



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

December 21, 1992

SPECIAL PERMIT MODIFICATION
(P92-285)

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

APPLICATION: Planning Director's Special Permit Modification to convert residential space to office space on the third and fourth floors of an existing 49,450 square foot building (Sutter Club) in the Central Business District - Special Planning District (CBD-SPD) zone.

LOCATION: 1220 9th Street (APN: 006-0155-012)
(City Council District 1)

PROPOSAL: The applicant wishes to remodel existing unused residential rooms on the third and fourth floors of the Sutter Club into office area.

BACKGROUND INFORMATION: The subject building was built in approximately 1930. Though a Special Permit is now required for a private club in any zone, a Special Permit was neither required nor obtained for the building at the time of its construction. A Special Permit Modification is now required in order to remodel or convert the building.

On June 17, 1985, the City Planning Commission approved a Special Permit for a 64,000 square foot, four-level parking structure for the use of the Sutter Club (P85-244). Also approved were a Special Permit to allow attendant parking and a Lot Line Adjustment to merge three parcels into one parcel. The project was approved subject to the following condition:

A landscape and irrigation plan for the fourth floor (roof) of the structure shall be submitted for the review and approval of the Planning Director prior to issuance of building permits. These plans shall include containerized trees.

Based upon visual inspection of the existing garage, landscaping was never installed as intended by the above condition. Therefore, as a condition of approval for the proposed project, landscaping upon the fourth floor of the existing garage shall be required.

APPLICANT'S PROPOSAL: The applicant, Graber/Rasmussen Architects, is seeking permission to remodel the third and fourth floors of the Sutter Club to provide additional meeting rooms for club members. The proposal includes the elimination of 5,247 square feet of residential space and converting it into primarily office space (see Exhibit D). No residential space will remain within the building. The conversion constitutes a substantial change to the existing land use, so the applicant is seeking a Planning Director's Special Permit Modification in order to commence with the conversion.

Presently, the 4,160 square foot third floor contains ten small apartments and is proposed to be converted to four meeting rooms, one office, and men's and women's restrooms. The 4,020 square foot fourth floor contains seven small apartments and two saunas and is proposed to be converted to two meeting rooms, one office, and men's and women's restrooms. No changes are proposed for either the first and second floors or the building's exterior.

STAFF ANALYSIS: Section 15-E of the City's Zoning Ordinance states that the Planning Director may approve changes to a project for which a Special Permit was granted provided that, among other considerations, the changes do not amount to an increase in gross floor area exceeding ten percent of the gross floor area approved by the City. The proposed remodel does not constitute an increase in gross floor area.

The application indicates that the private club will employ 45 persons (total and per shift). The total number of visitors on-site at any one time is estimated to be 135. The maximum number of persons on-site at any one time is therefore estimated to be 180 (45 + 135). Since the garage was built to accommodate 181 parking spaces, staff finds that adequate parking will be provided for the club's employees, members, and guests following the conversion. Staff therefore has no objection to the applicant's proposal.

RECOMMENDATION: Staff recommends that the Planning Director approve the requested Special Permit Modification subject to conditions and based on findings of fact of follow.

CONDITIONS:

1. Prior to issuance of building permits for the proposed conversion, a landscape and irrigation plan for the fourth floor (roof) of the existing parking structure shall be submitted for the review and approval of the Planning Director. These plans shall include containerized trees.
2. Prior to issuance of final building permits for the proposed conversion, landscaping improvements shall be installed on the fourth floor of the existing garage (see above).

FINDINGS OF FACT: Staff finds that the proposed project, as conditioned:

- a. is based upon sound principles of land use planning in that the proposal will not effect the gross floor area of the subject site;
- b. will not be detrimental to the public welfare in that adequate parking will be provided for employees, members, and guests of the site; and

- c. is consistent with the General Plan which designates the site as Regional Commercial & Offices.

Report Prepared By:

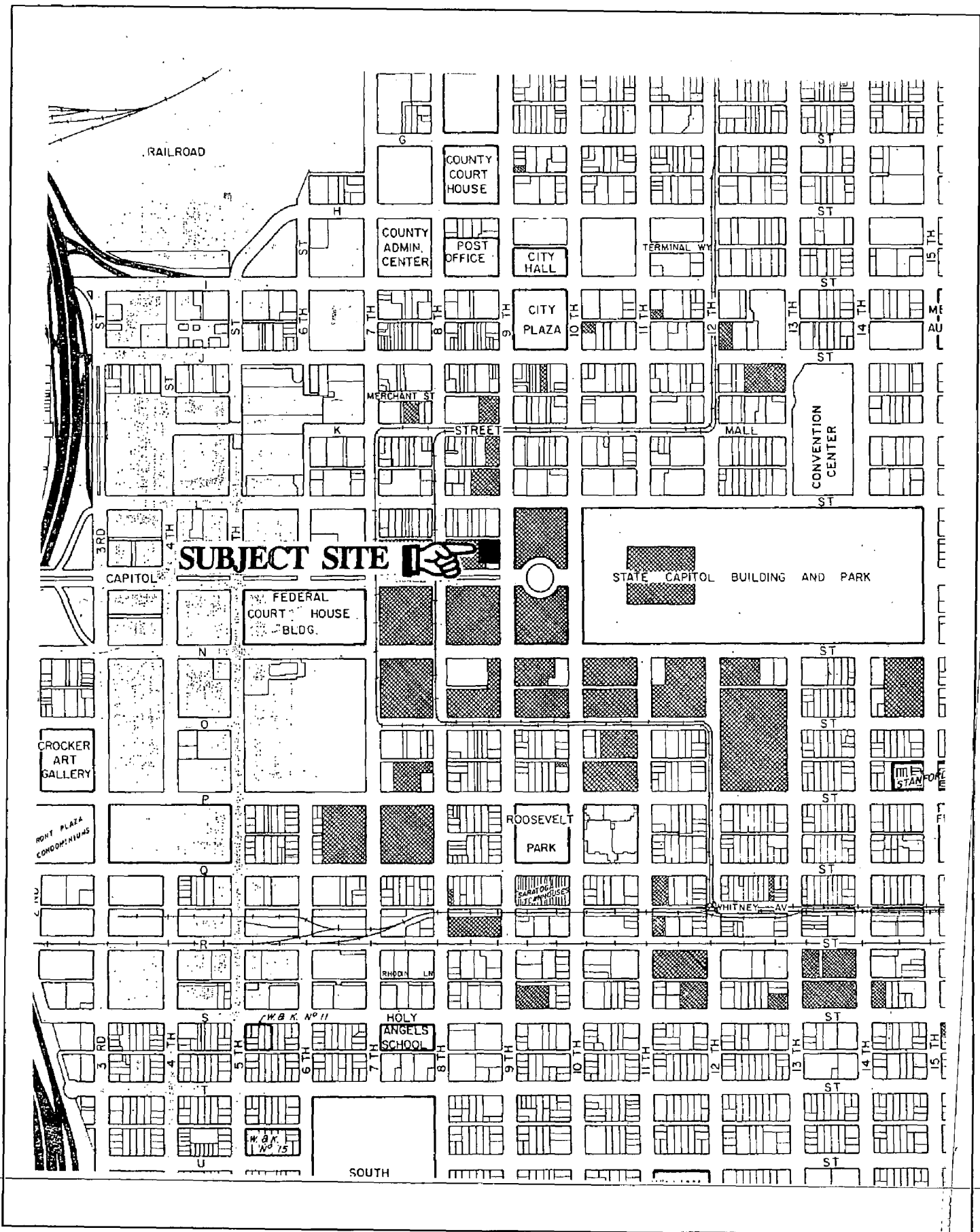
Mike Dale
Mike Dale, Assistant Planner

12-21-92
Date

Recommendation Approved By:

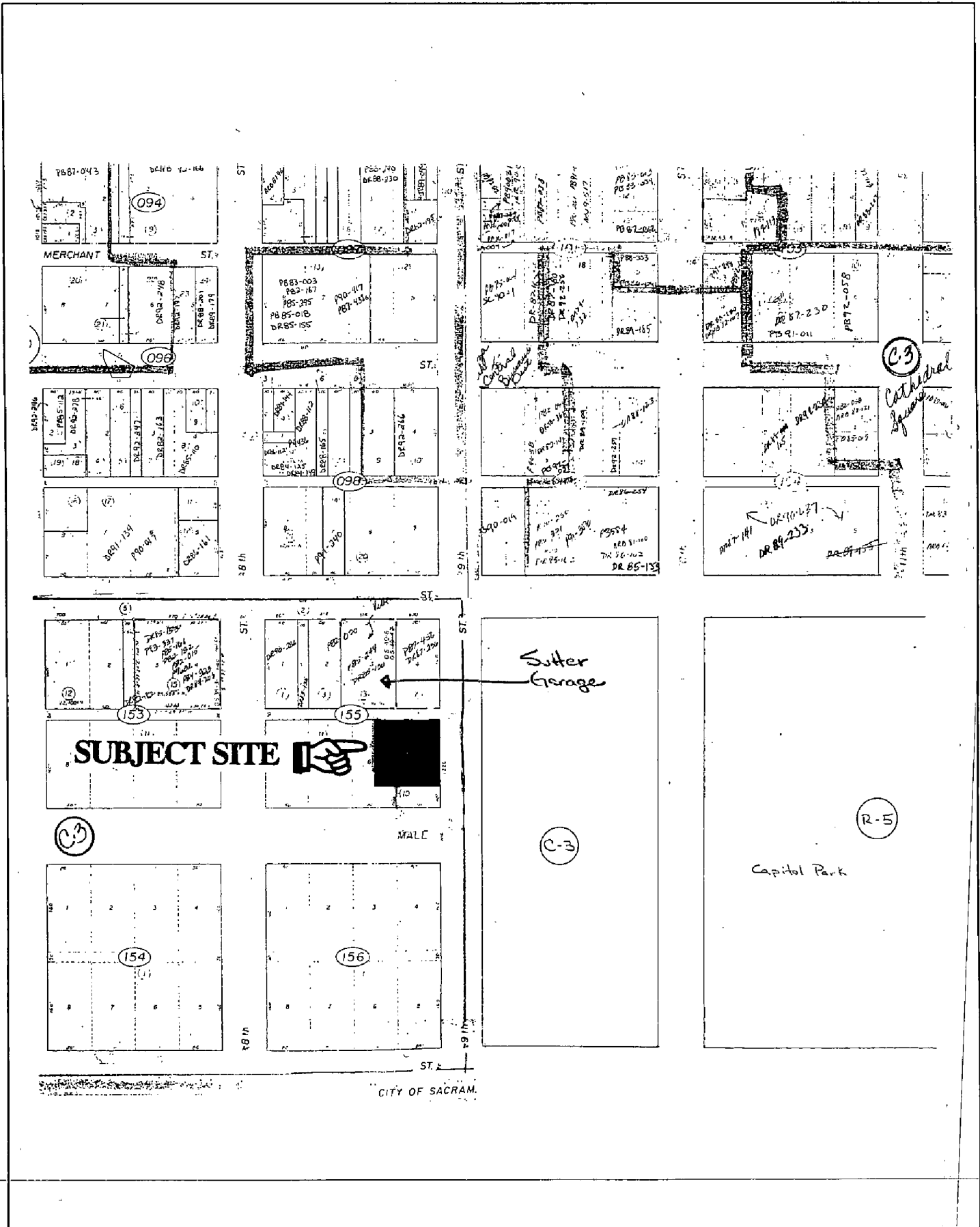
Gary Stonehouse
Gary Stonehouse, Planning Director

12-22-92
Date



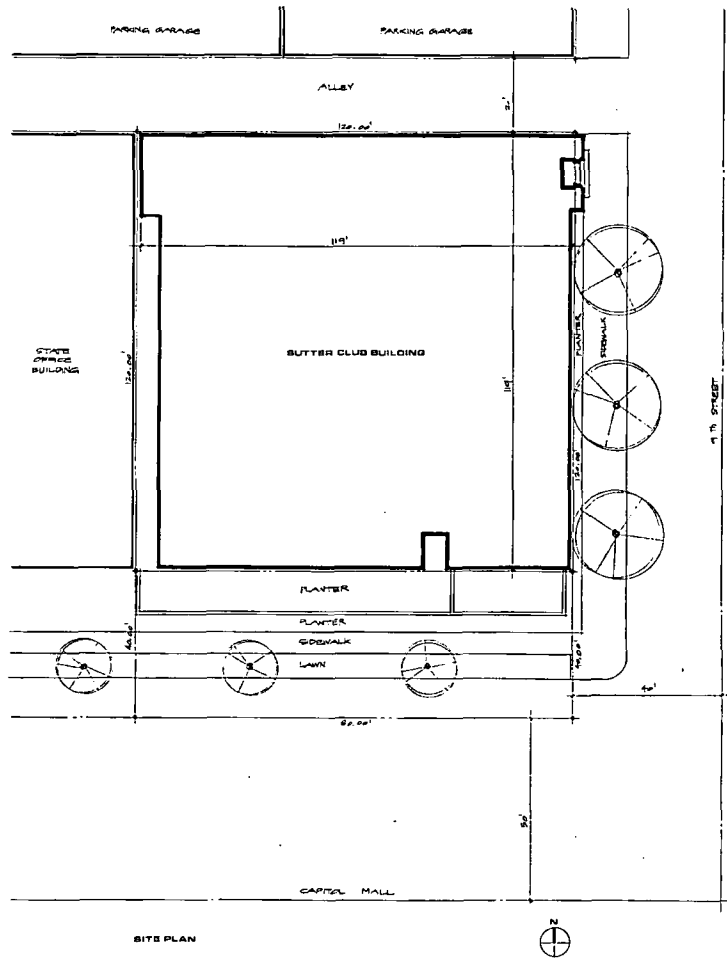
VICINITY MAP

1780



LAND USE AND ZONING MAP

1781



SITE PLAN



VICINITY MAP

NO SCALE

1782

Owner / Commission
Architects
Architecture
Perry
1987 Design
623 20th Street
Sacramento, CA 95814
916 444 8722

Sutter Club

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Date

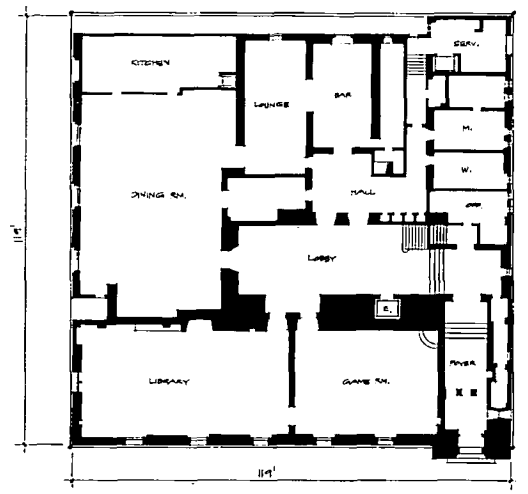
Revised

Job Number

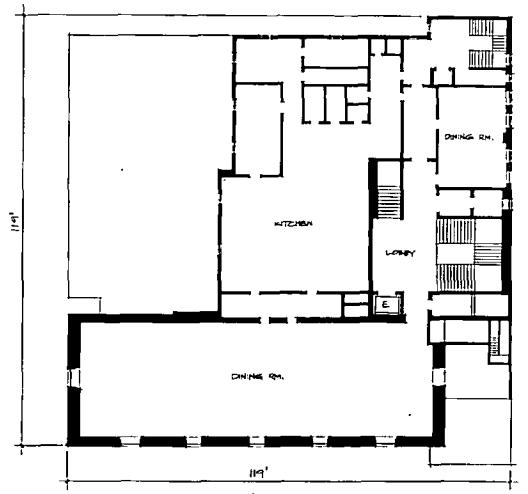
Sheet

Owner/Responsible
 Architect
 823 20th Street
 Sacramento, Ca 95811
 916 444 6002

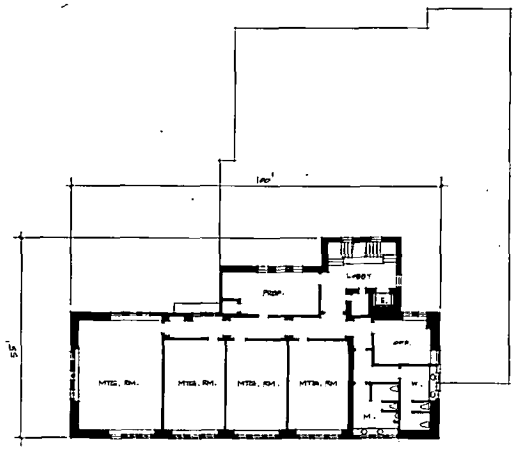
Sutter Club



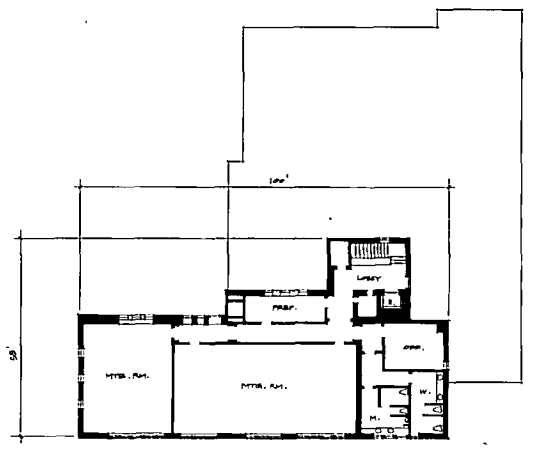
FIRST FLOOR PLAN - EXISTING



SECOND FLOOR PLAN - EXISTING



THIRD FLOOR PLAN - PROPOSED



FOURTH FLOOR PLAN - PROPOSED

1783

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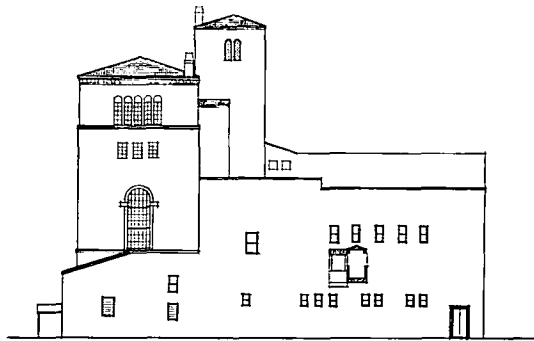
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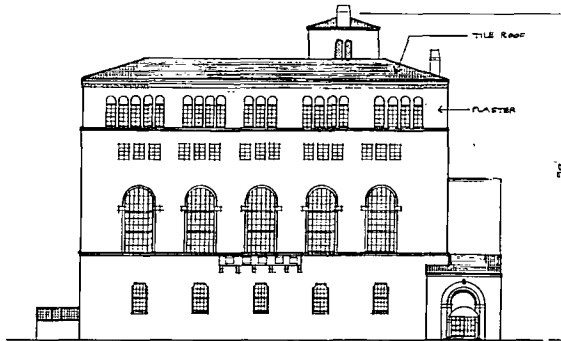
Date _____

Drafter/Reviser/Architect
 Architecture
 Project
 Part 10
 422 20th Street
 Sausalito, CA 94965
 415 441 6522

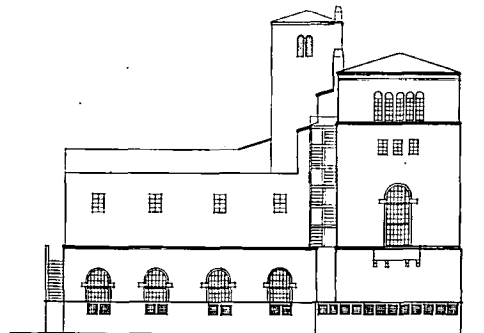
Sutter Club



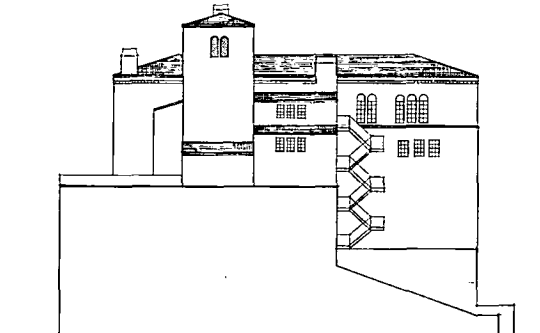
NORTH
0 10 20



EAST
0 10 20



SOUTH
0 10 20



WEST
0 10 20

1704

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Date

Revised

Job Number

Date