REPORT TO COUNCIL
City of Sacramento

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

Public Hearing
June 5, 2008

Honorable Mayor and
Members of the City Council

Title: 1418 E Street Garage Unit (P07-022)

Location/Council District: 1418 E Street, Sacramento, CA; Council District 3

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** approving the Environmental Exemption; 2) an **Ordinance** amending the Comprehensive Zoning Code (Title 17 of the Sacramento City Code) to rezone a property from Multi-Family (R-3A) zone to Multi-Family (R-4-R) zone; and 3) a **Resolution** approving the project with a Plan Review.

Contact: Jennifer Matthews, Junior Planner, (916) 808-5591; Stacia Cosgrove, Senior Planner, (916) 808-7110

Presenters: Jennifer Matthews, Junior Planner

Department: Development Services

Division: Current Planning

Organization No: 4885

Description/Analysis

Issue: The applicant proposes to construct a fifth unit over a garage adjacent to the alley in the proposed Multi-Family Review (R-4-R) zone. A rezone from R-3A to R-4-R is required to construct the additional unit due to the density requirement in the zoning code. The total lot size of the subject site is 4,160 square feet. There are two existing structures on the property; a shed was built in the 1970's and is to be demolished as a part of this proposed project, and a four-plex that sits on the front of the property and was built in approximately 1910. The current four-plex is considered a non-conforming use because the density at 42 dwelling units per net acre (du/na) exceeds the 36 du/na allowed in the R-3A zone. The proposed zoning for this project is Multi-Family Review (R-4-R) allowing up to 58 du/na. Therefore the proposed zoning allows for the fifth alley unit to be constructed.

Policy Considerations:

General Plan and Community Plan: While the Central City Community Plan policy for rezoning to R-4 recommends larger sized lots, the project does comply with the Community Plan minimum lot size of 750 sq. ft. per unit. Staff finds that the proposed project complies with the applicable General Plan and other policy sections of the Community Plan. The project is also consistent with the City's infill goals and is properly scaled to fit in to the existing community.

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. This proposed infill development will provide a multi-family unit in an existing residential neighborhood which will help foster a walkable community with easy access to public transit and employment.

Strategic Plan Implementation: The recommended action conforms with the City of Sacramento's Strategic Plan, specifically by adhering to goals that achieve sustainability, enhance livability, promote increased housing opportunities for Sacramento residents, and expand economic development throughout the City.

Committee/Commission Action: The proposed project is within the Central City and Washington Historic District, which requires review and approval by the Preservation Director. This project was approved by the Preservation Director at a hearing held on August 22, 2007. On April 24, 2008 the Planning Commission (vote of eight ayes and one no) forwarded to City Council a recommendation of approval for all entitlements of the project.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section 15303. Projects exempted under Class 3, Section 15303 consist of construction and location of limited numbers of new, small facilities or structures.

Rationale for Recommendation: The project is consistent with the objectives of the General Plan and the Central City Community Plan in providing housing opportunities to meet the needs of the community and has been determined to be consistent with the existing neighborhood.

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

Table of Contents:

	Report	Pg	1
Attachments			
1	Background	Pg	4
2	Vicinity Map	Pg	7
3	Land Use & Zoning Map	Pg	8
4	Resolution to approve Environmental Exemption	Pg	9
5	Ordinance to approve Rezone	Pg	10
	Exhibit A – Rezone	Pg	11
6	Resolution to approve the Plan Review	Pg	12
	Exhibit B – Site Plan	Pg	17
	Exhibit C – Floor Plan	Pg	18
	Exhibit D – Elevation	Pg	19
7	Preservation Record of Decision	Pg	20
8	Letter of Support: Jeremy Drucker	Pg	24
9	E-mailed Letter of Support: Randy Owen	Pg	25

Attachment 1: Background

Background Information: There is no record of prior planning applications affecting this property. However, the exterior design of this project was approved by Preservation Director hearing on August 22, 2007.

Public/Neighborhood Outreach and Comments: The project was routed to all applicable neighborhood associations, advisory groups, and interested members of the public including the Alkali and Mansion Flats Historic Neighborhood Association, Downtown Sacramento Partnership and the Neighborhood Advisory Group. Staff received one telephone call in support of the project and two letters of support.

Additional Policy Information:

Central City Community Plan:

The Central City Community Plan designates this parcel as Multi-Family Residential. This designation refers to a broad range of densities which are further defined by the zoning classifications and general land use characterizations of the zone. The current zoning for this parcel is R3-A, and is identified in the Central City Community Plan, IV Land Use and Zoning – A. Description of Zones (page 15):

"R-3A: This is a proposed new multiple-family zone which would allow a density of one unit per 1,200 sq. ft. of lot area. This is a slightly higher density than the R-3 zone used in other parts of the City. The R-3 zone allows a maximum one unit per 1,500 sq. ft. of lot area."

The Central City Community Plan identifies the R-4 zone as follows:

"R-4: This is a medium density multiple-family zone currently found in the Central City. The R-4 zone allows one dwelling unit for every 750 sq. ft. of lot area. This zone also permits specified care facilities, public, semi-public and institutional uses under a special permit requirement." (page16)

The Central City Community Plan, IV Land Use and Zoning, C. Objectives for Rezoning Recommendations: Areas recommended for rezoning to R-4-R or R-5-R (page 18), are identified as follows:

> "A policy of the plan is to favorably consider higher density zoning, either R-4 or R-5, on larger sites in the multi-family, residential-office and commercial areas. Large sites offer the flexibility for project designs which can enhance and are more compatible with neighborhood characteristics. Larger sites also allow room to provide living amenities for the occupants. Since parcelization in the Central City is extremely small, a large site would be defined as a minimum 9,600 square feet.

The merits for higher densities will be reviewed on a project by project basis as the higher density zones are applied for. As a rule, the "R" review suffices will be attached to the approved zone to insure the project is developed as proposed." (page 18)

The proposed project site dimensions are 26' x 160' for a total overall square footage of 4,160. This site is significantly smaller than the "larger sites" identified as a minimum of 9,600 square feet. Although the subject site does not meet the larger site policy for favorable rezoning, it does meet the R-4 minimum lot area per dwelling unit standard of the Community Plan. Staff finds that the project is compatible with the neighborhood and that there are merits associated with the project that make it consistent with the Community Plan.

Central City Community Plan: Housing and Residential Goals:

This project is compatible with the following Central City Community Plan Housing and Residential Goals:

1. Preserve and enhance existing neighborhoods and encourage additional residential development in the Central City and Rehabilitation of historic structures.

2. Provide rental and home ownership opportunities to meet the needs of elderly persons, low and moderate income families, and other groups with specialized housing needs.

The project, as proposed, is consistent with the Community Plan's housing and residential goals in that the proposed additional unit is compatible with, and enhances the surrounding neighborhood and provides rental opportunities.

Central City Community Plan: Housing Strategy:

The Central City Community Plan, IV Land Use and Zoning, F. Central City Housing Strategy: (page 21)

The Central City Housing Strategy seeks to preserve and enhance existing neighborhoods by encouraging development appropriate with the historic scale, pedestrian ambience and sense of community. The Central City Housing Strategy attempts to maintain the relationship between jobs and housing units with the goal of bringing residents close to their work. The following goals from the housing strategy can be applied to this proposal:

1. To provide support for retail and cultural activities in the Central City. (page 21 of the Central City Community Plan)

2. To provide the opportunity for housing near work places to reduce commuting and associated air pollution. (page 21 of the Central City Community Plan).

Central City Community Plan: Housing: Recommendations for Overall Housing Needs:

The Central City Community Plan, V. Housing B. Recommendations for Overall Housing Needs: 2) "Occupied Lots" proposes the following alternative for future new housing in the Central City:

"Many of the 40' x 160' lots in the multi-family areas are occupied by older structures. These structures are generally located in the front half of the lot and the rear portion is vacant. Often there is sufficient depth on the rear portion to accommodate additional units. The development of additional units behind the existing structure has occasionally occurred in the past. ...This form of new development will, in many instances provide for the addition of new housing units without sacrificing the character of the block face that exists in the neighborhood. "

Although this recommendation addresses the lot size at 40' x 160', the same holds for the subject site, in that there is an older structure on site in the front half of the lot with sufficient depth to add an additional unit. For this reason, this project is consistent with the intent for meeting the overall housing needs while maintaining the character of the surrounding residential neighborhood.

Project Design

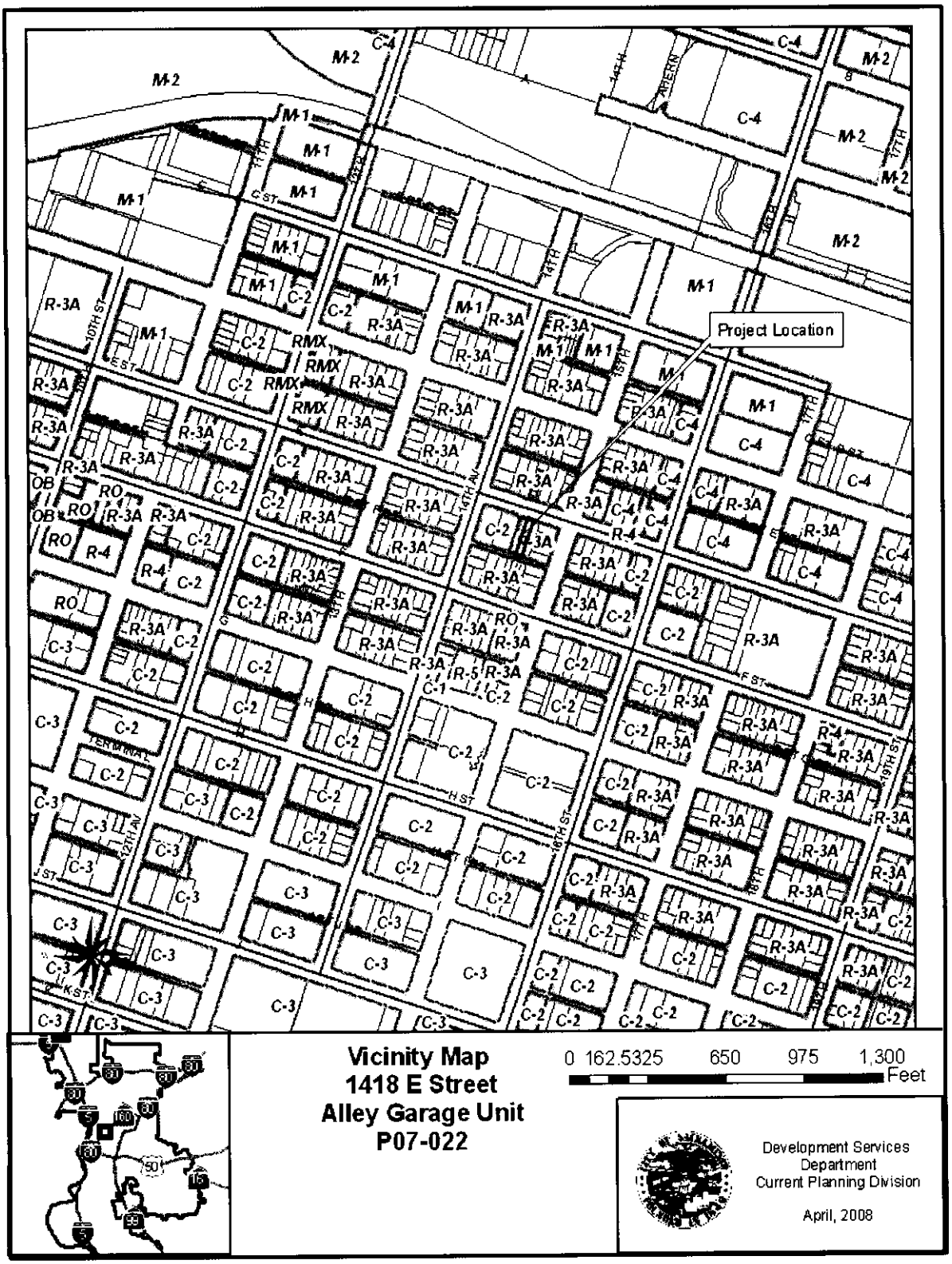
The site layout and design of the two car garage and alley unit appears to be in keeping with the architecture found in the historic Washington neighborhood and was approved through the Preservation Director hearing. The alley unit will improve the look and feel of the alley and complements recently constructed single-family residences across the alley, known as the 9 on F project (P06-036).

The ground floor contains a two-car garage set six feet back from the alley. The entrance to the residential unit faces the front of the property and contains a front porch that runs along the front of the unit and is four feet deep. There is a large court yard area in the center of the property between the four-plex and the proposed alley unit.

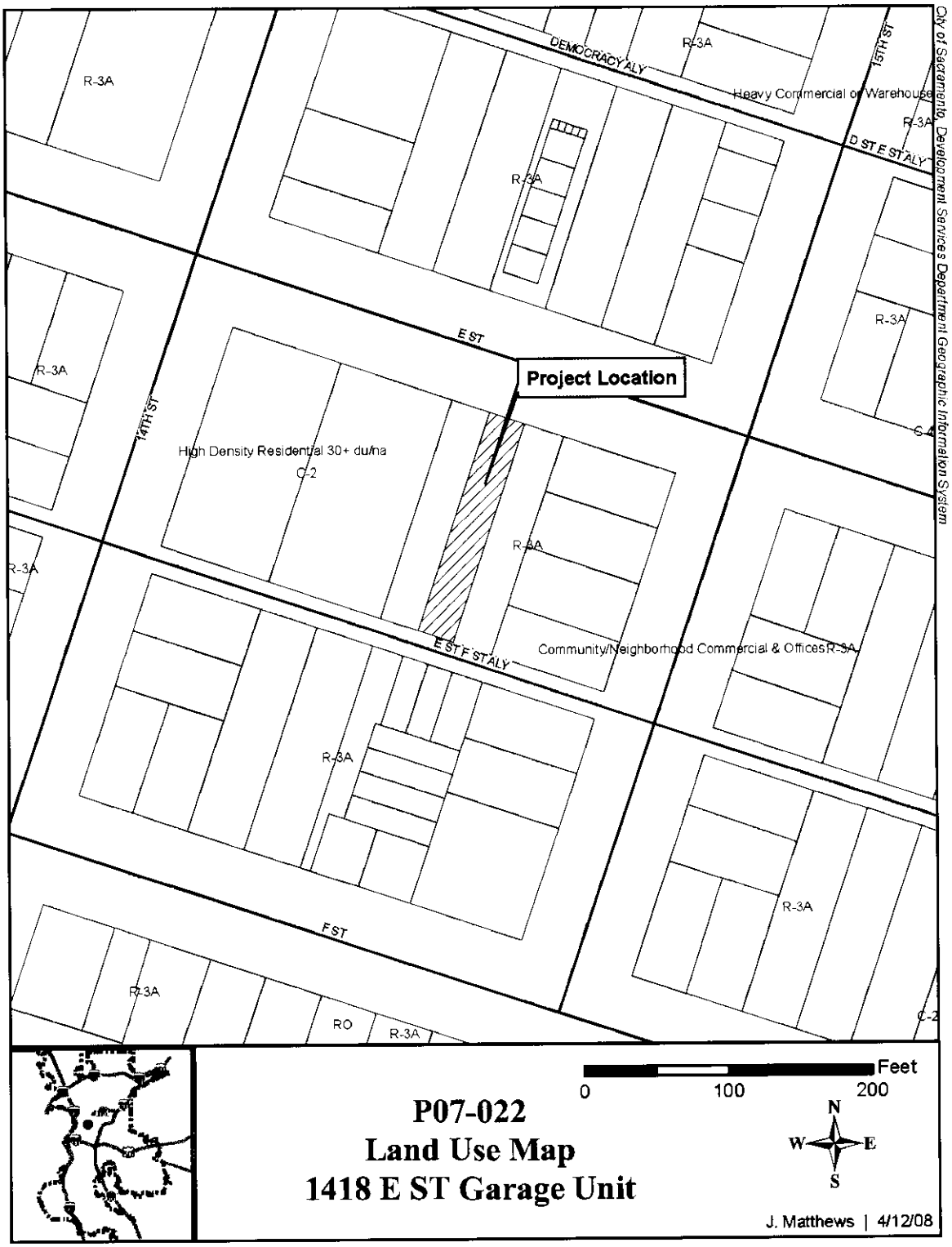
The entrance to the unit opens to a first floor living space that houses the kitchen and a bathroom. The second story contains three bedrooms and a bath with laundry area. The windows on the second story are located along the north and the south portions of the building bringing light into each bedroom.

The proposed new unit is designed with pedestrian access on E Street and vehicular access on the alley.

Attachment 2: Vicinity Map



Attachment 3: Land Use and Zoning Map



Attachment 4: Resolution - Categorical Exemption

RESOLUTION NO. 2008-_____

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (1418 E Street Garage Unit P07-022)

BACKGROUND

A. On April 24, 2008, the City Planning Commission conducted a public hearing on, and forwarded to City Council a recommendation to approve with conditions the 1418 E Street Garage Unit project.

B. On June 5, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections,17.208.020(C), 17.220.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the1418 E Street Garage Unit 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 15303 New Construction or Conversion of Small Structures of the Environmental Quality Act Guidelines as follows:

A. The project consists of the construction and location of limited numbers of new, small facilities or structures. Section 15303(b) allows for construction of not more than six dwelling units in multi-family zoned lots and the proposed project would add one unit to the existing four units on the same lot.

Attachment 5: 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 MULTI-FAMILY (R-3A) TO MULTI-FAMILY (R-4-R) (1418 E STREET P07-022) (APN: 002-0126-004), COUNCIL DISTRICT 3

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

SECTION 1

The property generally described, known and referred to as APN: 002-0126-004 which is shown on attached Exhibit A, consists of .095± acres and is currently in the Multi-Family (R-3A) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the R-3A zone and placed in the Multi-Family (R-4-R) zone.

SECTION 2

The rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the community plan amendment and rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

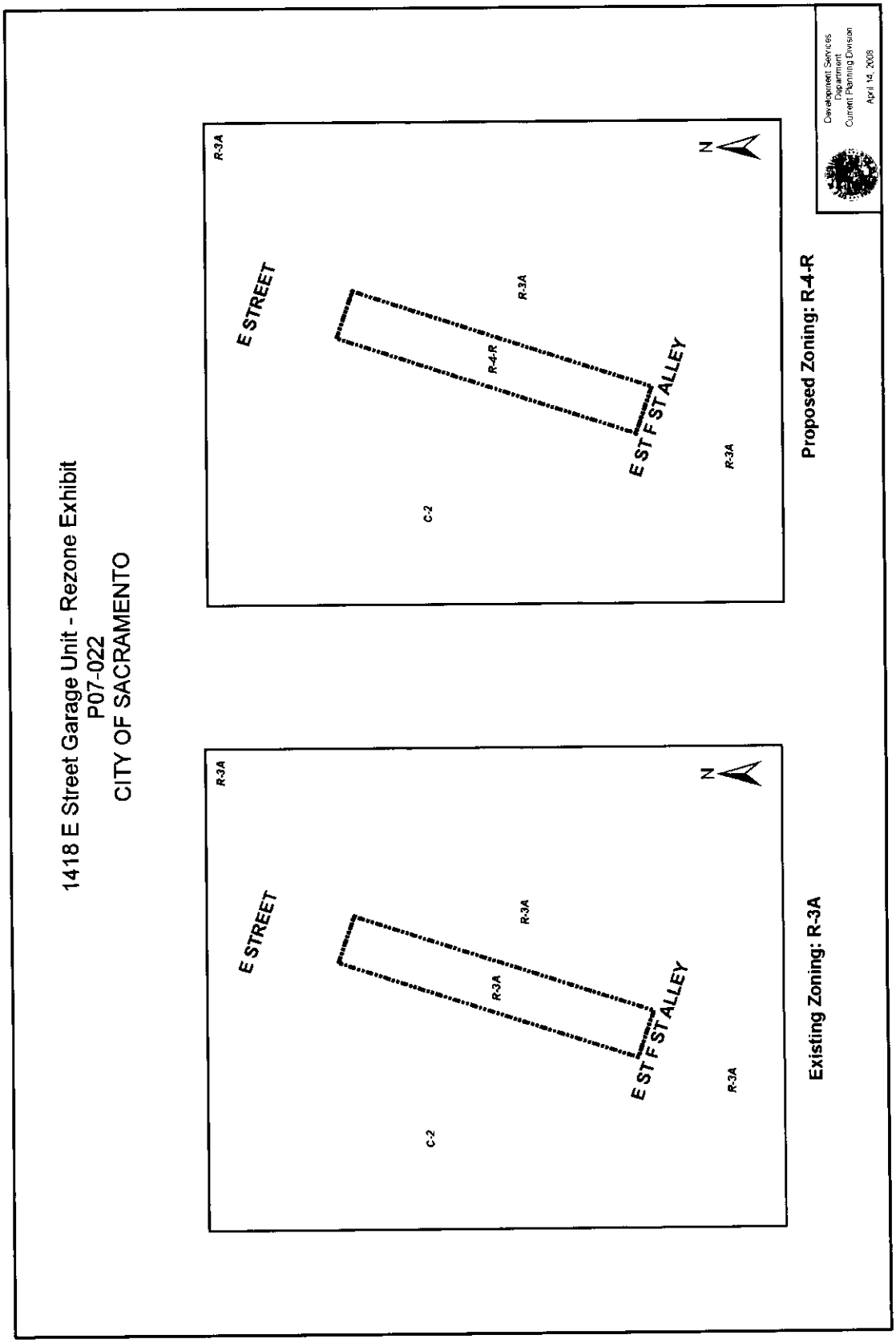
SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A: 1418 E Street Rezone Map – 1 Page

Exhibit A: Rezone Exhibit



Attachment 6: Resolution - Plan Review

RESOLUTION NO. 2008-_____

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE 1418 E STREET GARAGE UNIT PROJECT (1418 E STREET) (P07-022) (APN: 002-0126-004)

BACKGROUND

A. On April 24, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 1418 E Street Garage Unit Project.

B. On June 5, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section Sacramento City Code Sections, 17.208.020(C), 17.220.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the 1418 E Street Garage Unit project.

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the 1418 E Street project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A. The **Plan Review** to allow an apartment and garage on .095 acres in the proposed Multi-Family (R-4-R) zone **is approved** subject to the following Findings of Fact:

1. The proposed development is consistent with the General and Community Plans in that it allows for residential infill development that is consistent with the neighborhood and supported by the community. The location of the additional unit is in close proximity to downtown within walking distance to jobs, restaurants and other retail establishments.

2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and

highways. Because this project is considered infill development, the public facilities and infrastructures already exist. The fact that the residential unit is situated off of the alley provides more activity on the alley and is encouraged within the Central City.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback parking area and other requirements of this title.

   a. The property involved is considered a deep lot in the Central City at 160' and effectively accommodates an additional single unit over a two car garage on the alley.

   b. The building lot coverage for this project is less than the maximum and allows for the amenity of open space in between the front units and the proposed rear unit.

   c. The setback parking area is accommodated from the alley in the proposed garage and the project provides for more parking than what is required in the Central City.

4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties. The project as designed is supported by the surrounding neighborhood residents and allows for additional safety on the alley with more activity in this area by its residents.

This project, as designed is consistent with the appropriate plan designations, enhances the surrounding area and will provide a benefit to the Central City with the additional unit.

Section 3. The City Council approves the **Plan Review** to allow an apartment and garage on .095 acres in the proposed Multi-Family (R-4-R) zone **is approved** subject to the following conditions:

Conditions Of Approval

Planning

C1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.

C2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.

C3. The project shall meet the conditions of PB07-019.

Development Engineering

C4. Parking from the alley shall be setback 6-feet to allow for a total of 26-feet of adjacent to subject property to the satisfaction of Development Engineering.

C5. If needed, Repair/Reconstruct the alley adjacent to property to the satisfaction of Development Engineering.

C6. 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.

UTILITIES

C7. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. If the existing water service is inadequate to serve the proposed additional apartment and garage, the applicant/owner shall pay the City to abandon the existing service and purchase a new water service.

C8. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of any building permit. The impact to the CSS due to the increase of one residential unit is estimated to be 1 ESD. The Combined Sewer System fee at time of building permit is estimated to be $105 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.

POLICE

C9. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.

C10. Bushes and plants shall be kept under 3 feet tall

C11. Trees shall have an umbrella of 7' or higher

C12. Each entry, patio, balcony and pedestrian garage door shall be equipped with its own light source.

C13. All residential buildings shall display a street number in a prominent location on

the street side in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four (4) inches in height and shall be of a contrasting color to the background to which they are attached. The numerals shall be illuminated at night.

C14. The houses that do not have frontage street access need to have a clearly posted sign on the frontage street directing emergency vehicles on how to access the residence.

C15. All exterior doors shall be solid core with a minimum thickness of 1-3/4 inches and shall be secured with single-cylinder deadbolt locks with a minimum throw of one inch.

C16. A viewing device (peephole) shall be installed in each individual unit entrance door and shall allow for 180 degree vision.

C17. Exterior doors swinging out shall have non-removable hinge pins or hinge studs to prevent removal or the door.

C18. Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.

C19. Secondary dead locks shall be installed on all single sliding glass doors accessible from ground level or adjacent balconies. Lock bolts shall be of hardened material or shall have hardened steel inserts.

C20. Vision panels in exterior doors (if used) or within reach of the inside activating device, shall be of burglary-resistant glazing or equivalent.

C21. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the moveable section to defeat the locking mechanism.

C22. The sliding portion of a sliding glass window shall be on the inside track.

C23. Window locking devices shall be capable of withstanding a force of 300 pounds in any direction.

ADVISORY NOTES:

UTILITIES

A. 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.

BUILDING

B. On the side of the structure that is three feet from the property line a maximum one-foot roof overhang is allowed and it shall have a one-hour fire-resistive construction.

C. On the West and East sides of the proposed building Fire Separation Distance is 3' -0". Fire Separation Distance is the distance measured from the building face to lot line. According to 2007 CBD Table 602, footnote f, for single family residential dwellings and accessory garages, exterior wall shall not be required to have a fire-resistive rating where the Fire Separation Distance is 5 feet or more. West and East walls are required to be 1 HR fire resistive rating.

D. According to Table 704.8, footnote g, the area of unprotected and protected openings is not limited for single family residential dwellings with a fire separation distance ***greater*** than 5' -0". Since on West and East sides fire separation distance is 3' -0, no openings are permitted in those walls.

E. Structural calculations will be required for proposed building if this building does not comply with conventional provisions of 2007 CBD.

F. All bedrooms located on Second Floor have to be provided with Emergency escape windows in compliance the 2007 CBD section 1026.2.1.

G. All new easements are to be recorded and maintained.

PARKS

H. As per City Code, the applicant will be responsible to meet his/her obligations regarding 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 $1,233 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.

SRCSD

I. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Table of Contents:

Exhibit A – Site Plan (A.1)
Exhibit B – Floor Plan (A.2)
Exhibit C – Elevation (A.3)

Exhibit A – Site Plan (A.1)

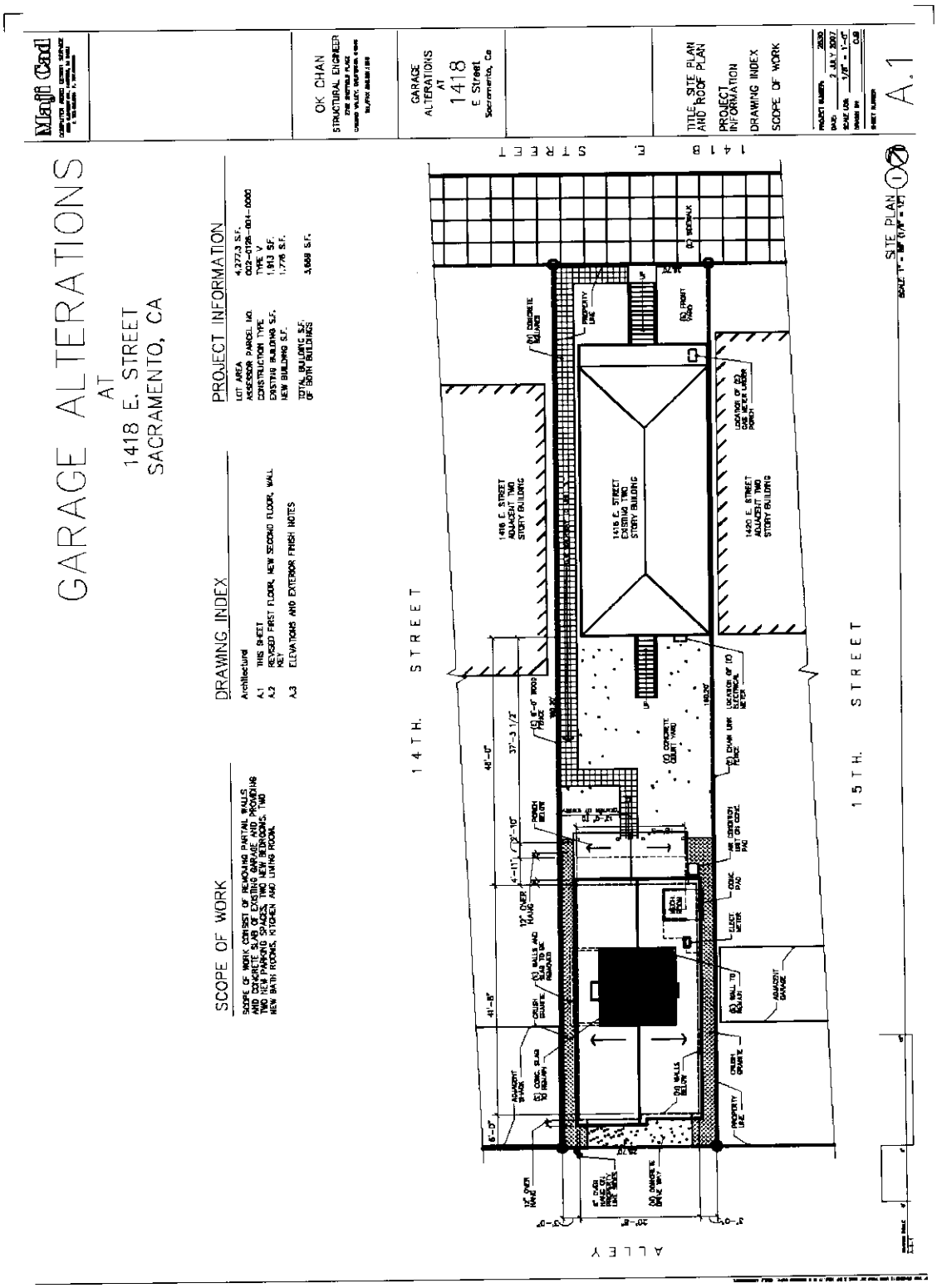


Exhibit B – Floor Plan (A.2)

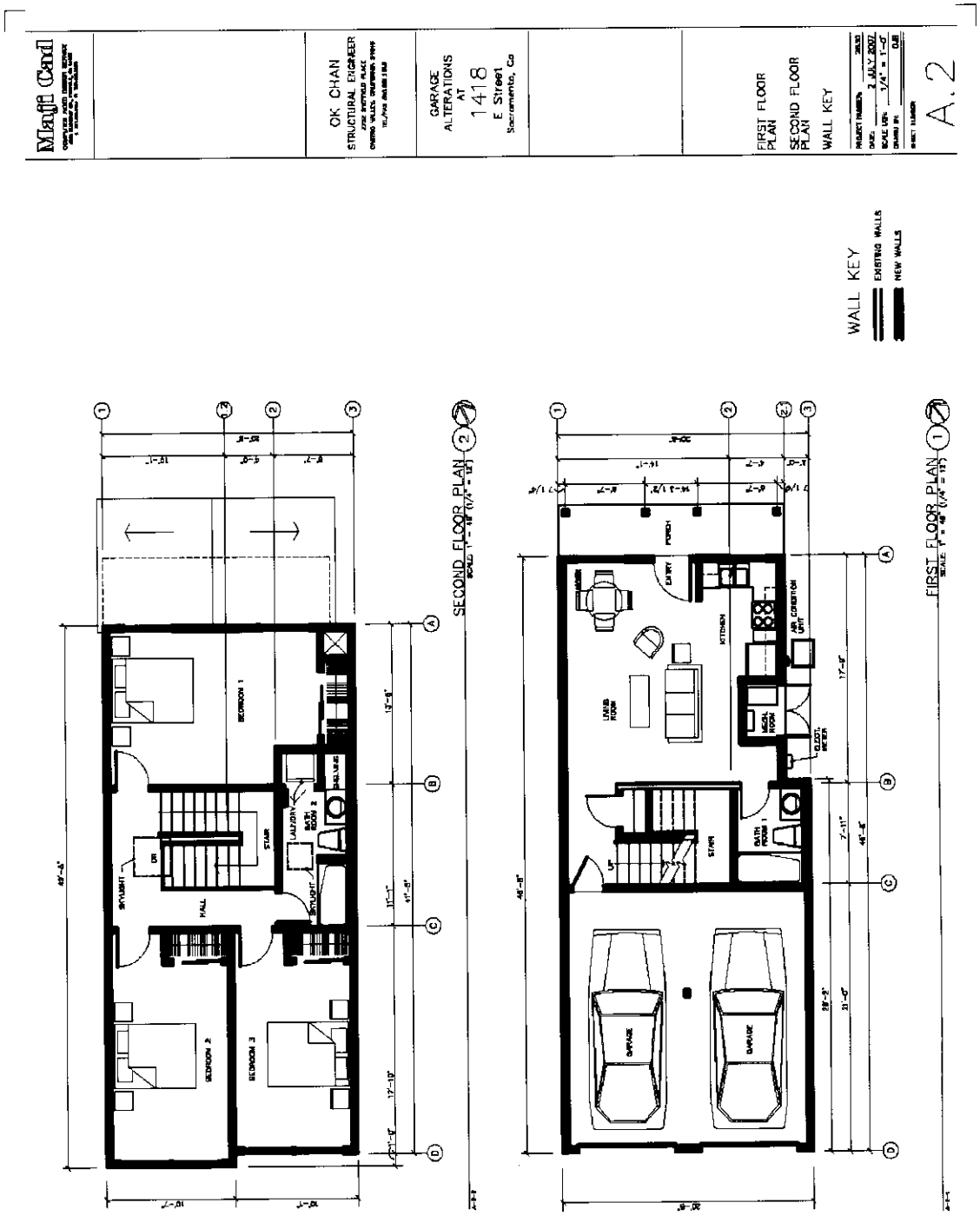
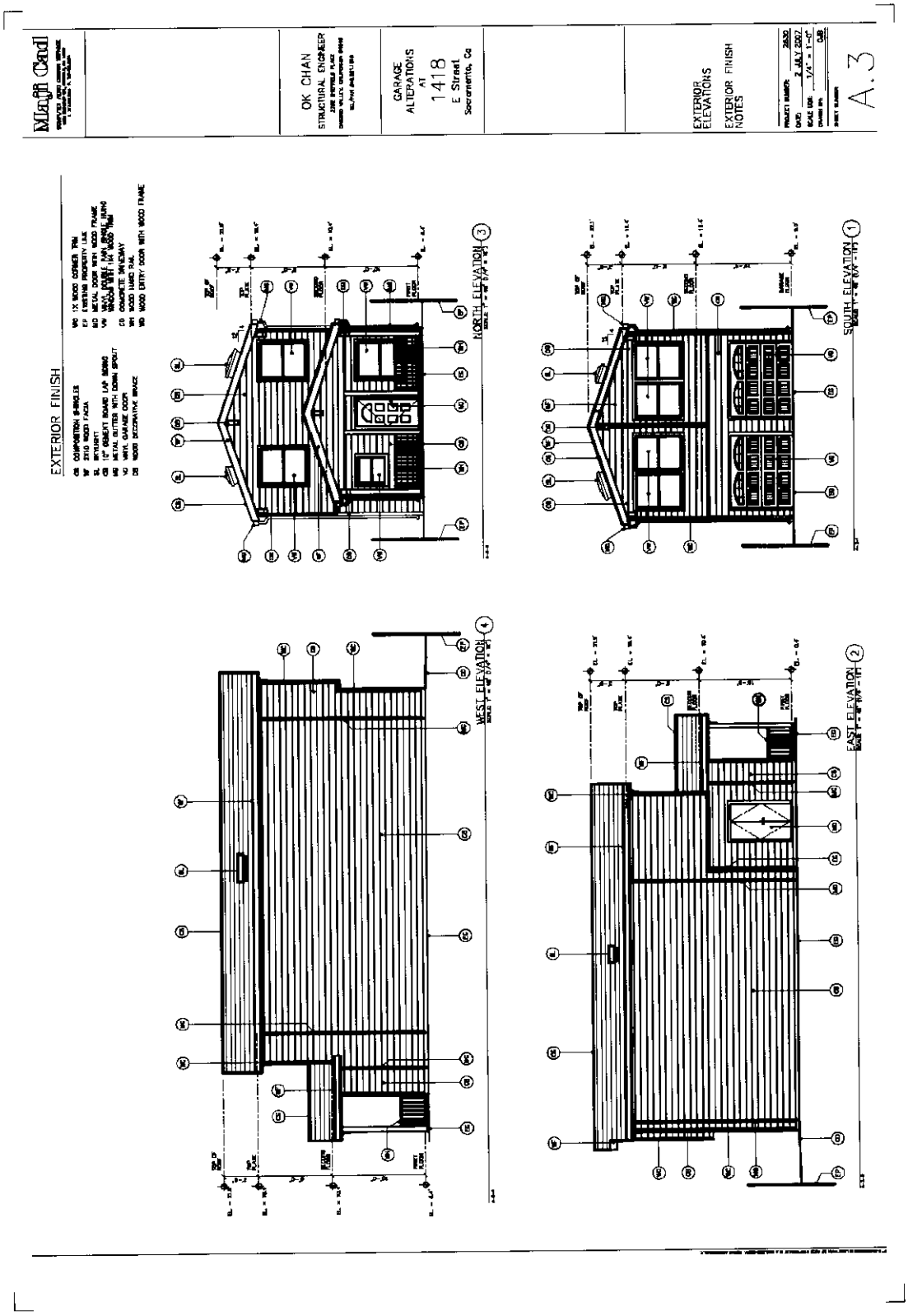


Exhibit C – Elevation (A.3)



Attachment 7: Preservation Record of Decision

CITY OF SACRAMENTO PRESERVATION DIRECTOR RECORD OF DECISION

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name:	1418 E ST 5TH UNIT
Project Number:	PB07-019
Project Location:	1418 E Street
Assessor's Parcel No.:	00201260040000
Applicant:	Sean Wright
Action Status:	Approved with Conditions — Action Date: 8/22/07
REQUESTED ENTITLEMENT(S):	The applicant proposes to construct a new living unit above garage at the rear of the lot and demolish the majority of the existing accessory structure. Exempt per CEQA Guidelines 15332- Infill.

ACTIONS TAKEN: On 8/22/07, the Preservation Director took the following actions based on the attached findings of fact and subject to the attached conditions of approval: Approved with Conditions. See attached Certificate of Appropriateness.

Action certified by: William Crouch, Preservation Director

Sent to Applicant: 8/31/07 By: Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of

Revised 08/03/06
Copy to Applicant
Original to File

fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Preservation Director decision of this item to the Preservation Commission must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 07/03/06. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

Conditions Of Approval

See attached Certificate of Appropriateness.

Revised 08/03/06
Copy to Applicant
Original to File

DEVELOPMENT SERVICES DEPARTMENT
(916) 808-5656 PHONE
(916) 808-5543 FAX

CITY OF SACRAMENTO
CALIFORNIA

NEW CITY HALL
915 I STREET, 3rd FLOOR
SACRAMENTO, CA 95814-2998

CERTIFICATE OF APPROPRIATENESS

FILE NUMBER:	PB07-019	**DATE FILED:**	FEBRUARY 27, 2007
APPLICANT:	SEAN WRIGHT	**DATE APPROVED:**	AUGUST 22, 2007
ADDRESS:	1418 E ST	**STAFF CONTACT:**	KATHLEEN FORREST, 808-5896
APN:	002-0126-004		
CLASSIFICATION:	CONTRIBUTINGWASHINGTON HISTORIC DISTRICT		

DESCRIPTION: THE APPLICANT PROPOSES TO CONSTRUCT A NEW LIVING UNIT ABOVE GARAGE AT THE REAR OF THE LOT AND DEMOLISH THE MAJORITY OF THE EXISTING ACCESSORY STRUCTURE. EXEMPT PER CEQA GUIDELINES 15332- INFILL.

Findings of the Preservation Office: The Preservation Director has determined the project to be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties and the goals and policies of Chapter 17.134 of Title 17 of the Sacramento City Code. This project is determined to be exempt per CEQA 15332-Infill.

The Preservation Director has reviewed the proposed project, and approves it with the following conditions of approval:

1. The project shall be located and constructed of the materials indicated on the approved plans.
2. The garage doors will be metal, rather than the proposed vinyl.
3. The windows proposed for the garage doors will be rectangular, rather than arched.
4. All woodwork shall have a smooth, painted finish. No rough-sawn or raised grain patterns allowed.
5. New roofing shall be a minimum 30 year laminated dimensional composition.
6. This approval shall expire in three years from the approval date.
7. All work shall also comply with the conditions of approval for Planning file P07-022.
8. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans stamped by Preservation staff shall be subject to review and approval prior to issuance of a building permit or work undertaken
9. Revised exterior elevations, site plans, and floor plans incorporating all the changes required in these conditions of approval must be submitted to Preservation Staff, reviewed by Preservation Staff, and approved by Preservation Staff prior to applying for a building permit. In addition, all revisions must be indicated on those sets submitted to building department.
10. This decision may be appealed to the Preservation Commission. Appeals must be filed at the City Development Services Department within 10 days of this decision
11. This decision is final and applicant may apply for building permit.

William R. Crouch, Urban Design Manager/Preservation Director

Date: 08/27/2007

THIS IS NOT A PERMIT TO COMMENCE WORK OR CHANGE OF OCCUPANCY. PERMITS FROM THE BUILDING DIVISION (AND ANY OTHER APPROPRIATE AGENCIES) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

Attachment 8: Letter of Support - Jeremy Drucker

03.25/08

49MILE DESIGN & DEVELOPMENT

Jeremy Drucker
[illegible]
[illegible]

A Letter of Support for:
New Rental Units on the E-F Street Alley btwn. 14th and 15th Streets

To whom it may concern,

I absolutely support Sean Wright's application to build new rental housing on the E-F Street Alley between 14th and 15th Streets.

As the developer of the 9onF project, I strongly encourage the City of Sacramento to do all that it can to support new developments that take advantage of the alleys within the Central City. This is an important opportunity and precedent for the sustainable growth of Sacramento's urban core.

The applicant, Sean Wright, has clearly demonstrated his commitment to the Alkali/Mansion Flats Historic Neighborhood. I know that he will be a responsible builder and property-owner. I welcome this addition to our alley.

Sincerely,

Jeremy Drucker

Attachment 9: (E-mailed) Letter of Support – Randy Owen

E-mail received on March 26, 2008 at 2:10 p.m.:

Ms. Matthews: This letter is to follow up our conversation today regarding the zoning change to allow an additional structure @ 1418 E. St. I wish to express my support for the project with two points:

1) There is a goal for the central city to encourage residential development whenever feasible, to relieve regional commuting pressure. This project fits that goal: it is within 1000 feet of a light rail station, 200 feet from an RT line and within walking distance of several highrise buildings.

2) The number of unit calculation used to achieve the density index curiously does not consider square feet. If the existing structure was a four bedroom residence (with identical exterior dimensions) rather than a fourplex, it would count as one unit and no zoning change would be needed.

Please include this letter (or at least a reference to) in your staff report if possible. Thank you for your consideration.

Randy Owen
820 E St.
Sacramento, CA 95814
(916) 446-4982