



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

New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814

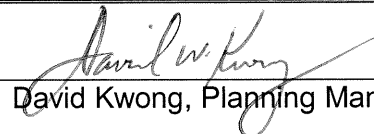
Project Name: 1801 L Street  
Project Number: P06-081  
Project Location: 1801 L Street, Sacramento, CA 95814  
Assessor's Parcel No.: 007-0082-015  
Applicant: Al Esquivel, Esquivel Real Estate, (916) 730 Alhambra Boulevard, #222,  
Sacramento, CA 95816  
Action Status: Approved Action Date: 09/14/06

**REQUESTED  
ENTITLEMENT(S):**

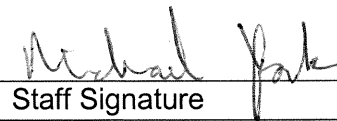
- A. Environmental Determination: Prior Negative Declaration;
- B. Special Permit to waive the required parking for an 80-seat restaurant;
- C. Special Permit to waive the required parking for a 99-seat restaurant;
- D. Special Permit to waive the required parking for a 40-seat restaurant;
- E. Special Permit to waive the required parking for 3,215 square feet of retail.

**ACTIONS TAKEN:** On 09/14/06, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:  
The Planning Commission approved items A-E.

**Action certified by:**

  
David Kwong, Planning Manager

Sent to Applicant: 09/15/2006

By:   
Staff Signature

**NOTICE OF PROTEST RIGHTS**

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC

18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

**EXPIRATION**

**TENTATIVE MAP:** Failure to record a final map within three 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 three 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 three years unless a building permit is obtained within the variance term.

**PLAN REVIEW:** Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review 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 rezoning, special permits and variances.

**APPEALS**

Appeals of the Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 09/25/06. If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

**Findings Of Fact**

A. Environmental Determination: Prior Negative Declaration. The City Planning Commission finds and determines that the proposed project is a Prior Negative Declaration pursuant to the California Environmental Quality Act.

B-E. The Special Permits for the proposed parking waivers are approved subject to the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that:

A. The restaurants provide additional dining options for residents and employees in the central city area.

B. The restaurant uses help create a vibrant active center within the central city; and

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking will be available for the restaurants during the weekdays after 4pm and all day on weekends with the use of the East End Complex parking garage.; and

3. The proposed project is consistent with the General Plan and Central City Community Plan designations of Residential Mixed Use, which promotes a rich vital urban experience and provides for a mixture of land uses in the same building.

## **Conditions Of Approval**

1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
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. The applicant shall work diligently towards and use their best efforts to establish a shuttle plan for shuttling a minimum of 100 employees within the area bounded by K St & Capitol Ave, 17<sup>th</sup> to 21<sup>st</sup> St. The plan shall identify where off-site parking will be provided, the timing of the shuttle, and the funding mechanism. This plan shall be reviewed and approved by the City Parking Manager.
4. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.
5. Prior to occupancy permits, developer/applicant shall enter into an agreement with Regional Transit (RT) to provide bus passes for employees. The number of bus passes purchased from RT shall be a minimum of 10% of the number of employees for each restaurant.
6. The applicant shall work with the neighborhoods to implement a change to the residential parking permit program to reduce the time from 2 hour parking to 1 hour parking and extend the restriction of parking to 7pm.
7. Prior to occupancy the applicant shall enter into an industry-standard valet service agreement to provide valet service for restaurant customers.
8. Prior to occupancy the applicant shall provide a minimum of three on-site bicycle parking facilities available to the public. The applicant shall work with Design Review staff on the location and design of the bicycle facilities.
9. The applicant shall work dilligently towards a parking space sharing plan for use by employees of 1801 L Street businesses of any unused on-site residential parking spaces.