

RESOLUTION NO. 2005-885

Adopted by the Sacramento City Council

December 6, 2005

GRANTING LOFTWORK'S APPEAL OF A MAJOR PROJECT SPECIAL PERMIT AND A SPECIAL PERMIT FOR DEVELOPMENT OF 32 SINGLE FAMILY ALTERNATE HOUSING UNITS FOR THE SUTTER DISTRICT MASTER PLAN PROJECT AND ADOPTING A NOTICE OF DECISION AND FINDINGS OF FACTS IN SUPPORT LOCATED 2613 N STREET; (APN'S: 007-0166-017) (P03-090)

BACKGROUND

- A. On November 10, 2005, the City Planning Commission approved various entitlements for the Sutter District Master Plan Project including a Special Permit for a Major Project, with conditions; and
- B. On November 21, 2005, Sutter Community Hospital filed an appeal of the Major Project Special Permit, to request modification of Condition L14, relating to street lights;
- C. On December 6, 2005, the City Council heard and considered evidence in the above-mentioned matter, and;

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

- Section 1. At the regular meeting of December 6, 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 takes the following actions for the location listed above:
 - A. The City Council grants the applicant's appeal and modifies Condition L13 and O1 regarding accessibility within the housing site as set forth below under "Conditions of Approval" and approves the Major Project Special Permit with Condition L13 deleted as it pertains to the housing component and approves the Special Permit for the 32 alternative housing units with Condition O1 deleted.
 - B. This action is made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

Special Permit for Alternative Housing: The Special Permit to approve 32 single family alternative housing units on 0.73± net acres in the Multi-Family (R-4) zone is hereby approved based upon the following findings of fact:

1. Pursuant to CEQA Guidelines Sections 15091 and 15093, and in support of its approval of the Loftwork's Project, the City Council adopted Findings of Fact and Statement of Overriding Considerations and a Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented.
2. The project will not be detrimental to the public health, safety and welfare in that the proposed project has adequate off-street parking and adequate setbacks and stepbacks to respect the existing residential development in the area.
3. The project will not be detrimental to the public health, safety and welfare in that it provides sufficient parking (per City Code) to accommodate the proposed development, has been designed to respect the pedestrian level and space, and incorporates several uses that will enhance and create neighborhood identity, such as the community parking garage and retail uses.
4. The project is consistent with the General Plan and Central City Community Plan in that the use is consistent with the Central City Community Plan Multi-Family land use designation for the site and General Plan and Community Plan goal and policies related to the production of ownership housing units on infill properties in the Central City.

CONDITIONS OF APPROVAL

The Special Permit for Alternative Housing Units: The Special Permit to construct 32 single family alternative housing units on 0.73± net acres in the Multi-Family (R-4) zone is hereby approved subject to the following conditions:

- L13. The applicant shall provide an ADA accessible, continuous path of travel for all public sidewalks and corner curbs. A detailed survey of the existing condition of the path of travel may be required in order to identify the defects that may need to be corrected. Path of travel issues typically include, but may not be limited to: sidewalk widths, obstructions, cracks, vertical off-sets in the sidewalk surface, curb ramps and driveway and curb cuts.

- O1. The applicant shall make all reasonable efforts to provide two ADA accessible and adaptable units on site. The applicant shall coordinate with the Development Engineering and Finance Division and Building Division to ensure that adequate interface between the onsite and offsite improvements is achieved.
- O2. The project shall be required to comply with the conditions of approval of the Design Review Board (DR05-226).

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

5. 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.
6. Due to potential flooding in the area during heavy storms the Department of Utilities recommends the lowest finished floor elevation of the living space of the structures should be a minimum of 1.5 feet above the highest adjoining back of sidewalk elevation.
7. 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.
8. 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 Sewer System Development Fee prior to the issuance of any building permit. The current estimated fee to be paid at time of Building Permit will be \$105 per townhouse plus any increases to the fee due to inflation. The existing use of the project site is a parking lot which did not contribute sewer flows to the CSS. Therefore, no credit for existing flows will be deducted from the estimated project impact to the CSS. The fee will be used for improvements to the CSS.

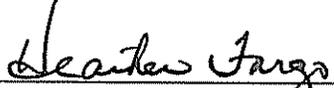
Adopted by the City of Sacramento City Council on December 6, 2005 by the following vote:

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