

ARCHITECTURAL REVIEW BOARD

APPLICANT	Forrar Williams Architect, 2020 V Street, Sacramento, CA 95818		
OWNER	Cole & Petrocchi, 2856 Arden Way, Suite 200, Sacramento, CA 95825		
PLANS BY	Forrar Williams Architect, 2020 V Street, Sacramento, CA 95818		
FILING DATE	5/24/82	50 DAY ARB ACTION DATE	REPORT BY: RBH:kmb
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	006-126-01,19

LOCATION: Southeast corner 17th & K Street

PROPOSAL: New construction, office building over parking

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices
1980 Central City Community
Plan Designation: General Commercial

Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant Buildings
and Commercial Use

Surrounding Land Use and Zoning:
North: Vacant Building - C-2
South: Church - C-2
East: Parking Lot - C-2
West: Auto Lot - C-2

Parking Required: 114 spaces
Parking Provided: 115 spaces
Parking Ratio: 1:400 square feet
Property Dimensions: 200' x 160'
Property Area: 32,000 square feet-
Square Footage of Building: 45,732 square feet
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Dark red brick
Exterior Building Materials: Brick veneer

BACKGROUND INFORMATION:

The applicant wishes to construct a three-story, brick-faced office structure with underground parking. Additional parking will be provided to the east of the building at ground level. Two existing buildings on site will be demolished. One building, 1700 "K" Street, is on the Preservation Boards list of buildings recommended to Council for listing on the Official Register. The applicant has applied for Demolition Review and the Board has granted the issuance of the Demolition Permit with the condition that the applicant provided photos and measured drawings of the building before a Demolition Permit is issued. The next building to the east is not proposed for listing on the City's Official Register, therefore, no Preservation Review is required before a Demolition Permit is issued.

STAFF EVALUATION:

Staff feels that the siting of the building and the elevations of the structure are such that the project will be a handsome addition to the block face. The project should help to generate new construction or rehabilitation in the surrounding area. Staff has no recommendations dealing with design changes to the building. Staff does have concerns with the following:

1. The number of parking spaces provided exceed the number required by one. The 17 spaces at ground level, to the east of the building, have no landscaping except at "O" Street. Staff feels that one space could be removed and two 4-foot wide planting areas provided. These planters could be spaced evenly between "O" Street and the alley.
2. Short-term use bike parking is needed on site. This could be provided at the east side of the front entry.
3. The Traffic Engineering Division has concerns with the entry - exit ramps to the basement parking area.
 - a. No more than a 4 percent slope is allowed within the first 20 behind a property line adjacent to a street or alley. On the alley entrance this would be from the end of the brick wall, east 20 feet.
 - b. The exit ramp should not exit to the alley but should exit to 17th Street.
 - c. A truck-loading area on the alley is needed. The loading area must have access to the elevator.

STAFF RECOMMENDATIONS:

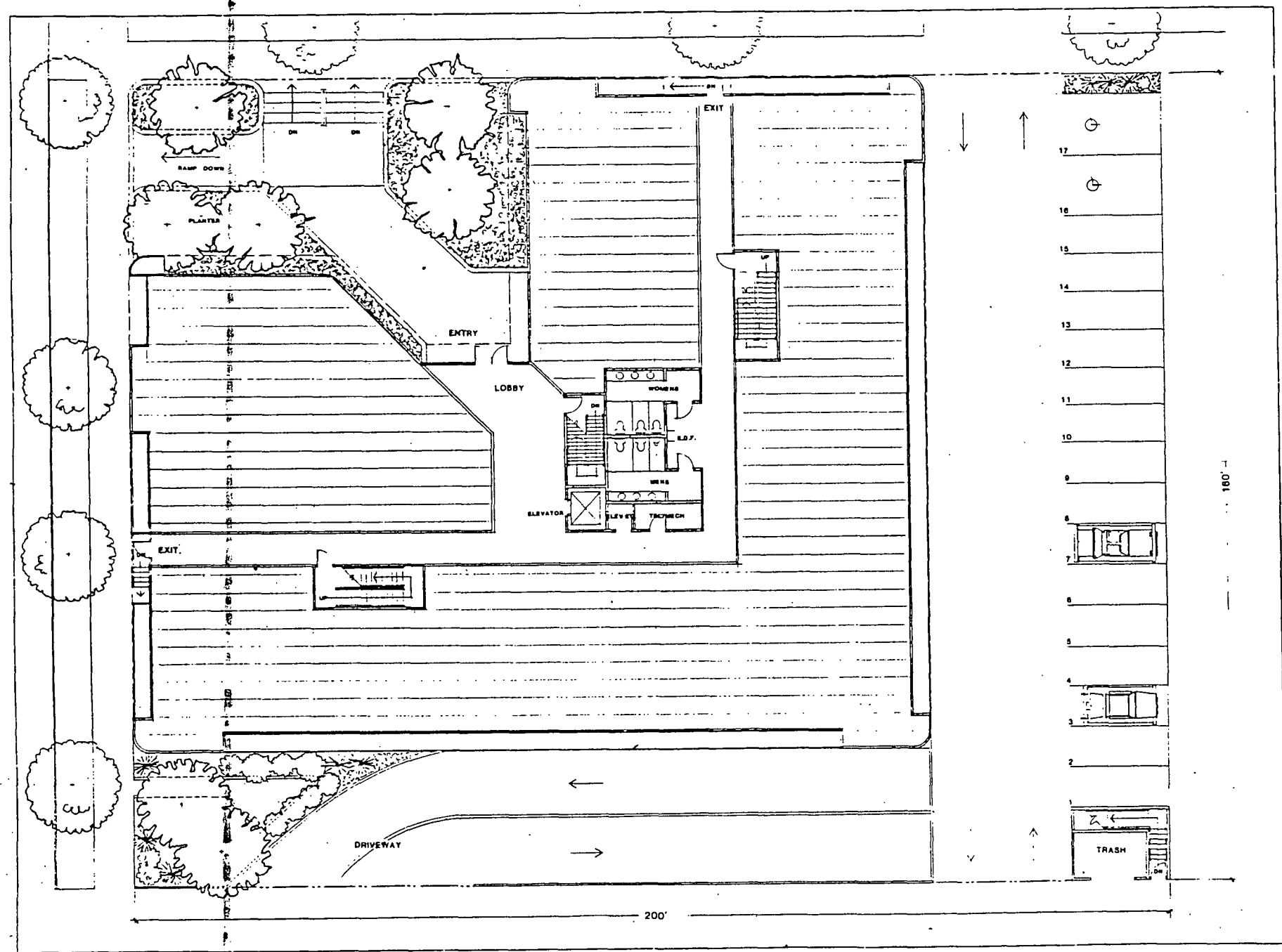
Staff recommends approval of the project with the following conditions:

1. One parking space to be removed and two 4-foot wide planters to be provided, spaced evenly between "O" Street and the alley.
2. Class III bicycle parking to be provided at the east side of the front entry.
3. Entry - exit ramping to meet Traffic Engineering Division requirements.
4. Truck loading area to be provided ~~at alley~~ to meet Traffic Engineering Division requirements.
5. Final landscaping and irrigation plan to be returned to staff for review and approval.
6. Lot line adjustment to be approved by City Planning Commission before Building Permit is issued.

Approval of the project is based on the following Findings of Fact:

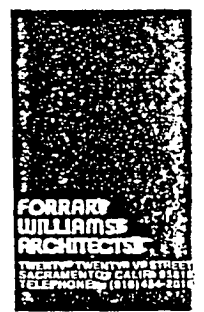
1. The project, as presented, is well designed and will be a beneficial addition to the neighborhood.
2. The project will meet the requirements of the City Zoning Ordinance.
3. The project with changes to the ramping and truck loading area will meet city requirements.

Consultants / Signatures



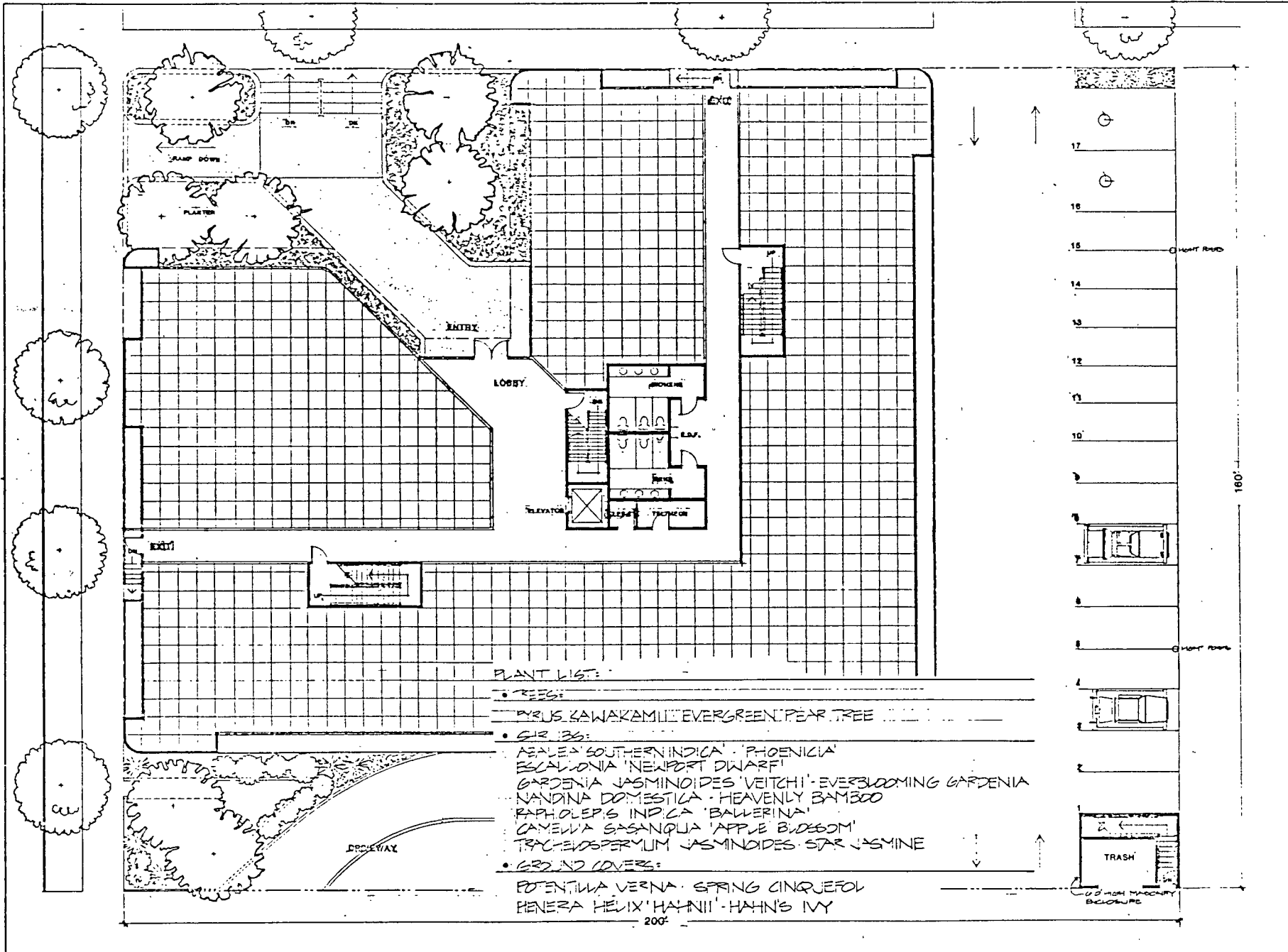
Issues ○ Revisions △

Issue/Revision	Date	Description
○ 1	4.15.02	LD-1
○ 2		
○ 3		
○ 4		
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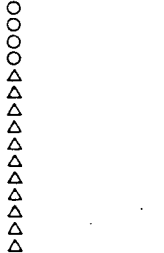


Job No. 07101
 Scale 1/8" = 10'
 Ref. North 
 Sheet Title
SEVENTEENTH & K STREET
SITE PLAN & FIRST FLOOR
 Sheet No.

A2



Issues 0 Revisio
 4-23-02 LDM



Job No. 07101
 Scale 1/8" = 1'-0"
 Ref. North
 Sheet Title

SEVENTEEN & K STREET
 SITE PLAN
 PLANT LIST
 Sheet No.

