

P96-034 - 716 J Street

REQUEST: A. *Special Permit* to locate individual storage rooms in the basement of an existing building on \pm .59 developed acres in the Central Business District (C-3) zone.

 B. *Special Permit* to locate a government use on the ground floor of an existing building on \pm .59 developed acres in the Central Business District (C-3) zone.

LOCATION: 716 J Street
 APN 006-0094-009
 Central City Community Plan Area
 Council District 1

APPLICANT:	Andy Kwong Calpo/Hom/Macaulay/Dong Architects 2150 Capitol Avenue Sacramento, CA 95816
OWNER:	Bill Garlock Garlock and Company 645 High Street Palo Alto, CA 94301
APPLIC. FILED:	March 27, 1996
STAFF CONTACT:	Mark Kraft, 264-8116

SUMMARY:

The applicant is requesting entitlements to allow the location of individual storage rooms occupying approximately 16,800 square feet in the basement of an existing 31,600 square foot building in the Central Business District. The applicant is also requesting entitlements to allow the Mexican Consulate to occupy approximately 5,600 square feet on the ground floor and in the basement of the same building.

RECOMMENDATION:

Staff recommends approval of the project. This recommendation is based on the project's consistency with General Plan, Community Plan, and zoning designations and its consistency with the intent of the Central Business District-Special Planning District given the constraints of the existing structure.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Offices
Community Plan Designation:	Multi Use
Existing Land Use of Site:	Structured Parking with Vacant Ground Floor and Basement Commercial Office Space
Existing Zoning of Site:	C-3

Surrounding Land Use and Zoning:

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

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Requirement</u>	<u>Agency</u>
Building Permit	Development Services

BACKGROUND INFORMATION:

The project site is occupied by an existing structure with 31,600 square of tenant space in the basement and ground floor (Approximately 25,600 in the basement and 6,000 on the ground floor. The structure includes 341 parking spaces on 5 stories, including part of the ground floor. The tenant space of the structure was originally occupied by the Bank of California, and was subsequently occupied by the Sacramento Public Library. The tenant lease space has been vacant for several years, while the parking structure has continued to operate.

The owner wishes to utilize approximately ±16,800 square feet of the structure to provide leased storage rooms. Approximately 200 individually leased spaces are proposed, ranging in size from 25-100 square feet. These storage rooms would be available for access 8am-5pm Monday through Friday, and are intended to fill a need for

downtown offices and office employees.

In addition, the building owner wishes to lease \pm 5,600 square feet of space to the Mexican consulate. The Mexican Consulate would relocate from its current location in Rancho Cordova. At this new location, the consulate would continue to provide its current functions and services, which include:

- ◆ The representation of the Mexican Government and its institutions
- ◆ Promotion of trade and tourism
- ◆ Cultural Promotion (exhibits in the art gallery) through the Cultural Center
- ◆ Issuance of passports for Mexican National and visas for U.S. and foreign nationals in Northern California and Nevada;
- ◆ Issuance of birth and death certificates, as well as powers of attorney and protection services.
- ◆ Provision of general information on current events in Mexico to the California Government and the private sector.

The applicant is also presently proposing facade enhancements to the existing structure. This proposal (DR96-150) is currently under review by the Design Review/Preservation Board.

STAFF EVALUATION: Staff has the following comments:

Policy Considerations

The projects proposal to locate the Mexican Consulate in the existing building on 716 J Street is consistent with the following General Plan and Central City Community Plan Goals and Policies:

General Plan- Commerce and Industry Element

Overall Goal A

Maintain and enhance downtown's role as a regional office, retail and employment center with special emphasis given to promoting visitor service and cultural/entertainment uses.

Overall Goal B

Promote the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial areas.

Downtown Sacramento Goal A

Maintain and strengthen Downtown's role as a major regional office, retail, commercial, governmental, and cultural/entertainment center.

Downtown Sacramento Goal C

Maintain and strengthen Downtown's role as a center for governmental office activity.

Central City Community Plan**Office Goal**

Encourage full utilization of existing office areas in the Central City.

The proposal to locate individually leased storage rooms in the basement of the structure is consistent with policy encouraging re-use of existing developed areas in the downtown. This proposal is not inconsistent with other General Plan or Community Plan policy, as the storage area will be located in an inconspicuous location.

Zoning Considerations

The project site is located within the Central Business District-Special Planning District (C-3) zone. This zone requires that a Special Permit be granted in order to allow both the individually leased storage areas and the Mexican Consulate, which is considered a government use.

Storage Space Use

A Special Permit is required to establish mini-storage or individually leased storage areas in this zone, so that the appropriateness of the use, and the compatibility with surrounding uses may be evaluated. In the Central Business District, a typical mini-storage development would not be appropriate due to its low-intensity, space intensive, and non-pedestrian oriented nature. However, the applicant proposes to locate the storage areas in the basement of an existing structure, an area not visible from the street. Therefore, the use would not be counter to City goals promoting high intensity, pedestrian oriented uses, particularly on street level, in the CBD. As stated in the applicants justification, the space proposed for storage use receives no natural light, and would therefore be very difficult, if not impossible to lease for office or retail space.

Mexican Consulate Use

The CBD-Special Planning District specifies that, on the project site, 50% of the block

face be devoted to pedestrian oriented uses, and that non-retail/non-pedestrian consumer oriented uses require a Special Permit in this area. Although the proposed project requires a Special Permit, the proposal is not inconsistent with the intent of this Special Planning District, for the following reasons:

- 1) Of the 160 feet of blockface on the Eighth Street frontage of the project, 12 feet is taken by building setback, 40 feet is used for access to the existing parking garage, and sixty feet is taken by the existing building lobby. This leaves 47 feet of usable frontage space in the existing building. The applicant proposes to utilize 20 feet of this frontage for the proposed Mexican Consulate. The remaining space, 57% of the usable frontage space, is being reserved and will be marketed as retail/restaurant space. This reserved space is located on the corner 8th and J Streets, the most visible part of the project, and the most suitable for retail uses.

- 2) The proposed use is classified as a government use, and therefore as a non-retail/non-pedestrian use. However, given the services it provides, the Mexican Consulate will attract many visitors (an estimated 50-300 per day) and will therefore serve to enliven the street in much the same way as would a retail use. The Consulate will also provide a Cultural Center/Art Gallery, which is a use that is encouraged in the CBD.

Development Standards

Since the building is existing, and the project proposes no additions, height and area regulations do not apply to this project. The project has ample parking on-site (341 spaces) to accommodate the proposed uses.

PROJECT REVIEW PROCESS

A. Environmental Determination

The City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15301.

B. Public/Neighborhood Association Comments

The proposed project application was routed to The Neighborhood, the Alkali Flat Neighborhood Association, the Downtown Partnership, the Sacramento Old City Association, and the Central City Alliance of Neighborhoods. Land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received from either the neighbors or the neighborhood advisory groups.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The following summarizes the comments received:

Public Works

The door from the stairwell to J Street swings outward into the public right of way. Verify the acceptability of this with the Building Department.

Informational Note: Hollow Sidewalks exist along the J Street frontage of the project site.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny items A and B. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

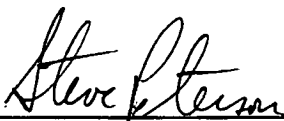
- A. Adopt the attached Notice of Decision and Findings of Fact approving the *Special Permit* to locate individual storage rooms in the basement of an existing building on ±.59 developed acres in the Central Business District (C-3) zone.
- B. Adopt the attached Notice of Decision and Findings of Fact approving the *Special Permit* to locate a government use on the ground floor of an existing building on ±.59 developed acres in the Central Business District (C-3) zone.

Report Prepared By,

Report Reviewed By,



Mark Kraft
Associate Planner



Steve Peterson
Senior Planner

Attachments

Attachment A	Vicinity, Land Use and Zoning Map
Attachment B	Notice of Decision
Exhibit B-1	Site Plans

ATTACHMENT B
NOTICE OF DECISION AND FINDINGS OF FACT FOR
(716 J Street), LOCATED ON 716 J STREET , SACRAMENTO, CALIFORNIA IN THE
CENTRAL BUSINESS DISTRICT (C-3) ZONE. (P96-034)

At the regular meeting of June 13, 1996 the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. *Special Permit* to locate individual storage rooms in the basement of an existing building on ±.59 developed acres in the Central Business District (C-3) zone.

B. *Special Permit* to locate a government use on the ground floor of an existing building on ±.59 developed acres in the Central Business District (C-3) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. *Special Permit* to locate individual storage rooms in the basement of an existing building on ±.59 developed acres in the Central Business District (C-3) zone is hereby approved subject to the following findings of fact and conditions of approval:

1. The City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15301.
2. The project is based upon sound principles of land use in that the proposed use is compatible with surrounding land uses.
3. The project will not be detrimental to the public health, safety and welfare in that the project site has adequate parking to accommodate the proposed use.
4. The project is consistent with the General Plan and Central City Community Plan.

B. *Special Permit* to locate a government use on the ground floor of an existing building on ±.59 developed acres in the Central Business District (C-3) zone is hereby approved subject to the following findings of fact and conditions of approval:

1. The City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15301.
2. The project is based upon sound principles of land use in that the proposed use is compatible with surrounding land uses, and that the project meets the intent of the requirements of the Central Business District-Special Planning District concerning ground floor uses.
3. The project will not be detrimental to the public health, safety and welfare in that the project site has adequate parking to accommodate the proposed use.
4. The project is consistent with the General Plan and Central City Community Plan.

CONDITIONS OF APPROVAL

A. *Special Permit* to locate individual storage rooms in the basement of an existing building on ±.59 developed acres in the Central Business District (C-3) zone is hereby approved subject to the following conditions:

- A1. Prior to issuance of a building permit, the applicant shall verify with the Building Division, the acceptability of J street stairwell swinging outward into the public right of way, and take any steps necessary to correct any violations.

B. *Special Permit* to locate a government use on the ground floor of an existing building on ±.59 developed acres in the Central Business District (C-3) zone is hereby approved subject to the following conditions:

- B1. Prior to issuance of a building permit, the applicant shall verify with the Building Division, the acceptability of J street stairwell swinging outward into the public right of way, and take any steps necessary to correct any violations.

CHAIRPERSON

ATTEST:

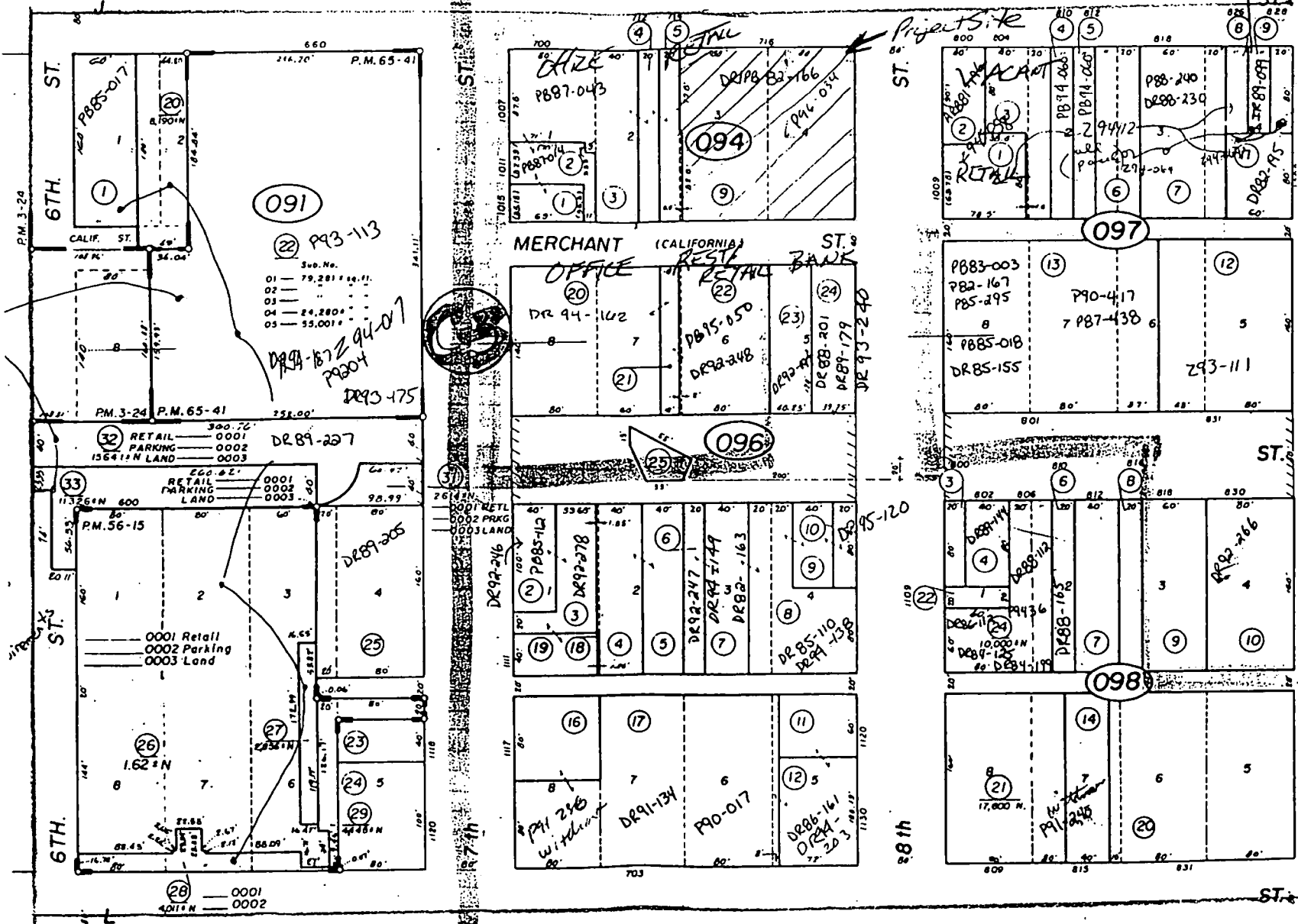
SECRETARY TO CITY PLANNING COMMISSION

DATE (P96-034)

JUNE 13, 1996

P96-034

ATTACHMENT A
VICINITY, LAND USE, AND ZONING MAP



ENTIRE SURROUNDING AREA ZONED
C-3

OLD CITY
KETCHIKAN COMMERCIAL DISTRICT
US BANK Tax Area Code
BLDG

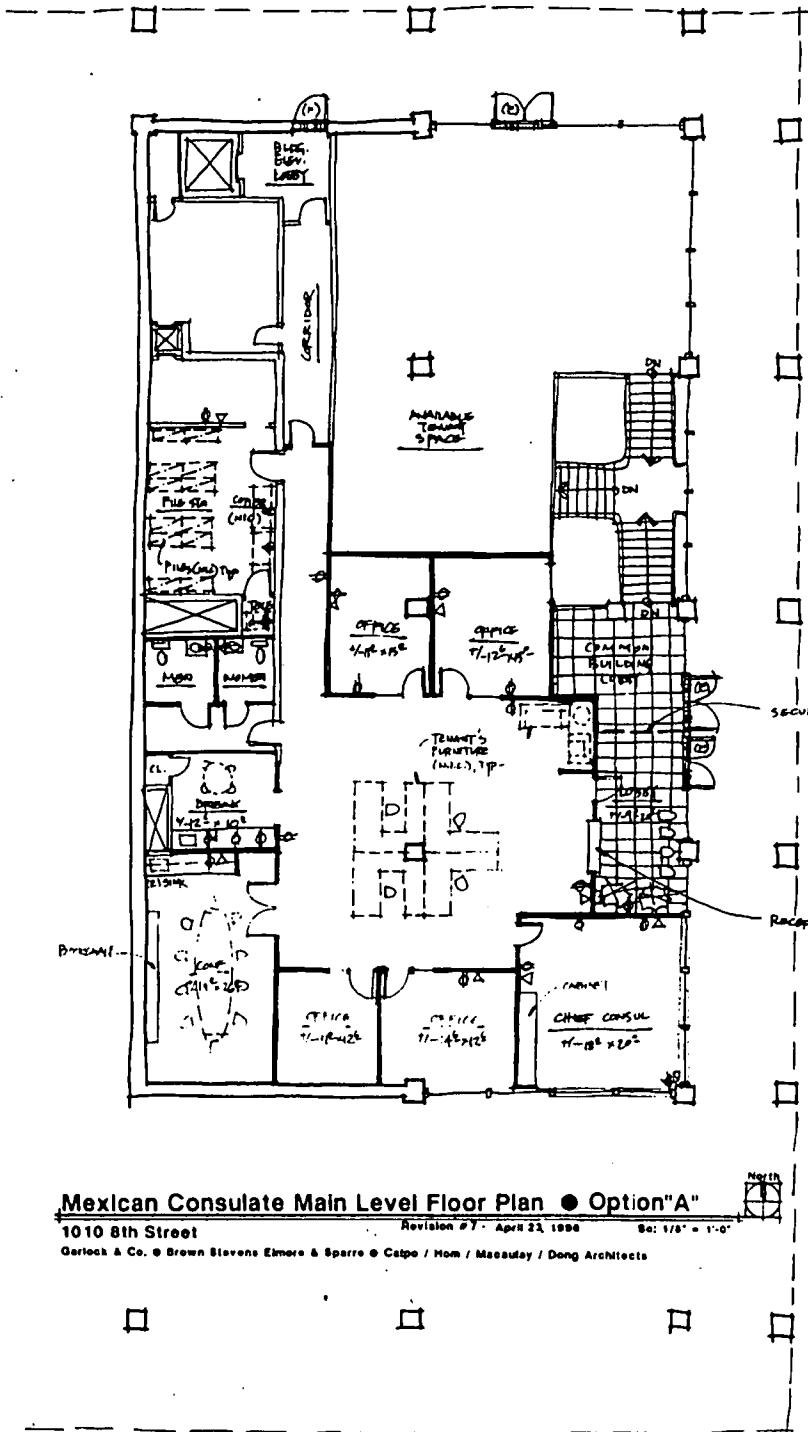


Projects St

8th

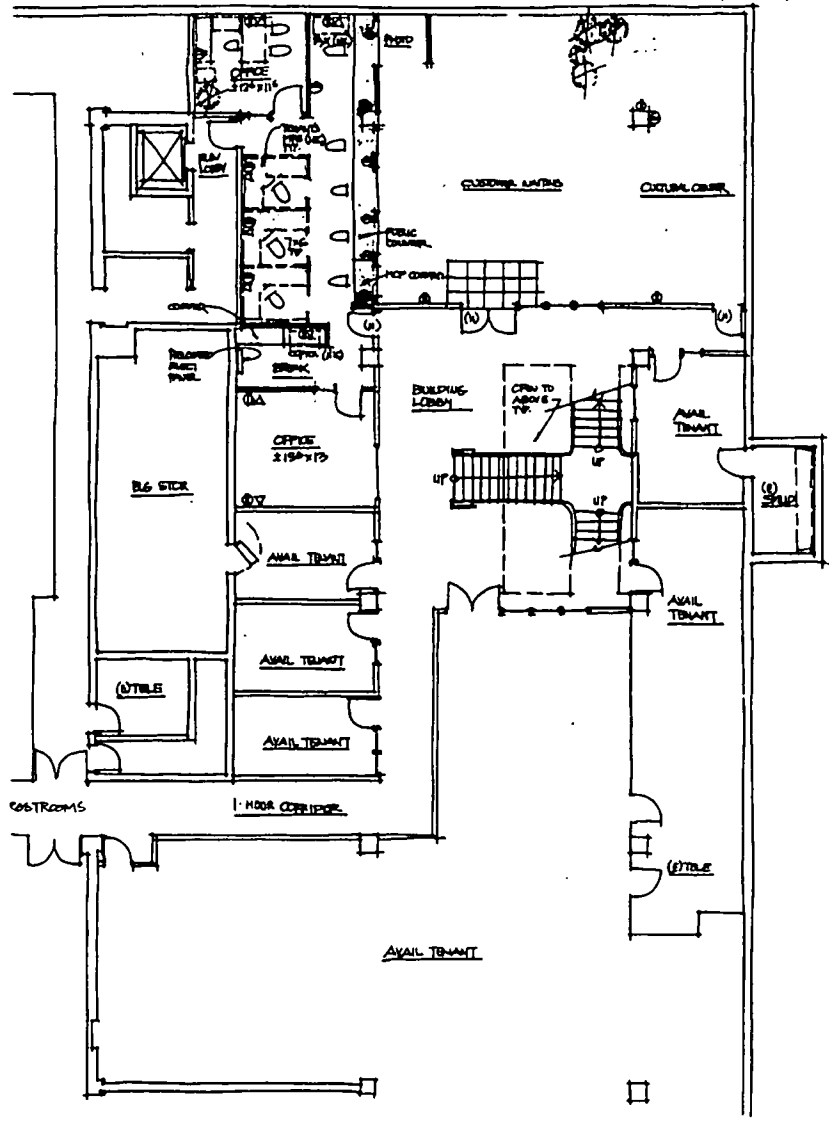
ST

Exhibit B-1



Mexican Consulate Main Level Floor Plan • Option "A"

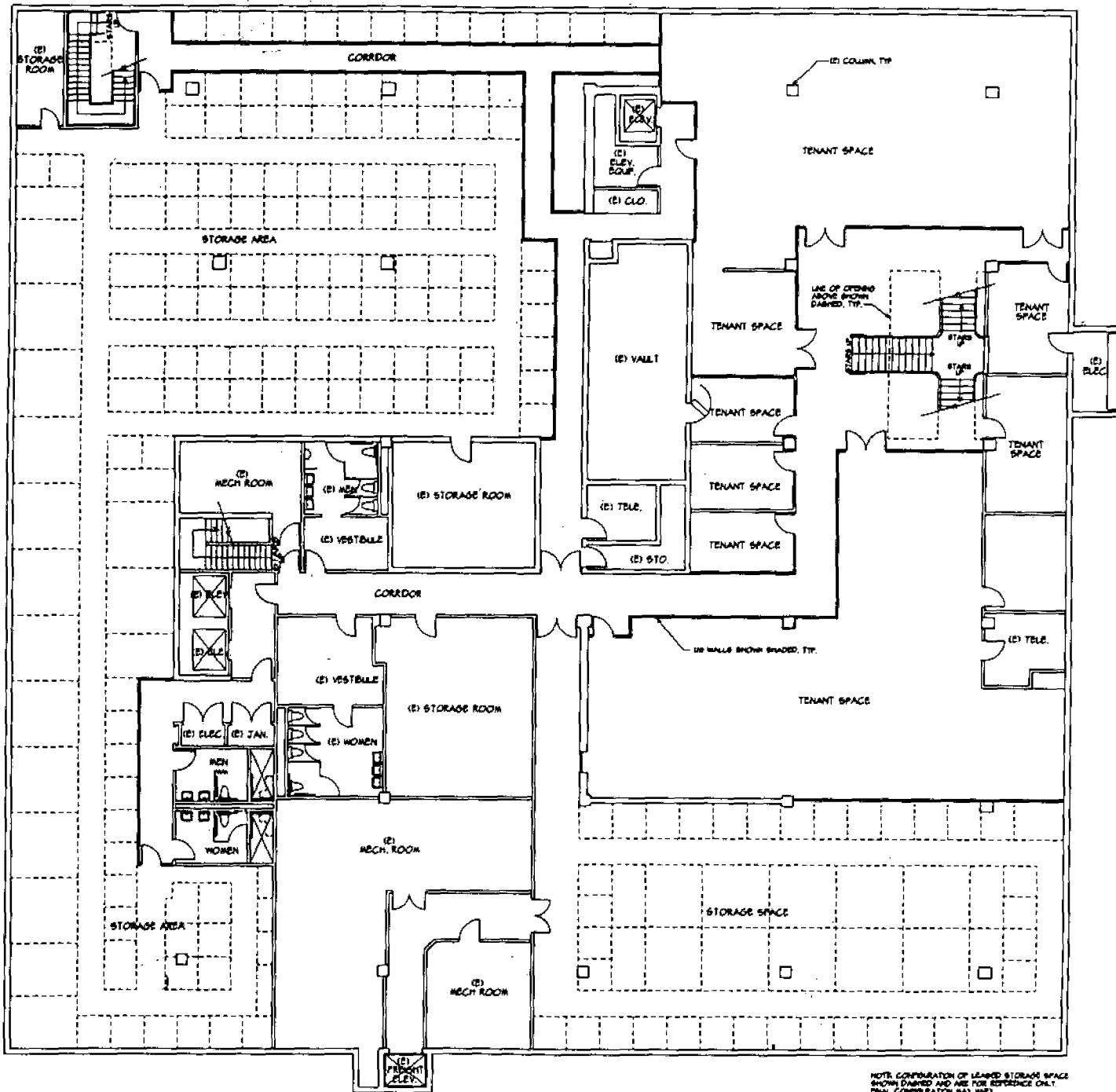
1010 8th Street Revision #7 - April 23, 1996 Scale: 1/8" = 1'-0"
Garlock & Co. © Brown Stevens Elmore & Sparre © Catpo / Hom / Masoudy / Dong Architects



Mexican Consulate Lower Level Floor Plan

1010 8th Street Revision #3 - April 23, 1996 Scale: 1/8" = 1'-0"
Garlock & Company © Brown Stevens Elmore & Sparre © Catpo / Hom / Masoudy / Dong Architects





LOWER LEVEL FLOOR PLAN 1010 8TH STREET - LEASED STORAGE SPACE

JOB - C1608 MARCH 26, 1996

NOTE: CORPORATION OF LEASED STORAGE SPACE SHOWN DASHED AND USE FOR REFERENCE ONLY. FINAL CORPORATION MAY VARY.
NOTE: ALL STAIRS AND ELEVATORS ARE EXISTING.

P96-034

JUNE 13, 1996

ITEM # 7
PAGE 13