REPORT TO COUNCIL
City of Sacramento

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PUBLIC HEARING
May 6, 2008

Honorable Mayor and
Members of the City Council

Title: Leavitt Estates (P07-134)

Location/Council District: Council District 5

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** approving the environmental exemption under California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development); 2) a **Resolution** approving the tentative map and special permit to allow the construction of 17 single-family residences; and 3) an **Ordinance** approving a rezoning from Standard Single-Family Executive Airport Overlay [R-1 (EA-4)] to Single-Family Alternative Executive Airport Overlay [R-1A (EA-4)] relating to the Leavitt Estates project.

Contact: Paul Philley, Junior Planner, (916) 808-5714; Nedzlene Ferrario, Senior Planner, (916) 808-7826

Presenters: Paul Philley, Junior Planner

Department: Development Services

Division: Current Planning

Organization No: 4885

Description/Analysis

Issue: The applicant, Brian Guinn, is requesting approval of the necessary entitlements to develop 17 single-family units. The specific entitlements requested are a Tentative Map to subdivide one +2.0 acre parcel into eighteen (18) parcels, a Rezone of ±1.67 gross acres from the Standard Single-Family Executive Airport Overflight [R-1 (EA-4)] zone to the Single-Family Alternative Executive Airport Overflight [R-1A (EA-4)] zone, and a Special Permit to construct 17 single-family homes. As of the date of this report, all project related issues have been resolved and staff has determined that this is a non-controversial item.

Policy Considerations:

General Plan: The subject site consists of one parcel measuring approximately ±2.0 gross acres, which is currently designated as Low Density Residential (4-15 dwelling units per net acre (du/na) in the Land Use Element of the General Plan. The proposed subdivision features a density of 10.5 du/na. A General Plan Amendment is not necessary as the proposed density is consistent with the General Plan

designation. In addition, this proposal is consistent with the General Plan Low Density Residential designation in that it:

- preserves neighborhood character by providing housing compatible with the adjacent residential uses (Goal A, Section 2-10); and

- develops residential land uses in a manner that is efficient.

General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles which this proposal complies with include:

1. A mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods: The subdivision will feature detached single-family products on small lots intended to be starter homes for younger and/or smaller families.

2. Use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character. The properties adjacent to the site are fully developed and all basic infrastructure needed to support the development is already in place: The proposed layout of the subdivision has been designed so as not to disrupt the existing improvements or circulation routes in the surrounding area, and the house plans are of an attractive design that respects the character of the neighborhood.

3. Focus higher density developments and mixed-use projects in areas adjacent to transit stations, along transit corridors, near job centers, and in strategic opportunity areas throughout the City: The project is ±750 feet from the Fruitridge light rail station.

4. Provide a diversity of neighborhood environments, from the traditional downtown core to well-integrated new growth areas: The stub street allows the potential for additional connectivity in the future, including a public street to 29th, shortening the walk to the Fruitridge light rail station and establishing a more cohesive street network.

In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

Community Plan: The City Council has not adopted a Community Plan covering this district.

Rezone: The proposed parcels slated for rezoning are currently zoned Standard Single-Family Executive Overflight [R-1 (EA-4)]. In order to develop a residential

subdivision at the site at the density being proposed, the applicant must rezone the land to Single-Family Alternative Executive Overflight [R-1A (EA-4)]. The R-1A zone is intended to permit the establishment of single-family, individually owned, attached or detached residences where lot size, height, area and/or setback requirements vary from standard single-family. The proposed lots slated for rezone range in size from 40 feet by 70.5 feet to 52.5 feet by 70.7 feet, with the typical lot being 40 feet by 70.7 feet (Exhibit 3A, pg 18). The small-lot single-family residential development is at a density of 10.5 dwelling units per net acre. Therefore, should the rezone be approved, the project will be consistent with the guidelines of the R-1A zone.

The Executive Airport Overlay Zone is designed to protect the health, safety and general welfare of people in the vicinity of the Sacramento Executive Airport and to improve air navigation safety. As all single-family dwellings are allowed by right in the Executive Airport Overfly (EA-4) zone, the project will be consistent with the Executive Airport Overfly Zone. The Executive Airport Approach-Departure Zone 2 (EA-3) zone restricts single-family residential uses to four dwelling units per gross acre. As the single-family lot that contains the EA-3 zone is ±0.33 gross acre (creating a density of 3 dwelling units per gross acre), the project will be consistent with the Executive Airport Approach-Departure Zone 2 zone.

Committee/Commission Action: On June 6, 2007, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Tentative Map subject to the Recommended Findings of Fact and Conditions of Approval listed in Attachment 3. On March 27, 2008 by unanimous vote (7-0, Banes and Givens absent) the Planning Commission forwarded all items to the City Council with a recommendation of approval.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of CEQA (the California Environmental Quality Act) under Class 32, Section number 15332. Projects exempted under Class 32, Section number 15332 consists of a projects that is consistent with the General Plan, is located within the City limits, is located within an area not greater than five acres in size with no habitat value, will not have significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by utilities and public services.

Rationale for Recommendation: While the project does require a rezone, the proposal is consistent with the General Plan and the General Plan Update Vision for the reasons discussed in the "Policy Considerations" section above. In addition, staff has received no opposition throughout the review process. For these reasons, staff recommends that the Council approve the Resolutions adopting the tentative map, special permit, and the Environmental Exemption as well as the Ordinance to rezone from R-1 (EA-4) to R-1A (EA-4) as attached hereto.

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:

_____
for Ray Kerridge
City Manager

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Attachment 1 – Background

On January 28, 1986, a Planning Director's Special Permit was issued to allow a deep lot development (P85-461). That special permit was never exercised. Now, the applicant is proposing to install a public street down the middle of the lot and subdivide it into 18 parcels, with one stub street extending to the west. The applicant is proposing that Parcel 1 will contain the existing single-family home and retain its zoning [R-1 (EA-3) and R-1 (EA-4)], while the other 17 parcels be rezoned from R-1 (EA-4) to R-1A (EA-4) and have single family homes constructed upon them. Several existing structures will be removed to allow for buildable area. None of the structures are historically significant. The EA designation represents the Executive Airport Overlay Zone, which is designed to protect the health, safety and general welfare of people in the vicinity of the Sacramento Executive Airport and to improve air navigation safety. As all single-family dwellings are allowed by right in the Executive Airport Overfly (EA-4) zone, the project is consistent with the Executive Airport Overflight Zone. The Executive Airport Approach-Departure Zone 2 (EA-3) zone restricts single-family residential uses to four dwelling units per gross acre. As the single-family lot that contains the EA-3 zone is +0.33 gross acre (creating a density of 3 dwelling units per gross acre), the project will be consistent with the Executive Airport Approach-Departure Zone 2 zone.

With respect to the rezone from Single Family Residential (R-1) to Single Family Residential Alternative (R-1A), a Special Permit for Alternative Housing must be approved at the time of the rezone. The height and area requirements are the same as the R-1 zone, but the Council has authority to vary the requirements provided the density does not exceed 15 dwelling units per net acre (du/na). As the density of the proposed rezone area is 10.5 du/na, the project is consistent with the Single Family Residential Alternative (R-1A) zone. Table 1 identifies the required and proposed height and area standards:

Table 1: Height and area standards

Standard	Required*	Proposed	Deviation?
Height	35 feet	27 feet, 5 Inches	No
Front setback	20 feet	10 feet	10 feet
Rear	15 feet	10 feet	5 feet
Side setback (Interior)	3 feet	4 feet	No
Side setback (Streetside)	12 ½ feet	10 feet	2 ½ feet
Max Lot coverage	50%	50%	No
Min lot area/du	5,200 sq ft / du	2,800 sq ft / du	2,400 sq ft / du

*In the R-1A zone, the height and area standards are the same as the R-1 zone, but the Council may approve different standards during their review of the Special Permit for Alternative Housing.

Staff is supportive of the smaller lots because it allows room for a public street to provide access to the lots and the house plans are designed in such a way as to allow private outdoor space and ample indoor space for families. Table 2 shows the proposed house products:

Table 2: House Products					
	Square Feet	**Stories**	**Bedrooms**	**Bathrooms**	**Garage**
Plan 1	1,406	2	3	2.5	tandem
Plan 2	1,469	2	3	2.5	tandem
Plan 3	1,526	2	3	2.5	tandem

When the project was originally submitted, staff had concerns about the design of the house plans and requested more detail to the designs to enhance the appearance of the homes, especially on the sides of the house which are visible from 26th Avenue. The applicant submitted revised plans which reflect the changes staff requested and that the building provides adequate articulation and detail and is consistent with the single family residential design principles.

The lots that these 17 new houses will be placed are from a ±2.0 acre parcel being subdivided into 18 single-family lots. The existing single-family home will be placed on a ±0.33 acre parcel while the new homes will be placed on parcels ranging in size from approximately 3,700 square feet to approximately 2,800 square feet. All of the lots will have frontage on Street "A", except lots 15 through 18, which face onto the east-west stub street, and lot 1, which faces 26th Avenue. The garages of the seventeen new homes face Street A will be accessed from the new street while the front doors and active indoor/outdoor living spaces (i.e., dining rooms and front porches) will look out on the street, thereby giving the units a strong street presence. Street A originally ended in a hammerhead, but staff wanted to create a stub street to the west to potentially develop vacant land to the west and south.

A new 41' wide public street is proposed to be built off of 26th Avenue. The proposed new street will intersect 26th Avenue approximately 225 feet west of the corner of 28th Street and 26th Avenue. The subdivision design also includes the construction of a small street stub perpendicular to Street "A" (please see Exhibit 1A) at the southern end of the project. This stub was included at the recommendation of staff to provide additional circulation if future development occurs on the parcels to the west and south.

Street "A" will provide access to the garages of all new units in the subdivision. The existing single-family home will continue to utilize 26th Avenue. On-street parking will be provided along both sides of the street. All new units have a tandem two-car garage. 5' sidewalks link all properties to 26th Avenue. On June 6, 2007, the Subdivision Review Committee voted unanimously to recommend approval of the

proposed Tentative Map subject to the Recommended Findings of Fact and Conditions of Approval listed in Attachment 3.

Attachment 2 – Environmental Resolution

RESOLUTION NO. 2008-____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(2700 26TH AVENUE)
(P07-034) (APN: 019-0181-019)

BACKGROUND

A. On March 27, 2008, the City Planning Commission conducted a public hearing on the Leavitt Estates Project (hereafter referred to as "Project"), and forwarded the Project to the City Council with a recommendation to approve with conditions.

B. On May 6, 2008, 2008, the City Council Conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 16.24.097, 17.208.020 (C), 17.212.035, and 17.200.010(C)(2) (a), (b), and (c) (publish, post, and mail 500') and received and considered evidence concerning the Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVED 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 General 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 3 – Project Resolution

RESOLUTION NO. 2008-____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ADOPTING FINDINGS OF FACT AND APPROVING LEAVITT ESTATES SUBDIVISION AND SPECIAL PERMIT
(2700 26TH AVENUE)
(P07-034) (APN: 019-0181-019)

BACKGROUND

A. On March 27, 2008, the City Planning Commission conducted a public hearing on the Leavitt Estates Project (hereafter referred to as "Project"), and forwarded the Project to the City Council with a recommendation to approve with conditions.

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

Seciton 1: Based on the verbal and documentary evidence received at the hearing on Leavitt Estates, 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:

B. The **Tentative Map** to subdivide one approximately 2.0 acre parcel into eighteen (18) parcels in the Single-Family Alternative Executive Airport Overflight [R-1A (EA-4)] zone is hereby 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;

2. If the proposed rezoning to Single-Family Alternative Executive Airport Overlay [R-1A (EA-4)] is approved, the subdivision, together with the provisions for its design and improvement, will be consistent with the General Plan and Chapter

16 of the City Code, which itself is a Specific Plan of the City of Sacramento. The proposed density is 10.5 du/na, and would be consistent with both the general plan land use and zoning designations;

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in the violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov Code section 66473.1);

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

5. The City Council has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and available fiscal and environmental resources 9Gov. Code Section 66412.3).

D. The **Special Permit** to construct alternative ownership housing in the Single-Family Alternative (R-1A) zone is hereby approved based on the following findings of fact:

1. The project is based upon sound principles of land use in that:

   a. The proposed use is compatible with the existing uses in the vicinity of the project site;

   b. Adequate landscaping, vehicular circulation, maneuvering, and off-street parking are provided in accordance with the requirements of the City Code; and

   c. The architectural and site design of the subdivision and its landscaping are consistent with the Single Family Residential Design Principles.

2. The project will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that conditions have been placed upon the application to mitigate any negative impacts the project might have on the surrounding neighborhood.

3. The proposed project is consistent with the goals and objectives of the General Plan.

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

Conditions Of Approval

B. The **Tentative Map** to subdivide one approximately 2.0 acre parcel into eighteen (18) parcels in the Single-Family Executive Airport Overlay [R-1 (EA-3)&(EA-4)] zone and the Single-Family Alternative Executive Airport Overlay [R-1A (EA-3)] zone is hereby approved subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P07-134). The design of any improvement not covered by these conditions shall be to City standard.

SPECIAL DISTRICTS:

B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

DEVELOPMENT ENGINEERING:

B2. 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.

B3. 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.

B4. Dedicate and construct all internal subdivision streets to a City Standard 41' cross section.

B5. The proposed hammerhead shall be modified as follows: the East side of the hammerhead shall be rounded in accordance with City Standards. The West side of the hammerhead shall extend to the western property line and shall terminate in the standard form for a street that will one day be extended.

B6. 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.

PUBLIC/PRIVATE UTILITIES

B7. Dedicate a standard 10-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways.

CITY UTILITIES

B8. The property owner/developer shall construct an offsite water main extension of no less than 8-inches in diameter in A Street to the satisfaction of the DOU. The proposed water main shall be located to the west or north of the centerline of the proposed street. (Note: An 8-inch water main is located in 26th Ave.)

B9. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the DOU. Water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.

B10. The property owner/developer shall construct an offsite sanitary sewer main extension of no less than 8-inches in diameter in A Street to the satisfaction of the DOU. The proposed sanitary sewer main shall be located to the east or south of the centerline of the proposed street. (Note: An 8-inch sanitary sewer main is located in 26th Ave.)

B11. The property owner/developer shall construct an offsite storm water drainage main extension of no less than 15-inches in diameter in A Street to the satisfaction of the DOU. The proposed storm water drainage main shall be located in the centerline of the proposed street. (Note: There is an existing 48-inch storm water drainage main in 26th Ave.)

B12. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The applicant/developer shall provide onsite storm water detention in the low points of the street and/or oversized drainage pipes located in the street. Per the infill design criteria, the proposed project is required to store approximately 2,200 cf/ac (cubic feet per acre) or 4,400 cf (cubic feet) of storm water. The drainage study shall include an overland flow release

map for the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The DOU shall approve this study and shed map.

B13. Per City Code, the Subdivider may not develop the project in any way 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.

B14. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation, whichever is higher.

B15. 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.

B16. All lots shall be graded to drain individually to A Street or 26th Ave.

B17. 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.

B18. 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. This will not affect site design. Refer to the latest "Guidance Manual for On-site Stormwater Quality Control Measures," for appropriate source control measures.

B19. 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 approval 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, 6) signed certification page by property owner or authorized representative.

PPDD: Parks

B20. *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).

B21. *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 the Planning 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.)

FIRE

B22. All turning radii for fire access shall be designed as 35' inside and 55' outside.

B23. 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.

B24. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (902.2.2.2)

B25. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department

ADVISORY NOTES:

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

B-A1. 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.

B-A2. Developing this property may require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

B-A3. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

B-A4. Prior to design of the subject project, the DOU 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 water distribution and fire suppression system.

B-A5. The proposed project is located in the Flood zone designated as a **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-A6. 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 $75,990. This is based on seventeen (17) single-family residential units and an average land value of $250,000 per acre for the Land Park 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 $38,267. This is based on seventeen (17) single-family residential units at the residential target infill rate of $2,251 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.

D. The **Special Permit** to construct 17 alternative ownership housing in the Single-Family Alternative Executive Airport Overfly [R-1A (EA-4)] zone is hereby approved based on the following conditions:

GENERAL

D1. The applicant shall obtain all necessary building permits prior to commencing construction.

D2. The project shall substantially conform to the plans submitted and shown as Exhibits 1A-1H attached to this staff report. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.

D3. 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.

D4. Identical house plans with identical elevations shall not be permitted side-by-side.

D5. Lot 14 (at the southeast corner of "A" Street and 26th Avenue) must use floorplan 3, elevation 3B-14.

D6. Front architectural materials and features must be wrapped around the side elevation by at least 36 inches.

D7. Height and area standards must meet proposed development standards listed in exhibit 3B.

D8. All mechanical equipment must be screened to prevent viewing from the street.

D9. Street Trees shall be planted. At least one 15 gal shade tree shall be planted within the front yard setback of each home, as well as in the side yard setbacks fronting

streets. Tree spacing should be 30 to 40 feet. Trees shall be planted at least 5 feet, 5 inches from any paving. Tree species shall be from the following list:

Acer buergeranum
Carpinus betulus
Ginkgo biloba
Nyssa sylvatica
Pistacia chinensis 'Keith Davey'
Tilia americana 'Lincoln'

FIRE

D10. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

D11. Provide a water flow test. (Make arrangements at the River District Service Center walk-in counter: 300 Richards Blvd, 3rd Floor, Sacramento, CA 95811)

D12. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)

DEVELOPMENT ENGINEERING

D13. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

D14. Construct standard subdivision improvements as noted in these conditions pursuant to section16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

D15. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.

D16. Provide additional right-of-way for expanded intersections, if required, at locations specified by and to the satisfaction of the Development Engineering Division.

D17. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

D18. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

D19. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).

D20. 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 Development Engineering Division.

REGIONAL TRANSIT

D21. Transit information shall be displayed in a prominent location in the residential sales office, through a homeowner's association, or with real estate transactions. Please contact Devra Selenis, Marketing Department at (916) 556-0112 for more information.

Table of Contents:

Exhibit 3A:	Tentative Subdivision Map	Pg 20
Exhibit 3B:	Site Plan	Pg 21
Exhibit 3C:	Floorplan 1	Pg 22
Exhibit 3D:	Elevations 1A & 1B	Pg 23
Exhibit 3E:	Floorplan 2	Pg 27
Exhibit 3F:	Elevations 2A & 2B	Pg 28
Exhibit 3G:	Floorplan 3	Pg 32
Exhibit 3H:	Elevations 3A, 3B & 3B-14	Pg 33
Exhibit 3I:	Streetscape	Pg 38

Exhibit 3A: Tentative Subdivision Map

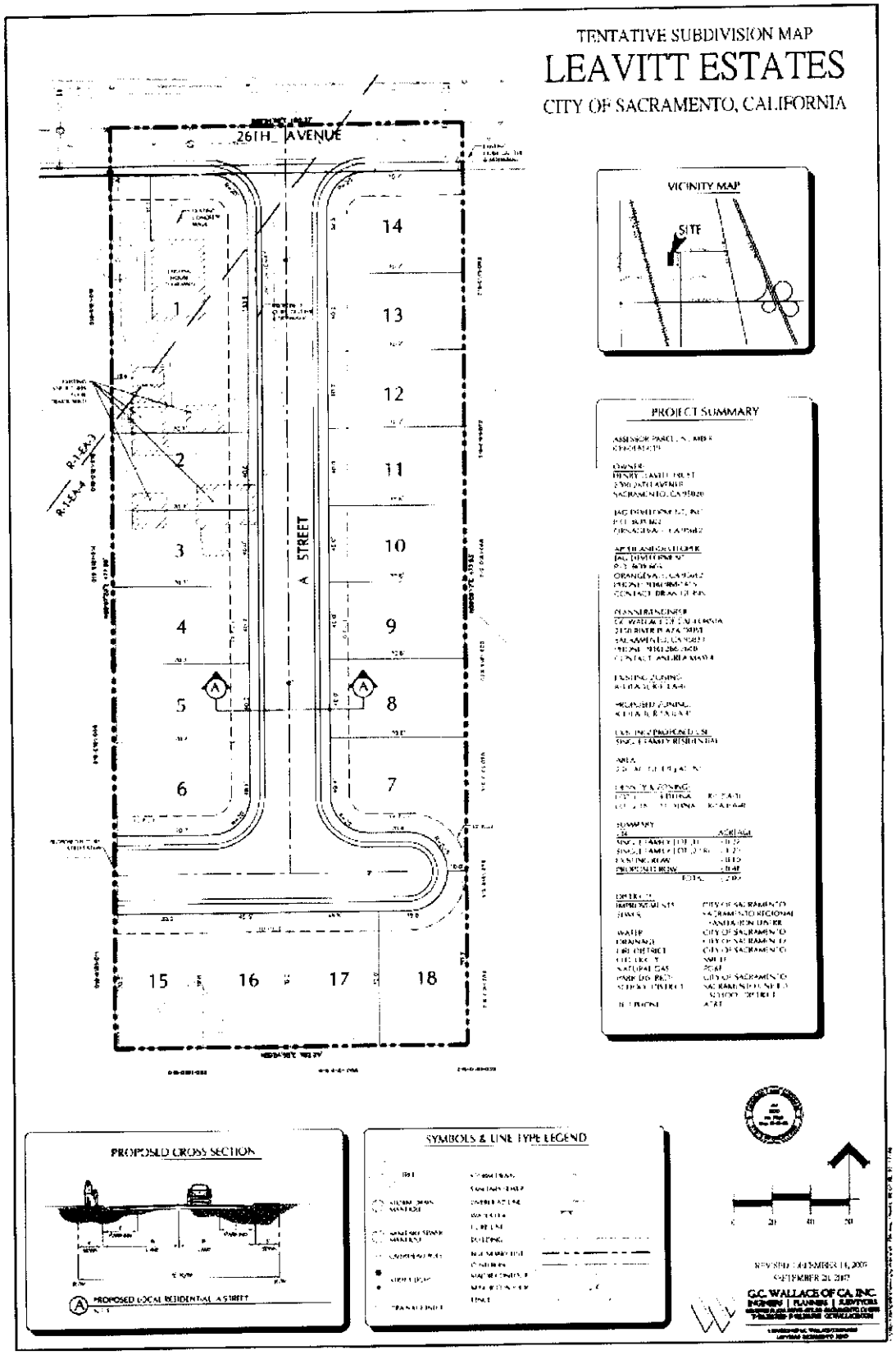


Exhibit 3B: Site Plan

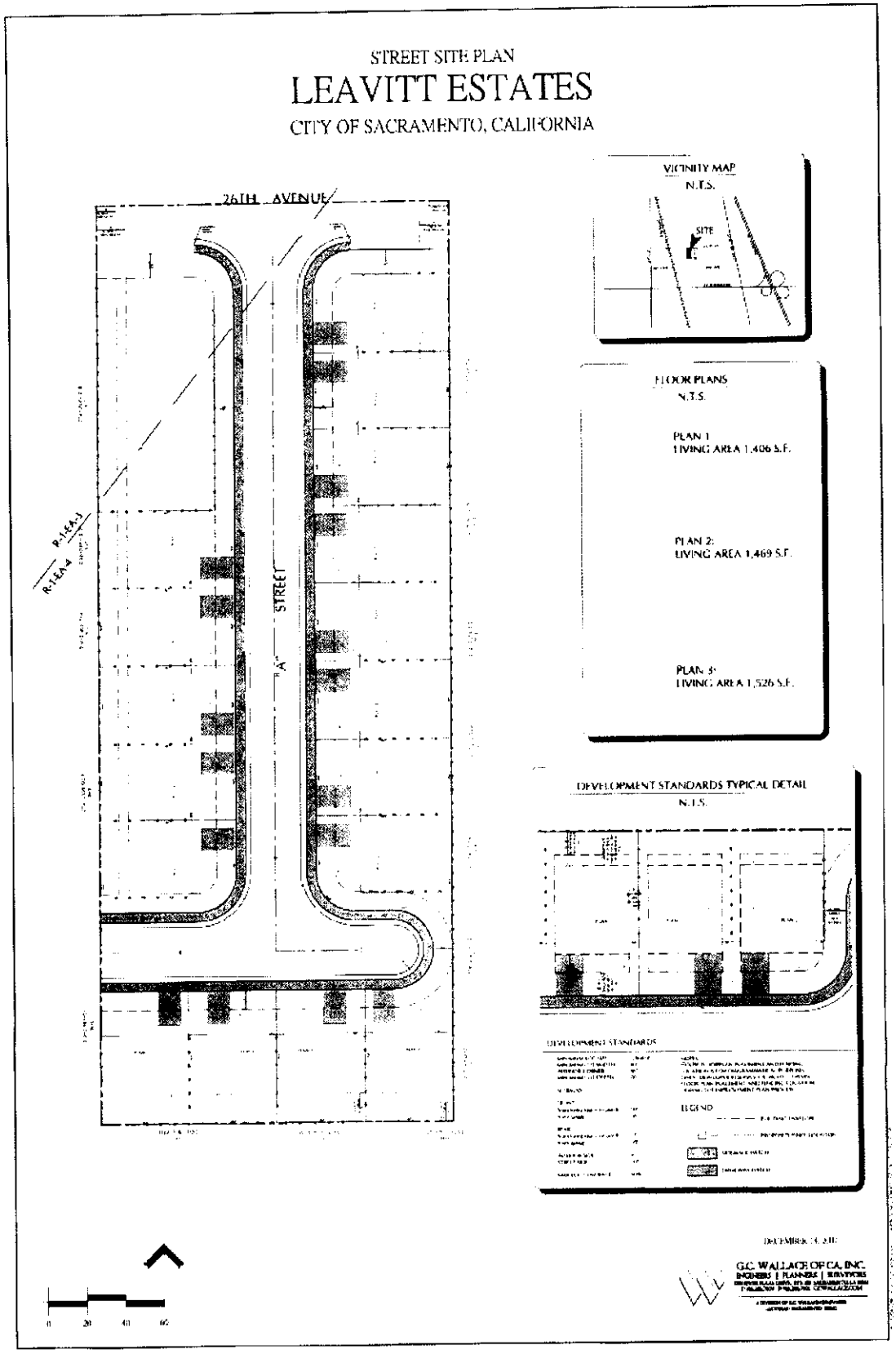
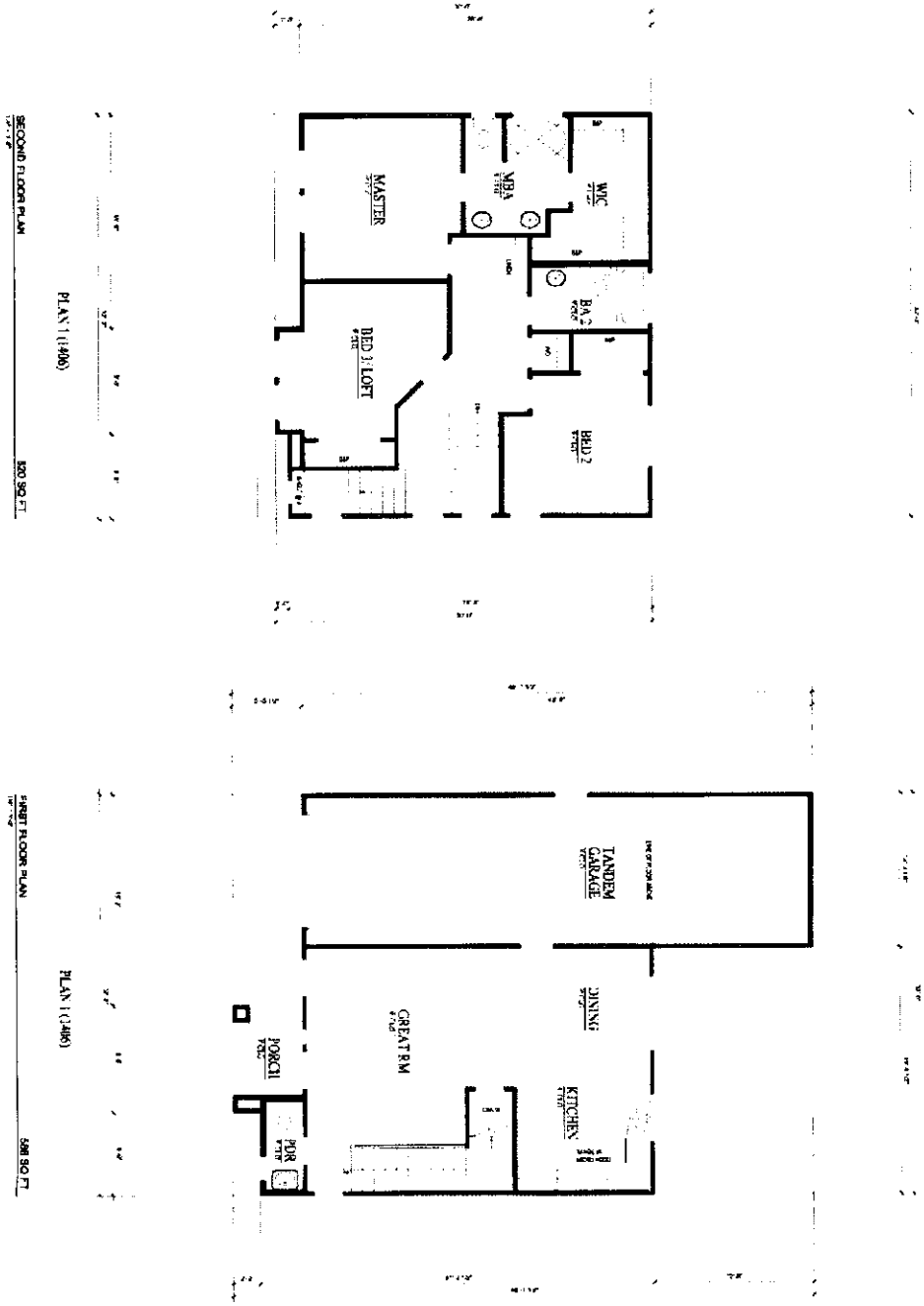


Exhibit 3C: Floorplan 1



26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

JAG Development, Inc.

1ST AND 2ND FLOOR PLANS

A1

Exhibit 3D: Elevations 1A & 1B

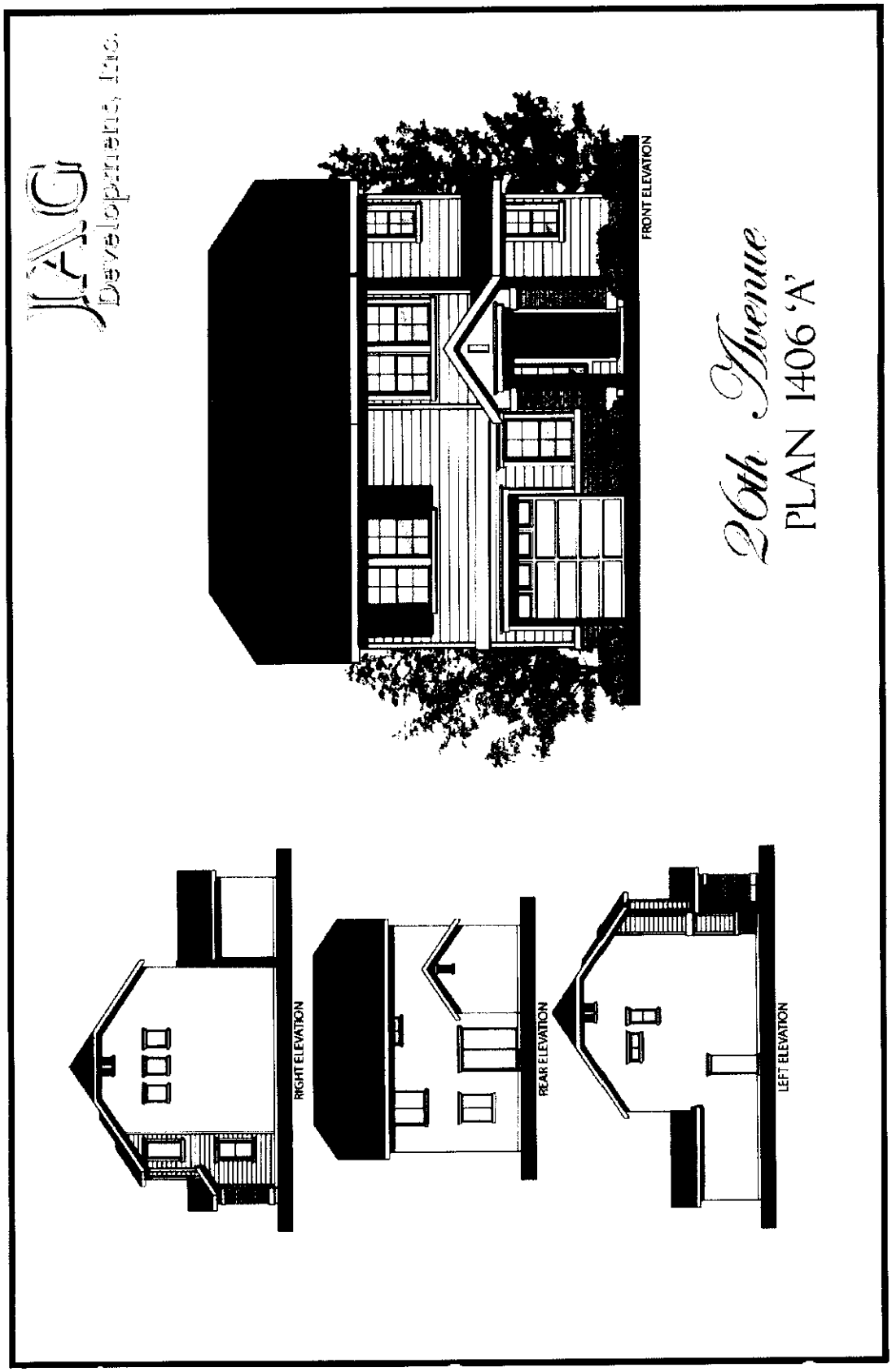


Exhibit 3D: Elevations 1A & 1B

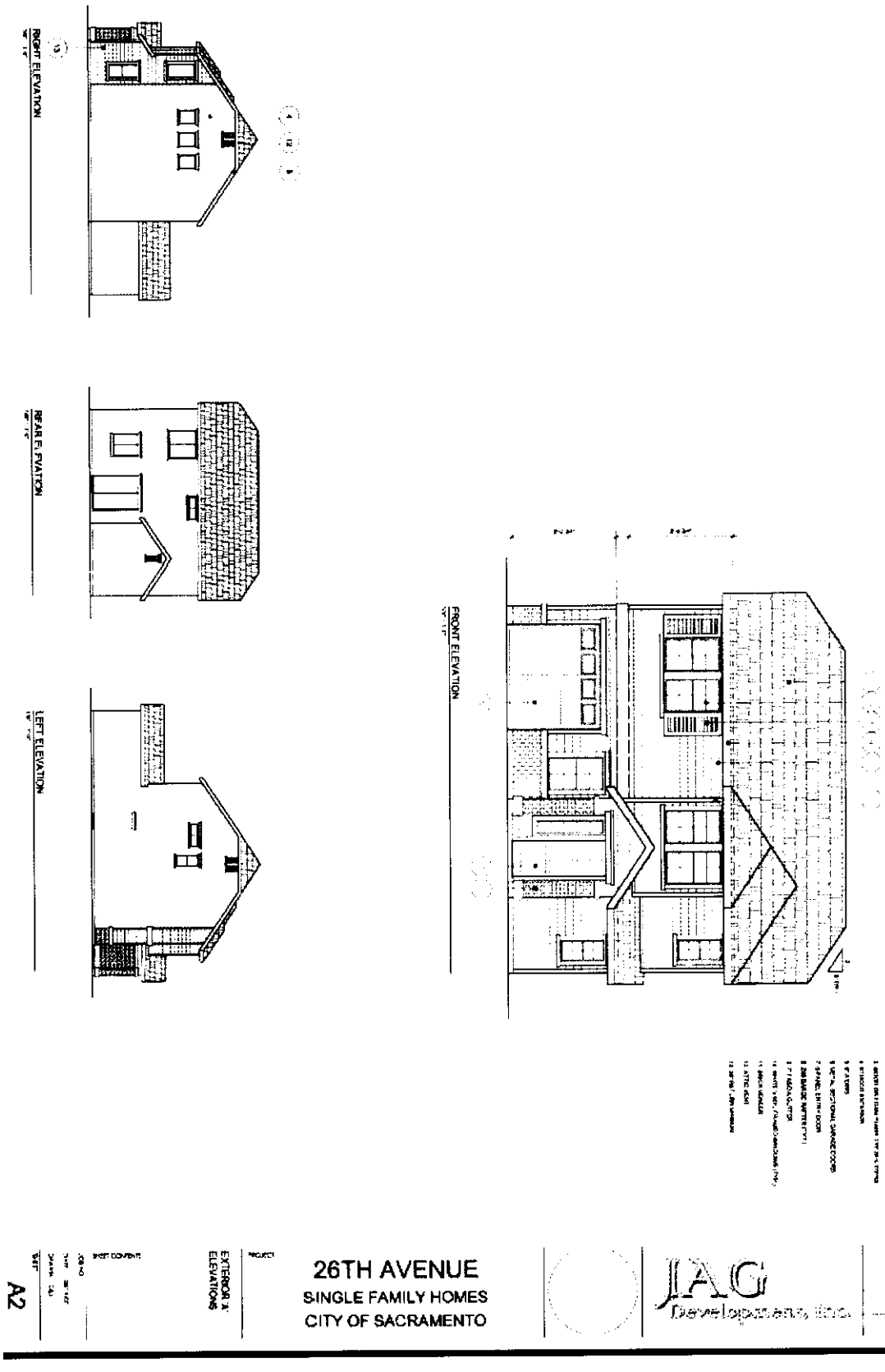


Exhibit 3D: Elevations 1A & 1B

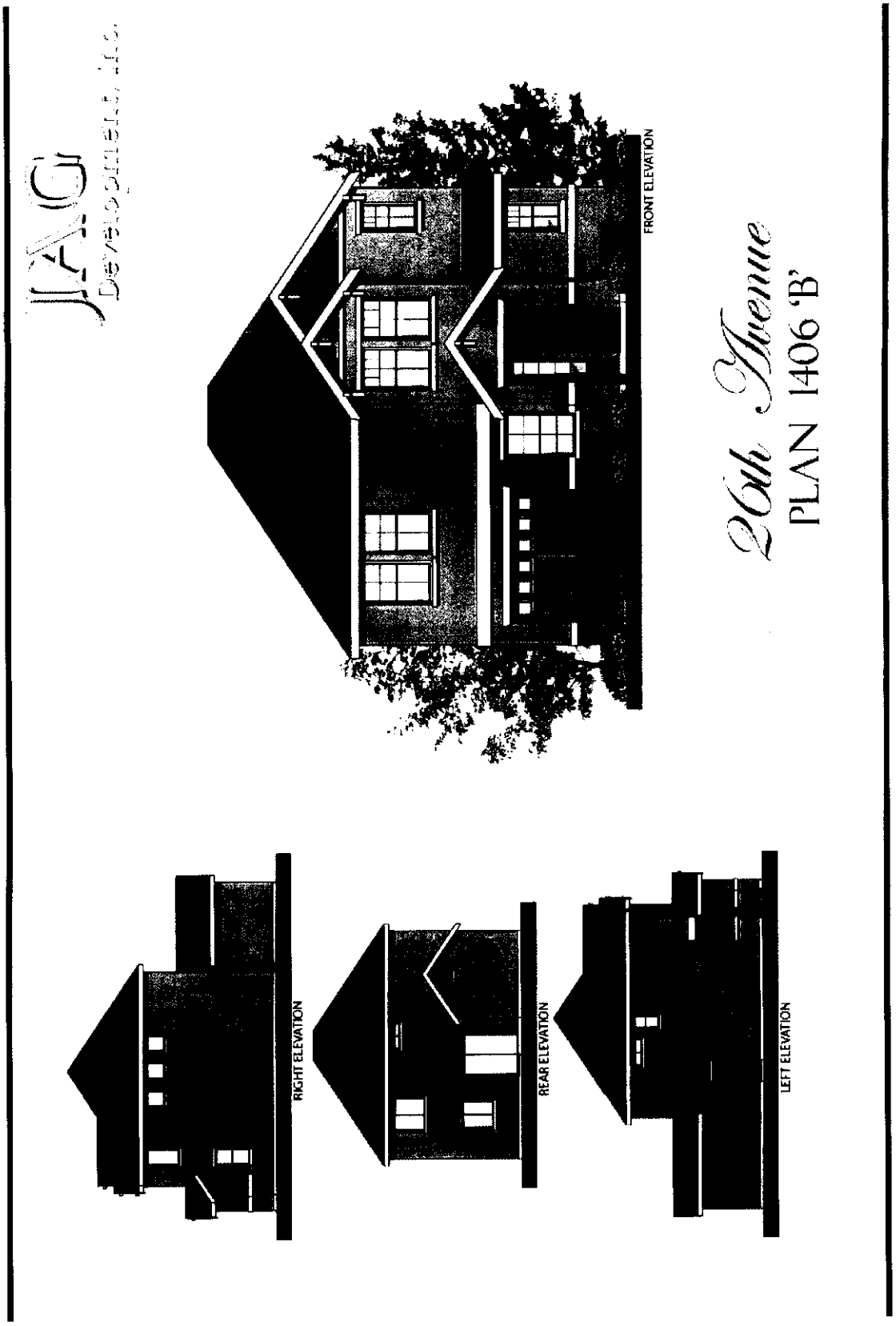


Exhibit 3D: Elevations 1A & 1B

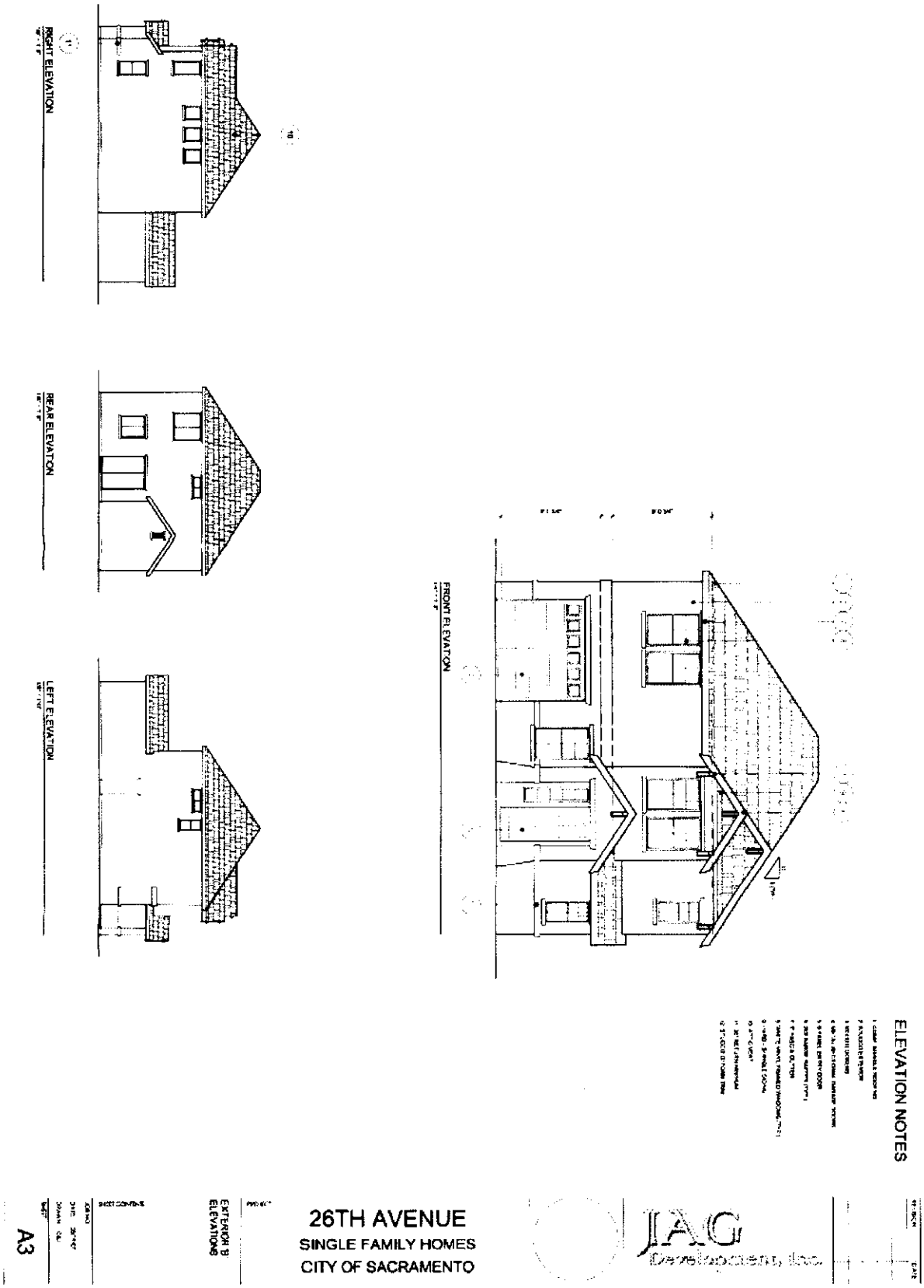
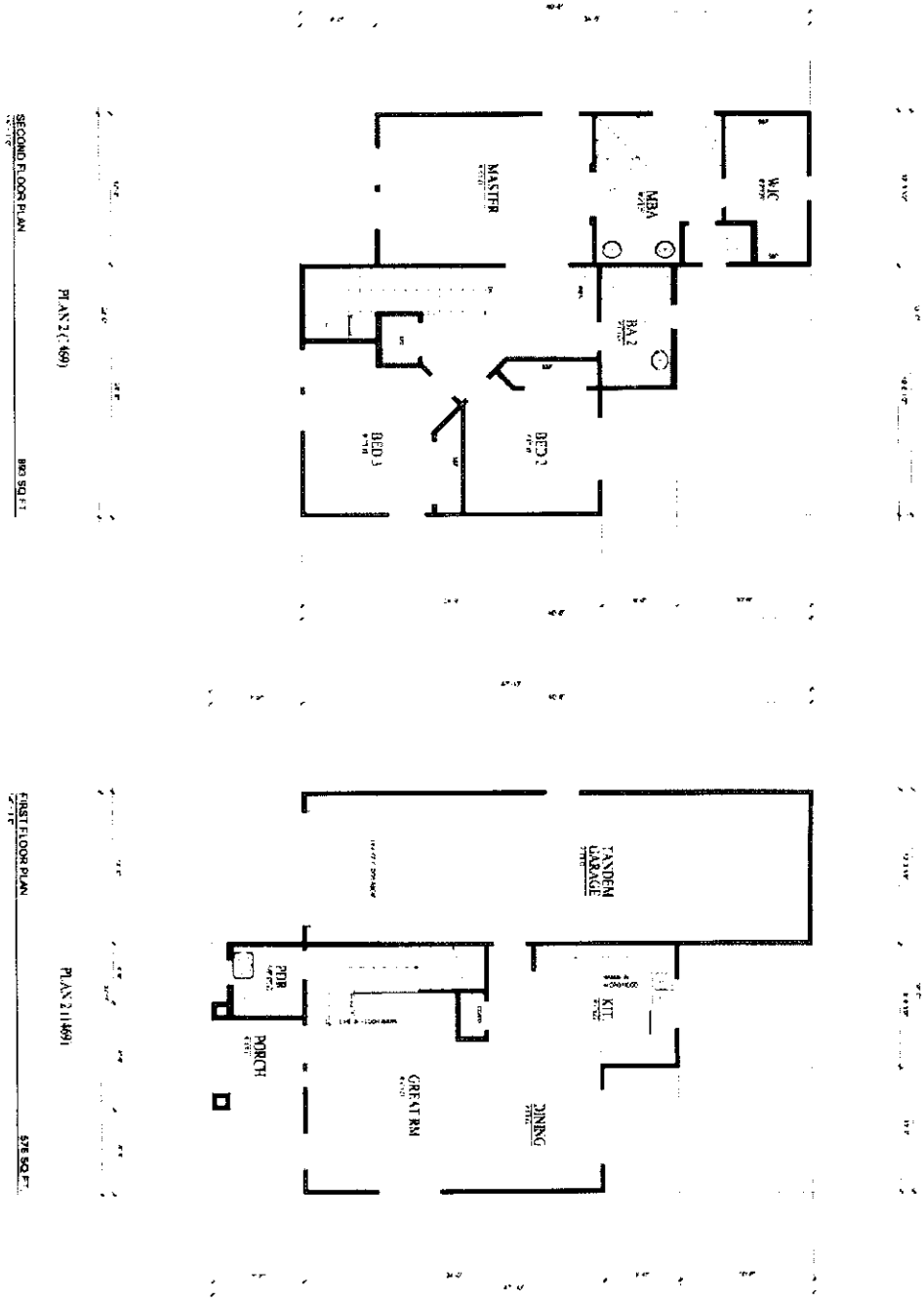


Exhibit 3E: Floorplan 2



A1

1ST AND 2ND FLOOR PLANS

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

JAG Development, Inc.

Exhibit 3F: Elevations 2A and 2B

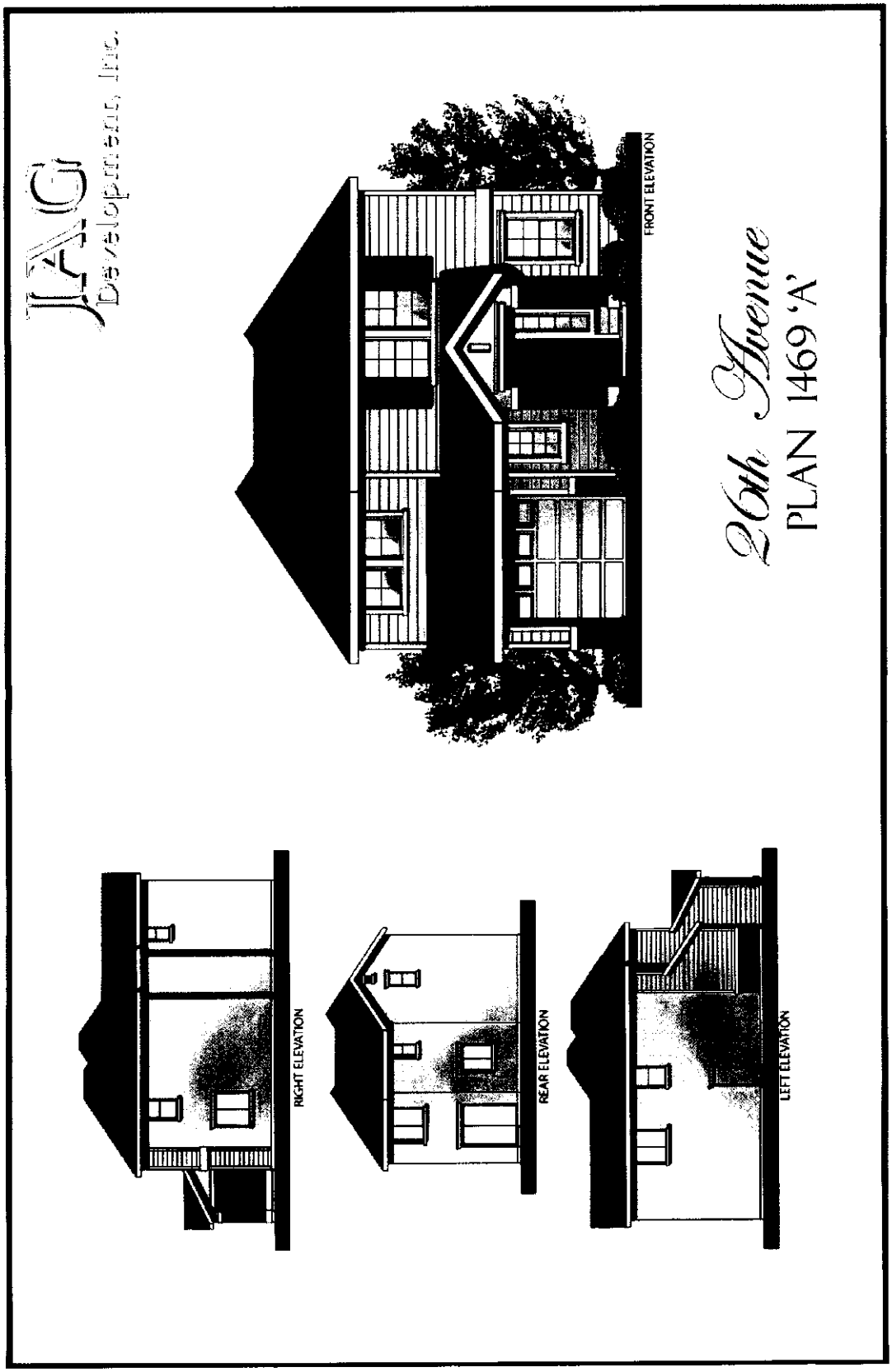


Exhibit 3F: Elevations 2A and 2B

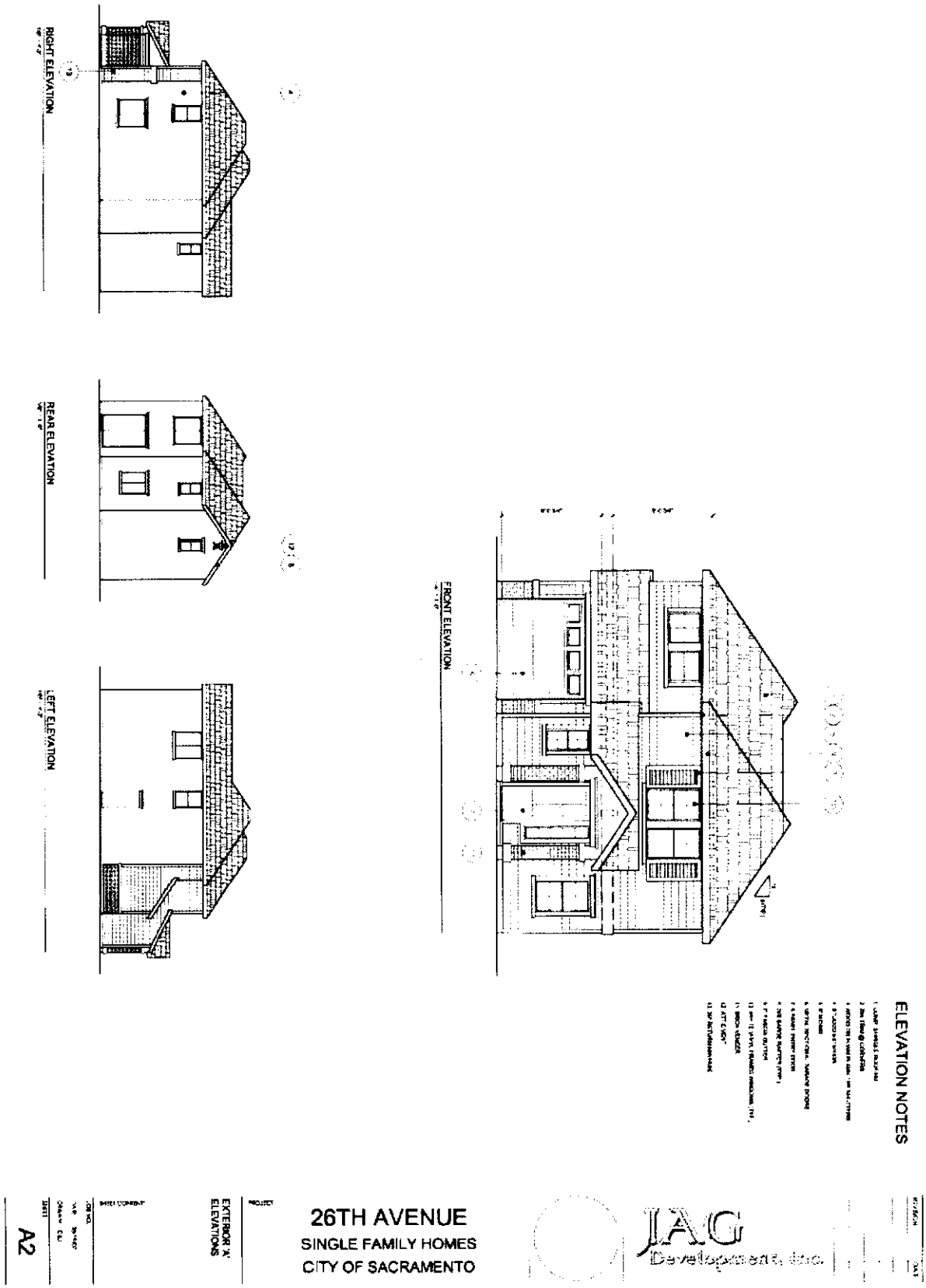


Exhibit 3F: Elevations 2A and 2B

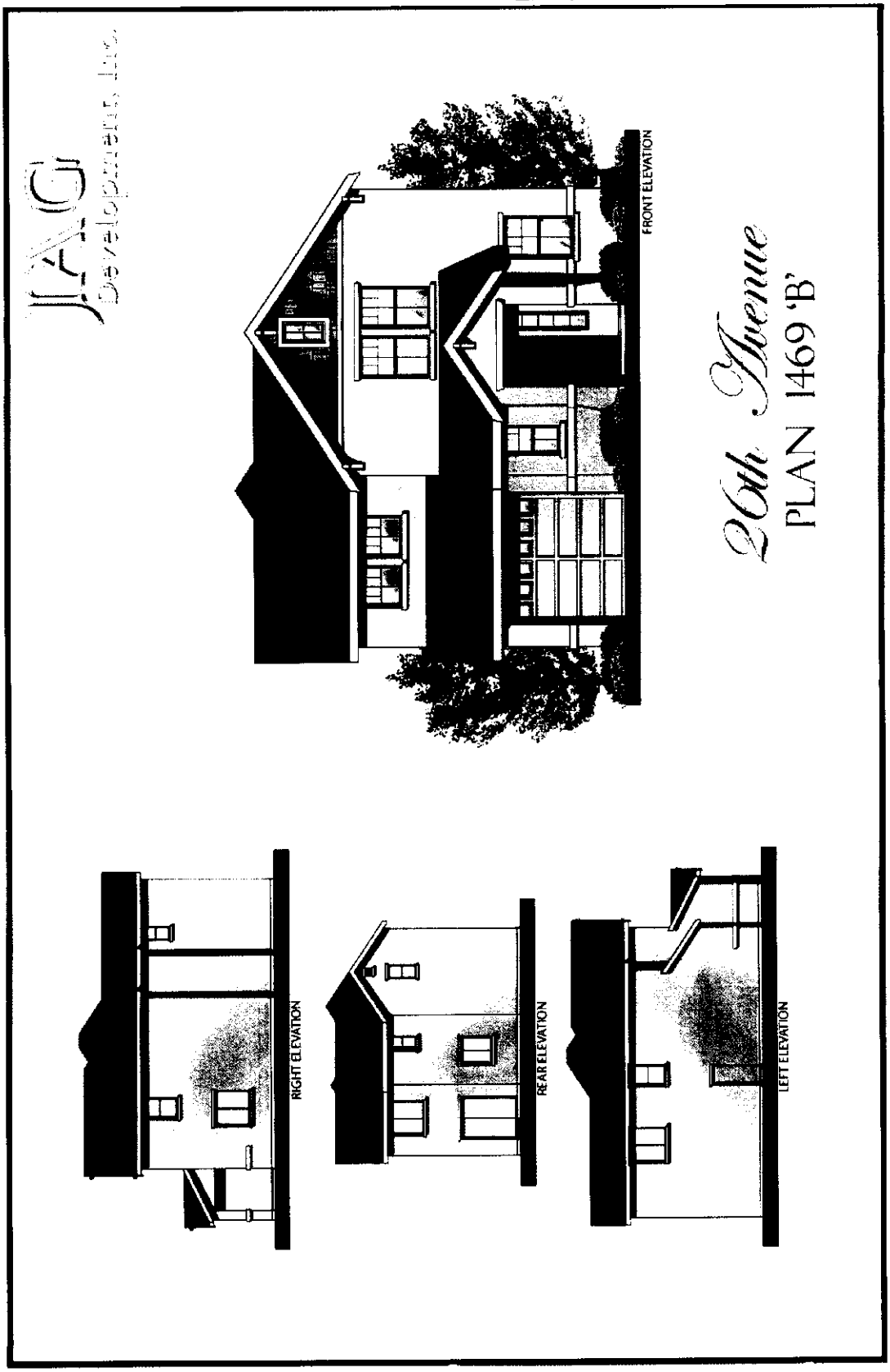


Exhibit 3F: Elevations 2A and 2B

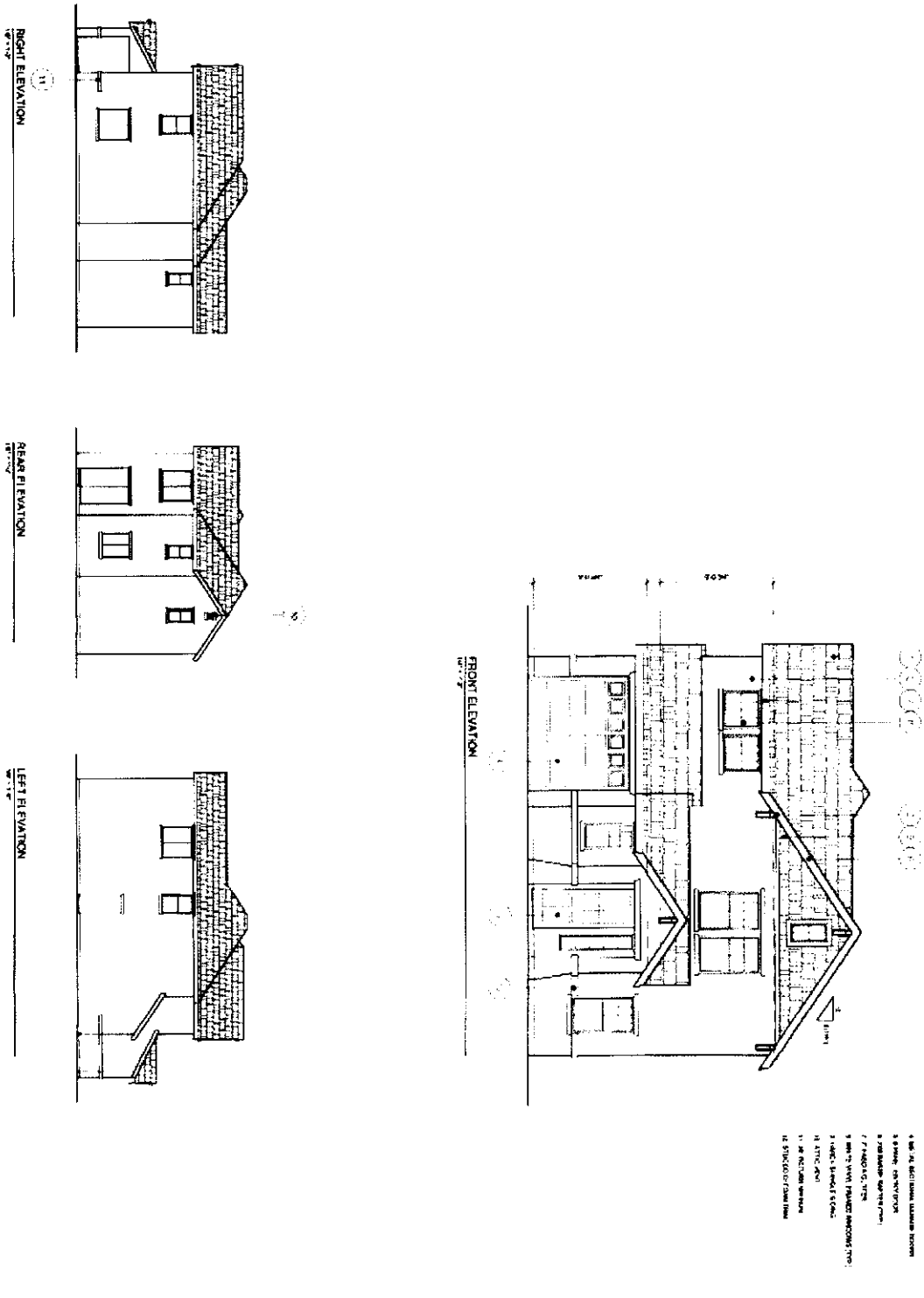
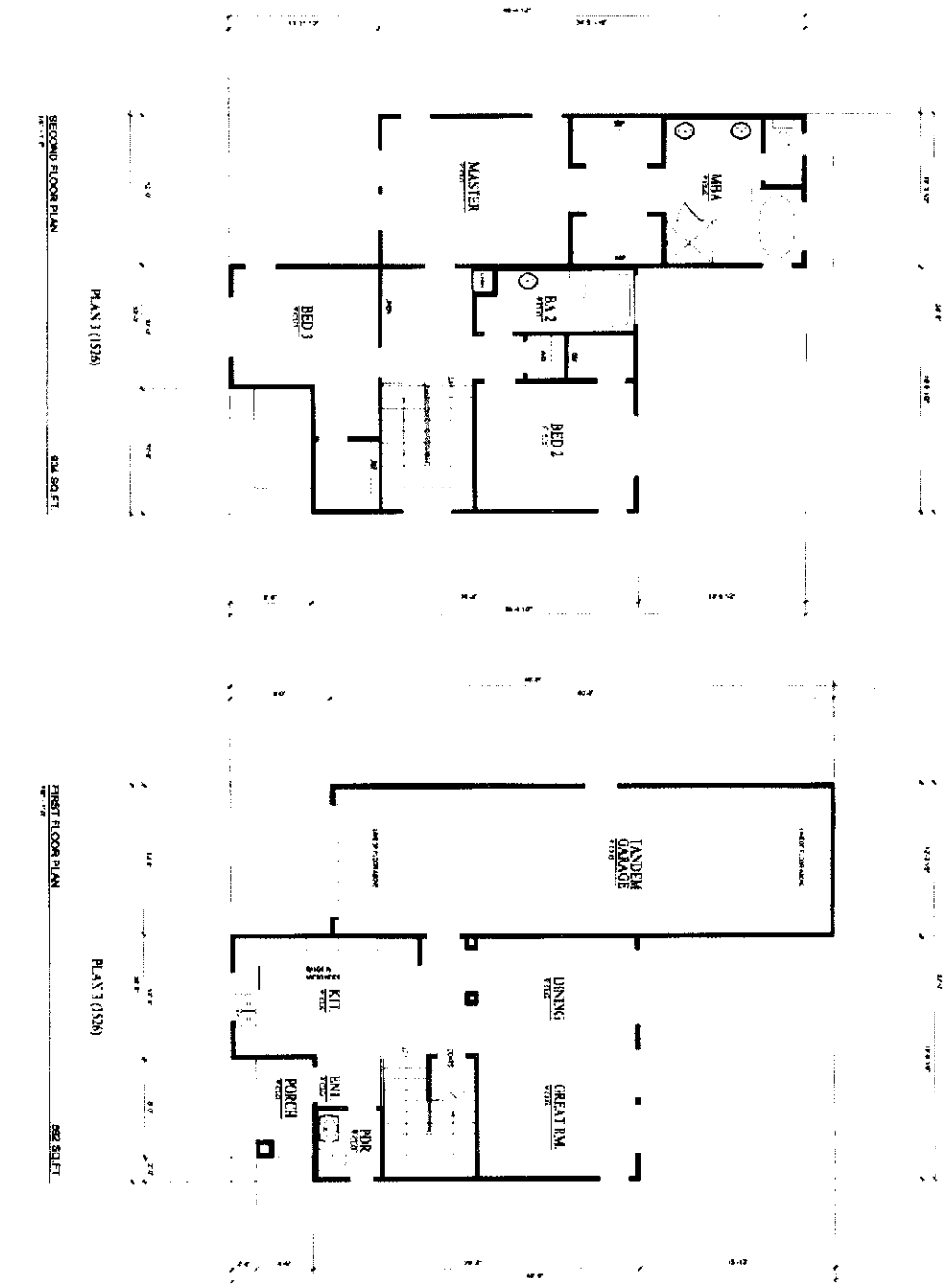


Exhibit 3G: Floorplan 3



26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

JAG Developments, Inc.

Exhibit 3H: Elevations 3A, 3B and 3C

Exhibit 3H: Elevations 3A, 3B and 3C

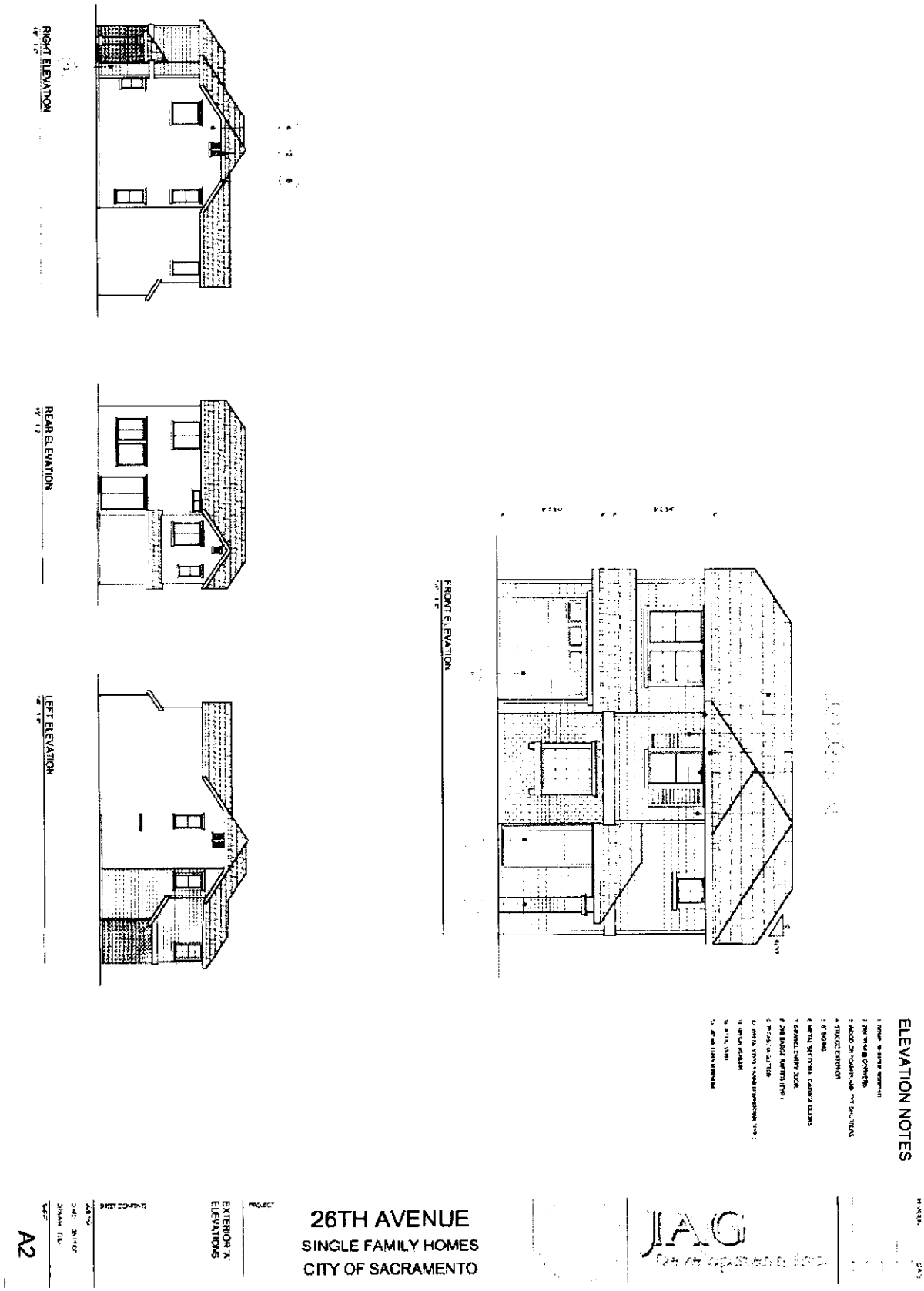


Exhibit 3H: Elevations 3A, 3B and 3B-14

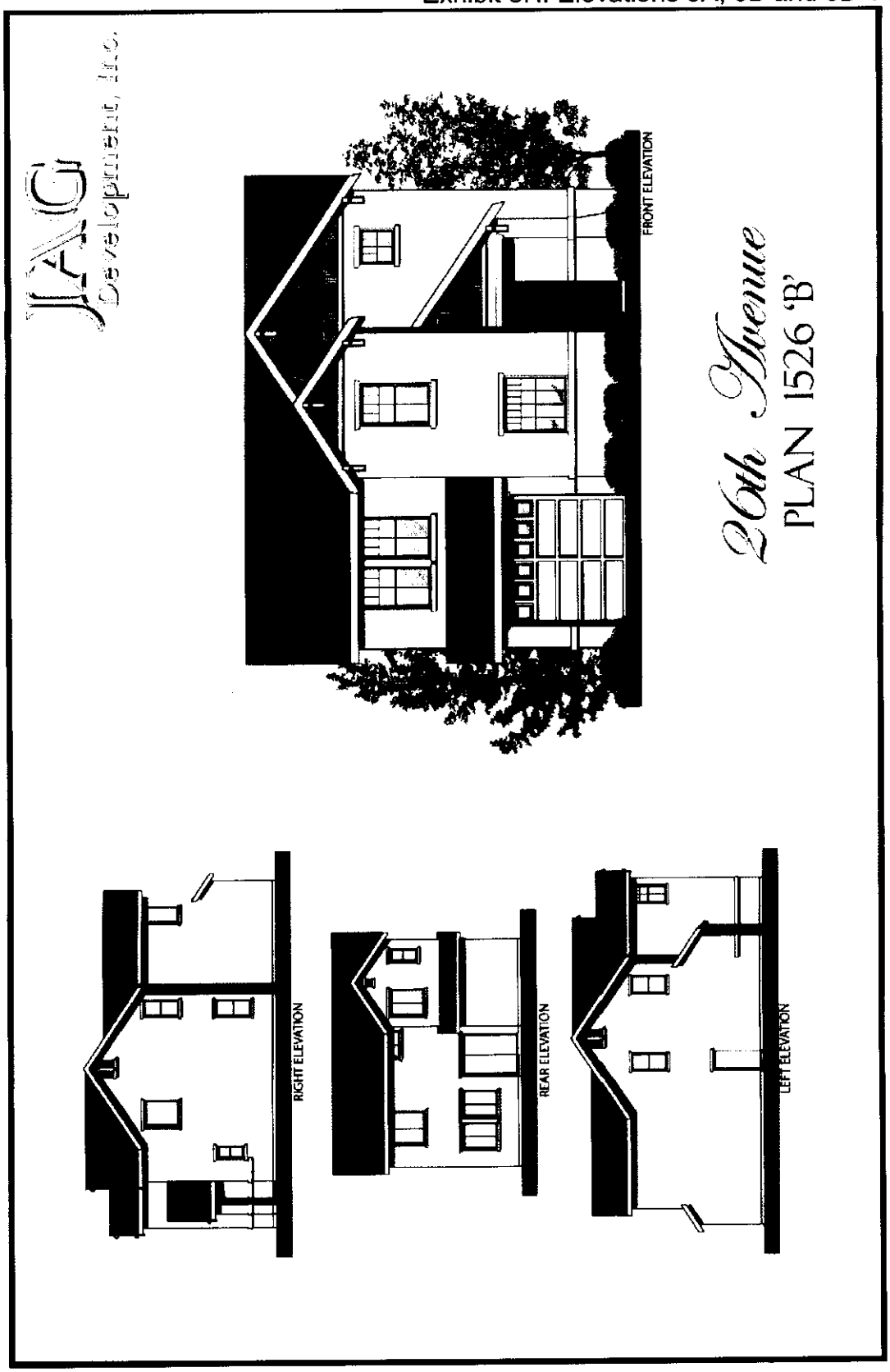


Exhibit 3H: Elevations 3A, 3B and 3B-14

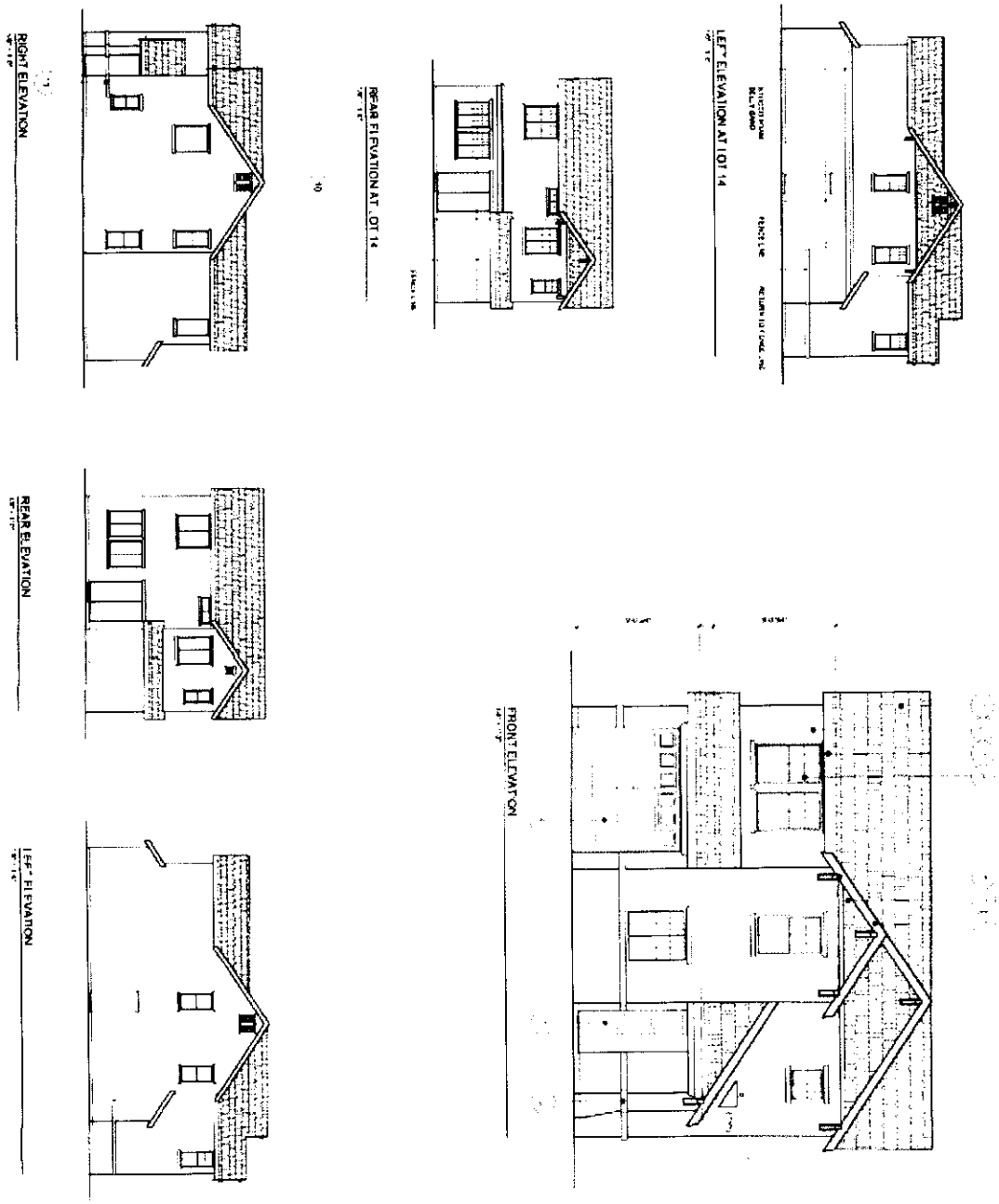


Exhibit 3H: Elevations 3A, 3B and 3B-14

Exhibit 3I: Streetscape

Attachment 4 – Rezone Ordinance

ORDINANCE NO. 2008-____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM STANDARD SINGLE FAMILY EXECUTIVE AIRPORT OVERLAY (R-1 (EA-4)) TO SINGLE FAMILY ALTERNATIVE EXECUTIVE AIRPORT OVERLAY (R-1A (EA-4)) (A PORTION OF 2700 26TH AVENUE)
(P07-034) (APN: 019-0181-019)

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

SECTION 1

Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as a portion of 2700 26th Avenue (APN: 019-0181-019) and consisting of ±1.67 net acres, from Standard Single Family Executive Airport Overlay (R-1(EA-4)) to Single Family Alternative Executive Airport Overlay (R-1A (EA-4)).

SECTION 2

Rezoning of the property described in the attached Exhibit 2A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code.

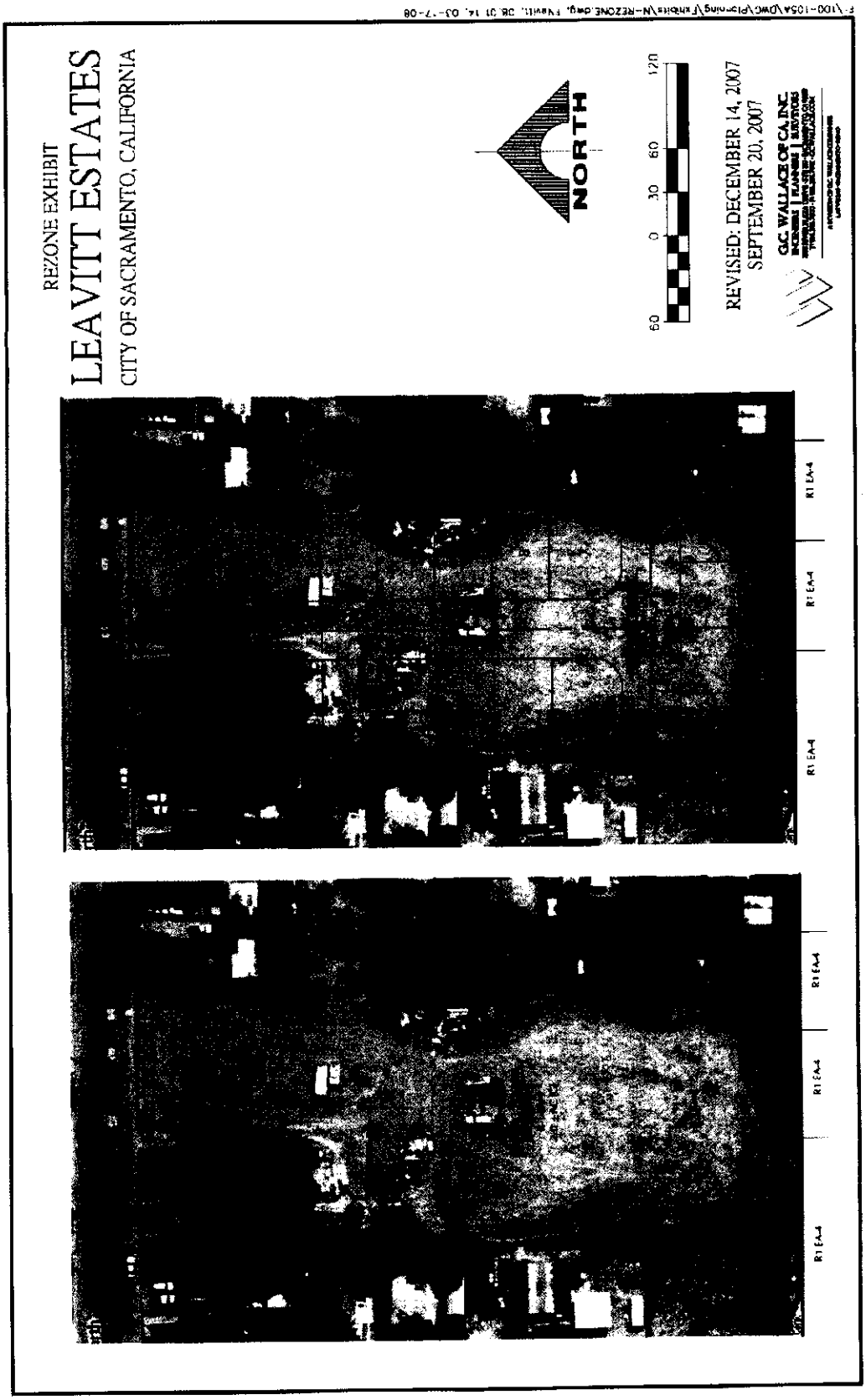
SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit 4A: Rezone Exhibit Pg 40

Exhibit 4A – Rezone Exhibit



Attachment 5 – Letter from SMUD

SMUD
SACRAMENTO MUNICIPAL UTILITY DISTRICT
The Power To Do More.

6201 S Street, P.O. Box 15830, Sacramento, CA 95852-1830. (916) 452-3211
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

March 17, 2008

FILE: P07-0134

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
ATTN: SEAN FLANAGAN
3000 RICHARDS BLVD
SACRAMENTO, CA 95811

SUBJECT: LEAVITT ESTATES –TENTATIVE MAP CONDITONS (P07-0134)

We have reviewed the above Tentative Parcel Map and request the following be a condition of the subject map.

1. Dedicate a 10-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of way.

Any revisions or deletions relative to the above conditions must be submitted in writing by the Real Estate section of SMUD. No verbal or other written agreements shall be accepted by the City of Sacramento.

Katherine E. Knourek
Katherine E. Knourek
Land Specialist
Real Estate Services
(916) 732-6499

cc: Regina Reusser, P E GC Wallace of California via e-mail

SMUD FILE: CS P07-0134

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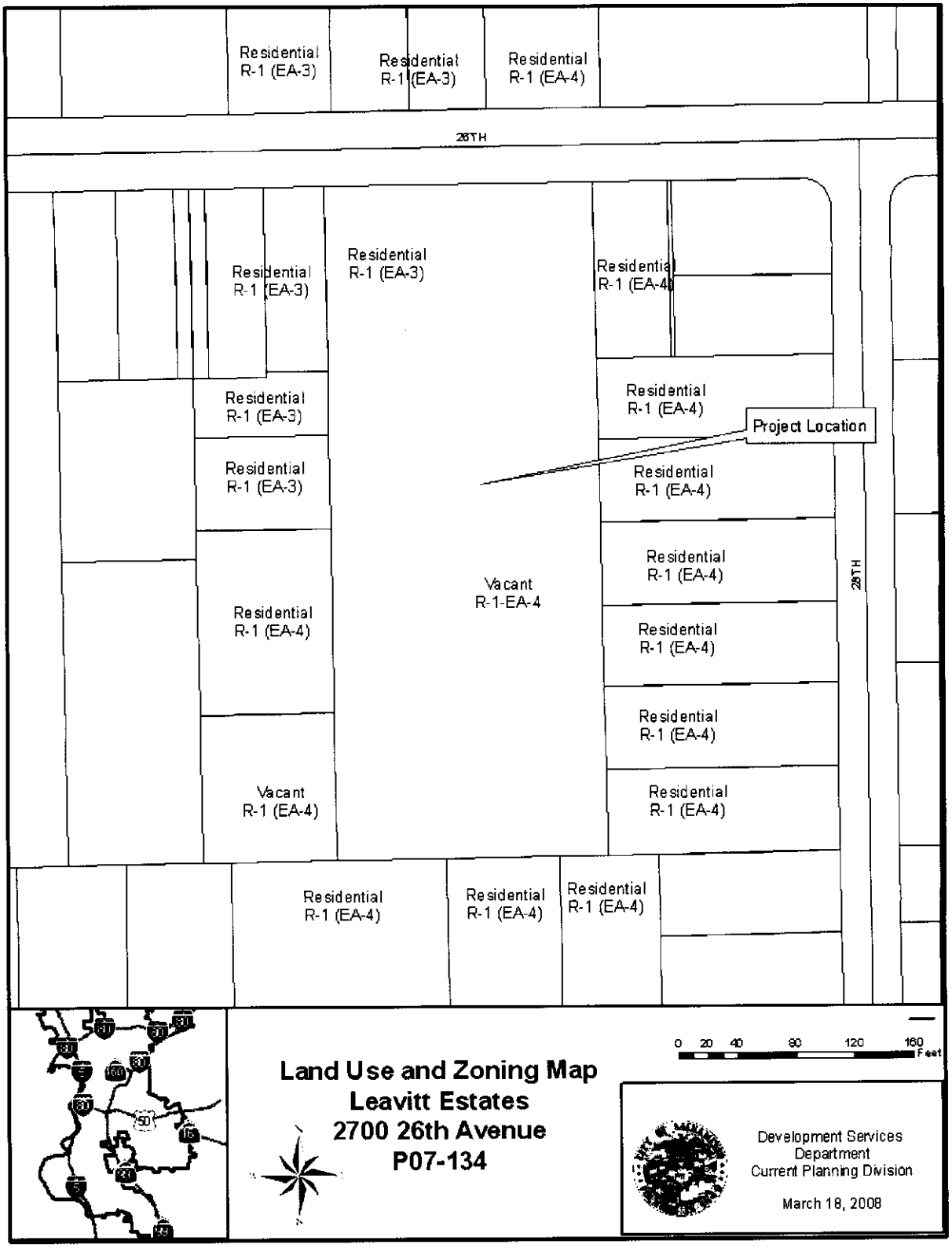
Attachment 6 – Land Use & Zoning Map