

RESOLUTION NO. 2014-0150

Adopted by the Sacramento City Council

May 27, 2014

ADOPTING FINDINGS OF FACT AND APPROVING THE 3RD STREET REZONE PROJECT'S SITE PLAN AND DESIGN REVIEW TO DEVIATE FROM THE MULTI-FAMILY OPEN SPACE REQUIREMENTS (P13-058) (2031 3RD STREET)(APN: 009-0111-018)

BACKGROUND

- A. On March 13, 2014 the City Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 3rd Street Rezone Project.
- B. On May 27, 2014 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030 (A) and (B) (publication, posting, and mail (300 feet)), and received and considered evidence concerning the 3rd Street Rezone Project.

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 3rd 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 Project is exempt from review under Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines.
 - B. **Site Plan and Design Review:** The Site Plan and Design Review for deviations to the outdoor open space standards for residential units approved based on the following Findings of Fact:
 - 1. The design, layout, and physical characteristics of the mixed-use project is consistent with the general plan; and

2. The design, layout, and physical characteristics of the mixed-use project is consistent with all applicable design guidelines and with all applicable development standards; and
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the mixed-use project and comply with all applicable design guidelines and development standards; and
4. The design, layout, and physical characteristics of the residential units are visually and functionally compatible with the surrounding neighborhood; and
5. The design, layout, and physical characteristics of the residential units ensure energy consumption is minimized and use of renewable energy sources is encouraged; and
6. The design, layout, and physical characteristics of the residential units 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 a nuisance as there are other properties in the immediate area that have no private or common open space and are built out to the property lines. Furthermore, waiving this requirement does not negatively affect any of the surrounding properties.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

Planning

- B1. The building footprint and elevations shall be in conformance with the attached plans, except as conditioned. Any modifications in the design, materials, or colors from this approval shall be submitted to the Current Planning Division for review and determination for further actions.
- B2. The applicant shall provide a minimum of two on-site, long-term bicycle parking spaces in the form of bicycle lockers or other enclosed storage.
- B3. The applicant shall obtain all necessary building permits prior to commencement of construction; any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.

Table of Contents

Exhibit A: Site Plan

Exhibit B: Proposed Floor Plan 1st Floor

Exhibit C: Proposed Floor Plan 2nd Floor

Exhibit D: Perspective Views

Adopted by the City of Sacramento City Council on May 27, 2014, by the following vote:

Ayes: Members Ashby, Cohn, Fong, Hansen, McCarty, Pannell, Schenirer, Warren,
and Mayor Johnson.

Noes: None

Abstain: None

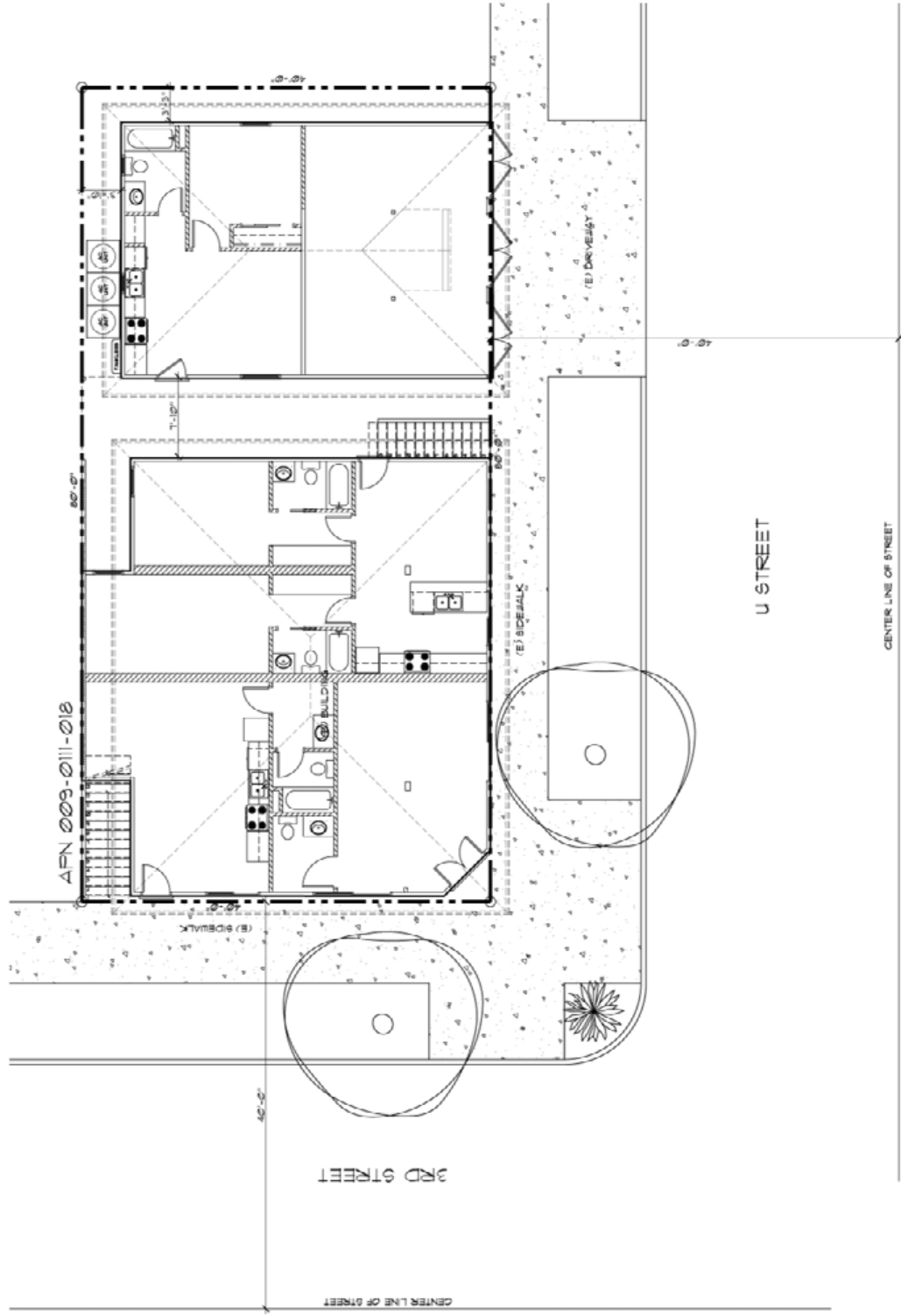
Absent: None

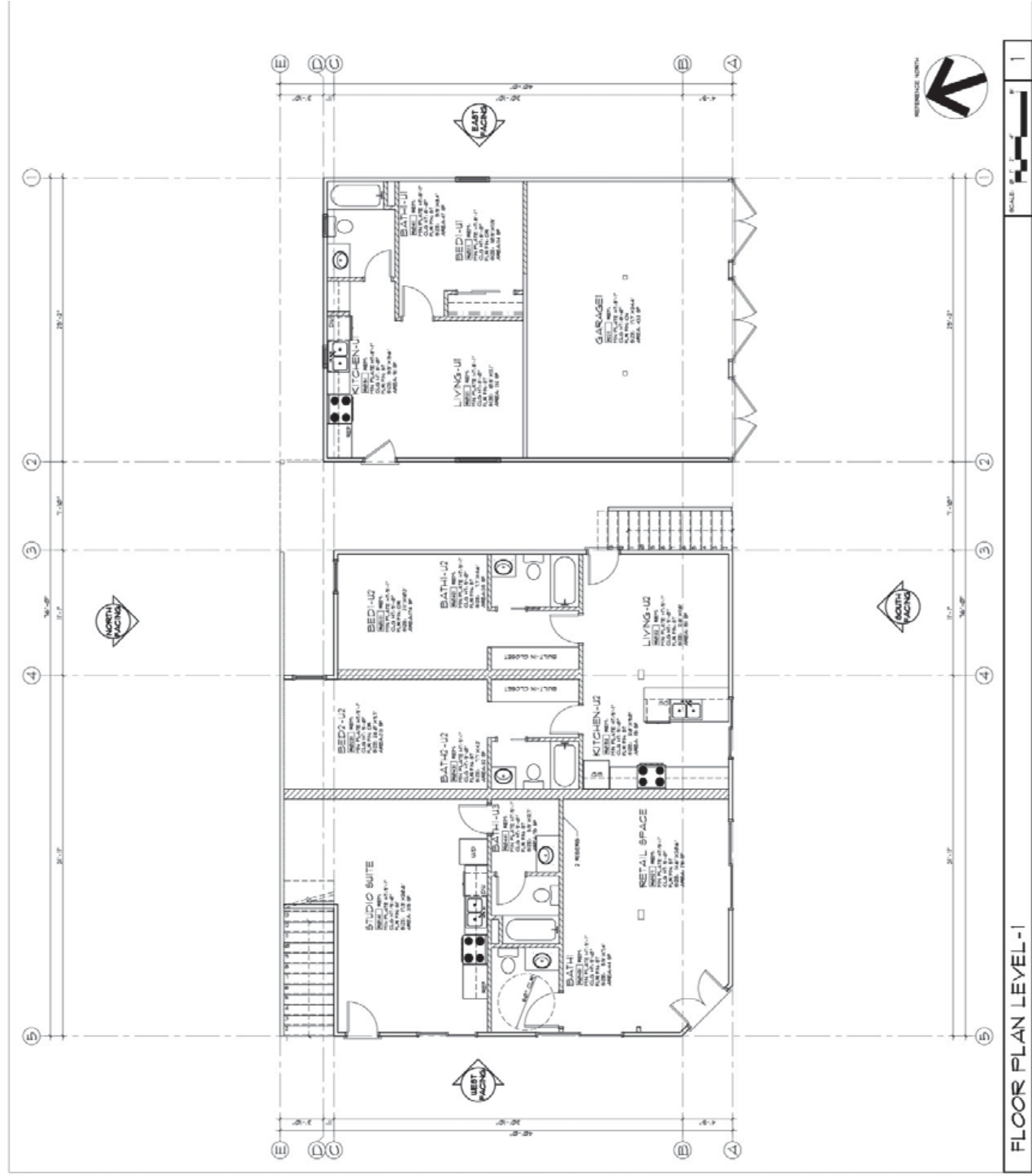
Attest:

Shirley A. Concolino

Digitally signed by Shirley A. Concolino
DN: cn=Shirley A. Concolino, o=City of Sacramento, ou=City
Clerk, email=sconcolino@cityofsacramento.org, c=US
Date: 2014.06.02 13:37:36 -07'00'

Shirley Concolino, City Clerk





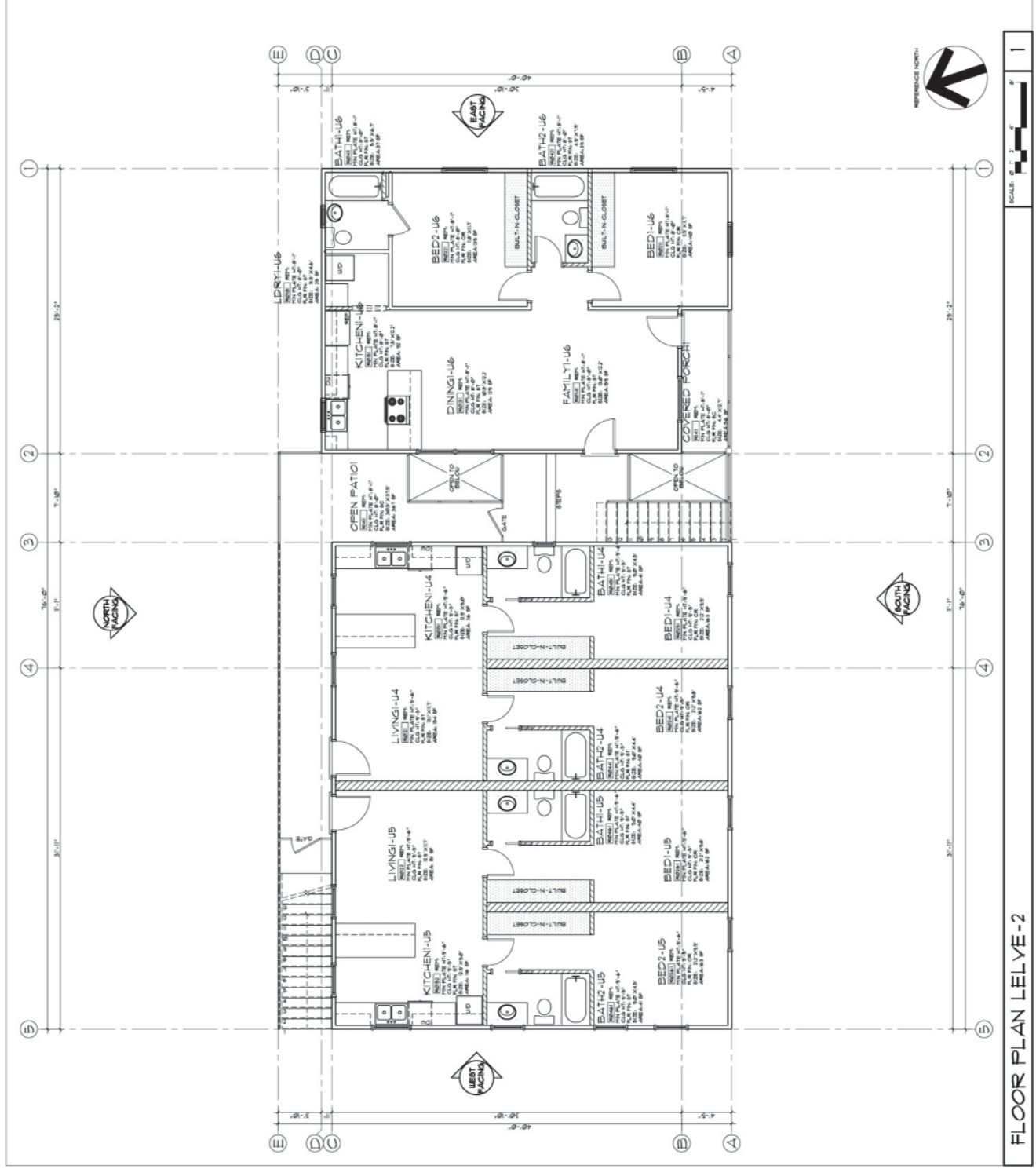


Exhibit D: Perspective Views

