
**. CITY OF SACRAMENTO .
. PLANNING DIRECTOR'S SPECIAL PERMIT .**

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

APPLICANT 1215 K Street Partners, 3100 Zinfandel, #150, Rancho Cordova, CA 95670

OWNER applicant

PLANS BY Hellmuth, Obata & Kassabaum, Inc., San Francisco, California

FILING DATE 3-28-91 **ENV'L DETERMINATION** Exempt 15301(a) **REPORT BY** RL:rl

ASSESSOR'S PARCEL NUMBER(S) 006-0111-016, 013, & 004

APPLICATION: Planning Director's Special Permit to establish a 1431 sq. foot employment agency in an existing office building in the C-3(CBD-SPD) Central Business District/Special Planning District zone.

LOCATION: 1201 K Street (Northeast corner of 12th and K Streets)

PROPOSAL: The applicant is requesting the necessary entitlements to establish a 1431 sq. foot employment agency at the ground floor of the existing 18 story office building.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices

1980 Central City Community

Plan Designation: Multi-Use

Existing Zoning of Site: C-3(CBD-SPD)

Existing Land Use of Site: Office Building

Surrounding Land Use and Zoning:

North: Commercial uses; C-3(CBD-SPD)

South: Hyatt Hotel parking structure across K St. Mall, with ground floor commercial;
C-3(CBD-SPD)

East: Commercial and offices; C-3(CBD-SPD)

West: Office building, w/ ground floor commercial across 12th St.; C-3(CBD-SPD)

Height of Building: 18 stories (271' to plate; 293'-10" overall)

Sq. Footage of Ground Floor Retail: Lobby - 2744.74 s.f.

K St. retail frontage - 3658.12 s.f

12th St. retail frontage - 3383.25 s.f.

Square Footage of Proposed Use: 1431 s.f.

Significant Features of Site:

Located on the K St. Mall & the Watt Avenue Light Rail Line.

Parking Availability:

Onsite parking structure, with ingress/egress on J Street;

No adjacent onstreet parking.

Street Improvements:

12th Street - Existing 2 lanes southbound, and one lane northbound.

Utilities:

Existing

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BACKGROUND INFORMATION: The subject structure is an existing 18 story office building developed by Lankford & Cook. The project was reviewed and approved, as a "major project" (+ 75,000 sq. ft.), by the City Planning Commission (P88-079) on September 15, 1988, and the Design Review/Preservation Board (DR88-199) on October 5, 1988.

In that the subject property is located within the C-3(CBD-SPD) Central Business-Special Planning District zone, the proposed use is subject to the provisions of the Urban Design Plan; and also the Zoning Ordinance, as amended by Ordinance No. 87-013, adding Section 2.98 to establish a Special Planning District for the CBD, and amending Sections 3-C-10 and 14 relating to special permits in the Old City, and variances, respectively. An employment agency is one of the "Non-Retail and Non-Pedestrian/Consumer-Oriented Establishments" listed in Section 2.98, Table 2 - Uses Requiring a Planning Director's Special Permit.

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

A. **Land Use and Zoning**

The subject site is located in the C-3(CBD-SPD) Central Business District-Special Planning District (CBD-SPD) zone. It is designated in the General Plan for Community/Neighborhood Commercial and Office uses, and in the 1980 Central City Plan for Multi-Use. The existing office structure is situated on the K Street Mall, opposite the Hyatt Hotel. Other land uses in the surrounding C-3(CBD-SPD) zoned area include the Convention Center and various office, governmental, banking, general commercial and retail establishments.

B. **Applicant's Proposal**

The applicant's proposal is to lease ground floor space to the Apple One Employment Agency. The 1431 sq. foot unit will front on 12th Street and is proposed to have it own public entry added to the existing storefront.

The building's ground floor space includes a 2744.74 sq. foot lobby, 3658.12 sq. feet of retail space on the K Street Mall frontage, and 3385.25 sq. feet of retail space on the 12th Street frontage. The proposed employment office will utilize only 1431 sq. feet of the 12th Street space. Thus, the proposed use will be within the 50% maximum for the ground floor of a major project, that may be used for "a bank, savings and loan, or similar financial institution and any uses listed in Section G, table 2" (Section 2.98, G., 7.). Also, the 43± lineal feet of storefront that will be utilized for the proposed use does not constitute a reduction to less than 50%, the space occupied by "retail or personal service business uses" for the 12th Street frontage (Sec.2.98, G.,2).

The storefront design and signage is currently being reviewed by Design Review staff.

Environmental Determination: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301a).

RECOMMENDATION: Staff recommends that the Planning Director approve the special permit subject to conditions and based upon the findings of fact that follow:

Conditions

1. Minor adjustment to the floor plan may be permitted, subject to review and approval of staff. Any net increase in the floor area of the employment office shall require a Planning Director's modification of the special permit.
2. Customer parking onsite shall be validated by the applicant.

Findings of Fact

1. The proposed use, is compatible with the existing character of the general vicinity and will not change the essential character of the area, which include various retail and commercial uses and office buildings.
2. The proposed use, as conditioned, will not pose a hazard or disturb the existing and planned neighboring uses and is justified by the common public interest as a benefit to the community as a whole, in that the minimum percentages of retail and personal service classifications of uses in the C-3(CBD-SPD) zone continues to be maintained.
3. The proposed use, as conditioned, will not be detrimental to the public health, safety, or welfare, in that an employment agency is compatible with and supportive of the surrounding business activities in the CBD.
4. The project, as conditioned, is consistent with the objectives of the General Plan, the Central City Community Plan, and the Urban Design Plan.

Report Prepared By:

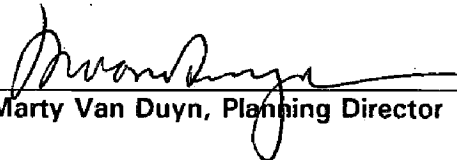


Randolph Lupton, Associate Planner

4-29-91

Date

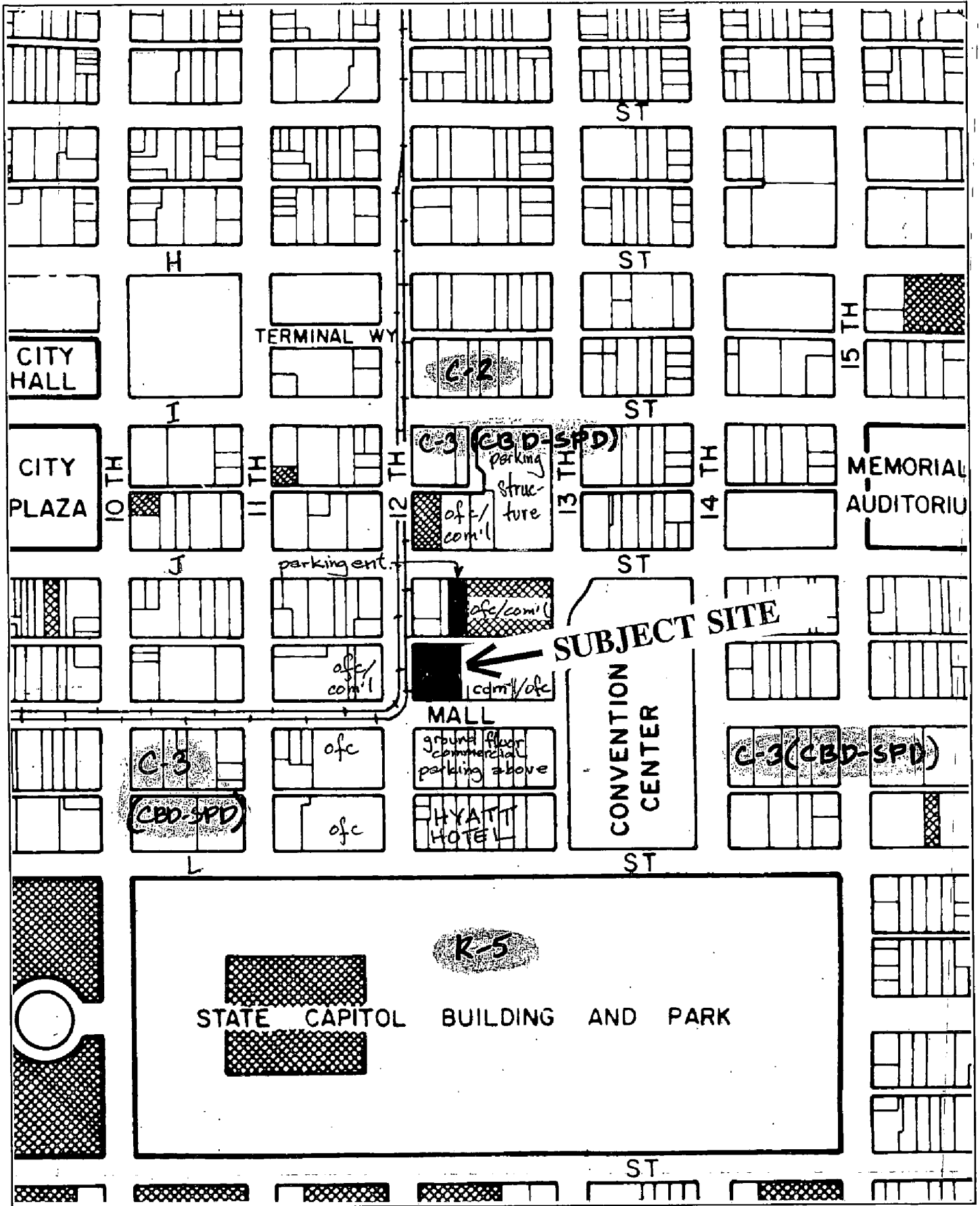
Recommendation Approved By:



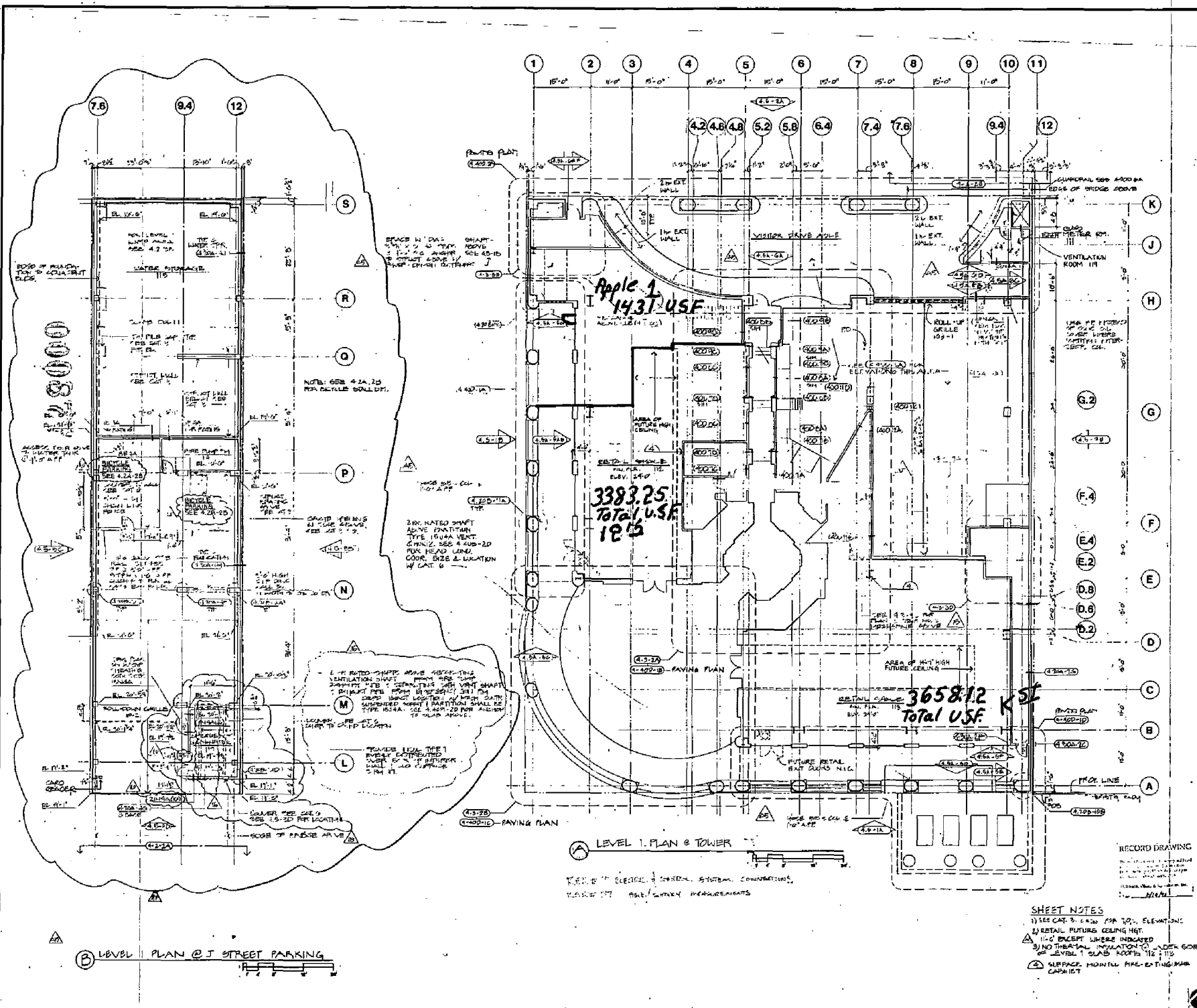
Marty Van Duyn, Planning Director

4-30-91

Date



VICINITY-LAND USE-ZONING MAP



LEVEL 1 PLAN & TOWER

KEY TO SYMBOLS: ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, ETC.

- SHEET NOTES**
- 1) SEE CAT. 3, C-20 FOR 1/4" DIA. ELEVATIONS
 - 2) RETAIL FUTURE CEILING HGT.
 - 3) NO DIMENSIONS INDICATED ON OTHER GOB. OF LEVEL 1 PLAN, NORTH 112.115
 - 4) SURFACE FINISHES ARE EXISTING UNLESS CAPTIONED

1201 K STREET OFFICE TOWER
 SACRAMENTO, CALIFORNIA
LANKFORD & COOK DEVELOPER
 SACRAMENTO & LA JOLLA, CALIFORNIA

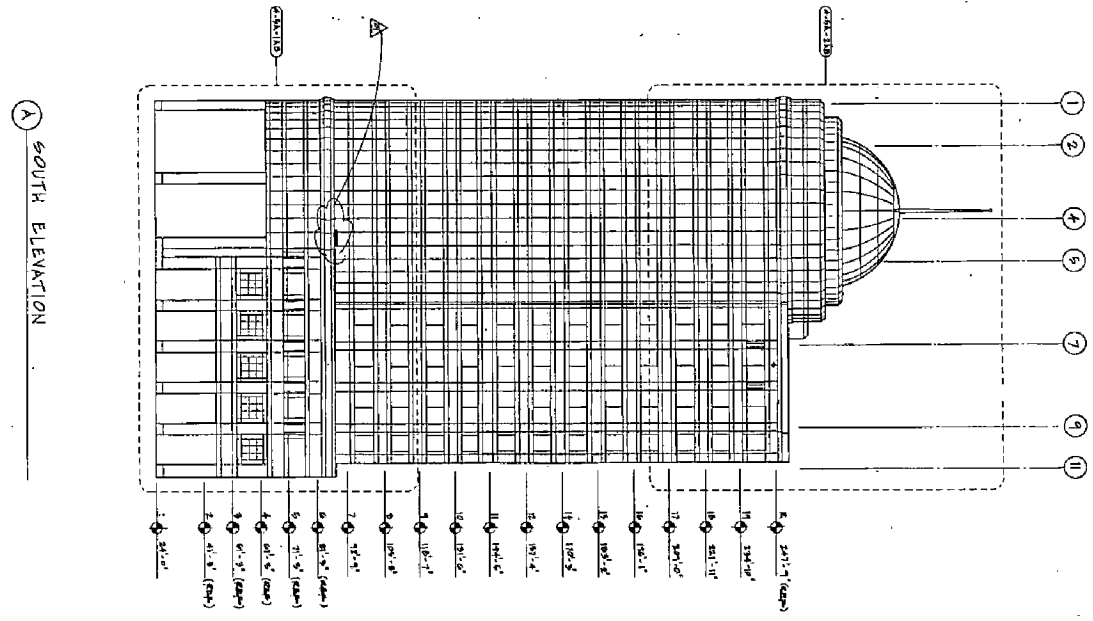
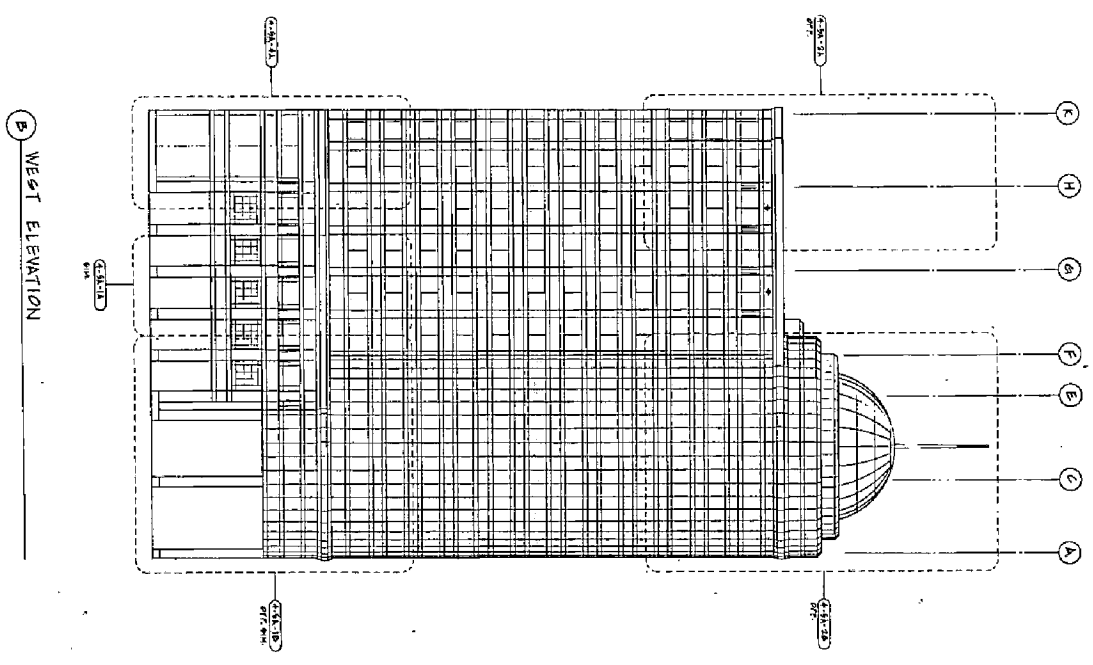
Helmuth, Obata & Kassabaum, Inc.
 ARCHITECTS
 SACRAMENTO, CALIFORNIA

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	10/15/88
2	REVISIONS TO PERMIT	11/15/88
3	REVISIONS TO PERMIT	12/15/88
4	REVISIONS TO PERMIT	01/15/89
5	REVISIONS TO PERMIT	02/15/89
6	REVISIONS TO PERMIT	03/15/89
7	REVISIONS TO PERMIT	04/15/89
8	REVISIONS TO PERMIT	05/15/89
9	REVISIONS TO PERMIT	06/15/89
10	REVISIONS TO PERMIT	07/15/89
11	REVISIONS TO PERMIT	08/15/89
12	REVISIONS TO PERMIT	09/15/89

Category	Rev. No.	Date
4	2	2



000878



SYMBOL KEY
 ← ROOF OVERLAP PLAN

CHANG#	DATE	BY
4	5	1

NO.	DATE	BY	DESCRIPTION
1	12/15/78	...	...
2	...	...	...
3	...	...	...
4	...	...	...

DATE	12/15/78
BY	...
CHECKED	...
DATE	...
BY	...
CHECKED	...
DATE	...
BY	...
CHECKED	...

1201 K STREET OFFICE TOWER
 SACRAMENTO - CALIFORNIA

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 SACRAMENTO & LA JOLLA - CALIFORNIA

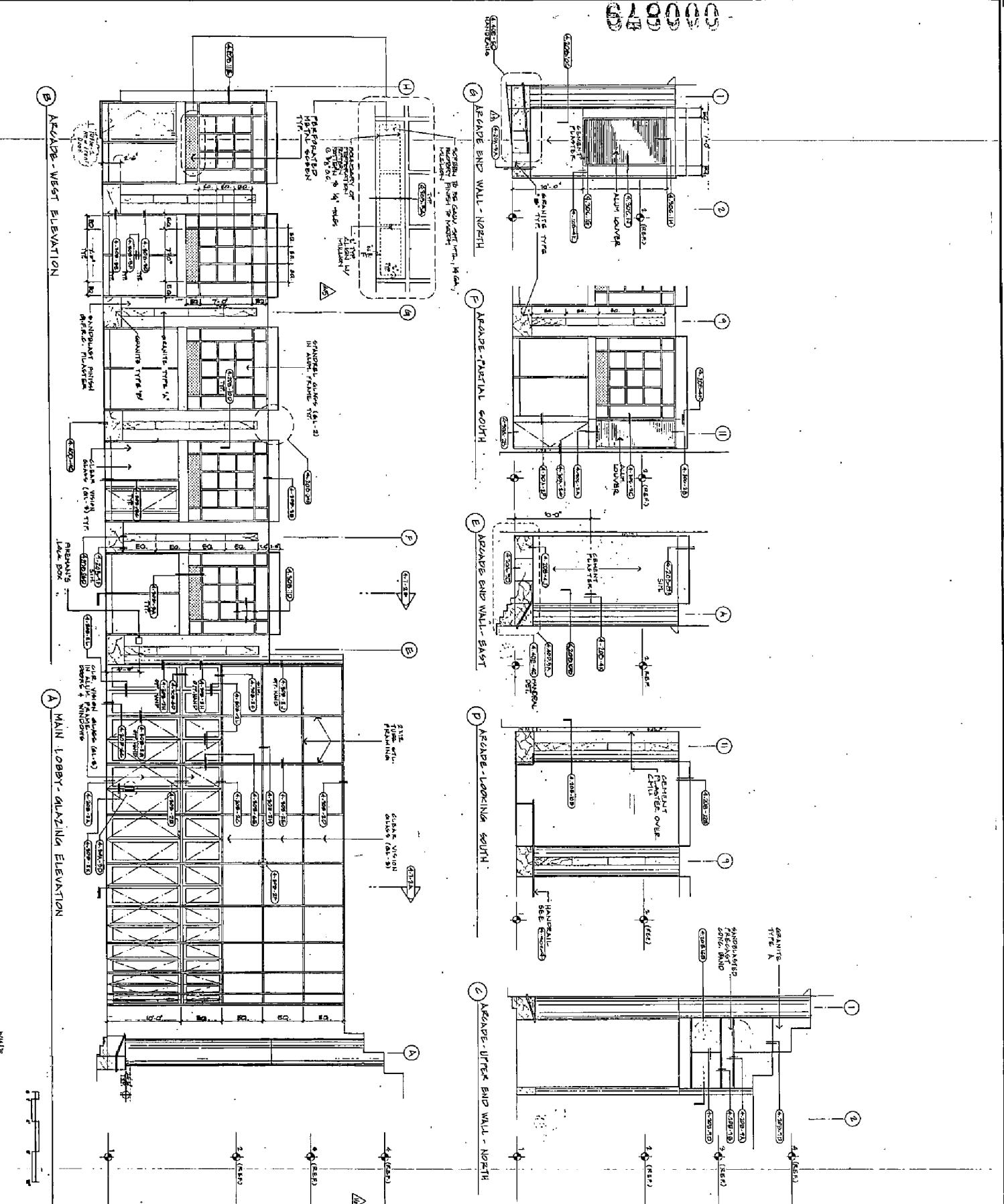
Hellmuth, Obata & Kassabaum, Inc.
 Architects, Planners, Engineers - San Francisco, California

North, Middlebrook & Nankin
 Structural Engineers - San Francisco, California

Neils & Associates
 Civil Engineers - Sacramento, California



00008730



NO.	REVISION	DATE
1	AS SHOWN	11/17/83
2	REVISED PER COMMENTS	11/17/83
3	REVISED PER COMMENTS	11/17/83
4	REVISED PER COMMENTS	11/17/83
5	REVISED PER COMMENTS	11/17/83

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SACRAMENTO - CALIFORNIA

LANKFORD & COOK DEVELOPER
SACRAMENTO & LA JOLLA - CALIFORNIA

Helmut, Obata & Kassebaum, Inc.
Architect, Planner, Engineer - San Francisco, California

Martin, McElroy & Neff
Structural Engineer - San Francisco, California

Nolle & Associates
Civil Engineer - Sacramento, California