



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

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

Project Name:	Sacramento Local Conservation Corps Headquarters/Training Center	
Project Number:	P08-080	
Project Location:	6101, 6104 and 6100 27th Street	
Assessor's Parcel No.:	036-0031-038, 036-0031-034, 036-0031-026	
Applicant:	Anita Williams – 1919 19th Street Sacramento, CA 95811	
Action Status:	Approved	Action Date: 11/13/2008

**REQUESTED ENTITLEMENT(S):**

A request for Special Permits to waive ten parking spaces for an approximately 11,865 square foot building and to provide eight off-site parking spaces on an adjacent parcel that is under the same ownership and within 300 feet of the project site, and a Plan Review Modification to add parking, landscaping and make minor exterior improvements, on approximately 0.86 acres in the Light Industrial Review, Executive Airport Overlay (M-1S-R-EA-4) zone.

**ACTIONS TAKEN:**

A. Environmental Determination: Exempt (CEQA Guidelines Section 15332);	Approved
B. Special Permit to provide eight off-site parking spaces on an adjacent parcel that is under the same ownership and within 300 feet of the project site;	Approved
C. Special Permit to waive ten parking spaces; and	Approved
D. Plan Review Modification to add parking, landscaping and make minor exterior improvements.	Approved

Action certified by:

*for*   
David Kwong, Planning Manager

Sent to Applicant: 11/17/2008

By:

  
Stephanie Hockman

## **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 (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); 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 300 Richards Blvd., 3rd Floor, within 10 calendar days of this meeting, on or before 11/24/2008. If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

**Attachment 1**  
**Approved Findings of Fact and Conditions of Approval**  
**SLCC Headquarters/Training Center (P08-080)**  
**6101, 6100 and 6104 27<sup>th</sup> Street**

**Findings Of Fact**

**A. Environmental Determination: Exemption**

1. On November 13, 2008, the Planning Commission of the City of Sacramento found as follows:

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 found that the Project is exempt from review under **CEQA Guidelines Section 15332, Infill Exemption** of the California Environmental Quality Act Guidelines as follows:

**This project consists of a request for Special Permits to waive ten parking spaces for an approximately 11,865 square foot building and to provide eight off-site parking spaces on an adjacent parcel that is under the same ownership and within 300 feet of the project site, and a Plan Review Modification to add parking, landscaping and make minor exterior improvements, on approximately 0.86 acres in the Light Industrial Review, Executive Airport Overlay (M-1S-R-EA-4) zone.**

The proposed project is consistent with the General Plan and applicable zoning designations, is located within the City limits on a site that is not more than five (5) acres in size and is substantially surrounded by urban uses, is located at a site with no habitat value, and can be adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality, or water quality.

**B and C.** On November 13, 2008, the Planning Commission approved a **Special Permit** to provide eight off-site parking spaces on an adjacent parcel that is under the same ownership and within 300 feet of the project site and a **Special Permit** to waive ten parking spaces based on the following Findings of Fact:

1. Granting the Special Permits are based upon sound principles of land use in that:
  - a. Off-site parking will minimize the need to create additional spaces and makes use of the existing parking stalls nearby; and
  - b. Reduced parking is appropriate because the majority of people who come to the site are corps members who will utilize other modes of travel besides driving, such as taking the bus or light rail,

walking, carpooling, or biking to travel to and from the site.

2. Granting the Special Permits would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. Off-site parking is located within the campus and under the same management; and
  - b. The number of parking spaces for both employee and corps members on a daily basis is adequate. Therefore, the proposed project will not be detrimental to the public welfare nor result in the creation of a public nuisance because it will not have any significant impacts on adjacent businesses or residences.
3. The Special Permits are consistent with the objectives of the General Plan and the Airport/Meadowview Community Plan in that the SLCC campus includes a headquarters/training, recycling and sorting, and warehouse operations that are compatible with the Heavy Commercial or Warehouse and Industrial land use designations.

**D.** On November 13, 2008, the Planning Commission approved a **Plan Review Modification** to add parking, landscaping and make minor exterior improvements based on the following Findings of Fact:

1. The proposed development is consistent with the General Plan in that the proposed building will offer uses and services for the daily needs of adjacent areas.
2. The facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways as:
  - a. the proposed project has been reviewed by the Development Engineering Division, Utilities Department, Fire Department, and Utilities Department. All issues related to utilities, access, sanitation and drainage have been reviewed; and
  - b. the project has been found to meet, or has been conditioned to meet, all applicable City requirements.
3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title as:

- a. the subject site has been reviewed and has been found to adequately accommodate the applicable building coverage and all setback requirements; and
  - b. the proposed project requires a total of 38 parking spaces. Twenty are located on the subject site, eight are located off-site on an adjacent parcel that is under the same ownership and within 300 feet of the project site, and the applicant is requesting to waive the remaining ten parking spaces. It is appropriate to waive and reduce parking because the majority of people who come to the site are corps members who will utilize other modes of travel besides driving, such as taking the bus or light rail, walking, carpooling, or biking to travel to and from the site. In addition, the number of parking spaces for both employee and corps members on a daily basis is adequate. Therefore, the proposed project will not have any significant impacts on adjacent businesses or residences.
4. Approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties in that:
- a. the building will not create negative impacts that will result in the creation of a nuisance; and
  - b. site maneuvering and access have been reviewed and have been found to not cause any negative traffic impacts.

### **Conditions Of Approval**

**B and C.** On November 13, 2008, the Planning Commission approved a **Special Permit** to provide eight off-site parking spaces on an adjacent parcel that is under the same ownership and within 300 feet of the project site and a **Special Permit** to waive ten parking spaces subject to the following Conditions:

### **General**

**B/C1.** The applicant shall provide a minimum of twenty parking spaces at the proposed headquarters/training facility (Building A). Any modifications resulting in an amount of parking less than twenty spaces shall require staff review and may require the approval of additional entitlements.

**B/C2.** The applicant shall provide a minimum of twenty-one parking spaces at the OPS building (Building C). Any modifications resulting in an amount of

parking less than twenty-one spaces shall require staff review and may require the approval of additional entitlements.

**B/C3.** Final landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. The irrigation system and landscaping shall be maintained in good condition during the life of the project.

**D.** On November 13, 2008, the Planning Commission approved a **Plan Review Modification** to add parking, landscaping and make minor exterior improvements in the Light Industrial Review, Executive Airport Overlay (M-1S-R-EA-4) zone subject to the following Conditions:

### **General**

**D1.** The applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.

**D2.** The project shall be constructed in substantial conformance to the approved plans.

**D3.** Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.

**D4.** All building materials shall be consistent with approved plans.

**D5.** The applicant shall obtain all necessary sign permits.

**D6.** Final landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. The irrigation system and landscaping shall be maintained in good condition during the life of the project.

**D7.** No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking stall, structure, fence, or wall extend into said area.

### **Development Engineering**

**D8.** Construct standard 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 Division.

Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standards. This shall include street lighting (if needed) and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along 27th Street per City standards to the satisfaction of the Department of Transportation.

**D9.** All driveways serving the site shall be designed and constructed to City Standards and shall meet current ADA standards to the satisfaction of the Department of Transportation.

**D10.** The site plan shall conform to A.D.A. requirements in all respects.

**D11.** The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance) regarding stall widths and length and maneuvering isles.

**D12.** The design of walls fences and signage 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 at maturity. The area of exclusion shall be determined by the Department of Transportation.

### **Sacramento Area Sewer District**

**D13.** Connection or reconnection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to sewer construction.

**D14.** Sewer service shall continue to be provided by District infrastructure to the existing sewer service laterals. Required modifications, if any, shall be to the satisfaction of the District.

### **Police**

**D15.** All alarm plans shall be approved by the Sacramento Police Department's Alarm Unit.

**D16.** Numbers outside the building shall be placed in a location so that the address is easily identifiable.

**D17.** The applicant shall be responsible for the daily removal of all litter from the subject site and adjacent properties under the same ownership.

## **Regional Transit**

**D18.**Transit information shall be displayed in a prominent location for employees/corps members. Please contact Devra Selenis, from the Marketing Department at 916-321-2859 for more information.

## **Advisory Notes**

### **Parks**

1. As per City Code, the applicant will be responsible to meet his/her obligations regarding 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 \$5,577. This is based on 11,865 square feet at the commercial/office rate of \$0.47 per square foot (specified infill rate only applies to residential projects). 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.

### **Fire**

2. Any future gates and fencing should meet the following criteria: Vehicle gates should be provided with a minimum 20 feet clear access for a single gate. Split gates should be provided with 16 feet clear access for each gate. Vehicle gates should be provided with Key override switch (Knox) and Radio operated controller (Click2Enter). Pedestrian gates should be a minimum of 4 feet in width, be handicap accessible and comply with exit door requirements of the Uniform Building Code. An approved Knox key box should be installed at least 48 inches above grade on the outside of the pedestrian gates.

### **Sacramento Area Sewer District**

3. Developing this property may require the payment of sewer impact fees. The applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

### **Police**

#### *Lighting*

4. Parking lots, aisles, passageways, recesses, and grounds contiguous to buildings should be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination for the safety and security of vehicles and pedestrians using the site during the hours of darkness or diminished lighting. Such lighting should be equipped with vandal-resistant covers/lenses.

5. A lighting level of 1- 2 foot candles minimum maintained at ground level is suggested in all vehicle and pedestrian areas.

6. All exterior doors should be adequately illuminated at all hours with their own light source.

7. Exterior door, perimeter, canopy, and parking area lights should be controlled by photocell and should remain on during the hours of darkness or diminished lighting.

8. All entrances to the parking areas should be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's/manager's request.

#### *Doors*

9. A 180 degree viewing device (or peephole) should be installed in solid doors.

10. Any rear door used to admit employees or deliveries should be equipped with a 180 degree viewing device to screen persons before allowing entry.

11. Any office which contains a safe or will be used to count receipts should be equipped with a 180 degree viewing device.

#### *Landscaping*

12. Landscaping should be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.

13. All dumpsters should be kept locked.

14. The applicant should post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement should be kept on file on the premises and at the Police Department.

#### **Urban Forestry**

15. There are no heritage trees on or adjacent to this site. All existing on-site trees can be removed without a City tree removal permit.

16. All trees should be irrigated on a non-turf station by a minimum of two pop-up heads w/3' radius nozzles installed 30" to 40" from center trunk line. Other irrigation designs may be approved pending review of the City Landscape Architecture department and the Urban Forest Services Division.

17. All trees should be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".

18. No turf, groundcover or shrubs should be planted within 4' of any tree trunk.

### **Regional Transit**

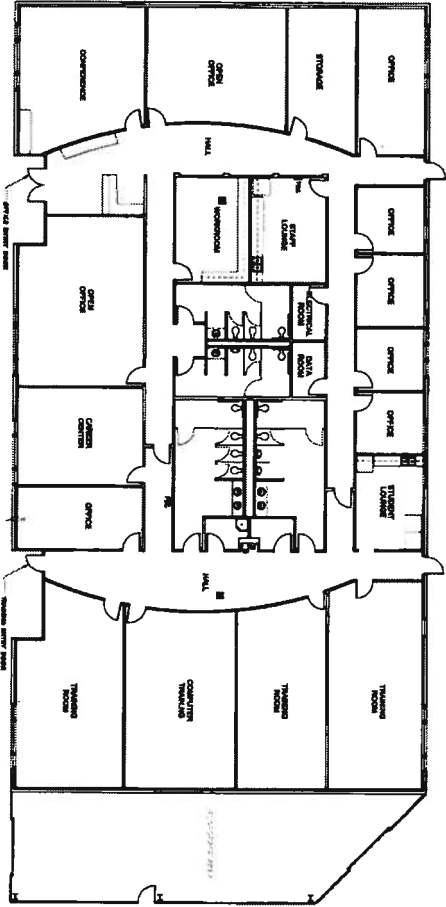
19. Connectivity of pedestrian ways and amenities such as pavers, vertical curbs, tree shading, lighting, and trellises, should be provided to encourage walking to transit.

20. Try to provide bicycle parking facilities at the building entrances.

21. The applicant is encouraged to join the Sacramento Transportation Management Association.

22. SLCC is encouraged to offer employees and corps members subsidized transit passes at 50% or more.





**PROPOSED BUILDING FLOOR PLAN**  
 SLCC HEADQUARTERS/ TRAINING FACILITY

**P08-080**  
**JULY 03, 2008**

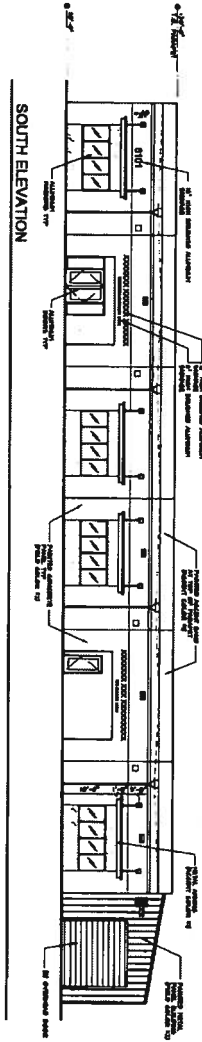


DATE: June 25th, 2008

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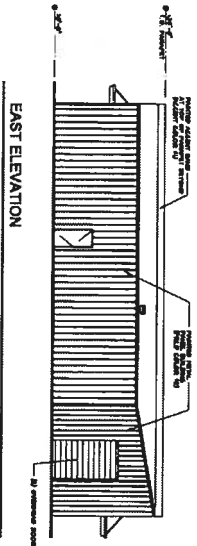
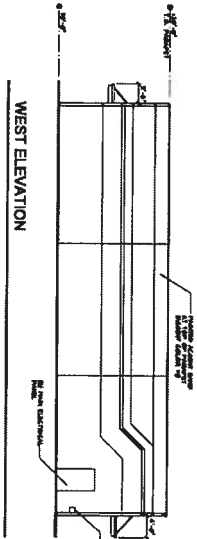
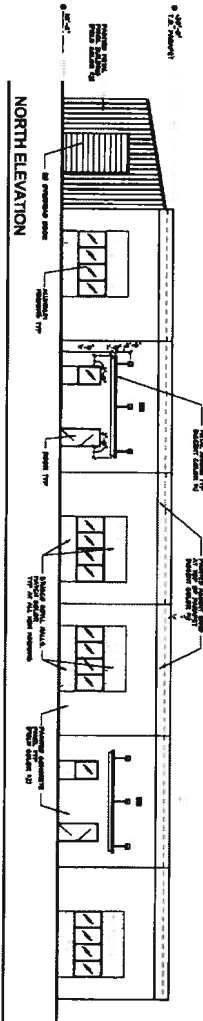
**LIONAKIS**

Exhibit 1C – Elevations



**LIONÄKIS**  
 Architectural Firm

**COMMONS COLUMN LEGEND**



**PROPOSED BUILDING ELEVATIONS**  
 SLCC HEADQUARTERS/ TRAINING FACILITY

**P08-080**  
**JULY 03, 2008**

DATE: June 25th, 2008

**A3**

