



REPORT TO COUNCIL

City of Sacramento

24

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

PUBLIC HEARING
March 18, 2008

Honorable Mayor and
Members of the City Council

Title: Park Riviera Place Subdivision (P06-116)

Location/Council District: 6655 Park Riviera Way Sacramento, CA, Assessor's Parcel Number: 030-0152-006, Council District 7

Recommendation: Recommendation: Conduct a public hearing and upon conclusion, 1) adopt a) a Resolution denying the amendment to the Pocket Community Plan Land Use Map from Residential 4-6 to Residential 7-15; and b) a Resolution denying Park Riviera Place Residential Subdivision Project; **OR** 2) adopt a) a Resolution declaring the project exempt from environmental review; b) a Resolution approving a Community Plan Amendment to amend the Pocket Community Plan Land Use Map from Residential 4-6 to Residential 7-15; and c) a Resolution approving Park Riviera Place Residential Subdivision Project (revised).

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Mark Martin, Senior Planner, (916) 808-5945.

Presenter: Antonio Ablog

Department: Development Services

Division: Current Planning

Organization No.: 4885

Description/Analysis:

Issue: The applicant, Michael Williams of Baker-Williams Engineering Group, originally requested the approval of entitlements to allow the construction of 14 detached alternative ownership single-family homes on 1.34± net acres in the existing Multi-Family (R-2A) zone. The homes were configured in a cluster court configuration. Three two-story house plans were proposed for the development ranging in size from 1,677 square feet to 2,079 square feet. There are single-family homes adjacent to two sides of the subject property. There is a vacated daycare facility on the project site that would be removed prior to any construction. This development request required a Community Plan Amendment to amend the Pocket Community Plan, a Tentative Map to subdivide the property, and a Special Permit to construct 14 alternative ownership single-family homes in the Multi-Family (R-2A) zone.

Following a public hearing, the Planning Commission voted to forward the requested entitlements to the City Council with a recommendation for denial as the Commission believed that the applicant was requesting to develop too many units on the subject site.

The applicant has since made changes to the project in response to the comments made by the Planning Commission to reduce the overall unit count to 10 or 11 units. The applicant has made a compromise by removing two units, reducing the overall unit count to 12 units. The applicant has also revised the house plans to protect the privacy of the existing residents by elevating the height of rear second story windows to a minimum of 6 feet, and by adding "privacy" glass.

Policy Considerations: In its current configuration, the project proposes to construct 12 single-family homes on approximately 1.34± acres resulting in a residential density of 9 dwelling units per net acre. While the proposal is consistent with the zoning and the Low Density Residential (4-15 units per net acre) General Plan designation for the site, it exceeds the maximum density of 6 dwelling units per net acre as designated in the Pocket Area Community Plan. The Planning Commission clearly indicated that one of the major factors in its decision was that the increased density of the project was not compatible with the surrounding neighborhood densities.

Smart Growth Principles: The City Council adopted a set of Smart Growth Principles in December 2001 to promote growth that is economically sound, environmentally friendly, and supportive of community livability. Though the project adds new housing stock to an older neighborhood where adequate infrastructure is already in place, the Planning Commission thought that too many homes were proposed on the site.

Strategic Plan Implementation: The project conforms to the City of Sacramento's Strategic Plan specifically by advancing the goals to achieve sustainability and enhance livability by providing new homes in an area already served by existing infrastructure and in close proximity to existing neighborhood-serving commercial uses. The Planning Commission, however, believed that the goal to promote infill development on the site could still be achieved with fewer units on the site.

Committee/Commission Action: On August 23, 2007, by a vote of 7-1 (one absent), the Planning Commission voted to forward the requested entitlements to the City Council with a recommendation of denial. There were two speakers present at the hearing who were opposed to the project based on privacy concerns and the project density. The Commission offered the applicant the opportunity to continue the public hearing in order to reduce the unit count by 3-4 total units. The applicant declined the offer of continuance and requested that the project be forward to the City Council.

Environmental Considerations: The City's Environmental Planning Services Manager originally determined that the project was exempt from the California Environmental Quality Act (CEQA) as it is an infill project. However, because CEQA does not apply to projects that are rejected or disapproved (Public Resources Code Section 21080(a)(5)), if the City Council denies the project, no CEQA action is required.

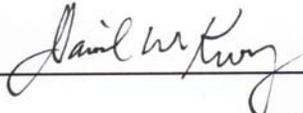
Rationale for Recommendation: As a matter of practice and policy, staff adopts the recommendation of the Planning Commission as its position when forwarding a project to the City Council. The project was presented to the Planning Commission with a staff recommendation for approval as staff believed that the project was an infill project that appropriately addressed concerns related to privacy and circulation.

The Commission voted to forward the project to the City Council with a recommendation of denial with a clear indication that the recommendation was based on the number of units proposed, and not the design of the subdivision or design of the proposed homes. Though the project met various goals related to infill development, the Commission felt that the project density was too high given the nature of the low density residential uses surrounding the project site. The Commission conveyed to the applicant that it would reconsider its position if the total unit count on the site was reduced to 10 or 11, but the applicant requested that the project move forward to City Council.

In the event the City Council determines that the applicant's project revisions have appropriately addressed the concerns related to density and privacy, resolutions approving requested entitlements would be required. These resolutions would include the required findings, and conditions of approval. Staff has included drafts of resolutions approving the environmental exemption, the Community Plan Amendment, and the Park Riviera Subdivision for the review of City Council.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully submitted by: 
David Kwong
Planning Manager

Approved by: 
William Thomas
Director of Development Services

Recommendation Approved:


RAY KERRIDGE
City Manager

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Attachment 1 – Project Background/Summary

In 1973, a Special Permit was approved to operate a church on the subject site. The church was constructed and in operation until 1984, when the church was converted into a daycare facility. The daycare facility has since ceased operation and the buildings remain vacant. The existing buildings would be removed prior to any residential construction.

The site encompasses 1.34± acres at 6655 Park Riviera Way. The parcel is irregularly shaped and located at a bend on Park Riviera Way. The site is predominantly surrounded by residential development with existing single-family homes adjacent to the northeast and southeast property lines. Park Riviera Way forms the curved northwest property line. On the north side of the street are the Chinese Grace Bible Church, and two multi-family residential developments. Access options are restricted due to safety and traffic design concerns. The street curvature and the location of other streets have largely dictated the proposed circulation pattern.

The applicant met with adjacent property owners twice prior to the submittal of the development application. Development Services staff was present at the second meeting. The two major concerns of the adjacent residents related to the density of the proposed project, and the proposed two-story homes that the neighbors felt would intrude on the privacy of the existing homes.

In response to privacy concerns, and staff input, the applicant developed project plans which provide 15-foot rear setbacks. The applicant also minimized large windows on the rear facing second story windows and proposed landscaped screening by planting Italian Cypress trees at the rear of the proposed homes. To further explore the project alternatives, staff and the applicant performed several design exercises in an attempt to develop alternate development scenarios. Due to the irregularly shaped site, site visibility limitations, and location of existing streets, staff found that none of the other alternatives offered significant benefits above the design solution currently proposed. Staff recommended approval of the project as proposed.

On August 23, 2007 the Planning Commission heard the project and voted to forward the requested entitlements to the City Council with a recommendation of denial. The recommendation was made on the basis that the number of units should be reduced by a total of 3-4 to provide a project more compatible with the neighbourhood.

In response to the concerns raised at the Planning Commission hearing, the applicant has made the following changes:

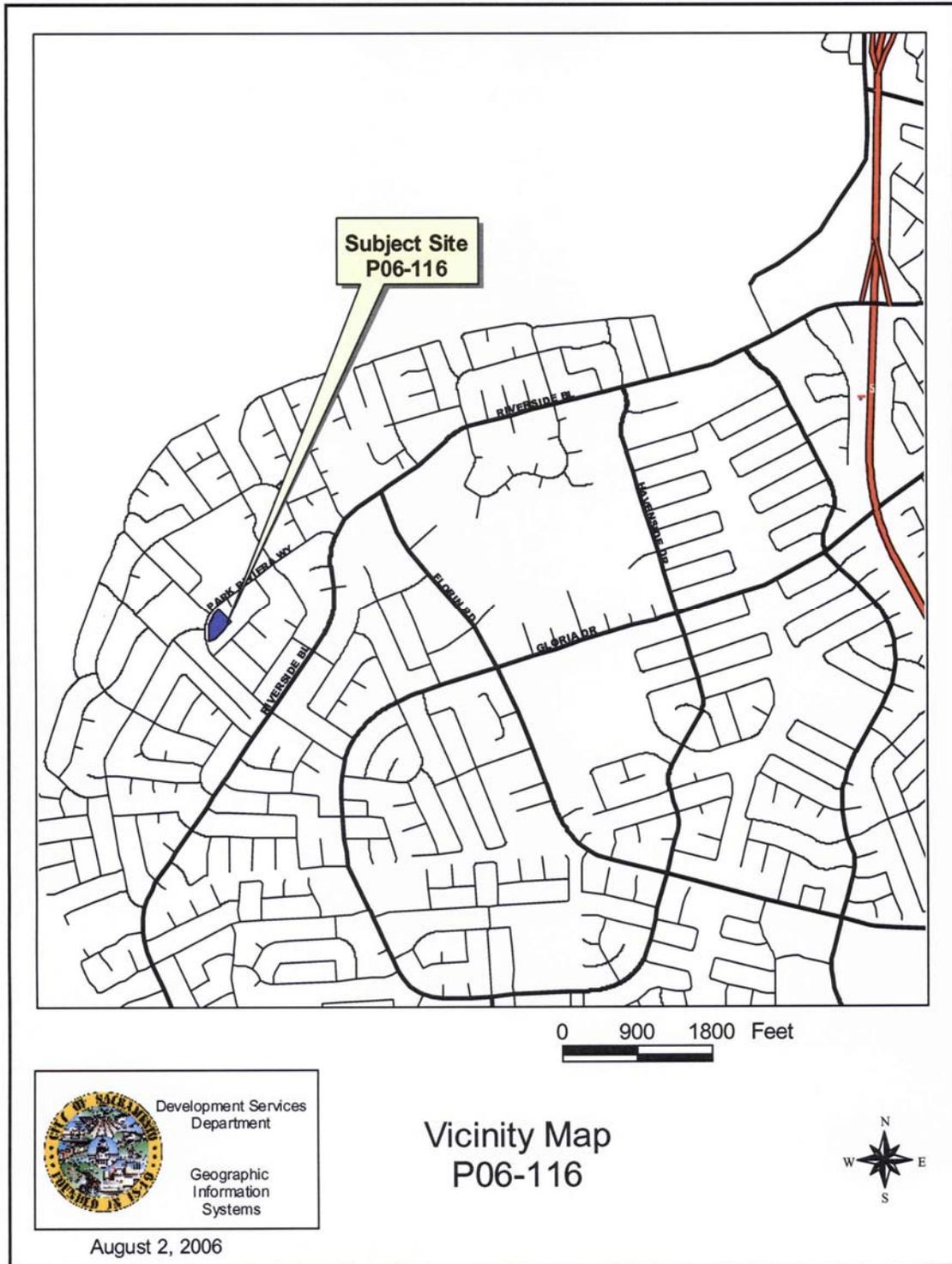
- The number of units has been reduced from 14 to 12.
- Lots 1 and 2 (Plan 1) – All rear second floor windows will have a sill height of 6 feet above the floor.

- Lot 3 (Plan 3) – Privacy glass will be used in the bathroom facing the rear. The bedroom window in the rear will have a sill height of 6 feet above the floor.
- Lot 4 (Plan 2) – Privacy glass will be used in all the windows at left (east) elevation. The south facing windows (rear elevation) will have a sill height of 6 feet above the floor. The bedroom window at the left elevation cannot have a sill height of 6 feet as this window needs to meet the emergency egress requirements. In lieu of raising the window, privacy glass will be required.
- Lot 5 (Plan 1) - All second floor windows will have a sill height of 6 feet above the floor.
- Lots 6 and 10 (Plan 2) - South facing windows (rear elevation) will have a sill height of 6 feet above the floor
- Lots 11 and 12 (Plan 1) - All second floor windows will have a sill height of 6 feet above the floor.

These changes lower the overall density of the project and provide protections for the privacy of the adjacent property owners. The exhibits related to the changes are included in the draft resolutions that have been attached to this report (pages 29-54).

Notice of Hearing: As required by sections 16.24.097, 17.204.020(C), 17.212.035, and 17.200.010(C)(2)(a), (b), and (c) of the City Code, ten day notice of the March 18, 2008 public hearing has been given by publication, posting and mail (500').

Attachment 2 – Vicinity Map



Attachment 3 – Land Use & Zoning Map



Attachment 4 – Letter of Opposition From Adjacent Property Owner

December 10, 2007

Mayor Heather Fargo
City Council Members
City Hall, 915 I Street
Sacramento, CA 95814

Re: PARK RIVIERA PLACE SUBDIVISION
P06-1160

Dear Mayor Fargo and City Council Members:

Attached are two letters we wrote to Mr. Antonio Ablog, Associate Planner expressing our **opposition** to the referenced Subdivision.

The following are additional issues/information for your consideration as you deliberate on this request.

- The Planning Commission denied the request by a 7 to 1 vote. They also offered Mr. Chamberlain the opportunity to resubmit a plan with possibly 10 - 11 units, but he declined and decided to appeal directly to you.
- The request is for a total of **16 lots (14 single family two story homes and two common area lots) on 1.34 gross acres**. The Pocket Community Plan allows a density of six (6) units per acre. It is 2 ½ times more than what is allowed.
- It does not delineate how the two common area lots would be utilized.
- Six (6) windows from two proposed homes will look directly into our back yard/patios, master bedroom, living room, family room and kitchen. The only rooms that would not be affected are the second and third bedrooms.
- There is an abundance of two story "in fill" developments in the Pocket area. The Regis development on Pocket Road has only 6-8 units built. The development on Florin Road and Riverside Blvd has 5 units for sale and there are 4 units for sale on Rush River and Windbridge. Thus, there is no community need in the area.
- Mr. Chamberlain stated that the development would appeal to those who are seeking units where there would be no gardening, but most "baby boomers" and seniors want one level houses.
- We appreciate Mr. Chamberlain meeting with the neighbors, but he has not substantially changed any portion of his proposed development.
- We have lived in this quiet neighborhood for 30 years and it would be very stressful if we have to always be "on guard" because someone may be looking into our house invading our privacy. We have trees, but they are deciduous so in the early spring, fall and winter there would be no leaves blocking the views.
- We would certainly be supportive of one level single family houses.

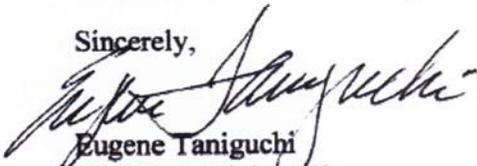
Mayor Heather Fargo
City Council Members
PO6-1160
Page 2

If you need to approve the Subdivision we request that the developer be required to take the following mitigating actions:

- Decrease the number of units to **10 – 11** as the Planning Commission recommended. This will still mean that there will be 12 - 13 lots since there are two common area lots.
- We request that the 25 feet driveway/street within the development be placed along the north and east property lines so that the homes would be built away from the existing homes. We were told that the development's street needs to be aligned with the existing streets for traffic flow. However there were no issues when Merryhill was operating and generating approximately 700 trips a day. This development would generate approximately 30 trips a day.
- Your "McMansion" special ordinance for East and North Sacramento requires that the second story be stepped back/sloped back from the first story so that residents could not look directly into the neighbors homes. This should be a requirement of all "in fill" two story homes which will adjoin existing single level homes. This would also mitigate the "blocking in" of the view and decreased openness if a two story structure is built when all of the neighbors have one story homes.
- High frosted transom windows in the back and any other windows moved to the side of the units so that there would be no windows looking down and into existing residents' one level homes.
- The existing wall should be replaced and made higher.
- Italian cypress trees be planted along all property lines and not just one area as shown in the plans. Also the trees should be at least 10 feet tall so that it will block the views from the windows. If seedlings are planted it will take six to ten years before the views are blocked.

We appreciate your review and careful consideration of this request and urge that you deny it based on the present proposal.

Sincerely,



Eugene Taniguchi
6635 Park Riviera Way
Sacramento, CA 95831
Cell Phone: 916 320-9971



Harriet Taniguchi

c. Mr. Antonio Ablog, Associate Planner

August 22, 2006

Mr. Antonio Ablog
Associate Planner
City of Sacramento
Development Services
South Area Planning Team 915 I Street Third Floor
Sacramento, CA 95814

Re: Project Number: P06-116

Dear Mr. Ablog:

We are **definitely opposed** to the request to construct fourteen (14) single family two story homes with two common area lots on 1.34 gross acres. This plan does not comply with the Pocket Community Plan which allows a density of six (6) units per acre.

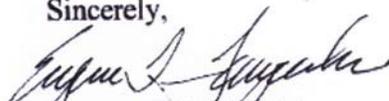
Mr. Steve Chamberlain was gracious and met with the neighbors twice, but when we recommended numerous ways that the new homes should be one story and compatible with the neighborhood he stated that as a developer that would not be possible.

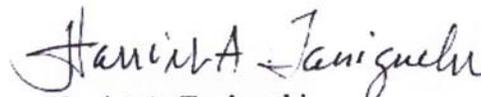
We have lived here for 30 years and it has always been a quiet and safe neighborhood with maximum privacy. We were asked to compromise with the Merryhill Day Care Center when they asked for a variance in zoning to accommodate more children. We consented to approve this request. Again, we are being asked to compromise and approve of an exception to the Pocket Community Plan. This Project is intrusive to our privacy and there would be a lot of units (14 on 1.34 gross acres) which would block our views and sunshine. We could certainly support a development which consists of one story homes or duplexes.

We hope that you would deny this request for a Community Plan Amendment to amend the Pocket Community Plan from Residential 3-6 to Residential 7-15 as well as to deny the Special Permit to construct 14 single-family homes in the Multi-Family (R-2A zone).

Thank you for your serious consideration and request that you keep us informed of the decisions made on the review process.

Sincerely,


Eugene T. Taniguchi


Harriet A. Taniguchi

6635 Park Riviera Way
Sacramento, CA 95831

Phone #: Home 392-8034
Cell 320-9827

Main Identity

From: "Antonio Ablog" <AAblog@cityofsacramento.org>
To: "Harriet Taniguchi" <hataniguchi@comcast.net>
Sent: Tuesday, August 21, 2007 12:17 PM
Subject: Re: Project Number P06-116

Mrs. Taniguchi,

This response is to acknowledge the receipt of your comments.

Thank You,

Antonio Ablog, Associate Planner
City of Sacramento
Development Services Dept.
915 I Street, 3rd Floor
Sacramento, CA 95814
(916) 808-7702
aablog@cityofsacramento.org

>>> "Harriet Taniguchi" <hataniguchi@comcast.net> 08/21/07 11:28 AM >>>
Dear Mr. Ablog:

We are not able to attend the hearing since we will be on vacation..

As we stated in our letter to you of August 22, 2006 we are **adamantly opposed** to the request to construct 14 (fourteen) single family two story homes with two common area lots on 1.34 gross acres. It does not comply with the Pocket Community Plan which allows a density of six (6) units per acre.

Again we respectfully request that you deny the request for a Community Plan Amendment to amend the Pocket Community Plan from Residential 3-6 to Residential 7-15 as well as to deny the Special Permit to construct 14 single-family homes.

This proposed development is not consistent with the existing homes immediately adjacent to the property. We would certainly support one level single family houses which would be similar to ours.

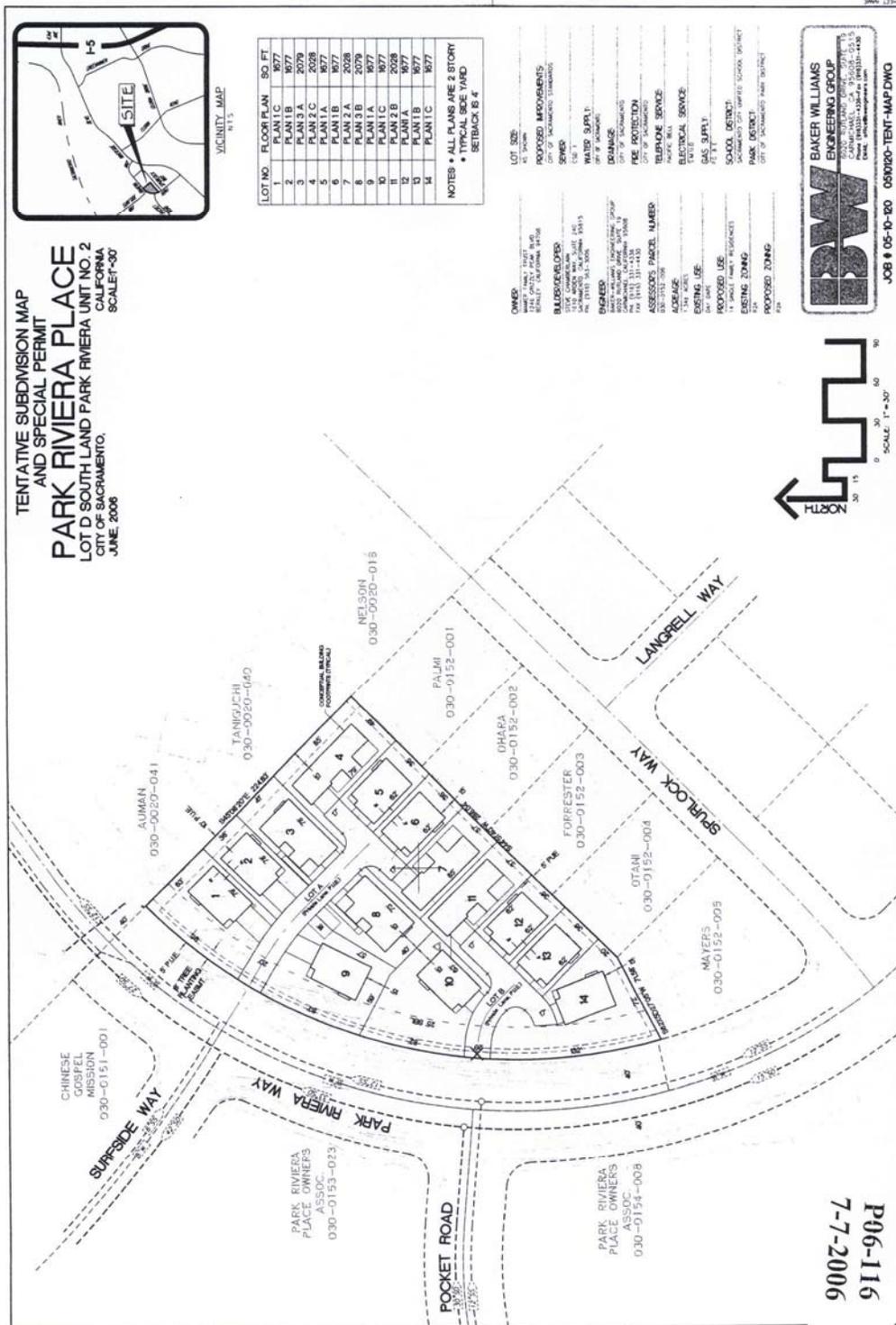
Sincerely,

Eugene and Harriet Taniguchi
6635 Park Riviera Way
Sacramento, CA 95831

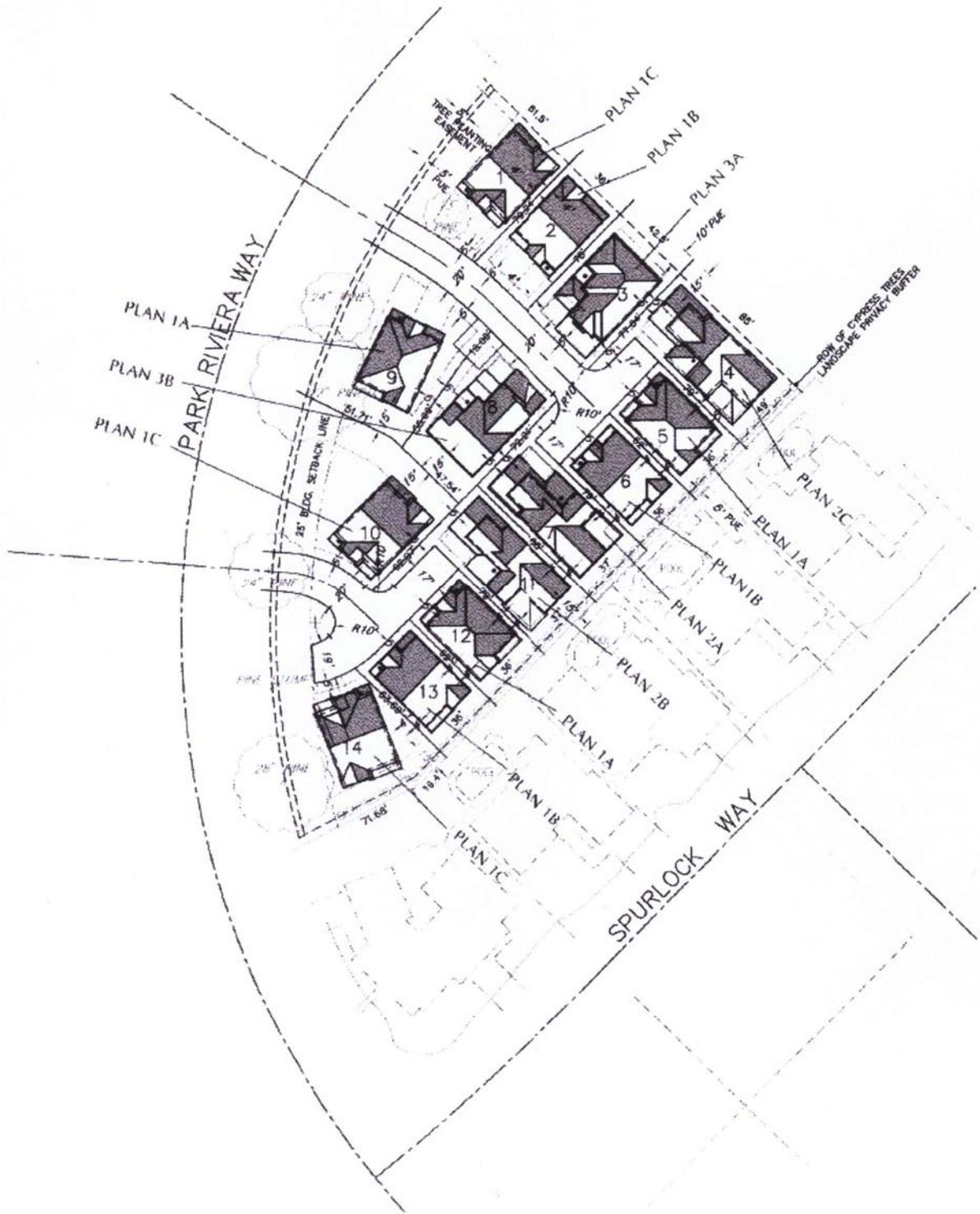
cell: 916 320-9827
home: 392-8034

8/21/2007

Attachment 5 – Tentative Subdivision Map

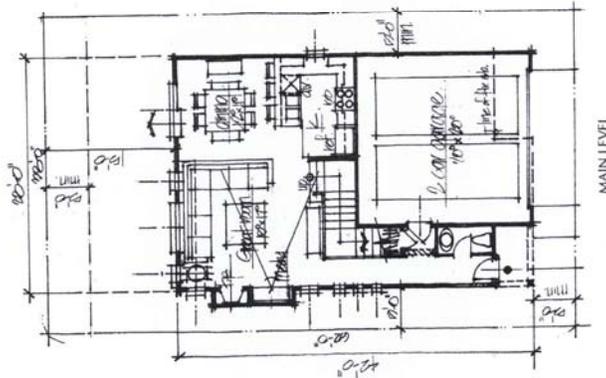


Attachment 6 – Site Plan

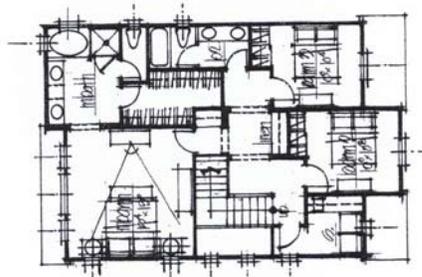


SITE PLAN

Attachment 7 - Plan 1 Floor Plan



MAIN LEVEL



UPPER LEVEL

1677 S.F.
 FLOOR PLAN 1,
 3 BDRM/2.5 BATH
 GREAT ROOM/DINING
 2 CAR GARAGE

CONCEPTUAL

P06-116
7-7-2006

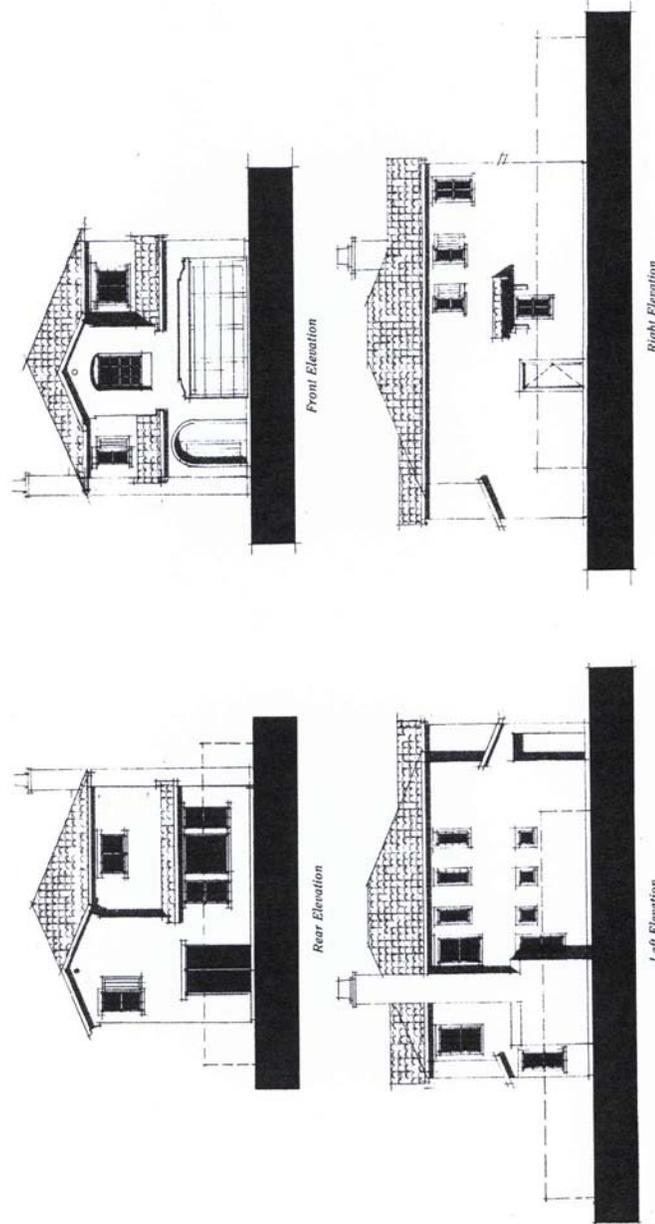
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 2006.08.00

WHI
 WILLIAM HENNINGER
 ARCHITECTS
 1000 N. STREET
 SACRAMENTO, CA 95811
 TEL: 916.442.1100
 FAX: 916.442.1101
 WWW.WHIARCHITECTS.COM

6655 Park Riviera Way
 Sacramento, California
 Chamberlain Real Estate



Attachment 8 – Plan 1 Spanish Elevation



P06-116
7-7-2006

PLAN 1 - SPANISH COLONIAL
CONCEPTUAL ELEVATION

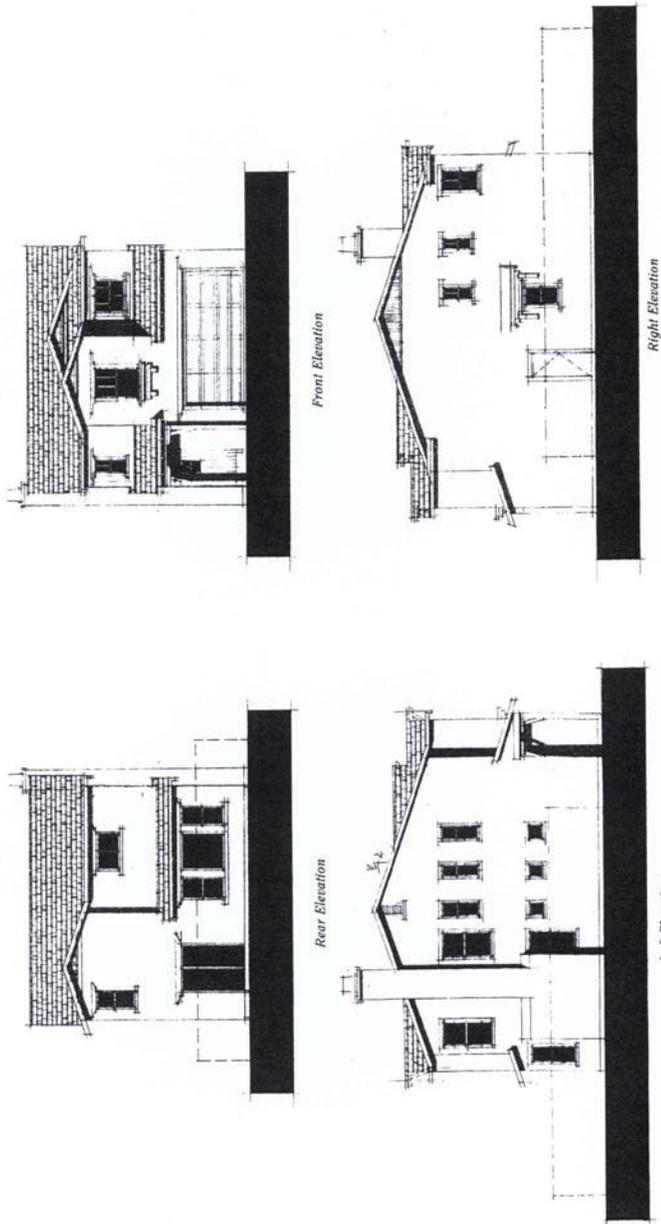
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WI
WILLIAM HERRERA-PLAZA
REGISTERED ARCHITECT
NO. 10000
1000 N. STREET, SUITE 100
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6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate

0 4 8 16

Attachment 9 – Plan 1 Craftsman Elevation



P06-116
7-7-2006

PLAN 1 - CRAFTSMAN
CONCEPTUAL ELEVATION

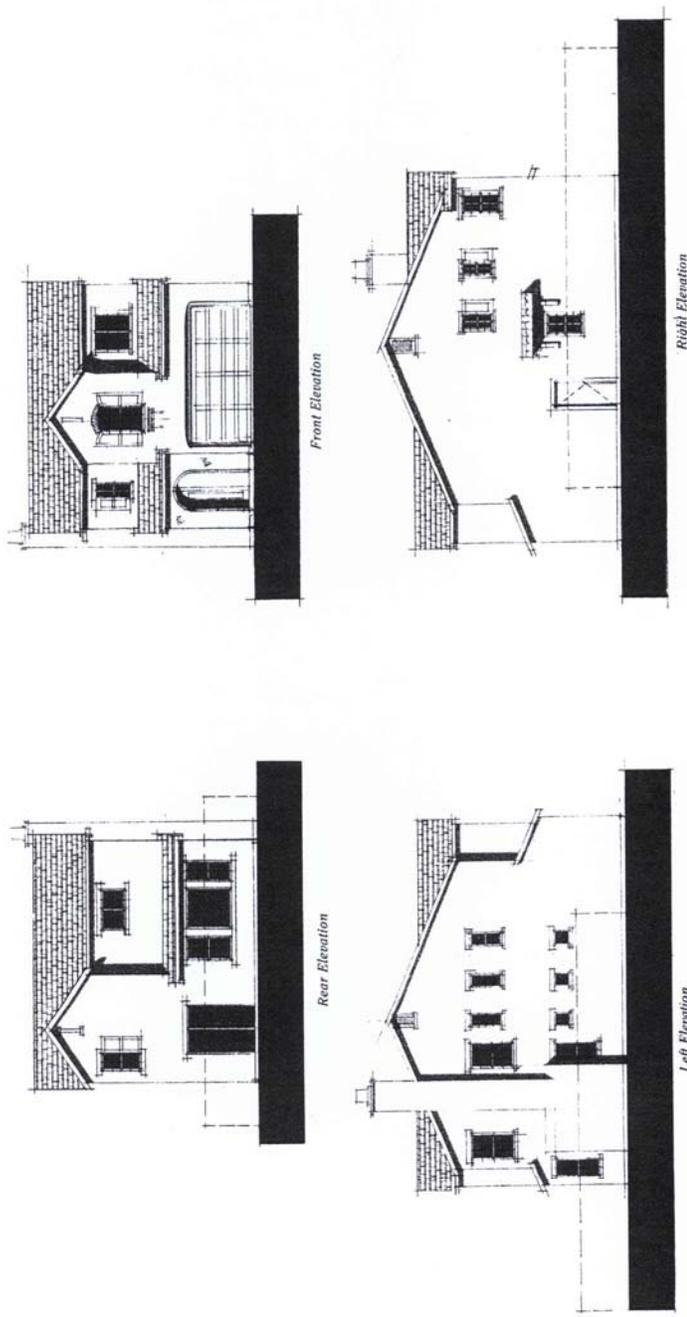
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WI
WILLIAM HENNINGER
ARCHITECT
1000 N. COLLETT AVENUE
SACRAMENTO, CA 95811
TEL: 916.442.1100 FAX: 916.442.1101

6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate



Attachment 10 – Plan 1 French Elevation



P06-116
7-7-2006

PLAN 1 - FRENCH COTTAGE
CONCEPTUAL ELEVATION

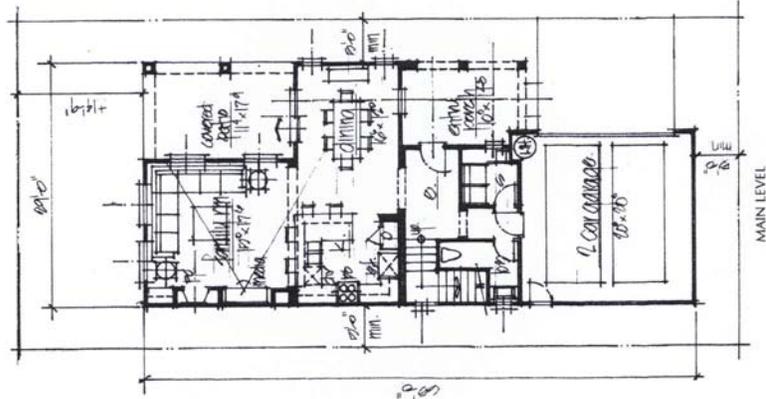
Sheet No.	A1.3
Date	2008.03.08

WJ
 WILLIAM J. WILSON, ARCHITECT
 1000 N. STREETS
 SACRAMENTO, CALIFORNIA 95811
 TEL: 916.441.1111 FAX: 916.441.1112

6655 Park Riviera Way
 Sacramento, California
 Chamberlain Real Estate



Attachment 11 – Plan 2 Floor Plan



P06-116
7-7-2006

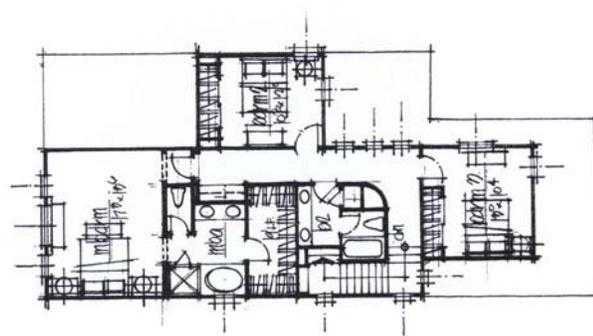
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MAR 21, 2006	A2.0
2006-118-00	

WH
 PROJECT PERFORMANCE
 ARCHITECTURE
 1000 N. STREET
 SACRAMENTO, CA 95811
 TEL: 916.442.1100
 FAX: 916.442.1101
 WWW.WHARCHITECT.COM

2028 S.F.
 FLOOR PLAN 2
 3 BDRM/2.5 BATH
 FAMILY/DINING/MBR BALCONY
 2 CAR GARAGE

CONCEPTUAL

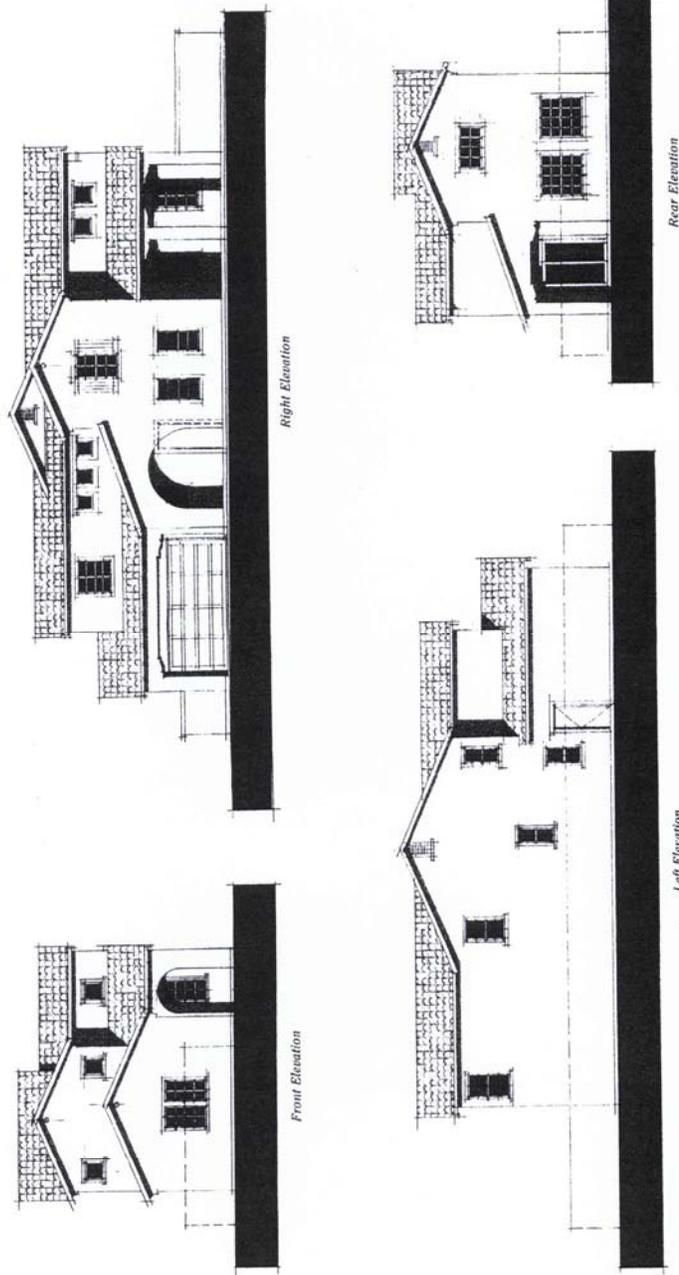
6655 Park Riviera Way
 Sacramento, California
 Chankharia Real Estate



UPPER LEVEL



Attachment 12 – Plan 2 Spanish Elevation



P06-116
7-7-2006

PLAN 2 - SPANISH COLONIAL
CONCEPTUAL ELEVATIONS

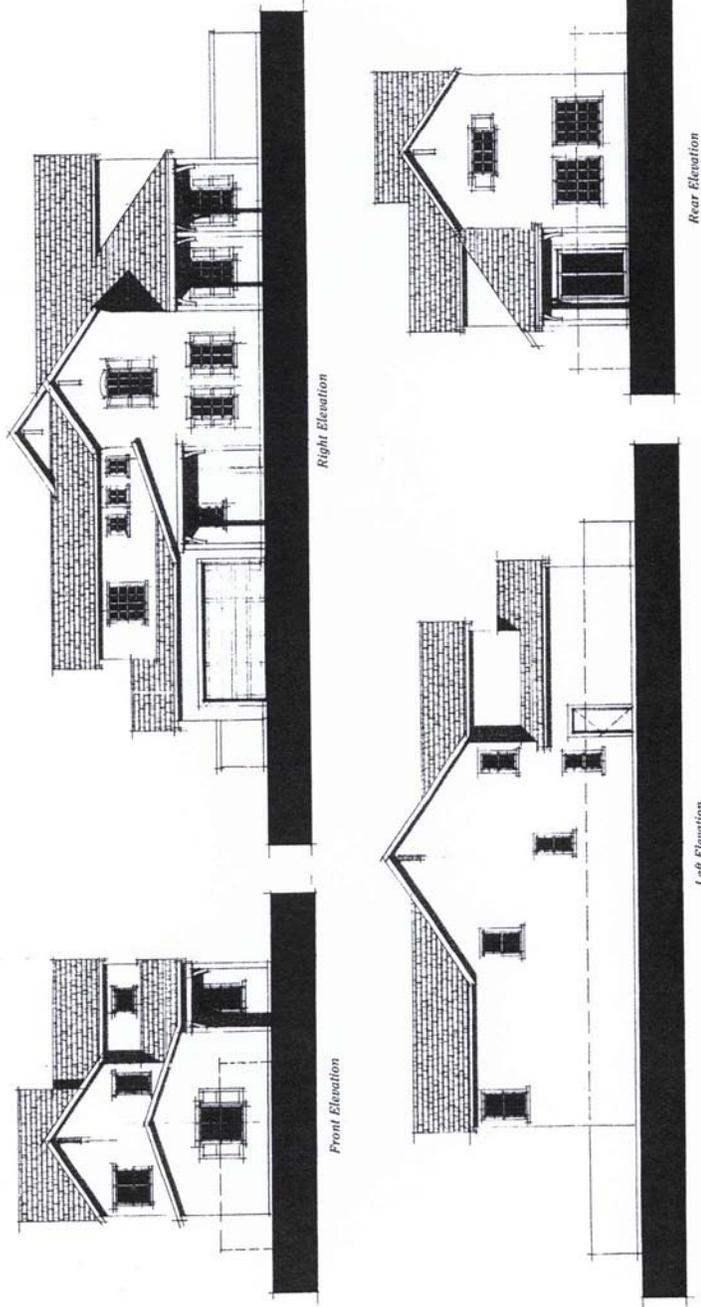
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W
WILLIAM HERRING
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6655 Park Riviera Way
Sacramento, California
Chamberlain, Reg. Estate



Attachment 13 – Plan 2 French Elevations



P06-116
7-7-2006

PLAN 2 - FRENCH COTTAGE
CONCEPTUAL ELEVATIONS

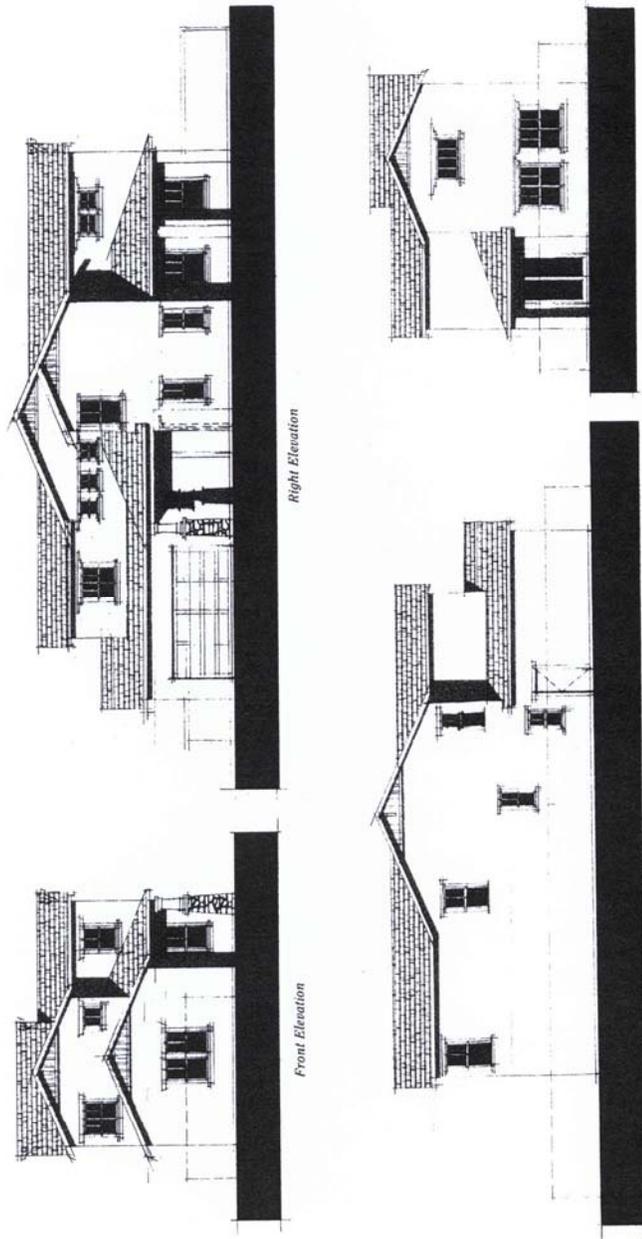
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2006.188.00

WI
WILLIAM WILSON ARCHITECTS
1000 N. STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95811
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6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate



Attachment 14 - Plan 2 Craftsman Elevation



Right Elevation

Front Elevation

Rear Elevation

Left Elevation

P06-116
7-7-2006

PLAN 2 - CRAFTSMAN
CONCEPTUAL ELEVATIONS

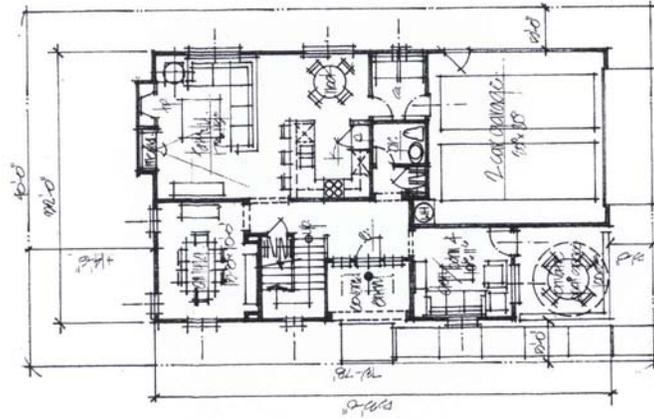
6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate

Mar 11, 2006
A2.3
300x118.00

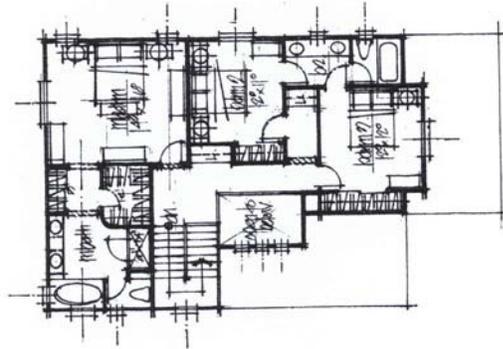
WI
WEST TECH PACIFIC
ARCHITECTURAL
1000 N. ST. MARYS AVE. SUITE 100
SACRAMENTO, CA 95811
TEL: 916.441.1111 FAX: 916.441.1112



Attachment 15 – Plan 3 Floor Plan



MAIN LEVEL



UPPER LEVEL

2079 S.F.
 FLOOR PLAN 3
 3 BDRM, 2.75 BATH W/OPT RETREAT
 FAMILY/DINING/DEN/OPT BDRM 4
 2 CAR GARAGE

CONCEPTUAL

P06-116
7-7-2006

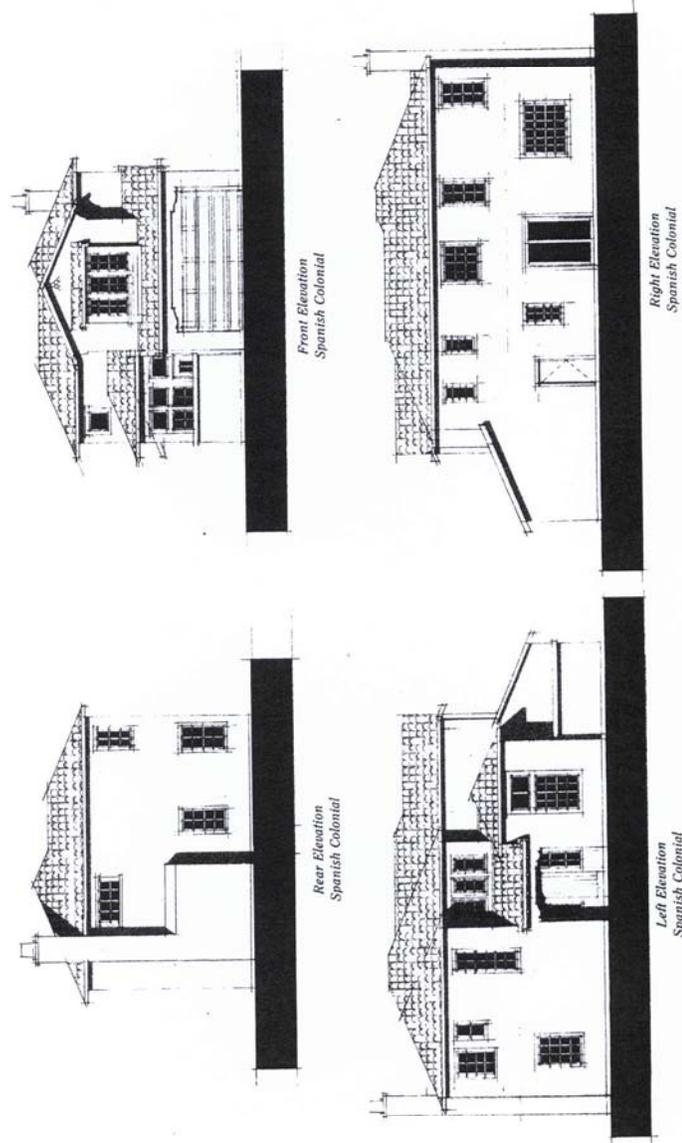
Aug 13, 2006	A3.0
2006.08.09	

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 WILSON INTERIORS
 2000 RIVER STREET
 SACRAMENTO, CA 95811
 TEL: 916.442.1111
 FAX: 916.442.1112
 WWW.WILSONINTERIORS.COM

6655 Park Riviera Way
 Sacramento, California
 (Chambelina Road Estate)



Attachment 16 – Plan 3 Spanish Elevation



P06-116
7-7-2006

PLAN 3 - SPANISH COLONIAL
CONCEPTUAL ELEVATIONS

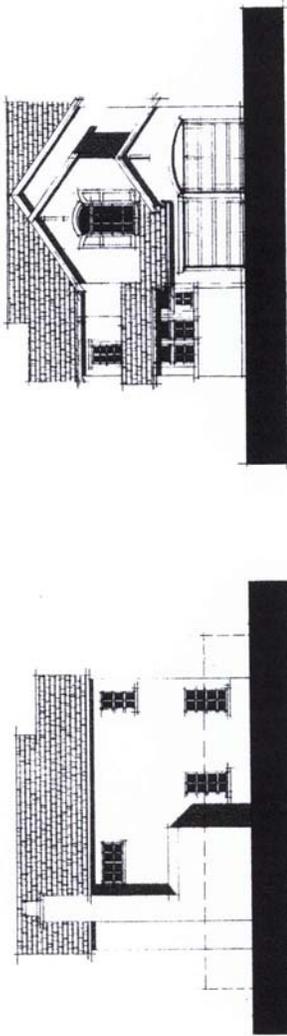
6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate

May 13, 2008
A3.1
3000 188 00

WJ
WILLIAM J. CHAMBERLAIN
ARCHITECT
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WWW.WJCHAMBERLAIN.COM

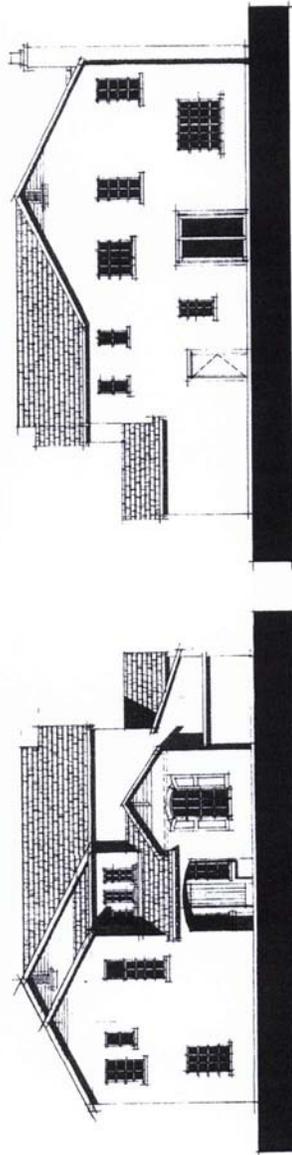


Attachment 17 – Plan 3 French Elevation



Rear Elevation
French Cottage

Front Elevation
French Cottage



Left Elevation
French Cottage

Right Elevation
French Cottage

P06-116
7-7-2006

PLAN 3 - FRENCH COTTAGE
CONCEPTUAL ELEVATIONS

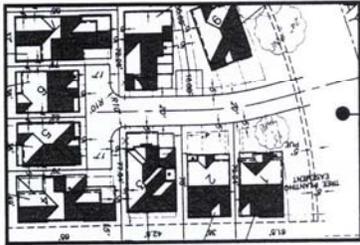
6655 Park Riviera Way
Sacramento, California
Chamberlain-Roehl Esoter

W
WILLIAM MEYERHANSCH
ARCHITECT
1000 N. STURGEON AVENUE
SACRAMENTO, CA 95834
TEL: 916.442.1100 FAX: 916.442.1101
WWW.WMEYERHANSCH.COM

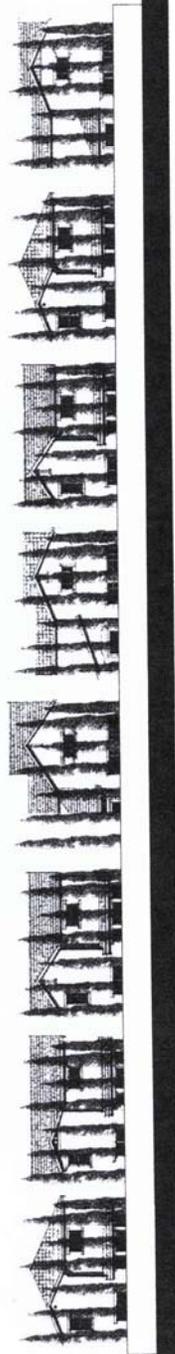
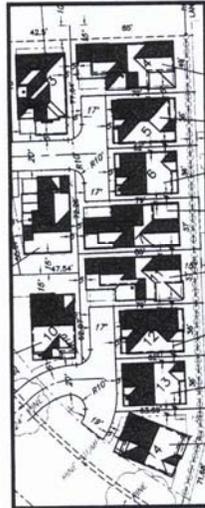
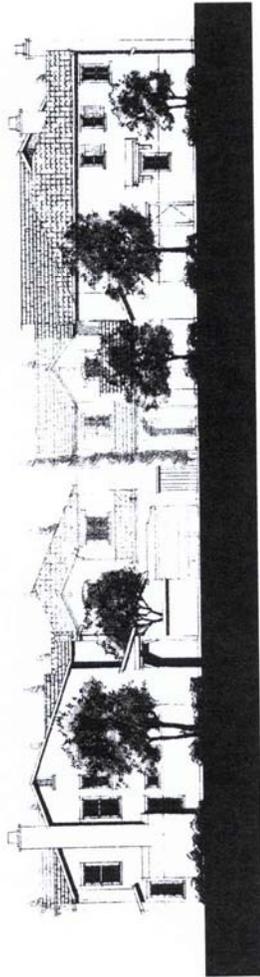
MAY 23, 2006
A3.2
2006.100.00



Attachment 18 – Streetscape/Rear Yard



P06-116
7-7-2006



May 21, 2006
CSS
 20061810.00

WH
 WILLIAM HERRMANN
 ARCHITECTS
 1000 N. G ST. SUITE 100
 SACRAMENTO, CA 95811
 916.442.1100

6655 Park Riviera Way
 Sacramento, California
 Charleston Reg. Plan



Attachment 19 – Resolution Denying the Project

RESOLUTION NO.

Adopted by the Sacramento City Council

**DENYING THE PARK RIVIERA PLACE SUBDIVISION PROJECT
LOCATED AT 6655 PARK RIVIERA WAY, SACRAMENTO, CA
(P06-116) (APN: 030-0152-006)**

BACKGROUND

A. On August 23, 2007 the City Planning Commission conducted a public hearing on, and forwarded to the City Council, a recommendation to deny the Park Riviera Place project application.

B. On March 18, 2008 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 16.24.097, 17.204.020(C), 17.212.035, and 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail (500'), and received and considered evidence concerning the Park Riviera Place project application.

**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 Park Riviera Place, the City Council denies the Project entitlements based on the findings of fact as set forth below:

FINDINGS OF FACT

- A. Environmental Determination:** The project is denied, and the California Environmental Quality Act (CEQA) does not apply to projects that are denied by a public agency. No action or further findings pursuant to CEQA are required.
- B. The Community Plan Amendment** to amend the Pocket Community Plan from Residential 4-6 dwelling units per net acre to Residential 7-15 dwelling units per net acre is denied based on the following findings of fact:
1. The proposed amendment to the Pocket Area Community Plan would result in a density of 9 units per net acre. The Community Plan Amendment to allow this density is inappropriate in the context of the density of the neighboring properties.

- C.** The **Tentative Map** to subdivide approximately 1.34± acres into 12 single-family lots and two common area lots is denied based on the following findings of fact:
1. The design of the proposed subdivision is being reviewed in conjunction with a Special Permit for 12 single-family residences. In accordance with section 66474 of the Subdivision Map Act, the proposed tentative map shall be denied as the proposed map is not consistent with the densities of the applicable specific plan (The Pocket Community Plan).
- D.** The **Special Permit** for alternative housing to construct 12 single-family homes in the Multi-Family (R-2A) zone is denied based on the following findings of fact:
1. The proposed Special Permit is not consistent with the Pocket Community Plan and is not based on sound principles of land use in that the 12 units requested for approval on the subject site would result in a project density that would be incompatible with the adjacent single-family residential neighborhood.

Attachment 20 - Draft Environmental Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

**DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT
(Park Riviera Place Residential Subdivision)
(P06-116) (APN: 030-0152-006)**

BACKGROUND

- A. On August 23, 2007, the City Planning Commission conducted a public hearing on the Park Riviera Place Residential Subdivision project (hereafter referred to as "Project"), and forwarded the Project to the City Council with a recommendation to deny the project.
- B. On March 18, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.204.020 (C) and 17.208.020 (C), and received and considered evidence concerning the 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 15332 of the California Environmental Quality Act Guidelines as follows:

- a. The project complies with all applicable policies of the Pocket Community Plan, as well as with the applicable zoning regulations;
- b. The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses;
- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

Attachment 21 – Draft Community Plan Amendment

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**AMENDING THE POCKET AREA COMMUNITY PLAN LAND USE MAP FROM
1.34± GROSS ACRES OF RESIDENTIAL 4-6 TO 1.34± GROSS ACRES OF
RESIDENTIAL 7-17 FOR THE PROPERTY LOCATED AT 6655 PARK RIVIERA
WAY, SACRAMENTO, CALIFORNIA
(P06-116) (APN: 030-0152-006)**

BACKGROUND

The City Council conducted a public hearing on March 18, 2008 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

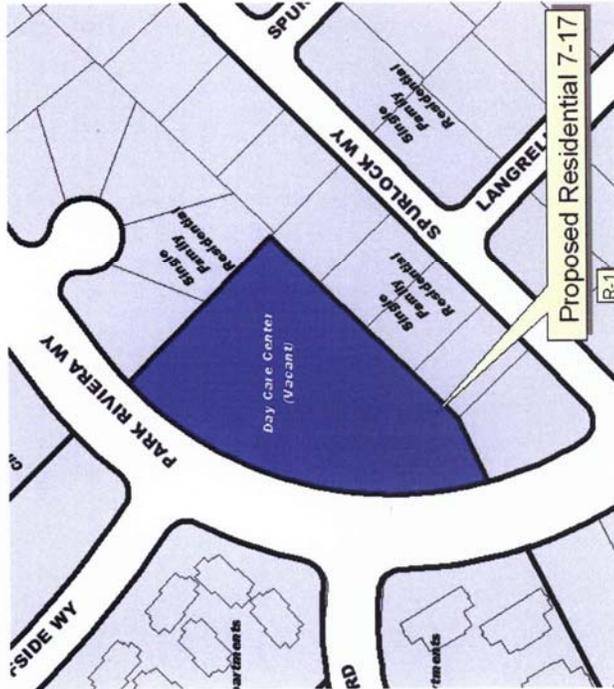
1. The proposed land use amendment is compatible with the surrounding land uses;
2. The subject site is suitable for residential development; and
3. The proposal is consistent with the policies of the Pocket Area Community Plan.

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

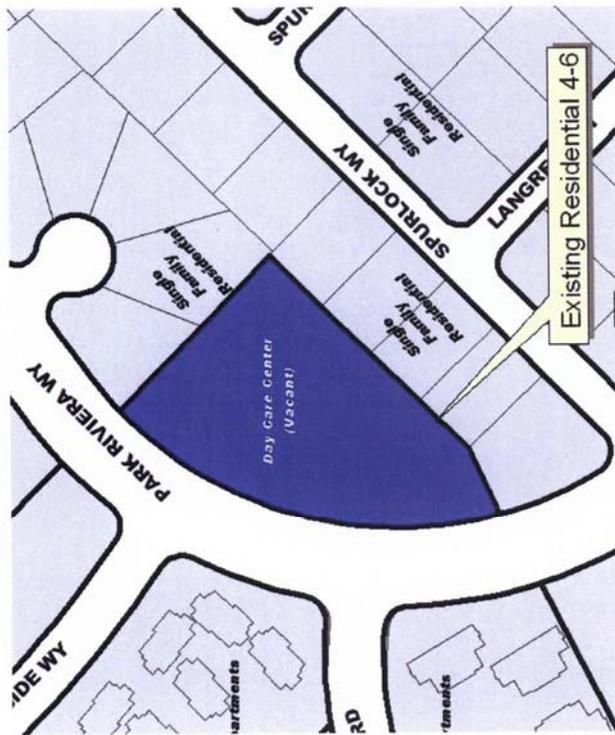
Section 1. The property described on the attached Exhibit A in the City of Sacramento is hereby redesignated on the Pocket Community Plan Land Use Map from 1.34± gross acres of Residential 4-6 to 1.34± gross acres of residential 7-17.
(APN: 030-0152-006)

Table of Contents:
Exhibit A - Community Plan Amendment

Exhibit A - Community Plan Amendment



Proposed Community Plan



Existing Community Plan

Community Plan Amendment

Attachment 22 – Draft Project Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

**ADOPTING FINDINGS OF FACT AND APPROVING THE PARK
RIVIERA PLACE RESIDENTIAL SUBDIVISION PROJECT
(P06-116) (APN: 030-0152-006)**

BACKGROUND

A. On August 23, 2007 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to deny the Park Riviera Place Residential Subdivision project.

B. On March 18, 2008 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 16.24.097, 17.204.020(C), 17.212.035, and 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mailing (500')) and received and considered evidence concerning the Park Riviera Place Subdivision.

**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 Park Riviera Place, 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. Tentative Map: The Tentative Map to subdivide 1.34± gross acres into 12 lots for residential development and two common area lots is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:

a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

b. The site is physically suitable for the type of development proposed and suited for the proposed density;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the Pocket Area Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6).

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

B. Special Permit: The Special Permit for alternative housing to construct 12 single-family homes in the Multi-Family (R-2A) zone is approved based on the following Findings of Fact:

1. The project is based on sound principles of land use in that the proposed project has been designed to develop an underutilized infill site and will provide alternative single-family ownership opportunities. The proposed project constitutes a sound land use in that the proposed single-family homes are consistent with the surrounding land uses which consist of single-family and multi-family residential units.

2. The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that the proposed single family homes are compatible with the surrounding land uses. The circulation and access pattern is appropriate for the subject site. Though the proposed lots are smaller than the typical

single-family lot, staff has found that the lots provide adequate private yards and open space.

3. The project is consistent with the General Plan and the Pocket Area Community Plan policies in that it preserves neighborhood character by providing housing consistent with the adjacent residential uses. The proposed project also develops residential land uses in a manner that is efficient and makes use of existing infrastructure.

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

A. Tentative Map: The Tentative Map to subdivide 1.34+ gross acres into 12 lots for residential development and two common area lots is approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-116). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City approved improvement agreement may be considered satisfied:

GENERAL: All Projects

- A1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- A2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering Division after consultation with the U.S. Postal Service.
- A3. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from Parcels 1, 2, 3, 4, 5, 6, 7, 8 and Lot A, and from Parcels 9, 10, 11, 12 and Lot B, at no cost, at the time of sale or other conveyance of the parcels.
- A4. Show all continuing and proposed/required easements on the Final Map.
- A5. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any

archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

Development Engineering: Streets

- A6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- A7. The design and placement of walls, fences, signs and Landscaping 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 to 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.
- A8. Construct A.D.A. compliant ramps at the north-east corner of the intersection of Park Riviera way and Pocket Road.
- A9. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

Development Engineering: Private Streets

- A10. Design private streets to meet the City standards regarding the structural section. Private streets shall be inspected to the satisfaction of the Development Engineering Division.
- A11. Provide a standard driveway at the entrance to each private street.

PUBLIC/PRIVATE UTILITIES

- A12. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street right of ways.
- A13. Dedicate any private drives and 5-feet adjacent thereto as a public utility easement for underground facilities and appurtenances.
- A14. Dedicate a 10-foot x 10-foot public utility easement for underground facilities and appurtenances adjacent to the private drives. The locations to be determined by SMUD's facilities coordinator.

CITY UTILITIES

- A15. Water, drainage, and sanitary sewer facilities located within the private lane (Lots A & B) shall be private facilities maintained by the HOA. Private easements shall be dedicated for these facilities.
- A16. The onsite water, sewer and storm drain systems shall be private systems maintained by the association. Prior to the initiation of any sanitary sewer or storm drainage services to the subdivision, an ownership association shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of sanitary sewer and storm drainage facilities within the subdivision. The C.C.&R.s shall authorize the association to contract on behalf of all owners within the subdivision for sanitary sewer and storm drainage services for the subdivision, common area(s) and all other areas within the subdivision.
- A17. Any new domestic water services shall be metered. Only one water domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- A18. Residential water taps and meters shall be sized per the City's Building Department on-site plumbing requirements (water taps and meters may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
- A19. Traffic rated meter boxes are required if water meters are located within the access road to lots 2-7 and lots 10-11.
- A20. Per City Code 13.80.190, each parcel shall have separate sanitary sewer services. The applicant/developer shall design and construct a common sanitary sewer system in the proposed private lane (20' minimum street section) to public standards to the satisfaction of the Department of Utilities. Point of sewer service shall be at the right-of-way of the 20' section.
- A21. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map: "THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK , PAGE)."
- A22. Per City Code, the Subdivider may not develop the project in anyway that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage

with the City, in a form acceptable to the City Attorney.

- A23. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation. Finished lot pad elevations shall be accepted by the Department of Utilities.
- A24. All lots shall be graded to drain towards lots A & B or to Park Riviera way to the satisfaction of the Department Of Utilities.
- A25. 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 Department of Utilities.
- A26. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or acceptance of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP and 6) signed certification page by property owner or authorized representative.
- A27. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required for this project. This will not affect site design. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest copy of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

PPDD: Parks

- A28. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).
- A29. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district.

(Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.).

MISCELLANEOUS

- A30. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. CFC 902.2.2.2; (FIRE)
- A31. Provide on-site fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- A32. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives (Lot A & Lot B). The Homeowner's Association shall maintain all private drives, lights, common areas and common landscaping.
- A33. Pay Pocket Bridge fees.

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A34. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$80,460. This is based on 12 units of single family residential and an average land value of \$375,000 per acre for the Pocket Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
 - b) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$58,116. This is based on 12 units at the single-family rate of \$4,843 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - c) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation
- A35. Developing this property will require the payment of sewer impact fees. Applicant

should contact the Fee Quotes desk at (916) 876-6100 for sewer impact fee information.

- A36. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
- A37. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks. Water meters shall be located to the satisfaction of the Department of Utilities.
- A38. The applicant must 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 subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- A39. The proposed project is located in the Flood zone designated as **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.

- B. Special Permit:** The Special Permit for alternative housing to construct 12 single-family homes in the Multi-Family (R-2A) zone is approved subject to the following conditions of approval:

Planning

- B1. The design and construction materials of the single family residences shall be consistent with the attached elevations. Modifications/Plan substitution will require additional planning review and may require the approval of additional entitlements prior to the issuance of building permits.
- B2. Identical plans with identical elevations shall not be permitted side-by-side.
- B3. Roofing material shall be a concrete tile or equivalent architectural material.
- B4. The applicant shall obtain all necessary building permits prior to construction.
- B5. The applicant shall plant Italian Cypress trees adjacent to all property boundaries shared with existing residential properties.
- B6. At Lots 1, 2, 5, 6, 10 11, and 12, all second floor windows at the rear elevation shall have a minimum sill height of 6 feet above the finished floor as noted on the attached plans.
- B7. At Lot 3, all second floor bedroom windows at the rear elevation shall have a

minimum sill height of 6 feet, and all bathroom windows at the rear elevation shall be privacy glass as noted on the attached plans. Any future replacement of the bathroom windows shall be with privacy glass equivalent to the original construction.

- B8. At lot 4, all windows above the first floor shall be privacy glass at the left elevation, and all second floor windows at the rear elevation shall have a minimum sill height of 6 feet above the finished floor as noted on the attached plans. Any future replacement of the bathroom windows shall be with privacy glass equivalent to the original construction.
- B9. Final landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, and irrigation system. The irrigation system and landscaping shall be maintained in good condition during the life of the project.

Development Engineering

- B10. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include **street lighting** and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B11. Construct A.D.A. compliant ramps at the north-east corner of the intersection of Park Riviera way and Pocket Road.
- B12. Design private streets to meet the City standards regarding the structural section. Private streets shall be inspected to the satisfaction of the Development Engineering Division.
- B13. Provide a standard driveway at the entrance to each private street to the satisfaction of the Development Engineering Division.
- B14. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives (Lot A & Lot B). The Homeowner's Association shall maintain all private drives, lights, common areas and common landscaping.
- B15. The design and placement of walls, fences, signs and Landscaping 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

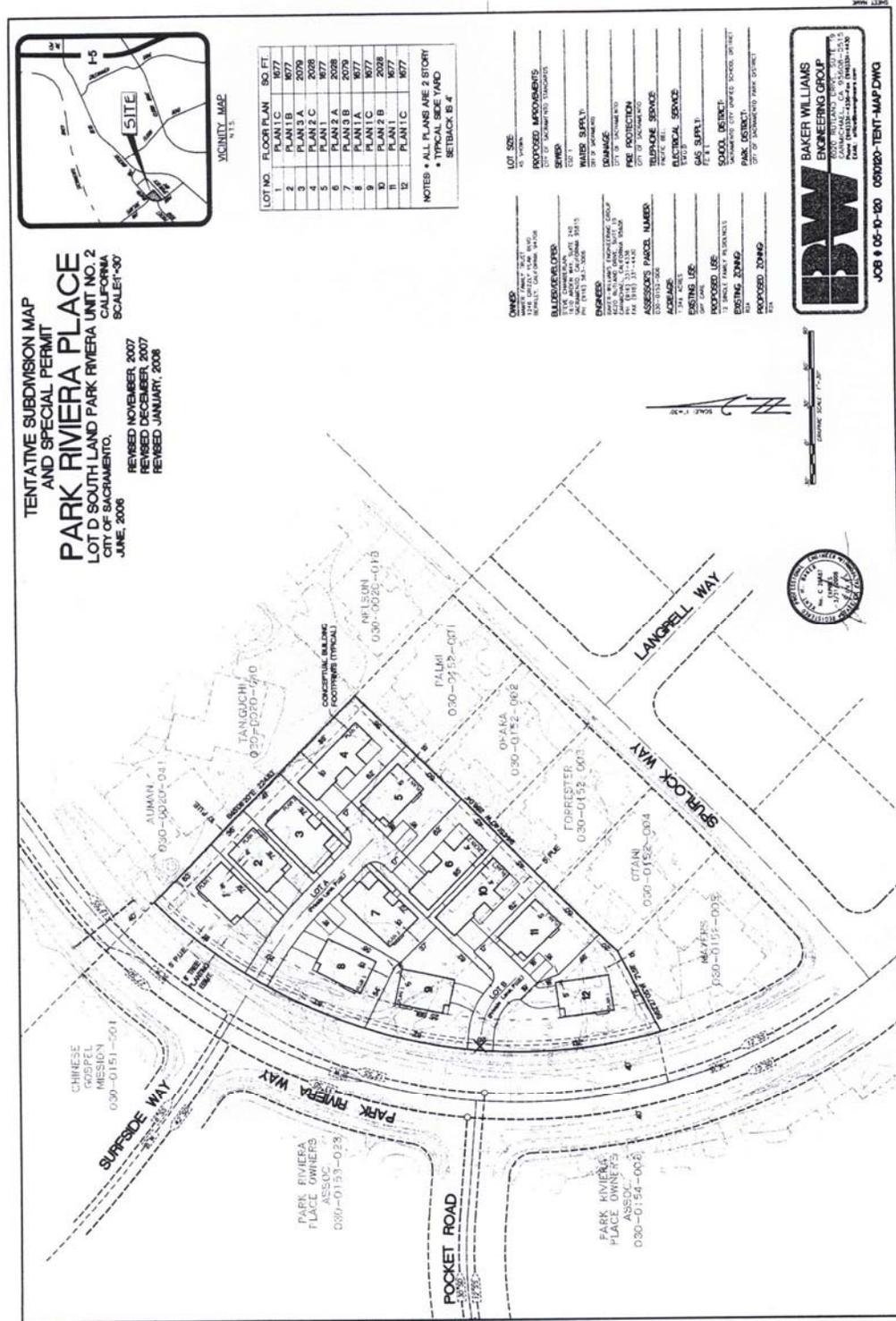
for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

- B16. The site plan shall conform to A.D.A. requirements in all respects.
- B17. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

Table of Contents:

- Exhibit A – Tentative Map/Site Plan
- Exhibit B – Plan 1 Floor Plan
- Exhibit C – Plan 1 Craftsman Elevation
- Exhibit D – Plan 1 French Elevation
- Exhibit E – Plan 1 Spanish elevation
- Exhibit F – Plan 2 Floor Plan
- Exhibit G – Plan 2 Craftsman Elevations
- Exhibit H – Plan 2 French Elevations
- Exhibit I - Plan 2 Spanish Elevations
- Exhibit J - Plan 3 Floor Plan
- Exhibit K – Plan 3 French Elevation
- Exhibit L – Plan 3 Spanish Elevation
- Exhibit M - Streetscape/Rear Yard Elevations

Exhibit A – Tentative Map/Site Plan



TENTATIVE SUBDIVISION MAP
AND SPECIAL PERMIT
PARK RIVIERA PLACE
LOT D SOUTH LAND PARK RIVIERA UNIT NO. 2
CALIFORNIA
SCALES: 1"=60'
JUNE, 2006
REVISED NOVEMBER, 2007
REVISED DECEMBER, 2007
REVISED JANUARY, 2008

LOT NO.	FLOOR PLAN	80 FT
1	PLAN 1 C	1977
2	PLAN 1 A	2009
3	PLAN 3 A	2009
4	PLAN 2 C	2008
5	PLAN 1	1977
6	PLAN 2 A	2008
7	PLAN 1 B	2008
8	PLAN 1 A	1977
9	PLAN 1 C	1977
10	PLAN 2 B	2008
11	PLAN 1	1977
12	PLAN 1 C	1977

NOTES: * ALL PLANS ARE 2 STORY
* TYPICAL SIDE YARD
SETBACK IS 4'

OWNER: TANG GUO CHANG & COMPANY, INC.
1111 J STREET, SUITE 200
SACRAMENTO, CALIFORNIA 95811

BLDG/DEVELOPER: TANG GUO CHANG & COMPANY, INC.
1111 J STREET, SUITE 200
SACRAMENTO, CALIFORNIA 95811

ENGINEER: BAKER WILLIAMS ENGINEERING GROUP
1000 W. LAND, SUITE 100
SACRAMENTO, CALIFORNIA 95811
PH: (916) 331-4420
FAX: (916) 331-4420

ASSESSOR'S PARCEL NUMBER: 030-0152-001

ADDRESS: 1111 J STREET

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

EXISTING ZONING: R1

PROPOSED ZONING: R1

LOT SIZE: 10,000 SQ. FT.

PROPOSED IMPROVEMENTS: CONCRETE SIDEWALKS

SPRINK: NONE

WATER SUPPLY: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

IRRIGATION: NONE

POWER PROTECTION: CITY OF SACRAMENTO

TELEPHONE SERVICE: PACIFIC BELL

TELEVISION SERVICE: NONE

GAS SUPPLY: CITY OF SACRAMENTO

SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

POST OFFICE: CITY OF SACRAMENTO

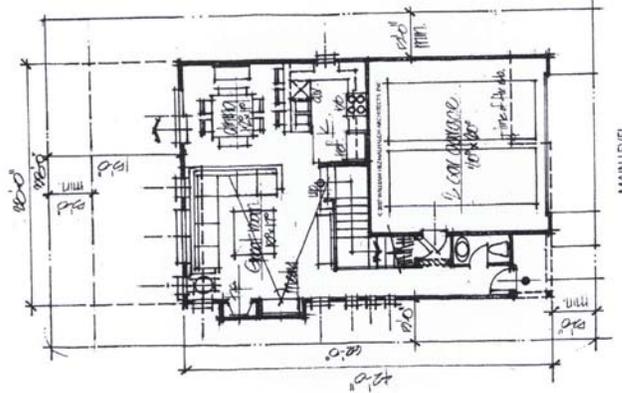
PROPOSED ZONING: R1

Baker Williams Engineering Group
1000 W. LAND, SUITE 100
SACRAMENTO, CALIFORNIA 95811
PH: (916) 331-4420
FAX: (916) 331-4420
WWW.BAKERWILLIAMS.COM

Job # 05-10-20 050120-TENT-MAP.DWG

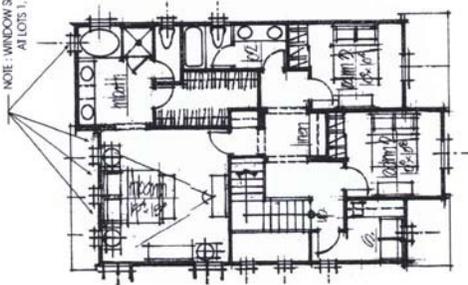


Exhibit B – Plan 1 Floorplan



MAIN LEVEL

NOTE: WINDOW SILLS @ 6'-0" A.F.F.
AT LOTS 1, 2, 5, 11, AND 12.



UPPER LEVEL

1677 SF
FLOOR PLAN 1
3 BDRM/2.5 BATH
GREAT ROOM/DINING
2 CAR GARAGE

CONCEPTUAL

DATE: 03/18/08	NO: 11
MAY 22, 2008	A1.0
	2008.03.02

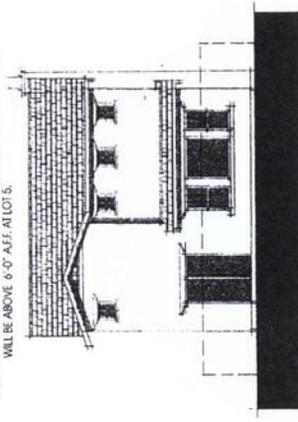
W
 WILLIAM HERNIMALECH
 ARCHITECT
 1000 S. ST. JOSEPH AVE. SUITE 100
 SACRAMENTO, CA 95811
 TEL: 916.442.1111 FAX: 916.442.1112
 WWW.WHARCHITECT.COM

6655 Park Riviera Way
 Sacramento, California
 Chamberlain Real Estate

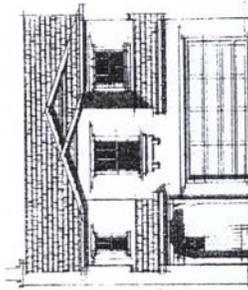


Exhibit C – Plan 1 Craftsman Elevation

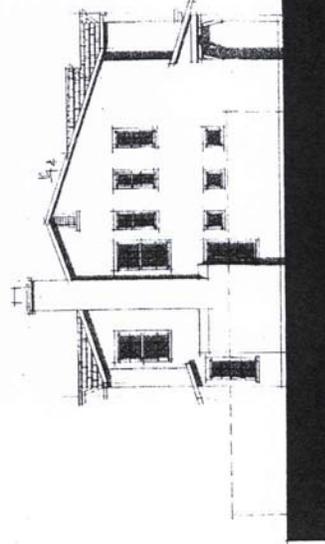
NOTE: ALL SILLS OF SECOND FLOOR WINDOWS ON THE REAR ELEVATION WILL BE ABOVE 6'-0" A.S.F. AT LOT 5.



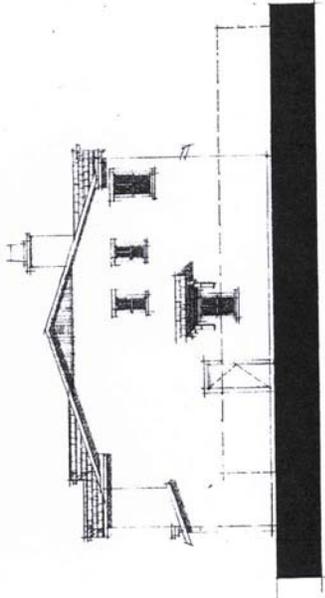
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

PLAN 1 - CRAFTSMAN
CONCEPTUAL ELEVATION



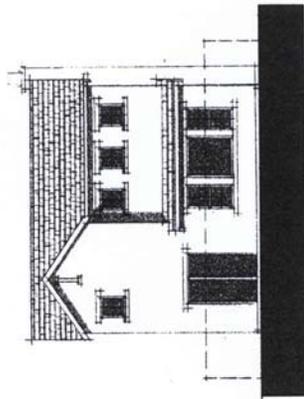
6655 Park Riviera Way
Sacramento, California
Chamberlain Kent Estate

WI
WILLIAM HERNANDEZ
ARCHITECTURE
1000 J STREET, SUITE 100
SACRAMENTO, CA 95811
TEL: 916.442.1111
WWW.WIARCHITECTURE.COM

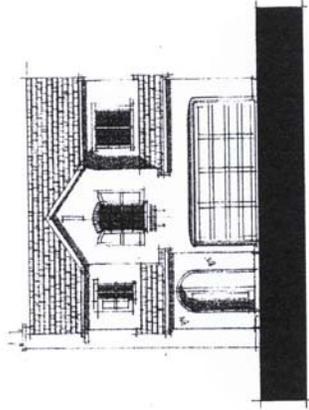
DATE	NO. OF SHEETS
MAY/21, 2008	A1.2
2008 (M.D.)	

Exhibit D – Plan 1 French Elevation

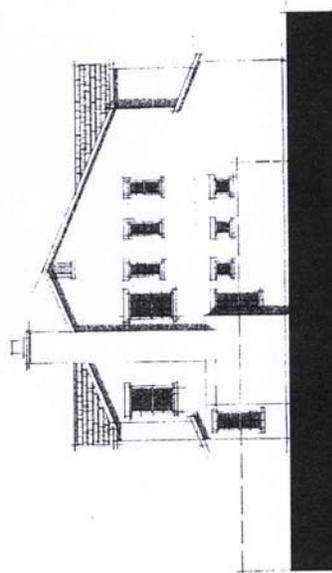
NOTE - ALL SILLS OF SECOND FLOOR WINDOWS ON THE REAR ELEVATION
WILL BE ABOVE 6'-0" A.F.F. AT LOT 12.



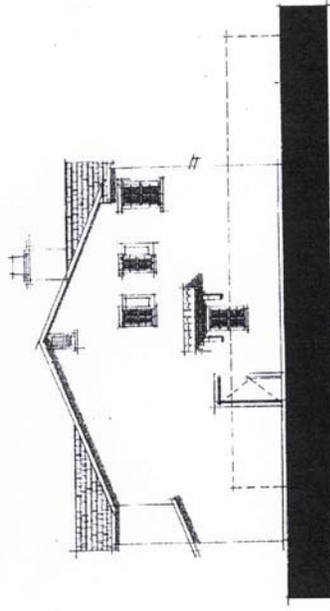
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

PLAN 1 - FRENCH COTTAGE
CONCEPTUAL ELEVATION



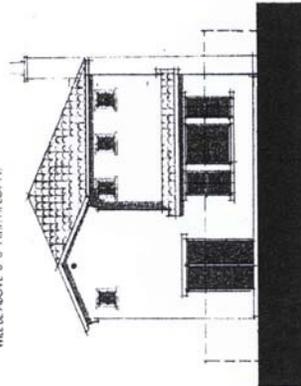
6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate

W
WILLIAM WEINMANN
ARCHITECTS
1000 J STREET, SUITE 100
SACRAMENTO, CA 95811
916.442.1111

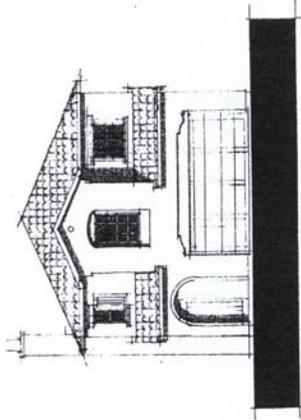
DATE: 03/18/08
 MAY 23, 2008
A1.3
 2006 08.00

Exhibit E - Plan 1 Spanish Elevation

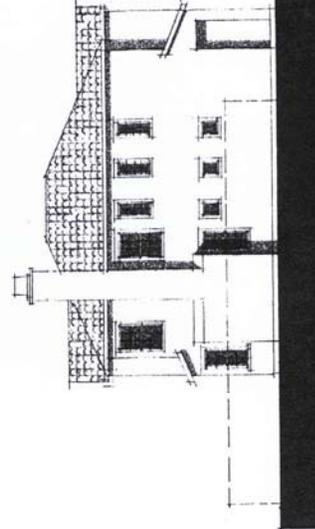
NOTE: ALL SILLS OF SECOND FLOOR WINDOWS ON THE REAR ELEVATION
WILL BE ABOVE 6'-0" A.F.F. AT LOT 11.



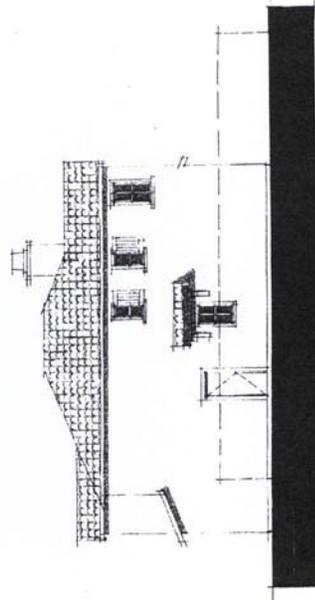
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

PLAN 1 - SPANISH COLONIAL
CONCEPTUAL ELEVATION

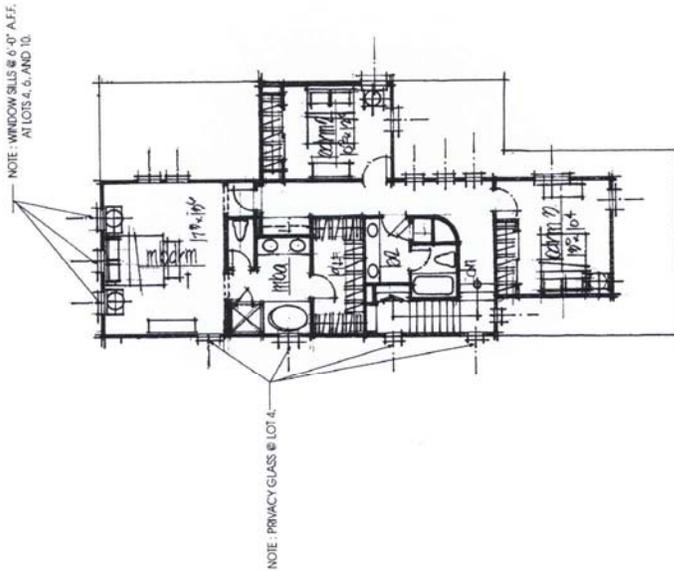
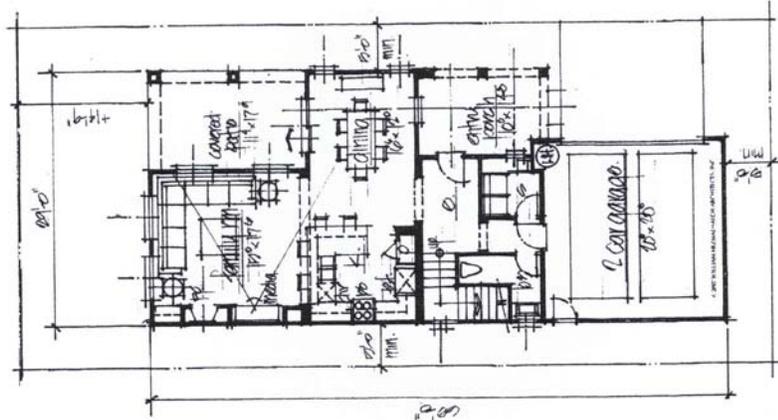


DATE: 03/18/08
MAY 23, 2008
A.1.1
2008.08.00

WILLIAM HERMELMACH
ARCHITECT
1000 J STREET, SUITE 100
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TEL: 916.442.1111
WWW.WHARCHITECT.COM

6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate

Exhibit F – Plan 2 Floorplan



2028 S.F.
 FLOOR PLAN 2
 3 BDRM/2.5 BATH
 FAMILY/DINING/MBR BALCONY
 2 CAR GARAGE

CONCEPTUAL

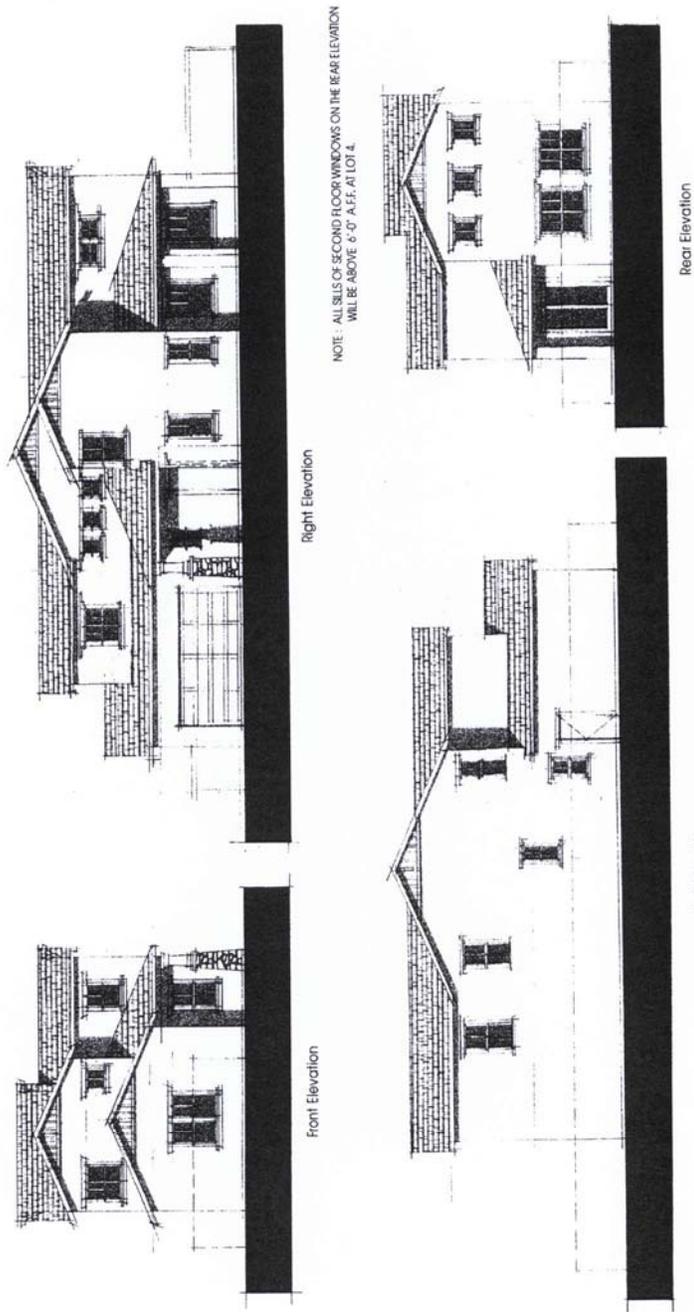
NO. 1, 104-04-20, 2007
 MAY 23, 2007
A2.0
 2700-85.00

W
 WILLIAM HEZELMACH
 ARCHITECT
 1000 S. COLLETT AVENUE
 SACRAMENTO, CALIFORNIA 95811
 TEL: 916.442.2000 FAX: 916.442.2001
 WWW.WHEZELMACH.COM

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 Sacramento, California
 Chamberlain Real Estate



Exhibit G – Plan 2 Craftsman Elevation



NOTE: ALL SILLS OF SECOND FLOOR WINDOWS ON THE REAR ELEVATION WILL BE ABOVE 6' 0" A.S.F. AT LOT L.

PLAN 2 - CRAFTSMAN
CONCEPTUAL ELEVATIONS

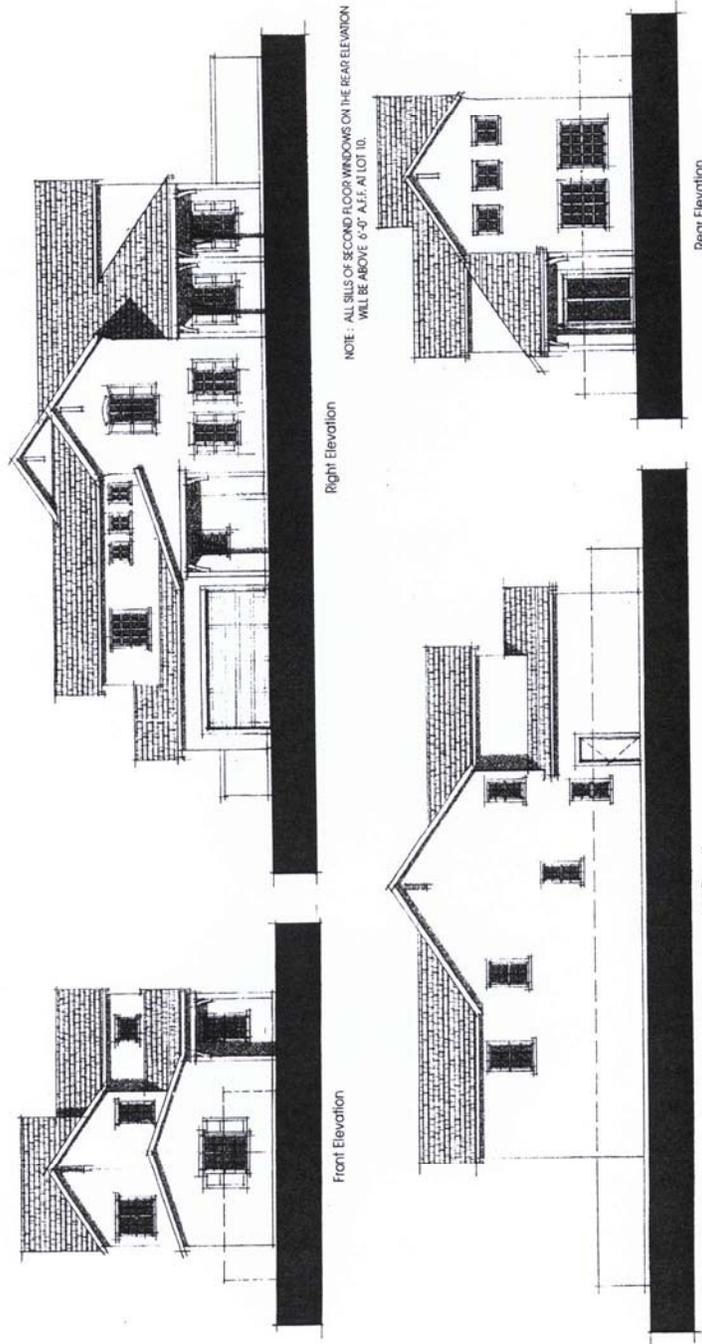
6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate

WILLIAM HESMITHALCH
C. ARCHITECT
1000 PULPIT HILL AVENUE, SUITE 100
SACRAMENTO, CA 95811
TEL: 916.486.1111 FAX: 916.486.1112

REV. DATE: 03.18.08
MAY 23, 2006
A2.3
2006.06.00



Exhibit H – Plan 2 French Elevation



NOTE: ALL SILLS OF SECOND FLOOR WINDOWS ON THE REAR ELEVATION WILL BE ABOVE 6'-0" A.F.F. AT LOT 10.



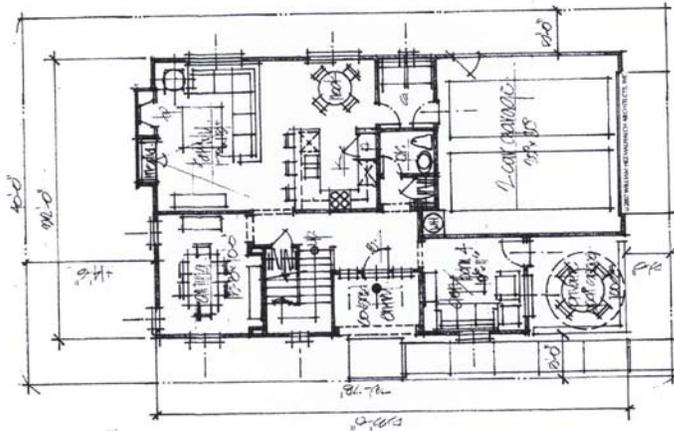
PLAN 2 - FRENCH COTTAGE
CONCEPTUAL ELEVATIONS

6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate

W
WILLIAM HENNINGWALCH
ARCHITECT
1000 J STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95811
(916) 442-1111

NO. 2008000002-002
May 23, 2008
A2.2
2008/05/23

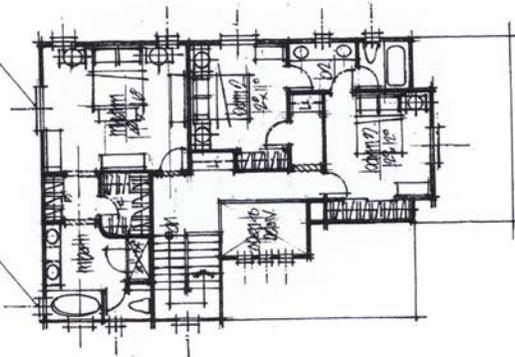
Exhibit J - Plan 3 Floorplan



MAIN LEVEL

NOTE: PRIVACY GLASS @ LOT 3.

NOTE: WINDOW SILLS @ 6'-0" A.F.F. @ LOT 3.



UPPER LEVEL

2079 S.F.
 FLOOR PLAN 3
 3 BDRM/2.75 BATH W/OPT RETREAT
 FAMILY/DINING/DEN/OPT BDRM 4
 2 CAR GARAGE

CONCEPTUAL

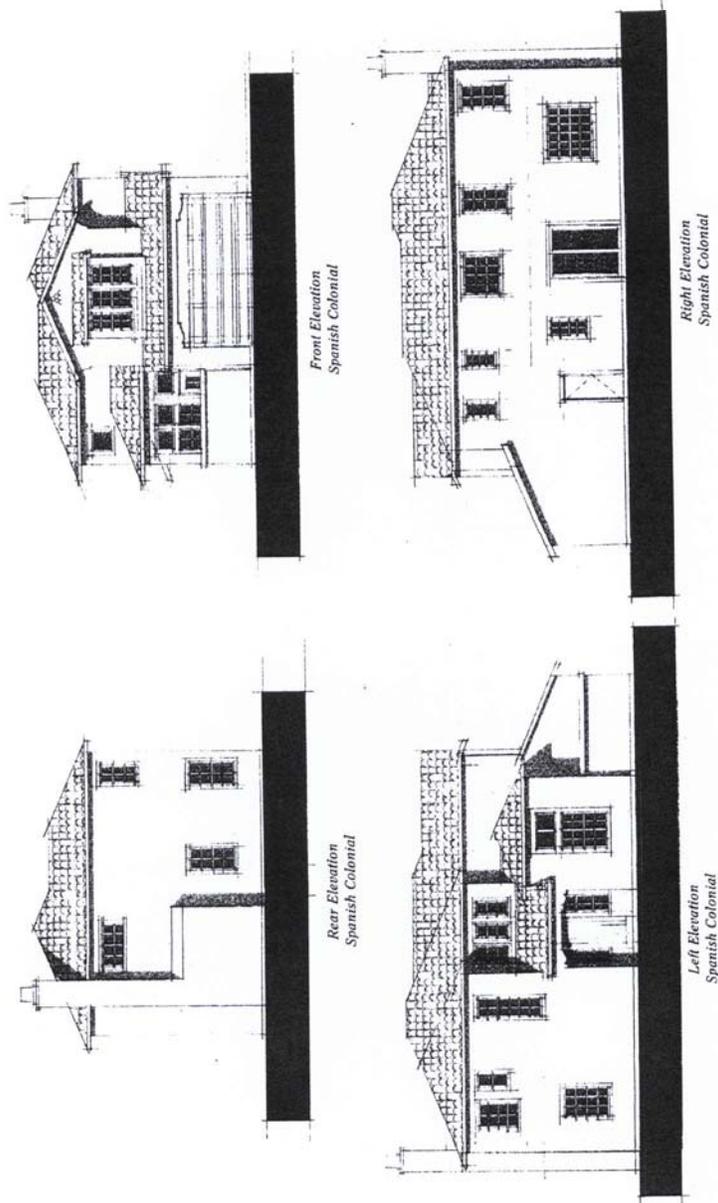
DATE: 03/18/08
 A3.0
 2008.03.08



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 Sacramento, California
 Chamberlain Real Estate



Exhibit L – Plan 3 Spanish Elevation



PLAN 3 - SPANISH COLONIAL
CONCEPTUAL ELEVATIONS

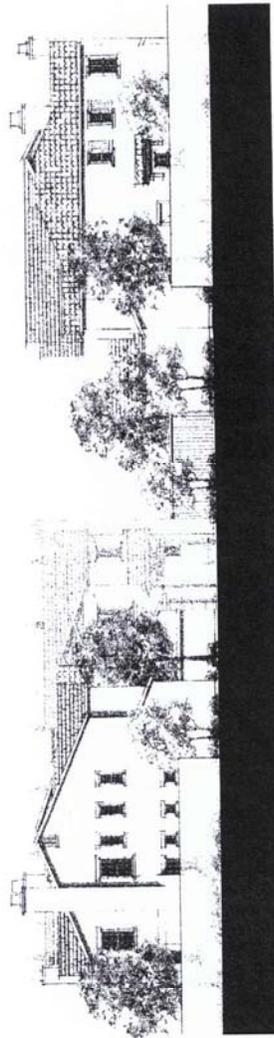
WH
WILLIAM H. WILSON
ARCHITECTS
1000 J STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95811
TEL: 916.441.1111 FAX: 916.441.1112

Rev: 03/18/08
Date: 03/18/08
A3.1
2008.03.08

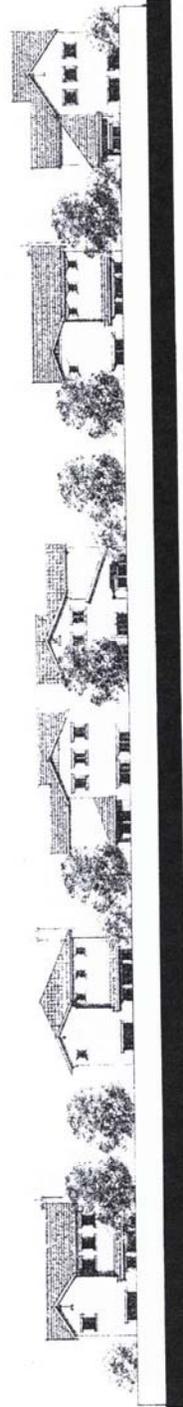
6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate

0 4 8 16

Exhibit M – Streetscape/Rear Yard Elevations



PARK RIVIERA WAY STREETSCAPE
(LOOKING INTO COURT A)



CONCEPTUAL REAR YARDSCAPE
(ALONG S.E. BOUNDARY)

WILLIAM PETERSON ARCHITECTS, INC.
1000 UNIVERSITY BLVD., #100
MAY 21, 2008
CSS
2008-0610-00

WILLIAM PETERSON ARCHITECTS, INC.
1000 UNIVERSITY BLVD., #100
MAY 21, 2008
2008-0610-00

6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate