

Item No. 5

Supplemental Material
For
City of Sacramento
Planning Commission
Agenda Packet

For the Meeting of: November 17, 2011

- Additional Material
 Revised Material

Contact Information: Evan Compton, Community Development

Project Name: P11-061: 1730 Broadway (New Helvetia Brewery)

Subject: Added Conditions and Letters from the Community

Please find attached a copy of three conditions of approval from the Department of Transportation which will be added to the Special Permit for the parking waiver.

Also, staff received four additional emails from the community after the staff report was completed. The letters state they are concerned about the parking waiver requested.



DEPARTMENT OF
TRANSPORTATION

CITY OF SACRAMENTO
CALIFORNIA

300 Richards Blvd.
SUITE 300
SACRAMENTO, CA
95814

MEMORANDUM

Date: 11-15-2011
To: Evan Compton, Community Development Department
From: Anis Ghobril, Department of Transportation

SUBJECT: New Helvetia Brewing Company (P11-061)

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

1. Construct standard improvements as noted in these conditions pursuant to chapter 18 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. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Broadway and 18th Street per City standards and to the satisfaction of the Department of Transportation;
2. 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 at the south-west corner of Broadway and 18th Street;
3. The applicant shall apply for a revocable encroachment permit to allow any blade signs, awnings, or other architectural features to protrude onto the right of way per City standards and to the satisfaction of the Department of Transportation;

I would be interested in seeing a new business at the Broadway location. I would be more amenable if the New Helvetia's plan did not include a brewery. I recently had the opportunity to visit Panagea on Franklin Boulevard and was impressed with their operation. That model was more acceptable to me because they are not brewing on the premises and they had a 10:00 pm closing time.

Thank you for keeping the neighborhood in the loop. I trust you will pass on my concerns to the Planning Commission.

Yours truly,

Sue Torngren

10.48.050 Designation criteria.

- A. A residential area shall be deemed eligible for consideration as a residential permit parking area if the residential area is adversely affected by commuter vehicles for any extended period during the day or night, on weekends, or during holidays.
- B. In determining whether a residential area may be designated as a residential permit parking area, the parking manager and the city council shall take into account factors which include but are not limited to the following:
1. The extent of the desire and need of the residents for residential permit parking;
 2. The extent to which on-street parking is occupied by motor vehicles during the period proposed for parking regulations;
 3. **The extent to which vehicles parking in the area during the period proposed for parking regulations are commuter vehicles rather than resident vehicles.** (Prior code § 25.10.172)

I am always in favor of revitalization and appropriate adaptive re-use of qualifying historic buildings but the successful blending of adjacent residential and new commercial uses requires sensitivity to this edge. Commercial encroachment without sufficient consideration of its impact on residential uses rapidly erodes residential quality of life on these edges. Planners should take great care to pay attention to these critical edges and ensure that residential quality of life so close to commercial uses remains protected.

Thank you.

Andrea Rosen

(916) 457-6721

andrearosen@sbcglobal.net

Evan Compton

From: Michele Gault [michele.gault@gmail.com]
Sent: Thursday, November 17, 2011 3:05 PM
To: Evan Compton
Subject: Comment Re: P11-061 New Helvetia Brewing Company

Nov. 17, 2011

Re: P11-061 New Helvetia Brewing Company

To the City of Sacramento Planning Commission:

I am a homeowner on Burnett Way (cross: 18th St.), one block south of the proposed New Helvetia Brewing Company. I regularly patronize a number of the restaurants in the Broadway corridor and am generally supportive of a new business taking over a building that has stood empty for quite some time. The variety of restaurants, shops, and other businesses nearby is one of the features that led me to purchase a home in the neighborhood. However, on-street parking can be problematic. I am concerned that if New Helvetia is granted a special parking waiver, it will lead to further on-street parking congestion on 18th Street, 17th Street and Burnett Way, in particular. I know that many of my neighbors share this concern. As it stands now, patrons of the existing neighborhood restaurants regularly park on the residential side streets. There is also a church on the corner of Burnett Way and 18th Street, and the congregation members also park on those streets - not just on Sunday morning, but on weekday evenings, as various events take place.

I strongly urge the Planning Commission to reject the parking waiver request because it could detrimentally affect the residential area near the business. Perhaps the business could be required to provide free valet parking and identify a nearby lot where cars could be parked. I am optimistic that a creative solution can be found.

Thank you for considering my comments.

Sincerely,

Michele Gault
1740 Burnett Way
Sacramento, CA 95818