



**NOTICE OF PENDING ZONING ADMINISTRATOR ACTION**

Dear Property Owner:

City administrative policy requires the Community Development Department to notify you of pending Zoning Administrator (ZA) actions regarding minor planning permits that may affect property that you own. This Notice of Pending Zoning Administrator Action (Notice) has been mailed to inform you of an application requiring Zoning Administrator approval on property located within 500 feet of property for which you are the owner of record.

**CITY HALL**  
1110 West Capitol Avenue  
West Sacramento, CA 95691

**City Council**  
(916) 617-4500

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City Clerk  
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(916) 617-4620  
Recreation Center  
2801 Jefferson Boulevard  
West Sacramento, CA 95691  
(916) 617-4770  
Community Center  
1075 West Capitol Avenue  
West Sacramento, CA 95691  
(916) 617-5320

**FIRE**  
2040 Lake Washington Boulevard  
West Sacramento, CA 95691  
(916) 617-4600  
Fax (916) 371-5017

**POLICE**  
550 Jefferson Boulevard  
West Sacramento, CA 95605  
(916) 617-4900

**PUBLIC WORKS**  
Operations  
1951 South River Road  
West Sacramento, CA 95691  
(916) 617-4850

Date of Notice:	April 1 <sup>st</sup> , 2016
Type of Permit:	Bridge District Specific Plan (BDSP) Minor Deviation
Project Description:	<p><u>Summary of Request</u> Smart Growth Investors II, LLC is requesting approval of a minor deviation from Volume 2 of the Bridge District Specific Plan (BDSP) for their proposed 55 unit apartment building. The applicant is requesting a deviation from the requirement that primary building entries face the street and be on the highest order street. Approval of the requested deviations would allow for individual building entries at the ground floor to be taken from an internal courtyard and for the primary entry to that courtyard to be off of Central Street and not Bridge Street.</p> <p><u>Urban Streetscapes and Design Standards (Volume 2)</u> Volume 2 of the Bridge District Specific Plan (BDSP) provides streetscape and design standards organized by street type for the public realm areas of the Bridge District. The standards are intended to reinforce the unique character that is envisioned for each particular street and create a high quality public realm in the sidewalk and other public or quasi-public areas. In order to create a walkable and pedestrian friendly environment the streets within the BDSP area are organized in a street hierarchy and ordered according to their various functions, purposes and degree of pedestrian importance. The street hierarchy ranks streets in descending order of prominence with highest order (Order 1: Riverfront Retail) being the most prominent and the lowest order (Order 7: Internal Universal) being the least prominent. To reinforce the character and intent of each individual street type Volume 2 also includes building design standards that are organized around frontage types. The building frontage types ensure that the design treatment of the ground floor of buildings in the Bridge District adequately addresses the public realm, creates an inviting environment for pedestrians, and enhances the public streetscape.</p>

	<p><u>Deviation Request/ Applicable Code Section</u></p> <p>The applicant is requesting a deviation from the requirement in Section 4.4 Building Frontage and Order of Streets (Page 73). This section states "that buildings must be orientated to and have their front doors directly connected to the highest order street facing the lot". This section also defines frontage as "a building's front, street facing, ground level façade, which must include the primary building entrance".</p> <p>A deviation from this requirement would allow the primary building entrances for the units to not face the street. A deviation would also allow the primary frontage and Courtyard entrance to face the lower order street which is Central Street. The plan designates Bridge Street as an Order Five: Riverfront View Street and Central Street as an Order 6: Local Street.</p>
Project Location:	980 and 974 Central Street
Environmental Status:	Class 5 Categorical Exemption
ZA Action Date:	April 11 <sup>th</sup> , 2016

If you wish to express your comments on this project, please write or call Seamus Laffey at 1110 West Capitol Avenue, 2<sup>nd</sup> Floor, West Sacramento, CA 95691, (916) 617-4645, prior to the ZA's scheduled action date. Project plans are available for review at the Community Development Department offices at 1110 West Capitol Avenue, 2<sup>nd</sup> Floor, Monday through Friday, from 8AM to 5PM. The plans are also available on the City website at: <http://www.cityofwestsacramento.org/city/depts/comdev/mpa.asp>

Sincerely,

Charline Hamilton, Community Development Director  
Zoning Administrator.