

CITY PLANNING COMMISSION

1927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ferrar Williams, architects, 2020 'V' Street, Sacramento, CA 95818
OWNER	Duke Development Co., 555 Capitol Mall, Suite 445, Sacramento, CA 95814
PLANS BY	Ferrar Williams, architects, 2020 'V' Street, Sacramento, CA 95818
FILING DATE	4-9-82
50 DAY CPC ACTION DATE	
REPORT BY	JIT:bw
NEGATIVE DEC	Exempt 15111 EIR
ASSESSOR'S PCL. NO.	006-102-0300

APPLICATION: Special Permit to allow 12 on-site parking spaces to serve an office conversion proposal in the Central Business District (C-3) zone.

LOCATION: 910 'K' Street

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
 1980 Central City Community Plan Designation: Central Business District
 Existing Zoning of Site: C-3
 Existing Land Use of Site: Commercial Building

Surrounding Land Use and Zoning:

North: Commercial; C-3
 South: Commercial; C-3
 East: Commercial; C-3
 West: Commercial; C-3

Parking Required: 0 spaces
 Parking Provided: 12 spaces
 Parking Ratio Provided: 1:1375
 Property Dimensions: 60' x 160'
 Property Area: 9,600sq. ft. (0.2+ acre)
 Building Height: 60 feet
 Square Footage of Building: 16,500
 Significant Feature of Site: Old Senator Theater
 Topography: Flat
 Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: The subject site is the existing Senator Theater located mid-block on the south side of 'K' Street, between 9th and 10th Streets. The structure is not listed on the City's Official Register. The applicant is scheduled for a Design Review/Preservation Board meeting on May 19, 1982.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The recently adopted C-3 parking ordinance exempts office projects under 20,000 square feet from providing either off-street parking spaces or parking in-lieu measures. The applicant is proposing to rehab the basement level and provide 12 parking spaces in conjunction with the two-story office conversion project. Access to the parking facility is located on the alley.

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APPLC. NO. P-82-094

MEETING DATE May 13, 1982

CPC ITEM NO. 20

2. In consideration of public safety, staff suggests a lighting system be provided within the garage structure and along alley ways. Also, the interior walls and ceilings of the garage should be painted white to increase visibility.
3. Staff has no objection to the applicant's proposal to provide parking to serve the office development and therefore supports the special permit request. The City Traffic Engineering Department has also reviewed the applicant's plan and has no objection to the proposed parking facility.

STAFF RECOMMENDATION: Staff recommends the following actions:

Approval of the special permit, subject to conditions and based on Findings of Fact which follow.

Conditions

- a. Subject to review and approval by the Design Review/ Preservation Board.
- b. The applicant shall design a lighting system within the garage and along the alley. Also, the interior walls and
** ceiling of the garage shall be ~~PAINTED WHITE~~ a light color.

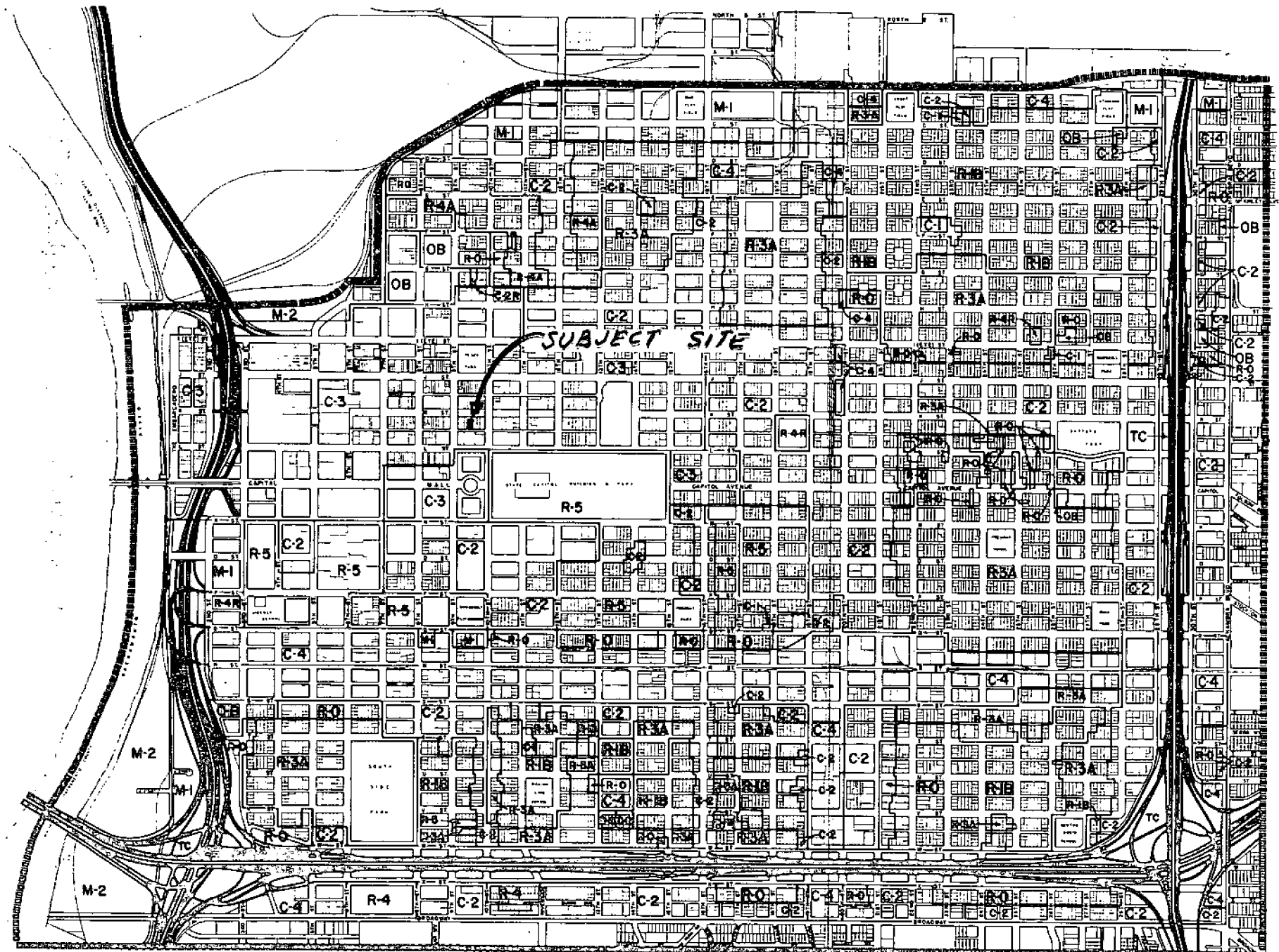
Findings of Fact

- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the parking garage will provide parking for the office use and reduce on-street parking demand in the area;
 - 2) the project is compatible to surrounding land uses which consist of commercial and office uses.
- b. The project, as conditioned, will not be injurious to the public health, safety, or welfare in that:
 - 1) the proposed parking will decrease the on-street parking demand in the area;
 - 2) the intensive lighting required in the garage and along the alley will provide safety and security.
- c. The project, as conditioned, is consistent with the 1974 General Plan and the 1980 Central City Community Plan in that both plans designate the subject site as part of the Central Business District and office uses are permitted in this district.
- d. The proposal is consistent with the goal of the Central City Community Plan to "Provide the opportunity for office development in appropriate areas of the Central City, placing emphasis for development in and around the Central Business District."

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S-13-82

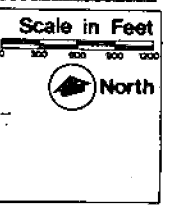


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 Sacramento City California
 central city study

No. 20

LEGEND:		ADOPTED ZONING	
R-1B	SINGLE FAMILY	C-1	LIMITED COMMERCIAL
R-3A	LIGHT DENSITY MULTIPLE FAMILY	C-2	GENERAL COMMERCIAL
R-4	MEDIUM DENSITY MULTIPLE FAMILY	C-3	CENTRAL BUSINESS DISTRICT
R-5	HEAVY DENSITY MULTIPLE FAMILY	C-4	HEAVY COMMERCIAL
R-O	RESIDENTIAL - OFFICE	M-1	LIGHT INDUSTRIAL
O-B	OFFICE BUILDING	M-2	HEAVY INDUSTRIAL
		T-C	TRANSPORATION CORRIDOR

ADOPTED: DATE: 9-23-80 (RevISED)



OFFICES

OFFICES

GOOD YEAR
TIRE

RES
S.P.
BUS

OFF

S.P.

I (EYE) ST.

OFF. HOTEL
REST. LIB.
APP. V(B)

PLAZA
PARK

GAS SP
SEAT
COVERS
BAR
SHOP
FINING

SP PARKING
JR. LEAGUE
L.V.C.
LOAN
CO.

TIRES
OFF.

REST.
V

STATE
CITY
OFF. V

CREDIT UNION
SALES
SP
EDIT.
FEED
AUTO PARTS

OFF. V

J ST.

BANK

OFF.
Books

C. L. BANK
M. P. BANK
N. P. BANK
R. E. S. T.
S. E. W. A. N.
S. U. N. P.

PUBLIC
PARKING

C-3

BANK

COMM & Retail
REST. SYL
YARN

BAR REST.
Y
JEWELRY
CLOTHES
CLOTHES
CLOTHES
CLOTHES
SHOES
HAT
HAT
HAT
HAT

CHURCH

K ST.

STAFF

CARDS SHINE OFF
WEST. UNION
BANK

YARN
RUGS
LITY

DEPT. STORE

STATE OFFICE

BAR HOTEL OFF.
REST. OFF. & REST.

PUBLIC PARKING & OFFICES

HOTEL

000007 ST.

CR. A. R. T. A.

STATE

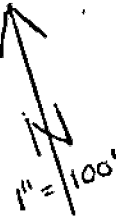
STATE

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BANK
5-13-82

No. 20
CR. A. R. T. A.

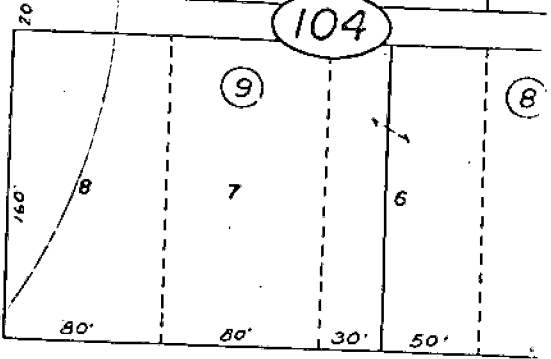
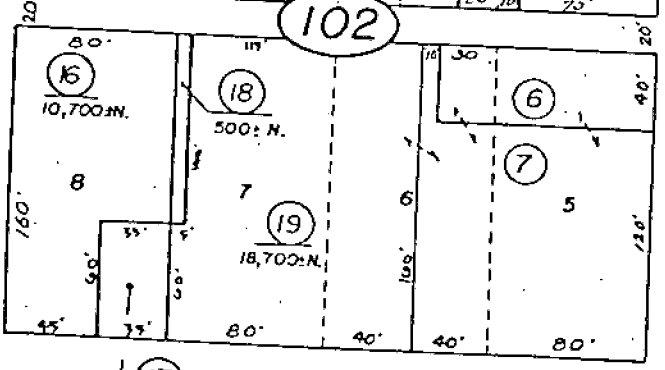
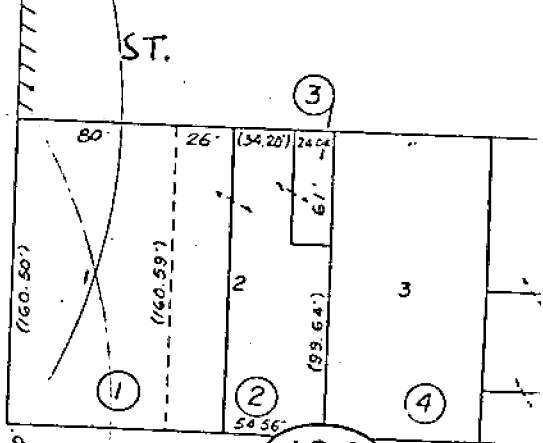
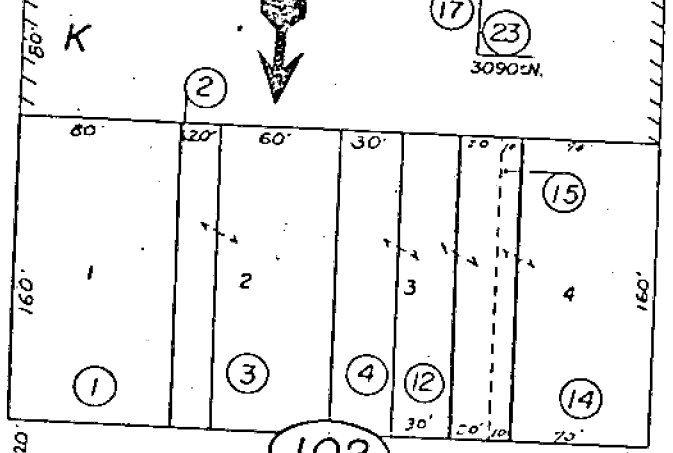
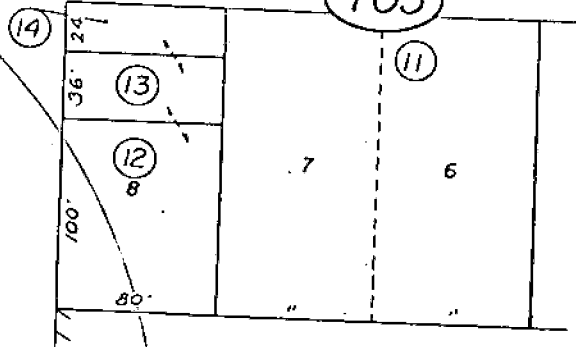
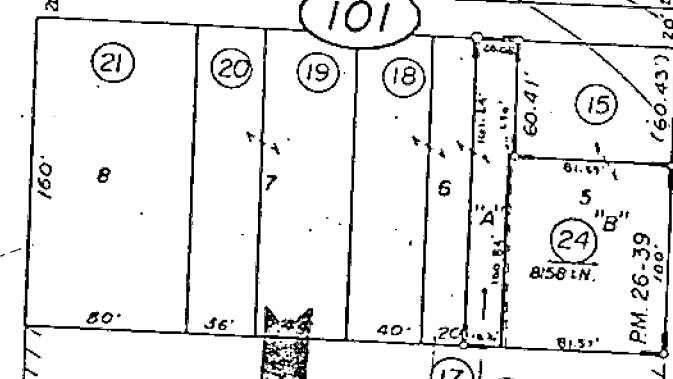
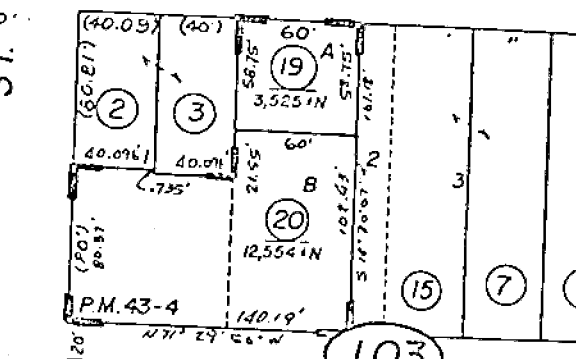
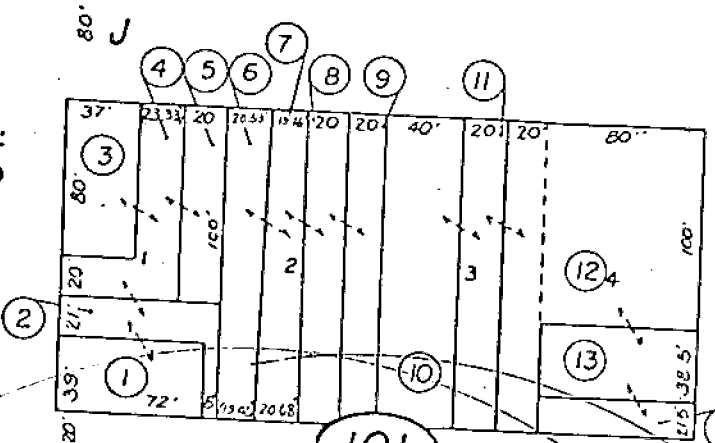
OLD CITY



ST. 8

ST.

ST. 80'



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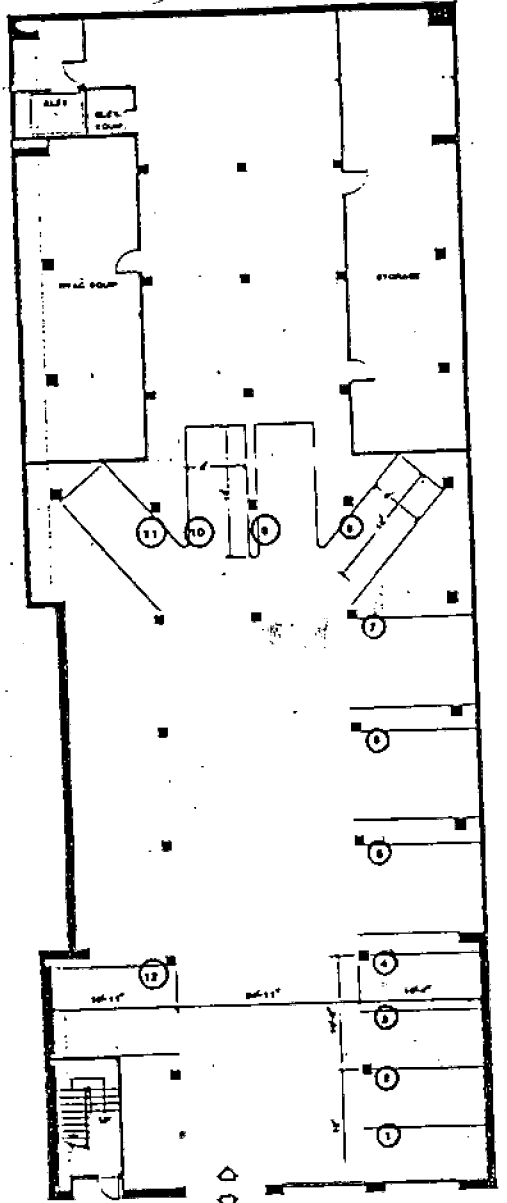
ST.

16

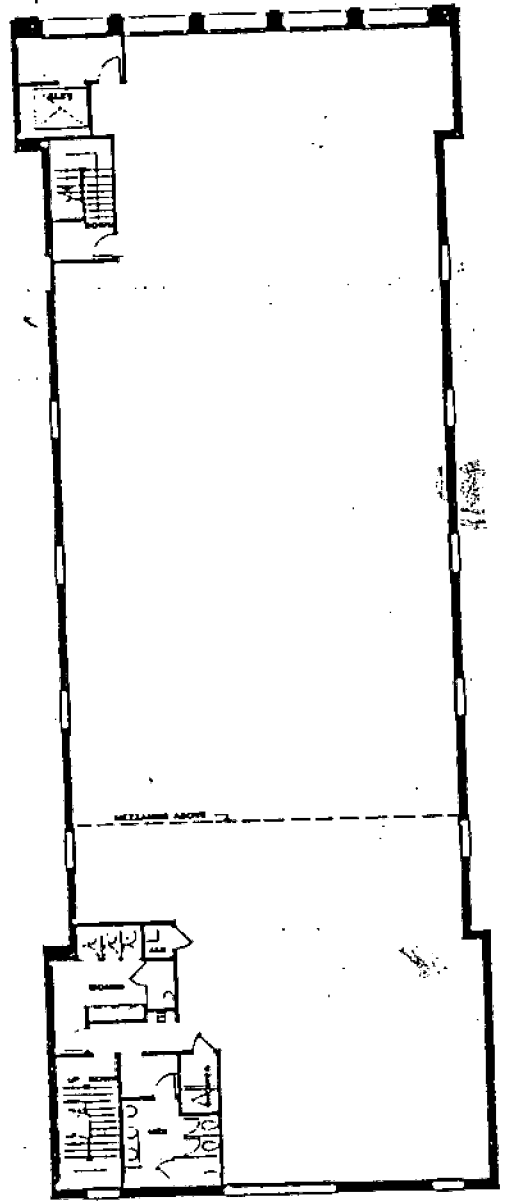
NOTE - Assesso

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5-30-82



1st. FLOOR / PARKING



3rd. FLOOR

SENATOR
OFFICE
BUILDING

DUKE DEVELOPMENT
FORRAN WILLIAMS ARCHITECTS



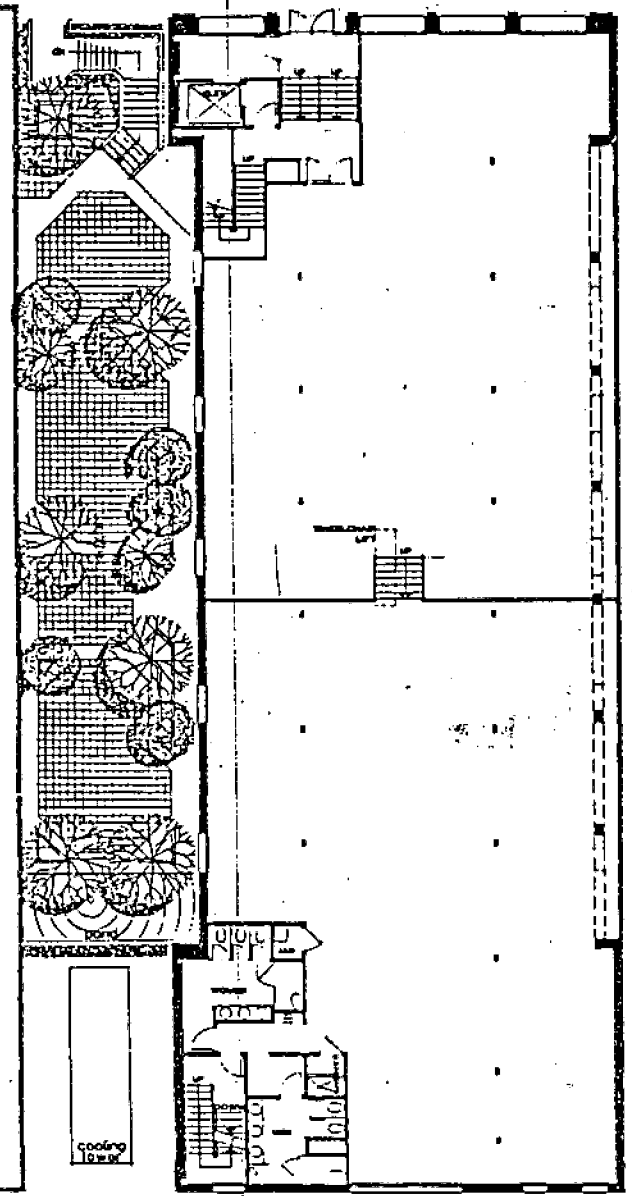
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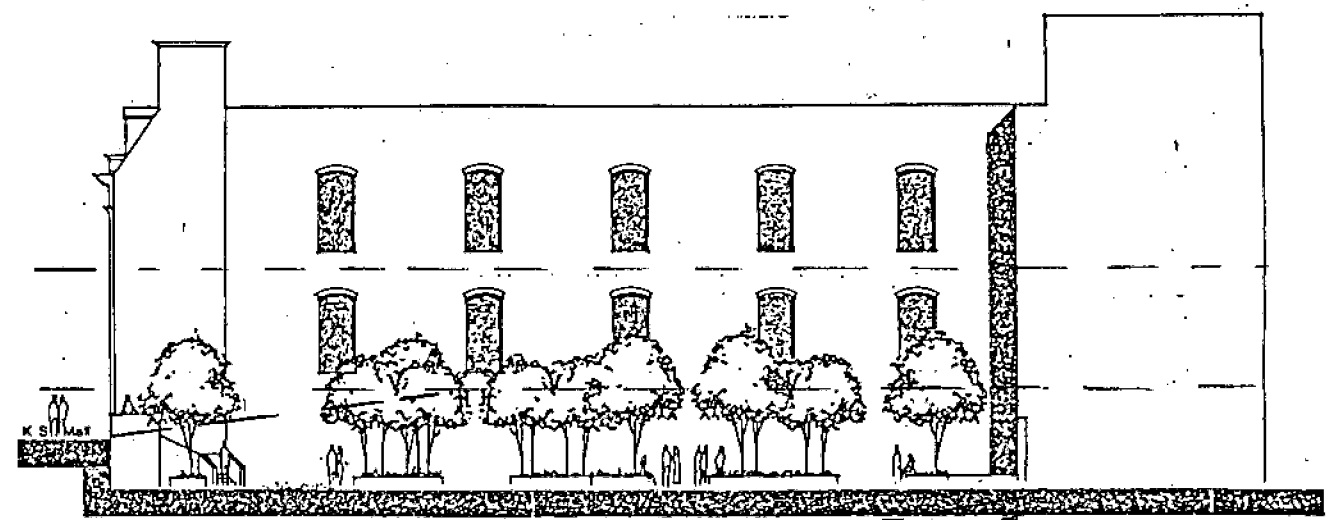
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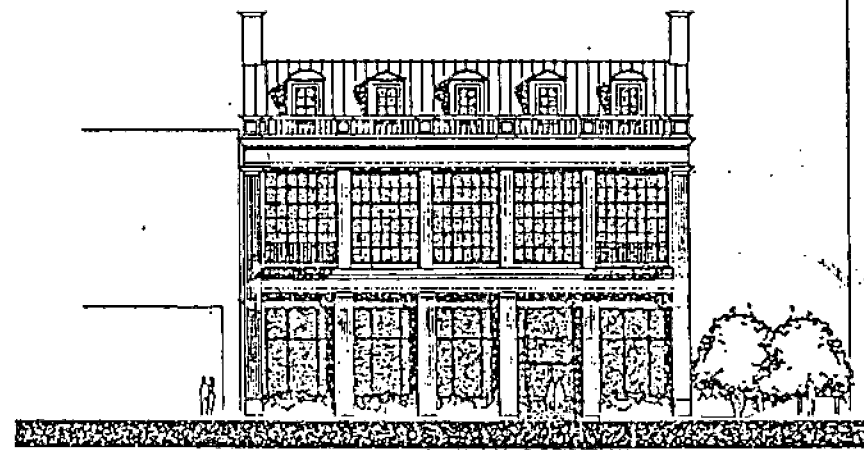
S-13-82



SITE /MAIN LEVEL



WEST ELEVATION



NORTH ELEVATION

SENATOR
OFFICE
BUILDING

DUKE DEVELOPMENT
FERRAR WILLIAMS ARCHITECTS

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No. 20

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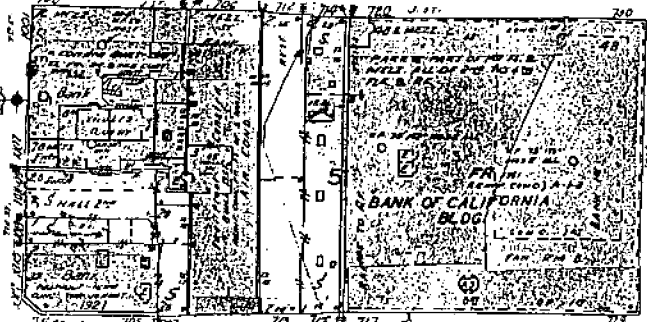
J

ST.

J

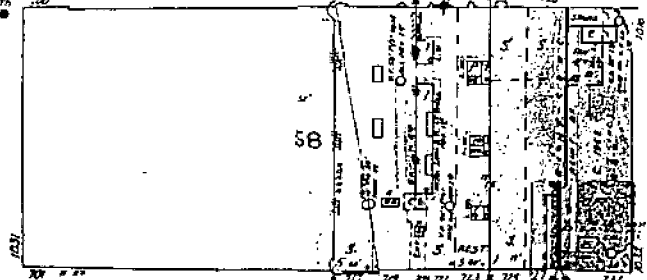
ST.

CROCKER CITIZENS NAT'L BANK BLDG.



BANK OF CALIFORNIA BLDG.

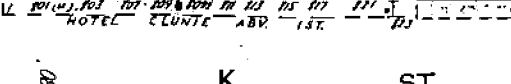
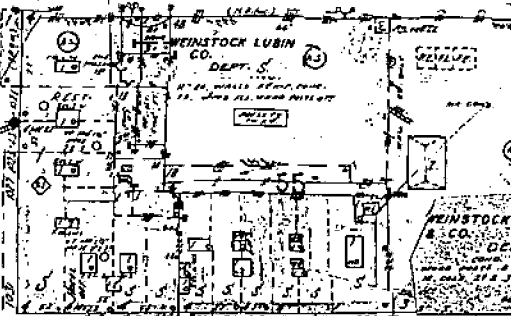
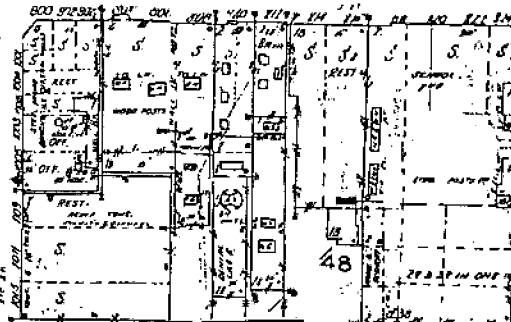
MERCHANTS (CALIFORNIA)



SUBJECT SITE

ST.

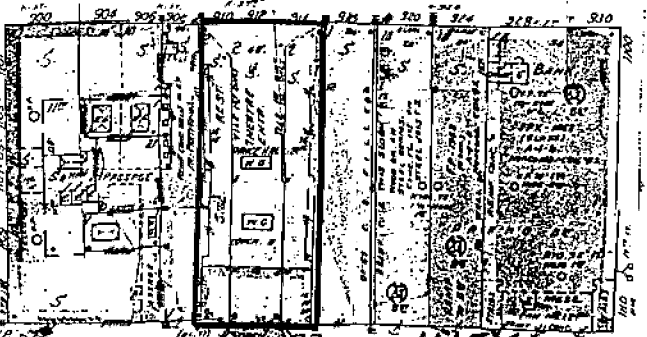
K



K

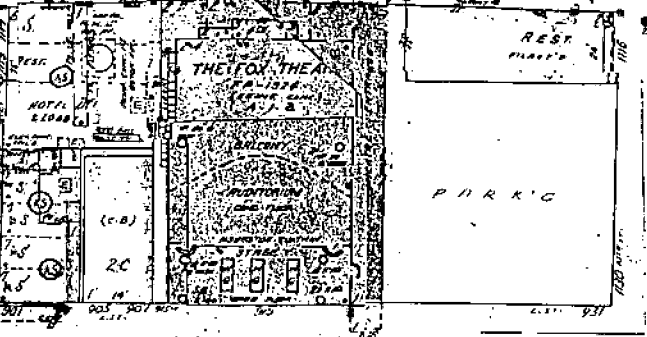
ST.

FORUM BUILDING



ALLEY

HOTEL PARK



000009

ST.

37

8TH ST.

8TH ST.

10TH ST.

10TH ST.

ST.

8TH ST.

8TH ST.

10TH ST.

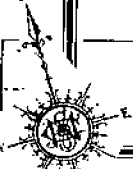
10TH ST.

ST.

L

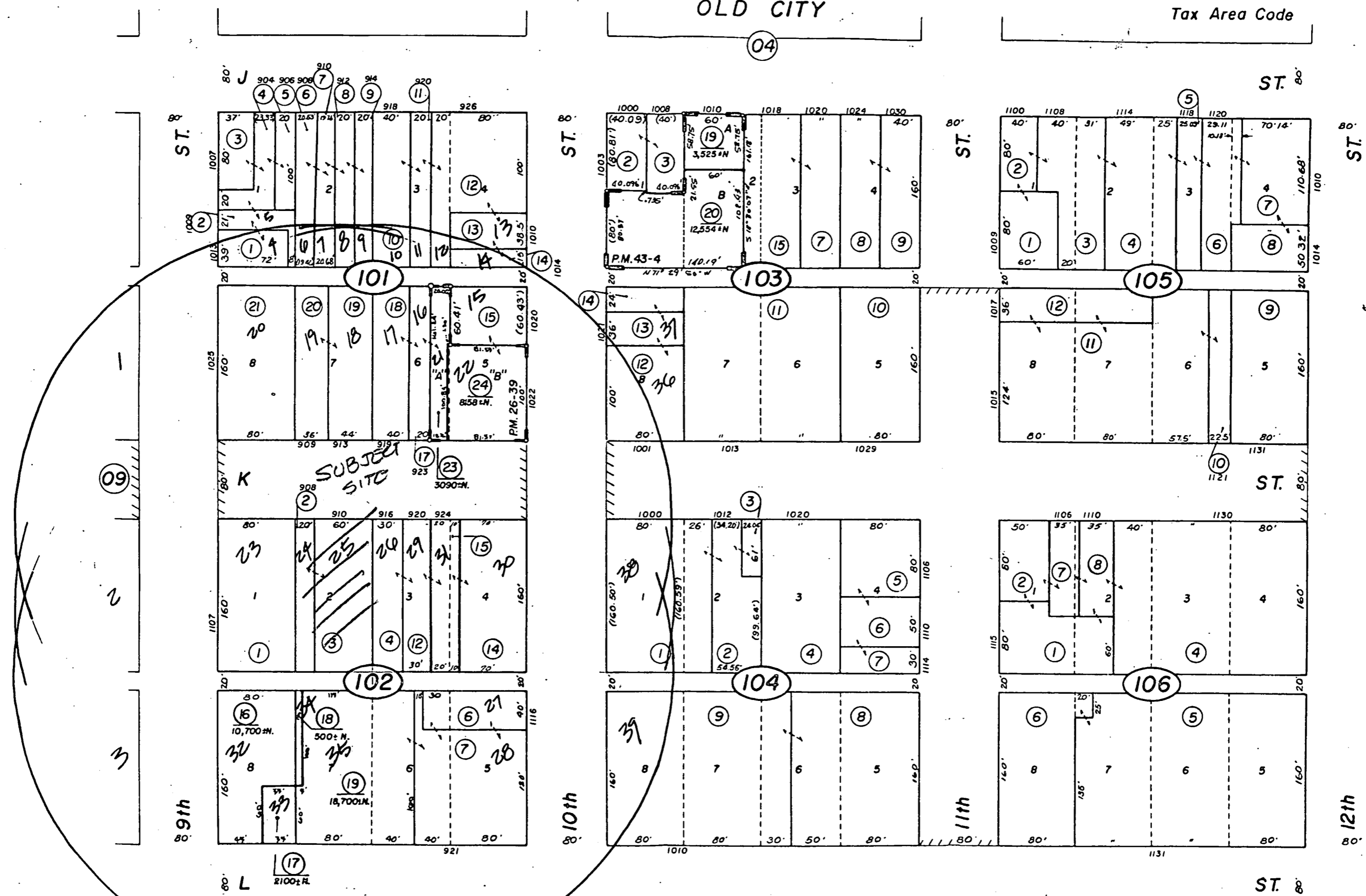
ST.

37



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000010



000010

910000

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

CITY OF SACRAMENTO
Assessor's Map Bk. 6 - Pg. 10
County of Sacramento, Calif.