

CITY PLANNING COMMISSION

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

APPLICANT	Carissimi Rohrer Associates, 1515 River Park Dr., Suite 200, Sacto., CA		
OWNER	Ron Watkins Properties, 7750 College Town Drive, Sacramento, CA 95826		
PLANS BY	Carissimi Rohrer Associates, 1515 River Park Dr., Ste. 200, Sacramento, CA		
FILING DATE	10-22-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	11-12-82	EIR	ASSESSOR'S PCL. NO. 006-111-11 and 12

- APPLICATION:
1. Negative Declaration
 2. Special Permit for in-lieu measures for 10 of the required 13 on-site parking spaces as allowable in the C-3 zone
 3. Lot Line Adjustment

LOCATION: 1215 and 1217 'K' Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert the Esquire Theater into 35,000± square feet of offices and retail uses.

PROJECT INFORMATION

1974 General Plan Designation: Commercial and Offices
1980 Central City Community

Plan Designation: Multi-use
Existing Zoning of Site: C-3
Existing Land Use of Site: Esquire Theater

Surrounding Land Use and Zoning:

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

Parking Required: 13 spaces (100% of which may consist of in-lieu measures)
Parking Provided: 3 spaces (two of which will be car pool spaces)
Property Dimensions: 105' x 161'
Property Area: 16,914 square feet
Square Footage of Building: 35,429
Height of Structure: 46± feet
Significant Feature of Site: Essential Structure on the City's Official Register
Exterior Building Colors: Red tile, white flat wall and soffits, and blue stripes
Exterior Building Materials: Glazed tile, concrete, glass

STAFF EVALUATION: Staff has the following comments in regard to the applicant's request:

1. In-lieu Parking. The C-3 parking ordinance requires 13 on-site parking spaces or in-lieu measures for up to 100% of this requirement for the proposed conversion. The applicant is proposing to provide the following mixture of on-site and in-lieu measures:

002849

(see over)

Credit Allowed

1. Two on-site carpool spaces	5
2. One undesignated on-site space	1
3. Four secure bicycle parking spaces	1
4. Six transit pass purchases	6
Total Credit	<u>13</u>

These on-site spaces and in-lieu measures comply with the required standards for the office and retail use. The carpool spaces must be clearly marked and reserved for carpool usage. Likewise, an appropriate space must be designated for the required bicycle spaces. Prior to the issuance of building permits, the applicant will be required to pay for the transit passes.

2. Ground Floor Commercial Use. In accordance with the intent of the proposed Central Business District street land commercial ordinance, the applicant has indicated that the front portion of the first floor will be retained for commercial retail uses with possibilities of expansion, dependent upon the tenant.
3. Design. The applicant proposes to retain the marquee and the overall appearance of the front facade. The western side of the building and the rear elevations will be altered in that windows are proposed for these elevations. A small one-story structure (Munchies) west of the Esquire Theater will be removed in order to allow for the development of an entry lobby and landscaped courtyard area.

The Design Review/Preservation Board approved the proposed design changes on November 2, 1982, subject to the following conditions:

- a. All aspects of the zoning ordinance to be met;
 - b. Refine courtyard, landscaping and irrigation plans to be brought back to staff for review and approval;
 - c. Trash storage area to be screened from view. Screening wall to match the building;
 - d. Additional bicycle spaces, over and above that required by in-lieu parking requirements, should be provided. Number of spaces to be determined by City Planning Commission;
 - e. Applicant to review drawings reflecting staff's concerns regarding the facade rehabilitation. Revised drawings to be brought back to staff for review and approval;
 - f. All neon to be retained and repaired;
 - g. Refined drawings of west side and rear wall fenestration to be brought back to staff for review and approval.
4. Lot Line Adjustment. The applicant is proposing to merge the two parcels (Esquire Theater and "Munchies" site) for the proposed project. Staff does not object to this merger.

The lot line merger was reviewed by the offices of the City Engineer, Water and Sewer and Building Inspections. The City Engineer requested that new deed descriptions be submitted.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Lot Line Adjustment by adoption of the attached resolution.

Conditions - Special Permit

- a. Prior to the issuance of building permits, the owner, Sacramento Regional Transit District, and the City shall enter into an agreement to provide for in-lieu transit passes as indicated in the Staff Evaluation.
- b. The two on-site carpool spaces shall be clearly designated as such and reserved for carpooling prior to the issuance of occupancy permits.
- c. A minimum of four secure (Class I) bicycle spaces shall be indicated on the building permit plans and shall be installed prior to the issuance of occupancy permits.

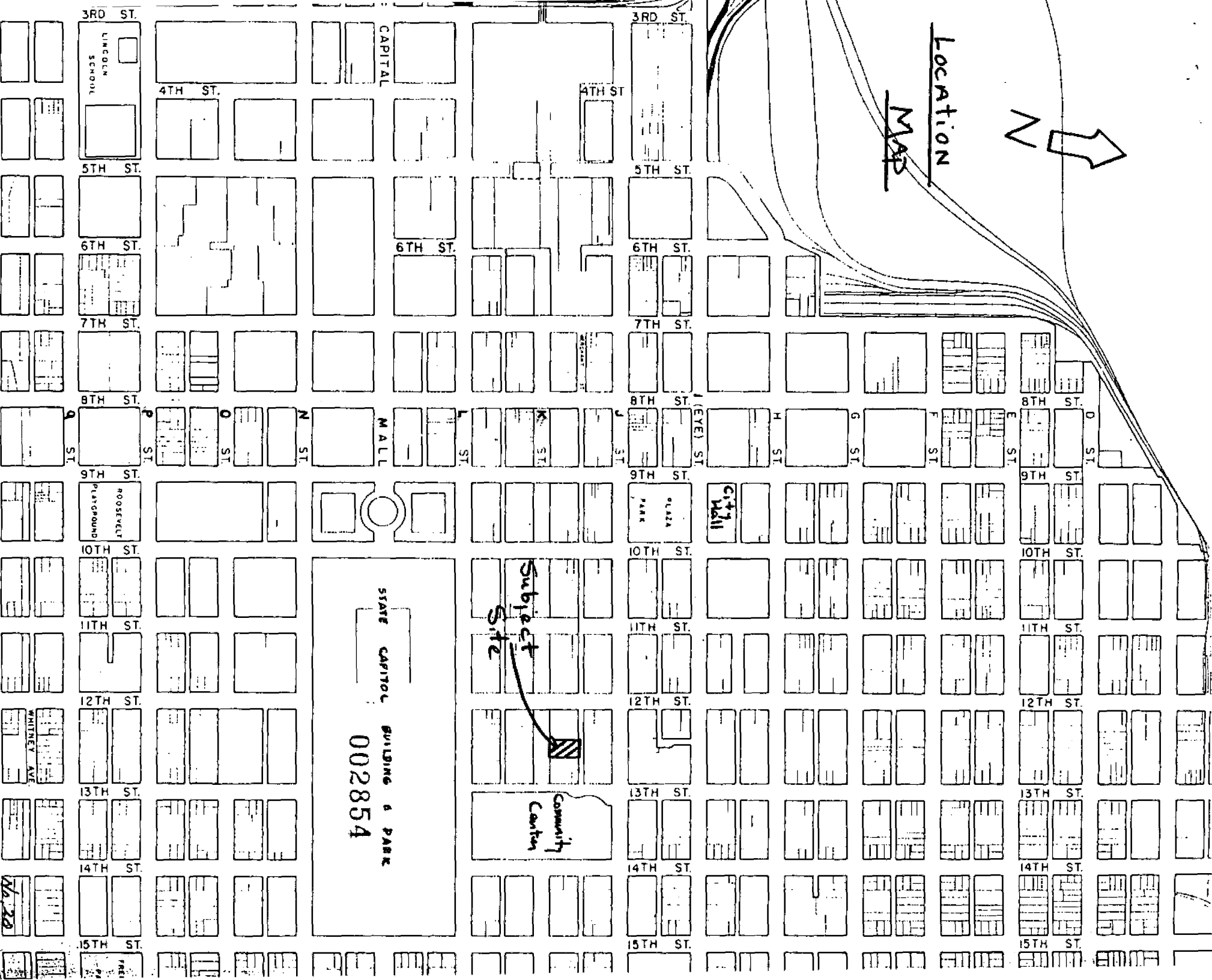
Findings of Fact

- a. The granting of the special permit, as conditioned, is based upon sound principles of land use in that the proposed office and commercial uses are compatible with adjacent land uses.
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare in that the applicant will provide for in-lieu measures to mitigate the increase of intensity of use proposed by the conversion.
- c. The special permit, as conditioned, complies 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."

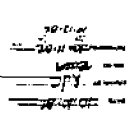
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ESQUIRE THEATER REABILIATION FOR RON WATKINS



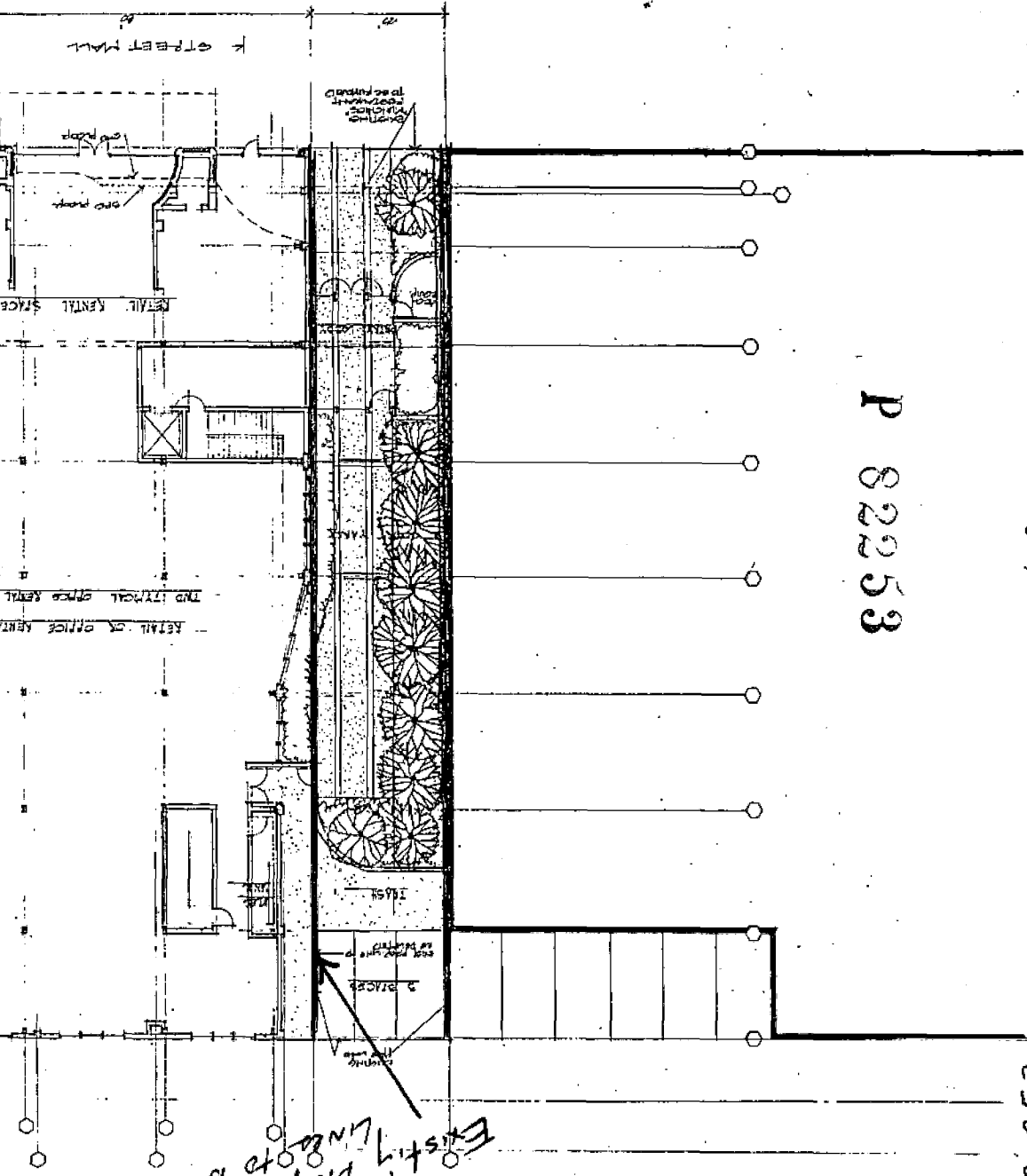
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FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NO.	AREA	AREA (SQ FT)
1	1st FLOOR	1181.42
2	2nd FLOOR	1181.42
3	3rd FLOOR	1181.42
4	4th FLOOR	1181.42
5	5th FLOOR	1181.42
6	6th FLOOR	1181.42
7	7th FLOOR	1181.42
8	8th FLOOR	1181.42
9	9th FLOOR	1181.42
10	10th FLOOR	1181.42
11	11th FLOOR	1181.42
12	12th FLOOR	1181.42
13	13th FLOOR	1181.42
14	14th FLOOR	1181.42
15	15th FLOOR	1181.42
16	16th FLOOR	1181.42
17	17th FLOOR	1181.42
18	18th FLOOR	1181.42
19	19th FLOOR	1181.42
20	20th FLOOR	1181.42
21	21st FLOOR	1181.42
22	22nd FLOOR	1181.42
23	23rd FLOOR	1181.42
24	24th FLOOR	1181.42
25	25th FLOOR	1181.42
26	26th FLOOR	1181.42
27	27th FLOOR	1181.42
28	28th FLOOR	1181.42
29	29th FLOOR	1181.42
30	30th FLOOR	1181.42
31	31st FLOOR	1181.42
32	32nd FLOOR	1181.42
33	33rd FLOOR	1181.42
34	34th FLOOR	1181.42
35	35th FLOOR	1181.42
36	36th FLOOR	1181.42
37	37th FLOOR	1181.42
38	38th FLOOR	1181.42
39	39th FLOOR	1181.42
40	40th FLOOR	1181.42
41	41st FLOOR	1181.42
42	42nd FLOOR	1181.42
43	43rd FLOOR	1181.42
44	44th FLOOR	1181.42
45	45th FLOOR	1181.42
46	46th FLOOR	1181.42
47	47th FLOOR	1181.42
48	48th FLOOR	1181.42
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97	97th FLOOR	1181.42
98	98th FLOOR	1181.42
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TO BE DEMOLISHED ARE:
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 2. 2nd FLOOR - 1181.42 SQ FT
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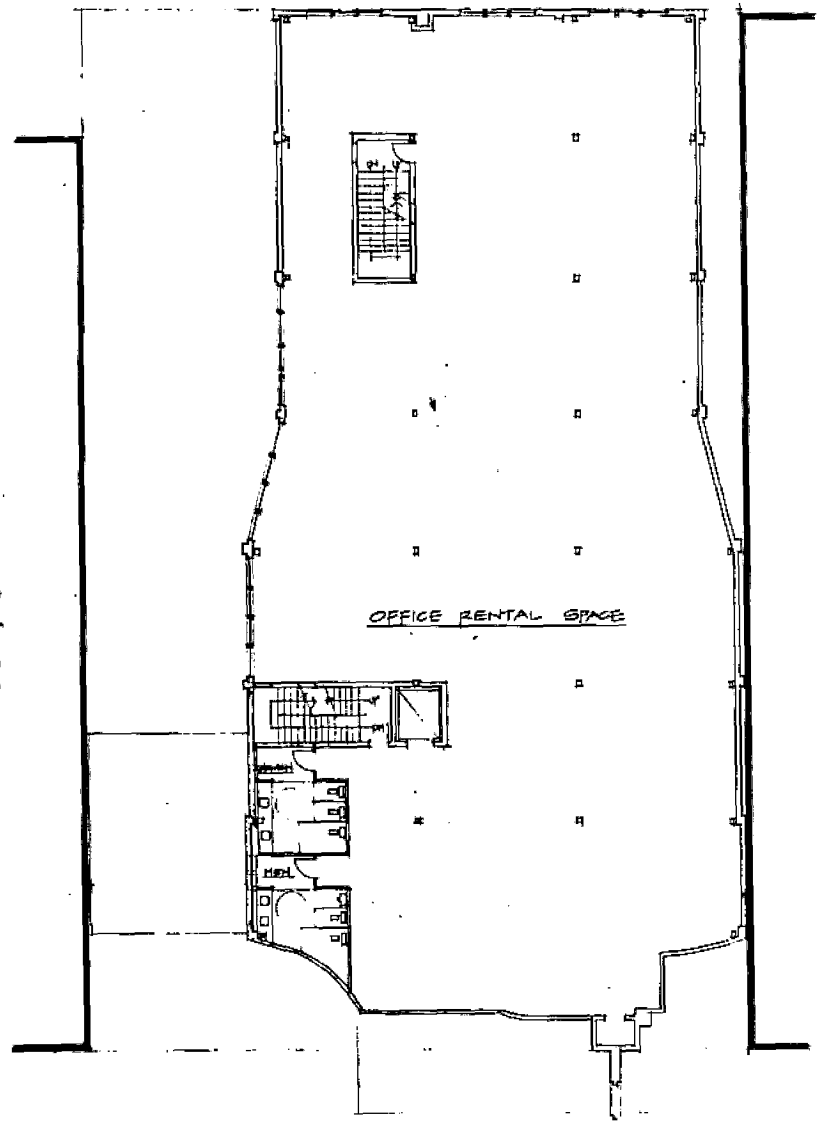


Existing Property to be removed

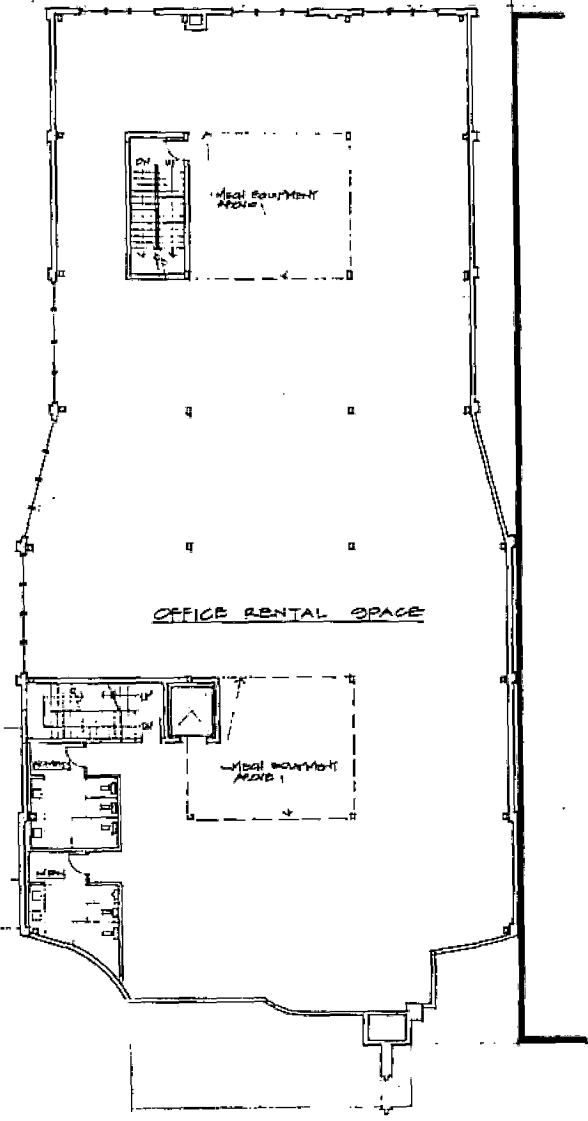
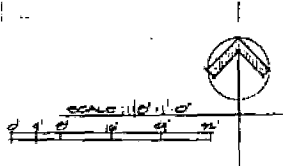
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SECOND FLOOR PLAN



THIRD FLOOR PLAN

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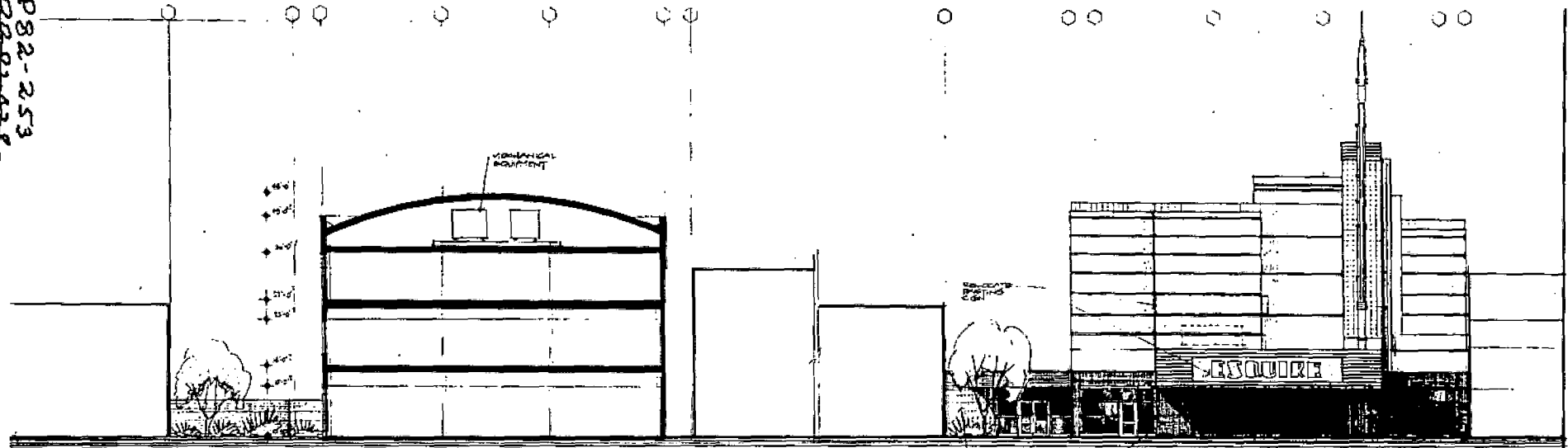


ESQUIRE THEATER REHABILITATION
FOR RON WATKINS
K STREET · SACRAMENTO, CALIFORNIA

11-24-82
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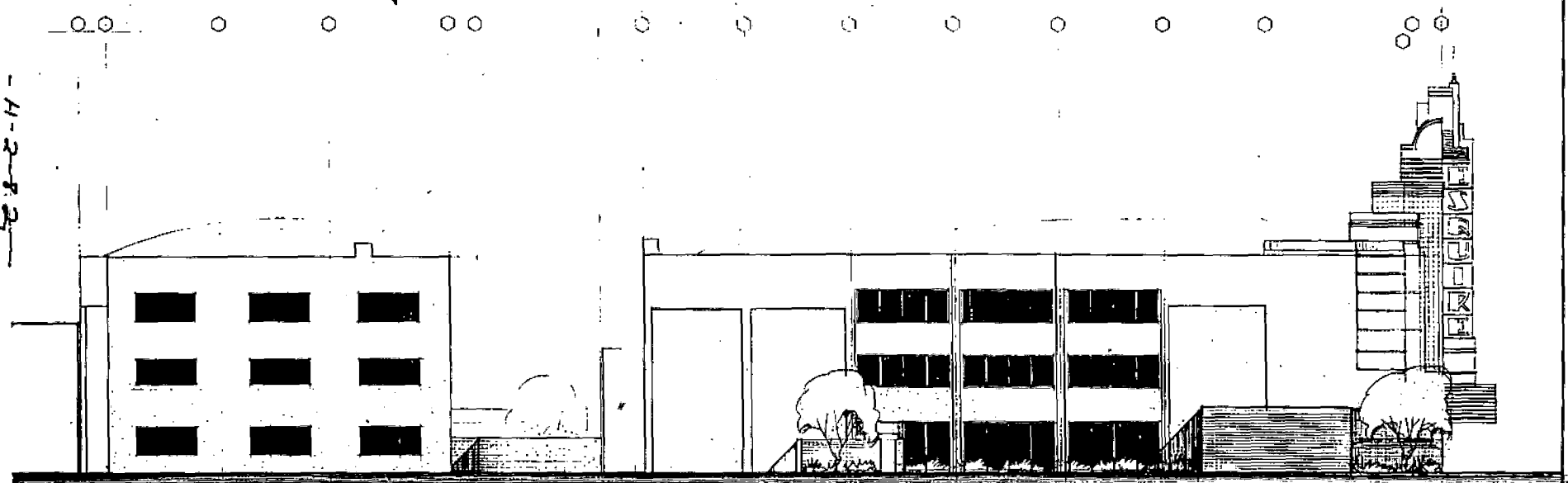
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SECTION LOOKING NORTH

SOUTH ELEVATION SCALE 1/8"=1'-0"

H-2-8-2
11-24-82



NORTH ELEVATION

WEST ELEVATION SCALE 1/8"=1'-0"



ARCHITECTS
1115 FOURTH STREET
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 442-1111

ESQUIRE THEATER REHABILITATION
FOR RON WATKINS
K STREET · SACRAMENTO CALIFORNIA

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RJC
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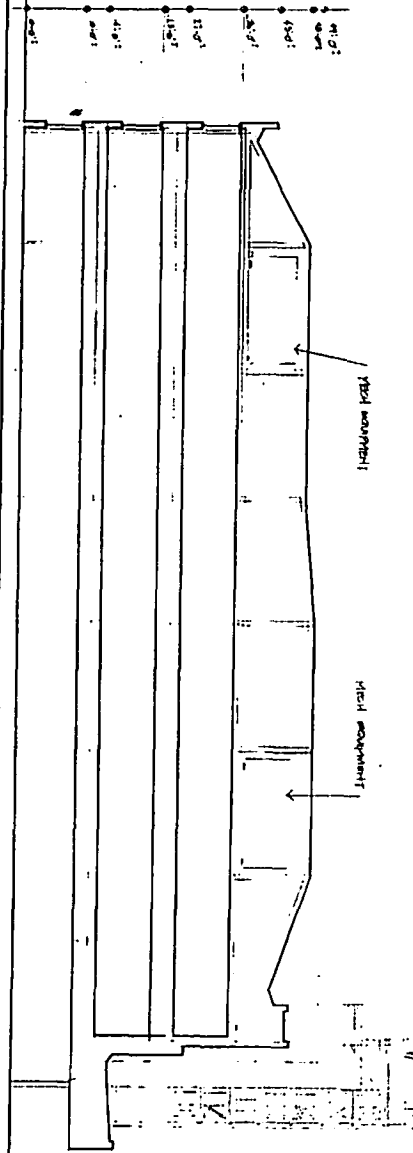
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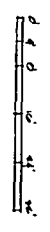
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SECTION LOOKING EAST



K Street NW



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01/18/81
LTC
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