

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	The Capitol Club, Inc., 14651 Dallas Parkway, Ste #700, Dallas, TX 75240		
OWNER	The Sacramento Renaissance, 2101 Evergreen Street, Sacramento, CA 95815		
PLANS BY	Vitiello and Associates, Inc., 1931 H Street, Sacramento, CA 95814		
FILING DATE	10-26-90	ENVIR. DET.	Negative Declaration
		REPORT BY:	DTH
ASSESSOR'S PCL. NO.	006-0097-013-0000		

APPLICATION:

- A. Negative Declaration
- B. Special Permit to establish a 12,900± square foot private club on the 25th and 26th floors of an existing office tower located in the Central Business District-Special Planning District (C-3 (CBD-SPD)).

LOCATION:

801 K Street, 25th and 26th Floors

PROPOSAL:

The applicant is requesting the necessary entitlements to establish a private club consisting of a restaurant, bar, offices, conference rooms and a library on the 25th and 26th floors of the existing Renaissance Tower.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Offices
Central City Community:	
Plan Designation:	Multi-Use
Existing Zoning of Site:	C-3
Existing Land Use of Site:	High Rise Office

Surrounding Land Use and Zoning:

North: Office, Retail & Restaurants; C-3
 South: Office, Retail & Restaurants; C-3
 East: Office, Retail & Restaurants; C-3
 West: Office, Retail & Restaurants; C-3

Property Dimensions:	160'± x 197'±
Property Area:	.72± acres
Hours of Operation:	7 a.m. - 11 p.m. Monday through Friday Saturday & Sunday - Private Parties Only
Number of Employees:	60±
Number of Employees per Shift:	30±
Anticipated Number of Members:	358
Total Number of Parking Spaces on Site:	496

P90-417

March 14, 1991
~~February 14, 1991~~

Item No. 13
Item No. ~~20~~

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: On June 25, 1986 the City Planning Commission recommended approval of the necessary entitlements to construct a 25 story office building and on August 5, 1986, the City Council approved the proposed office building project (P85-295). On October 23, 1987 the Planning Director approved a modification (P87-438) of the original special permit to allow the approved 25 story office building to be increased to a 28 stories.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of .72± developed acres located in the Central Business District-Special Planning District (C-3 {CBD-SPD}) zone. The site is developed with a 585,184 square foot, 28 story office building known as the Renaissance Tower. The subject site is designated for regional commercial and office uses in the General Plan and for multi-use in the 1980 Central City Community Plan. The surrounding land uses include office, retail and restaurants zoned Central Business District-Special Planning District (C-3 {CBD-SPD}), to the north, south, east and west.

B. Applicant's Proposal

The applicant is requesting a special permit in order to establish a 12,900± square foot private club within the existing 28 story Renaissance Tower. The private club will include a restaurant, bar, conference rooms, administrative offices and a library.

C. Staff Analysis

The proposed private club is to be located on the 25th and 26th floors of the 28 story office building. The club will contain private dining areas, a restaurant, bar, library, conference rooms, administrative offices and other open areas for the use of club members. The applicant has stated that the intended hours of operation will be from 7 a.m. until 11 p.m. Monday through Friday and by reservation only on Saturday and Sundays.

The membership of the club is intended to be comprised of professional individuals and their families and the minimum age requirement for club members will be twenty-one. The club will be available for lease for private parties or conferences to members only. The applicant has informed planning staff that they will not lease the facility to persons under the age of twenty-one for private parties.

The Zoning Ordinance requires that off-street parking be provided for offices, hotels, motels and residences within the C-3 zone. There are no requirements for off-street parking for retail/commercial uses within the C-3 zone. The applicant anticipates that many of the club members will be employed at businesses located within the Renaissance Tower. As the proposed club is located within the Central Business District, staff feels that many of the club members will be employed at businesses within

close proximity to the club. Staff has considered the possible need for parking and feels that during the daytime hours the club members that are frequenting the club will already be located in the downtown area, therefore there should not be an increased demand for parking as a result of the club. The club is proposed to be open in the evenings and on the weekends when the majority of the other businesses within the office building will be closed. Staff feels that adequate parking should be available for private parties and other functions that the club sponsor.

The applicant originally requested to reserve 70 parking spaces for the sole use of club members. As the parking that is existing is based upon the square footage of the office space staff has informed the applicant that they can not reserve parking for the exclusive use of the club members. A revised application was submitted by the applicant indicating that they would not be reserving parking and would only be using the common parking areas that exist within the building.

The proposed private club conforms with the zoning and plan designations. Staff, therefore, has no objections to the special permit for a private club at the subject site.

D. Agency Comments

The proposed project was reviewed by the City Traffic Engineering, Engineering Development, Building, Fire, Police, Waste Removal and Real Estate Divisions. The following comments have been received from the Police Department:

We request that the following be made conditions of approval for this special permit:

- ~~1. Lease and/or rental agreements involving private parties where alcoholic beverages will be available must be approved by the Deputy Chief of Police in Charge of the Office of Operations (deleted by staff);~~
- ~~2. The applicant will be responsible to insure that adequate uniformed private security will be on the premise for all functions. The actual number of private security personnel will be determined by consultation between the applicant and the Deputy Chief of Police in Charge of the Office of Operations, or his designated representative (deleted by staff);~~
- ~~3. The applicant shall have a responsible representative on site during all hours of operation (deleted by staff);~~
- ~~4. The applicant shall not have reserved parking for the sole use of the private club unless additional off-site parking for the office building is approved by the Planning Commission. (deleted by staff)~~
- 1. The standard contract between the applicant and any non-Capitol Club member requesting the use of the facility for events where alcoholic beverages will be available, must be approved by the Deputy Chief of Police in charge of Field Operations (added by staff);**

2. ***It will be the applicant's responsibility to insure that at least one uniformed security guard will be present at the Club for each one hundred (100) persons attending a nonmember sponsored event. This requirement can be waived by the Deputy Chief of Police in charge of the Office of Operations (added by staff); and***
3. ***The applicant shall have a management level representative on site during all hours of operation (added by staff).***

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration
- B. Approve the special permit to establish a 12,900± square foot private club in the Central Business District-Special Planning District (C-3 {CBD-SPD}) zone subject to the following conditions and based upon findings of fact which follow.

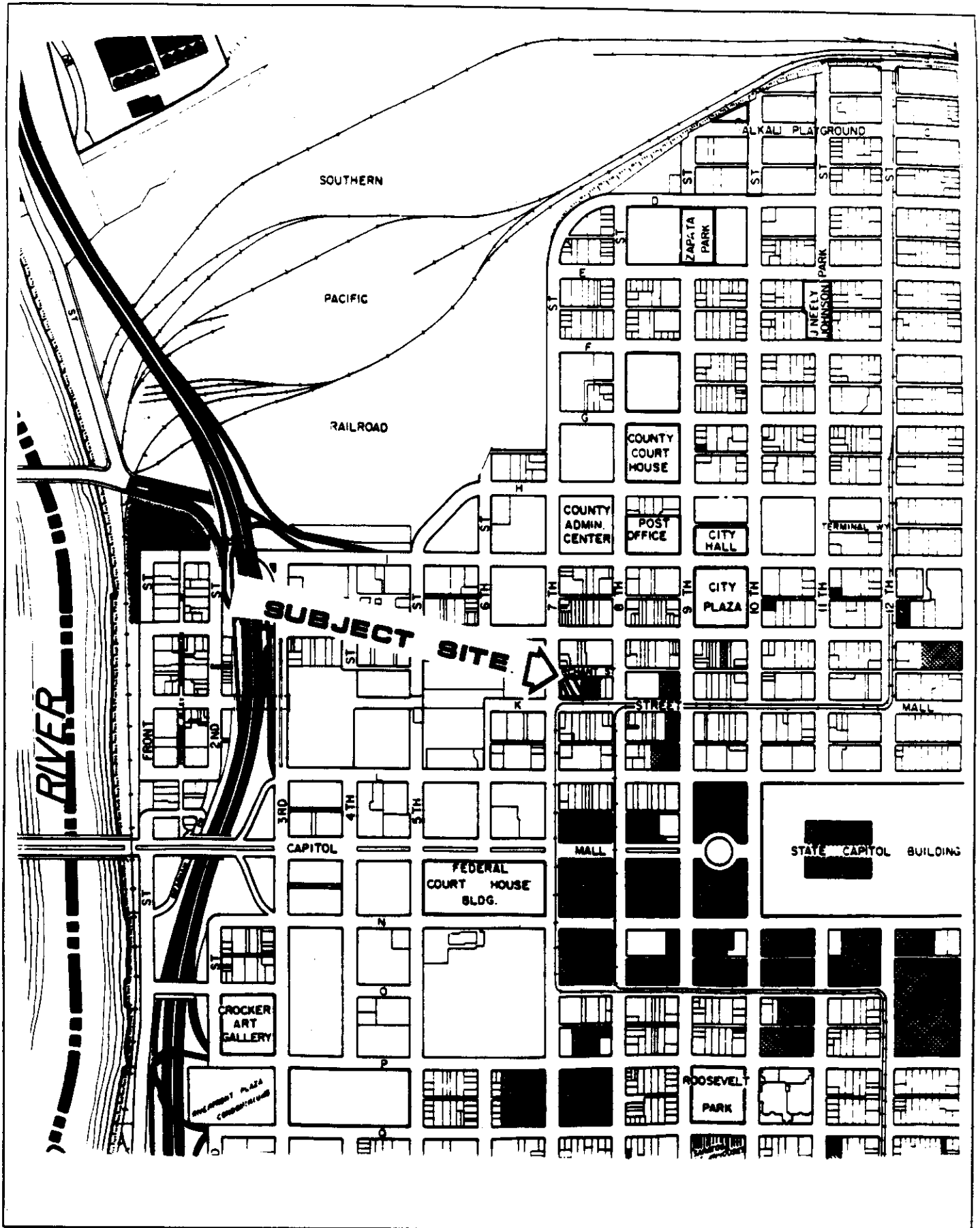
Conditions (amended by staff - 3/8/91)

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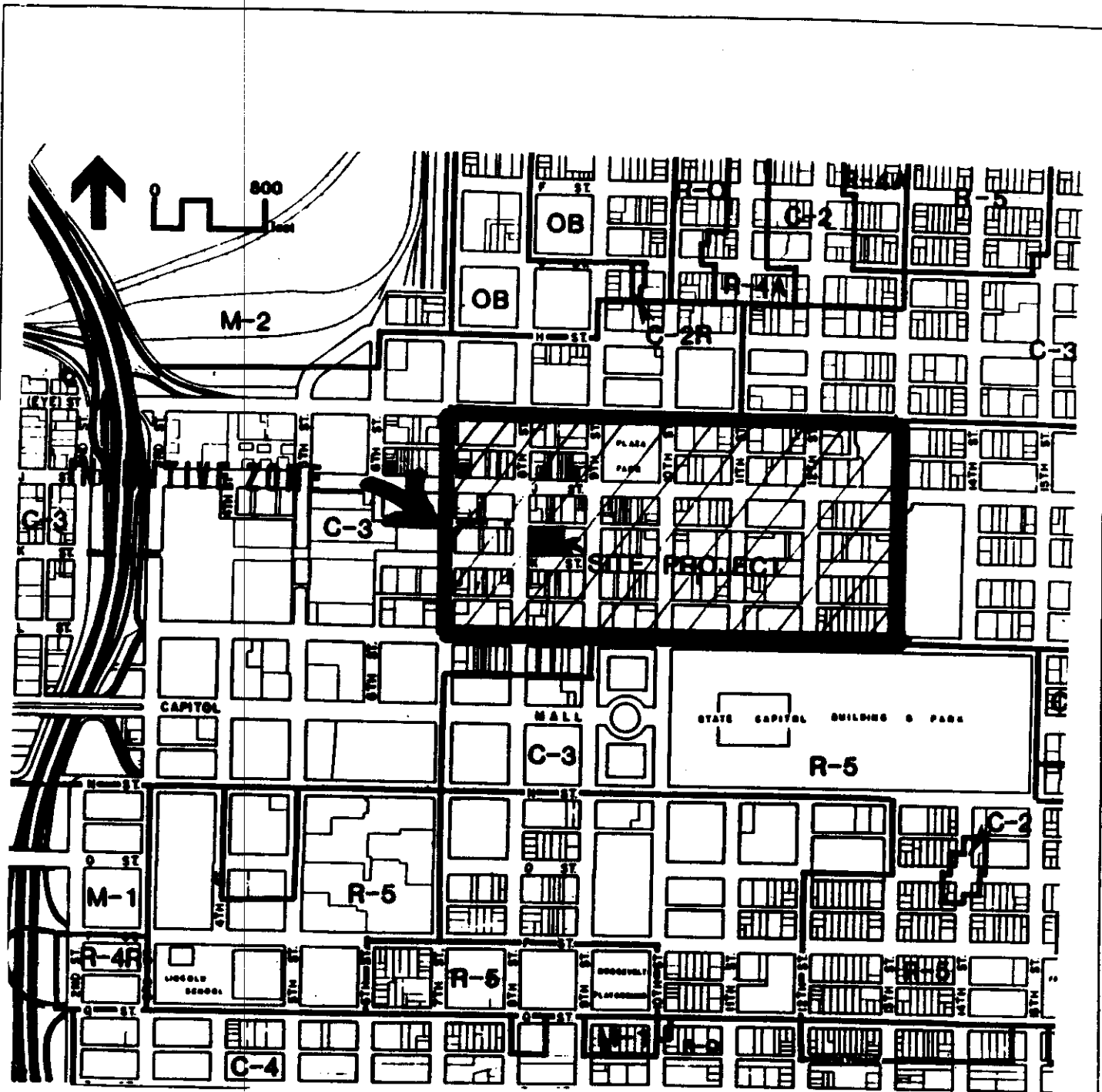
4. ***The applicant shall not have reserved parking for the sole use of the private club unless additional off-site parking for the office building is approved by the Planning Commission (added by staff).***

Findings of Fact

1. The proposal is consistent with the General Plan which designates the site for regional commercial and offices, and the 1980 Central City Community Plan which designates the site for multi-use and the proposed private club conforms with the plan designations.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking is available on the site.
3. The project, as conditioned, is consistent with the 1980 Central City Plan, the 1985 Redevelopment Plan Update, and the 1987 Urban Design Plan in that:
 - a. the plans designate the subject site as the Central Business District which permits retail businesses such as private clubs; and
 - b. the project conforms to the Primary goal of the Central City Plan which states ".....continue revitalization of the Sacramento CBD area as a viable living, working, shopping and cultural environment with a full range of day and night activities."



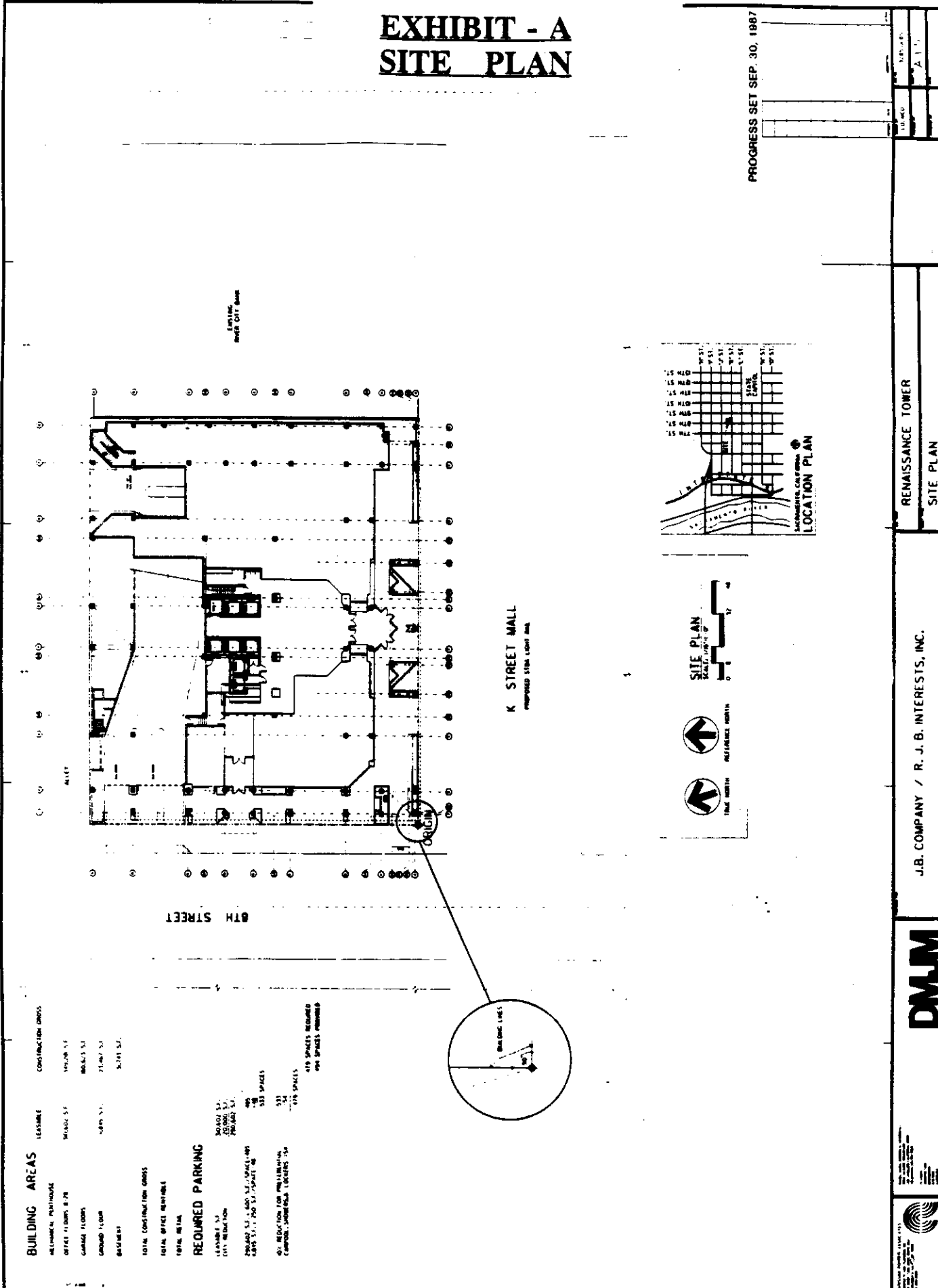
VICINITY MAP



* **SURROUNDING LAND USES INCLUDE OFFICES,
RETAIL AND RESTAURANTS**

LAND USE & ZONING MAP

EXHIBIT - A SITE PLAN



BUILDING AREAS	LEASEABLE	CONSTRUCTION CROSS
MULTIFAMILY RESIDENCE	10,000 S.F.	10,000 S.F.
OFFICE FLOORS 8 TO 20	80,000 S.F.	80,000 S.F.
GARAGE FLOORS	20,000 S.F.	20,000 S.F.
GROUND FLOOR	5,000 S.F.	5,000 S.F.
BASEMENT	5,000 S.F.	5,000 S.F.
TOTAL CONSTRUCTION CROSS		125,000 S.F.
TOTAL OFFICE RENTABLE		80,000 S.F.
TOTAL RETAIL		5,000 S.F.
REQUIRED PARKING		
LEASEABLE S.F.	85,000	115 SPACES
OFFICE RETAIL	5,000	15 SPACES
TOTAL	90,000	130 SPACES
40% REDUCTION FOR MULTIFAMILY, GARAGE, UNDERGROUND, ETC.		-115 SPACES
		15 SPACES REMAINING

PROGRESS SET SEP. 30, 1987

RENAISSANCE TOWER
SITE PLAN

J.B. COMPANY / R. J. B. INTERESTS, INC.

DMJM

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EXHIBIT - B
ELEVATIONS



NORTEC
BE C
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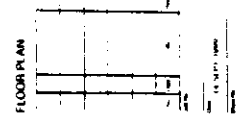
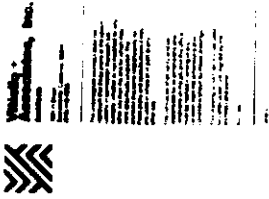
RENAISSANCE TOWER

**ON-SITE
LEASING
OFFICE**

March 14, 1991
February 14, 1991

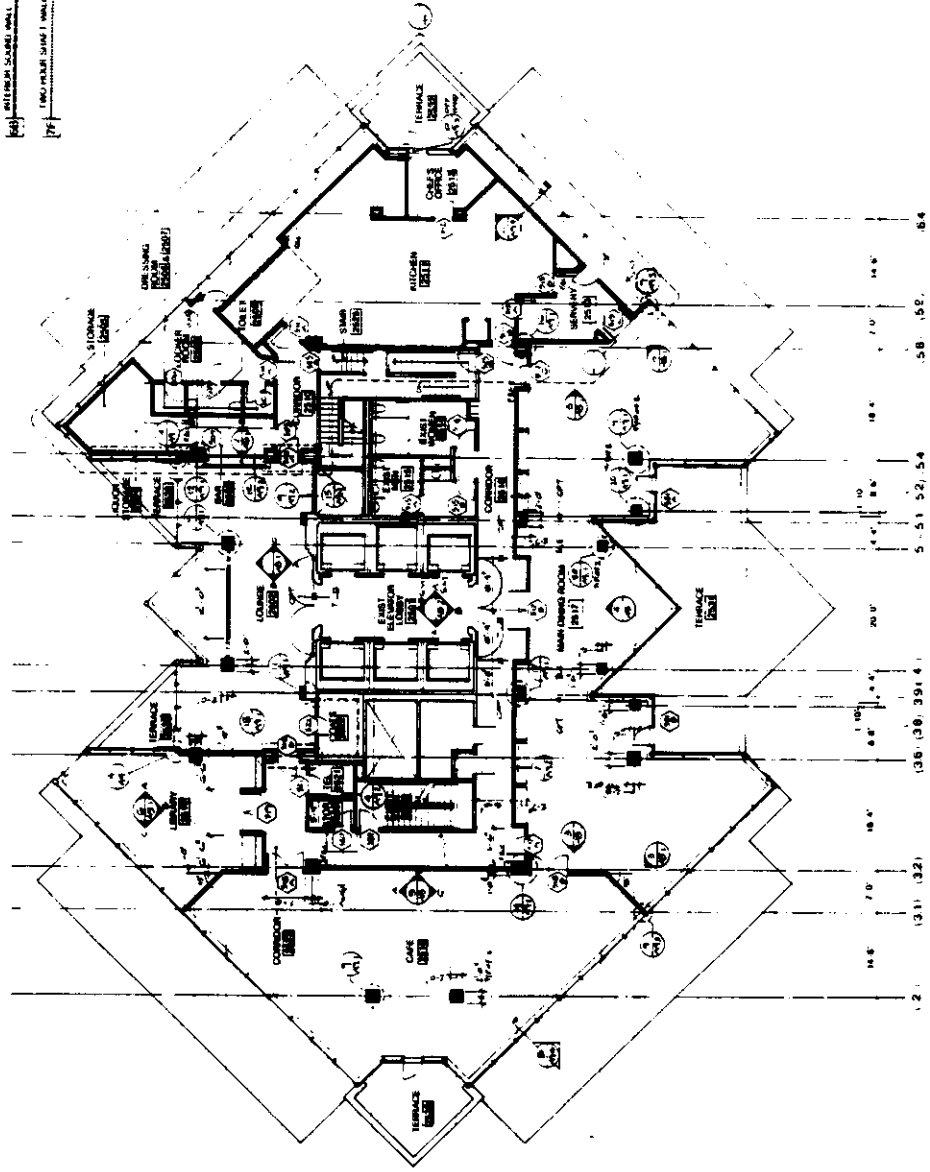
Item No. 13 *ay - Friday*
Item No. 20 *1 - 6:00 p.m.*

EXHIBIT - C-1 FLOOR PLANS



WALL LEGEND

---	1/2" REINFORCED CONCRETE WALL
---	3/4" REINFORCED CONCRETE WALL
---	1" REINFORCED CONCRETE WALL
---	1 1/2" REINFORCED CONCRETE WALL
---	2" REINFORCED CONCRETE WALL
---	2 1/2" REINFORCED CONCRETE WALL
---	3" REINFORCED CONCRETE WALL
---	4" REINFORCED CONCRETE WALL
---	5" REINFORCED CONCRETE WALL
---	6" REINFORCED CONCRETE WALL
---	8" REINFORCED CONCRETE WALL
---	10" REINFORCED CONCRETE WALL
---	12" REINFORCED CONCRETE WALL
---	14" REINFORCED CONCRETE WALL
---	16" REINFORCED CONCRETE WALL
---	18" REINFORCED CONCRETE WALL
---	20" REINFORCED CONCRETE WALL
---	24" REINFORCED CONCRETE WALL
---	30" REINFORCED CONCRETE WALL
---	36" REINFORCED CONCRETE WALL
---	42" REINFORCED CONCRETE WALL
---	48" REINFORCED CONCRETE WALL
---	54" REINFORCED CONCRETE WALL
---	60" REINFORCED CONCRETE WALL
---	72" REINFORCED CONCRETE WALL
---	84" REINFORCED CONCRETE WALL
---	96" REINFORCED CONCRETE WALL
---	108" REINFORCED CONCRETE WALL
---	120" REINFORCED CONCRETE WALL
---	144" REINFORCED CONCRETE WALL
---	168" REINFORCED CONCRETE WALL
---	192" REINFORCED CONCRETE WALL
---	216" REINFORCED CONCRETE WALL
---	240" REINFORCED CONCRETE WALL
---	288" REINFORCED CONCRETE WALL
---	336" REINFORCED CONCRETE WALL
---	384" REINFORCED CONCRETE WALL
---	432" REINFORCED CONCRETE WALL
---	480" REINFORCED CONCRETE WALL
---	528" REINFORCED CONCRETE WALL
---	576" REINFORCED CONCRETE WALL
---	624" REINFORCED CONCRETE WALL
---	672" REINFORCED CONCRETE WALL
---	720" REINFORCED CONCRETE WALL
---	768" REINFORCED CONCRETE WALL
---	816" REINFORCED CONCRETE WALL
---	864" REINFORCED CONCRETE WALL
---	912" REINFORCED CONCRETE WALL
---	960" REINFORCED CONCRETE WALL
---	1008" REINFORCED CONCRETE WALL
---	1056" REINFORCED CONCRETE WALL
---	1104" REINFORCED CONCRETE WALL
---	1152" REINFORCED CONCRETE WALL
---	1200" REINFORCED CONCRETE WALL



Grid lines: (B.5), (B.7), (C.5), (D), (E), (E.5), (F), (F.5)

25TH FLOOR PLAN
1/8" = 1'-0"

P90-478

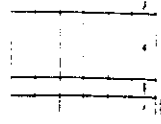
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EXHIBIT - C-2 FLOOR PLANS

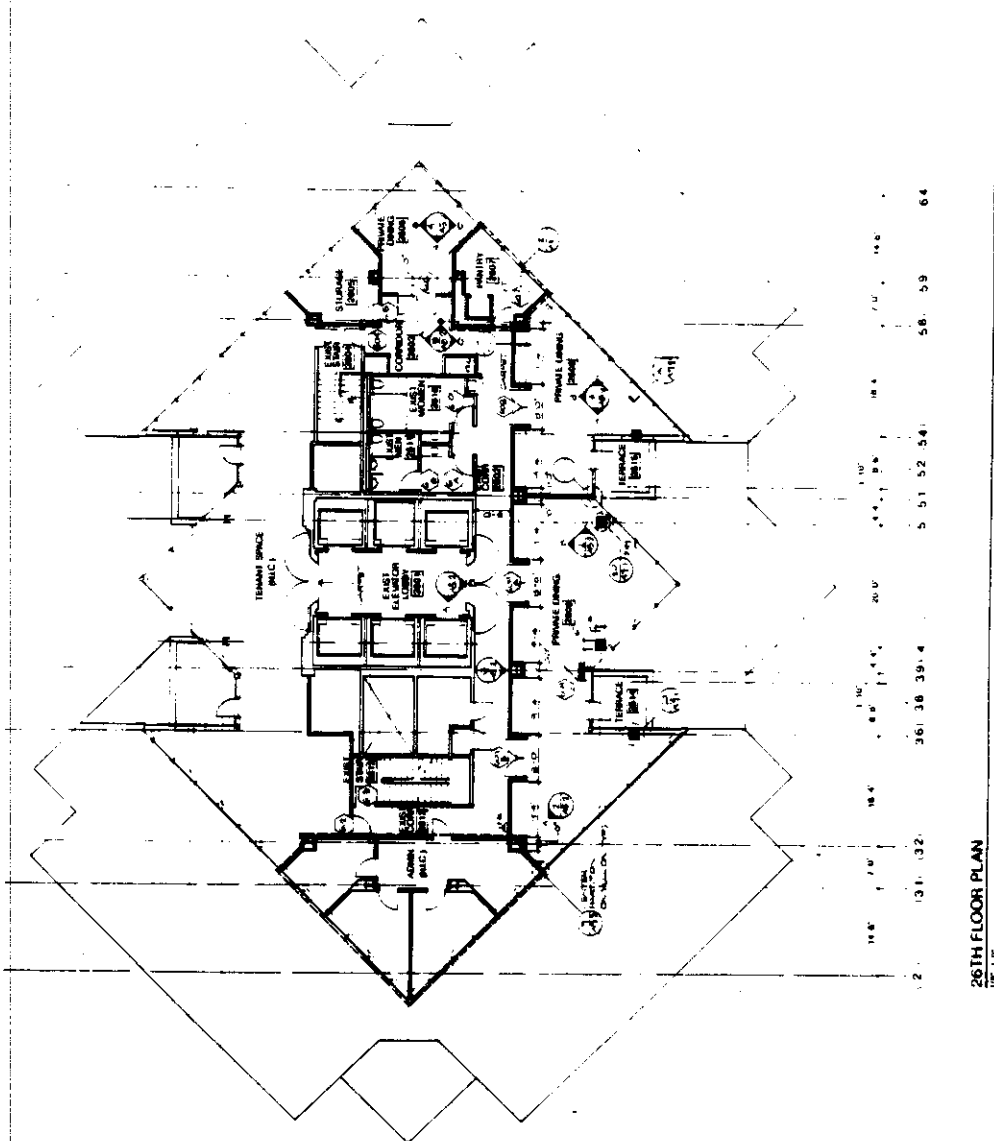
THE A22

26TH FLOOR
FLOOR PLAN



THE A22

A22



(B5) 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64

26TH FLOOR PLAN
1/8" = 1'-0"

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