

## CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827
OWNER	Governor's Court, A Limited Partnership, 1491 River Park Dr., Sacto., CA 95815
PLANS BY	Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827
FILING DATE	2-17-83
50 DAY CPC ACTION DATE	
REPORT BY	GM:bw
NEGATIVE DEC.	Exempt 15111(b) EIR
ASSESSOR'S PCL. NO.	006-121-06,07,20

APPLICATION:

1. Special Permit to locate 17 parking spaces off site on 0.12 acres in the Central Business District (C-3) zone.
2. Variance to exceed the C-3 in-lieu parking ordinance (1 sp/500 sq. ft.) by 10 spaces (24 spaces maximum permitted; 34 spaces provided).

LOCATION: South side of 'J' Street, mid-block between 15th and 16th Streets

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 34-space off-street parking lot in conjunction with the conversion of an existing 32,000 square foot commercial building into office use.

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District  
 1980 Central City Community Plan Designation: Multi-use  
 Existing Zoning of Site: C-3  
 Existing Land Use of Site: "Auditorium Club" bar

Surrounding Land Use and Zoning:

North: Memorial Auditorium; C-3  
 South: New Office; C-3  
 East: Auto Dealer; C-3  
 West: Apartments; C-3

Minimum Parking Required: 20 spaces  
 Parking Ratio: 1/600 square feet  
 Maximum Parking Permitted: 24 spaces  
 Parking Ratio: 1/500 square feet  
 Parking Provided: 34 spaces  
 Parking Ratio Provided: 1/353 square feet  
 Property Dimensions: 160' x 160'  
 Property Area: 25,600 sq. ft./0.59 ac.  
 Square Footage of Building: 32,000  
 Height of Building: 35 feet; two-story  
 Street Improvements/Utilities: Existing  
 Other Information: "Auditorium Club" not listed structure on non-residential building survey.

BACKGROUND INFORMATION: The applicant proposes to convert the existing two-story, 32,000± square foot commercial building, formerly occupied by a restaurant supply business, into office space. The "Auditorium Club" bar located to the east of the office building will be removed to permit development of the 34-space parking lot. The "Auditorium Club" building is not listed on the City's Non-Residential Building Survey. On May 19, 1982 the Design Review/Preservation Board approved the design changes to the existing commercial building.

000033

APPLC. NO. P83-065MEETING DATE March 24, 1983CPC ITEM NO. 14

STAFF EVALUATION:

1. The purpose of establishing a maximum ratio (1 space/500 sq. ft.) for off-street parking was to place a ceiling on the unlimited potential of parking facilities in the Central Business District (C-3) zone and encourage the use of alternative modes of transportation to the single-occupant automobile.
2. The applicant is requesting a variance to exceed the maximum ratio by 10 spaces (24 spaces permitted, 34 spaces proposed) in order to provide sufficient parking for the proposed office building. Staff has no objection to this request given the limited supply of parking in the vicinity of the subject site and the site's remote distance from other public parking facilities. A number of new office structures are being developed in the area which will also increase the demand for parking.
- ✓ 3. Staff requests the applicant incorporate the following measures to improve the lot's aesthetics and security, and incentives to encourage carpooling and bicycle usage:
  - a. provide a minimum six-foot wide planter strip on each side of the 'J' Street driveway planted with a variety of trees, shrubs, climbing vines and ground cover. Construct a decorative wall behind the planter strips consisting of decorative masonry material three feet in height with wrought iron along the top (or some other combination of decorative fencing materials) to visually buffer the parking lot from street view;
  - b. compliance with the 50 percent parking lot shading requirement;
  - c. provide parking lot lighting to improve public safety and security;
  - d. designate a minimum of five spaces as carpool only spaces and locate these spaces closest to the main employee entrance;
  - e. provide a minimum of 10 bicycle lockers, five of which are Class I facilities.
4. The applicant should restrict the use of the parking lot to tenants of the office building. Signs to that effect should be posted at the entrances to the parking lot.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approve the Special Permit, subject to conditions and based upon the Findings of Fact which follow;
2. Approve the Variance, based upon the Findings of Fact which follow.

Conditions - Special Permit

- a. The applicant shall provide a minimum six-foot wide planter strip on each side of the 'J' Street driveway with a variety of plants, including 15-gallon trees, five-gallon shrubs, ground cover and climbing vines planted along the masonry wall;
- b. The applicant shall construct a decorative wall behind the planter strips to visually buffer the parking lot from street view. The applicant shall submit detailed plans of a wall design concept incorporating a combination of decorative masonry and wrought iron, with the solid wall portion not exceeding three feet in height;
- c. The applicant shall install lights within the parking lot with a minimum illumination level of five average maintained foot candles measured at the surface level. The darkest area of the parking lot shall not be less than one-fourth of the average illumination level. The light pole standards shall be a minimum height of 20 feet. The revised plans shall indicate the lighting specifications and locations of the light standards;
- d. The applicant shall designate a minimum of five spaces as "carpool only" spaces in close proximity to the main employee entrance;
- e. The applicant shall provide a minimum of 10 bicycle lockers, five of which are Class I locker facilities. The bicycle locker locations shall be subject to the review and approval of the Planning staff;
- f. The applicant shall install a sign at the 'J' Street and alley entrances of the parking lot stating that the lot is for the subject office parking only. The revised plans shall specify the language design, dimensions and locations of the signs;
- g. The applicant shall submit revised site plan incorporating conditions a thru f, detailed landscape, 50 percent shading and irrigation plans to the Planning staff for review and approval prior to issuance of building permits;
- h. The applicant shall provide written evidence for the approval of the City Attorney of the applicant's exclusive right to use the off-site parking spaces for at least 10 years. This shall be completed prior to issuance of building permits.

Findings of Fact - Variance and Special Permit

- a. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - 1) the proposed parking lot will provide parking for the proposed office use;
  - 2) the proposed parking spaces will be screened from public view.

- b. The Special Permit and Variance, as conditioned, will not be injurious to the general public nor to surrounding properties in that:
  - 1) the landscaping and screening material of the parking area will improve the appearance of the streetscape;
  - 2) the off-street parking lot will reduce on-street parking demand in the immediate area.
- c. The Variance is not a use variance in that parking is allowed in the C-3 zone.
- d. The proposal is consistent with the 1974 General Plan and 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.
- e. The proposal is consistent with the goal of the Central City 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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Height of Building: 35 feet; two-story  
Street Improvements/Utilities: Existing  
Other Information: "Auditorium Club" not listed structure on non-residential building survey.

*Memorial report*

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APPLC. NO. P83-065 860000 MEETING DATE March 24, 1983 CPC ITEM NO. 14

000037

STAFF EVALUATION:

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  - b. compliance with the 50 percent parking lot shading requirement;
  - c. provide parking lot lighting to improve public safety and security;
  - d. designate a minimum of five spaces as carpool only spaces and locate these spaces closest to the main employee entrance;
  - e. provide a minimum of 10 bicycle lockers, five of which are Class I facilities.
4. The applicant should restrict the use of the parking lot to tenants of the office building during business hours, but allow public use of the lot to evening events at the Memorial Auditorium and Convention Center. Signs to that effect should be posted at the entrances to the parking lot.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approve the Special Permit, subject to conditions and based upon the Findings of Fact which follow;
2. Approve the Variance, based upon the Findings of Fact which follow.

Conditions - Special Permit

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- f. The applicant shall install a sign at the 'J' Street and alley entrances of the parking lot stating that the lot is for the subject office parking only during business hours. Public parking shall be permitted after business hours. The revised plans shall specify the language, design, dimensions and locations of the signs;
- g. The applicant shall submit revised site plan incorporating conditions a thru f, detailed landscape, 50 percent shading and irrigation plans to the Planning staff for review and approval prior to issuance of building permits;
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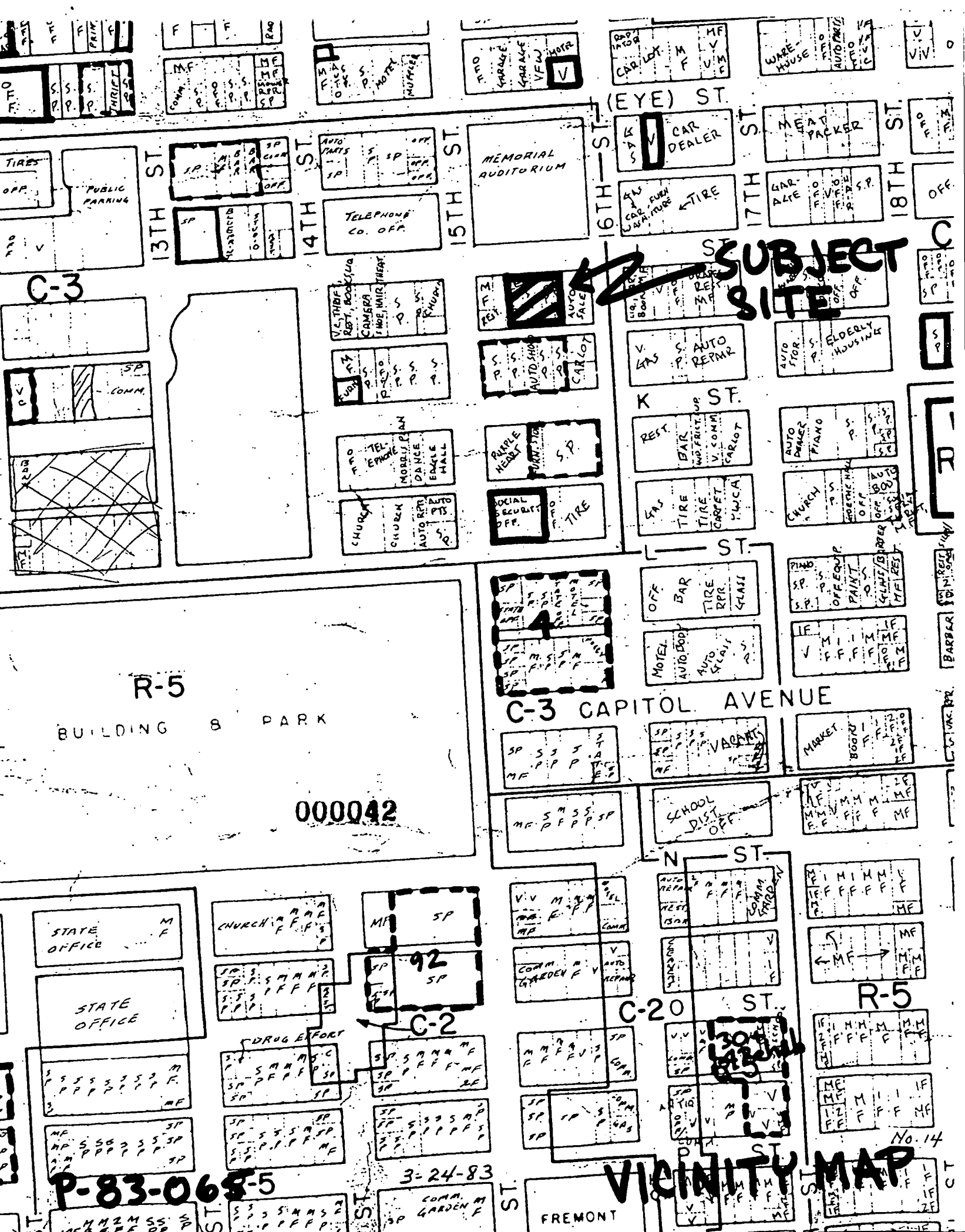
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(EYE) ST.

MEMORIAL AUDITORIUM

CAR DEALER

MEAT PACKER

3TH ST

5TH ST

6TH ST

7TH ST

8TH ST

SP OFF

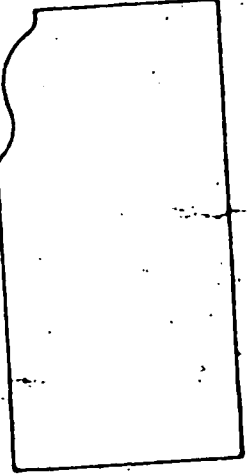
TELEPHONE CO. OFF.

CAR TYRE

GAR. ALTE

C-3

SUBJECT SITE



V. THIB...  
REBT. BOOKS  
CAMERA  
LINER HAIR  
WHEAT

AUTO SALE

AUTO REPAIR

ELDERLY HOUSING

SP

AUTO CARLOT

REST BAR

AUTO PAINTER

TEL. PHONE  
MORRIS PLAN  
DANCE  
EDGE  
HALL

SP

TIRE CARPET

CHURCH

CHURCH

SOCIAL SECURITY OFF.

TIRE

OFF. BOOTS

R-5 BUILDING B PARK

C-3 CAPITOL AVENUE

000042



OFF. BAR

PAINT

MOTEL

IF

STATE OFFICE

CHURCH

MF SP

VIV M

SCHOOL DIST OFF.

MF

STATE OFFICE

SP

92 SP

COMM GARDEN

C-20

N ST.

R-5

SP

DRUG EFFORT

SP

SP

SP

IF

SP

SP

SP

SP

SP

MF

P-83-068-5

3-24-83

VICINITY MAP

FREMONT

No. 14

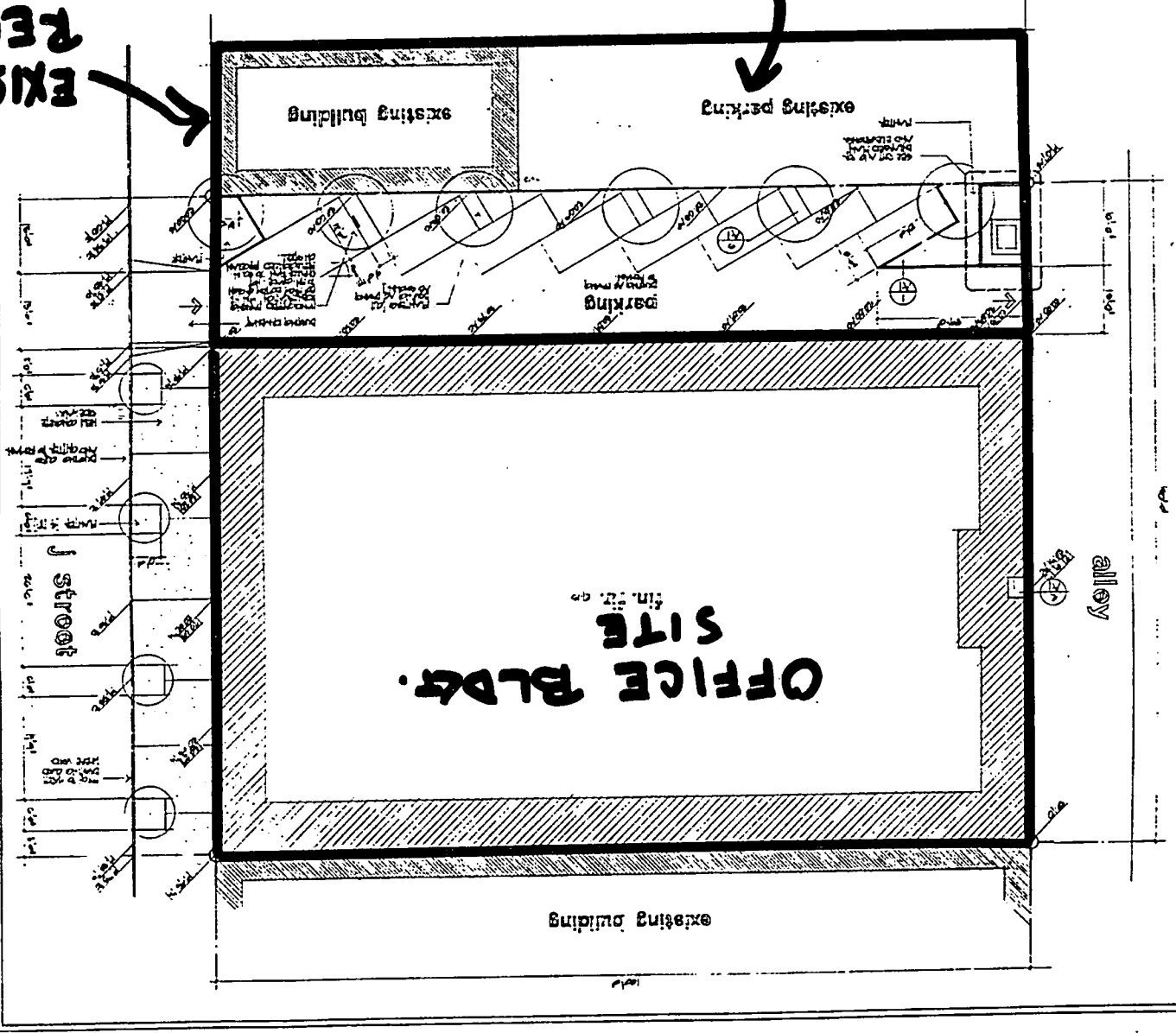
Site plan



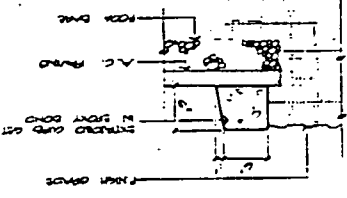
SEE PLANS FOR  
EXISTING BUILDING  
EXISTING PARKING  
EXISTING DRIVE

PROPOSED 34 SPACE PARKING LOT

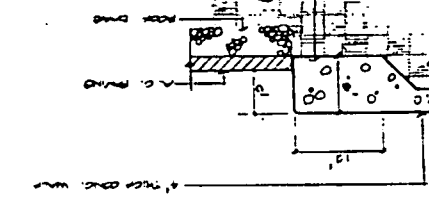
EXIST. BLDG. TO BE REMOVED



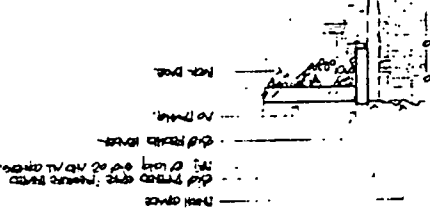
1 extended curb



2 CURB SET BACK



3 paving header



A-1

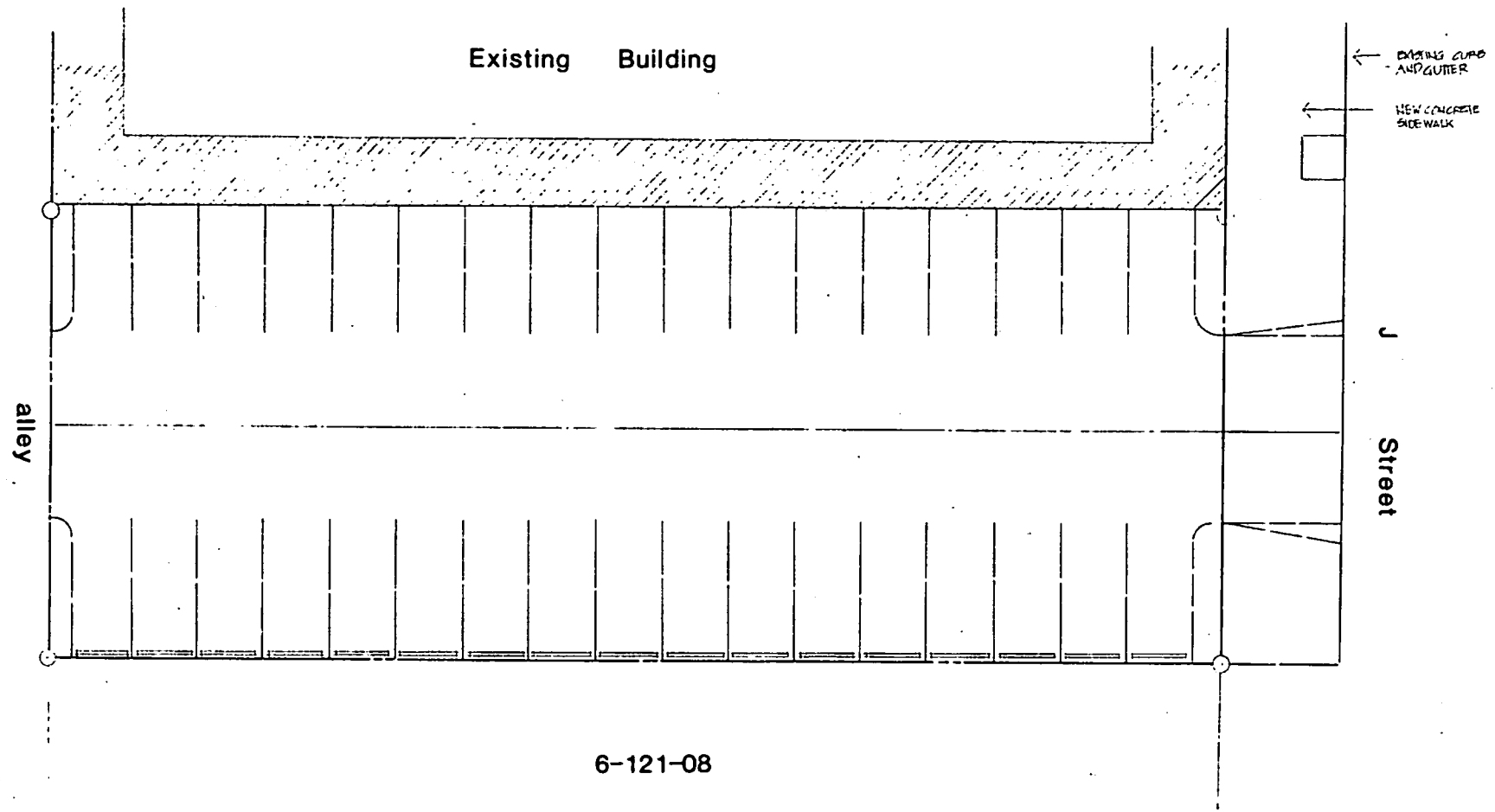
GOVERNORS COURT

PROPOSED CURB

P83-065

3-24-83

No. 14



Existing Building

EXISTING CURB AND GUTTER

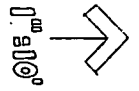
NEW CONCRETE SIDEWALK

alley

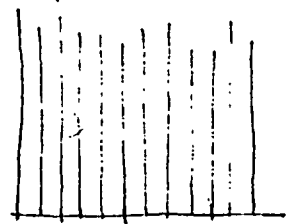
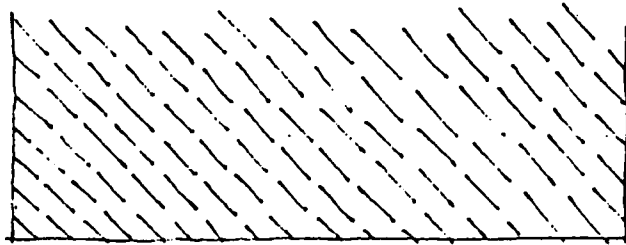
Street

6-121-08

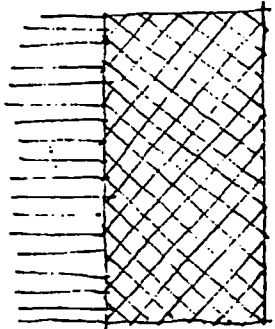
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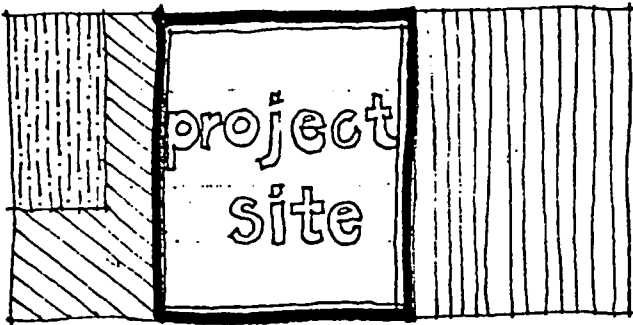
**GOVERNORS COURT**  
PROPOSED PARKING LAYOUT



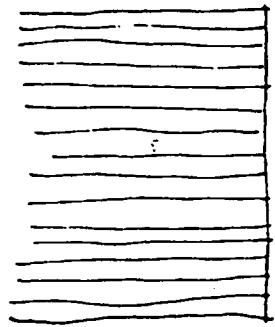
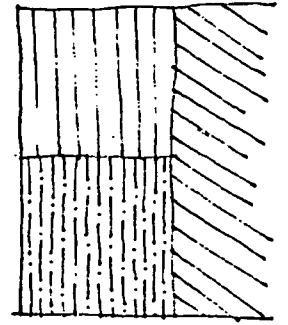
j street



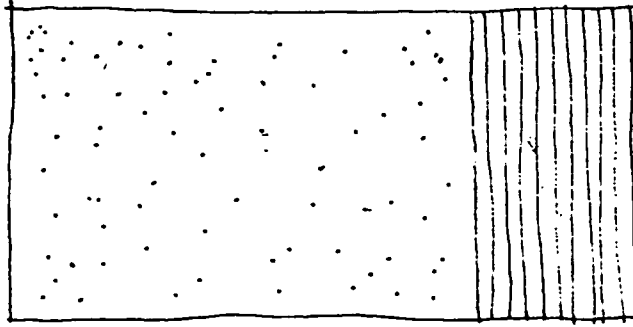
street



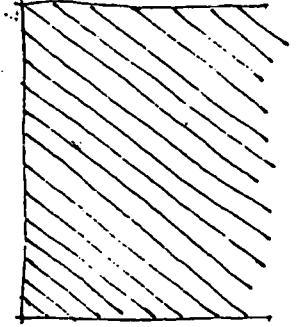
street



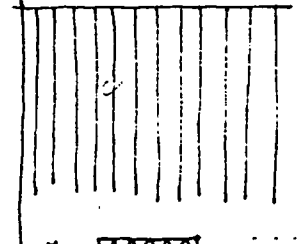
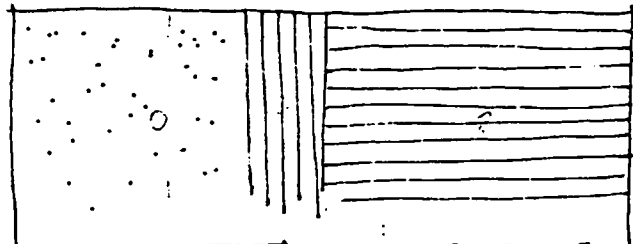
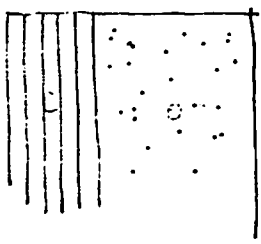
15th



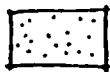
16th



k street



office



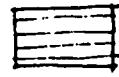
ecclesiastical



commercial



parking



residential



vacant



civic



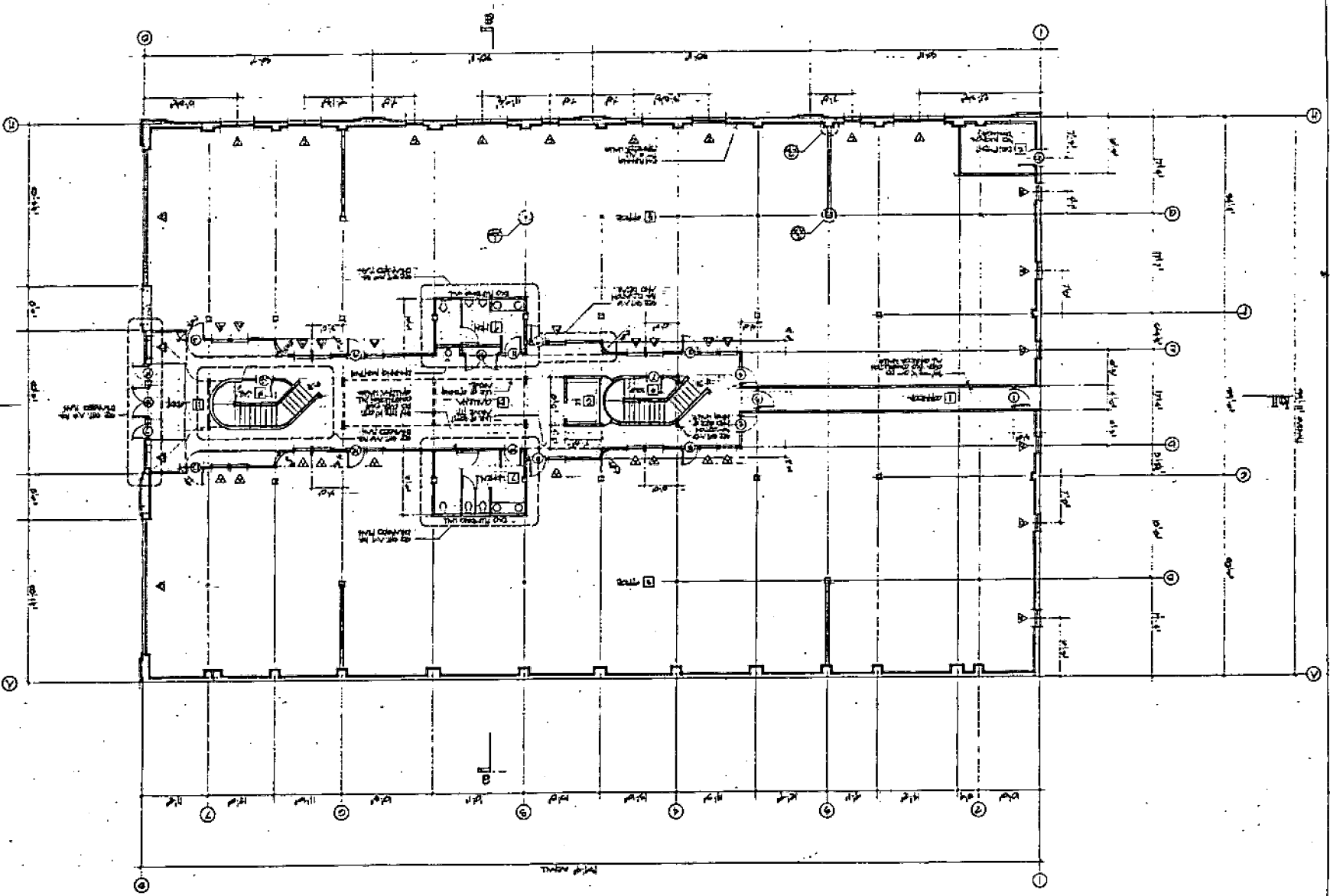
000045

land use map

1" = 100'

Ground floor plan

000046



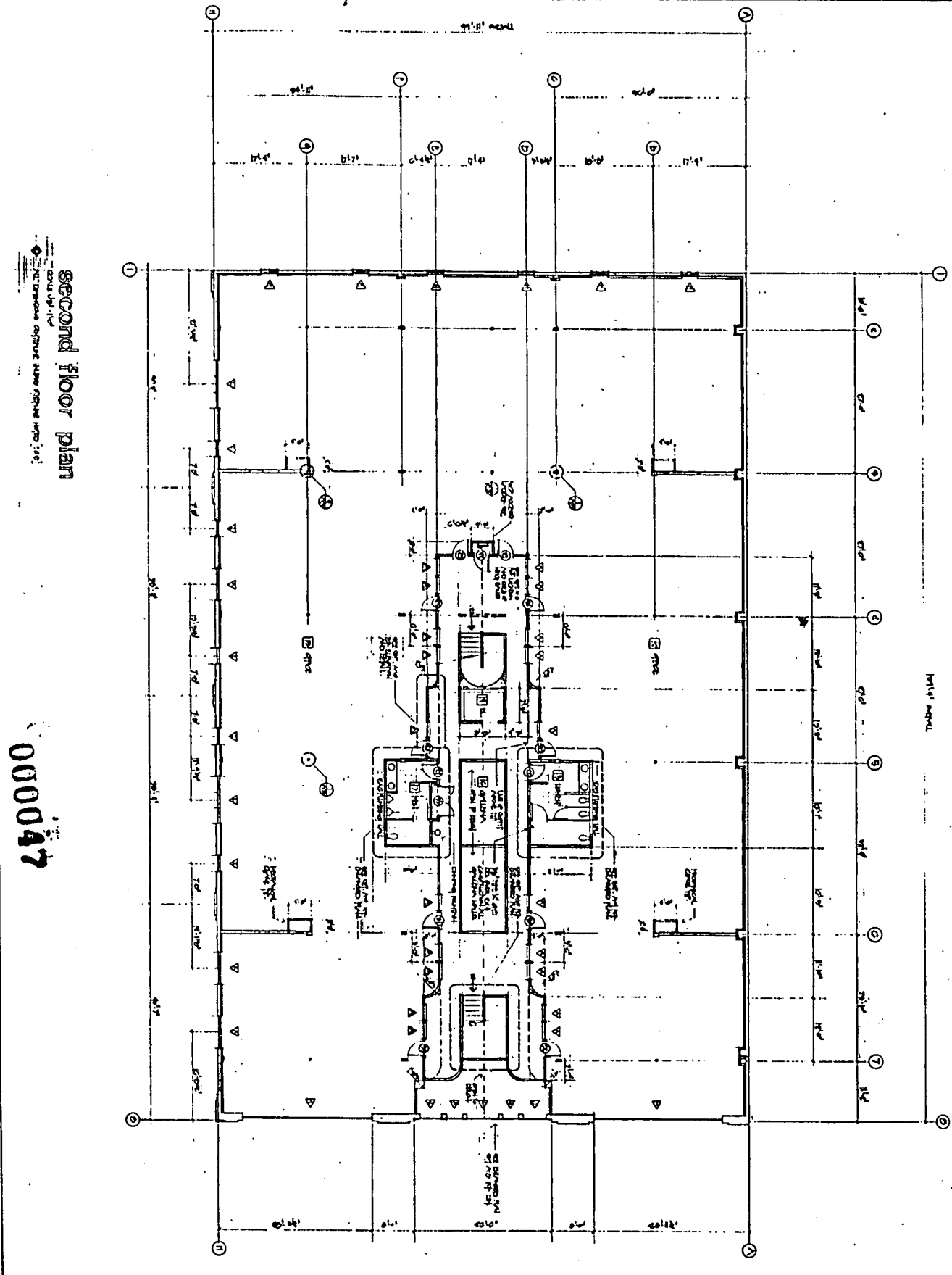
Scale 1:500  
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A-2

GOVERNORS  
COURT

Scale 1:500  
Drawing No. 000046

GOVERNORS  
COURT



Second floor plan

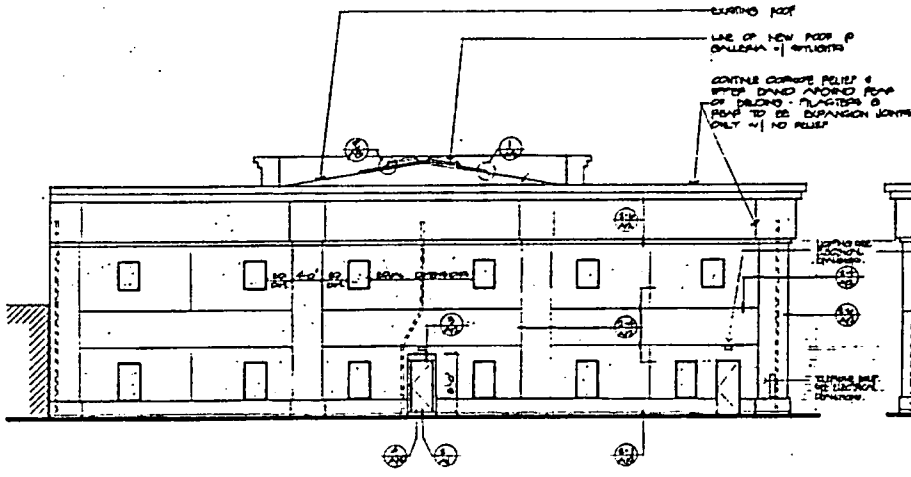
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 2. Not to scale  
 3. Not to scale

000047

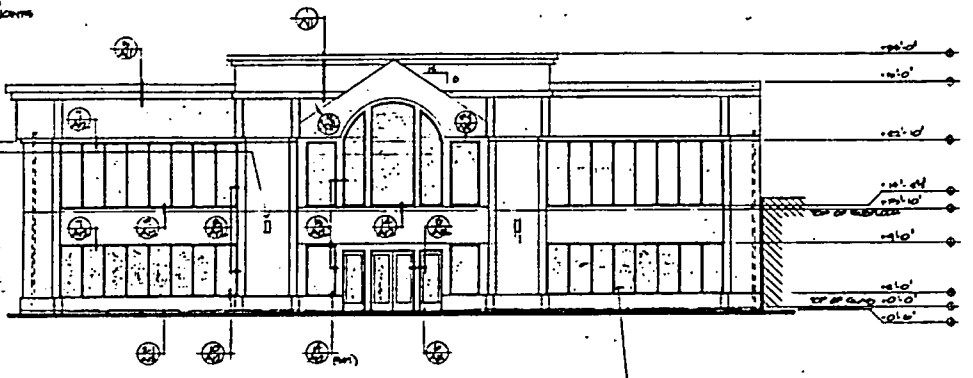
<p>A.3</p>	<p><b>GOVERNORS COURT</b></p>	<p>       JOHN H. BROWN &amp; COMPANY        ARCHITECTS        1000 ...        ...        ...     </p>
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P83-065

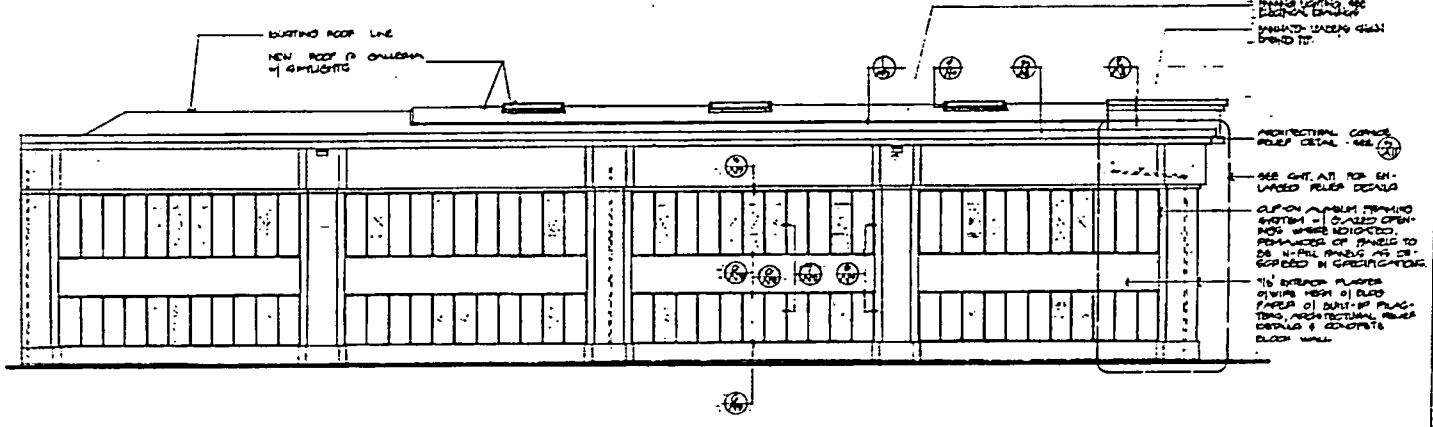
3-24-83



south elevation  
scale: 1/8" = 1'-0"



north elevation  
scale: 1/8" = 1'-0"



east elevation  
scale: 1/8" = 1'-0"

000048

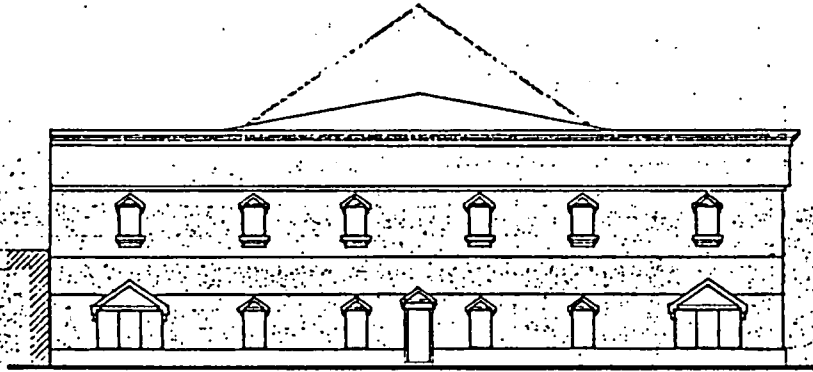
GOVERNORS COURT

GOVERNORS COURT

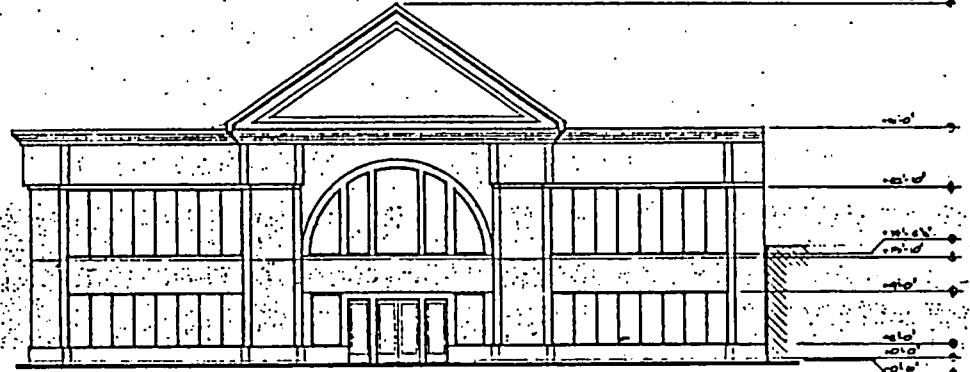
A-4

No. 14

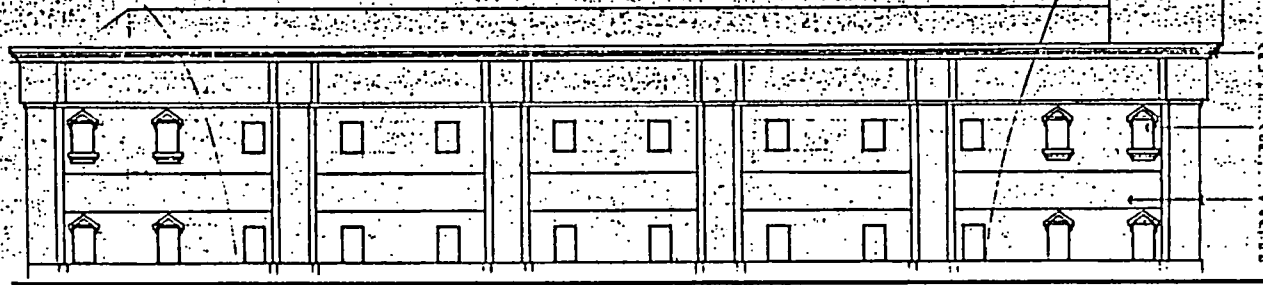
82-126



south elevation



north elevation



east elevation

ABOUT ELEVATION  
SHOWN AS LOW  
DUAL QUANT - CAS  
WIND SCREEN  
NOTE: ALL CLADDING  
DOWN & EXTEND OUT  
WARDS TO BE NEW  
CONSTRUCTION

NEW WINDOW FRONT  
OF BUILDING - 1/2" -  
GLASS WITH STAINLESS  
STEEL FRAME & FINE  
GRATING

PROTECTIVE GRATE  
OVER CEILING - USE  
LAPLORD BRACKET

ALUMINUM WINDOW  
FRONT - WINDOW FRAME  
FRONT CEILING PANEL

TO BREAK PLASTER  
FRONT WITH 1/2" SLOPE  
PAPER & DUST PROOF  
TYPING ARCHITECTURAL  
DRAWING & EXISTING  
BLACK WALL

84 82  
7-9-82

#4

000049

GOVERNOR'S  
COURT

A-4



A-1

GOVERNORS  
COURT

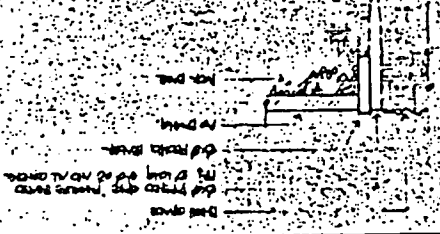
000050

Site plan

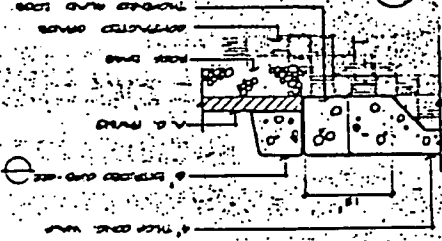


#15

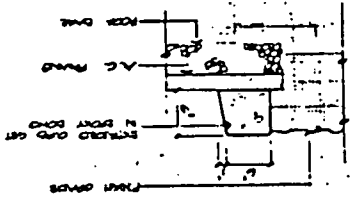
③ PAVING HEADER



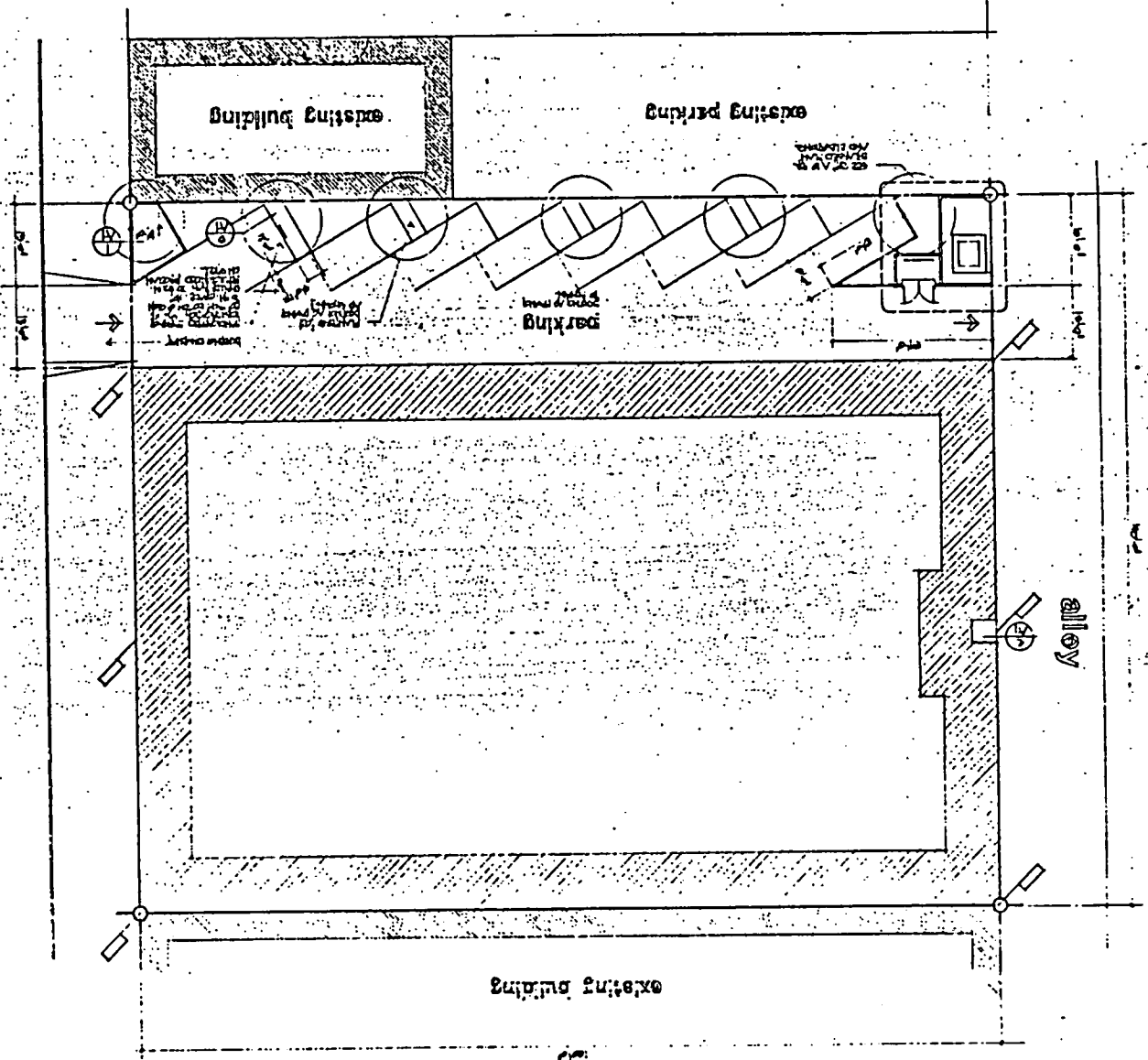
② CURB & GUTTER



① EXISTING CURB



J street



8-4-82  
7-7-82

82-126