



REPORT TO DESIGN COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

REVIEW AND COMMENT
August 18, 2010

To: Members of the Design Commission

Subject: **3820 Broadway (P10-042)** Located at the southeast corner of Broadway and Martin Luther King Jr, Boulevard, a request to develop a three story 56 unit residential tower with ground floor retail on 1.2+/- acres in the Broadway/Stockton and Oak Park Special Planning District (C-1-SPD) zone.

- A. Environmental Determination: Exempt per 15332, Infill Development
- B. Design Review request to develop a 56 unit senior residential facility with 4,000 sf of retail space in the Broadway/Stockton & Oak Park Design Review Districts

Location:

Address: 3820 Broadway, Sacramento, CA
Assessor's Parcel Number: 014-0171-001, -017, -018, -019, -020, -025
Council District 5
Broadway/Stockton and Oak Park Design Review Districts

Recommendation: Staff recommends the Commission **review and comment** on the proposed design. No action will be taken at this time. When the project returns at a later date, the Commission will have final approval authority over items A and B above, and its decision is appealable to City Council.

Contact: Matthew Sites, Associate AIA, LEED AP, Design Review Staff, (916) 808-7646
Luis R. Sanchez, AIA, LEED AP, Senior Architect (916) 808-5957

Applicant: Steven Oh, Related Companies, (949) 660-7272, 18201 Von Carmen Avenue, Suite 900, Irvine, CA 92612.

Owner: Redevelopment Agency Of The City Of Sacramento, (916) 444-9210, 801 12th Street, Sacramento, CA 95814.

SUMMARY: The project is before the Design Commission for the first time. The development consists of a three story residential building with retail at the southeast corner of Broadway and Martin Luther King Jr. Boulevard. The building will accommodate approximately 4,000 square feet of commercial retail space, 56 senior living residential units, 42 parking spaces, and a large landscape area at the rear of the project. Forty-two parking spaces will be provided with access through two provided driveways along Martin Luther King Jr. Boulevard.

This project has been through several iterations over the past several years, and the developer and SHRA have now been able to find an appropriate scope and budget for this project. Due to some financing elements, this project was just recently submitted and has a very short timeline to receive entitlement approvals in order to proceed into construction documents and receive financial incentives they are applying for. This building is located at a very prominent corner in Oak Park and the uses complement those of the surrounding area. The Design Team, SHRA, City Staff have been working diligently to meet the needs and deadlines of the owner and developer to make this a feasible project. The project generally meets the criteria of the Broadway/Stockton and Oak Park Design Guidelines and is supported by staff with some revisions.

The project will require Planning Commission approval of entitlements for Environmental, Special Permit – Residential to allow residential development within Limited Commercial C1-SPD that is over 40,000 sf., Special Permit – Parking Reduction of approximately 60% of parking required, Variance – Setback from 5' to 4' along Broadway, Variance – Setback from 20' to 3' along Martin Luther King Boulevard, The Planning Commission is scheduled to hear this project on September 23, 2010 for Final action. The project also requires City Council approval to abandon the alley at the rear of the project. A lot merger is also required to merge the six parcels and the abandoned alley way. The project is located in the Broadway/Stockton and Oak Park Central Core Design Review District and is subject to Design Review.

Table 1: Project Information
Existing zoning of site: C-1 (Limited Commercial)
Existing use of site: Vacant
Property dimensions/area: Approximately 1.2 acres
Building square footage: 52,934 ± square feet
Building height: 35'-6" to top plate, 46'-6" to top of parapet.
Exterior building materials: brick, smooth finished cement plaster, fiber cement horizontal lap siding, clear anodized aluminum storefront systems with low-e clear glazing, and operable vinyl windows.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS: Staff mailed an Early Notice to property owners and neighborhood associations within a 300 foot radius on July 13, 2010, a and a Hearing Notice on August 2, 2010, for the August 18, 2010 Design Commission Review and Comment. The following organizations were contacted; Oak Park Neighborhood

Association, Oak Park Business Association, and the Oak Park Redevelopment Advisory Committee (RAC). The applicant has contacted property owners and neighborhood associations during the initial planning and design phase, and have received general support for the project. Comments have been received by the Oak Park RAC and have been attached below. No other comments have been received at the time this report had been written.

ENVIRONMENTAL CONSIDERATIONS: This project is exempt per CEQA 15332(b), “the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.”

SUSTAINABILITY CONSIDERATIONS: 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: reduce consumption of materials, encourage the reuse and local recycling of materials, reduce the use of toxic materials; establish and continuously improve “green” building standards for both residential and commercial development--new and remodeled, reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses, reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; 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, create “Healthy Urban Environments” through Restorative Redevelopment, and maintain and expand the urban forest.

Although no sustainable methods have been proposed, staff recommends the use of a Construction Waste Management Plan, energy efficient designs, and the use of local materials as a minimum standard for this project.

POLICY CONSIDERATIONS: The proposal complies with the following guiding principles. Use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character. Promote strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the city’s economic outlook. Create and maintain a broad range of jobs that are accessible to all residents that provides opportunities for advancement. Encourage sustainable levels of energy and resource consumption through efficient land-use, transportation, building design, construction techniques, waste management, and other infrastructure systems.

This proposed project is consistent with the Broadway/Stockton and Oak Park Design Review Districts. Staff is supportive of the design and recommends Design Commission review and discussion on the following items to assist the Applicant with further project development.

Design Policy Considerations: Context: Allow for creative architectural solutions that acknowledge contextual design through emulation, interpretation, or contrast in character. Character: Complement the architectural character of existing historic building enclaves and promote harmony in the visual relationships and transitions between new and older buildings. Scale: Relate the bulk of new buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction. Pedestrian: Enhance the pedestrian experience. Materials: Promote efforts to utilize high quality building materials, detailing & landscaping. Integrated Services: Promote functional & aesthetic integration of building services, vehicular access and parking facilities. Sustainable Design: Promote sustainability in building design, construction and operation.

Design Guidelines Considerations: Ground level uses: Should be residential or mixed. Transparency: Any nonresidential ground floor use (except parking and servicing) shall have walls at least 60% transparent. Articulation of street-wall: Articulations should be spaced no further than 20' o.c. Lighting: Should be appropriate to the ground floor uses, and respectful of adjacent property uses. Entries: Entry locations should be obvious, easy to find, clearly visible from the sidewalk, and safe. Double height entries encouraged. Recessed entries are discouraged. Fenestration: To provide human scale to buildings, windows shall be well-proportioned, varied across a project, articulate the wall system, and be operable where appropriate. Roofs and mechanical penthouse enclosures: Mechanical equipment located at roof level should be integrated into the building design, e.g. as a screened volume.

STAFF RECOMMENDATIONS TO COMMISSION: Staff is supportive of this project and recommends some refinements to the overall design as noted below. Staff has had several productive meetings and has been partnering with the design team to facilitate a design that can meet the Design Guidelines and the owner's needs. Staff requests that the Design Commission review and comment on the proposed project design as well as the following points.

Site Comments:

1. The setbacks have been reduced to maximize the footprint and provide substantial outdoor amenities for the proposed residential and retail uses. The project will require setback variances from 5' to 4' along Broadway and from 20' to 3' along Martin Luther King Jr. Boulevard. **Staff supports the setback variances and would like for the Design Commission to comment on this issue.**
2. Department of Transportation has required that one of the driveways along Martin Luther King Jr. Boulevard be closed due to proximity to the intersection, and an additional entry be provided off the alley. Staff supports an auto entry along the alley and the closure of a driveway in order to supplement vehicle access into the parking area and provide additional activation at the rear of the project. This reallocation of vehicular entries will also facilitate the need to reorganize the parking arrangement, circulation and gated access between residential and retail uses. The Design Team will be required to provide a median adjacent to the remaining entry along Martin

Luther King Jr. Boulevard to enforce the right in/right out that will be required by the Department of Transportation. **Staff would like the Design Commission to comment on the vehicle access.**

3. A brick, prefinished metal trellis and fencing is proposed at the east edge of the parking area to provide a material and visual transition from the southern residence toward the brick and cement plaster corner tower. With the closure of the southernmost driveway staff is recommending the proposed trellis element be extended from the south property line to the remaining driveway. **Staff recommends additional elevations and details be provided at the review and comment hearing, so the Design Commission may provide their recommendation regarding the style and amount of trellis provided.**
4. A covered recessed area has been provided at the corner of Broadway and Martin Luther King Jr. Boulevard. Colored concrete oriented on the bias has been provided in the landscape plans along with Corten steel planters at the corner of the plaza area. Staff would like clarification if the Corten steel planters are actual planters or if they are bollards. Staff feels that treatment of hardscape is important in this area and careful attention must be paid in selecting materials to complement the building, and has some concerns with the use of Corten steel as it does not appear to complement the material palette for the project. **Staff recommends enlarged floor plan and additional details on the type of materials proposed or hardscape provided in this area be provided so the Design Commission can provide comments to staff and the applicant.**
5. A separated sidewalk and generous street planters have been provided to replace the existing sidewalks. Large canopy street trees will be provided along Broadway and Martin Luther King Jr. Boulevard, but the street planters along 39th Street can only accommodate a medium canopy shade tree per the City standards. Staff recommends working with Urban Forest Staff on the proper selection of trees along 39th Street. The parking area currently provides a 42% shading ratio, staff requires that the project meet the 50% shading requirement. **Staff recommends that the Design Commission comment on the adequacy of landscaping provided.**
6. A substantial amount of landscaping has been provided on the proposed project. Staff supports the design provided, but recommends relocating the water feature north into the lawn area providing a better focal point for those walking down the Rose walk. Staff would like some additional detail or enlarged plans describing what type of materials and amenities will be provided in the rear landscape area provided at the review and comment hearing. Staff recommends that the barbeque area be relocated to the south of the water feature where the bench area is currently located, as this will provide an area that intentionally appears to activate the space and some additional screening of the proposed fountain equipment located to the south. **Staff recommends that the Design Commission comment on the adequacy of landscaping provided.**

7. The site mechanical equipment is proposed in front of and behind the trellis element and the interior parking gates. Staff recommends that this equipment be relocated behind these elements and not visible from any street or pedestrian views. The SMUD transformer was not shown on the site plans and staff is recommending that it be incorporated into the building so another parking stall would not be lost due to its placement. **Staff recommends the Design Commission provide their recommendations regarding site utility equipment locations.**
8. Staff is requesting additional elevations and details be provided regarding the treatment of the proposed CMU separation wall at the south edge of the property adjacent to the residential zone for review by the Design Commission at the hearing. Staff recommends a design be provided in the CMU wall as this is a major design element running the full length of the southern property line. **Staff would like the Design Commission to provide their recommendations regarding the CMU wall.**
9. A site lighting plan and cut sheets shall be provided at the Review and Comment hearing in order for the Design Commission to comment on the proposed design. Staff recommends that the light fixtures complement the building design and wall pack and shoebox style lighting shall be avoided. Pole lights shall be limited to a maximum of 14'-0" in height to the lens of the light fixture.

Building Comments:

10. A material palette of thin brick, smooth finished cement plaster, fiber cement horizontal lap siding, aluminum storefront, vinyl windows, aluminum sunshades, and tube steel balcony rails has been provided for this project. **Staff generally supports the material palette proposed, but recommends some changes as indicated below.**
11. Brick has been provided as the major material for the retail uses of the building, and as an accent at the base of the residential units. Staff is supportive of the articulation of the third floor corner, but has concerns about the bulk and mass of the proposed columns, bases, and corner element as it does not seem to integrate into the overall concept of the building. The base of the structure is clad with brick and transitions to cement plaster above, and with a prefinished metal awning over the windows. Staff feels that perhaps not enough brick has been provided at the Broadway and Martin Luther King Jr. Boulevard corner of the building. **Staff request that additional large scale elevations be provided of the recessed corner elevation showing the materials and storefront at the review and comment hearing, so the Design Commission may provide their recommendation of the elevations. Because many corner buildings in Oak Park have been designed with brick, staff feels that the corner could utilize additional brick and would like the Design Commission to provide their recommendation regarding the use of brick.**
12. A standard clear anodized aluminum storefront system is proposed at the street level. Staff would like clarification as to how it correlates with the vinyl windows proposed for

the residential units, as the design appears to have storefront throughout the entire project. **Staff has concerns that the vinyl windows may not seem appropriate based on the location of the storefront system, and requests the Design Commission provide their recommendations on this element.**

13. The general composition and variety of the fenestration is acceptable, but a small section to the east of the entry at the second and third floors appears to depart from any established rhythm. **Staff feels that the second and third floor fenestration should be aligned to better complement established patterns, and requests the Design Commission provide their recommendations regarding this area of fenestration.**
14. Staff recommends some additional color blocking at the Courtyard elevation at a few appropriate locations to further break up the monolithic appearance of the elevation. **Staff requests the Design Commission provide their recommendations regarding color blocking at this elevation.**
15. **Staff recommends additional details and cross sections regarding the various cornice treatments utilized on the building provided at the review and comment hearing.**
16. **Staff recommends that a roof plan, cross-sections, and details of the mechanical parapet walls and the associated mechanical equipment be provided to the Design Commission at the review and comment hearing.** Mechanical systems should be located behind the parapet wall and not visible from any street or pedestrian views.

Signage Comments:

17. Six blade signs are proposed at the corner of the building. Staff feels that blade signs are not appropriate for this project and that smaller signage would provide less reflected light into residences. Staff recommends internally illuminated individual channel letters mounted on the awnings above the retail spaces. Staff also recommends the use of down lighting to wash the walls in place of the blade signs. **Staff requests the Design Commission provide their recommendations regarding signage and lighting.**

Respectfully submitted by:



Matthew Sites, Associate AIA, LEED AP
Design Review Staff

Recommendation Approved:



Luis R. Sanchez, AIA, LEED AP
Senior Architect



William Crouch, AIA, FRAIA, NCARB, LEED AP
Urban Design Manager

Attachments:

Attachment 1

Page 10 Vicinity Map

Attachment 2

Page 11-14 Statement of Intent

Attachment 3

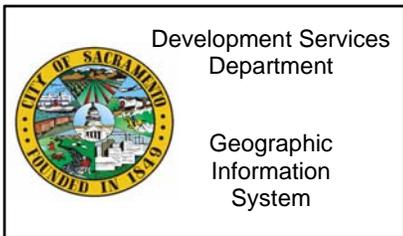
Page 15-20 Matrix Review Committee Comment Letter

Attachment 4

Page 21 Illustrative Site Plan
Page 22 District Content
Page 23 Site Analysis
Page 24 Project Context Photos
Page 25 Building Elevations
Page 26 Annotated Site Plan
Page 27 First Floor Plan
Page 28 Second Floor Plan
Page 29 Third Floor Plan
Page 30 Preliminary Landscape Plan
Page 31 Prototypical Unit Plan
Page 32 Required Setbacks & Easements
Page 33 Rendering

Attachment 5

Page 34 Comments from SHRA Redevelopment Advisory Committee



July 08, 2010

P10-042

3280 Broadway

014-0171-001,-017,-018,-019,-020,-025

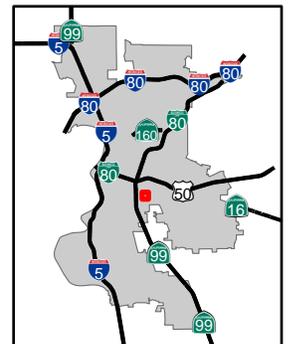
C-1-SPD zone

Special Permit:

Parking Waiver for residential & retail
Residential development over 40,000 sf

Variance:

Setbacks along Broadway and MLK
Broadway/Stockton, & Oak Park DR



ATTACHMENT A Project Description and Statement of Intent

A.1 SITE LOCATION

The proposed Project, Oak Park Mixed-Use Development, is located on the outer edge of the commercial district of Sacramento's first street car subdivision, Oak Park. The proposed project is located at the southeast corner of Broadway Avenue and Martin Luther King Jr. Boulevard where Martin Luther King Jr. Boulevard intersects Broadway as it bends approximately 40° to the East. The site consists of approximately 1.2 net acres¹ and is currently a vacant site with the exception of large billboard at located on the northwest corner of the site.

The pertinent parcels for the project are APN 014-0171-001, -017, -018, -019, -020, -025. Below is an aerial photograph of the project location and pertinent area.



A.2 PROPOSED DEVELOPMENT

The Project is proposed to be a mixed-use development that will include an affordable senior housing component and a ground floor retail component. The program envisions (55) one-bedroom senior living units, (1) two-bedroom manager's unit, extensive indoor and outdoor community spaces, residential services, approximately 3,000-4,000 square feet of ground floor retail, and approximately 42 surface parking stalls.

¹ Net acreage refers to the size of the site excluding street dedication requirements.

The proposed program will be housed within a three-story wood framed structure. The building has been designed to display prominently within the community due to its highly visible location at the corner of Martin Luther King Jr. Boulevard and Broadway.

Inside the building, the resident Community Center is envisioned to include a lobby with mail services, management offices, multipurpose room, resident lounge with views into the courtyard, a kitchen, computer center, fitness center and laundry facilities. Management Offices will include a work/file room, conference room (to be used by management and residents), management offices and rental office. The project also features a large well landscaped private courtyard along the south side of the property grounds. This courtyard is envisioned to feature a swimming pool, courtyard seating, and barbeques for the residents.

Parking will be provided for motor vehicles on site by means of 42 surface parking stalls. Resident and Property Management Employee parking is provided by means of 33 parking stalls located behind secured gates at the south end of the property. 9 parking stalls are provided for the retail tenant and guest parking outside the secured gates. For the Retail Parking, the intention is to provide dedicated parking for the Business owners and Employees only. Patrons and customers would park on the street. This strategy would increase pedestrian activity to enliven the area. This would also serve to implement the Zoning Code goal of “encourag[ing] reduction of motor vehicle parking requirements for new commercial development as allowed by this title as a means of attracting desirable businesses.”

The Oak Park Mixed-Use Development has multiple project objectives:

- ***Revitalize a vital neighborhood corner and eliminate blight.***
The current site has been a vacant land for quite a number of years with the exception of an existing billboard. The proposed development would create a vibrant new mixed-use center that will re-animate a very vital and prominent corner of the neighborhood.
- ***Develop a new community that will serve as a gateway to the rest of the Oak Park community.***
To mark the reconnection of community, Oak Park Mixed-Use Development Project will feature active, pedestrian oriented retail shops that focus around the corner of MLK and Broadway, and a beautiful senior housing community. The streets will be lined with landscaping throughout that will provide a comfortable and welcoming pedestrian environment.
- ***Provide much needed affordable senior housing.***
The development is designed to meet the SHRA’s goals of building affordable, safe, and attractive, senior housing within Oak Park.
- ***Provide a safe environment for residents and the overall community.***
The development is designed to improve the sense of safety on the street at this location by adding “eyes on the street”, activating the street frontage with ground floor retail and incorporating good lighting and security practices. The property shall be secured with electronically controlled access points at key entry points.

A.3 SITE CONTEXT

The existing land uses surrounding the project site consists of:

- American Legion High School, a Church, predominantly single family residential and limited light commercial to the north.
- Predominantly single family residential, limited light commercial and a community center to the south.
- Predominantly single family residential, limited light commercial to the east.
- Predominantly single family residential and limited light commercial to the west.

The proposed project is located within close proximity to many amenities and services including supermarkets, banks, clinics, hospitals, parks and community centers. Additionally, the project has great access to public transit. A detailed list of key amenities and services follows:

- **Public Transportation Access**

Bus route 51 stops directly in front of the project on Broadway and connects to the Light Rail Stop at Broadway and 19th. Bus 51 also travels to Broadway and Stockton where supermarkets/pharmacies and other services are located.

- **Public Park**

McClatchy Park is one block away from the Project.

- **Hospital and Clinics**

UC Davis Medical Center is within 1/2-mile from the site.

Oak Park Community center and the Community Health Center is located within 1/4-mile from the site on Martin Luther King Jr. Boulevard.

Sacramento Primary Care Center is located at the intersection of Stockton Boulevard and Broadway, 1/2-mile from the project site and on Bus Route 51.

- **Pharmacy**

Walgreens is located at the intersection of Stockton Boulevard and Broadway, 1/2-mile from the project site and on Bus Route 51.

- **Groceries, Restaurants and Other Retail**

A full-service supermarket (Food Source), restaurants, a café, and other retail services are located at the intersection of Stockton Boulevard and Broadway, 1/2-mile from the project site and on Bus Route 51.

- **Financial Services**

Bank of America is located directly across Martin Luther King Jr. Boulevard from the project site.

A.4 ENTITLEMENTS

Per our discussions with City Staff, we have determined that the following entitlements are required:

- Special permit to reduce parking space requirements
- Special permit to allow a residential development within C1-SPD that is over 40,000 square feet.
- Variance to reduce the setback requirement along MLK and Broadway
- Abandonment of the alley for approximately the northerly 150 feet of the 20 foot wide alley between APNs 14-171-001, -019, -020, -025. We have submitted an application for this abandonment with Thomas Adams and the processing of approval letters from the relevant agencies is in process.
- Lot merger to combine parcels: APNs 014-0171-001, -017, -018, -019, -020, and -025.



**CITY OF SACRAMENTO
CALIFORNIA**

COMMUNITY DEVELOPMENT
DEPARTMENT
PHONE 916-808-5656

300 Richards Blvd.
SACRAMENTO, CA
FAX 916-808-1901

MATRIX REVIEW COMMITTEE COMMENT LETTER

Address: 3280 Broadway
APN: 014-0171-001, -017, -018, -019, -020, -025
File Number: P10-042
Description: New mixed use senior living and retail project.
Applicant: Steven Oh
Date of Notice: July 22, 2010
Staff Contact: Matthew Sites, 808-7646, msites@cityofsacramento.org

The following are comments and notes regarding the proposed project.

Current Planning – Matthew Sites

1. Staff will require some additional parking to offset the loss of seven (7) retail parking spaces. If a restaurant or café use is provided, then the ratio required will be that of 1 parking space per 3 seats. This can be accomplished by a parking agreement with the adjacent school, church, or similar area with the ability to share parking.
2. Staff has concerns with the parking lot configuration specifically the retail and residential layout and circulation patterns. The entry and exiting of the parking area
3. Confirm what amenity will be provided in place of the removed pool. Staff suggests a bocce court or similar active amenity.
4. Reverse the concave recess at the rear ground floor amenity access doors and windows to convex, providing an interior seating area that can look outside into the landscape area immediately adjacent.

Design Review – Matthew Sites

Awaiting revised plans per discussion.

Parks & Recreation Department - Mary de Beauvieres, Principal Planner

ADVISORY NOTES

As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$80,372. This is based on 56 multifamily residential units at the specified infill rate of \$1,425 per unit and 3,362 square feet of commercial retail at the specified infill rate of \$0.17 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

Department of Transportation - Anis Ghobril

I have reviewed the subject project and have the following conditions/comments:

1. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. **This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Martin Luther King, Broadway and 39th Street per City standards and to the satisfaction of the Department of Transportation;**
2. **The applicant shall revise the site plan to show all the information listed on the attached site plan checklist;**
3. The applicant shall remove the southernmost proposed driveway on MLK Boulevard as it does not meet the City spacing requirements and there is a concern for vehicular and pedestrian conflicts with left turn movements in/out of the driveway at that location in proximity to the intersection. The applicant should consider revising the site plan to provide access to the residential component of the project through the existing alley;
4. The applicant shall dedicate (if necessary) and construct full frontage improvements along Martin Luther King Jr. Boulevard. Improvements along MLK shall consist of a separated sidewalks, street lights and repair/reconstruction of the existing curb and gutter as shown on the site plan per City standards and to the satisfaction of the Department of Transportation;
5. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards. The affected ramps are located along the site's frontage at Broadway and 39th and MLK Jr. Boulevard;
6. The applicant shall repair/reconstruct any deteriorated portions of the existing alley per City standards (in Concrete) and to the satisfaction of the Department of Transportation;
7. All proposed gates must be located a minimum of 20-feet behind the right-of-way and shall be equipped with a Knox lock for Fire Department access;
8. The design of walls fences and signage near intersections and driveways shall allow

stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation;

9. The project design is contingent upon the City Council's approval of the abandonment of the northern portion of the existing alley; (Note: a discussion on the timing of the recordation of the abandonment related to building permits should be had);
10. A parcel merger is required to facilitate the current project design. The applicant shall apply for a parcel merger prior to obtaining building permits;
11. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance). If the applicant proposes any off-site parking, an **ADA compliant path** shall be provided between the two sites to the satisfaction of the Department of Transportation;
12. All new and existing driveways shall be designed and constructed to City Standards and to the satisfaction of the Department of Transportation;
13. A revocable encroachment permit will be required for any doors, canopies, awnings, or any projections into the right of way. The projections cannot be permanent in nature and should be removable within a 24-hour notice to accommodate any City service work within the right-of-way.

SHRA, Oak Park RAC – Matt Hertel

1. Explore possibility of a drop-off area on Broadway in front of the project.
2. Concern about the number of retail parking spaces.
3. Continue to examine whether more parking spaces are required for the residents.
4. Supportive of bollard component at corner near retail.
5. Continue to explore consistency of materials.
6. Corner entrance way over hang is too high.

Fire Department - King Tunson

The following Fire comments/advisories apply to the **Special Permit** of the above referenced project:

1. All turning radii for fire access shall be designed as 35' inside and 55' outside.

2. 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. *This shall apply to the parking area.*
3. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3 *This shall apply to the parking area.*
4. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
5. 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.
6. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
7. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)
8. Provide appropriate Knox access for site
9. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
10. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.
11. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
12. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8
13. Provide at least 5 foot setback for second story and 8 foot setback for 3 third story bedroom windows to allow for fire ladder rescue operations. Provide clear access to buildings openings, free to 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 504.1
14. Minimum vehicle gate width shall provide 20 foot clear access. Gates across roads serving residential occupancies shall be AC powered operated and provided with Key override switch Knox and Radio Operated controller Click2Enter. Pedestrian gates shall be provided with 4 foot minimum width and be capable of use with the Sacramento Fire Department Key Box key. Use of a key box to provide a key is acceptable. In addition, a pedestrian gate

shall also be provided on 39th for emergency access. Placement of this gate shall be to the satisfaction of the Fire Department.

15. The elevator shall comply with the California Building Code (CBC) Section 3002.4, 3002.4a and meet 3002.4a.1.

Police Department – Sergeant Chris Taylor

Mainly, I really really don't like the idea of having any sort of mixed use restaurant or grocery store or whatever on that ground floor right at the corner without significant traffic calming measures for traffic flowing east bound on Broadway. I have seen too many cars miss that corner and end up in that lot. Previously, there used to be a taco stand there that got totally wiped out at least once per year. The owners constructed concrete barriers to stop the cars and that still didn't really stop them. And the SMUD pole that sits about 25 yards east of the corner used to sit right on the corner, but it got wiped out so many times that SMUD moved it completely.

Streets - Stephanie Fraser

The project is commercial and will not have any City Streetscape maintained landscape. Check with the City Arborist for approval on tree spacing and species.

Urban Forest Department – Duane Goosen

See attached redline.

Department of Utilities - Inthira Southyanon

Water

1. There is an existing 14" water transmission main that is not allowed for connection. Connection shall be to the 12" water main in Broadway or the 6" water main in 39th Street.
2. A water supply test is required.
3. Per City Code 13.04.070 and the Departments current Tap Policy, commercial lots may have more than 1 domestic tap.

Sewer

1. A sewer study is required.
2. This development is served by the combined sewer systems. Therefore the applicant/owner will be required to pay the combined sewer impact fee prior to the issuance of the building permit. The fee is based on the development uses which is estimated to be \$113.27 per each ESD (equivalent single-family dwelling) plus any increases to the fee due to inflation.

3. With the proposed alley abandonment between 39th Street and Martin Luther King Blvd., the applicant shall relocate to the existing sewer line to the satisfaction of the Department of Utilities (DOU).
4. The applicant shall provide a 20-foot wide easement for the sewer line.
5. No permanent structure or its footing shall be placed on top of the sewer line or within the easement unless otherwise approved by the DOU.
6. The applicant shall enter into and record a Hold Harmless Agreement with the City for the proposed special pavers and landscape step stone that will be placed on top of the sewer line.

Drainage/Water Quality

1. A drainage study is required. The applicant will need to show the pre and post condition of this development.
2. An onsite drainage plan will be required for impervious areas that are greater than 6000 square feet.
3. Drainage connection is allowed and is preferred on Martin Luther King Blvd. The drainage main in Martin Luther King Blvd. is a separate system. Therefore, if the applicant decides to discharge into this main and if the discharge area is over an acre, then onsite water quality treatment control measures is required.

Schedule:

8/18 Design Commission Review & Comment - revisions needed 7/28/10 close of business

9/15 Design Commission Final Action – revisions needed 8/25/10 close of business

9/23 Planning Commission Final Action – revisions needed 9/1/10 close of business



Matthew Sites, Associate AIA, LEED AP
Design Review Staff



PROJECT INFORMATION

56	DWELLING UNITS
42	PARKING SPACES
3,000 - 4,000 SF	RETAIL/COMMERCIAL

SITE PLAN



DRAWING INDEX

01	ILLUSTRATIVE SITE PLAN
02	DISTRICT CONTENT
03	SITE ANALYSIS
04	PROJECT CONTEXT PHOTOS
05	BUILDING ELEVATIONS
06	ANNOTATED SITE PLAN
07	FIRST FLOOR PLAN
08	SECOND FLOOR PLAN
09	THIRD FLOOR PLAN
10	PRELIMINARY LANDSCAPE PLAN
11	REQUIRED SETBACKS & EASMENTS





BROADWAY AND STOCKTON BLVD. SHOPPING DISTRICT/GROCERY STORE/PHARMACY
SACRAMENTO COUNTY PRIMARY CARE CLINIC
UCD MEDICAL CENTER

HISTORIC OAK PARK SHOPPING AND BUSINESS DISTRICT

CURTIS PARK

AMERICAN LEGION HIGH SCHOOL

BANK OF AMERICA

MCCLATCHY PARK

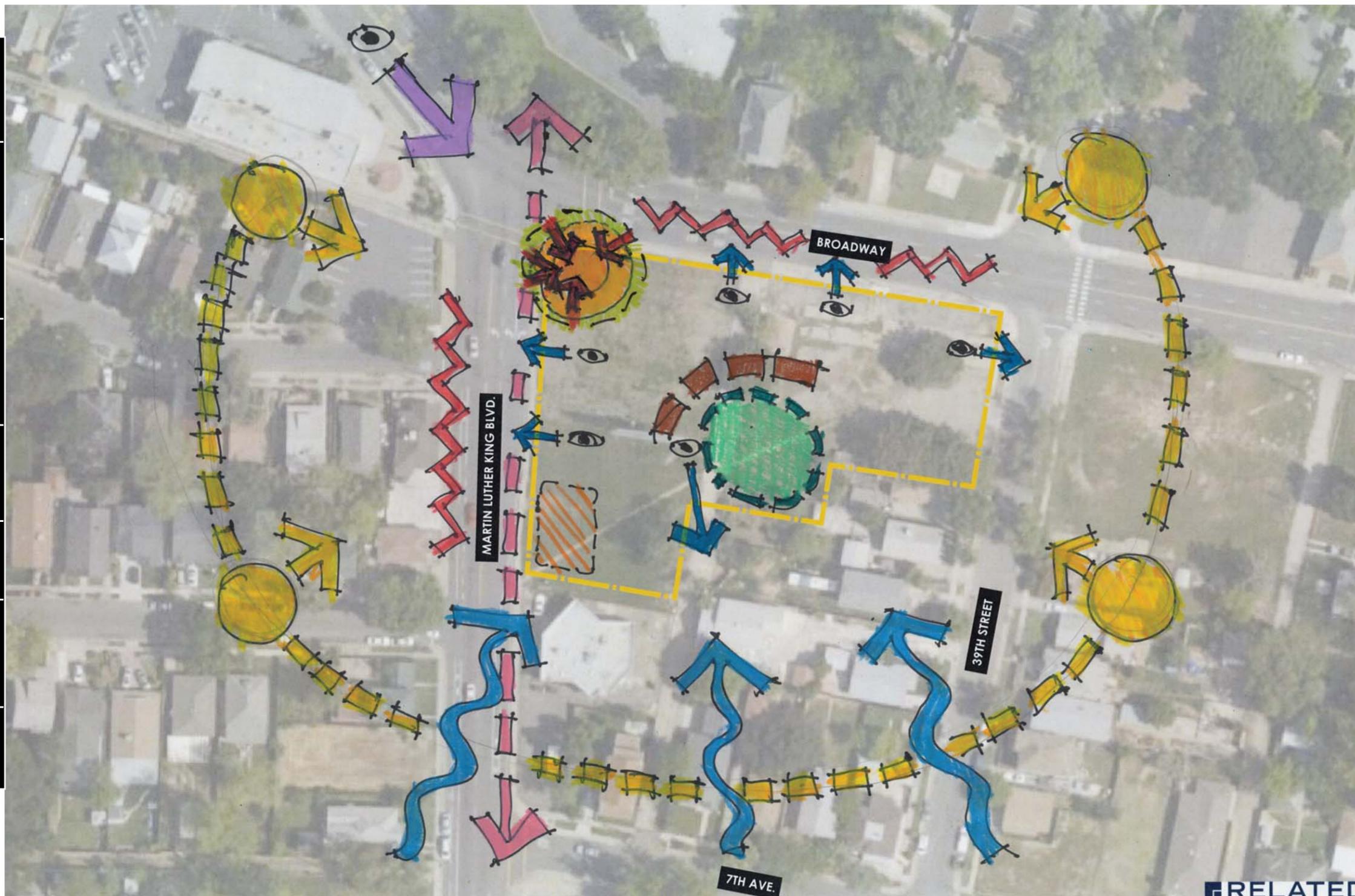
OAK PARK CENTER



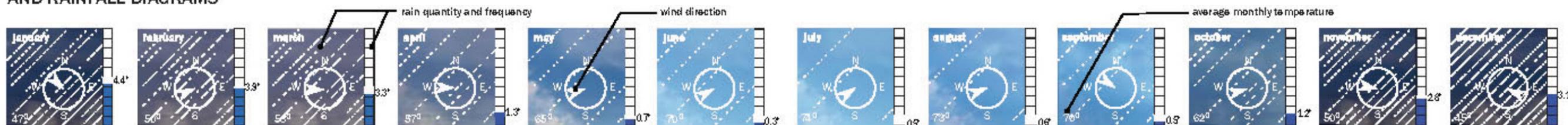


LEGEND

	MAJOR AUTOMOTIVE VIEW
	AUTOMOBILE PATH OF TRAVEL
	NOISE FROM STREET
	PRIVATE ENCLOSED GREEN SPACE
	PUBLIC PLAZA
	VIEW TO THE STREET
	PATH OF SUN
	COOLING DELTA BREEZE



AVERAGE TEMPERATURE WIND AND RAINFALL DIAGRAMS





1 MLK looking north from 7th Ave.



2 MLK looking north from 7th Avenue



3 Bigler Way looking east to project site



4 From project site looking west to Bigler Way



5 From project site looking north down Broadway



6 From project site looking north to Americal Legion High School (on the left)



7 Broadway looking southeast to corner of project site



8 American Legion High School looking south to site



9 View south to center of project site



10 39th Street and Broadway looking east



11 39th Street looking southeast to the project site



12 39th Street and Broadway looking northwest



13 39th Street looking south to project site



14 Broadway at mid-site looking east



15 39th Street and Broadway looking southwest to project site



16 39th Street looking east



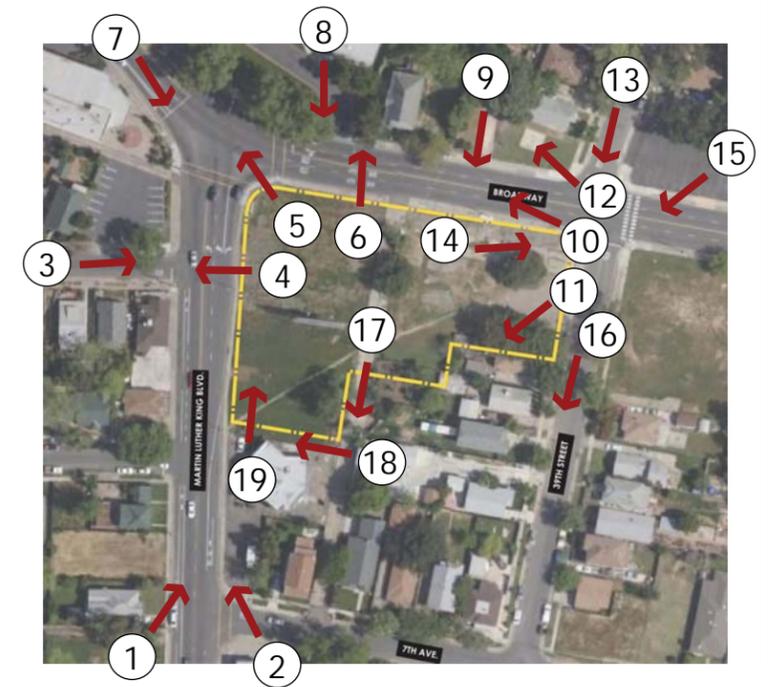
17 View down Alley looking south



18 South property line looking west

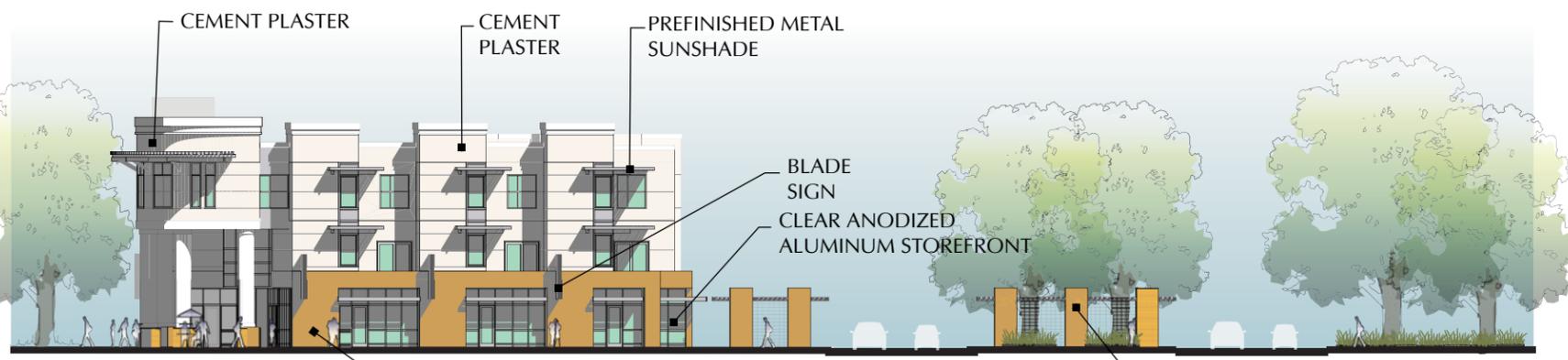


19 South corner of site looking north on MLK

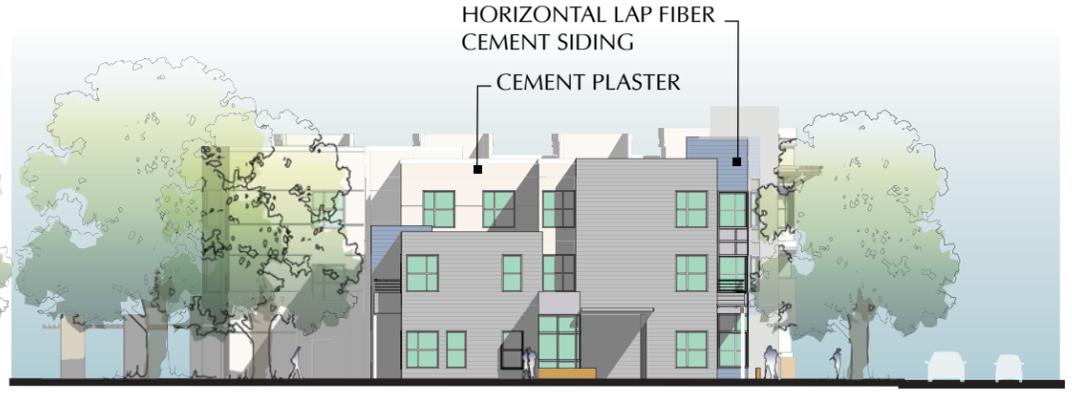




BROADWAY ELEVATION



MARTIN LUTHER KING ELEVATION



39TH STREET ELEVATION



BUILDING SECTION

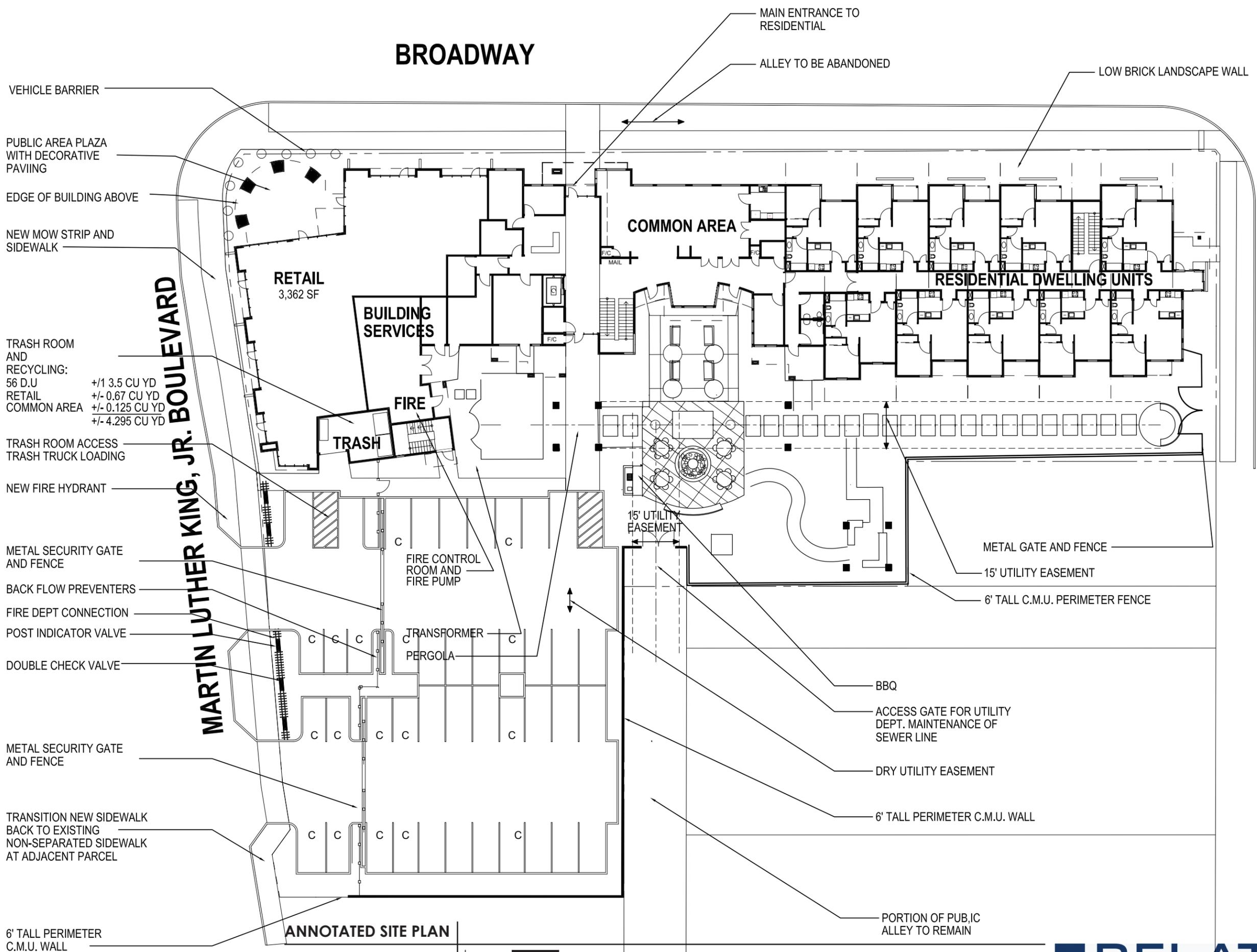


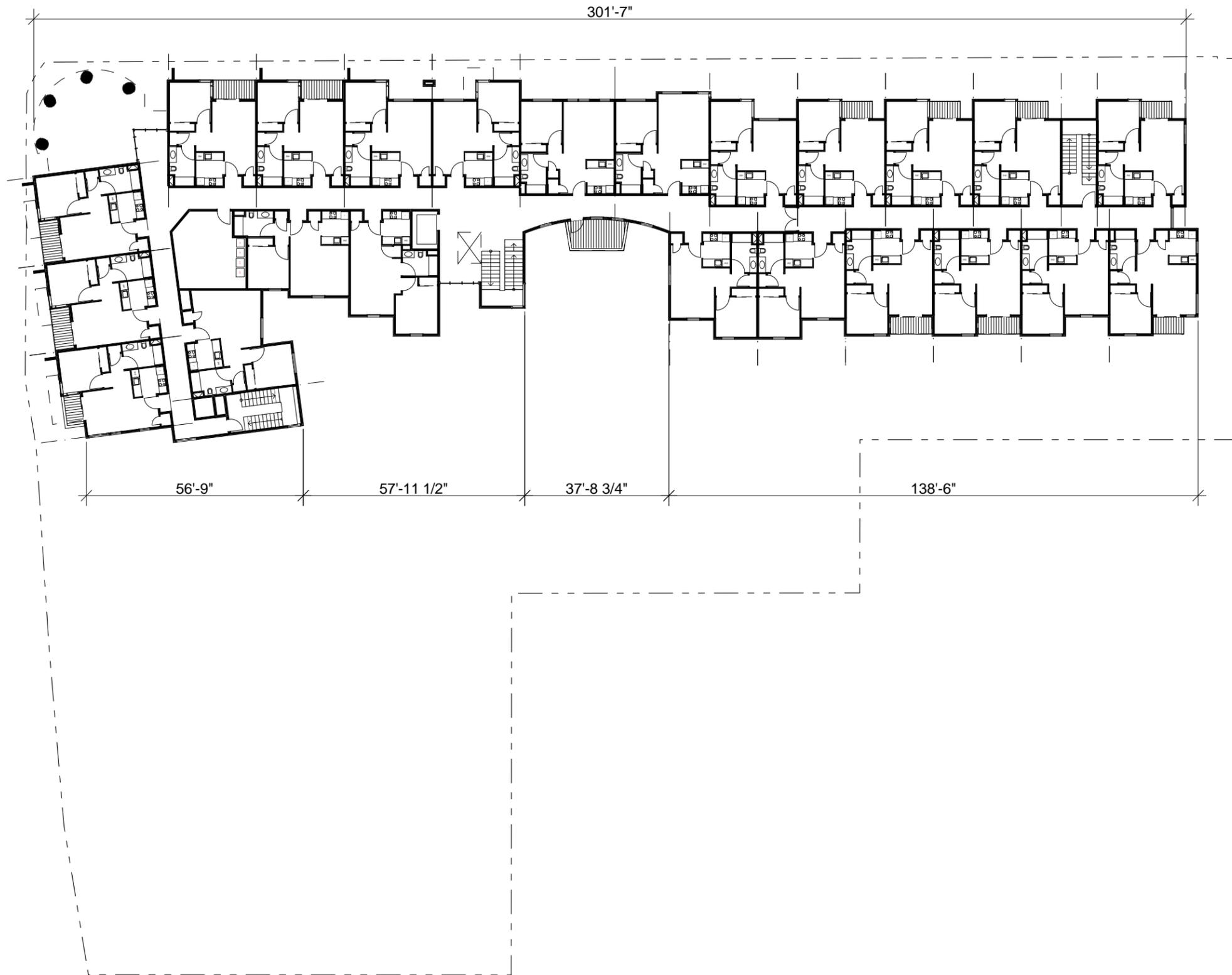
COURTYARD ELEVATION





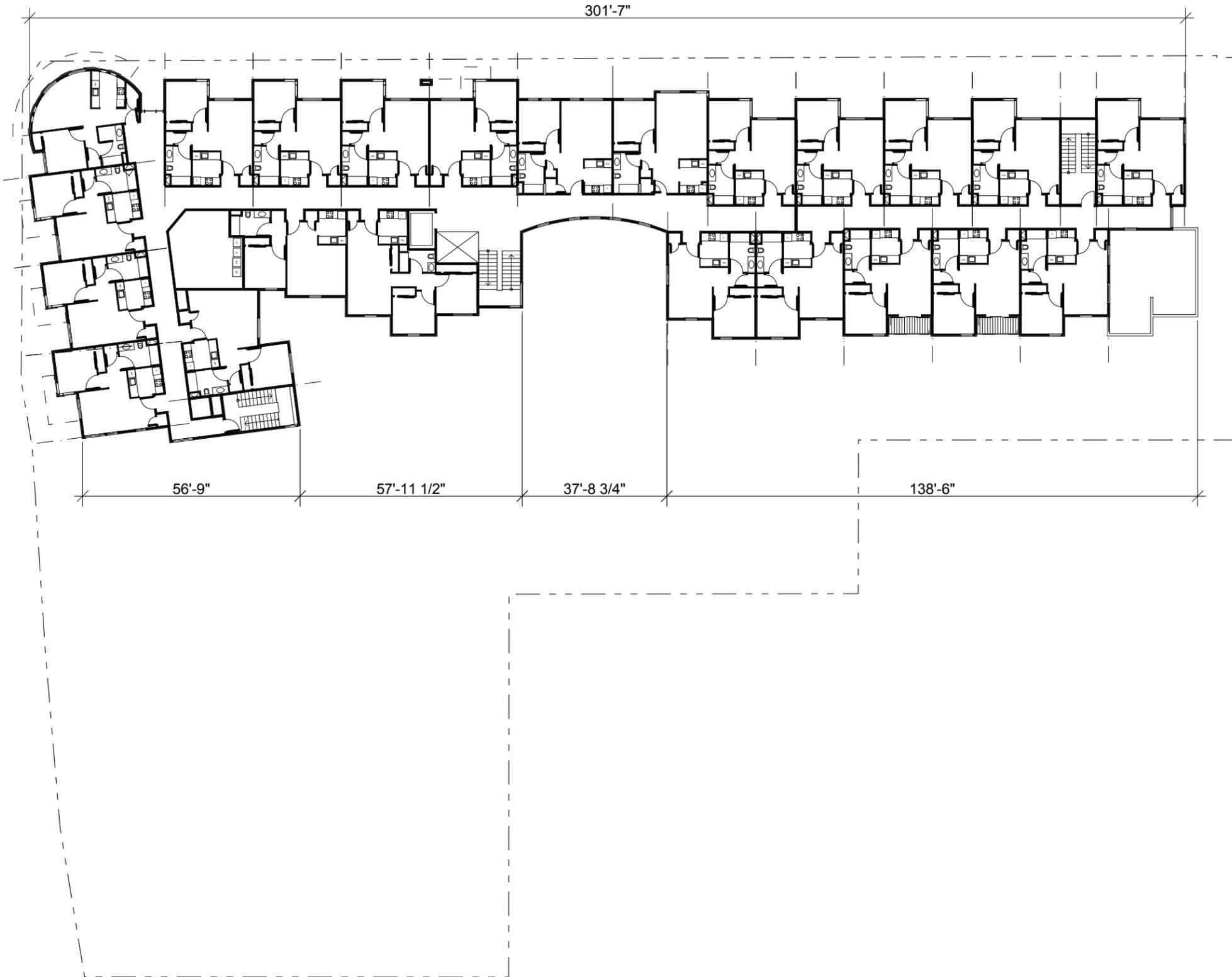
BROADWAY





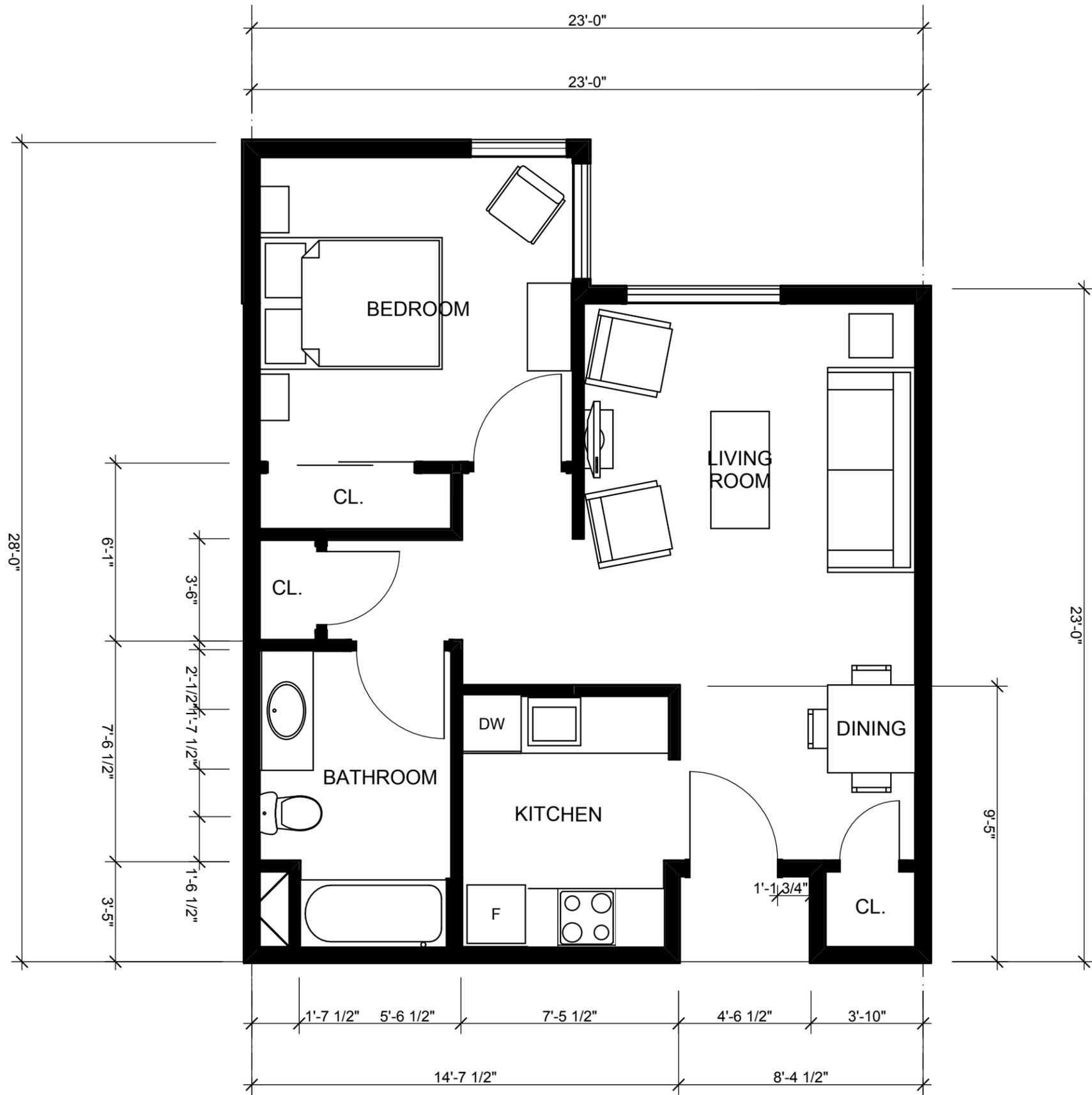
SECOND FLOOR PLAN





THIRD FLOOR PLAN





PROTOTYPICAL UNIT



POTENTIAL PLANT LIST

- Size Symbol Botanical/Common Name*
- TREES**
- VERTICAL TREE ALLE' OVER CARPET ROSES**
- 9 GAL CB CARPUS BETULUS 'COLLIMARI', COLLIMARI EUROPEAN HORSEBAY
 - 9 GAL CB CARPUS BETULUS 'COLLIMARI', COLLIMARI EUROPEAN HORSEBAY
- STREET TREE IN LAWN STRIP**
- 9 GAL PL PLATANUS ACERIFOLIA 'YARWOOD' BYAMORE OR
 - 9 GAL PL QUERCUS MACROCARPA, BURR OAK
- PARKING SHADE TREE**
- 34" INCH PB PISTACHIA CHINENSIS, CHINESE PISTACHE OR
 - 34" INCH ZB ZELKOVA SERENATA, ZELKOVA
- PATIO TREE IN TREE GRATER OVER PAVING**
- 9 GAL PK PYRUS KAWAKAWA, EVERGREEN PEAR
 - 9 GAL
- SMALL ACCENT TREE**
- 9 GAL AC ACER PALMATHI PURPUREUM, PURPLE LEAF JAPANESE MAPLE
 - 9 GAL RH RHAPHANOLIPS 'MARTIC BEAUTY', STANDARD
 - 9 GAL CB CARPUS BETULUS 'COLLIMARI', COLLIMARI EUROPEAN HORSEBAY
- SHRUBS**
- 9 GAL AZ AZALEA SOUTHERN INDICA - FIELDS WHITE
 - 2 GAL DB DBENNEZIA CORONILLA
 - 9 GAL CA CAMELLIA JAPONICA, CLEMATIS
 - 9 GAL OR GARDENIA VETCHI
 - 9 GAL LP LONICERA CHINENSIS PURPUREA
 - 9 GAL PK PACHYRIZOM TERNAX 'TOM THOMP' BLACK
 - 2 GAL RD ROSA, PINK, RED, YELLOW AND WHITE CARPET ROSE
 - 9 GAL RH RHAPHANOLIPS INDICA, BENCHWORTHY, ROMAN HARMONY
 - 9 GAL RT ROSEMARY, TURKISH BLUE, ROSEMARY
 - 9 GAL BV BYTRINIA VILGARE, LILAC LAVENDER LADY
 - 9 GAL VT VIBURNUM TRIM, DWARF LAVASTARS
- GROUND COVERS**
- 1 gal 8" SP dia. N HYDRANGEA PANICULATA
 - 1 gal 8" SP dia. V VIOLETA PAVONIA
- LAWN AREA**
- 800 L 1/8" SHORT STOP TURF TYPE - 88 HERT KENTUCKY BLUE GRASS

WATER USE CALCULATIONS

Estimated areas of water usage, for compliance with Water Conservation Ordinance Requirements.

Water Use	Area	Subtotal	Total
Low	19,250 SF. x 4	= 6,100 SF.	
MEDIUM	3,400 SF. x 6	= 2,040 SF.	
HIGH	4,950 SF. x 1	= 4,950 SF.	
Total:	23,600 SF.		13,090 SF.

(Site area greater than)

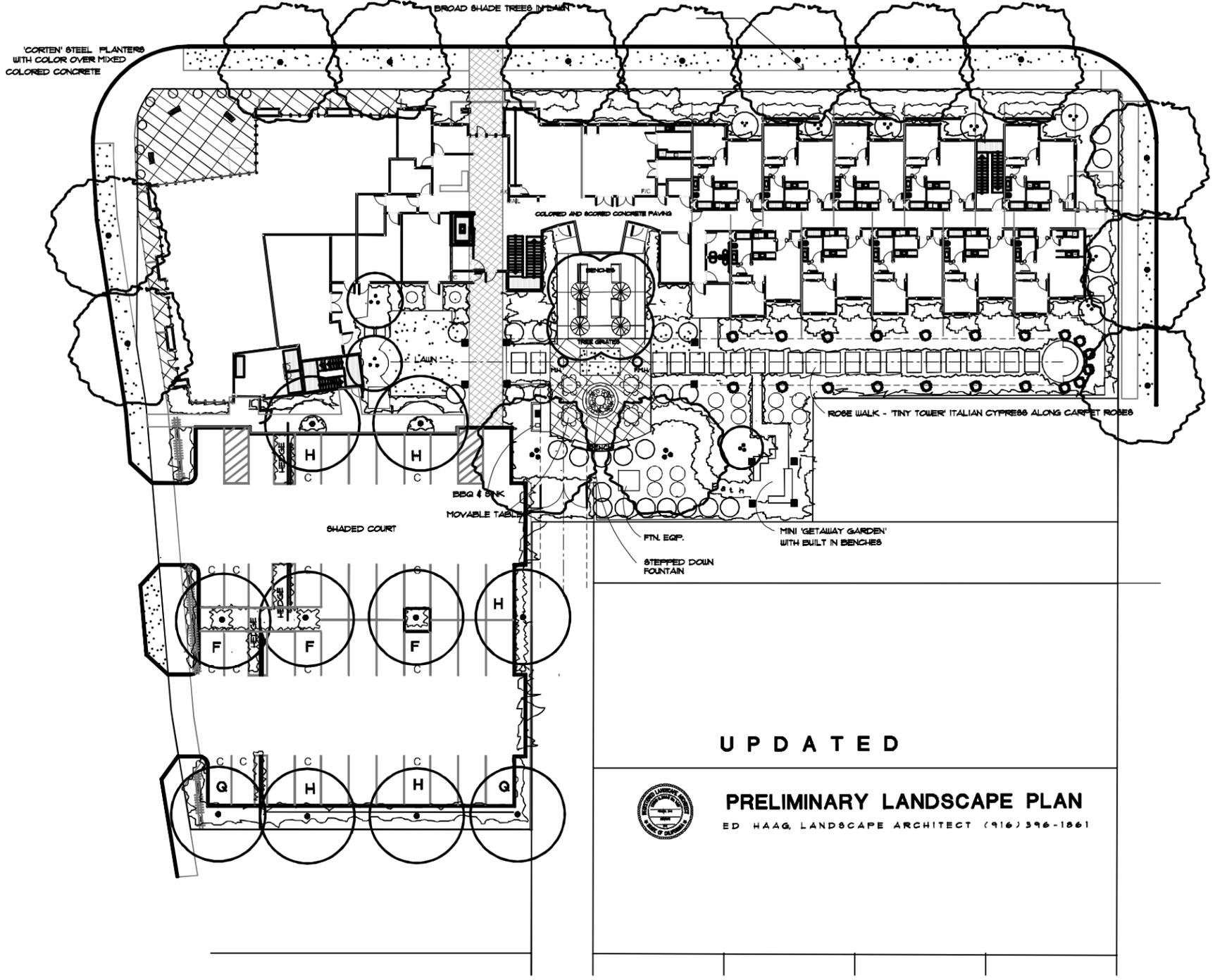
SHADE CALCULATIONS for less than 50 car parking lot

Total Paving:	12,360 SF.
Paving Requiring Shade:	4,944 SF.
Minimum 40% Shading Req:	5,290 SF. (42%)
PISTACHE OR ZELKOVA	
3 F @ 962 SF.	= 2886 SF.
4 H @ 481 SF.	= 1924 SF.
2 Q @ 240 SF.	= 480 SF.
TOTAL	= 5290 SF.

PLANTING NOTES

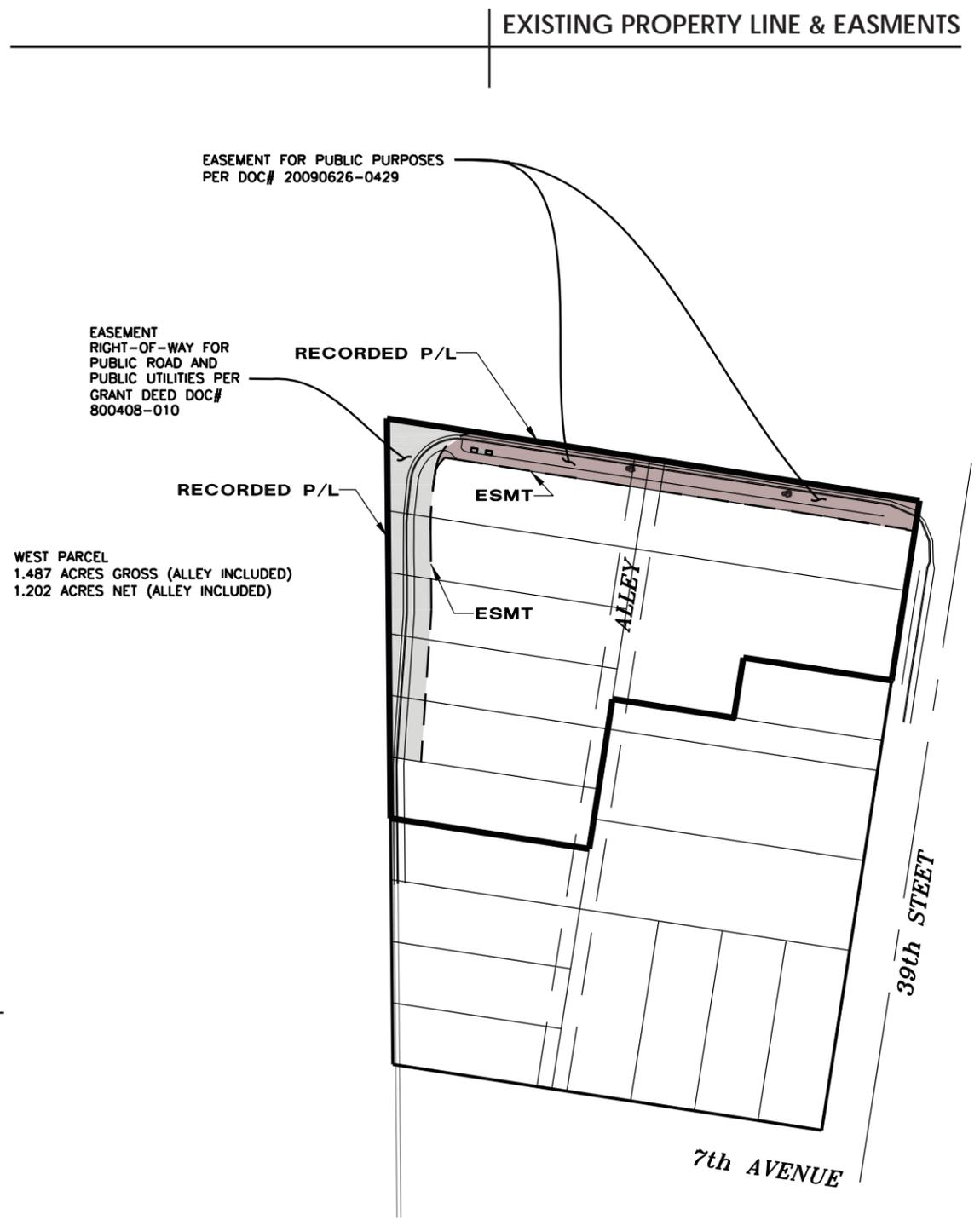
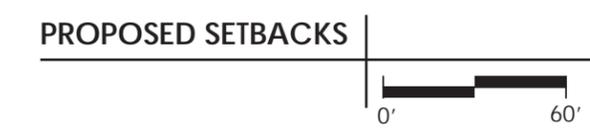
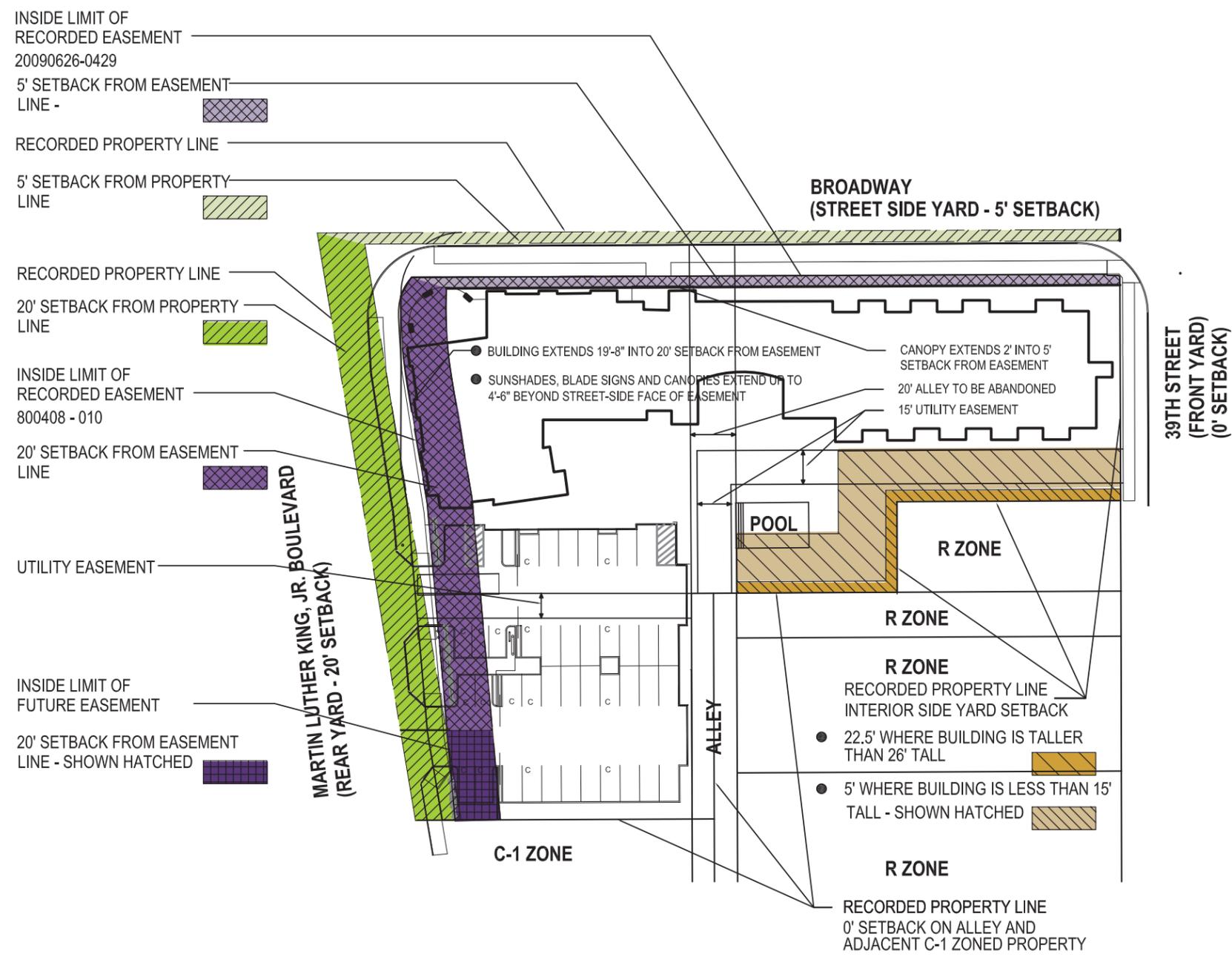
- An automatic irrigation system shall be fully operational and coverage approved prior to installation of planting.
- Final grade at edge of all planting areas shall be 2" below top of adjacent curbs, alle or paving.
- All shrubs and groundcover areas shall receive 2" layer of shredded bark mulch topdressing as specified.
- Partially install plants after installation with Osmocote slow release formula pelletized fertilizer per manufacturer's instructions.
- Pre-planting soil preparation shall include cultivating all planted areas down to 12 inch depth and incorporating the following amendments:

Amendment or Fertilizer	Application Rate
Nitrogen stabilized compost	4 cu. yds. per 1000 sq. ft.
American Phosphate (0-0-20)	5 lbs. per 1000 sq. ft.
- GUARANTEE PRODUCTS AND INSTALLATION OF PLANTING AND IRRIGATION FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE 90 DAY MAINTENANCE PERIOD.



LANDSCAPE PLAN







Oak Park Redevelopment Advisory Committee Comments on Broadway/MLK Project

Matt Hertel [mhertel@shra.org]

Inbox

Actions

Thursday, July 15, 2010 11:18 AM

To: Matthew Sites

Cc: Yniguez, Celia [cyniguez@shra.org]; Marsh, Richard [RMarsh@shra.org]

Hello Matt,

Here are the comments RAC and Community members had about the design and site plan of the project.

- 1) Explore possibility of a drop-off area on Broadway in front of the project
- 2) Concern about the number of retail parking spaces
- 3) Continue to examine whether more parking spaces are required for the residents
- 4) Supportive of bollard component at corner near retail
- 5) Continue to explore consistency of materials
- 6) Corner entrance way over hang is too high

Celia and Richard please let me know if I missed anything.

Thank you,

Matt Hertel

Associate Redevelopment Planner

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