

RESOLUTION NO. 2008-360

Adopted by the Sacramento City Council

June 5, 2008

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.
- C4. The Applicant shall maintain a minimum of 50% of the yard space between the

Primary 4-Plex building and Secondary/Garage building as green space.

Development Engineering

- C5. 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.
- C6. If needed, Repair/Reconstruct the alley adjacent to property to the satisfaction of Development Engineering.
- C7. 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

- C8. 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.
- C9. 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

- C10. 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.
- C11. Bushes and plants shall be kept under 3 feet tall
- C12. Trees shall have an umbrella of 7' or higher
- C13. Each entry, patio, balcony and pedestrian garage door shall be equipped with its own light source.

- C14. 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.
- C15. 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.
- C16. 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.
- C17. A viewing device (peephole) shall be installed in each individual unit entrance door and shall allow for 180 degree vision.
- C18. Exterior doors swinging out shall have non-removable hinge pins or hinge studs to prevent removal of the door.
- C19. 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.
- C20. 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.
- C21. Vision panels in exterior doors (if used) or within reach of the inside activating device, shall be of burglary-resistant glazing or equivalent.
- C22. 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.
- C23. The sliding portion of a sliding glass window shall be on the inside track.
- C24. 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)

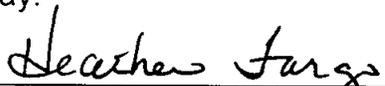
Adopted by the City of Sacramento City Council on June 5, 2008 by the following vote:

Ayes: Councilmembers Fong, Pannell, Sheedy, Waters, and Mayor Fargo.

Noes: Councilmember Hammond.

Abstain: None.

Absent: Councilmembers Cohn, McCarty, and Tretheway.



Mayor Heather Fargo

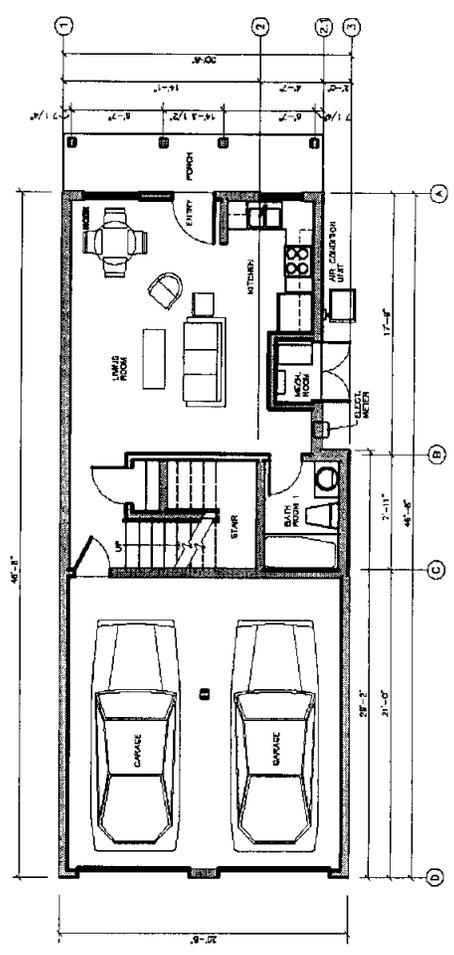
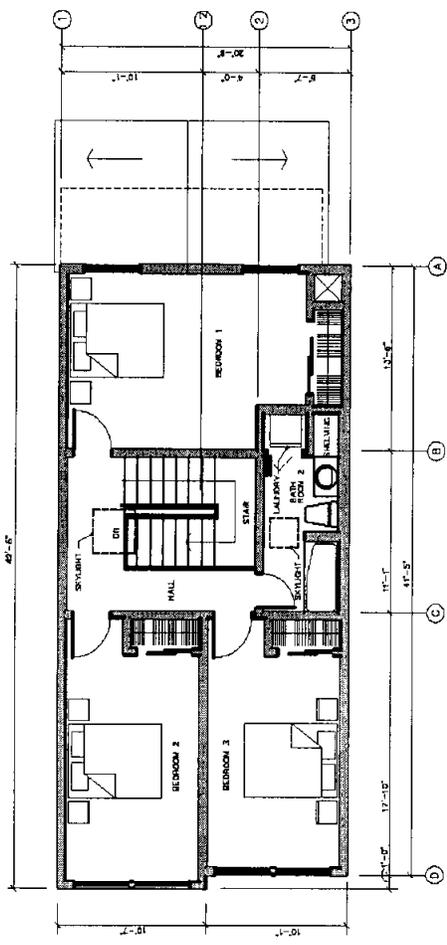
Attest:



Shirley Concolino, City Clerk

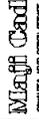
Exhibit B – Floor Plan (A.2)

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|--|---|---|--|---|
| <p>MAJIFF CARD COMMERCIAL AND RESIDENTIAL ENGINEERING 1111 UNIVERSITY AVENUE, SUITE 100 SACRAMENTO, CA 95811</p> | <p>OK CHAN STRUCTURAL ENGINEER CALIFORNIA LICENSE NO. 50513 REGISTERED PROFESSIONAL ENGINEER STRUCTURAL ENGINEERING</p> | <p>CARAGE ALTERATIONS AT 1418 E Street Sacramento, Ca</p> | <p>FIRST FLOOR PLAN SECOND FLOOR PLAN WALL KEY</p> | <p>PROJECT NUMBER: 2452 DATE: 7 JULY 2007 SCALE: 1/4" = 1'-0" DRAWN BY: [redacted] CHECKED BY: [redacted] SHEET NUMBER: A.2</p> |
|--|---|---|--|---|



WALL KEY
 EXISTING WALLS
 NEW WALLS

Exhibit C – Elevation (A.3)

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|--|--------------|---|--|--|----------------|-------|------|-------------|-------|--------------|----------|-----|------------|-----|------|--|
|  <p>MAJGI CARD ARCHITECTURAL FIRM 1000 S. STREET SACRAMENTO, CA 95833</p> | | <p>OK CHAN STRUCTURAL ENGINEER CIVIL ENGINE, QUALIFIED PER CALIFORNIA STATE BOARD OF ARCHITECTURE</p> | <p>GARAGE ALTERATIONS AT 1418 E. Street Sacramento, Ca</p> | <p>EXTERIOR ELEVATIONS EXTERIOR FINISH NOTES</p> <table border="1"> <tr> <td>PROJECT NUMBER</td> <td>20030</td> </tr> <tr> <td>DATE</td> <td>2 JULY 2007</td> </tr> <tr> <td>SCALE</td> <td>1/8" = 1'-0"</td> </tr> <tr> <td>DRAWN BY</td> <td>JCF</td> </tr> <tr> <td>CHECKED BY</td> <td>OCB</td> </tr> <tr> <td>DATE</td> <td></td> </tr> </table> <p style="text-align: right; font-size: 2em; font-weight: bold;">A.3</p> | PROJECT NUMBER | 20030 | DATE | 2 JULY 2007 | SCALE | 1/8" = 1'-0" | DRAWN BY | JCF | CHECKED BY | OCB | DATE | |
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| CHECKED BY | OCB | | | | | | | | | | | | | | | |
| DATE | | | | | | | | | | | | | | | | |

- EXTERIOR FINISH**
- 01 SHIMMERING SHIBLES
 - 02 3/4" WOOD PANEL
 - 03 1/2" WOOD PANEL
 - 04 METAL DOOR WITH WOOD FRAME
 - 05 METAL DOOR WITH WOOD FRAME
 - 06 METAL DOOR WITH WOOD FRAME
 - 07 CONCRETE DRIVEWAY
 - 08 WOOD ENTRY DOOR WITH WOOD FRAME
 - 09 WOOD ENTRY DOOR WITH WOOD FRAME
 - 10 WOOD ENTRY DOOR WITH WOOD FRAME

