



**City Council Report**  
915 I Street, 1<sup>st</sup> Floor  
Sacramento, CA 95814  
[www.cityofsacramento.org](http://www.cityofsacramento.org)

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**File #:** 2016-01036

September 20, 2016

**Consent Item 04**

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**Title: (Pass for Publication) 1717 34th Street Rezone Project (P16-035)**

**Recommendation:** 1) Review a Resolution exempting the project from CEQA; 2) review an Ordinance rezoning approximately 0.37 acres from Office Business (OB-SPD) to Limited Commercial (C-1-SPD) in the Alhambra Corridor Special Planning District; 3) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted September 27, 2016; and 4) review the Resolution to approve the Site Plan and Design Review for exterior changes to the existing single-story commercial building.

**Location:** District 3

**Contact:** Michael Hanebutt, Assistant Planner, (916) 808-7933; Stacia Cosgrove, Principal Planner, (916) 808- 7110, Community Development Department

**Presenter:** Michael Hanebutt, Assistant Planner, (916) 808-7933, Community Development Department

**Department:** Community Development Department

**Attachments:**

- 01-Description/Analysis
- 02-Resolution - Exemption
- 03-Resolution - Rezone Ordinance
- 04-Exhibit A\_Rezone Map
- 05-Resolution - Project Entitlements
- 06-Exhibit A\_Site Plan
- 07-Exhibit B\_Elevations
- 08-Exhibit C\_Streetscape and Rooftop Equipment
- 09-Exhibit D\_Project Materials Board
- 10-Exhibit E\_Demolition Plan 11-Public Comments
- 11-General Plan Map
- 12-Aerial and Existing Zoning Map

## Description/Analysis

**Issue Detail:** The site is currently developed with a building containing two tenant spaces. There is an existing fitness center use in the building and one vacant tenant space. The applicant is requesting to rezone the area to complete tenant improvements in the vacant tenant space in order to allow a new restaurant business with an outdoor patio fronting 34th Street.

The Office Business zone typically requires 50% of the gross floor area to be devoted to office or residential uses. The applicant does not intend to tenant the building with office or residential and therefore is seeking a rezone to allow more flexibility for tenaning the building. The rezone to Limited Commercial (C-1) will allow the applicant to maintain the existing fitness center tenant while also establishing a new restaurant use.

The scope of work includes updating the façade for the southern third of the building on the west and south sides. Staff finds that the design and materials used for exterior improvements are consistent with the guidelines for the Alhambra Corridor as the proposal will finish the exterior enhancements to wrap the building and provide a cohesive façade, as well as a soft transition from the more intense commercial uses to the south.

Staff has received phone calls from neighbors with concerns about potential parking impacts for the proposed restaurant in the surrounding neighborhood. As described further in the background section of this report, the proposal meets the minimum parking requirements.

**Policy Considerations:** The subject site is designated Urban Corridor Low on the General Plan Land Use and Urban Form Diagram. The Urban Corridor Low designation includes street corridors that have multistory structures and more-intense uses at major intersections, lower- intensity uses adjacent to neighborhoods, and access to transit service throughout. At major intersections, nodes of intense mixed-use development are bordered by lower-intensity single- use residential, retail, service, and office uses. Street-level frontage of mixed-use projects is developed with pedestrian-oriented uses. The streetscape is appointed with landscaping, lighting, public art, and other pedestrian amenities.

**Economic Impacts:** None.

**Environmental Considerations:** The Environmental Services Manager has determined the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines (Section 15061(b)(3)). Section 15061(b)(3) consists of activities covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with

certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**Sustainability:** The proposal would encourage the retention of an existing structure by allowing a greater range of potential tenants. The applicant is also proposing the equivalent to LEED (Leadership in Energy & Environmental Design) Silver; however, they are not seeking certification.

**Commission/Committee Action:** On August 25, 2016, the Planning and Design Commission held a public hearing on the 1717 34<sup>th</sup> Street Rezone project and unanimously passed a motion to forward a recommendation of approval to the City Council.

**Rationale for Recommendation:** Staff recommends the City Council approve the requests based on findings of fact and subject to conditions listed in Attachment 7. Staff supports the project because it is: a) is consistent with the 2035 General Plan designation of Urban Corridor Low, the proposed Limited Commercial (C-1-SPD) zoning, and the Alhambra Corridor Special Planning District; and b) allows the existing building to be occupied with a more flexible tenant mix while still maintaining an appropriate transition between the more intense commercial uses on the south and the adjacent residential neighborhoods on the north of the project site.

**Financial Considerations:** Not applicable.

**Local Business Enterprise (LBE):** No goods or services are being purchased under this report.

**Background:** The existing on-site structure was originally constructed in 1957 according to City of Sacramento records. The building was used as a construction office, warehouse, and drug supply until 1983 when Sierra Window Coverings purchased the property and used it for office, warehouse, retail showroom and manufacturing of window coverings. In October 2010, a request to waive a portion of the required parking for a fitness studio and office uses, and to construct façade improvements were approved. (Z10-116) The current project proposal was formally submitted on June 16, 2016.

<b>Table 1: Project Information</b>
<b>General Plan designation:</b> Urban Corridor Low
<b>Existing zoning:</b> Office Business(OB-SPD)
<b>Proposed zoning:</b> Limited Commercial (C-1-SPD)
<b>Existing use of site:</b> Commercial
<b>Property area:</b> 0.37 ± acres

Public/Neighborhood Outreach and Comments: Staff sent early notice to surrounding property owners within 300 feet prior to the hearing notice. Property owners within 300 feet of the subject property were notified of the public hearing and the site was posted with a public hearing notice. The hearing notice was sent to the East Sacramento Chamber of Commerce, the East Sacramento Improvement Association, East Sacramento Preservation, and the McKinley East Sacramento Neighborhood Association.

Three comments of support for the project were received by staff written by neighboring residents. On June 20, 2016, the East Sacramento Improvement Association submitted a letter of support for the project. Prior to the Planning and Design Commission hearing for the project, staff received a letter from a neighbor to the project expressing concern for existing and future impacts to 34<sup>th</sup> Street and the neighborhood. All these comments are included as a part of this report.

Adjacent Properties: The property to the west and south is zoned General Commercial (C-2) and developed with auto repair and parking lot uses. The property to the west also includes the currently-vacant Muzio’s Bakery building. The properties to the north and east are zoned Single Family Residential (R-1) and developed with single family homes. Additionally, there are properties with split zoning (R-1 and C-4) across the alley to the east which include homes and heavy commercial buildings.

Figure 1: Aerial



Policy Background: The 2035 General Plan has many policies related to urban form for each land use designation. Key urban form characteristics found in the Urban Corridor Low designation include:

- Building heights highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection
- Building façades and entrances directly addressing the street
- Buildings with pedestrian oriented uses such as outdoor cafes located at the street level
- Parking located to the side or behind buildings, or accommodated in parking structures
- Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions
- Attractive pedestrian streetscape, with sidewalks designed to accommodate pedestrian traffic, that includes appropriate landscaping, lighting, and pedestrian amenities/facilities
- Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes

The proposed project would support many of the goals and policies in the General Plan, including:

*Existing Structure Reuse.* The City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures' embodied energy, increase energy efficiency, make it more energy efficient, and limit the generation of waste. (LU 2.6.5) Staff finds the proposal rehabilitates an existing building while incorporating energy efficiency measures, where feasible, for the interior renovation.

*Buildings that Engage the Street.* The City shall require buildings to be oriented to and actively engage and complete the public realm through such features as building orientation, build-to and setback lines, façade articulation, ground-floor transparency, and location of parking. (LU 2.7.7) Staff finds the project proposal engages the street with a neighborhood serving commercial use and outdoor dining patio adjacent to the sidewalk on 34th Street.

*Corridor Uses.* The City shall encourage residential, mixed-use, retail, service commercial, and other pedestrian-oriented development along mixed-use corridors to orient to the front of properties with entries and stoops fronting the street. (LU 6.1.4) Staff finds that the proposal is consistent with the urban corridor characteristics.

200-Year Flood Protection State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's

Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016.

## Rezone

The project proposes the rehabilitation of a commercial building in what is currently the Office Business (OB-SPD) zone. The current zoning allows the fitness use and the proposed restaurant use. However, the OB zone does not allow a building to have these types of commercial uses without also having an office or residential use which constitutes at least 50% of the gross floor area. Although the site has historically been used for retail, these uses ceased operations and the property was rezoned with the adoption of the Alhambra Corridor Special Planning District. Therefore, any new tenants would be required to meet the OB zone requirements. The original intent behind the OB zone at this location was to provide a buffer with the residential uses to the north and east of the subject site. Staff believes that the Limited Commercial (C-1 SPD) zone will also act a transition between residential and the more intense commercial uses to the south.

The purpose of the C-1 zone is to provide for certain office, retail stores, and commercial service establishments that are compatible with residential development. This zone is intended to be applied to small lots that are surrounded by a residential neighborhood. The project is also consistent with the goals and intent of the Alhambra Corridor Special Planning District in that it improves the character and quality of the existing neighborhood and provides the opportunity for a balanced mix of uses in near transit and commercial corridors.

Staff supports the rezone of this parcel to Limited Commercial (C-1-SPD) for the following reasons: a) the C-1 zone is consistent with the General Plan Designation of Urban Corridor Low; b) provides an appropriate transition in zoning between the C-2 zoning to the south and R-1 zoning in the residential neighborhood to the north and east; c) allows for the re-establishment of a neighborhood serving commercial use; and d) encourages the rehabilitation of an existing building along an urban corridor.

## Site Plan and Design Review

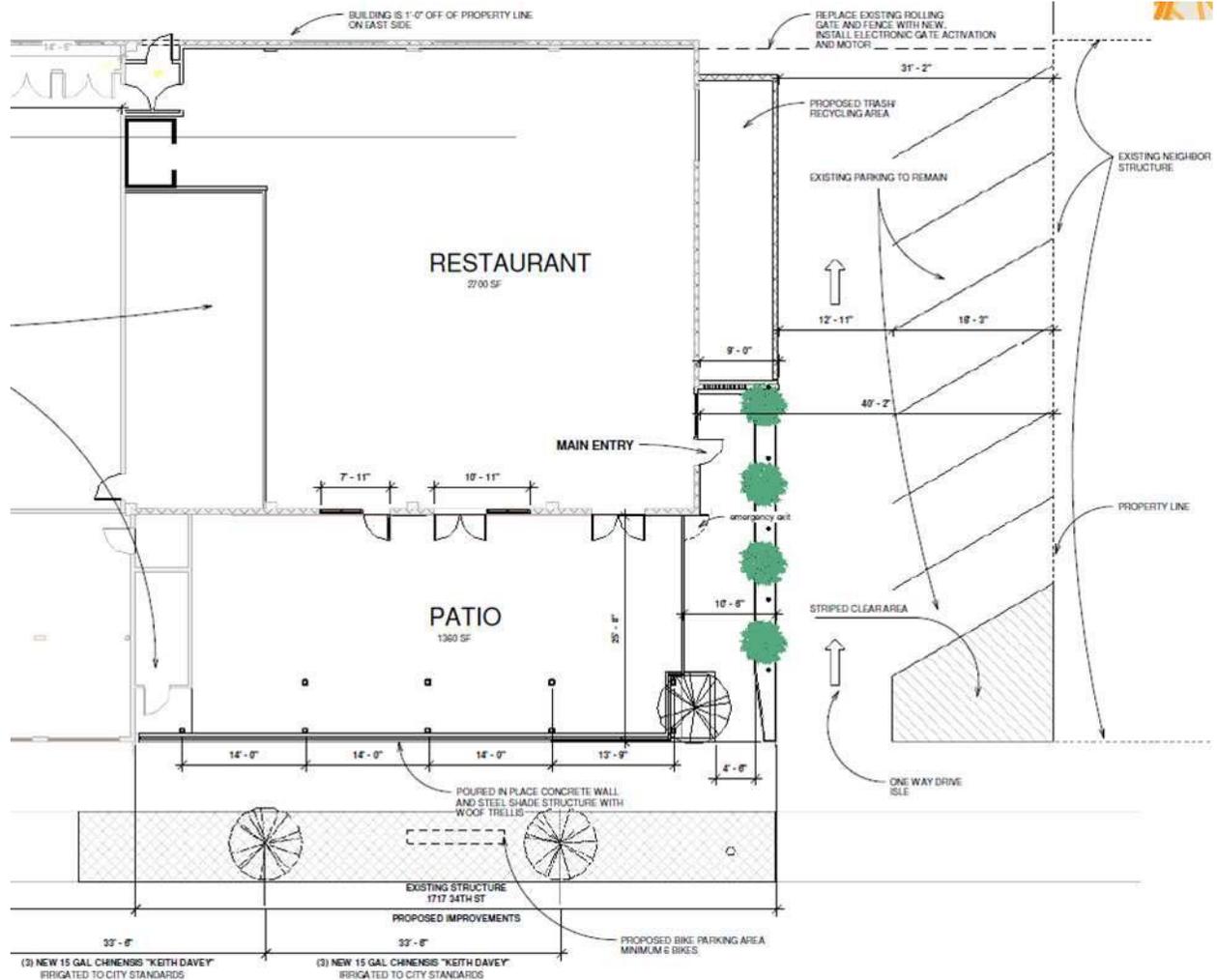
Height, Bulk and Setbacks: The project is not proposing any changes to lot coverage, setback, or height and it does not require the approval of any entitlements to deviate from the applicable development standards.

Exterior Improvements: The site is located in East Sacramento within the Alhambra Corridor Special Planning District. The scope of work includes updating the façade for the southern third of the building on the west and south sides, and adding a dining patio on the west side where there are currently parking spaces. A trash and recycling enclosure is also proposed for the south side of the building. The materials for the façade improvements will match those done for the rest of the building, including horizontal wood siding. The dining patio and trellis are also proposed to be built from wood and metal elements. The project will also provide a tree-lined path to a new building entrance, as well as additional street trees on 34th Street.

Staff finds that the design and materials used for exterior improvements are consistent with the guidelines for the Alhambra Corridor as the proposal will finish the exterior enhancements to wrap the building to provide a cohesive façade, as well as a soft transition from the more intense commercial uses to the south.

Traffic Circulation and Parking: The subject site is located on the east side of 34th Street and north of Stockton Boulevard. Along the 34th Street frontage, the building will have two entries, one for each tenant. There are street parking spaces adjacent and to the west of the property on 34th Street, and at least six bicycle parking spaces proposed for the planter in front of the property.

Figure 2: Proposed Site Plan



The project has eight on-site parking spaces already existing and adjacent to the southern property line which are proposed to be reconfigured to six spaces for maneuvering and safety purposes. A new automatic gate will also be installed at the alley near these diagonal spaces. Four spaces in front of the building at 34th Street will be repurposed into an outdoor patio space.

In 2010, the Zoning Administrator approved a parking waiver to allow for a new tenant mix within the remodeled building. Under the previous approval, 31 parking spaces were waived that were required for a combination of a fitness studio, proposed dental office, and vacant commercial tenant space.

The prior parking waiver is still valid and applies to the site. The current parking requirement for the proposed restaurant is the same as the office and commercial uses anticipated under the previously approved parking waiver.

Under the current SCC section 17.608.030 (B), the existing fitness use would require 22 spaces and the proposed restaurant use would require one space, totaling 23 required spaces. Because the project will provide six on-site spaces, and 31 parking spaces were previously waived, the project meets the parking code requirements. A summary of this analysis is provided below in Table 2.

	<b>Required</b>	<b>Provided</b>	<b>Deviation</b>
<b>Fitness Use</b>	1 space per 333 square feet (22 spaces)	3	No*
<b>Restaurant Use</b>	1 space per 2,000 square feet (1 space)	3	No*
<b>Parking Waiver</b>		31	
<b>Total</b>	23	37	No*

\*The current parking waiver includes credit given for 31 spaces. Including the six spaces on-site, the total of 37 spaces for the site does not trigger a deviation for required parking spaces.

## **RESOLUTION NO. 2016-**

Adopted by the Sacramento City Council

### **DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P16-035)**

#### **BACKGROUND**

A. On August 25, 2016, the City Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 1717 34<sup>th</sup> Street Rezone (P16-035) project.

B. On September 27, 2016, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.812.010 (2)(b) and received and considered evidence concerning the 1717 34<sup>th</sup> Street Rezone (P16-035) project.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. 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 City Council finds that the Project is exempt from review under Section 15061(b)(3), No Significant Effect, of the California Environmental Quality Act (CEQA) Guidelines as follows:

The project consists of the rezone for 0.37 acres from the Office Building zone (OB-SPD) to the Limited Commercial zone (C-1-SPD) to facilitate additional retail and restaurant uses within an existing commercial structure located in Alhambra Corridor Special Planning District Design Review Area. The project also requires Site Plan and Design Review for the façade enhancements and addition of an outdoor dining patio. These activities are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

## ORDINANCE NO. 2016 –

Adopted by the Sacramento City Council

### **AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE PLANNING AND DEVELOPMENT CODE) BY REZONING CERTAIN REAL PROPERTY FROM OFFICE BUSINESS (OB-SPD) TO LIMITED COMMERCIAL (C-1-SPD) WITHIN THE ALHAMBRA CORRIDOR SPECIAL PLANNING DISTRICT 1717 34<sup>TH</sup> STREET (P16-035) (APN: 007-0363-025), COUNCIL DISTRICT 3**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

#### SECTION 1

Title 17 of the Sacramento City Code (the Planning and Development Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known and referred to as 1717 34<sup>th</sup> Street (APN: 007-0363-025) and consisting of 0.37± acres, from the Office Business (OB-SPD) zone to the Limited Commercial (C-1-SPD), within the Alhambra Corridor Special Planning District.

#### SECTION 2

Title 17 of the Sacramento City Code (“Planning and Development Code”) is hereby amended by rezoning the Property from Office Business (OB-SPD) to Limited Commercial (C-1-SPD).

#### SECTION 3

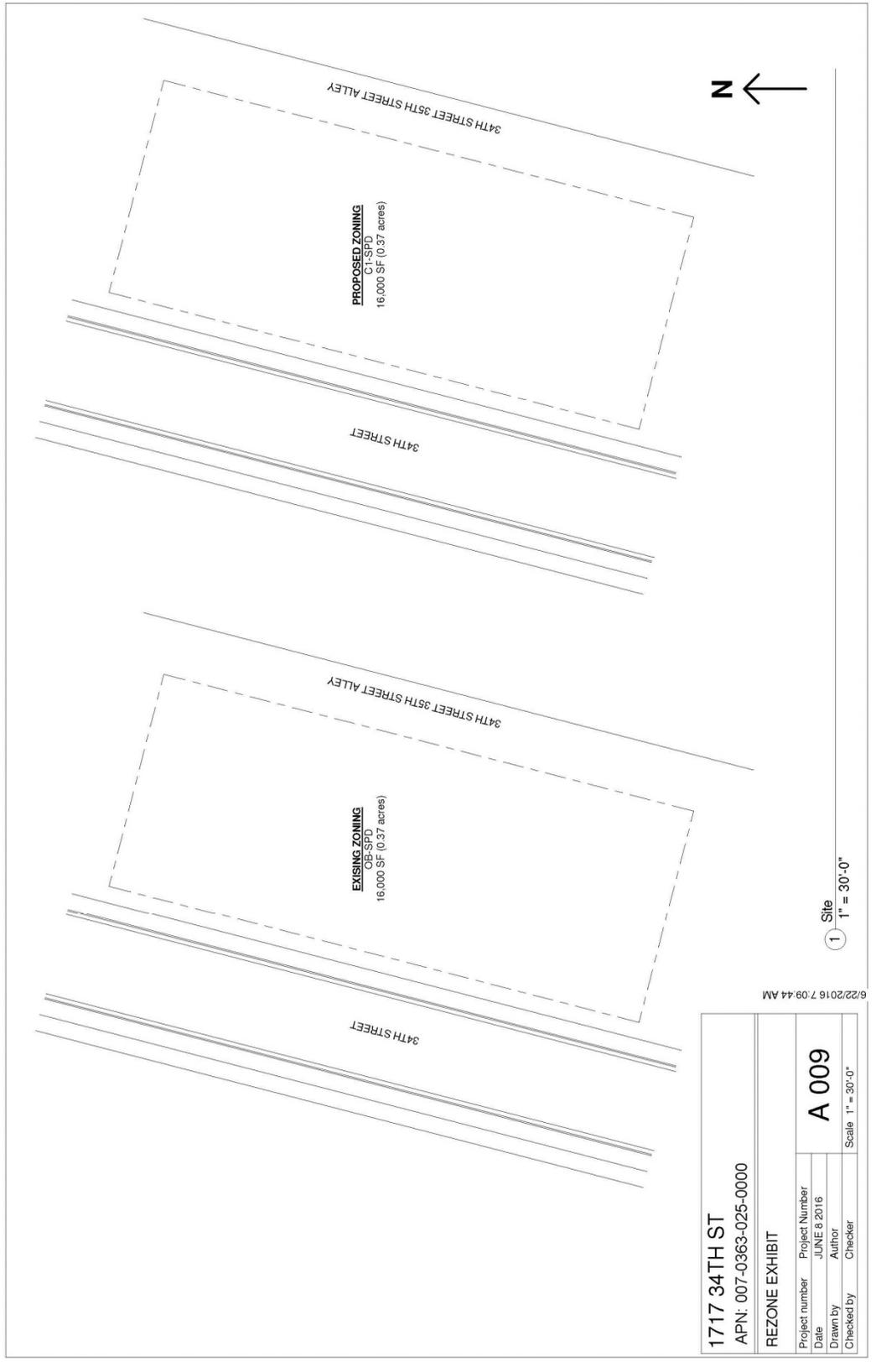
As required by section 17.808.230.C.1.d of the Planning and Development Code, the City Council finds that the rezoning of the property by this ordinance is consistent with the applicable general plan land use designation of Urban Corridor Low, the proposed restaurant use, and development standards in that the project complies with the Alhambra Corridor Special Planning District and applicable design guidelines; and promotes the public health, safety, convenience, and welfare of the city by providing an appropriate transition between existing residential uses and adjacent commercial development.

#### SECTION 4

The City Clerk is hereby directed to amend the City’s official zoning maps to conform to this ordinance.

**Table of Contents:** Exhibit A: 1717 34<sup>th</sup> Street Rezone Map – 1 Page

Exhibit A: Rezone Map



## RESOLUTION NO. 2016 –

Adopted by the Sacramento City Council

### ADOPTING FINDINGS OF FACT AND APPROVING THE 1717 34<sup>th</sup> STREET REZONE PROJECT (P16-035)

#### BACKGROUND

A. On August 25, 2016, after conducting a public hearing, the City Planning and Design Commission forwarded to the City Council a recommendation to approve the 1717 34<sup>th</sup> Street Rezone (P16-035) project.

B. On September 27, 2016, after giving notice as required by the Sacramento City Code section 17.812.010 (2)(b), the City Council conducted a public hearing on the Project, receiving and considering evidence concerning it.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. Based on the verbal and documentary evidence received at the hearing on the 1717 34<sup>th</sup> Street Rezone project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

- A. **Environmental Determination:** The CEQA exemption for the Project has been adopted by Resolution No. 2016-\_\_\_\_\_.
- B. **Rezone:** The amendment of Title 17 to rezone 0.37± acres from the Office Business (OB-SPD) zone to the Limited Commercial (C-1-SPD) zone and located within the Alhambra Corridor Special Planning District has been approved by Ordinance No. 2016-\_\_\_\_\_.
- C. **Site Plan and Design Review** for exterior modifications and addition of a dining patio for a new restaurant use is **approved** based upon the following findings of fact:
  - 1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan Urban Corridor Low designation and are consistent with the General Plan goals and policies related to infill development, enhancing the urban corridor, and protecting established neighborhoods.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with the intent of all applicable development standards in that the proposed façade enhancements will match the rest of the building, the dining patio and trellis will combine steel and wood elements, and mechanical units will be appropriately screened.
3. 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 as the project provides onsite and offsite improvements to sufficiently serve the project and its users through appropriate stormwater management, extension of necessary public and private utility infrastructure, and parking and landscaping improvements.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood as the surrounding neighborhood is a mix of commercial and residential uses and the facade of the building will be improved to match the north side of the building. The onsite and offsite improvements will enhance the existing streetscape creating uniformity with development to the west and north.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged. The addition of three street trees to the west of the property will help to provide shade for the building and surrounding surfaces, ultimately reducing energy consumption needed to condition or cool the interior of the building.
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 through appropriate site design measures such outdoor uses oriented towards 34<sup>th</sup> Street furthest from adjacent residences, and diagonal parking which exits through the alley.

**D. The 200-Year Flood Protection:**

1. The project site is within an area for which the local flood management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood protection system that will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood hazard zone, intended to be protected by the system, as demonstrated by the SAFCA Urban level of flood protection plan, adequate progress baseline report, and

adequate progress toward an urban level of flood protection engineer's report accepted by City Council Resolution No. 2016-0226 on June 21, 2016.

### **Conditions of Approval**

- C. Site Plan and Design Review** for exterior modifications and addition of a dining patio for a new restaurant use is **approved** based upon the following conditions of approval:

### **Planning**

- C1. Mechanical equipment shall be screened from all street views, and placed to the rear of the building, per the final approved plans.
- C2. The project shall have building entry and setbacks per the final approved plans.
- C3. The design for the building shall be per the final approved plans.
- C4. The building and dining patio shall consist of materials as indicated on the final approved plans.
- C5. Bicycle parking shall be provided in the adjacent planter strip along 34<sup>th</sup> Street, and consist of a minimum of 6 spaces. Applicant shall coordinate with the Department of Public Works for a revocable encroachment permit for the bicycle parking rack.
- C6. Any changes to the final approved set of plans shall be subject to review and approval by Design Review prior to Building Permit submittal. Project shall comply with all current building code requirements.
- C7. Final occupancy shall be subject to planning approval and involve an on-site inspection by Planning staff.
- C8. Project lighting shall comply with all applicable Sacramento City Code lighting regulations. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public from the street or other public areas.
- C9. All proposed signage is subject to a separate review and approval process through a sign permit and/or building permit.
- C10. The applicant shall work with their trash provider to limit pickup hours to Monday through Friday between 8 am and 6 pm.

## **Public Works**

- C11. The applicant shall repair, or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property's northernmost property line to the subject property's southernmost property line) per City standards to the satisfaction of the Department of Public Works.
- C12. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
- C13. The applicant shall remove all site driveways on 34th Street not planned for use with this project. The sidewalk and planter shall be reconstructed in its place per City standards to the satisfaction of the Department of Public Works.
- C14. The site plan shall conform to the parking requirements set forth in City Code 17.608.040 (Development standards for off-street parking facilities, Zoning Ordinance).
- C15. The applicant shall apply for and obtain an encroachment permit from the Department of Public Works for the proposed bike racks located on the planter area along 34th Street adjacent to the subject property as shown on the site plan.
- C16. 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.
- C17. The applicant shall install signs and pavement markings at the exit driveway to direct vehicles to turn right at the alley when leaving the site to the satisfaction of the Department of Public Works and the Community Development Department.

## **Police**

- C18. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K.
- C19. Parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 10:1 maximum to minimum ratio during business hours.

- C20. Exterior walkways, alcoves and passageways shall be illuminated to maintain a minimum of ¼ foot candles per square foot of surface area at a 2 foot candle average and a 4:1 average to minimum ratio from one-half hour before dusk to one-half hour after dawn.
- C21. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a permit.
- C22. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
- C23. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
- C24. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape.

## **SMUD**

- C25. There are existing underground facilities along the east property line running north/south and existing underground facilities on the south end running east/west. The developer will need to maintain GO 128 clearances. If requested to relocate, will 100% billable to the customer.
- C26. Developer to comply with SMUD requirements; i.e. panel size/location, clearances from SMUD equipment, transformer location and service conductors.
- C27. Structural setbacks less than 14-feet from Road R/W shall require the developer to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained.
- C28. 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.
- C29. Proposed SMUD facilities located on the customer's property outside of the existing or proposed PUE(s) may require additional PUE and/or a dedicated SMUD easement.
- C30. SMUD equipment shall be accessible to a 26,000-pound SMUD service vehicle in all weather. SMUD equipment shall be no further than 15-feet from a drivable surface. The drivable surface shall have a minimum width of 20-feet.

## **Regional Sanitation**

C31. Developing this property will require the payment of Regional Sanitation sewer impact fees. Regional Sanitation sewer impact fees shall be paid at the time of building permit issuance. For questions pertaining to Regional Sanitation sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.

## **Urban Forestry**

C32. The project shall provide and plant three new 15 gallon Pistacia Chinensis 'Keith Davey' trees at 33 feet on center in the city right of way planter per the final approved plans.

C33. Irrigation for the new street trees shall be provided per the following specifications:

- 6" pop up head w/ a one half 6' radius micro spray nozzle.
- 6" pop up head w/ a quarter strip micro spray nozzle.
- 6" pop up head w/ a CST micro spray nozzle.
- 3/4" or 1" sch. 40 PVC line

C34. Remove 6" - 8' mound of sand and soil covering the trunk of existing city tree.

## **Utilities**

C35. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. (Note: City records indicate that there is an existing 1.5-inch water service serving this property. With the change of use, a backflow preventer will be required if one does not already exist.)

C36. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The Combined Sewer System fee at time of building permit is estimated to be \$703.67 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.

C37. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

## **Advisory Notes**

- C38. If the proposed restaurant classified as an A-2 occupancy per the California Building Code and has an occupant load of 100 persons or more the building/fire area must be protected by an automatic fire sprinkling system. CFC 903.2.1.2, 2013 If an automatic fire sprinkler system is not currently present, one will be required to be installed in accordance with NFPA 13, 2013 and the California Building Code and the following will apply.
- C39. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4
- C40. Provide appropriate Knox access for site. CFC Section 506
- C41. 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 and not more than 30 feet from a paved roadway.
- C42. An approved fire control room shall be provided for all buildings 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
- C43. 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 per City standards to the satisfaction of the Department of Public Works.
- C44. This application does not trigger the need for additional street lighting.
- C45. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional Sanitation is responsible for the conveyance of wastewater from the City's collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

Exhibits -

Exhibit A: Site Plan

Exhibit B: Elevations

Exhibit C: Streetscape and Rooftop Equipment

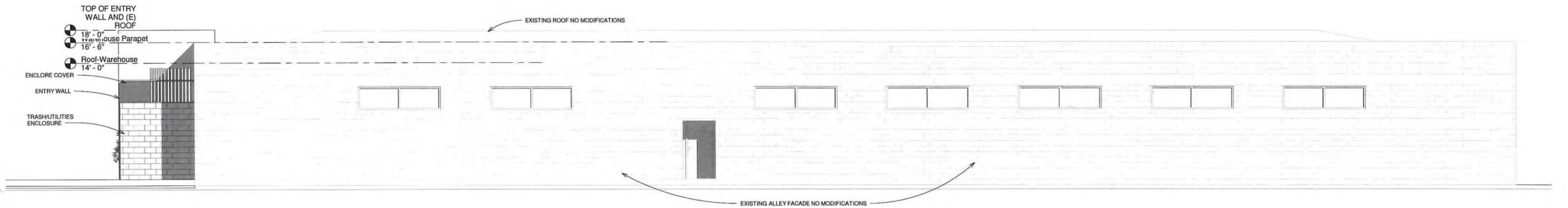
Exhibit D: Project Materials Board

Exhibit E: Demolition Plan

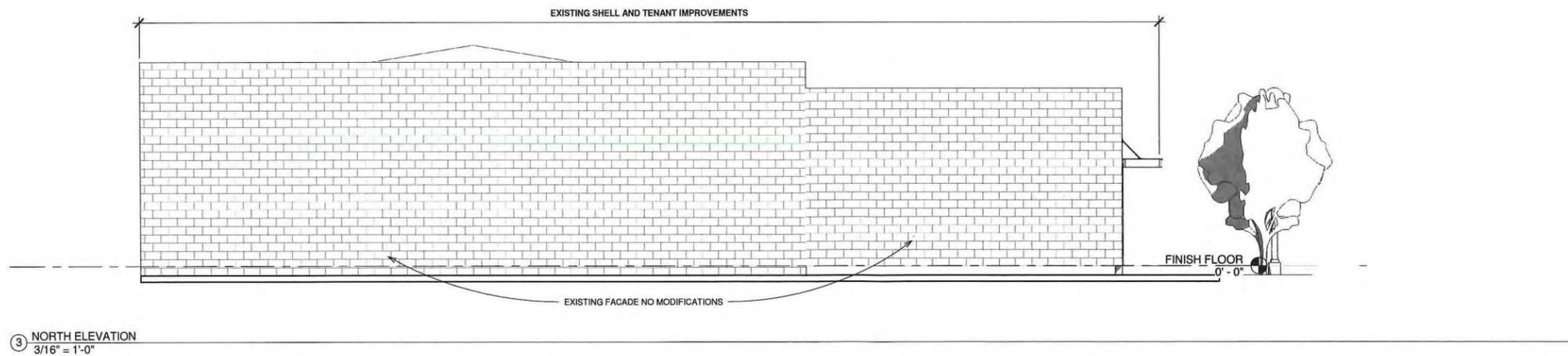




① WEST ELEVATION  
3/16" = 1'-0"



② EAST ELEVATION  
3/16" = 1'-0"



③ NORTH ELEVATION  
3/16" = 1'-0"



④ SOUTH ELEVATION  
3/16" = 1'-0"

## REZONE APPLICATION

### 1717 34TH ST i

### Elevations

Project Number	Project Number
Date	JUNE 8 2016
Drawn By	Author
Checked By	Checker

# A 109

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Scale 3/16" = 1'-0"

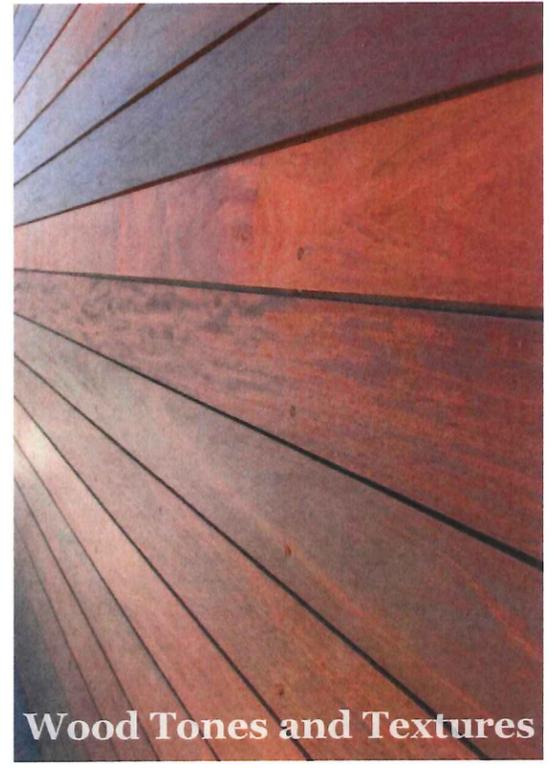
6/9/2016 3:35:20 PM



Steel Fence Material



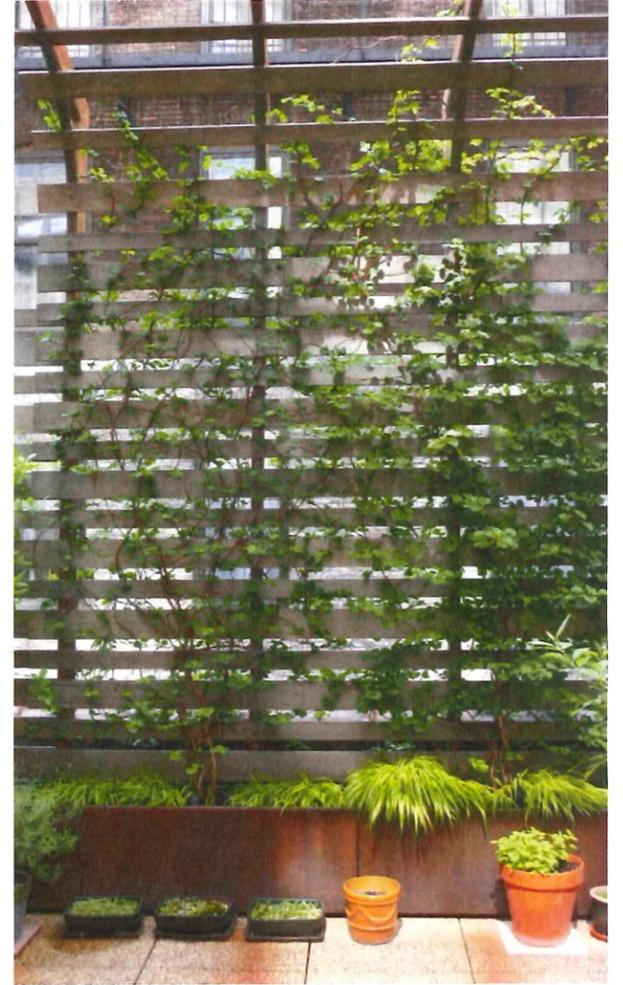
Stucco Color Palette



Wood Tones and Textures

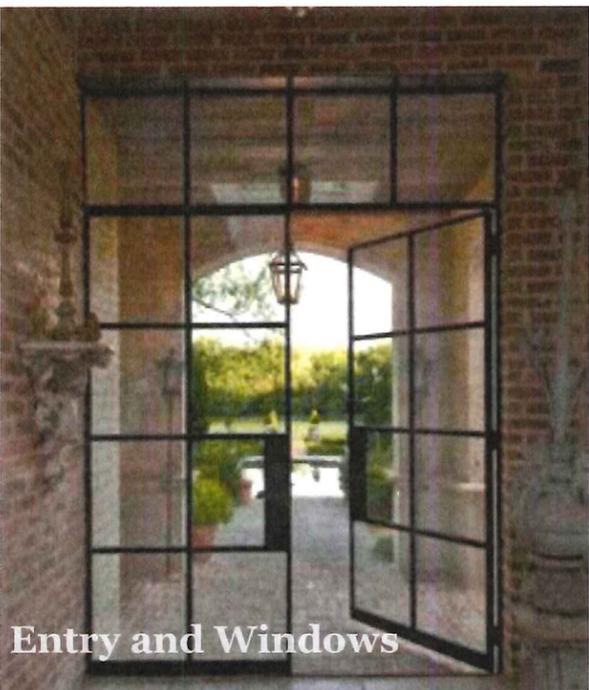


Plant Screens and Gates

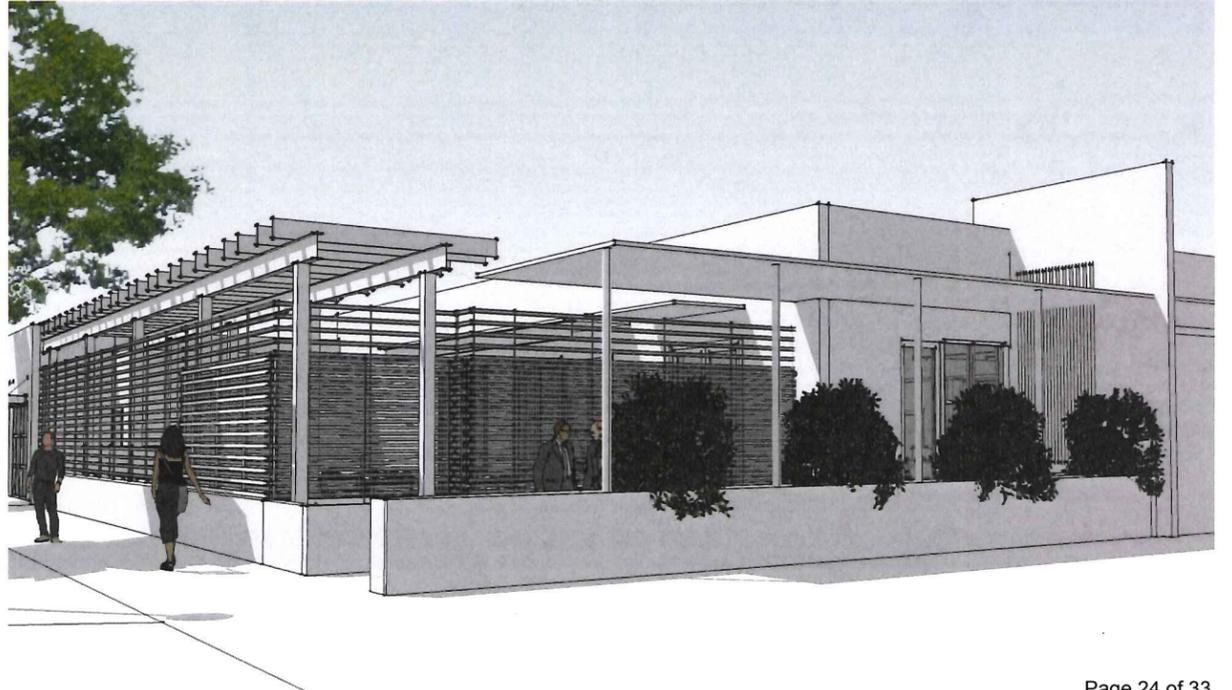


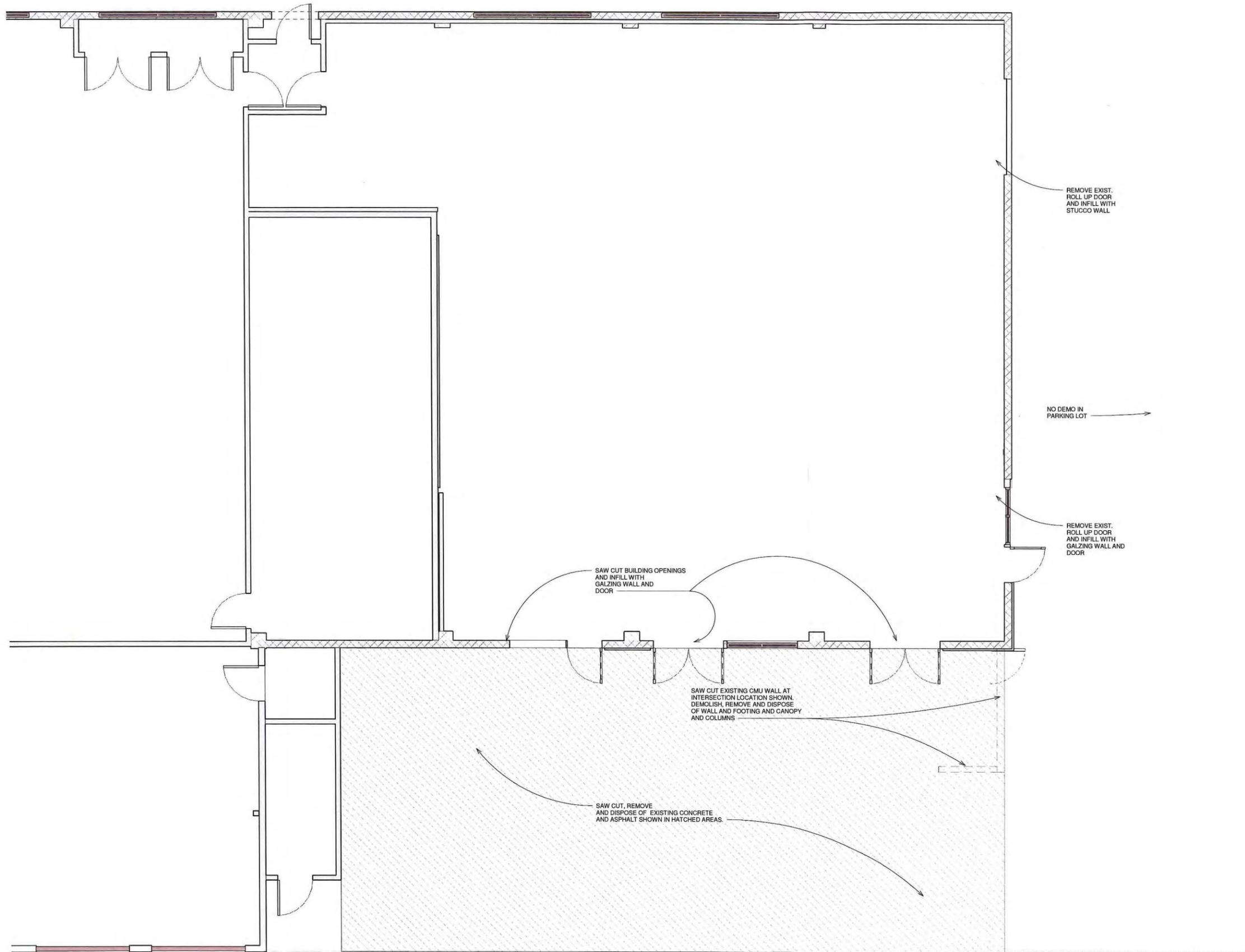
# 1717 34th Street Rezone Application

The Zalgud Company



Entry and Windows





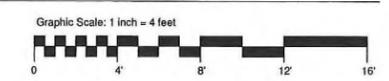
**REZONE  
APPLICATION  
1717 34TH ST i  
DEMOLITION PLAN**

Project Number	Project Number
Date	JUNE 8 2016
Drawn By	Author
Checked By	Checker

A 101

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① DEMOLITION PLAN  
1/4" = 1'-0"



Scale 1/4" = 1'-0"

6/9/2016 3:35:14 PM



② Line of Site for Roof Equipment  
1/4" = 1'-0"



① STREETScape OF 34TH STREET  
1/16" = 1'-0"

REZONE  
APPLICATION  
1717 34TH ST  
STREETScape  
AND ROOFTOP  
EQUIPMENT  
SECTION

Project Number \_\_\_\_\_ Project Number \_\_\_\_\_

Date \_\_\_\_\_ JUNE 8 2016

Drawn By \_\_\_\_\_ Author \_\_\_\_\_

Checked By \_\_\_\_\_ Checker \_\_\_\_\_

**A 008**

Scale \_\_\_\_\_ As indicated

7/28/2016 3:55:49 PM

**Stacia Cosgrove**

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**From:** Garrick Jones <garrick18\_2000@yahoo.com>  
**Sent:** Wednesday, June 15, 2016 12:01 PM  
**To:** Stacia Cosgrove  
**Cc:** Emily Doisy; Kevin Donnelly  
**Subject:** 1717 34th St planning application

June 15, 2016

Sacramento Planning and Design Commission  
Planning and Design Commission Staff  
Sacramento

Dear Planning and Design Commission Staff:

We are longtime homeowners and residents in the neighborhood surrounding the space in the Fitness Rangers building that has been proposed for a restaurant installation. This letter is to voice our support for the proposal to transition the space into one that comprises a restaurant.

Kevin Donnelly has shared his drawings and concept for the space with us, and they appear to be well designed to enhance the neighborhood's character and amenities.

Mr. Donnelly has clearly stated his vision to curate the space such that it creates a viable business while at the same time maintaining the building and historical character of the area for the benefit of the immediate area and Sacramento, generally. Furthermore, we understand that the business would be a neighborhood restaurant that gives a nod to well-made food, ambiance, and affordability all at once. Finally, it is in a location that folks can walk and bike to and is the type of infill project that should be a welcome addition to this part of East Sacramento.

This project would appear to be a win-win for the building and the community, therefore.

Thank you for your consideration.

Sincerely,

Garrick Jones and Emily Doisy  
1550 33<sup>rd</sup> Street  
Sacramento

Brantley Payne - 1512 34th Street Sacramento, Ca

916-320-6520 brantley@glassagency.com

June 15, 2016

Stacia Cosgrove  
Principle Planner  
City of Sacramento  
(916) 808-7110  
Sacramento, Ca 95816

Ms. Cosgrove,

I'm writing to support Kevin Donnelly in his vision to create a high end family friendly restaurant on 34th street in East sac. My wife and I have lived at 1512 34th Street since 2005. We recently saw his plans to remodel 1717 34th and are both equally excited about it. We also see a lot of potential for the south end of our street currently occupied by warehouses and vacant lot. We feel Kevin's vision will improve our street, stimulate growth and potentially improve the safety in our neighborhood.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Brantley Payne", written over a horizontal line.

Brantley and Lubi Payne.

1512 34th Street,

Sacramento, CA. 95816

## Stacia Cosgrove

---

**From:** Sonja Harris <sonja@harrisintel.com>  
**Sent:** Thursday, June 16, 2016 1:08 PM  
**To:** Stacia Cosgrove  
**Cc:** Kevin Donnelly  
**Subject:** 1717 34th St planning application

Ms. Cosgrove,

I am writing in support of the planning application at 1717 34th Street. I am a neighbor of the proposed project, with the site easily seen from my front yard at 1552 34th Street.

Mr. Donnelly shared the infill restaurant drawings with me and I am can't imagine a better use for the space and addition to our neighborhood.

Not all growth and change is positive, but this is. Other proposals would have robbed us of our neighborhood of its community feel. Those projects are why I fought against turning the old Muzio Bakery into a parking garage a few years ago. That proposal would not have been positive growth.

The current planning application at 1717 34th Street is positive growth. Local restaurants, especially with patio seating, encourage community, enable for happenstance meeting between neighbors, and facilitate local interactions. Improvements such as this also increase desirability of the area and property value. While I have no intention of moving from my beautiful home and neighborhood, its increase in value is always a benefit.

If you have any additional questions that I may answer for you in this regard, please feel free to contact me.

Always,  
**Sonja Harris**

## Michael Hanebutt

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**From:** Evan Compton  
**Sent:** Monday, June 20, 2016 9:31 AM  
**To:** Michael Hanebutt  
**Subject:** Fwd: 1717 34th Street

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Paul Noble <[noblep5@comcast.net](mailto:noblep5@comcast.net)>  
**Date:** June 20, 2016 at 9:25:27 AM PDT  
**To:** Jeff Harris <[jsharris@cityofsacramento.org](mailto:jsharris@cityofsacramento.org)>  
**Cc:** David Gonsalves <[DGonsalves@cityofsacramento.org](mailto:DGonsalves@cityofsacramento.org)>, Stacia Cosgrove <[SCosgrove@cityofsacramento.org](mailto:SCosgrove@cityofsacramento.org)>, Evan Compton <[ECompton@cityofsacramento.org](mailto:ECompton@cityofsacramento.org)>  
**Subject:** 1717 34th Street

Hi Jeff,

The ESIA Board heard a presentation from Kevin Donnelly regarding his proposed new restaurant at 1717 34th Street. We were favorably impressed with his plans and the sketches he showed us. We think the restaurant, if approved, would be a welcome addition to the tired stretch of 34th Street between Folsom and Stockton Boulevards. It could serve as a catalyst for future redevelopment and replacing the vacant and/or demolished structures that are all too prevalent on that street. It is our understanding that approval requires a rezoning from OB to C1. We hope that City staff will do everything they can to speed the process to a successful conclusion.

Paul Noble, President  
East Sacramento Improvement Association

Sharon Tall  
1601 34<sup>th</sup> Street  
Sacramento, CA 95816

September 22, 2016

City of Sacramento  
Planning and Design Commission  
300 Richards Blvd.  
Sacramento, CA 95811-0218

Reference: Project number P16-035

This is regarding the rezoning of the property at 1717 34<sup>th</sup> Street, Sacramento, CA 95816.

The following are concerns/questions regarding this rezoning:

Parking concerns – there is already a gym at that location that impacts the parking of the residents that live on the street. The residents need to know that there will be adequate parking and that the parking is **enforced, especially at peak hours**. As it is, the gym member's park in front of the houses well over the hour limit. This street is not patrolled that often.

What will the hours of operations be for the restaurant?

What about weekend parking? At this time there are no restrictions for parking on the weekend.

How many people will the restaurant seat?

Will the restaurant serve alcohol?

What area do they plan to use for outdoor seating? If they use the side of the building, that will be a loss of 8 parking spaces. If they use the front of the building that will be a loss of 3 parking spaces, plus a handicapped spot.

It was mentioned they could have valet parking? Where do they plan on valet parking, on the street?

Do they have access to the alley for parking? The residents use the alley as a driveway to get to the main streets.

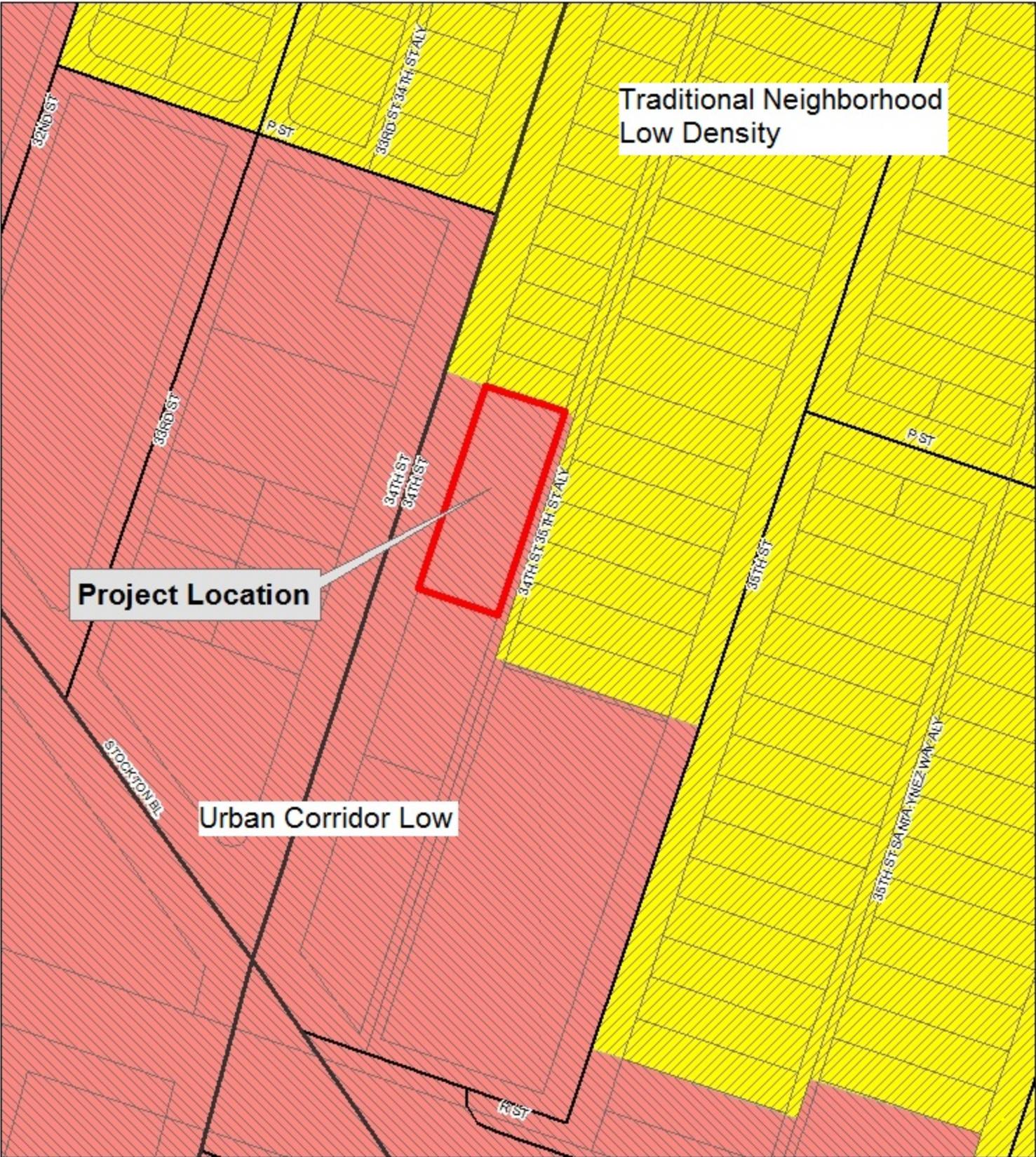
Concerned about all the u turns that are made on the street and how fast the traffic is.

People park across our driveways and the crosswalk almost daily.

Please address these concerns at the meeting on August 25, 2016.

Sincerely

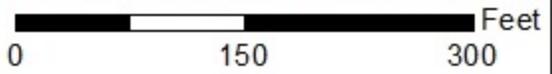
Sharon



**Project Location**

**Traditional Neighborhood  
Low Density**

**Urban Corridor Low**

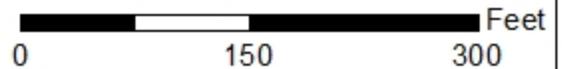


**P16-035  
General Plan Map  
1717 34th Street Rezone**





**Project Location**



**P16-035  
Aerial Map  
1717 34th Street Rezone**