

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT HEFNER, STARK & MAROIS, 555 Capitol Mall #1425, Sacramento, CA 95814
 OWNER RJB, 770 L Street; 1 Suite 440, Sac., CA 95814
 PLANS BY _____
 FILING DATE 12/5/86 ENVIR. DET. Ex15301 REPORT BY SD/vf
 ASSESSOR'S-PCL. NO. 006-124-01

APPLICATION: Special Permit to amend Condition 15 of P86-051 to eliminate ground floor retail commercial space.

LOCATION: Southeast corner of 16th and K Streets.

PROPOSAL: The applicant is requesting the necessary entitlements to permit 100 percent office space use in the ground floor area of an existing office building.

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
 1980 Central City Community Plan Designation: General Commercial
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Office

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Gas Station; C-2, C-3	Front:	0'	0'
South: Gas Station, Tire Store; C-2; C-3	Side (Int):	0'	0'
East: Commercial: C-2	Side (St):	0'	2'
West: Parking garage; C-3	Rear:	0'	1'

Parking Required: 121 spaces
 Parking Provided: 105 spaces (on site: 8, off-site: 97)
 Property Dimensions: 120' x 160'
 Property Area: .4+ acres
 Square Footage of Building: 48,275 sq. ft.
 Height of Building: 45 1/4 stories
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Beige, bronze glass, Dry-vit, brick tile, bronze glass
 Square Footage of New Converted Space: 4,900

BACKGROUND INFORMATION: On July 12, 1984, the Planning Commission approved the necessary entitlements to construct a 48,000+ square foot office building on the subject site. One condition of approval was that the ground floor be limited to retail commercial space. On February 27, 1986, the Commission approved a request to utilize 1,875 square feet of the ground floor as office space and retain the remaining ground floor for retail commercial space (4,900 sq. ft.).

PROJECT EVALUATION: Staff has made the following findings:

A. LAND USE:

The subject site is a .4+ acre parcel located in the General Commercial (C-2) zone. Surrounding land uses include a gas station to the north, a tire store and gas station to the south, a bar to the east, and a parking garage to the west.

B. DESIGN:

The subject site has 160 feet of frontage on 16th Street, a major corridor into the City. It has been a policy to encourage revitalization of this major corridor by developing ground floor retail uses which encourage pedestrian traffic and generates a sense of vitality.

The structure located on the site was approved with four floors and 48,275 sq. ft. of gross floor area. Required parking is provided on site and off site in the parking structure across 16th Street. One reason for approval of the variance necessary for off-site parking was that the ground floor is recessed from the 16th and K Street frontages. The applicant proposed this area for retail commercial uses. The design offered potential for a restaurant with outdoor dining or creative spatial opportunities for other retail business. To further encourage ground floor retail commercial retail uses. the applicant agreed to install clear glass on the ground floor. Subsequent to the original approval, a request was processed to develop 1,875 sq. ft. of the ground floor with office space. Staff supported this request on the basis that the proposed office area is separated from street access by a stairwell and mechanical equipment room. The area has no windows onto the streetscape. In addition, the area proposed for office has direct access to showers provided for employees who bicycle to work. This second request was approved on February 27, 1986. To date, no occupants have utilized that space on the ground floor.

The applicant has recently leased the top three floors of the building to the State Department of Aging which takes occupancy January 1, 1987. After negotiating the lease, the Department of Aging received funding for additional staff. The State has expressed a desire for the additional space. The applicant is, therefore, requesting to amend conditions of approval and develop the entire ground floor with office space.

Staff has spoken to State representatives who indicate that, whenever possible, the State complies with the policies and regulations of the local jurisdiction. Furthermore, it is the State's policy to locate ground floor commercial space in its CADA office projects.

Staff, therefore, does not support the request to develop the entire ground floor area of the existing building with offices. A major portion of this area is visible from the street and can generate pedestrian traffic into and around the building if the proper uses are located there. Stanford Park Condominiums, located at 16th and P, and Palm Iron Plaza, at 16th and Q, both provide ground floor commercial retail space. Approval of this request would conflict with efforts to revitalize 16th Street, a major corridor into the City. Finally, the approval of this request will set precedent for additional development with no ground floor retail commercial space.

ENVIRONMENTAL DETERMINATION:

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 1530).

RECOMMENDATION:

Staff recommends the Commission take the following action:

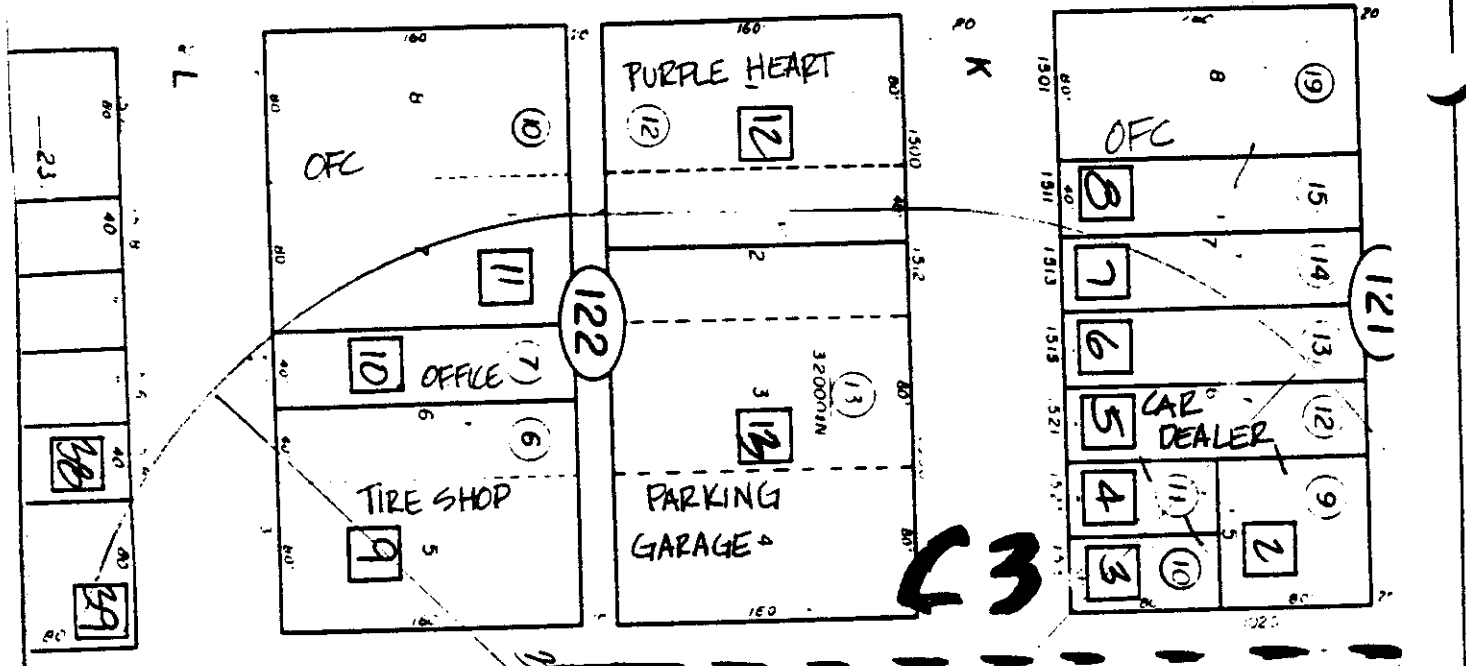
Deny the Special Permit to amend the Condition of P86-051 based upon Findings of Fact which follow:

FINDINGS OF FACT:

1. The project is not based upon sound principles of land use in that:
 - a) Office uses do not generate sufficient amounts of pedestrian traffic to encourage revitalization of the 16th Street corridor.
 - b) Other development in the area has reserved the ground floor for retail commercial uses.
 - c) Approval would set precedent for further development with no ground floor commercial space.

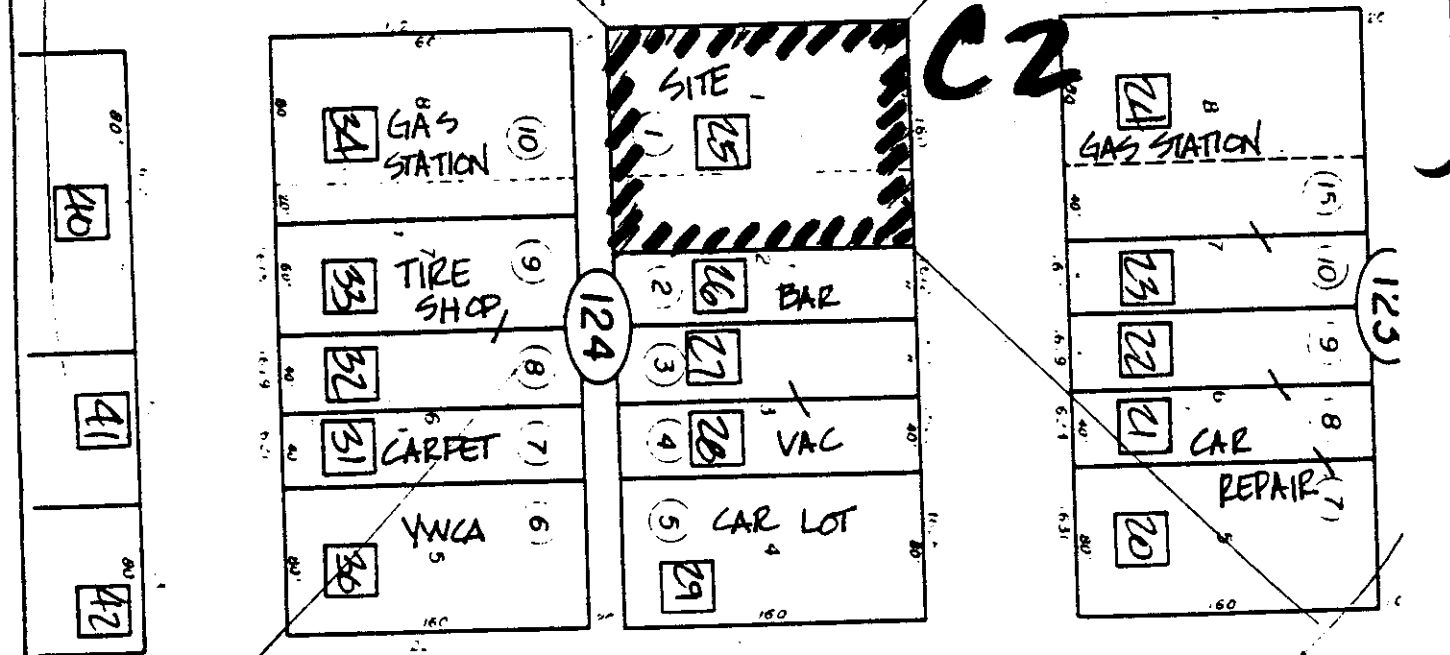
ST. 04

15th



ST. 05

16th



ST. 06

17th



LAND USE & ZONING MAP

P87-018

JANUARY 8, 1987

John H. 79

EXHIBIT A

PROPOSED OFFICE
(ENTIRE BUILDING)

OFFICE
P86-051

RETAIL
GROUND FLOOR

16TH ST

2ND FLOOR

PROPOSED
FOR
OFFICE
(NOW LIMITED
TO
COMMERCIAL)



SCALE 1"=20'-0"
GROUND FLOOR PLAN

APPROXIMATE
TOTAL AREA
OF THIS FLOOR
IS 18,819 SQ. FT.
BY
DATE OF
12/21/87

APPROVED FOR
SUBMITTAL
DATE: 1/8/87

SCALE 1"=20'-0"
SECOND FLOOR PLAN

P87-018

January 8, 1987

Sheet 29

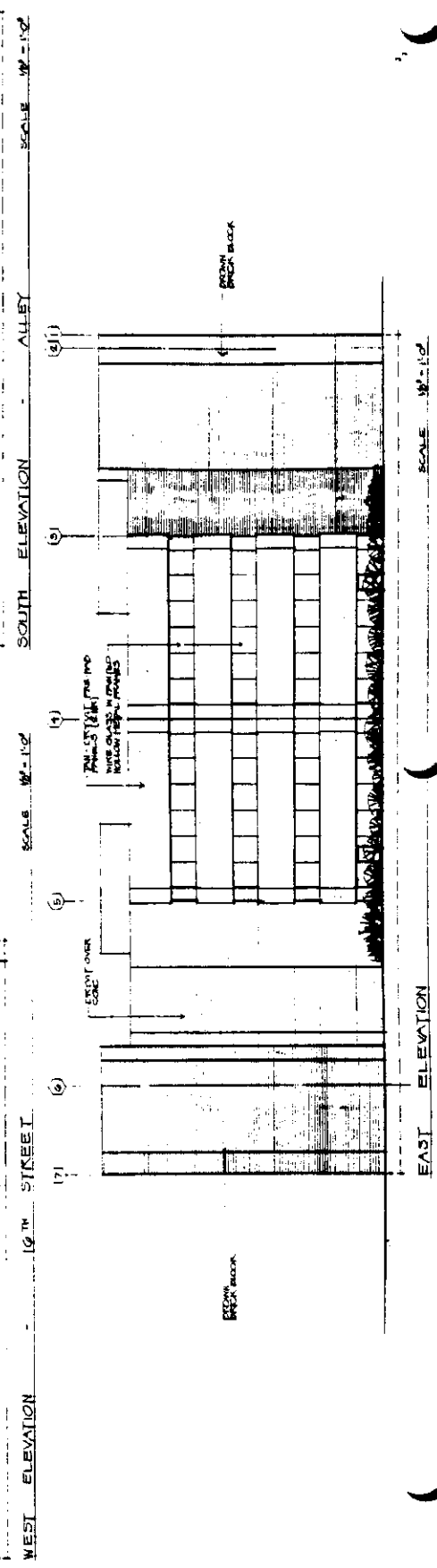
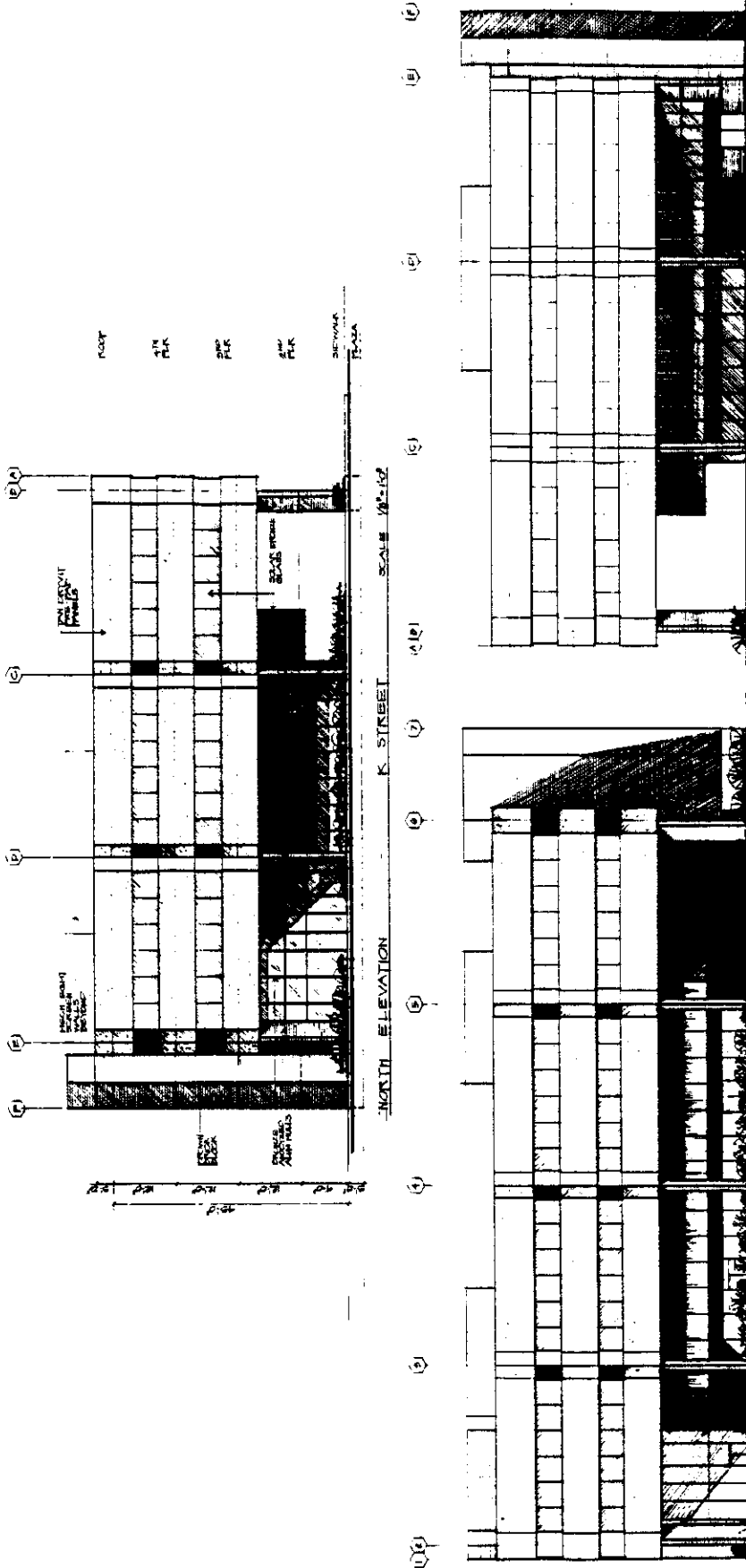


RJK
OFFICE BUILDINGS
16th
SACRAMENTO
CALIFORNIA

SCHEME 1

DATE: MAY 18 87
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1/8" = 1'-0"

83



P87-018

1-8-87
~~7-12-84~~

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J. Heath
A6.10