

RESOLUTION NO. 2008-037

Adopted by the Sacramento City Council

January 22, 2008

ADOPTING FINDINGS OF FACT AND APPROVING THE BROADWAY LOFTS PROJECT (P07-071)

BACKGROUND

- A. On November 8, 2007, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Broadway Lofts Project.
- B. On January 22, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 16.24.097, 17.204.020(C), 17.208.020(C), 17.212.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the Broadway Lofts project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the verbal and documentary evidence received at the hearing on the Broadway Lofts project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the Project entitlements based on the following findings of fact and conditions of approval:
 - A. The **Environmental Determination**: The Environmental Exemption for the Project has been adopted by Resolution No. 2008-036.
 - B. The **Community Plan Amendment** for the Project has been adopted by Resolution No. 2008-037
 - C. The **Rezone** for the Project has been adopted by Ordinance No. 2008-002.
 - D. The **Tentative Map** to subdivide the property from one parcel into one parcel for condominium purposes is **approved** subject to the following Findings of Fact:

- a. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
- b. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the Central City Community Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The City's General Plan and the Central City Community Plan designate the site as Heavy Commercial or Warehouse and Heavy Commercial respectively.
- c. The site is physically suitable for the type of development proposed and suited for the proposed density.
- d. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat.
- e. The design of the subdivision or the type of improvements are not likely to cause serious public health problems, and;
- f. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

E. The Special Permit to allow alternative ownership housing in the C-4 zone or the proposed C-2 zone is approved subject to the following Findings of Fact:

- a. Granting the Special Permit is based upon sound principles of land use in that the proposed project is compatible with the surrounding area of commercial and residential and adds to the balance of housing types in the downtown neighborhood. The proposed development promotes the goals and policies of the Central City Housing Strategy to increase housing, contribute to a better jobs/housing balance, and provide a more active and vibrant Central City beyond the hours of 9 to 5.

- b. Granting the Special Permit will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project will develop residential units that are oriented to provide eyes on the street and internal parking area, and provides balconies and terraces for outdoor space, and;
- c. The proposed project is consistent with the proposed Central City Community Plan designation of General Commercial and the proposed General Commercial (C-2) zone as well as the heavy commercial zone in which housing is allowed by special permit. The project is also consistent with the General Plan policies which encourage infill development and will promote alternative modes of transportation such as bus, bike, lightrail, and walking which helps air quality and reduces urban sprawl.

F & G. The **Special Permits** to allow required parking to be located offsite at 2301 19th Street and to allow tandem spaces **are approved** subject to the following Findings of Fact:

- a. Granting the Special Permit is based upon sound principles of land use in that the offsite parking lot utilizes a site under the freeway with limited commercial viability and the dual function of a portion of the parking spaces reduces surface parking being provided adjacent to the lightrail station thereby encouraging ridership, and;
- b. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the area has adequate street parking for the higher turnover retail uses. Furthermore, the residents will each have a minimum of one independent parking space, and additional bicycle parking is provided, and;
- c. The project is consistent with the General Plan and Central City Community Plan policies relating to offsite parking and parking lots under the freeway.

H & I. The **Special Permits** to allow a major project over 75,000 square feet and to exceed the height requirement of 55 feet in the General Commercial (C-2) zone **is approved** subject to the following Findings of Fact:

- a. The project is based upon sound principles of land use in that the proposed use is allowed in the General Commercial (C-2) zone, the project will increase

ridership of the light rail system, the project will provide a buffer between the freeway and the land uses on the Broadway Corridor, and the increased height will not adversely impact the view of the Tower Theatre.

- b. The proposed use would not be detrimental to the public health, safety and welfare, not result in a public nuisance in that adequate parking has been provided in the proposal and public transit is available across the street from the site.
- c. The project is consistent with the General Plan land use designation of General Commercial which allows retail, office, live/work, and residential uses in this designation and supports intensity of development within walking distance of light rail stations.

J. The Variances to allow 24 feet of maneuvering room for parking spaces where 26 feet is the standard requirement **is approved** subject to the following Findings of Fact:

- a. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances where support columns are located in a podium parking structure;
- b. Granting the variance does not constitute a use variance in that a podium parking structure is allowed in the General Commercial (C-2) zone;
- c. The project is consistent with the General Plan and Central City Community Plan relating to providing adequate parking for proposed uses to prevent exacerbating onstreet parking.

Conditions Of Approval

D. The Tentative Map to subdivide the property from one parcel into one parcel for condominium purposes **is approved** subject to the following conditions:

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on

the Tentative Map approved for this project (P07-071). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering Division.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

GENERAL: All Projects

- D1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- D2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering Division after consultation with the U.S. Postal Service;
- D3. Show all continuing and proposed/required easements on the Parcel Map;
- D4. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

DEF: Streets

- D5. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Broadway, 19th Street and X Street and W street (Off-site Parking Lot) per City standards and to the

satisfaction of the Development Engineering Division;

- D6. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division;
- D7. Construct a standard driveway along 19th Street to the satisfaction of the Development Engineering Division;
- D8. The applicant shall provide for a pedestrian and bicyclist connection through the project site to X street to the satisfaction of the Development Services Department;
- D9. Construct A.D.A. compliant ramps at north-east corner of the intersection of X Street and 19th Street and at the north-east corner of the intersection of 19th street and W street to the satisfaction of the Development Engineering Division ;
- D10. Construct A.D.A. compliant ramps (if needed) at the north-east corner of Broadway and 19th Street to the satisfaction of the Development Engineering Division;
- D11. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;
- D12. The applicant shall install bulb outs/curb extensions where there is on-street parking in the central City area (bounded by the Sacramento river to Alhambra Boulevard, and Broadway to the American River) or as directed by the Department of Transportation (DOT) and Development Services Department (DSD). Locations must be approved by the DOT/DSD;

DEF: Private Streets

- D13. Design private drives to meet the City standards regarding structural section. Private drives shall be inspected to the satisfaction of the Development Engineering Division;

CITY UTILITIES

- D14. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall have only one (1) metered domestic residential water service. Excess services shall be abandoned to the satisfaction of the Department of Utilities;

- D15. The non-residential space such as retail/office shall have a separate street taps for a metered domestic water service. Requests for multiple domestic water service connections to a single commercial parcel, consistent with the Department of Utilities "Commercial Tap Policy", may be approved on a case-by-case basis by the Department of Utilities;
- D16. Per City Code, the point of service for water, sewer and storm drain service is located at the back of curb for separated sidewalks and at the back of sidewalk for attached sidewalks. The onsite water, sewer and storm drain systems shall be private systems maintained by the ownership association;
- D17. No domestic or fire water service connections shall be allowed to the 24-inch water main in 19th Street or the Public Utility Easement;
- D18. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy;
- D19. If the project is required to provide fire hydrants on 19th Street, Broadway, or X Street to serve the project, water main extensions shall be required to the satisfaction of the Department of Utilities. All water main extensions shall be looped systems (tied into the existing water system at two locations);
- D20. An ownership association shall be formed and C.C. & R's shall be approved by the City and recorded assuring maintenance of sanitary sewer, water and storm drainage facilities within the condominium project and non-residential portion of the project. The onsite water, sewer and storm drain systems shall be private systems maintained by the association;
- D21. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction;
- D22. The Public Utilities Easement shall be retained within the abandoned X /Street Broadway alley between 19th Street and the railroad easement. The Applicant shall execute a Hold Harmless Agreement, whereby the applicant shall be responsible for repair and/or replacement of all improvements within the PUE that deviate from City Standards, in the event that these improvements are damaged in the process of maintaining, repairing, or replacing underground utilities within the easement. Prior to issuance of any building permit for the project, this Hold Harmless Agreement shall be reviewed and approved by the City Attorney;

PPDD: Parks

- D23. **Payment of In-lieu Park Fee**: Pursuant to Sacramento City Code Chapter

16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note);

- D24. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.);

MISCELLANEOUS

- D25. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side; (FIRE)
- D26. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s). The Homeowner's Association shall maintain all private streets, lights, common landscaping and all common areas;

H. The Special Permit to allow a major project over 75,000 square feet is approved subject to the following conditions:

Planning

- H1. Each residential unit shall have a minimum of one onsite or offsite, independently operating parking space designated solely for their use.
- H2. Prior to the issuance of any building permits, the applicant shall provide to the City a copy of the lease agreement for the offsite surface parking lot. The lease agreement must have at least a 10 year span. If the lease is not extended or if there is a loss of surface parking, the applicant or successor shall be responsible for providing required parking spaces for the building and will be required to apply for a special permit to waive or relocate the parking.
- H3. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- H4. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
- H5. The project shall meet the conditions of DR07-0305.

- H6. The offsite parking lot shall have a 7 ½ foot landscaped setback area along all street frontages.
- H7. Ornamental (Acorn) street lighting shall be required for all new street lights along all street frontages of the project site. The lighting shall be City standard ornamental Style I or Style II, or to the satisfaction of the Department of Transportation, Electrical Section.
- H8. A minimum of 9 bicycle facilities shall be provided for the project. The parking facilities may be partially located on the offsite parking lot since this area is in view of building entrances or view of windows, and/or security personnel stations.

Development Engineering

- H9. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Broadway, 19th Street and X Street and W street (Off-site Parking Lot) per City standards and to the satisfaction of the Development Engineering Division;
- H10. Construct a standard driveway along 19th Street to the satisfaction of the Development Engineering Division;
- H11. The applicant shall provide for a pedestrian and bicyclist connection through the project site to X street to the satisfaction of the Development Services Department;
- H12. Construct A.D.A. compliant ramps at north-east corner of the intersection of X Street and 19th Street and at the north-east corner of the intersection of 19th street and W street to the satisfaction of the Development Engineering Division;
- H13. Construct A.D.A. compliant ramps (if needed) at the north-east corner of Broadway and 19th Street to the satisfaction of the Development Engineering Division;
- H14. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;
- H15. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);

- H16. The applicant shall install bulb outs/curb extensions where there is on-street parking in the central City area (bounded by the Sacramento river to Alhambra Boulevard, and Broadway to the American River) or as directed by the Department of Transportation (DOT) and Development Services Department (DSD). Locations must be approved by the DOT/DSD;
- H17. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division;
- H18. Design private drives to meet the City standards regarding structural section. Private drives shall be inspected to the satisfaction of the Development Engineering Division;
- H19. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s). The Homeowner's Association shall maintain all private streets, lights, common landscaping and all common areas;

Urban Forest

- H20. SOUTH EXPOSURE (Broadway): The applicant shall provide minimum planter dimensions of 7'x 12' for street trees or to the satisfaction of the Urban Forest Services division.
- H21. WEST EXPOSURE (19th Street): The applicant shall relocate the existing overhead utilities underground outside the park strip planter.
- H22. Street trees along 19th Street shall be planted at a spacing of 30' to 35' in 7.5' x 12' or larger planters or to the satisfaction of the Urban Forest Services division.
- H23. NORTH EXPOSURE, (X Street): Approval of proposed X Street set back (approximately 7.5' less than the minimum allowed) shall require that tree canopy space along Broadway and X Street is increased and that X Street trees are planted at a spacing of approximately 20' in planters 7.5'x 12' or larger or to the satisfaction of the Urban Forest Services division.
- H24. The applicant shall work with the Urban Forest Services division to avoid a large diameter branch removal of the existing City Platanus tree near the NW corner of the project.
- H25. Plant list indicates that Tilia Cordata 'Greenspire' will be planted along 19th Street. The plan shall be revised to substitute with Tilia x flavescens 'Glenleven', Quercus ellipsoidalis or Quercus phellos or to the satisfaction of the

Urban Forest Services division.

- H26. All park strip planter trees shall be planted in a gradual mound 2" to 3" inches higher than the surrounding grade and mulched with wood chips to a depth of approximately 3".
- H27. There shall be no turf groundcover or shrubs will be planted within 3' of any tree trunk.

Regional Transit

- H28. Transit information shall be displayed in a prominent location in the residential sales/rental office, through a homeowner's association, or with real estate transactions. Please contact Devra Selenis, Marketing Department at 916-321-2859 for more information.
- H29. The applicant shall join the Sacramento Transportation Management Association.

Fire

- H30. There is a proposed 20' wide lane to access the parking which narrows to 12' at the oval "plaza" planter area. Maintain 20' for the entire length as a fire lane to allow for fire apparatus access clear of the mezzanine. This would allow for clearance from the building for fire fighting purposes.
- H31. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- H32. Provide a water flow test. (Make arrangements at the Downtown Permit Center's walk-in counter: New City Hall, 3rd Flr, 915 I St. OR the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834)
- H33. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)
- H34. Provide appropriate Knox access for site.
- H35. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- H36. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 4,999 square feet. Refer to City

Code 15.36.1003, Amendment of Article 10, Section 1003, for exceptions.

- H37. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.
- H38. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 902.3.1

Utilities

- H39. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall have only one (1) metered domestic residential water service. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- H40. The non-residential space such as retail/office shall have a separate street tap for a metered domestic water service. Requests for multiple domestic water service connections to a single commercial parcel, consistent with the Department of Utilities "Commercial Tap Policy", may be approved on a case-by-case basis by the Department of Utilities
- H41. Per City Code, the point of service for water, sewer and storm drain service is located at the back of curb for separated sidewalks and at the back of sidewalk for attached sidewalks. The onsite water, sewer and storm drain systems shall be private systems maintained by the ownership association.
- H42. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- H43. If the project is required to provide fire hydrants on 19th Street, Broadway, or X Street to serve the project, water main extensions may be required to the satisfaction of the Department of Utilities. All water main extensions shall be looped systems (tied into the existing water system at two locations).
- H44. No domestic or fire water service connections shall be allowed to the 24-inch water main in 19th Street or the Public Utility Easement.
- H45. Prior to the initiation of any water, sanitary sewer or storm drainage services to the mixed use project, the owner(s) and ownership association shall enter into a utility service agreement with the City to receive such utility services at points of service designated by the Department of Utilities. Such agreement shall provide, among other requirements, for payment of all charges for the mixed use project's water, sanitary sewer and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements

of the City, the Association will sub-meter in the future if required to do so by any law or regulation, and shall be in a form approved by the City Attorney.

- H46. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- H47. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of any building permit. The impact to the CSS due to the mixed-use development is estimated to be 84 ESD. The Combined Sewer System fee at time of building permit is estimated to be \$157,972 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.
- H48. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.
- H49. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.
- H50. The Public Utilities Easement shall be retained within the abandoned X /Street Broadway alley between 19th Street and the railroad easement. The Applicant shall execute a Hold Harmless Agreement, whereby the applicant shall be responsible for repair and/or replacement of all improvements within the PUE that deviate from City Standards, in the event that these improvements are damaged in the process of maintaining, repairing, or replacing underground utilities within the easement. Prior to issuance of any building permit for the project, this Hold Harmless Agreement shall be reviewed and approved by the

City Attorney."

ADVISORY NOTES:

- A. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. If there is not adequate pressure or flow to serve the proposed project water main extensions and/or larger mains shall be constructed by the owner to the satisfaction of the Department of Utilities;
- B. Many projects in the City of Sacramento require on site booster pumps for fire suppression and domestic water systems. Prior to design of the fire suppression system, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system. If a fire suppression system is required for this project a separate fire service will be required;
- C. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of any building permit. The impact to the CSS due to the mixed-use development is estimated to be 84 ESD. The Combined Sewer System fee at time of building permit is estimated to be \$157,972 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS;
- D. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures;
- E. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible

for SWPPP, 6) signed certification page by property owner or authorized representative;

F. The proposed project is located in the Flood zone designated as a **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective June 23, 2005. Within the **Shaded X** zone, there are no requirements to elevate or flood proof;

G. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$287,760. This is based on 100 multi-family residential units and 9 live/work units (total of 109 multi-family units) and an average land value of \$250,000 per acre for the Central City Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

2 Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$149,977. This is based on 109 multi-family residential units at \$1,329 each, plus 7,734 square feet of retail space at \$0.16 per square foot and 17,628 square feet of office space at \$0.22 per square foot. The fees are based upon the Central City specified infill rates. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

H. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Table of Contents:

- Exhibit A: Tentative Map – 1 Page
- Exhibit B: Site Plan – 1 Page
- Exhibit C: Perspective Corner 19th and Broadway – 1 Page
- Exhibit D: Perspective Corner X and 19th Streets – 1 Page
- Exhibit E: Ground Floor Plan – 1 Page
- Exhibit F: North and South Elevations – 1 Page
- Exhibit G: East and West Elevations – 1 Page
- Exhibit H: 2nd and 3rd Floor Plans – 1 Page
- Exhibit I: 4th and 5th Floor Plans – 1 Page

- Exhibit J: 6th and Roof Plans – 1 Page
- Exhibit K: Unit B and C Diagram – 1 Page
- Exhibit L: Unit C and D Diagram – 1 Page
- Exhibit M: Landscape Plan – 1 Page
- Exhibit N: Grading and Drainage – 1 Page
- Exhibit O: Sewer and Water – 1 Page
- Exhibit P: Street Sections for 19th and Broadway – 1 Page
- Exhibit Q: Street Sections for 19th and X Streets – 1 Page
- Exhibit R: Broadway Lofts Tower View Corridor – 1 Page
- Exhibit S: Offsite Parking Plan – 1 Page

Adopted by the City of Sacramento City Council on January 22, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters.

Noes: None.

Abstain: None.

Absent: Mayor Fargo.



Steve Cohn, Vice-Mayor

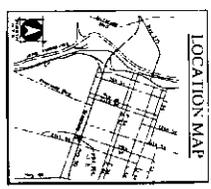
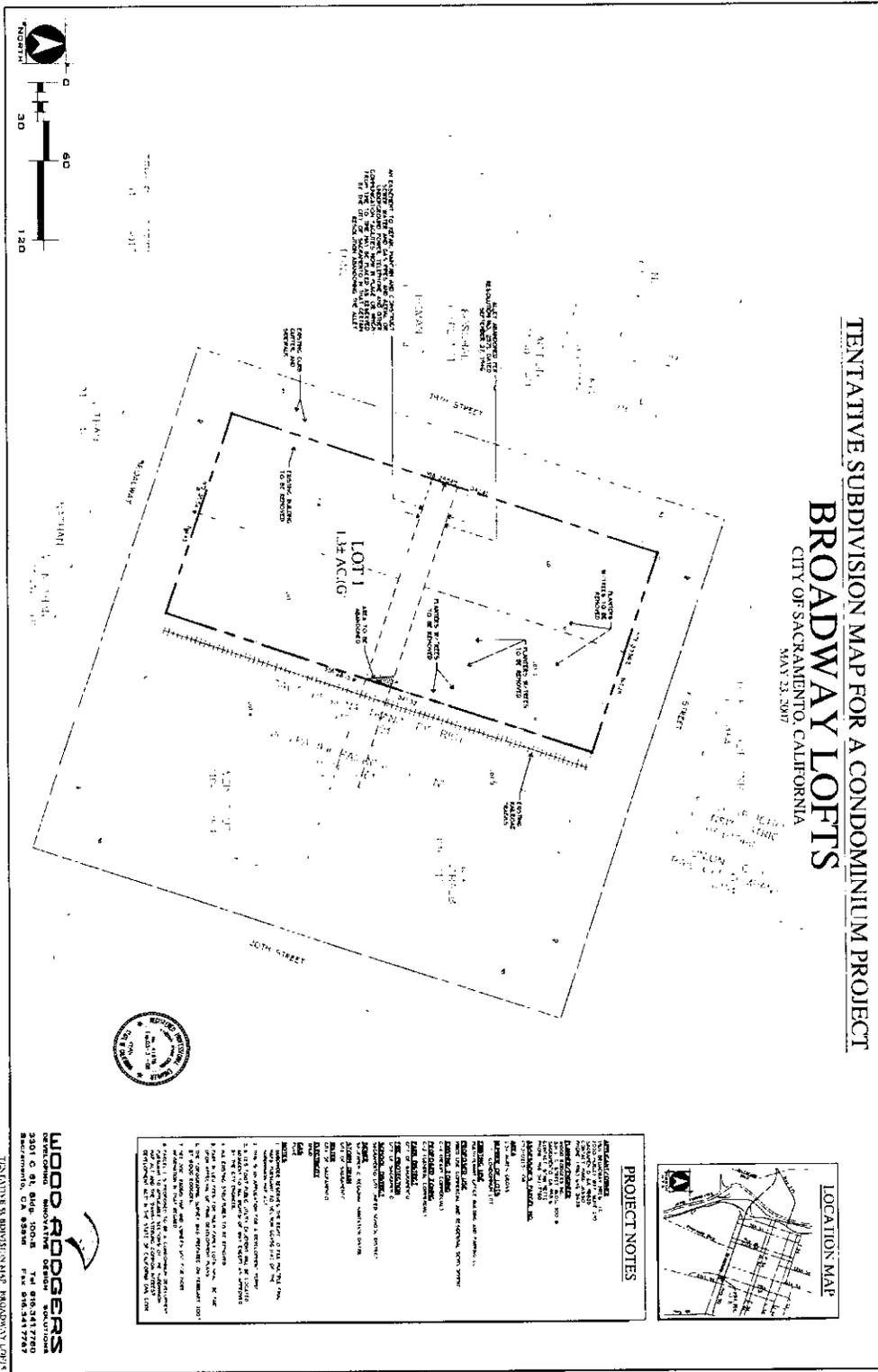
Attest:



Shirley Concolino, City Clerk

TENTATIVE SUBDIVISION MAP FOR A CONDOMINIUM PROJECT
BROADWAY LOFTS
 CITY OF SACRAMENTO, CALIFORNIA
 MAY 23, 2007

P07-071
5-23-2007



PROJECT NOTES

1. THE SUBDIVISION MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW AND APPROVAL.
2. THE SUBDIVISION MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW AND APPROVAL.
3. THE SUBDIVISION MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW AND APPROVAL.
4. THE SUBDIVISION MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW AND APPROVAL.
5. THE SUBDIVISION MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW AND APPROVAL.
6. THE SUBDIVISION MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW AND APPROVAL.
7. THE SUBDIVISION MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW AND APPROVAL.
8. THE SUBDIVISION MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW AND APPROVAL.
9. THE SUBDIVISION MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW AND APPROVAL.
10. THE SUBDIVISION MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW AND APPROVAL.

WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 G ST, SUITE 1008B Yuba City, CA 95999
 TEL: 916.341.7780 FAX: 916.341.7780
 www.woodrogers.com

