

Planning Director's Special Permit  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Michael Miyasaki, DDS, c/o Bonnie Marx, CB Commercial, 5 Sierragate Plaza #150, Roseville, CA				
OWNER	M.O.N.Y. (Mutual of NY), Heather Estay-Ray Stone, Inc., 2401 American River Dr., Sacramento, CA				
PLANS BY	JTS Engineering, Consultants, 1808 J Street, Sacramento, CA 95814				
FILING DATE	03-5-93	ENVIR. DET.	Exempt 15301(a)	REPORT BY	Jeanne Corcoran
ASSESSOR'S PCL. NO.	006-0112-022				

**APPLICATION:** A. Planning Director's Special Permit to allow a dental office, a non-retail oriented establishment, to locate within a block designated to have 50 percent retail frontage on 3.3± developed acres in the Central Business District - Special Planning District (C-3 (SPD)) zone.

**LOCATION:** 1115 12th Street

**PROPOSAL:** The applicant proposes to lease 2,300± square feet of ground floor tenant space of the Hyatt Regency Hotel.

**PROJECT INFORMATION:**

General Plan Designation: Community/Neighborhood Commercial and Offices  
1980 Central City  
Community Plan Designation: General Commercial - Multi Use  
Existing Zoning of Site: C-3(SPD)  
Existing Land Use of Site: Hotel

**Surrounding Land Use and Zoning:**

North: Office, Retail; C-3(SPD)  
South: Capitol, Park; R-5  
East: Community Center; C-3(SPD)  
West: Bank, Office, Retail; C-3(SPD)

Parking Required: 0 (Less than 20,000 sq. ft. in C-3 zone)  
Parking Provided: 0  
Property Dimensions: 400' X 340'  
Property Area: 3.3± acres  
Square Footage of Lease Space: 2,300± sq. ft.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

**APPLC. NO. P93-049**

01583

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one lot totaling 3.3± acres in the Central Business District - Special Planning District (C-3(SPD)). The site is developed with a hotel and parking garage with ground floor retail along K and 12th Street. The retail uses include restaurants, furniture store, jewelery store and others. The General Plan designates the site as Community/Neighborhood Commercial and Offices. The 1980 Central City Plan designates the site General Commercial Multi Use. The surrounding land uses and zones are office, restaurants, retail commercial, C-3(SPD) to the north; Community Center, C-3(SPD) to the east; and bank, office, restaurants and church, C-3(SPD) to the west; and, the State Capitol and park, R-5 to the south.

B. Applicant's Request

The applicant is proposing to lease 2,300± square feet of tenant space in order to operate a dental office. The applicant is proposing to be open six days a week from 7 A.M. to 7 P.M. He proposes to target downtown workers and their families.

C. Staff Analysis

Section 2.98 of the Zoning Ordinance requires ground floor retail uses on designated streets in the Central Business District. The intent of the ground floor retail uses is to ensure that pedestrian oriented uses are established. Pedestrian oriented uses create street life which add to an active vital Central Business District. With this provision, office uses that have no significant contribution to street life are limited to the amount of street frontage that can be occupied within these areas.

The Ordinance requires that selected streets devote 50 or 75 percent of a block face to retail commercial, personal service or pedestrian oriented uses. A "block face" is defined in Section 2.98 as a contiguous row of buildings or spaces located on a City block bordered on each side by a public street or public alley. The proposed project is located in a block face requiring 50 percent retail commercial uses.

The proposed dental office use is listed as a non-retail and non-pedestrian establishment per the Zoning Ordinance Section 2.98, Table 2, and requires a special permit to locate on the ground floor along 12th Street. Financial institutions and uses listed in Table 2, cannot occupy more than 50 percent of the ground floor area of a Major Project on designated streets in the Central Business District.

The potential retail frontage within the block-face of 12th Street between K and L Streets is a total of 163 feet. (For the purpose of these calculations, parking ramp, stairway, service entrance and hotel entrance were not counted, since this space provides access to the parking garage and hotel and does not constitute actual retail, commercial or office use.) Fifty percent of the block-face would be 81.5 feet that is required to be devoted to ground floor retail space. The dental office will occupy 24 feet or 29% of frontage allowing the remaining 57.5 feet of required frontage to be devoted to retail or personal services. Currently, Evans furniture occupies

61 feet (37%) of the frontage for its retail use while 78 feet (47%) remains as vacant leasable space. Therefore, allowing the proposed use to occupy the tenant space does not prohibit 50 percent of the street frontage from being utilized by retail and personal service uses.

Staff has no objections to the applicant's request to locate the dental office at the proposed location since the use does not occupy the entire 50 percent of the frontage and the use does not preclude other retail uses from locating on 12th Street. Furthermore, the dental office will provide a service which is lacking in the downtown area.

Agency Comments

Design Review has noted that an agreement was reached with the City Manager's Office regarding the doors which swing out into the public right-of-ways along the street frontages (K Street and 12th Street). Planters are to be placed adjacent to the doors to prevent people from walking into the doors as they are being opened. Planters similar to the ones presently located on K street should be used. These planters must be irrigated.

Environmental Determination: The Environmental Services Manager has determined that the project is a categorical exemption in accordance with CEQA guidelines 15301(a).

Recommendation: Staff recommends the Planning Director approve the special permit allowing the dental office to locate within a block designated to have 50 percent retail frontage.

Conditions:

1. An irrigated planter shall be placed adjacent to the door.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the dental office will not preclude other retail uses from locating on 12th Street;
  - b. the dental office does not occupy more than 50% of the street frontage; and,
  - c. the dental office will provide a service which is lacking in the downtown area.
2. The project, as conditioned, is not detrimental to the public health, safety, or welfare nor result in the creation of a nuisance in that the predominate street frontage will remain retail.
3. The project is consistent with the General Plan and the 1980 Central City Plan which designate the site as Office and Multi-Use.

Report Prepared By:

Jeanne Corcoran  
Jeanne Corcoran  
Assistant Planner

3-25-93  
Date

Recommendation Approved By:

Gary L Stonehouse  
Gary Stonehouse  
Planning Director

3-26-93  
Date

1. 006-0112-022-0001/0002  
MONEY MUTUAL OF NEW YORK  
C/O HEATHER ESTAY @ RAY  
STONE, INC.  
2401 AMERICAN RIVER DRIVE  
SACRAMENTO, CA 95825
2. 006-0112-017  
REDEVELOPMENT AGENCY/CITY  
OF SACRAMENTO  
1127 12TH STREET  
SACRAMENTO CA 95814
3. 006-0106-005  
EQUITABLE LIFE ASSURANCE  
SOCIETY  
1121 L STREET  
SACRAMENTO, CA 95814
4. 006-0106-004  
NORTHWESTERN MUTUAL LIFE  
INS CO.  
720 E WISCONSIN N15NE  
MILWAUKEE, WI 53202
5. 006-0111-016  
HEALTH PROPERTY ASSOCIATES  
LANKFORD/COOK  
3100 ZINFANDEL DR. 150  
RANCHO CORDOVA, CA 95670
6. 006-0111-013  
ROTUNDA PARTNERS/ETAL  
3100 ZINFANDEL DR 150  
RANCHO CORDOVA, CA 95670
7. 006-0111-017  
WATKINS RONALD E  
1610 ARDEN WAY 102  
SACRAMENTO, CA 95815
8. 006-0111-010  
JOHNSON BRIAN/ETAL  
JOHNSON BERKETT PR  
3982 WOODPOINTE CIRCLE  
SACRAMENTO, CA 95821
9. 006-0111-015  
CALIFORNIA HOSPITAL  
ASSOCIATION  
P.O. BOX 1100  
SACRAMENTO, CA 95812
10. 006-0113-016  
CITY OF SACRAMENTO  
14TH STREET  
SACRAMENTO, CA 95814
11. 006-0113-015  
SACRAMENTO CITY PUBLIC  
FACILITIES FINANCING CORP  
TIM WASHBURN  
915 I STREET  
SACRAMENTO, CA 95814
12. 006-0162-001  
STATE OF CALIFORNIA  
L STREET  
SACRAMENTO, CA 95814

FILE: 93012LAB  
March 24, 1993

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(PROOF OF SERVICE BY MAIL - 1013A, 2015 C. C. P.)

STATE OF CALIFORNIA        )  
  ) SS.  
COUNTY OF SACRAMENTO    )

The below signed verily states:

That I am an employee of the Sacramento City Planning Department and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of Eighteen years and not a party to the within entitled proceedings; that my business address is 1231 T Street, Room 200; Sacramento, CA 95814.

On March 30, 1993, I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, Public Notices in said proceedings with postage thereon fully prepaid in the United States Post Office Mail Box at Sacramento, California.

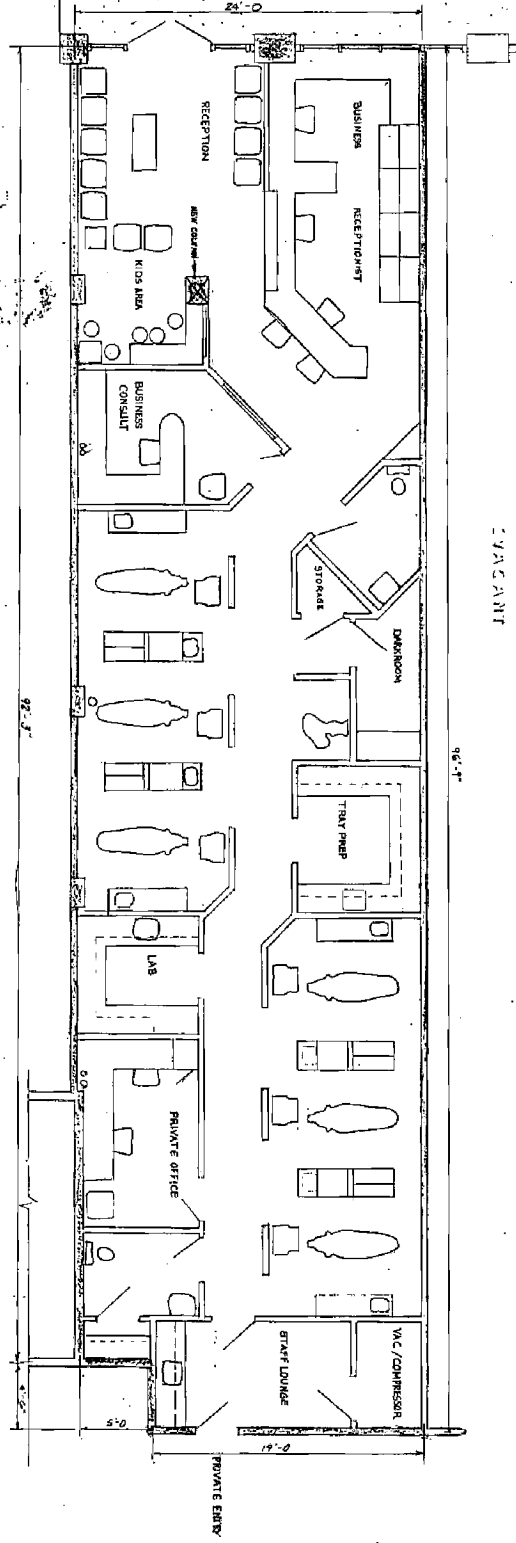
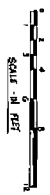
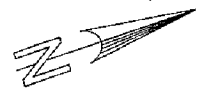
I CERTIFY OR DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

J. Corcoran

**EXHIBIT B**

12<sup>TH</sup> STREET

P K G. DRIVEWAY



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

01589

J79 Job No. 53072

DATE	BY
01/11/17	01/11/17
01/11/17	01/11/17
01/11/17	01/11/17

SPECIAL PERMIT APPLICATION EXHIBIT

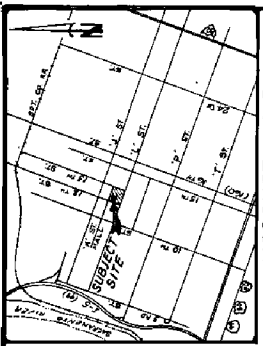
FOR THE PROPOSED DENTAL OFFICES FOR  
DR. MICHAEL MIYASAKI AND DR. HAROLD HANEFIELD, D.D.S.  
SACTO, CA

1/2 BUNKER HALL  
100 COMMERCIAL IDEAL ESTATE  
FIVE SHERMANTO PLAZA, FIFTH FLOOR, RANCHO, CA.

REVISION	DATE

P93-049

FEBRUARY, 1993



SPECIAL PERMIT APPLICATION EXHIBIT FOR

1115 12TH ST. SACRAMENTO, CA. 95814; A PORTION A.P.N. 00G-0112-022

APPLICANT:

MICHAEL MIYASAKI, D.D.S. & HAROLD HANFIELD, D.D.S. C/O BONNIE MARY CONDO COMMUNITY DEVELOPMENT GROUP, 1115 12TH STREET, SUITE 150 ROSEVILLE, CA. 95678-6637 (916) 969-5150

OWNER:

M.D.N.Y. (MUTUAL OF NEW YORK) C/O HEATHER ESTAY 2401 S.W. RIVER DRIVE SACRAMENTO, CA. 95825 (916) 481-7000

AREA (EXISTING AND PROPOSED):

21'-6" x 94'-6" = 2032 SQUARE FEET, MORE OR LESS

USE:

EXISTING: VACANT RETAIL SHOP WITHIN HYATT REGENCY COMPLEX PROPOSED: DENTAL OFFICES

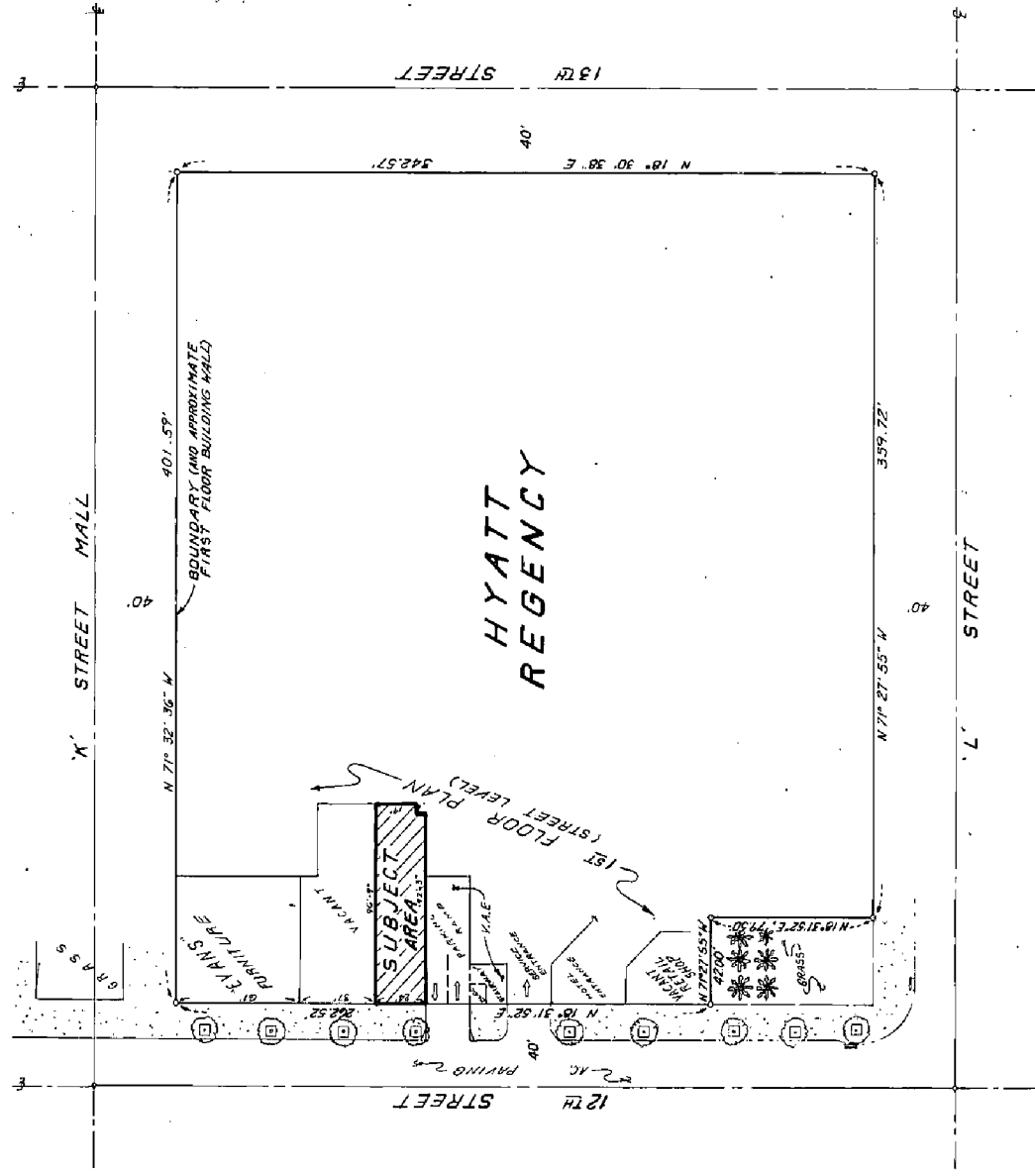
ZONING:

EXISTING: C-3 PROPOSED: C-3

LEGAL DESCRIPTION:

(A PORTION OF) A PORTION OF THE PROPERTY SITUATE LYING AND BEING IN THE CITY OF SACRAMENTO COUNTY OF SACRAMENTO, STATE OF CA., DESCRIBED AS FOLLOWS: PARCEL 10 (HOTEL PARCEL) AS SHOWN ON THE PARCEL MAP FILED PART OF THE BOOK BOUND BY 127-137-1-1, C. STREETS, RECORDED IN BOOK 106 OF PARCEL MAP BOOK A-1 IN THE OFFICE OF THE SACRAMENTO COUNTY RECORDER.

RECEIVED

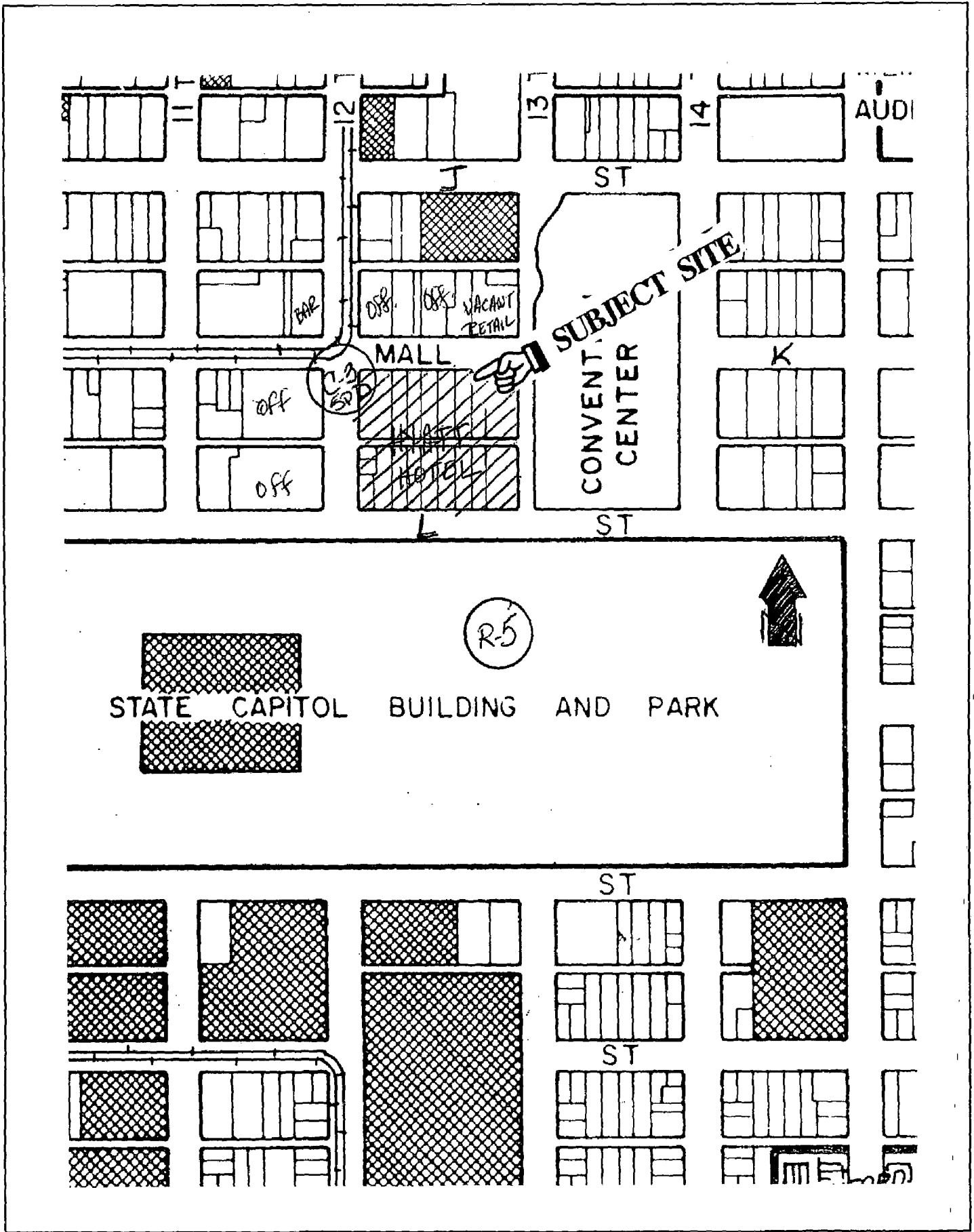


SITE PLAN SCALE: 1"=40'

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VICINITY, LAND USE AND ZONING MAP