



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

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

Project Name: Jessie Avenue Gate Project
Project Number: P06-220
Project Location: 470 Jessie Avenue
Assessor's Parcel No.: 237-0660-001 thru 0061
Applicant: Javier Gomez, Goland Services, (916) 929-5056, 2917 Del Paso Boulevard, Sacramento, CA 95815
Action Status: Approved with Conditions Action Date: 01/22/09
REQUESTED ENTITLEMENT(S): A. Environmental Determination: Exempt, Section 15302;
B. Special Permit to allow a vehicle gate for an existing 60 unit condominium complex on approximately two acres in the Multi-Family (R-3) zone.

ACTIONS TAKEN: On 01/22/09, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Approved items A&B.

Action certified by: 
David Kwong, Planning Manager

Sent to Applicant: 01/23/2009

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 (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 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 02/02/09. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: Exemption

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 CEQA Guidelines Section 15302, Replacement or Reconstruction of the California Environmental Quality Act Guidelines as follows:

This project consists of a request to allow a vehicle gate for an existing 60 unit condominium complex on approximately two acres in the Multi-Family (R-3) zone.

The proposed project is the reconstruction of an existing structure where the new structure will be located on the same site and have the same purpose and capacity as the structure being replaced.

B. The Special Permit to allow a vehicle gate for an existing 60 unit condominium complex on approximately two acres in the Multi-Family (R-3) zone is approved subject to the following Findings of Fact and Conditions of Approval:

a. The project will not impede public access to a public resource or interfere with existing or planned traffic circulation patterns.

The site is developed on all sides and accessed from one driveway and does not provide any opportunity for future connectivity. The area in front of the gate will allow vehicles to pull out of the right-of-way and also provide an area turning around.

b. The project is consistent with city regulations and guidelines relating to the establishment of gated developments.

The gate is being designed consistent with the following standards: to allow vehicles to turn-around in the driveway, to provide 24 hour access by authorized maintenance and service providers, to allow for proper emergency access, to provide a pedestrian access gate near the vehicle gate.

The gate is being designed consistent with the following guidelines: the entrance meets the width requirements, adequate stacking room is provided between the gate entrance and gate controller, the

gate is being constructed of ornamental iron, and the gate is a swinging gate rather than a sliding gate.

- c. The project is consistent with the objectives of the general plan, community plan, or other local plan for the area in which the project is to be located.

The project invests resources into a neighborhood that may be in decline.

- d. The project will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance.

The gate will help deter people not living in the development from entering and using facilities on site which are not public facilities due to so many units being unoccupied.

Conditions Of Approval

The Special Permit to allow a vehicle gate for an existing 60 unit condominium complex on approximately two acres in the Multi-Family (R-3) zone is hereby approved subject to the following conditions:

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. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Zoning Ordinance.
4. The existing fence location along back of sidewalk shall be replaced with new fence as identified in Exhibits 1A - 1C and located at least 15 feet from the back of sidewalk.
5. New fence shall contain the pedestrian element feature and be constructed of materials identified in Exhibits 1C.
6. The vehicular gate entrance shall allow for turn-around outside of the public right-of-way as identified in Exhibits 1A - 1B.
7. The Vehicular gate shall be constructed of materials as identified in Exhibits 1C.

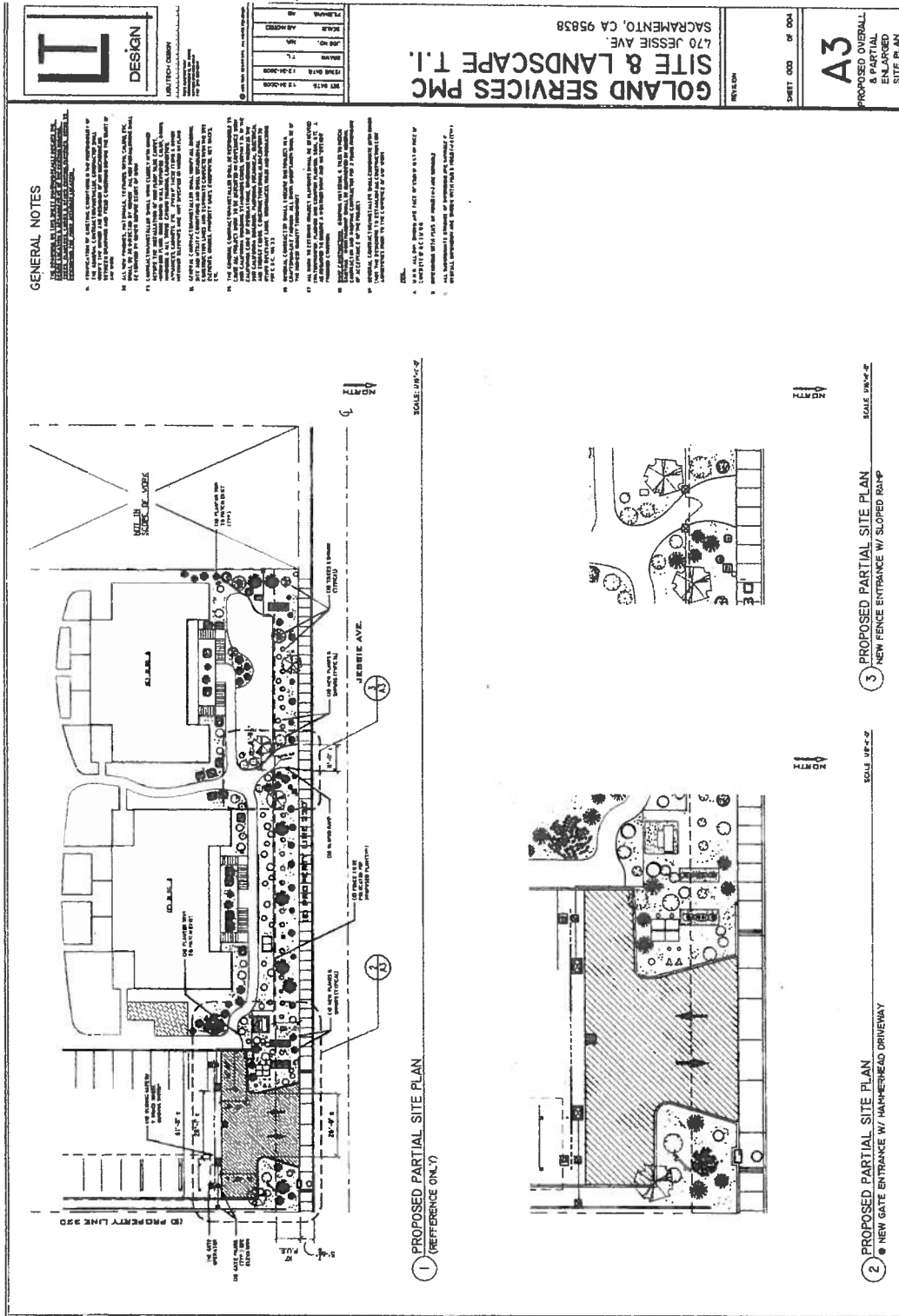
Development Engineering

8. Construct standard public improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Chapter 18.04.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Any public improvement not specifically noted in these conditions 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 Department of Transportation.
9. The existing driveway shall be redesigned and reconstructed to meet current ADA requirements and City standards to the satisfaction of the Department of Transportation. A turn-around area shall be provided to the satisfaction of the Department of Transportation.
10. The site plan shall conform to A.D.A. requirements in all respects.
11. 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.

Fire Department

12. Vehicle gate shall be equipped with Key override switch Knox and Radio operated controller Click2enter. A man gate shall be installed within 10' of the vehicle gate, and must be a minimum 48" in width. All man gates shall be provided with an approved Knox box which shall be installed at 48" above grade on the outside of the gate.

Exhibit 1B – Proposed Overall and Enlarged Site Plan



LEADTECH COMPANY
 1000 JESSIE AVE.
 SACRAMENTO, CA 95833
 TEL: 916.441.1111
 FAX: 916.441.1112
 WWW.LEADTECH.COM

PROJECT NO.	18-24-0008
DATE	7.1.08
SCALE	AS SHOWN
TITLE	LANDSCAPE T.I.
CLIENT	LEADTECH COMPANY
DESIGNER	LEADTECH COMPANY
CHECKED BY	[Signature]
DATE	12/15/08

GOLAND SERVICES PMC
SITE & LANDSCAPE T.I.
 470 JESSIE AVE.
 SACRAMENTO, CA 95838

A3
 PROPOSED OVERALL
 ENLARGED
 SITE PLAN

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.

1 PROPOSED PARTIAL SITE PLAN
 (REFERENCE ONLY)

2 PROPOSED PARTIAL SITE PLAN
 NEW GATE ENTRANCE W/ HAMMERSHEAD ORNAMENT

3 PROPOSED PARTIAL SITE PLAN
 NEW FENCE ENTRANCE W/ SLOPED RAMP

P06-220
 REVISED
 12/15/08

