

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, February 11, 1998, the Zoning Administrator approved with conditions a special permit to allow an off-site parking lot under same ownership for additional parking for a retail store for the project known as Z97-124. Findings of Fact and conditions of approval for the project are listed on pages 3-6.

Project Information

Request: Zoning Administrator Special Permit to allow an existing off-site parking lot (under same ownership) to be expanded and to be used for additional parking for a commercial complex (Tower) on 0.47 ± partially developed acres in the General Commercial (C-2) zone.

Location: 1601 Broadway and 2500 16th Street (D4, Area 2)

Assessor's Parcel Number: 009-0264-024, 009-0265-012, 016

Applicant: Monighan & Associates Architects, Inc. (Bruce Monighan)
710 12th Street
Sacramento, CA 95814

Property Owner: R.T. Records, Inc.
2500 Del Monte
West Sacramento, CA 95691

General Plan Designation: Community/Neighborhood Commercial and Offices
Central City
Community Plan Designation: General Commercial
Existing Land Use of Site: Retail Building and Parking Lot
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:
North: C-2 and RESIDENTIAL-OFFICE (R-O); Commercial
South: C-2 and R-1; Commercial and Residential
East: C-2; Commercial
West: C-2; Commercial

Property Dimensions: Irregular
Property Area: 0.47± acres
Topography: Flat

Project Plans: See Exhibits A-C

Previous Files: P90-008 (Lot Line Adjustment)

Additional Information: The applicant is requesting to demolish an existing building with parking and construct a new parking lot covering the entire site to provide additional parking for adjacent retail and commercial uses. The site is located at the northeast corner of the intersection of Broadway and 16th Street. The existing parking lot is in a state of disrepair. The proposed parking lot will have 60 parking spaces and eliminate all driveways on Broadway. The parking spaces are non-required spaces for the existing adjacent businesses. Although the proposed parking lot is not required parking, the supported retail and commercial uses have limited on-site parking or required parking due to age and prior parking credits. The proposed parking lot will help alleviate an on-site parking shortage in the immediate area of the site and reduce the overflow of parking into the adjacent residential neighborhood from the various Tower uses. The site is within 300 feet of adjacent properties under the same ownership. A Zoning Administrator Special Permit is necessary for an off-site parking area that is within 300 feet of the use and under the same ownership.

The site is located within the Broadway Corridor Planning Area. The task force recognizes that the proposed use will be an interim use and improvement to the site and for the area; however, the long range plan calls for commercial uses other than parking lots.

The site is located within the Land Park Community Association (LPCA), the Broadway Business Association, and the Broadway Corridor Task Force areas. The proposed plans were submitted to the neighborhood associations and a letter of support for the project from LPCA was received with the application. The project has been noticed and staff received several calls for clarification and support.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Public Works-Transportation and Engineering Planning Divisions, Streets Division (Lighting and Signals), the Building Division, the Police Department, and Cal Trans District 3. The comments received pertaining to the project have been included as conditions.

The Publics Works Department conditioned that the applicant remove the driveway off of 16th Street. The staff stated the intersection is too congested due to the complexity of the intersection and the lead lane for boarding Highway 50 at 16th. Additionally staff stated that the proposed driveway is too close to a bus stop along 16th at the project site. The staff summarized that the driveway would cause additional queuing at an already heavily

traveled intersection and therefore, all access to the parking area should be from the alley along the north property line of the site.

At the Zoning Administrator Hearing on January 21, 1998, the applicant contested the condition due to the existence of a driveway for the currently developed site in the same location and that a driveway along Broadway had already been eliminated at the City's and Community Groups' request. The applicant stated the site would no longer have any street access and that the alley was not only in disrepair, but also actually used for parking by the commercial restaurant to the north of the site. The applicant also believed that requiring only alley access would cause confused motorists to take circuitous routes in order to again make a loop back to find the entrance. The Zoning Administrator continued the hearing until January 28, 1998 to further discuss the condition with Public Works.

The Public Works Department staff indicated that the condition should remain. The Zoning Administrator continued the item until February 4, 1998, and again to February 11, 1998, in order for the applicant to meet with Public Works staff to resolve the driveway issue. A compromise was reached allowing the driveway to remain but dedicated for exiting traffic only.

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 15301 and Section 15302(b)}.

Conditions of Approval

1. The applicant will provide handicap access at the corner.
2. The parking lot shall comply with ADA and Title 24 requirements for handicap accessible spaces.
3. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January 23, 1995, for appropriate source control measures.
4. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
5. **ADVISORY NOTE:** The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the

proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

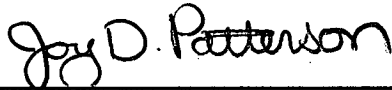
6. **NOTE:** 16th Street and Broadway Route #160 are both part of Caltrans Route 160; therefore, any work that is done on the sidewalks, driveways, curb and gutter will require permits and review by Caltrans. It appears that landscaping along the west property line encroaches into the right-of-way by two feet.
7. The proposed tree canopy in the southeast corner of the project conflicts with existing street light in the sidewalk area. The applicant must resolve the conflict with City Signals and Lighting Division of Public Works (Wesley Hiratsuka, 433-6313).
8. **NOTE:** For the proposed parking lot lighting, the applicant may wish to contact Rick Matsuo of the Technical Services Division (264-5904) for a copy of the new City Special Provisions on Decorative, Antique Street Lighting. The applicant may want to use this document to provide continuity of design with the local area as well as to the potential future redevelopment of the Broadway corridor.
9. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
10. All landscaping shall be maintained as at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of six feet from the lowest branch to the ground.
11. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
12. The applicant shall provide "Zebra" style crosswalk markings from the north side of Broadway to the south side of Broadway at the intersection of Broadway and 16th Street to the satisfaction of the Public Works Department. The timing of this condition shall be coordinated with the Public Works Department and may be deferred by Public Works if paving of Broadway is anticipated in the near future.
13. The parking lot shall have a limited term use of seven years. At the end of seven years the applicant shall reapply for a Special Permit to continue using the site as a surface parking lot for the adjacent uses. (The Special Permit will expire on February 11, 2005.)
14. The project is subject to City Design Review staff review and approval (DR97-147).
15. The applicant shall obtain all necessary building permits prior to commencing construction.

16. The existing bus stop shall be moved to the north, such that a bus stopped will not block the driveway exit.
17. The applicant shall remove existing driveway on Broadway and construct new curb, gutter and sidewalk at this location.
18. The applicant shall apply for a new driveway permit on 16th Street driveway.
19. The applicant shall reconstruct driveway on 16th Street to be a one-way exit; minimum twelve foot (12') width, maximum 15 foot (15') width.
20. The applicant shall place signs at driveway to advise drivers that this driveway is exit only.
21. The applicant shall replace broken sidewalk as needed.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed parking lot will improve an existing site that has been in disrepair and will not substantially alter the characteristics of the site or the surrounding mixed use neighborhood; and
 - b. the proposed parking lot will provide additional off-street parking for a very busy commercial area.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate drainage and landscaping will be provided;
 - b. additional on-site parking will be provided to an area with inadequate on-site parking for the commercial uses;
 - d. the parking lot will not have a significant impact on the commercial development; and
 - e. the parking lot will have a term limit to allow for future evaluation of the best use of the site as provided for in the Broadway Corridor Planning Task Force guidelines.
3. The project is consistent with the General Plan and the Central City Community Plan

which designate the subject site as Community/Neighborhood Commercial and Offices and General Commercial respectively.

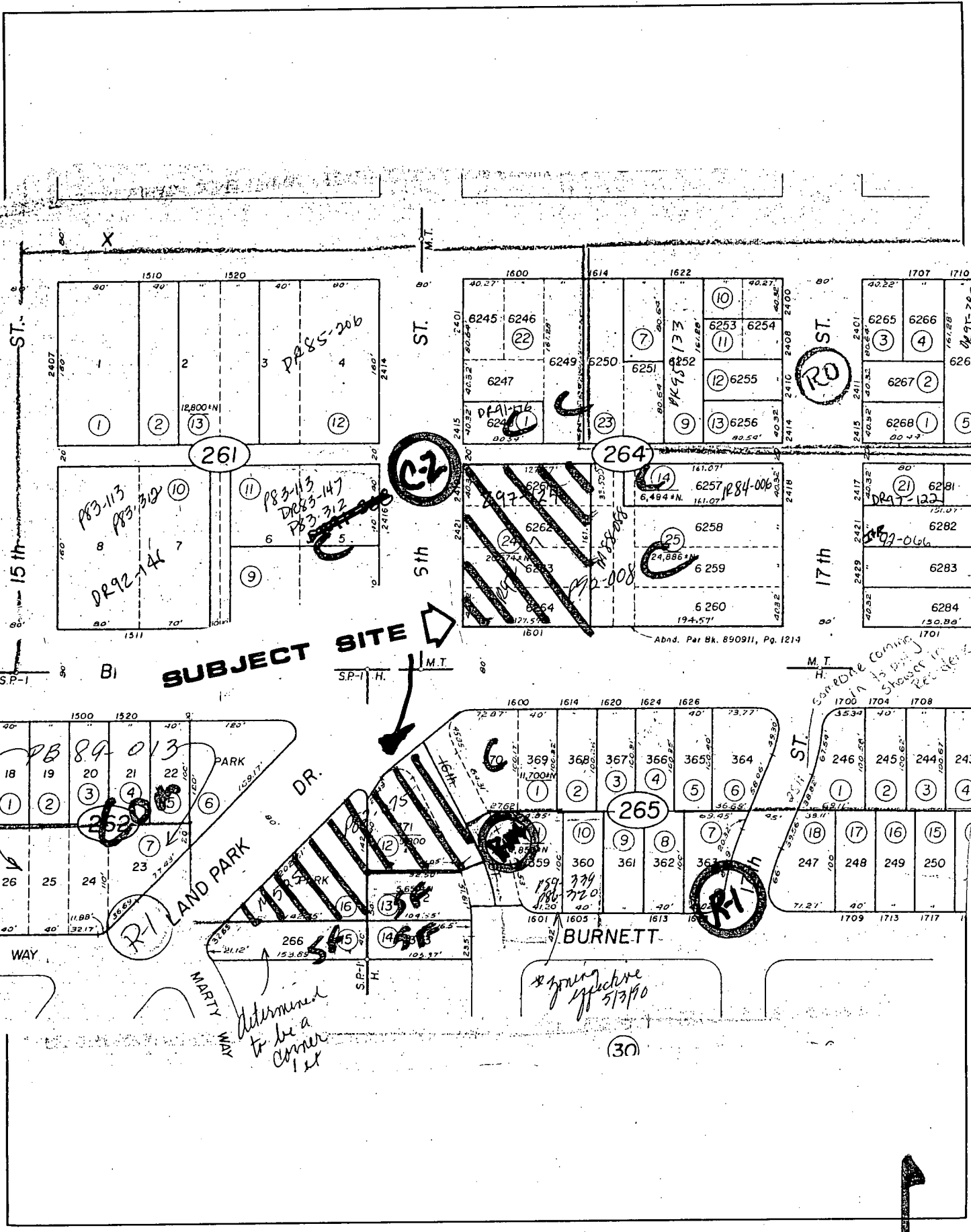


Joy D. Patterson
Zoning Administrator

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.

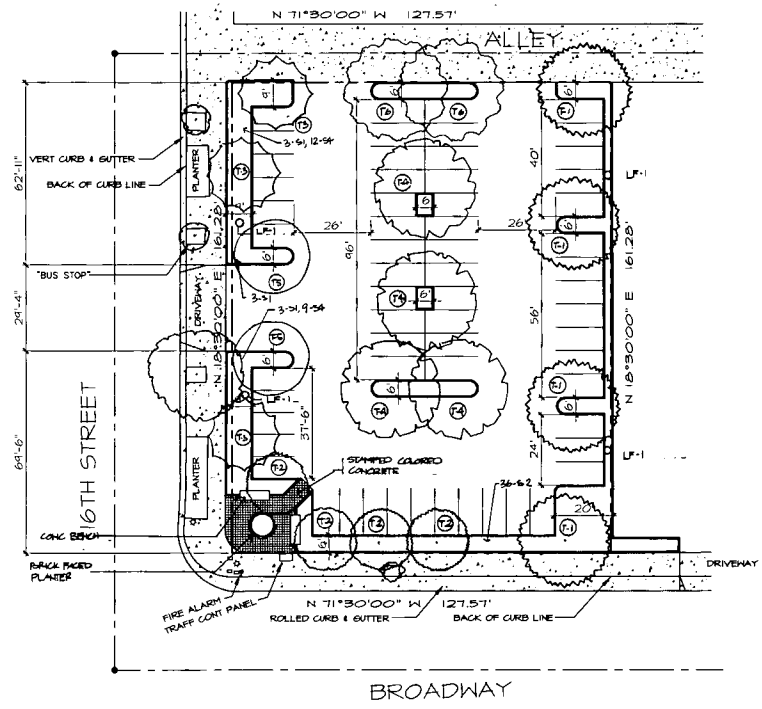
cc: File Applicant ZA Log Book



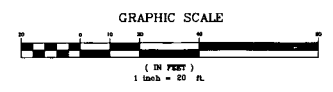
297-124

FEBRUARY 11, 1998

ITEM 30



SITE PLAN
SCALE 1" = 20'-0"



PROPOSED PLANT MATERIALS LIST

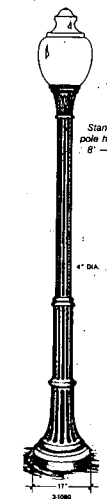
SHRUB LIST

SYMBOL	QUANTITY	SIZE	WATER REQUIREMENTS	BOTANICAL NAME	COMMON NAME
S-1	32	5 GAL	LOW	AGAPANTHUS ORIENTALIS	AGAPANTHUS
S-2	30	5 GAL	LOW	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIA BANTHUS
S-3	8	5 GAL	MEDIUM	VIBURNUM SUSPENSUM	SANDANCHA VIBURNUM
S-4	21	5 GAL	LOW	XYLOSMA CONGESTUM	XYLOSMA

TREE LIST

SYMBOL	QUANTITY	SIZE	WATER REQUIREMENTS	BOTANICAL NAME	COMMON NAME
T-1	4	15 GAL	MEDIUM	KOELREUTERIA PANGULATA	GOLDEN RAIN TREE
T-2	4	15 GAL	LOW	LABERSTROEMIA INDICA	GRAPE HYDRATE
T-3	3	15 GAL	MEDIUM	LIQUIDAMBAR STYRACIFLUA	AMERICAN SHEET GUM
T-4	4	15 GAL	LOW	PISTACIA CHINENSIS	CHINESE PISTACHE
T-5	2	15 GAL	MEDIUM	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE-LEAF PLUM
T-6	2	15 GAL	MEDIUM	QUERCUS RUBRA	RED OAK

sun valley DESIGN 3-1060
LIGHTING STANDARDS



Standard pole heights 8' - 18'

LIGHTING BASIS LF-1

MONICHAH + ASSOCIATES, ARCHITECTS AIA

710 TWELFTH STREET
SACRAMENTO, CA 95814
TEL: 916.448.1801
FAX: 916.448.5701

SITE PLAN

16th ST & BROADWAY
PARKING LOT



DATE: 8/29/97
SCALE: 1"=20'-0"
DRAWN BY:
JOB: 8704
SHEET:

A1.0

EXHIBIT - A

297-124

FEBRUARY 2011 12998

ITEM 32

PROPOSED PLANT MATERIALS LIST

SHRUB LIST

SYMBOL	QUANTITY	SIZE	WATER REQUIREMENTS	BOTANICAL NAME	COMMON NAME
S-1	19	5 GAL	LOW	AGAPANTHUS ORIENTALIS	AGAPANTHUS
S-2	55	5 GAL	LOW	RHAPHOLEPIS INDICA 'JACK EVANS'	INDIA HAWTHORNE
S-3	21	5 GAL	LOW	XYLOSMA CONGESTUM	XYLOSMA

TREE LIST

SYMBOL	QUANTITY	SIZE	WATER REQUIREMENTS	BOTANICAL NAME	COMMON NAME
T-1	4	15 GAL	MEDIUM	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
T-2	5	15 GAL	LOW	LAGERSTROEMIA INDICA	CRAPE MYRTLE
T-3	3	15 GAL	MEDIUM	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
T-4	4	15 GAL	LOW	PISTACIA CHINENSIS	CHINESE PISTACHE
T-5	2	15 GAL	MEDIUM	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE-LEAF PLUM
T-6	2	15 GAL	MEDIUM	QUERCUS RUBRA	RED OAK

SHADE CALCULATIONS

SPECIES	CANOPY SIZE	SHADE 25%	CREDIT		ALLOWED 75% 100%	SHADE PROVIDED
			50%	75%		
KOELREUTERIA PANICULATA	30' DIAMETER		2		2	2122 SOFT
LAGERSTROEMIA INDICA	20' DIAMETER		4		1	942 SOFT
LIQUIDAMBAR STYRACIFLUA	20' DIAMETER		2	1		550 SOFT
PISTACIA CHINENSIS	35' DIAMETER				4	3848 SOFT
PRUNUS CERASIFERA 'ATROPURPUREA'	25' DIAMETER				2	982 SOFT
QUERCUS RUBRA	35' DIAMETER		2			982 SOFT

TOTAL SHADE PROVIDED: 9406 SOFT
 TOTAL MANEUVERABLE SURFACE AREA: 16,540 SOFT
 AREA REQUIRED TO BE SHADED (50% OF ABOVE): 8,270 SOFT
 PERCENT SHADE ACHIEVED: 57%

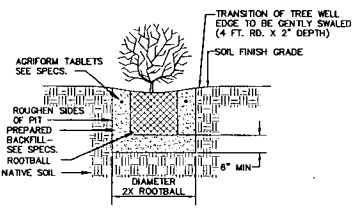
GROUND COVER

- ANNUAL COLOR
- ARCTOSTAPHYLOS UVA-URSI
- TRACHELOSPERMUM JASMINOIDES

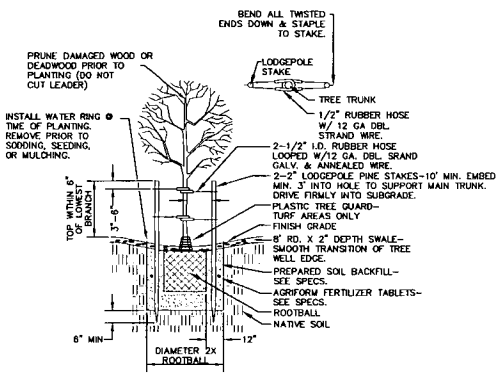
NOTES

- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED PRIOR TO TRENCHING.
- LANDSCAPE CONTRACTOR TO PREPARE ALL PLANTING AREA W/ 6 CUBIC YARDS NITROGEN TREATED SAWDUST CULTIVATED 3" DEEP.
- SEE LANDSCAPE AND IRRIGATION SPECIFICATIONS ASSOCIATED WITH THESE DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL SHRUB AND GROUND COVER AREAS TO RECEIVE 2" SHREDDED BARK MULCH.
- TREE SPACING TO BE ADJUSTED IF NECESSARY SO AS NOT TO INTERFERE W/ LIGHT STANDARDS OR OTHER EQUIPMENT.
- SOIL SAMPLES SHALL BE COLLECTED AND ANALYZED BY AN APPROVED SOILS LABORATORY PRIOR TO CONSTRUCTION. CONTRACTOR TO FOLLOW LABORATORY RECOMMENDATIONS REGARDING SOIL AMMENDMENTS.

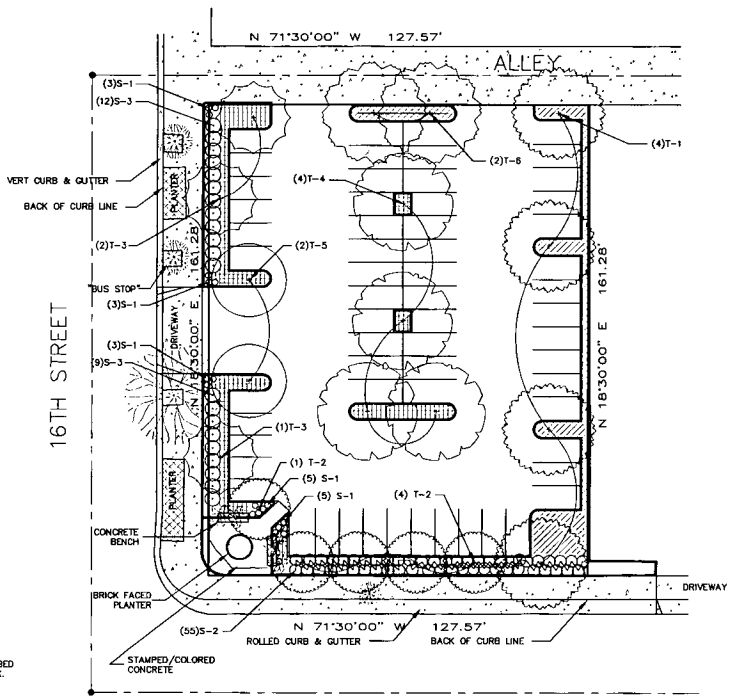
PRELIMINARY LANDSCAPE PLAN



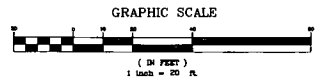
SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



SITE PLAN
SCALE 1" = 20'-0"



HAN + ASSOCIATES, ARCHITECTS AIA.
 TEL 916.448.1901
 1111 STREET
 TO, CA 95914
 FAX 916.448.5701

EXHIBIT - B

16th ST + BROADWAY
 PARKING LOT
 PLANTING PLAN

DATE 10-10-07
 SCALE 1"=20'
 DRAWN BY RE
 JOB
 A1.0