

Planning Entitlement Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name: Sacramento Commons - Phase I
Zoning: R-5-PUD
General Plan Designation: Central Business District
Site address or location of property: Capitol Towers site, bounded by 5th, 7th, N and P Streets
Assessor's Parcel Number(s): 006-0300-002, and -004
Total property size in acres (Gross/Net): Parcel 2A (Gross 89,550 SF/ Net 82,260 SF) Parcel 2B (Gross 89,341 SF/ Net 82,867 SF)
Square feet if less than one (1) acre: N/A
Lot dimensions: Refer to Sheet # A-03 of Site Plan and Design Review package

Property Owner Information

Contact name: Dave Eadie
Company name: KW CapTowers, LLC
Mailing Address: 3200 Bristol Street, Suite 640
City: Costa Mesa State: CA Zip: 92626
Phone: 714.619.7877 Ext: _____ Fax: 949.640.0055
Email Address: deadie@kennedywilson.com

Applicant Information

Contact name: Dave Eadie
Company name: Kennedy Wilson
Mailing Address: 9701 Wilshire Blvd, Suite 700
City: Beverly Hills State: CA Zip: 90212
Phone: 310.887.6203 Ext: _____ Fax: 949.640.0055
Email Address: deadie@kennedywilson.com

Staff Use Only

Date Filed: JUL 6TH 2010 Received By: [Signature]
File Number: DC10-005

City of Sacramento
Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: January 4, 2016

To: City of Sacramento
Community Development Department
300 Richards Boulevard,
Third Floor
Sacramento, CA 95811

Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Kennedy Wilson Phone: 310.887.6203

Applicant's Address: 151 S. El Camino Drive, Beverly Hills, CA 90212

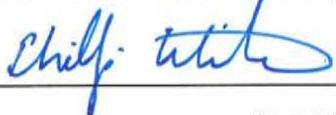
to apply for the following entitlement(s): Site Plan and Design Review (Parcels 2A and 2B)

The subject property located at: Capitol Towers property, Located between 5th, 7th, N and P Streets

Assessor's Parcel Number: 006-0300-002, and -004

Printed Name of Owner of Record: KW CapTowers, LLC

Address of Owner of Record: 3200 Bristol St, Suite 640, Costa Mesa, CA 92626 Phone: (714) 619-7877

Signature of Owner of Record: 

(must be original signature)

All Projects

Land Use

What is the current use of the site? Multi-family housing and support uses (club house)

Please list all previous land use(s) of site for the last 10 years. Multi-family housing and support uses (club house)

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

Comprehensive list, identifying neighborhood contact, provided as part of the staff report for the approval of the Sacramento Commons project in July 2015.

Site Characteristics

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your project’s environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any **structures** or **buildings** on the project site? YES NO

If yes, how many? Parcel 2A: 42 garden apartments and club house/Parcel 2B: 42 garden apartments and club house

What is the construction date of each structure/building? 1961 Renovated in 2001/2002

Current Use of Existing Structure(s)? Multi-family housing and support uses (club house)

Proposed Use of Existing Structure(s)? Existing structures to be demolished

Are there any **trees** on the project site? YES NO

Are there trees proposed to be **removed**? YES NO

Does your site contain any **natural drainage** ways? YES NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season? YES NO

What land uses surround your site? (for example, single family or multi-family residential, commercial)
Please describe:

Downtown Central Business District- mix of commercial (primarily office), multi-family residential, transit, entertainment, and cultural uses

Are you proposing any new **fencing or screening**?

YES NO

If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.):

Still In development/ Landscape to provide schemes for private park spaces that would require fencing

Is there **parking** onsite?

YES NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project?

Existing 2A: 35/ 2B: 37 Spaces

Proposed 2A: 262/ 2B: 262 Spaces

Are you proposing any parking offsite?

YES NO

If yes, where is it to be located and how many spaces? N/A

Are you proposing to waive any parking spaces?

YES NO

Are you proposing any new **signs** with this project?

YES NO

If yes, please describe the number and type. Refer to Sacramento Commons Master Sign Program submitted as part of Site Plan and Design Review application package for Parcels 2A and 2B

Are there any **easements** crossing the site?

YES NO

Are there any **trash/recycling** enclosures onsite?

YES NO

If yes, what is the size of the enclosure(s) and where are they located?

323 SF Trash Room. Refer to A-09 of Site Plan and Design Review package

Please describe the height and materials.

12' tall room/ CMU & Drywall

What is the total number of cubic yards allocated for recycling? TBD

Building Setback from Property Lines:		Existing (feet'-inches")	Proposed (feet'-inches")
<i>"PUD Requirements Pg. 48"</i> <i>Front: 10 FT min/ 25 FT max</i> <i>Rear: 0 FT</i> <i>Streetside: 10 FTmin/ 25 FT max</i> <i>Interior Side: 0 FT</i>	Front	10 FT MIN	10 FT
	Rear	33 FT MIN	40 FT
	Streetside	10 FT MIN	10 FT
	Interior Side	3 FT MIN	19 FT-9 IN. MIN/ 74 FT MAX

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other buildings/properties, please write "N/A."

1st Address: 415 P ST (Pioneer Tower)

2nd Address: 500 N St

Setback: Varies/ 10 FT MIN

Setback: Varies/ 10 FT MIN

Exterior Materials

Existing Exterior Building Materials: Concrete, Glass, Metal

Existing Roof Materials: Shingles, Concrete

Existing Exterior Building Colors: Earth Tones/ White/ Dark Grey

Proposed Exterior Building Materials: Brick, Storefront Glazing, EIFS, Fiber Cement Siding

Proposed Roof Materials: Flat Membrane Roofing/ with parapet to screen roof equipment

Proposed Exterior Building Colors: White, Grey, Brown

Residential Projects

Note: Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. NOTE: Provide information below for the proposed project, unless question specifically requests information on the existing conditions of the property:

"Refer to the tentative subdivision map & A-00B of Site Plan and Design Review package"

Total Number of Lots:	2*	Net Acreage of Site:	3.8
Total Dwelling Units:	436 includes 24 Live/ Work Units	Density/Net Acre:	115

# of Single Family Units:	0	# of Duplex/Halfplex Units:	0
# of Multi-Family/Apartments/3+ Units:	436	# of Condominium Units:	0

Are any of these proposed units to be subsidized? YES NO

If yes, please state the number of units and describe the type and source of the subsidy.

N/A

"Refer to A-00B of Site Plan and Design Review package "

Structure Size

"Note: Numbers below represent proposed/ All existing buildings to be demolished"

Please identify the size of all existing structures to be retained (Identify separately):

Residence	Gross square footage:	369,720 SF
Garage	Gross square footage:	230,704 SF
Other <i>"38,364 SF LIVE/WORK + 8,000 SF RETAIL"</i>	Gross square footage:	46,364 SF

Size of new structure(s) or building addition(s):	Gross square footage:	
	Total square footage:	646,788 SF

Total square footage excluding garage: 416,084 SF

Building Height

"Refer to A-23 of Site Plan and Design Review package "

Building Height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing building height (Measured from ground to the plateline):	N/A	ft.	N/A	# of floors
(Measured from the ground to the top of roof)	27	ft.	2	

Proposed building height (Measured from ground to the plateline):	N/A	ft.	N/A	# of floors
(Measured from the ground to the top of roof)	75	ft.	7.5	<i>"Above Grade"</i>

Lot Coverage

"Refer to A-05 of Site Plan and Design Review package "

Total (proposed new and existing to be retained) Building Coverage

Area* (sq. ft.):	111,486 SF	Project Site Lot Area (sq. ft.):	165,127 SF
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Total lot coverage percentage: 67.5 %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Note: Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: TBD

If your project includes fixed seats, how many are there? N/A

"Refer to A-00B of Site Plan and Design Review package " **Building Size**

Total Building Square Footage Onsite: 646,788 SF gross square feet

Breakdown of square footage: Please mark all that apply.

	Existing	Proposed		Existing	Proposed
Warehouse Area:	N/A	N/A	Sales Area:	N/A	N/A
Office Area:	N/A	N/A	Medical Office Area:	N/A	N/A
Storage Area:	N/A	N/A	Assembly Area:	N/A	N/A
Restaurant/ Bar Area:	N/A	N/A	Theater Area:	N/A	N/A
Structured Parking:	N/A	230,704 SF	Other Area:*	92,562 SF*	8,000 SF**

*Describe use type of "other" areas

* High Estimate of Existing Multi-family housing and support uses (club house)
** Proposed Retail

"Refer to A-23 of Site Plan and Design Review package " **Building Height**

Existing building height (Measured from ground to highest point): 27 ft. 2 # of floors

Proposed building height (Measured from ground to highest point): 75 ft. 7.5 # of floors
"Above Grade"

"Refer to A-05 of Site Plan and Design Review package " **Lot Coverage**

Total Building Coverage Area, existing and proposed* (sq. ft.): 111,486 SF Project Site Lot Area (sq. ft.): 165,127 SF

Total lot coverage percentage: 67.5 %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Design Guidelines

Design Guidelines have been established the City Council for every area of the city. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan.

YES NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.

YES NO This project meets all the Design Guidelines listed on the checklist.

YES NO This project proposes to deviate from the Design Guidelines.

Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Applicant
Signature:



Date: January 4, 2016

Staff Use Only

Zoning Information

Zone/Overlay: R-7-PUD
 Special Planning District: _____
 Planned Unit Development: SACRAMENTO COMMONS
 Design Review District: CENTRAL COCA
 Historic District: _____ Historic Landmark?: YES NO
 General Plan Designation: CPD
 Council District: 4
 Previous file numbers: _____

Planning Entitlement Type

<input checked="" type="checkbox"/> Commission Level	<input type="checkbox"/> Director Level	<input type="checkbox"/> Staff Level
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Tentative Map	<input checked="" type="checkbox"/> Site Plan and Design Review
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Time Extension (File Number _____)	If deviation:
<input type="checkbox"/> Rezone	<input type="checkbox"/> Subdivision Modification	<input type="checkbox"/> Development Standard
<input type="checkbox"/> Establish Planned Unit Development	<input type="checkbox"/> Variance	<input type="checkbox"/> Design Guideline
<input type="checkbox"/> PUD Guidelines Amendment	<input type="checkbox"/> Time Extension (File Number _____)	List a brief description of deviation (s):
<input type="checkbox"/> Schematic Plan Amendment	<input type="checkbox"/> Preliminary Review	_____
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Reasonable Accommodation (For Residential Projects Only)	_____
<input type="checkbox"/> Major Modification	<input type="checkbox"/> Inclusionary Housing Plan	_____
<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Other: _____	_____
<input type="checkbox"/> Time Extension (File Number _____)		_____

Total Number of Lots: _____ Net Acreage of Site: _____
 Total Dwelling Units: _____ Density/Net Acre: _____

Information Verified by (Planner Name): [Signature]
 Date: 1.10.10

ATTACHMENT 1:

Design/Project Narrative

Sacramento Commons (Parcels 2A and 2B) are a part of the larger Sacramento Commons PUD area in the Downtown Business District of Sacramento. The proposed project will be located on the western parcels bounded by 5th Street to the west, N Street to the north and P Street to the south. The site is a midblock infill project that will replace 84 existing "one" and "two" story rental units with 412 residential units and 24 live/work units 8,000 sf of neighborhood serving commercial.

The project will require Site Plan and Design Review (including approval of a master signage program), Grading, Demolition, Building and Tree Removal Permits.

The proposed project will require the removal of 84 existing "one" and "two" story rental units, removal of existing trees and upgraded utilities for the new mixed use buildings. Planned upgrades to the existing public right-of-way include curb cuts, streetlights and sidewalk improvements. Within the property the existing North-South and East-West Promenades will be enhanced to accommodate the proposed buildings. At grade improvements will include new hardscape, plantings, trees, lighting, fire access ways, street furniture and amenities.

Each of the two buildings will consist of a partially subterranean parking level with two levels of parking above grade. The parking consists of 8 spaces of commercial parking and 254 spaces of residential parking per parcel. The first two levels of the project will be concrete construction housing the parking, live work town homes and commercial spaces. The parking will be completely covered from public view with the neighborhood serving commercial space along 5th Street and two stories of live work town homes along the East-West and North-South Promenades. At grade there will be 12 live work units, approximately 4,000 sf of neighborhood serving commercial and three lobbies serving the apartments per parcel. Above the concrete podium on floors 3-7 will be wood framed construction with a total of 206 apartments per parcel. On the third floor there will be an amenity deck consisting of a pool and recreation room. The total height of the building from grade is 75'. The intent of the project is to create a modern urban experience in the heart of the Sacramento while providing needed housing and amenities close to job centers and transit.

CENTRAL CORE
Site Plan and Design Review
Guidelines Checklist

Applicant's Name: Kennedy Wilson **Phone:** (714) 619-7877
Project Address: Capitol Towers site, bounded by 5th, 7th, N and P Streets **Email:** deadie@kennedywilson.com

Applicant shall fill out the design guidelines checklist for all guidelines applicable to the project. Check the box if meets guideline and indicate in the comments how the guideline is met. Indicate NA if a design guideline is not applicable. Any design guideline that the project does not meet shall be indicated as a deviation with a comment explaining the rationale for the deviation.

SECTION 1: SITE PLANNING

A. SETBACKS AND BUILD-TO-LINES

- New buildings shall have a setback appropriate to the district, typically similar to its immediately adjacent existing buildings.

Comments / Deviations:

Project consistent with adjacent setbacks along 5th Street.

Staff Comments:

B. BUILDING SETBACKS FROM TREES

- New buildings shall set back and/or step back appropriately in relation to existing mature trees and planned trees.

Comments / Deviations:

Buildings along 5th have been setback to accommodate existing street trees. The building locations has been adjusted to avoid as many trees feasible.

Staff Comments:

C. LOT COVERAGE

- Lot coverage shall be used to control the scale and massing of a building by limiting the amount of lot coverage and ensuring that a given parcel, and its adjacent parcels, has suitable access to light and air.

Comments / Deviations:

Buildings have been orientated to maximize as much light and air accessibility to adjacent parcels. Lot coverage at grade is approximately 67%

Staff Comments:

D. OPEN SPACE

- Open space is an essential and shall be provided on-site for new developments, in a range of public, common and private open space types.

Comments / Deviations:

Project provides a range of open spaces from at grade public landscaped areas, podium pool area and private balconies for residents. Refer to A-06 in the Site Plan & Design Review Package.

Staff Comments:

E. LANDSCAPING

- New buildings shall set back and/or step back appropriately in relation to existing mature trees and planned trees.

Comments / Deviations:

Buildings along 5th have been setback to accommodate existing street trees. The building locations has been adjusted to avoid as many trees feasible.

CENTRAL CORE
Site Plan and Design Review
Guidelines Checklist

Staff Comments:

F. PROJECT SIZE AND BUILDING TYPE

The areas of the Central Core with the highest density shall be developed with a rich mix of parcel sizes, land uses, massing and architectural variety.

Comments / Deviations:

Sacramento Commons is a mixed use project that will add multifamily housing, live work at grade and neighborhood serving commercial fronting 5th Street.

Staff Comments:

G. SITE ACCESS, SERVICE AREAS AND UTILITIES

To minimize the functional and visual impact of site access areas, service areas and utilities connections, they shall be carefully designed, and located along the least- trafficked edges of the parcel.

Comments / Deviations:

Sacramento Commons retains the existing number of curb cuts and conceals/ screens parking from the view of the public.

Staff Comments:

SECTION 2: BUILDING TYPES

A. RESIDENTIAL LOW-RISE

Low-rise residential development shall be included as a viable strategy for infill housing in established residential and transition zones.

Comments / Deviations:

N/A

Staff Comments:

B. RESIDENTIAL MID-RISE

Mid-rise residential development shall provide both effective densities and local service amenities in their ground floor mixed-use areas.

Comments / Deviations:

Sacramento Commons is a dense mixed use project that will add multifamily housing, live work at grade and neighborhood serving commercial fronting 5th Street. Density/Net Acre: 115 Units per Acre

Staff Comments:

C. RESIDENTIAL HIGH-RISE

High-rise residential development shall be a desirable strategy to achieve high densities with minimal land consumption, best utilizing investments in public transit, open space & services, including family supportive uses.

Comments / Deviations:

N/A

Staff Comments:

CENTRAL CORE
Site Plan and Design Review
Guidelines Checklist

D. COMMERCIAL LOW/MID-RISE

Low-rise commercial development shall be included as a viable strategy that contributes to the sustainability of neighborhoods, providing employment centers and daytime activity.

Comments / Deviations:
N/A

Staff Comments:

E. COMMERCIAL HIGH-RISE

High-rise commercial development shall be provided as a preferred strategy in dense employment centers, and shall contribute to a strong pedestrian environment and a distinctive metropolitan skyline.

Comments / Deviations:
N/A

Staff Comments:

SECTION 3: MASSING AND BUILDING CONFIGURATION

A. STREET WALL AND BUILDING BASE HEIGHT

The public space of the street shall be defined on both sides by buildings forming a street wall of a consistent height and defined articulation.

Comments / Deviations:
The project creates a consistent street wall following the PUD setbacks along 5th Street with an articulated roof treatment.

Staff Comments:

B. BULK CONTROLS

Bulk controls shall be implemented to foster a distinctive and metropolitan city skyline with buildings of varied shapes, sizes, and articulated tops.

Comments / Deviations:
The project creates a consistent street wall following the PUD setbacks along 5th Street with an articulated roof treatment.

Staff Comments:

1. Tower Separation and Height Differentiation

The spatial separation of any two towers on the same block - and the related qualities of solar access, shadows, views, and privacy - shall be no more restrictive or constricting than if they were on opposite sides of the street; and a tower shall be distinct in size/scale from those adjacent to it.

Comments / Deviations:
N/A

Staff Comments:

2. Distinctive Top

Buildings shall terminate with a distinctive top, to contribute to an architecturally dynamic city skyline.

Comments / Deviations:
N/A

CENTRAL CORE
Site Plan and Design Review
Guidelines Checklist

Staff Comments:

3. Rooftops and Mechanical Penthouse Enclosures

- Rooftop design shall be integrated into the overall design scheme of the building, including mechanical penthouse enclosures and green design elements.

Comments / Deviations:

Tall parapets screen rooftop equipment from the public view at grade.

Staff Comments:

C. FACADES

1. Ground Level Uses

- The ground floor, especially the area facing onto public sidewalks, shall incorporate the most public and active spaces within the building, to activate the street. Parking shall not be an appropriate use along a building's public frontage.

Comments / Deviations:

Commercial storefronts will be located along 5th Street facade. Parking for the project will be concealed/ screened from public view.

Staff Comments:

2. Transparency

- The facade of a building shall be appropriately transparent to allow active ground floor uses, such as retail, commercial or community uses, to be visible from the street.

Comments / Deviations:

Neighborhood serving commercial spaces have transparent storefront glazing.

Staff Comments:

3. Articulation of Street-Wall

- The street walls defining urban blocks shall be articulated to create rhythm and variety, achieving a fine-grained pattern to the urban fabric.

Comments / Deviations:

The facade of the project creates various relief with smaller massing elements to create a rhythm of along 5th Street.

Staff Comments:

4. Building Corners

- Building corners are a placemaking element that should be designed to accentuate the unique location of the urban corner.

Comments / Deviations:

The expressed corners of the proposed project create a gateway to the East-West Promenade leading to the central core of the site and the train station beyond.

Staff Comments:

5. Fenestration: Window and Façade Systems and Patterns

- To provide human scale to buildings, windows shall be well-proportioned, varied across a project, articulate the wall system, and be operable where appropriate.

Comments / Deviations:

Multiple window treatments are proposed to add variety.

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Site Plan and Design Review
Guidelines Checklist

Staff Comments:

6. Entrances

Entrances shall be well-designed, appropriately scaled, and easy to find. They shall be a special feature in the design of the building.

Comments / Deviations:

Building entrances are designed with the awnings and signage to prominently identify their location.

Staff Comments:

7. Canopies, Awnings, Sunshades

Canopies, awnings and sunshade shall be used to provide shade and cover for people and buildings, contributing to comfort and sustainability.

Comments / Deviations:

Canopies and awnings are used along the building facade to create comfort and sustainability.

Staff Comments:

8. Projecting Elements and Encroachments

Elements that project from a building façade shall serve to animate the building's elevations, by adding visual variety & interest while enhancing the connection between public & private realms.

Comments / Deviations:

The facade of the project creates various relief with smaller massing elements to create a rhythm of along 5th Street.

Staff Comments:

9. Materials

Buildings shall be constructed with exterior materials of the highest quality. Exterior materials, textures and colors shall be selected to further articulate the building design.

Comments / Deviations:

Refer to A-25 - A-32 in Site Plan & Design Review Package for building materials.

Staff Comments:

10. Lighting

Building facades shall have illumination appropriate to their use and location, with light fixture design selected to best complement the architectural design of the project.

Comments / Deviations:

Appropriate lighting will be developed to take advantage of the unique architectural elements and create a safe and secure street-scape.

Staff Comments:

11. Signage

All signage on the exterior or visible from the exterior, of a structure shall be designed to carefully integrate with the structure's architecture, and should enhance the appearance of the structure as well as contribute to the overall character of the streetscape.

Comments / Deviations:

Signage will be integrated into the buildings design.

CENTRAL CORE
Site Plan and Design Review
Guidelines Checklist

Staff Comments:

12. Temporary Construction Screening

- Temporary construction screening should have a strong graphic appearance in addition to providing for safe pedestrian routes along exposed sides of a construction site.

Comments / Deviations:

Temporary construction signage will be designed with a strong graphic appearance in addition to providing for safe pedestrian routes along exposed sides of construction site.

Staff Comments:

D. DEVELOPMENT ALONG ALLEYS

- Protect and enhance existing alleys by utilizing them as frontage for housing, parking, commercial activity and open space.

Comments / Deviations:

N/A

Staff Comments:

E. PORTALS AND BRIDGES

- Bridges and portals should be designed to reinforce the continuation of the street wall, and further define the more intimate alleys and shared court areas within a block.

Comments / Deviations:

N/A

Staff Comments:

F. SUSTAINABILITY

- New buildings shall be designed for optimum sustainability, especially with respect to energy performance and resource conservation.

Comments / Deviations:

Sacramento Commons will follow all California Green Building requirements.

Staff Comments:

G. PUBLIC ART

- Art shall be used to enhance the public and private realms, and is best incorporated into the building's design in a way that complements the architecture of the building.

Comments / Deviations:

Sacramento Commons will provide public artwork within the landscape design, and will also relocate the Overhoff wall artwork.

Staff Comments:

SECTION 3: PARKING AND VEHICLE ACCESS

A. LOCATION AND CONFIGURATION

- New development shall balance the need for automobile parking with the requirements of an active urban environment, employing creative parking solutions.

Comments / Deviations:

Proposed parking for the project will be concealed/ screened from public view

CENTRAL CORE
Site Plan and Design Review
Guidelines Checklist

Staff Comments:

1. Structured Parking

Creative parking solutions include structured parking, provided to achieve parking requirements on site while maintaining active-use development along the edge of a parcel.

Comments / Deviations:

Proposed parking for the project will be screened/concealed from public view

Staff Comments:

2. Surface Parking

Surface parking shall be located on the side of, or behind, any use, and should be designed with sustainability measures to mitigate its environmental impacts.

Comments / Deviations:

NA

Staff Comments:

B. BICYCLE PARKING

Development projects shall foster Sacramento's long term sustainability strategy by providing ample well- designed bicycle parking on-site.

Comments / Deviations:

Project provides 121 long term bike parking stalls and 25 short term parking stalls

Staff Comments:

By signing below, the applicant certifies that this form accurately describes the proposed work.

Applicant's Signature:



Date: January 4, 2016

Name of Planner:

FOR CITY STAFF USE ONLY

Counter Staff: _____