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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

ECONOMIC DEVELOPMENT  
ROOM 300  
95814-2987  
916-449-1223

NUISANCE ABATEMENT  
ROOM 301  
95814-3982  
916-449-5948

May 3, 1989  
FA:89058:CB:KMF

Budget and Finance Committee  
Transportation and Community Development Committee  
Sacramento, California 95814

Honorable Members in Session:

**SUBJECT:** Recommendation from the Planning Commission on a Finding of Consistency between the East Alternative Community/Convention Center Expansion Project and the General Plan

**SUMMARY**

On April 27 and May 4, 1989, the Planning Commission of the City of Sacramento reviewed the East Alternative Community/Convention Center Expansion Project (Expansion) to determine if the Expansion was consistent with the General Plan. The Planning Commission's action will be reported to the Council at the May 9, 1989 hearing. The attached resolution recommends that the Council approve the recommendation and make a finding that the Expansion is consistent with the General Plan. This report will also be on the Council agenda for May 9, 1989.

**BACKGROUND**

See attached report.

**FINANCIAL DATA**

See attached report.

**POLICY CONSIDERATIONS**

See attached report.

MBE/WBE

See attached report.

RECOMMENDATION

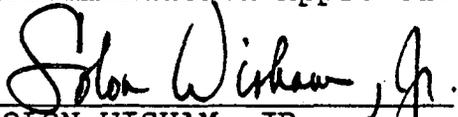
It is recommended that the Council find the East Alternative-Community/Convention Center Expansion Project to be consistent with the General Plan.

Respectfully submitted,



MICHAEL M. DAVIS, Director  
Planning and Development

Recommendation Approved:



SOLON WISHAM, JR.  
Assistant City Manager

Contact Person to Answer Questions:  
Carol Branan, Sr. Management Analyst 449-5845  
Tom Sparks, Principal Planner 449-5381 ext. 23

District 1  
May 9, 1989



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Sacramento, California 95814

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**SUBJECT:** Recommendation from the Planning Commission on a Finding of Consistency between the East Alternative Community/Convention Center Expansion Project and the General Plan

#### SUMMARY

On April 27 and May 4, 1989, the Planning Commission of the City of Sacramento reviewed the East Alternative Community/Convention Center Expansion Project (Expansion) to determine if the Expansion was consistent with the General Plan. The Planning Commission's action will be reported to the Council on May 9, 1989. The attached resolution recommends that the Council make a finding that the Expansion is consistent with the General Plan.

#### BACKGROUND

On April 27 and May 4, 1989, the Planning Commission (Commission) reviewed the Expansion Project, as it is now proposed for the block east of the existing Community Center, for conformity with the General Plan.

A staff report was prepared for a Commission workshop session. That report contained detailed analysis on the conformity between Expansion Project and the General Plan as well as other plans and documents adopted by Council. A three page Executive Summary was contained in that report to provide an overview of the analysis. This Executive Summary is attached as Exhibit I to enable Council to review the analysis.

Because the Executive Summary contained in the Commission staff report is attached, this cover letter will not go over each consistency finding, but refers, instead, to the attached Exhibit I.

#### FINANCIAL DATA

The Council reviewed an economic analysis of various aspects of the Community/Convention Center Expansion Project, and on October 25, 1988 approved the findings of fact on the EIR. Those findings determined that the economic and cultural benefit of the Expansion Project were such that the City should approve the project.

#### POLICY CONSIDERATIONS

The action recommending that the East Alternative-Community/Convention Center Expansion Project be found to be in conformity with the General Plan is consistent with adopted policy and follows a review of this matter by the Commission under the guidelines of Section 65402 of the California Code.

#### MBE/WBE

The MBE/WBE program does not apply to the recommended action.

#### RECOMMENDATION

It is recommended that the Council find the East Alternative-Community/Convention Center Expansion Project to be consistent with the General Plan.

Respectfully submitted,

  
MICHAEL M. DAVIS, Director  
Planning and Development

Recommendation Approved:

  
WALTER J. SILPE  
City Manager

Contact Person to Answer Questions:  
Carol Branan, Sr. Management Analyst 449-5845  
Tom Sparks, Principal Planner 449-5381 ext. 23

District 1  
May 9, 1989

May 2, 1989  
FA:89054:CB:KMF

City Planning Commission  
Sacramento, California

### EXECUTIVE SUMMARY

#### CONFORMITY FINDING FOR COMMUNITY/CONVENTION CENTER EXPANSION

The purpose of this Executive Summary is to provide in abbreviated form the key points of the following report. To achieve both clarity and brevity, this Summary is divided into the following parts: 1) a project description; 2) the requested action; 3) the finding of conformity; and 4) the recommendation.

#### I. Project Description

The existing Sacramento Community Center, built in 1974, contains 50,000 square feet of exhibit space, 17,000 square feet of meeting space and a performing arts theater with a seating capacity of over 2,400 persons. The facility is currently used for smaller state and local conventions and trade shows, public shows and numerous community events. According to Convention Center management, the City has been unable to attract and accommodate its full market potential of convention-related events, due in part to the size constraints of the Center and the current heavy use of the facility.

In an effort to alleviate these problems and to boost Sacramento's ability to accommodate more convention-related events, the City proposes to expand the existing exhibit hall by approximately 100,000 square feet and to add additional support spaces.

With the additional space needs in mind, the City prepared a comprehensive Draft Environmental Impact Report (EIR). The EIR examined all of the significant environmental impacts of expanding

the existing Community Center. The EIR analyzed five alternative sites. The EIR was prepared as the first in a series of documents for the Expansion Project, and its purpose was limited: to provide the City Council with all environmental information necessary to make a decision on whether the Community Center should be expanded, and, if so, in which direction.

On October 4, 1988 the City Council certified the EIR as complete and adequate under CEQA. On October 25, 1988 the Council approved the East Alternative and issued findings of fact.

## II. Requested Action

Because site selection has occurred, the Expansion Project is now at a stage where land acquisition is appropriate. Therefore, the Commission is requested to make its recommendation to the City Council as to the conformity with the General Plan, based on the knowledge that this Expansion Project will occur on the site directly to the east of the existing Community Center.

## III. The Finding of Conformity

The Community/Convention Center Expansion Project promotes the following General Plan policies on urban growth and commerce and industry:

1. The General Plan recognizes the importance of the downtown as a regional office, commerce, governmental, and cultural center;
2. The General Plan promotes an urban growth policy for the downtown which calls on the City to support private and public efforts that promote the Central City's role as a cultural center (Section 1-32);
3. This role is further emphasized in supporting goals and policies which direct the City to: actively support the development of cultural and entertainment facilities and events in the downtown area; actively support efforts to develop visitor and convention facilities in the downtown area; continue public funding and support of the Community Center and other downtown convention facilities.

The Community/Convention Center Expansion Project has consistently, as it passes through the various stages of review, has incorporated elements into the project which bring it into conformance with the General Plan. Each of these elements is discussed in detail in Chart 1 contained in the following report. Briefly, these measures include a replacement housing project in the downtown area consistent with the goals and policies of the Residential Land Use and Housing Elements of the General Plan; parking measures which will receive site specific environmental review and will come back to the Planning Commission for

approval; design elements that will be developed by the project architect working in conjunction with the Design Review and Preservation Board to achieve a design consistent with the Urban Design Plan guidelines to promote open plazas, accentuated pedestrianways, retail, and compatible design with the nearby St. Paul's Church, a City Essential structure.

The loss of the Merrium Apartment Building is a recognized significant adverse impact of the project and, as such, does not promote the preservation goals of the General Plan. A process required by the General Plan for such situations was followed. It has been determined that rehabilitation of the Merrium is not feasible. This determination was subject to intense public scrutiny in three public hearings on the matter.

In more general terms, the issue of a conflict between preservation of historic structures and new development projects, has been addressed in a number of different public arenas. Because of this focused issue, the various Plans and policies that have been adopted by Council, acting either in its capacity as the City Council or the governing body of the Redevelopment Agency, provide a procedure and process whereby this conflict can be resolved. The project has complied with the steps required by the Urban Design Plan and Chapter 32 of the City Code to demonstrate the infeasibility of retaining the Merrium.

#### IV. Recommendation

In summary, the Community/Convention Center Expansion Project is in conformity with the General Plan. The complexity of the project requires phased review and at each step of this review, the appropriate decision-making bodies will be involved in the process.

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

## RESOLUTION FINDING THE EAST ALTERNATIVE COMMUNITY/CONVENTION CENTER EXPANSION PROJECT TO BE IN CONFORMANCE WITH THE GENERAL PLAN

WHEREAS, the City Planning Commission reviewed the East Alternative - Community/Convention Center Expansion Project on May 4, 1989, for conformity with the General Plan; and

WHEREAS, the City Planning Commission has submitted its review to the City Council;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, THAT:

Section 1. The Council hereby finds that the East Alternative - Community/Convention Center Expansion Project is in conformance with the General Plan.

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MAYOR

ATTEST:

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CITY CLERK