

APPROVED

Design Review/Preservation Board  
Sacramento, California

Members in Session:

To: Board

From: Staff

SUBJECT: Demolition of 916 - 9th Street, proposed demolition of a Supportive Structure in the Plaza Park Preservation Area.

**BACKGROUND:** The Board is requested to review the demolition on a group of buildings located on a downtown block bounded by 8th and 9th, I and J Streets. These buildings lie both within and without the boundaries of the Plaza Park Preservation Area. The structures are ranked as Essential, Priority, Supporting and Retrievable. The subject structure is a Supportive Building as listed by a City Council upon recommendation of the Preservation Board. Under the guidelines established in Chapter 32 of the City Code, the Board is to review the application for all demolition of individually listed structures or buildings within the boundaries of Preservation areas. Standards for Board action of approval of demolition under Chapter 32 are as follows:

- (a) That removal of a Listed Building or Structure within a Preservation area is not inconsistent with the intent and purpose of this chapter;
- (b) that there exists no reasonable expectation that the structure will be preserved.

The block bounded by 8th and 9th, I and J Streets has been slated by the City Council to be redeveloped by the construction of a new library, a new office structure, and a parking structure. Only the existing Carnegie Library at the northeast corner of the subject block will be left. All other structures in the area of proposed development are to be removed for new construction. Various City Agencies have been reviewing and approving the development process on this block for over one year. The Sacramento Housing and Redevelopment Commission and Sacramento City Council have approved the request for proposal for the development block as well as a selection of a proposed developer. That developer has secured the services of an architect who has completed preliminary drawings for all new construction on the subject site. The Redevelopment Commission and the City Council have reviewed the preliminary drawings for the new construction and have approved them. The Design Review/Preservation Board has in the past received a preliminary information presentation by the architect on the proposed new development on the subject site. The Superior Court of California has granted the Library Plaza Group under a contract with the Sacramento Housing and Redevelopment Agency the right of occupancy for those structures on the subject block which have not already been placed in City control through a purchase agreement with the City. At the Design Review/Preservation Board meeting of February 17, 1988, the Board is requested to review and approve applications for demolition of six structures on the subject site as well as reviewing and approving the proposed new development on the site under the auspices of the fast track process authorized in the Urban Design Plan.

In addition to the standards for Board findings, "That there exist no reasonable

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expectation that the structure will be preserved." The Board is also requested to consider and evaluate the importance of the proposed new construction against the importance of the existing historical property to the City of Sacramento (See report DR88-118).

**PROJECT EVALUATION:** Staff has the following comments and recommendations:

1. The subject structure is listed as a Supportive Building on the City's Official Register.
2. The building is located adjacent at the western boundary of the Plaza Park Preservation Area on 9th Street between "I" and "J" Streets.
3. Supportive Buildings are those structures which are located within Preservation Areas which are supportive to the feeling of time and place to that area. The designation supportive has been identified by the Board as being a structure which though not eligible for individual listing still have importance to the area.
4. Removal of the building will cause a portion of the boundary of the Plaza Park Preservation Area to be moved to the center of 9th Street, east of the subject block.
5. Removal of the building is required in order to commence with the development of the subject site and the City's Library complex.
6. It has been determined by the Sacramento Housing and Redevelopment Commission that the development of the Library Plaza project should proceed as outlined in the draft and final Environment Impact report.
7. If the Board chooses to approve demolition of the subject property, the following mitigation measures should be initiated:
  - a. a photo recordation of the subject building on all exterior elevations is required;
  - b. a photo recordation of the interior of the building if required by staff after on-site review.
  - c. those architectural embellishments on the exterior of the structure or within the interior of the structure which are found by the Museum and History Commission to be of historical significance are to be made available to the Museum and History Commission prior to commencement of demolition of the structure;
  - d. the applicant is to confer with Design Review/Preservation Board staff on appropriate recordation process for the subject building.
8. Only the Carnegie Library should remain in the revised Plaza Park Preservation Area.

**STAFF RECOMMENDATION:** Staff recommends approval of the demolition permit with conditions. Should the Board choose to approve demolition then the appropriate action would be to ratify the Negative Declaration and approve demolition with the conditions listed below:

1. A photo recordation of the subject building on all four exterior elevations is required.
2. A photo recordation of the interior of the building if required by staff after on-site review.
3. Those architectural embellishments on the exterior of the structure or within the interior of the structure which are found by the Museum and History Commission to be of historical significance are to be made available to the Museum and History Commission prior to commencement of demolition of the structure.
4. The applicant is to confer with Design Review/Preservation Board staff on appropriate recordation process for the subject building.
5. The boundary line of the Plaza Park Preservation Area to be moved to the center of 9th Street.

Approval of the demolition permit is based on the following findings of fact:

1. The removal of this Listed Building is not inconsistent with the intent and purpose of Chapter 32 of the City Code.
2. There exists no reasonable expectation that the structure will be preserved.
3. In evaluating the proposed new project for the subject site, the Board finds that the new project will be of greater value to the City than the subject structure.
4. The proposed mitigation measures will provide permanent recordation of the structure.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

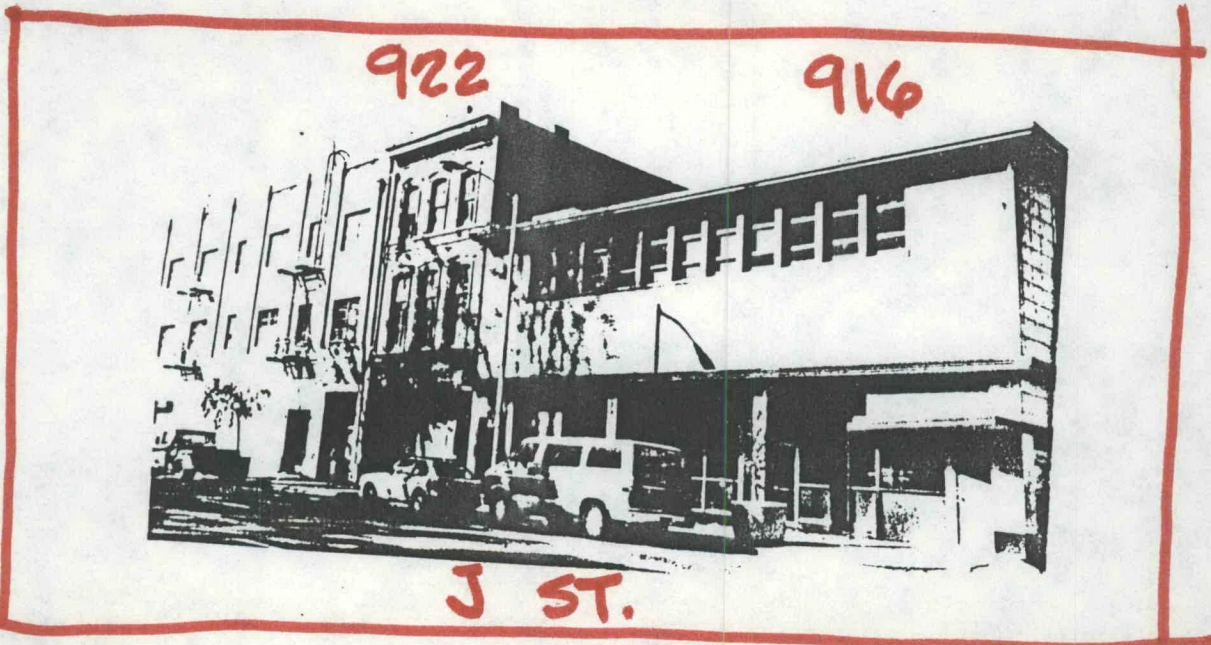
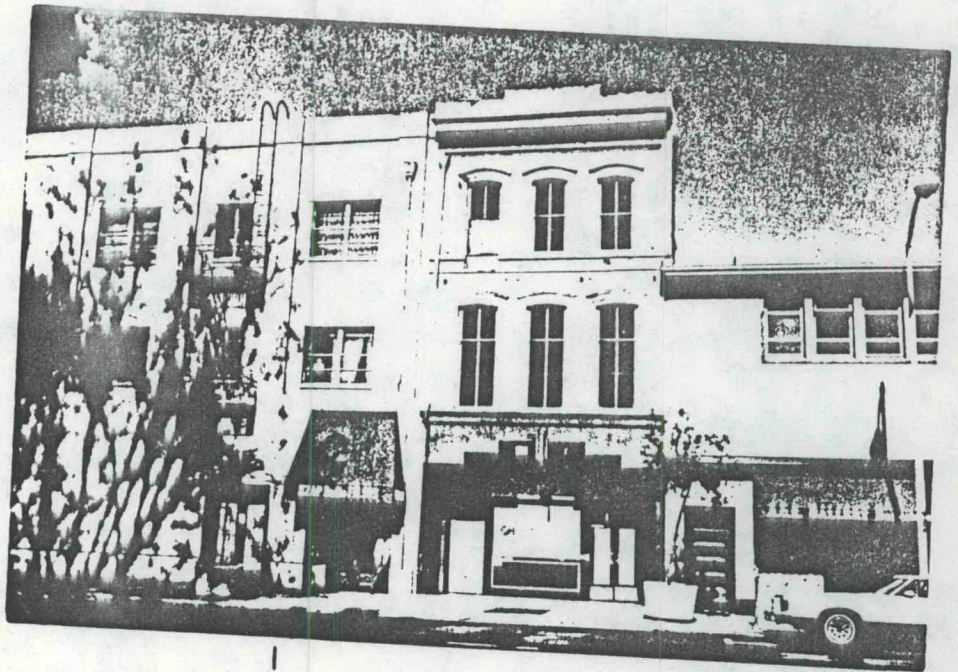
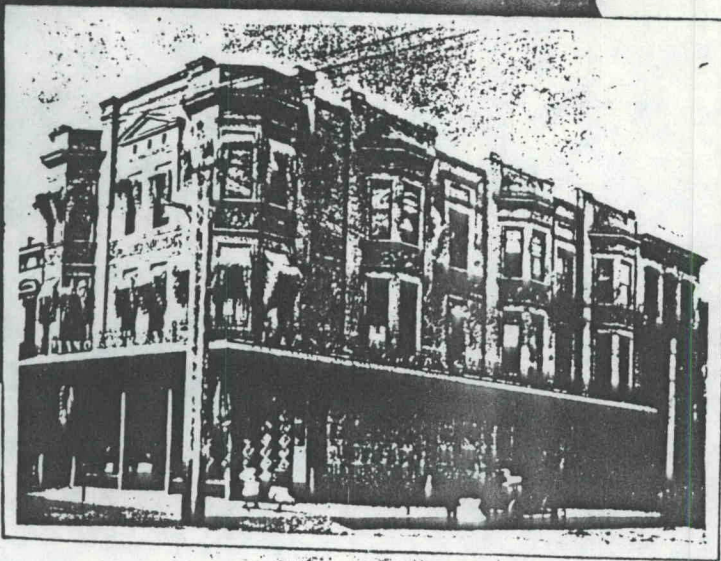
FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH  
CONDITIONS OF APPROVAL.

Respectfully submitted,

*Richard B. Hastings*

Richard B. Hastings,  
Design Review/Preservation Director  
RBH:vf



PUBLIC NOTICE

As a part of the City of Sacramento's environmental review process, the Sacramento Housing and Redevelopment Agency has prepared an Initial Study and Negative Declaration for the demolition required by the Central Library Expansion Project. A copy of each document is enclosed for your review.

The Sacramento Design Review and Preservation Board will review the Negative Declaration and Initial Study at its meeting on:

February 17, 1988  
6:00 p.m.  
1231 "I" Street  
Planning Commission Hearing Room  
Second Floor  
Sacramento, CA

The public review period ends at 5:00 p.m., February 16, 1988. Please direct your written comments to:

Wendy Saunders  
Economic Development Division  
Sacramento Housing and Redevelopment Agency  
630 "I" Street  
Sacramento, CA 95814

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# CITY OF SACRAMENTO RECEIVED

CITY CLERKS OFFICE  
CITY OF SACRAMENTO

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## NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

The Sacramento Central Library Expansion Project is located in downtown Sacramento on the city block bounded by 8th, 9th, I and J Streets, within the Sacramento Central Business District. The project involves the acquisition and demolition of existing structures, except for the existing Central Library, and construction of a mixed use development. Construction includes approximately 264,000 square feet (sf) of office space, 120,000 sf library and civic space, renovation of 23,000 sf of existing library space, and parking for 710 automobiles.

A full environmental impact report was prepared for the Central Library Expansion Project. This Negative Declaration pertains exclusively to the demoltion action.

The City of Sacramento, Department of Planning and Development, Planning Division has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, as resolved, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Marty Van Duyn  
Environmental Coordinator of the  
City of Sacramento, California,  
a municipal corporation

By: \_\_\_\_\_

attachment  
(w.m.m.)  
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# CITY OF SACRAMENTO

## INITIAL STUDY

This Initial Study has been required and prepared by the Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)449-2037, pursuant to CEQA Guidelines Section 15063 (August 1, 1983).

File No. and/or Project Name: Central Library Expansion  
Applicant - Name: Sacramento Housing and Redevelopment Agency  
Address: 630 I Street  
Sacramento, CA 95814

Answer the following questions to determine if the proposed project may have potentially adverse significant impacts on the environment.

- |   | <u>Yes or No</u> |
|---|------------------|
| 1. <u>Earth</u> . Will the proposal result in:  |                  |
| a. Unstable earth conditions or in changes in geologic substructures?   | <u>No</u>        |
| b. Disruptions, displacements, compaction or overcovering of the soil?  | <u>No</u>        |
| c. Change in topography or ground surface relief features?  | <u>No</u>        |
| d. The destruction, covering or modification of any unique geologic or physical features?   | <u>No</u>        |
| e. Any increase in wind or water erosion of soils, either on or off the site?   | <u>No</u>        |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake? | <u>No</u>        |
| g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards?  | <u>No</u>        |
| 2. <u>Air</u> . Will the proposal result in:  |                  |
| a. Substantial air emissions or deterioration of ambient air quality?   | <u>No</u>        |
| b. The creation of objectionable odors?   | <u>No</u>        |
| c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?   | <u>No</u>        |
| 3. <u>Water</u> . Will the proposal result in:  |                  |
| a. Changes in currents, or the course or direction movements, in either marine or fresh waters?   | <u>No</u>        |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?  | <u>No</u>        |
| c. Alterations to the course of flow of flood waters?   | <u>No</u>        |
| d. Change in the amount of surface water in any water body?   | <u>No</u>        |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?               | <u>No</u>        |
| f. Alteration of the direction or rate of flow of ground waters?  | <u>No</u>        |
| g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?               | <u>No</u>        |
| h. Substantial reduction in the amount of water otherwise available for public water supplies?  | <u>No</u>        |
| i. Exposure of people or property to water related hazards such as flooding?  | <u>No</u>        |
| 4. <u>Plant Life</u> . Will the proposal result in:   |                  |
| a. Change in the diversity of species, or number of any species of plants?  | <u>No</u>        |
| b. Reduction of the numbers of any unique, rare or endangered species of plants?  | <u>No</u>        |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?   | <u>No</u>        |
| d. Reduction in acreage of any agricultural crop?   | <u>No</u>        |
| 5. <u>Animal Life</u> . Will the proposal result in:  |                  |
| a. Change in the diversity of species, or number of any species of animals?   | <u>No</u>        |
| b. Reduction of the numbers of any unique, rare or endangered species of animals?   | <u>No</u>        |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?   | <u>No</u>        |
| d. Deterioration of existing fish or wildlife habitat?  | <u>No</u>        |

	<u>Yes or No</u>
6. <u>Noise</u> . Will the proposal result in:	
a. Increases in existing noise levels?	<u>No</u>
b. Exposure of people to severe noise levels?	<u>No</u>
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	<u>No</u>
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	<u>No</u>
9. <u>Natural Resources</u> . Will the proposal result in:	
a. Increase in the rate of use of any natural resources?	<u>No</u>
b. Substantial depletion of any nonrenewable natural resource?	<u>No</u>
10. <u>Risk of Upset</u> . Does the proposal involve:	
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	<u>No</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	<u>No</u>
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	<u>No</u>
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	<u>No</u>
13. <u>Transportation/Circulation</u> . Will the proposal result in:	
a. Generation of substantial additional vehicular movement?	<u>No</u>
b. Effects on existing parking facilities, or demand for new parking?	<u>No</u>
c. Substantial impact upon existing transportation systems?	<u>No</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	<u>No</u>
e. Alterations to waterborne, rail or air traffic?	<u>No</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	<u>No</u>
14. <u>Public Services</u> . Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:	
a. Fire protection?	<u>No</u>
b. Police protection?	<u>No</u>
c. Schools?	<u>No</u>
d. Parks or other recreational facilities?	<u>No</u>
e. Maintenance of public facilities, including roads?	<u>No</u>
f. Other governmental services?	<u>No</u>
15. <u>Energy</u> . Will the proposal result in:	
a. Use of substantial amounts of fuel or energy?	<u>No</u>
b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	<u>No</u>
16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:	<u>No</u>
a. Power or natural gas?	<u>No</u>
b. Communications systems?	<u>No</u>
c. Water?	<u>No</u>
d. Sewer or septic tanks?	<u>No</u>
e. Storm water drainage?	<u>No</u>
f. Solid waste and disposal?	<u>No</u>

Yes or No

- 17. Human Health. Will the proposal result in:
  - a. Creation of any health hazard or potential health hazard (excluding mental health)? No
  - b. Exposure of people to potential health hazards? No
  
- 18. Aesthetics. Will the proposal result in the obstruction of any scenic or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? No
  
- 19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? No
  
- 20. Cultural Resources.
  - a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site? No
  - b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? No
  - c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? No
  - d. Will the proposal restrict existing religious or sacred uses within the potential impact area? No
  
- 21. Mandatory Findings of Significance.
  - a. Does the project have the potential to degrade the quality to the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No
  - b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) No
  - c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) No
  - d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly? No

**MITIGATION MEASURES**

  X None required.

       The following mitigation measures shall become conditions of approval for the subject proposal:

See Attachment

**CONCLUSION**

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. Will have only temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. Will not generate a significant amount of additional vehicles, noise or emission levels.
3. Will not affect rare or endangered species of animal or plant, or habitat of such species.
4. Will not eliminate important examples of major periods of California history or prehistory.
5. Will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. Will not be subjected to floodplains or major geologic hazards.
7. Will not have a substantial aesthetic affect.
8. Will not breach any published national, State or local standards relating to solid waste.
9. Will not involve the possibility of contaminating public water supply or adversely affect groundwater.
10. Will not result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. Will not occur to the disadvantage of long-term environmental goals.
12. Will not result in the adverse cumulative impacts.
13. Will not result in adverse growth inducing impacts.
14. Will not result in substantial adverse effects on human beings either directly or indirectly.
15. Will not be in conflict with the City's General and Community Plans.

**REFERENCES**

Sacramento City General Plan and EIR, 1988	Sacramento City Zoning Ordinance, July 1987
South Sacramento Community Plan and EIR, 1986	Renaissance Tower EIR, 1986
North Natomas Community Plan and EIR, 1986	Laguna Creek Floodplain Study and EIR, 1985
South Natomas Community Plan and EIR, 1988	Creekside Oaks and Gateway Centre EIR, 1984
Airport-Meadowview Community Plan and EIR, 1984	Delta Shores Village PUD EIR, 1983
North Sacramento Community Plan and EIR, 1984	Greenhaven Executive Office Park EIR, 1982
Sacramento South Pocket Specific Plan & EIR, 1977	Executive Airport Master Plan and EIR, 1981
Sacto. Central City Comprehensive Plan & EIR, 1977	Sacto. City Amer River Pkwy Plan & Neg. Dec. 1985
Downtown Redevelopment Plan Update & EIR, 1985	Northgate Station EIR, 1986
Central Library Expansion Project EIR, 1987	Willow Creek EIR, 1985

- o At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
- o Soils of Sacramento County, California. Walter Weir, Division of Soils, U.C. Berkeley, 1960
- o Fifteenth Progress Report on Trip Ends Generation Research Counts. CalTrans 1983.
- o Native Oaks: Our Valley Heritage. Sacramento County Office of Education, 1976.
- o The applicant's environmental questionnaire and submitted plans are considered part of this Initial Study.

**DETERMINATION**

On the basis of this initial evaluation:

- I find the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect on this case because the mitigation measures described in this Initial Study has been added to the project. A **NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

DATE: 2-3-88 SIGNATURE: Wendy Saunders

PREPARED BY: Wendy Saunders PHONE: (916) 440-1355

1. IMPACT: AIR QUALITY

- a. Air quality may be impacted from dust generated by demolition activities

MITIGATION MEASURE: Soil watering on the construction site.

2. IMPACT: LAND USE

- a. The project includes the demolition of the Californian Hotel, which requires the relocation of about 112 tenants and the loss of 112 low income residential units.

MITIGATION MEASURE: By City Ordinance, the project applicant must pay a relocation fee of \$1,500 to each permanent tenant, as well as comply with California State relocation requirements. In addition, SHRA has established a \$1,000,000 trust fund to purchase 112 units of low income housing, to be made available on a first priority basis to the present tenants of the Californian Hotel.

3. IMPACT: CULTURAL RESOURCES

- a. Removal of one priority structure and two essential structures to allow for the new construction.

MITIGATION MEASURE: Record structures with measurements, photographs, descriptions, and archival documentation prior to removal of the buildings.

- b. Modification of one essential structure to allow for library expansion.

MITIGATION MEASURE: Impacts can be mitigated by the compatible design and scale of new construction, and the of connection architectural links. Buildings to be photographed and measured for archival records prior to any renovation.

- c. Removal or disturbance of historic archeological resources present on site, including areas beneath sidewalks and bases of other buildings.

MITIGATION MEASURE: Record, photograph and document by archival research. Further mitigation would remove, preserve, and install remnants of the 19th century structures in an interpretive display as a part of the Art in Public Places program. The Agency has consulted with a qualified archeologist to ensure that archeological resources are not damaged during demolition.

d. Loss of Preservation Area #14 structures may affect delineation of the area.

MITIGATION MEASURE: Impacts may be partially mitigated through quality and compatibility of design of new construction on the block.

e. If the Preservation Area were determined to be a certifiable National Register of Historic Places District, then there is the potential that the use of historic restoration federal tax credits could be lost to owners.

MITIGATION MEASURE: Impacts may be partially mitigated through quality and compatibility of new construction on the block.

f. The east-west alley and cobbled paving will be removed, resulting in the loss of historic street planning design and material.

MITIGATION MEASURE: Record alley appearance and location. Retain cobbles for use elsewhere.

g. Project may cause removal of granite curbstones on the block.

MITIGATION MEASURE: Impact may be mitigated by recording appearance and location of curbs and by retaining curbstones for use elsewhere.

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