

Item No. 7
Supplemental Material
For
**City of Sacramento
Planning Commission
Agenda Packet**

For the Meeting of: May 12, 2011

- Additional Material
 Revised Material

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Project Name: 800 Block Project

Subject:

See Revised Attached Exhibits.

Amendments to P11-009 Staff Report

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Land Use

801 L- The site at 801 L Street is currently occupied by the historic Bel Vue Building and various commercial structures. The Bel Vue will be restored and apartment units reconstructed on the interior. The commercial buildings will be demolished and replaced with an addition to the Bel Vue, for an overall unit count of 56 apartment units. The alley façade of the Bel Vue Building will be preserved and enhanced with the removal of exterior duct work and existing fire escapes.

The renovated building and addition will be a single structure with a parking level, a potential 2,000 square foot office mezzanine and three levels above grade, for a total building size of 81,505 square feet. The residential units range in size from 630 square feet for the smallest one bedroom unit to two-bedroom units as large as 950 square feet, and also surround an interior courtyard. The primary entrance to the upper levels will be on 8th Street. There is an existing basement in the Bel Vue that will be used for building storage and utility rooms. The building will contain ~~30~~ **25** parking spaces on the ground level for use by the residential units. There will be approximately 10,712 square feet of ground floor retail along 8th Street and L Street.

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Access, Circulation, and Parking: The project site is bounded by public streets on three sides: K Street to the north, 8th Street to the west, and L Street to the south. A 20-foot wide public alley runs between the two sites and is proposed to be used for parking garage access. The alley will be signed for one-way traffic from east to west only.

This segment of K Street currently does not allow vehicular traffic, but in the near future K Street will be reconfigured to two-way traffic. 8th Street is a one-way with traffic traveling north. L Street is one-way traveling west. Light rail tracks run on the north and west sides of the subject site.

The parking garage for the 800 Block building will be accessed via the public alley and then ramp internally for access to several levels of parking. The garage will include 138 spaces for tenant parking with the option of an additional 7 tenant parking spaces, some building storage, and other building support rooms.

The ground level of the 801 L Street building will contain ~~30~~ **25** parking spaces, accessed via the alley, immediately adjacent (to the east) to the Bel Vue building.

The proposed project seeks to waive a maximum of ~~46~~ **51** parking spaces out of the 224 total required parking spaces. Of the ~~46~~ **51** parking spaces to be waived, ~~32~~ **37** spaces are for residents and the remaining 14 spaces would have been designated for guests. The 800 K Building has an option that will reduce the number of waived parking spaces from ~~46 to~~ **40** ~~51 to~~ **45**. As shown on the attached plans, approximately ~~84%~~ **73**

% of the residential units will have an onsite parking space. The remaining ~~46%~~ 27% of the residents will either choose to adopt a lifestyle that is not dependent on an automobile and will rely on public transportation, or they may seek out a monthly parking pass at a nearby parking garage. Staff supports the request to waive the parking because a) the project site is adjacent to light rail stations, bus stops, and public parking garages; b) the General Plan supports the reduction of parking areas to encourage the use of public transportation and allow development of communities to be more pedestrian-oriented; and c) the surrounding area has a mix of uses to allow residents to live, work, shop, and play without the need for an automobile.

A summary of the parking within the project is as follows:

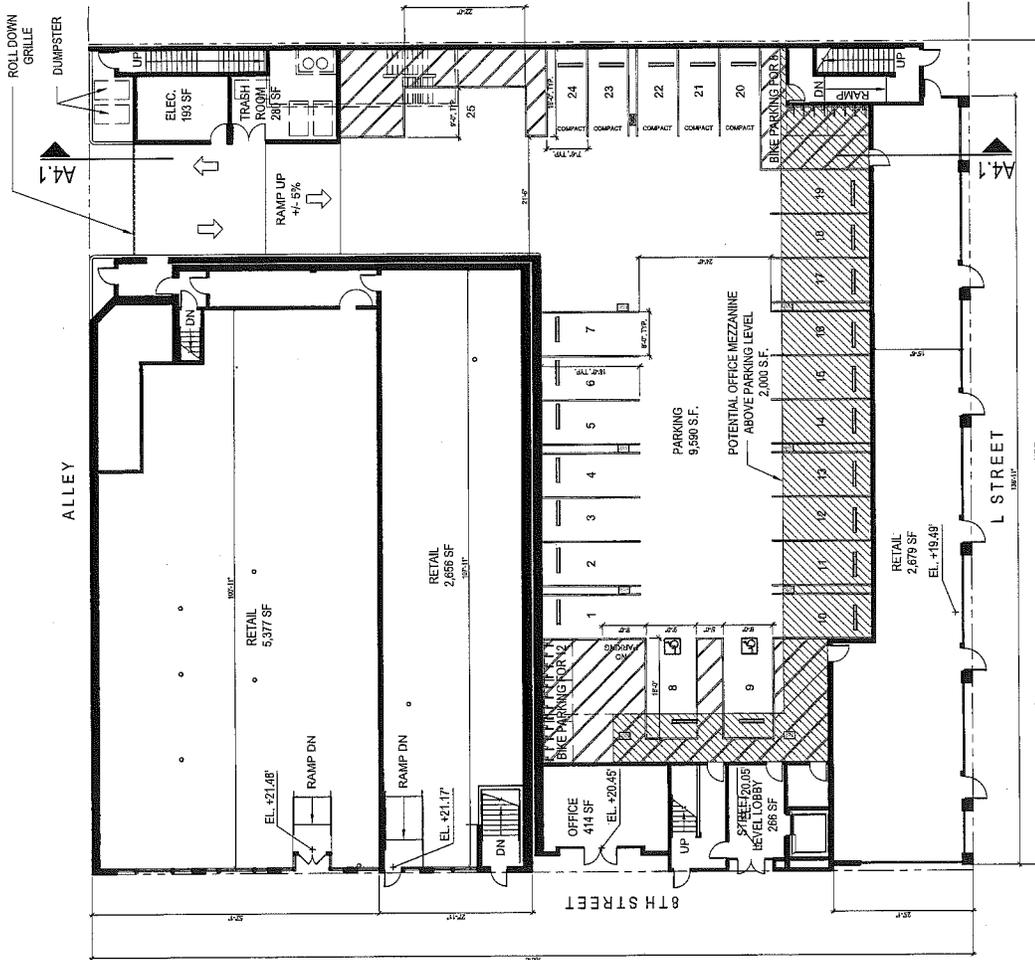
Land Uses	Required Spaces	Spaces Provided	Difference?
Ground floor retail/restaurants/commercial services	0 spaces	0 spaces	No
800 K Residential Units Residential Guests	144 spaces (1 space per residential unit) ----- 10 spaces (1 space per 15 residential units) TOTAL: 154 spaces	138 spaces	Yes -16 spaces
801 L Residential Units Residential Guests	56 spaces (1 space per residential unit) ----- 4 spaces (1 space per 15 residential units) TOTAL: 60 spaces	30 25 spaces	Yes -30 -35 spaces
Total Parking	224 total parking	168 163 parking spaces, or 174 169 parking spaces optional	-46 -51 spaces, or -40 -45 spaces option

*For retail, restaurant, and commercial services in the Central Business District, onsite parking is not required. Only residential, hotels, motels, and office uses require parking.

Conditions of Approval

C. Special Permit to reduce required parking

- C1. If there are any changes to the residential spaces additional entitlements may be required for the parking entitlements.
- C2. Prior to issuance of a Building Permit the applicant will submit a Transportation Management Plan for review and approval by the City's Alternate Modes Coordinator and Planning Director or show compliance with an existing AQTMP.
- C3. Vehicular parking shall be provided per section 17.64.030 of the Zoning Ordinance. A minimum of ~~one hundred and sixty eight (168)~~ **one hundred and sixty three (163)** residential parking spaces shall be provided per the report and exhibits. An optional additional seven (7) residential parking spaces may be added to the 800 K Street Building.
- C4. Bicycle parking facilities shall be provided per section 17.64.050 of the Zoning Ordinance. A total of twenty two (22) bicycle facilities shall be provided for this project. If additional bicycle facilities are provided staff recommends placement in the hardscaped areas of the street planters.



GROUND FLOOR DATA

TOTAL FLOOR AREA	23,253 SF
COMMERCIAL FLOOR AREA	10,712 SF
PARKING COUNT	TOTAL 25
STANDARD	18
ACCESSIBLE	2
COMPACT	5
BICYCLE PARKING	20

GROUND FLOOR PLAN A2.1

801 L STREET
 Corner of 8th Street and L Street
 Sacramento, California



YHIA LKDA
 LOUIS KAUFMAN
 ARCHITECTS DESIGN ARCHITECTURE