



REPORT TO PLANNING COMMISSION City of Sacramento

6

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
February 10, 2011

To: Members of the Planning Commission

Subject: Vibe Urban Youth Lounge (P10-059) A request to establish a Teen Community Center within an existing senior apartment facility in the Residential Mixed Use Urban Neighborhood Corridor Overlay (RMX-UN) zone.

- A. Environmental Determination:** Categorical Exemption pursuant to CEQA Guidelines Section 15301, Existing Facilities;
- B. Special Permit** to operate a teen center within an existing senior apartment facility.

Location/Council District

1725 K Street, Sacramento
Assessor's Parcel Number: 006-0125-014-0000
Council District 3

Recommendation

Staff recommends the Planning Commission approve the request based on the Findings of Facts and subject to the Conditions of Approval listed in Attachment 1. The Commission has final approval authority over items A and B above and its decision may be appealed to the City Council. **Staff is not aware of any outstanding issues and the project is considered non-controversial.**

Staff Contact Elise Gumm, Associate Planner, (916) 808-1927
Stacia Cosgrove, Senior Planner (916) 808-7110

Applicant The Vibe Foundation, c/o: Christina Gippin (916) 451-2521
2536 Wilminston Avenue, Sacramento, CA 95820

Owner Housing Authority of the City of Sacramento
c/o: Nick Chhotu, (916) 440-1334
801 12th Street, Sacramento, CA 95814

Vicinity Map



Summary

The applicant proposes to operate a teen center within an existing senior apartment facility. The senior apartment building has a 2,500 square foot multi-purpose room that the Vibe Urban Youth Lounge will use it for its program. Currently the multi-purpose room is used occasionally for the senior residents' program. The proposed community center will occupy the multi-purpose room during afternoon to evening, which will not conflict with the senior's activity time. The teen center will conduct activities on weekdays and Saturdays, including learning skills in resume and interview preparation, quarterly job fairs, employment networking, socializing, etc for its teen members. The applicant also proposes to upgrade the street façade of the multi-purpose room. The proposed use requires a Special Permit. In addition, the project is located in the Central City Design Review District, so it is subject to Design Review because of the exterior modification.

The proposed project provides the opportunity to foster cross-generational relationships with the senior residents on site and share the under-utilized community room in the senior facility. Staff supports the request because it is consistent with all applicable policies of the 2030 General Plan. Staff notified all property owners within a 500 radius of the project site regarding this public hearing. At the time of writing of this report, staff has not received any comments opposing the project.

Table 1: Project Information
General Plan designation: Urban Corridor High (33-150 du/na)
Existing zoning of site: Residential Mixed Use Urban Corridor (RMX-UN) zone
Current use of site: Senior Apartment
Property dimensions/area: 0.89± acres; 160' x 160'
Building square footage: 2,500 ± square feet multi-purpose room

Background Information

A mid-rise senior apartment building is currently on the project site. The 2,500 square foot multi-purpose room is next to the residential hall within the apartment complex. The property is owned by the Sacramento Housing Redevelopment Agency (SHRA) and the complex provides affordable housing for senior citizens. The applicant has been working with SHRA to locate the teen center at its multi-purpose room. The requested application was submitted on August 25th, 2010.

Public/Neighborhood Outreach and Comments

At the time the application was complete, staff sent early notification to the Midtown Neighborhood Association (formerly Winn Park) and the Midtown Business Association. A public hearing notice was also sent by staff notifying all property owners within a 500 foot radius of the project site. In addition, the applicant presented the project to the Midtown Business Association and Neighborhood Advisory Group (N.A.G.) during the initial planning phase. Staff is not aware of any opposition from any neighborhood

associations or property owners at the time of writing the staff report. The project design was approved by Design Review staff on January 20, 2011.

Environmental Considerations

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301, Existing Facilities. The project consists of the operation of an existing private structure, involving no expansion of use beyond that existing.

Policy Considerations

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan Update designation of the subject site is Urban Corridor High, which includes a mixture of retail, office, services, and residential uses.

The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element. Some of the goals and policies supported by this project are:

- **City Sustained and Renewed.** Promote sustainable development and land use practices in both new development and redevelopment that provide for the transformation of Sacramento into a sustainable urban city while preserving choices (e.g., where to live, work, and recreate) for future generations. (Goal LU 2.6)
- **Existing Structure Reuse.** The City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures' embodied energy, increase energy efficiency, make it more energy efficient, and limit the generation of waste. (Policy LU 2.6.4)
- **Assembly Facilities.** The City shall encourage and support development of assembly facilities for social, cultural, educational, and religious organizations throughout the city. (Policy LU 8.2.1)

The proposed project meets the 2030 General Plan goals and policies related to reuse and rehabilitation of existing urban development. The proposed project will be compatible with the surrounding commercial neighborhood and is accessible via alternate modes of transportation such as transit, walking, and bicycling.

Land Use

The applicant proposes to operate a teen center facility at the existing senior apartment complex by utilizing the existing multi-purpose room, which requires approval of a special permit by the Planning Commission. (Section 17.24.030, footnote 5).

Project Design

The proposed project includes primarily interior tenant improvements and minor exterior upgrades. The proposed façade upgrade includes an enhanced entry to the multi-purpose room on K Street and modification to the existing layout of the landscaping planters. Two transparent metal panels will be installed at the new entry way. It will emphasize the entrance to the teen center as well as create architectural interest to the existing brick wall. The simple upgrade with the metal panels will also create spaces to install decorative lighting and signage for the teen center. Design Review staff reviewed and approved the proposed façade modifications.

The teen center will conduct program activities on Monday to Thursday from 4:00 pm to 9:00 pm and occasionally on Friday and Saturday evenings from 4:00 pm to 10:30 pm. The teen center does not intend to use any outdoor space for its programs.

Parking

Teen centers do not have an established parking rate in the Zoning Code, rather parking is subject to the Planning Commission's determination. The subject site currently has a surface parking area behind the resident hall and the multi-purpose room, accessed via the public alley between J & K Streets. Staff believes no additional on-site parking is required because parking demand is relatively low for both the teen and senior uses. The age of the teen members ranges from 14 to 17 year old. Most of them are under the allowable driving age. On the other hand, most of the senior residents on site do not own cars. Thus, the proposed project will not create a conflict in terms of the parking demand based on the type of uses at the site. In addition, the project site is located at a major public transit corridor and is in close proximity to major bus lines. The majority of the teen members will utilize public transportation or be dropped off. Proximity to transit is one of the reasons the applicant wants to relocate the teen center within the central city area. Staff recommends the Planning Commission approve the project without requiring additional on-site parking because the project is consistent with the General Plan policies and will promote opportunities to share the under-utilized facility by different generations.

Landscaping & Signs

The applicant will upgrade the existing landscaping planters at the front façade and the proposal was approved by Design Review. Proposed signage is integrated with the design of the façade upgrade and is supported by the Design Review staff. The project is conditioned to comply with the City's Sign Ordinance and is subject to sign permits for any future signs.

In evaluating special permit proposals of this type, the Planning Commission is required to make the following findings:

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

The proposed project is based upon sound principles of land use in that it is consistent with the General Plan goals, principles, and land use designation, is

consistent with the policies that encourage reinvestment in urbanized areas in the Central City neighborhood, and it is compatible with the adjacent land uses.

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

The project, as conditioned, will not be detrimental to the public health, safety, or welfare or result in the creation of a public nuisance in that the project will be well designed to provide attractive pedestrian streetscape, and its building façades and entrances directly addressing the street and having a high degree of transparency. The teen center has adequate adult supervision on site and the teen activities are conducted in door.

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

The proposed project is consistent with the special uses land use policies and development requirements of the General Plan in that the project will redevelop an underutilized, infill property located at a key commercial transportation corridor, will locate an assembly facility for young adults to take full advantage of the proximity to the public transit and the downtown employment center. The exterior upgrade respects the scale and character of the adjacent neighborhood through attention to views, building scale and orientation, and proximity to adjacent uses.

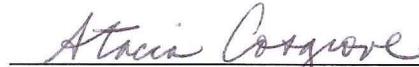
Staff finds the proposed project is an appropriate use for the subject site. Based upon the current land use at the site, staff is supportive of the parking determination and finds that adequate parking will be available. The project meets the goals of the city's General Plan to support the development of assembly facilities and to promote adaptive reuse of existing buildings. Staff is in support of the proposal and recommends the Planning Commission approve items A and B based upon the Findings of Fact and subject to the attached Conditions of Approval.

Respectfully submitted by:



ELISE GUMM, LEED AP
Associate Planner

Approved by:



STACIA COSGROVE
Senior Planner

Recommendation Approved:



GREGORY BITTER, AICP
Principal Planner

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Attachment 1 Recommended Findings of Fact and Conditions of Approval

Findings of Fact**A Environmental Determination:** Categorical Exemption pursuant to CEQA Guidelines Section 15301, Existing Facilities

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines as follows:

The project consists of the operation of an existing private structure, involving no expansion of use beyond that existing.

B Special Permit to operate a teen center within an existing senior apartment facility in the Residential Mixed Use Urban Corridor (RMX-UN) Zone within the Central City Design Review District is **approved** subject to the following Findings of Fact:

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

The proposed project is based upon sound principles of land use in that it is consistent with the General Plan goals, principles, and land use designation, is consistent with the policies that encourage reinvestment in urbanized areas in the Central City neighborhood, and it is compatible with the adjacent land uses.

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

The project, as conditioned, will not be detrimental to the public health, safety, or welfare or result in the creation of a public nuisance in that the project will be well designed to provide attractive pedestrian streetscape, and its building façades and entrances directly addressing the street and having a high degree of transparency. The teen center has adequate adult supervision on site and the teen activities are conducted in door.

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

The proposed project is consistent with the special uses land use policies and development requirements of the General Plan in that the project will redevelop an underutilized, infill property located at a key commercial transportation corridor, will locate an assembly facility for young adults to

take full advantage of the proximity to the public transit and the downtown employment center. The exterior upgrade respects the scale and character of the adjacent neighborhood through attention to views, building scale and orientation, and proximity to adjacent uses.

Conditions of Approval

B Special Permit to operate a teen center within an existing senior apartment facility in the Residential Mixed Use Urban Corridor (RMX-UN) Zone within the Central City Design Review District is **approved** subject to the following conditions of approval:

PLANNING

- B1. The applicant/owner shall obtain all necessary building permits prior to commencing Tenant's Improvement.
- B2. The project shall substantially conform to the plans submitted as shown in the exhibits attached to this staff report. Any modification to the plans shall be subject to review and approval by the Planning staff prior to the issuance of building permits.
- B3. No amplified sound shall be broadcasted outside the building. Any sound system shall be in compliance with City's requirement, Chapter 8.68 Noise Control.
- B4. All onsite signs require building permits and shall comply with the Sign Ordinance.
- B5. Unless otherwise conditioned, the project shall be in compliance with all applicable development standards contained in City Codes, Sign Code, 15-148 and Zoning Code, Title 17.

DEPARTMENT OF TRANSPORTATION

- B6. The applicant shall repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along K street per City standards to the satisfaction of the Department of Transportation;
- B7. The applicant shall repair/reconstruct any deteriorated or Non-ADA compliant curb ramps located at the north-west corner of 18th Street and K Street per City standards and to the satisfaction of the Department of Transportation.

REVISED



Vibe - View facing east
DG41 12 x 14"

DESIGN NOTES:

VIBE is a teen owned/operated urban lounge and career center where Sacramento teens acquire academic and vocational skills, engage in service learning, socialize, and network with Sacramento based private, public and non-profit organizations.

With adult supervision, teens are responsible for the daily operations of VIBE and in exchange, earn Regional Occupational Program (ROP) school credits. VIBE is located at 1725 K Street in midtown Sacramento and caters to teens who reside in the Sacramento region.

VIBE focuses on preparing Sacramento teens for employment in private, public, and non-profit organizations. All VIBE members ages 14-18 can access the VIBE career center which offers assistance in resume writing, completing applications, preparing for interviews, quarterly job fairs, and access to local employment, apprenticeship, and internship opportunities.

Features of VIBE

- Ø **VIBE employees 75 teens** each year because VIBE is staffed by teens who work in exchange for school credits.
- Ø **Job search assistance** is available to all youth members including: resume writing, completing employment applications, and preparing for interviews.
- Ø **Resource specialist refers teens to local prevention and intervention resources**, a library of teen resource books, job posting board, and comfortable couches.
- Ø **Monthly calendar features youth planned VIBE activities** such as SAT preparatory classes, job fairs, life-skills workshops, dance classes, poetry readings, and more.
- Ø **Open late;** Mon-Thurs 4:00-9:30 PM, Fri 4:00-10:30 PM, Sat 5:00-10:30 PM. Extended hour may also apply once VBE is open
- Ø **Laptop computers** can be checked out and have free internet access and wireless printers, and include current software applications.
- Ø **Free tutoring** during after-school program hours
- Ø **Smoothie bar** is where pre made smoothies, drinks, snacks will be sold to VIBE members

Why Midtown-Numerous teen focus groups were conducted throughout Sacramento and concluded that VIBE should be centrally located. Focus groups often stated that VIBE should benefit all youth in Sacramento and not be exclusive to one group or neighborhood.

Why 17th and K- This location offers the essentials required to start VIBE with limited capital costs. There are also opportunities for the teens to create special events and programs that will foster cross-generational relationships and celebrate the Sacramento Housing and Redevelopment Agency (SHRA) senior residents in the adjacent Comstock building.

Vibe-ability Study- In May 2007, a citywide survey was conducted to see if youth would travel downtown to an urban youth lounge and career center. Based on 250 respondents, 183 respondents would go to VIBE if it was located in downtown Sacramento and 63 respondents would not.

Neighborhood Outreach:

Please read below to learn about the outreach we have already conducted:

- Summer 2008- Hosted a town hall meeting and invited all midtown/downtown neighborhood associations and all neighboring businesses
- Spring 2008 & Summer- 2010 Attended and presented at two NAG meetings
- Summer 2010- Met one-on-one with Rob Kerth of the Midtown Business Association
- Summer 2008 & Summer 2009 Presented at two SHRA resident advisory board meetings
- Fall 2009- Invited all SHRA residents at the 1725 location to review and discuss our plans
- Summer 2010- Presented project to Council Members Steve Cohn, former Office of Youth Development Director Lyn Corbett, and the Sacramento Youth Commission
- Fall 2009- Presented project to Kunal Merchant and received a letter of support from Kevin Johnson
- Presented to Sacramento City Council, via annual Youth Commission Mixer

DESIGN INTENT:

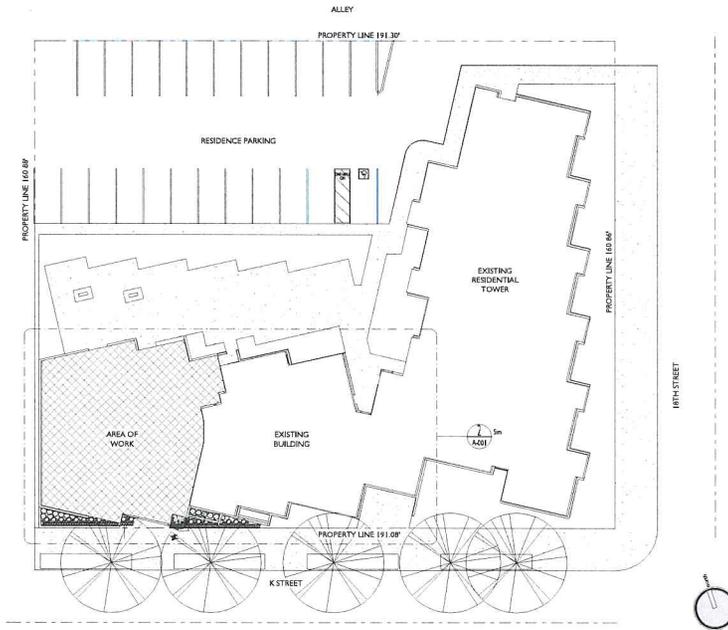
The proposed design redefines the existing building through slightly modified applications of contemporary materials. The landscaping, panels and graphics are meant to enhance the visibility of the teen center and to update the look of the exterior. Materials on the exterior to be used will be concrete, cement plaster, perforated metal panels with a silk screened graphic and recessed lighting.



VIBE - Sacramento Youth Center

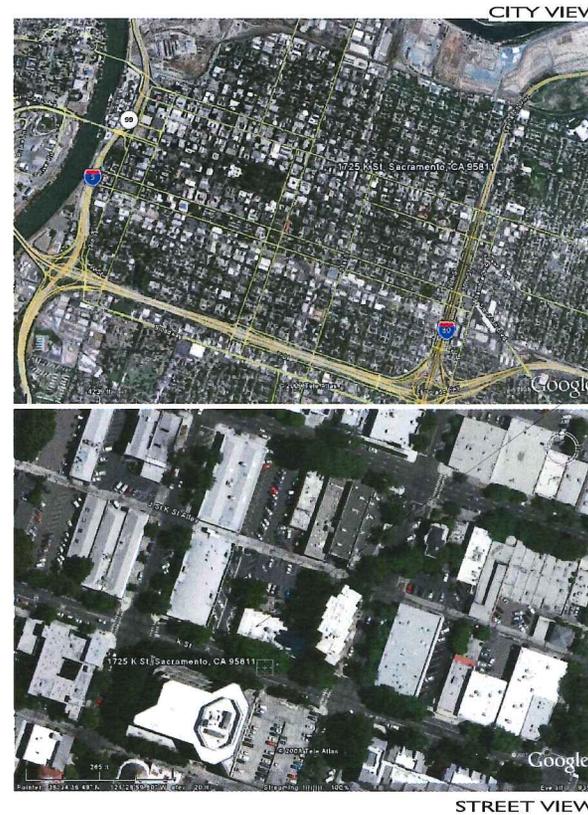
1725 K Street
Sacramento, California

SCHEMATIC DESIGN
Date 11/23/2010 11:19:30 AM
DG-01



Architectural Site Plan
DGG 1/12/10

Area Schedule (Gross Building)		
Number	Name	Area
100	Activity Area	2745 SF
101	Kitchen	190 SF
		2935 SF



PROJECT LOCATION

Vicinity Map.
K12=10'

REVISED

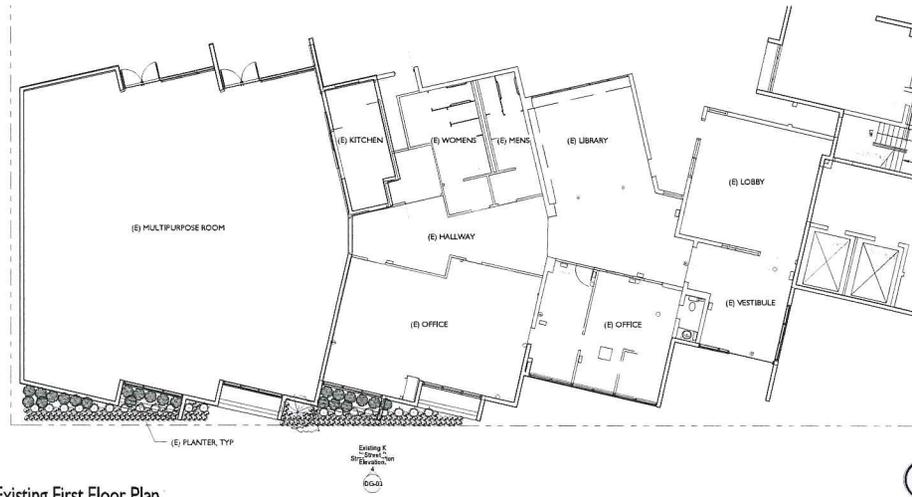


VIBE - Sacramento Youth Center

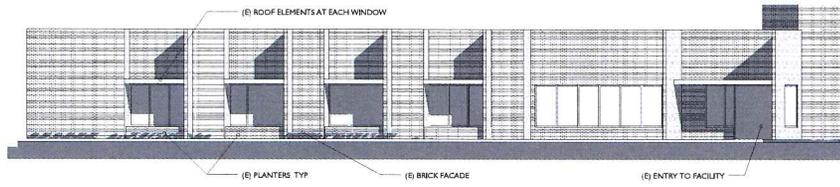
1725 K Street
Sacramento, California

Generative Design
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DG-02

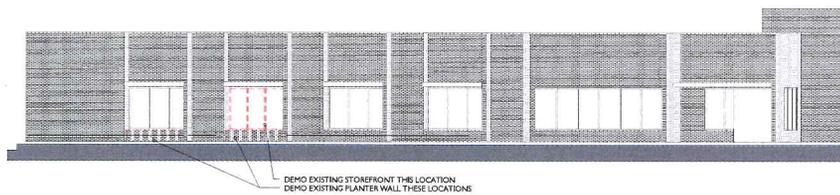
Exhibit C Floor Plans & Elevations



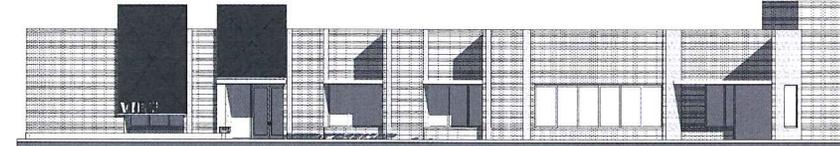
3 Existing First Floor Plan
DG-03 / SF = F-0'



4 Existing K Street Elevation.
DG-03 / SF = F-0'

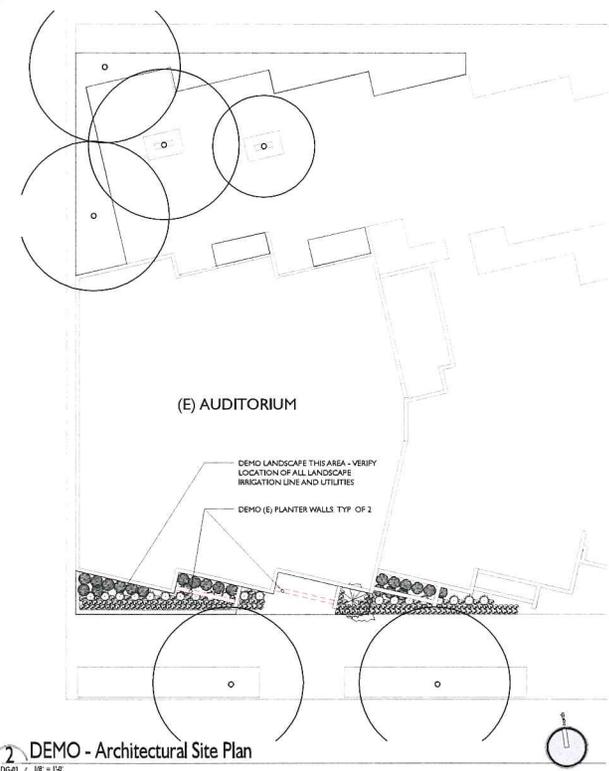


5 Demolition K Street Elevation.
DG-03 / SF = F-0'



6 New Exterior Elevation - K Street Entry.
DG-03 / SF = F-0'

REVISED



2 DEMO - Architectural Site Plan
DG-03 / SF = F-0'



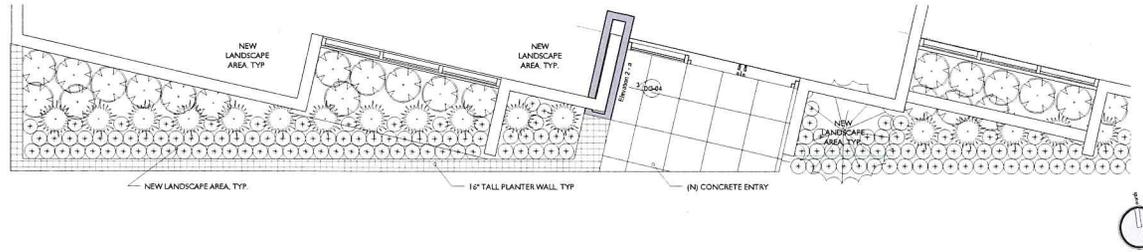
QUADRIGA
landscape architecture and planning, inc.
sacramento | santa rosa
2613 | street sacramento, ca 95816

VIBE - Sacramento Youth Center
1725 K Street
Sacramento, California

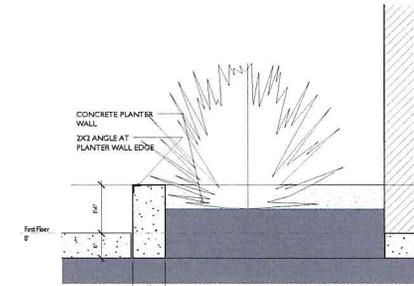
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DG-03

Exhibit C
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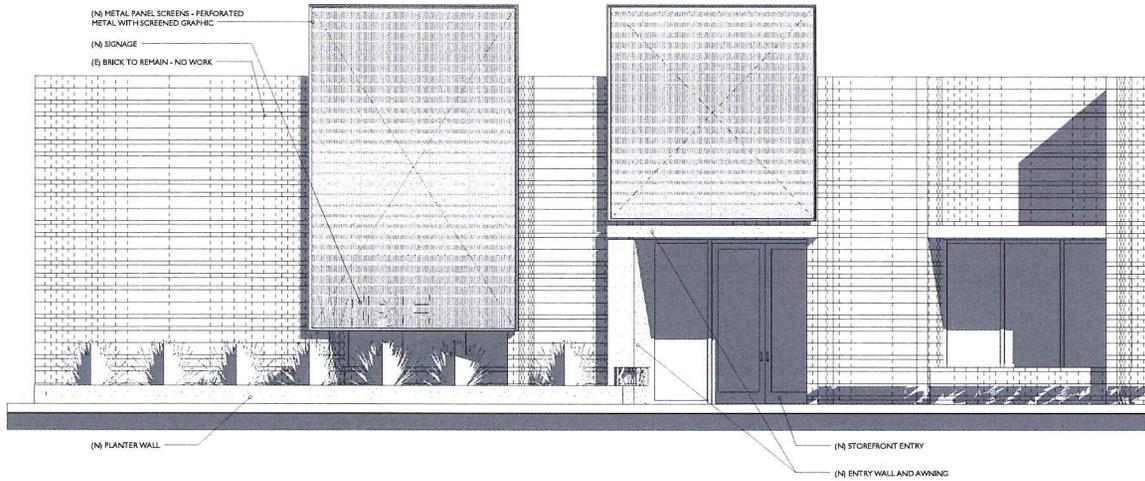
Floor Plans & Elevations



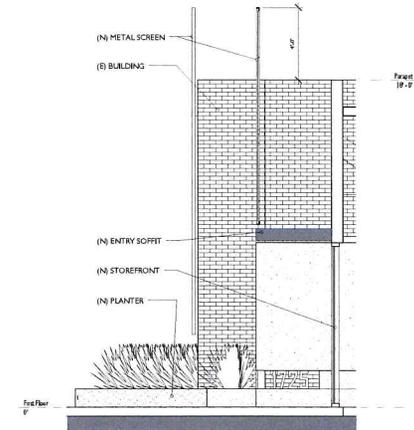
1 New Entry and Landscape Area
DG4 1/8" = 1'-0"



4 Copy (2) of Detail - Planter Wall Section
DG4 1/8" = 1'-0"



2 Elevation - K Street Entry
DG4 1/8" = 1'-0"



3 Elevation 2 - a
DG4 1/8" = 1'-0"

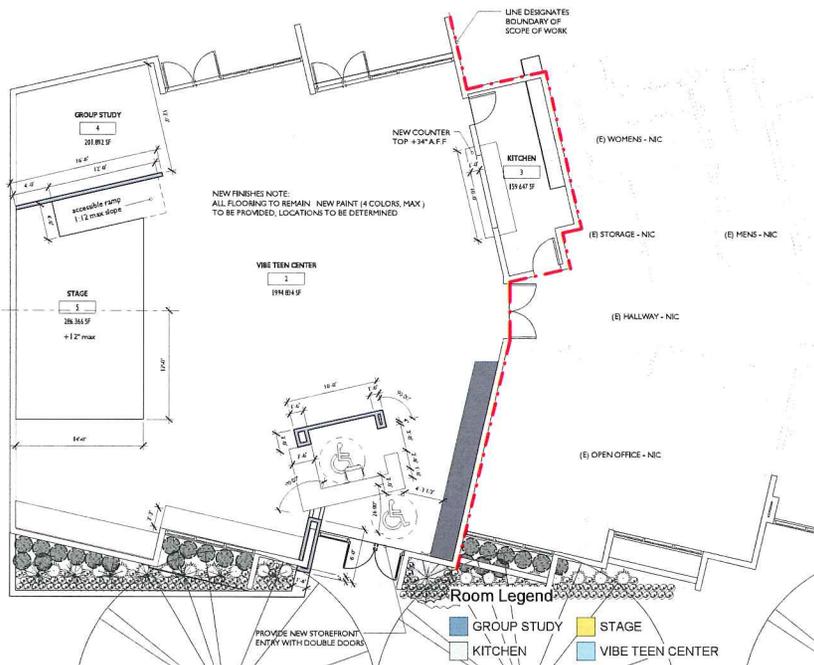


VIBE - Sacramento Youth Center

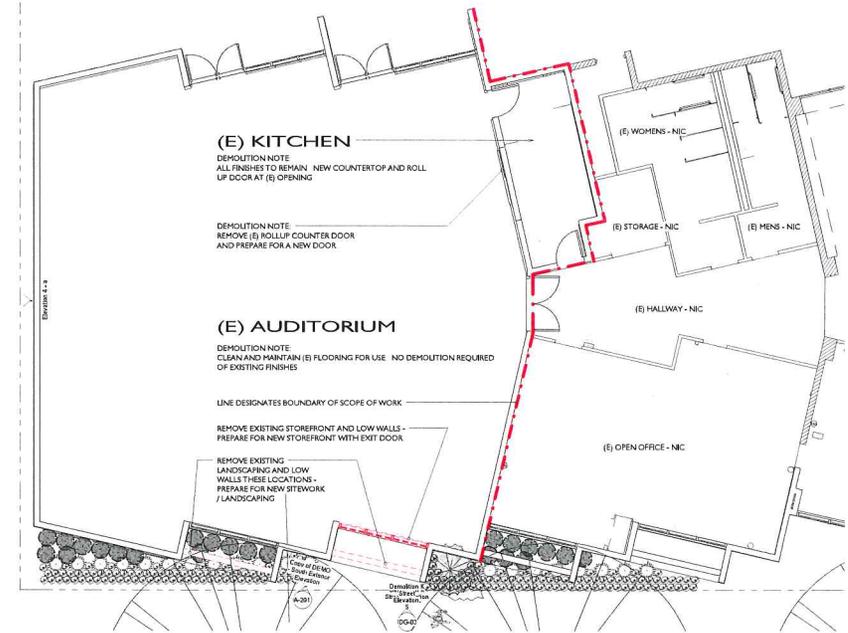
1725 K Street
Sacramento, California

Schematic Design
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DG-04

REVISED



3 New Construction - First Floor Plan
 DC45 316 = F4



2 Demo - First Floor Plan
 DC45 316 = F4



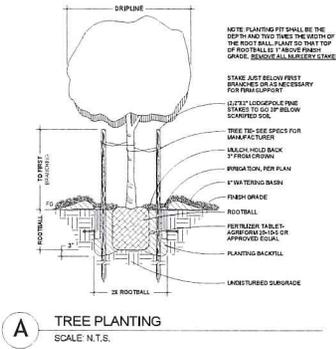
VIBE - Sacramento Youth Center

1725 K Street
 Sacramento, California

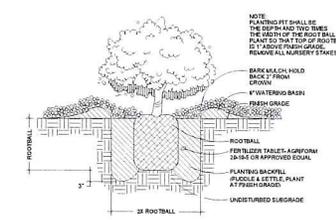
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LANDSCAPE PLAN ENLARGEMENT

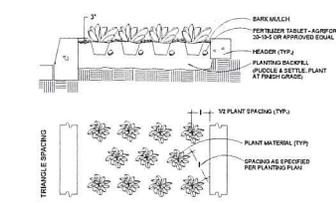
SCALE: 1/2"=1'-0"



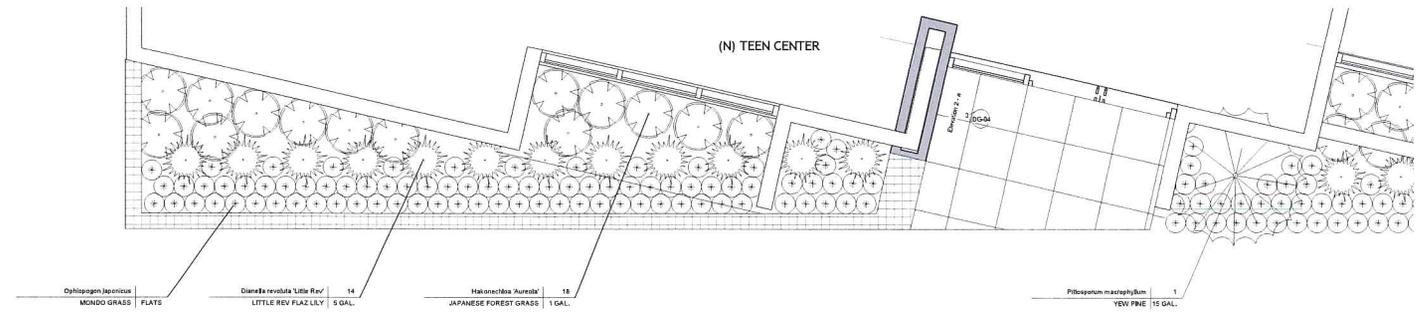
A TREE PLANTING
SCALE: N.T.S.



B SHRUB PLANTING
SCALE: N.T.S.



C GROUND COVER PLANTING
SCALE: N.T.S.



CANDIDATE PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
TREES					
	<i>Podocarpus macrophyllum</i>	COLUMNAR YEWE PINE	15 GAL.	PER PLAN	1
SHRUBS/PERENNIALS					
	<i>Dianella revoluta</i> 'Little Red'	LITTLE RED FLAZ LILY	5 GAL.	PER PLAN	14
	<i>Hakonechloa 'Aureola'</i>	JAPANESE FOREST GRASS	5 GAL.	2'-0" O.C.	18
GROUND COVER					
	<i>Ophiopogon japonicus</i>	MONDO GRASS	FLATS	10' O.C.	PER PLAN



PLANTING NOTES

1. THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS, THE PLAN SHALL GOVERN.
2. SUBSTITUTION OF SPECIFIED PLANT MATERIAL SHALL NOT BE MADE UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. SAME GENUS DIFFERENT SPECIES SUBSTITUTIONS ARE ACCEPTABLE PROVIDED THE VARIETY IS SIMILAR IN GROWTH HABIT TO THE SPECIFIED PLANT AND WATER USE IS THE SAME. EXAMPLE: ESCALLONIA 'TERRY' COULD SUB FOR 'RED EUP'. RHAPHIDOPHYLLIS CAN NOT SUBSTITUTE FOR ESCALLONIA AS THEY HAVE DIFFERENT WATER USE REQUIREMENTS. CERTIFICATES OF COMPLIANCE WILL NOT BE COMPLETED FOR PROJECTS WHICH EXCEED THE WATER USE OF SPECIFIED PLANT MATERIALS UNTIL CONFORMANCE WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS IS ACHIEVED.
3. FINISH GRADE IN PLANTER AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT CURBS, WALKS OR PAVED AREAS. FINISH GRADE SHALL BE SMOOTH AND EVEN PRIOR TO INSTALLATION OF 3" BARK MULCH. ALL LANDSCAPE AREAS NOT COVERED WITH LIVE MATERIAL SHALL BE COVERED WITH 2" OF BARK MULCH COVERING.
4. PLANTING AREAS SHALL BE KEPT CLEAN AND FREE FROM ALL CONCRETE, ASPHALT, WASTE, LUMBER OR OTHER SUCH MATERIALS. SHALL BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN NATIVE TOP SOIL.
5. IMPORTED TOP SOIL (IF REQUIRED), SHALL BE FERTILE, FRIABLE SANDY LOAM OF UNIFORM COMPOSITION. CLAY PARTICLES SHALL NOT EXCEED 2% BY VOLUME. THE SOIL SHALL BE FREE FROM SUBSON, REFUSE, ROOTS, ROCKS OVER 1" IN DIAMETER OR OTHER DELETERIOUS MATERIAL. THE IMPORTED SOIL SHALL BE CAPABLE OF SUSTAINING HEALTHY PLANT LIFE. NATIVE TOP SOIL SHALL BE USED WHERE AVAILABLE PRIOR TO IMPORTING SOIL. A SOILS REPORT SHALL BE PROVIDED FOR ALL IMPORTED TOP SOILS.
6. ADJACENT STREETS, SIDEWALKS AND OTHER AREAS SHALL BE KEPT FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS.
7. ANY DAMAGED OR DESTROYED LANDSCAPING SHALL BE REPLACED TO THE SATISFACTION OF THE CITY OF SACRAMENTO PLANNING DEPARTMENT.

STATEMENT OF IRRIGATION

THE INTENT OF THE IRRIGATION DESIGN FOR THIS PLANTING AREA IS TO USE WATER-CONSERVING IRRIGATION EQUIPMENT SUCH AS AN IN-GRADE DRIP SYSTEM WITH DRAIN IRRIGATION SUBSISTERS. THE SYSTEM SHALL BE AUTOMATICALLY CONTROLLED USING AN IRRIGATION CONTROLLER THAT UTILIZES CURRENT EVAPOTRANSPIRATION DATA AS WELL AS OTHER LOCALIZED FACTORS OF TEMPERATURE, RAINFALL AND SOIL MOISTURE TO PROGRAM WATERING REQUIREMENTS AND AVOID EXCESS WATERING.

REVISED



QUADRIGA
landscape architecture and planning, inc.
sacramento | santa rosa
2613 | street sacramento, ca 95816

VIBE - Sacramento Youth Center
1725 K Street
Sacramento, California

Schematic Design
Date 11/23/2010 11:19:50 AM
DG-06



2 Vibe - Rendering of New Exterior Day
DG07 12 x 14'



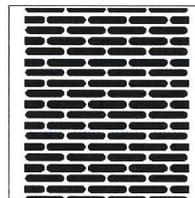
3 Vibe - Rendering of New Exterior Night
DG07 12 x 14'



storefront
anodized aluminum
finish : champagne



storefront glazing
clear



perforated metal panel



concrete planter wall



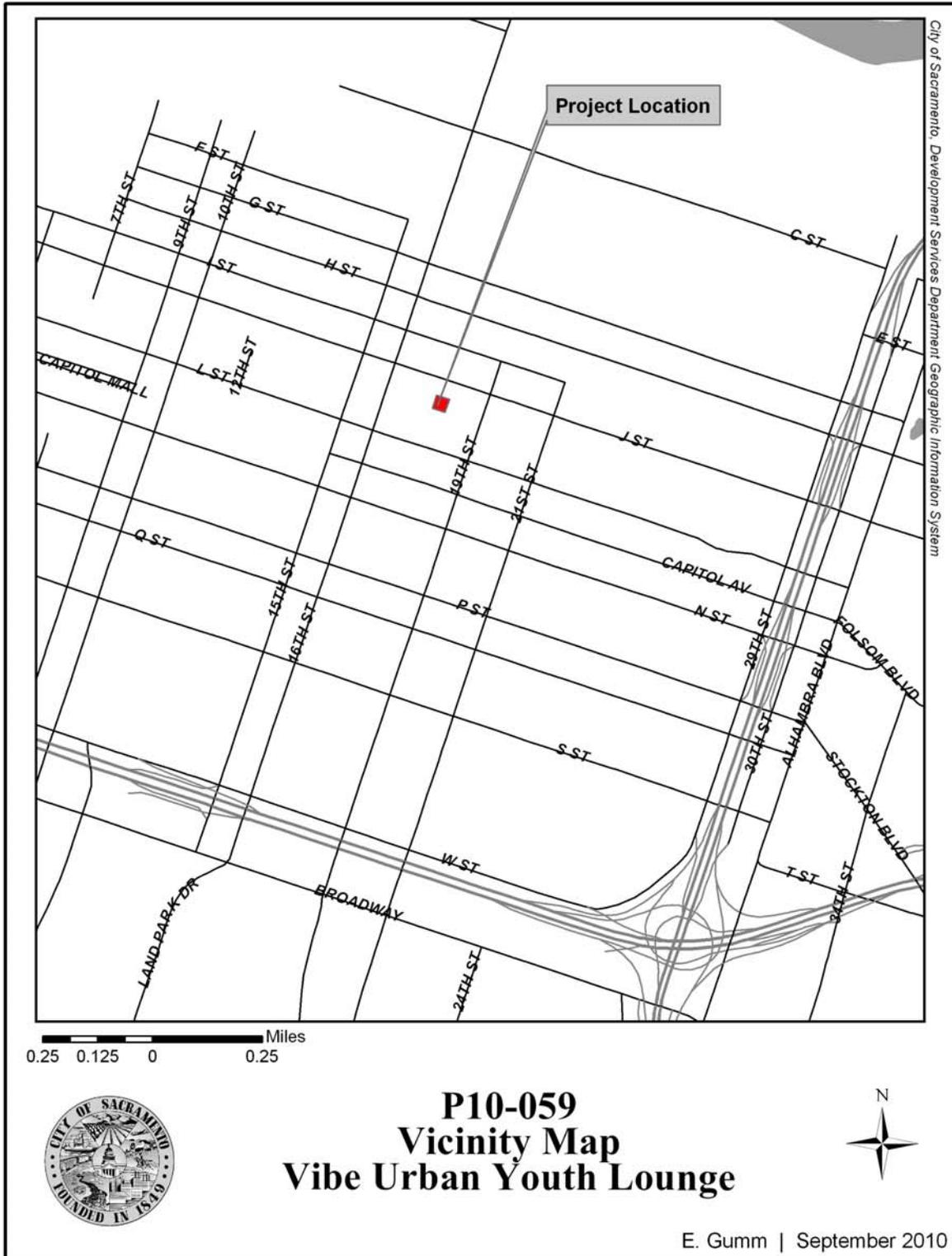
public art



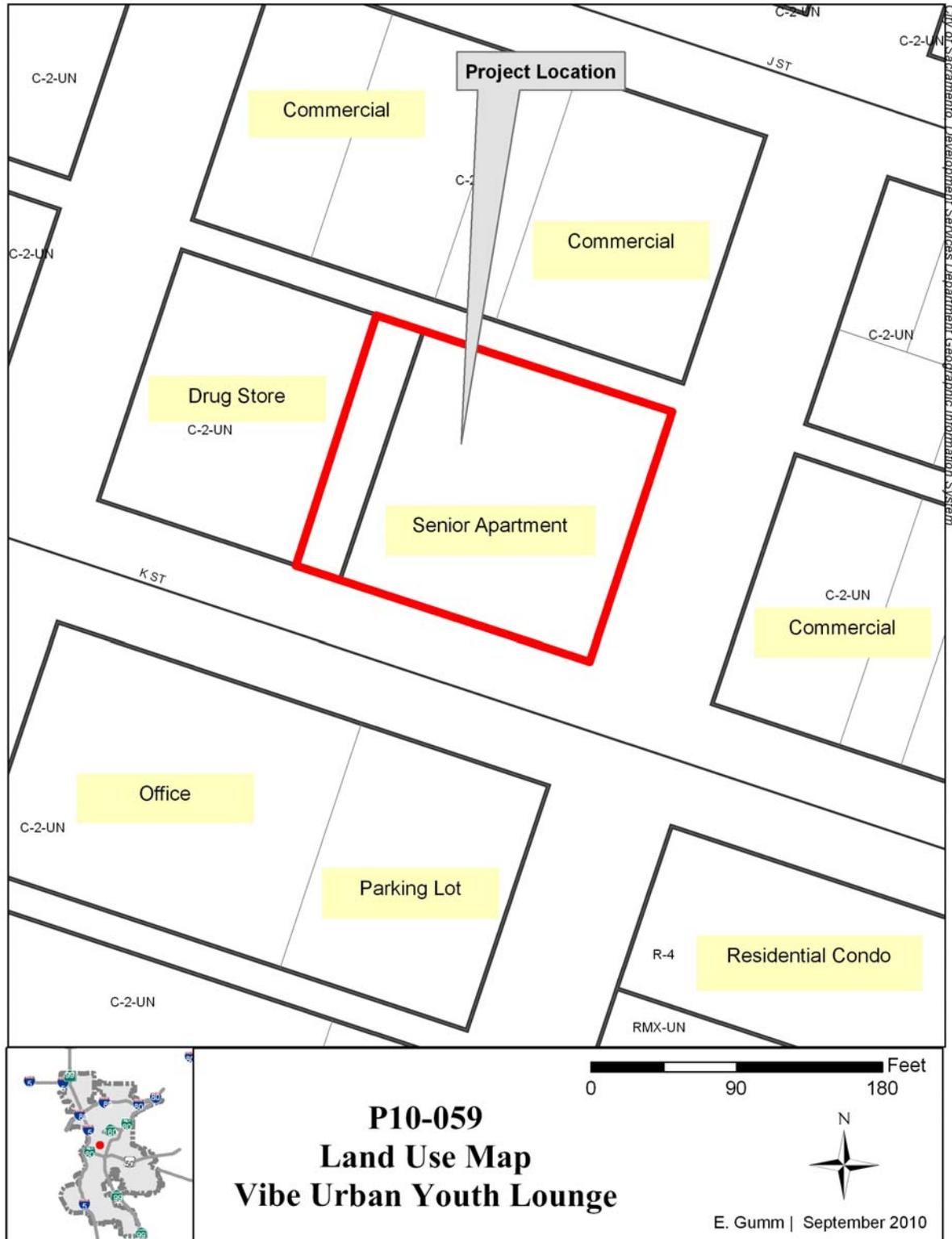
signage

Materials
DG07 12 x 14'

REVISED



Attachment 3 Land Use and Zoning Map





COMMUNITY DEVELOPMENT
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

300 RICHARDS BLVD. 3RD FLR
SACRAMENTO, CA
95811-0218

STAFF LEVEL PROJECT REVIEW

File Number: P10-059
Address: 1725 K Street
Description: Teen Center Tenant Improvement
APN: 006-0125-014-0000

Applicant: Christina Demoss
Date Filed: August 25, 2010
Date Approved: January 21, 2011
Staff Contact: Elise Gumm, 808-1927

STAFF ACTION AND CONDITIONS OF APPROVAL:

Design Review Staff has reviewed the proposed renovation project, and approves it with the following conditions of approval:

1. Tenant improvement renovation project shall be constructed per the approved plans.
2. The design of the front façade and all materials used for the project shall be consistent with the approved plans.
3. The project shall have building entries and setbacks as indicated in the approved plans.
4. The project shall include landscaping elements as indicated on the approved plans. Automatic irrigation shall be provided for all planting and landscaping.
5. Any modifications affecting the exterior building design that are not determined at the time of the staff review are subject to review and approval by the Design Review staff prior to Building Permit submittal.
6. Any person dissatisfied with the staff action has the right to request reconsideration by the Design Director. Requests for reconsideration must be received within ten (10) calendar days of the staff action. The decision of the Design Director after reconsideration shall be final and shall not be subject to appeal.
7. Building permit shall not be issued until the expiration of the ten (10) calendar day request for reconsideration period. If reconsideration is requested, no permit shall be issued until final approval is received.
8. The Conditions of Approval shall be scanned and inserted into the final set as a general sheet to be submitted for Building Permit.
9. A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.
10. All new and revised plans shall be submitted for review and approval by Design Review staff prior to building permit submittal. A set of the appropriate plans (reduced to 11 x 17 set) along with a Letter of Compliance indicating how the project is in compliance with each Condition of Approval with detailed sheet references shall be submitted directly to Design Review Staff two weeks prior to Building Permit submittal.

Elise Gumm, LEED AP
Associate Planner