

# CITY OF SACRAMENTO

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CITY CLERKS OFFICE  
CITY OF SACRAMENTO

31

APR 4 1 13 PM '85

## CITY PLANNING DEPARTMENT

927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 448-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

April 4, 1985

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Special Permit - Major Project Review for a 124,000+ square foot office and parking structure in the General Commercial - Review, C-2-R zone and the Office Building, OB zone (P85-081)

**LOCATION:** 906 and 916 G Street, south side of G Street between 9th and 10th Street

### SUMMARY

On March 28, 1985, the Planning Commission heard a request for a Rezoning, a Special Permit and a Lot Line Adjustment to build a six story 124,000+ square foot office and parking structure. The Commission voted to approve the Special Permit and Lot Line Adjustment and to recommend approval of the zoning change. Pursuant to the Major Project Review Ordinance, staff must transmit the Special Permit to the City Council. The Council has the discretion of treating the transmittal as an information item or to set the matter for hearing. Should the Council elect to hear the Special Permit, the matter should be scheduled to correspond with the Council hearing on the Rezoning.

### BACKGROUND INFORMATION

Attached is a copy of the Planning staff report which contains plans for the project. The plans submitted show only a four foot frontyard setback on the ground floor and no setback on the upper floor since the building cantilevered out. Staff found that substantially more landscaping and setbacks were provided by other office buildings recently built in the area. Staff brought this concern to the attention of the applicant and the Planning Commission. An agreement was reached to obtain a minimum of twelve feet of setback with landscaping on the front of the site.

APPROVED  
BY THE CITY COUNCIL

APR 9 1985

OFFICE OF THE  
CITY CLERK

*referred to  
City Clerk to  
set hearing*

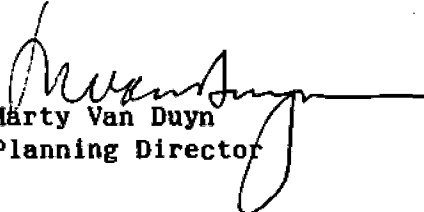
VOTE OF THE PLANNING COMMISSION

On March 28, 1985, the Commission voted eight ayes, one absent, to approve the Special Permit and Lot Line Adjustment and to recommend approval of the zone change.

RECOMMENDATION

This matter is an information item only unless the City Council elects to review the Special Permit.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:lao  
attachments  
P85-081.

April 9, 1985  
District No. 1

MEETING DATE March 28, 1985

ITEM NO. 110 FILE # 85-081

M \_\_\_\_\_

COMMUNITY PLAN AMENDMENT

REZONING

SPECIAL PERMIT

VARIANCE

SUBDIVISION MODIFICATION

LOT LINE ADJUSTMENT

ENVIRONMENTAL DET. 31

OTHER \_\_\_\_\_

Location: 906 + 916 E Street

Recommendation:

Favorable w/conds.

Unfavorable  Petition  Correspondence

PROPOSERS

NAME

ADDRESS

Bruce Lemering - 3601 Maple Wood Lane, Sacramento

OPPOSERS

NAME

ADDRESS

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO <sup>amended</sup> COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

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

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	✓			
Goodin	<u>absent</u>			
Holloway	✓			
Hunter	✓			
Ishmael	✓			
Ramirez	✓			✓
Simpson	✓		✓	
Augusta	✓			

STAFF REPORT AMENDED 3-28-85  
**CITY PLANNING COMMISSION**

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT <u>C. L. Bowman &amp; Associates - 901 H Street, Suite #102, Sacramento, CA 95814</u>	31
OWNER <u>C. L. Bowman &amp; Associates (Trustee) - 901 H Street, Suite #102, Sacto. 95814</u>	
PLANS BY <u>James Leon Architect - 648 Northfield Drive, Sacramento, CA 95833</u>	
FILING DATE <u>2-8-85</u> 50 DAY CPC ACTION DATE _____	REPORT BY: <u>FG:sg</u>
NEGATIVE DEC <u>2-19-85</u> EIR _____	ASSESSOR'S PCL NO. <u>002-152-07 &amp; 21</u>

APPLICATION: A. Negative Declaration

- B. Rezone from General Commercial-Review (C-2-R) and Office Building (OB) to General Commercial-Review (C-2-R)
- C. Special Permit for a major project to develop a six story office and parking structure (124,544+ square feet)
- D. Special Permit to increase building height from 45 feet to 72 feet
- E. Lot Line Adjustment to merge two lots

LOCATION: 906 and 916 G Street - south side of G Street midway between 9th and 10th Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a six story office and parking structure.

PROJECT INFORMATION:

1974 General Plan Designation: Office  
1980 Central City Community  
Plan Designation: Office  
Existing Zoning of Site: C-2-R and OB  
Existing Land Use of Site: Parking lot

Surrounding Land Use and Zoning:

North: Offices, parking lot; OB  
South: Offices, parking lot; C-3  
East: Offices; OB  
West: Offices, parking; OB

Parking Required: 135 spaces  
Parking Provided: 172 spaces  
Property Dimensions: Irregular  
Property Area: 0.48+ acres  
Square Footage of Building: Office - 46,102 square feet; garage - 73,472 square feet  
Height of Building: 72 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Colors: Tan, dark glass  
Exterior Building Materials: Insulated wall panels, concrete, glass

APPLC. NO. P85-081

MEETING DATE March 28, 1985

CPC ITEM NO. 11

PROJECT EVALUATION: Staff has the following comments:

A. Land Use

Both the 1974 General Plan and the 1980 Central City Plan designate the site for office uses. The site is surrounded by a mixture of multi-story office buildings and parking lots. The subject site is used as a parking lot (80 spaces) for employees of nearby offices.

Exhibit A indicates the zoning and land uses of lots in the surrounding area. The Central Business District (C-3) zone is immediately south of the subject site which is not appropriate for comparison since land uses tend to be more intense with no building height limits. For comparison, the adjacent Office Building (OB) and Residential-Office (RO) zones are more appropriate and, as can be seen on the exhibit, the surrounding uses are generally smaller in size and height. There are three other office buildings which exceed the height limit for the OB and RO zone districts in which they are located. The following is a table showing the comparison between the various buildings:

Site	A D.A.'s Office	B Executive Plaza	C Christofer Centre	D Subject Site
Height	45'	36'	77'	72'
Front Setback	15'	10'	20'	0'
Street Side Setback	5'	5'	12'	Interior sideyard 1'
Rear Setback	25'	Parking lot	10'	0'
Lot Coverage(%)	--	---	72.5	95
Surfaced Area(%)	--	--	5.5	2.3
Land-scaping(%)	Front & street side yards	Front & street side yards	22	2.7
Parking	On & off site	On-site	Required 204 Provided 207	Required 135 Provided 172

After reviewing the data and the proposed project, it is evident that height is not a major concern since higher buildings do exist in the immediate vicinity. Landscaping and front yard setbacks do not compare favorably with the examples noted above. These points will be discussed in further detail under the Design and Building sections of this report.

The subject site is presently zoned Office Building (OB) and General Commercial-Review (C-2-R). The applicant is requesting a zone change to General Commercial-Review (C-2-R) for the entire site. Staff has no objection to the zone change.

B. Site Design

The site consists of two lots totaling 20,908+ square feet. The site is presently used as a parking lot. As proposed, the structure would have minimal

setbacks which is inconsistent with the front yard setbacks presently existing along G Street in the vicinity of the site. Previous projects have been required to provide a 10 to 20 foot landscaped front yard setback area. The two structures on the east and west of the site do not have landscaping or front yard setbacks, however these buildings were constructed prior to adoption of present zoning standards. If the situation arose where the buildings were demolished and replaced with new office buildings, staff would recommend a front setback which is compatible with existing setbacks, thereby maintaining the visual and physical integrity of the streetscape.

Staff has met with the applicant and his architect to discuss the lack of setback and landscaping. The applicant has agreed to reduce the size of the building so that a 12 foot (measured to the main wall) front setback will be provided. There is a possibility that with internal structural change that approximately two feet more could be added to the front setback, however this will not be confirmed until structural plans are drawn up for the project. Staff feels that 12 feet is the minimum acceptable front setback for a building of this size and height. The setback area will be landscaped and a complete landscape and irrigation plan must be provided prior to issuance of building permits.

The proposed structure, as revised, would contain approximately 3,000 square feet less office and an undetermined reduction of garage area. Seventeen parking spaces would be eliminated, however the applicant would still be providing 172 spaces which is 40 more spaces than is required by the Zoning Ordinance. The excess parking will replace some of the parking which will be lost when the existing parking lot use is discontinued. Any excess parking not needed for building tenants could be leased by employees in the immediate area thereby alleviating parking problems in the G Street vicinity.

C. Building Design

The proposed structure, as revised, would be approximately 120,000+ square feet in size. The building would face G Street with all public entrances from the G Street frontage. The parking garage would utilize the alley for ingress and egress. Staff contacted the Traffic Engineering Division to determine if the alley would be appropriate as access to the garage. The Traffic Engineer stated that the use of the alley "poses no significant operational problem" (Exhibit D).

The proposed structure would be six stories (72 feet) high. The structure would be constructed of concrete, glass and marble veneer accent panels with exterior colors being tan and a dark tint for the glass windows. The architectural style of the structure will be similar to the newer buildings in the area (e.g. Executive Plaza, D.A.'s office, Christofer Centre).

The applicant has not indicated the type, size or location of any on-site signs. The applicant will need to submit a complete signage plan for review and approval by staff prior to the issuance of building permits.

D. Policies

The subject site is not located in the Alkali Flat PAC or a historic preservation district. The applicant has submitted his original building plans to the Design Review Board for preliminary review and comment. Their comments have resulted in the plan which is being considered by the Commission at this time. However, the revised plans will require final review and approval by the Design Review Board before building permits can be issued.

E. Circulation, Utilities and Facilities

The site is bounded on the north by G Street which is a one way street (west). The southerly boundary of the site fronts on a 20 foot wide alley which will provide access to the parking garage. The site is also located on an RT bus route. Utilities are available to the site as well as police and fire protection services which are adequate to meet the needs of the proposed structure.

The proposal was reviewed by the Traffic Engineer, Real Estate, Fire, Police, Building Inspections, Regional Transit, Redevelopment Agency and the Alkali Flat PAC. The following comments were submitted:

Redevelopment Agency

This project is outside the boundaries of the Alkali Flat Redevelopment Project Area.

Real Estate

Sewer and drainage study required. May require removing and replacing existing lines off site. Construct improvements as indicated by study.

Traffic

1. Provide delivery access to elevators from the alley. No truck loading on G Street.
2. The stairway and utility enclosures should be set back or relocated to improve the driver's sight line.
3. Some spaces, where placed against columns, will be difficult for full size vehicles to get into. The spaces at the dead end aisles may be impossible to get out of.

No other comments were received.

F. The applicant is also requesting a lot line adjustment to merge two lots into one. This merger would allow the development of the site. Staff has no objections to this request.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the following action:

- A. Ratification of the negative declaration;
- B. Recommend approval of the rezone from General Commercial-Review (C-2-R) and Office Building (OB) to General Commercial-Review (C-2-R);
- C. Approval of the special permit for a 120,000+ square foot office and parking structure, subject to conditions and based upon findings of fact which follow;
- D. Approval of the special permit to increase building height from 45 feet to 72 feet, based upon findings of fact which follow; *(CPC approved the project height of 72' and authorized the Planning Director to approve up to a height of 75')*
- E. Approval of the proposed lot line adjustment by adopting the attached resolution.

Conditions - Special Permit

- 1. The applicant shall submit detailed landscape and irrigation plan for review and approval by the Planning Director prior to issuance of building permits.
- 2. The applicant shall maintain a minimum 12 foot front yard setback.
- 3. The applicant shall resolve all matters relating to water, sewer, storm drainage, and improvements with the appropriate City departments.
- 4. The applicant shall submit revised site plans for review and approval by the Planning Director prior to issuance of building permits.
- 5. The applicant shall submit the site development plans, including elevations, to the Design Review Board for review and approval prior to issuance of building permits.
- 6. The applicant shall submit a signage plan for review and approval by the Planning Director prior to issuance of occupancy permits.

Findings of Fact - Special Permits

- 1. The proposed project is based on sound principles of land use in that:
  - a. the project is compatible with the surrounding office and parking uses;
  - b. the proposed parking garage would provide the required parking on-site.
- 2. The project is not injurious to the general public nor surrounding properties in that:
  - a. the design of the proposed structures is compatible with surrounding properties;



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- b. the height of the structure is compatible with surrounding properties which contain similar heights.
- 3. The proposed project conforms to the 1974 General Plan and the 1980 Central City Plan which designate the site for office uses.

RESOLUTION NO.

31

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE MERGER FOR LOT 2  
AND THE WEST 60 FEET OF LOT 3 EXCEPT  
THE SOUTH 80 FEET OF THE EAST 20 FEET  
OF SAID WEST 60 FEET LOT 3 OF BLOCK  
"OLD CITY" BOUNDED BY G STREET ON THE  
NORTH, H STREET ON THE SOUTH, 10TH  
STREET ON THE EAST AND 9TH STREET ON  
THE WEST, AS SHOWN ON THE OFFICIAL PLAT  
OF SACRAMENTO CITY (P85-081)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 906 and 916 G Street; and

WHEREAS, the lot line merger has been given a Negative Declaration by the Environmental Coordinator; and

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

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

that the lot line merger for property located at 906 and 916 G Street, City of Sacramento, be approved as shown and described in Exhibits F and G attached hereto.

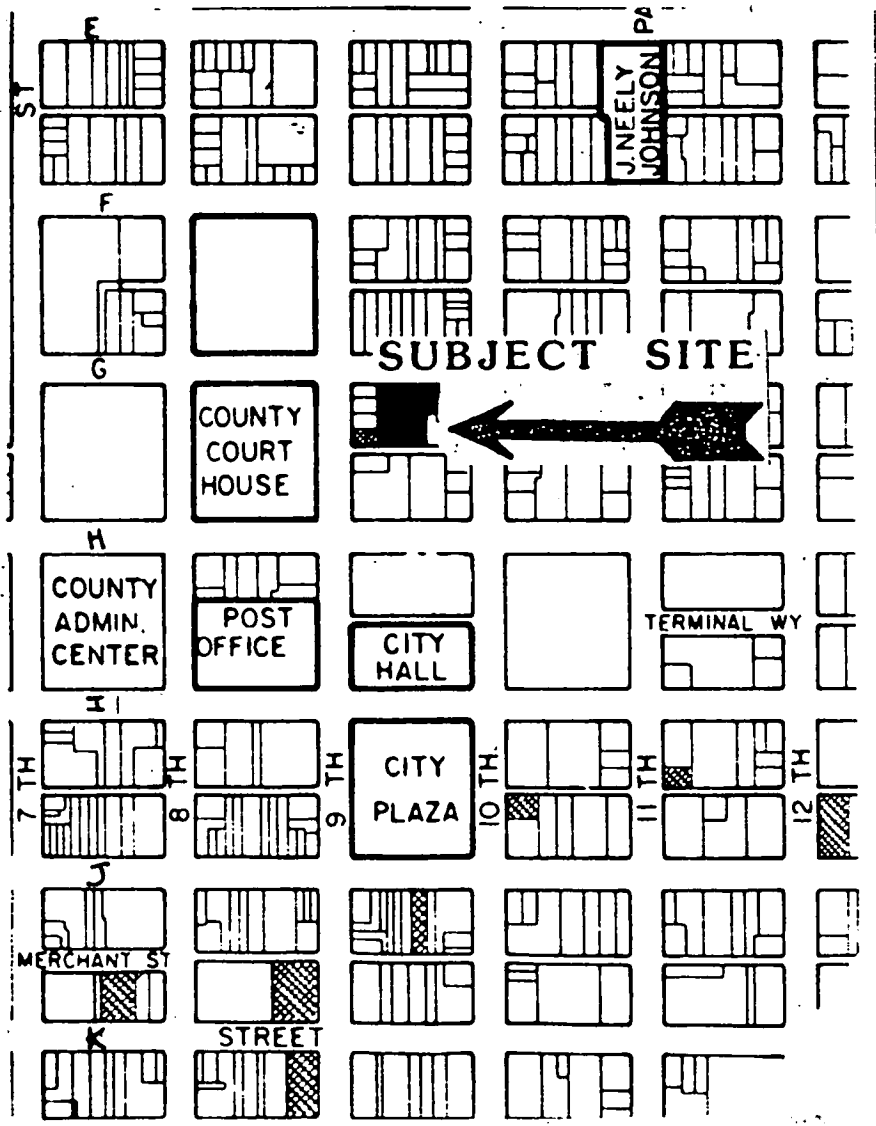
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CHAIR

ATTEST:

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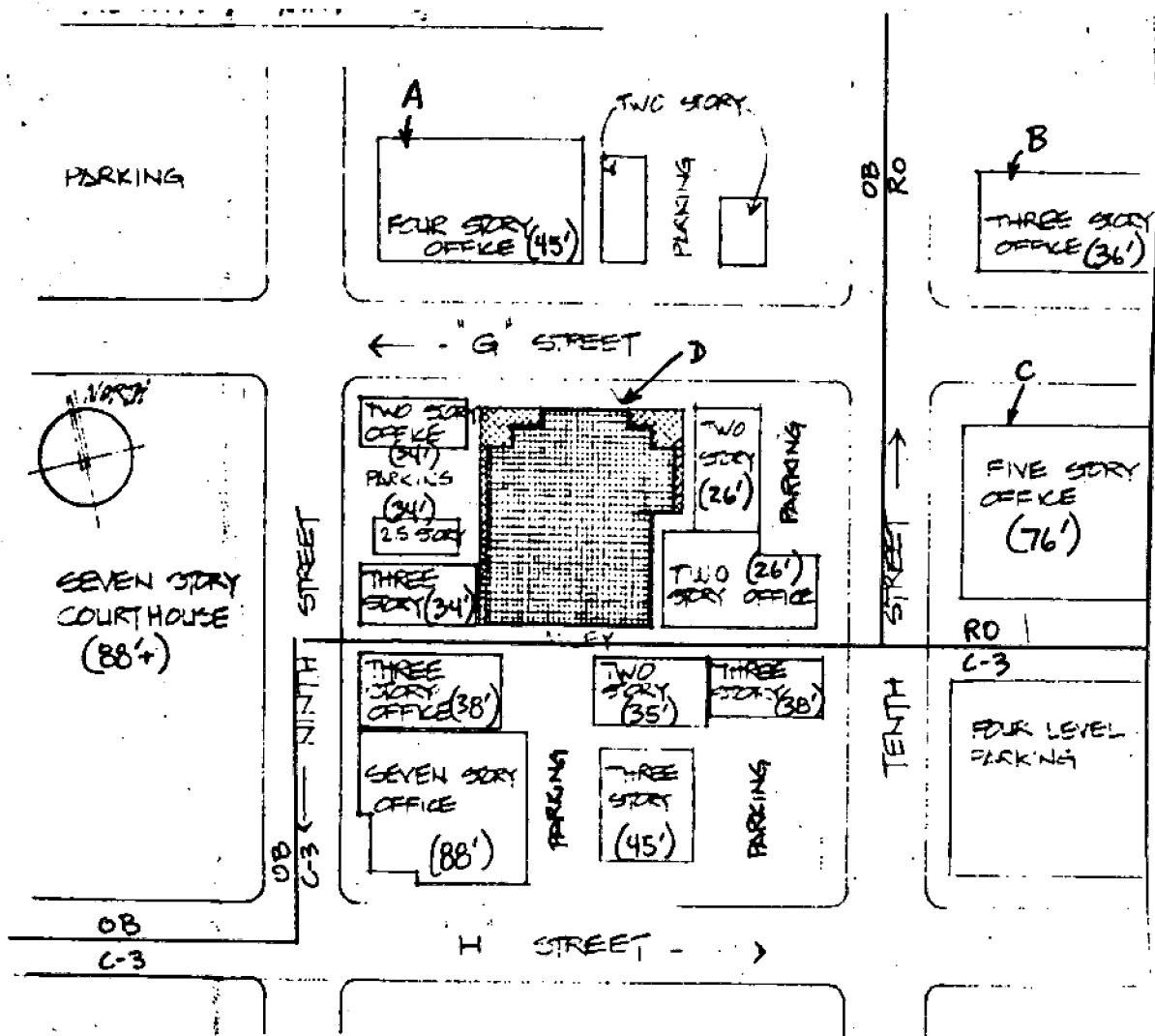
SECRETARY TO CITY PLANNING COMMISSION



# VICINITY MAP

EXHIBIT A

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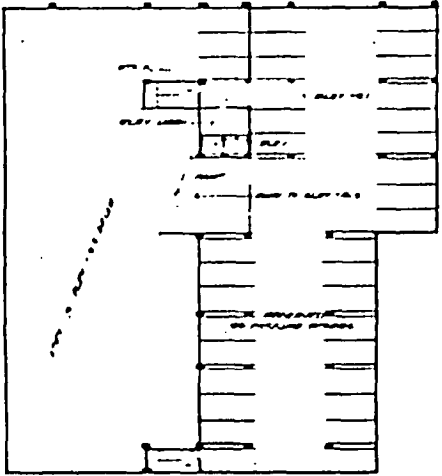


LAND USE & ZONING MAP

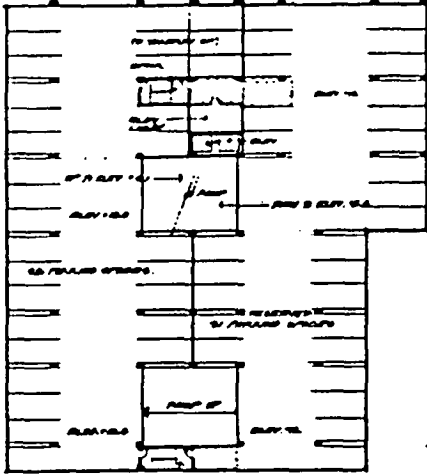
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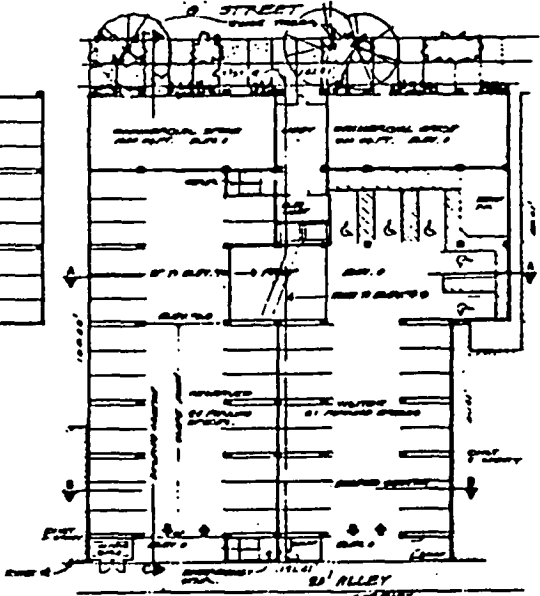
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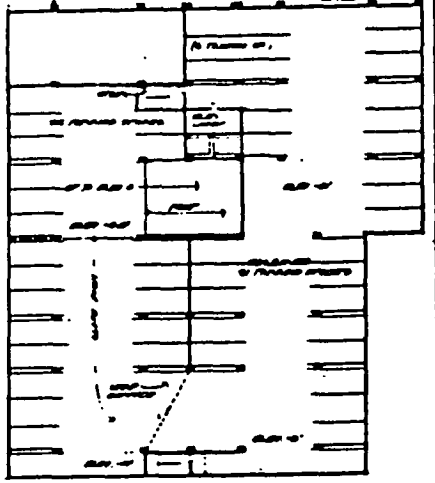
THIRD (50 F. SPACES, 18,000 SQ. FT. (GFA. ONLY))



SECOND (50 F. SPACES, 22,000 SQ. FT. (GFA. ONLY))

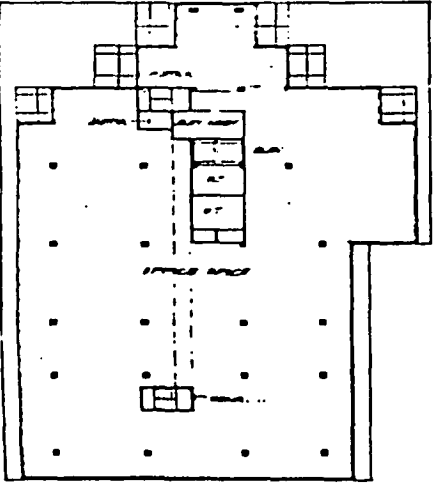


GROUND (50 F. SPACES, 80,000 SQ. FT. (7500 SQUARE))

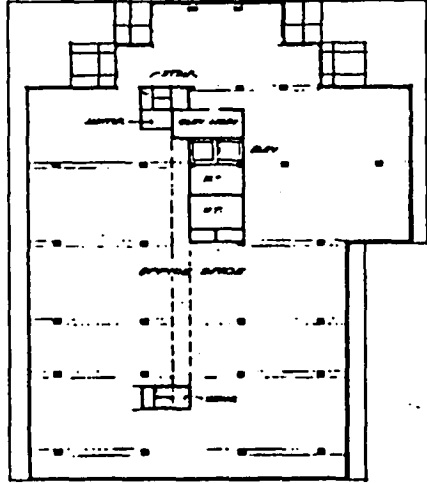


BASEMENT (50 F. SPACES, 22,700 SQ. FT.)

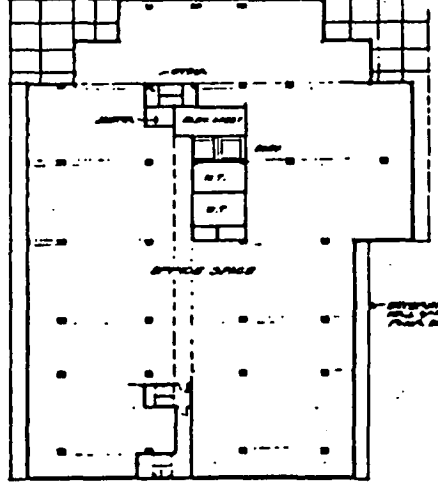
### PARKING STRUCTURE PLAN



SIXTH 16,000 SQ. FT.



FIFTH 17,000 SQ. FT.

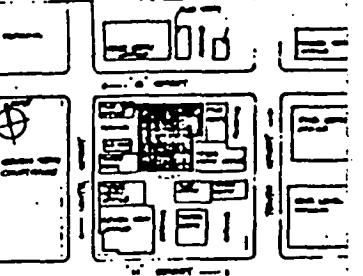


FOURTH 17,000 SQ. FT.

### OFFICE FLOOR PLAN 1" = 20'-0" REF

#### SUMMARY

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL
1	OFFICE SPACE	50,000	50,000
2	PARKING SPACES	18,000	18,000
3	STAIRS	1,000	1,000
4	ELEVATORS	1,000	1,000
5	MECHANICAL	1,000	1,000
6	UTILITY	1,000	1,000
7	BASEMENT	22,700	22,700
8	GROUND	80,000	80,000
9	TOTAL	175,700	175,700



JAMES R. LOEN ARCHITECT

608 NORTHFIELD DRIVE, SACRAMENTO, CALIF. 95833

818 STREET

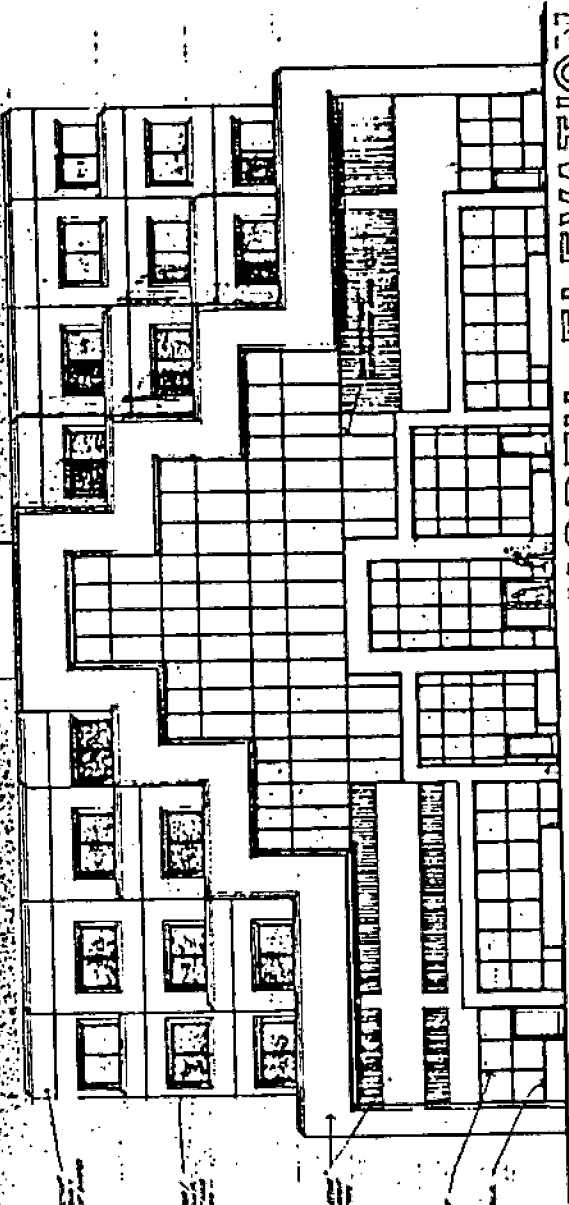
# FLOOR PLANS

  
**EXHIBIT B**

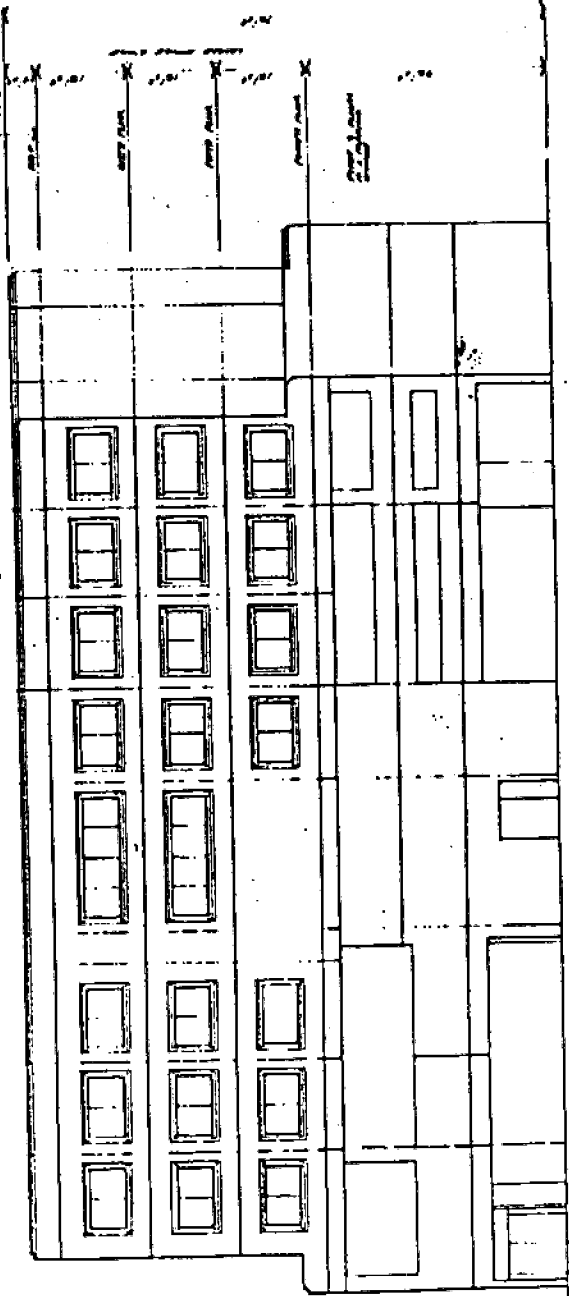
JAMES R. LOEN  
ARCHITECT

3' STREET  
ICE BUILDING  
16 1/2' STREET

EXHIBIT C  
ELEVATIONS



NORTH ELEVATION

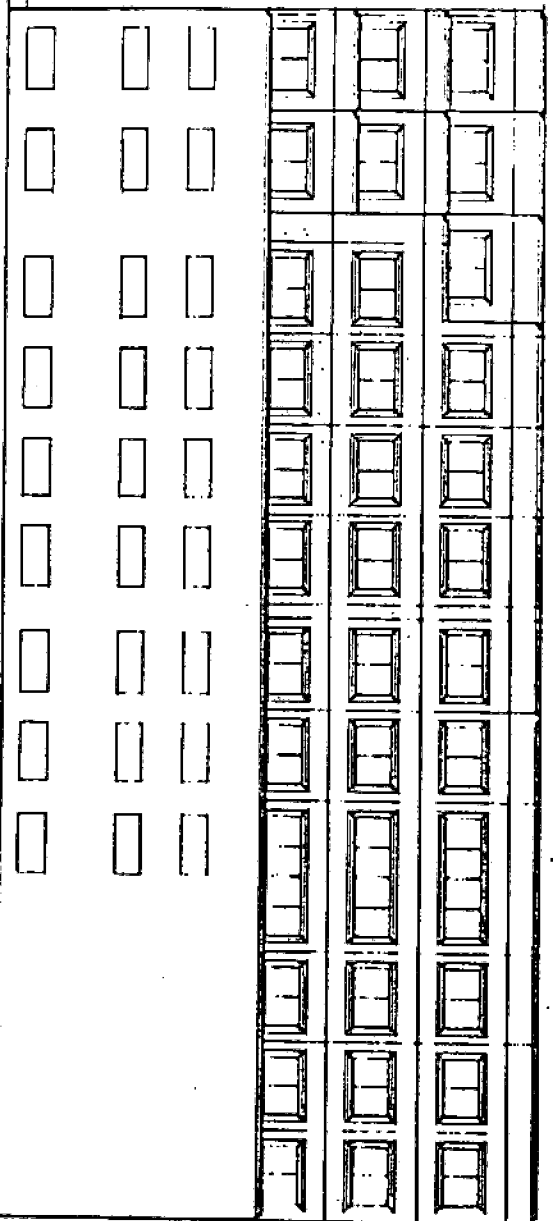


SOUTH ELEVATION

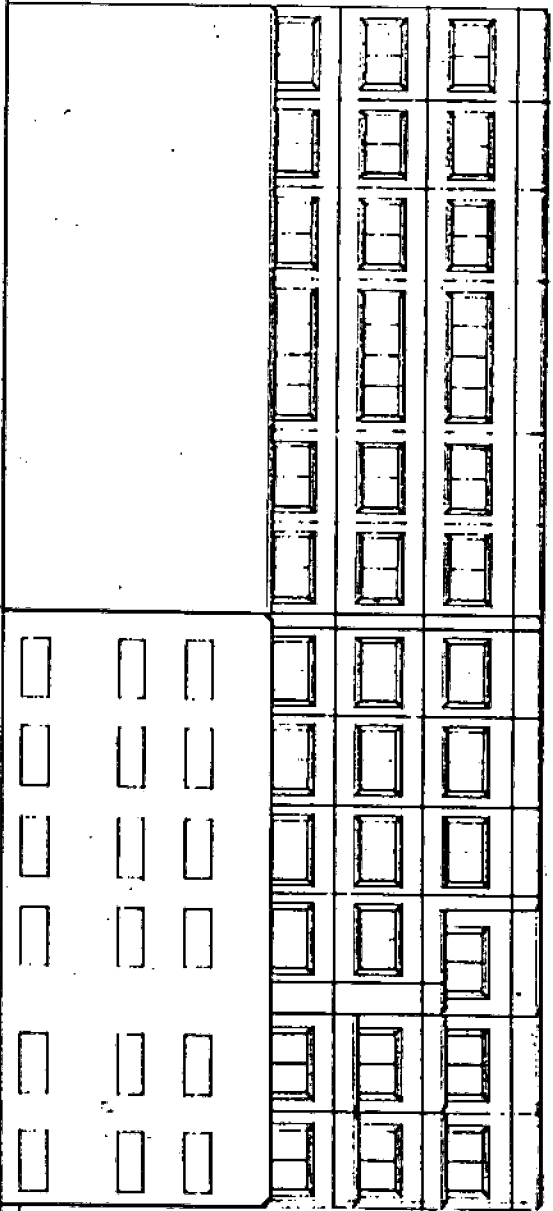
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WEST ELEVATION



EAST ELEVATION



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SHEET NO. <b>3</b>	JOB 185-081	DATE 3/28/85	REVISIONS	<p align="center"><b>9<sup>TH</sup> STREET OFFICE BUILDING</b> 100 9<sup>TH</sup> STREET</p>	<p align="center"><b>JAMES R. LOEN ARCHITECT</b></p> <p align="center">840 NORTHFIELD DRIVE, SACRAMENTO, CA. 95828</p>
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# CITY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

ENGINEERING

Administration, Rm. 300	(916) 449-5307
Architecture, Rm. 302	(916) 449-5307
Civil Engineering, Rm. 207	(916) 449-5281
Construction, Rm. 207	(916) 449-5281
Electrical Engineering, Rm. 304	(916) 449-5287
Real Estate, Rm. 300	(916) 449-5307
Traffic Engineering, Rm. 300	(916) 449-5307

March 13, 1985

TO: Gene Masuda, Associate Planner

FROM: James H. Bloodgood, Traffic Engineer *J B*

SUBJECT: G-H Alley Between 9th Street and 10th Street

Per your request, Traffic Engineering has reviewed the traffic conditions in the alley between G and H Streets and 9th and 10th Streets. Current traffic count information indicates there are approximately 530 vehicles a day utilizing this alley. Much of the activity has to do with parking facilities that have ingress and egress to and from this alley. Similarly, the alley between G and H Streets/10th and 11th Streets, carries approximately 710 vehicles per day and operates quite well. Once again, this is due in a large part to the amount of parking facilities available from this alley.

The addition of a 189 car parking garage with access off of the alley between G and H Streets/9th and 10th Streets does not have a significant adverse impact on the traffic conditions in the alley. The proposed structure would primarily be used by employees of a proposed office space and would not result in a high turn-over rate per parking space. In addition, this site is currently being used as a surface parking lot so the total impact would be less than a 189 car garage. As such, it is estimated that approximately 250 additional trips a day will be generated by the building proposal and using the alley to gain access to the parking facility. When comparing this to the amount of traffic in the alley just one block away, one can see that this makes the two alleys within 10% of each other in utilization by traffic. This poses no significant operational problem.

If you have any questions pertaining to this matter, please contact me at 449-5307.

JHB:jd

cc: Clif Carstens  
Dave Cullivan

CITY PLANNING DEPARTMENT

MAR 14 1985

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P85-081

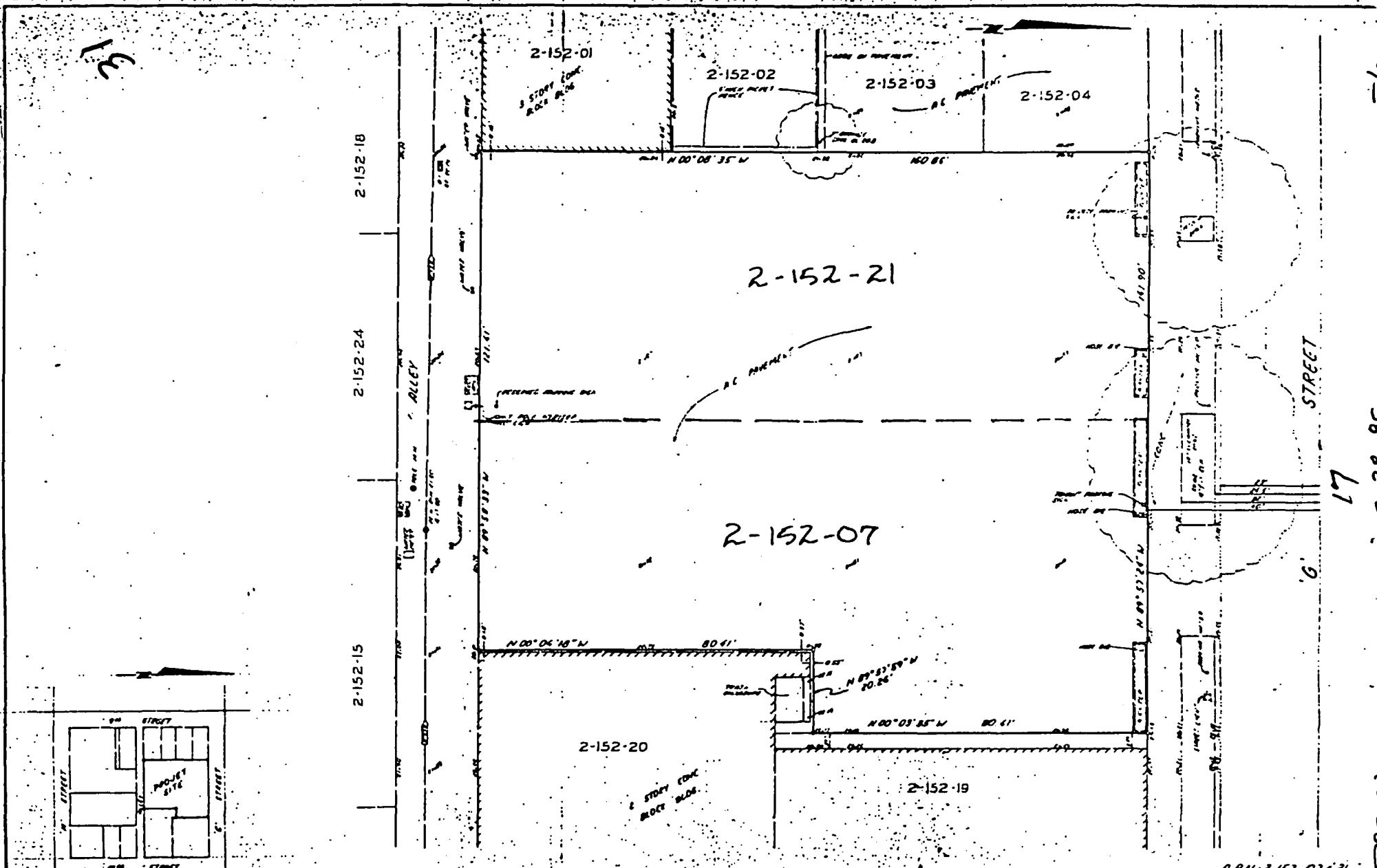
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3-28-85

*Item 11*



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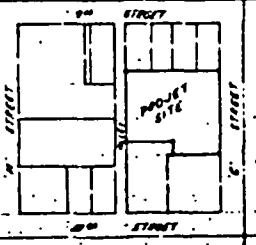
Item 11



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3-28-85

785-001



PROJECT NO. 100

DRAWN BY 	CHECKED BY 	BENCH MARK CITY B.M. 111 107.11' (107.11' ± 0.02') 107.11' (107.11' ± 0.02') 107.11' (107.11' ± 0.02')	CONSTRUCTION PLANS COUNTY OF SACRAMENTO, CALIFORNIA		SHEET NO. 1 OF 1	DATE 
			906 & 916 'G' STREET		SCALE 1" = 10'	PROJECT NO. 100
SURVEYED BY 			STENOGRAPHIC SURVEY			

APN 2-152-07121

## LEGAL DESCRIPTION

Lot 2, and the west 60.00 feet of Lot 3 except: The south 80.00 feet of the east 20.00 feet of said west 60.00 feet Lot 3 of block "Old City" bounded by G Street on the north, H Street on the south; 10th Street on the east and 9th Street on the west, as shown on the official plat of Sacramento City recorded in the Office of the Recorder of Sacramento, Calif. in Book 1 of Maps, Page 3.