

**Design Review/Preservation Board
Sacramento, California**

Members in Session:

**SUBJECT: NW corner 10th & T Streets
Office Building-New Construction
South Side Preservation Area
(APN: 010-0072-009-012)(PB91-006)**

BACKGROUND INFORMATION: On April 3, 1991, the Board reviewed and provided comments for the proposed 3-story office structure. On June 26, 1991, the Board considered revisions and continued the project for additional redesign.

On June 13, 1991, the Planning Commission approved a lot line adjustment to merge the 4 parcels that comprise the project site (P91-095). The action was appealed to the City Council by the Southside Park Neighborhood Association (SPNA) and the Sacramento Old City Association (SOCA).

At the Design Review/Preservation Board meeting of August 7, 1991, the staff recommendation was that the Board review and comment on the latest redesign and indicate its support of the design concept. Although the Board could not approve the project design while the appeal was pending, the applicant apparently wanted some assurances on the acceptability of the project design as revised. The Board provided conceptual approval of the design, subject to the following:

1. Further meeting(s) with the neighborhood association, if needed, should be held by the applicant to mitigate their design concerns.
2. The paved area adjacent to parking space 20C shall be modified with provision of a landscape planter and a striped and signed maneuvering area.
3. The applicant shall modify the design to meet any remaining concerns of the Board.
4. Provide landscape/irrigation plan for review and approval of the Board.
5. Provide material/color board, including sample of terra cotta for review and approval of the Board.
6. Provide roof plan for review and approval of the Board.
7. Generate some details of the facade treatment for review and approval of the Board. Preliminary detail will be adequate.
8. Provide sign program for review and approval of the Board.

9. Reconsider the street setback areas and the space behind the low walls proposed, focusing on possible alternative use for court/walk areas.

On September 3, 1991, the Council considered testimony by representatives of these citizens groups and the attorney for the project proponents. Although the Council denied the appeal, it did respond to citizen concerns by providing the following direction to SHRA and City staff:

1. SHRA is to negotiate with the property's owners for the acquisition of the site for housing and report back to the Council;
2. Current Planning and legal staff is to report back on the current legal policies that allow or perhaps require the City to approve lot line merger and/or parcel splits prior to project approval; and
3. City Planning staff is to report back on the effort requested by the City Council, in October of 1989, and to identify non-residential sites in the Southside area that should be rezoned to residential and a moratorium on rezones to non-residential uses and lot line merger be set until this report comes back to the City Council.

PROJECT EVALUATION: Staff has the following comments regarding the proposed project:

1. Throughout the review process, Design Review/Preservation staff had shared the concern of the citizens groups regarding compatibility of the project design with the neighborhood, with respect to aesthetics, massing, relative scale, ect. The citizens groups and staff, and the Board as well, found the design presented August 7, 1991, to be a great improvement. Until the Council denial of the citizen's appeal the project proponents could only at best develop the four C-2 zoned parcels with four attached or detached structures. Having been allowed to assemble the 4 parcels, the developer no longer has the property lines to contend with in the placement of one, or more, structures on the now single parcel.

In spite of the attractive appearance of the redesigned structure and the Board's approval of the project "in concept" as a single structure, staff would consider two or more separate and possibly shorter structures to be the preferable should the SHRA acquire the property and a residential or mixed use project be developed in the future.

2. Per the direction of the Board, the applicant has provided a color/material board. Proposed is stucco with two beige colors, tile in two shades of green, an aluminum window and storefront system in green. Green paint is also indicated on the board, but is not referenced on the elevation drawings. Presumably, the green paint will be used at least on the wood components of the storefront. A red and white striped canvas fabric awning is proposed. Thin red clay brick and clear glass is proposed.

The Board's direction also included the provision of a sample of the terra cotta for review and approval of the Board. However, no sample was provided with the color/material board.

3. The applicant has also responded to the Board's direction to provide a roof plan and some details of the facade treatment. The roof plan does not specify the material to be used for the third floor deck.
4. No sign program has been provided for review and approval of the Board.
5. In the August 7, 1991, staff report, staff indicated that:

At the T Street driveway (one-way out), a paved area behind the screening wall and adjacent to parking space 20C needs to be modified so as not to be confused as a parking space. A portion of that area needs to be retained to provide adequate maneuvering area for parking space 21C. However, the rest should be utilized as a planter area to prevent its use for parking. The portion retained as maneuvering area should be striped and further protected with a "Keep Clear", or "No Parking" sign.

Regarding this issue, the conceptual approval was subject to the following:

The paved area adjacent to parking space 20C shall be modified with provision of a landscape planter and a striped and signed maneuvering area.

The site plan/first floor plan has been revised to include only a painted cross-hatching and "No Parking" on a paved surface. Staff would still prefer a physical obstacle to parking in that location. The applicant has suggested storage in lieu of planting. Staff is not supportive to unspecified storage that may ultimately become an eyesore for parkers or pedestrian viewing into the parking lot. However, the need for bicycle storage could be met at this location. This may be the only available space for that function. Staff could work with the applicant in the development of this area for planting, storage or a combination of both. A selection of low-light planting materials may be necessary.

6. As was also indicated in the previous staff report:

The wheel stops for parking spaces 26C, 27C, 43, and 44 are not properly positioned.

7. The open parking area along the alley and to the west of the building has very little landscaping. Only end planters are provided. One is on the alley. One is along the back of sidewalk on 10th Street.
 - a. The two-foot overhang area for parking spaces 1 through 10 should be utilized as planter area. In these planters the provision of climbing vines would serve to soften the appearance of the masonry walls that is required along the west and south interior property lines. These planters should be extended to provide screening of the trash enclosure.
 - b. The north side of the building is open to the ground floor parking. The smaller openings on the ends will have grill work and are indicated on the site plan and

north elevation plan with a small tree in front of each of them. They would be located within the two-foot overhang area of the parking spaces. The trees are not indicated on the landscape and irrigation plans. The two large openings in the center have no screening at all of the view into the parking garage. What will be visible after hours will be the asphalt paving surface continuing from the alley and into the parking garage, the inside wall surfaces of the parking garage, and the prefabricated wheels stops. A continuous planter is needed along this edge of the building. The view into the parking garage would be softened. The stilt-like appearance of the the north building facade, as viewed from the alley, property to the north of the alley, and from the adjacent 10th Street right-of-way would be lessened.

8. Lighting in the parking garage needs to be designed so as to preclude the problems of distractive and annoying glare that has occurred on other buildings. The provision of landscaping as suggested by staff would lessen the potential for such impact. The type, placement and orientation of the lighting fixture will need further review by the City to prevent any impact to the adjacent uses.
9. The Board directed the applicant to reconsider the street setback areas and the space behind the low walls proposed, focusing on possible alternative use for court/walk areas. The revised plans do not reflect any changes.

A staff alternative would be to eliminate parking space 21C in favor of outdoor seating. Such seating could be valuable as a break area for office workers. It could also be utilized in conjunction with a ground floor tenant space, such as a eatery. The adjacent interior space is currently designated for lobby use. However, the lobby function could be relocated with an entry on the 10th Street rather than the T Street front frontage as is intended presently. This would provide more rental space and reduce the non-lease area now used for the lobby.

STAFF RECOMMENDATION: Staff recommends that the Board approve the project subject to the follow conditions:

1. The paved area adjacent to parking space 20C shall be modified with provision of a landscape planter, a bicycle storage area, or a combination of both. A striped and signed maneuvering area for space 21C must still be provided.
2. The wheel stops for parking spaces 26C, 27C, 43, and 44 shall be positioned on revised plans in conformance with the Zoning Ordinance.
3. Planting shall be provided in the overhang area of parking space 1 through 10. The planter shall contain climbing vines and shall continue along the sides of the trash enclosure. A continuous planter shall also be located along the north edge of the building, utilizing the overhang area of both covered and uncovered parking spaces along that side of the building. Besides the trees indicated on the site plan and on the north elevation drawing, planting shall include ground cover and small shrubs. To avoid damage from vehicles as much as possible, the line of trees and shrubs shall be

within the overhang area of the uncovered row of parking spaces, with the centers of those plants aligned with the striping between the uncovered parking spaces.

4. Final landscape/irrigation plan shall be provided for review and approval of the Board landscape architect member and staff prior to issuance of building permits.
** see below.*
5. The required masonry wall along the west and south interior property lines shall be of decorative masonry units subject to review and approval of staff. The side facing the adjacent residential uses must have a decorative surface.
6. The trash enclosure design shall include decorative masonry units and heavy ribbed metal gates, subject to staff review and approval.
7. A lighting plan shall be submitted for review and approval by staff prior to issuance of building permit. Particular attention shall be given to lighting in the parking garage and surface parking lot.
8. A sign program shall be submitted for review and approval of the Board prior to issuance of a certificate of occupancy.
9. Revised plans shall be submitted for review and approval prior to issuance of building permits. All revisions must be "clouded" for easy reference. Any additional staff time spent to revise plans per the Board approval shall be billed at the rate of \$70.00/hr.
10. The approval shall be deemed automatically revoked unless required permits have been issued within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.
11. The Building Division shall not issue a certificate of occupancy without a site inspection and approval by Design Review/Preservation staff.

Approval is based on the following findings of fact:

1. The project, as conditioned, conforms with the Board's design criteria.
2. The project, as conditioned, will blend into the surrounding area.
3. The project, as conditioned, help to maintain the integrity of the South Side Preservation Area.

Respectfully submitted,

 9-24-91
for Richard B. Hastings
Design Review/Preservation Director

RBH:RL:rl

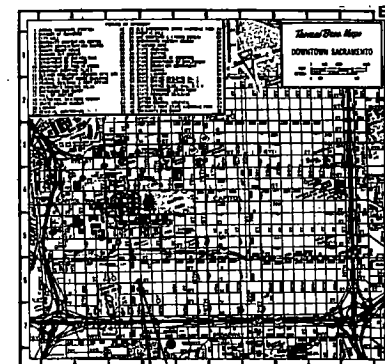
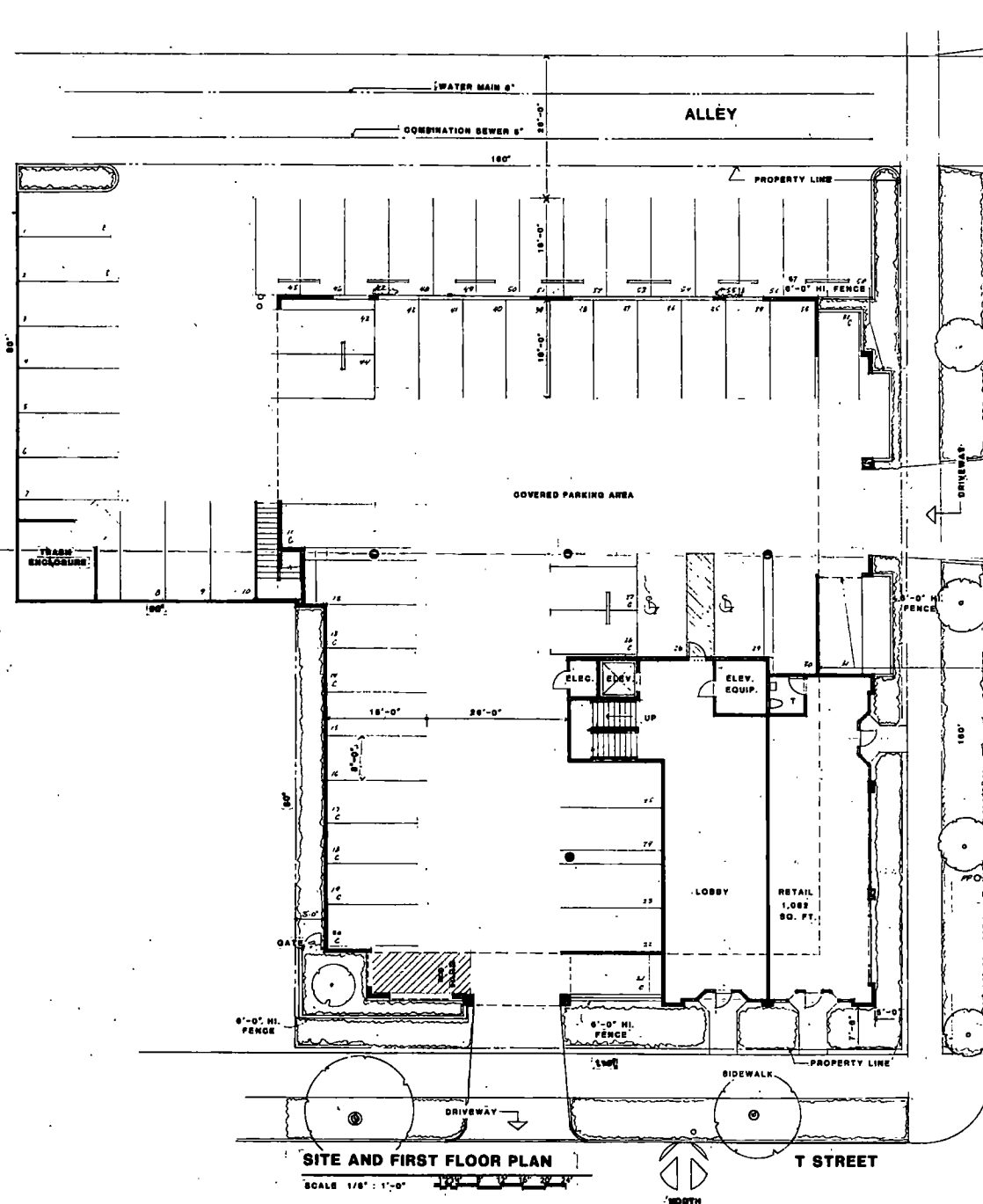
13 Sept 91

AN APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

* *Added by Board: The street tree requirements shall be examined.
Also, a comment added by Board on 4-3-91 was to "replace the English and Black Walnut trees with 36 inch box specimens of a variety, or varieties, to be determined by the City Arborist."*



VICINITY MAP

SITE AND PLAN DATA

PARKING		
COMPACT SPACES	13	23%
REGULAR SPACES	2	
HANDICAP SPACES	48	
TOTAL	<u>63</u>	

ALLOWABLE FLOOR AREA **SS ± 400'±3,200 SQ. FT.**

AREA CALCS.

GROUND FLOOR AREA = 2,565 SQ. FT.
SECOND FLOOR AREA = 11,192 SQ. FT.
THIRD FLOOR AREA = 12,634 SQ. FT. 1154

TOTAL GROSS FLOOR AREA -	26,569 SQ. FT.	26,569
VERTICAL CIRCULATION AREA -	1,863 SQ. FT.	
TOTAL NET FLOOR AREA	28,053 SQ. FT.	28,053

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916-443-5747

TENTH & T OFFICE BUILDING
A G.F.S. DEVELOPMENT
SACRAMENTO, CALIFORNIA

revisions 8/9/91

This drawing is not final
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construction until signed
by the Architect.

architect

drawn by

checked by _____

100 mg

date

drawing no.

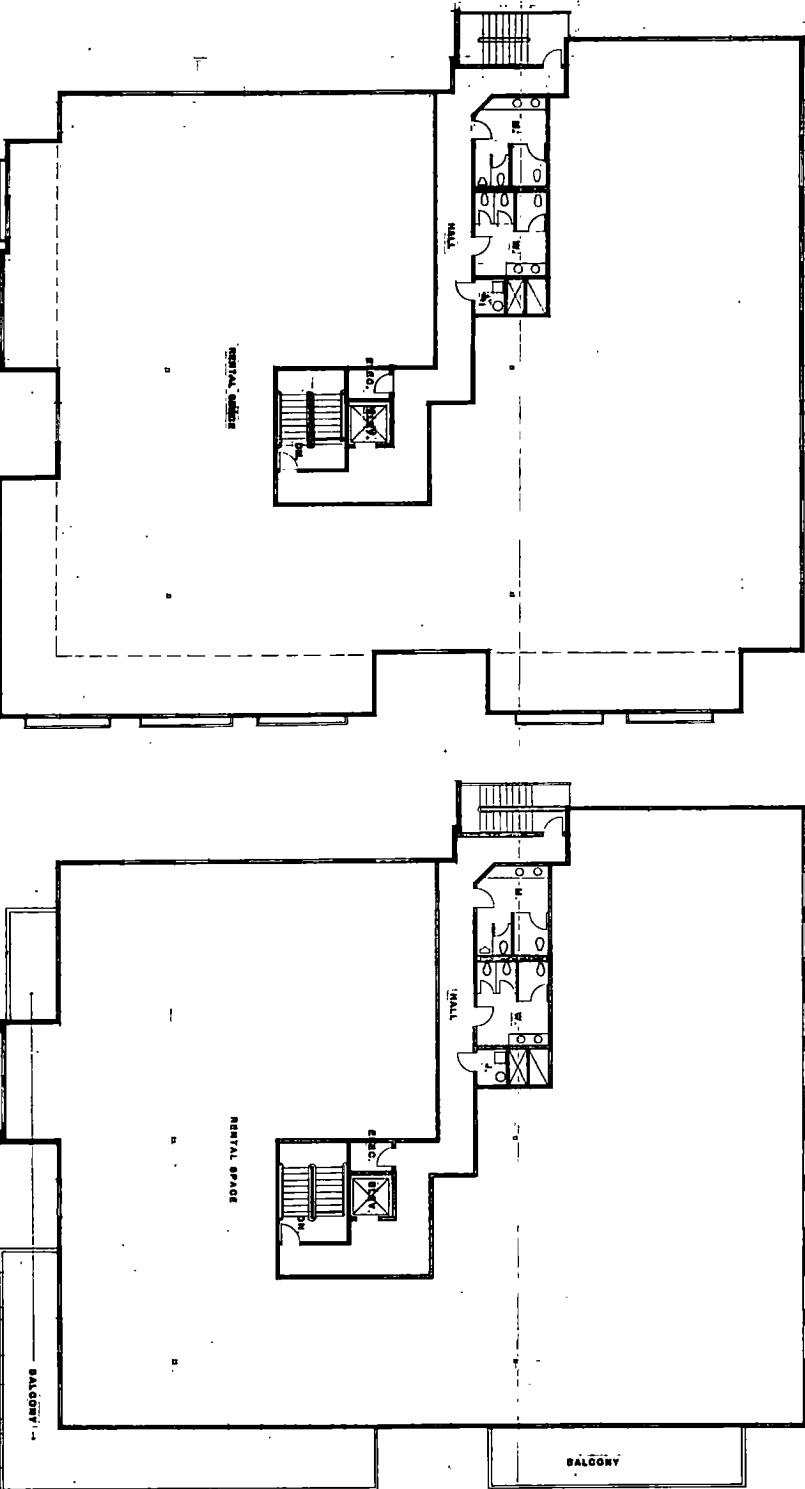
sheet title **SITE PLAN**
FLOOR PLAN
sheet no.

of sheets

SECOND FLOOR PLAN
11,192 SQ. FT.
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN
10,222 SQ. FT.
SCALE: 1/8" = 1'-0"



TENTH & T OFFICE BUILDING

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SACRAMENTO, CALIFORNIA

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revisions: 2/24/90

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ARCHITECT

Drawn By _____

Checked by _____

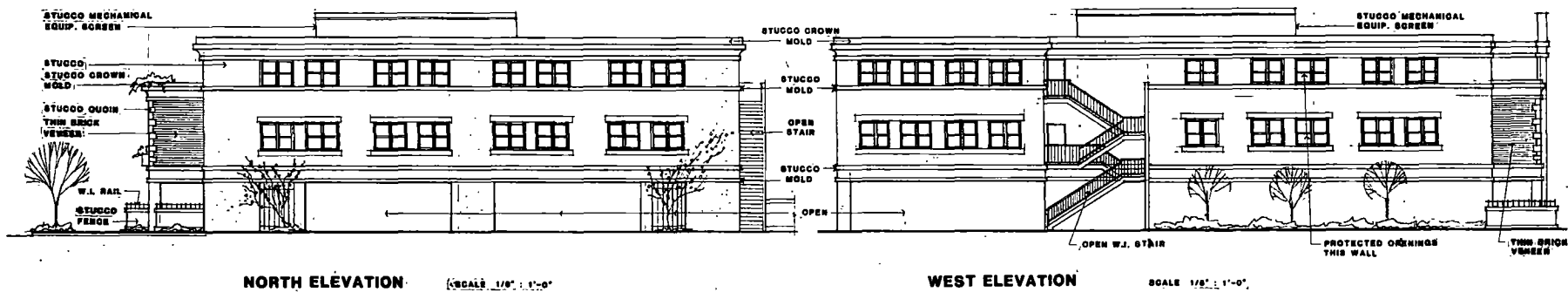
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Sheet no. **2**

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revisions 7/24/91

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architect

drawn by

checked by

job no.

date 7/24/91

drawing no.

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AMENDED 9.5.91 SITE AND PLAN DATA

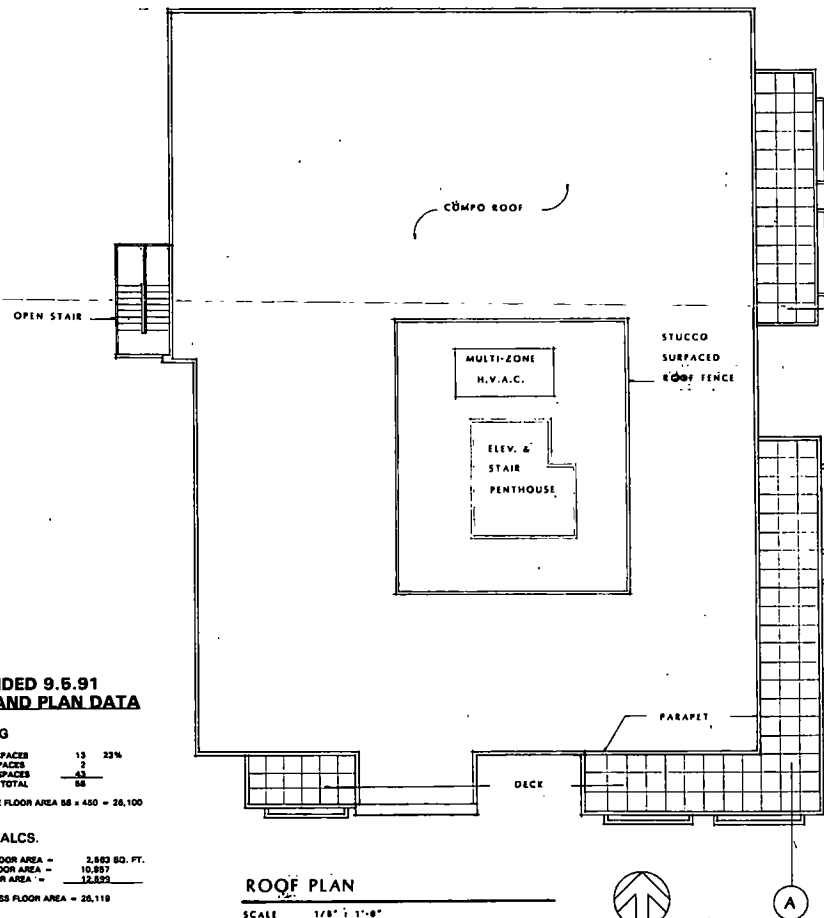
PARKING

COMPACT SPACES	13	23%
REGULAR SPACES	2	
HANDICAP SPACES	43	
TOTAL	58	

ALLOWABLE FLOOR AREA 58 x 450 = 26,100

AREA CALCS.

GROUND FLOOR AREA	2,883 SQ. FT.
SECOND FLOOR AREA	10,357
THIRD FLOOR AREA	12,525
TOTAL GROSS FLOOR AREA	25,765

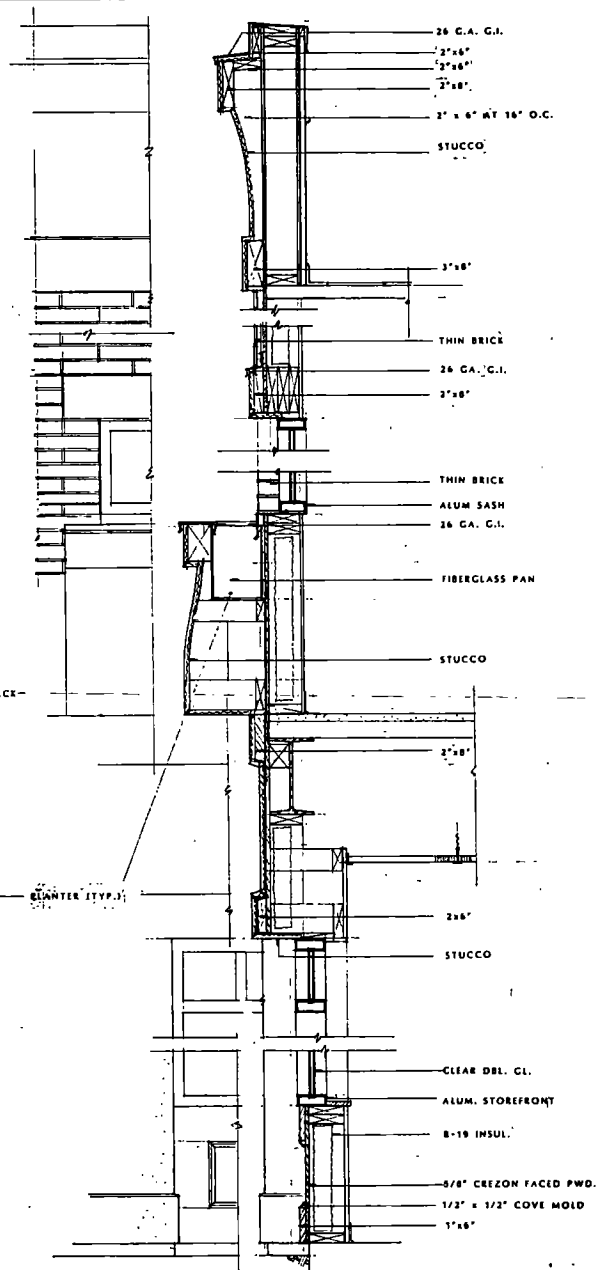


ROOF PLAN

SCALE 1/8" = 1'-0"



A



ELEVATION
SEGMENTS

SECTION -A-

SCALE 1/2\"/>

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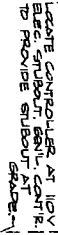
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
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PAC. AT 1/2" GATE
VALVE BY GENT. CONTR.

- ① NEAR-PASTIC 1000-GR. PNEUM. CONTROL VALVE - 6" IZ 5 PER PLAN
- ② BAND-BD # 20 40" 150 (N) BODIFON FIBRE/MON DEVICE
- ③ CENTRAL PTC + AUTOMATIC REGULATION CONTROLER -
- ④ MATERIAL LINE - CLASS 200 P.C. PLASTIC PIPE
- ⑤ MAIN LINE - CLASS 915 P.C. PLASTIC PIPE
- ⑥ BAND-BD # 3 QUICK COUPLING DEVICE

1. Price is defined for d_0 and d_1 states with pressure at the P.O.C. (point of connection).
 2. The pressure in the d_0 state is always above the pressure in the d_1 state.
 3. Buildings in grid areas are for slating only, and slating is not required for buildings in the d_1 state.
 4. Valley water pressure. If discrepancy exists between the actual and calculated pressure, only one — the actual — is used.
 5. Landscape constructed to adjust heads to stabilize the pressure in the d_0 state. The pressure in all overtopped areas and built-in systems for all modes and configurations is the same.
 6. The pressure in the d_1 state is in accordance with all local codes and regulations.
7.  VALLEY GUTTER
8. The information for additional information.
9. Inside conditions: pressure, relative humidity, relative velocity.

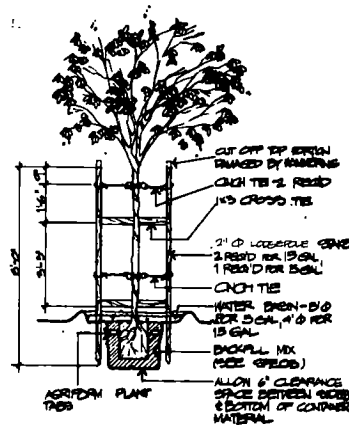
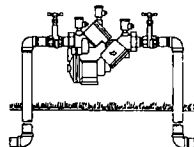
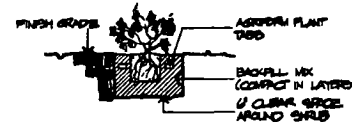
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revisions	<p>The drawing is not final. It is for construction only and will be revised by the Architect.</p>
architect	
drawn by	KLK
checked by	AKS
job no.	
date	SEPT. 6, 1991
drawing no.	

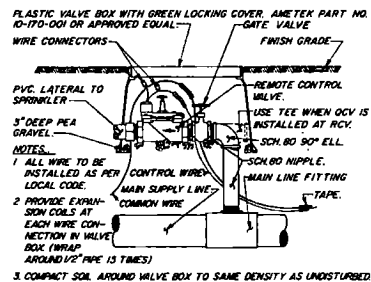
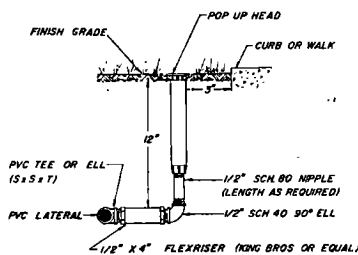
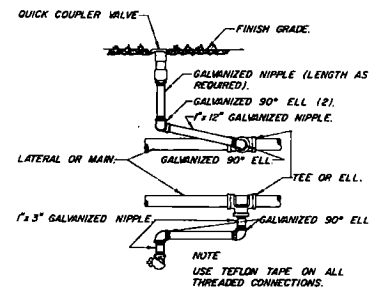
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REDUCED PRESSURE PRINCIPLE
BACKFLOW PREVENTER**Standard Tree Detail**
FOR 15 AND 25 GAL

SOIL MIX

MATERIAL	TYPICAL SHRUB	AZALEA/ROD	PERNS
PURE CANADIAN PERT MOSS	•	0 PARTS	2 PARTS
PINE CHIPS PERLITE	•	1 PART	1 PART
NATIVE SOIL	5 PARTS	•	1 PART
PEN SULFATE	10 (LB) PER 100 (LB)	•	•
VITAMIN B1	1/2 TSP PER MIN. PLANT	1 PART	1 PART
SOIL CONDITIONER	1 PART		

Shrub Planting Detail**REMOTE CONTROL VALVE****POP UP RISER****QUICK COUPLER RISER**

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KOSKI
 SULLIVAN
 Landscape Architecture - Planning
 1700

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revisions

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architect

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date

drawing no.

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sheet title
sheet no.

of sheets

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Sacramento, California

Members in Session:

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Office Building-New Construction
South Side Preservation Area
(APN: 010-0072-009-012)(PB91-006)

BACKGROUND INFORMATION: On April 3, 1991, the Board reviewed and provided comments for the proposed 3-story office structure. On June 26, 1991, the Board considered revisions and continued the project for additional redesign.

On June 13, 1991, the Planning Commission approved a lot line adjustment to merge the 4 parcels that comprise the project site (P91-095). The action has been appealed to the City Council. The scheduled hearing date is August 13, 1991.

Although the Board's review authority is in the area of design, the appropriateness of the proposed office use continues to be an issue with the Southside Park Neighborhood Association (SPNA), the Sacramento Old City Association (SOCA). The City's parcel merger process is also under their scrutiny.

Staff has shared the concern of the citizens groups that the project design, up through the last presentation to the Board, has not achieved an acceptable level of compatibility with the neighborhood, with respect to aesthetics, massing, relative scale, and so on. Staff wishes to commend the applicant and architect in their concerted effort to meet neighborhood and Board concerns as well as upgrade the quality of material on the project.

PROJECT EVALUATION: Staff has the following comments regarding the proposed project:

1. The applicant has been quite responsive to the latest Board, citizen, and staff comments and suggestions related to the design of the project. The vertical scale of the project has been effectively modified by changing the facade treatment and by stepping the building back between floors. A reduced setback of the ground floor retail space from the public sidewalk improves its pedestrian linkage.

The result of the latest redesign is a building that is much more sensitive in massing and scale to the surrounding Southside neighborhood. The character of the structure is urban. Yet it does not have the same overpowering presence that buildings closer to or located right in the CBD would be anticipated to possess.

2. It has been the applicant's preference to avoid the need for any variance from the provisions of the Zoning Ordinance. However, the changes most recently required by the Board would necessitate reduction of parking and/or the amount of floor space in the building. Although the parking numbers have been reduced to less than the current

City requirement, requiring Planning Commission approval, the measures taken do not result in a reduction of square footage. Actually, there is an increase as a result in the expansion of ground floor, where the space will be split between a lobby and retail.

The interim parking regulations specify one parking space per 450 s.f.(gross floor area) as a minimum, and one per 400 s.f.(g.f.a), as a maximum. The minimum and maximum figures for this project is 59 and 66 spaces, respectively. With 58 spaces shown on the revised plans, a parking shortfall of only one space will exist. By ordinance the applicant is required to obtain a Transportation Management Planning (TMP) permit, whether or not a parking deficiency occurs. Due to this one space deficiency, the applicant will need from the Planning Commission, through the special permit process, either an outright reduction of the parking requirement or in addition to a reduction the applicant will need to provide an acceptable parking reduction program.

3. Staff feels that the applicant in redesigning the project and in responding to previous concerns, has provided a much less interesting public entry and lobby space than was offered earlier. Although the interior design of the building is outside of the Board's purview, staff would like to work with the applicant to reduce the size of the lobby if the applicant is agreeable.
4. The proposed screening of the parking from both street faces is now designed as a stucco fence and with appropriate landscaping should meet earlier Board concerns.
5. At the T Street driveway (one-way out), a paved area behind the screening wall and adjacent to parking space 20C needs to be modified so as not to be confused as a parking space. A portion of that area needs to be retained to provide adequate maneuvering area for parking space 21C. However, the rest should be utilized as a planter area to prevent its use for parking. The portion retained as maneuvering area should be striped and further protected with a "Keep Clear", or "No Parking" sign.
6. The wheel stops for parking spaces 26C, 27C, 43, and 44 are clearly not properly positioned.

STAFF RECOMMENDATION: Staff recommends that the Board review and comment on the latest redesign and indicates its support of the design concept. Also, to direct the applicant to proceed as followings, in anticipation of returning to the Board for final review and approval after all necessary action by the Planning Commission and City Council have been taken: *Board action: Approved in concept, subject to the following:*

1. Further meeting(s) with the neighborhood association, if needed, should be held by the applicant to mitigate their design concerns.
2. The paved area adjacent to parking space 20C shall be modified with provision of a landscape planter and a striped and signed maneuvering area.
3. The applicant shall modify the design to meet any remaining concerns of the Board.

Respectfully submitted,



Richard B. Hastings
Design Review/Preservation Director

RBH:RL:rl

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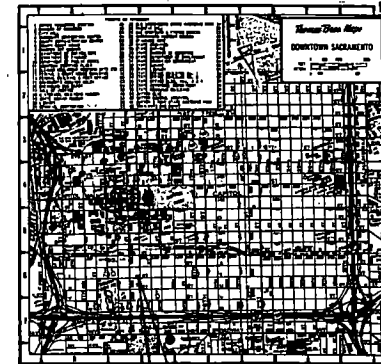
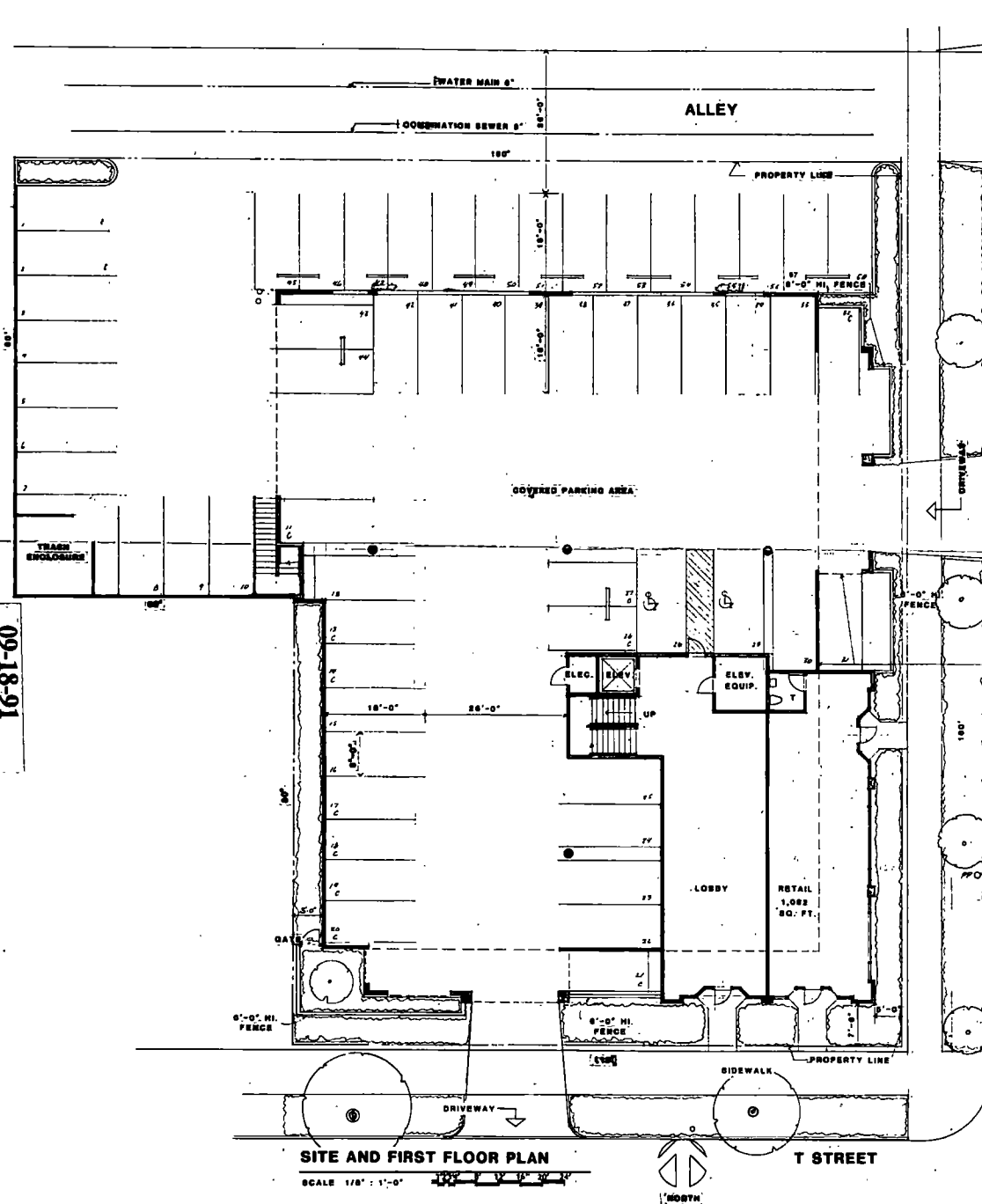
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**Added by Board:*

4. *Provide landscape/irrigation plan for review and approval of the Board.*
5. *Provide material/color board, including sample of terra cotta for review and approval of the Board.*
6. *Provide roof plan for review and approval of the Board.*
7. *Generate some details of the facade treatment for review and approval of the Board. Preliminary detail will be adequate.*
8. *Provide sign program for review and approval of the Board.*
9. *Reconsider the street setback areas and the space behind the low walls proposed, focusing on possible alternative use for court/walk areas.*

09-18-91



SITE AND PLAN DATA

PARKING	
COMPACT SPACES	13
REGULAR SPACES	2
HANDICAP SPACES	43
TOTAL	58

ALLOWABLE FLOOR AREA, 99 x 400 39,200 SQ. FT.

AREA CALCS.

GROUND FLOOR AREA	=	2,668 SQ. FT.
SECOND FLOOR AREA	=	11,192 SQ. FT.
THIRD FLOOR AREA	=	12,834 SQ. FT.

TOTAL GROSS FLOOR AREA	=	26,694 SQ. FT.
VERTICAL CIRCULATION AREA	=	1,553 SQ. FT.
TOTAL NET FLOOR AREA	=	28,032 SQ. FT.

DEAN F. UNGER
AIA INC.
ARCHITECTURE AND
ENVIRONMENTAL
PLANNING
700 Alhambra Blvd.
Sacramento California 95816
916-443-5547

TENTH & T OFFICE BUILDING
A G.F.S. DEVELOPMENT
SACRAMENTO, CALIFORNIA

7/12/91
4/21/91
8/26/91
revisions 8/1/91

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architect

drawn by

checked by

job no.

date

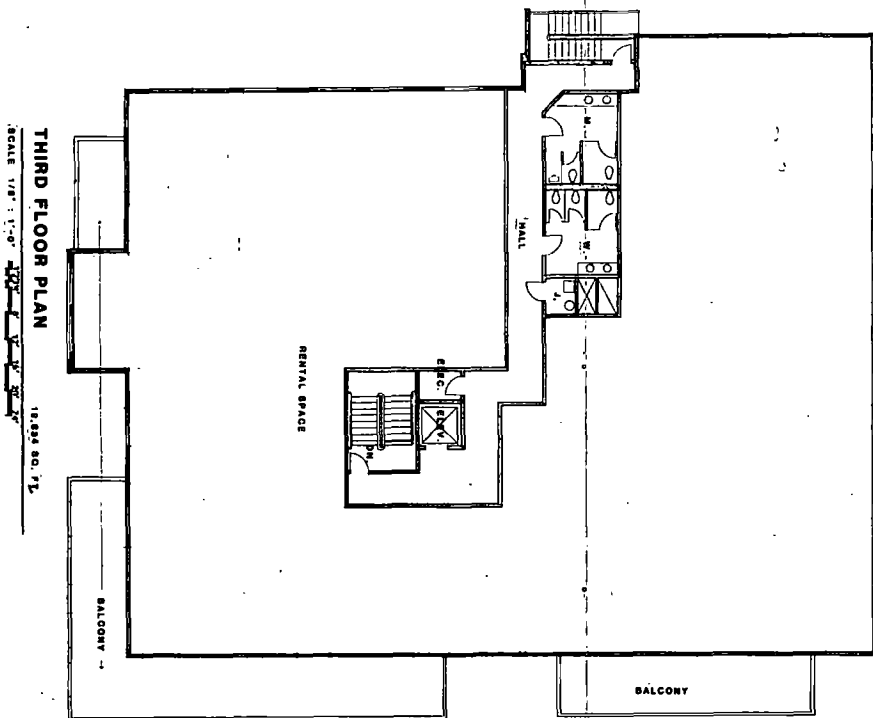
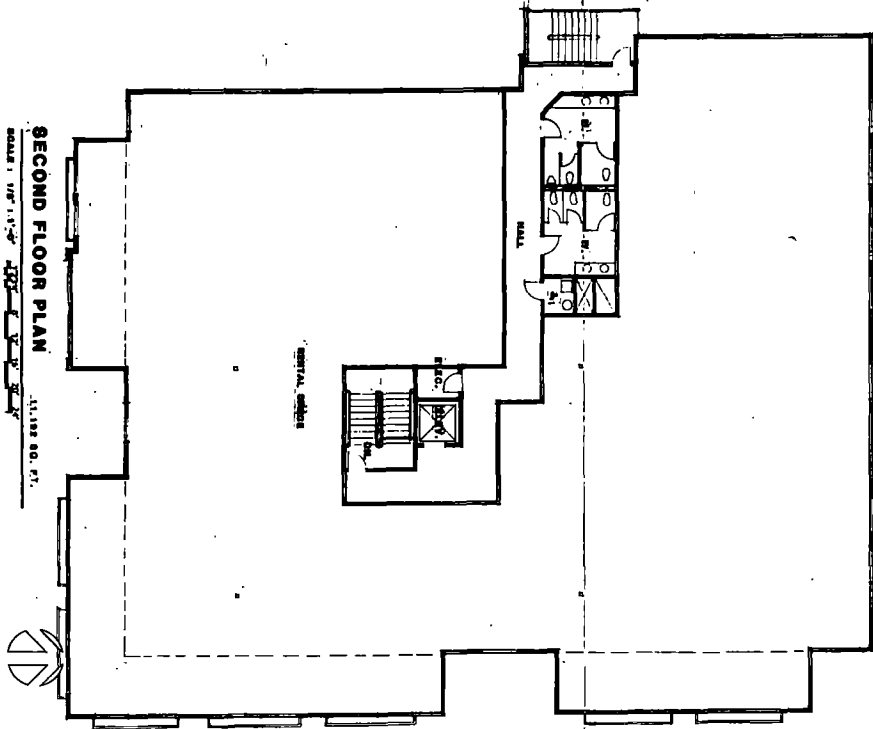
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SITE PLAN
sheet title FLOOR PLAN
sheet no.

of sheets

09-18-91



TENTH & T OFFICE BUILDING

A G.F.S. DEVELOPMENT
SACRAMENTO, CALIFORNIA

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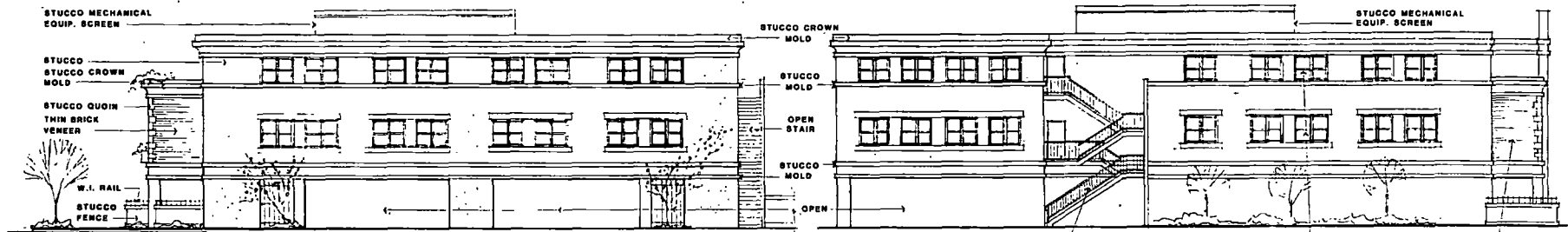
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DRAWING NO.

PR91-006

08-07-91
09-18-91

Item No. 6



NORTH ELEVATION

SCALE 1/8" = 1'-0"

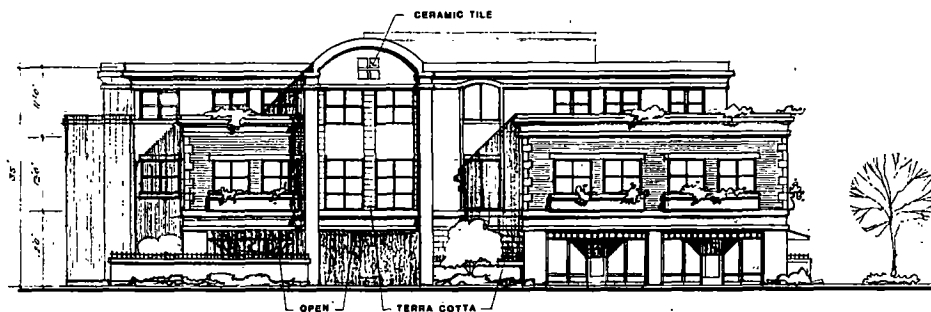
WEST ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

SEE NOTES ON EAST ELEV. FOR SIMILAR MATERIAL INDICATION

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TENTH & T OFFICE BUILDING

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SACRAMENTO, CALIFORNIA

revisions 7/24/91

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job no.

date 7/24/91

drawing no.

3

sheet title
sheet no.

of sheets

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: NW corner 10th & T Streets
Office Building-New Construction
South Side Preservation Area
(APN: 010-0072-009-012)(PB91-006)

BACKGROUND INFORMATION: On April 3, 1991, the Board reviewed and provided comments for the proposed 3-story office structure.

The Board received written and oral testimony from both the Southside Park Neighborhood Association (SPNA) and the Sacramento Old City Association (SOCA) opposing the project. (see attached letters.) Their objections are related to both the proposed land use and various aspects of the building itself. From their perspective, the primarily office use is contrary to housing goals for the neighborhood and the Central City, as set forth in the draft Central City Housing Strategy Plan and the R Street Corridor Plan, among others. They also feel that the relative difference in the massing, scale, and architectural style of the proposed project with the surrounding area is inappropriate. It is seen by them as deleterious to both the physical character as well as the long-term viability of South Side as a residential neighborhood. The unexpected removal of all the trees from the site on the previous weekend also added to the concern for the proposed development of the site and the future of the neighborhood.

The Sacramento Housing and Redevelopment Agency (SHRA), in a memo dated April 2, 1991, indicated a concern that "the development, as proposed, may conflict with the established Redevelopment Agency objectives of stabilizing the adjacent residential area and encouraging the rehabilitation of existing housing and development of new housing in the Southside Park area." (see attached memo.)

The individual Board members comments are provided in the attached Summary of Comments.

On April 23, the applicant met with staff, including the Planning Director, to discuss possible modifications to the project. On June 13, 1991, the Planning Commission approved a lot line adjustment to merge the 4 parcels that comprise the project site (P91-095).

PROJECT EVALUATION: Staff has the following comments and concerns regarding the proposed project:

COMPLIANCE OF THE PROJECT WITH CITY CODES AND PLANS

1. From the onset, the applicant has made a conscious effort to conform with the height and area standards, off-street parking requirements, and other development standards contained in the Zoning Ordinance. The only entitlement that was needed from the Planning Commission was the lot line adjustment to merge the parcels that comprise the proposed development site.

While the appropriateness of the merger of 4 smaller parcels into a single developable site was for the citizens groups an issue that needed debate, the City's legal interpretation of the Subdivision Map Act was that there was no alternative but for the Planning Commission to approve the lot line adjustment application.

2. Thus far, the evolution of this project has been influenced by the developer's economics and by the City's legal interpretation. (see attached memo.) This factors, however, do not take into account the compatibility of the proposed project with the existing neighborhood environment.

The building codes are intended to assure public safety. The General Plan and the Central City Community Plan provides land use categories to guide growth. The Zoning Ordinance serves to implement those plans. Nevertheless, just as compliance with building codes may not assure architectural compatibility, neither does consistency with the land use designations of the General Plan and a community plan nor compliance with the zoning provisions related to land use, height and area, etc., assure that a development will be in harmony with the surrounding neighborhood.

On the side of design, the Zoning Ordinance does have Section 16, relative to the design review process, and the City Code has Chapter 32, which provides the Board with corresponding review authority for Preservation Areas and Listed Structures. There is also a Preservation Areas Plan and the recently adopted Design Guidelines Plan, which pertain to this neighborhood and to this project. Design considerations are also included with the 1980 Central City Plan. The Urban Design Plan for the CBD has been adopted by SHRA for application in the redevelopment areas, including Southside.

What may be unclear to some is the extent to which the Board's design authority may affect the design of a project that is otherwise consistent with the Zoning Ordinance and other City regulations. The Design Review/Preservation staff finds that compliance with not only the land use designations of the General Plan and Community Plans, zoning classification, the height and area regulation, etc., but also the design components of those regulations and the other design documents, are necessary for measuring the appropriateness of a project for any given site. The design of the structure, its height, its massing and scale in relationship to the surrounding neighborhood, are all factors that the Board needs to consider in determining the project's conformance with the various codes and plans.

3. The City's adopted Preservation Area Plan, in defining the Board's role in the preservation program, indicates that "the Board seeks to maintain the areas's scale and character through protection and preservation, while at the same time allowing for creative, yet appropriate rehabilitation and new construction. The intent ... is not to require new construction to be reproductions of older structures, but rather to insure that new construction be complementary to the Preservation Area in scale, bulk, height, design and general character."

Among the goals established to implement the Program are the following:

To encourage new construction, new design and rehabilitation that is integrated and compatible with the character of Preservation Areas.

- To insure that non-residential developments are designed so as to be compatible with the surrounding Preservation Area.
- To coordinate exterior building design on all elevations with regard to color, materials, architectural form, style and detailing to achieve design harmony and enhance the existing Preservation Area.
- To encourage the retention and protection of existing trees in Preservation Areas in particular and in the Central City in general, adjacent to structures, and on Central City streets.

Among the guidelines for the architectural review of new construction are:

- New construction.....should be compatible with and even enhance the character of the individual Area.
 - All new construction should respect the scale and design of existing Listed and Supportive Structures within the area. It is not intended that new construction be a copy of pre-World War II structures, but that it be complementary in scale, bulk, rhythm, height, and general character of the Preservation Area.
 - In Areas where the existing design tends to be strongly vertical, delicate and narrow, new construction should respect that style. On the otherhand, in Areas where the existing design tends to be bulky and solid, new construction should respect this also. Roof lines should be compatible with adjacent roof styles or to the surrounding neighborhood character.
4. The Design Review Guidelines Plan, recently adopted by the City, recognizes economic realities (Section 2. Policies and Goals) in stating that the Board "encourages the best possible design quality on every project, but recognizes economic and other limitations to achieving the highest standard of excellence in all cases." On the other hand, the very first sentence in the introduction reads: "The Design Review/Preservation Board was created by the City Council out of a concern for the integration of projects with the appearance, scale, capacity, use, and character of neighborhoods and districts within the City of Sacramento.
5. Although the applicant's design may not need entitlements from the Planning Commission, other than the lot line adjustment to merge the parcels, the applicant's approach is contrary to the Design Review Guidelines. On page 12, Section C. Relationships To Adjacent Structures and Surrounding Areas, reads in part:

Proposed structures should be harmonious to the existing surroundings including existing buildings, existing landscaping, existing open space and existing view corridors. This harmony can be achieved by establishing relationships including, but not limited to, alignment of building elements; similar hierarchal grouping such as pairing of windows in groups of three; use of similar colors or materials; use of similar shadow casting or other articulating elements; use of similar building form.

Section D. Historic Appropriateness For Listed Structures/ Areas, reads in part:

If the proposed project is within a Preservation Area or affects a Listed Structure, the applicant should refer to the adopted Preservation Guidelines and the Secretary of Interior Standards.

6. Even the superseded Design Review Guidelines for the Central City Design Review District, approved 1-16-78, relative to Relationship of Proposed Buildings to Surrounding Neighborhood, indicates:

The siting of structures should display a sensitivity to the best aspects of the character, quality and scale of those existing developments in the area of the proposed project. In many existing neighborhoods, the relationship of buildings has already been determined.

This relationship is guided by the basic proportions, height and form of the building as well as their position in relationship to the street and adjacent structures.

The following criteria are established to attain the above objectives:

- Illustrate a design compatibility with the desired developing character of the surrounding area. Design compatibility shall include harmonious building style, form size, color and material.
- Create a development which is pleasant in character, human in scale, and facilitates easy circulation.

7. The City's Urban Design Plan, having been adopted by SHRA, is also applicable to the subject site and the surrounding neighborhood. The following are those policies most applicable to this project:

- The Design Guidelines allow for creative architectural solutions that acknowledge contextual design issues.
- The Design Guidelines complement the architectural character of existing historic building enclaves and promote harmony in the visual relationships and transitions between new and older buildings.
- The Design Guidelines relate the bulk of new buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.
- The Design Guidelines enhance the pedestrian experience.
- The Design Guidelines promote functional and aesthetic integration of building services, vehicular access and parking facilities.

8. The applicant, at the previous Design Review/Preservation Board meeting, indicated a preference that the proposed design of the project determine the future architectural character, scale, and land use of the surrounding area, rather than the character of the Southside neighborhood determining the design, scale and land use of the project. Clearly, this is directly in opposition to what is presented in the various City codes and plans, both existing and under preparation.
9. Previously, the applicant provided a streetscape exhibit that was a composite of the drawings for the street elevations of the proposed building and photographs of the adjacent buildings on the respective street frontages. Not only has the design of the proposed office building changed, but also staff determined that this approach to representing the relative scale of the project was inadequate in this instance. The applicant will therefore provide at the time of the hearing revised streetscape exhibits for both 10th Street and T Street utilizing drawings only for the existing and proposed structures.

THE PROJECT DESIGN AND POSSIBLE MODIFICATIONS

10. The street elevations has been modified to include a false mansard treatment. By providing a break in the mansard, coinciding with the intermediate brick area on each facade, a pair of building fronts is implied for each street. The consistency of the architecture and the shallow inset of the intermediate wall, however, cause identity as a single building to be apparent, though this does start a rhythm which helps to break up the mass of the building.

In spite of the improvement in the building design, the change does not alleviate the perception of the project as a suburban office building design. This perception was shared by the majority of the Board members.

The vertical scale of the project could be modified by changing the facade treatment and/or, as suggested by SOCA, by increasing the building setback between floors. The first approach would have an illusionary effect and would be less drastic and less expensive. The second approach, preferable to staff, would be much more effective. In that the reduction in building mass in this fashion would result in a corresponding reduction in office floor area, staff would not object to a reduction of the setback for the ground floor to provide for an increase of retail space as compensation. A reduced setback of the ground floor retail space from the public sidewalk would improve its pedestrian linkage. A 5' minimum setback requirement for the street side yard applies to the 10th Street frontage where 7' of building setback is proposed. Only on the T Street frontage, where the proposed building setback is 20', is there much of an opportunity to make a significant change. The minimum setback requirement is 7.5' for the first 26' of building height and 15' for that portion of the building above 26'.


Certainly, a stepping back of the facade is preferable to stepping forward as is now proposed. Also, reduction of the square footage may relieve the applicant of the need for further Planning Commission action relative to satisfying the City parking requirements (which is explained in the next paragraph).

11. The minimum parking required for the design reviewed previously by the Board was 56 spaces, though 61 spaces were proposed. The requirement for the revised design will be as much as 62 spaces, presuming that the entire ground floor is calculated as retail and one parking space per 250 sq. feet. However, the parking has been reduced from the previously proposed 61 to only 55 spaces, necessitating an application to the Planning Commission for either a variance to waive the shortfall or a special permit for parking reduction. The 6 space eliminated include the 4 spaces previously located in the T Street setback area and the 2 spaces that caused the alley accessed spaces to be isolated from the balance of the parking. These changes were a result of the April 23rd meeting between the applicant and staff. The final parking requirement will of course depend on the final square footages and ground floor use.
12. The Southside Park Neighborhood Association (SPNA) has identified the predominance of the ground floor parking and the limited amount of ground floor retail---which were added in response to their initial comments---as continuing shortcomings of the proposed project. The applicant indicated that the expense of underground parking, as recommended by the SPNA, to be cost prohibitive. A compromise would be to retain parking at grade, and to provide for additional ground floor retail space by displacing some of the adjacent parking spaces. Through the special permit process and with the generation of parking reduction measures to mitigate the effects of the reduction, perhaps the Planning Commission would be willing to facilitate this trade-off.

STAFF RECOMMENDATION: Staff recommends that the Board direct the applicant to modify its design as follows, and return to the Board for final review and approval. Areas of redesign for the applicant to consider are as follows:

1. The street setbacks of the ground floor may be reduced to the minimum allowed by the Zoning Ordinance. The 3rd floor should be stepped back from the 2nd floor at least ten feet. The project shall achieve the compatibility of design, scale, massing, etc., necessary to be in compliance with the various applicable City plans and codes.
2. Appropriate screening of the parking from both street faces must be designed. The ground level of the building should be pedestrian friendly.
3. The ground floor design shall be modified to further reduce the number of parking spaces and to increase the amount of ground floor retail. The applicant shall obtain a Transportation Management Planning (TMP) permit as required by ordinance and also, if needed, generate a parking reduction program in conjunction with obtaining a special permit from the Planning Commission to reduce the parking requirement.
4. Further meetings with the neighborhood association should be held by the applicant to attempt to mitigate their concerns.

Respectfully submitted,


Richard B. Hastings

Design Review/Preservation Director

RBH:RL:rl

AN APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

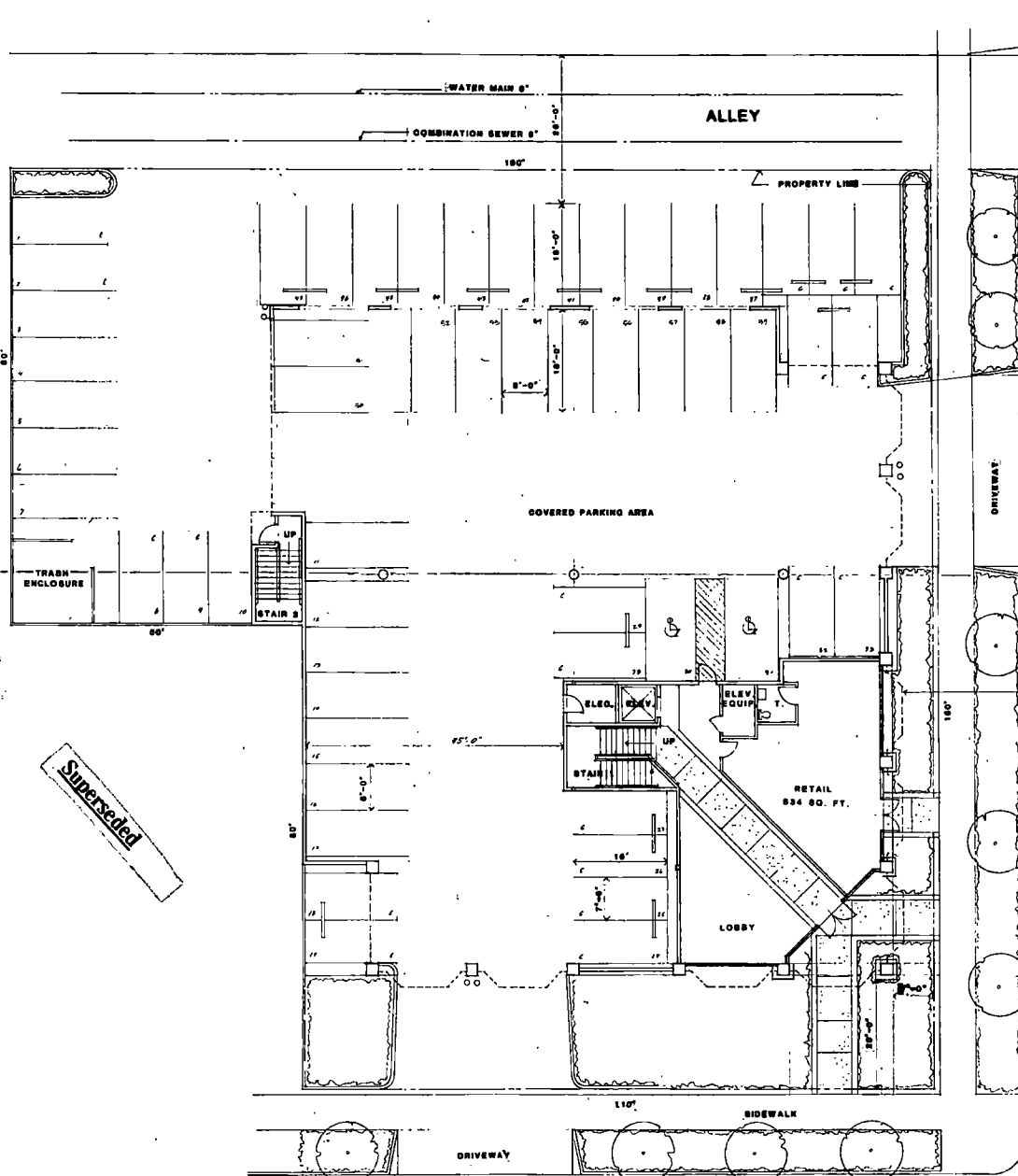
FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

PB91-006

06-26-91 09-18-91
08-07-91

Item No. 7
Item No. 67

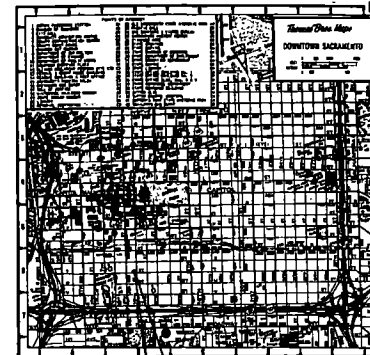


SITE AND FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



T STREET



VICINITY MAP

PROJECT LOCATION

SITE & PLAN DATA

PARKING:

COMPACT SPACES	10
REGULAR SPACES	34
HANDICAP SPACES	2
TOTAL	56

ALLOWABLE FLOOR AREA: 55X400 = 22,000 SQ. FT.

AREA CALCS:

GROUND FLOOR AREA	2,010 SQ. FT.
SECOND FLOOR AREA	12,192 SQ. FT.
THIRD FLOOR AREA	12,192 SQ. FT.

TOTAL GROSS FLOOR AREA = 26,394 SQ. FT.
VERTICAL CIRCULATION AREA = 1,938 SQ. FT.
TOTAL NET FLOOR AREA = 24,958 SQ. FT.

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TENTH & T OFFICE BUILDING
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SACRAMENTO, CALIFORNIA

revisions
4/9/91
4/25/91
5/1/91

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SITE PLAN
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sheet no.

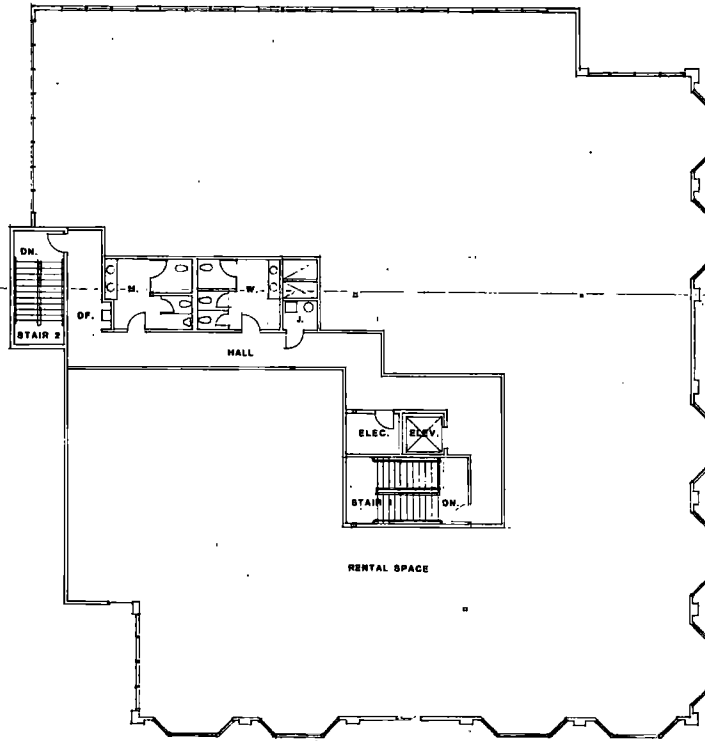
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PB91-006

06-26-91 09-18-91
08-07-91

Item No. 7
Item No. 67

Superseded



SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)
SCALE: 1/8" = 1'-0"



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PB91-006

06-26-91

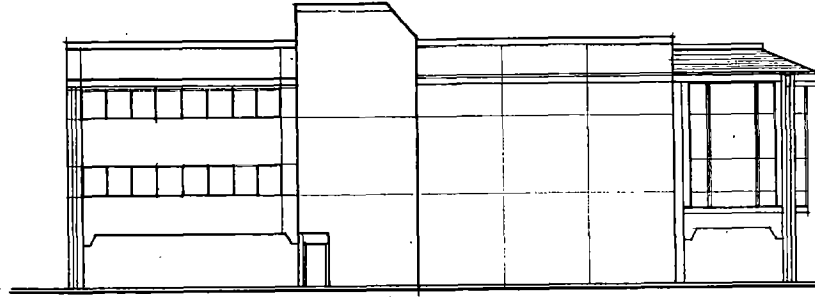
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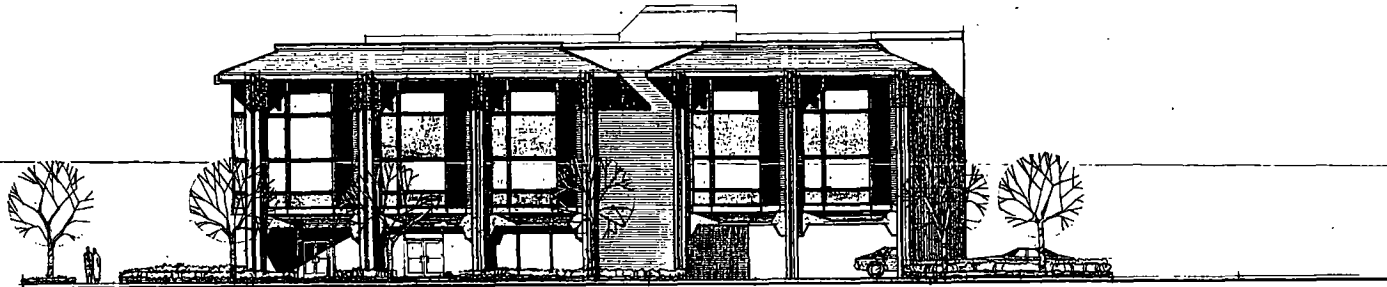
Item No. 7
Item No. 67



"NORTH ELEVATION"



"WEST ELEVATION"



"EAST ELEVATION"



"SOUTH ELEVATION" 0'-10' 0" 10' 0" 10' 0" 10' 0"

Superseded

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TENTH & T OFFICE BUILDING

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SACRAMENTO, CALIFORNIA

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10/18/91
12/1/91
1/24/91

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sheet no. ELEVATIONS

of sheets

Design Review/Preservation Board Hearing---April 3, 1991
Summary of Comments---PB91-006---NW Corner 10th & T Streets

John Kerrs - Although attempting to achieve the "highest and best use" is fine, the project should be design in accordance with the design guidelines.

Roxanne Miller - Concern with the suburban character of the building, its massing, and the provision of ground level parking. Recommend redesign.

Dave Balestreri - In a residential neighborhood, such a project without ground level activity results in a "dead zone". Office use, or not, the detail, mass..., should have the character of the neighborhood. Support staff recommendation for redesign.

Bonnie Fitzpatrick - Not a bad building, but not appropriate design for this neighborhood. Doesn't need to be Victorian, but does need to fit the neighborhood. Design compatibility is not contrary to "highest and best use". The cutting of the trees is insensitive to the neighborhood.

Dennis Tsuboi - Likes the bays, but building doesn't fit into the neighborhood. Landscaping is fine, but large deciduous trees are more appropriate than evergreens along the streets. Suggest the large boxes trees, as replacement for the walnuts that were cut down be located along the streets.

Mark Rusconi - The merger is a design issue and perhaps should be indicated as such in a message to the Planning Commission. It would be more sensitive to the neighborhood to retain the 4 small parcels, but even with a merger into one parcel, a compatible design is possible.

Kathy Les - Echoed the concerns of the other Board members.

Colby Anderson - Has concerns with lack of pedestrian activity. Sympathetic to right to develop to best ability if the lot line adjustment to merge is approved and maybe the 25,000 sq. feet is alright, but to be more sensitive to the neighborhood.

RL:rl 4/4/91

PB91-006

~~06-26-91~~

~~08-07-91~~

09-18-91

Item No. ~~7~~

Item No. ~~8~~

Southside Park Neighborhood Association
915 L Street, Suite 130
Sacramento CA 95814

11 March 1991

Chair
Sacramento City Planning Commission
1231 I Street, Suite 200
Sacramento CA 95814

Chair
Sacramento Design Review Board
1231 I Street, Suite 200
Sacramento CA 95814

CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAR 11 1991

Subj: Application for Entitlements at
Northwest Corner of 10th and T Streets
(Parcel Nos: 009-0072-009 through 012)

RECEIVED

During the regular monthly meeting of the Southside Park Neighborhood Association (SPNA) held Thursday, 5 February 1991, consideration was given to subject request for entitlements as they are currently understood by us, based on the preliminary plans submitted to you by the developer, G.F.S. (address unknown). Following discussion, our membership unanimously approved a motion opposing the project as currently proposed, and directed the submittal of this letter notifying your bodies of our intention to oppose, by whatever means at our disposal, any action that would facilitate the approval of this ill-conceived proposal.

SPNA's reasons for taking this action are outlined as follows:

Over the past two years or so, considerable public attention has been focused on the need for more housing in the downtown area. As recently as January 9th, as the culmination of a series of special meetings on this issue, the City Council unanimously affirmed its commitment to encouraging housing downtown, and to the preservation of existing residential neighborhoods and values. Moreover, the Sacramento Housing and Redevelopment Agency (SHRA), in attempting to formulate an approach which would be supportive of housing in the downtown area, engaged Mundie and Associates of San Francisco, which was charged with the task of developing a pro-housing strategy for downtown Sacramento and conducting a series of workshops intended to implement the strategy through broadened public awareness and support of preservation of existing neighborhoods. Among the points stressed by the consultants were:

PB91-006

3-12-91 (HANDOUT)
04-03-91 09-18-91
06-26-91 08-07-91

HEA 13
Item No. 16
Item No. 7

a. A commercial project of the type envisioned by the developer is inherently and invariably destructive to the neighborhood upon which it is visited, specifically in terms of property values of the immediate adjacent residential structures, and also to the human and other intangible values vital to the preservation of a neighborhood. In addition, a project of this nature would contribute negatively to the current downtown jobs/housing imbalance, as well as the traffic/noise/air pollution problem already presenting difficulties to those living along the 9th and 10th Street one-way arterials.

b. Further, the consultant presented a series of slides showing the destructive effect on Sacramento's downtown neighborhoods attributable to the thoughtless intrusion of stucco and glass commercial projects similar to the one in question (which is designed with apparent total disregard for the neighborhood architectural style and feel.) It defies credulity that a developer with any degree of awareness of the lively discussion and support engendered by the SHRA consultant's presentations, let alone a serious concern for the neighborhood affected, could have submitted an application so blatantly contrary to the substance of the points emphasized. One can hardly conceive of a worse example of "what not to do in the wrong location".

Lest SPNA's opposition to the developer's application be subject to misinterpretation, it should be pointed out that the neighborhood would welcome a project on the 10th and T site which is consistent with the City Council and SHRA positions, and fits the Mundie and Associates recommendations for achieving those ends, e.g. strengthening (rather than further destruction of) a fragile neighborhood worthy of preservation by means of mixed-use infill projects stressing ground floor commercial coupled with medium-to-high-density residential on the upper floors.

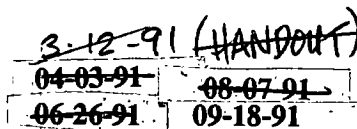
In summary, the SPNA stands firm in its opposition to the subject application as currently proposed, and also opposes approval of any lot line adjustments necessary to facilitate the project.

Sincerely,


George Bramson (444-9238)
SPNA

cc: Michael Davis, Director of Planning and Development
Marty van Duyn, Director of Planning

PB 91-006



MEM 13
Item No. 16
Item No. 7/6

MARK WHISLER, President
KAY KNEPPRATH, Vice President, Planning
LINDA WHITNEY, Vice President, Administration
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MARK FLEMING, Newsletter Distribution
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SACRAMENTO OLD CITY ASSOCIATION
Post Office Box 1022, Sacramento, CA 95812

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MARK RUSCONI, Architectural Chair
KATHRYN TOBIAS, Legal Chair
JOHN KERSS, Volunteer Coordinator
ROBBIN WARE, Arts Chair
TOM WINTER, Member-at-Large
STEVE SANDERS, Past President

March 25, 1991

Design Review Board
1231 I Street
Sacramento, CA 95814

RE: PB91-006

Dear Members:

SOCA appreciates the opportunity to comment on the proposed office building at 10th and T Streets. We have several concerns with the proposed design of this building:

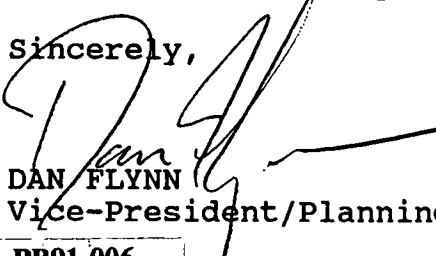
No architectural relationship to nearby structures. The buildings near the project site are historic wooden homes and a one-story brick retail structure. The proposal, which appears to be a contemporary glass and stucco structure, does not attempt to incorporate any of the design features of the existing structures.

Massing is out of context with nearby structures. The applicant proposes to merge four lots and build a three story structure that comes up to the lot line with no setbacks. The proposal would have an overpowering presence on the corner. By contrast, the large historic homes in this area have generous setbacks.

Ground-level parking is unsightly and discourages pedestrian activity. The proposal devotes almost the entire first level to parking, which would discourage active pedestrian uses in the vicinity of the building. The parking area would become a security concern after work hours.

In short, the proposal's design is an affront to the historic character of the Southside Neighborhood. Without endorsing the office use of the proposal, SOCA encourages the Design Review Board to recommend that the design reflect the architecture of the surrounding structures, have setbacks on the second and third levels, and locate parking below grade.

Sincerely,


DAN FLYNN
Vice-President/Planning Chair

PB91-006

CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAR 26 1991

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04-03-91 09-18-91
Cherishing Our Heritage — Planning Our Future
06-26-91 08-07-91

Item No. 16
Item No. 167

CITY OF SACRAMENTO
CITY PLANNING DIVISION

APR 03 1991

April 1, 1991

RECEIVED

Dick Hastings
Members of the Design Review Board

We are writing to you about the proposed three story office building at 10th and T. We have looked at drawings of the building and were appalled at the idea of it being built in the historic Southside Neighborhood or anywhere in the Central City. It is an extremely ugly glass box with no style or imagination. It clashes with the architecture of Southside and looks like the cheap characterless 'office boxes' that have managed to make Highway 50 and suburban office parks so ugly. We would prefer to see a wood frame building with appropriate set backs and step backs which would have some visual interest and blend with adjacent buildings.

In addition to opposing the architecture of the building, we also want to go on record that we think a three story office building is much too intensive a use for the 10th and T site. WE believe it would be more appropriate to have a mixed use building with ground floor commercial and one-two stories of residential.

Sincerely

Karen Jacques
Karen Jacques
1414 26th Street
Sacramento, CA 95816

Ken Wilcox
Ken Wilcox

Please note, we have a special interest in what happens at the 10th and T site because we own a beautifully restored two story Victorian in the 1200 hundred block of T Street and feel that the proposed office building will have a very negative impact on our property.

PB91-006

06-26-91 08-07-91 09-18-91
4-3-91 (HANDOUT)

Item No. 7
Item 16



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



April 2, 1991

TO: Design Review/Preservation Board
Sacramento, California

FROM: John Warner, Assistant Planner
Housing Development

RE: Proposed Office Development, NW Corner 10th & "T" Streets
File No.: PB91-006

Agency staff have reviewed the preliminary plans for the proposed office building development at the NW corner of 10th & "T" Streets.

Staff is concerned that the development, as proposed, may conflict with the established Redevelopment Agency objectives of stabilizing the adjacent residential area and encouraging the rehabilitation of existing housing and development of new housing in the Southside Park area.

The draft City-Agency Central City Housing Strategy suggests that office building development in C-2 areas (including the 10th & "T" Streets area) adjacent to residential areas has an adverse impact on the neighboring residential uses and recommends:

- Rezoning the area from commercial to residential use.
- Encouraging the development of moderate density housing or residential over retail.

The Agency would encourage the developers of the NW corner of 10th & "T" Streets to reconsider their proposed development and, instead, pursue the development a residential or mixed use (residential over retail) project.

If you have any further questions or concerns regarding this matter, please feel free to contact me at 440-1368.

cc: Jim Carney
Thomas V. Lee

PB 91-006

06-26-91 08-07-91
A-341 HANDOUT 09-18-91

Item No. 7
ITEM 16-7

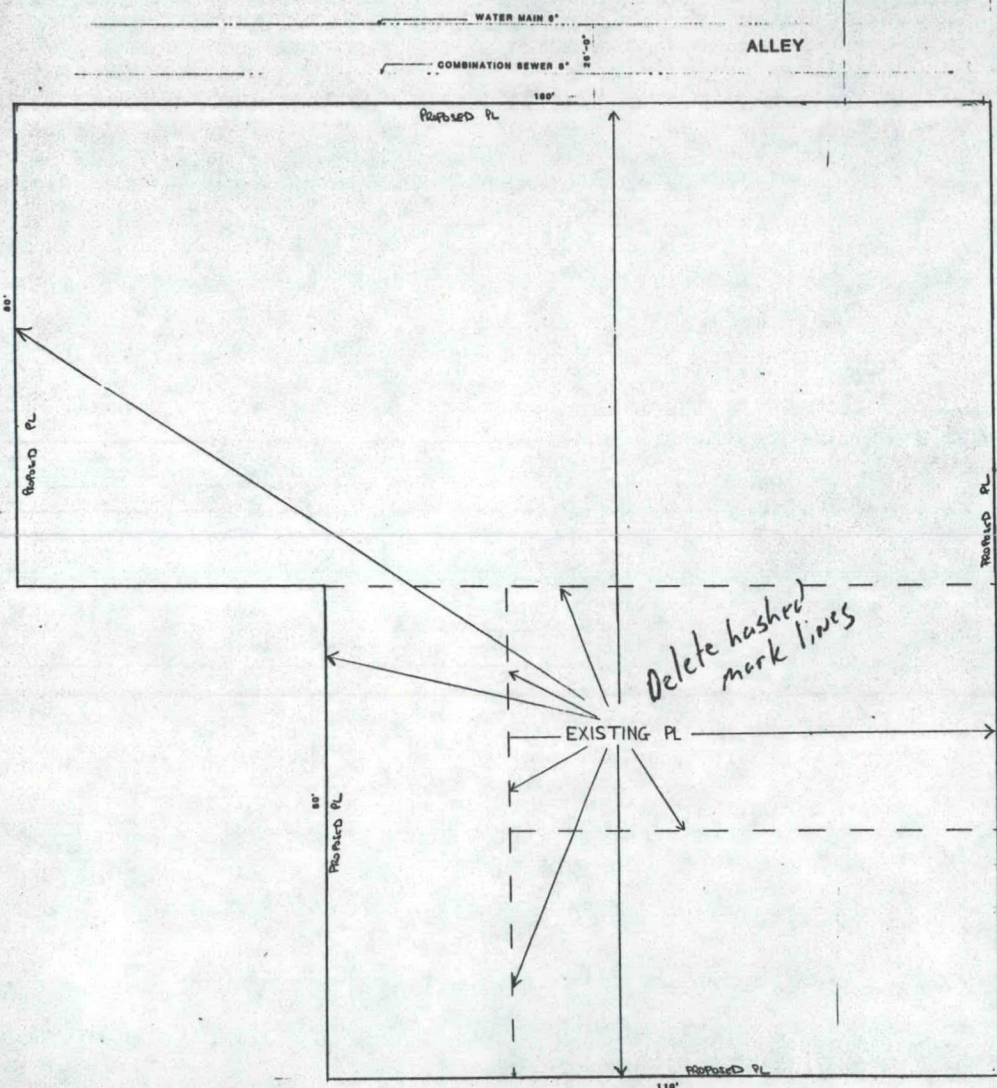
PB91-006

06-26-91
08-07-91

09-18-91

Item No. 7

67

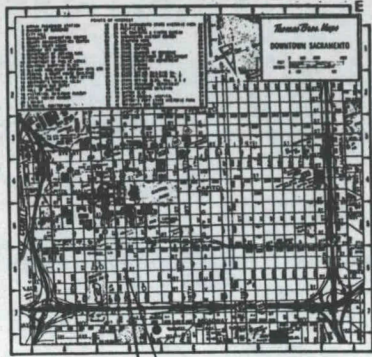


Delete hashed
mark lines

SITE PLAN
SCALE: 1/8" = 1'-0"



T STREET



VICINITY MAP

PROJECT LOCATION

EXHIBIT from
PA1-095
lot line adjustment
to merge parcels

DEAN F. UNGER
AIA INC.
ARCHITECTURE AND
ENVIRONMENTAL
PLANNING
700 Alhambra Blvd.
Sacramento, California 95816
916-443-5247

TENTH & T OFFICE BUILDING
A G.F.S. DEVELOPMENT
SACRAMENTO, CALIFORNIA

revisions	8/9/91
This drawing is not final and is not to be used for construction until signed by the Architect.	
architect	
drawn by	
checked by	
job no.	
date	
drawing no.	
1	
sheet title	SITE PLAN
sheet no.	FLOOR PLAN
of	sheets

EXHIBIT - A

MARK WHISLER, President
KAY KNEPPRATH, Vice President, Planning
LINDA WHITNEY, Vice President, Administration
DAN FLYNN, Secretary
BRUCE POMER, Treasurer
ROGER LATHE, Preservation Chair
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MARK FLEMING, Newsletter Distribution
MARY PRUD'HOMME, Membership Chair



SACRAMENTO OLD CITY ASSOCIATION
Post Office Box 1022, Sacramento, CA 95812

ANTHONY PRUD'HOMME, Development Director
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JOHN KERSS, Volunteer Coordinator
ROBBIN WARE, Arts Chair
TOM WINTER, Member-at-Large
STEVE SANDERS, Past President

June 10, 1991

P91-095
27

Planning Commission
City of Sacramento
1231 I Street
Sacramento, CA 95814

Dear Commissioners:

The Sacramento Old City Association is concerned that the Planning Commission has approved lot-line adjustments in a routine manner and without adequate consideration of how the scale of the resulting project affects adjacent areas.

For example, a developer of an office building proposal at 10th and T Streets is requesting a merge of four lots to make one large lot. Approval of this merger would result in an office building that is out-of-scale with the Southside Neighborhood.

We understand that lot-line adjustments of this sort are approved by the Planning Commission as a routine matter. We request that the commission establish guidelines for lot-line adjustments so that this type of request is handled by the commission in a careful and deliberative manner. This issue is important, not only for the 10th and T proposal, but for future proposals as well.

Sincerely,

DAN FLYNN
Vice-President/Planning Chair

cc: Southside Neighborhood Association

PB91-006

09-18-91
08-07-91
06-26-91

Cherishing Our Heritage — Planning Our Future

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JUN 10 1991

RECEIVED
Item No. 7

67

P91-095
#27

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JUN 06 1991

RECEIVED

June 5, 1991

MEMORANDUM

TO: Joy Patterson, Senior Planner
FROM: Richard E. Archibald, Deputy City Attorney
RE: Lot Line Adjustment, 10th & T

Pursuant to Section 66412 of the Subdivision Map Act, lot line adjustments, including mergers of the type proposed for the 10th & T site(s), are exempt from the requirements of the Act. That section further limits the scope of City deliberation when considering a lot line adjustment:

A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to local zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to local zoning or building ordinances, or except to facilitate the relocation of existing utilities, infrastructure, or easements.

The merged lots will result in a parcel consistent with the requirements of the City's zoning ordinance [and building ordinance]. Accordingly, there is no basis for denying the application for a lot line adjustment. Unless the City Council enacts legislation that establishes a requirement for an additional discretionary entitlement, a temporary moratorium or some other similar restriction, the developer will be entitled to proceed upon obtaining a building permit. I have assumed that no land use entitlements of any kind are needed to construct the proposed

Joy Patterson
June 5, 1991
Page 2

office building.

Should you have any questions, do not hesitate to contact me.

RE
RICHARD E. ARCHIBALD,
Deputy City Attorney

**. CITY OF SACRAMENTO .
. DESIGN REVIEW - PRESERVATION BOARD .**

1231 "I" Street, Suite 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT GFS Development, 1721-2nd St., #201, Sacramento, CA 95814
OWNER W.R. Flint, B. Giannelli, R.E. Stover, (address above)
PLANS BY Dean F. Unger, AIA, 700 Alhambra Blvd. **REPORT BY** RL:rl
FILING DATE 03-01-91 **ASSESSOR'S PARCEL NUM.** 009-0072-009 thru 012

Review and Comment by Board on 4/3/91. RL:rl

LOCATION: Northwest Corner 10th & T Streets

PROPOSAL: The applicant proposes construction of a 3-story office building with parking at the ground level and 25,611 \pm sq. feet of offices above.

PROJECT INFORMATION:

Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; C-2
South: Neighborhood Commercial; C-2
East: Residential; ~~C-2~~ R-3A
West: Residential; C-2

Property Dimensions: Irregular(L-shaped site, w/ 110' frontage on T St., 160' on 10th St., and 160' on the alley to the north.)
Property Area: 0.49+ ac.(21,600 s.f.)
Height of Building: 3 stories(40' \pm to parapet; 44-1/2' \pm top of elevator shaft)
Square Footage of Building: 25,611 (sq. ft.- gross floor area)
 1st Floor: 1,227 (s.f.g.f.a.)
 2nd Floor: 12,192 (s.f.g.f.a.)
 3rd Floor: 12,192 (s.f.g.f.a.)
Exterior Building Colors: Not indicated
Exterior Building Materials: Glass, spandrel glass, thin brick, plaster
Parking Required: Minimum: 56 spaces(1/450); Maximum: 64 spaces(1/400)
Parking Proposed: 61 spaces
Significant Features of Site: Location in South Side Preservation Area

BACKGROUND INFORMATION: On March 12, 1991, the Board approved the applicant's request that the Board set this item for "review and comment" on the regular meeting agenda for April 3, 1991. The Board's consideration of the project design is in advance of the Planning Commission consideration of any necessary entitlements, which will include at least a lot line adjustment to merge parcels. As yet, no CPC application has been filed.

The Southside Park Neighborhood Association, at its regular monthly meeting of February 5, 1991, unanimously approved a motion opposing the proposed project (see attached letter, dated 3/11/91). The SPNA is opposed both to the proposed use and the design of the structure.

The Sacramento Old City Association, in the attached letter of March 25, 1991, indicates its concerns with the proposed project relative to the design. In summary, they are as follows:

1. No architectural relationship to nearby structures;
2. Massing is out of context with nearby structure; and
3. Ground-level parking is unsightly and discourages pedestrian activity.

"Without endorsing the office use of the proposal," the letter concludes, "SOCA encourages the Design Review Board to recommend that the design reflect the architecture of the surrounding structures, have setbacks on the second and third levels, and locate parking below grade."

The applicants first met with staff with draft elevations of the proposed structure. The design of the alley and interior side elevations differed greatly from that proposed for the street elevations. Staff indicated to the applicant that the building must have architectural design continuity on all elevations. The applicants then returned with the attached revisions for Board consideration. The north and west elevations now have more continuity with the street elevations.

The questions that staff poses for Board consideration include: Are there preferred architectural designs which are more appropriate to the Central City? Are some architectural designs more appropriate to an office park or suburban development? Are all architectural solutions interchangeable as to location within the City?

PROJECT EVALUATION: Staff has the following comments regarding the proposed project:

1. The proposed structure will be in disharmony with the surrounding neighborhood, both in architectural design and in scale. Its style, bulk and massing differ greatly from that of the residential and low-scale neighborhood commercial structures in the immediate area. Even the office use recently developed one block to the west, at the northwest corner of 9th and T Streets is less massive and is reasonably in scale with the development immediately around it, that includes not only residences but also an existing State used office structure (a former market) and other non-residential structures to the north and west.
2. The location of parking spaces 48 and 49 is such that access between the alley and parking under the building is prevented. The splitting of parking for a single project, except when some offsite parking is involved, has been discouraged in the past by both Planning and Traffic Engineering. The Board had denied a similarly poor parking design for the office building developed at the northwest corner of 10th and T. However, the Planning Commission approved on appeal the applicant's design with a modification that provided a narrow passage between the main parking area and the alley accessed parking. The Commission was not convinced that the passage would become blocked and that someone trying to get from the main lot to the alley parking might drive against one-way traffic on

9th Street. Nevertheless, staff considers it appropriate to require for the current proposal a standard width driveway between the two parking areas, uninhibited by any parking.

3. Although a 20 foot setback of the building along T Street is proposed, the ground area on both sides of the driveway will be dominated by the uncovered parking in front of the building.
4. Staff is in agreement with the SOCA suggestion for below grade parking as a means to alleviate the disruptiveness of the proposed ground floor parking to pedestrian linkage along the two public streets. The recessing of the entry and lobby element well back from the street corner will somewhat mitigate the impact of a large office structure in this residential neighborhood. Nevertheless, the shortcomings that are inherent with this type of land use when ground floor commercial is not included and when parking is placed on the street frontages are not mitigated by any of the positive aspects of the project.

On April 1, 1991, staff was notified by SPNA of the removal of all the trees from the property. When visiting the site, on April 3, the City Arborist noted the stumps of two trees, an English Walnut and a Black Walnut, that he had previously identified in conjunction with a project review of an earlier application, DR84-123, as warranting retention.

STAFF RECOMMENDATION: Staff recommends that the Board's comments on the design of the proposed office structure include the following:

1. The building shall be redesigned to provide architecture that is in harmony with existing buildings in the immediate area. The scale of the project and the building massing shall be adjusted to be more congruous with residential structures across 10th Street and the alley, and commercial development along the south side of T Street.
2. Tenant space, rather than parking, shall be located along the ground floor frontage of the adjacent streets. Public entry to the unit(s) shall be directly from the public sidewalk.
3. Parking shall be redesigned to alleviate the split parking arrangement that could result in wrong way traffic on 10th Street.
4. All roof equipment shall be effectively and attractively screened from view from the adjacent streets and surrounding properties.
5. A roof plan and/or building section, that clarifies the screening effectiveness of parapet walls, screens, etc., shall be submitted to the Board when the project is returned for action.
6. Outside trash storage shall be attractively screened with an enclosure that conforms to City construction standards and is attractively designed with decorative masonry walls and durable heavy gauge metal gates.
7. *Replace the English and Black Walnut trees with 36" box specimens of a variety, or varieties, to be determined by the City Arborist.*

DEAN E. LUNCER
AIA INCORPORATED
ENVIRONMENTAL
PLANNING
1000 J STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95816
916-443-5247

TENTH & I OFFICE BUILDING
A & B DEVELOPMENT
SACRAMENTO, CALIFORNIA

1/28/91

revisions
This drawing is not final
and is not to be used for
construction without being
approved by the architect.

ARCHITECT

drawn by

checked by

job no.

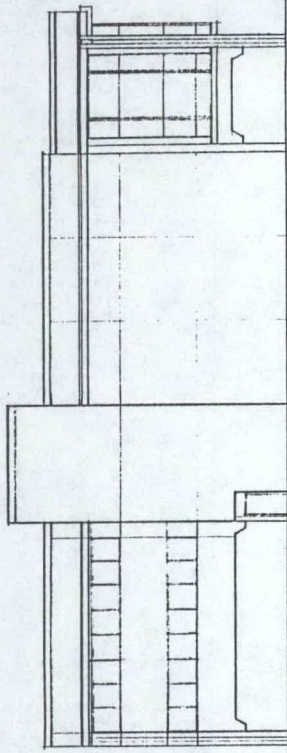
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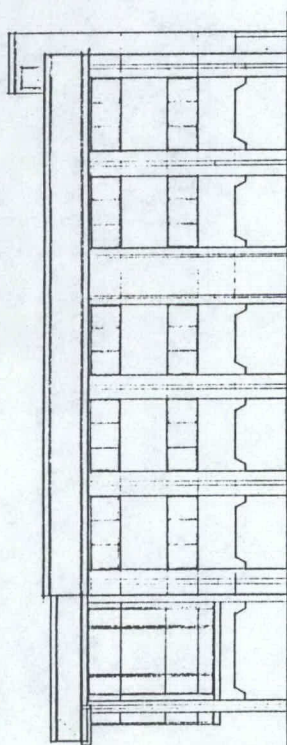
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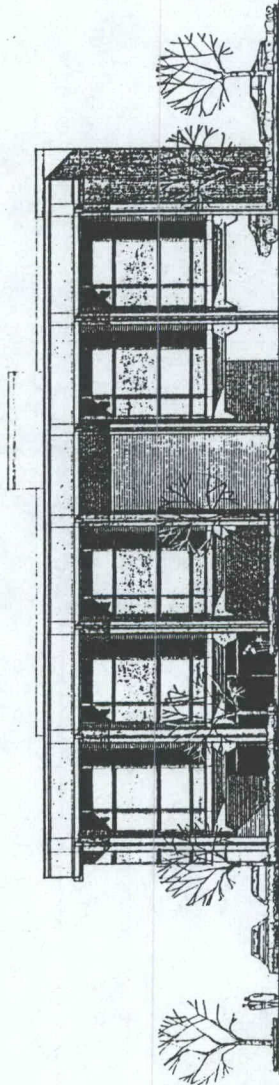
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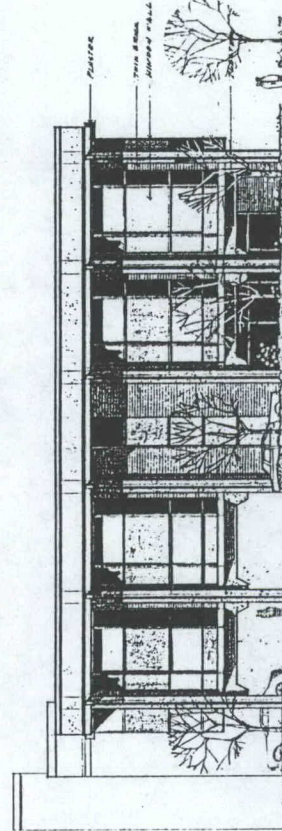
• NORTH ELEVATION •



• EAST ELEVATION •



• SOUTH ELEVATION •



• WEST ELEVATION •

SUPERCEDED

PB91-006

03-12-91
04-03-91
06-26-91

08-07-91
09-18-91

Item No. 13
Item No. 16
Item No. 7

67

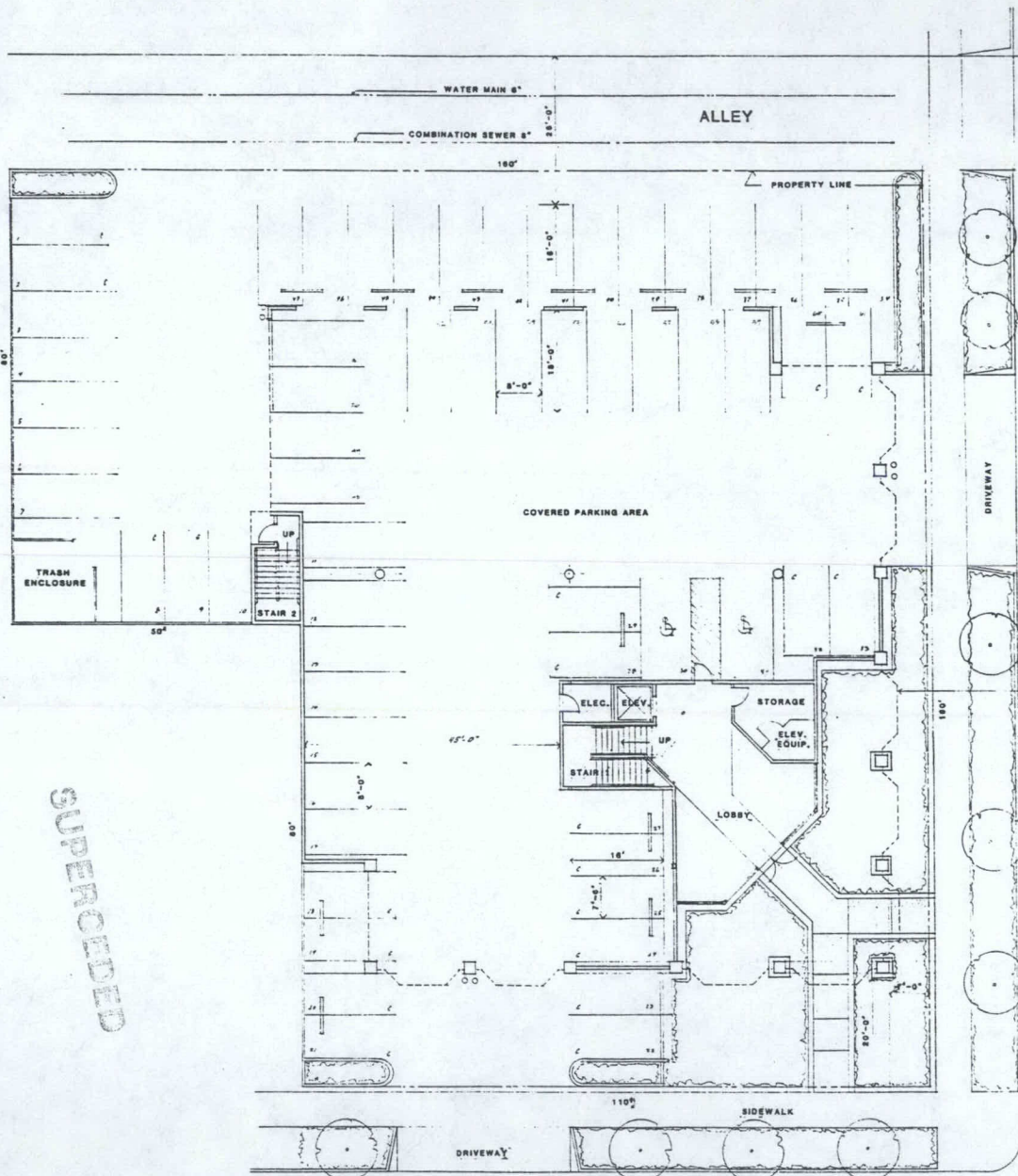
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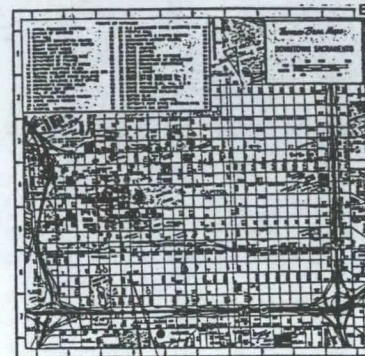


SITE AND FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



T STREET



VICINITY MAP

SITE & PLAN DATA

PARKING:

COMPACT SPACES	20
REGULAR SPACES	38
HANDICAP SPACES	2
TOTAL	60

ALLOWABLE FLOOR AREA: 61 x 400 = 24,400 SQ. FT.

AREA CALCS:

GROUND FLOOR AREA	=	1,227 SQ. FT.
SECOND FLOOR AREA	=	12,192 SQ. FT.
THIRD FLOOR AREA	=	12,192 SQ. FT.
TOTAL GROSS FLOOR AREA	=	25,611 SQ. FT.
VERTICAL CIRCULATION AREA	=	1,538 SQ. FT.
TOTAL NET FLOOR AREA	=	24,073 SQ. FT.

DEAN F. UNGER
AIA INC.
ARCHITECTURE AND
ENVIRONMENTAL
PLANNING
700 Alhambra Blvd.
Sacramento, California 95831
916-443-5247

TENTH & T OFFICE BUILDING
A G.S. DEVELOPMENT
SACRAMENTO, CALIFORNIA

revisions: a/e/v

This drawing is not final
and is not to be used for
construction until signed
by the Architect.

architect

drawn by

checked by

job no.

date

drawing no.

1

SITE PLAN
sheet title: FLOOR PLAN
sheet no.

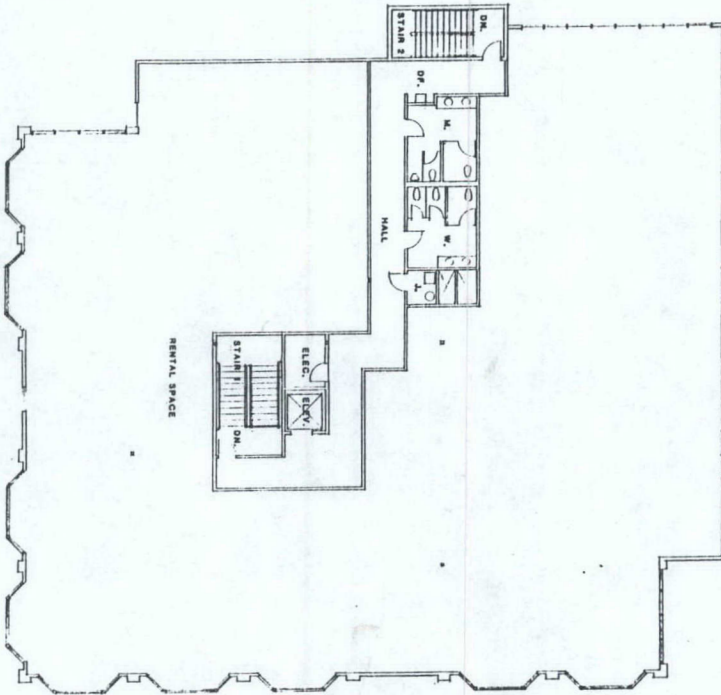
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03-12-91 08-07-91
04-03-91 09-18-91
06-26-91

Item No. 13
Item No. 16
Item No. 7

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SECOND FLOOR PLAN (TWO FLOOR SIMILAR)
SCALE: 1/8" = 1'-0"



TENTH & T OFFICE BUILDING

A.G.F.S. DEVELOPMENT
SACRAMENTO, CALIFORNIA

DEAN E. UNGER
ARCHITECT
PLANNING
1000 J Street
Sacramento, California 95811
(916) 442-5507

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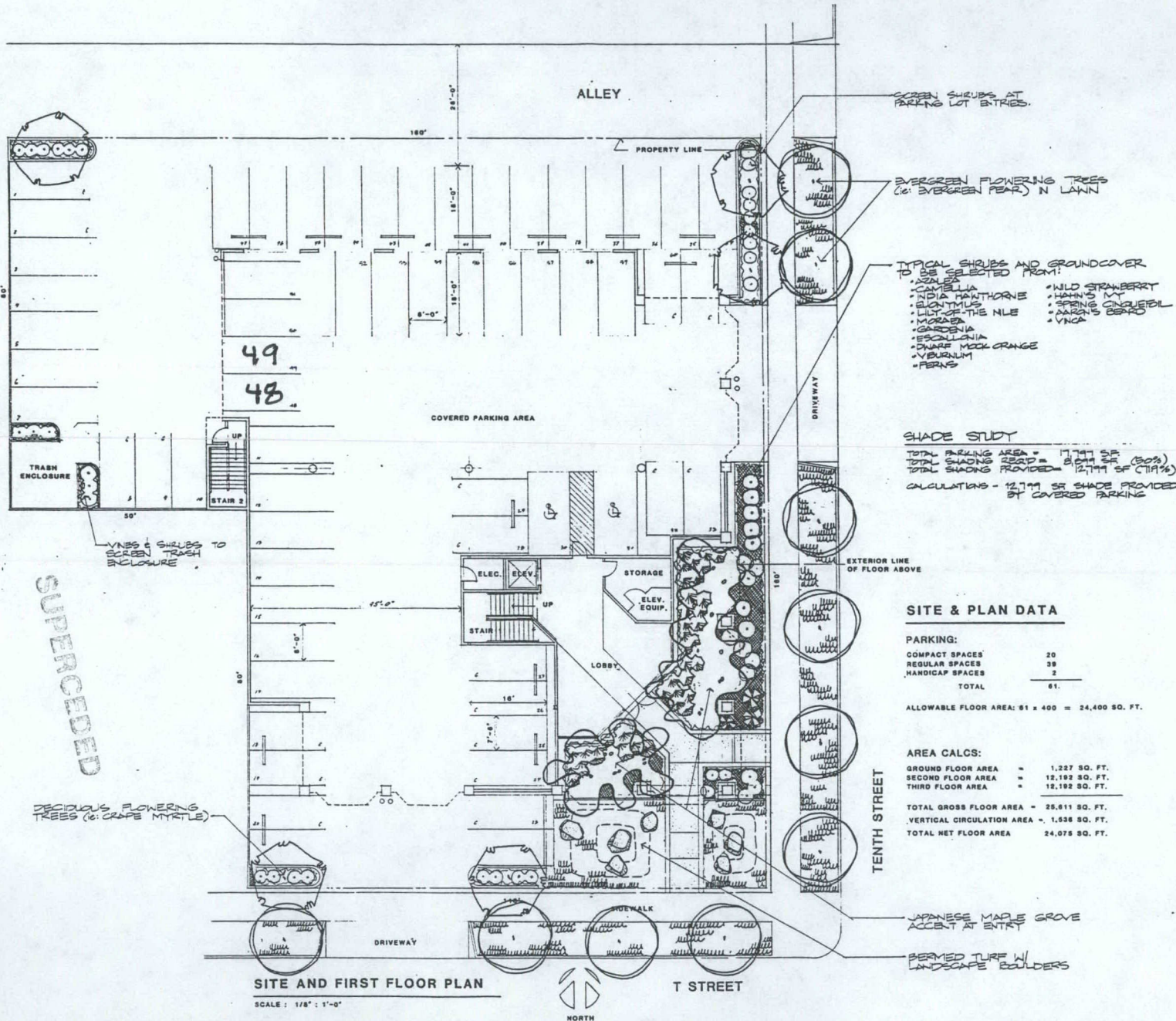
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PB91-006

03-12-91 08-07-91
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06-26-91

Item No. 13
Item No. 16
Item No. 7

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700 Alhambra Blvd.
Sacramento, California 95816
916-443-5347

KOSKI
SULLIVAN
Landscape Architecture/Planning

TENTH & T OFFICE BUILDING
A G.F.S. DEVELOPMENT
SACRAMENTO, CALIFORNIA

revisions 2/1/91

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construction until signed by
the Architect.

architect

drawn by KKL

checked by GOS

job no.

date MAR 7, 1991

drawing no.

L-1

PRELIMINARY
LANDSCAPE
PLAN

sheet title

sheet no.

of sheets

March 5, 1991

Design Review/Preservation Board
Sacramento, California

Members in Session:

**SUBJECT: REQUEST FOR REVIEW AND COMMENT
for Meeting of April 3, 1991**

File No.: PB91-006
Proposal: Three Story Office Building
Location: NW Corner 10th & T Streets
South Side Preservation Area
APN: 009-0072-009 thru 012

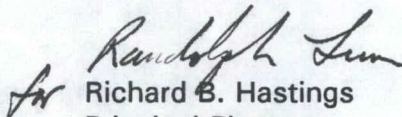
BACKGROUND INFORMATION: The applicant requests that the proposed project be set for "Review & Comment" before the Board, for the regular meeting of April 3, 1991. The project will require action by the Planning Commission, including at least a lot line adjustment to merge the 4 parcels that comprise the subject site. With the comments from the Board, the applicant will have an opportunity to revise the plans for final consideration by the Board, once the Planning Commission has acted on the lot line adjustment and any other entitlements that may be required.

The applicant's current plans are attached.

STAFF RECOMMENDATION: In that it does not appear that the proposed project will require any additional entitlements beyond the lot line adjustment reference above, staff finds no reason to delay discussion of the design issues of the proposed project. Therefore, staff recommends that the Board set the project for "Review and Comment" for the regular meeting of April 3, 1991.

The applicant is required to notify the appropriate property owners of the requested "Review and Comment" date and to post notice on the site.

Respectfully submitted,


for Richard B. Hastings
Principal Planner

RBH:RL:rl

PB91-006

~~March 12, 1991~~

~~04-03-91~~ ~~08-07-91~~

~~06-26-91~~ 09-18-91

~~Item No. 13~~

~~Item No. 16~~

Item No. 7

67



View of property (residence) west of
and adjacent to south half of subject



View of apartment parking lot west of
and adjacent to north half of property



View of properties across T Street to south of subject



View of properties across Tenth Street to east of subject



View of properties across alley to north of subject