



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

CONSENT
September 28, 2006

Honorable Members of the Planning Commission

Subject: Old Town Lofts – P06-091. A request to allow the development of nine (9) residential condominium units in an existing three story historic building in the Old Sacramento Historic District on 0.11± acres in the Central Business District (C-3) zone. (P06-091)

- A. Environmental Determination: Exempt, Section 15332;
- B. Tentative Map to designate the parcel for condominium purposes in the Central Business District (C-3) zone;
- C. Special Permit to allow nine (9) residential condominium units in the Central Business District (C-3) zone.

Location/Council District:

116-120 I Street/ Council District 1

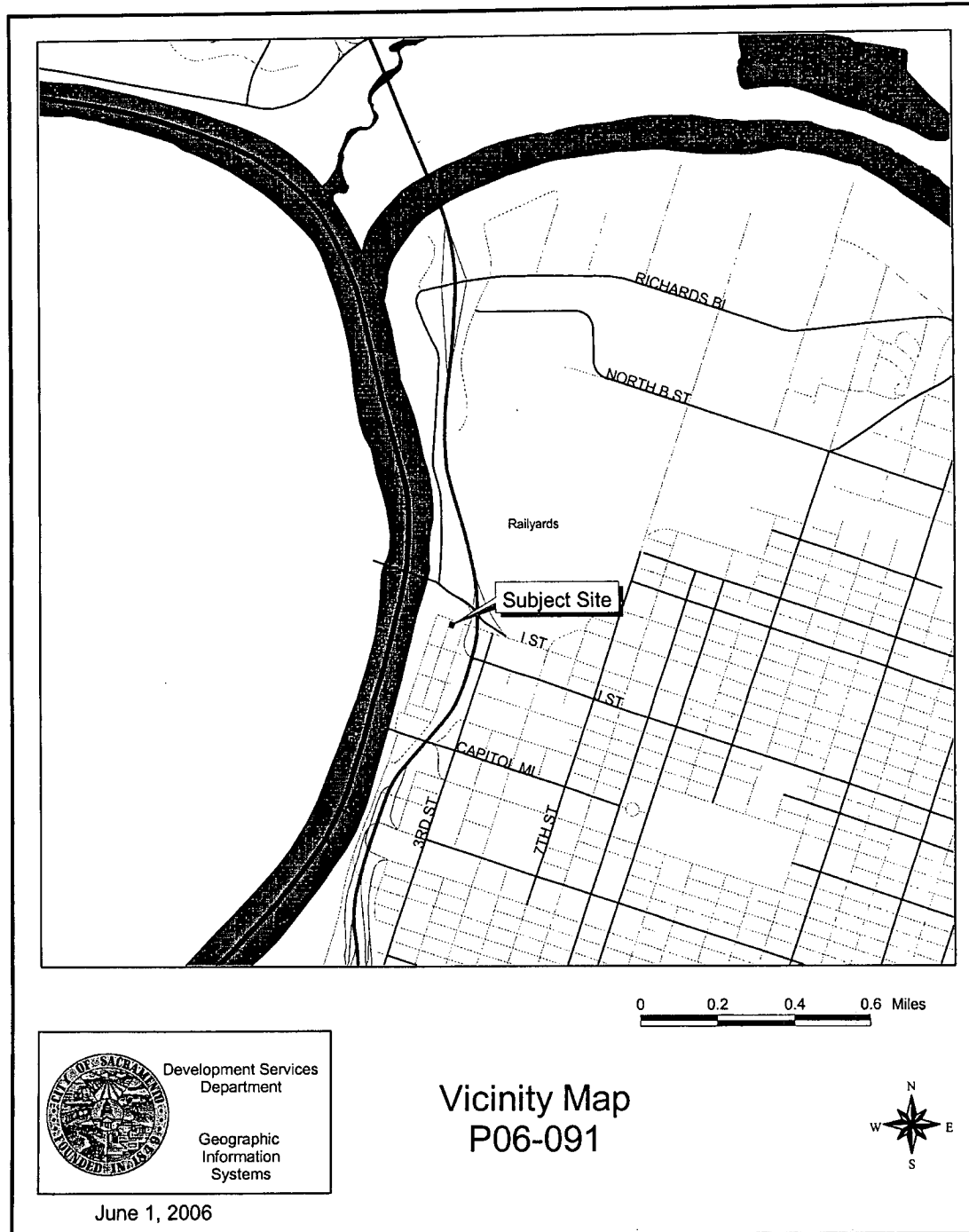
Assessor's Parcel Number: 006-0012-032

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. Staff recommends the Commission approve the Tentative Map and Special Permit. The Commission's action on items A-C are appealable to City Council. At the time of this report, **there are no outstanding issues.**

Contact: Michael York, Associate Planner, (916) 808-8239

Applicant: Bay Miry, D & S Development, (916) 288-2104, 1329 H Street, Sacramento, CA 95814

Owner: D & S Development, (916) 288-2104, 1329 H Street, Sacramento, CA 95814



Summary: The most recent use of the building was as office but is now currently vacant. The applicant proposes to develop nine (9) residential condominium units and six (6) commercial units in an existing three story historic building within the Old Sacramento Historic District. The commercial space would be located on the first floor, residential would be located on all floors with two units on the basement floor, one unit on the ground floor, and three units each on the second and third floors. The units will range in size from 440 square feet to 1,000 square feet. No exterior changes are proposed to the building. Within the Old Sacramento Historic District parking for residential is required to be provided off-site. Parking is provided off-site through an agreement that allocates one parking space per unit within one of the Old Sacramento parking garages. The current agreement is for seven spaces, therefore the applicant will have to enter into another agreement with the City for the additional two spaces.

The project is not controversial, however the building may need improvements to meet building code requirements.

Table 1: Project Information
General Plan designation: Community/Neighborhood Commercial & Offices
Central City Community Plan designation: Multi Use
Existing zoning of site: Central Business District (C-3)
Existing use of site: Three story historic vacant building
Property area: 0.11 gross acres

Background Information: On 1-26-05 (Z04-392), the Zoning Administrator approved a Special Permit to locate seven parking spaces off-site for seven for rent residential lofts. There is no other entitlement history for the project site.

Environmental Considerations: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15332 Infill Development.

Policy Considerations: The proposed project is consistent with the following land use designation(s) and applicable policies of the General Plan and Central City Community Plan to: "Promote infill development as a means to meet future housing needs" (GP, Policy 4, 2-16), "Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources" (GP, Goal C, 2-15), "Provide a variety of housing densities, types and prices" (CCCP, pg 6) and "Provide the opportunity for mixture of housing with other uses in the same building" (CCCP, pg 7).

Smart Growth Planning Principles

GP Update Vision and Guiding Principles/Smart Growth Principles:

While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists and pedestrians.

Create housing opportunities that promote a diversity of household types and housing choices for residents of all ages and income levels

Use the existing assets of infrastructure and public facilities to increase infill and reuse, while maintaining important qualities of community character.

The proposed project complies with the above guiding principles and is not contrary to any of the proposed principles.

Project Design:

The applicant proposes to develop nine (9) residential condominium units and six (6) commercial units in an existing three story historic building within the Old Sacramento Historic District. The commercial space would be located on the first floor, residential would be located on all floors with two units on the basement floor (900sf & 970sf), one unit on the ground floor (440sf), and three units each on the second (480sf, 800sf, & 1,000sf) and third floors (480sf, 800sf, & 1,000sf). The project is essentially tenant improvements within an existing building. The request is to make the proposed units ownership rather than rental.

Land Use

Special Permit

The applicant is proposing to develop nine (9) residential condominium units. A Special Permit to develop the residential condominium units is required. Commercial condominium space is not regulated by City Code. Staff has no issues with the request to allow development of condominium units in that additional residential units are being provided within the Central City.

The building is existing, therefore setbacks, height, and lot coverage are not an issue.

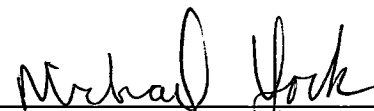
The parking for the nine condominium units is proposed to be provided off-site in one of the City's existing parking structures near the Old Sacramento Historic District. Parking for commercial space is not required since the site is located in the C-3 zone where retail or office uses less than 20,000 square feet are exempt from parking requirements. Therefore, a Special Permit for off-site parking is required. The applicant received approval for off-site parking on 1-26-05 (Z04-392) for seven parking spaces. Since, the request is for nine residential units the applicant will need to enter into another agreement with the City to secure two more parking spaces. The project will also be conditioned to modify the previous Special Permit (Z04-392) from seven to nine spaces.

Tentative Map:

The lot is approximately 0.11+/- net acres, the tentative map will designate the parcel for condominium purposes and create a one lot condominium map. The project has an overall density of 81 dwelling units per net acre and 2,723 square feet of commercial spaces. The parcel fronts on I Street with an alley to the west (Exhibit A). Vehicular access to the site is not necessary as parking for each of the units is being provided in a nearby parking structure. City services are available to serve the proposed parcel and standard subdivision improvements, including curbs, gutters, sidewalks are existing adjacent to the project site.

Staff recommends the Planning Commission approve the Tentative Map for the proposed project, as the map is consistent with the General Plan, Central City Community Plan, the State Subdivision Map Act, and the City's Subdivision Ordinance.

Respectfully submitted by:



MICHAEL YORK
Associate Planner

Recommendation Approved:


JEANNE CORCORAN
Senior Planner

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Attachment 1 – Recommended Findings and Conditions

Proposed Findings and Conditions

Findings Of Fact

- A. **Environmental Determination:** Categorical Exemption. The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act.
- B. The **Tentative Subdivision Map** to designate the parcel for condominium purposes in the Central Business District (C-3) zone subdivide one parcel for condominium purposes is **approved** based on the following findings of fact:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan Amendment designates the subject site for Low Density Residential (4-15 du/na) and Parks/Recreation/Open Space land uses;
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- C. The **Special Permit** to allow nine (9) residential condominium units in the Central Business District (C-3) zone is **approved** based on the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use, in that the proposed uses will not adversely affect the peace and general welfare of the surrounding neighborhood, since the residential units will add to the mix of uses in the area dominated by office and retail uses, supports transit usage, and increases the jobs/housing ratio;

2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project has a homeowners association to maintain the site and the residential units support the retail uses in the area; and
3. The project is consistent with the General Plan and Central City Community Plan in that:
 - a. The project complies with the proposed land use designations;
 - b. The project is consistent with the objectives of the City of Sacramento General Plan to provide housing opportunities; and
 - c. The project continues to fulfill the Central Community Plan of providing for a variety of housing densities and types with commercial, civic, transit, and park uses in close proximity.

Conditions Of Approval

- B. The **Tentative Subdivision Map** to designate the parcel for condominium purposes in the Central Business District (C-3) zone is hereby **approved** subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-091). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering and Finance Division after consultation with the U.S. Postal Service.
3. Show all continuing and proposed/required easements on the Parcel Map.
4. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
5. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
6. This project does not require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.
7. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering and Finance Division.

CITY UTILITIES

8. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall have only one (1) metered domestic water service. Separate water service connections and water meters shall be provided for the commercial condominiums and the residential condominiums. Excess water services shall be abandoned to the satisfaction of the Department of Utilities.

9. Common area landscaping shall have a separate street tap for a metered irrigation service.
10. Prior to the initiation of any water, sanitary sewer or storm drainage services to the condominium project, the owner(s) and ownership association shall enter into a Utility Service Agreement with the City to receive such utility services at points of service designated by the Department of Utilities. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water, sanitary sewer and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, the Association will sub-meter in the future if required to do so by any law or regulation, and shall be in a form approved by the City Attorney.
11. An ownership association shall be formed and C.C. & R's shall be approved by the City and recorded assuring maintenance of any private drives, common area, sanitary sewer, water and storm drainage facilities within the condominium project and non-residential portion of the project. The onsite water, sewer and storm drain systems shall be private systems maintained by the association.
12. Per City Code, the point of service for water, sewer and storm drain service is located at the back of curb for separated sidewalks and at the back of sidewalk for attached sidewalks. The onsite water, sewer and storm drain systems shall be private systems maintained by the ownership association.

PPDD: Parks

13. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).
14. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

ADVISORY NOTES:

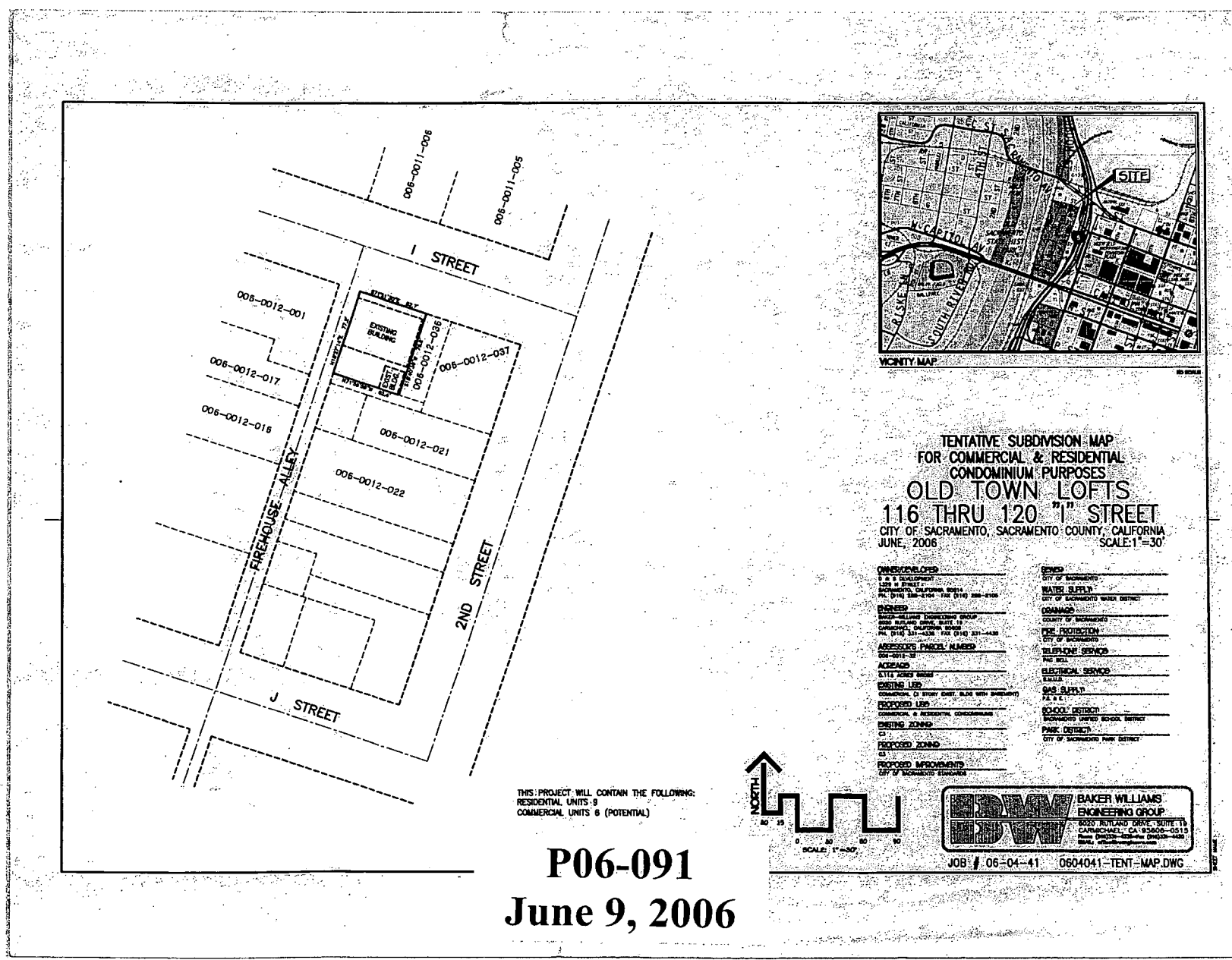
The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

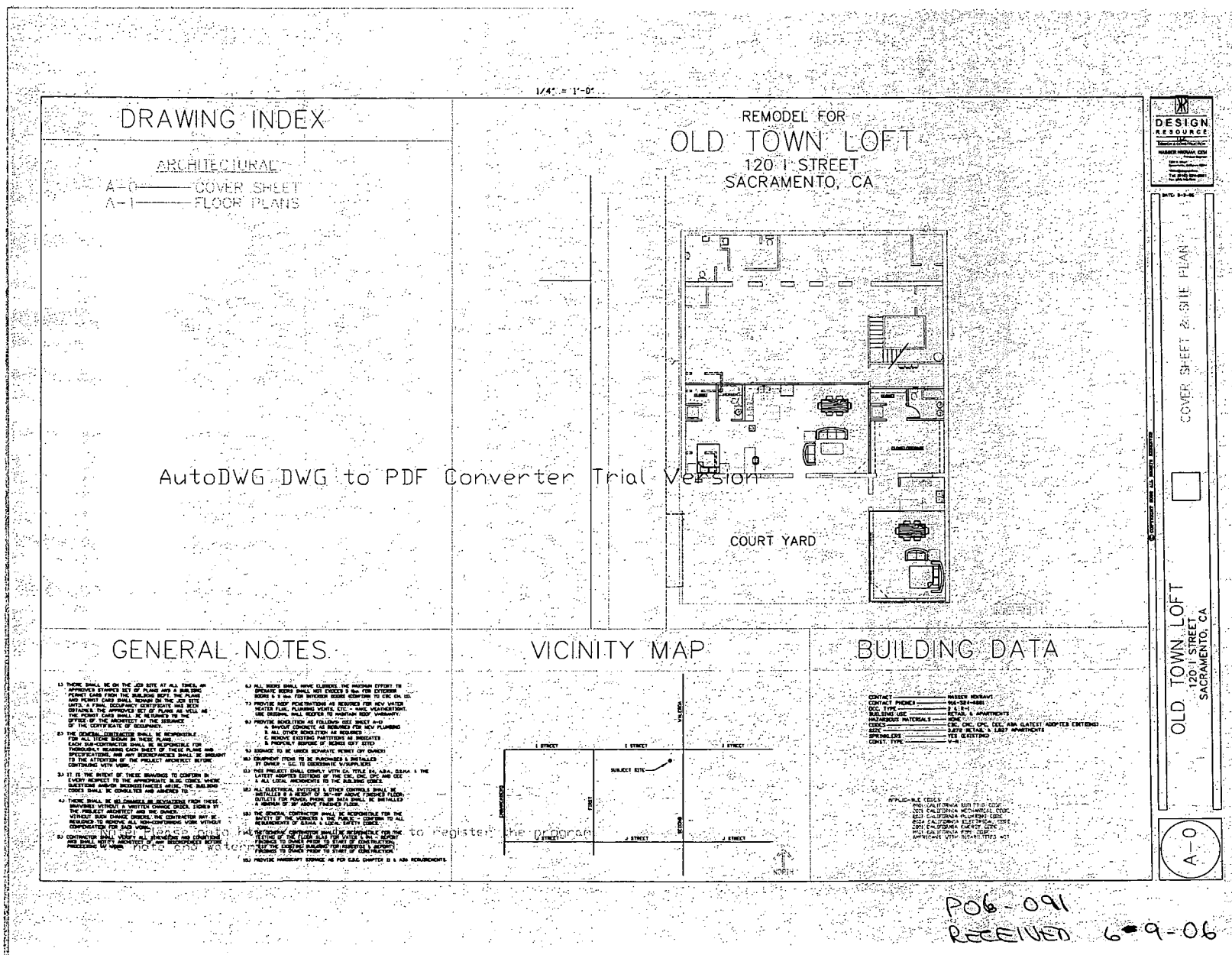
- a. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined System Development Fee prior to the issuance of any building permit. The impact to the CSS due to the conversion to condominiums is estimated to be 6 ESD. The Combined System fee at time of building permit is estimated to be \$630.
- b. Many projects in the City of Sacramento require on site booster pumps for fire suppression and domestic water systems. Prior to design of the fire suppression system, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system. If a fire suppression system is required for this project a separate fire service will be required.
- c. The proposed project is located in the Flood zone designated as a **X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the **X** zone, there are no requirements to elevate or flood proof
- d. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 1. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$23,760. This is based on 9 multifamily condominium residential units and an average land value of \$250,000 per acre for the Central City Planning Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
 2. 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 \$11,097. This is based on 9 multifamily condominium residential units at the infill fee of \$1,233 each. Additional PIF will be due based on the square footage of the 6 commercial condos at \$0.20 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.
 3. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

- C. The **Special Permit** to allow nine (9) residential condominium units in the Central Business District (C-3) zone is hereby **approved** subject to the following conditions of approval:
1. The applicant shall obtain all necessary building and/or encroachment permits prior to commencing tenant improvements.
 2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
 3. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Zoning Ordinance.
 4. All alarm plans shall be approved by the Sacramento Police Department's Alarm Unit.
 5. Any security measures proposed for the building shall be coordinated with the City of Sacramento Police Department and the manager of the Old Sacramento Historic District.
 6. This approval is for 9 residential units lots. Any increase in the number of units specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.
 9. Prior to issuance of occupancy permit the Final Map shall be recorded.
 10. Nine (9) parking spaces shall be provided off-site.

ADVISORY NOTES:

- a. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.
- b. Provide appropriate KNOX access for site.
- c. An automatic fire sprinkler system shall be installed in any portion of a building when there is a change of occupancy and the floor area of that portion of the building which is changed exceeds 4,999 square feet.
- d. All portions of the building and structure shall be provided with an approved automatic fire extinguishing system. Such system shall include the installation of sprinkler heads for exterior protection of property line openings and roof eave overhangs when required by proximity of the walls with relation to property lines, and such other locations as required by the fire marshal. Such automatic fire extinguishing system shall be independent of the normal domestic water supply to the building. (Historic Renovations code § 15.128.080)





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Exhibit C – Basement & Ground Floor Plans

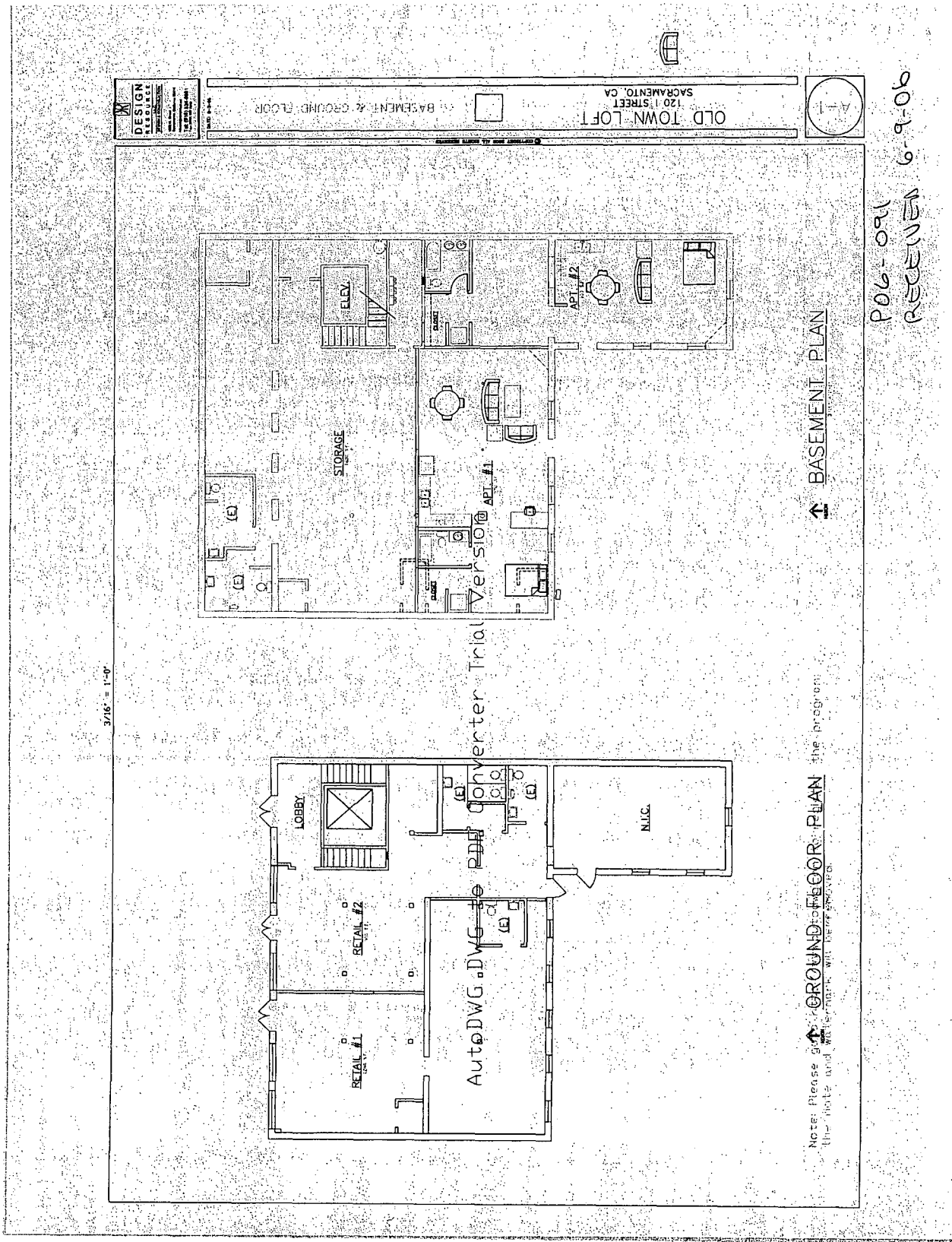


Exhibit D - Second & Third Floor Plans

P06-091
June 9, 2006

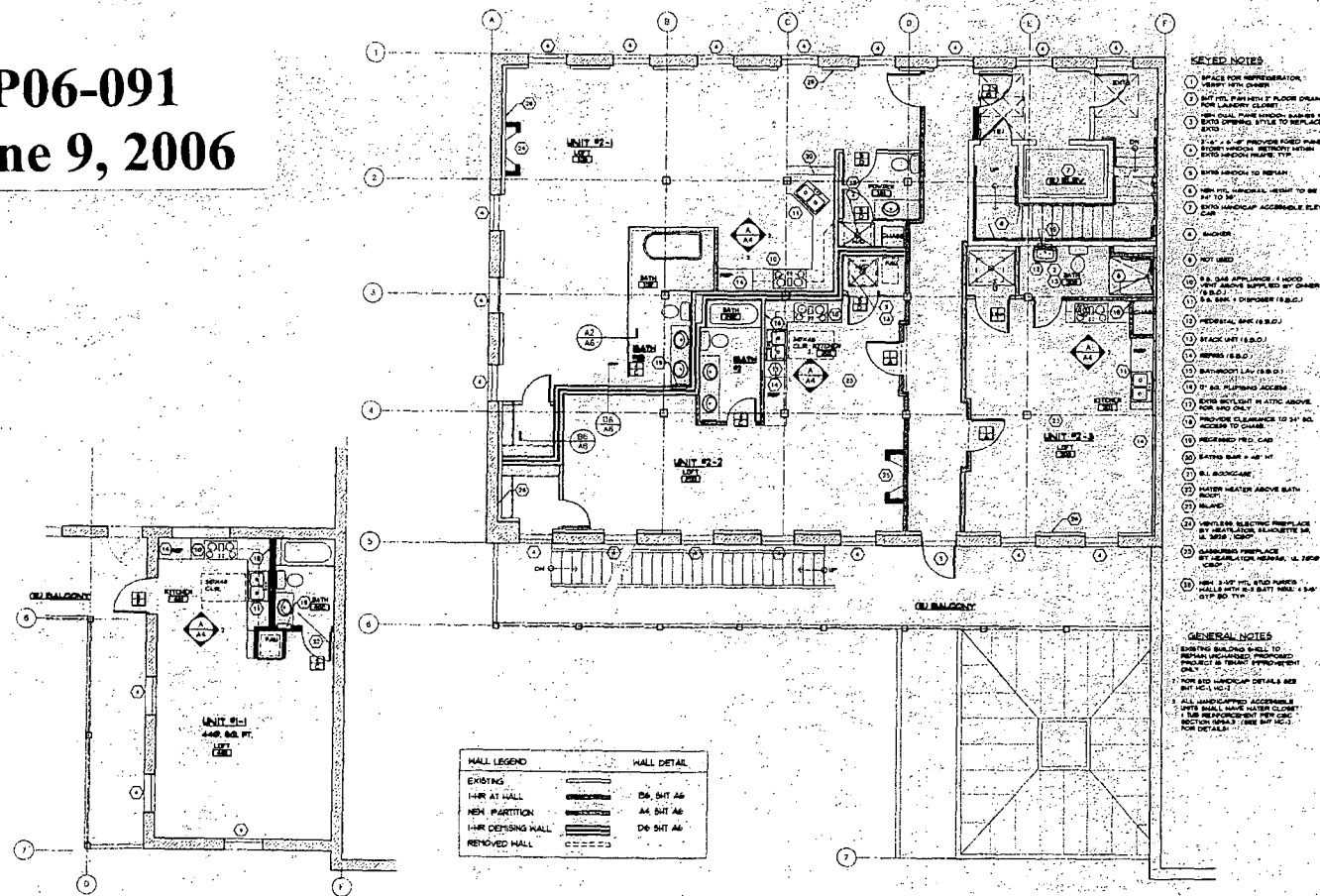


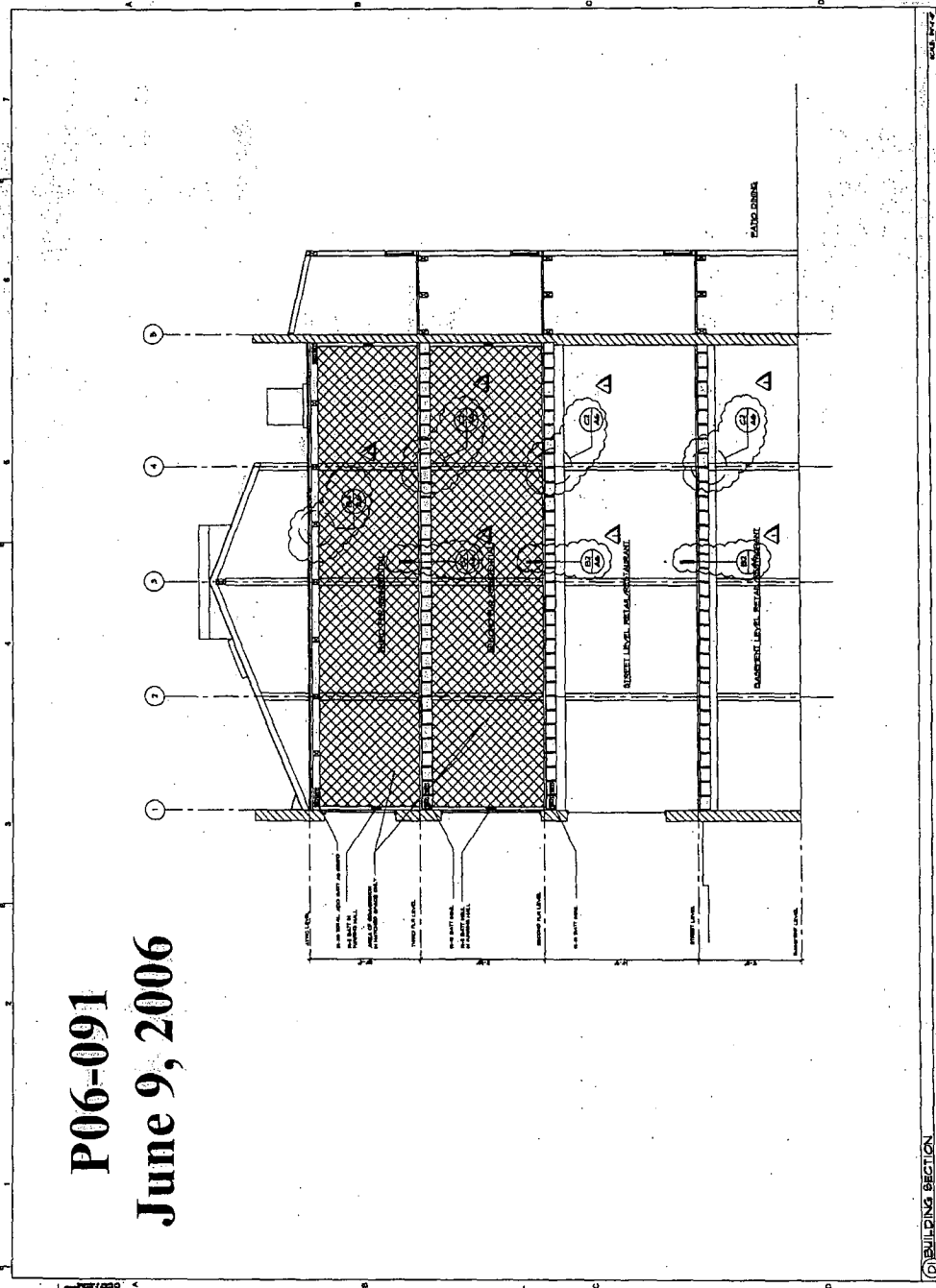


Exhibit E – Cross Section of Floors

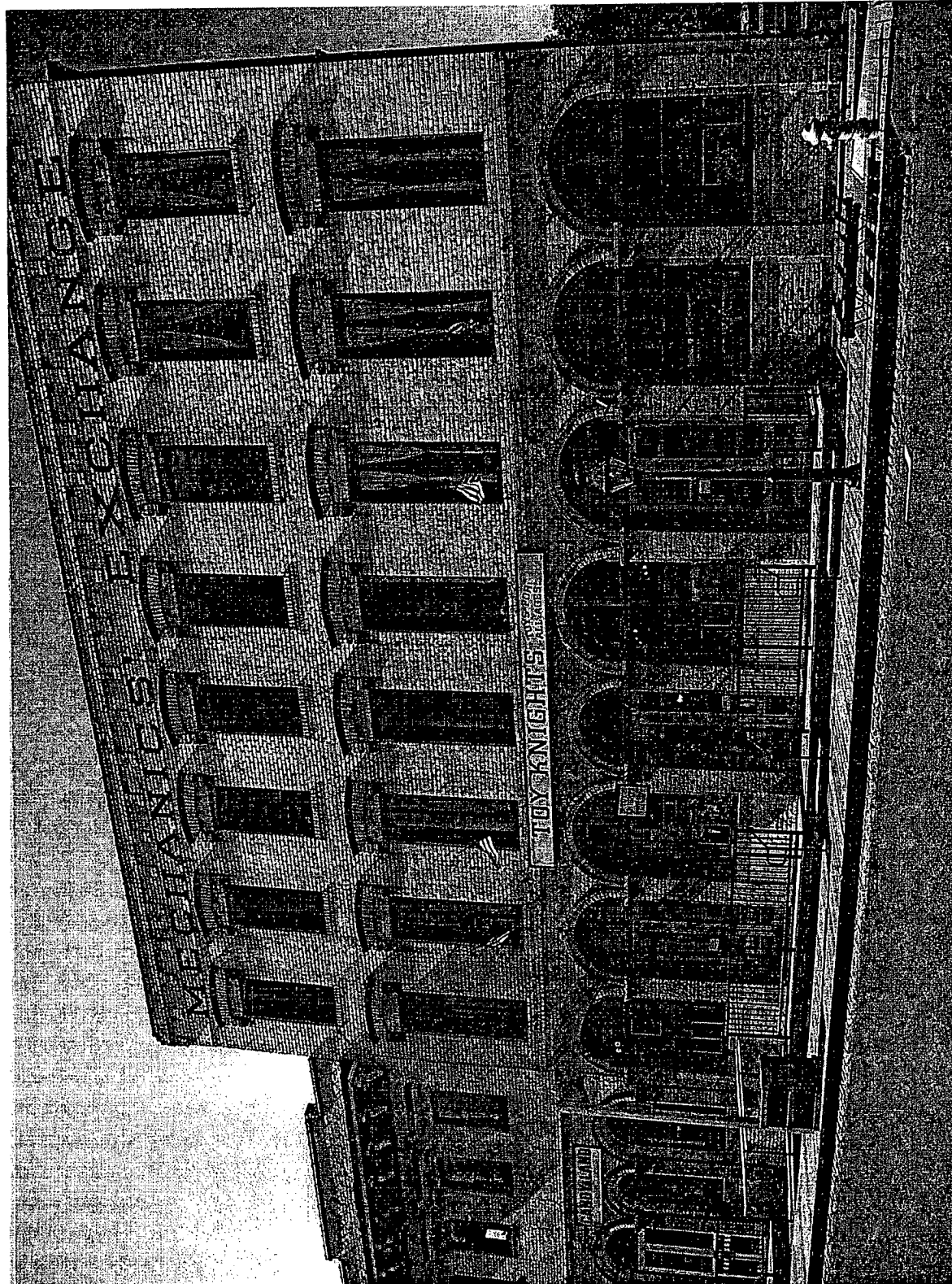
 <p>SUTTON & ASSOCIATES, INC. ARCHITECTS 1000 J STREET, SUITE 200 SACRAMENTO, CA 95824 TEL: 916.441.1111 WWW.SUTTON-ARCHITECTS.COM</p>	 <p>PROFESSIONAL ENGINEER STATE OF CALIFORNIA No. 4415 EXPIRES 12/31/07</p>	<p>OLD TOWN LOFTS RESIDENTIAL CONDOMINIUM 116 "N" STREET SACRAMENTO, CA 95824 D/S DEVELOPMENT 116 "N" STREET SACRAMENTO, CA 95824 PHONE: (916) 441-1111 CONTACT: STEVE LEONARD</p>	<table border="1"><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>1</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>2</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>3</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>4</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>5</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>6</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>7</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>8</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>9</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>10</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>11</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>12</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>13</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>14</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>15</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>16</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>17</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>18</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>19</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>20</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>21</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>22</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>23</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>24</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>25</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>26</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>27</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>28</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>29</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>30</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>31</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>32</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>33</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>34</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>35</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>36</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>37</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>38</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>39</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>40</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>41</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>42</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>43</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>44</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>45</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>46</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>47</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>48</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>49</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr><tr><td>50</td><td>ISSUED FOR PERMITS</td><td>09/28/06</td></tr></table>	NO.	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P06-091
June 9, 2006



© BUILDING SECTION

Attachment 2 – Photo of Building



Attachment 3 – Land Use & Zoning Map

