

## **RESOLUTION NO. 2005-743**

Adopted by the Sacramento City Council

October 11, 2005

**ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT DENYING THE APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE THE VARIOUS ENTITLEMENTS FOR THE L STREET LOFTS PROJECT, LOCATED IN THE CENTRAL CITY AT 1812-1820 L STREET. (P05-057) (APN: 007-0141-005 THRU -008)**

### **BACKGROUND**

- A. On July 6, 2005, the Design Review Preservation Board approved the design of the proposed project; and
- B. On August 11, 2005, the City Planning Commission approved the requested entitlements, with conditions; and
- C. On August 22, 2005, the decision of the City Planning Commission approving these entitlements was appealed by a Third Party; and
- D. On October 11, 2005, the City Council heard and considered evidence in the above-mentioned matter.

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

- Section 1. At the regular meeting of October 11, 2005, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the City Council took the following actions for the location listed above:
  - A. Denied the Third Party Appeal of the Planning Commission decision to approve various entitlements for the project known as the L Street Lofts.

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

Section 2. **FINDINGS OF FACT**

A. Environmental Determination: The City Council finds that the project is Exempt pursuant to CEQA Section 15332.

B. Tentative Map: The **Tentative Map** to merge four parcels into one parcel and designate the parcel for condominium purposes is hereby **approved** based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The City General Plan designates the subject site for Community/Neighborhood Commercial & Office;
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

C-F. Special Permits to construct 92 alternative ownership housing units (condominiums), to exceed maximum building height, to waive parking spaces associated with the commercial uses, and to allow tandem parking: The **Special Permits** to construct 92 alternative ownership housing units (condominiums), to exceed maximum building height, to waive parking spaces associated with the commercial uses, and to allow tandem parking are hereby **approved** based upon the following findings of fact:

1. Granting the Special Permits is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood, since the building is designed to step back from adjacent properties, supports transit usage and the jobs/housing ratio;
2. Granting the Special Permits would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project provides

adequate parking for tenants and the commercial space will be utilized by neighborhood serving uses; and

3. The proposed project is consistent with the proposed City of Sacramento General Plan and Central City Community Plan designations, and the requirements of the Residential Mixed Use- Urban Neighborhood overlay (RMX-UN) zone.

G. Variance to Reduce Maneuvering Width: The **Variance** to reduce the maneuvering width within the parking garage is hereby **approved** based upon the following findings of fact:

1. The variance is not a special privilege extended to one individual property owner. The variance would be appropriate for other property owners facing similar circumstances;
2. The proposed variance is not a use variance since parking for residential mixed use projects is permitted in the RMX-UN zone;
3. The variance will not be injurious to the public welfare, nor to the property in the vicinity of the project in that reducing maneuvering area will maximize parking for a residential infill project and will not affect on-street traffic operations; and
4. The proposed variance will not adversely affect the General Plan or the Central City Community Plan since the project endorses plans and policies for development of housing within the Central City.

### Section 3. CONDITIONS OF APPROVAL

B. The **Tentative Map** to merge four parcels into one parcel and designate the parcel for condominium purposes is hereby approved subject to the following conditions of approval:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P05-057). 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 Final 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 and Finance Division:

**GENERAL:** All Projects

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- B2. Show all continuing and proposed/required easements on the Final Map.
- B3. 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.

**PUBLIC WORKS: Streets**

- B4. 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 and Finance 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, sidewalk and alley per City standards to the satisfaction of the Development Engineering and Finance Division.
- B5. The alley which will be the primary means of access must be constructed or repaired per City Standards to the satisfaction of the Development Engineering and Finance Division for its entire length between 18<sup>th</sup> and 19<sup>th</sup> Streets.

**PUBLIC/PRIVATE UTILITIES**

- B6. Dedicate a 10' X 20' enclosed area adjacent to the North side of the Alley as a public utility easement (PUE) for underground facilities and appurtenances.

**CITY UTILITIES**

- B7. Any new domestic water services shall be metered. A single domestic water service is allowed for the condominium units and a single domestic water service is allowed for the clubhouse and pool area. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- B8. The condominium units shall have a separate street tap for a metered

domestic water service.

- B9. The project shall provide for sub-metering of all the condominium units consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the Department of Utilities.
- B10. The non-residential space such as retail/commercial shall have a separate street tap for a metered domestic water service.
- B11. Common area landscaping shall have a separate street tap for a metered irrigation service.
- B12. 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. The onsite water, sewer and storm drain systems shall be private systems maintained by the association.
- B13. 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.
- B14. Prior to recording the final map and prior to the initiation of water, sewer or drainage services to any airspace lot or the common lot, the various owners of such lots shall enter into an agreement authorizing one owner or an association of owners to obtain and pay for water, sewer and drainage facilities services for all lots, and such owner or association of owners shall enter into a separate agreement with the City to receive such utility services for all lots at points of service designated by the Department of Utilities (for example, the private water system serving each airspace lot and the common lot shall connect to the City's water system at a single point of service). Such separate agreement with the City shall provide for payment of all charges for the water, sewer and drainage services provided to all lots, shall authorize discontinuance of utility services to all lots 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, and shall be in a form approved by the City Attorney.
- B15. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

**PPDD: Parks**

- B16. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicant's expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.
- B17. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all City fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager).

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A) This project is served by the Combined Sewer System (CSS). Therefore, impacts from the project to the CSS must be mitigated to the satisfaction of the Department of Utilities. If mitigation of impacts is not feasible, the developer/property owner will be required to pay the Combined System Development Fee prior to the issuance of any building permit. The impact to the CSS due to 92 condominium units and 4,000 feet of retail is estimated to be 70 ESD. The Combined System fee at time of building permit is estimated to be \$121,110 plus any increases to the fee due to inflation and credit for existing sanitary sewer flows from the site. The fee will be used for improvements to the CSS.
- 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 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. This information can then be used to assist the engineers in the design of the

on-site fire suppression system.

- C) The proposed project is located in the Flood zone designated as an **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 February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.
  - D) Foundation or basement dewatering discharges to the CSS and/or storm drainage system will not be allowed. The CSS and storm drainage system in the area does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.
- C. The **Special Permit** to construct 92 alternative ownership housing units (condominiums) in the RMX-UN zone is hereby **approved** subject to the following conditions of approval:

General:

- C1) The applicant shall obtain all necessary building permits prior to construction.
- C2) The project shall substantially conform to the site plan and elevations as shown on Exhibits 1A-1O. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.
- C3) The applicant shall comply with all Design Review conditions of approval (DR05-140).
- C4) Provide an ownership association responsible for the care and maintenance of all common areas and common improvements and any other interest common to the condominium owners. Complete and true copies of all covenants, conditions and restrictions, articles of incorporation and by-laws shall be subject to review and approval by the city prior to occupancy as a condominium unit.
- C5) The homeowner's association shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.
- C6) The homeowner's association shall establish and conduct a regular program of routine maintenance for the property. Such a program shall include common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not

necessarily continuous. Owner/Operator shall repaint or re-treat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent painting or re-treatment upon a determination that less frequent repainting or re-treatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.

- C7) The homeowner's association shall maintain landscaping and irrigation in a healthy and serviceable condition.
- C8) The homeowner's association shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto.
- C9) Each condominium unit shall comply with the state of California's Noise Insulation Standards (California Amended Code Section 1092).
- C10) Each condominium unit shall provide the following:
  - A separate gas service where gas is a necessary utility.
  - A separate electrical service, with separate meters and disconnects and ground fault interrupters where and as required by Building Code.
- C11) Each unit of a condominium project, and all commonly owned portions of a condominium building shall comply with all applicable building code standards. Nothing herein shall be construed to prevent or prohibit the applicant or the City from providing or requiring building standards greater than those set forth in the Building Code where the greater standards are found to be necessary to carry out the purposes and objectives of this chapter. (Ord. 99-015 § 6-3-D)

#### Street Trees

- C12) No excavation shall occur 4 feet behind back of sidewalk (20 feet from face of curb). This is the minimum amount of undisturbed soil volume required to support the trees. Boring will be allowed in this area but no hand excavation. Prior to the issuance of demolition/grading permits a 6-foot chain link fence shall be installed under the direction of the City arborist (768-8604) around the two City street trees. Orange plastic fencing is not acceptable for City trees. Dimensions will be contingent upon the tree size and species. The fencing shall remain in place for the duration of the project except for the temporary removal required to replace existing curb, gutter and sidewalk.

- C13) The contractor shall hire an International Society of Arboriculture (ISA) certified arborist to do any root pruning and when excavation for the subterranean parking occurs on the north side of the project. The arborist will also make weekly inspections to monitor these tree protection measures. The arborist shall take any required action, i.e. supplemental irrigation, fertilization, and soil compaction remediation, to ensure the health of the trees. In areas of dispute, the City Arborist shall have final authority. Contractor shall be responsible for any costs incurred.
- C14) No excavation for utilities, trenching, grade changes, storage of materials or parking of vehicles shall be allowed within the fenced area. Boring or hand trenching for utilities may be allowed outside the fenced area with approval of the City Arborist and under the supervision of the project arborist.
- C15) If, during excavation for the project or for any necessary sidewalk, curb and gutter repair or driveway construction, tree roots greater than two inches in diameter are encountered, work in the affected area shall stop immediately until the project arborist can perform an on-site inspection. All roots shall be cut clean, and the affected tree may require supplemental irrigation/fertilization and pruning as a result of the root pruning.
- C16) Prior to issuance of a pruning and removal permit the applicant shall compensate the City for the loss value of the trees due to pruning and provide a letter of credit for the remaining value of the tree.
- C17) Upon completion of the project a 5-year mitigation monitoring program shall be developed and implemented by the project arborist at the applicant's expense. The arborist will inspect the trees twice annually and take any remedial action required to ensure the health of the existing and newly planted trees.
- C18) The contractor shall be held liable for any damage to existing street trees, i.e. trunk wounds, broken limbs, pouring of any deleterious materials, or washing out concrete under the dripline of the tree. Damages will be assessed using "Guide to Plan Appraisal" published by the International Society of Arboriculture, eighth edition, published by the ISA. The project arborist will submit a report for review by the City Arborist.
- C19) The 20-inch and 30-inch diameter plane trees approved for removal must be posted with a removal sign for 30 days.
- C20) The existing 7 ½ -foot wide park strip shall be maintained, and no concrete, pavers or other non-porous materials shall be installed. No SMUD vaults shall be installed in the park strip or sidewalk area. The

installation of any other utility vault will require approval from the City Arborist.

- C21) The trees to be saved and the protection methods noted above shall be identified on all grading and building site plans for the project.

Signage

- C22) A sign permit shall be obtained prior to construction or installation of any attached or detached signs.
- C23) A comprehensive signage program for the entire project shall be submitted to staff for review and approval prior to applying for any sign permits. High quality signage with a design that complements the architecture is required.

Landscaping/Lighting:

- C24) Homeowners association shall maintain landscaping and irrigation in a healthy and serviceable condition.
- C25) All mechanical equipment shall be located within enclosed cabinets or screened by either landscaping or screens/fencing, where landscaped areas are of insufficient width to accommodate adequate landscaping. Final designs of landscaping and/or screening shall be shown on the final landscaping plan.
- C26) Detailed landscape and irrigation plans shall be submitted to the Planning Division for review prior to issuance of a building permit. Landscape plans shall indicate quantity, size, and species of each plant and tree. The final landscaping plan will be designed to comply with the City's Water Conservation Ordinance, and shall be to the satisfaction of the Planning Director. Landscaping shall be consistent with the landscaping exhibits in this report (Exhibit 1E).
- C27) All landscaping shall be maintained so that ground cover plants and shrubs do not exceed a maximum height of thirty inches (30"); tree limbs shall be trimmed so that they hang no lower than six feet (6') above grade level.
- C28) Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.
- C29) Lighting shall be designed so as not to produce hazardous or annoying glare to motorists and building occupants, adjacent residents, or the general public.

- C30) Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours. On-site lighting standards shall be decorative. Pedestrian lighting may be complied with bollard lighting. Industrial wall-pack units will not be accepted.

Trash Enclosure:

- C31) The applicant shall comply with the City's Recycling Ordinance (Sacramento City Code, Chapter 17.72) related to providing trash and recycling enclosures.

Parking:

- C32) The proposal is required to meet all requirements of the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.040). Bicycle parking shall be located in a secure area located in close proximity to doors and windows. The location of all required bicycle parking shall be reviewed and approved by the Planning Director prior to issuance of a Certificate of Occupancy for the building.

Fencing:

- C33) All fencing shall be provided on-site as depicted on the approved landscape plan (Exhibit 1E).

Fire Department:

- C34) Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- C35) Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.
- C36) A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.
- C37) 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.
- C38) Provide a water flow test. (Make arrangements at the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834.)
- C39) Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- C40) Provide appropriate Knox access for site.
- C41) Locate and identify Fire Department Connections (FDCs) on address side of building within 40 feet of a fire hydrant.
- C42) 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

SMUD:

- C43) Dedicate the common areas as a public utility easement for overhead and underground facilities and appurtenances.
- C44) The owner/developer must disclose to SMUD the Special Permit when applying for facilities.

Utilities:

- C45) Any new domestic water services shall be metered. A single domestic water service is allowed for the condominium units and a single domestic water service is allowed for the clubhouse and pool area. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- C46) The condominium units shall have a separate street tap for a metered domestic water service.
- C47) The project shall provide for sub-metering of all the condominium units consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the Department of Utilities.
- C48) The non-residential space such as retail/commercial shall have a separate street tap for a metered domestic water service.
- C49) Common area landscaping shall have a separate street tap for a metered irrigation service.
- C50) This project is served by the Combined Sewer System (CSS). Therefore, impacts from the project to the CSS must be mitigated to the satisfaction of the Department of Utilities. If mitigation of impacts is not feasible, the developer/property owner will be required to pay the Combined System Development Fee prior to the issuance of any building permit. The impact to the CSS due to 92 condominium units and 4,000 feet of retail is estimated to be 70 ESD. The Combined System fee at time of building permit is estimated to be \$121,110 plus any increases to the fee due to inflation and credit for existing sanitary sewer flows from the site. The fee will be used for improvements to the CSS.
- C51) 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. The onsite water, sewer and storm drain systems shall be private systems maintained by the association.

- C52) 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.
- C53) Foundation or basement dewatering discharges to the CSS and/or storm drainage system will not be allowed. The CSS and storm drainage system in the area does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.
- C54) 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.
- C55) 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.

**Advisory Notes:**

- A. Many projects in the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. 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. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
- B. The proposed project is located in the Flood zone designated as an 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 February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

## **Police Department:**

### General

- C. The applicant shall post the property “No Trespassing” and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and at the Police Department.
- D. No public telephone shall be installed or maintained on the exterior of the premises.
- E. Signs shall be posted prohibiting consumption of alcoholic beverages in the business or in the parking areas. Signs shall read: “It is unlawful to enter or remain on these premises, adjacent parking lot, or adjacent public sidewalk with an open alcoholic beverage container. P.C. 647e (a)” plus any appropriate local ordinances. Lettering to be block style and a minimum of 2 ½” in height. Signs will be clearly visible to the patrons of the parking garage and to persons on the public sidewalk.
- F. Business rules shall be posted in the business interior in a conspicuous place.
- G. Windows shall be left unobstructed by either signage and/or display racks, shelving, and merchandise in order to allow viewing of the interior of the business by patrolling police.
- H. The applicant shall be responsible for the daily removal of all litter generated by the business from the subject site, adjacent properties and streets.
- I. All dumpsters must be kept locked.
- J. The applicant shall agree to a “good neighbor policy.” The “good neighbor policy” shall require that if any significant problems arise and the City receives complaints about the use, the City will commence with Special Permit revocation hearings at the cost of the property owner. The revocation hearing shall be at the discretion and direction of the Planning Commission.

### Alarms

- K. All alarm plans shall be approved by The Sacramento Police Department's Alarm Unit.

Doors

- L. Employee / pedestrian, unit entry, storage, linen, laundry, mechanical, electrical, maintenance, and roof access doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-<sup>3</sup>/<sub>4</sub> inches and shall be secured by a deadbolt lock with a minimum throw of one inch.
- M. Entrance doors into individual units shall be secured with a single cylinder deadbolt lock with a minimum throw of one inch, in addition to door latches with a one-half inch minimum throw. The locks should be so constructed that both deadbolt and dead latch can be retracted by a single action of the inside door knob.
- N. A viewing device (peephole) shall be installed in each individual unit entrance door and shall allow for 180 degree vision.
- O. A 180 degree viewing device (or peephole) shall be installed in office, administration, and delivery area entry doors to screen persons before allowing entry.
- P. Outside hinges on all exterior doors shall be provided with non-removable pins when pintype hinges are used or shall be provided with hinge studs, to prevent removal of the door.
- Q. Exterior doors, doors leading from the garage areas into multiple dwelling buildings, and doors leading into stairwells shall have self-locking (dead latch) devices allowing egress to the exterior of the building or into the garage area, or stairwell, but requiring a key to be used to gain access to the interior of the building from the outside, or garage area, or into the hallway from the stairwell.
- R. Exterior doors and doors leading from the garage areas into the multiple dwelling buildings, and doors leading into stairwells shall be equipped with self-closing devices.
- S. All exterior doors and doors leading from the enclosed garage areas to family units shall be solid core with a minimum thickness of 1-<sup>3</sup>/<sub>4</sub> inches.
- T. Main entrance doors into individual family units and the recreation building shall be secured with single cylinder deadbolt locks with a

minimum throw of one inch, in addition to door latches with a one-half inch minimum throw. The locks should be so constructed that both deadbolt and deadlatch can be retracted by a single action of the inside doorknob.

### Windows

- U. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame (sliding).
- V. The sliding portion of a sliding glass window shall be on the inside track.
- W. Window locking devices shall be capable of withstanding a force of 200 pounds in any direction.
- X. Secondary locking devices are required on ground floor windows and any windows accessible from outside connecting balconies.

### Numbering

- Y. The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and of a color contrasting with the background.
- Z. Each individual unit within the building shall display a prominent identification number not less than two to four inches in height, which is easily visible to pedestrian traffic on site.

### Interior Lighting

- AA. Stairwell, hallway, and elevator lighting shall be equipped with vandal-resistant lenses and shall remain on at all times.

### Parking Structure

- BB. Parking in the structure should be limited to residents, patrons and employees only.
- CC. Entry into the structure should be controlled by some type of card or digital access system with a restriction on the ability of a card or number code to be reused until the original user's vehicle exits the structure.

- DD. The parking structure should be illuminated at a level of 5 foot-candles minimum at all hours, with ramps, corners, and entrances 10-50 foot-candles during evening hours.
- EE. The structure should be routinely patrolled by security anytime there are vehicles inside.
- FF. The structure should be equipped with an emergency panic alarm system that reports to a central security office. Alarm buttons should be placed no more than 40-50 feet apart.
- GG. In conjunction with the alarm system, a two way audio system should be installed.
- HH. An extensive closed circuit television system should be incorporated throughout the structure with recorder capability.
- II. The perimeter design of the structure should restrict access to only persons with a legal right to enter, especially at ground level.
- JJ. The structure should be equipped with emergency telephones (not pay phones).
- KK. The design of the structure should be simple, from a circulation aspect, with ample directional arrows, exit signs, and location maps provided.
- LL. Stairwells, elevator towers, and connecting bridges should be glass enclosed to provide added visibility and a sense of security.
- MM. The vertical clearance into the parking structure shall be sufficient to allow entry and exit by a tow truck with a vehicle in tow.

Commercial Retail

- NN. Landscaped areas shall be planned for maximum growth while at the same time provide unobstructed observation of parking lots, buildings, and pathways; day and night.
- OO. Entrances shall be clearly visible to patrol and the public and held to a minimum number.
- PP. Security personnel shall be provided to monitor activity 24 hours, 7 days per week, including during time of construction.
- QQ. Security lighting shall be provided for entryways.

- RR. Provide intrusion detection for stairwell doors in the building, as well as a capability to electronically open stairwell doors in case of emergency.
- SS. External lighting requirements should consider general lighting level of one foot-candle minimum maintained at ground level for medium use facilities, utilizing high pressure sodium with vandal-resistant covers.

### Roof Openings

- TT. All glass skylights on the roof of any building shall be provided with:  
Rated burglary resistant glass or glass-like acrylic material.  
Or  
Iron bars of at least ½" round or one by one-fourth inch flat steel material spaced no more than five inches apart under the skylight and securely fastened.  
Or  
A steel grill of at least 1/8" material or two inch mesh under skylight and securely fastened.
- UU. All hatchway openings on the roof of any building shall be secured as follows:  
If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.  
  
The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the fire department.  
  
Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
- VV. All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:  
  
Iron bars of at least ½" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.  
Or  
A steel grill of at least 1/8" material or two-inch mesh and securely fastened.

If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

### Special Security Measures

- WW. Commercial establishments having one hundred dollars or more in cash on the premises after closing hours shall lock such money in an approved type money safe with a minimum rating of TL-15 or class "C". The cash on hand in the registers shall be limited, and frequent drops into the safe should be made. The safe should be equipped with duress alarm capability.
- XX. The cash register area shall be covered by a CCTV system with a recorder.

### Lofts

- YY. A lighting level of .25 to .50 foot-candles shall be provided in all open parking areas, roadways, and pedestrian travel areas.
- ZZ. All required lighting shall be high-pressure sodium with vandal - resistant covers/lenses.
- AAA. Tire stops shall be installed in all parking spaces that do not overhang a 6-foot wide landscape or sidewalk area.
- BBB. Parking spaces shall not be numbered to coincide with dwelling unit numbers. Assigned open resident parking shall be clearly designated. Handicapped spaces shall be clearly marked and properly sign posted.
- CCC. The entrance to the outside parking areas and other highly visible locations on-site shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner/manager's request.
- DDD. Ground level patio fences should be low profile to allow observation while still providing a sense of privacy.
- EEE. Elevators shall be equipped with a convex mirror to allow surveillance of the interior prior to entry into the car.
- FFF. During construction, the developer/applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction

hours. Security personnel shall be provided to monitor the project after normal working hours during all phases of construction by a combination of on-site security personnel, video, and other electronic equipment, and adequate security lighting shall be provided to illuminate vulnerable equipment and materials.

#### Sliding Glass Doors

- GGG. Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.
- HHH. Secondary dead locks shall be installed on all single sliding glass doors accessible from ground level or adjacent balconies. Lock bolts shall be of hardened material or shall have hardened steel inserts.
- III. Vision panels in exterior doors (if used) or within reach of the inside activating device, shall be of burglary resistant glazing or equivalent.

#### Numbering

- JJJ. All residential buildings shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than 4 inches in height and shall be of a contrasting color to the background to which they are attached. The numerals shall be lighted at night.
- KKK. In addition, each individual unit within the complex shall display a prominent identification number not less than two to four inches in height, which is easily visible to approaching pedestrian traffic. The numerals shall be of contrasting color to the background to which they are attached. Units accessed by stairways whose numbers cannot be seen from the base of the stairs shall have unit designators at the base of the stairs also.

#### Interior Security Lighting

- LLL. Security and parking area lights shall be controlled by photocell and shall remain on during hours of diminished lighting.
- MMM. Stairwell and enclosed parking area lights shall remain on at all times.

- NNN. Each entry, patio, balcony, and pedestrian garage door shall be equipped with its own light source.
- E-F. The Special Permit to waive parking spaces associated with the commercial uses and to allow tandem parking are hereby **approved** subject to the following conditions of approval:
- D-F1) Twenty-six parking spaces shall be made available to 1801 L Street apartment building to satisfy the requirement of Z02-220. The parking spaces shall be clearly marked for the tenants of 1801 L Street. The applicant shall submit a plan to be reviewed and approved by the Planning Director showing how those spaces will be assigned or marketed to that project.
  - D-F2) This parking waiver is for retail or commercial uses only. It is not the intent of this waiver to be utilized by restaurant uses. Should either of the commercial tenants be proposed to be restaurant uses, the applicant shall be required to provide parking based on the amount of seats proposed. The applicant shall submit a parking plan to the Zoning Administrator for review and approval prior to occupancy of any restaurant uses. The parking plan shall describe how the applicant proposes to provide offsite or onsite parking for restaurant uses and analyze how on-street parking may be affected.
  - D-F3) Each condominium unit shall be required to have a minimum of one parking place within the parking garage.
  - D-F5) The tandem parking spaces shall be assigned to one unit; in no case shall the assigned parking for two separate units be fulfilled with the same tandem set of parking spaces.

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Exhibit 1L	Fourth-Seventh Floor Plan

Exhibit 1M Penthouse Floor Plan  
Exhibit 1N Penthouse Upper Floor Plan  
Exhibit 1O Size of Balconies, Terraces, and Julliettes

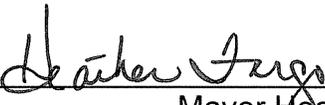
Adopted by the City of Sacramento City Council on October 11, 2005 by the following vote:

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

Noes: None

Abstain: None

Absent: None

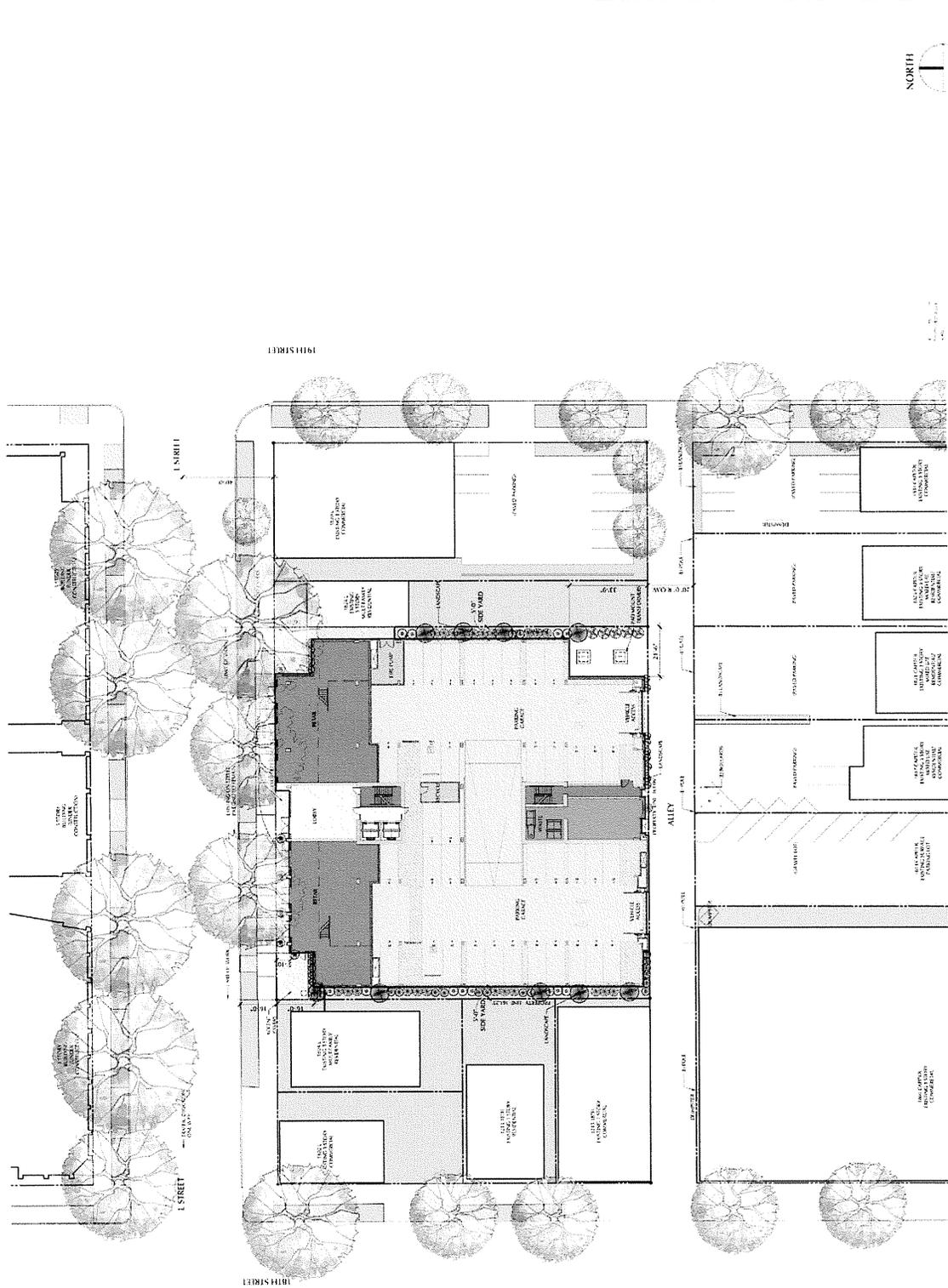
  
\_\_\_\_\_  
Mayor Heather Fargo

Attest:

  
\_\_\_\_\_

Shirley Concolino, City Clerk

Exhibit 1A Site Plan Exhibit

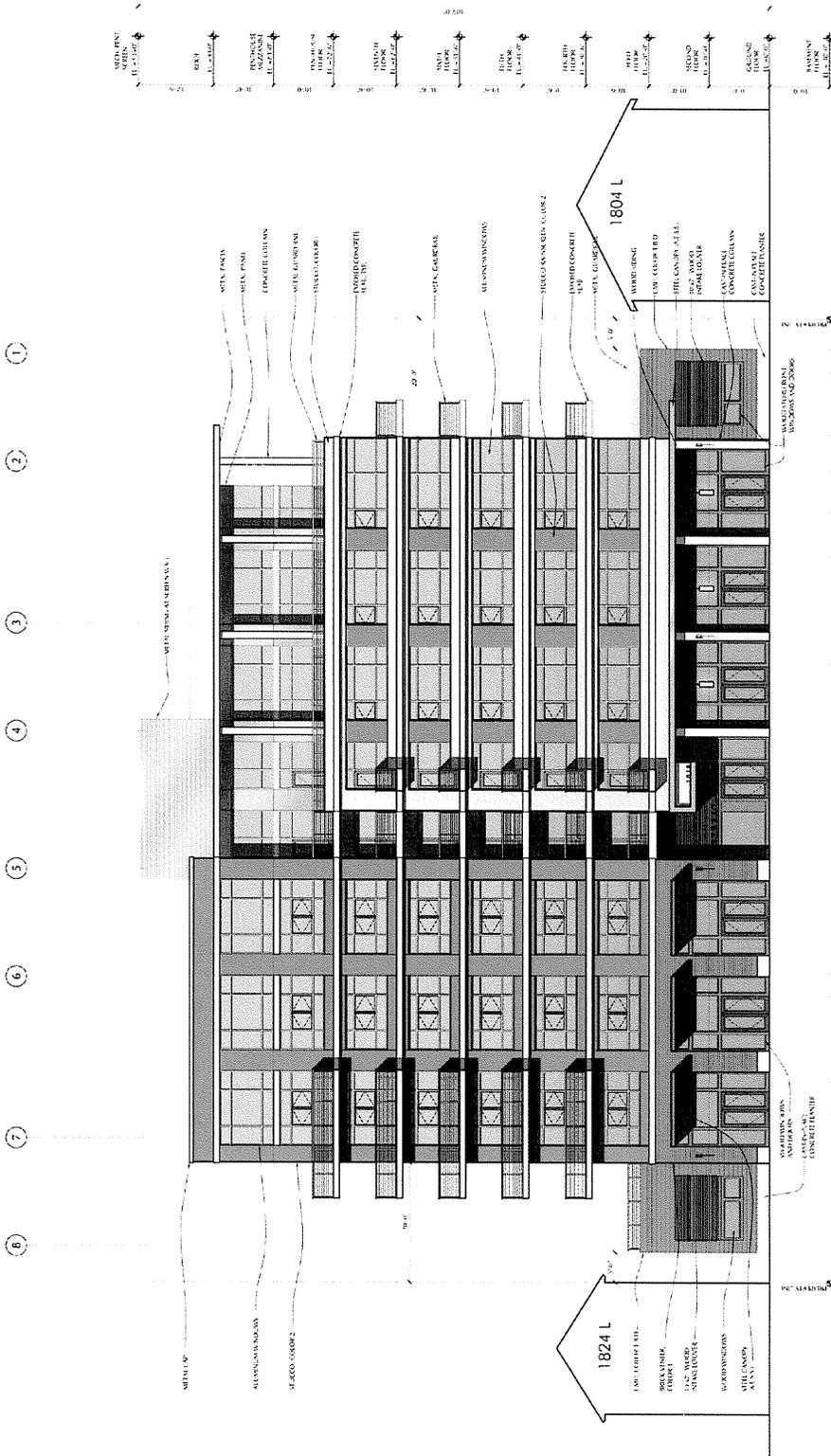


SKK DEVELOPMENTS  
07.06.05

L STREET LOFTS  
1818 L STREET  
SACRAMENTO, CALIFORNIA

ANKROM MOISAN ASSOCIATED ARCHITECTS





NORTH BUILDING ELEVATION



SKK DEVELOPMENTS

07.06.05

L STREET LOFTS

1818 L STREET  
SACRAMENTO, CALIFORNIA

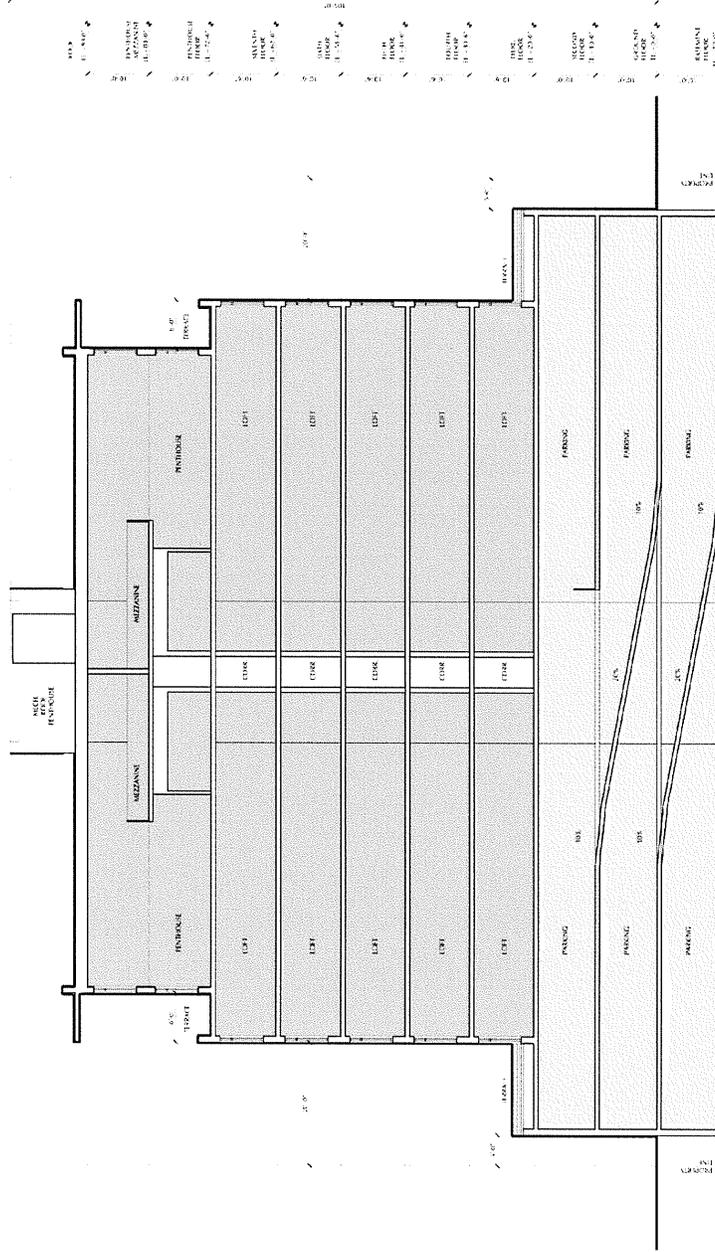
ANKROM MOISAN ASSOCIATED ARCHITECTS







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BUILDING SECTION

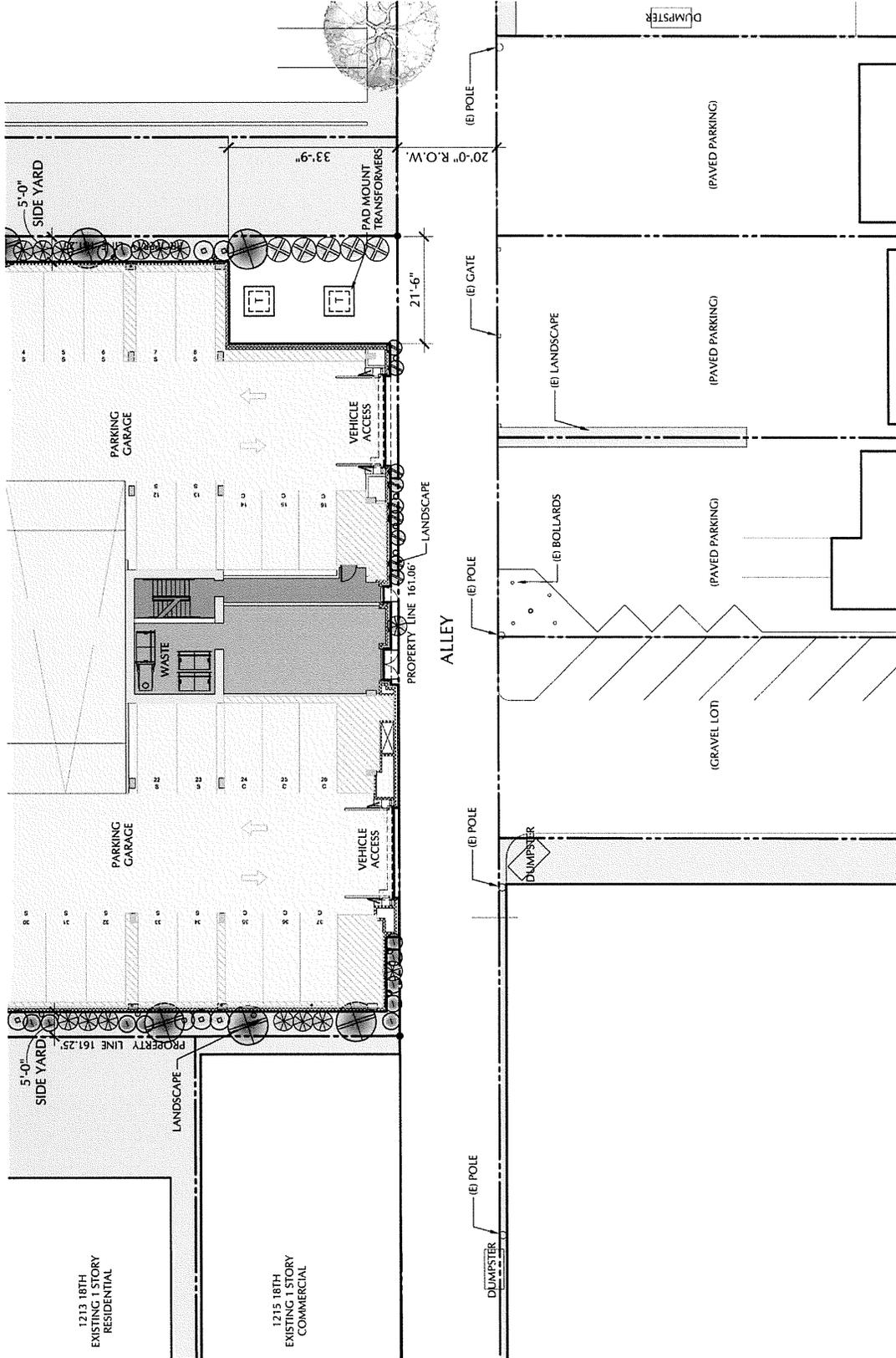


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ENLARGED ALLEY PLAN



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07.06.05

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SACRAMENTO, CALIFORNIA

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Exhibit 1G

Materials Selection

The image shows a partial north elevation of a building facade with various material callouts. The materials selection board on the right lists the following items:

- METAL SIDING
- METAL FENCE
- METAL PANEL
- CONCRETE COLUMN
- METAL GUARDRAIL
- ALUMINUM - 1
- ALUMINUM - 2
- ALUMINUM - 3
- STUCCO - 1
- STUCCO - 2
- STUCCO - 3
- EXPANDED METAL SCREEN
- ALUMINUM WINDOW - 1
- ALUMINUM WINDOW - 2
- ALUMINUM WINDOW - 3
- BRICK - 1
- WOOD SCREEN
- CMU PATTERN TEXTURE
- STUCCO (ALUMINUM)
- 10'x27' WOOD SCREEN PANEL DOOR
- CASING PLACE CONCRETE COLUMN WOOD SHERRING WINDOWS & DOORS
- CASING PLACE CONCRETE PANEL
- WINDOW
- STUCCO-3
- STUCCO-2
- STUCCO-1
- WOOD
- CAST IN PLACE CONCRETE
- BRICK
- CMU

S K K DEVELOPMENTS  
 DESIGN REVIEW 07.06.05

L STREET LOFTS  
 1818 L STREET  
 SACRAMENTO, CALIFORNIA

ANKROM MOISAN ASSOCIATED ARCHITECTS

Exhibit 1H

Basement Level Floor Plan

**ANKROM MOISAN**  
 ARCHITECTURE INTERIORS PLANNING  
 6720 SW MACLEOD, SUITE 100, PORTLAND, OREGON 97219  
 PHONE 503-245-2700 | FAX 503-245-2710 | WWW.AMKM.COM

1818 L STREET, SACRAMENTO, CALIFORNIA 95814  
 SSK DEVELOPMENTS

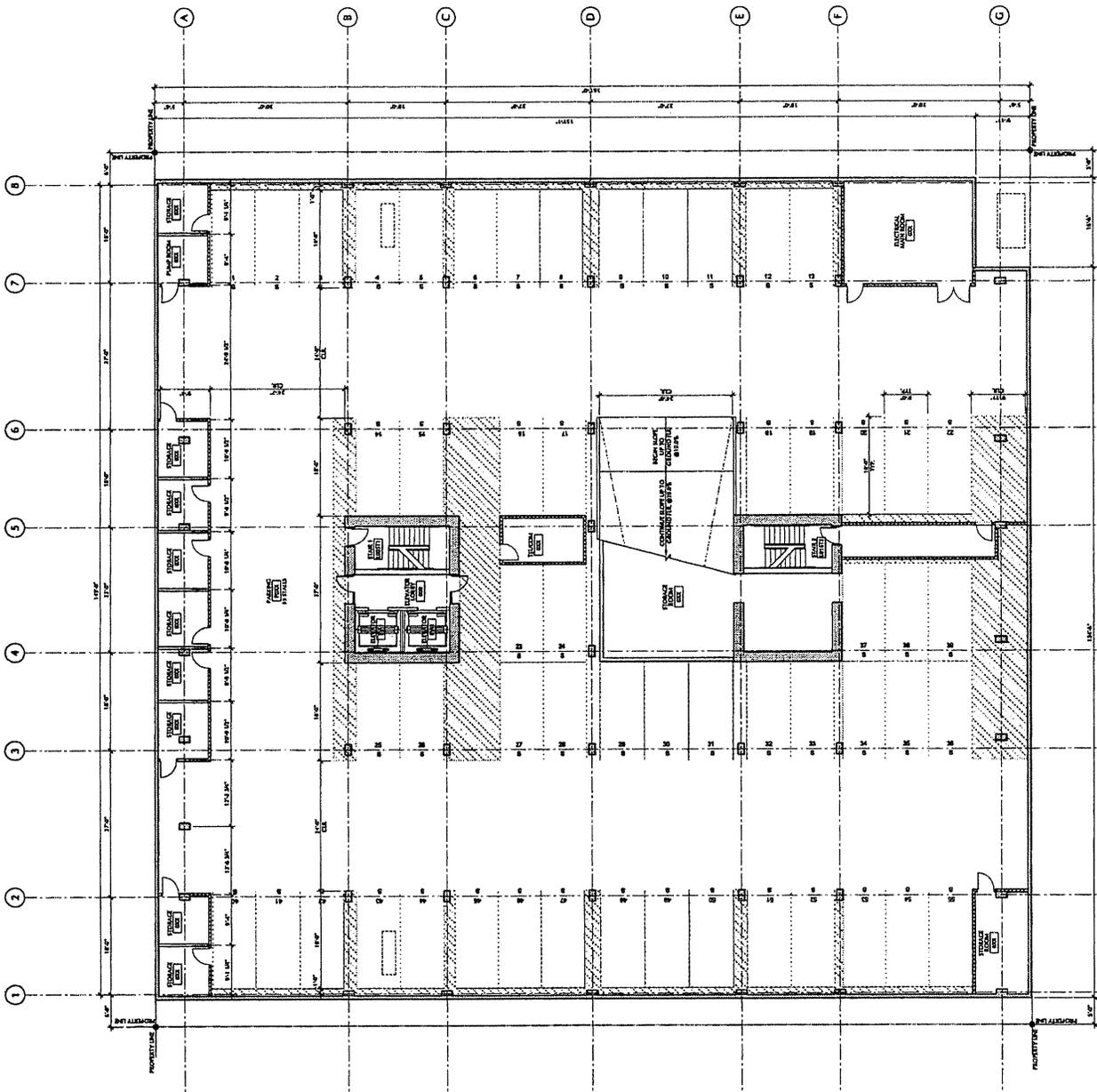
DATE	04/13/05
JOB	044813
PROJECT	1818 L ST
CREATED	

BASEMENT  
 LEVEL  
 FLOOR PLAN

A2.00

P05-057  
 REVISED  
 Rec'd 6-24-05

PLANNING REVISION 06-23-05



1. BASEMENT LEVEL FLOOR PLAN  
 1/8" = 1'-0"

# Ground Floor Plan

## Exhibit 11

A2.01

GROUND FLOOR PLAN

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

BY: \_\_\_\_\_

CHECKED: \_\_\_\_\_

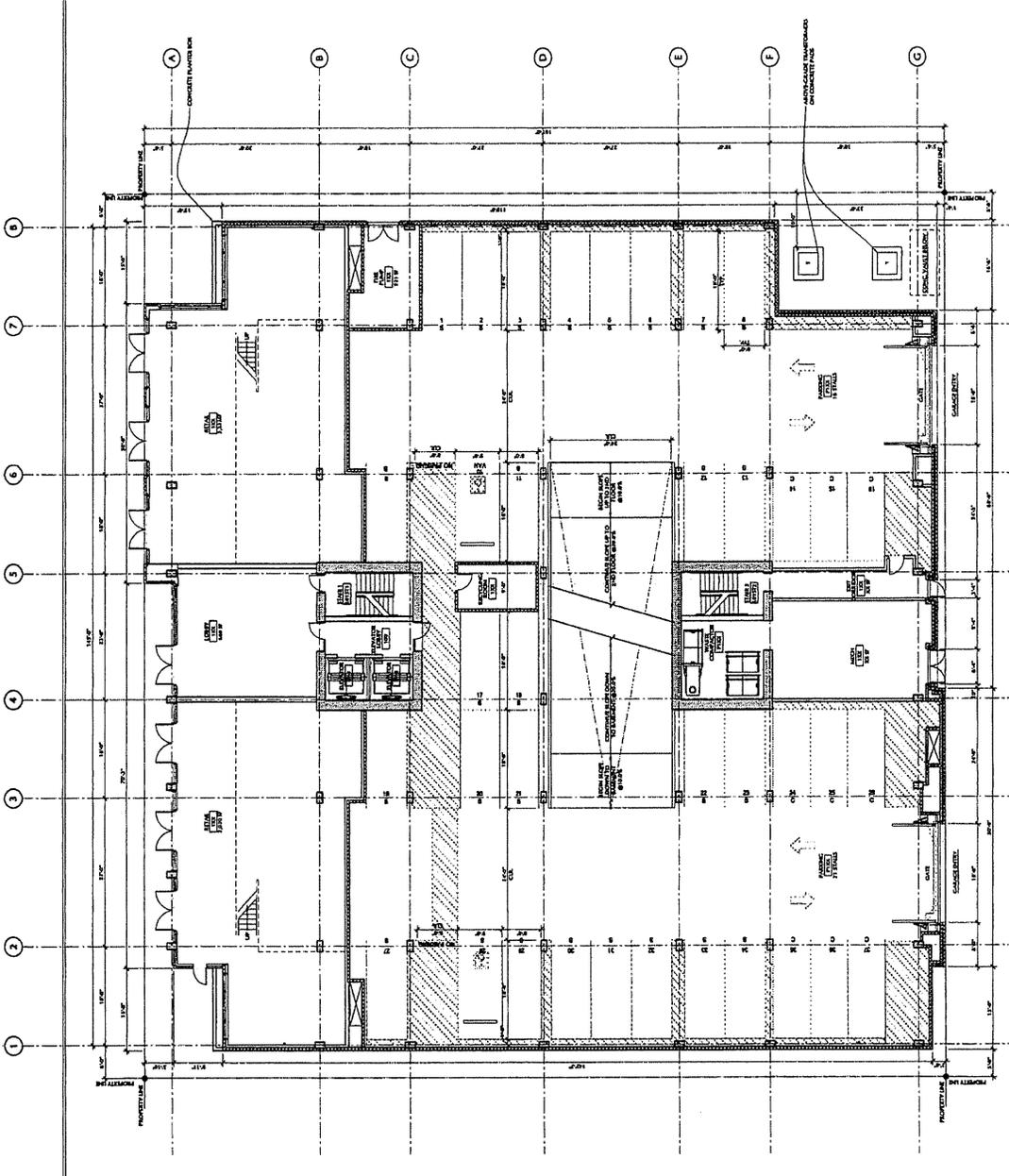
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**ANKROM MOISAN**  
ARCHITECTURE INTERIORS PLANNING  
4200 NW MARSHALL STREET, SUITE 100, PORTLAND, OREGON 97219  
PHONE 503.457.1000 | FAX 503.457.2710 | WWW.AMK.COM

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SJK DEVELOPMENTS

P05-057  
REVISED  
Rec'd 6-24-05

PLANNING REVISION 06-23-05



GROUND FLOOR PLAN



**ANKROM MOISAN**  
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 6720 SW MACADAM, SUITE 100, PORTLAND, OREGON 97219  
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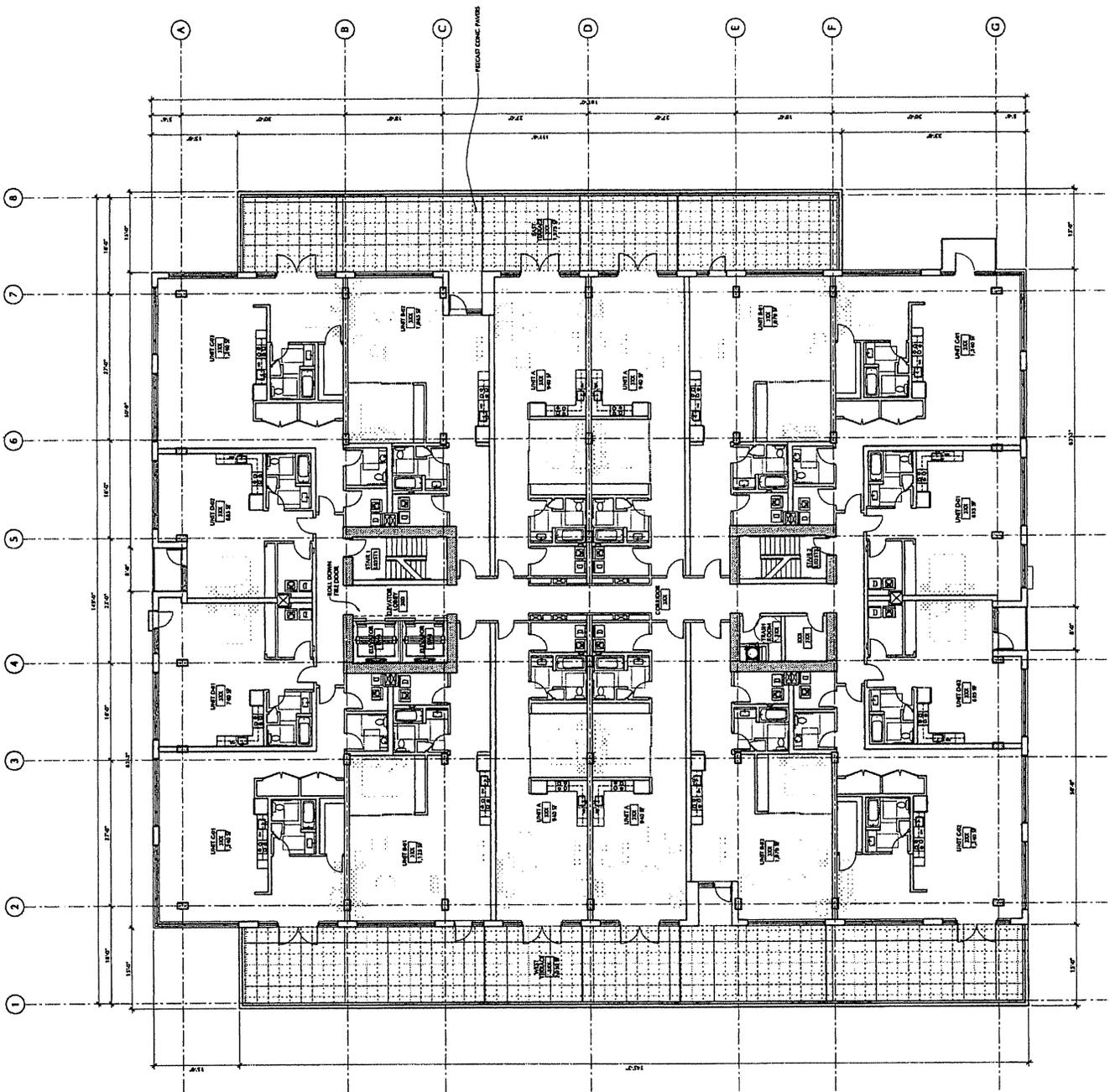
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 SKK DEVELOPMENTS

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THIRD FLOOR PLAN

A2.03

**REVISED**  
 P05-057  
 Rec'd 6-24-05

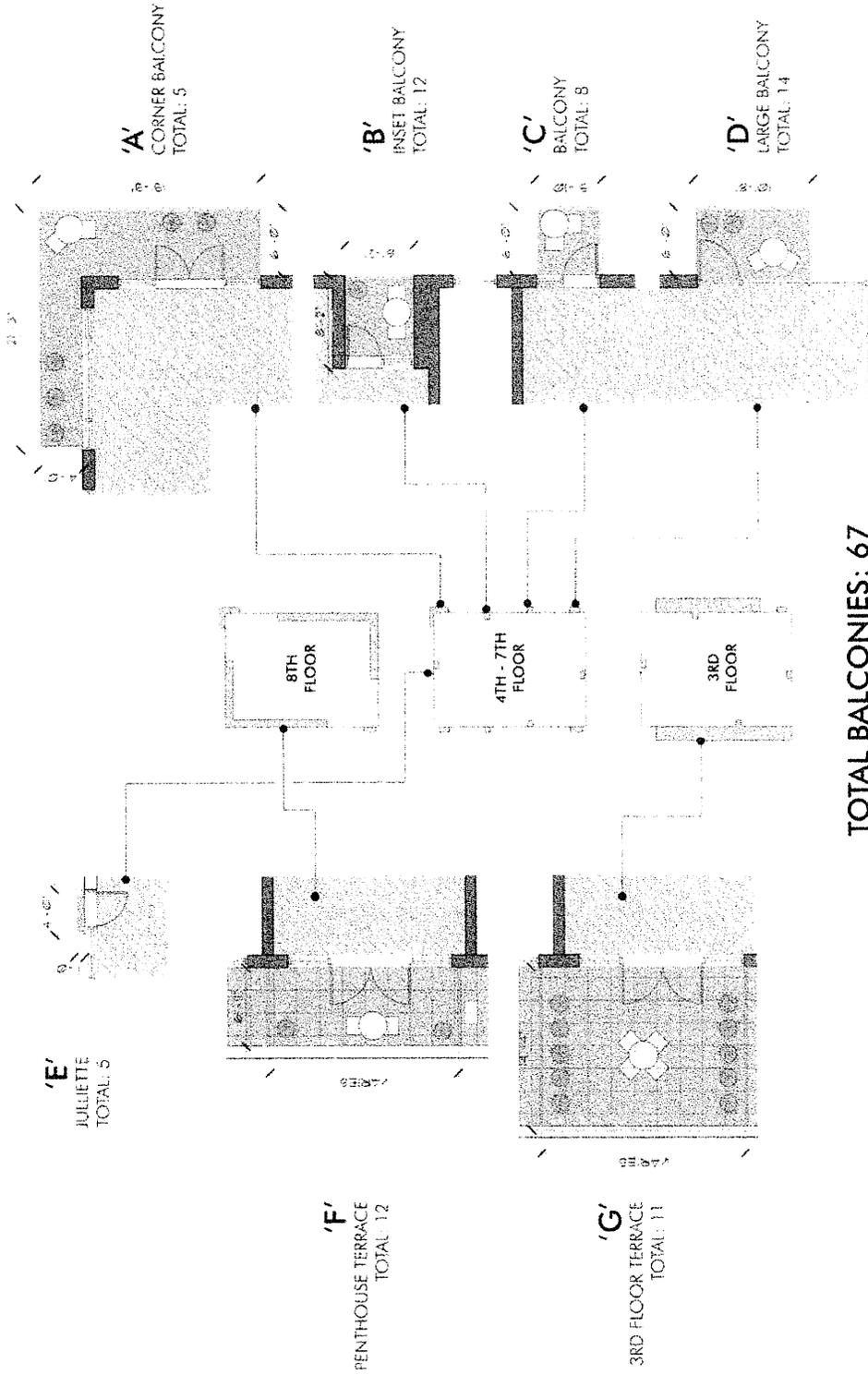


1 THIRD FLOOR PLAN 1/8" = 1'-0"









SKK DEVELOPMENTS

07/06/05

L STREET LOFTS

1518 L STREET  
SACRAMENTO, CALIFORNIA

ANKROM MOISAN ASSOCIATED ARCHITECTS