



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: 500 N Street Ground Floor Commercial
Project Number: P07-096
Project Location: 500 N Street
Assessor's Parcel No.: 006-0300-007-000
Applicant: Alfred Nevis, Bridgeway Towers North LLC.
Action Status: Approved Action Date: 01/24/2008

**REQUESTED
ENTITLEMENT(S):**

The applicant requests Special Permits to allow ground floor retail in an existing primarily residential building and to waive 16 parking spaces. The applicant also requests a Special Permit Modification to allow the commercial uses to have access along "N" Street. The existing building is located on 1.1 acres in the Multi-Family (R-5) zone.

ACTIONS TAKEN:

A. Environmental Determination: Exempt, per CEQA Guidelines Section 15301;	Approved
B. Special Permit to allow commercial uses on the ground floor in the Multi-Family (R-5) zone.	Approved
C. Special Permit to waive 16 onsite parking spaces in the Multi-Family (R-5) zone;	Approved
D. Special Permit Modification to allow access along N Street in the Multi-Family (R-5) zone.	Approved

Action certified by:

David Kwong
David Kwong, Planning Manager

Sent to Applicant: 01/25/2008

By: *Jennifer Matthews*
Jennifer Matthews

Findings Of Fact

A. Environmental Determination:

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 Planning Commission finds that the Project is exempt from review under **Section number 15301, Existing Facilities** of the California Environmental Quality Act Guidelines as follows:

This project consists of a request by the applicant to for a Special Permit modification to a condition of the previous approval (file# P8328). This condition only allows businesses that are incidental accessory uses for the residents of the condominium tower. The applicant proposes to lease the commercial spaces for office and retail uses that cater to the general public, and to allow access from "N" Street. The overall ground floor area is approximately 12,535 square feet with approximately 6,253 square feet to be used for the proposed commercial spaces located on 1.1 acres in the Multi-Family (R-5) zone. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination

B. The Special Permit to allow commercial uses on the ground floor in the Multi-Family (R-5) zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. The project is based upon sound principles of land use in that the proposed use is allowed in this zone subject to a Special Permit and that the land use is compatible with adjacent developments in the area.
2. The approval of the Special Permit to allow commercial uses will not be detrimental to the public health, safety or welfare and will not result in the creation of a public nuisance in that the use is consistent with other residential mixed use projects in the surrounding areas of the Central City.
3. The proposed use will be consistent with the polices of the City of Sacramento General and Community Plans in that this project allows the opportunity for a mixture of housing with other uses in the same building and allows the residents to capitalize on the advantages of close-in living.

C. The Special Permit to waive the required on-site parking spaces by sixteen (16) spaces is approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed project use is allowed in the Multi Family (R-5) zone subject to a Special Permit and provides a service in an area that has full access to City utilities and infrastructure.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The proposed ground floor retail/office spaces are located near employment and office centers that already provide parking the area is serviced by transit;
 - b. On-street parking is available, located along N Street, which is north of the project site.
3. The proposed project is consistent with the General Plan and Central City Community Plan which designates the site for Multi Family and High Density Residential, respectively and encourages a mixture of limited commercial uses.

D. The Special Permit Modification to allow access along N Street in the Multi-Family (R-5) zone is approved subject to the following Findings of Fact and Conditions of Approval.

1. The project is based upon sound principles of land use in that the proposed use is allowed in this zone subject to a Special Permit; and mixed uses in the central city are encouraged by the community plan.
2. The approval of the Special Permit Modification will not be detrimental to the public health, safety or welfare and will not result in the creation of a public nuisance in that residential mixed use projects have been routinely approved in other areas of the city and the use is supported by city policy. Access along N Street encourages a pedestrian friendly atmosphere and allows for multiple access points along the building instead of one entrance for both patrons and residents.
3. The proposed use will be consistent with the policies of the City of Sacramento General and Community Plans for the area in which it is to be located in that the access along N Street helps foster a walkable community.

Conditions Of Approval

B. The Special Permit to allow commercial uses on the ground floor in the Multi-Family (R-5) zone is hereby approved subject to the following conditions:

General:

- B1. The applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- B2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
- B3. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Zoning Ordinance.
- B4. Spaces 32 and 31 shall be leased by the same tenant in order to allow access to space 32. The door leading to the rear of the building from space 32 shall be used as

emergency egress only.

- B5. All signage must be reviewed and approved with a sign permit and shall conform to the sign guidelines for C-1 Limited commercial zone, 15.148.150.

Development Engineering:

- B6. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along N Street per City standards and to the satisfaction of the Development Engineering Division.

Advisory Comments:

- A. Employee / pedestrian, unit entry, storage, linen, laundry, mechanical, electrical, maintenance, and roof access doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1 ¾ inches and shall be secured by a deadbolt lock with a minimum throw of one inch.
- B. The Police Department reserves the right to place ABC Conditions on all future incoming businesses that request to sell alcohol.
- C. A 180 degree viewing device (or peephole) shall be installed in office, administration, delivery, and registration area entry doors to screen persons before allowing entry.
- D. Outside hinges on all exterior doors shall be provided with non-removable pins when pintype hinges are used or shall be provided with hinge studs, to prevent removal of the door.
- E. Exterior doors into hallways and doors leading into stairwells shall have self locking (dead latch) devices allowing egress to the exterior of the building or stairwell but requiring a key to be used to gain access to the interior of the building from the outside or into the hallway from the stairwell.
- F. Exterior doors into buildings and doors leading into stairwells shall be equipped with self-closing devices.
- G. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame (sliding).
- H. The sliding portion of a sliding glass window shall be on the inside track.
- I. Window locking devices shall be capable of withstanding a force of 200 pounds in any direction.

- J. Secondary locking devices are required on ground floor windows and any windows accessible from outside connecting balconies.
- K. The address number of every commercial building (exterior) shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than ten inches in height and of a color contrasting with the background.
- L. Each individual unit within the building shall display a prominent identification number not less than six inches in height, which is easily visible to pedestrian traffic on site.
- M. Stairwell, hall, and elevator lighting shall be equipped with vandal-resistant lenses and shall remain on at all times.
- N. An effort should be made to separate Retail and Office Business activities, and to cluster businesses according to operating hours.
- O. Landscaped areas should be planned for maximum growth while at the same time provide unobstructed observation of parking lots, buildings, and pathways; day and night.
- P. Parking areas should be laid out to allow a high degree of observation. Close in employee parking for people working late should be provided adjacent to the employee entrances.
- Q. A secure Central Security Office with restricted access, adjacent to the lobby should be included to monitor:
 - Closed circuit TV monitors
 - Key card access control
 - Telephones
 - Fire protective devices
 - Emergency-power supply equipment
- R. Documented procedures manuals for emergency operations
- S. Entrances should be clearly visible to patrol and the public and held to a minimum number.
- T. Security lighting provided for courtyards and entryways.

- U. External lighting requirements should consider general lighting level of 1-2 foot-candle minimum maintained at ground level and fixtures should be equipped with vandal-resistant covers.
- V. Must provide intercom and public address systems for stairwells, elevators, parking structure and internal corridors.
- W. The alarm system must be approved by the Sacramento Police Department's Alarm Unit.
- X. Commercial establishments having one hundred dollars or more in cash on the premises after closing hours shall lock such money in an approved type money safe with a minimum rating of TL-15 or class "C".
- Y. The cash on hand in the registers shall be limited, and frequent drops into the safe should be made. The safe should be equipped with duress alarm capability.
- Z. The cash register area shall be covered by a CCTV system with a recorder.

Advisory Comments Building:

- AA. Provide one-hour occupancy separation wall for the laundry room with 60 minutes fire door.
 - BB. Provide accessible path of travel to the altered areas & to the core restrooms based on CBC section 1134B.2.1.
 - CC. The altered areas (tenant improvement areas) in terms of occupancy group, exiting & accessibility requirements shall comply with the current CBC code.
- C. The Special Permit to waive 16 parking spaces associated with the commercial uses is hereby **approved** subject to the following conditions of approval:
- C1. This parking waiver is for retail, office or commercial uses only. It is not the intent of this waiver to be utilized by restaurant uses. Should any of the commercial tenants be proposed to be restaurant uses, the applicant shall be required to provide parking based on the amount of seats proposed. The applicant shall submit a parking plan to the Zoning Administrator for review and approval prior to occupancy of any restaurant uses. The parking plan shall describe how the applicant proposes to provide parking offsite or onsite parking for restaurant uses, and if required, analyze how on-street

parking may be affected.

- C2. Bicycle parking shall be provided for patrons of the businesses according to current zoning standards.
- C3. The applicant shall work with the City's Department of Transportation in order to determine the feasibility of motor scooter parking.
- C4. Signage shall be placed in a prominent location identifying public parking areas.



SACRAMENTO CITY PLANNING DIVISION
915 I Street, Suite 300, New City Hall, Sacramento, CA 95814
(916) 808-5656 x3

Application taken by: Jamie Broker/ Date: 7-5-07

Project Location: 500 N street
Assessor's Parcel No.: 006-0300-007
Owner: Bridgeway Towers North LLC
Address: 310 James Way, Suite 150, Pismo Beach, CA 93449
Applicant: Alfred Nevis
Address: 310 James Way, Suite 150, Pismo Beach, CA 93449

REQUESTED ENTITLEMENT(S): The applicant requests Special Permits to allow ground floor retail in an existing primarily residential building and to waive 16 parking spaces. The applicant also requests a Special Permit Modification to allow the commercial uses to have access along "N" Street. The existing building is located on 1.1 acres in the Multi-Family (R-5) zone.

ACTIONS TAKEN: Items A-D Approved

Sent to Applicant: 2-19-08 By: Leah Castro
Date: _____
Customer Service Representative

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant
Copies: File & Permit Book

P07-096



Development Services
Department

CITY OF SACRAMENTO
CALIFORNIA

New City Hall
915 I Street, Suite 300
Sacramento, CA 95814
Phone: 916/808-5656 x3

Date: 2-19-08
Sacramento County Assessor
Real Property Support
3701 Power Inn Road #3000
Sacramento, California 95826-4329

RE: 006-0300-007

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

- Item B: Special Permit to allow commercial uses on the ground floor in the Multi-Family (R-5) zone.
- Item C: Special Permit to waive 16 onsite parking spaces in the Multi-Family (R-5) zone.
- Item D: Special Permit Modification to allow access along N Street in the Multi-Family (R-5) zone.

Yours truly,

Leah Castro
Customer Service Representative

Cc: Bridgeway Towers North, LLC

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.

P07-096