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

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

APPLICANT Wm. J. Robbins, 3426 American River Drive, Sacramento, CA 95864

OWNER The Capitol Place Company, 3426 American River Dr., Sacramento, CA 95864

PLANS BY Breschi/Lant Planning Group, Inc.

REPORT BY RL:rl

FILING DATE 11-04-91 **ENVIR. DET.** Exempt 15301, 15061(3) **APN** 006-0102-019

APPLICATION: Planning Director's Special Permit to establish a 1513 sq. foot employment agency as a Non-Retail and Non-Pedestrian/Consumer-Oriented Establishment in the C-3(CBD-SPD) Central Business District/Special Planning District Zone.

LOCATION: 915 L Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a 1513 sq. foot employment agency on the ground floor of the existing "Capitol Place" office building.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Office

1980 Central City Community

Plan Designation: Multi-Use

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

Existing Land Use of Site: Office Building, with ground floor commercial space

Surrounding Land Use and Zoning:

North: Retail/office uses (along K St. Mall); C-3

South: State Office Building No. 1(across L St.); C-3

East: Office building; C-3

West: Hotel w/ground floor commercial; C-3

Building Front Footage: 155'

Applicable Front Footage: 82'

Retail Frontage: 52'

Front Footage of Proposed Use: 30'

Square Footage of Proposed Use: 1513 s.f.

Street Improvements: L Street - Existing one-way three lanes westbound

Parking Availability: Onsite in-structure parking available.

Onstreet metered parking available.

Utilities: Existing

BACKGROUND INFORMATION: The subject structure is an existing office building called "The Capitol Place".

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 current ground floor tenants of this office building include a delicatessen and a print shop. Other land uses in the surrounding C-3 zoned area include State Office Building No. 1 across L Street; the Capitol Park Hotel adjacent to the west, which has ground floor commercial along 9th Street, including a deli at the corner immediately adjacent to the subject structure; the Ellis Building adjacent to the east; and retail and office uses to the north, fronting the K Street Mall.

B. Policy Consideration

The Advance Planning Section comments as follows:

There are no specific General or Community Plan policies with which the proposed project is inconsistent, nor which address this level of detail in terms of use.

Although retail uses are preferable, and such employment agencies do not necessarily require ground floor presence, the use of this space for an employment agency would not be a detriment to the commercial retail vitality of the 900-block of L Street.

C. Applicant's Proposal

The applicant's proposal involves the lease of 1513 sq. feet of ground floor space to an employment agency. No additional exterior door openings are proposed for the L Street facade. Public entry will be from the ground floor lobby.

Existing ground floor uses with frontage on L Street include a delicatessen in the lease space adjacent to the proposed employment office, and a print shop across the lobby. Deducting the front footage of the garage and lobby, the two uses constitute 63% of

applicable frontage of the building itself. Along with the corner deli in the Capitol Park Hotel, these "retail and personal service" uses constitute only 31% of the blockface. The low figure for the blockface is attributable to the existing Ellis building, which has no ground floor openings to its L Street frontage of 120 feet.

The tenant space under consideration has been vacant since the building opened. The unsuccessful efforts at marketing the space for retail use is reflective of the current economic conditions. Even a number of the established restaurants, located downtown and elsewhere in Sacramento, have failed in the recent past.

Given the current economic conditions, staff is able to support the proposed use at the subject location. The objectives of the Urban Design Plan would be better served through the occupancy of the space with a non-retail use rather than to allow it to remain vacant. A time limitation, however, would be appropriate to assure the City the opportunity to reassess the project at a later date. Five years would seem a reasonable period of operation for the applicant before the City reevaluates the use.

Environmental Determination: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301, 15061(3)).

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

Conditions

1. The permit shall expire five years from the date of approval, unless the applicant applies for and is granted a time extension. Should a time extension be requested, the Director could approve the continued operation of the use, or on the basis of changed circumstances deny the request.
2. The applicant may not enter into any lease, now or in the future, that would extend beyond a date five year from the approval date of this special permit, without the Planning Director having approved a time extension.
3. Signage shall be submitted for review and approval of Design Review staff.

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, though non-retail and non-pedestrian/consumer oriented, is appropriate given the current economic conditions and the location of the subject property away from the K Street Mall.

3. The proposed use will not pose a hazard, and, as conditioned, will not disturb the existing and planned neighboring uses, in that an employment agency is compatible with and supportive of the surrounding business activities in the CBD and in that the appropriateness of the Planning Director's Special Permit will be reconsidered in 5 years.
4. The proposed use will not be detrimental to the public health, safety, or welfare.
5. The proposed use, as conditioned, is consistent with the objectives of the General Plan, the Central City Community Plan, and the Urban Design Plan.

Report Prepared By:

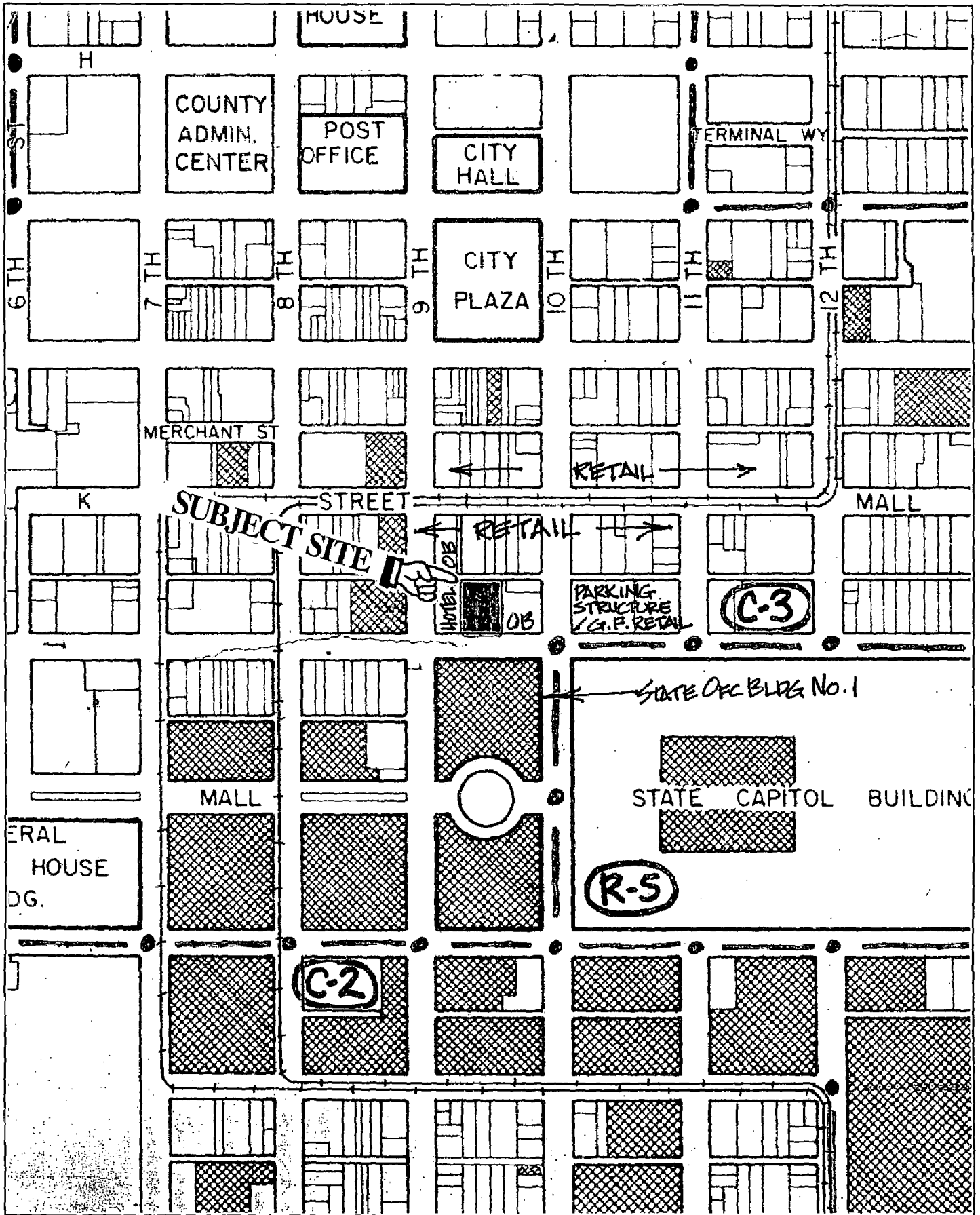
Randolph Lum
Randolph Lum, Associate Planner

12-5-91
Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

12-6-91
Date



VICINITY-LAND USE-ZONING MAP