



# REPORT TO PRESERVATION COMMISSION City of Sacramento

# 1

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
May 19, 2011

Members of the Preservation Commission

**Subject: 700 Block Project (P10-087)** A request for preservation and design approval for the rehabilitation of K Street building facades and for the design approval of a new five story apartment building over a two-level parking structure generally located along the alley. The site is currently developed with: three listed historic Landmark buildings which K Street facades are proposed to be rehabilitated; and, also includes certain structures, some determined as eligible historic resources, which are proposed to be demolished for the new apartment building/parking structure. Environmental Determination: Environmental Impact Report with Mitigation Monitoring Plan.

- A. Preservation and Design approval for rehabilitation and new construction of 137 rental apartments, 64,881 square feet of retail including restaurants and commercial uses, and a 27,828 square foot parking structure on 1.18± acres in the Central Business District (C-3) zone and located in the Central Core Design Review Area, Central Business District Special Planning District, and three listed Landmark buildings.

## **Location/Council District:**

The 700 Block project is the half block on the south side of K Street between 7<sup>th</sup> and 8<sup>th</sup> Streets. Assessor's Parcel Number: 006-0096-002, 006-0096-003, 006-0096-004, 006-0096-005, 006-0096-006, 006-0096-007, 006-0096-008, 006-0096-009, 006-0096-010, 006-0096-018, and 006-0096-019

Council District 1

**Recommendation:** Staff requests the Preservation Commission approve the request based on the findings and subject to the conditions listed on Attachment 1. The Commission has final authority over item A above and its decision is appealable to the City Council.

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**Applicant:** Bay Miry, 700 Block Investors, LP, 1006 4<sup>th</sup> Street, Suite 701, Sacramento, CA 95814.

**Owner:** Redevelopment Agency, City of Sacramento, 915 I Street, Sacramento, CA 95814. (Attention: Beth Tincher)

**Summary:** The applicant is proposing to redevelop a half block on the south side of K Street between 7<sup>th</sup> and 8<sup>th</sup> Streets. The site currently is developed with storefront buildings, including three listed historic Landmark properties, that were previously retail and restaurant establishments with office and residential uses on the upper floors. The proposal is to rehabilitate all but one of these buildings facades (new façade at 704 K Street) and to demolish the portion of the site adjacent to the alley for construction of a new five story apartment building over a two-level parking structure. The project site currently has 11 parcels which will be merged into one parcel.

Staff supports the project and believes the new construction for the project meets the criteria of the Central Core Design Review District Guidelines. The proposed scope of work for the K Street facades of the historic buildings, including 726 K Street (potentially eligible historic resource, though not officially listed), and the interior of the 700 K Street building will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. However, the project also includes the demolition of the rear portions of the buildings at 704, 708, 712/714, 720, and 724 K Street. The rear of these buildings are part of a potentially-eligible "Greyhound alley façade" historic district and their demolition is a significant and unavoidable impact as analyzed in the EIR. The Certified EIR defines the Statement of Overriding Considerations for the project's public benefit and staff concurs.

**City Code Regarding Joint Projects:** In situations where a project involves multiple properties, some subject to Preservation review and some subject to Design review, the City Attorney has opined that City Code requires that the project's review be conducted by the Preservation review body, in this case the Preservation Commission. However, note that the Commission shall evaluate the project relative to the applicable Design Review District guidelines for those parts of the project not subject to Preservation review. In this case, the Preservation review applies to the rehabilitations for 700, 712 and 716 K Street properties, which are listed Landmark buildings, and the Design Review applies to the remainder of the properties.

The applicable Design Review guidelines for those properties, the Central Core Design Review District guidelines, may be accessed at this link:  
<http://www.cityofsacramento.org/dsd/planning/urban-design/central-city-urban-design-guidelines/documents/UDP-Section3-Chapter4.pdf>

Also note, to ensure a less-than-significant impact from the portion of the project proposing rehabilitation of the façade at 726 K Street, which has been determined to be an historic resource for purposes of the California Environmental Quality Act, is

proposed to comply with the Secretary of the Interiors Standards for the Treatment of Historic Properties – Rehabilitation Standards. The Secretary of the Interiors Rehabilitation Standards are included in this report as Attachment 9.

<b>Table 1: Project Information for 700 Block Project</b>
<b>General Plan designation:</b> Central Business District
<b>Existing zoning of site:</b> Central Business District (C-3)
<b>Design Review Area:</b> Central Core
<b>Landmark Buildings:</b> 700, 712 and 716 K Street
<b>Potentially Eligible as Historic Resources:</b> 726 K Street K Street façade, which is proposed for rehabilitation; and, the Greyhound Alley Façade District (Rear portion of 704, 708, 712/714, 720, and 724 K Street,) which is proposed for demolition; and Hollow Sidewalks/Raised Streets District resources surrounding most of the site, none of which are proposed to be part of the project.
<b>Existing use of site:</b> Existing Storefronts with Office/Residential on Upper Floors.
<b>Property area:</b> 1.175 ± acres or 51,200 square feet
<b>Density:</b> 117± dwelling units/acre
<b>FAR:</b> 4.02 (Calculated as $233,768 - 27,828 = 205,940 / 51,200$ )*

**\*Floor Area Ratio Calculations include the gross building area over the net lot area. Structured parking is excluded from the calculation.**

**Background Information:** The 700 block of K Street was identified in the Merged Downtown Sacramento Redevelopment and Implementation Plan as contributing to blight which is characterized by vacant parcels, deteriorated buildings, uneconomic land uses, and unsafe sidewalks. In 2004, the City held a JKL Corridor Workshop and identified this site as one of the critical areas for revitalization of K Street, encouraging a focus on mixed use development including ground floor retail, new housing, and cultural uses to eliminate blight, stimulate economic growth, and provide for a range of housing types. Over the past few years, the Redevelopment Agency has been assembling property located on the 700 and 800 blocks of K Street. On July 13, 2010, the City Council adopted Resolution 2010-030 which selected D&S Development and CFY Development as the preferred developer for the south side of the 700 Block of K Street.

**Prior Review and Comment Hearings:** The Preservation Commission conducted a Review and Comment session on this project on January 5, 2011, and the City Planning Commission conducted a Review and Comment session on January 13, 2011. Both the Preservation Commission and City Planning Commission were supportive of the project and comments received by the Commission have been added to this report as Attachment 8.

The project requires the City Planning Commission to: A. Certify the Environmental Impact Report on the project; and B. Approve planning entitlements for a project over 75,000 square feet in the Central Business District (C-3) zone and to partially waive

parking for residential units and residential guests. The City Planning Commission's public hearing and action on the project is scheduled for May 12, 2011, with the outcome of the City Planning Commission's action not available at the time of writing this report. Staff will report on that action at the Preservation Commission's hearing on May 19, 2011.

**Public/Neighborhood Outreach and Comments:** The planning/preservation/design review application for the 700 Block Project was submitted December 10, 2010. The proposal was routed for early review. The site was posted and staff notified the following groups about the final public hearings: property owners within 500 feet of the subject site, neighborhood groups & business associations in the area including the Downtown Sacramento Partnership, Sacramento Preservation Roundtable, JKL Workshop Group, Sacramento Old City Association, and Alkali Mansion Flats Neighborhood Association, and past public speakers at the Review and Comment hearings. At the time of writing this report, no additional comments had been received.

**Environmental Considerations:** The Redevelopment Agency of the City of Sacramento (Agency) and the City of Sacramento (City) are co-lead agencies for the preparation of the Environmental Impact Report (EIR) for the redevelopment of the 700 Block of K Street. The EIR analyzed the potential impacts to cultural and historic resources, with the remainder of the issue areas analyzed in the Initial Study. The impacts to the historic resources in the K/L alley and the cumulative impacts to historic resources were determined to be Significant and Unavoidable. All other impacts were determined to be less than significant or less than significant with mitigation. Mitigation measures are proposed for impacts to historic and archeological resources. The link to the environmental documents can be found at:

<http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/>

**Policy Considerations:** The subject site is designated as Central Business District on the General Plan Land Use and Urban Form Diagram. The Central Business District (CBD) is Sacramento's most intensely developed area. The CBD includes a mixture of retail, office, governmental, entertainment and visitor-serving uses built on a formal framework of streets and park spaces laid out for the original Sutter Land Grant in the 1840s. The vision for the CBD is a vibrant downtown core that will continue to serve as the business, governmental, retail, and entertainment center for the city and the region. A significant element in the future CBD includes new residential uses. Increasing the residential population will add vitality to the CBD by extending the hours of activity and the built-in market for retail, services, and entertainment.

#### Urban Form Guidelines

Key urban form characteristics envisioned for the Central Business District include the following:

1. A mixture of mid- and high-rise buildings creating a varied and dramatic skyline with unlimited heights.

2. Lot coverage generally not exceeding 90 percent.
3. Buildings are sited to positively define the public streetscape and public spaces.
4. Building facades and entrances directly addressing the street and have a high degree of transparency.
5. An interconnected street system providing for traffic and route flexibility.
6. Vertical and horizontal integration of residential uses.
7. Public parks and open space areas within walking distance of local residents.
8. Parking is integrated into building or placed in separate structures.
9. Minimal or no curb cuts along primary streets.
10. Side or rear access to parking and service functions.
11. Broad sidewalks appointed with appropriate pedestrian amenities, including sidewalk/café seating.
12. Street design integrating pedestrian, bicycle, transit and vehicular use and incorporates traffic-calming features and on-street parking.
13. Consistent planting of street trees providing shade and enhance character and identity.

Staff finds that the project for the 700 Block meets the intent of the above guidelines as proposed since the building has a mix of residential and commercial uses, has large storefronts facing the public streets, screens the parking garage from street views, and vehicular access is located on the alley. Although the proposal has more than 90 percent lot coverage, it is consistent with the intent of the guidelines because there are rooftop gardens, decks, and balconies for the residents and this portion of K Street is closed to vehicles so there are pedestrian amenities including café seating and benches.

#### Historic & Cultural Resources Goals

Staff finds the project is generally consistent with the General Plan goal to identify and preserve the city's historic and cultural resources in order to enrich our sense of place and our understanding of the city's prehistory and history.

#### **General Plan Policies**

***LU 2.7.8 Screening of Off-street Parking.*** *The City shall reduce the visual prominence of parking within the public realm by requiring most off-street parking to be located behind or within structures or otherwise fully or partially screened from public view.*

Staff finds that the proposal includes constructing a parking structure that is wrapped with residential and retail uses along the street frontages.

**LU 4.1.4 Alley Access.** *The City shall encourage the use of well-designed and safe alleys to access individual parcels in neighborhoods in order to reduce the number of curb cuts, driveways, garage doors, and associated pedestrian/automobile conflicts along street frontages.*

Staff finds that the parking structure is designed to be accessed from the alley and there are no proposed curb cuts along the street frontages.

**LU 5.5.2 Transit-Oriented Development.** *The City shall actively support and facilitate mixed-use retail, employment, and residential development around existing and future transit stations.*

Staff finds the proposed project is transit-oriented because it includes residential and retail uses adjacent to a light rail station.

**LU 5.6.1 Downtown Center Development.** *The City shall encourage development that expands the role of the CBD as the regional center for commerce, arts, culture, entertainment, and government.*

Staff finds the project includes a live music venue at 700 K Street along with other retail and restaurant uses to contribute to the mix of cultural, commerce, and entertainment uses downtown.

**LU 5.6.3 Mixed Use Downtown Development.** *The City shall support a mixed use, vibrant Central Business District by encouraging innovative mixed use development resulting in development consistent with Sacramento's commitment to environmental sustainability.*

Staff finds the proposal includes the addition of residential units over commercial uses to support the downtown area as a place to live, work, shop, and play.

**HCR 2.1.10 Early Consultation.** *The City shall minimize potential impacts to historic and cultural resources by consulting with property owners, land developers, and the building industry early in the development review process.*

Staff notes that the then-named Design Review & Preservation Board, Preservation Staff, property owners and the general public were consulted as part of the JKL Workshop efforts. The Design Review & Preservation Board was asked to consider potential historic resources on this project site and surrounding areas. On this project's site, the Board supported the retention of the traditional development characteristics of the K Street building facades, but did not support the block fronts as an historic district, nor did it recommend consideration of additional individual Landmarks on this project site at that time, though it did support the Greyhound Alley Façade District

**HCR 2.1.11 Compatibility with Historic Context.** *The City shall review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context. The City shall pay special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources.*

Staff finds that the K Street Site Line Exhibit submitted by the applicant (see Sheet 5.1 on page 89) demonstrates that the proposed new construction along the alley is compatible in scale with the historic buildings.

**HCR 2.1.12 Contextual Elements.** *The City shall promote the preservation, rehabilitation, restoration, and/or reconstruction, as appropriate, of contextual elements (e.g., structures, landscapes, street lamps, signs) related to the historic resource.*

Staff finds that the proposal includes reconstructing a bay window at 716 K Street based on a historic photo.

**HCR 2.1.14 Demolition.** *The City shall consider demolition of historic resources as a last resort, to be permitted only if rehabilitation of the resource is not feasible, demolition is necessary to protect the health, safety, and welfare of its residents, or the public benefits outweigh the loss of the historic resource.*

Staff finds that the storefronts along K Street are proposed to be rehabilitated however, the rear sixty feet of the structures which face the alley will be demolished; and this demolition is necessary to add 122 residential units and a parking garage, needed in order to help activate the downtown area and act as a catalyst for further development.

**M 2.1.3 Streetscape Design.** *The City shall require that pedestrian-oriented streets be designed to provide a pleasant environment for walking including shade trees; plantings; well-designed benches, trash receptacles, news racks, and other furniture; pedestrian-scaled lighting fixtures; wayfinding signage; integrated transit shelters; public art; and other amenities.*

Staff finds that a separate streetscape project was implemented for the 700 block of K Street including the relocation of a light rail station from K Street to 7<sup>th</sup> Street and other improvements for trash bins, lighting, and bike racks which will enhance the overall pedestrian experience. Furthermore, the 700 Block project scope contemplates kiosks on K Street along with café seating which will positively contribute to the efforts to upgrade the streetscape.

**M 6.1.4 Reduction of Parking Areas.** *The City shall strive to reduce the amount of land devoted to parking through such measures as development of parking structures, the application of shared parking for mixed use developments, and the implementation of Transportation Demand Management plans to reduce parking needs.*

Staff finds the project includes the construction of a parking garage and a request to reduce the number of required spaces onsite for the residential units and their guests since the site is located adjacent to an existing light rail station, public

parking is available at the Downtown Plaza across the street, and bicycle parking is provided onsite.

**Central City Community Plan Policies**

**CC.LU 1.7 Central Business District.** *The City shall improve the physical and social conditions, urban aesthetics, and general safety of the Central Business District.*

Staff finds that the project includes residential units that will provide “eyes on the street” to enhance safety and the new construction on the alley and rehabilitation of the storefronts will improve the urban aesthetics for the area.

**CC.HCR 1.1 Preservation.** *The City shall support programs for the preservation of historically and architecturally significant structures which are important to the unique character of the Central City.*

Staff finds that the project includes the rehabilitation of the storefronts of listed Landmarks and of a property identified as historic, for purposes of CEQA, on K Street which were constructed beginning in the late 1800s through the 1950s and the structures are representative of the original historic fabric of K Street.

**CC.H 1.1 Mixed-Use Buildings.** *The City shall provide the opportunity for mixture of housing with other uses in the same building or on the same site at selected locations to capitalize on the advantages of close-in living.*

Staff finds the mixed use proposal capitalizes on a prime downtown location adjacent to light rail and contributes to the realization of complete neighborhoods to live, work, shop, and play.

**2008-2013 Housing Element:**

**H-1.2.4** *The City shall actively support and encourage mixed-use retail, employment and residential development around existing and future transit stations, centers and corridors.*

Staff finds the subject site is located adjacent to light rail stations and the project will promote transit use with the proposed mix of uses.

**Design Policy Considerations:** *Promote creative architectural solutions that acknowledge contextual design issues. Complement the architectural character of the Sacramento area and promote harmony in the visual relationships and transitions between new and older buildings. Relate the bulk of the new structure to the scale or context of existing area to avoid an overwhelming or dominating appearance. Enhance the pedestrian experience. Promote efforts to utilize high-quality building materials, detailing and landscaping.*

**Design Guidelines Considerations:** *Enhance the building base, street wall height, and mechanical parapet. Provide building step backs to further articulate façade. Relate*

*the building's massing to the neighborhood. "How does the building complement adjacent buildings?" Enhance the design of fenestration and rhythm of the building. Promote building articulation through the use of offsets, insets, and reveals. Promote the ground level pedestrian experience and protection. Retain and enhance landscaping, sidewalks and curbs. Provide project lighting that complements the character of the neighborhood and design. Integrate Mechanical, Service, and Recycling/Trash collection areas into the building design.*

### Central Core Design Review District – Private Realm Guidelines

The Sacramento City Core Design Guidelines provide policy guidance to the Preservation Commission, Design Commission, Sacramento Housing and Redevelopment Commission, Planning Commission, and the City Council. The guidelines that form the criteria for Private Realm architectural review are based on context, character, scale, pedestrian experience, materials, integrated services, and sustainable design. The principles are discussed in detail below.

1. New buildings shall have a setback appropriate to the district, typically similar to its immediately adjacent existing buildings.
2. New buildings shall set back and/or step back appropriately in relation to existing mature trees and planned trees.
3. Lot coverage shall be used to control the scale and massing of a building by limiting the amount of lot coverage and ensuring that a given parcel, and its adjacent parcels, have suitable access to light and air.
4. Open Space is an essential and shall be provided on-site for new developments, in a range of public, common, and private open space types.
5. Encourage the provision of new Small Public Open Spaces.
6. On-site open space shall be landscaped to make the space comfortable, attractive, and complimentary with the surrounding architecture.
7. The areas of the Central Core with the highest density shall be developed with a rich mix of parcel sizes, land uses, and architectural variety.
8. To minimize the functional and visual impact of site access areas, service areas and utilities connections, they shall be carefully designed, and located along the least-trafficked edges of the parcel.
9. Mid-rise residential development (50 to 100 feet in height) shall provide both effective densities and local service amenities in their ground floor mixed use areas.
10. Low-rise commercial development (less than a height of 85 feet) shall be included as a viable strategy that contributes to the sustainability of neighborhoods, providing employment centers and daytime activity.

11. The public space of the street shall be defined on both sides by buildings forming a street wall of a consistent height and defined articulation.
12. Bulk controls shall be implemented to foster a distinctive and metropolitan city skyline with buildings of varied shapes, sizes, and articulated tops.
13. Buildings shall terminate with a distinctive top, to contribute to an architecturally dynamic city skyline.
14. Rooftop design shall be integrated into the overall design scheme of the building, including mechanical penthouse enclosures and green design elements.
15. The ground floor, especially the area facing onto public sidewalks, shall incorporate the most public and active spaces within the building, to activate the street. Parking shall not be an appropriate use along a building's public frontage.
16. The façade of a building shall be appropriately transparent to allow active ground floor uses, such as retail, commercial, or community uses to be visible from the street.
17. The street walls defining urban blocks shall be articulated to create rhythm and variety, achieving a fine-grained pattern to the urban fabric.
18. Building corners are a placemaking element that should be designed to accentuate the unique location of the urban corner.
19. To provide human scale to buildings, windows shall be well-proportioned, varied across a project, articulate the wall system, and be operable where appropriate.
20. Entrances shall be well-designed, appropriately scaled, and easy to find. They shall be a special feature in the design of the building.
21. Canopies, awnings, and sunshade shall be used to provide shade and cover for people and buildings, contributing to comfort and sustainability.
22. Elements that project from a building façade shall serve to animate the building's elevations, by adding visual variety and interest while enhancing the connection between the public and private realms.
23. Buildings shall be constructed with exterior materials of the highest quality. Exterior materials, textures, and colors shall be selected to further articulate the building design.
24. Building facades shall have illumination appropriate to their use and location, with light fixture design selected to best complement the architectural design of the project.
25. All signage on the exterior, or visible from the exterior, of a structure shall be designed to carefully integrate with the structure's architecture, and should

enhance the appearance of the structure as well as contribute to the overall character of the streetscape.

26. Temporary construction screening should have a strong graphic appearance in addition to providing for safe pedestrian routes along exposed sides of a construction site.
27. Protect and enhance existing alleys by utilizing them as frontage for housing, parking, commercial activity and open space.
28. Bridges and portals should be designed to reinforce the continuation of the street wall, and further define the more intimate alleys and shared court areas within a block.
29. New buildings shall be designed for optimum sustainability, especially with respect to energy performance and resource conservation.
30. Art shall be used to enhance the public and private realms, and is best incorporated into the building's design in a way that complements the architecture of the building.
31. New development shall balance the need for automobile parking with the requirements of an active urban environment, employing creative parking solutions.
32. Creative parking solutions include structured parking, provided to achieve parking requirements on site while maintaining active-use development along the edge of a parcel.
33. Surface parking shall be located on the side of, or behind, any use, and should be designed with sustainability measures to mitigate its environmental impacts.
34. Development projects shall foster Sacramento's long term sustainability strategy by providing ample well-designed bicycle parking on-site.

Staff finds that the 700 Block project meets the intent of the Private Realm guidelines for the Central Core Design Review District because the project maintains a strong street wall with active, transparent retail uses on the ground floor, provides multiple roof decks as open space amenities on the site, and locates service-related uses on the alley.

### Rehabilitation Standards

The following is the list of the Secretary of the Interior's Rehabilitation Standards for the Treatment of Historic Properties, with the Standards most applicable to this project highlighted:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Staff finds that the proposed scope of work for the K Street facades of the historic buildings, including the historically-eligible façade at 726 K Street, and the publically-accessible interior of the 700 K Street building, complies with the Secretary of the Interior's Rehabilitation Standards. However, the project also includes the demolition of the rear portions of the buildings at 704, 708, 712/714, 720, and 724 K Street. The rear of these buildings are part of a potentially-eligible "Greyhound alley façade" district, and their proposed demolition is a significant and unavoidable impact as analyzed in the EIR. The Certified EIR defines the Statement of Overriding Considerations for the public benefit and staff supports that statement since the design of the project offers a feasible means to develop a high density, transit-oriented development in the Central Business

District while also retaining the general scale and historic character of the block of buildings along K Street, and rehabilitates and reconstructs the K Street facades of the historic buildings.

### Land Use

The following land uses are summarized below for the 700 Block Development. The proposal includes a total of 137 rental apartments, 64,881 square feet of retail including restaurants and clubs, and a 27,828 square foot parking structure.

<b>Address</b>	<b>Building Reference</b>	<b>Proposed Land Uses</b>
700 K Street ( <i>HISTORIC LANDMARK</i> )	Pacific States Building / Men's Warehouse	Live music venue with roof terrace
704 K Street	Joe Sun	Restaurant and Retail
708 K Street	Former Flagstone Hotel	Restaurant, Retail, and 4 apartments
712 K Street ( <i>HISTORIC LANDMARK, WITH 716</i> )	Buckley Building / Galleria	Retail or Salon, and 3 apartments
716 K Street ( <i>HISTORIC LANDMARK, WITH 714</i> )	Boyne Building / Morelia	Bakery or Coffee Shop, and 2 apartments
718 K Street	Tattoo	Restaurant, and 4 apartments
724 K Street	W.T. Grant	Restaurant, and residential community center
726 K Street	Burt's Shoes / Tower Records	Retail/Commercial
730 K Street	Market	Retail, and 2 apartments
New Construction on Alley ( <i>after parcels merged</i> )	N/A	5 story apartment building over 2 level parking garage
Future Kiosks on K Street	N/A	To be determined

### Demolition of Structures

Approximately 60 feet of the rear portion of the structures fronting on K Street would be demolished as part of the proposed project. A portion of a non-historic structure facing 7<sup>th</sup> Street is proposed for demolition, and a non-historic structure facing 8<sup>th</sup> Street at the alley will be completely demolished. An exhibit showing the demolition has been attached to this report on pages 61 - 65 (See Sheets A1.1, A2.1, A2.2, A2.3, and A2.4).

## Signage

No signage has been proposed as part of this approval. A sign program will be required to be reviewed and approved by the Planning Director and Preservation/Design Review staff before sign permits may be issued. This has been included as condition 22 in Attachment 1.

## **Project Design and Staff Evaluation:**

Staff supports the project which is anticipated to be an exciting catalyst for the K Street area. The applicant and architect have been very responsive to comments and concerns throughout the process which is reflected in the final plans attached. With the exception of 704 K Street, the project incorporates the facades of all the existing buildings facing K Street, rehabilitates the K Street facades and adds a significant residential component of new construction to the site. Staff also supports the adaptive reuse proposal for the 7<sup>th</sup> and K Street corner Landmark bank building as an exciting opportunity to enliven the area.

Evaluation of specific “buildings,” based upon the attached final design submittals:

### **1. Landmark Building located at 700 K Street:**

Staff’s concerns regarding lighting fixtures on the exterior, canopies and treatment of the “banking hall” interior have been well addressed by the applicant and believes the proposed rehabilitation will comply with the Secretary of the Interior’s Rehabilitation Standards. Staff notes that there have been alterations to the banking hall interior, especially at the ground floor level walls, the entire two-level west/7<sup>th</sup> Street interior wall, and the north entry area, where original moldings/plasterwork/wall materials have been altered, eliminated, or covered over. The proposal will retain the original 2-story high engaged columns and capitols along the interior’s eastern wall, and the initial three central columns as one enters the building from K Street though these will have a mezzanine insert. Staff understands that the engaged columns at the main, first floor, and mezzanine levels will read as an actual free-standing column, with the details on original portions facing into the banking hall to remain, and the “new” sides to clearly be contemporary. Staff also appreciates that the new balcony railing and music hall staging and acoustical tiles will read as clearly new and contemporary. Staff supports the proposed adaptive reuse of this Landmark for the proposed use.

### **2. Building located at 704 K Street:**

Design: The proposed design is for a new infill structure immediately east of the corner Landmark structure. Staff appreciates that the design picks up on context of adjoining properties in materials and openings, yet reflects a contemporary design approach. Staff appreciates that the exterior façade reads as a separate structure, though functionally the proposed use will connect to the corner Landmark building on the interior.

### **3. Landmark Buildings located at 712 and 716 K Street:**

Note that, at the time of the Commission's Review & Comment session, it was not clear whether 716 was a Landmark or 712 as the record listed a 716 address. Since that Review & Comment session, it was determined that when the ordinance designating the Landmark on this structure was adopted, these two "buildings" and parcels were connected. They were split into two after the designation and, therefore, Staff has determined that both should be considered as "Landmarks" on the properties.

Facades: While both structures' facades were most likely plaster over brick, or possibly though less likely, painted brick, Staff does not object to retention of the current condition of existing exposed brick at 712 K Street. The applicant is proposing to retain the plaster on the 716 K St. building.

Bay and Storefront Windows for 716 K Street: The proposed design for the reconstruction of the historic 2<sup>nd</sup> story projecting bay, and the storefront transom window heights, on the building at 716 K Street is based upon historic photo documentation. (See Sheet A4.4 on page 83)

### **5. Potentially-Eligible Historic Façade located at 726 K Street:**

Tower Records Mural and the Proposed Burts Storefront: Staff is very pleased that, since the Review & Comment session, the applicants have revised the project plans for this property to rehabilitate the existing storefront/entry area according to the Secretary of the Interior's Rehabilitation Standards, including restoration of the psychedelic era mural.

**5. Canopies proposed for existing building facades:** Staff appreciates that two fabric awnings – vs. all metal canopies – are proposed along the K Street storefronts than the plans shown at the Review & Comment session.

### **6. New Residential Building on Alley:**

Staff supports the revision to provide more differentiation along the top of structures, rather than having a large, central mass all topping at the same datum/level. The applicant has also removed units along the alley to break up the mass of the building, and proposes a glass panel system adjacent to a roof deck on the second floor. The proposal includes murals on the alley to soften the ground level appearance. Staff will continue to work with the applicant on the corner trellis system at the corner of 8<sup>th</sup> Street and the alley to ensure the attachment to the façade is integrated into the building architecture. (See condition of approval #10).

South Roof Garden Elevations: Staff appreciates "reconstructing" one of the alley brick facades at the roof garden façade of 708 K St, as proposed Sheet A3.3 on page 77, and recommends continuing to work with Preservation Staff on approaches that would reconstruct the openings in the wall to more closely reflect the original alley

façade's opening, while also accommodating the new residential uses behind the façade.

**Staff Recommendation to the Preservation Commission:** Staff recommends that, after review of the EIR documents, the Commission approve both the Design Review and Preservation review elements of the project since the proposal: a) allows for the rehabilitation of existing storefronts which are representative of the historic fabric of K Street, b) maintains large commercial storefront windows on the K, 7<sup>th</sup> and 8<sup>th</sup> Street facade while also adding residential units above, with windows to provide "eyes on the street" which enhances security, c) adds contextual new design for a significant amount of new residential uses, d) provides onsite amenities for residents including rooftop decks, laundry facilities, bicycle parking, and a community room, e) is generally consistent with General Plan policies, Central Core Design Review District guidelines, and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Respectfully submitted by:   
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Acting Senior Planner for Current Planning

Approved by:

  
ROBERTA DEERING  
Senior Planner for Historic Preservation

Approved by:

  
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Recommendation Approved:

  
WILLIAM CROUCH, AIA, FRAIA, NCARB, LEED AP  
Urban Design Manager/Design Director/Preservation Director

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**Attachment 1  
Proposed Findings of Fact and Advisory Conditions of Approval  
700 Block Project (P10-087)  
700 – 730 K Street**

**Findings Of Fact**

- A.** The **Preservation and Design Review** request for rehabilitation and new construction of 137 rental apartments, 64,881 square feet of retail including restaurants and commercial uses, and a 27,828 square foot parking structure is **approved** subject to the following Findings of Fact:
1. The Environmental Impact Report for the project has been certified by the City Planning Commission on May 12, 2011.
  2. The project, as conditioned, enhances the surrounding neighborhood.
  2. The project, as conditioned, will complement structures in the vicinity, and conforms to the City's adopted design policies and guidelines, as well as standards for the treatment of historic properties.
  4. The project is based upon sound principles of land use, urban design and historic preservation, in that the proposed project includes conditions addressing building design, rehabilitation, and site design.

**Conditions Of Approval**

*The **Preservation and Design Review** request for rehabilitation and new construction of 137 rental apartments, 64,881 square feet of retail including restaurants and commercial uses, and a 27,828 square foot parking structure is hereby **approved** subject to the following conditions of approval:*

- A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to the issuance of a building permit:**
1. The building shall be sited as indicated in the report and exhibits attached.
  2. Auto access on the alley and site layout shall be as indicated in the report and exhibits attached.
  3. The project shall have building entries and setbacks as indicated in the exhibits attached.
  4. Exterior lighting style and design shall be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security. Appropriate lighting should light up wall surfaces or landscape areas. The applicant shall submit all site light fixtures cut sheets and plan locations for review and approval by Preservation and Design Review staff prior to submitting for Building Permit.

5. Mechanical equipment and utility vaults shall be incorporated into the project site. Backflow prevention devices, SMUD boxes, etc., shall be placed in vaults or incorporated into building structure where not visible from street views, and screened from any pedestrian view. The applicant shall submit final mechanical locations for review and approval by Preservation and Design Review staff prior to Building Permit submittal.
6. The integrated trash enclosure details and construction shall be reviewed and approved by Preservation and Design Review staff prior to Building Permit submittal. All final material, finish, and color, shall match with the project's material and color scheme, and shall be reviewed and approved by Preservation and Design Review staff prior to Building Permit submittal.
7. The final landscape plans for the rooftop open spaces (including hardscape and softscape) shall be reviewed and approved by Preservation and Design Review staff prior to Building Permit submittal. Ensure green roofs and courtyards have sufficient depth to sustain landscaping. Automatic irrigation shall be provided for all planting areas.

**B. The design and rehabilitation of the buildings (see plans attached) are hereby approved subject to the following advisory conditions:**

8. The design of the buildings shall be as indicated in the report and exhibits with final conditions as approved by the Preservation Commission.
9. The building elevations shall have a consistency of detail and quality.
10. The applicant shall work with Preservation and Design Review staff to refine the corner trellis treatment on the alley and 8<sup>th</sup> Street and the overlap/attachment to the structure prior to Building Permit submittal.
11. The applicant shall work with Preservation staff to finalize the details on the reconstructed brick wall on the alley façade of 708 K Street. (See Sheet A3.3 on page 77) The openings shall meet the scale, location, and dimension of the existing wall as closely as possible while also accommodating the new residential uses behind it.
12. The applicant shall work with Preservation and Design Review staff to finalize the proposed murals at 704 K Street and along the alley. The murals shown on the plans are placeholders and require final review and approval from staff.
13. Final details, materials and cut sheets for the project (including the interior of 700 K Street) shall be required for review and approval of Preservation and Design Review staff prior to building permit submittal.
14. All the windows on the buildings with K Street façades shall be clear, transparent glass.
15. The final balcony materials and details shall be reviewed and approved by Preservation and Design Review staff prior to submittal for building permits.

16. All cement plaster shall have a smooth finish. Preservation and Design Review Staff shall review final colors and materials palette prior to submittal for building permits.
17. The new bay window for 716 K Street shall be provided per approved plans, with final details provided for review and approval by Preservation Staff prior to submittal for building permit.
18. Final details for storefront systems and other door or window design, materials and placement shall be provided to Preservation and Design Review staff prior to building permit submittal and shall comply with approved plans.
19. The storefronts for 712 and 718 K Streets shall have fabric awnings, with final design to be submitted to Preservation Staff for review and approval prior to issuance of building or encroachment permits.
20. No exposed exterior conduit shall be allowed on any building.
21. Final roof plan with solar panel locations and other mechanical equipment shall be reviewed and approved by Preservation and Design Review staff prior to Building Permit submittal.

**C. The design of the signage is hereby approved subject to the following conditions:**

22. High quality signage with a design and materials that complements the architecture of each building is required and shall meet the sign ordinance. **Signage criteria and program for the project shall be submitted to Preservation and Design Review staff for review and approval prior to building permit submittal. Signage criteria requirements are locations of signage (elevations) including general size, potential illumination, materials, and shall include a program for sign designs. Individual sign design proposals shall be reviewed at time of tenant improvement Building Permit submittal and shall comply with the sign criteria and sign program for the project.**

**D. General conditions:**

23. All final details affecting the exterior building design that are not determined at the time of the Preservation Commission's final review shall be reviewed and approved by Preservation and Design Review staff prior to Building Permit submittal.
24. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Preservation and Design Review staff shall be subject to review and approval by Preservation and Design Review Staff, Director or Commission depending upon the nature of the change, prior to Building Permit submittal. Applicant shall comply with all current building code requirements.
25. Any major revisions proposed to the final approved designs and conditions are subject to review and approval by the Preservation Commission prior to submittal for building permits. Any minor changes to the design as approved by the Preservation Commission is subject to review and approval by Design Review and Preservation

- staff in conjunction with a subcommittee of the Preservation Commission to include the Chair, Vice-chair, and the Commission Architect. **Final determinations shall be recorded as an amendment to the final Record of Decision that will be included on the Building Permit submittal plans.**
26. **All required new and revised plans shall be submitted for review and approval by Preservation and Design Review staff prior to building permit submittal. A set of the appropriate plans (reduced to 11 x 17 set) along with a Letter of Compliance indicating how the project is in compliance with each Condition of Approval with detailed sheet references shall be submitted directly to Preservation and Design Review staff 2 weeks prior to Building Permit submittal. A final 3D model (SketchUp preferred) shall be provided to Preservation and Design Review staff prior to building permit submittal. All necessary planning entitlements shall have been approved by the Planning Commission prior to final Preservation and Design Review sign-off of plans.**
  27. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Preservation Commission upon written request of the applicant.
  28. **The Preservation Commission decision may be appealed to City Council. Appeals must be filed within 10 calendar days of written notice of the Commission action.**
  29. Building permits shall not be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
  30. Final occupancy shall be subject to approval by Preservation and Design Review Staff and may involve an on-site inspection by Preservation and Design Review Staff.
  31. Structural retrofit elements shall be located in areas that minimize impacts to the façades, including locations of tie rods/washers, and such that bracing not cross at windows. **The final structural retrofit plans and elevations shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**
  32. An encroachment permit or agreement will be required for the balconies, sidewalk seating, and the bay window that encroach into the public right-of-way. The encroachment permit or agreement shall be completed and approved prior to issuance of the building permit.
  33. **The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.**
  34. A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.

Attachment 2: Vicinity Map





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Subject: 700 Block Project (P10-087)

May 19, 2011

Attachment 4: Environmental Impact Report

Please find a link below to the Draft and Final EIR documents:

<http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/>

Exhibit A: Findings and Statement of Overriding Consideration

**Exhibit A**

**CEQA Findings of Fact and Statement of Overriding Considerations for the 700 Block of K Street Project**

**Description of the Project**

Currently, the project site is comprised of eleven underutilized parcels. The proposed project site is almost fully built out with a mix of buildings that were constructed beginning in the late 1800's through the 1950's. This portion of the block is representative of the original historic fabric of K Street, with some of the properties listed in the Sacramento Register of Historic and Cultural Resources. A small parcel at the south-westernmost edge of the site adjacent to the alley at 7<sup>th</sup> Street is vacant.

The 700 Block of K Street project proposes a mixed-use development with 137 residential units and retail/restaurant/entertainment uses and a parking garage. The development densities would be below those assumed for the site in the Master EIR for the City of Sacramento's 2030 General Plan.

As part of the proposed project, the majority of the existing building facades along K Street would be renovated in order to maintain the existing pedestrian scale and storefront characteristics. The proposed project would redevelop the existing structures along K Street with retail and restaurant uses, and convert the upper floors of several buildings to residential uses. The entire south half of the half block, along the alley, is proposed for demolition and construction of a single five-story residential building over a two-level parking garage. The first level of the garage would be below grade.

This proposed project would also install the infrastructure connections for development of the site.

**Findings Required Under CEQA**

**1. Procedural Findings**

The Planning Commission of the City of Sacramento finds as follows:

Based on the initial study conducted for 700 Block of K Street project, SCH # 2010112014, (herein after the Project), the City of Sacramento's Environmental Planning Services determined, on substantial evidence, that the Project is an anticipated subsequent project identified and described in the 2030 General Plan Master EIR; that the Project is consistent with the 2030 General Plan land use designation and the permissible densities and intensities of use for the project site; that the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the Master EIR are adequate for the Project; and that the Project **will** have additional significant environmental effects not previously examined in the Master EIR. Therefore, staff prepared a focused environmental impact report ("EIR") on the Project which incorporates by reference the Master EIR and analyzes only the project-specific significant environmental effects and any new or additional mitigation measures or alternatives that were not identified and analyzed in the Master EIR. Mitigation measures from the Master EIR have been applied to the project as appropriate. The

EIR was prepared, noticed, published, circulated, reviewed, and completed in full compliance with the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA")), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, as follows:

a. A Notice of Preparation of the Draft EIR was filed with the Office of Planning and Research and each responsible and trustee agency and was circulated for public comments from November 1, 2010 through December 1, 2010.

b. A Notice of Completion (NOC) and copies of the Draft EIR were distributed to the Office of Planning and Research on February 16, 2011 to those public agencies that have jurisdiction by law with respect to the Project, or which exercise authority over resources that may be affected by the Project, and to other interested parties and agencies as required by law. The comments of such persons and agencies were sought.

c. An official 45-day public comment period for the Draft EIR was established by the Office of Planning and Research. The public comment period began on February 16, 2011 and ended on April 4, 2011.

d. A Notice of Availability (NOA) of the Draft EIR was mailed to all interested groups, organizations, and individuals who had previously requested notice in writing on February 15, 2011. The NOA stated that the City of Sacramento had completed the Draft EIR and that copies were available at the City of Sacramento, Development Services Department, New City Hall, 915 I Street, Third Floor, Sacramento, California 95814. The letter also indicated that the official 45-day public review period for the Draft EIR would end on April 4, 2011.

e. A public notice was placed in the Daily Recorder on February 15, 2011 which stated that the Draft EIR was available for public review and comment.

f. Following closure of the public comment period, all comments received on the Draft EIR during the comment period, the City's written responses to the significant environmental points raised in those comments, and additional information added by the City were added to the Draft EIR to produce the Final EIR.

## 2. Record of Proceedings

The following information is incorporated by reference and made part of the record supporting these findings:

a. The Draft and Final EIR and all documents relied upon or incorporated by reference;

b. The City of Sacramento 2030 General Plan adopted March 3, 2009 and all updates.

c. The Master Environmental Impact Report for the City of Sacramento 2030 General Plan certified on March 3, 2009, and all updates.

d. Findings of Fact and Statement of Overriding Considerations for the Adoption of the Sacramento 2030 General Plan adopted March 3, 2009, and all updates.

e. Zoning Ordinance of the City of Sacramento

f. Blueprint Preferred Scenario for 2050, Sacramento Area Council of Governments, December, 2004

g. The Mitigation Monitoring Program for the Project.

h. All records of decision, staff reports, memoranda, maps, exhibits, letters, synopses of meetings, and other documents approved, reviewed, relied upon, or prepared by any City commissions, boards, officials, consultants, or staff relating to the Project.

### 3. Findings

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environment impacts that would otherwise occur. Mitigation measures or alternatives are not required, however, where such changes are infeasible or where the responsibility for the project lies with some other agency. (CEQA Guidelines, § 15091, sub. (a), (b).)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (CEQA Guidelines, §§ 15093, 15043, sub. (b); see also Pub. Resources Code, § 21081, sub. (b))

In seeking to effectuate the substantive policy of CEQA to substantially lessen or avoid significant environmental effects to the extent feasible, an agency, in adopting findings, need not necessarily address the feasibility of *both* mitigation measures and environmentally superior alternatives when contemplating approval of a proposed project with significant impacts. Where a significant impact can be mitigated to an "acceptable" level solely by the adoption of feasible mitigation measures, the agency, in drafting its findings, has no obligation to consider the feasibility of any environmentally superior alternative that could also substantially lessen or avoid that same impact — even if the alternative would render the impact less severe than would the proposed project as mitigated. (*Laurel Hills Homeowners Association v. City Council* (1978) 83 Cal.App.3d 515, 521; see also *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 730-731; and *Laurel Heights Improvement Association v. Regents of the University of California* ("*Laurel Heights I*") (1988) 47 Cal.3d 376, 400-403.)

In these Findings, the City first addresses the extent to which each significant environmental effect can be substantially lessened or avoided through the adoption of feasible mitigation measures. Only after determining that, even with the adoption of all feasible mitigation measures, an effect is significant and unavoidable does the City address the extent to which alternatives described in the EIR are (i) environmentally superior with respect to that effect and (ii) "feasible" within the meaning of CEQA.

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In cases in which a project's significant effects cannot be mitigated or avoided, an agency, after adopting proper findings, may nevertheless approve the project if it first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the "benefits of the project outweigh the significant effects on the environment." (Public Resources Code, Section 21081, sub. (b); see *also*, CEQA Guidelines, Sections 15093, 15043, sub (b).) In the Statement of Overriding Considerations found at the end of these Findings, the City identifies the specific economic, social, and other considerations that, in its judgment, outweigh the significant environmental effects that the Project will cause.

The California Supreme Court has stated that "[t]he wisdom of approving ... any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Goleta II* (1990) 52 Cal.3d 553 at 576.)

In support of its approval of the Project, the Planning Commission makes the following findings for each of the significant environmental effects and alternatives of the Project identified in the EIR pursuant to Section 21080 of CEQA and section 15091 of the CEQA Guidelines:

**A. Significant or Potentially Significant Impacts Mitigated to a Less Than Significant Level.**

The following significant and potentially significant environmental impacts of the Project, including cumulative impacts, are being mitigated to a less than significant level and are set out below. Pursuant to section 21081(a)(1) of CEQA and section 15091(a)(1) of the CEQA Guidelines, as to each such impact, the Planning Commission, based on the evidence in the record before it, finds that changes or alterations incorporated into the Project by means of conditions or otherwise, mitigate, avoid or substantially lessen to a level of insignificance these significant or potentially significant environmental impacts of the Project. The basis for the finding for each identified impact is set forth below.

**Cultural Resources**

**Impact 4.1-2: Implementation of the 700 K Street project could cause a substantial change in the significance of historical resources (hollow sidewalks) as defined in CEQA Guidelines Section 15064.5. Without mitigation this is a significant impact.**

**Mitigation Measure (From MMP):** The following mitigation measure has been adopted to address this impact:

***MM 4.1-2***

*If there are no feasible means of preserving the necessary character defining features of the resource, as part of the Disposition and Development or other activity that could adversely affect a feature of a hollow sidewalk, the applicant shall work with the City Preservation Director to determine an appropriate mitigation fee to cover the cost of preserving the same length of hollow sidewalk in a different location, based on the existing condition of the hollow sidewalks along K Street and the applicable Secretary of*

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*Interior Standards for the preservation of such resource. This fee must be paid before permits for demolition and/or construction are issued. The mitigation fee may consist of a contribution to a City Preservation Fund, as established by the City Council as grant provider for historic buildings.*

**Finding:** With implementation of the mitigation measure(s), this impact is reduced to a *less than significant* level. Although not anticipated, the project could result in significant impacts to the hollow sidewalks fronting the proposed project site. Payment of the mitigation fee required by Mitigation Measure 4.1-2 would reduce the impact to a less-than-significant level by ensuring the preservation of the same length of another hollow sidewalk in another location in the City.

**Impact 4.1-3: Implementation of the 700 K Street project could cause a substantial change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5. Without mitigation this is a significant impact.**

**Mitigation Measure (From MMP):** The following mitigation measure has been adopted to address this impact:

*MM 4.1-3*

*The following shall apply to any ground disturbing activities associated with development of the project.*

a. *Prior to any excavation, grading or other construction on the project site, and in consultation with Native American Tribes and the City's Preservation Director: a qualified archaeologist will prepare a testing plan for testing areas proposed for excavation or any other ground-disturbing activities as part of the project, which plan shall be approved by the City's Preservation Director. Testing in accordance with that plan will then ensue by the qualified archaeologist, who will prepare a report on findings, and an evaluation of those findings, from those tests and present that report to the City's Preservation Director. Should any findings be considered as potentially significant, further archaeological investigations shall ensue as approved by the Preservation Director, by the qualified archaeologist, and the archaeologist shall prepare reports on those investigations and evaluations relative to eligibility of the findings to the Sacramento, California or National Registers of Historic Places and submit that report to the City's Preservation Director, State Historic Preservation Officer, and appropriate Native American Tribal representative/s if applicable, with recommendations for treatment, disposition, or reburials of significant findings, as appropriate. Also, at the conclusion of the pre-construction testing, evaluation and reports and recommendations, a decision will be made by the City's Preservation Director, based upon the findings of the reports, as to whether on-site monitoring during any project-related excavation or ground-disturbing activities by a qualified archaeologist will be required.*

b. *Discoveries during construction: For those projects where no on-site archaeological monitoring was required, in the event that any historic or prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and a qualified archeologist will be consulted to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find*

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*is determined to be significant by the qualified archeologist, representatives of the City, including the City's Preservation Director, and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation, or reburial in accordance with Tribal consultations if required. A report shall be prepared by the qualified archeologist according to current professional standards.*

*c. If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.*

*d. If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.*

*e. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.*

*If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner, and City's Preservation Director, shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place. Work can continue on other parts of the project site while the unique archeological resource mitigation takes place.*

**Finding:** With implementation of the mitigation measure(s), this impact is reduced to a *less than significant* level. Mitigation 4.1-3 outlines a plan to test the proposed project site prior to excavation or other ground-disturbing activities, and to address any uncovered archeological resources. While unforeseen archeological resources or Native American resources may still be found during any ground disturbing activities, the mitigation will significantly reduce potential impacts to resources by ensuring that construction is halted immediately upon discovery and the resources are appropriately handled.

#### **B. Significant and Unavoidable Impacts.**

The following significant and potentially significant environmental impacts of the Project, including cumulative impacts, are unavoidable and cannot be mitigated in a manner that would substantially lessen the significant impact. Notwithstanding disclosure of these impacts, the Planning Commission elects to approve the Project due to overriding considerations as set forth below in Section G, the statement of overriding considerations.

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**Impact 4.1-1: Implementation of the 700 K Street project could cause a substantial change in the significance of historical resources (700, 716, and 726 K Street and historic alley facades) as defined in CEQA Guidelines Section 15064.5. Without mitigation, this is a significant impact.**

**Mitigation Measure (From MMP):** The following mitigation measure has been adopted to address this impact:

*MM 4.1-1*

*(a) The following resources shall be removed and/or protected prior to any demolition or construction activities that could result in loss or damage. A demolition plan shall be reviewed and approved by the City's Preservation Director prior to construction. The resources shall be rehabilitated or reinstalled in locations approved by the City's Preservation Director.*

- *700 K Street: Interior multi-level volume of space alongside the arched windows on the west wall of the structure.*
- *Historic Alley Facades: rear wall of 712/ 714 K Street. In addition to the wall's re-installation at a new location, provide interpretation on-site of the historic 19<sup>th</sup> century alley district elements that are to be demolished. The interpretation shall include a permanent metal exhibit incorporating historic and current photographs and descriptions of all the 19<sup>th</sup> century alley facade district's features and their history. The exhibit's design and locations shall be approved by the City's Preservation Director.*

*(b) 716 K: Prior to submittal for building permits on this building, detailed design plans and elevations for the building's K Street entry and façade will be submitted for review and approval by the Preservation Director such that original materials and character-defining features will be retained and rehabilitated, and the missing original projecting bay will be reconstructed, in accordance with the Secretary of the Interior's Standards for Rehabilitation and for Reconstruction respectively.*

*(c) 726 K: Prior to submittal for building permits on this building, design plans and elevations for the building's K Street entry and façade will be submitted for review and approval by the Preservation Director such that original materials and character-defining features will be retained and rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation, and that any additions or new construction at the façade or entry area will be designed in accordance with the Secretary of the Interior's Standards for Rehabilitation.*

**Finding:** The proposed demolition of the rear portions of the buildings at 704, 708, 712/ 714, 720, and 724 K Street would result in the loss of significant features and characteristics that contribute to the scale, size, and overall image of the potentially-eligible "Greyhound alley façade" district. The elements at the rear of these buildings convey a sense of time and place reflecting the City's unique early downtown history. Although no portion of the building at 716 K Street would be demolished in order to construct the proposed new structure because the building is shorter than the others fronting K Street, the building would no longer be adjacent to the alley. As defined by CEQA, the loss of these resources would be a substantial adverse change to these

historic resources, and mitigation that reduces the impact to a less-than-significant level has not been identified.

For these reasons, the impact remains *significant and unavoidable*.

**Impact 4.1-4: Implementation of the 700 K Street project, in conjunction with other development in the City, could cause a substantial change in the significance of a historic resource as defined in CEQA Guidelines Section 15064.5. Without mitigation, this is a significant impact.**

**Mitigation Measure (From MMP):** The following mitigation measure has been adopted to address this impact:

*MM 4.1-4*

*Implement Mitigation Measure 4.1-1 and Mitigation Measure 4.1-2*

**Finding:** The potential for the continued loss of historic resources in the City was determined to be Significant and Unavoidable in the City's Master EIR for the General Plan. As noted in Impact 4.1-1, the proposed project would have significant and unavoidable impacts to specific historic resources. For this reason, development of the proposed project would result in a cumulatively considerable impact to historic resources.

For these reasons, the project's contribution to the cumulative loss or damage of historic resources would be *Significant and Unavoidable*.

**C. Findings Related to the Relationship Between Local Short-term Uses of the Environment and Maintenance and Enhancement of Long-term Productivity.**

Based on the EIR and the entire record before the Planning Commission, the Planning Commission makes the following findings with respect to the project's balancing of local short term uses of the environment and the maintenance of long term productivity:

- As the project is implemented, certain impacts would occur on a short-term level. Such short-term impacts are discussed above. Where feasible, measures have been incorporated in the project to mitigate these potential impacts.
- The project would result in the long-term commitment of resources to develop and operate the project including water, natural gas, fossil fuels, and electricity. The long-term implementation of the project would provide economic benefits to the City. The project would be developed within an existing urban area and not contribute to urban sprawl. Notwithstanding the foregoing, some long-term impacts would result.

Although there are short-term and long-term adverse impacts from the project, the short-term and long-term benefits of the project justify implementation.

#### D. Project's Contribution of Greenhouse Gas Emissions

##### Greenhouse Gas Emissions Discussion

As part of its action in approving the 2030 General Plan, the City Council certified the Master Environmental Impact Report (Master EIR) that evaluated the environmental effects of development that is reasonably anticipated under the new general plan. The Master EIR includes extensive discussion of the potential effects of greenhouse gas emissions. The Master EIR discussions regarding climate change are incorporated here by reference. See:

Draft EIR: 6.1 Air Quality (Page 6.1-1)  
Final EIR: City Climate Change Master Response (Page 4-1)  
Errata No. 2: Climate Change (Page 12)

These documents are available at:

[www.cityofsacramento.org/dsd/planning/environmental-review/eirs/](http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/) and at the offices of the Community Development Department at 300 Richards Boulevard, Third Floor, Sacramento, California.

The project-specific analysis of greenhouse gas emissions resulting from this proposed project is tiered from the Master EIR for the General Plan, as provided in Sections 15175 through 15179.5 and 15183.5 of the CEQA Guidelines. The City analyzed and mitigated the significant effects of greenhouse gas emissions at a programmatic level in the Master EIR for the 2030 General Plan.

As determined in the Initial Study, the proposed project, and the level of development proposed, is an anticipated subsequent project identified and described in the Master EIR. The proposed project is consistent with the General Plan designation for the project site (CBD); therefore, the greenhouse gas emission discussion in the General Plan Master EIR addressed the potential emissions from the proposed project site. Because the amount of emitted CO<sub>2</sub> can be calculated for a specific project on the site, the project's greenhouse gases (GHG) emissions (construction and operational emissions from mobile sources) are discussed below.

##### Short-term Construction Emissions

During construction of the project GHG emissions would be emitted from the operation of construction equipment and from worker and building supply vendor vehicles. The total CO<sub>2</sub> emissions generated by the construction of the project would be approximately 694.5 metric tons per year for construction of the project. These emissions would equate to approximately 0.0014 percent of the estimated GHG emissions for all sources in California (483 million metric tons).<sup>1</sup> Currently, construction is anticipated to take approximately two years.

##### Long-term Operational Emissions

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<sup>1</sup> See Appendix C for the URBEMIS modeling results for CO<sub>2</sub>.

The largest source of greenhouse gas emissions associated with the proposed project would be on- and off-site motor vehicle use. CO<sub>2</sub> emissions, the primary GHG emission from mobile sources, are directly related to the quantity of fuel consumed. CO<sub>2</sub> emissions during operation of the project at full build-out of the proposed project would be approximately 2,165 metric tons, which equates to 0.004 percent of California's total emissions.

The development would be required to comply with current California building codes that require structures to incorporate energy efficient materials and design.

#### Ongoing Activities for the Reduction of GHG Emissions in the City

The 2030 General Plan included direction to staff to prepare a Climate Action Plan for the City. Staff has continued work on this plan since adoption of the 2030 General Plan. The Climate Action Plan will provide additional guidance for the City's ongoing efforts to reduce GHG emissions. The tentative completion date for the Climate Action Plan is 2012. This Plan's purpose is to reduce the City's operational emissions.

Action continues at the State and federal level to combat climate change. In December 2009 the Environmental Protection Agency listed greenhouse gases as harmful emissions under the Clean Air Act. The EPA action could eventually result in regulations that would have as their purpose the reduction of such emissions.

In January 2011, changes were made to Title 24 of the California Code of Regulations (also known as the *California Green Building Standards Code and the CALGreen Code*). The purpose of the CALGreen Code is to enhance the design and construction of buildings to encourage sustainable construction practices in planning and design that result in energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

The Master EIR concluded that GHG emissions that could be emitted by all development within the City that is consistent with the 2030 General Plan would be cumulatively considerable and unavoidable (Errata No. 2, Page 12). The Master EIR includes a full analysis of GHG emissions and climate change, and adequately analyzes this impact.

The proposed 700 Block of K Street project is consistent with the 2030 General Plan, and would further advance the City's efforts to promote infill development and strengthening of the urban environment. Buildings constructed as part of the project would be required to comply with current California building codes that enforce energy efficiency, including the recently enacted CALGreen.

Attachment 1 to the Mitigation Monitoring Plan lists the 2030 General Plan Policies and Implementation Measures that Mitigate Climate Change. The proposed project is compliant with the following policies from the list:

- The project is considered infill development (LU 1.1.5) and the redevelopment of an existing urbanized area. The project optimizes the City's investments in infrastructure and community facilities, supports increased transit use, promotes pedestrian and bicycle friendly neighborhoods, ensures the integrity of historic districts, and enhances retail viability.

- The project is infill development where City services are in place (LU 1.1.9).
- The project proposes a mixed-use neighborhood that would accommodate local-serving commercial, employment, and entertainment uses, provides diverse housing opportunities, and would be efficiently served by transit (LU 2.1.4).
- Per Policy LU 2.1.5, the project proposes infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively to existing neighborhoods.
- The project complies with Policy LU 2.6.1 in that it proposes a high density, compact development pattern in a mixed use project that reduces the dependence on automobiles of its future tenants, visitors, and residents.
- The project would revitalize a distressed and under-utilized area (LU 2.6.2).
- The project would incorporate buildings that use less water and energy and would effectively use daylight (LU 2.6.3).
- The project would retain and reuse existing buildings and make the existing structures more energy efficient (LU 2.6.4).
- The project would reduce the existing heat island effect through the installation of at least one green roof (LU 2.6.6).
- The project proposes to engage the street through façade articulations, ground floor transparency, and the location of the parking structure at the rear of the parcels (LU 2.7.7).
- The project proposes the vertical integration of a complementary mix of nonresidential uses that support the future residents (LU 4.4.6 and LU 5.1.5).
- The project proposes commercial and residential development that is adjacent to an existing light rail station, in compliance with LU 5.5.2.
- The project would result in the adaptive reuse of historic resources per Policy HCR 2.1.13.
- The project proposes that the pedestrian entrances to new residential structure face the streets and provide connections to sidewalks (M 2.1.6).
- As previously noted, there is a light rail station is on 7th Street, fronting the proposed project site. The existing infrastructure would provide direct pedestrian and bicycle access to the station from the project site (M 3.1.12)
- The project proposes 84 parking spaces for the 137 dwelling units. This proposal complies with Policies M6.1.1 and M6.1.4 to reduce the amount of parking.

- The project proposes recycling and reusing materials from the demolished portions of the buildings to the extent feasible and cost effective (U5.1.11 and U5.1.12).
- The project would upgrade, through replacement, the appliances and HVAC systems in the existing structures so that they meet the new energy standards (U6.1.11).
- The project would not hinder the City's efforts to meet Statewide greenhouse reduction goals (ER 6.1.3).
- Per Policy ER 6.1.5, the project would discourage auto-dependent sprawl and dependence on a private automobile, promote water conservation through the use of low flow toilets in a compact development that is mixed use, pedestrian- and transit-oriented.

The following Conditions of Approval are required to specifically further reduce the emissions of greenhouse gases from the proposed project:

All toilets on the project site shall be low-flow.

At a minimum, the project shall include construction of a green roof over the residential common area.

High HTC-rated and energy efficient windows shall be installed in the residential and commercial areas and storefronts. For the four structures that are historic per CEQA, the original windows will be repaired or replaced in accordance with the Secretary of the Interior's Rehabilitation Standards.

The project is consistent with the City's goals as set forth in the 2030 General Plan and Master EIR relating to reduction of GHG emissions. There are no uses proposed on the project site that could result in higher emissions of greenhouse gases than assumed for the type of development envisioned in the General Plan. The project would not impede the City's efforts to comply with AB 32 requirements. The project would not have any significant additional environmental effects relating to GHG emissions or climate change.

#### **E. Project Alternatives.**

The Planning Commission has considered the Project alternatives presented and analyzed in the final EIR and presented during the comment period and public hearing process. Some of these alternatives have the potential to avoid or reduce certain significant or potentially significant environmental impacts, as set forth below. The Planning Commission finds, based on specific economic, legal, social, technological, or other considerations, that these alternatives are infeasible. Each alternative and the facts supporting the finding of infeasibility of each alternative are set forth below.

**Alternative Considered and Dismissed from Further Consideration**

**Alternative Site**

Section 15126.6(f)(2)(B) requires that the Lead Agency disclose the reasons for not considering an alternative project site. This alternative for the proposed project was dismissed from further consideration. Such an alternative would eliminate the Significant and Unavoidable impact to historic resources by not requiring the demolition of the K/L alley within the project boundary. However, the goal of the proposed project is the redevelopment of a specific block of the City.

The City's redevelopment strategy focuses on two nodes: the 10<sup>th</sup>/K block and the 700/800 blocks. Over the past several years the Redevelopment Agency acquired the parcels on the project site with the intent of redevelopment of the site. The site allows for a transit oriented development (with light rail on three sides of the site and bus service on two sides) creating housing near an employment base and supporting SMART growth principles.

**Facts in Support of Finding of Infeasibility**

Because the Agency does not own adjoining parcels of sufficient size at the 10<sup>th</sup>/K block, this type of master planning for redevelopment of an entire one-half block is not possible.

**Summary of Alternatives Considered**

**No Project Alternative**

This alternative assumes that the project site would be developed consistent with the currently allowed land uses, zoning, and development intensities; however, the parcels would not be merged and there would not be a cohesive plan for development of the eleven parcels. Each parcel would be developed individually from the others. This alternative must consider the effects of forgoing the project. The purpose of analyzing this alternative is to allow decision-makers to compare the impacts of the proposed project to the impacts of not approving the project as proposed.

This alternative assumes development of the parcels that do not require demolition or disturbance to the historic façades in the K/L Alley.

It is important to note that the proposed project would not result in significant and unavoidable impacts to any environmental resource area except historic resources. As with this No Project/Existing Zoning Alternative, the proposed project would also develop in accordance with the existing land use and zoning designations for the site.

This alternative would result in essentially the same impacts as assumed for the project site in the Master EIR for the General Plan, as both analyses assumed development of the sites in accordance with the General Plan designations.

Because a variety of land uses and densities could be developed on the project site in accordance with the existing zoning, it is too speculative to determine development assumptions for the site for a quantitative comparison to the proposed project.

Therefore, the impacts are examined qualitatively. The traffic impacts are assumed to be the same since both the project and this alternative would comply with the development densities allowed by the Zoning Code.

The same footprint as the proposed project would be developed; therefore, the effects related to the location of development, such as the potential loss of archeological resources and exposure to hazards and hazardous materials would be the same.

It is assumed that the air impacts would be less with this alternative because no demolition would take place.

The impacts to public utilities (water, wastewater, and stormdrainage) are anticipated to be the same because of the need to supply fire flows to any structure that is renovated.

The impacts to noise are assumed to be less with this alternative when compared to the proposed project because it is not anticipated that the entertainment venue, roof top garden, and roof decks would be constructed without a single vision for the block.

The impacts to public services (police, fire, and schools) and the attendant environmental impacts could be similar with this alternative, because both the proposed project and the alternative could result in more residents in an area that has been determined to currently require more public service facilities.

Implementation of the mitigation measures to protect archeological resources identified in this DEIR would be required and the developers of the individual parcels would be required to comply with federal and State regulations and the City Code regarding such resources.

Potential impacts to hollow sidewalks could occur with this alternative because the development of a parcel could result in the need to make structural changes that could impact the hollow sidewalks. Implementation of the mitigation measure for this impact would reduce these impacts to a less-than-significant level.

**Facts in Support of Finding of Infeasibility**

This alternative would not meet any of the objectives established for this project. The individual parcels would develop individually, in accordance with the Zoning Code and the General Plan, without the benefit of an overall plan for an established vision. However, the alternative would eliminate the significant impact to historic resources because demolition of the K/L alley facades within the project boundary would not be required.

**Complete Historic Preservation Alternative**

This alternative would require the block to be developed without the significant and unavoidable impacts to the K/L alley facades within the project boundary.

This alternative assumes that the eleven parcels of the block would be merged and developed as a cohesive whole. As with the No Project/ Existing Zoning Alternative, the impacts associated with this alternative are described qualitatively because a variety of land uses and densities could be developed on the project site.

It is important to note that the proposed project would not result in significant impacts to any environmental resource area except historic resources. As with this alternative, the proposed project would also develop in accordance with the existing land use and zoning designations for the site.

This alternative would result in essentially the same impacts as assumed for the project site in the Master EIR for the General Plan, as both analyses assumed development of the sites in accordance with the General Plan designations.

#### **Facts in Support of Finding of Infeasibility**

This alternative would meet some of the objectives established for this project; however, without the development of the new structure that would house 134 residential units and provide parking for the residential uses, it is unlikely that high density, transit oriented development could be developed.

#### **F. Statement of Overriding Considerations:**

Pursuant to Guidelines section 15092, the Planning Commission finds that in approving the Project it has eliminated or substantially lessened all significant and potentially significant effects of the Project on the environment where feasible, as shown in Sections 5.0 through 5.6. The Planning Commission further finds that it has balanced the economic, legal, social, technological, and other benefits of the Project against the remaining unavoidable environmental risks in determining whether to approve the Project and has determined that those benefits outweigh the unavoidable environmental risks and that those risks are acceptable. The Planning Commission makes this statement of overriding considerations in accordance with section 15093 of the Guidelines in support of approval of the Project.

#### **Statement of Overriding Considerations**

Pursuant to Guidelines section 15092, the City Planning Commission finds that in approving the Project it has eliminated or substantially lessened all significant and potentially significant effects of the Project on the environment where feasible, as shown in Chapter 4.1 of the Draft EIR. The City Planning Commission further finds that it has balanced the economic, legal, social, technological, and other benefits of the Project against the remaining unavoidable environmental risks in determining whether to approve the Project and has determined that those benefits outweigh the unavoidable environmental risks and that those risks are acceptable. The City Planning Commission makes this statement of overriding considerations in accordance with section 15093 of the Guidelines in support of approval of the Project.

The project would bring high density, transit-oriented development to the Central Business District (CBD). The project would reactivate the 700 Block of K Street by replacing uneconomical land uses with a vibrant mixed-use community to help revitalize the entire downtown. A neighborhood retail center would be included, as would housing opportunities, in the CBD. The project would rehabilitate the K Street facades of Landmark buildings and would rebuild and/or renovate the other K Street facades in the block in order to retain the general scale and historic character of the block of buildings.

The City Planning Commission adopts the mitigation measures in the final Mitigation and Monitoring Program, incorporated by reference into these Findings (see Exhibit B), and finds that any residual or remaining effects on the environment resulting from the project, identified as significant and unavoidable in the Findings of Fact, are acceptable due to the benefits set forth in this Statement of Overriding Considerations. The City Planning Commission makes this Statement in accordance with section 10593 of the CEQA Guidelines in supporting approval of the project.

Exhibit B: Mitigation Monitoring Plan

Exhibit B  
Mitigation Monitoring Plan

Impact	Mitigation Measure	Implementing Party	Timing	Verification of Compliance
<p>Impact 4.1-1 Implementation of the 700 K Street project could cause a substantial change in the significance of historical resources (700, 716, and 726 K Street and historic alley facades) as defined in CEQA Guidelines Section 15064.5.</p>	<p><b>4.1 Cultural Resources</b></p> <p><i>MM 4.1-1</i> <i>(a) The following resources shall be removed and/or protected prior to any demolition or construction activities that could result in loss or damage. A demolition plan shall be reviewed and approved by the City's Preservation Director prior to construction. The resources shall be rehabilitated or reinstalled in locations approved by the City's Preservation Director.</i></p> <ul style="list-style-type: none"> <li><i>700 K Street: Interior multi-level volume of space alongside the arched windows on the west wall of the structure.</i></li> <li><i>Historic Alley Facades: rear wall of 712/ 714 K Street. In addition to the wall's re-installation at a new location, provide interpretation on-site of the historic 19<sup>th</sup> century alley district elements that are to be demolished. The interpretation shall include a permanent metal exhibit incorporating historic and current photographs and descriptions of all the 19<sup>th</sup> century alley facade district's features and their history. The exhibit's design and locations shall be approved by the City's Preservation Director.</i></li> </ul>	<p>Contractor and City's Preservation Director</p> <p>Contractor and City's Preservation Director</p>	<p>Prior to any demolition or construction activities.</p> <p>Prior to submittal for building permits</p>	

<p>Impact 4.1-2 Implementation of the 700 K Street project could cause a substantial change in the significance of historical resources (hollow sidewalks) as defined in CEQA Guidelines</p>	<p>(b) 716 K: Prior to submittal for building permits on this building, detailed design plans and elevations for the building's K Street entry and façade will be submitted for review and approval by the Preservation Director such that original materials and character-defining features will be retained and rehabilitated, and the missing original projecting bay will be reconstructed, in accordance with the Secretary of the Interior's Standards for Rehabilitation and for Reconstruction respectively.  (c) 726 K: Prior to submittal for building permits on this building, design plans and elevations for the building's K Street entry and façade will be submitted for review and approval by the Preservation Director such that original materials and character-defining features will be retained and rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation, and that any additions or new construction at the façade or entry area will be designed in accordance with the Secretary of the Interior's Standards for Rehabilitation.  MM 4.1-2 If there are no feasible means of preserving the necessary character defining features of the resource, as part of the Disposition and Development or other activity that could adversely affect a feature of a hollow sidewalk, the applicant shall work with the City Preservation Director to determine an appropriate mitigation fee to cover the cost of preserving the same length of hollow sidewalk in a different location, based on the existing condition of the hollow sidewalks along K Street and the applicable Secretary of Interior Standards for the preservation of such resource. This fee must be paid before permits for demolition and/or construction are issued. The mitigation fee may consist of a contribution to a City Preservation Fund, as established by the City Council as grant provider for historic buildings.</p>	<p>Contractor and City's Preservation Director</p>	<p>Prior to submittal for building permits</p>	
		<p>Applicant and City's Preservation Director</p>	<p>Part of the DDA</p>	

<p>Section 15064.5.</p>	<p>Impact 4.1-3 Implementation of the 700 K Street project could cause a substantial change in the significance of an archeological resource as defined in CEQA Guidelines Section 15064.5.</p>	<p>MM 4.1-3 The following shall apply to any ground disturbing activities associated with development of the project.</p> <p>a. Prior to any excavation, grading or other construction on the project site, and in consultation with Native American Tribes and the City's Preservation Director: a qualified archeologist will prepare a testing plan for testing areas proposed for excavation or any other ground-disturbing activities as part of the project, which plan shall be approved by the City's Preservation Director. Testing in accordance with that plan will then ensue by the qualified archeologist, who will prepare a report on findings, and an evaluation of those findings, from those tests and present that report to the City's Preservation Director. Should any findings be considered as potentially significant, further archeological investigations shall ensue as approved by the Preservation Director, by the qualified archeologist, and the archeologist shall prepare reports on those investigations and evaluations relative to eligibility of the findings to the Sacramento, California or National Registers of Historic Places and submit that report to the City's Preservation Director, State Historic Preservation Officer, and appropriate Native American Tribal representative/s if applicable, with recommendations for treatment, disposition, or reburials of significant findings, as appropriate. Also, at the conclusion of the pre-construction testing, evaluation and reports and recommendations, a</p>	<p>Contractor</p>	<p>Prior to any excavation, grading, or other construction</p>
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decision will be made by the City's Preservation Director, based upon the findings of the reports, as to whether on-site monitoring during any project-related excavation or ground-disturbing activities by a qualified archaeologist will be required.

f. Discoveries during construction: For those projects where no on-site archaeological monitoring was required, in the event that any historic or prehistoric subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and a qualified archeologist will be consulted to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City, including the City's Preservation Director, and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation, or reburial in accordance with Tribal consultations if required. A report shall be prepared by the qualified archeologist according to current professional standards.

g. If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.

h. If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment

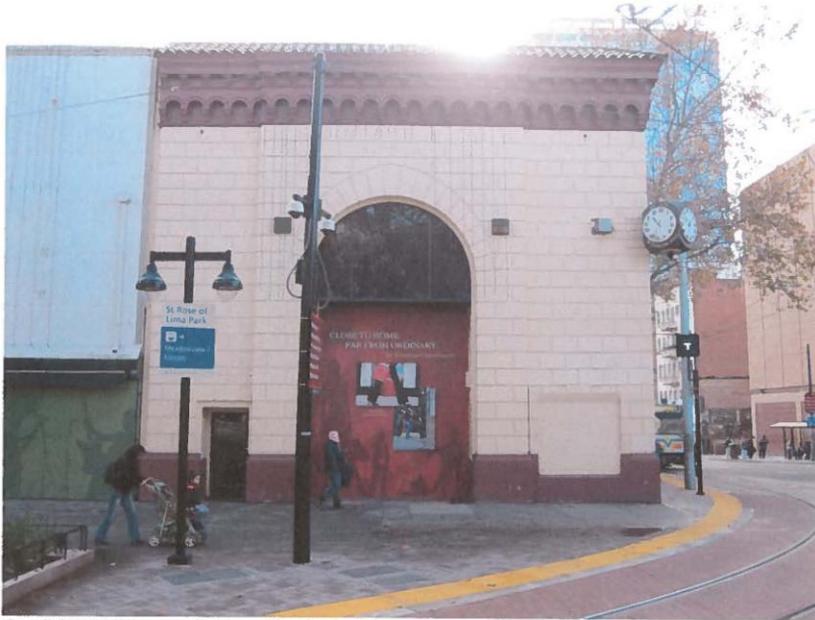
<p>Impact 4.1-4 Implementation of the 700 K Street Block project, in</p>	<p>shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.</p> <p>i. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.</p> <p>If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner, and City's Preservation Director, shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for reinternment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place. Work can continue on other parts of the project site while the unique archeological resource mitigation takes place.</p> <p>MM 4.1-4 Implement Mitigation Measure 4.1-1 and Mitigation Measure 4.1-2</p>	<p>Contractor and City's Preservation Director</p>	<p>Prior to any demolition or construction activities.</p>	
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<p>conjunction with other development in the City, could cause a substantial change in the significance of a historic resource as defined in CEQA Guidelines Section 15064.5.</p>			<p>and Part of the DDA</p>	
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Attachment 5: Photos of Existing Buildings

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



1 - 700 K Street, facing North / K Street



2 - 700 K Street, facing West / 7th Street

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**3 - 700 K Street, facing West / 7th Street**



**4 - 700 K Street, facing West / 7th Street**

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



5 - 700 K Street, interior



6 - 704 K Street

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



7 - 708 K Street



8 - 712 K Street

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**9 - 716 K Street**



**10 - 718 K Street**

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**11 – 724 K Street**



**12 – 726 K Street**

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**13 - 730 K Street**



**14 - 730 K Street, facing East / 8<sup>th</sup> Street**

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



15 - 730 K Street, facing East / 8<sup>th</sup> Street

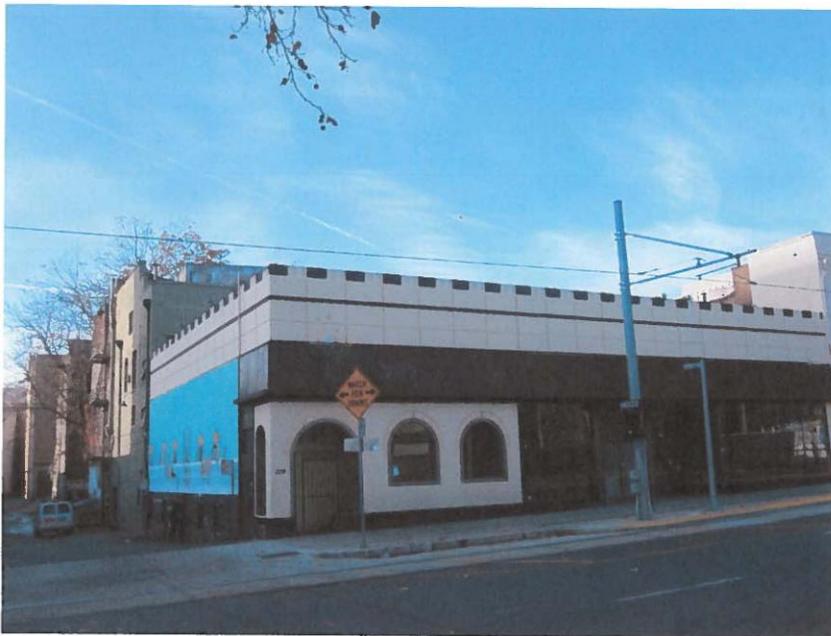


16 - 730 K Street, facing East / 8<sup>th</sup> Street (Tex Mex)

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**17 - 730 K Street, facing East / 8<sup>th</sup> Street (Tex Mex)**

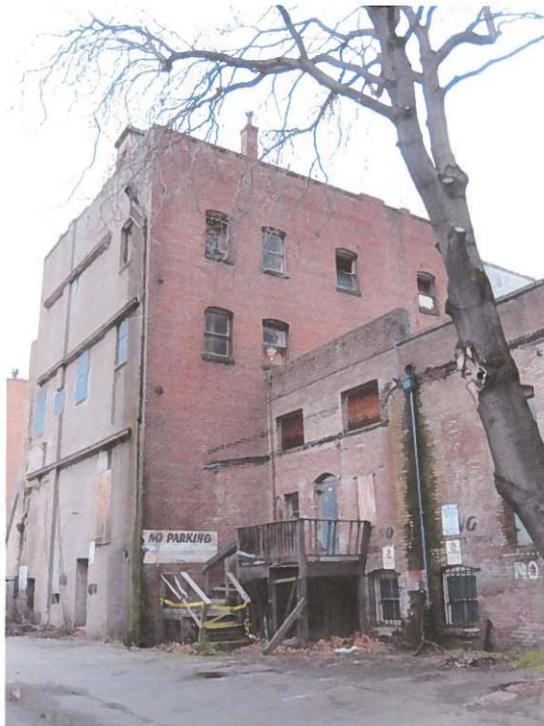


**18 - 730 K Street, facing East / 8<sup>th</sup> Street (Tex Mex)**

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**19 - K Street – L Street Alley, looking West**



**20 - 708 K Street, view from Alley**





Exhibit 3: View from Northwest Corner – 7<sup>th</sup> Street



700 BLOCK  
INVESTORS LP

700 BLOCK  
700 K STREET SACRAMENTO, CA

VIEW FROM NORTHWEST CORNER - 7th STREET



A0.2

Exhibit 4: View from Southeast Corner – 8<sup>th</sup> Street



700 BLOCK  
INVESTORS LP

700 BLOCK  
700 K STREET SACRAMENTO, CA

VIEW FROM SOUTHEAST CORNER - 8th STREET

Kuchman  
ARCHITECTS PC

A0.3

Exhibit 5: Site Plan

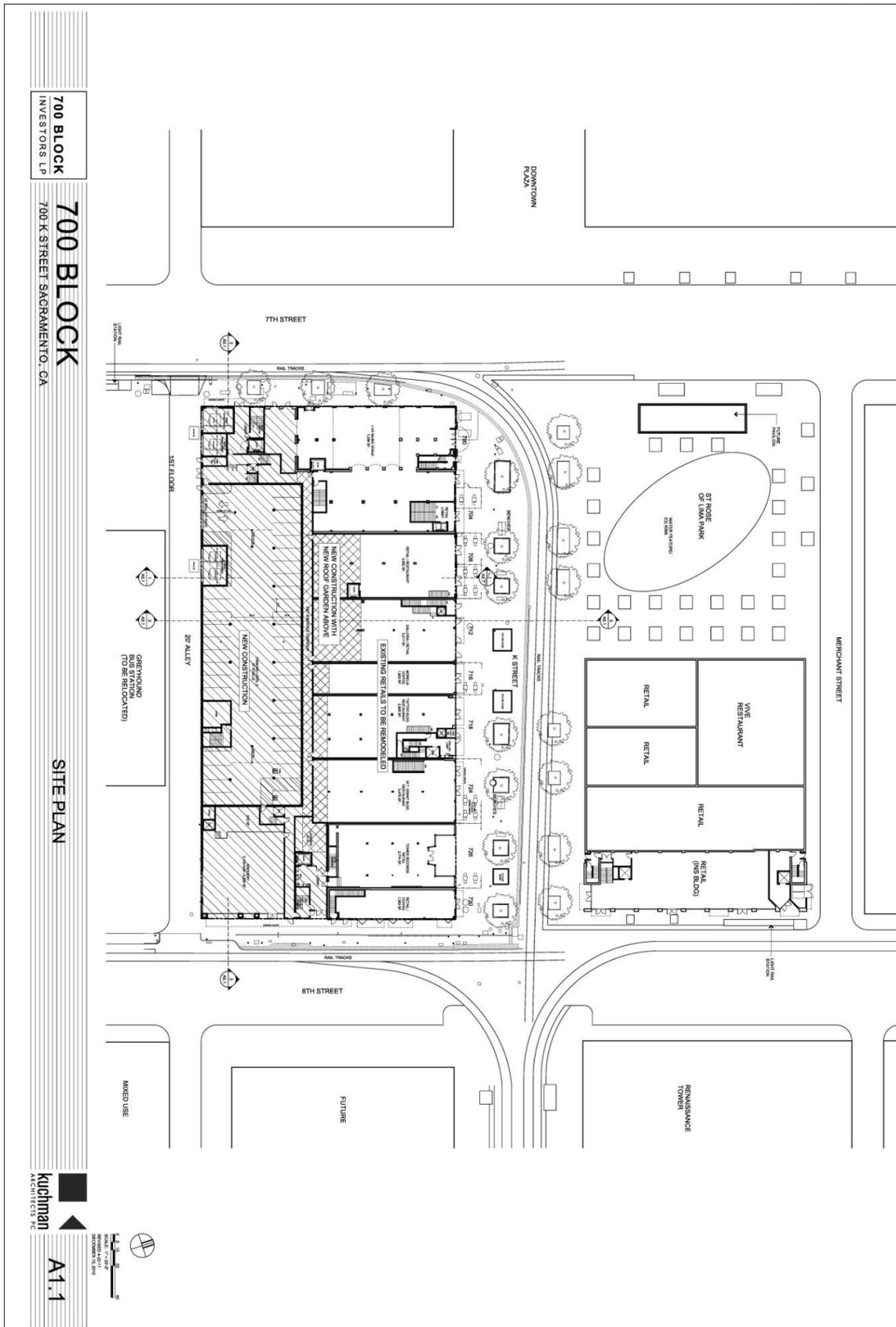


Exhibit 6: Existing Conditions- Basement

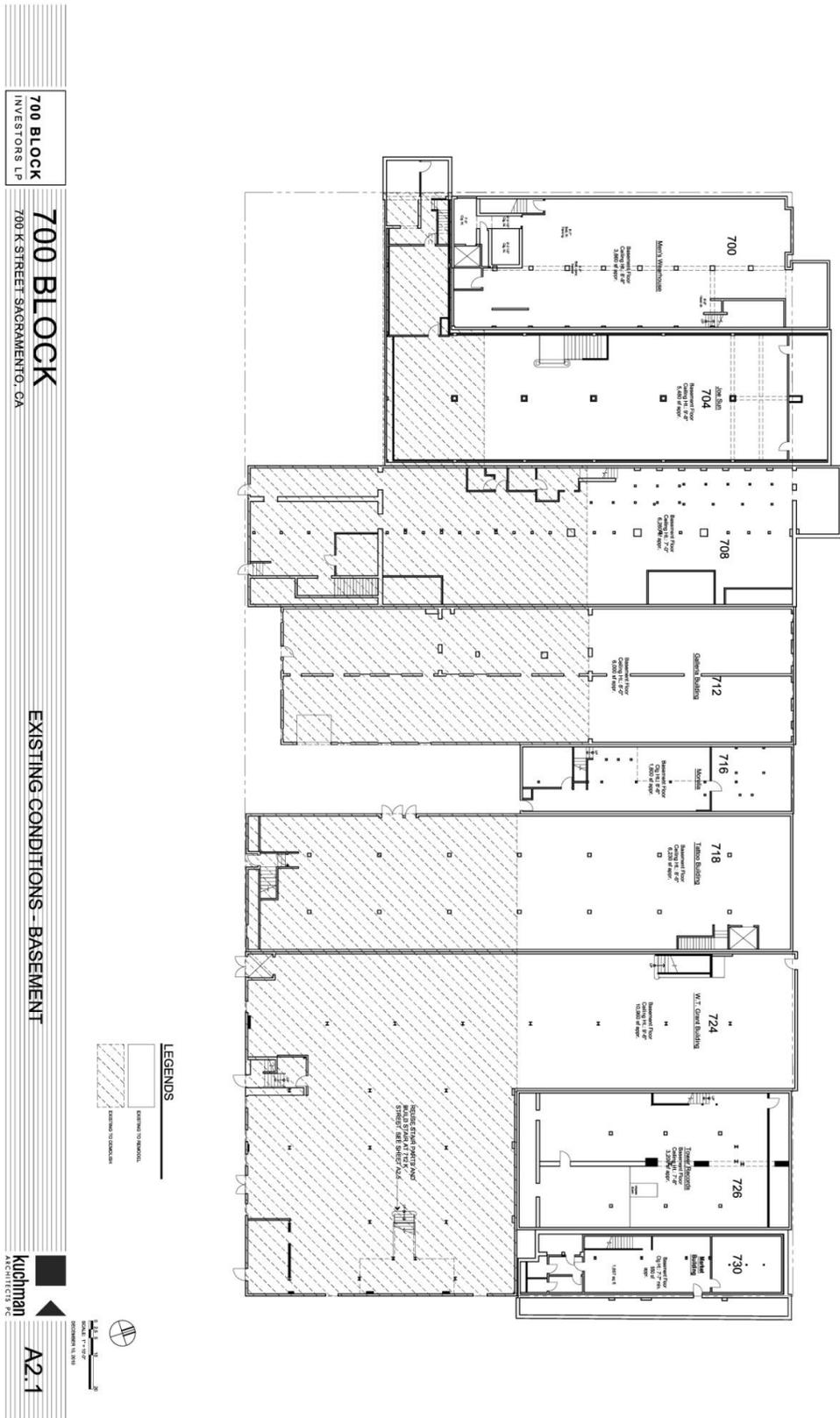


Exhibit 7: Existing Condition – First Floor

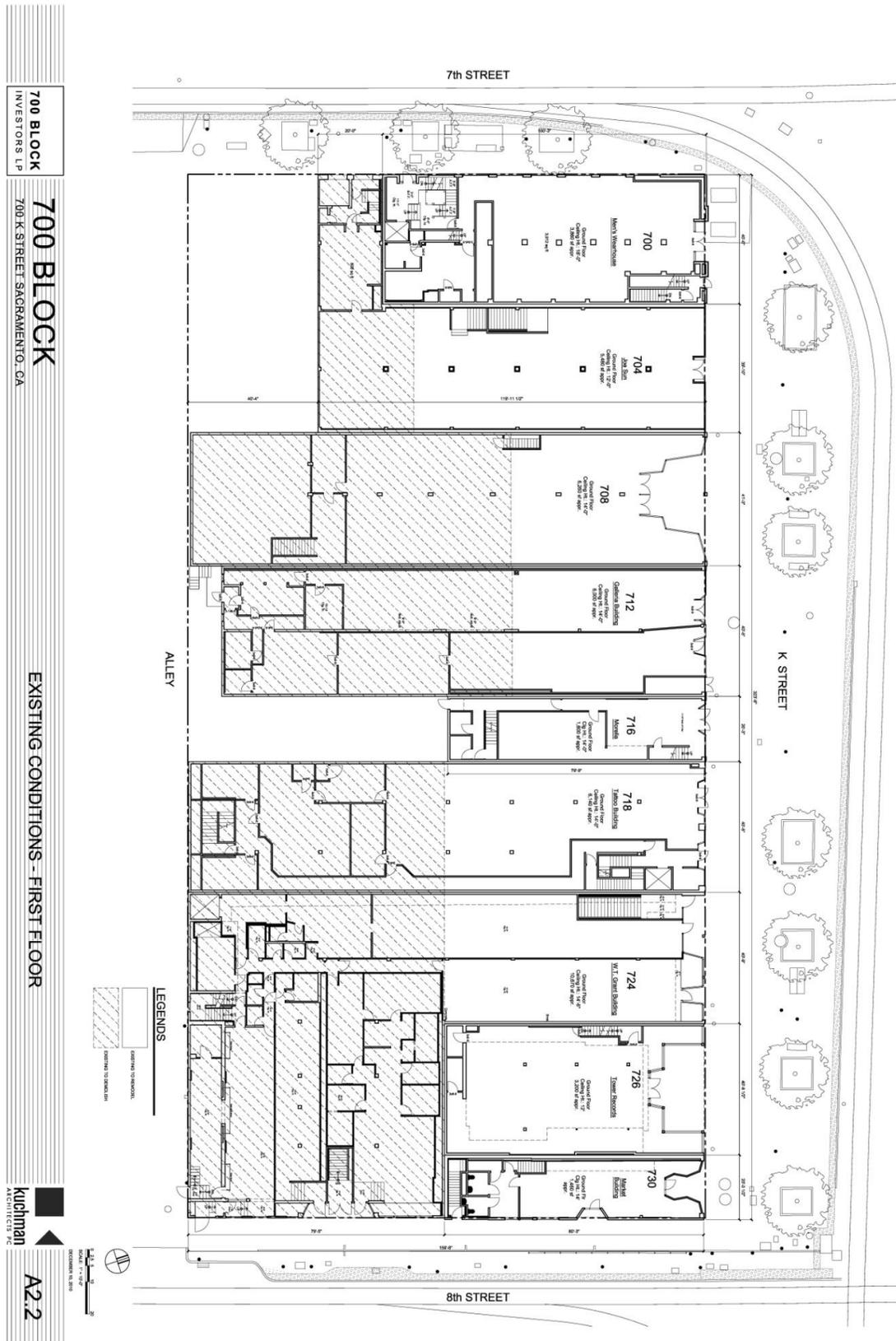








Exhibit 11: First Floor Plan

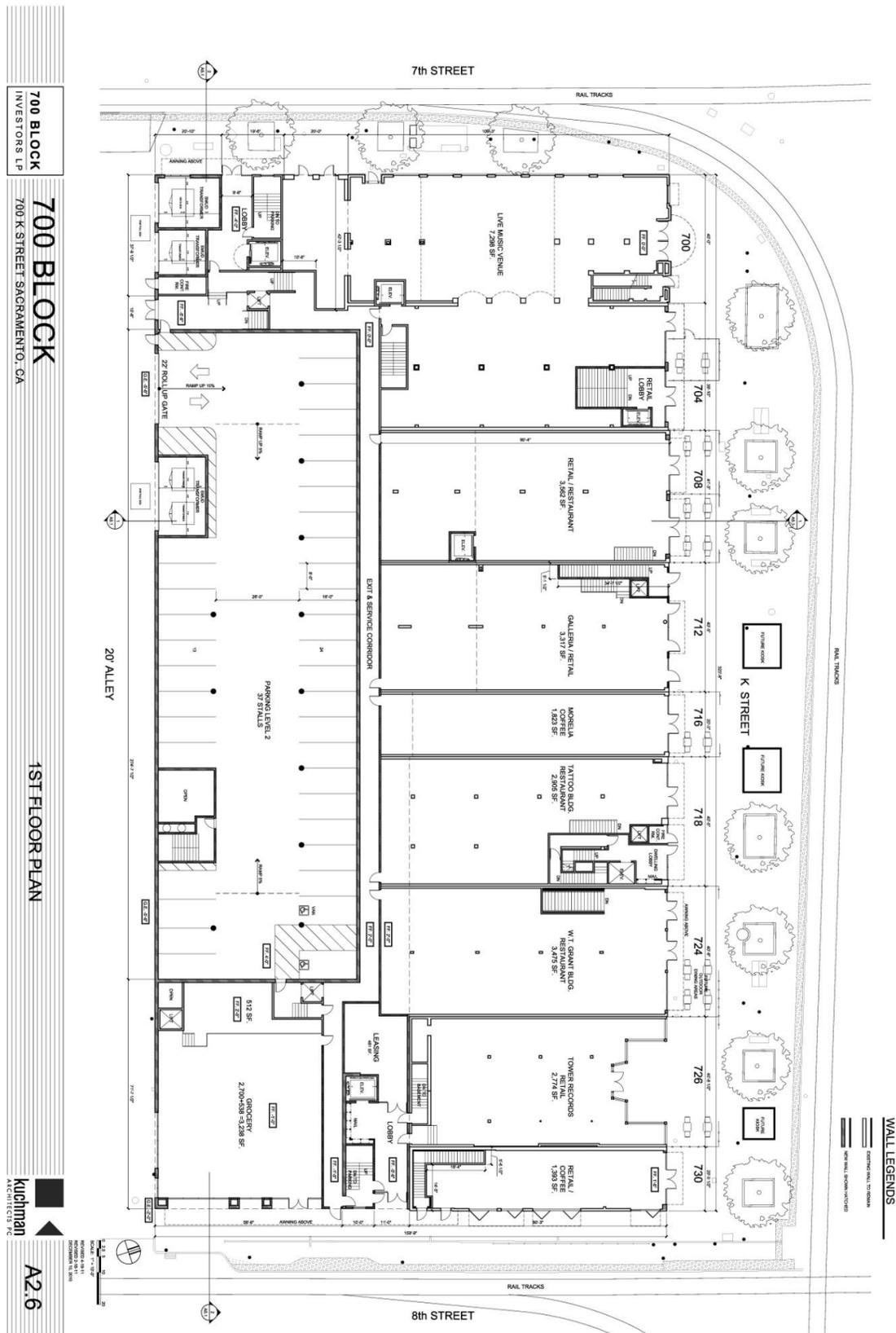












Exhibit 17: Roof Plan

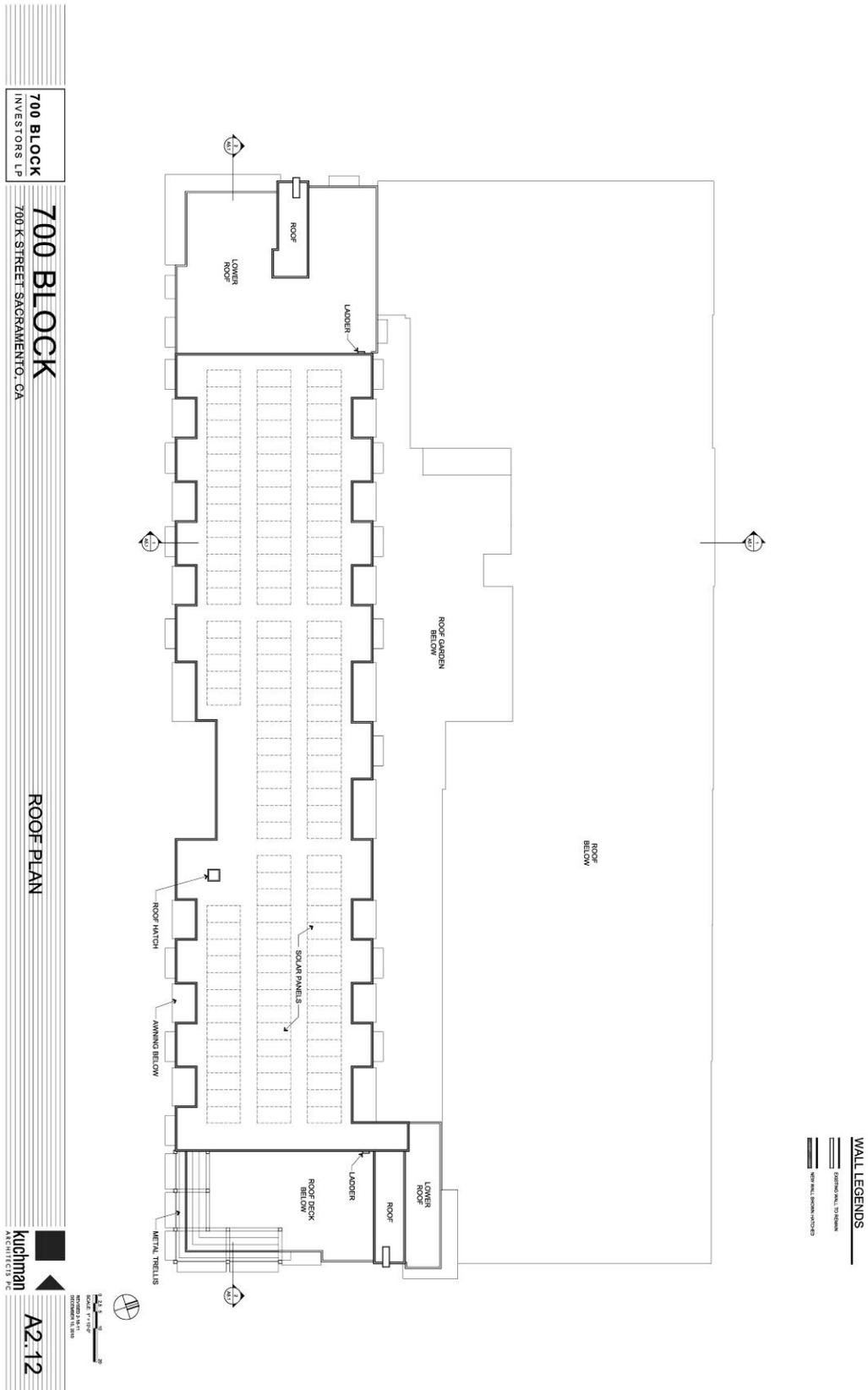
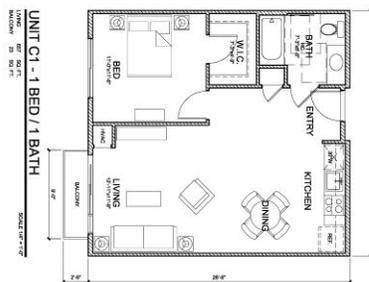
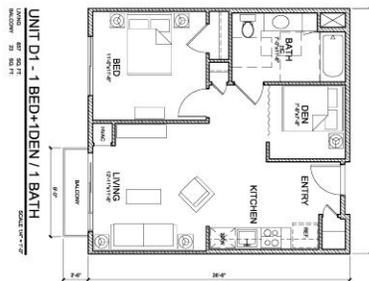
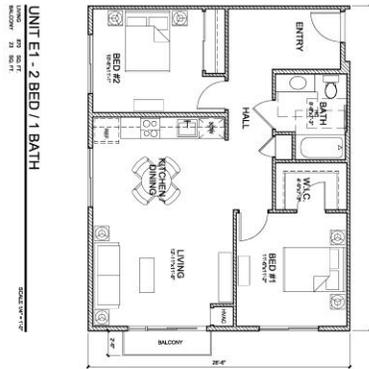
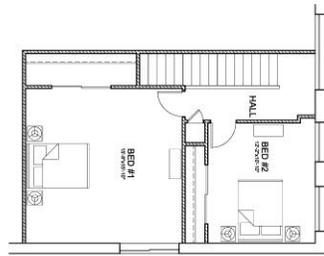


Exhibit 18: Typical Unit Floor Plans

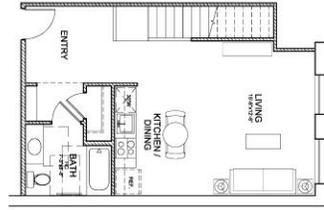
**700 BLOCK**  
 INVESTORS LP  
**700 BLOCK**  
 700 K STREET SACRAMENTO, CA  
 TYPICAL UNIT FLOOR PLANS  
**Kuchman**  
 ARCHITECTS PC  
**A2.13**  
 DECEMBER 19, 2010



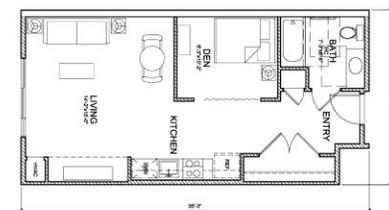
**UNIT T3 - 2ND LEVEL  
 TOWNHOME - 2 BED / 1 BATH**  
 SCALE: 1/8" = 1'-0"



**UNIT T3 - 1ST LEVEL  
 TOWNHOME - 2 BED / 1 BATH**  
 SCALE: 1/8" = 1'-0"



**UNIT BR1 - 1 DEN / 1 BATH**  
 SCALE: 1/8" = 1'-0"



**WALL LEGENDS**

- 1/2" CONCRETE WALL TO EXTERIOR
- 1/2" CONCRETE WALL TO INTERIOR
- 1/2" GYP. BOARD TO EXTERIOR
- 1/2" GYP. BOARD TO INTERIOR
- 1/2" GYP. BOARD TO EXTERIOR AND INTERIOR

Exhibit 19: South, East and West Elevations

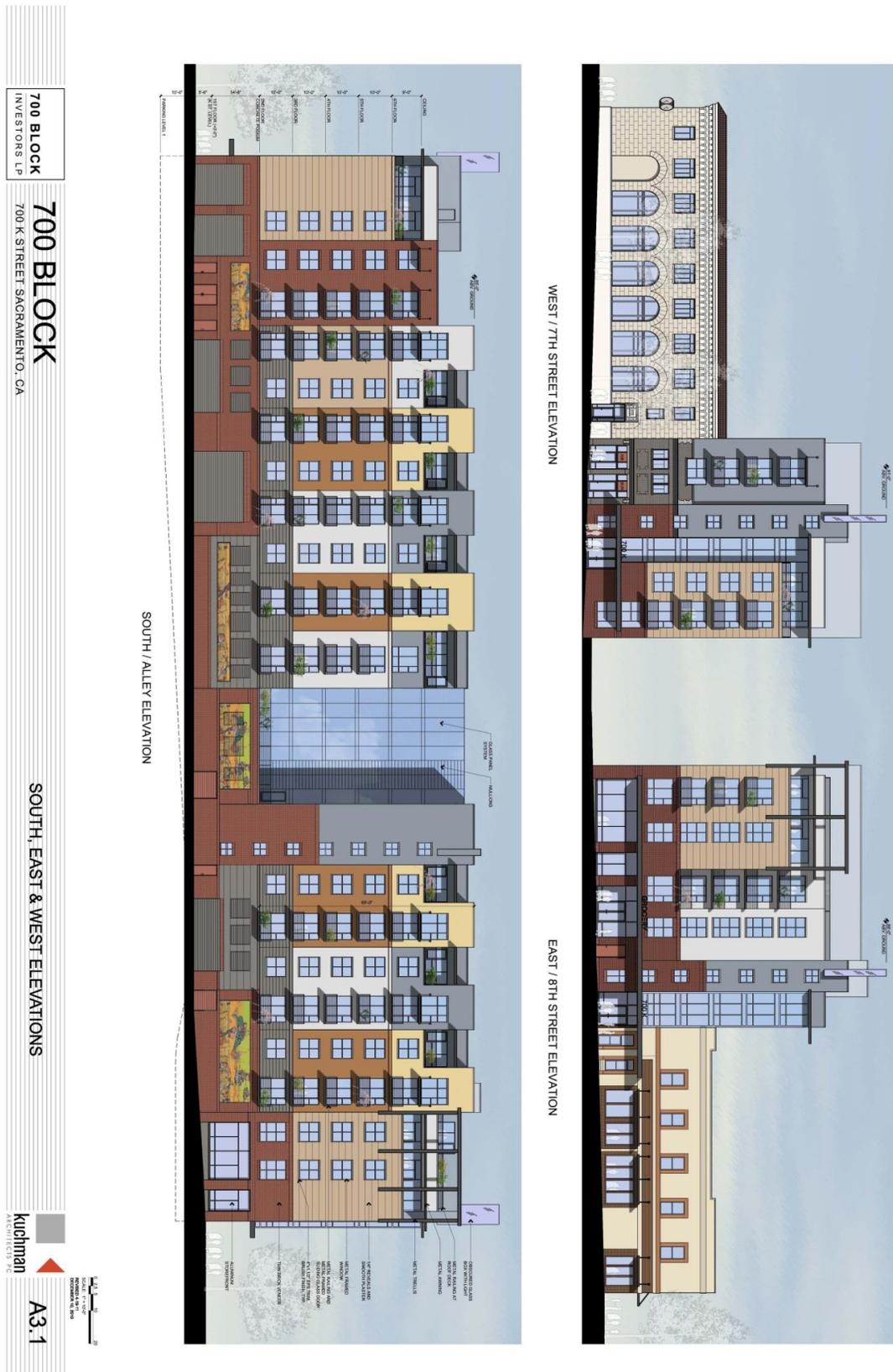


Exhibit 20: North Elevations



Exhibit 21: South / Roof Garden Levels

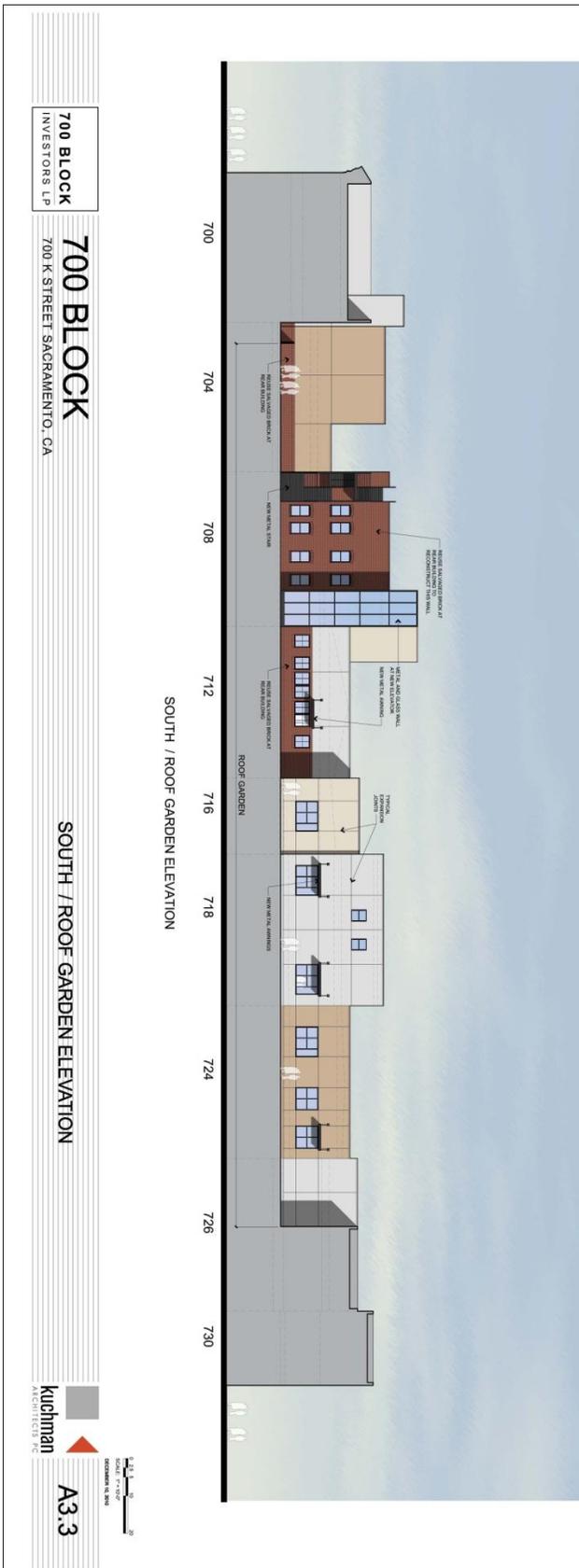
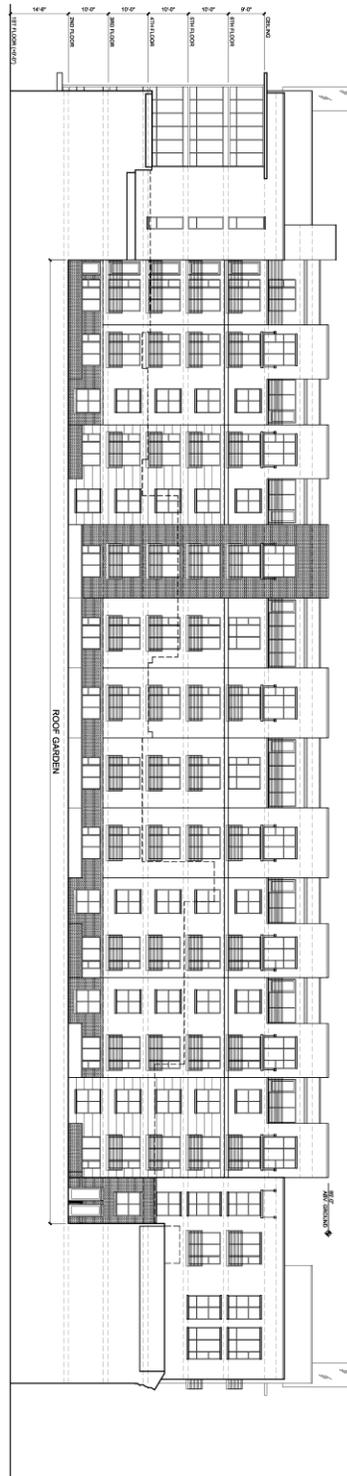
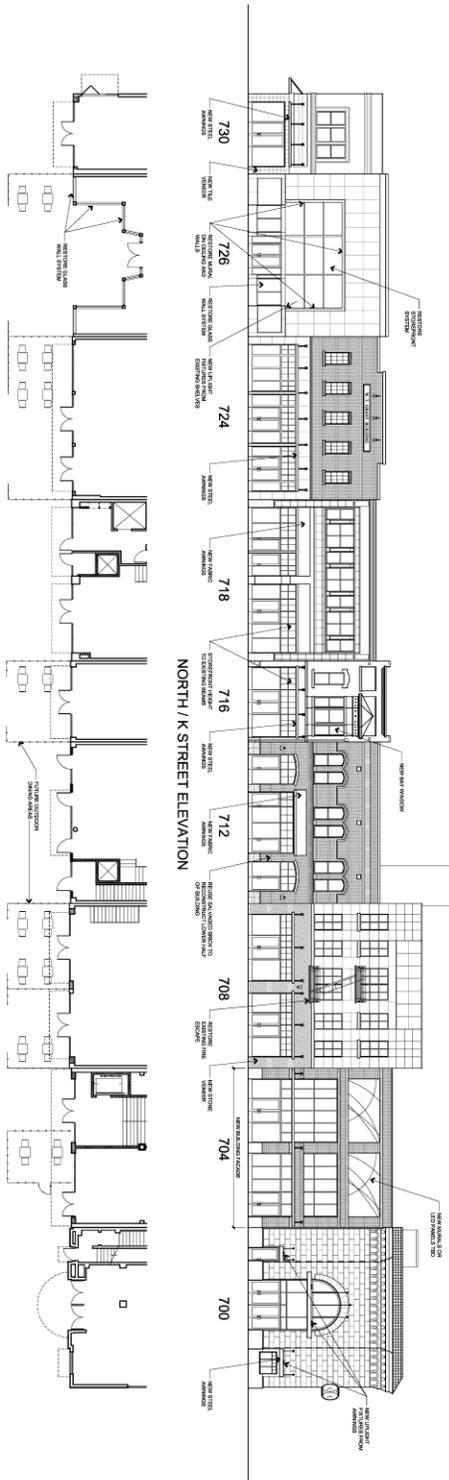




Exhibit 23: North Elevations



NORTH ELEVATION AT ROOF GARDEN



NORTH / K STREET ELEVATION

PARTIAL GROUND FLOOR PLAN AT K STREET

**700 BLOCK**  
INVESTORS LP

---

**700 BLOCK**  
700 K STREET SACRAMENTO, CA

---

**NORTH ELEVATIONS**

---

**Kuchman**  
ARCHITECTS PC

---

**A3.5**

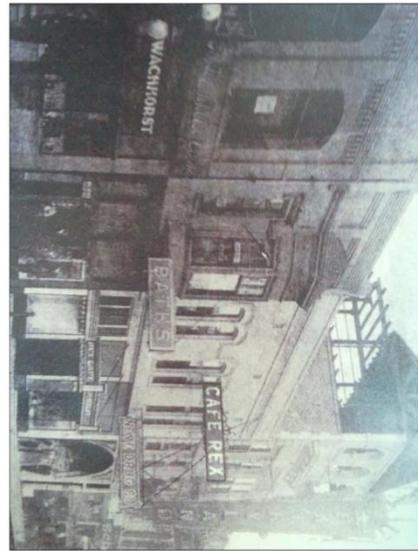
SCALE: 1/8" = 1'-0"  
 DATE: 5-18-11  
 DRAWN BY: [unintelligible]  
 CHECKED BY: [unintelligible]







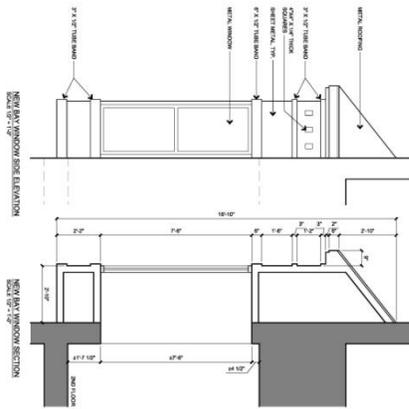
Exhibit 27: 716 – 718 K Street



ORIGINAL PHOTO



EXISTING PHOTOS



700 BLOCK INVESTORS LP

700 BLOCK 700 K STREET SACRAMENTO, CA

716 - 718 K STREET

Kuchman ARCHITECTS PC

A4.4





EXISTING PHOTOS



700 BLOCK INVESTORS LP

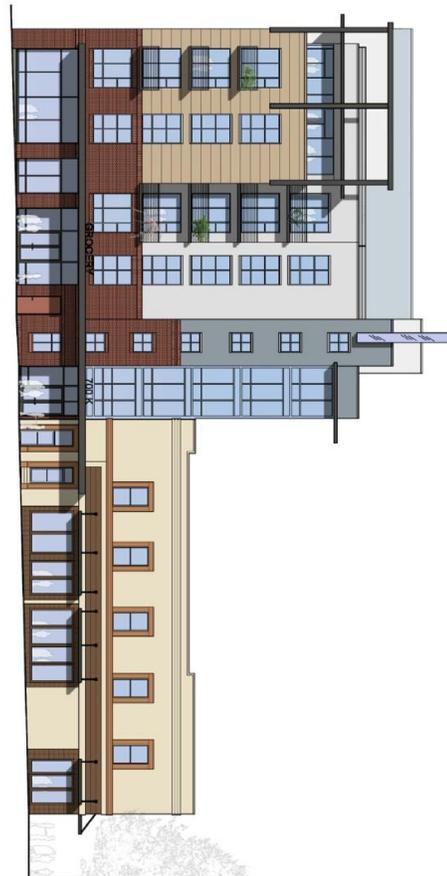
700 BLOCK 700 K STREET SACRAMENTO, CA

724 - 726 K STREET

Kuchman ARCHITECTS PC A4.5



Exhibit 30: 730 K Street



700 BLOCK INVESTORS LP

700 BLOCK  
700 K STREET SACRAMENTO, CA

730 K STREET - TEX MEX

**Kuchman**  
ARCHITECTS

A4.7

SCALE: 1/8" = 1'-0"  
DISCREPANCY TO 3/16"

Exhibit 31: 700 K Street Interior

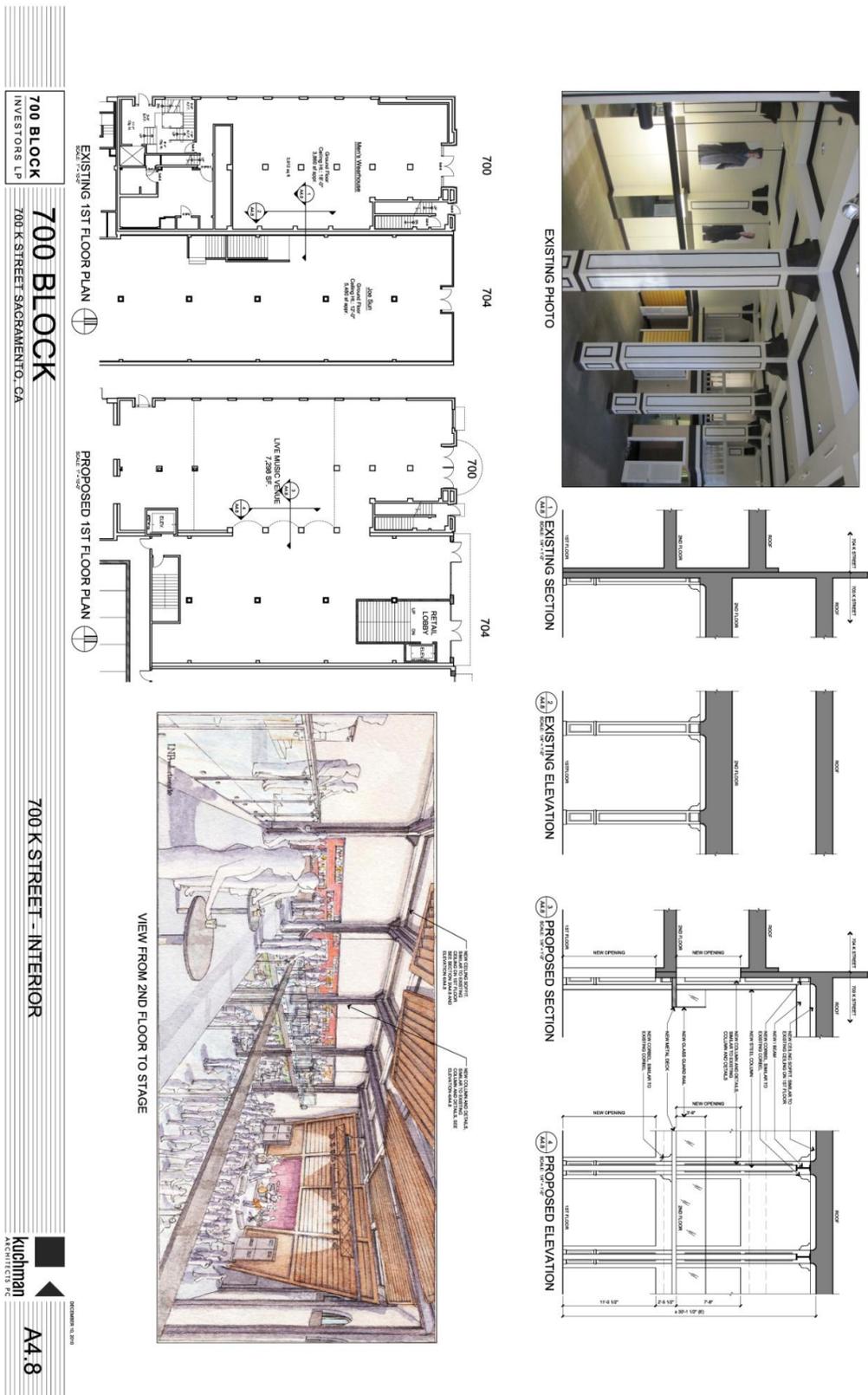
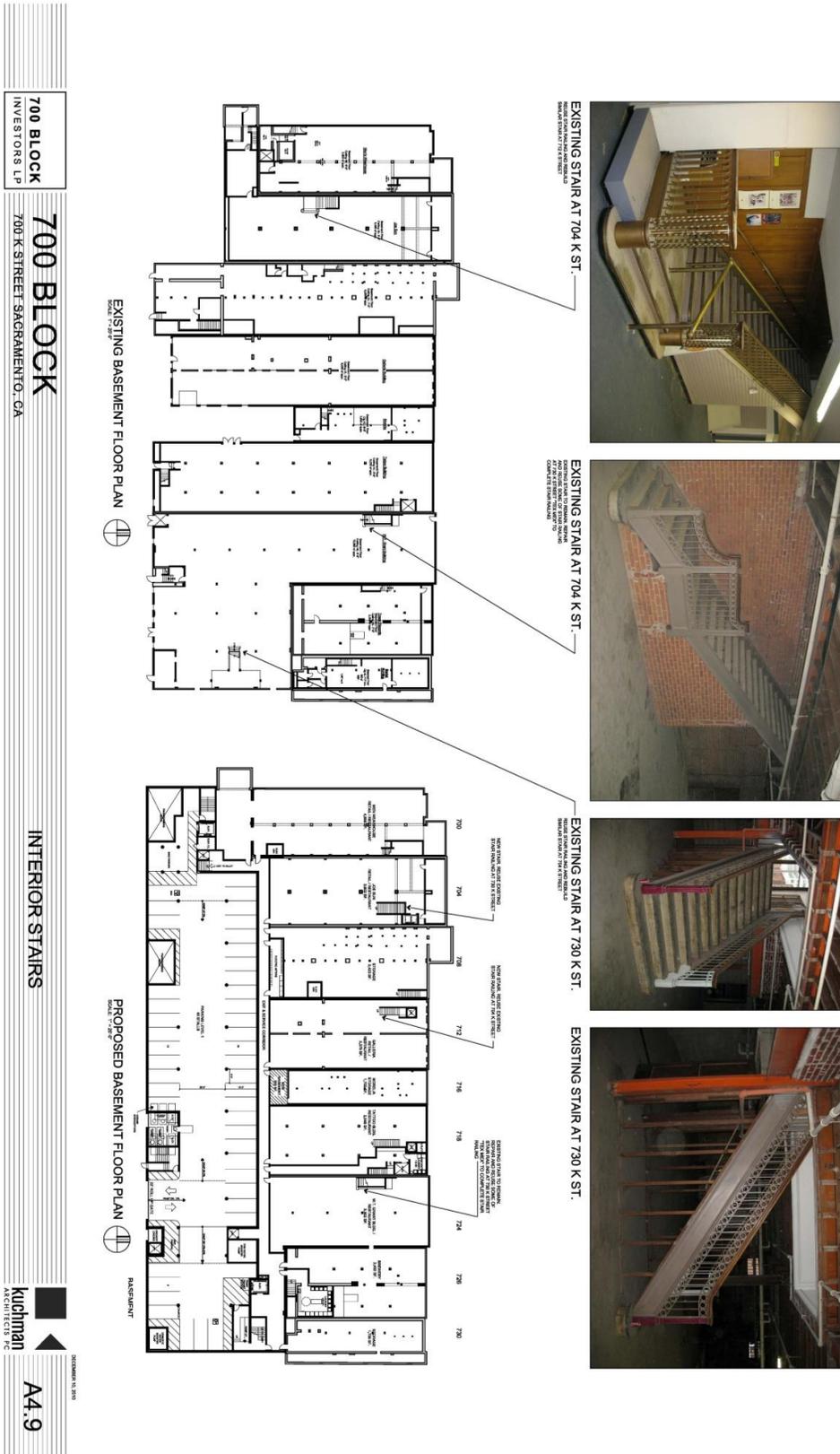


Exhibit 32: Interior Stairs at 700 K Street







Attachment 7: Photo of the Existing 19<sup>th</sup> Century Alley Façade



## Attachment 8: Summary of Comments

**700 K Street Project: Review and Comment Hearings**

Comments from the **Preservation Commission** Review and Comment hearing on **January 5, 2011** have been summarized below:

- The building next to the Men's Warehouse is really just "brick wallpaper" and the developer should consider demolishing it. The developer should pay more attention to the alley façade. Should the Greyhound site be redeveloped into a use such as a farmer's market, it would be very visible. (Hope)
- The alley façade is flat and the openings should be recessed. The metal canopies along K Street are very common looking and should be reconsidered. (Mourkas)
- Show what is happening in the alley. We look forward to the evolution of the design but it is a good start. (Blunk)
- Proposal shows a great deal of merit. A survey of the Historic Resources is necessary for further review and comments. This project is moving very fast. Discussion is necessary about the hollow sidewalks and how it will be treated in the basement level. Include the Hollow Sidewalk Survey in the next report. The building next to the Men's Warehouse should be considered for demolition. The rooftop area for the residential units is very irregularly shaped and shadows may make the space too dark. There should be more windows on the alley at the walking level. For future reports, use the original tenants instead of the last tenant that occupied the building. (Turner)
- The alley façade for the pedestrian friendliness needs work. Lighting is very important for the project. Appreciates the use of the basement space, saving the mural, and adding housing in the area. A clearer picture is needed for the alley portion of the project. What is being demolished and what is being saved? (Jacques)

Comments from the **Planning Commission** Review and Comment hearing on **January 13, 2011** have been summarized below:

- Appreciates the mix of uses, and preservation of the existing storefronts. (Bartholomy)
- Exciting project, great treatment for corner of 7<sup>th</sup> and K. (Mendez)
- Very pleased about project. Reasonable approach, look forward to seeing it completed. Housing is critical for success of K Street. (Harvey)
- Thrilled about project. Cautions the success of K Street depends not only on this project but also on Westfield site and the overall interaction of each. (Molander)
- Excellent project. Will act as catalyst and the rest will follow. (Frayne)
- Questions about the mix of uses and possible saturation of entertainment and restaurant uses. (Notestine)
- Don't ignore daytime uses. Avoid cannibalizing retail uses from Downtown Plaza. Pay attention to the alley façade and ensure that vehicle headlights and overhead ceiling lights are not visible. (Yee)
- Appreciates green spaces on roof and promoting projects that encourage walking and have gathering spaces. Wants City and responsible agencies to coordinate the amount of good, safe parking in the K Street area to feed activity. (Declines)

Attachment 9: Secretary of the Interior's Standards for Rehabilitation



COMMUNITY DEVELOPMENT  
DEPARTMENT  
PLANNING DIVISION  
PRESERVATION OFFICE

CITY OF SACRAMENTO  
CALIFORNIA

300 RICHARDS BLVD  
3<sup>rd</sup> FLOOR  
SACRAMENTO, CA 95811  
916-808-5656

## STANDARDS FOR REHABILITATION

The Standards for Rehabilitation – *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* – are the primary standards used by the City of Sacramento for [Historic Preservation Project Review](#), along with the *California Historical Building Code*, and other plans and design guidelines that may apply to the particular historic property involved. For projects involving historic resources, compliance with the Rehabilitation Standards could allow an exempt determination, if no other elements of the environment are affected, pursuant to the *California Environmental Quality Act (CEQA)*. The Rehabilitation Standards are also the Standard for work undertaken to qualify for the federal *Historic Rehabilitation Tax Credits*. For additional information on the standards, the National Park Service's website includes the Standards and Guidelines for using the Standards at:

[http://www2.cr.nps.gov/tps/standguide/rehab/rehab\\_index.htm](http://www2.cr.nps.gov/tps/standguide/rehab/rehab_index.htm)

Or contact the City of Sacramento **Planning Help Desk**:

E-Mail: [planning@cityofsacramento.org](mailto:planning@cityofsacramento.org) or Phone: 311 (within 916 area code)

### The Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.