

APPROVED
BY THE CITY COUNCIL

MAY 18 1999

OFFICE OF THE
CITY CLERK



1.13

DEPARTMENT OF NEIGHBORHOODS
PLANNING AND DEVELOPMENT
SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5604
FAX 916-264-7046

May 7, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: **Watkins Special Permit Modification (P99-001) Findings
of Fact and Conditions of Approval.**

LOCATION: 1102 Q Street
APN 006-0276-023

COUNCIL DISTRICT: Council District #4

CONTACT PERSON: Mark Kraft, Associate Planner, 264-8116


FOR COUNCIL MEETING OF: May 18, 1999 (Afternoon)

SUMMARY

On May 6, 1999 the City Council passed an intent motion to approve the applicants appeal of the Planning Commission action denying a request for a Special Permit Modification to develop 1,822 square feet, previously approved for retail, as office space. The Council expressed its intent to approve the request for a limited term. Specifically, the Council specified that the 1,822 square feet of space may be used as office space until June 1, 2001. At that time, the applicant may seek an extension of time (until June 1, 2002) by demonstrating to the Zoning Administrator that an aggressive effort has been made to market the space to a retail tenant. The Council specified that the term of this Special Permit Modification cannot be extended beyond June 1, 2002. Additionally, the Council specified a condition that the interior of the office space shall remain visible from the street (i.e., that the windows facing the street shall not be screened with shades, reflective glass or other means). The intent of this condition is to maintain a pedestrian friendly streetscape for the building. The attached resolution provides Findings of Fact and Conditions of approval to implement the intent motion of the Council.

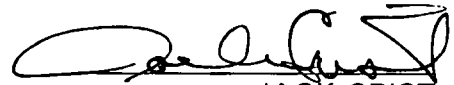
City Council-Watkins Special Permit Modification-P99-001
Findings of Fact and Conditions of Approval
May 18, 1999

Respectfully Submitted



GARY L. STONEHOUSE
Planning Director

APPROVED:



JACK CRIST
Deputy City Manager

FOR CITY COUNCIL INFORMATION
ROBERT P. THOMAS
CITY MANAGER

APPROVED
BY THE CITY COUNCIL

MAY 18 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-232

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLVED

ADOPTED

ON DATE OF

A RESOLUTION APPROVING AN APPEAL OF THE PLANNING COMMISSION ACTION TO DENY AN ENTITLEMENT TO DEVELOP 1,822 SQUARE FEET, PREVIOUSLY APPROVED FOR RETAIL, AS OFFICE SPACE IN THE C-2[R STREET SPD] ZONE LOCATED ON PROPERTY LOCATED AT 1102 Q STREET, APN 006-0276-023 (P99-001).

WHEREAS, at a public hearings on March 11, 1999, the City Planning Commission heard and considered evidence on the request for approval of various entitlements, for the project known as Watkins Special Permit Modification;

WHEREAS, on March 11, 1999 the City Planning Commission denied the entitlement requested for this project;

WHEREAS, on March 16, 1999 the applicant appealed the decision of the City Planning Commission denying the entitlement for this project;

WHEREAS, on May 6, 1999, the City Council heard and considered evidence in the above mentioned matter.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Sacramento that, subject to the findings and conditions of approval set forth below, the appeal is approved:

Findings of Fact:

1. The City Planning Commission, on March 11, 1999, and the City Council, on May 6, 1999, held a public meeting on the request for approval of a Special Permit Modification at the property located at the above described location.
2. All government and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____ 3

DATE ADOPTED: _____

3. The City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA, Section 15301{a}.
4. The Planning Staff has submitted to the City Planning Commission and City Council its report and recommendations on the proposed Special Permit Modification.
5. The project is based upon sound principles of land use in that the limited term of the approval will allow the applicant to perform management and marketing functions associated with the opening of the building, while not compromising the long term goals of the R Street Corridor Plan.
6. The project will not be detrimental to the public health, safety and welfare in that the project has been conditioned to maintain a pedestrian friendly streetscape, and in that the project has been limited in term so that retail opportunities may ultimately be provided for workers and residents proximate to the project.
7. The project, as conditioned, is consistent with the long term Goals and policies of the General Plan, Central City Community Plan and the R Street Corridor Plan.

Conditions of Approval:

The *Special Permit Modification* requested for the project is hereby approved subject to the following conditions:

1. The 1,822 square feet, proposed for ground floor office space may be occupied by office uses until June 1, 2001. This period of occupancy may be extended, to June 1, 2002, by the Zoning Administrator, provided that the applicant demonstrates to the Zoning Administrator that an aggressive effort has been made to market this space for retail uses. Evidence of this effort should include, but is not limited to: 1) identification of the broker(s) involved in marketing the space 2) a log of all calls or other contacts made in an effort to market the space 3) a description of the outcome of each marketing effort including reasons why transactions could not be completed, if applicable. Office occupancy may not be extended beyond June 1, 2002.
2. The office space interior of the office space shall be visible from the street (i.e. the space shall not be screened from view by shades, blinds, reflective glass or other means.)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____ 4

DATE ADOPTED: _____

MAYOR

ATTEST:

CITY CLERK
(P99-001)

Exhibit 1-Site Plan

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____ 5

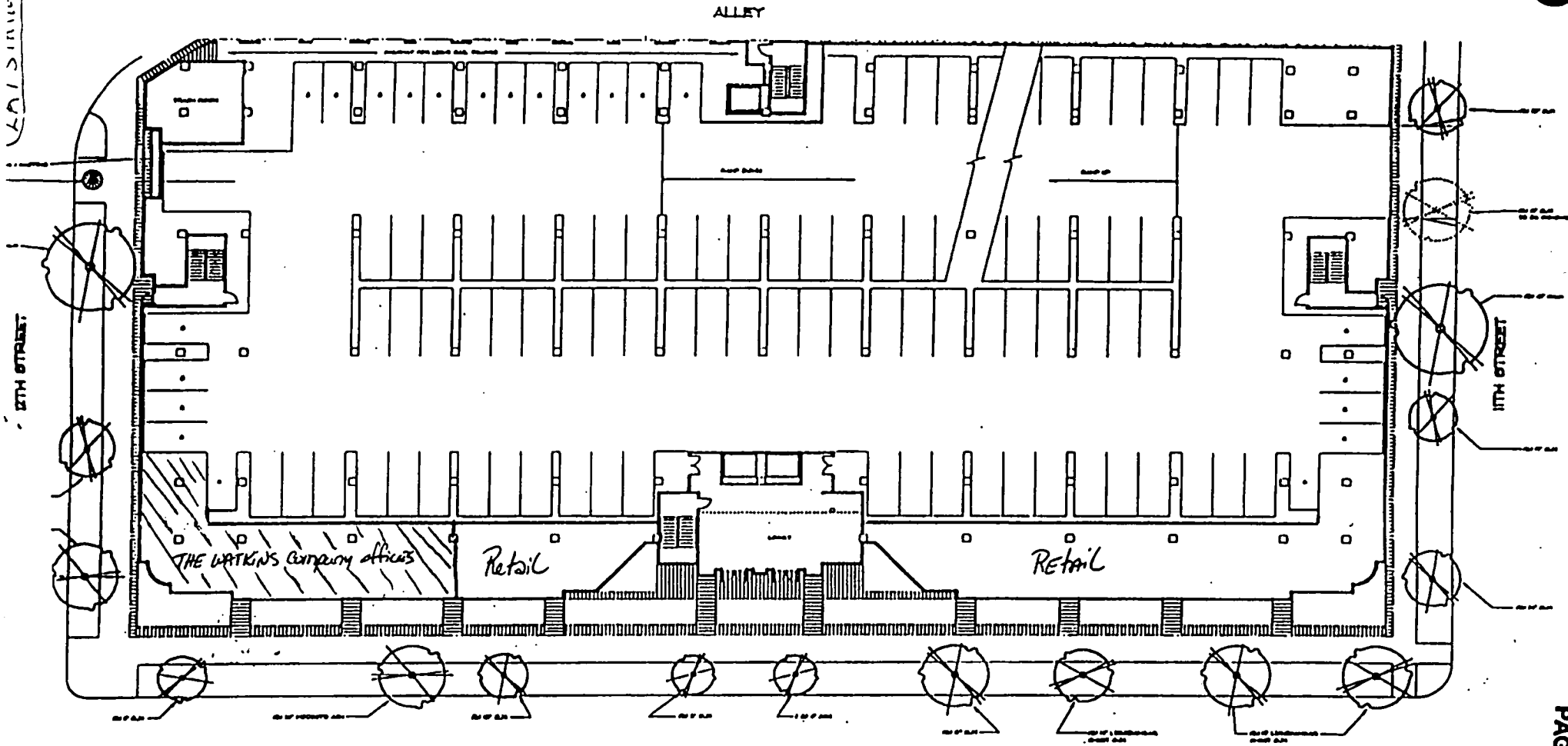
DATE ADOPTED: _____

1475 S. J STREET

15TH STREET

11TH STREET

EXHIBIT 1 - SITE PLAN



RECEIVED

JAN 04 1999

P 99-001

CONCEPTUAL GROUND FLOOR LEVEL

SCALE: 1"=10'-0"

CITY OF SACRAMENTO
CITY PLANNING DIVISION

11th & Q OFFICE BLDG

The Watkins Company

The Spink Corporation

11th & Q OFFICE BLDG

ITEM # 10
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