

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Ram Building, a partnership, c/o Ralph E. Vitiello, 1915 I St., Sacto 95814		
OWNER	The Ram Building, a partnership, c/o Ralph E. Vitiello, 1915 I St., Sacto., 95814		
PLANS BY	Angello-Vitiello-Niyya, Inc., 1915 I Street, Sacramento, CA 95814		
FILING DATE	2-19-82	50 DAY CPC ACTION DATE	REPORT BY: JM:bw
NEGATIVE DEC.	Exempt 15108	EIR	ASSESSOR'S PCL. NO. 006-104-05

APPLICATION: Special Permit for in-lieu parking measures in conjunction with the conversion of a residential hotel to offices.

LOCATION: 1024-1030 K Street

PROJECT INFORMATION:

1974 General Plan Designation:	Central Business District
1980 Central City Plan Designation:	Multi-use
Existing Zoning of Site:	C-3
Existing Land Use of Site:	Residential Hotel for 54 tenants

Surrounding Land Use and Zoning:

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

Square Footage of Proposed

Offices:	31,640
Parking Required:	10 spaces
Parking Provided:	None
In-lieu Parking Measure Proposed:	10 Monthly Transit Passes
Property Dimensions:	80' x 80'
Property Area:	6,400 square feet
Exterior Building Colors:	Fawn brick
Exterior Building Materials:	Brick
Significant Feature of Site:	The structure has been identified as eligible as a Priority Structure in the proposed Non-Residential Preservation list (see Exhibit B).

STAFF EVALUATION: Staff has the following concerns and comments regarding this proposal:

1. In the latter part of 1981, the City Council adopted an Ordinance which required on-site parking for office conversions within the Central Business District, C-3 zone. This ordinance also allows an applicant to apply for a special permit for in-lieu measures rather than provide for on-site parking. In accordance with this provision, the applicant proposes to in-lieu the required 10 parking spaces with the purchase of transit passes.

According to the formula stated in the Ordinance, the applicant must pay a fee equivalent to 300 times the prevailing rate (\$24 per month) for every required off-street parking space being substituted (10 spaces).

APPLC. NO. 82-038

MEETING DATE March 25, 1982

CPC ITEM NO. 15

000268

This fee shall be paid to a trust account created and administered by the City prior to the issuance of building permits.

2. The upper three stories of the subject site are currently utilized as a residential hotel (Hotel Regis) for approximately 54 individuals. According to information obtained from the manager, most of these tenants are long-term, elderly residents who live on fixed incomes. Staff's primary concern relative to the proposed conversion is that relocation assistance be provided to the tenants.

Staff therefore recommends that, as a condition of approval, the applicant abide by the proposed tenant relocation assistance ordinance which will be considered by the Commission on March 25 and is scheduled for Council hearing on April 6.

The primary goal of this ordinance is to provide relocation assistance to eligible tenants so that they can obtain comparable housing.

3. The applicant has indicated that the entire building, four floors and basement, will be converted into commercial office space. Staff has noticed that the recent trend of conversion of retail space into offices has eliminated a significant amount of ground floor retail space along the K-Street Mall (see Exhibit A). In order to further the commercial vitality of the K-Street Mall, and also in keeping with the applicant's proposal to restore the historic store front on the K-Street frontage, staff recommends that the applicant retain the K-Street frontage of the structure for commercial retail use.

STAFF RECOMMENDATION: Staff recommends the following actions:

Approval of the special permit subject to the following conditions:

1. Prior to the issuance of building permits, the applicant shall pay a fee equivalent to 300 times the monthly transit pass (\$24) for every required off-street parking space (10 spaces). This fee shall be paid to a trust account created and administered by the City and shall be utilized to purchase Regional Transit Bus Passes.
2. The applicant shall comply with the proposed Tenant Relocation Assistance Ordinance as adopted by the City Council prior to obtaining building permits.
3. The applicant shall revise the first floor plans to provide for commercial retail uses on the K-Street Mall frontage.

Findings of Fact

- a. The granting of the special permit, as proposed, is based upon sound principles of land use in that the proposed office use is compatible with adjacent land uses and the first floor frontage on K-Street will be retained for retail uses.
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare in that relocation assistance will be provided to eligible tenants.

- c. The special permit, as conditioned, complies with the 1980 Central City Housing and Residential Goal to:

"Provide adequate housing for all residents of the Central City at all socio-economic levels, and a choice of housing types by developing new housing and conservation of existing housing;

and with the 1980 Central City Commercial Goal to:

"Encourage mixed land uses in and around the Central Business District in order to increase the economic viability of the area."



RAMENTO

No. 15
000271

3-25-82

P-82-038

RIVER

P-9106 Govt
Sq. Courts.

P-9103
Govt Sq
(Govt)

FESTIVAL
COURT HOUSE
B-25

Subject Site

PACIFIC

SOUTHERN

STATE CAPITOL BUILDING AND FARM

CONVENTION CENTER

MEMORIAL AUDITORIUM

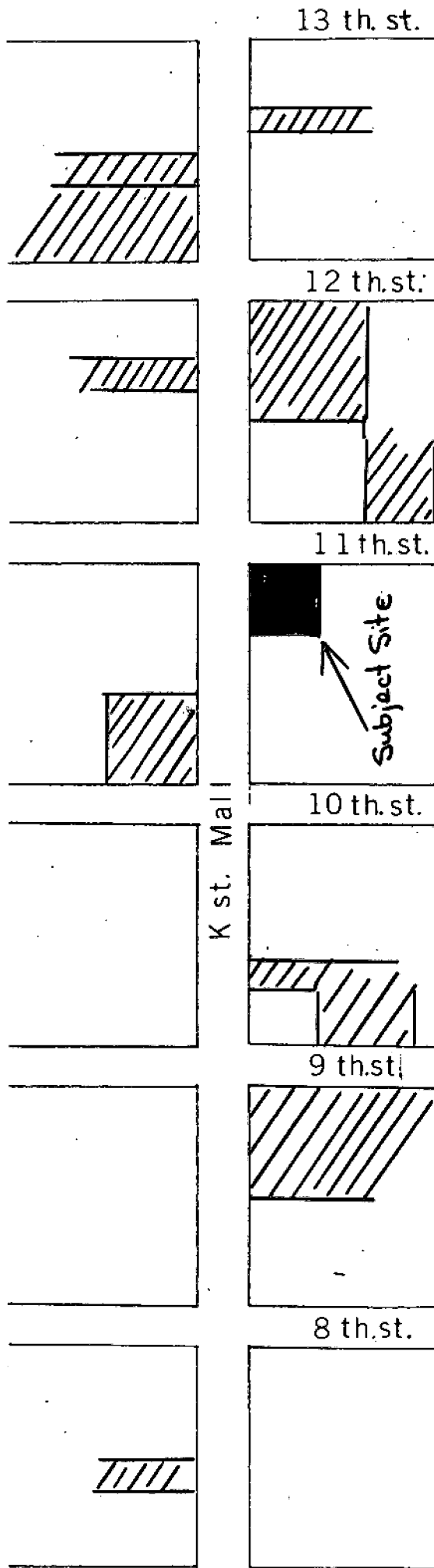
BOULEVARD

ZAPATA PARK

P-9114

Exhibit "A"

K st. Mall - Conversions from Retail to Office Uses



▨ First Floor Offices (Conversions from Retail uses)

The undersigned architect does not represent that these plans or the specifications or contract documents are correct, complete or free from error, or that they conform to the laws or regulations of any state or municipality. The architect disclaims responsibility for these plans and specifications, if they are used in whole or in part at any other site.

The contractor shall verify and be responsible for all dimensions and conditions on the job, and the architect shall be notified in writing of any variance from the dimensions and conditions shown by these drawings. This drawing is not to be used for construction unless signed by the architect and owner.

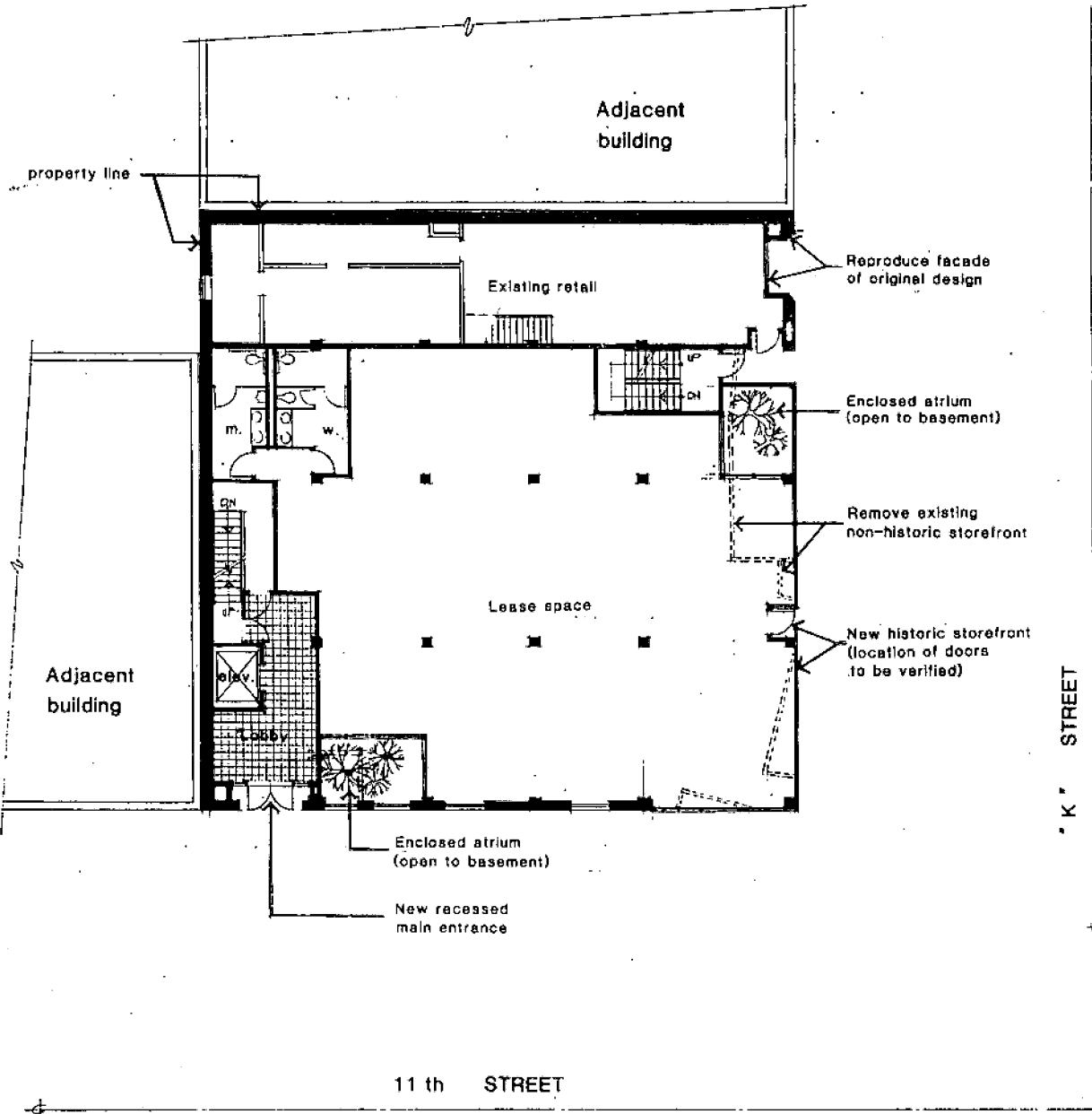
Approved

Others

Project Title
**Hotel Regis
 Restoration**
 11th & K Streets
 Sacramento, Cal.

P-82-038

3-25-82



AREA TABULATION

Basement	6 400 s.f.
1st floor	6 400 s.f.
2nd floor	6 220 s.f.
3rd floor	8 220 s.f.
4th floor	6 220 s.f.
Total	31 460 s.f.

FIRST FLOOR PLAN

Scale : 1/8" = 1'-0"
 024 B



Date: **FEB 9, 1982**

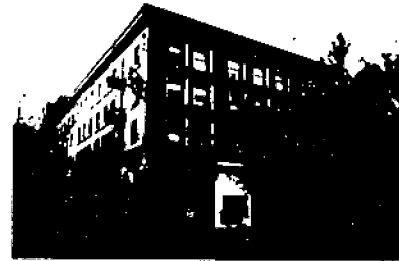
200273

No. 15

P-82-038



Original Condition

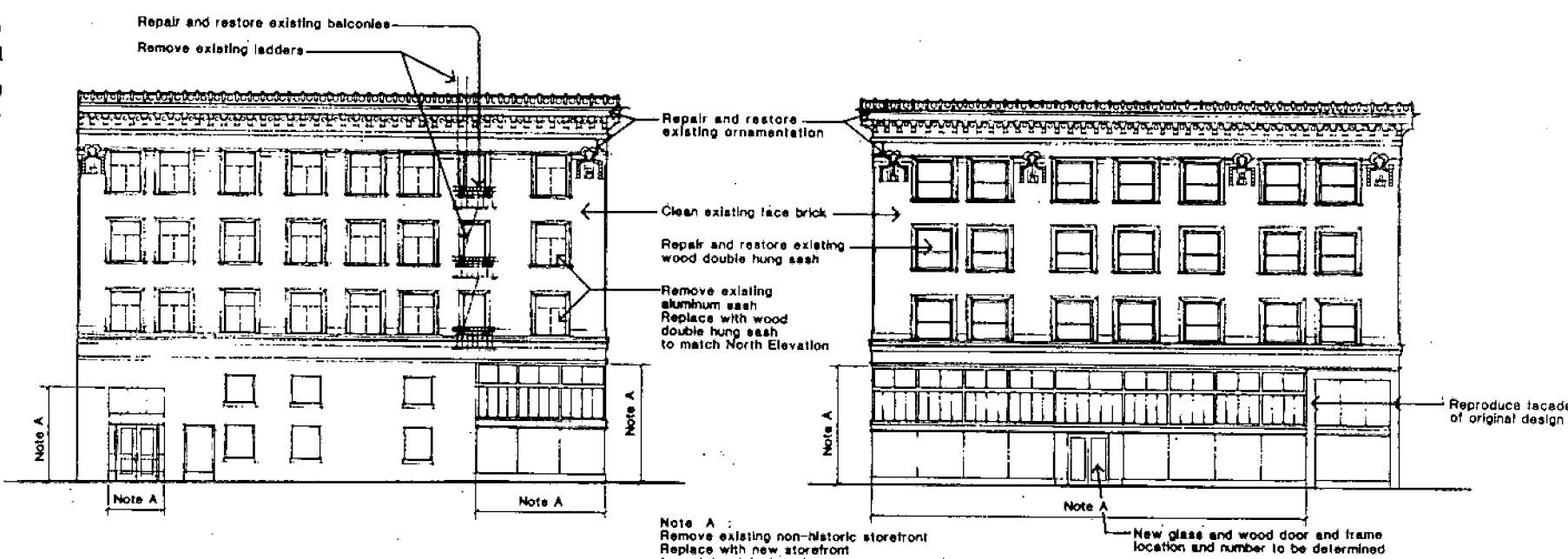


Existing Condition

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 Architects Planners
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 Fax: (415) 774-1101
 www.angellovitellonoya.com

The primary goal of this project is to restore the building to its original condition. This includes the removal of non-historic alterations and the repair and restoration of historic elements. The architect's primary responsibility is to preserve the building's historic character and to restore its original appearance. This project is a landmark in the city's history and will help to preserve its unique character.

3-25-82



EAST ELEVATION (11 STREET)

Scale: 1/8"=1'-0" 02' 0"

NORTH ELEVATION (K STREET)

Scale: 1/8"=1'-0" 02' 0"

Note A :
 Remove existing non-historic storefront
 Replace with new storefront
 to match original design

New glass and wood door and frame
 location and number to be determined

**Hotel Regis
 Restoration**
 11th & K Streets
 Sacramento, Cal.

DATE: FEB 2, 1982

No. 15

003274