



REPORT TO PLANNING COMMISSION City of Sacramento

4

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
June 9, 2011

Members of the Planning Commission

Subject: Burnett Way Rezone and Special Permit. A request to rezone a 5,727 square foot residentially zoned property from Standard Single-family (R-1) to Residential Office (RO) in order to convert the existing building from a residential use to a commercial use for law offices. (P10-082)

- A. **Environmental Determination:** Exempt per CEQA Guidelines Section 15301, Existing Facilities.
- B. **Rezone** of 5,727 square feet from the Standard Single Family (R-1) to the Residential Office (RO) zone.
- C. **Special Permit** to establish an office use in the Residential Office (RO) zone.

Location/Council District:

1341 Burnett Way

Assessor's Parcel Numbers: 009-0291-024

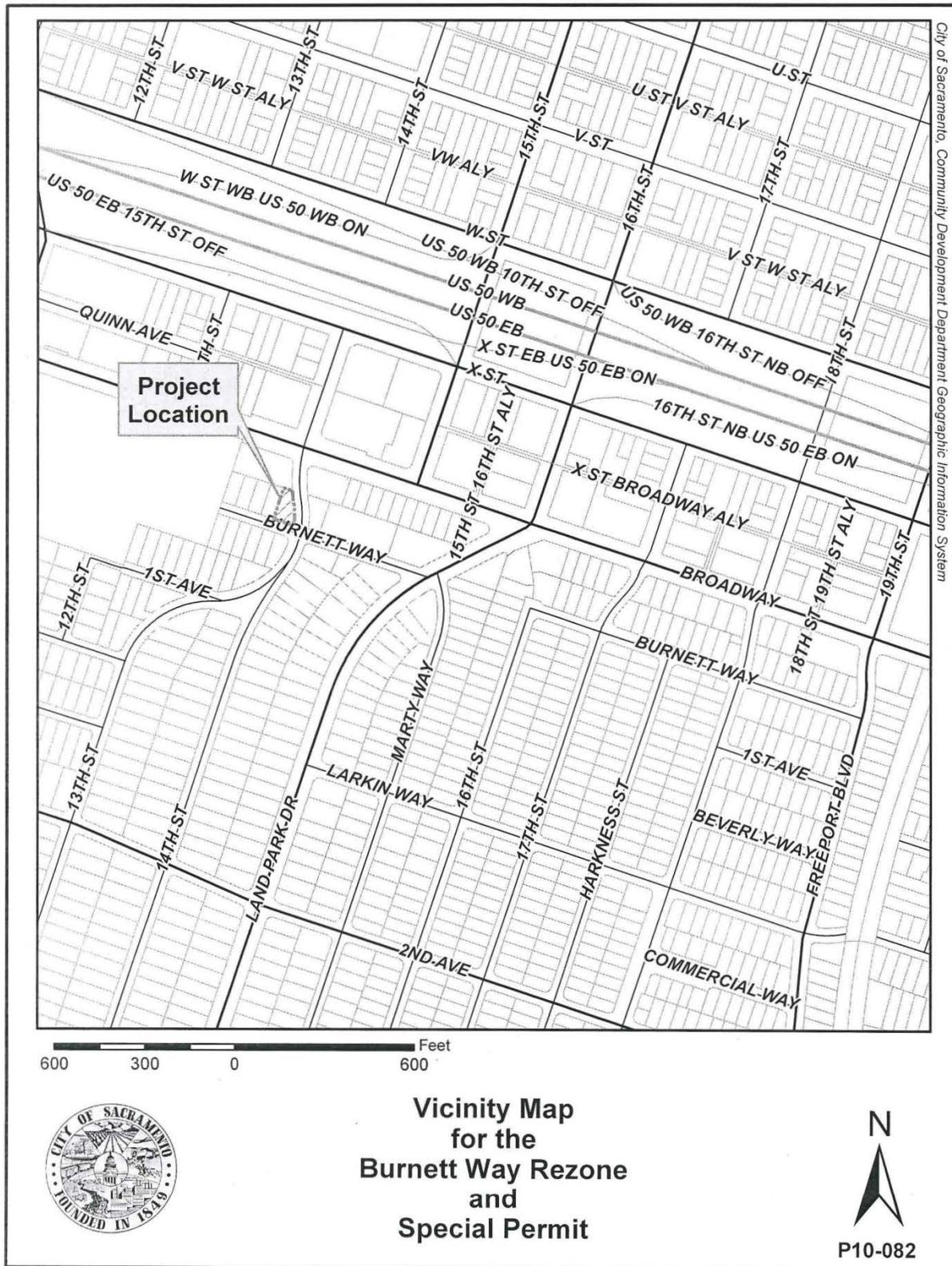
Council District 4

Recommendation: Staff recommends the Commission forward to the City Council a recommendation of approval for items A-C above. This recommendation is based upon the conclusion that the project is consistent with adopted applicable policies and goals of the City's General Plan. The City Council has final approval over items A-C above.

Contacts: Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590, and Lindsey Alagozian, Senior Planner (916) 808-2659

Applicant: Richard and Deborah Shore, Law Offices of Richard A. Shore, 4825 J Street, Suite 120, Sacramento, CA 95819, (916) 732-4388

Owner: Danielle Duarte, 4825 J Street, Suite 120, Sacramento, CA 95819, (916) 456-4900



Summary: The applicant is requesting the approval of the necessary entitlements to rezone a residentially developed parcel for a residential office use then to convert the existing residence into offices for a law firm in the Residential Office (RO) zone. The house will maintain the same residential façade with one minor alteration. In order for some of the required off-street parking, located in front of the garage, to meet the zoning standard for depth the garage wall will be moved inward. The remaining garage space will be converted into unconditioned storage space and expansion of the restroom to meet ADA requirements. At the time of writing the report, **there are no outstanding project associated issues and the project is considered to be non-controversial.**

Table 1 Project Information
General Plan Designation: Traditional Low Density Residential, (TLDR) Max. FAR: 1.5
Existing Zoning of Site: Standard Single-family (R-1)
Proposed Zoning of Site: Residential Office (RO)
Existing Use of Site: Residential
Property Area: 5,727 square feet

Background Information:

The project site is developed with a single-family residence. Staff research did not reveal any previous entitlements associated with this property.

Public/Neighborhood Outreach and Comments:

Early project notification packets were routed to the Greater Broadway Partnership, the Upper Land Park Neighborhood Association, the Land Park Community Association, and the Beverly Way Neighborhood Association. The only comment received by staff regarding the project routing was from the Land Park Community Association advising the applicant to contact the neighbors regarding the proposed project. Staff shared the comment with the applicant who later indicated the neighbors had been notified of the project and none had commented on it. The Land Park Community Association did provide a "No Comments regarding the project" letter as well. No other associations had any comments regarding the project.

All property owners within a 500-foot radius of the project site as well as the associations mentioned above were sent a public notice regarding tonight's hearing and the project site was posted with the public notice. To date, staff has not received comments regarding the project from the neighborhood associations or the general public.

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 minor alteration of an existing private residential structure to office use, involving no expansion of use beyond that which currently exists.

Policy Considerations:

General Plan:

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 land use designation of the subject site is Traditional Low Density Residential, which provides for, "...moderate-intensity housing and neighborhood support uses including...limited neighborhood-serving commercial on lots two acres or less...compatible public, quasi-public, and special uses." Rezoning the site from Standard Single-family to Residential Office would maintain compliance with the 2030 General Plan land use designation. As a limited neighborhood-serving commercial use, the proposed residential office would meet Goal LU 2.1 which states:

- **City of Neighborhoods.** Maintain a city of diverse, distinct, and well-structured neighborhoods that meet the community's need for complete, sustainable, and high-quality living environments, from the historic downtown core to well-integrated new growth areas.

Specifically, the proposed project subscribes to the following Neighborhood policies:

- **Protect established Neighborhoods.** The City shall preserve, protect, and enhance established neighborhoods by providing sensitive transitions between these neighborhoods and adjoining areas, and requiring new development, both private and public, to respect and respond to those existing physical characteristics of buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood (LU 2.1.2).
- **Complete and Well-structured Neighborhoods.** The City shall promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking to services, biking, and transit use; foster community pride; enhance neighborhood identity; ensure public safety; are family-friendly and address the needs of all ages and abilities (LU 2.1.3).

The proposed project meets the 2030 General Plan goals and policies related to the Traditional Low Density Residential land use designation. By maintaining the building's residential appearance and relegating all required parking to the north side of the property, adjacent to an existing Golden 1 Credit Union, the urban form is respected and impacts to the adjacent residence on Burnett Way are minimized. The applicant will also construct a solid 6' tall stucco-clad masonry wall to separate the office use from the adjacent residence. Furthermore, the offices are close to transit services, which the applicant has indicated many of their clients utilize on a regular basis. By design, the

project meets the community's need for complete, sustainable, and high-quality living environments.

Rezone:

As previously noted, the site is developed with a single-family residence in the Standard Single-family (R-1) zone. Single-family residences are located to the south and west, with commercial uses to the north and east. The 2030 General Plan designates the site as Traditional Low Density Residential (TLDR). Rezoning the property will maintain compliance with the General Plan land use designation as the proposed office use is considered to be part of the urban form as a neighborhood serving commercial use.

The proposed office use in the Residential Office (RO) zone is allowed with the approval of a Special Permit per Section 17.24.050, footnote 77 of the Zoning Code. Initially, the applicant had proposed rezoning the property to Limited Commercial (C-1) which would have allowed the office use by right. Given the residential nature of the adjacent property on Burnett Way, staff felt the Residential Office (RO) zone would be the more appropriate zone because an office use would require a special permit and staff review of the proposed use as well as of site development requirements and aesthetics. The residential office use is appropriate for the property because it also is adjacent to a commercial property to the north on 14th Street as well as directly across 14th Street where parking lots for various commercial businesses are located making the residential office a suitable use for the corner lot. Staff is in support of rezoning the project site to the residential office zone for the proposed office use.

Land Use

Special Permit: The proposed law office would be located in an existing residence with approximately 1337 square feet of living area and a 238 square foot garage. With the conversion to offices, the unconditioned garage space area would be reduced by moving the front garage wall inward to allow additional driveway parking area for required parking. There would be a 14 square foot net increase of office area with the office conversion and a remodel involving 1,351 square feet of living area. The remaining unconditioned area would be utilized for storage and an expanded ADA compliant restroom instead of a garage parking space.

The Zoning Code states approval of a planning commission special permit is required to locate offices in the residential office zone per Section 17.24.050, footnote 77. In addition to the required special permit findings to locate offices uses in the residential-office (RO) zone the following criteria are used to evaluate requests for office uses in the residential-office zone:

- a. The structure is historically or architecturally important and conversion to office use will allow for preservation of the structure.
- b. Parking to accommodate nonresidential use of the structure can be accommodated, either on-site without detracting from the residential appearance of the

structure, or off-site without negatively affecting the character or residential parking supply in the area.

c. The structure remains predominantly residential in appearance. To this end, conditions may be placed on parking area location and design, signage, and landscaping.

d. Where the structure has two or more floors, the floors above the ground floor shall be devoted to residential uses unless the planning commission finds such uses are undesirable or infeasible.

e. The conversion is compatible with surrounding uses.

The project was reviewed by Historic Preservation staff and was not determined to be architecturally or historically important, however, preserving the building is instrumental in maintaining the residential look and feel of the proposed office use, thus reducing the visual impacts to the neighborhood.

The project requires three on-site parking spaces and three spaces are provided with this project. The parking spaces have been located near the commercial use to the north and off the commercial block portion of 14th Street. By locating the parking away from the residential neighborhood of Burnett Way, and also providing landscaping adjacent to the parking area, the residential character of the street is maintained.

The project will be conditioned to remain predominantly residential in appearance, per the project plans, and the project signage will be conditioned to comply with the City's Sign Ordinance requirements for signage in the Residential Office (RO) zone.

The conversion of the single-story residential use to office use as proposed and conditioned is compatible with the surrounding uses with the more commercial aspects of the project site located proximate to adjacent commercial uses to the north and east while maintaining the residential form of the corner lot for the properties to the south and west.

As previously noted, the Zoning Code states approval of a Planning Commission Special Permit is required to locate an office within the Residential Office (RO) zone. Section 17.212.010, of the Zoning Code specifies the findings required for approval of the special permit for locating an office use in the residential office zone. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

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

The granting of the special permit is based upon sound principles of land use in that the proposed use is consistent with the land use designation. The residential office use is compatible with the adjacent residential and commercial uses and provides for a smooth land use transition from the commercial uses to the north and east to the residential uses to the south and west.

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 proposed project, as conditioned, will not be detrimental to the public health, safety or welfare, and would not result in the creation of a nuisance in that the required number of parking spaces have been provided; the adjacent residential use will be physically shielded from the office use with the construction of a 6-foot tall stucco-clad masonry wall; the office hours will typically be between 8 a.m. and 5 p.m., Monday through Friday; and the applicants anticipate many of their clients will utilize public transportation to and from the law offices, minimizing the parking impacts in an already impacted area near the Tower Theater. Finally, the preliminary plans have been reviewed by all applicable internal and external departments, all of which have found that the plans comply with development policies and standards.

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 objectives of the General Plan goals and policies related to the Traditional Low Density Residential land use designation. By maintaining the building's residential appearance and relegating all required parking to the north side of the property, adjacent to an existing Golden 1 Credit Union, the urban form is respected and impacts to the adjacent residences on Burnett Way are minimized. Furthermore, the residential office use provides a sensitive transition from the commercial uses to the north and west to the residential uses to the south and west, thus protecting an established neighborhood. By design, the project meets the community's need for complete, sustainable, and high-quality living environments.

Parking, Circulation, and Access:

Vehicle Parking: The Zoning Code specifies a parking ratio for offices of a minimum of one space per 400 square feet of office and a maximum of one space per 275 square feet of office space. The parking requirements are outlined in Table 2 below.

Table 2 Parking Requirements			
Use	Required Parking	Proposed Parking	Difference
Office	1 space/400 sq. ft. 1,351 sq. ft. = 3 spaces	3 spaces	0

As noted above, the required parking spaces will be provided. The maneuvering area for the parking spaces is 14th Street. Department of Transportation staff have reviewed the project and determined the street maneuvering area to be appropriate for this project.

Bicycle Parking: A project is required to provide bicycle parking based on the number of required parking spaces. The Sacramento City Code, Section 17.64.050 requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. Because this project is required to provide three parking spaces, which is less than one-half the parking space minimum for the provision of bicycle parking, the provision of bicycle parking is not required. Per Zoning Code Section 17.08.070, when calculating the number of parking spaces required for a given land use, if the division results in a fraction that is up to one-half, the number of parking spaces required is rounded down to the whole number. If the fraction is one-half or greater, the number of required spaces is rounded up to the next whole number.

Pedestrian Circulation: On-site pedestrian access to the offices is provided from the ADA parking area via a ramp with additional pedestrian access from the street provided to the front door via a new sidewalk.

Setbacks, height and bulk:

As shown in Table 3 below, the proposed residential office building meets all of the setback, height, and bulk development standards for non-residential development within the Residential Office (R-O) zone.

Table 3			
Height and Area Standards			
Standard	Allowed/Required	Existing	Deviation
Height	35'	10'	no
Front yard setback	25'	35.75'	no
Interior side yard setback	5'	5'	no
Street Side setback	12.5'	13.25'	no
Rear setback	15'	22.83'	no
Lot coverage	NA for office uses in the RO zone	na	na
Floor Area Ratio (FAR)	1.5 or less	.27	no

As noted above, the project does not deviate from the Residential-Office development standards.

Building design, signage and landscaping:

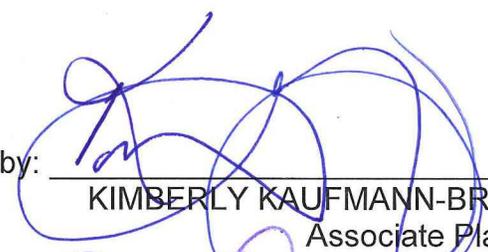
The overall building design will remain the same as currently exists. The front garage wall/door will be moved back a few feet to make room for the required parking space depth. In place of a garage door, a wall will be constructed and finished to match the existing building and a window will be added that will match in kind the existing windows. The applicant has also indicated shutters will be added to the building to add visual interest to the building design.

The plot plan shows a monument sign located along the 14th Street frontage. However, sign details for the project have not been submitted, but the applicant will be required to obtain a signage permit for any exterior signs. Currently the proposed monument sign is located within ten feet of the property line, which requires a variance. No variance is requested so the project has been conditioned to relocate the sign. The 14th Street elevation also depicts an attached sign. The maximum signage in the RO zone is one identification sign and one bulletin board per street frontage not exceeding a total of sixteen (16) square feet in area for all displays per Section 15.148.130 of the Sign Code. Signs may be attached or detached. The proposed signage is also conditioned to be reviewed and approved by planning staff to maintain the predominant residential appearance of the corner, prior to the issuance of any sign permit.

As an existing developed residential property the parcel is already fully landscaped but the applicant proposes to add shade trees to the proposed parking area and to the front yard. Accent landscaping along the proposed entrance ramp and adjacent to the parking area is also proposed. The plot plan shows insufficient landscaping planter areas in which the required shade trees can grow so the project is conditioned to enlarge the planters. A condition was also added to allow the use of tree grates where the planter encroaches into the parking area to ensure the minimum planter dimensions are 6' by 6'. The project is also conditioned to meet parking lot shading requirements.

Conclusion

The project comprises the repurposing of an existing residence for residential office use. Staff believes the project is well designed and is compatible with the surrounding land uses. Staff supports the proposal and recommends that the Planning Commission forward a recommendation for project approval to the City Council.

Respectfully submitted by: 
KIMBERLY KAUFMANN-BRISBY
Associate Planner

Approved by: 
LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

GREGORY W. BITTER, AICP
Principal Planner

- Attachments:
- Attachment 1
- Attachment 2
- Attachment 3
- Exhibit A

- City Planning Commission Proposed Record of Decision
- Recommended Resolution for Environmental Determination
- Recommended Ordinance for Rezone
- Rezone Exhibit

Attachment 4	Recommended Project Entitlement Resolution
Exhibit A	Title Page
Exhibit B	Plot Plan
Exhibit C	Plot Demolition Plan
Exhibit D	Structure Demolition Plan
Exhibit E	Floor Plan
Exhibit F	Elevations
Exhibit G	Details
Attachment 5	Land Use & Zoning Map

Attachment 1
City Planning Commission Proposed Record of Decision

**City Planning Commission Proposed Record of Decision
Recommended Findings of Fact and Conditions of Approval
for the
Burnett Way Rezone and Special Permit (P10-082)**

- A. The Planning Commission has reviewed and considered that the project is exempt from environmental review under the CEQA Guidelines, Section 15301, Existing Facilities in making the recommendations set forth in Attachment 2.
- B. The Planning Commission recommends approval and forwards to the City Council the **Rezoning** of the site as set forth in Attachment 3.
- C. The Planning Commission recommends approval and forwards to the City Council the **Special Permit** for the Project as set forth in Attachment 4.

Attachment 2 – Recommended Resolution for Environmental Determination

RESOLUTION NO. 2011-

Adopted by the Sacramento City Council

DETERMINING THE BURNETT WAY REZONE AND SPECIAL PERMIT PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE PROPERTY LOCATED AT 1341 BURNETT WAY (P10-082) (APN: 009-0291-024)

BACKGROUND

- A. On June 9, 2011, the City Planning Commission conducted a public hearing on and recommended approval of the Burnett Way Rezone and Special Permit project, and
- B. On _____, 2011, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c), and received and considered evidence concerning the Burnett Way Rezone and Special Permit project (P10-082).

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

Section 1. 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 City Council finds that the Project is exempt from review under CEQA Guidelines Section 15301, Existing Facilities Exemption of the California Environmental Quality Act Guidelines as follows:

The project consists of the minor alteration of an existing private residential structure to office use, involving no expansion of the use beyond that which is currently existing.

Attachment 3 – Recommended Ordinance for Rezone

ORDINANCE NO. 2011-

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY
REZONING CERTAIN REAL PROPERTY FROM THE STANDARD SINGLE-FAMILY
(R-1) TO THE RESIDENTIAL OFFICE (RO) ZONE
1341 BURNETT WAY
(P10-082) (APN: 009-0291-024)**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as 1341 Burnett Way (APN: 009-0291-024) and consisting of an area of ±5.727 square feet, from Standard Single-Family (R-1) to Residential Office (RO).

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are a part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A - Rezone

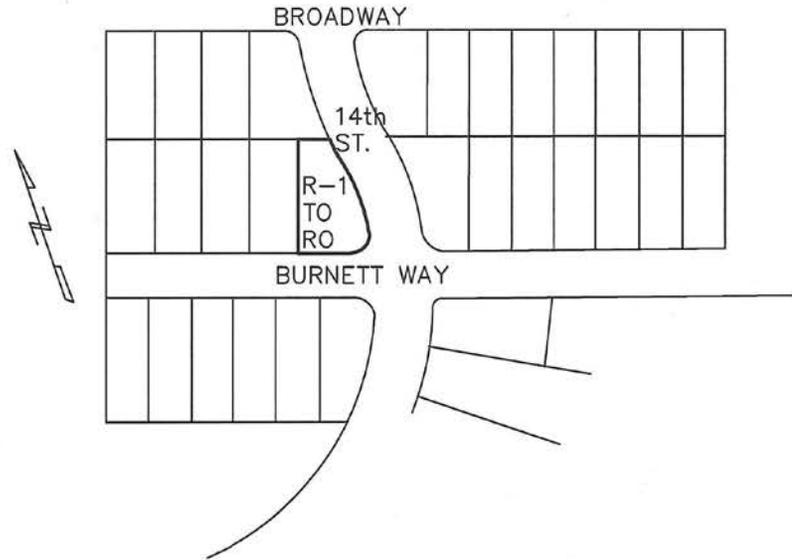
Exhibit A – Rezone Exhibit

REZONE EXHIBIT

1341 BURNETT WAY USE CHANGE

CITY OF SACRAMENTO
NOV. 23, 2010

<u>SUMMARY TABLE</u>				
<u>DESIGNATION</u>	<u>LAND USE</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>DIFFERENCE</u>
R-1	RESIDENCE	0.14ac.	0.0ac.	-0.14ac.
RO	OFFICE	0.0ac.	0.14ac.	0.14ac.



TED SMITH DESIGNS 4540 CANYON VALLEY RD. DIAMOND SPRINGS, CA 95619 530-622-3924	JOB: SHORE
	DATE: 11/27/2010
	SCALE: NO SCALE
	PAGE: 1 OF 1

Attachment 4 – Recommended Project Entitlement Resolution

RESOLUTION NO. 2011 -

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING BURNETT WAY REZONE AND SPECIAL PERMIT PROJECT (P10-082) (APN: 009-0291-024)

BACKGROUND

- A. On June 9, 2011, the City Planning Commission conducted a public hearing on, and recommended approval of the Burnett Way Rezone and Special Permit project (P10-082).
- B. On _____, 2011, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c), and received and considered evidence concerning the Burnett Way Rezone and Special Permit project (P10-082).

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the Burnett Way Rezone and Special Permit project, the City Council approves the project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the project entitlements based on the following findings of fact:

A. Special Permit: The Special Permit to allow the development of the Burnett Way Rezone and Special Permit project is approved based on the following Findings of Fact:

- 1. Granting the Special Permit is based upon sound principles in land use in that the proposed use is consistent with the Traditional Low Density Residential land use designation. The residential office use is compatible with the adjacent residential and commercial uses and provides for a smooth land use transition from the commercial uses to the north and east to the residential uses to the south and west. Furthermore, the site is surrounded by existing development and infrastructure.
- 2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare, and would not result in the creation of a nuisance in that the required number of parking spaces have been provided; the

adjacent residential use will be physically shielded from the office use with the construction of a 6-foot tall stucco-clad masonry wall; the office hours will typically be between 8 a.m. and 5 p.m., Monday through Friday; and the applicants anticipate many of their clients will utilize public transportation to and from the law offices, minimizing the parking impacts in an already impacted area near the Tower Theater. Finally, the preliminary plans have been reviewed by all applicable internal and external departments, all of which have found that the plans comply with development policies and standards.

3. The proposed project is consistent with the objectives of the General Plan goals and policies related to the Traditional Low Density Residential land use designation. By maintaining the building's residential appearance and relegating all required parking to the north side of the property, adjacent to an existing Golden 1 Credit Union, the urban form is respected and impacts to the adjacent residences on Burnett Way are minimized. Furthermore, the residential office use provides a sensitive transition from the commercial uses to the north and west to the residential uses to the south and west, thus protecting an established neighborhood. By design, the project meets the community's need for complete, sustainable, and high-quality living environments.

Section 3. The City Council approves the project entitlements subject to the following conditions of approval:

A. Special Permit: The Special Permit to establish an office use in the Residential Office (RO) zone is approved subject to the following conditions of approval:

PLANNING:

- A1. Development of this site shall be in compliance with the attached exhibits (Exhibits A through D), except as conditioned. Any modification to the project shall be subject to review by planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.
- A2. Obtain all necessary building permits prior to construction.
- A3. A total of three (3) parking spaces must be provided onsite.
- A4. The landscape planters for the parking area shade trees shall be revised and submitted to planning staff for review and approval prior to submitting for building plan check review. The planters shall be expanded to an inside dimension of 6' x 6' with an adjustable tree grate utilized as needed to protect the tree drip areas and root systems. Said planters shall be automatically irrigated with a drip irrigation system approved by Urban Forest Services.

- A5. Landscaping plans shall be submitted to the Landscape Architecture Section of the Parks and Recreation Department. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.
- A6. Lighting:
- a. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
 - b. The parking area shall be provided with a minimum intensity of 1.5 foot-candles per square foot of lighting from one half-hour before sunset until one half-hour after sunrise. All lighting devices shall be equipped with weather and vandal resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.
 - c. Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least seventy-five one-hundredths (.75) minimum maintained footcandle of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers.
 - d. Applicant shall submit a lighting plan to Current Planning for review prior to the issuance of building permits.
- A7. The applicant shall provide copies of the Affidavit of Zoning, adopted Ordinance, and adopted Resolutions, including all project conditions of approval on a plan sheet(s) when submitting to the building division for plan check review.
- A8. The applicant shall construct a six-foot high, stucco clad, solid masonry wall along the west property line between the residence and the office. The 6-foot wall shall not extend beyond the front of the residential office building on Burnett Way.
- A9. All signage shall comply with the Sign Code-Chapter 15.148 of the City Code. All proposed signage shall be submitted to planning staff for review and approval prior to submitting to the Building Division for sign permit(s). The proposed signage design shall blend with the residential neighborhood and shall employ architectural elements of the building.
- A10. The applicant shall add decorative shutters to the façade as shown on the attached elevations.

DEPARTMENT OF TRANSPORTATION-Development Services Division:

- A11. The applicant shall repair/reconstruct any deteriorated portions of the sidewalk fronting the property along 14th Street and Burnett Way per City standards and to the satisfaction of the Department of Transportation;
- A12. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
- A13. 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). 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;

Community Development Dept.-Building Division

- A14. The building design shall meet the requirements of the 2010 CBC California Codes for a B-occupancy.
- A15. The applicant shall obtain a building permit prior to construction.

Advisory Notes:

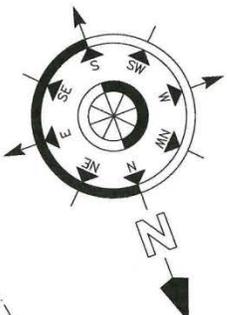
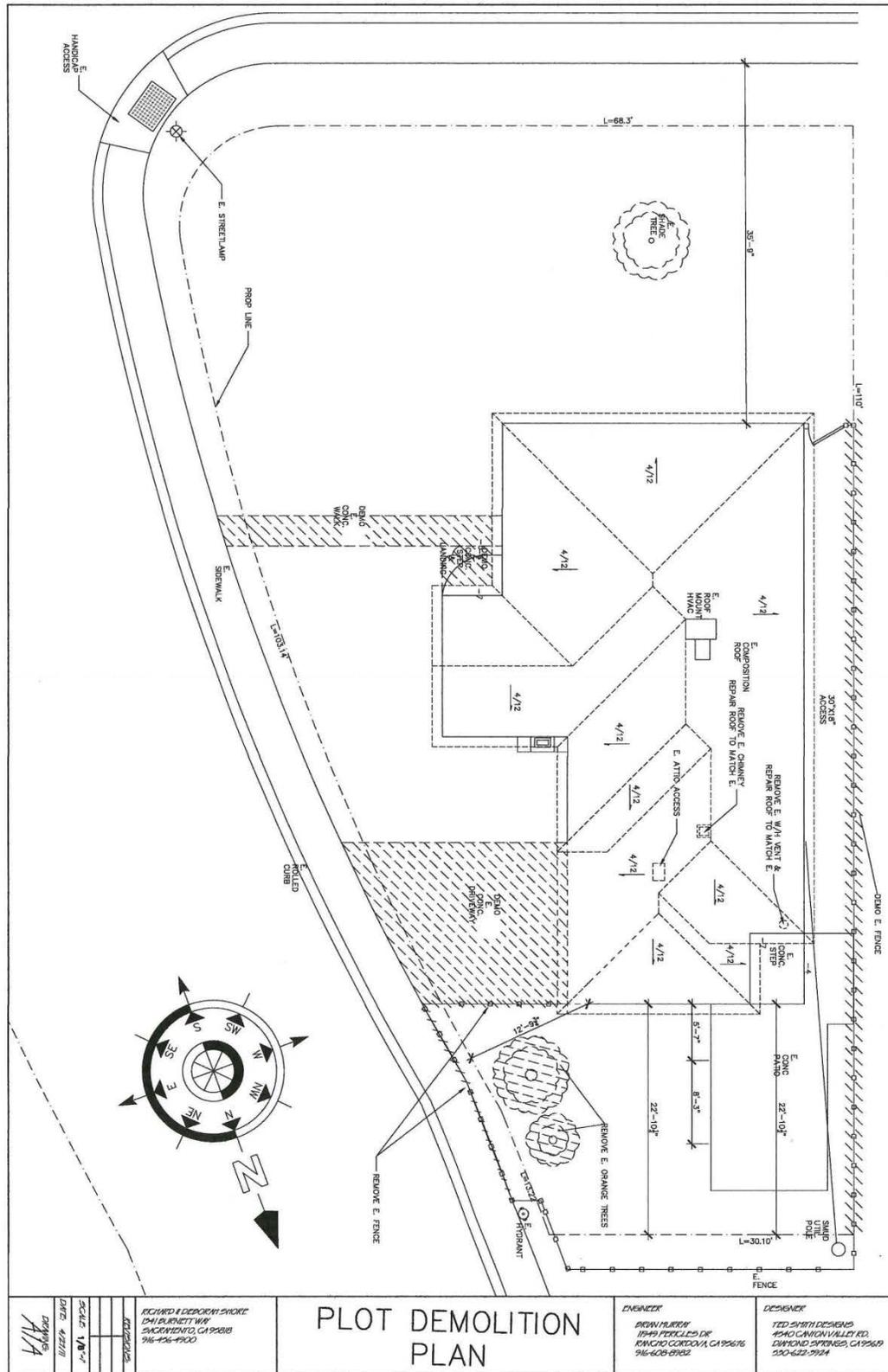
- A16. Provide exterior wall and opening protection as required per the 2010 CBC (Tables 601, 602, and 705.8).
- A17. Provide accessibility per chapter 11B of the 2010 CBC.

Dept of Parks and Recreation-Park Planning & Development Services

Advisory:

- A18. As per City Code, the applicant shall be responsible to meet his/her obligations regarding:
 - a) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$378. This is based on 1,575 square feet of Commercial Offices at the Specified infill Rate of \$0.24 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.
- A19. The land use change from residential to commercial triggers Park Impact Fees.

Exhibit C Plot Demolition Plan



<p>DATE: 4/22/11 SCALE: 1/8" = 1'-0" DRAWN BY: A/A</p>	<p>RICHARD L. DEBORIN-SHORE 1241 BURNETT WAY SACRAMENTO, CA 95818 916-454-4900</p>	<h2>PLOT DEMOLITION PLAN</h2>	<p>ENGINEER RICHARD L. DEBORIN-SHORE 1241 BURNETT WAY SACRAMENTO, CA 95818 916-454-4900</p>	<p>DESIGNER TED SHATT, DESIGNER 1540 CANTON VALLEY RD. DIAMOND SPRINGS, CA 95629 530-623-2994</p>
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Exhibit D Structure Demolition Plan

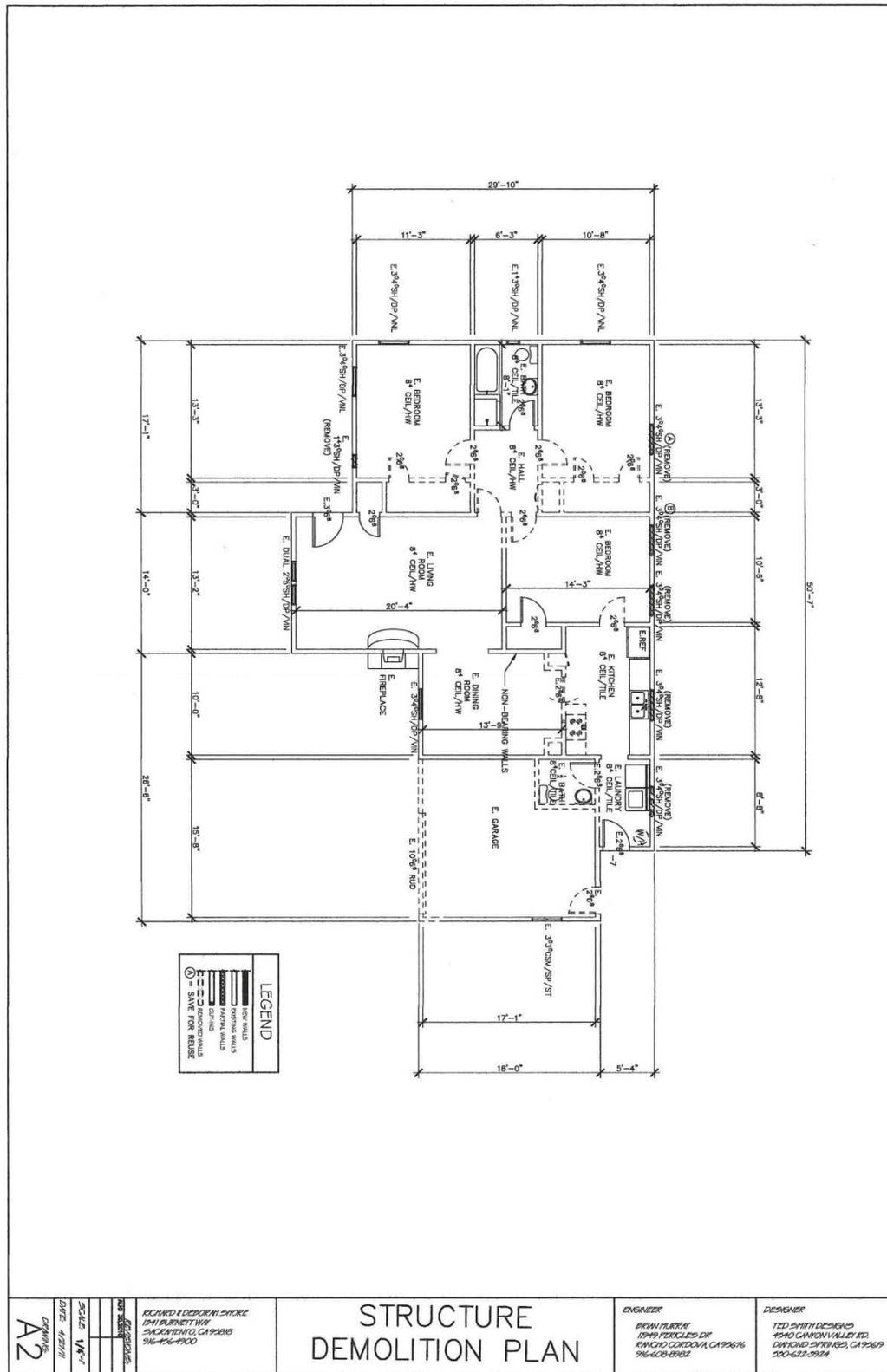
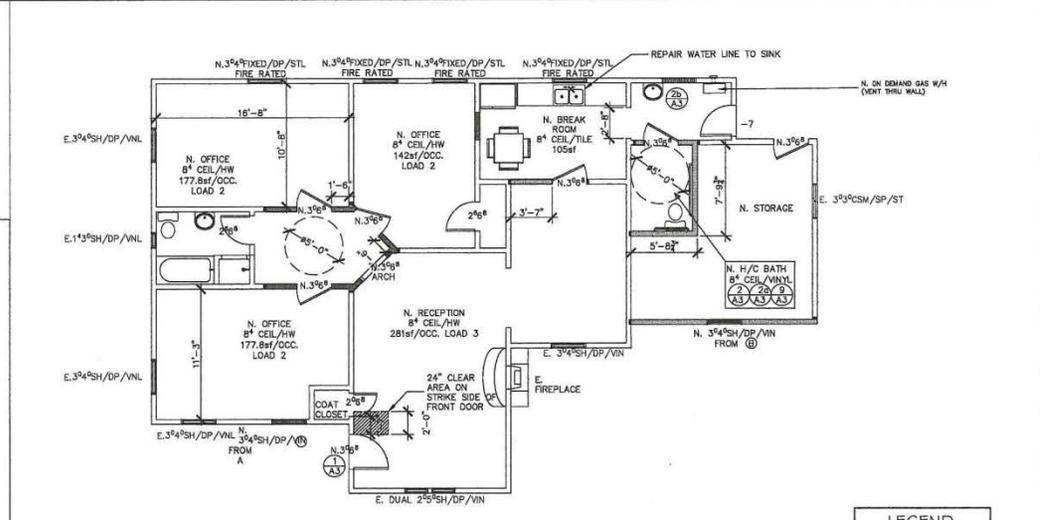
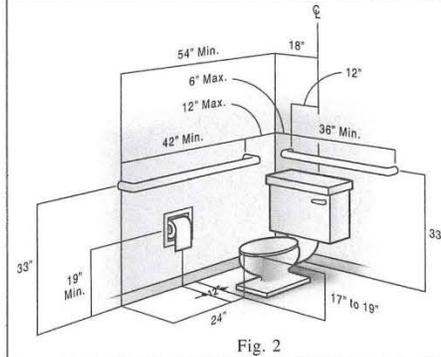
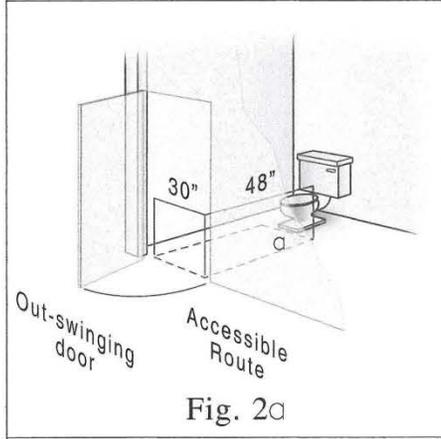
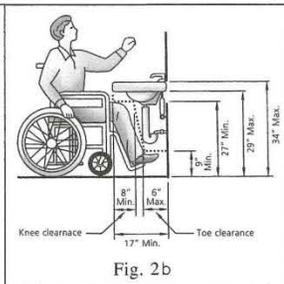
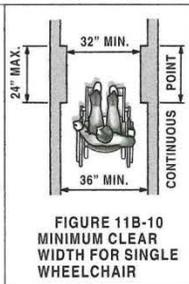
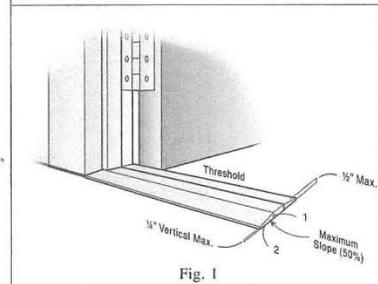


Exhibit E Floor Plan



LEGEND

- NEW WALLS
- EXISTING WALLS
- PARTIAL WALLS
- CUT-AIS
- REMOVED WALLS



FLOOR PLAN

DESIGNER: TCD ARCHITECTS INC. 2000 W. 10TH AVE. DENVER, CO 80202-3984

CLIENT: BURNETT WAY REZONE AND SPECIAL PERMIT

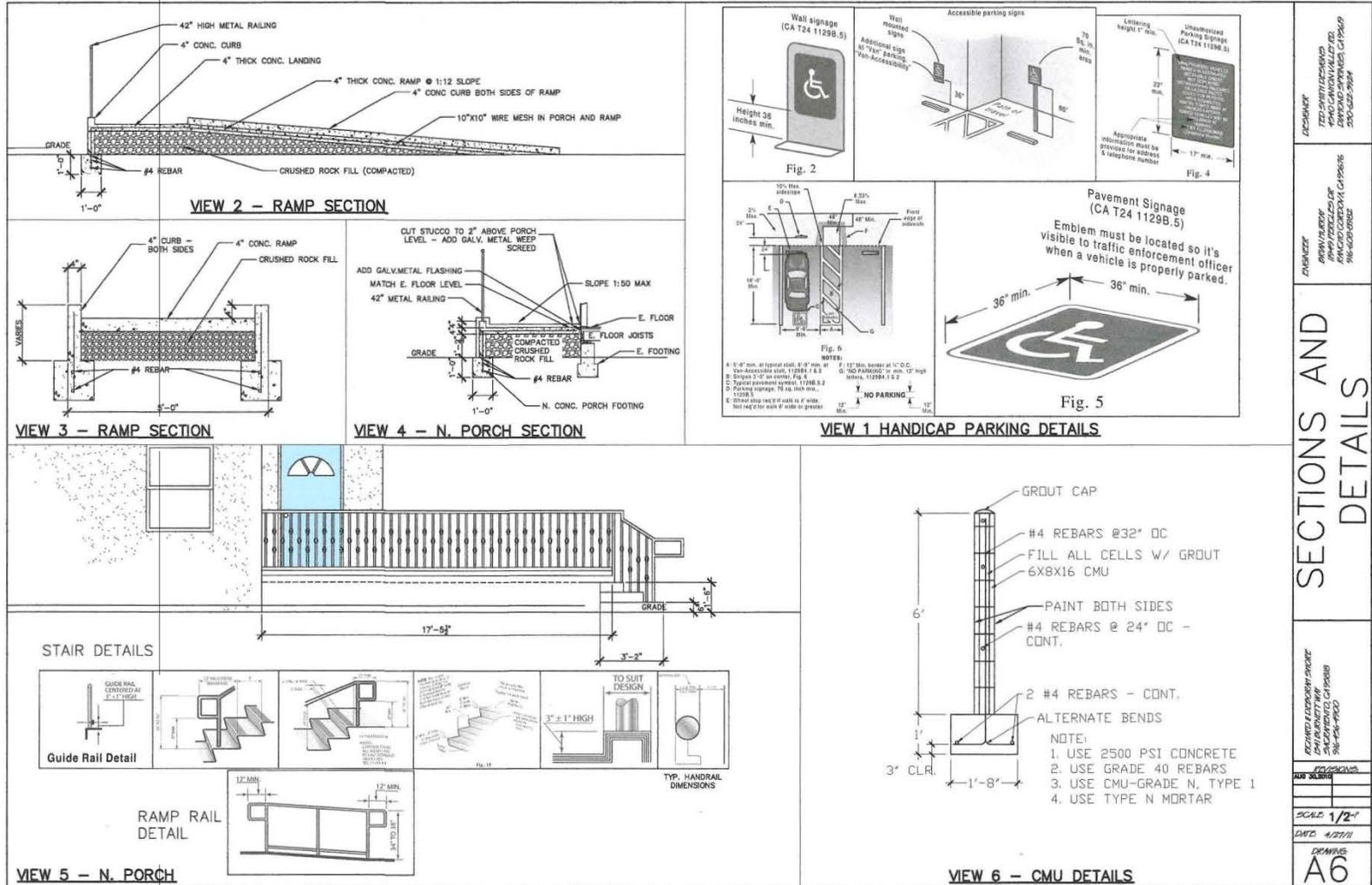
PROJECT: BURNETT WAY REZONE AND SPECIAL PERMIT

DATE: 4/27/11

SCALE: 1/4" = 1'

DEVELOPER: A3

Exhibit G Details



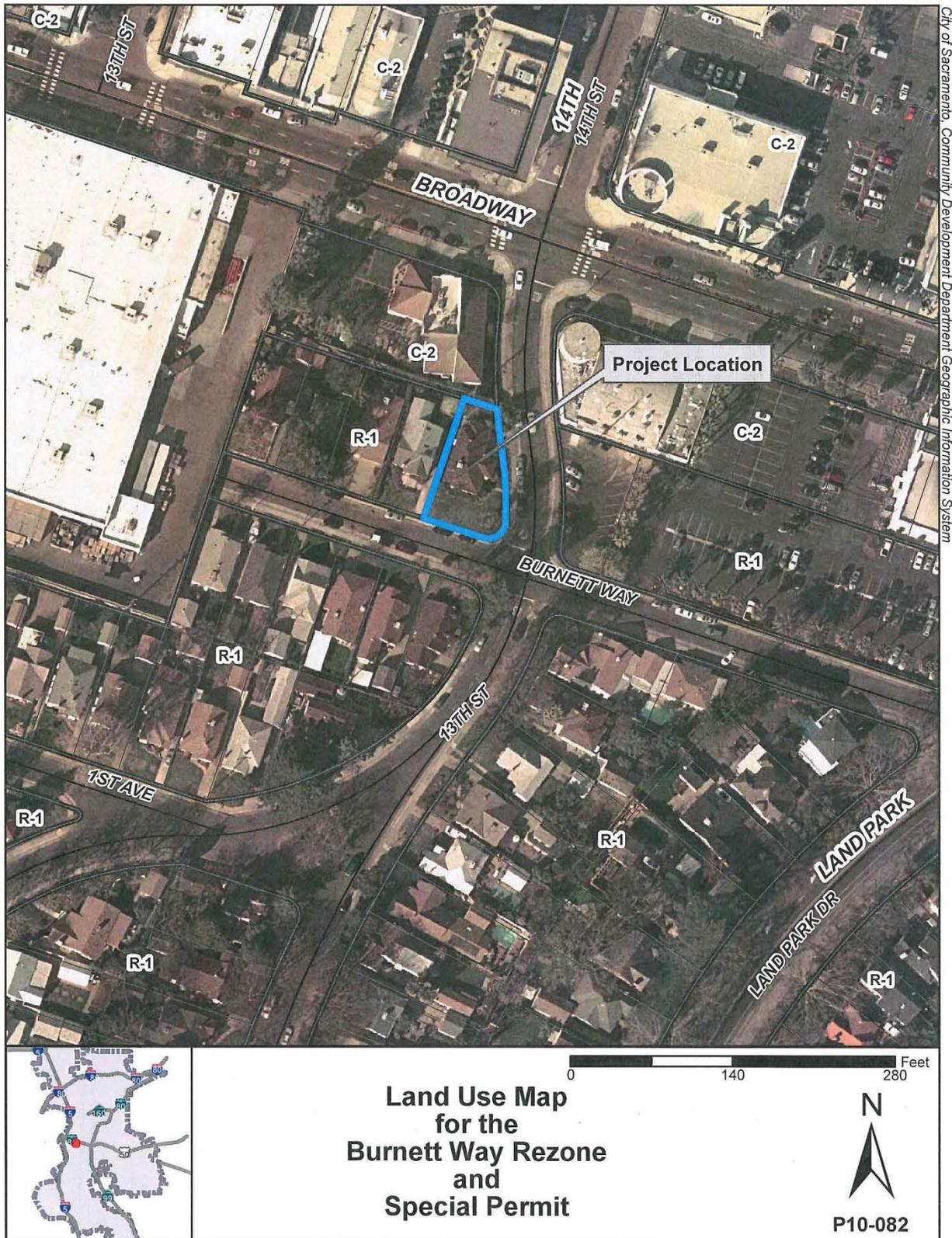
SECTIONS AND DETAILS

REVISIONS
DATE 4/22/11
SCALE 1/2"
DRAWING A6

DESIGNER
TED SMITH/LEONARD
ARCHITECTS
1000 LAMAR AVENUE, SUITE 200
SAN FRANCISCO, CA 94102
415-442-5000

ENGINEER
BRIAN WILSON
ARCHITECTS OF RECORD
1000 LAMAR AVENUE, SUITE 200
SAN FRANCISCO, CA 94102
415-442-5000

Attachment 5 Land Use & Zoning Map



City of Sacramento, Community Development Department Geographic Information System