

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

| | | | |
|---------------|---|------------------------|-------------------------------------|
| APPLICANT | Richard McClure, Sacramento Bee - P. O. Box 15779, Sacramento | | |
| OWNER | McClatchy Newspapers - P. O. Box 15779, Sacramento | | |
| PLANS BY | Cox, Lisk, Lionakis & Beaumont - 10 Fullerton Ct., Sacramento | | |
| FILING DATE | 1-18-79 | 50 DAY CPC ACTION DATE | REPORT BY: [Signature] |
| NEGATIVE DEC. | 2-11-79 | EIR | ASSESSOR'S PCL. NO. 007-324-1,2,3,4 |

- REQUIREMENTS:
1. Environmental Determination
 2. Special Permit to develop major project over 75,000 square feet in the Central City
 3. Variance to:
 - a. locate 100 parking spaces in lotter than the building.
 - b. save the required four foot landscaped planter within the subject property along K Street

LOCATION: Two city blocks bounded by 21st, 23rd, R and S Streets

PERMITTED USES:

- General Use Designation: Industrial
- Community Plan: 13 City Community Plan
- Original Use: Heavy Commercial or Industrial
- Proposed Use: Heavy Commercial or Industrial
- Existing Zoning: M-1
- Special Use: Newspaper Plant with Office
- Permitted Uses and Conditions:
- Office: Office with circulation: M-2 w h-5
 - Warehouse: Warehouse with local distribution: M-1
 - Warehouse: Warehouse with circulation: M-1 w h-5
 - Warehouse: Warehouse with parking: M-1

Permitted Height: 45' Parking Provided: 405

Front Setback: 1:000 w 1:100' Front Provided: 1:000 w 1:1000

Property Dimensions: 441' x 778'

Area: 5.75 Acres

Square Footage of Existing Building: 157,383

Square Footage of Expansion: 115,437

Total Square Footage: 272,820

Total Height of Structure: 40 Feet (3 Floors)

Street Improvements: K Street is Required to be Improved with Curbs, Gutters, Sidewalks and Street Trees

Exterior Building Material: Brick Masonry

Building Coverage: 37%

Landscaped Area: 8%

Surfaced Area: 55%

APPLIC. NO. P-8507

MEETING DATE February 22 1979

CPC ITEM NO. 12

The Sacramento Bee is proposing to expand its production and distribution facility at 21st and Q Streets with the addition of 115,437 square feet of floor area. This expansion would include a production area for three new presses, a new mailroom, a new paper storage room, a reel room and an expanded truck delivery area.

In addition to the new printing facility, the expansion program will also include a new landscaped open courtyard and main public lobby between the existing building and the new printing facility. The east half of the project area would consist of a landscaped and screened parking lot for a total of 225 parking spaces. Access to the parking lot would be provided on Q Street and on 23rd Street. The perimeter of this parking lot would contain a four foot planter with a five foot brick fence for security.

The expanded truck delivery area would retain its existing access onto R Street. This area would also be enclosed with a security fence. The remaining 100 required on-site parking spaces would be located on two existing parking lots located on the southeast corner of 21st and Q Streets (68 spaces) and the northeast corner of 21st and Q Streets (32 spaces). An additional 50 parking spaces are located behind the "backlot" on the northwest corner of 22nd and Q Streets.

The applicant is also requesting a waiver of the required four foot planter along R Street. This strip is needed to improve the design of the existing railroad spur and improve the delivery truck and parking lot maneuvering area. The applicant, however, would landscape and maintain a four to six foot planter strip within the street right-of-way between the sidewalk and property line.

STATE REGULATION: According to the City Building Ordinance, any building located in the City which exceeds 75,000 square feet of gross floor area requires special permit approval by the Commission. The subject property contains 157,303 square feet and this permit is requesting approval for an additional 115,437 square feet (272,820 total).

The Ordinance also designates 75,000 plus square feet projects as "major projects", and requires such projects to be reviewed by the City Council after the Commission grants approval of the special permit. The City Engineer and City Traffic Engineer have reviewed the proposed expansion of the Sacramento Bee and have the following comments:

1. City Engineer: R Street is required to be improved to City standards (curbs, gutters, sidewalks, and planter strip).
2. City Traffic Engineer:
 - a. The "public entrance" and "lobby" are far removed from the on-site parking. The parking is a full block away and hidden behind the masonry fence. This will increase the demand for on-street parking.

- b. The truck driveway on R Street should be considered "schematic" only. Exact width and location may change upon receipt of detailed drawings.
- c. The "existing rail spur" frog midblock on R between 22nd and 23rd should be moved to a point close to 22nd to eliminate as much "wrong side of street" trackage as possible (see red marks on plan). This may not be obtainable due to federal/state regulations.
- d. The "masonry screen fence" must be cut diagonal across planters at corners to open visibility lines (see notes on plan) at intersections.
- e. The masonry screen fence should be reduced in height or held back from all driveways to open the driver's view of the sidewalk. The recommended wall height is 42" maximum for the last 10' approaching the driveway.
- f. The area marked "small trucks only" besides the rail dock is unclear as to intent. It appears too small for truck turnaround and no parking arrangement is shown. Also, what constitutes a "small" truck? How will the area be limited to "small" trucks?

The east block between 22nd and 23rd Streets contains a brick warehouse and a metal warehouse. These structures will be removed. On February 12, 1979 the Preservation Board approved the demolition of the old brick building.

The staff has no objection to the proposed expansion of the printing facility. The project provides adequate parking with the 1:400 parking ratio for office use and 1:1000 parking ratio for warehousing and manufacturing use, as indicated in the attached parking ratio schedule. The on-site parking totals 275 spaces, and the remaining 150 spaces are located directly across the street from the main entrance to the Sacramento Be building.

Access to the parking areas and delivery areas are located across from non-residential uses and therefore would not impact the residential uses on 23rd Street and Q Street.

The schematic rendering does not provide adequate details to comment on the building materials, fence material, colors, texture, landscaping materials, and design treatment of all elevations. The staff suggests the Architectural Review Board consider the following items when reviewing the detailed architectural plans:

1. Fencing details with color and material should be submitted. The fence around the parking area should consist of similar materials as the building and should contain indentations to improve the long flat element.
2. Materials and color of the expansion should be similar to the existing building.
3. All signs should be compatible with the structures.
4. The proposed trees in the parking lot and court yard should be at least five gallon in size.
5. The planter along R Street should be four to six feet in width.

STAFF RECOMMENDATIONS:

Staff recommends the following:

1. Ratification of the Negative Declaration
2. Approval of Special Permit to develop the "major project"
3. Approval of the Variances to:
 - a. locate a portion of the required parking on a different site.
 - b. waive the required 4 foot planter along R Street.

Staff's recommendation for Special Permit approval is subject to the following conditions and based on findings of fact:

CONDITIONS:

1. Detailed landscaping and irrigation plans shall be submitted to staff for review and approval.
2. Subject to complying with all requirements of the City Engineer and City Traffic Engineer.
3. The overall project shall be reviewed by the Architectural Review Board with particular reference to the fence design, material and color of the building, signs, landscaping of the parking lot, and the planting strip on "R" Street.
4. Subject to review and approval by the City Council as a "Major project" in excess of 75,000 square feet.

Findings of Fact:

1. The proposed project is based on sound principles of land use in that:
 - a. The project is an expansion of an existing use in the light industrial zone.
 - b. Adequate parking would be provided for the expanded use.
2. The project is not injurious to the general public or surrounding properties in that:
 - a. A six foot brick fence with landscaping would surround the area.
3. The project conforms to the 1974 General and the Old City Community Plan in that:
 - a. These plans designate the subject site for heavy commercial and industrial uses.
 - b. Any building that contains over 75,000 square feet in the Old City requires Special Permit approval by the Commission and ratification by the City Council.

Staff's recommendation for Variance approval is subject to the following conditions and based on findings of fact:

Conditions:

1. The planter area on "P" Street shall be 6 to 8 feet in width.
2. A detailed landscape plan of the "P" Street frontage shall be submitted to staff for review and approval.
3. The "R" Street planting strip shall be landscaped, irrigated and maintained by the applicant.
4. Subject to approval of a revocable permit by the City Council (Location of Planter in City Right-of-Way).
*See Page 7 for amendment by City Council 5-30-79.

Findings of Fact:

1. The Variance will not be granting a special privilege in that:
 - a. The applicant would be using existing parking lots across from the use, under ownership of the applicant.

- b. The applicant is complying with landscaping and improvement requirements for a business located in an industrial zone.
2. The Variance will not be injurious to the public welfare nor to adjoining properties in that:
- a. The applicant's proposed utilization of the public right-of-way on "P" Street will provide a greater amount of landscaping than would normally be required.
 - b. The existing parking lots are landscaped, fenced, and fully improved to minimum city standards.
 - c. The applicant will landscape and maintain the planter along the "E" Street right-of-way.
 - d. The applicant is providing additional off-street parking space in excess of city standards.
3. The project is consistent with the 1974 General Plan and City Community Plan in that these plans designate the property for heavy commercial and industrial uses.

The City Council reviewed the application, but added the following conditions to the variance:

1. *Install a planter, located only in front of the proposed fence (see sketch) to adequately landscape.*

The Council also expressed concern regarding the elevations of the portions of the building which have no windows. The applicant should address this concern in their application to the Architectural Review Commission and provide a plan, subject to the building or other solution to resolve this concern.

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, April 18, 1995, the Zoning Administrator approved with conditions a special permit to operate a sidewalk cafe in the public right-of-way for the project known as Z94-110. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: Zoning Administrator Special Permit for a sidewalk cafe in the General Commercial (C-2) zone.

Location: 1730 L Street

Assessor's Parcel Number: 006-0175-022

Applicant: City Treasure Restaurants, Inc., (Michael Stumbos) Property Same as
2251 Fair Oaks Boulevard, Ste. 300 Owner: Applicant
Sacramento, CA 95825

General Plan Designation: Community Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Restaurant and Residential

Existing Zoning of Site: General Commercial, C-2

Surrounding Land Use and Zoning:

North: C-2; Commercial

South: C-2; Residential

East: C-2; Commercial

West: C-2; Vacant

Property Dimensions: 40 feet x 160 feet (Sidewalk)

Property Area: 0.15± acres

Parking Required: 0

Parking Provided: 0

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: See Exhibits A and B

Previous Files: P88-405

Background Information: On October 27, 1988, the Planning Commission approved several entitlements to develop eight residential units above an existing restaurant to create a mixed use project.

Additional Information: The applicant proposes to locate 52 seats for a restaurant on the sidewalk adjacent to the building. The outdoor seating will be located in the public right-of-way and requires a Special Permit. There will be thirteen tables with four seats. The building is on the corner of 18th and L Streets and the proposed seating will be located along both streets. The area is separated into two sections to be enclosed with a decorative wrought iron fence in order to provide alcoholic beverage service to the outdoor tables. The smaller section along 18th Street does not provide adequate exiting and will be removed. This reduces the number of seats to 40. There are no parking requirements for outdoor seating in the public right-of-way.

The site is located within the Central City Design Review area.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(b)}.

Agency Comments

The proposed project has been reviewed by the various City Departments. Their comments have been included as conditions of approval.

Conditions of Approval

1. The smaller 4 foot by 12 foot enclosed area along 18th Street shall be eliminated.
2. The proposed gates shall be equipped with panic hardware. An area 36 inches minimum in length and the width of the gate shall be delineated with either color strips or color paving to indicate an area not to be obstructed.
3. The applicant shall submit an exhibit of the proposed fence design for Design Review staff review and approval prior to the issuance of an encroachment permit. The fence height shall be no lower than three feet and no higher than four feet. The applicant shall also provide planter boxes adjacent to the fence at the 90 degree bends at the street intersection. An exhibit of the proposed planters shall be submitted for Design Review staff review and approval prior to the issuance of an encroachment permit.

4. No lights or signs shall be attached to or hung from the trees located in the sidewalk area.
5. A clear path way a minimum of 48 inches must be maintained at all times between the fence and all other structures or obstacles in the public right-of-way such as the edge of tree wells, parking meters, signs, etc. The area outside of the enclosed (fenced) area shall be kept free and clear of tables and chairs.
6. The fence location shall conform to the submitted plans.
7. No live music, amplified music or sound system shall be installed or be audible in the sidewalk area.
8. Restaurant windows shall be left unobstructed to all viewing of the interior of the business by patrolling police and so that the outdoor seating area is visible for monitoring from inside the restaurant. Where windows are not appropriate for this purpose, closed circuit television shall be used.
9. Hours of operation of the sidewalk dining area shall be 8:00 a.m. to 10:00 p.m. When the sidewalk area is not in use for seating and service, all removable fixtures (i.e. chairs, planters, etc.) shall be stored on the restaurant property.
10. None of the furniture shall block any exit.
11. All illegal activities observed on or around the business shall be promptly reported to the police.
12. If the applicant wishes to serve alcohol beverages, service is to be limited to the fenced area immediately adjoining the northeast entrance of the building. Alcohol service shall be limited to this enclosed area only subject to the following:
 - a. Sale of alcoholic beverages for consumption off of the premises is prohibited.
 - b. Alcoholic beverages will be served in non-breakable containers.
13. Signs shall be clearly posted and maintained on the premises prohibiting consumption for alcoholic beverages in this non-permitted sidewalk area or adjacent public area. The signs shall be worded as follows:

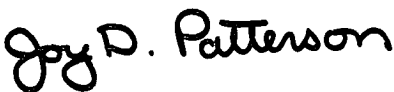
**UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PUBLIC SIDEWALK
WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. C.P.C. 647E(A);
S.C.C.26.24(c)**
14. The sidewalk area within 100 feet of the restaurant and sidewalk cafe shall be monitored for trash that may be produced by this establishment. The employees

and owners of the establishment shall be responsible for keeping this area clean of trash generated by the restaurant/sidewalk cafe use.

15. A Certificate of Insurance shall be submitted to the Zoning Administrator for the review and approval of the Zoning Administrator and City Department of Risk Management prior to issuance of the Encroachment Permit for the sidewalk cafe. **The public right-of-way cannot be used for a sidewalk cafe until the Encroachment Permit resolution is issued.**
16. The applicant shall contact the Zoning Administrator's staff for a final inspection of the sidewalk cafe area to insure compliance with conditions of approval prior to operation of the sidewalk cafe area (contact Sandra Yope, 264-7158).

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that sidewalk cafes allow for more people and activity on the streets.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate sidewalk area will be provided for pedestrians; and
 - b. the surrounding area will be monitored for trash and kept clean.
3. The project is consistent with the General Plan and Central City Community Plan which designate the subject site as Community Neighborhood Commercial and Offices and General Commercial respectively.

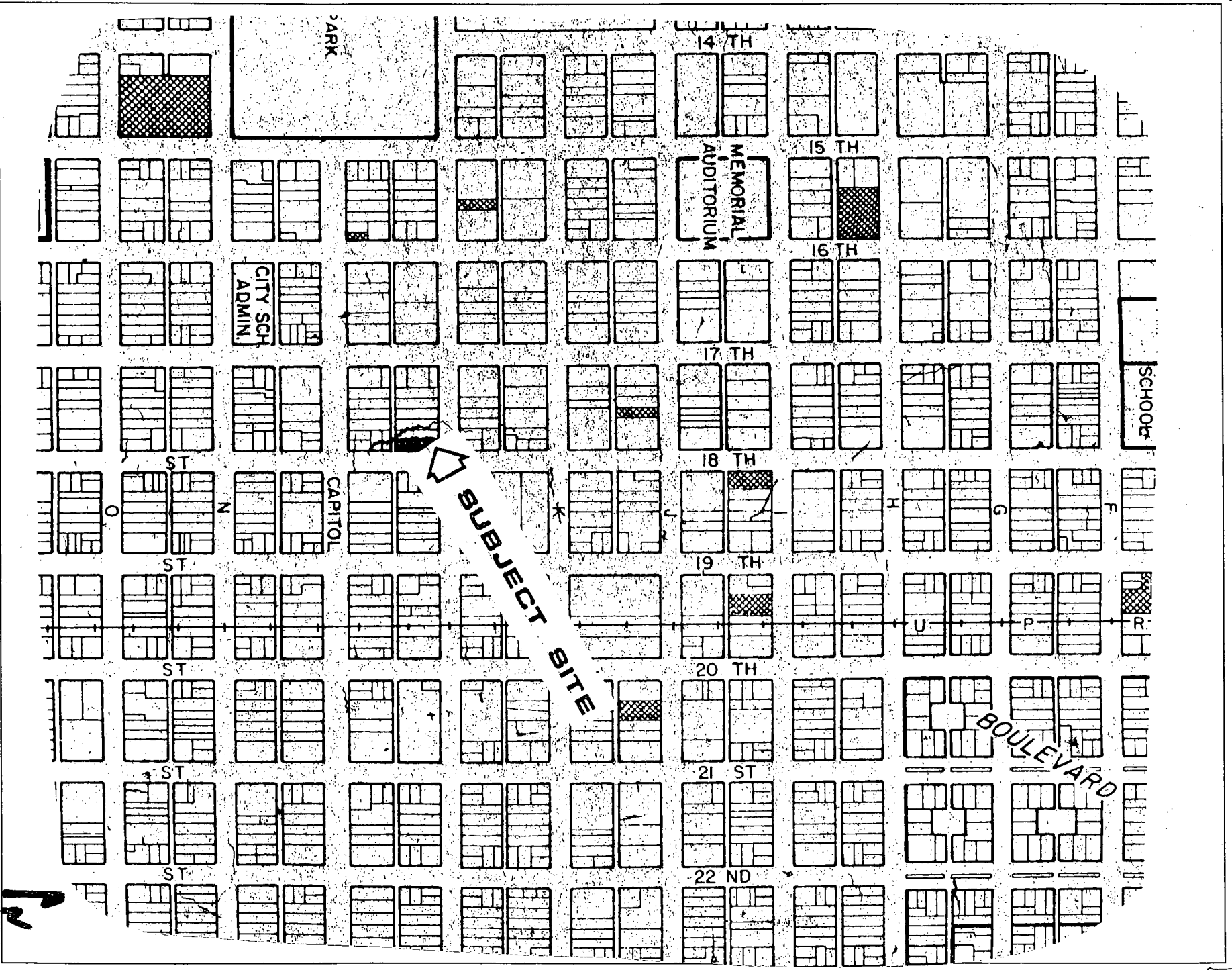


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

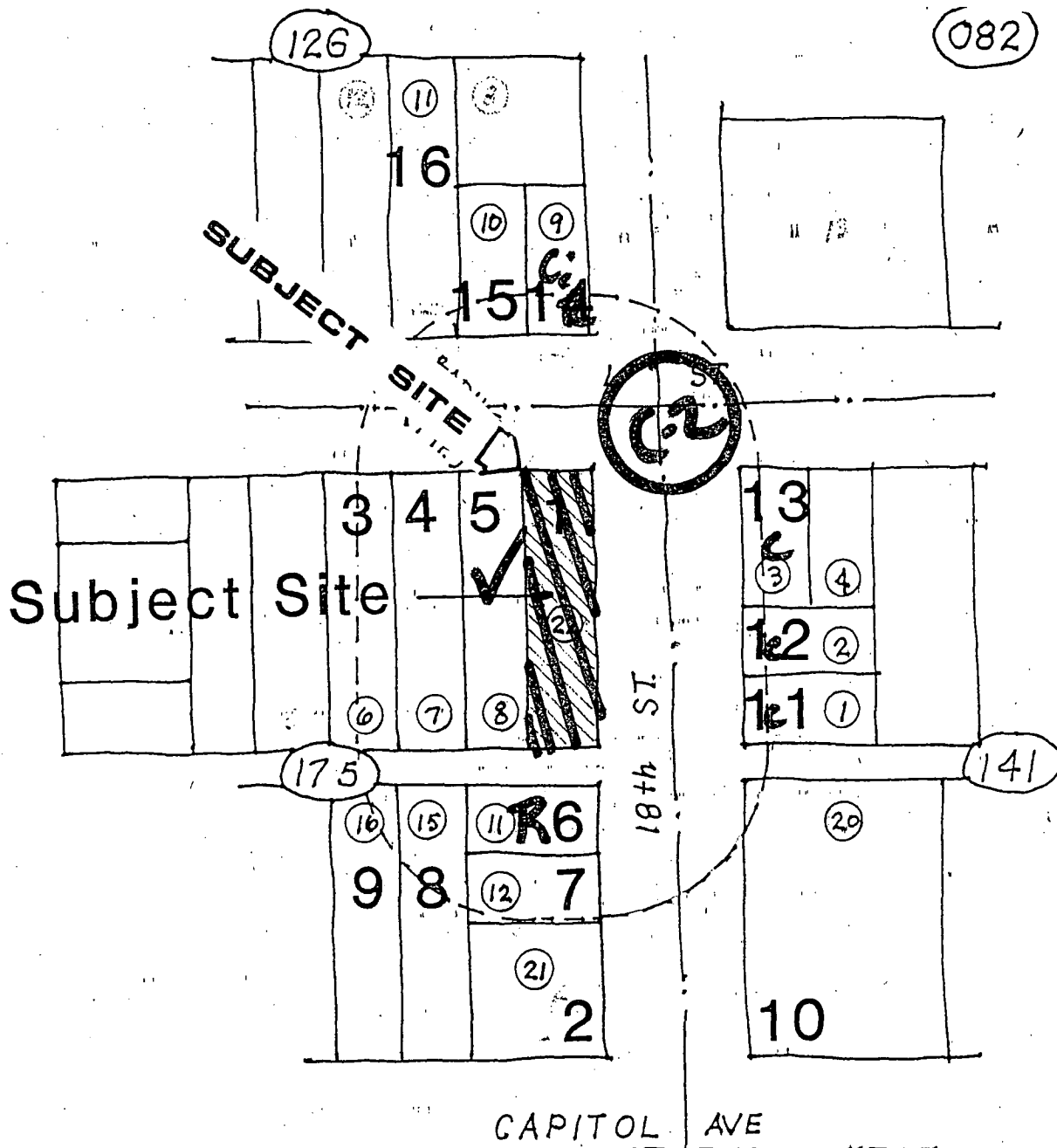
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓
Applicant ✓
ZA Log Book ✓
Sidewalk Cafe Log ✓
Dan McAuliffe, Architect - 4401 I Street, Sacramento, 95819 ✓



VICINITY MAP

Handwritten initials or mark



PROPERTY OWNERS RADIUS MAP

LAND USE & ZONING MAP

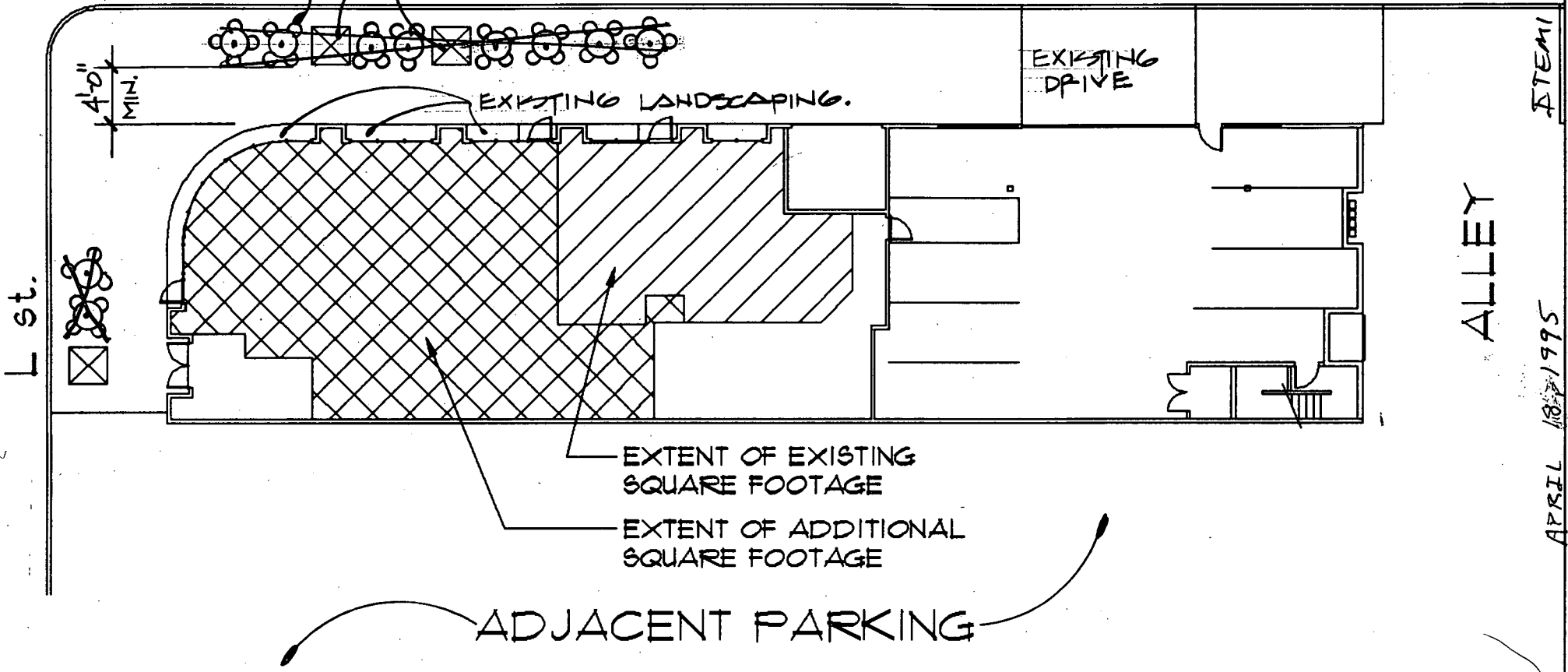


EXHIBIT A

SIDEWALK TABLES
& CHAIRS UMBRELLAS

EXISTING
TREE WELLS

18th STREET



L St.

EXISTING
DRIVE

ALLEY

ITEM 1

APRIL 18 1995

294-110

EXTENT OF EXISTING
SQUARE FOOTAGE

EXTENT OF ADDITIONAL
SQUARE FOOTAGE

ADJACENT PARKING

1 SITE PLAN



McAuliffe Architects
ARCHITECTURE
PLANNING

CAFE CALLAHAN'S
1730 L STREET, SACRAMENTO, CALIFORNIA

JOB NO: C03006.93

DATE: 6-15-94

SCALE: 1" = 20'

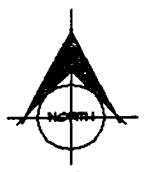
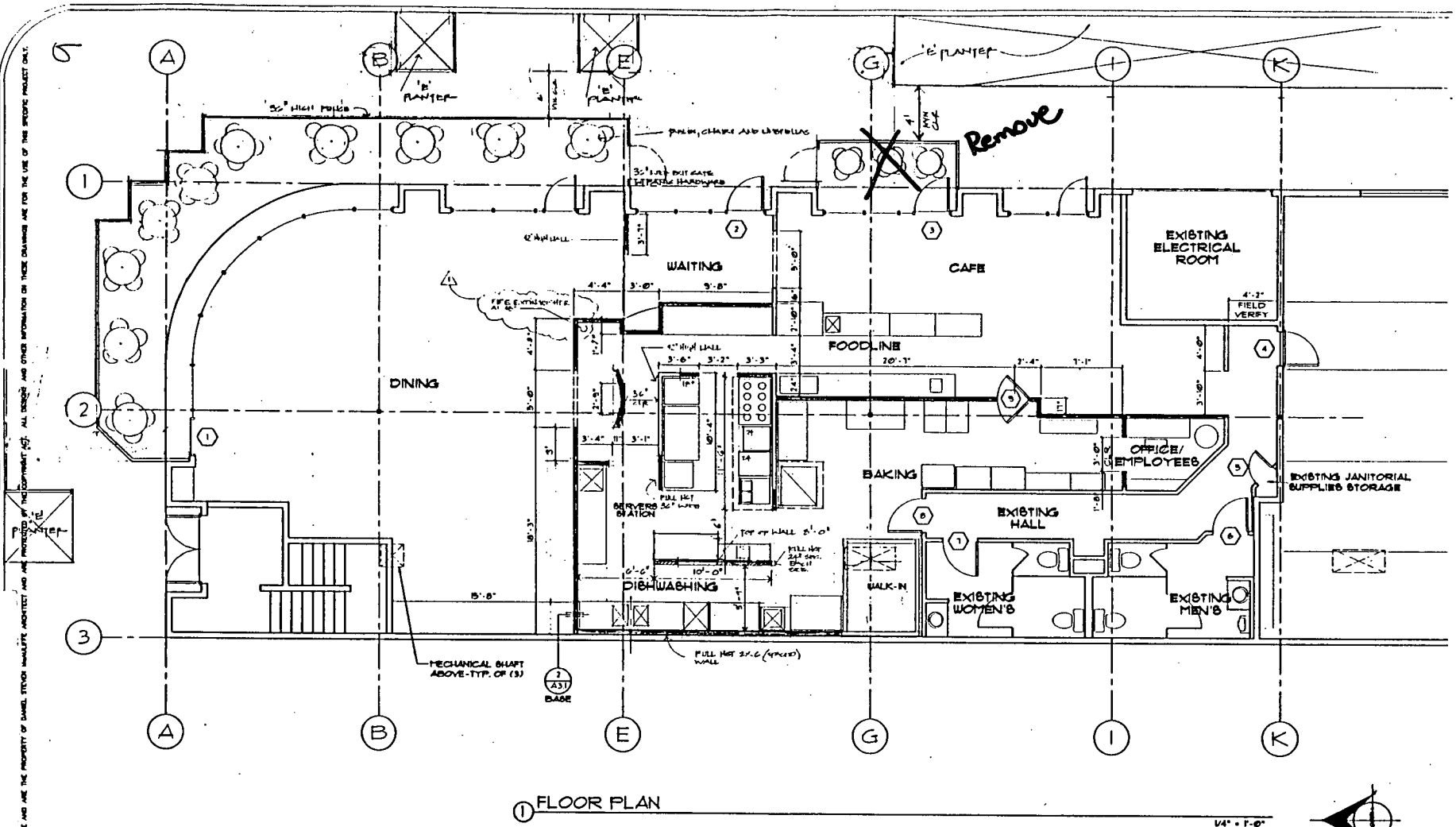


EXHIBIT B

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF DANIEL STEVEN MAUULLIFFE ARCHITECT AND ARE PROVIDED BY CONTRACT ONLY. ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE OF THE SPECIFIC PROJECT ONLY.



1 FLOOR PLAN

1/4" = 1'-0"



GENERAL NOTES

1. All existing conditions and dimensions shall be field verified and coordinated with all the work of other trades. The Architect shall be notified immediately of any discrepancies by all governing authorities.
2. Provide barricades as required for complete public protection for the work as required by all governing authorities.
3. All walls to be finished with a light sprayed on texture.
4. All colors and manufacturers shall be verified by owner and Architect.
5. Coordinate all work done with the mechanical, plumbing, and electrical.
6. All new wall and partitions that are shown back to existing shall have neat, non-appearing transitions at field joints.
7. All dimensions shown to face of steel unless otherwise noted.
8. All surfaces adjacent to food preparation areas shall be finished with a washable surface.
9. Check existing materials for conditions prior to work.
10. ALL EXISTING MATERIALS ARE CONDITIONAL. VERIFY AND RECORD REQUIREMENTS.
11. VERIFY HEIGHT AND LOCATION OF ALL SEATING.

== 8" THICK WALLS
 == 2 x 4 LIVER STUD WALLS @ 16" O.C.

M
 McAutliffe Architects
 ARCHITECTURE
 PLANNING
 Daniel Steven McAutliffe
 Kristy McAutliffe
 Architects
 1215 19th Street
 Sacramento
 CA 95814
 (916) 446-0170

U74011.93
 2/2/95

PROJECT **CAFE CALLAHAN'S**
 18th and L St.
 SACRAMENTO, CALIFORNIA

REVISIONS
 1. PLAN, DESIGN, AND CONSTRUCTION (1/25/95)

SHEET TITLE
FLOOR PLANS
 DATE
 4-22-94
 SHEET

A2.2

794 110

RECEIVED

MAR 24 1995

CITY OF SACRAMENTO
 CITY PLANNING DIVISION

REVISED

011-462

APRIL 18, 1995

ITEM 1

Roof Material: Composition shingles

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two developed parcels, totaling 0.15 acres in the General Commercial (C-2) zone. The site is located on the southwest corner of "L" Street and 18th Street. The former Mario's Italian Cellar restaurant is on the parcel fronting on both L Street and 18th Street; four residential apartment units exist on the other parcel fronting on 18th Street only (see land use and zoning map). Surrounding land uses includes commercial and multi-family to the north, zoned C-2 and R-5; residential and commercial to the south, east and west, zoned C-2. The General Plan and 1980 Central City Plan designates the site for Community Neighborhood Commercial/Office and General Commercial respectively.

B. Applicant's Proposal

The applicant proposes to rehabilitate the 77 seat existing restaurant and to reconstruct the four existing residential units. Four additional residential units are included in the proposal and additional commercial square footage is also proposed. The final project proposal will consist of a two story mixed use development with a 77 seat restaurant and retail/commercial use on the bottom floor, eight multi-family apartment units on the second floor and covered parking on the first floor to the rear.

The applicant has designed the mixed use structure to be compatible with the surrounding buildings. Apartments are allowed in a C-2 zone subject to a special permit approval. A lot line adjustment to merge the two parcels is also requested by the applicant. The applicant is requesting a variance to reduce the required front yard and street side yard setback to zero feet, which is in compliance with neighboring property setbacks.

C. Site Plan Design

The applicant submitted a preliminary site plan and floor plan, elevations, landscape and irrigation plans. The submitted site plan design indicates one driveway entrance and parking located to the rear of the lot at the south.

No front yard and street side yard setbacks are indicated on the site plan. The current zoning ordinance requires a minimum 7.5 foot front yard setback for buildings with a height between 15 ft. to 26 ft. in the C-2 zone. The proposed mixed use building is 25 ft. in height to the plate line. Staff supports the applicant's request for a variance to reduce the required front yard and street side yard setbacks. The surrounding and adjacent properties in the area are greater than 15 ft. and the structures provide no front yard building setbacks fronting on L Street. Staff also felt by requiring a 7.5 foot building setback would remove at least one residential unit. It is important to maintain the housing stock, especially in the downtown area. In addition, the proposed project's mixed use concept is a positive image for downtown. The project's roof overhangs and balcony overhangs are within the public right-a-way. the applicant shall, therefore, obtain an encroachment permit from the Public Works Department.

Street trees exist on the 18th Street frontage and the L Street frontage. The preliminary landscape plan indicates removing two diseased street trees near the subject site. Staff recommends that removal of trees shall be reviewed and approved by the City's Tree Arborist prior to issuance of building permits. Planters and shrubs are proposed on the site. The final landscape and irrigation plans shall be reviewed and approved by the Planning Director.

The site plan also indicates the removal of an existing pole sign which fronts on L Street and 18th Street. A trash container is shown on the site plan along the alley which will be enclosed with painted metal doors. The proposed enclosure conforms with the City's Trash Enclosure Ordinance. An additional trash container is indicated on the site plan located within the parking area. Staff recommends that the trash container comply with the City's Trash Enclosure Ordinance.

D. Parking and Circulation

Currently, the apartment and restaurant site has no parking. As previously mentioned, there is one proposed driveway entrance onto the site off of 18th Street. Eight parking spaces are indicated on the site. Since the applicant is rehabilitating existing uses, parking is only required for the additional commercial square footage and additional residential units. Four of the spaces are provided for the four new additional residential units and four are provided to meet the requirements for the additional commercial/retail space. Parking was determined by a 1:400 ratio for the commercial space and one space per residential unit. One handicapped space is included on the subject site. The eight parking spaces will be for tenant parking subject to the need.

The submitted site plan does not screen the parking area with landscaping on the south end fronting on 18th Street. In addition, a four foot walkway is required in the parking area for access into the back door indicated on the site plan. Staff has met with the applicant to discuss these discrepancies. The applicant has agreed to provide the four foot walkway and provide a decorative wall along the 18th Street frontage to screen the parking area. The applicant will also submit a revised site plan reflecting the changes. Staff recommends that the site plans be revised and reviewed and approved by the Planning Director prior to issuance of building permits. The existing site plan indicates three compact spaces, one handicap stall and four 8' x 18' standard parking spaces.

Three bicycle stalls are shown on the site plan which are located in the public right-a-way. Bicycle stalls in the right-a-way will require the applicant to obtain an encroachment permit from the City's Public Works Department or removal of the bicycle stalls.

E. Building Design

The proposed project's building materials are split face, concrete block, metal frames and grilles; clear glass and cement plaster. The exterior building colors will be grey-brown, white, teal green, and a brick red. Roof materials are composition shingles. The proposed exterior building materials are contemporary type materials that are used in a complimentary fashion and are compatible with the surrounding architecture. The projects proposed massing combined with the minimum setbacks required is also compatible with the surrounding area. This project will be heard by the Design Review Board subsequent to City Planning Commission action.

No signage has been indicated on the proposed site plan or elevations. Any sign proposed on the structure or site should be subject to review and approval by the Planning Director prior to issuance of sign permits.

F. Agency Comments

The proposal was submitted to the City's Traffic Engineer, Engineering, Water and Sewer, Parks and Community Services, City Real Estate and the City Arborist. The plans were also routed to the Capitol Area Development Authority. The following comments were received:

Traffic Engineering

1. Remove and replace any substandard improvements;
2. Upgrade alley to City Standard;
3. Provide handicapped ramps at corner of 18th and L Streets;
4. Remove three bike racks out of public right-of-way;
5. All bicycle racks will be on site.

Engineering Division/Development Section

1. File Certificate of Compliance and waive parcel map prior to recordation for the lot line adjustment;
2. Pay off or segregate any existing assessments for the lot line adjustment;
3. Placement of bicycle rack in public right-of-way will require a revocable permit from the Public Works Department;
4. Driveway permit required at time of building permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the special permit to develop an eight unit, second story, mixed use project in the C-2 zone subject to conditions and based upon findings of fact which follow;
- C. Approve the lot line adjustment by adopting the attached resolution;

- D. Approve the variance to reduce the required 7.5 ft. front yard setback and five ft. street side yard setback to zero.

Conditions

1. The proposed residential on the second story shall not be converted to any other use;
2. The applicant shall obtain an encroachment permit from the Public Works Department for the roof overhang and balcony overhang prior to issuance of building permits;
3. Removal of any street trees shall be reviewed and approved by the City's Tree Arborist prior to issuance of building permits;
4. The proposed trash container inside of the parking lot shall comply with the City's trash enclosure ordinance (see Exhibit A);
5. The applicant shall submit a revised site plan to be reviewed and approved by the Planning Director prior to issuance of building permits;
6. The applicant shall remove bicycle stalls out of the public right-of-way or obtain an encroachment permit from the City's Public Works Department;
7. The proposed project shall be reviewed and approved by the Design Review Board subsequent to City Planning Commission action, *the Design Review Board should pay particular attention to the design of the exterior wall on the west elevation. The Commission expressed concern that it is a massive wall that will be visible; (CPC amended)*
8. Signs proposed on the subject site or structure shall be subject to review and approval by the Planning Director prior to issuance of sign permits;
9. Remove and replace any substandard improvements;
10. Upgrade alley to city standards;
11. Provide handicapped ramps at corner of 18th and L Streets;
12. File Certificate of Compliance and waive parcel map prior to recordation;
13. Pay off or segregate any existing assessments; and

14. Driveway permit shall be obtained prior to issuance of building permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed mixed use project is compatible with the surrounding commercial/retail and residential uses in the area;
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate parking is provided for the additional residential and commercial square footage;
 - b. adequate landscaping is provided;
 - c. a mixed use project is a positive image for downtown.
3. The project is consistent with the General Plan and the 1980 Central City Plan in that the site is designated community neighborhood commercial/office and general commercial respectively.