

PLANNING AND DESIGN COMMISSION RECORD OF DECISION

300 Richards Boulevard, Sacramento, CA 95811

Project Name:	Pacifica	Senior Art	ts Communi	ty at	: Midtown
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Project Number: P14-024

Project Location: 700 16th Street

APN: 002-0172-024; 002-0174-024

Applicant: Carey Algaze, Pacifica Companies, (619) 296-9000 x 178, 1775

Hancock Street, Suite 200, San Diego, CA 92110

Action Status: Approved with Conditions Action 1/14/2016

Date:

REQUESTED ENTITLEMENT(S):

- A. Environmental Determination: Mitigated Negative Declaration
- B. Mitigation Monitoring and Reporting Plan
- C. Conditional Use Permit to operate a residential care facility with 41 assisted care units in the General Commercial (C-2) zone
- D. Site Plan and Design Review with deviations for the construction of a new mixed use building with a reduced amount of open space and utilizing the alley instead of an onsite loading zone

ACTIONS TAKEN:

On 1/14/2016, the Planning and Design Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval: Approved entitlements A-D.

Action certified by:

Stacia Cosgrove, Principal Planner

Sent to Applicant:

1/27/2016

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.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use 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.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design 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 and Design Commission decision of this item to the City Council must be filed at 300 Richards Boulevard, 3rd Floor, within 10 calendar days of this meeting, on or before 1/24/2016. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

1. Findings of Fact

A&B. Mitigated Negative Declaration and Mitigation Monitoring Program:

1. The Planning and Design Commission of the City of Sacramento finds as follows:

The Project initial study determined, based on substantial evidence, that the Project is an anticipated subsequent project identified and described in the 2035 General Plan Master EIR; that the Project is consistent with the 2035 General Plan land use designation and the permissible densities and intensities of use for the project site; that the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the Master EIR are adequate for the Project; and that the Project **would** have additional potentially significant environmental effects not previously examined in the Master EIR. Mitigation measures from the Master EIR were applied to the Project as appropriate, and revisions to the Project made by or agreed to by the Project applicant before the proposed mitigated negative declaration and initial study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

- a. On June 4, 2015 a Notice of Intent to Adopt the MND (NOI) dated June 1, 2015 was circulated for public comments for 20 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.
- b. On June 4, 2015 the NOI was published in the Sacramento Bulletin, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.
- 2. The Planning and Design Commission has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The Planning and Design Commission has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.
- 3. Based on its review of the MND and on the basis of the whole record, the Planning and Design Commission finds that the MND reflects the Planning and Design

Commission's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

- 4. The Planning and Design Commission adopts the MND for the Project.
- 5. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the Planning and Design Commission adopts the Mitigation Monitoring Program to require all reasonably feasible mitigation measures, including mitigation measures from the Master EIR as appropriate, be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Program.
- 6. Upon approval of the Project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.
- 7. The documents and other materials that constitute the record of proceedings upon which the Planning and Design Commission has based its decision are located in the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811-0218. The custodian of these documents and other materials is the Community Development Department, Environmental Planning Services.

Exhibit A – Pacifica Senior Arts Community Mitigation Monitoring Program (MMP)

Exhibit A – PACIFICA SENIOR ARTS COMMUNITY PROJECT (P14-024) MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program (MMP) has been required by and prepared for the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name and File Number: Pacifica Senior Arts Community Project (P14-024)

Project Location: 700 16th Street, Sacramento, California

(APN: 002-0172-024-0000)

Project Applicant: Pacifica Companies

1775 Hancock Street, Suite 200

San Diego, CA 92110

Property Owner: Hospitality Sacramento L P.

1785 Hancock Street, Suite 106

San Diego, CA 92110

Project Location:

The project is located at 700 16th Street, Sacramento, California (APN 002-0172-024-0000), which is north of H Street and between 15th and 16th Streets.

Project Description:

The Project consists of (1) the demolition of the existing Clarion Hotel, and (2) the construction of a new mixed-use age restricted art-centered apartment community and ground-level commercial and retail spaces. Components of the Proposed Project are described below. The demolition of the Clarion Hotel and construction of the proposed Senior Arts Community is anticipated to take approximately 15 months.

As part of the Project development, all of the above ground structures of the existing Clarion Hotel would be demolished. The existing basement would remain intact and would be expanded by approximately 3,978 square feet to a total size of 20,554 square feet. The Project development includes a four-story plus basement building with a gross footprint of 167,788 square feet, which will include 100 Independent Living units and associated facilities, 41 Assisted Living units and associated facilities, a 1,843-square foot Community Arts Center, and approximately 12,361 square feet of ground-level commercial space. Both the Independent Living and Assisted Living units would include a total of approximately 162 beds.

SECTION 2: GENERAL INFORMATION

The Program includes mitigation for Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hazards, and Noise. The intent of the Program is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation

measures as prescribed by this Program shall be funded by the owner/developer identified above. This Mitigation Monitoring Program (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken from the Initial Study and Mitigated Negative Declaration prepared for the project and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

Exhibit A - PACIFICA SENIOR ARTS COMMUNITY PROJECT (P14-024)
MITIGATION MONITORING PROGRAM

ition of lance	Date		
Verification of Compliance	Initials		
Compliance Milestone /	Confirm	Measures shall be listed on project plans and Measures shall be implemented in field during grading and construction activities.	Measures shall be listed on project plans and Measures shall be implemented in field during grading and construction activities.
Responsible	Entities	Project Applicant / Contractor	Project Applicant / Contractor
	Mitigation Measure	The project applicant shall ensure that buildings do not use raflective glass that exceeds 50 percent of any building surface and on the ground three floors, use mirrored glass, use black glass that exceeds 25 percent of any surface of a building, or use metal building materials that exceed 50 percent of any street-facing surface of a primarily residential building.	 The applicant shall require its construction contractors to implement all of SMAQMD's Basic Construction Emissions of PM₁₀ (and PM₂₈). Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, slaging areas, and access roads. Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping prohibited. Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). All roadways, driveways, sidewalks, parking lots to be paved should be completed soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 3 minutes, less than the time required by California Code of Regulations, Title 13, sections
76		1-97	AQ-1
Environmental	Resource	Aesthetics, Light, and Glare	Air Quality

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tion of iance	Date		
Verification of Compliance	Initials		
Compliance Milestone /	Confirm		Measures shall be listed on project plans and Measures shall be implemented prior no construction activities.
Desnonsihle	Entities		Project Applicant / Contractor
	Mitigation Measure	 2449(d)(3) and 2485. Provide clear signage that posts this requirement for workers at the entrances to the site. Maintain all construction equipment in proper working condition according manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated. 	 BIO-1. The following mitigation measures will be implemented to avoid or minimize impacts to active nests of migratory birds and other birds of prey. If construction and vegetation/free removal activities are conducted during breeding season for special status species or other non special status birds and rapiors (generally between March 1 and September 1), a qualified biologist shall conduct a preconstruction survey within 14 days prior to commencement of any construction survey within 14 days prior to commencement of any construction survey to document the results. If surveys show that there is no evidence of nests, then no additional mitigation will be required provided construction commences within 14 days prior to the preconstruction survey. If any active nests are located within the vicinity of the project site, a no-disturbance buffer sone shall be established around the nests to avoid disturbance or destruction of the nest. The distance around the no-disturbance buffer will depend on the level of noise or construction activity, the level of ambient noise in the vicinity of the nest, and line-of-sight between the nest and disturbance. The biologist should delimit the buffer zone with construction approach along the nesting season (March 1 through September 1) or until the biologist determines that the young have fieldged. A report shall be prepared
Environmental	Resource		Biological

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Compliance	Initials Date			
Compliance Milestone /	Confirm		Measures shall be listed on project plans and Measures shall be implemented in field during grading and construction activities.	Measures shall be listed on project plans and Measures shall be implemented in field during grading and construction activities.
Responsible	Entities		Project Applicant / Contractor	Project Applicant / Contractor
	Mitigation Measure	the nestlings to document the results.	CR-1. In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ('midden'), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 feet of the resources shall be halted, and the Ciky shall consult with a qualified archeologist to assess the significance of the find. Archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.	CR-2. If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives. If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists (RPA), or 36 CFR 61 requirements.
Environmental	Resource		Cultural	

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MITIGATION MONITORING PROGRAM

Verification of Compliance	s Date			
Veri	Initials			
Compliance Milestone /	Confirm	Measures shall be listed on project plans and Measures shall be implemented in field during grading and construction activities.	Measures shall be listed on project plans and Measures shall be implemented in field during grading and construction activities.	Measures shall be listed on project plans and completed prior to issuance of Demolition, Grading and/or Building Permits. Measure shall be listed on
Reenonsible	Entities	Project Applicant / Contractor	Project Applicant / Contractor	Project Applicant / Contractor
	Mitigation Measure	CR-3. If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-intenment of the human remains and any associated artifacts. No additional work is to take place within the inmediate vicinity of the find until the identified appropriate actions have taken place.	CR-4. Should paleontological resources be identified at any project construction sites during any phase of construction, the construction manager shall case operation at the site of the discovery and immediately unity the City of Sacramento Community Development Department. The project applicant shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the Community Development Department shall determine whether avoidance is necessary.	HM-1. Prior to commencement of construction on the project site, the City shall ensure that a geophysical survey is performed on the southeast comer of the site, in the location of the historic service station. The geophysical survey shall include a magnetometer survey to check for the presence of UST. Whether or not a UST is identified, soil testing would be required. If a UST is not identified, no further assessments would be required. If a UST is identified during the geophysical survey, prior to construction the City shall ensure that the UST is removed pursuant to California Health and Safety Code, California Code of Regulations, and Sacramento County Code requirements. HM-2. It contaminated soil or suspected contamination is encountered during
Environmental	Resource			Hazards

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Verification of Compliance	ls Date						
ē č	Initials						
Compliance Milestone /	Complete	project plans and completed prior to issuance of and during, Grading and/or Building Permits	Measure shall be listed on project plans and completed prior to issuance of Demolition, Grading and/or Building Permits	Measure shall be listed on all	construction plans.		
Responsible	Entities	Applicant / Contractor	Project Applicant / Contractor	Project Applicant /			
	Mitigation Measure	site development, work should be halted in the area, and the type and extent of the contamination shall be determined. A qualified professional, in consultation with appropriate regulatory agencies, should then develop an appropriate method to remediate the contamination. If necessary, the developer should implement a remediation plan in conjunction with continued construction.	3. Prior to demolition activities on the project site, the City shall ensure that ACMs and lead-based paint are properly removed by a Cal/OSHA-certified Asbestos Consultant and Lead Based Paint Inspector/Assessor in accordance with California Code of Regulations 17 Sections 36000 and 36100 (lead-based paint), Section 39658(b)(1) of the California Health and Safety Code (asbestos), and SMAGMD Rule 902 (asbestos abatement). Friable ACM (crushable by hand) shall be disposed of as an asbestos waste at an approved facility. Non-finable ACMs shall be disposed of as a nonhazardous waste at a landfill that accepts such wastes. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards.	The project applicant shall ensure through contractual agreements that the following measures are implemented during construction:	 Construction activities shall be limited to occur between the hours of 7:00 A.M. to 6:00 P.M. Monday through Saturday, and 9:00 A.M. to 6:00 P.M. on Sundays. The intent of this measure is to prevent construction activities during the more sensitive time period and minimize the potential for effects. 	 Stationary equipment and staging areas shall be located as far as practical from noise-sensitive receptors. 	 All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and acoustical shields or shrouds, in accordance with manufacturers'
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Environmental	Resource			Noise			

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MITIGATION MONITORING PROGRAM

nvironmental		Documenting	Compliance Milestone /	Verifica	Verification of Compliance
Resource	Mitigation Measure	Entities	Complete	Initials	Date
	recommendations,				
	 Construction activities shall conform to the following standards: (a) there shall be no start-up of machines or equipment, no delivery of materials or equipment, no cleaning of machines or equipment and no servicing of equipment except during the permitted hours of construction; (b) radios played at high volume, loud talking and other forms of communication constituting a nuisance shall not be permitted. 				

- C. Conditional Use Permit: The Conditional Use Permit to operate a residential care facility with 41 assisted care units in the General Commercial (C-2) zone is approved based on the following findings of fact:
 - The proposed use and its operating characteristics are consistent with the General Plan designation of Urban Corridor Low which encourages pedestrian oriented uses at the street level and building facades directly addressing the street; and
 - 2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the General Commercial (C-2) zone, and of all other provisions of this title and this code in that a residential care facility is an allowed use in the C-2 zone with the approval of a conditional use permit and the site is located in the central city which is accessible to public transportation, commercial uses, health services, and community facilities; and
 - 3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities; and
 - 4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the residential care facility is part of a mixed use building with active ground floor commercial uses, the project includes a community art center which will have programming open to the public, and the requested conditional use permit includes a good neighbor policy requirement.
- D. Site Plan and Design Review with deviations for the construction of a new mixed use building with a reduced amount of open space and utilizing the alley instead of an onsite loading zone is approved based on the following findings of fact:
 - The design, layout, and physical characteristics of the proposed development are consistent with the General Plan designation of Urban Corridor Low which envisions buildings with 2 to 6 stories and ground floor, pedestrian-oriented uses; and
 - 2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is

consistent with the purpose and intent of the applicable design guidelines and development standards in that adequate open space has been provided onsite in the form of interior courtyards, balconies, and art center. Additionally, there is a nearby public park and commercial/community spaces; and

- All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards; and
- 4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood by providing a brick veneer, stucco, and zinc shingle material palette; and
- 5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged; and
- 6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the alley along the north property line of the project provides adequate opportunities for all necessary loading and unloading operations.

2. Conditions of Approval

C. Conditional Use Permit: The Conditional Use Permit to operate a residential care facility with 41 assisted care units in the General Commercial (C-2) zone is approved subject to the following conditions of approval:

PLANNING:

- C1. The residential care facility shall not exceed 41 assisted care units (50 beds) without further planning review and approval.
- C2. The project shall provide a minimum of 27 long-term bicycle facilities and 13 short-term bicycle facilities as required per 17.608.030(C).
- C3. The applicant shall comply with all mitigation measures in the Mitigation Monitoring and Reporting Plan for P14-024.
- C4. The applicant shall adopt a "Good Neighbor Policy" by posting the manager on duty's contact information. The contact information shall be kept up to date and connect with an employee should problems arise associated with the care facilities operations.
- C5. All necessary building permits and encroachment permits shall be obtained prior to construction.
- C6. The applicant shall obtain all required sign permits prior to fabrication and installation of any signage. Signage was not reviewed under this project review and may require additional entitlements.
- C7. Modifications to the attached approved plans shall require additional planning review and approval.

PUBLIC WORKS:

- C8. Construct standard public improvements as noted in these conditions pursuant to Title 18 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 18.04.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property and fronting 15th, 16th and H streets per City standards and to the satisfaction of the Department of Public Works.
- C9. Design and install street lighting adjacent to the subject property per Section 14 of the City's Design and Procedure Manual to the satisfaction of the Department

- of Public Works. Street lights are required as part of the frontage improvements on all public street frontages (if not already in place).
- C10. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The applicant shall remove any existing driveways that are not proposed for use with this project and reconstruct the frontage improvements per City standards.
- C11. The applicant shall repair/reconstruct the entire length and width of the existing alley per City standards (in concrete) and to the satisfaction of the Department of Public Works.
- C12. The applicant shall remove the existing gate and all gate related equipment along the alley on the 15th Street side to the satisfaction of the Department of Public Works. This shall include the removal of any raised concrete planters existing in the alley right of way.
- C13. The applicant shall coordinate with the Department of Public Works, Parking Division (808-5579), for the proposed loading Zone along 15th Street.
- C14. The applicant shall apply for a revocable encroachment permit from the Department of Public works to allow for the proposed bike racks to be placed within the public right of way.
- C15. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards at the north-west corner of the intersection of H and 16th Street and the north-east corner of the intersection of 15th and H Street to the satisfaction of the Department of Public Works.
- C16. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
- C17. 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 Public Works.

REGIONAL TRANSIT:

C18. Project construction shall not disrupt transit service or pedestrian access to transit stops.

- C19. Transit information shall be displayed in a prominent location in the residential sales/rental office, through a homeowner's association, or with real estate transactions. Please use the Request Form available on www.sacrt.com to order transit information materials.
- C20. Transit information shall be displayed in prominent locations within the businesses for both patrons and employees. Please use the Request Form available on www.sacrt.com to order transit information materials.

PARKS AND RECREATION:

C21. Maintenance District: The applicant shall form an endowment, initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district, or other means of mitigating the impact of the project on the park system to the satisfaction of the City Attorney's Office. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district.

FIRE:

- C22. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.
- C23. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4
- C24. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Boulevard, Sacramento, CA 95814). CFC 507.4
- C25. Provide appropriate Knox access for site. CFC Section 506
- C26. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. CFC Fire Code Amendments 903.2 (a).
- C27. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- C28. An approved fire control room shall be provided for all building protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire

Code Official. Fire Control rooms shall be located within the building at a location approved by the Fire Code Official, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control rooms shall not be less than 50 square feet. CFC Amendments 903.4.1.1.

SMUD:

- C29. Maintain existing underground 12kV route along east side of 15th Street and West end of G-H alley.
- C30. Maintain existing overhead 21kV route along north side of G-H alley.
- C31. Structural setbacks of less than 14 feet may create clearance issues. The developer shall meet with all utilities to ensure adequate setbacks are maintained.
- C32. To maintain adequate trench integrity, building foundations must have a minimum horizontal clearance of 5 feet from any SMUD trench. Developer to verify with other utilities (Gas, Telephone, etc.) for their specific clearance requirements.
- C33. Proposed SMUD facilities located on the customer's property outside of the existing or proposed PUE(s) may require a dedicated SMUD easement.
- C34. To ensure adequate access to SMUD equipment, all paved surfaces shall be accessible to a 26,000 pound SMUD service vehicle in all weather. The placement of SMUD equipment shall be no further than 15 feet from said drivable surface that has a minimum width of 20 feet.
- C35. There are existing overhead SMUD facilities along north side of G-H alley adjacent to the project location within 20 feet. If proper clearances from the building cannot be maintained, the developer will need to work with SMUD to relocate or underground the facilities. This work would be billable to the customer.
- C36. If alternative locations are not provided, existing overhead/underground 21 kV facilities along northern boundary will need to remain in order to maintain existing services not part of development.
- C37. If applicable, existing overhead lines will be removed and existing underground cables will be relocated at developer's expense to maintain existing services.

URBAN FOREST:

- C38. The applicant shall submit a tree permit application for any pruning, removal, or working under the dripline of any city street tree.
- C39. During construction, the applicant shall install fencing for protection around the drip line of city trees.

SACRAMENTO AREA SEWER DISTRICT (SASD):

C40. Developing this property may require payment of Sacramento Regional County Sanitation District (SRCSD) sewer impact fees. Impact fees shall be paid prior to issuance of building permits. Applicants should contact the Fee Quote Desk at 916-876-6100 for sewer impact fee information.

POLICE

- C41. Exterior lighting shall be white light (e.g. metal halide, LED, fluorescent, or induction) using cut off or full cut off fixtures to limit glare and light trespass. Exterior lighting shall be maintained and operational and shall meet IESNA standards.
- C42. All landscaping should follow the two foot six foot rule. All landscaping should be ground cover, two feet or less and lower tree canopies should be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape. Tree canopies should not interfere with or block lighting. This creates shadows and areas of concealment.
- C43. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.
- C44. Business offices shall be equipped with a monitored burglary alarm system with private security response.
- C45. All solid core exterior doors shall be equipped with a 180 degree viewing device to screen persons before allowing entry, and shall remain locked at all times except for emergencies and deliveries.
- C46. Alley gates and fences shall be of tubular steel, no climb type.
- C47. Security Cameras. Recorded Video Assessment and Surveillance System (VASS) shall be employed. Systems shall be installed and maintained separately if the site is managed separately.
- C48. Cameras and VASS storage shall be digital high definition or better.
- C49. VASS storage shall be kept off-site or in a secured area accessible only to management.

- C50. VASS shall support standard MPEG formats.
- C51. VASS shall be capable of storing no less than 30 days worth of activity.
- C52. Manager with access to VASS storage shall be able to respond within 30 minutes during business hours.
- C53. Manager shall have the ability to transfer recorded data to another medium (e.g. DVD, thumb drive, etc.).
- C54. VASS shall provide comprehensive coverage of:
 - manager's office
 - medication storage
 - areas of ingress and egress (doors, lobbies)
 - elevator and stair landings
 - parking lot and driveway
 - loading areas
 - areas not clearly visible from public streets
 - coverage of all four (4) exterior sides of the property
 - adjacent public rights of way (streets, sidewalks, alleys)
- C55. Cameras shall be equipped with low light capability, auto iris and auto focus.
- C56. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.
- C57. The location shall be monitored by security after normal construction hours during all phases of construction.
- C58. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.
- C59. Adequate signage that directs visitors to the administrative office shall be installed.
- C60. An emergency evacuation plan shall be developed and practiced routinely.
- C61. A "shelter-in-place" plan shall be developed within six months of project approval.
- C62. Applicant shall work with the Sacramento Police Department Records and Communications to develop a missing person's protocol. Applicant shall follow agreed upon protocol.

- C63. Applicant will take color digital photographs (identification quality) of all residents upon move-in.
- C64. Applicant will develop an identification card for residents that includes an identification quality photograph, address, and 24 hour telephone number for staff or emergency contact.
- C65. No public pay phones/telephones shall be allowed on the premises.
- C66. The applicant is responsible for reasonably controlling the conduct of persons on the site and shall immediately disperse loiterers.
- C67. All dumpsters shall be kept locked.
- C68. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over within 72 hours of being applied.
- C69. The applicant shall be responsible for the daily removal of all litter from the site and adjacent rights of way.

UTILITIES:

- C70. All onsite water, sewer and storm drainage shall be private systems maintained by the owner.
- C71. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if appropriate DOU Development Review and Field staff have reviewed the proposed number of taps and associated location and have no issues or concerns. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. (Note: No tapping will be allowed to the 36-inch transmission main along H Street.)
- C72. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner may be required to pay the Combined Sewer System Development Fee prior to the issuance of any building permit. The impact to the CSS due to the unit will be based on the difference between the Equivalent Single-Family Dwelling (ESD) calculated on the proposed use and the existing use. The Combined Sewer System fee at time of building permit is estimated to be \$130.31 per ESD for the first 25 ESDs and \$3,251.72 per ESD for each ESD over 25 ESDs. The fee will be used for improvements to the CSS.
- C73. Any sewer service connection in the alley shall be to the manhole or as approved by the Department of Utilities.

- C74. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service.
- C75. The finished floor shall be above the 100-yr HGL or 1.5-feet above the local controlling overland flow release elevation, whichever is higher or as approved by the DOU.
- C76. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C77. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- C78. This project will disturb more than one acre of land or is part of large common development; therefore, the project is required to comply with the State's "Construction General Permit" (Order 2009-0009 DWQ or most current). To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS), located online at http://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.
- C79. This project is located in the area of the Combined Sewer System (CSS). The applicant is required to implement source control to prevent runoff pollution. The applicant is encouraged to use proper site design to reduce runoff volume. Refer to "Stormwater Quality Design Manual for the Sacramento and South Placer Regions (May 2007)"Chapter 4 for appropriate source control measures and Chapter 5 for appropriate runoff reduction control measures.
- **D. Site Plan and Design Review with deviations** for the construction of a new mixed use building with a reduced amount of open space and utilizing the alley instead of an onsite loading zone is **approved** subject to the following conditions:

<u>Design Review – Site Conditions</u>

- D1. The applicant shall obtain all necessary building permits prior to commencing construction.
- D2. Auto access and building entries shall be as indicated on the exhibits.

- D3. Pedestrian pathways shall be delineated with special paving treatment in the motor court area.
- D4. The applicant shall work with Design Review staff to finalize the details on site lighting and building lighting. All exterior lighting shall complement the building design. Avoid wall packs and shoebox fixtures.

<u>Design Review – Building Conditions</u>

- D5. Final heights, setbacks, and massing shall be as indicated on the attached exhibits.
- D6. The building elevations shall have a consistency of detail and quality as indicated on the plans.
- D7. All cement plaster shall have a smooth finish.
- D8. The building shall be consistent with the approved materials and color board which includes brick veneer, wood plank siding, perforated metal screens, and zinc shingles.
- D9. The windows shall be high quality double/single hung and casement windows as shown on the attached plans. Slider windows shall not be used. Windows shall be recessed from the wall plane as shown on the attached plans.
- D10. The ground floor shall include the metal storefronts with glazing as shown on the attached plans.
- D11. Raised planters shall be constructed per the attached plans at the independent living entrances.
- D12. Glazing as clear as possible shall be used on all windows.
- D13. Metal canopies shall be installed over the commercial and entrances as shown on the attached plans.
- D14. The signage shall be high quality with a design and materials that complement the architecture of the building. No cabinet signs shall be allowed. All future signage shall require a sign permit before fabrication and installation. Deviations from the sign code standards (15.148) shall require obtaining additional entitlements.
- D15. All roof-mounted equipment shall be completely screened from view from adjacent streets and public areas and concealed behind parapets or architecturally integrated screens. Ground mounted equipment shall be screened by fences, walls, or landscaping.

D16. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Planning and Design Review staff shall be subject to review and approval prior to any changes.

Planning

- D17. To eliminate the need for future installation of ducts, pipes, and conduit on the exterior of the building, provisions shall be made at a maximum of 60 feet on center for one-hour rated vertical chases through residential floors to accommodate commercial utilities that must circuit to the roof. The chases shall have an interior clear dimension of 24 inches by 24 inches to accommodate a Class A exhaust hood for restaurant uses. (17.600.150 (A))
- D18. The project shall provide noise attenuation measures for the residential uses as required to achieve an interior noise level of 45 dB Ldn or less. (17.600.150(B))
- D19. The balconies and courtyards shall be provided as shown on the attached plans to satisfy a portion of the minimum private and common open space requirements. (17.600.135)
- D20. The bicycle room and bike racks shall be constructed and installed to satisfy the minimum bicycle parking requirements. (17.608.030C)
- D21. A manager shall reside onsite for the apartments as required by city code. (17.228.117)

Advisory Notes:

ADV1. RT recommends that employers should offer employees subsidized transit passes at a 50% or greater discount.

ADV2. RT recommends the operator develop a program to offer transit passes at a 50% or greater discount to new residents for a period of six months or more.

ADV3. Parks. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a) Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project will be based on 100 multi-family residential units at the standard rate of \$3,513 per unit; the residential care facility and the 10,613 square feet of retail space shall be at the commercial services/retail rate of \$0.42 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.

b) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

ADV4. Utilities. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water system. Prior to design of the subject project, 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 domestic, irrigation and fire suppression systems.

ADV5. Water meter boxes for water services located within the alley shall be as follows: (1) for 1-inch domestic water service, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G.

ADV6. Multiple fire services are allowed per parcel and may be required.

ADV7. The proposed project is located in a shaded Zone X, on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

Project Plans: Exhibit A: Title Sheet

TITLE

COMMUNITY AT MIDTOWN PACIFICA SENIOR ARTS

SACRAMENTO









Douglas Pancake

Exhibit B: Preliminary Landscape Plan

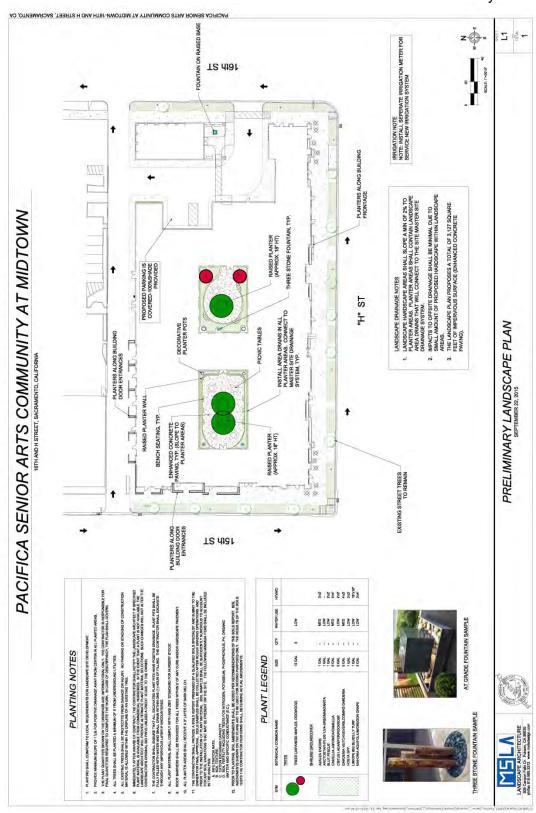


Exhibit C: Proposed Site Plan

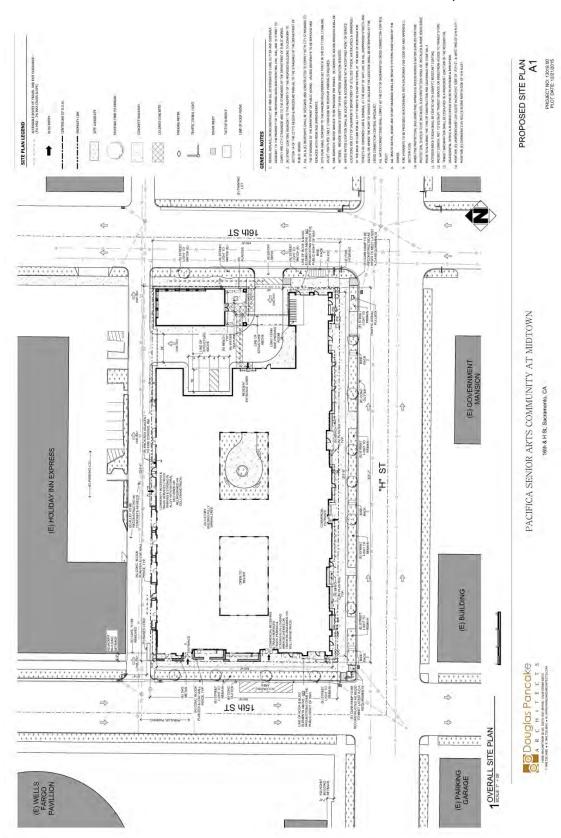


Exhibit D: Basement Floor Plan

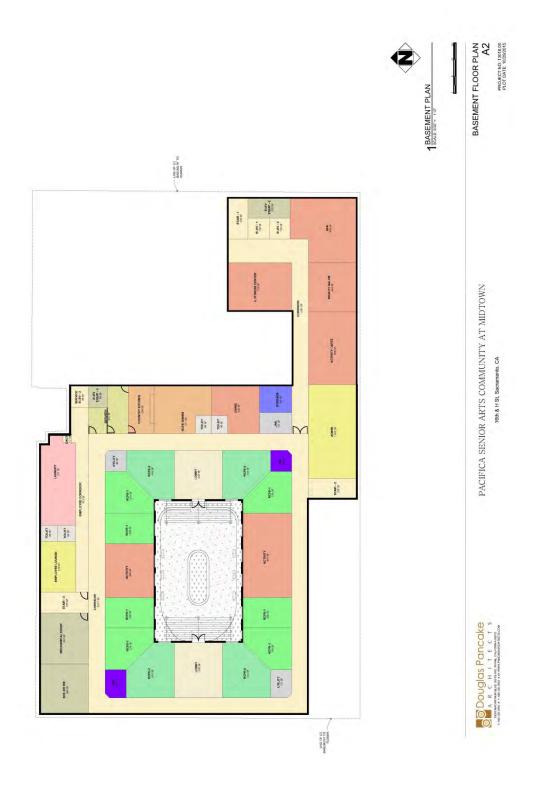


Exhibit E: First Floor Plan



Exhibit F: Second Floor Plan



Exhibit G: Third Floor Plan



Exhibit H: Fourth Floor Plan



Exhibit I: Exterior Elevations (North and East)

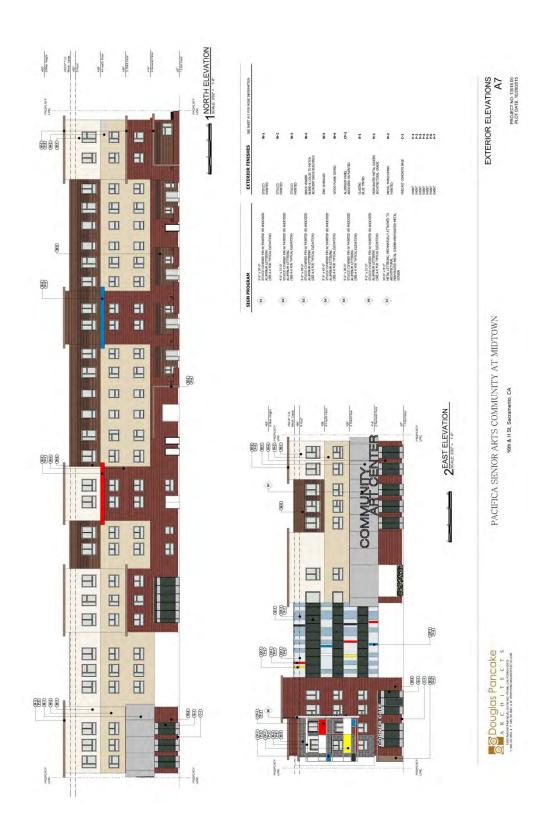


Exhibit J: Exterior Elevations (South and West)



Exhibit K: Site Photographs



Exhibit L: Additional Site Photographs

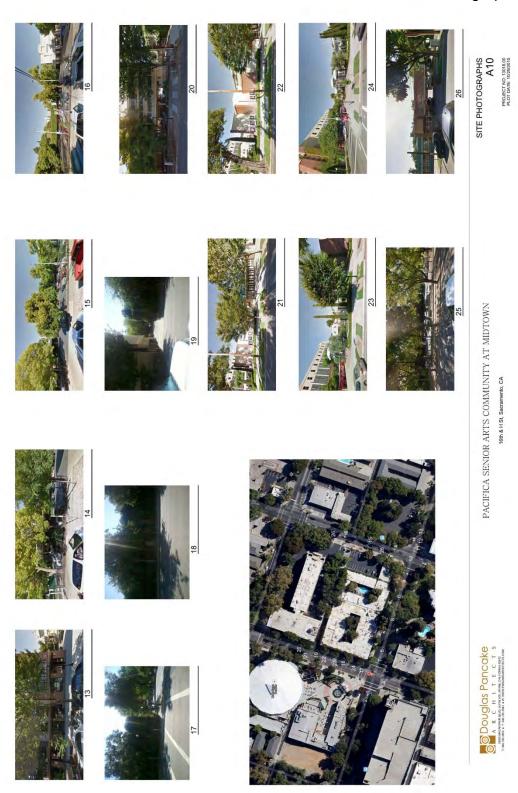


Exhibit M: Materials and Color Board

