

Item No. 5

Supplemental Material

For
City of Sacramento
Planning Commission
Agenda Packet

For the Meeting of: September 23, 2010

Additional Material
Revised Material

Contact Information: Matthew Sites, 808-7646

Project Name: 3820 Broadway

Subject: Revised items to staff report.

Table 2: Parking, Apartments – Difference cell on packet page 66 is revised to read **-57** not -53.

Variance to reduce setbacks, on page 70 is revised to read:

- C. **A variance must not be injurious to public welfare, nor to property in the vicinity of the *project applicant*.**

Variance to reduce setbacks, on page 71 item D is provided as an additional finding stating:

- D. **A variance must be in harmony with the general purpose and intent of the zoning code. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.**

Staff felt that the additional finding was warranted, as this project meets and exceeds the code requirements and the intent of the general plan.

Building design, signage, and landscaping, second paragraph, on page 72 is revised to read:

The building shown is schematic in design and will require refining prior to construction. **~~The project will be conditioned at the Design Commission Hearing for staff level design~~**

~~**review approval prior to construction.**~~ Although the building is schematic in design it does exhibit many characteristics consistent with the goals of the Design Review Districts. The buildings have been designed to integrate with the surrounding context in terms of function, scale, and massing.

This is a clarification to the staff review, that the project will be reviewed through a standard Design Review Commission Hearing on October 13, 2010 which will determine project conditioning.

Attachment 1, Conditions of Approval modifications:

Planning condition B3, on packet page 76 is revised to read:

The third story plate line shall not exceed 35 feet in height per the report and exhibits. ~~**The building and mechanical parapet shall not exceed the height as provided in the report and exhibits.**~~

The building parapet is allowed to exceed the height of the plate line in order to house mechanical equipment (17.60.040).

Planning condition B4h, on packet page 77 is revised to read:

A CMU separation wall of six feet in height shall be provided along the abutting south and **east** property lines per the report and attached exhibits.

Planning condition B10, on packet page 77 shall be revised to read:

On site management shall be provided. ***If security becomes a concern and if deemed necessary by the Police Department, the applicant shall contract with a reputable security firm to provide onsite security, night and day, when the management office is closed.***

This condition has been revised per discussions between the applicant and Police.

Development Engineering condition B22, on packet page 79 is revised to read:

A parcel merger is required to facilitate the current project design. The applicant shall apply for **and complete** a parcel merger prior to obtaining any building permits;

This condition has been revised per Development Engineering's request.

Development Engineering condition C7 through C12, on packet page 85 shall be relocated after condition B23 on packet page 78 as follows.

The applicant shall construct a raised median along Martin Luther King Boulevard to restrict the two proposed driveways movements to right-in and right-out only as shown on the site plan per City standards and to the satisfaction of the Department of

Transportation. This shall include any needed restriping of MLK Jr. Boulevard to accommodate the median;

The applicant may construct a curb cut-out along the building's frontage on Broadway to act as an optional drop-off area for the residents. The drop off area shall be a minimum length of 35-feet and shall have a curb ramp in the middle to be ADA compliant per City standards and to the satisfaction of the Department of Transportation;

The applicant shall provide appropriate signage to restrict parking for a minimum distance of 20-feet south of the southern-most driveway along Martin Luther King Boulevard to facilitate driveway movements to the satisfaction of the Department of Transportation;

All proposed vehicular gates along Martin Luther King Jr. Boulevard 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. The applicant shall hatch out one parking space immediately adjacent to the gate in the southern most parking lot to act as a turn around to prevent vehicles from backing out onto MLK Jr. Boulevard;

The site plan shall conform to the parking requirements set forth in chapter 17.64.030 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;

All new and existing driveways shall be designed and constructed to City Standards and to the satisfaction of the Department of Transportation;

These conditions have been relocated per Development Engineering's request from the Special Permit to reduce parking entitlement to the Special Permit to allow residential development within Limited Commercial C1-SPD that is over 20,000 sf.

Fire condition C13 & C14, on packet page 86 shall be relocated after condition B39 on packet page 81 as follows.

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.

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

These conditions have been relocated per Fire's request from the Special Permit to reduce parking entitlement to the Special Permit to allow residential development within Limited Commercial C1-SPD that is over 20,000 sf.

Utilities condition B40, on packet page 81 is revised to read:

Per City Code 13.04.070 and the Departments current Tap Policy, commercial lots may have

more than one (1) domestic tap. All domestic water taps shall be metered. Excess services shall be abandoned to the satisfaction of the Department of Utilities (**DOU**).

This condition has been revised per Department of Utilities request.

Utilities condition B43, on packet page 81 is revised to read:

Per City Code, the point of service for water, sewer and storm drain service is located **to the satisfaction of the DOU at the back of curb for separated sidewalks or at the back of sidewalk for attached sidewalks**. The onsite water, sewer and storm drain systems shall be private systems maintained by the association (**except for the relocated sewer main**).

This condition has been revised per Department of Utilities request.

Utilities condition B44, on packet page 81 is revised to read:

There is an existing sewer main in Martin Luther King Blvd and 39th St Alley. The sewer main in the alley shall be relocated to the satisfaction of the DOU. No service connections will be allowed to the relocated sewer main (**sewer services to the relocated manhole is allowed**). ~~Existing sewer services shall be re-connected to a public sewer main in Broadway or Martin Luther King Blvd.~~

This condition has been revised per Department of Utilities request.

Utilities condition B45, on packet page 81 is revised to read:

The applicant shall provide a minimum of **15-foot 20-foot** wide easement for the new sewer main to the satisfaction of the DOU.

This condition has been revised per Department of Utilities request.

Utilities condition B50, on packet page 82 is revised to read:

If the paved area is greater than 6,000 square feet, then an onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual) (**Note: Onsite drainage systems for lots fronting Martin Luther King Blvd. (MLK Blvd.), should connect to the existing drainage main in MLK Blvd.**)

This condition has been revised per Department of Utilities request.

Utilities condition B51, on packet page 82 is revised to read:

Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release

elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation ***unless otherwise approved by the Department of Utilities***. Finished lot pad elevations shall be accepted by the Department of Utilities.

This condition has been revised per Department of Utilities request.