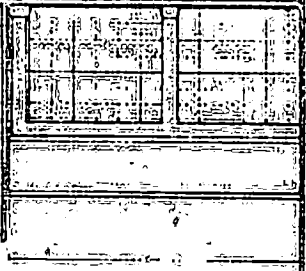
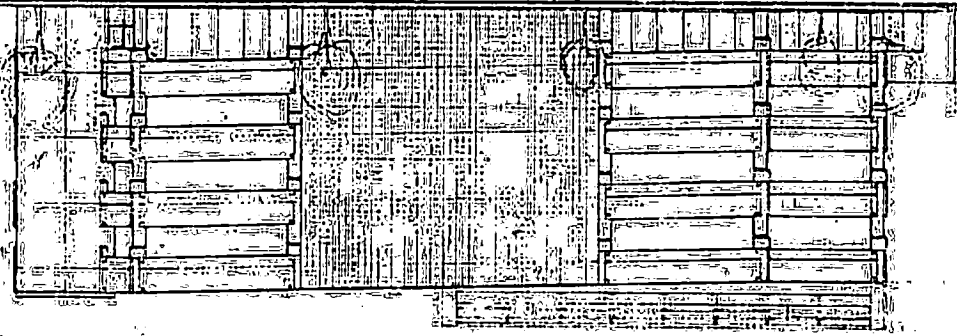
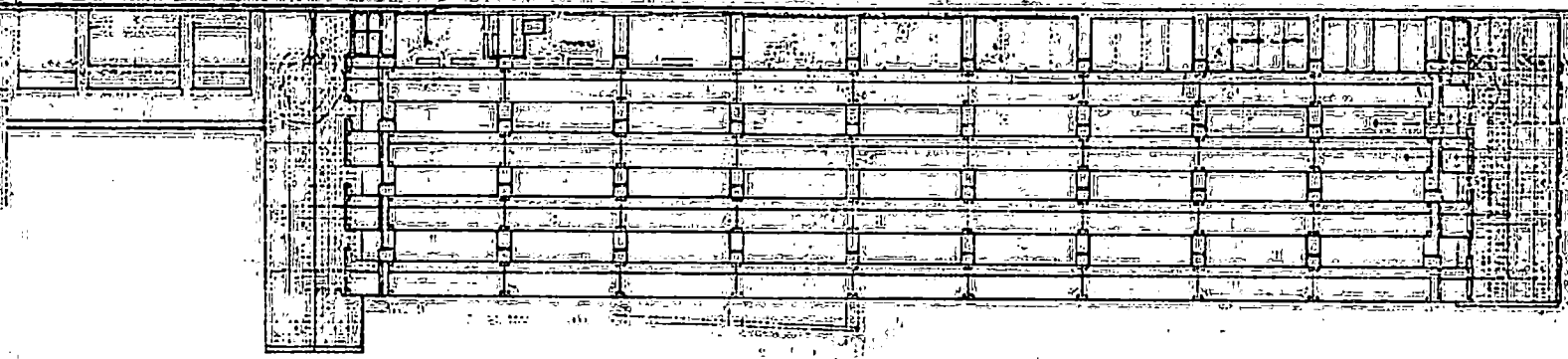
WEST STREET ELEVATION
PARKING GARAGE

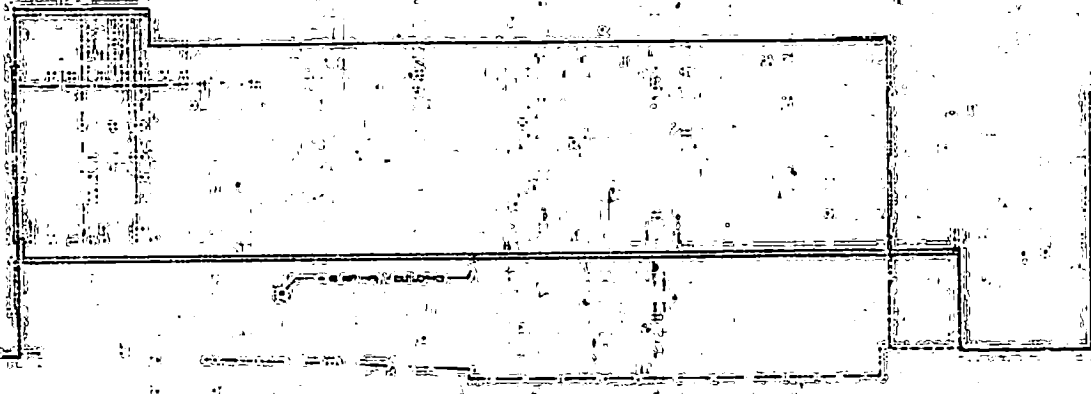
EAST (S.W. CORNER) ELEVATION
PARKING GARAGE

P 9527

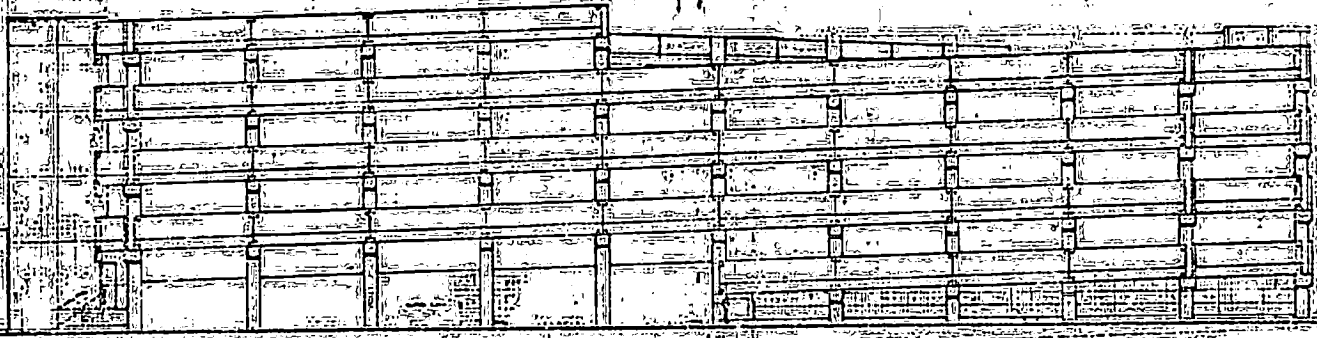
15th and K Street
Office Building

OWNER





WEST ELEVATION (GROUND) FACING STRUCTURE



EAST ELEVATION (GROUND) FACING STRUCTURE

DESIGNED BY
 DRAWN BY

15th and K Street
 Police Station
 SEASIDE, CALIFORNIA

DATE OF DESIGN
 DATE OF DRAWING
 SCALE

P 952

NO. 10

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, "I" and "L" streets according to the official map or plan thereof, County of Sacramento, City of Sacramento, CA (SAN 006-122-03 & 11 and APN 006-121-13, 14, 15 & 19) (R-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.

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION