

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR HEARING
300 Richards Blvd, 3rd Floor, Sacramento, CA
95811**

STAFF RECOMMENDATION

Staff recommends the Design Director approve, with conditions, a deviation for rear and interior yard setbacks and the Site Plan and Design Review to enclosed and condition and existing detached garage project known as file **Folsom Boulevard Parking Addition (DR25-048)**. Draft Findings of Fact and Conditions of Approval for the project are included

REQUESTED ENTITLEMENTS

1. **Environmental Determination** this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 11, Section Number 15311, Accessory Structures.
2. **Site Plan and Design Review** to expand an existing parking lot with a deviation to exceed maximum parking spaced allowed on a 4.89 acre parcel within the General Commercial (C-2-SPD) Zone, City Wide Design Review District and the Folsom Boulevard East Special Planning District.

PROJECT INFORMATION

Location:	8581 Folsom Blvd, Sacramento, CA, 95826
District:	7
Assessor's Parcel Number:	078-0180-030-0000
Applicant:	Cartwright Nor Cal Andrew MacDonald 3010 Lava Ridge Court, Suite 160 Roseville, CA 95661
Property Owner:	Westside Gsa Holdings Sacramento Llc 75 Malaga Cove Plz 16 Palos Verdes Estates, Ca 90274
Project Planner:	Whitney Johnson, Assistant Planner, (916) 808-8947
<u>Land Use Information</u>	
General Plan Designation:	Residential Mixed Use
Community Plan Area:	East Sacramento
Zoning:	General Commercial Zone/Special Planning District,

Design Review Area:	C-2-SPD
Existing Land Use of Site:	Citywide SPDR
	Vacant

Surrounding Zoning and Land Use:

North:	(R-1)	Single-unit Dwelling
South:	(C-2-SPD)	Moblie Home Park
East:	(C-2-SPD)	Mini-Storage
West:	(C-2-SWR-SPD)	Industrial

Site Information:

Existing Property Dimensions:	427' wide x 738' deep; Approx. 4.89 acres
Topography:	Flat
Street Improvements:	None
Utilities:	Existing

Setback Information:

	Required:	Proposed:
Interior side-yard (East)	5' - 0"	15'-0"
Rear yard (North)	15'-0"	67'-6"

Other Information

Concurrent Files:	N/A
Previous Files:	Folsom Blvd Apartments (DR23-187)

ATTACHMENTS

Exhibit 1: Project Plans

PROPOSED PROJECT AND ANALYSIS

Project Analysis:

The proposed project is requesting a Site Plan and Design Review for the construction of a parking lot on a vacant lot that provides 45 additional parking stalls to the existing Social Security Administration Building parking lot. The request for additional parking is a result of the federal government order for all federal employees to return to the office. The goal is to prevent employees/the public from parking offsite onto the busy fronting street, Folsom Blvd. The existing building is to remain, and no new buildings are proposed. Utility scope includes underground subdrains for the pavement (permeable asphalt) which will connect to existing on-site storm drain infrastructure. Landscaping/tree planting is proposed at the new planter areas. Existing site lighting adjacent to the new expanded parking lot area will be upgraded to dual LED. The proposal includes the removal of non-private protected trees along with the addition of ample parking lot shading plan.

There was previously an approval for the Folsom Apartments Project, file number – DR23-187. This project entitlement has since expired. Staff believes the addition of the parking lot

Increases the flow of the overall lot and can accommodate the building's future needs. Should the apartment complex come back to life – converting paving into that project foundation would be doable.

The applicant is requesting a deviation through a public hearing to allow the addition 26.5 spaces over the maximum parking spaces allowable in a traditional parking district as outline in Title 17, 17.608.030B.

Table 17.608.030B
Maximum On-site Vehicle Parking Spaces by Parking Districts

Land Use	Central Business and Arts & entertainment District	Urban District	Traditional District	Suburban District
Office	Maximum 1 space per 400 gross square feet of building	Maximum 1 space per 250 gross square feet of building	Maximum 1 space per 250 gross square feet of building	Maximum 1 space per 250 gross square feet of building

Staff supports the deviation and finds that the project is consistent with the purpose and intent of applicable design guidelines and development standards in that: 1) The proposal includes multiple trees and a good amount of landscaping. 2) The proposal includes the addition of short- and long-term bicycle parking. 3)The proposal includes the addition of benches and seating areas for guests and staff.

Public Comments:

Property owners, tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on Thursday, July 10th, 2024. Neighborhood associations that were notified for the hearing include Folsom Boulevard Alliance (PBID), College Glen Neighborhood Association, Neighbors of College-Glen Preservation Sacramento. Staff has not received any correspondence from the public regarding this project as of the drafting of this report.

Environmental Considerations:

The project is also determined to be is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section Number 15301, Existing Faculties.

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 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, for the area intended to be protected by the system, 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, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

Draft Findings of Fact:

Site Plan and Design Review:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Residential Mixed Use.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards for the C-2-SPD zone and the architectural design standards for the citywide design guidelines for parking lot design with exception of the proposed twenty five parking spaces which exceed this areas maximum parking.
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.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent buildings.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.
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 and will not be a detriment to the neighborhood.

7. 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, for the area intended to be protected by the system, 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, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

DRAFT CONDITIONS OF APPROVAL:

Planning / Design Review

1. The proposed construction of the surface park lot is approved by the attached plans and conditions of approval.
2. Any modifications to the approved project shall be subject to the review and approval of Planning staff (and may require additional entitlements).
3. Setbacks requirements shall conform to approved plans unless otherwise conditioned.
4. Provide the following building materials on the surface parking lot as indicated per approved plans:
 - a. Asphalt paving with associated striping
 - b. Standard vertical curb
 - c. Existing lights to be upgraded
 - d. Landscape planters
 - e. Short Term bicycle parking
5. Lighting:
 - a. The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building and at each building entry.
 - b. Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. 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.

- c. The design of the light fixtures within the surface parking area shall be reviewed and approved by Planning and Design Staff. A lighting and photometric plan shall be provided for review and approval as part of Building Permit documents.
6. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.
7. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.
8. Any work involving a city tree, private protected tree, or within the park strip requires a tree permit. If any work involving a city tree, private protected tree, or within the park strip a tree permit shall be obtained from Urban Forestry.
9. No signage has been reviewed or approved through the Site Plan and Design Review process. All future signage shall conform to the sign code standards found in SCC section 15.148.160 and shall be reviewed under the separate sign permitting process.
10. The applicant shall obtain all necessary building and encroachment permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.
11. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit.
12. This approval shall expire in three years from the approval date.
13. This approval shall expire in three (3) years from the approval date.

Urban Forestry

General Tree Protection – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

14. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
15. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.

16. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
17. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
18. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
19. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
20. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
21. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.
22. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.
23. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
24. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
25. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
26. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
27. There shall be no soil compaction within the dripline of protected trees.
28. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.

29. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.
30. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.
31. All trees shall be watered regularly according to the recommendation of the project arborist.
32. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

Public Works

33. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 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.
34. All existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
35. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
36. 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.

Department of Utilities


37. There is currently a 24-inch City drainage main and 10-foot drainage easement adjacent to the Northern property line of the subject parcel. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of drainage pipelines or anywhere within the associated utility easements.
38. Prior to or concurrent with the submittal of the building permit application, the applicant may be required to prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 11,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.08 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for any detention features.)
39. This project is in Drainage Basin 92 which is subject to the new Pumped Impact Fee per City Council Resolution 2023-0368.
40. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.
41. 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 DOU.
42. The applicant is required to comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. The plans shall also show the methods to control urban runoff pollution from the project site during construction.
43. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has less than one-acre of new or modified impervious area, therefore, only source control measures will be required.

Advisory Notes

- ADV.1. **Department of Utilities.** The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements. (Note: There is an existing County sewer main and 5-foot sewer easement located adjacent to the Northern property line.) If the project disturbs more than one acre of land, the project will be required to comply with the State's "Construction General Permit". 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). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits. 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. On October 24, 2023 and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.
- ADV.2. **Building Department.** The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12)

ATTACHMENTS:

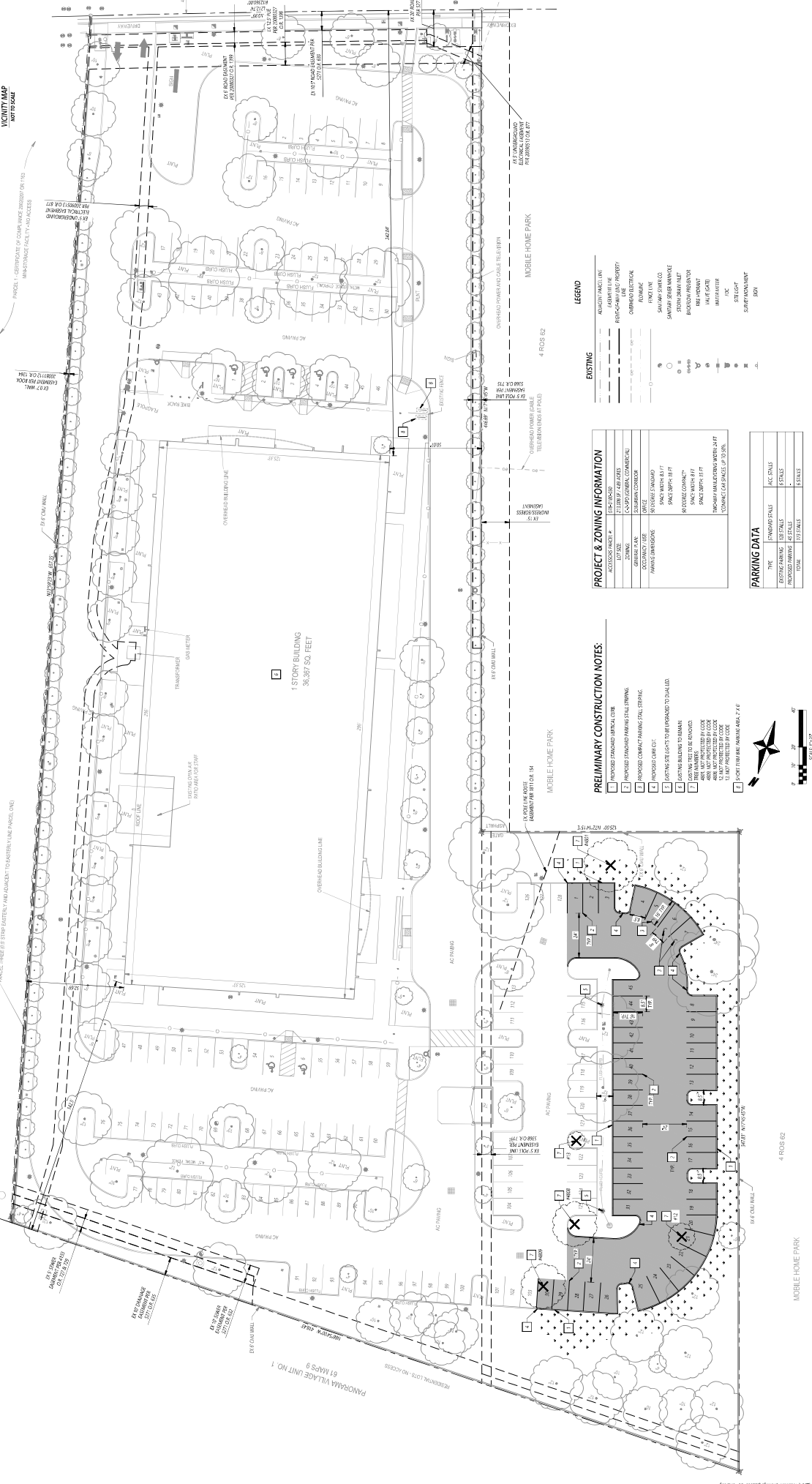
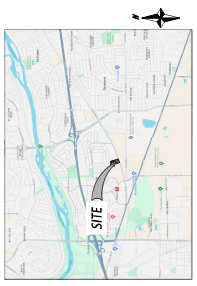
Exhibit A: Site Plan, Floor Plan, Elevations.



Whitney Johnson
Assistant Planner



Matthew Sites, AIA, LEED AP
Senior Architect

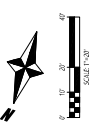


PROJECT & ZONING INFORMATION	
PROJECT LOCATION	8581 FOLSOM BLVD, SACRAMENTO, CA 95811
PROJECT TYPE	MOBILE HOME PARK
ZONING	MOBILE HOME PARK
APPLICANT	ANDREW MACDONALD
DESIGNER	ANDREW MACDONALD
DATE	08/08/2023
PROJECT NUMBER	8581 FOLSOM BLVD
PROJECT NAME	8581 FOLSOM BLVD
PROJECT ADDRESS	8581 FOLSOM BLVD
PROJECT CITY	SACRAMENTO, CA
PROJECT STATE	CA
PROJECT ZIP	95811
PROJECT PHONE	(916) 481-1111
PROJECT FAX	(916) 481-1112
PROJECT EMAIL	ANDREW@ANDREWMACDONALD.COM
PROJECT WEBSITE	WWW.ANDREWMACDONALD.COM
PROJECT SOCIAL MEDIA	FACEBOOK: ANDREW MACDONALD, INSTAGRAM: ANDREW MACDONALD, TWITTER: ANDREW MACDONALD, LINKEDIN: ANDREW MACDONALD
PROJECT NOTES	1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE. 4. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS NOTED OTHERWISE. 5. ALL DIMENSIONS ARE TO INTERIOR FACE UNLESS NOTED OTHERWISE. 6. ALL DIMENSIONS ARE TO CENTERLINE OF ROAD UNLESS NOTED OTHERWISE. 7. ALL DIMENSIONS ARE TO CENTERLINE OF RAILROAD UNLESS NOTED OTHERWISE. 8. ALL DIMENSIONS ARE TO CENTERLINE OF AIRPORT UNLESS NOTED OTHERWISE. 9. ALL DIMENSIONS ARE TO CENTERLINE OF CANAL UNLESS NOTED OTHERWISE. 10. ALL DIMENSIONS ARE TO CENTERLINE OF RIVER UNLESS NOTED OTHERWISE. 11. ALL DIMENSIONS ARE TO CENTERLINE OF LAKE UNLESS NOTED OTHERWISE. 12. ALL DIMENSIONS ARE TO CENTERLINE OF MOUNTAIN UNLESS NOTED OTHERWISE. 13. ALL DIMENSIONS ARE TO CENTERLINE OF PLATEAU UNLESS NOTED OTHERWISE. 14. ALL DIMENSIONS ARE TO CENTERLINE OF VALLEY UNLESS NOTED OTHERWISE. 15. ALL DIMENSIONS ARE TO CENTERLINE OF HILLS UNLESS NOTED OTHERWISE. 16. ALL DIMENSIONS ARE TO CENTERLINE OF MOUNTAINS UNLESS NOTED OTHERWISE. 17. ALL DIMENSIONS ARE TO CENTERLINE OF PLATEAUS UNLESS NOTED OTHERWISE. 18. ALL DIMENSIONS ARE TO CENTERLINE OF VALLEYS UNLESS NOTED OTHERWISE. 19. ALL DIMENSIONS ARE TO CENTERLINE OF HILLS UNLESS NOTED OTHERWISE. 20. ALL DIMENSIONS ARE TO CENTERLINE OF MOUNTAINS UNLESS NOTED OTHERWISE.

PARKING DATA	
TYPE	STANDARD STALLS
EXISTING PARKING	100 STALLS
PROPOSED PARKING	100 STALLS
TOTAL	200 STALLS

PRELIMINARY CONSTRUCTION NOTES:	
1	PROPOSED STANDARD PARKING STALLS
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100	PROPOSED STANDARD PARKING STALLS

PRELIMINARY SITE PLAN
FOLSOM BLVD ADDITIONAL PARKING

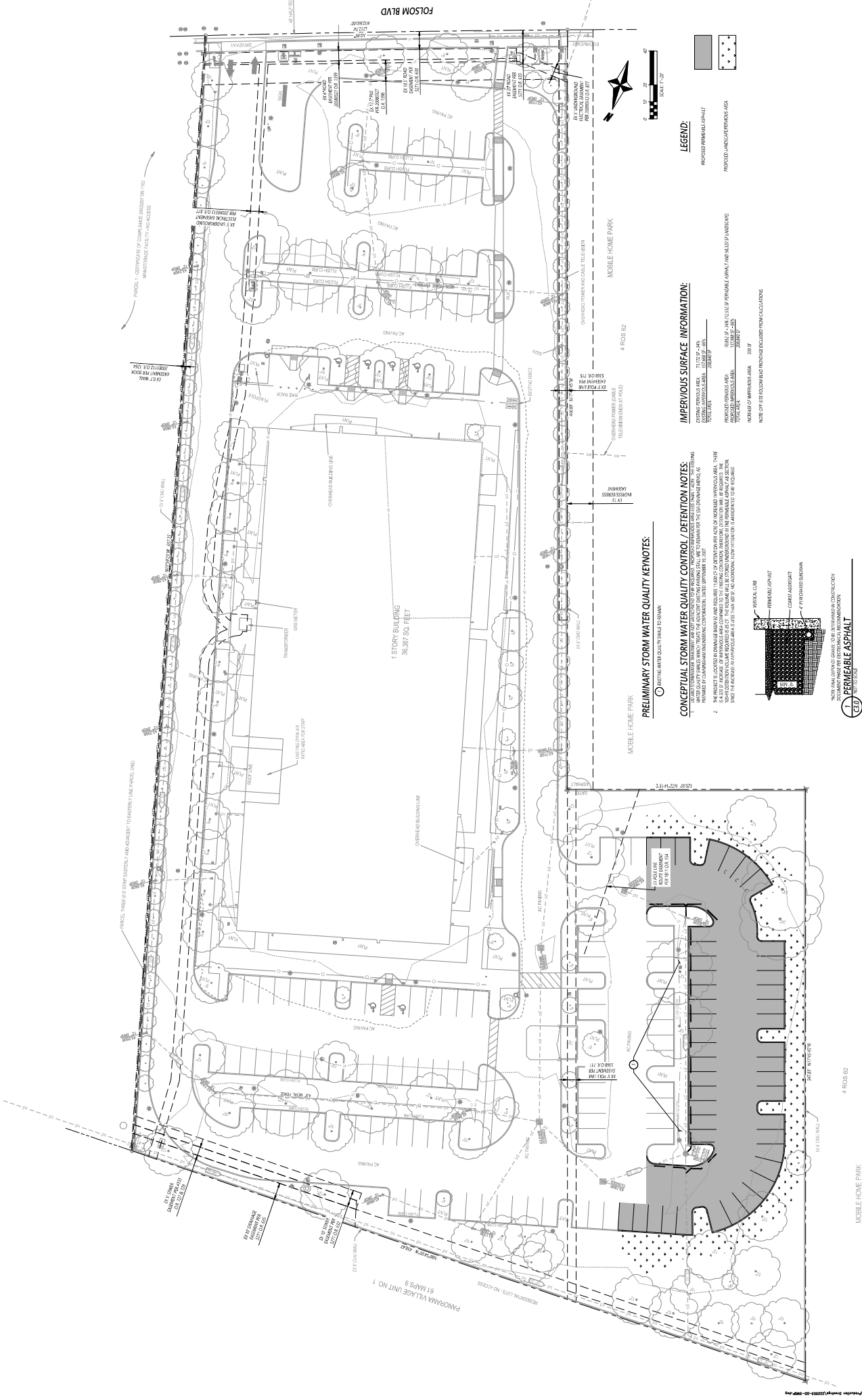


PRELIMINARY ENGINEERS OPINION OF EARTHWORK:

PRELIMINARY STORM DRAIN KEYNOTES:
LAWNWORK: CONTRACTION TO VERIFY ALL LAWNWORK QUANTITIES PRIOR TO B.D.

CONCEPTUAL DRAINAGE NOTES:

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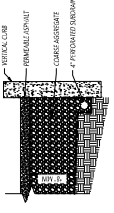


LEGEND:

- PROPOSED PERMEABLE ASPHALT
- PROPOSED LANDSCAPE PERFORATION AREA

CONCEPTUAL STORM WATER QUALITY CONTROL / DETENTION NOTES:

- THE DETENTION FACILITY IS DESIGNED TO DETAIN AND TREAT STORMWATER RUNOFF FROM THE PROJECT SITE. THE FACILITY IS DESIGNED TO DETAIN AND TREAT STORMWATER RUNOFF FROM THE PROJECT SITE. THE FACILITY IS DESIGNED TO DETAIN AND TREAT STORMWATER RUNOFF FROM THE PROJECT SITE.
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PERMEABLE ASPHALT

PRELIMINARY STORM WATER QUALITY CONTROL / DETENTION PLAN

FOLSOM BLVD ADDITIONAL PARKING

8581 FOLSOM BLVD
SACRAMENTO, CA

C3.0

DATE: 05/08/2023
SCALE: 1"=20'
DRAWN BY: WY

CARTWRIGHT HOLDING

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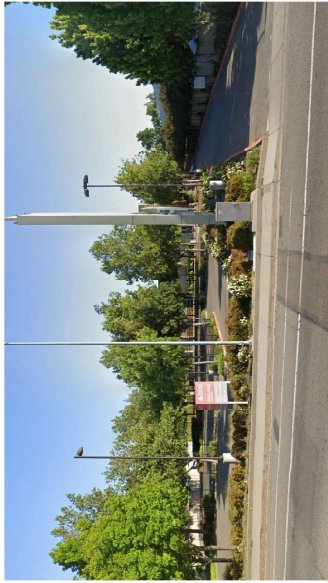


IMAGE 1 - STREET VIEW FROM FOLSOM BLVD



IMAGE 2 - CORNER VIEW FROM ENTRY DRIVE AISLE



IMAGE 3 - CORNER VIEW FROM DRIVE AISLE

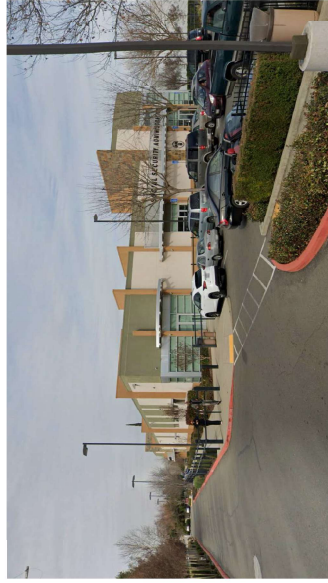


IMAGE 4 - CORNER VIEW FROM ENTRY DRIVE AISLE

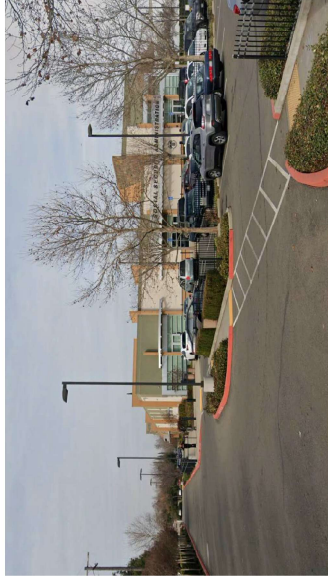


IMAGE 5 - CORNER VIEW FROM DRIVE AISLE



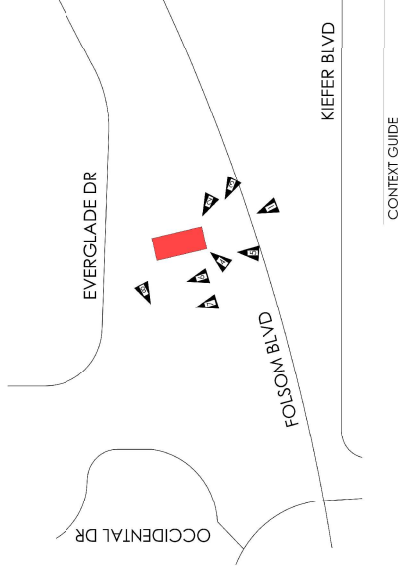
IMAGE 6 - VIEW FROM REAR DRIVE AISLE



IMAGE 7 - VIEW FROM LANDSCAPE



IMAGE 8 - VIEW FROM REAR DRIVE AISLE



SITE PHOTOGRAPHS FOLSOM BLVD ADDITIONAL PARKING

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