



CITY OF SACRAMENTO

38B

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 20, 1985

City Council
Sacramento, California

Honorable Members in Session:

Subject: CITY PLANNING COMMISSION RECOMMENDATION ON THE DOWNTOWN
REDEVELOPMENT STRATEGY PLAN AND ACTION PROGRAM (M83-062)

APPROVED
BY THE CITY COUNCIL

APR 2 1985

OFFICE OF THE
CITY CLERK

SUMMARY

On March 18, 1985, the City Planning Commission in joint session with the Redevelopment Commission unanimously approved, with changes, Planning Staff recommendations in the amended March 18 report on the Downtown Redevelopment Plan.

BACKGROUND INFORMATION

The joint meeting was held to allow the Planning Commission the opportunity to review and act on staff comments and recommendations of the Redevelopment Commission actions of February 27, 1985 (see attached report).

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted unanimously (seven ayes, two absent) to recommend approval to the City Council of staff recommendations in the amended March 18 report, with the following changes:

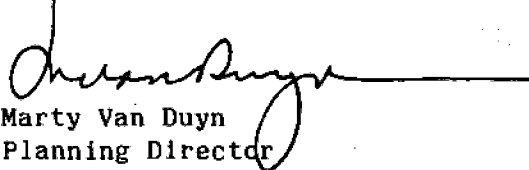
1. Page 2, modify paragraph 1: The Agency should "study acquisition of" the Esquire Theater for conversion, rather than directly "acquire" it.
2. Page 3, modify paragraph A.6.: The Agency rather than the Planning Division should act as the lead for the Urban Design Study. Both the Agency and Planning staffs should, however, participate jointly in all phases, including outlining the make-up of the advisory task force, defining the Study's scope, preparing the content of the consultant's contract, and providing technical input during and after the Urban Design Study. Both staffs should report back to the two Commissions on these matters prior to hiring a consultant. The task force should be established before a consultant is selected, and should meet periodically in informal workshops throughout the study process.

March 20, 1985

380
28

3. Page 3, add new paragraph A.7.: "The environmental impact report on the redevelopment project areas merger should include an assessment of the existing and currently planned infrastructure (i.e. utilities, streets and alleys, fire stations, other essential services) for its ability to meet the needs of the planned land uses downtown. It should define at what point the holding capacity of the infrastructure is reached.
4. Page 3, add to paragraph V.A.: The child care task force should recommend specific action measures focussed on increasing child care facilities downtown in addition to conducting a needs assessment for these facilities city wide. Downtown child care facility needs should be quantified.
5. Page 4, modify paragraph 3: "Wherever possible, starter projects should not be designed until such time as the larger downtown Urban Design Study has been completed and formally adopted."

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

ML:pkb
attachments
M83-062

April 2, 1985
District No. 1

MEETING DATE 3-18-85

ITEM NO. 1 FILE # _____

M83-062

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP **380**
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER Downtown Redevelopment Strategy Plan and Action Program

Location: _____

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPNENTS

NAME

ADDRESS

Connie Finster - SOCA - Concern re planning staff input into Plan/Action

David Notte (sp?) - Architect/Engineer - Supports Urban Design Study workshops

Karen Hawkins - Child Care Coalition - Supports Child Care Task Force

Jacquie Swaback - Urban Interdependencies - Supports Child Care Task Force

OPPONENTS

NAME

ADDRESS

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris			<u>Absent</u>	
Fong	✓			
Goodin			<u>Absent</u>	
Holloway	✓			
Hunter	✓		✓	
Ishmael	✓			✓
Ramirez	✓			
Simpson	✓			
Augusta	✓			

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER Approved Planning staff report recommendations with changes as attached.

3810
E

City Planning Commission
Sacramento, California

Members in Session:

Subject: PLANNING DEPARTMENT RECOMMENDATIONS ON THE DOWNTOWN REDEVELOPMENT STRATEGY PLAN AND ACTION PROGRAM (M83-062)

This report contains Planning staff's comments and recommendations on the actions taken by the Redevelopment Commission of the City of Sacramento (Agency Commission) at its February 27, 1985 public hearing on the proposed Downtown Redevelopment Strategy Plan and Action Program (Sanger Report).

The City Planning Commission is to review the Agency Commission's actions and recommendations on the Sanger Report at the March 18, 1985 joint meeting of the Planning Commission and the Agency Commission. Staff recommends the Planning Commission approve the policy recommendations and starter projects, with comments from staff, and forward the matter to the City Council for approval.

BACKGROUND:

The Downtown Redevelopment Strategy Plan and Action Program prepared by John Sanger and Associates has had extensive public review and comment opportunities at hearings of the Downtown Citizens Advisory Committee, and Agency Commission. Following the hearing at the March 18, 1985 joint meeting, recommendations on the Strategy Plan and Action Program will be forwarded to the City Council and SHRA for review and approval.

PLANNING DEPARTMENT COMMENTS AND RECOMMENDATIONS:

Staff comments and recommendations on the Agency Commission's actions are as follows:

Section I Objectives (Urban Format and Function)

Staff concurs with Agency Commission and recommends approval of the Redevelopment Plan objectives.

Section II - Land Use/District Plans/Zoning

- A. Concentrated Office District: Staff concurs with Agency Commission policy and recommends approval.
- B. Retail Core District: Staff concurs with Agency Commission policy and recommends approval.
- C. Hotel and Entertainment District: Staff concurs with Agency Commission policy and recommends the following comment:

As suggested in the Sanger Report, a major effort to increase the number and variety of the entertainment and cultural attractions must be achieved in order to encourage after hours use of the CBD.

March 18, 1985

4

388
~~388~~

In addition to assisting in the restoration of the Crest Theater, staff suggests that the Agency acquire the Esquire Theater for conversion back to a movie house and/or performing arts theater. Concentration of theaters and night clubs (Crest, Esquire, Club Can't Tell) along the K Street Mall in conjunction with the Convention Center complex and the Hyatt Hotel will create a recognizable hub of activity.

Other entertainment and cultural uses such as bookstores, record shops, art galleries, along with cafes, bars, restaurants, and speciality food establishments must also be enticed into this area. Inclusion of these uses as bonus densities as suggested in the FAR program is one method of long-term implementation. On a short-term basis, the agency should consider establishing a loan program for small businesses who fall within the entertainment, cultural, and food service categories as a means of attracting desired uses into the Entertainment District.

- D. Civic Center District: Staff recommends Sanger's design guidelines for the area surrounding the City Plaza (ref. pages 27 & 28 of Sanger Report).
- E. Old Sacramento and the Old Sacramento River Front District: Staff concurs with Agency Commission policy.
- F. Docks Area/Crocker Waterfront Recreational and Cultural District: Staff concurs with Agency Commission policy.
- G. Northeast Neighborhood District: Staff concurs with Agency Commission policy.
- H. Southwest and Southside Neighborhoods: Staff concurs with Agency Commission policy.

Section III - Transportation, Circulation and Parking

Staff concurs with Agency Commission policy and with the recommendation to form a transportation task force.

Section IV - Urban Design (Building Height, Ground floor Retail, Preservation, FAR/TDR)

A. Urban Design Study: the Urban Design Study forms the foundation for regulating new building construction, rehabilitation, and revitalization of the downtown streetscape. The Downtown Citizens' Advisory Committee and Agency Commission recommends that a more detailed study be conducted as a follow-up to the Sanger Report. Planning Staff concurs with this action and recommends that this study include the following elements:

1. There should be the creation of a study task force (working advisory committee) which could include representation from Agency Commission, City Planning Commission, Design Review/Preservation Board, property owners/developers, business interests (downtown merchants, Chamber of Commerce, et al), citizen groups (SOCA, etc.), AIA, ASLA, CADA and State Architect's office.
2. The task force should provide input into the request for consultant's proposal and selection of consultant for a subcommittee.

\$

38B
#

3. Tasks should include those items listed on Attachment A (Sept. 4, 1984 City Planning Department memo), in addition to other urban design considerations identified by the task force. The study should also address the issues of Preservation, building heights, TDR's, FAR's and other urban design concerns recommended by the Agency Commission.
4. The proposed budget for the Urban Design Study should be increased so that the identified topics in the expanded scope of study may be adequately addressed.
5. The Urban Design Study should be coordinated with the Food Court/Galleria Design Study (Starter Project #9), City Plaza Design Study (Starter Project #14), St. Rose of Lima Plaza Design Study (Starter Project #15), and public improvements proposed for J and K Streets (Starter Project #17).
- # 6. The Planning Department should act as lead agency of the Urban Design Study with appropriate agency funding, and share consultant selection responsibility with SHRA staff.

B. Building Heights: Staff recommends the City Planning Commission defer any action on downtown building height definitions until appropriate height ranges can be evaluated in the context of the Urban Design Study.

C. Ground Floor Retail: Staff concurs with Agency Commission policy with the following additions to the 75% required retail category: north side of L Street between 10th Street and the Senator Hotel Building; and both sides of 11th Street from the K and L Alley to L Street (See map).

Staff supports the recommendation of requiring 50% ground floor retail along J Street (from 7th to 13th Streets) until the area can be restudied for the feasibility of requiring 75% retail. As a major entryway into downtown, staff is concerned with unfavorable impressions that are created by the high vacancy rates of ground floor retail space.

D. Preservation: Staff recommends that a more thorough Preservation policy for the Central City be evaluated in the context of the Urban Design Study.

E. FAR/TDR's: Staff concurs with Agency Commission that these concepts require further refinement as a part of the Urban Design Study.

Section V - Child Care and 2% Art in Public Places

A. Child care: Staff concurs with Agency Commission policy. Staff has begun work on a developer's checklist that will provide general assistance and guidelines, and describe the permit process of State and local agencies.

B. Art in Public Places: Staff concurs with Agency Commission policy.

Section VI - Implementation Strategy and Starter Projects

Staff concurs with Agency Commission policy and recommends approval of the implementation strategy.

385
4

Staff also concurs with Agency Commission that the Category I Starter Projects be approved (see attached list), with the following comments:

The Urban Design Study should be integrated in scope and funding with the design studies of the following starter projects: Food Court/Galleria (#9), City Plaza Design/Improvements (#14), St. Rose of Lima Plaza (#15), and J and K Streets public improvements (#17).

Initiation of any of the starter projects should not occur until such time as the Urban Design Study has been completed and formally adopted.

RECOMMENDATIONS:

Staff recommends the City Planning Commission recommend approval to the City Council of the Agency Commission recommendations, with planning staff's comments and recommendations as noted.

Respectfully submitted,



Marty Van Duyn
Planning Director

SH:jl

ATTACHMENT A

URBAN DESIGN ELEMENT

Listed below are building and urban design considerations for the Central Business District that the Planning staff would like to see addressed in the urban design study:

1. Identify important landmarks, public spaces and view corridors which require special planing and design considerations.
2. Develop mechanisms to regulate setbacks (siting), heights, bulk, massing, and other design elements relative to maintaining visible setting of important structures and views.
3. Develop mechanisms to require building walls located on interior property line to setback floors above the 2nd and 3rd floor levels to permit incorporation of windows instead of large concrete block firewalls.
4. Develop guidelines related to harmonizing new structures with historic/architecturally significant structures.
5. Establish standards related to width of sidewalks, promenades, malls, arcades and other pedestrian walkways based upon volume of pedestrian traffic generated by new structures and adjacent uses.
6. Develop guidelines for use in design of parking structures for consistency and compatibility to adjacent buildings, streetscape and access.
7. Develop guidelines for layout and design of rooftops which will be viewed by persons in other buildings.
8. Streetscape plan that includes the following elements:
 - a. sidewalks (use of other sidewalks and crossing material in place of concrete or blacktop), landscaping and planters
 - b. graphic and signage
 - c. lighting - type, location and intensity
 - d. ground floor window treatment, particularly in regard to retail uses
 - e. street furniture, garbage containers, newspaper stands, bicycle racks and lockers
 - f. bus shelters - location and design considerations
 - g. guidelines for outdoor vendors
 - h. guidelines for outdoor dining
 - i. study the architectural use of neon and light
 - j. study the use of banners, flags and pennants

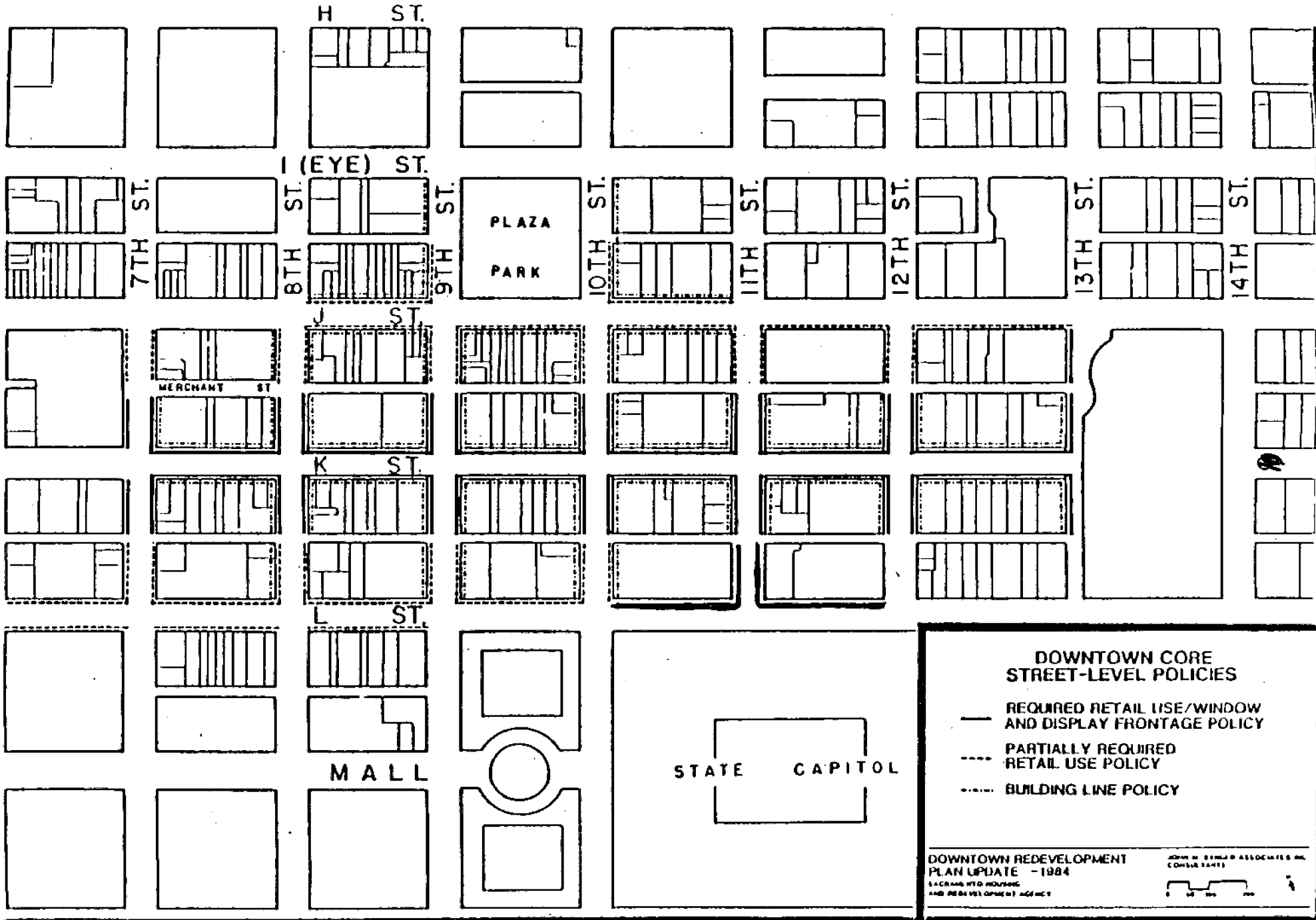
38B
~~38B~~

386
~~28~~

- k. retention or replacement of granite curbstones along all blockfaces within CBD (many stones are not stockpiled by the City)
- l. building material and colors; and techniques that are resistant to graffiti
- m. street and sidewalks clean-up and maintenance program including bus stops
- n. study potential for development of alleyways, i.e., lighting, pedestrian access to rear of building, and removal of dumpster storage
- o. study possible use of underground sidewalk areas
- p. repair of existing sidewalk clocks, and possible locations for new clocks
- q. guidelines for use of security grills (or other security measures) for storefronts
- r. repair, replacement and maintenance of awnings
- s. review of existing street tree planting containers
- t. building perimeter landscaping
- u. guidelines for trash enclosures

GM:lao
pc/3.14.85

386



**DOWNTOWN CORE
STREET-LEVEL POLICIES**

- REQUIRED RETAIL USE/WINDOW AND DISPLAY FRONTAGE POLICY
- PARTIALLY REQUIRED RETAIL USE POLICY
- BUILDING LINE POLICY

DOWNTOWN REDEVELOPMENT
PLAN UPDATE - 1984
SACRAMENTO HOUSING
AND REDEVELOPMENT AGENCY

JOHN W. BEYLER ASSOCIATES INC.
CONSULTANTS
0 50 100

3813
~~38~~

EXHIBIT I

PROPOSED REVISED STARTER PROJECTS

<u>CATEGORY I ACTIVITIES</u>	<u>ESTIMATED TAX ALLOCATION BOND</u>
1. <u>Convention Hotel</u> Constructing 314 space parking garage, and public plaza area	4,000,000
2. <u>Old Sacramento Waterfront II</u> Landscaping and public improvements for completion of Phase II	1,650,000
3. <u>Frail Elderly Housing Dev.</u> Housing for the frail elderly project located at 6th/I St. Part of local contribution	2,000,000
4. <u>Docks Development</u> Acquisition and design of the Docks Development	3,500,000
5. <u>Crocker Museum Expansion</u> Expansion and restoration of the Crocker Art Museum	1,000,000
6. <u>Residential Land Acquisition (N.E.)</u> Land acquisition for housing development in the northeast area	3,000,000
7. <u>Development of Parcel D-1</u> Develop 800 space parking garage. Portions of this project will be financed through lease revenue bonds	4,000,000
8. <u>Library Expansion</u> Land acquisition and completion of design for the Central Library site	1,500,000

38B
~~38B~~

PROPOSED REVISED STARTER PROJECTS

<u>CATEGORY I ACTIVITIES</u>	<u>ESTIMATED TAX ALLOCATION BOND</u>
9. <u>Food Court/Galleria</u> Market analysis coordinating activities for the Food Court/Galleria	100,000
10. <u>Commercial Rehab</u> Loan pool for commercial rehabilitation in the Downtown area	500,000 (1)
11. <u>K Street Mall/Light Rail</u> Aesthetic and enhancement including art work on K Street Mall	1,000,000 (2)
12. <u>Free Bus Zone/Shuttle System</u> Staff will pursue this matter with proper authority. A program with City, State, and Regional Transit	-0-
13. <u>Downtown Security</u> Development of a program with City Police Department and Downtown Business Association	100,000 (3)
14. <u>City Plaza Design/Improvements</u> Design and set-aside pending public hearing process	250,000
15. <u>St. Rose of Lima Plaza</u> Design and improvements	298,000 (4)
16. <u>Old Sacramento Service Courts</u> Completion of Service Courts	138,000 (4)
17. <u>Public Improvements</u> Infrastructure improvements along J and K Street including curbs, gutter, and increased streetlighting improvements.	500,000
SUB-TOTAL	\$ 22,000,000