City of Sacramento
City Council

915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: **7/24/2012** **Report Type:** Consent

Title: (Pass for Publication) E Street Mixed-Use Building (P12-010)

Report ID: 2012-00590

Location: 1401/1403 E Street, District 4

Recommendation: 1) Review a) an Ordinance rezoning 0.06 acres from Multi-Family (R-3A) zone To Multi-Family (R-4A) zone, b) a Resolution determining Project is Exempt from review under the California Environmental Quality Act, c) a Resolution approving ground floor commercial space in the Multi-Family (R-4A) zone; and 2) pass for publication the Ordinance title as required by Sacramento City Charter 32c and continue to July 31, 2012 for adoption.

Contact: David Hung, Associate Planner, (916) 808-5530; Stacia Cosgrove, Senior Planner, (916) 808-7110, Community Development Department

Presenter: David Hung, Associate Planner, (916) 808-5530, Community Development Department

Department: Community Development Dept
Division: Planning
Dept ID: 21001221

Attachments:

01-Description/Analysis
02-Background
03-Vicinity Map
04-Ordinance Rezone
05-Exhibit A_Rezone
06-Resolution CEQA
07-Resolution Special Permit
08-Exhibit A_Site Plan
09-Exhibit B_Floor Plans
10-Exhibit C_Building Elevations
11-500ft Radius Zoning Map

City Attorney Review

Approved as to Form
Paul Gale
7/17/2012 10:35:04 AM

City Treasurer Review

Reviewed for Impact on Cash and Debt
John Colville
7/2/2012 12:13:03 PM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 7/11/2012 8:55:57 AM

Back to Table of Contents

Description/Analysis

Issue: The applicant is proposing to rezone the subject 0.06-acre parcel from Multi-Family (R-3A) zone to Multi-Family (R-4A) zone to allow both residential and commercial uses. There is an existing two-story building on the site which contains three residential units on the second floor and commercial space on the ground floor. The building has been vacant for several years since it was damaged by fire in 2008. The applicant is proposing to restore the building and re-establish it to mixed-use with commercial on the ground floor and residential on the second floor. The project requires the approval of a Special Permit to allow ground floor commercial use not to exceed 50% of the gross floor area of the building.

Policy Considerations:

2030 General Plan: The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan designation of the subject site is Traditional Neighborhood Medium Density which provides for higher-intensity medium-density housing and neighborhood-support uses that includes multi-family dwellings and limited neighborhood-serving commercial on lots two acres or less. The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element. Some of the goals and policies supported by this project are:

- *Land Use and Urban Design Element (Policy LU 2.1.1)* Recognizing that Sacramento's neighborhoods are the basic living environments that make-up the city's urban fabric, the City shall strive through its planning and urban design to preserve and enhance their distinctiveness, identity, and livability from the downtown core to well integrated new growth areas.
- *Land Use and Urban Design Element (Policy LU 2.1.6)* Neighborhood Enhancement. The City shall promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas.
- *Land Use and Urban Design Element (Goal LU 4.1)* Neighborhoods. Promote the development and preservation of neighborhoods that provide a variety of housing types, densities, and designs and a mix of uses and services that address the diverse needs of Sacramento residents of all ages, socio-economic groups, and abilities.
- *Land Use and Urban Design Element (Policy LU 4.1.2)* Neighborhood Amenities. The City shall encourage appropriately scaled community-supportive facilities and services within all neighborhoods to enhance neighborhood identity and provide convenient access within walking and biking distance of city residents.
- *Land Use and Urban Design Element (Policy LU 4.3.1)* Traditional Neighborhood Protection. The City shall protect the pattern and character of Sacramento's unique traditional neighborhoods, including the street-grid pattern, architectural styles, tree canopy, and access to public transit, neighborhood services and amenities.
- *Historical and Cultural Resources (Policy HCR 2.1.16)* The City shall review and evaluate proposed preservation projects and development projects involving Landmark parcels and parcels within Historic Districts based on adopted criteria and standards.
- *Housing Element (Goal H-4)* Preserve, maintain and rehabilitate existing housing to ensure neighborhood livability and promote housing affordability.

Although the project's density of 52 units per acre exceeds the allowable range of the Traditional Neighborhood Medium Density designation, the proposal is supported by General Plan policies LU 2.1 and LU 4.3.1, noted above. In the context of Downtown, there is typically a mix of densities and uses in each neighborhood. Staff finds that rezoning this site would not tip the balance of densities in the neighborhood such that the character of the area would develop contrary to the General Plan. Given that the site is very small, the uses have historically and legally existed for many years, and that mixed use development is encouraged by the General Plan, staff supports the request. The project does not exceed the maximum allowed FAR of 1.5. The project would rezone the property to reuse an existing structure that will contribute positively to its surroundings by offering goods and services to meet the daily needs of the neighborhood.

Central City Community Plan: The policies contained in the community plan are organized to mirror the structure of the citywide General Plan elements. They are intended to supplement, not repeat, citywide policies contained in Part 2 of the General Plan:

- 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. *(CC.HCR 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. *(CC.H 1.1)*

The proposal allows the preservation of an existing structure within the Washington Historic District to continue to be used as a mixed-use building. The proposed project will improve the quality and vitality of the neighborhood.

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The proposed project mixes land uses to support vibrant city centers, creates a range of housing opportunities and choices, and foster walkable, close-knit neighborhoods.

Strategic Plan Implementation: The recommended action conforms with the City of Sacramento's Strategic Plan, specifically by adhering to goals that achieve sustainability, enhance livability, and expand economic development throughout the City.

Economic Impacts: None.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303, New Construction or Conversion. The project consists of the rezone of a parcel with a currently vacant building that previously contained three residential units on the second floor and commercial use on the ground floor and to re-establish residential and commercial uses in the building.

Sustainability: The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as projects are proposed within the City: 1) Reduce consumption of material and encourage the

reuse and local recycling of materials; 2) Reduce the use of toxic materials; 3) Establish and continuously improve “green” building standards for both residential and commercial development--new and remodeled; 4) Reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses; 5) Reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; 6) Improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote “greening” and “gardening” within the City; 7) Create “Healthy Urban Environments” through Restorative Redevelopment, and 8) Maintain and expand the urban forest.

The project, by proposing a mixed use building with and ground floor commercial spaces and residential dwellings above, supports sustainability goals since the site is accessible to public transit as well as walking and bicycling and should reduce dependence on the private automobile.

Commission/Committee Action: On June 14, 2012, the Planning Commission forwarded to the City Council the recommendation for approval by a vote of ten ayes and zero nays (one vacancy).

Rationale for Recommendation: Staff recommends the Council approve the requested entitlements based on the findings listed in Attachments 4, 6 and 7. The project meets policies and goals of the General Plan to provide a variety of housing types, densities, and designs and a mix of uses and services that will be an asset to neighborhoods.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Back to Table of Contents

Background Information: It is estimated that the subject structure was built around early twentieth century. A records search in the City archives uncovered building permits from as early as the 1920s that showed both commercial and residential uses on this property, with addresses on E Street as well as 14th Street. A search of the County Assessor's data showed a primary small retail use along with three apartment addresses; therefore, the building has historically been used as a mixed-use structure. The subject two-story building had previously contained three residential units on the second floor and commercial use (convenience store) on the ground floor but has been vacant for several years since it was damaged by fire in 2008; the previous owner had failed to complete the restoration work in order for the building to be habitable, and a new property owner is in the process of completing the work and to re-establish the mixed-use component. The ground floor retail/commercial use in the R-3A zone is a non-conforming use, and a maximum of two residential units are permitted by right on the subject parcel. Since the building was vacant for more than one year, the third residential unit use and the retail use are no longer allowed. The applicant is currently seeking necessary entitlements to re-establish commercial use on the ground floor and multi-family use on the second floor.

Public/Neighborhood Outreach and Comments: Staff sent early notices to various community groups including the Alkali/Mansion Flats Historic Neighborhood Association, Boulevard Park Neighborhood Association, Boys & Girls Club of Greater Sacramento, CCAN, Children First Flats Network, Friends of Grant Park, Marshall School New Era Park Neighborhood Association, Sacramento Preservation Roundtable, SOCA, WalkSacramento, and Washington Park Neighborhood Improvement Group. Staff also sent early noticing to property owners within 500 feet radius of the site. On April 12, 2012, the applicant presented the project to the Alkali/Mansion Flats Historic Neighborhood Association; staff was present at the meeting and addressed some of the questions the neighbors had concerning the application process, parking requirements and allowed uses on the site. Staff has received several letters of opposition to the proposal and below are the main issues from the comment letters followed by staff response:

1. Concerns that by allowing the rezone, some unwanted commercial uses may occupy the ground floor, uses such as alcohol sales, thrift store, blood bank that may not be compatible with adjacent residential uses. *Staff response: The R-4A zone allows limited commercial uses on the ground floor, with the issuance of a special permit, which would typically be compatible with surrounding residential dwellings, such as retail stores, office, and commercial services. Any proposed alcohol sales for off-premise consumption requires the additional approval of a Special Permit. Thrift stores, or "Second Hand Stores," are not allowed in the proposed R-4A zone. A blood bank would be considered a medical office use, which is allowed, however it would require the provision of additional parking.*
2. Concerns that the proposal will negatively impact on-street parking in the surrounding area. *Staff response: A mixed-use building has historically existed*

on the site, so reestablishing the prior uses does not create a substantial new impact. Per today's Zoning Ordinance, no onsite parking would be required due to the size of the parcel and the type of development that is proposed. It should be noted that certain type of uses, such as restaurants and athletic clubs, will require off-street parking and an entitlement to waive parking shall be required.

3. Concerns regarding placement of trash and recycling bins on the site. *Staff response: Trash and recycling cans are proposed to be located within the existing side yards on the north and east sides of the site. The trash and recycling plan will have to be approved by the City's Solid Waste Division.*

Staff has been told that there was previously a small convenience market on the ground floor of the building that sold alcohol for off-site consumption, and that the business was a nuisance for the community. That special permit for alcohol sales has expired. No further alcohol sales in conjunction with a small market would be allowed without the approval of a Planning Commission Special Permit. No special permit is being requested by the property owner at this time. If a future property owner were to request a special permit for offsite alcohol sales, the neighborhood would be noticed as part of the typically project routing process.

At the Planning Commission hearing on June 14, 2012, there were no speakers from the community who spoke in opposition to the project.

Project Design:

Rezone

The project proposes to rezone a 0.06-acre parcel from Multi-Family (R-3A) zone to Multi-Family (R-4A) zone. The Multi-Family (R-4A) zone is generally located in urban neighborhoods, corridors, and centers in the Central City or near major transit stops. Minimum land area per unit is three hundred ninety-six (396) square feet. Maximum density for the R-4A zone is one hundred ten (110) units per acre. The R-4A zone allows limited types of commercial uses on the site with the approval of a special permit.

Table 2: Rezone

Designation	Min. land area per unit	Maximum Density	Existing (gross ac)	Proposed (gross ac)	Difference (gross ac)
Multi-Family (R-3A)	1,200 sq. ft.	36 units/acre	0.06	0	-0.06
Multi-Family (R-4A)	396 sq. ft.	110 units/acre	0	0.06	+0.06
TOTAL			0.06	0.06	

The existing two-story building on the site contains three residential units on the second floor and commercial space on the ground floor; it has been vacant for several years since it was damaged by fire. A total of two units would have been legally allowed on this site within the R-3A zone based on the minimum land area of 1,200 square feet per unit for the zone. Therefore, the third unit has been nonconforming for many years. The ground floor commercial was also nonconforming, since the R-3A zone does not allow ground floor commercial uses. Nonconforming uses may not be discontinued for more than one year or the nonconforming status expires. Since the residential and commercial uses have been discontinued for more than one year, it is determined that they have expired.

Rezoning the property to R-4A will allow the third dwelling unit on the second floor and allow limited types of ground floor retail/commercial use with the approval of a Special Permit. Ground floor commercial uses in the R-4A zone such as an office, a retail store, a bakery and a florist are allowed with a Special Permit as long as they do not exceed 50% area of the building. Staff believes that an R-4A zoned property at this location will be compatible with the adjacent neighborhood since there are existing multi-family residential uses and neighborhood-serving commercial uses nearby. The project will provide both housing and neighborhood serving commercial uses in the neighborhood. The rezone request is consistent with the General Plan policies to rehabilitate existing structures and provide mixed-use in neighborhoods.

Ground Floor Commercial Use

The applicant is requesting ground floor commercial use within a mixed-use building in the R-4A zone. Per Section 17.24.050, offices or commercial retail uses are permitted on the ground floor only in this zone and may occupy up to a maximum of fifty (50) percent of the building square footage, subject to granting of a special permit. The following findings must be made in order to grant the special permit:

1. A special permit shall be granted upon sound principles of land use.

   Granting the Special Permit is based upon sound principles of land use in that neighborhood-serving commercial uses can be provided in close proximity to residential uses, consistent with General Plan goals encouraging mixed use development. The site is located within the Washington Historic District, and granting of the special permit will reestablish the historic ground floor use of this building.

2. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

   Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
   a. Only limited uses permitted in the R-4A zone shall be allowed and such uses shall not exceed 50% of the building square footage;
   b. On-street parking is available directly adjacent to the site and the site is not identified as high impact parking area in the City's regular on-street parking

survey.

3. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

   The proposed project is consistent with the General Plan and Central City Community Plan policies to preserve historically significant structures and to provide the opportunity for mixture of housing with other uses in the same building or on the same site.

Staff supports the proposed ground floor commercial use since it supports General Plan policies to encourage mixed-use buildings and that neighborhood-serving uses may be provided. The subject ground floor space has historically been occupied by commercial uses.

Site and Building Design

Access and Circulation: The subject site is located on northeast side of E Street and 14th Street. Both E Street and 14th Street have two-way traffic and on-street parking; there is on-street parking directly in front of the site on each street frontage. A traffic calming circle current exists at the intersection of 14th Street and E Street. Existing sidewalk and curb are found on both frontages. There is no existing driveway on either frontage to the site. The site does not abut an alley.

Parking Requirement: The site has existed without off-street parking for both the residential and commercial uses. The site can continue to have no more than three residential units without off-street parking. Certain retail uses, including art gallery, beauty shop, spa, deli, food store and grocery store, do not require parking since the lot is less than 5,200 square feet. Other uses, such as restaurants, office and athletic club, do require parking and would trigger either a parking waiver or off-site parking entitlements.

Table 3: Vehicular Parking

Use	Required Parking	Proposed Parking	Difference
Multi-family (central city)	0 (as the site was originally developed without parking)	0	0
Retail (including art gallery, beauty shop, spa, deli, food store, grocery store)	0 (for lots less than 5,200 square feet inside the central city)	0	0

Staff has reviewed the Department of Transportation's on-street parking survey for the Central City that was conducted in 2011 and finds that there is typically an ample supply of on-street parking both in the immediate block of the subject site and the surrounding blocks adjacent to the site.

Height, Bulk and Setbacks: The existing building is non-conforming to current zoning regulations for lot coverage, interior side, street side and rear yard setbacks for multi-family dwellings. Since the project is not proposing any changes to the lot coverage, setback and height, it does not require the approval of entitlements to deviate from the subject development standards.

Building Design and Landscaping: The applicant is proposing to restore the previously fire-damaged structure and re-establish the mixed-use component in the building. The proposed ground floor plan contains three commercial tenant spaces, totaling approximately 1,715 square feet, and the second floor plan contains three residential units. The residential use is being restored to become a conforming use without enlargement to the building to accommodate the use. Here is a breakdown of the approximate sizes of the units within the building:

Table 4: Unit Breakdown		
Ground Floor	Retail/Commercial #1	575 square feet
	Retail/Commercial #2	720 square feet
	Retail/Commercial #3	420 square feet
Second Floor	Apartment Unit #1	730 square feet
	Apartment Unit #2	740 square feet
	Apartment Unit #3	420 square feet

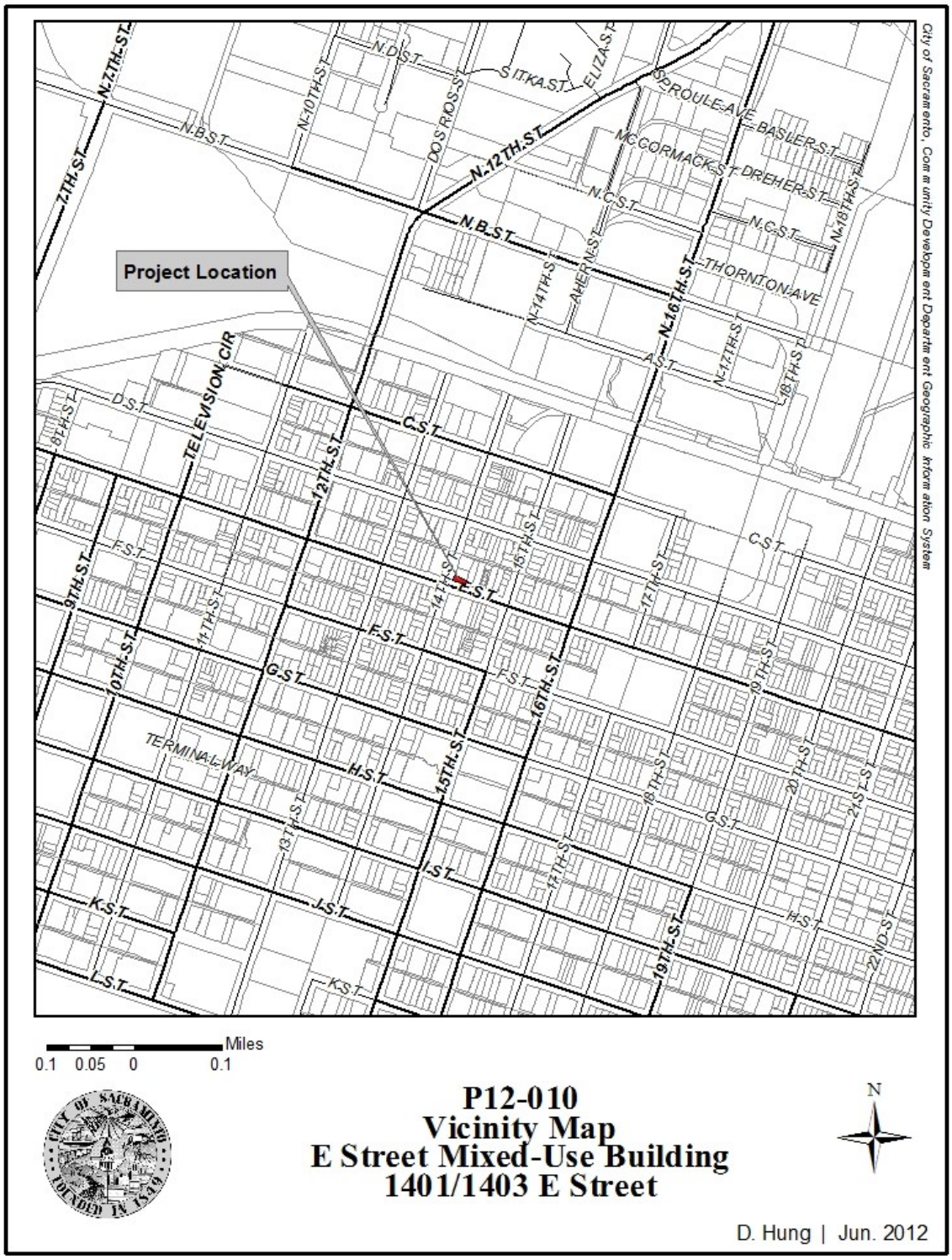
A one-cubic-yard commercial dumpster is being provided for the commercial units and will be located within the side yard at the northwest corner of the site. Trash and recycling cans are provided for the residential units and will placed within the side yards on the north and east sides of the site; the quantity and sizes of the cans shall be subject to approval by the Solid Waste Division. Two existing side yard gates will be replaced with solid wood gates, and solid wood fencing will be installed on the east property line to replace the existing chain link fencing. The existing solid wood fence on the north property line is to remain. A portion of the setback area beyond the south property line will be developed with an irrigated landscape planter; the remaining area will be paved.

Preservation Review: The subject site is located in the Washington Historic District. A Certificate of Appropriateness for work related to restoring the fire damaged building was issued by Historic Preservation on March 11, 2009 (PB08-094). The work involved exterior rehabilitation and alterations to the subject building. The work was started but was never completed and the building permit expired. The current owner is proposing minor revisions to the prior approval for a number of windows and doors on the south and west elevations; a revised Certificate of Appropriateness for the work was issued by Historic Preservation on April 12, 2012. Fencing locations, design and materials shall

require Preservation staff review and approval. New fencing shall be set back six inches from the street faces of the building.

Back to Table of Contents

Vicinity Map



Back to Table of Contents

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM MULTI-FAMILY (R-3A) ZONE TO MULTI-FAMILY (R-4A) ZONE (1401/1403 E STREET) (P12-010) (APN: 002-0125-026-0000)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

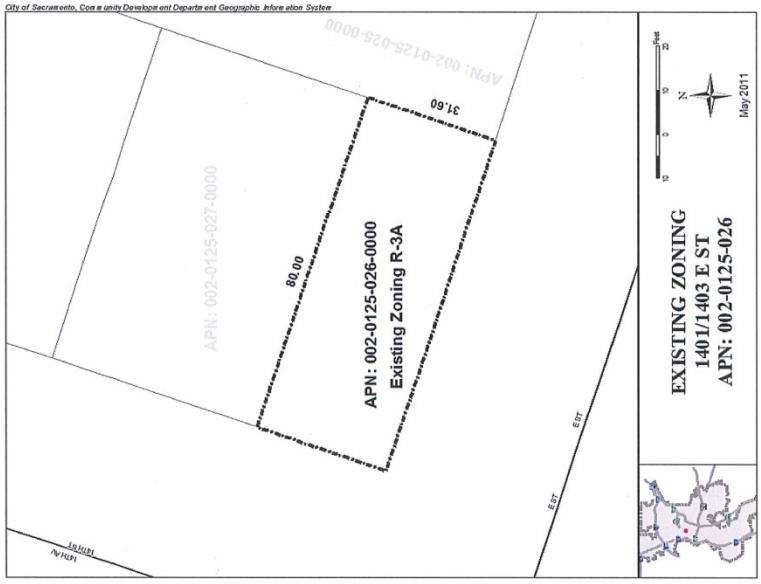
Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as E Street Mixed-Use Building located at 1401/1403 E Street (APN: 002-0125-026-0000) and consisting of 0.06 acres, from Multi-Family (R-3A) zone To Multi-Family (R-4A) zone.

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A: Rezone – 1 page



Back to Table of Contents

Back to Table of Contents

RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA EXVIRONMENTAL QUALITY ACT (P12-010)

BACKGROUND

A. On June 14, 2012, the City Planning Commission conducted a public hearing on, and forwarded to the City Council, a recommendation to approve the E Street Mixed-Use Building.

B. On July 31, 2012, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1) and (2)(a), (b), and (c) (publication, posting, and mail (500 feet)), and received and considered evidence concerning the E Street Mixed-Use Building Project.

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

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15303, New Construction or Conversion, of the California Environmental Quality Act Guidelines as follows:

The project consists of the rezone of a parcel with a currently vacant building that previously contained three residential units on the second floor and commercial use on the ground floor and to re-establish residential and commercial uses in the building.

Back to Table of Contents

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE E STREET MIXED-USE BUILDING PROJECT'S SPECIAL PERMIT TO ALLOW GROUND FLOOR COMMERCIAL SPACE IN THE R-4A ZONE (P12-010)

BACKGROUND

A. On June 14, 2012, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the E Street Mixed-Use Building Project.

B. On July 31, 2012, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1) and (2)(a), (b), and (c) (publication, posting, and mail (500 feet)), and received and considered evidence concerning the E Street Mixed-Use Building 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 E Street Mixed-Use Building 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:

A. **Environmental Determination**: The Project is exempt from review under Section 15303, New Construction or Conversion, of the California Environmental Quality Act Guidelines.

B. **Special Permit**: The Special Permit to allow commercial use on the ground floor of a mixed-use building in the proposed Multi-Family (R-4A) zone is approved based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that neighborhood-serving commercial uses can be provided in close

proximity to residential uses, consistent with General Plan goals encouraging mixed use development. The site is located within the Washington Historic District, and granting of the special permit will reestablish the historic ground floor use of this building.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
   a. Only limited uses permitted in the R-4A zone shall be allowed and such uses shall not exceed 50% of the building square footage;
   b. On-street parking is available directly adjacent to the site and the site is not identified as high impact parking area in the City's regular on-street parking survey.

3. The proposed project is consistent with the General Plan and Central City Community Plan policies to preserve historically significant structures and to provide the opportunity for mixture of housing with other uses in the same building or on the same site.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

Planning

B1. The building footprint and elevations shall be in conformance with the attached plans, except as conditioned. Any modifications in the design, materials, or colors from this approval shall be submitted to the Current Planning Division for review and determination for further actions.

B2. The applicant shall obtain all necessary building permits prior to commencement of construction; any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.

B3. Fencing locations, design and materials shall require Preservation staff review and approval. Fencing shall be set back six inches from the street faces of the building.

B4. All mechanical equipment shall be located within enclosed cabinets or screened by landscaping and/or screening/fencing.

B5. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached.

Building

B6. All new work must comply with the applicable requirements of the 2010 California Code of Regulations Title 24, Part 2 (California Building Code), Part 3 (California Electrical Code), Part 4 (California Mechanical Code), Part 5 (California Plumbing Code), Part 6 (California Energy Code), Part 8 (California Historical Building Code), and Part 9 (California Fire Code).

Department of Transportation

B7. The applicant shall repair/reconstruct any deteriorated portions of the existing curb, gutter and sidewalk fronting the property along E Street and 14th Street per City standards and to the satisfaction of the Department of Transportation.

Advisory Notes

Planning

1. The first full-sized sheet of the project's Building Permit plans set shall include: 1) A Zoning Affidavit signed by the applicant that affirms the plans submitted for building permit comply with all conditions of approval and approved exhibits; and 2) The project's record of decision including conditions of approval and approved exhibits.

2. Ground floor commercial use which does not meet parking requirements in the zoning code shall be subject to Planning entitlements.

Building

3. Per California Building Code Table 508.3.3, the required separation between the R and B occupancies is a minimum of a 2 hour fire barrier.

Solid Waste Division

4. Project must meet the requirements outlined in Sacramento City Code Chapter 17.72

5. Solid waste trucks must be able to safely move about the property, with minimum backing, and be able to empty the bins and cans safely. Since only cans will fit on the property, this requirement appears to be met.

6. Properties must accommodate trucks, as well as cans or bins, that are roughly the dimensions outlined in the attached file, "Truck, Bin, Can Dimensions".

7. The two second floor apartment units are required by City Code Chapter 13.10 to be served by City of Sacramento Solid Waste Services. This includes the residences of a mixed-use property.

8. All commercial units in this project (i.e., the first floor business spaces) must have solid waste services, but are not required to use City of Sacramento Solid Waste Services.

This means the property manager may have the building served by a franchised hauler, or the City of Sacramento.

9. There must be a garbage and recycling can for each apartment unit, as well as for each business unit.

10. Statement of Recycling must be completed.

Urban Forestry

11. During all phases project must comply w/ Chapter 12 code requirements.

12. Applicant must obtain a UFS permit prior to pruning any limbs or roots of street trees.

Sacramento Area Sewer District

13. The subject property is outside the boundaries of the SASD but within the Urban Service Boundary and SRCSD shown on the Sacramento County General Plan. SRCSD will provide ultimate conveyance and treatment of the sewer generated from this site, but the Sacramento City Utilities Department's approval will be required for local sewage service.

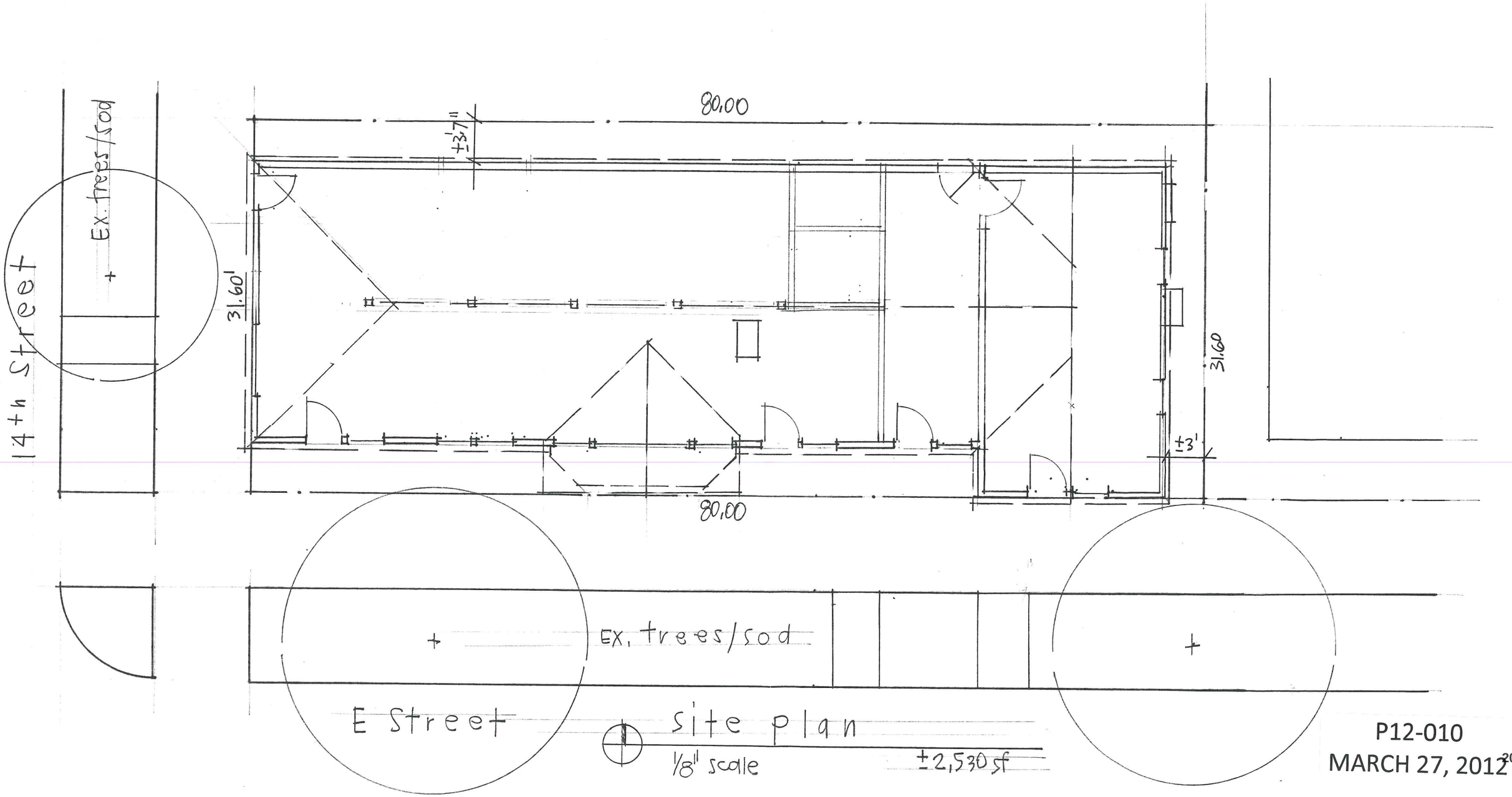
14. Improvements to the property will require payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Table of Contents:

Exhibit A: Site Plan – 1 page
Exhibit B: Floor Plans – 1 page
Exhibit C: Building Elevations – 1 page

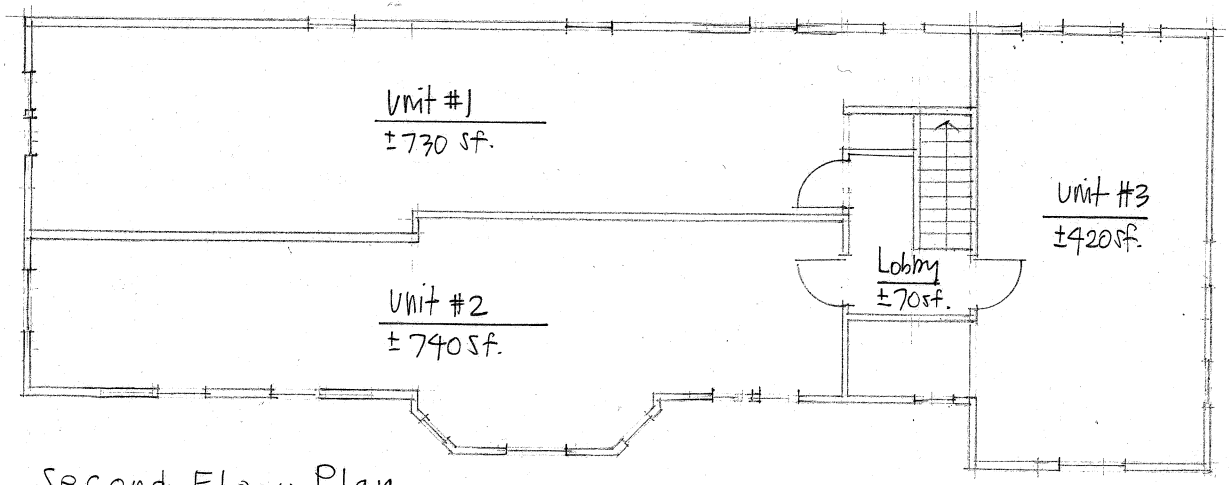
Back to Table of Contents

Exhibit A: Site Plan



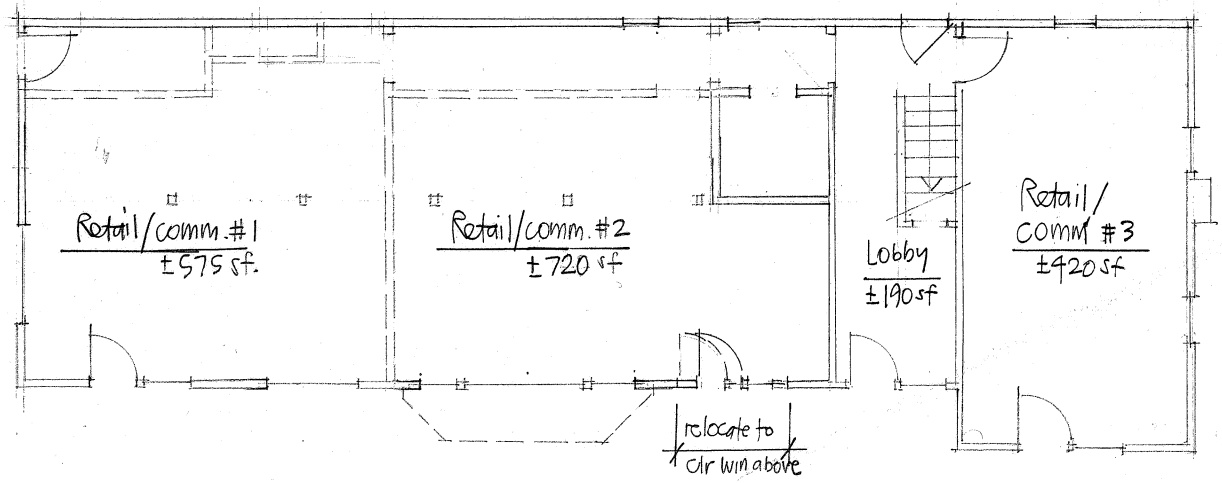
P12-010
MARCH 27, 2012

Back to Table of Contents



Second Floor Plan

1/8" scale ±1,960sf.

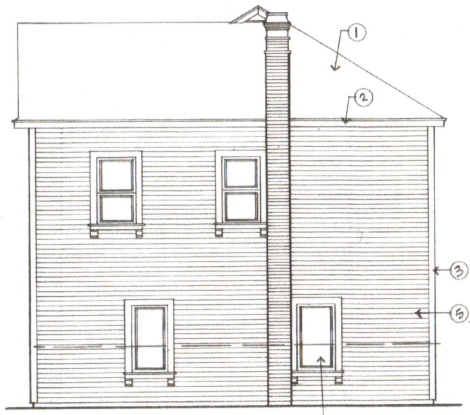


Ground Floor Plan

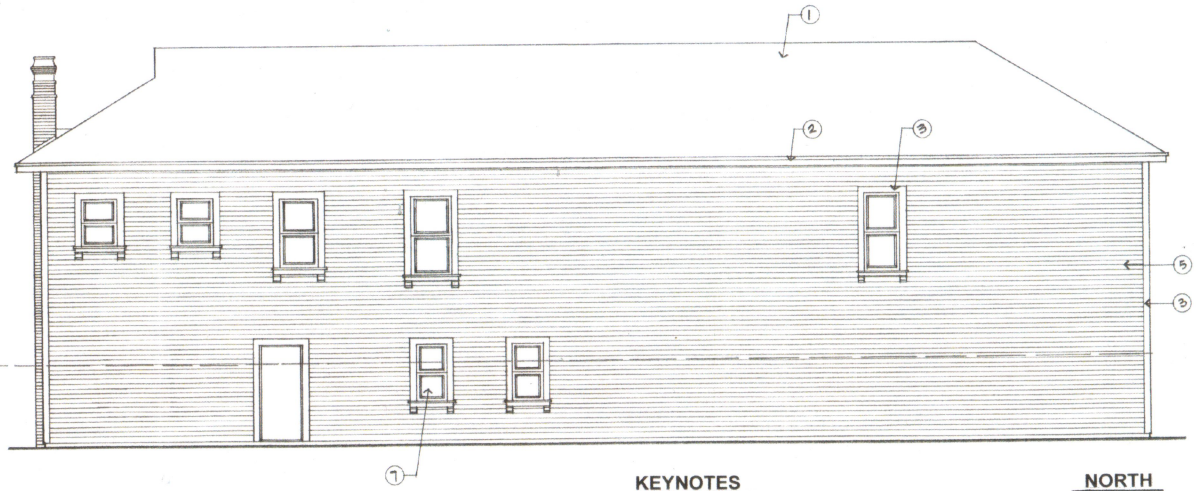
1/8" scale ±1,905 sf

WEST
14th Street Elev.

SOUTH
E Street Elev.



EAST



NORTH

KEYNOTES

1. COMPOSITION SHINGLES - (TYP.)
2. PAINTED G.I. SHT. MTL. GUTTER.
3. 1x WOOD TRIM - (TYP.)
4. WOOD SHINGLES.
5. HORIZ. WOOD SIDING - (TYP.)
6. CANVAS AWNINGS.
7. DUAL - PANE WD. FRAME WDWS - (TYP.)

ELEVATIONS

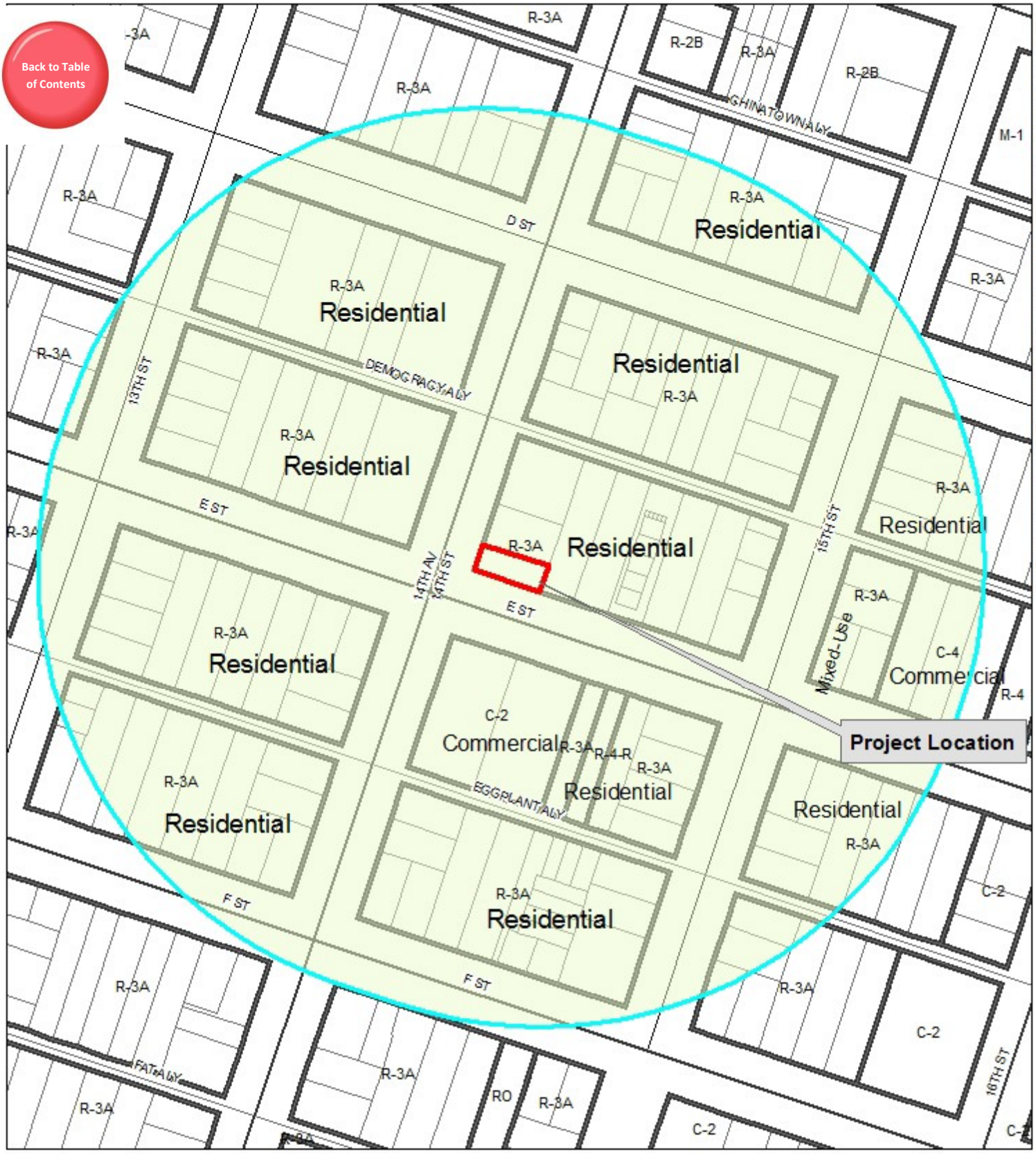
REVISIONS	BY

Lapointe Building Design
530 - 885 - 6747

14th & 'E' PROJECT
1401 'E' Street
Sacramento, CA

DRAWN
CHECKED
DATE 3-29-12
SCALE 1/4" = 1'-0"
JOB NO.
SHEET 2 OF 2 SHEETS

Back to Table of Contents



P12-010
500-ft Radius Zoning Map
E Street Mixed-Use Building
1401/1403 E Street

Feet
0 130 260

N

D. Hung | June 2012