

REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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Consent
January 6, 2009

Honorable Mayor and
Members of the City Council

Title: Administrative Matter - The Creamery (P07-123)

Location/Council District: 1013 D Street, Sacramento, CA (Council District 1)
Assessor's Parcel Numbers: North Block: 002-0076-006, 002-0076-007, 002-0076-014, 002-0076-016, 002-0076-018, 002-0076-019, 002-0076-020, 002-0076-021. South Block: 002-0113-003, 002-0113-011, 002-0113-012, 002-0113-013, 002-0113-014, 002-0113-019, 002-0113-020, 002-0113-022, 002-0113-023

Recommendation: Adopt a **Resolution** amending the previously adopted Resolution 2008-707 to include conditions that were amended at the Council meeting but not included in the approved resolution.

Contact: Evan Compton, Associate Planner, (916) 808-5260; Gregory Bitter, Principal Planner, (916) 808-7816

Presenters: Not applicable

Department: Development Services

Division: Planning

Organization No: 21001010

Description/Analysis

Issue: On October 28, 2008, Council heard and approved The Creamery project. At the meeting, the project conditions, as provided in Resolution 2008-707, were amended to include two conditions relating to improvements for a dust collector on an adjacent property and disclosure to buyers about the industrial nature of the area. These amended conditions were recorded on the minutes (summary) of the meeting, but were inadvertently omitted from the resolution that was formally processed. Staff would like these conditions, as amended, reflected in the approved resolution so as to maintain an accurate legislative record. These revised conditions are reflected in the attached amended resolution as:

IJ17. The developer shall work with Burnett & Sons to determine a mutually agreeable noise reduction solution for the existing dust collector.

The developer shall reimburse Burnett for one-half of the cost of the agreed-to noise reduction solution incurred by Burnett.

IJ18. The developer shall disclose to potential buyers that there is an existing railroad and industrial use adjacent to the subject site.

Policy Considerations: Amending the previously adopted resolution to include these revised conditions is consistent with the City's goal to maintain a clear and accurate legislative record.

Environmental Considerations:

California Environmental Quality Act (CEQA):

Under the California Environmental Quality Act (CEQA) guidelines, continuing administrative activities do not constitute a project and are therefore exempt from review.

Sustainability Considerations: There are no sustainability considerations associated with this administrative matter.

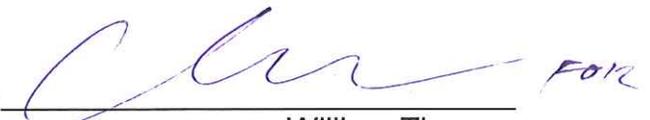
Commission/Committee Action: None.

Rationale for Recommendation: Amending the previously adopted resolution to include these revised conditions is consistent with the City's goal to maintain a clear and accurate legislative record.

Financial Considerations: There are no financial considerations associated with this report.

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

Respectfully Submitted by: 
David Kwong
Planning Manager

Approved by: 
William Thomas
Director of Development Services

Recommendation Approved:

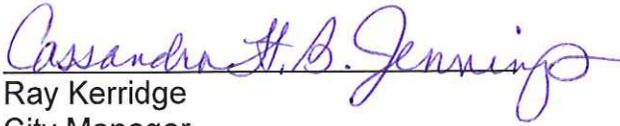

Ray Kerridge
City Manager

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Attachment 1

RESOLUTION NO.

Adopted by the Sacramento City Council

**ADOPTING FINDINGS OF FACT AND APPROVING THE CREAMERY
PROJECT (P07-123)**

BACKGROUND

A. On October 9, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Creamery project.

B. On October 28, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 16.24.097, 17.204.020(C), 17.208.020(C), 17.212.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the Creamery 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 Creamery 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 and conditions of approval:

A. Environmental Determination: The Resolution for the Mitigated Negative Declaration and Mitigation Monitoring Plan for the Project has been adopted by Resolution No. ____.

F. The Tentative Map to subdivide the subject property into 47 lots for condominium purposes **is approved** subject to the following Findings of Fact:

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

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

specific plan of the City;

- b. The site is physically suitable for the type of development proposed and suited for the proposed density;
- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
- d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
- e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

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

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

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

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

G. The Special Permit to allow alternative ownership housing (condominiums) in the proposed General Commercial (C-2) and Multifamily (R-3A) zones **is approved** subject to the following Findings of Fact:

- a. Granting the Special Permit is based upon sound principles of land use in that the proposed project is compatible with the surrounding area of commercial and residential and adds to the balance of housing types in the downtown neighborhood. The proposed development promotes the goals and policies of the Central City Housing Strategy to increase housing and contribute to a better jobs/housing balance.

- b. Granting the Special Permit will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project will develop residential units that are oriented to provide eyes on the street and internal plaza areas, and provides balconies and terraces for outdoor space, and;
- c. The proposed project is consistent with the proposed Central City Community Plan designation of General Commercial and Multifamily and the proposed General Commercial (C-2) and Multifamily (R-3A) zone in which housing, office, and retail are typically allowed by special permit. The project is also consistent with the General Plan policies which encourage infill development and will promote alternative modes of transportation such as bus, bike, light rail, and walking which helps air quality and reduces urban sprawl.

H. The Special Permit to partially waive parking for proposed commercial uses is approved subject to the following Findings of Fact:

- a. Granting the Special Permit is based upon sound principles of land use in that the proposed project is converting parallel parking spaces on the street to angled parking to increase the supply of onstreet parking spaces in the nearby vicinity;
- b. Granting the Special Permit will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project provides parking onsite for the residential units and shared parking and onstreet parking for the office and retail uses, and;
- c. The proposed project is consistent with the Central City Community Plan and General Plan policies relating to sharing parking for uses with different peak periods and the reduction of the amount of public surface parking near light rail stations thereby encouraging transit ridership.

I.&J. The Special Permits to allow a major project over 75,000 square feet and to exceed the height requirements of 35 feet in the proposed General Commercial (C-2) zone with a proposal of 45 feet for office are approved subject to the following Findings of Fact:

- a. Granting the Special Permit is based upon sound principles of land use in that the proposed project will increase the ridership of the light rail system and the project will provide a buffer between the railway and the residential uses on the south of the subject site.

- b. Granting the Special Permit will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project provides an open plaza area to maintain light and air between the structures, and;
- c. The proposed project is consistent with the proposed General Plan land use designation of General Commercial which allows retail, office, work lofts, and residential uses and supports intensity of development within walking distance of light rail stations.

K. The Special Permit to exceed the height requirements of 35 foot in the proposed Multifamily (R-3A) zone with a proposal of 39'3" for new residential condominium units **is approved** subject to the following Findings of Fact:

- a. Granting the Special Permit is based upon sound principles of land use in that the proposed residential use at 25 dwelling units per acre is within the allowed range of Multifamily (R-3A) which allows up to a maximum of 36 dwelling units per acre.
- b. Granting the Special Permit will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the additional height to the residential structure will allow a rooftop deck for private outdoor space for residents and provides eyes on the street for an area in transition, and;
- c. The proposed project is consistent with the proposed Central City Community Plan and General Plan Multifamily designation in that the project provides housing on the south side of D Street which completes the residential neighborhood.

L. The Variance to allow recycling and trash enclosures to be located in required setback areas **is approved** subject to the following Findings of Fact:

- a. Granting the Variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances where there is an internal plaza area with landscaping, sculptures, and other amenities and the trash enclosures would negatively impact the usability of the plaza;
- b. The project will not be detrimental to public health, safety, or welfare nor result in a nuisance in that the trash enclosures abut property lines that will not negatively impact any residential uses and the trash enclosures are located in areas not highly visible from the public street view; and
- c. The project will provide adequate capacity, number, and distribution of recycling and trash enclosures and receptacles to serve the new development.

M. The Variance to allow less than 50% tree shading for private driveways for South Block **is approved** subject to the following Findings of Fact:

- a. Granting the Variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances where garages are designed to face private streets to allow pedestrian friendly public streetscapes and the row of garage doors does not allow placement of tree planters for shading;
- b. Granting the Variance does not constitute a use variance in that alternative ownership housing is allowed in the Multifamily (R-3A) zone with the issuance of a special permit; and
- c. The project is consistent with the General Plan and Central City Community Plan relating to providing vehicular access to garages from alleys or private streets and limiting curb cuts to numbered and lettered streets.

N. The Variance to allow office buildings to deviate from required setback/stepback **is approved** subject to the following Findings of Fact:

- a. Granting the Variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances where the previously existing building on the site had a zero lot line and adjacent properties in the area similarly have reduced setbacks and stepbacks;
- b. Granting the Variance does not constitute a use variance in that offices are allowed in the proposed General Commercial (C-2) zones; and
- c. The project is consistent with the General Plan, Central City Community Plan, and Smart Growth Principles relating to providing strong urban streetwalls for commercial uses along the public streets to improve the pedestrian experience and enhance security.

Conditions Of Approval

F. The Tentative Map to subdivide the property from one parcel into one parcel for condominium purposes **is approved** subject to the following conditions of approval:

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P07-123). The design of any

improvement not covered by these conditions shall be to City standard.

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

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Council approval.

The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

TRAFFIC ENGINEERING

- F1. 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.
- F2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from any appropriate parcel, at no cost, at the time of sale or other conveyance of either parcel.
- F3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P07-123).
- F4. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, and Transportation.
- F5. 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 Traffic Engineering Division. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. 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 Traffic Engineering Division.

- F6. 11th Street and D Street adjacent to the project shall be provided with on-street angled parking. Angled parking will be installed with each phase of the map in which said angled parking is adjacent to.
- F7. E Street adjacent to the project shall be evaluated for on-street angled parking. If angled parking is feasible the applicant shall work with the City towards the installation of said parking.
- F8. All the improvements related to angled parking including the layout of the same shall be designed and constructed to the satisfaction of Traffic Engineering Division. The layout of angled parking on some or all of the above mentioned segments may need to be changed to back-in angled parking. The determination in this regard will be made by Traffic Engineering Division at the time of implementation of angled parking.
- F9. All intersections will be assessed and if deemed appropriate will have Bulb-outs. Bulb-outs will be installed with each phase of the map in which said Bulb-outs are adjacent to.
- F10. 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 Traffic Engineering Division.
- F11. Form a Homeowner's Association with CC&R's for Lot A, all private streets and the islands within the private streets to be approved by the City. CC&R's shall be recorded assuring maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation and noise barriers.

CITY UTILITIES

- F12. Only one domestic water service is required per parcel except for the commercial parcels. Any new domestic water services shall be metered. Excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities (DOU).
- F13. There are existing 6" and 8" water mains located within the project property north and south of D Street. These existing water mains shall be relocated to the street to the satisfaction of the DOU. The water main alignment will be determined prior to the offsite improvement plan submittal.

- F14. All condominium parcels are required to have a separate water tap from the public water main.
- F15. Prior to or concurrent with the submittal of improvement plans, a project specific water study is required for review and approval by the Department of Utilities. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test is required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study.
- F16. Private streets with two City maintained water, drainage or sewer facilities shall have a minimum paved AC (asphalt concrete) width of 22-feet from edge of pavement to edge of pavement. No other utilities will be allowed within this 22-foot section. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.
- F17. Per City Code section 13.04.230, no permanent structure (including without limitation trash enclosures, garages, patios, concrete slabs, tool shed and similar structures) shall be constructed or placed on top of water, sewer or drainage pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the city attorney.
- F18. Common area landscaping shall have a minimum of one (1) separate tap from the public distribution system for a metered irrigation service.
- F19. Multiple fire services are allowed per parcel and may be required for the commercial lots.
- F20. An ownership association shall be formed and C.C. & R's shall be approved by the City and recorded assuring maintenance of private water, sewer and storm drainage facilities within the project. The onsite water, sewer and storm drainage systems shall be private systems maintained by the association.
- F21. Prior to the initiation of any water, sewer or storm drainage services to the project, the owner(s) and ownership association shall enter into a Utility Service Agreement with the City to receive such utility services at points of service designated by the Department of Utilities. Such agreement shall provide, among other requirements, for payment of all charges for the project's water and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the

- event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, the Association will sub-meter in the future if required to do so by any law or regulation, and shall be in a form approved by the City Attorney.
- F22. Residential water taps and meters shall be sized per the City's Building Department on-site plumbing requirements (water taps and meters may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
- F23. Show all existing easements on the improvement plan and final map. If there are no existing easement for the public water, sewer or drainage system then a minimum of 15-feet of easement shall be dedicated to the satisfaction of the Department of Utilities.
- F24. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for water, drainage and sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements in Book____, O.R. Page____."
- F25. 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 (per City Council Resolution 2005-162) prior to the issuance of any building permit. The impact to the CSS due to the Equivalent Single-Family Dwelling (ESD) unit is estimated to be 208 ESD. The Combined Sewer System fee at time of building permit is estimated to be \$488,992 plus any increases to the fee due to inflation and credit for existing sanitary sewer flows from the site. The fee will be used for improvements to the CSS.
- F26. There are existing combined sewer mains located within the project property north of D Street. The applicant is required to abandon the existing system and relocate the combined sewer system to the street to the satisfaction of the DOU. The sewer main alignment will be determined prior to the offsite improvement plan submittal.
- F27. The existing combined sewer mains may be at capacity. The applicant is required to do a sewer study to determine if the existing system has enough capacity for this project. If there is no capacity, then the applicant will be required to construct a sewer main extension within the public street to the closest trunk line (sewer main 18" or larger). The closest sewer trunk line is located in 13th Street.
- F28. Onsite sewer and drainage mains shall be a separate system.

- F29. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual may be required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above local controlling overland flow release elevation, whichever is higher. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. Based on the drainage study, onsite storage may be required.
- F30. 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 Department of Utilities. 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.
- F31. The existing public utility running parallel and north of D Street shall be abandoned to the satisfaction of the Department of Utilities. The existing drainage and sewer main shall become private mains and be maintained by the property owner.
- F32. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be granted.
- F33. An onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- F34. 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. At a minimum, one-foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7) of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- F35. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- F36. 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.

- F37. 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. Since this project is in the combined sewer system area, only source control measures are required for this project. Refer to the "Guidance Manual for On Site Stormwater Quality Design Manual" dated May 2007 for appropriate source control measures

SPECIAL DISTRICTS: Assessment Districts

- F38. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

PPDD: Parks

- F39. **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)
- F40. **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 Project Manager in the Special Districts Division of the Planning Department). 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.
- F41. **Private Facility Credits:** According to the Site Plan dated August 2008, the North Block (Lot A) and South Block (Lot B) is labeled as Private Plaza Space. City Code Chapter 16.64, Sections 16.64.100, 110 and 120 address granting of private recreation facility credits. The City may grant credits for privately owned and

maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 16.64.100. Should the applicant elect to request City consideration of private facility credits, such request shall be made in writing and shall occur before recordation of the final map.

FIRE

- F42. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- F43. 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.
- F44. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- F45. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.

G. The **Special Permit** to allow alternative ownership housing (condominiums) in the proposed General Commercial (C-2) and Multifamily (R-3A) zones **is approved** subject to the following conditions of approval:

- G1. The project shall comply with design review conditions of approval (DR07-283).
- G2. The project shall conform to the plans submitted. Any changes shall require additional review by Planning staff.
- G3. A photocell light fixture shall be provided on the building façade with the garage door. The fixture shall be of a type that automatically comes on at dusk and goes off at dawn. The fixture is subject to the review of Design Review staff.
- G4. A Homeowner's Association shall be established. A copy of the CC&Rs shall be provided to Planning staff, prior to occupancy. The CC&Rs shall require trash cans and recycling containers to be stored within the garage, rear yard, or courtyard and not lining the private streets. The CC&Rs will also indicate the Homeowner's Association is responsible for maintaining the operation of previously mentioned photocell lights along the private drives.

- G5. Air conditioning and mechanical equipment shall be appropriately screened to not be visible from any street view.
- G6. The interior garage space shall be usable by a vehicle.
- G7. The developer will provide current transit information with sales materials to buyers.
- G8. Historic Acorn lighting shall be provided along the subject site frontage. A minimum of three street lights per street frontage shall be provided or a minimum number to the satisfaction of the Electrical Services Division in the Department of Transportation.

FIRE

- G9. 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.
- G10. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- G11. 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. (North & East sides of the Artisans between the Railyard and Mills loft isn't meeting the requirement). (CFC 503.1.1)
- G12. Provide appropriate Knox access for site
- G13. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- G14. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.
- G15. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- G16. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on

- the exterior side of the access door to identify the fire control room. CFC 903.8
- G17. Provide at least 5' setback for second story bedroom windows to allow for fire ladder rescue operations. Provide clear access to buildings openings, free to landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.1

REGIONAL TRANSIT

- G18. Transit information shall be displayed in a prominent location in the residential sales/rental office, through a homeowner's association, or with real estate transactions, for employees and customers. Please contact Devra Selenis, Marketing Department at 916-556-0112 for more information.
- G19. The applicant shall join the Sacramento Transportation Management Association.

I.&J. The **Special Permits** to allow a major project over 75,000 square feet and to exceed the height requirements of 35 feet in the proposed General Commercial (C-2) zone with a proposal of 45 feet for office **are approved** subject to the following conditions of approval:

DEVELOPMENT ENGINEERING

- IJ1. 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 Traffic Engineering Division. Improvements required shall be determined by the City. The City shall determine improvements required for each phase prior to Issuance of Building Permit for each phase. Any public improvement not specifically noted in these conditions 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 Traffic Engineering Division.
- IJ2. 11th Street and D Street adjacent to the project shall be provided with on-street angled parking. Angled parking will be installed with each phase of the project in which said angled parking is adjacent to.
- IJ3. E Street adjacent to the project shall be evaluated for on-street angled parking. If angled parking is feasible the applicant shall work with the City towards the installation of said parking.
- IJ4. The project applicant shall install on-street angled parking at the following off-site locations to the satisfaction of the Traffic Engineering Division of the DOT:

- a C Street between 11th Street and 12th Street
- b D Street between 11th Street and 12th Street
- c E Street between 11th Street and 12th Street

The installation of angled parking on these blocks shall be coordinated with phasing of onsite construction, i.e. installing angled parking on one block with each phase of the on-site construction. In the event the onsite construction is to be completed in less than three phases, the angled parking on all these three blocks shall be completed by no later than the last phase of the onsite construction.

If the City has already installed angled parking at these locations before the applicant has submitted the improvement plans then the applicant shall reimburse the City the costs for the installation of the said angled parking at \$6,000 per block (total \$18,000). The subject reimbursement shall be made prior to building permit for each phase of the on-site construction.

The determination regarding timing and need for implementation of the subject angled parking by the City will be made by Traffic Engineering Division depending on the extent of potential delay in development of the proposed project and the parking need within the area.

- IJ5. All the improvements related to angled parking including the layout of the same shall be designed and constructed to the satisfaction of Traffic Engineering Division. The layout of angled parking on some or all of the above mentioned segments may need to be changed to back-in angled parking. The determination in this regard will be made by Traffic Engineering Division at the time of implementation of angled parking.
- IJ6. All intersections will be assessed and if deemed appropriate will have Bulb-outs. Bulb-outs will be installed with each phase of the map in which said Bulb-outs are adjacent to.
- IJ7. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Traffic Engineering Division
- IJ8. The minimum throat distance for all site driveways shall be 20' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- IJ9. The site plan shall conform to A.D.A. requirements in all respects.
- IJ10. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

- IJ11. 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 Traffic Engineering Division.

DEPARTMENT OF TRANSPORTATION

- IJ12. The City is participating in a multi-agency committee that is developing a regional development impact fee for the I-5 corridor. The City will require the project, at the time building permits are obtained, to participate in the I-5 fee program that is in effect at the time building permits are approved.

ENVIRONMENTAL PLANNING

- IJ13. The project applicant/developer shall provide a plan for approval by the City, in consultation with SMAQMD, demonstrating that the heavy-duty (>50 horsepower), off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 20 percent NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at the time of construction. Acceptable options for reducing emissions include the use of late-model engines, low-emission diesel products, alternative fuels, particulate matter traps, engine retrofit technology, after-treatment products, and/or such other options as become available.
- IJ14. The project applicant/developer shall submit to the City and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 hp, that will be used an aggregate of 40 or more hours during any portion of the project. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction operations occur. At least 48 hours before subject heavy-duty off-road equipment is used, the project representative shall provide the SMAQMD with the anticipated construction timeline including start date, and the name and phone number of the project manager and on-site foreman.
- IJ15. The project applicant/developer shall ensure that emissions from off-road, diesel-powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour, as determined by an on-site inspector trained in visual emissions assessment. Any equipment found to exceed 40 percent capacity (or Ringlemann 2.0) shall be repaired immediately, and the SMAQMD shall be notified of non-compliant equipment within 48 hours of identification. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of visual survey results shall be submitted throughout the duration of the construction project, except that the monthly summary shall not be required for any

30-day period in which no construction operations occur. The monthly summary shall include the quantity and type of vehicles surveyed, as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance.

- IJ16. The project applicant/developer shall, prior to occupancy, implement the measures identified in the Air Quality Management Plan submitted to SMAQMD on September 8, 2008 and endorsed by SMAQMD via a letter dated September 16, 2008.

PLANNING

- IJ17. The developer shall work with Burnett & Sons to determine a mutually agreeable noise reduction solution for the existing dust collector. The developer shall reimburse Burnett for one-half of the cost of the agreed-to noise reduction solution incurred by Burnett.

- IJ18. The developer shall disclose to potential buyers that there is an existing railroad and industrial use adjacent to the subject site.

K. The Special Permit to exceed the height requirements of 35 foot in the proposed Multifamily (R-3A) zone with a proposal of 39'3" for new residential condominium units **is approved** subject to the following conditions of approval:

- K1. The new condominium units on Lots 9-10 shall not exceed 40 feet (measured to the plate line) in height.

L. The Variance to allow recycling and trash enclosures to be located in required setback areas **is approved** subject to the following conditions of approval:

- L1. The Solid Waste Manager shall approve a statement of recycling information for new development prior to the issuance of an occupancy permit. The applicant shall work with Solid Waste to determine the amount of recycling volume required, collection operations, and how to encourage recycling with users of the development.

M. The Variance to allow less than 50% tree shading for private driveways for the North and South Block **is approved** subject to the following conditions of approval:

- M1. The variance shall apply to the private driveway areas only. The parking lots and other areas of the site shall meet the tree shading requirement as required by the City Code.

URBAN FOREST SERVICES

- M2. The applicant shall install chain link protection fencing around all street trees not proposed for removal prior to any construction activity with a minimum enclosure

per tree of 7 feet by 10 feet.

- M3. All proposed edge of driveway excavation inside the drip line of City or heritage trees is to be performed by hand or with a hydro vacuum under the direction of the project arborist.
- M4. During construction (including sidewalk replacement) no roots greater than 2" are to be cut prior to UFS inspection. Inspections can be scheduled by calling (916) 808-6345.
- M5. The applicant shall restore irrigation of street trees. Declining street trees which have been impacted by irrigation cut off should be removed and replaced and provided with an automated irrigation system per City standards. UFS will identify trees to be removed and replaced on a submitted plan that accurately depicts existing street tree locations.
- M6. The applicant shall work with Urban Forest Services to maximize large canopy tree planting where space is available. The applicant shall select species to the satisfaction of Urban Forest Services.
- M7. All trees shall be irrigated on a non-turf station by a minimum of two pop-up heads w/4' radius nozzles installed 40" to 50" from center trunk line. Other irrigation designs may be approved pending City Landscape Architecture department and UFS review.
- M8. All trees are to be planted in a gradual mound 2" to 3" above the surrounding grade and mulched with wood chips (playground fiber or coarser) to a depth of approximately 3". No turf, groundcover or shrubs will be planted within 4' of any tree trunk.

N. The Variance to allow office buildings to deviate from required setback/stepback is **approved** subject to the following conditions of approval:

URBAN FOREST SERVICES

- N1. The applicant shall be required to contract with an independent arborist to monitor construction activity and ensure compliance with City code as it pertains to tree protection. During building demolition several roots greater than 2" in diameter were torn off inside the drip line of a 36" diameter heritage tree. The applicant will be required to contract with an independent arborist to hand excavate the demolished area inside the drip line to inventory and cleanly cut damaged roots. All future demolition or excavation inside the drip line of City or heritage trees shall be carried out per UFS and project arborist direction.
- N2. The applicant shall work with UFS to provide proposed building wall cross sections to identify all pruning required to clear proposed building walls by 5 feet.

- N3. Underground tank removal and soil remediation along the north side of D Street will require the removal of two large street trees. The offsite landscape plan shall show two replacement trees installed per City standards.

ADVISORY NOTES:

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

- A. 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. Prior Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- C. The Developer shall be responsible for maintenance (weed abatement) of IOD Lot(s) until the time that the City records acceptance of the IOD.
- D. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. During the early planning stages of the project and prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
- E. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.
- F. Employers should offer employees subsidized transit passes at 50% or greater discount.
- G. Develop a program to offer transit passes at a 50% or greater discount to new homeowners for a period of six months or more. Program shall be reviewed and approved by RT.

- H. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- I. The applicant is required to obtain City UFS tree permits before any City or Heritage trees are pruned or destroyed. Permit applications can be obtained by calling (916) 808-6345.
- J. The existing overhead lines north of D Street should be undergrounded. The applicant has indicated that these lines are off site and outside the scope of the project. UFS recommends undergrounding of these lines to help mitigate reduced tree canopy potential in other sections of the project.
- K. 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 requirement for this project is estimated at 2.0438 (net) acres, or **\$613,140** in in-lieu fee, or some combination of the two. This is based on 22 half-plex units and 195 multi-family residential units and an average land value of \$250,000 per acre for the Central City Planning Area. When an in-lieu fee is paid, the City adds an additional 20% for off-site park infrastructure improvements. The final fee is calculated using factors at the time of payment.
 - b. Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at **\$698,077**. This is based on 22 half-plex units at \$3,667 per unit, 195 multi-family residential units at \$2,868 per unit; 24,274 square feet of retail, commercial space at \$0.34 per square foot, and 88,890 square feet of office space at the rate of \$0.46 per square foot. 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

Police Advisories

- L. All handicapped, compact loading/unloading, and delivery parking spaces shall be clearly marked with pavement markings and appropriate signs.
- M. All exterior doors shall be adequately illuminated at all hours with their own light source.
- N. The perimeter of the site shall be fenced during construction.
- O. All alarm plans shall be approved by The Sacramento Police Department's Alarm Unit.
- P. Entry into the structure should be controlled by some type of card or digital access system with a restriction on the ability of a card or number code to be reused until the original user's vehicle exits the structure.
- Q. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.
- R. All dumpsters must be kept locked.
- S. The applicant shall agree to a "good neighbor policy." The "good neighbor policy" shall require that if any significant problems arise and the city receives complaints about the use, the City will commence with Special Permit revocation hearings at the cost of the property owner. The revocation hearing shall be at the discretion and direction of the Planning Commission.

Exhibit C: Proposed Phasing of Project

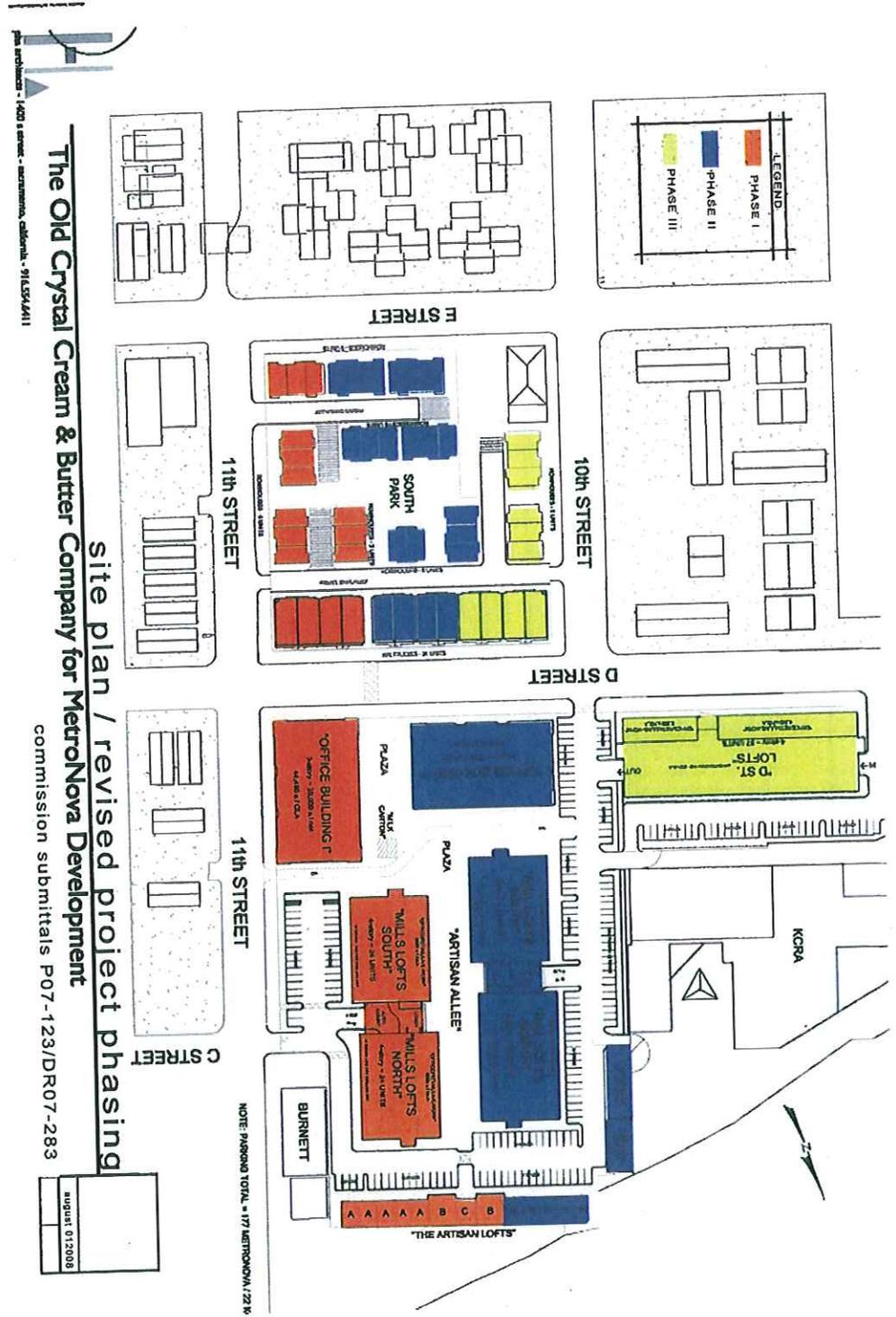
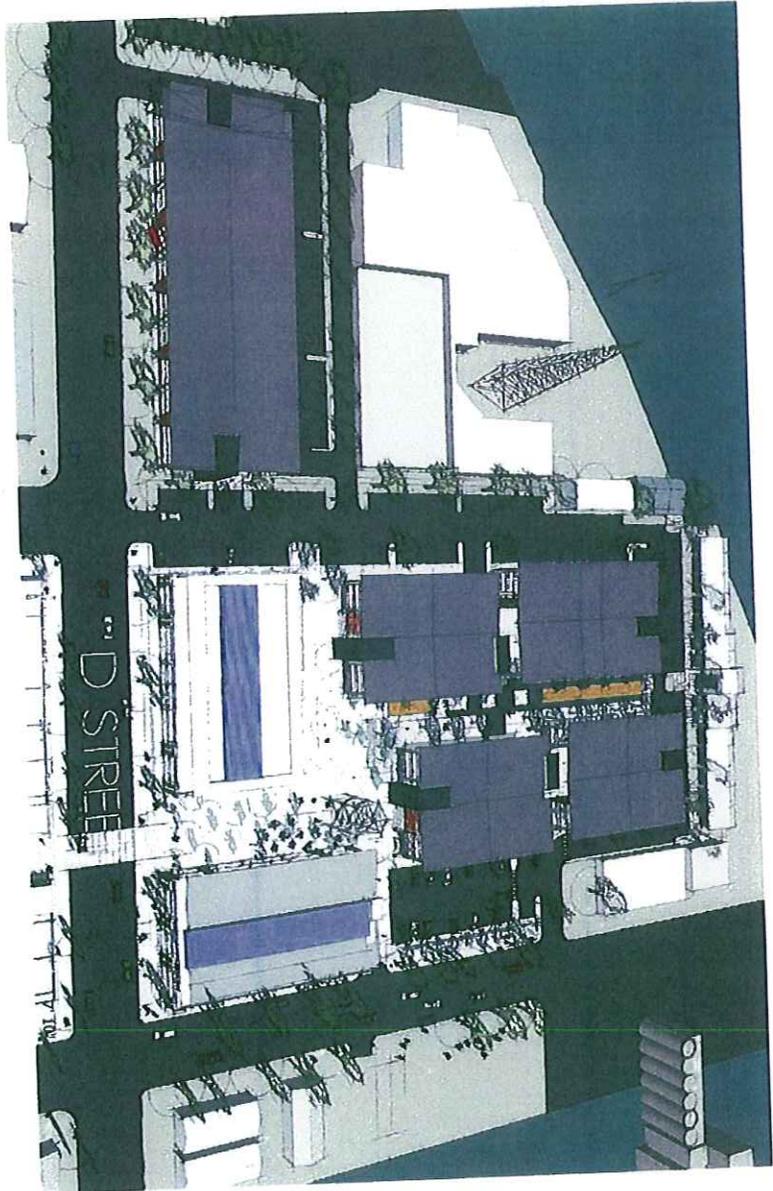


Exhibit D: Aerial of North Block



PH
Plan Architecture - 1020 S Street - Sacramento, California - 915544111

The Old Crystal Cream & Butter Company for MetroNova Development

aerial - north block

commission submittals P07-123/DR07-283

AUGUST 01, 2008
DATE & SCALE

Exhibit E: Aerial of South Block



for architect - 1400 a street - sacramento, california - 95834/4111

The Old Crystal Cream & Butter Company for MetroNova Development
commission submittals P07-123/DR07-283

aerial south block

August 01, 2008
10/10/08

Exhibit G: Perspectives: North Block at 11th and D Streets



PH
PH ARCHITECTS - 1409 P STREET - SACRAMENTO, CALIFORNIA - 95834411

The Old Crystal Cream & Butter Company for MetroNova Development
perspectives-north block @ 11th & D streets

commission submittals P07-123/DR07-283

01
August 01, 2008

Exhibit H: Perspectives: North Block at Plaza



Exhibit I: Perspectives: North Block at Artisans Walk

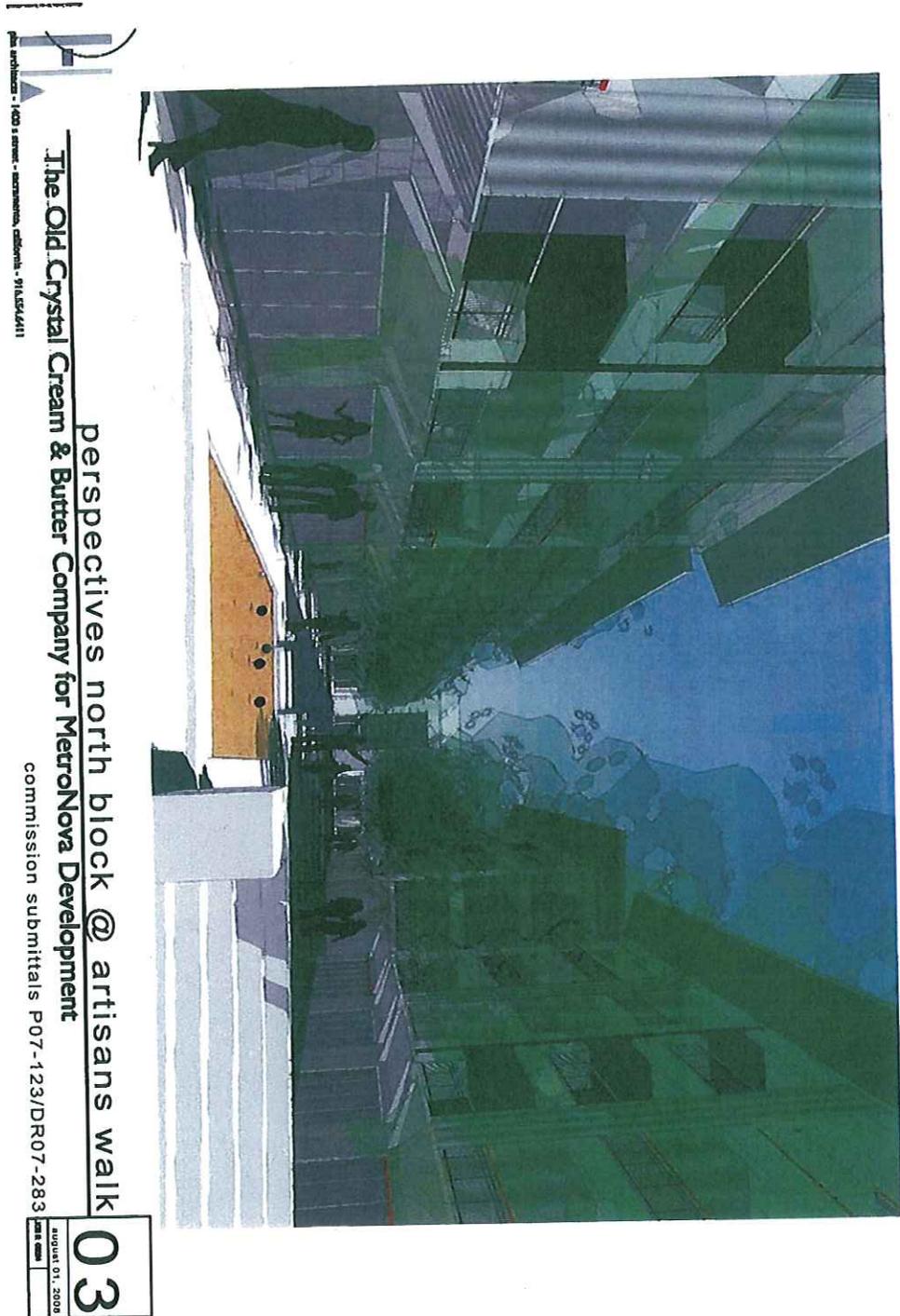


Exhibit J: Perspectives: North Block at 11th and C Streets



Exhibit K: Perspectives: North Block at Artisans Block

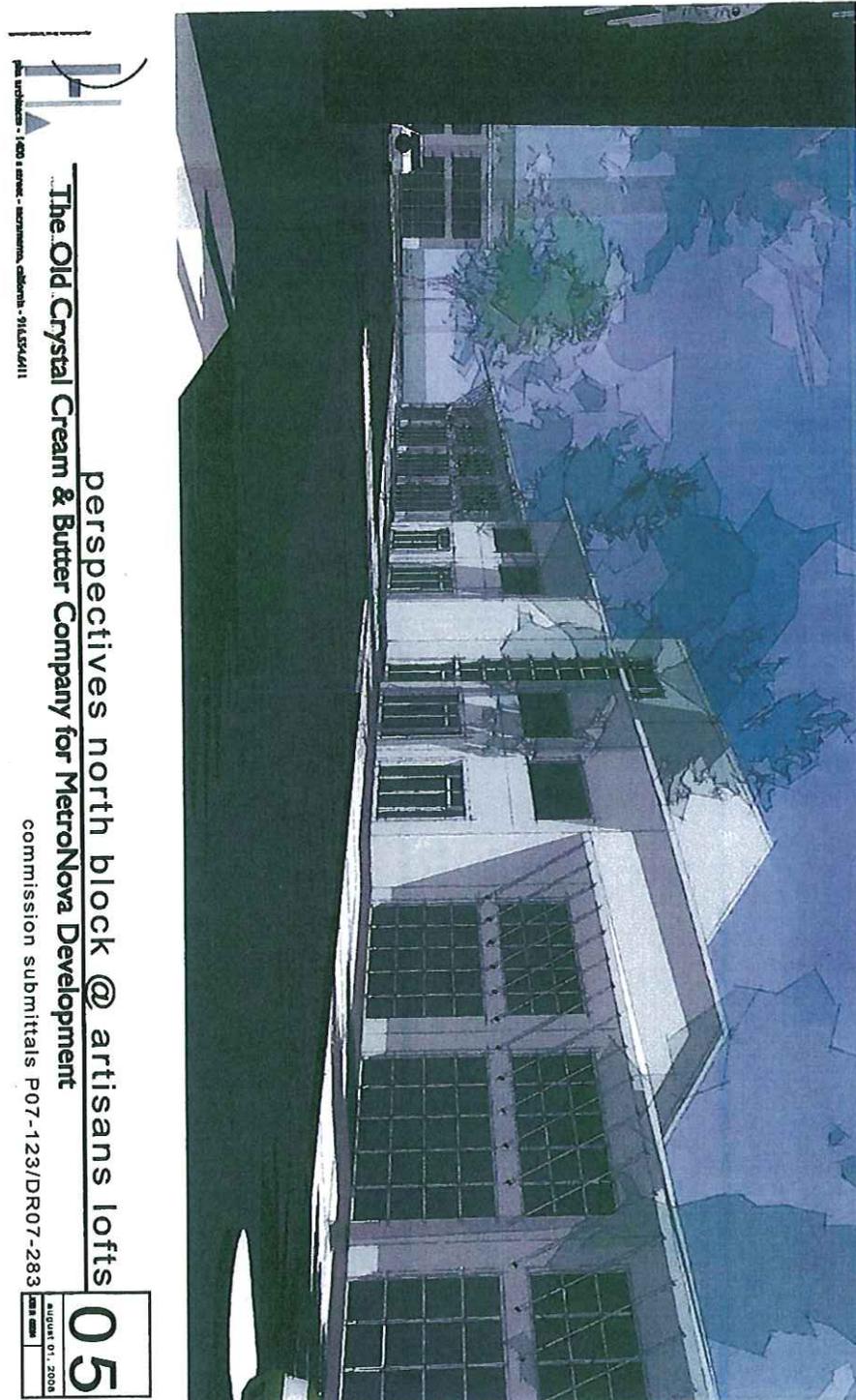


Exhibit L: Perspectives: North Block at 10th Street and Plaza

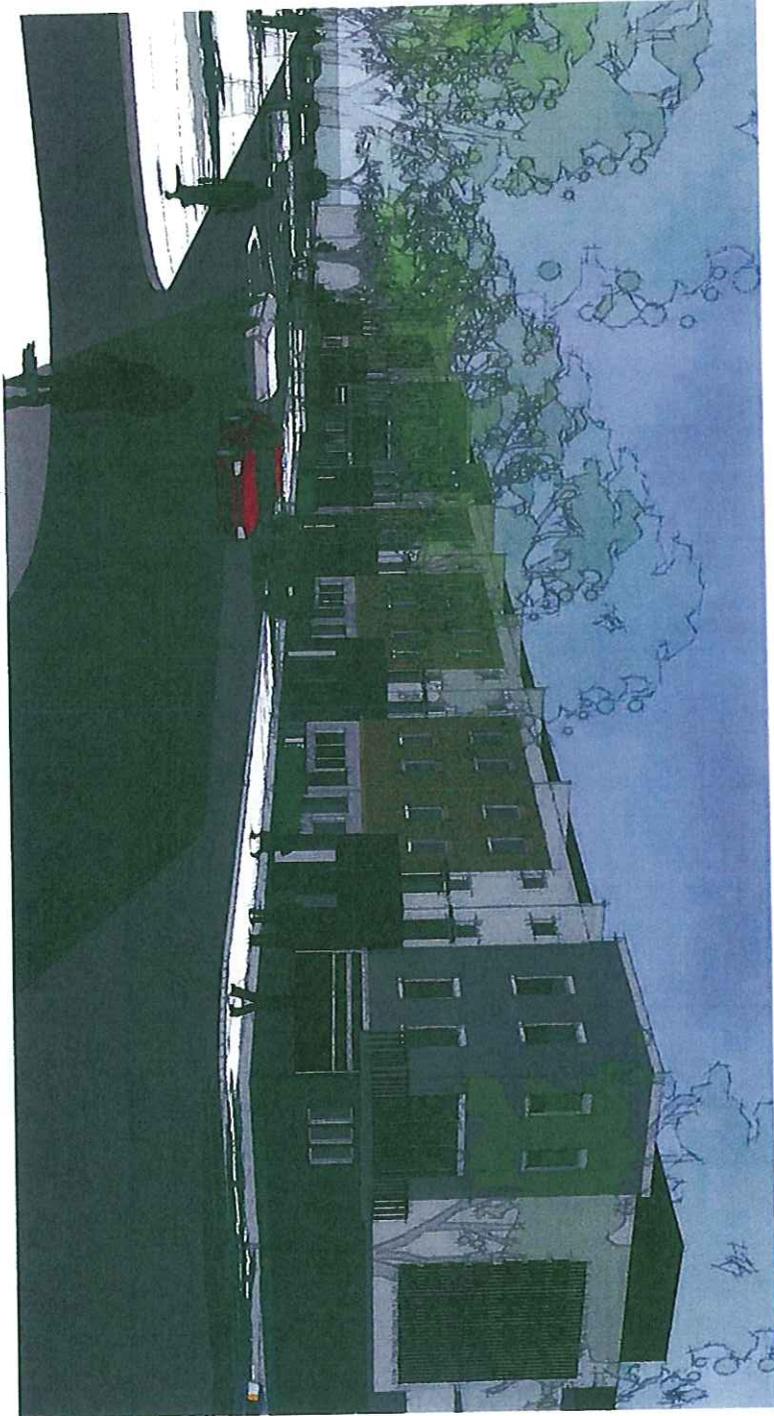


1
perspectives north block @ plaza & 10th street
The Old Crystal Cream & Butter Company for MetroNova Development
commission submittals P07-123/DR07-283
06
AUGUST 01, 2008

Exhibit M: Perspectives: North Block at 10th and D Streets



Exhibit N: Perspectives: D Street Looking Southeast

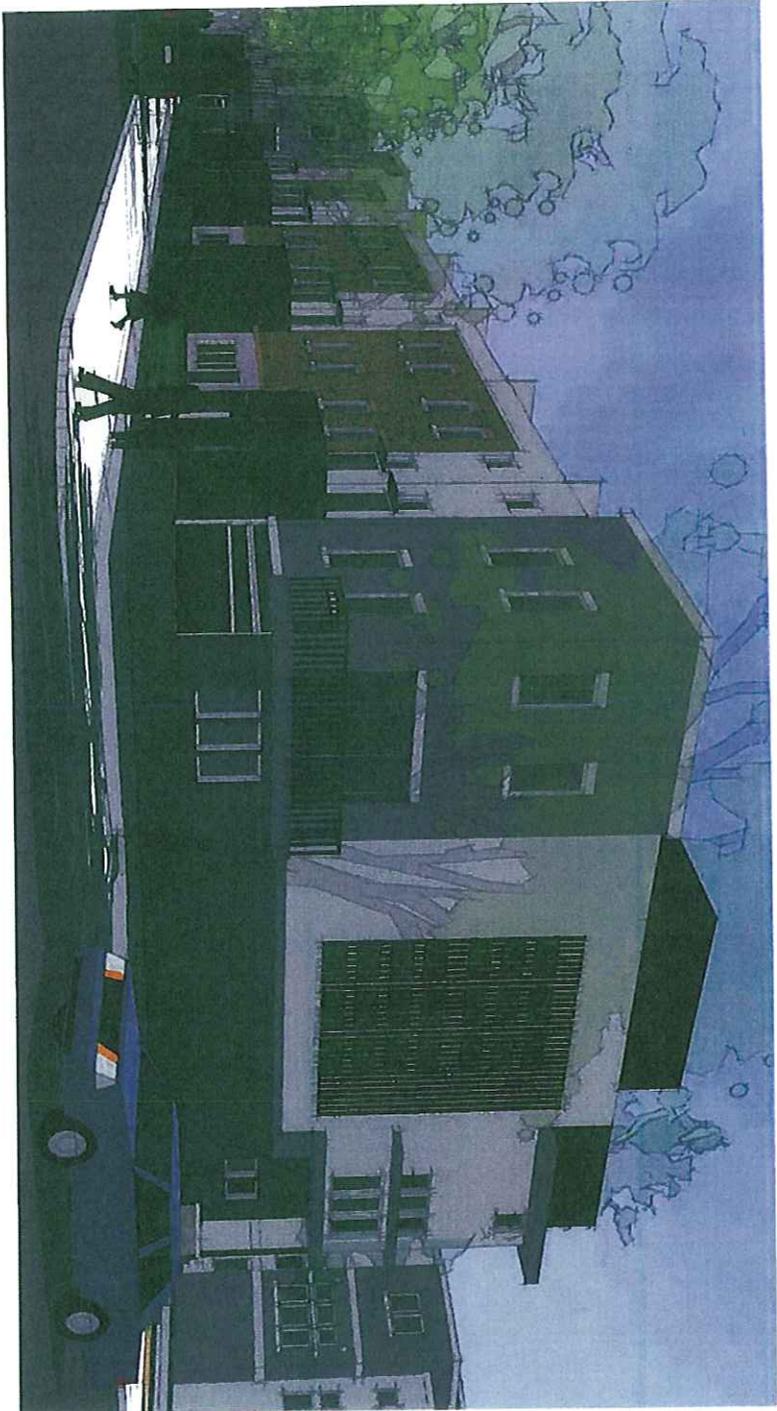



The Old Crystal Cream & Butter Company for MetroNova Development
phone number - 1-800-8-ENTER - SACRAMENTO, CALIFORNIA - 916.554.4111

perspectives-D street @ halfplex units
commission submittals P07-123/DR07-283

08
AUGUST 01, 2008
JAMES SMITH

Exhibit O: Perspectives: South Block at D Street

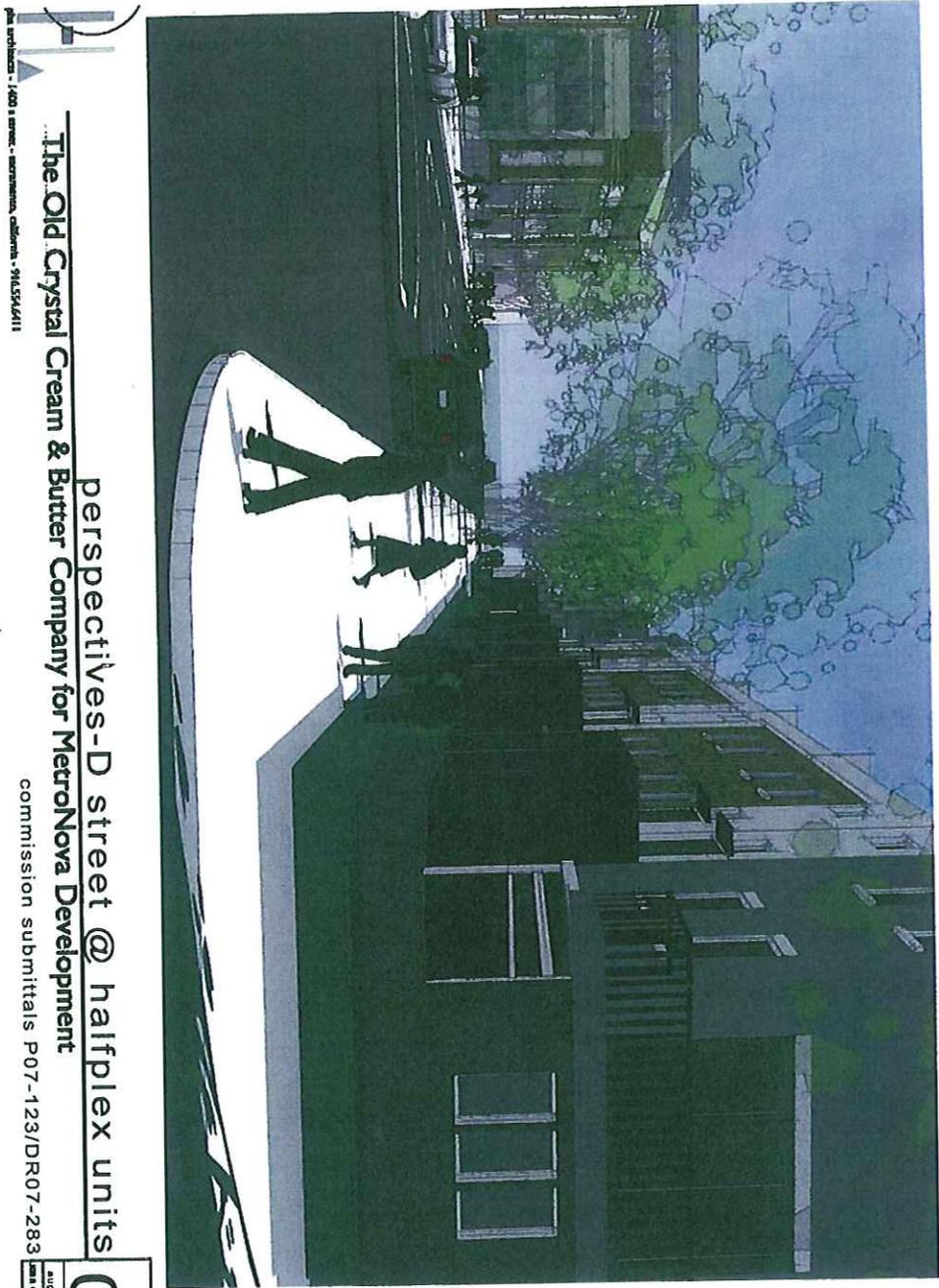



 The Old Creamery & Butter Company for MetroNova Development
 1620 S Street - Sacramento, California - 958344411

perspectives-D street @ halfplex units
 commission submittals P07-123/DR07-283

08
 AUGUST 01, 2008
 2008 0001

Exhibit P: Perspectives: South Block at Halfplex Units and Rowhouses



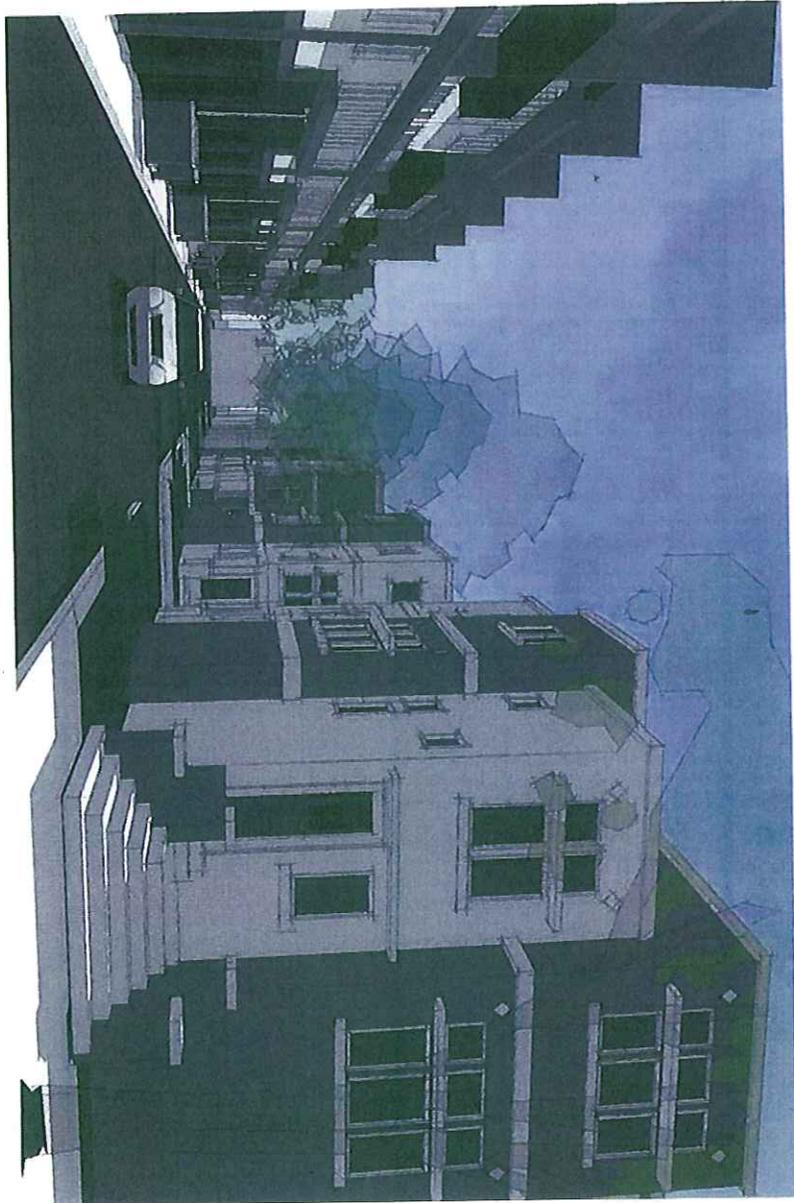
The Old Crystal Cream & Butter Company for MetroNova Development
 commission submittals P07-123/DR07-283
 1400 S Street - Sacramento, California - 958346111

perspectives-D street @ halfplex units

08
August 01, 2008

b

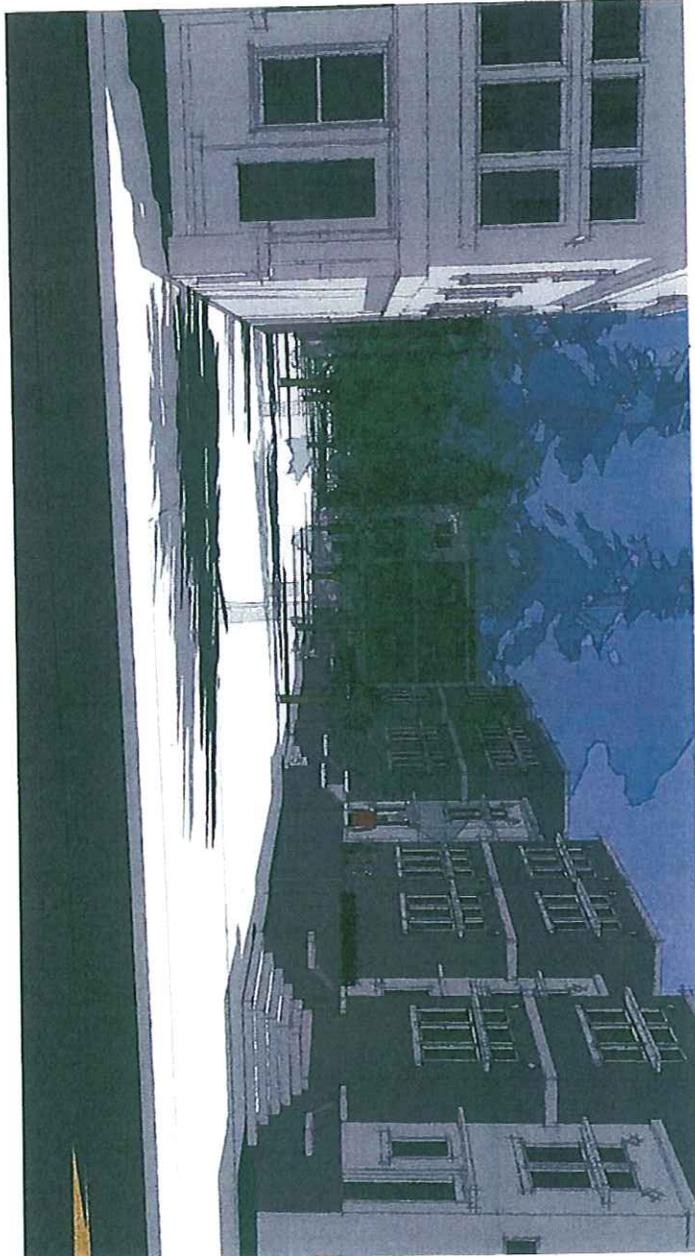
Exhibit Q: Perspectives: South Block at Open Space



perspectives south block @ halfplex units & rowhouses
 The Old Crystal Cream & Butter Company for MetroNova Development
 commission submittals P07-123/DR07-283

<p>09</p> <p>August 01, 2008</p> <p>DATE</p>

Exhibit R: Perspectives: South Block at 10th and E Streets



The Old Crystal Cream & Butter Company for MetroNova Development
park architecture - 1400 9 street - sacramento, california - 916.554.4111

perspectives south block @ park space

commission submittals P07-123/DR07-283

10
August 01, 2008
DATE PLOTTED

Exhibit S: Perspectives: South Block at 11th and E Streets

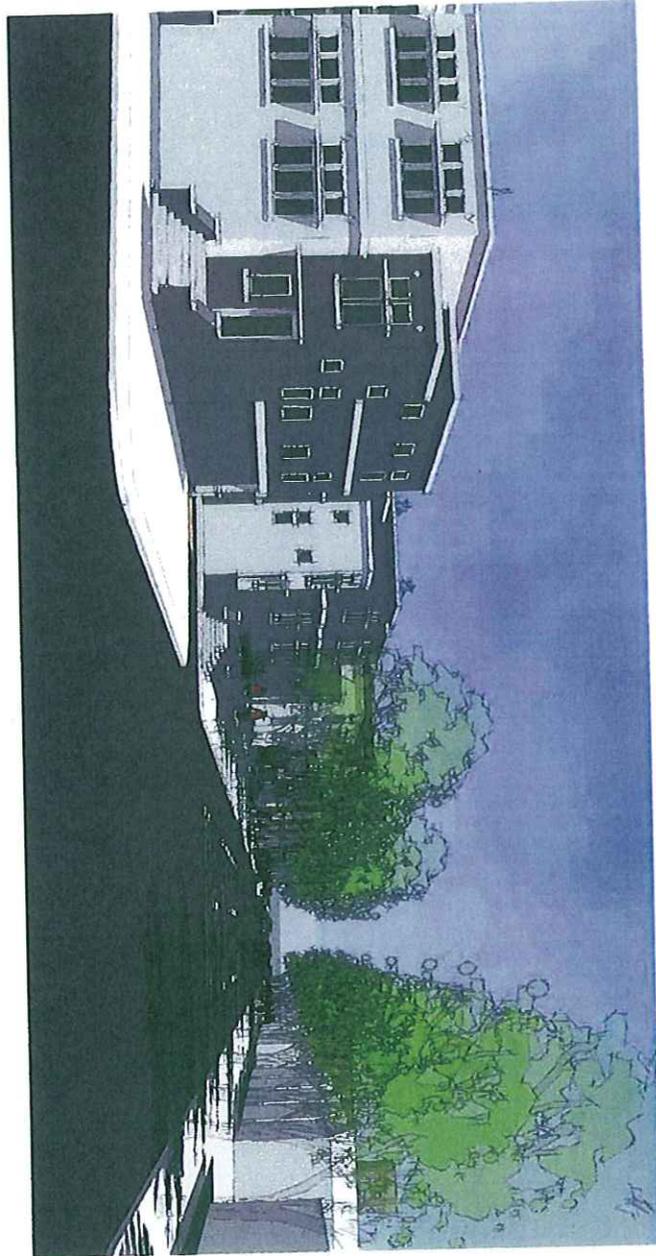


The Old Crystal Cream & Butter Company for MetroNova Development
1400 S Street - Sacramento, California - 95834-4111

perspectives south block @ 10th & E streets
commission submittals P07-123/DR07-283

11
August 01, 2008

Exhibit T: Perspectives: South Block at 11th Street and Open Space



1400 9 street - sacramento, california - 95834411

perspectives south block @ 11th & E streets
The Old Crystal Cream & Butter Company for MetraNova Development

commission submittals P07-123/DR07-283

12
August 01, 2008
Rev 0

Exhibit U: Perspectives: South Block at D Street Looking Southwest

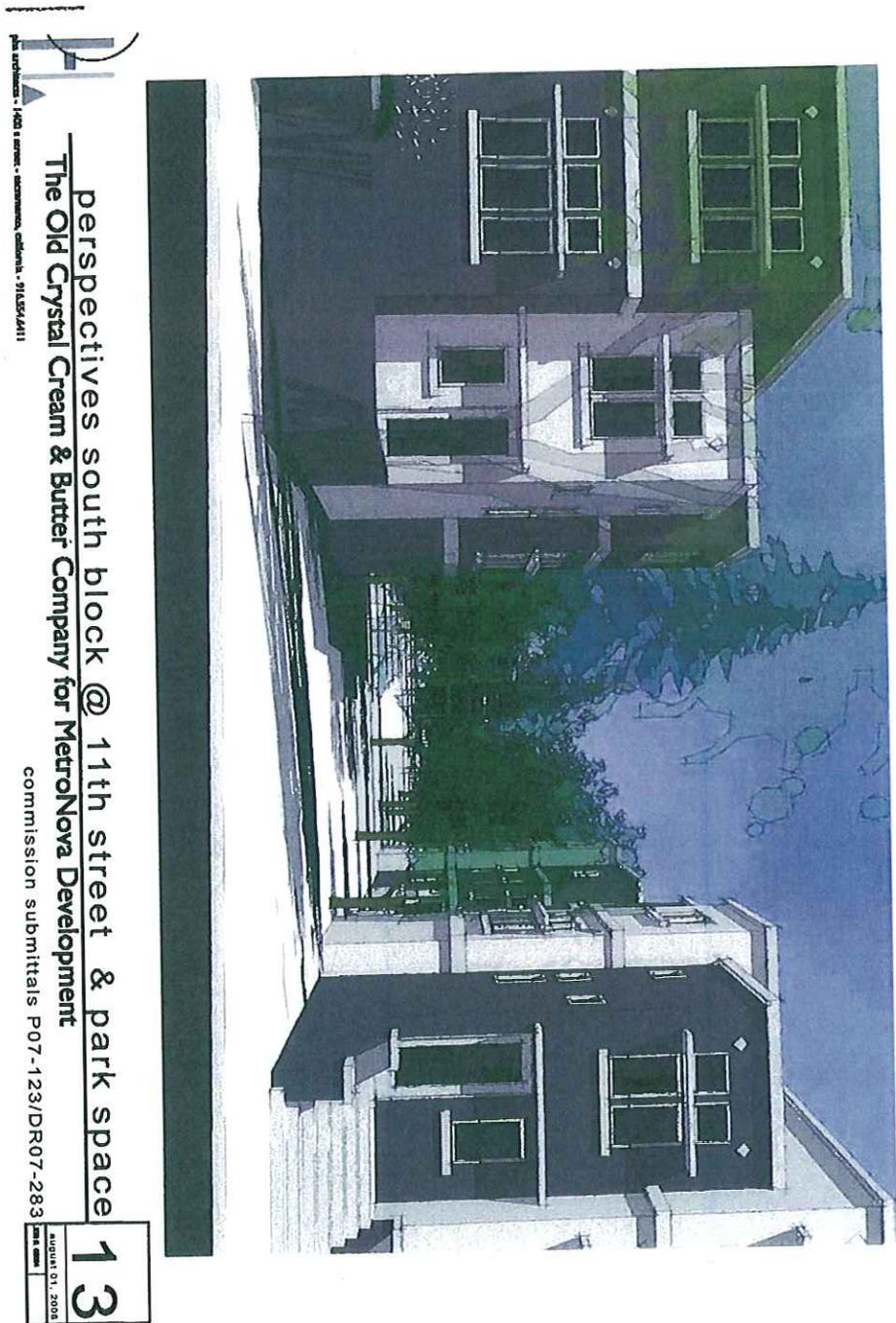
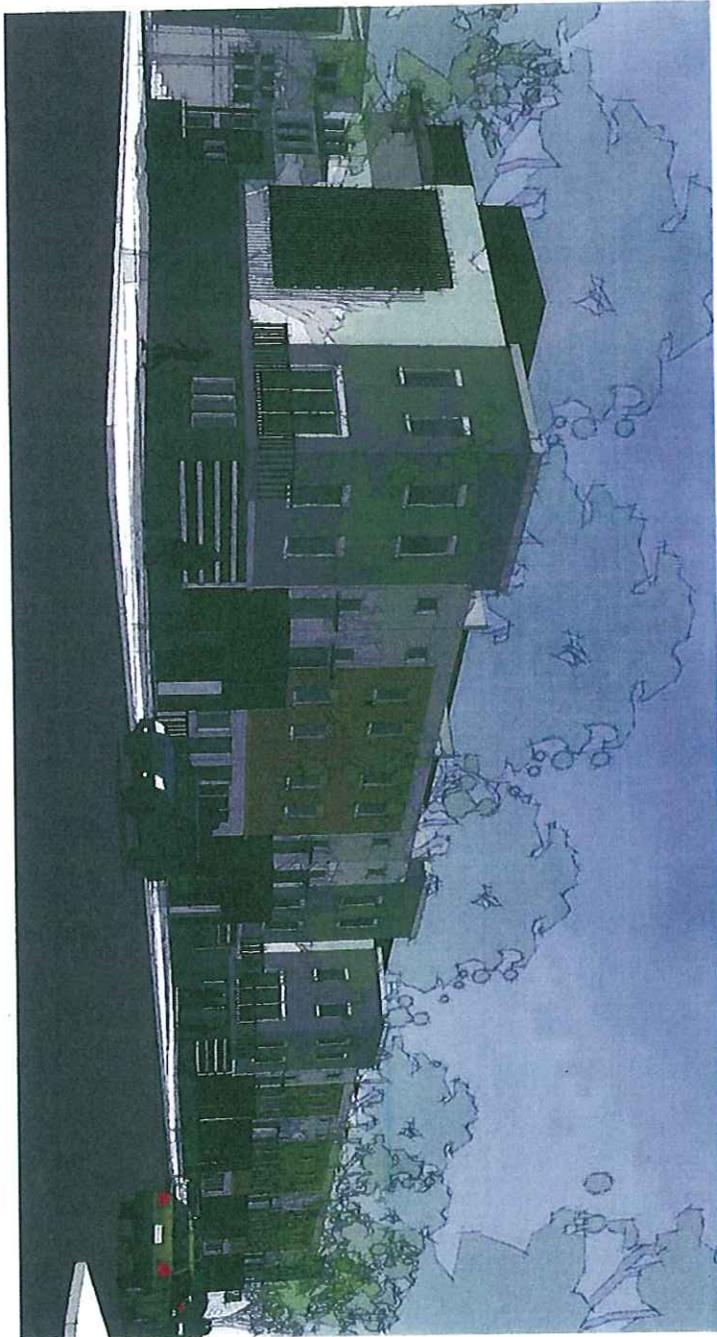


Exhibit V: North Block: Rail Yard Loft Elevations




The Old Crystal Cream & Butter Company for MetroNova Development
perspectives-D street @ halfplex units
commission submittals P07-123/DR07-283
14
AUGUST 01, 2008
DATE PLOTTED

Exhibit W: North Block: Rail Yard Loft Building Plans

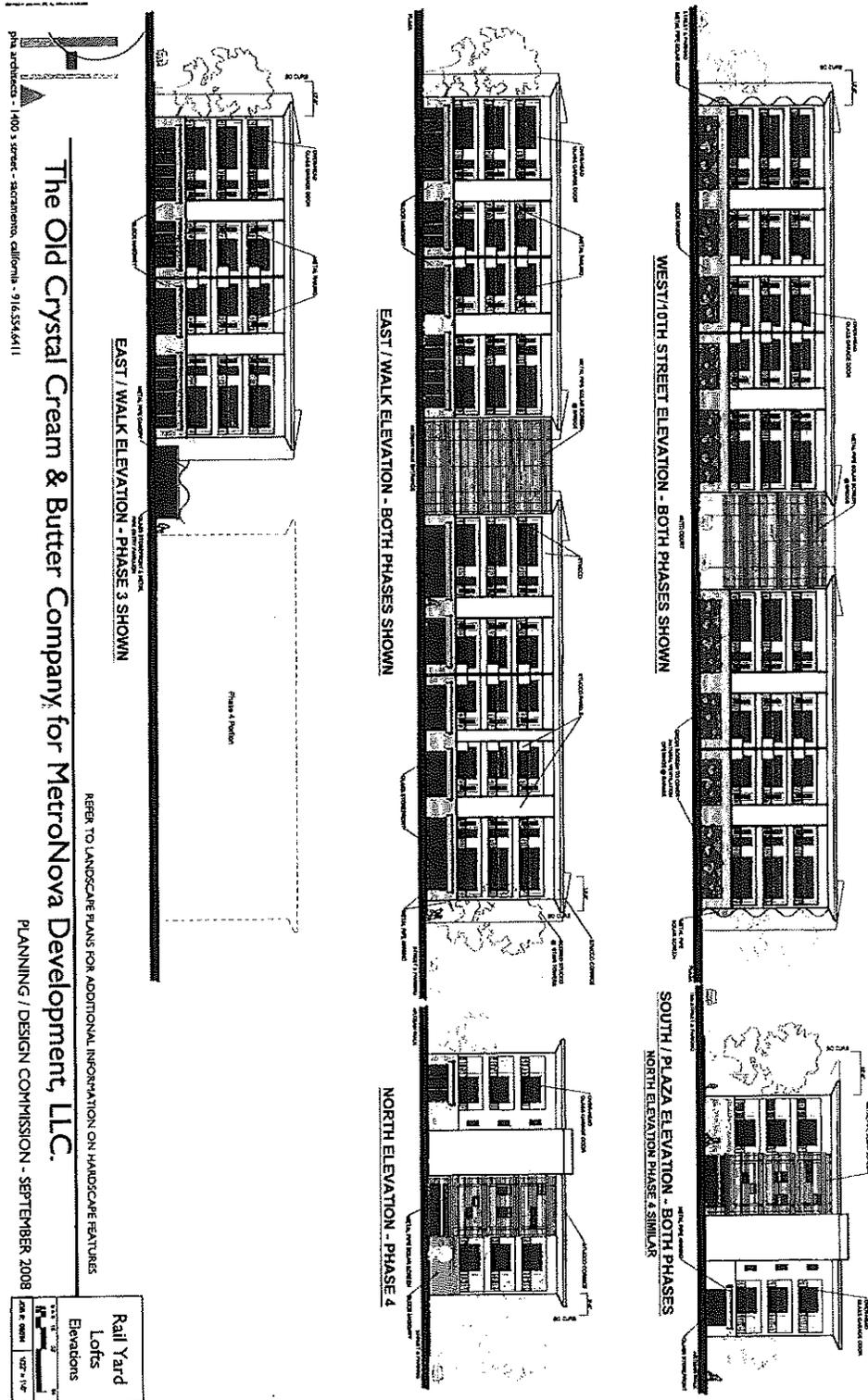


Exhibit X: North Block: Rail Yard Loft Phasing Plan

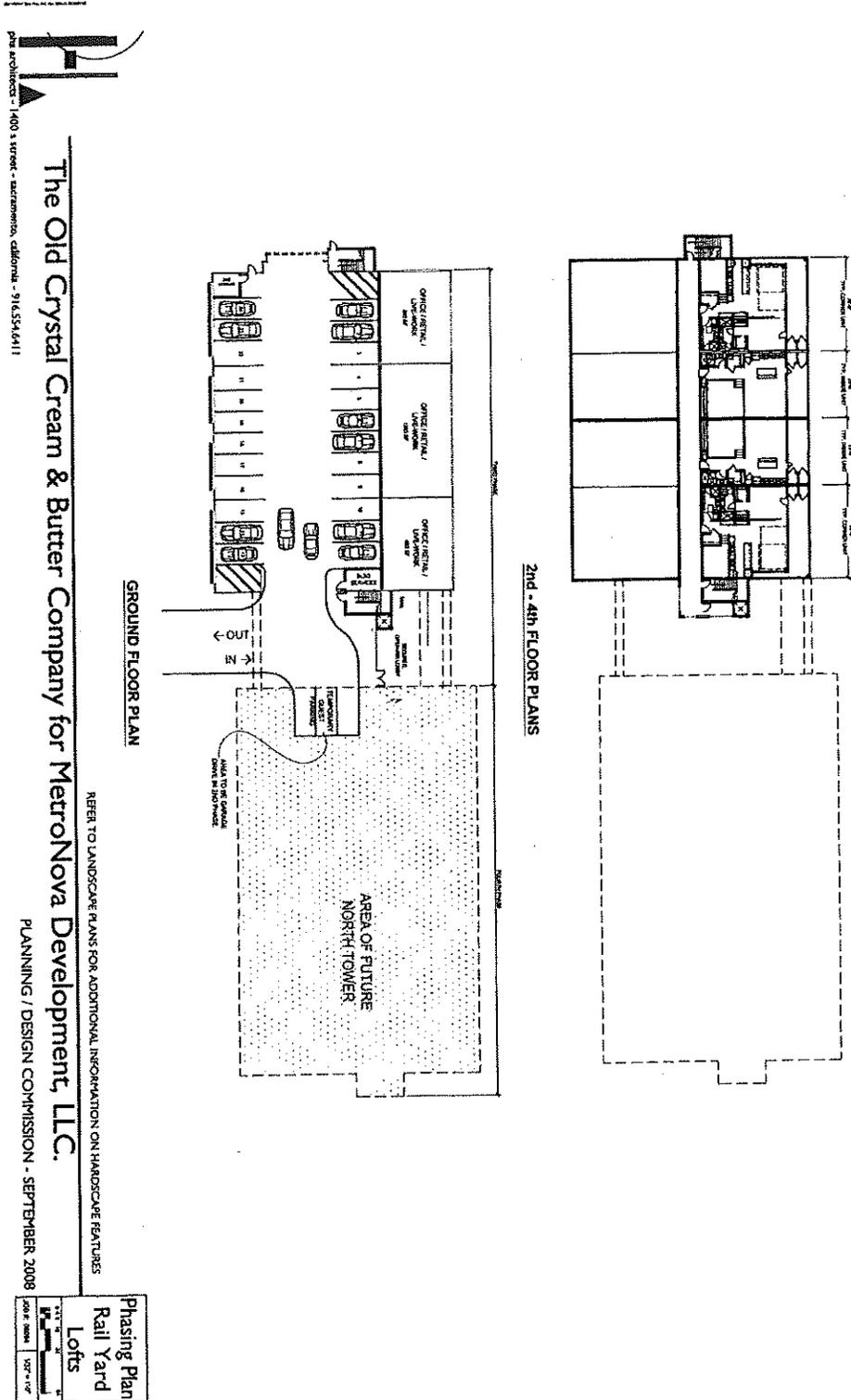


Exhibit Y: North Block: Mills Loft Elevations

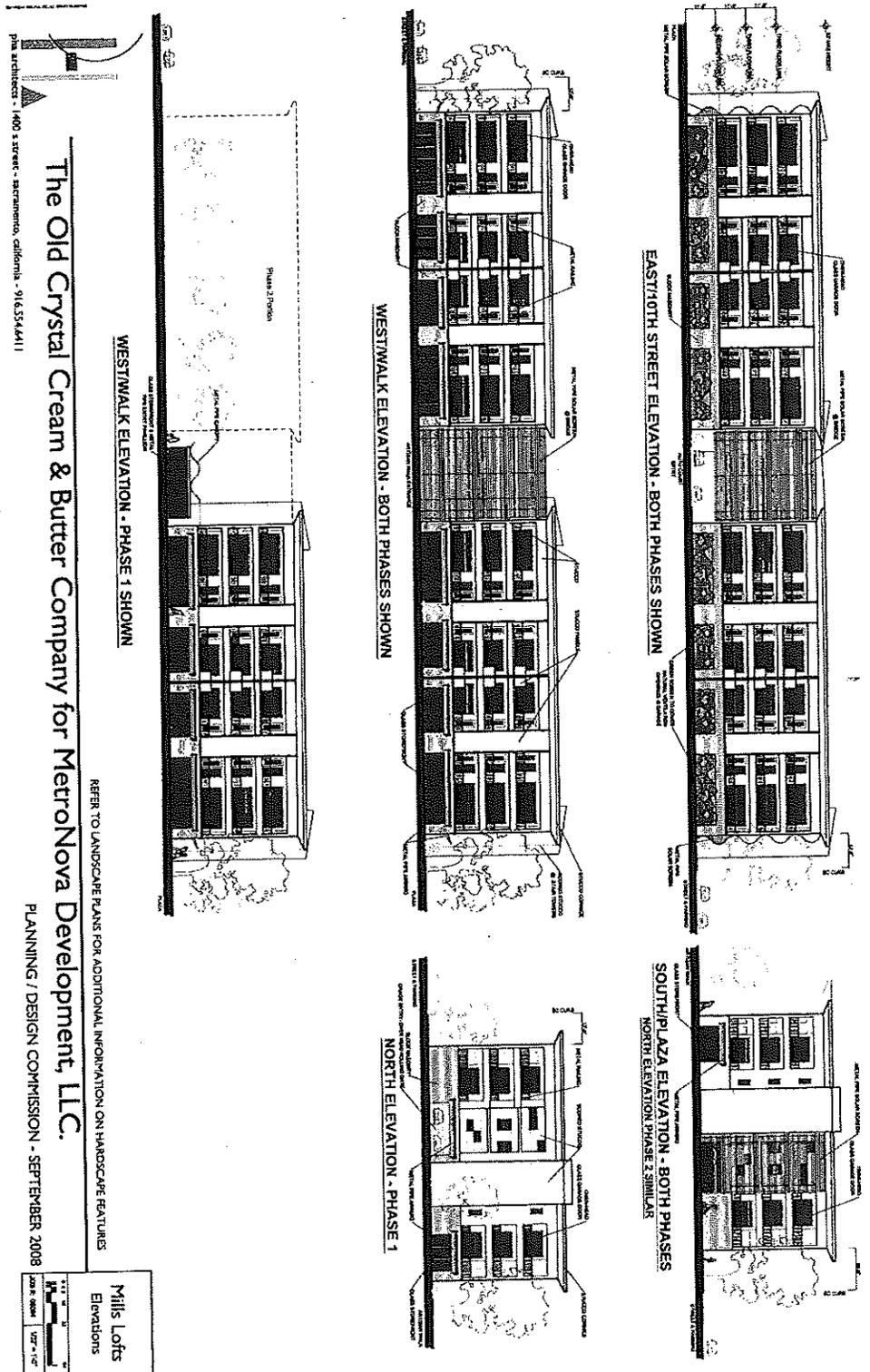
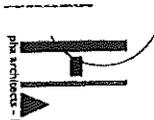


Exhibit Z: North Block: Mills Loft Building Plans



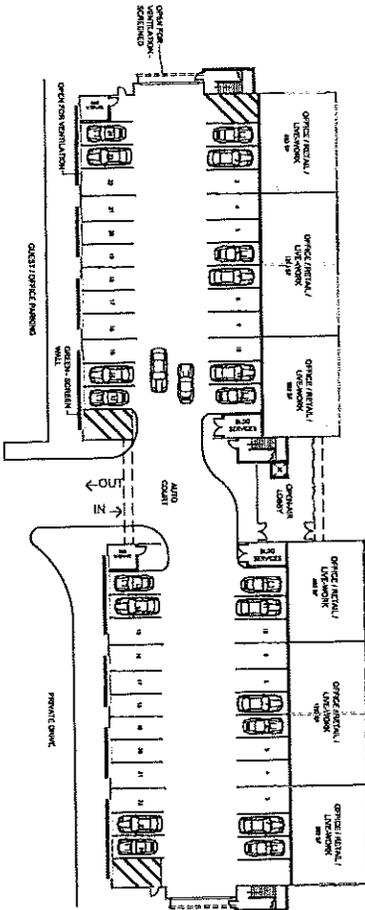
H.A. architects - 1401 S Street - Sacramento, California - 916.554.6411

The Old Crystal Cream & Butter Company for MetroNova Development, LLC.

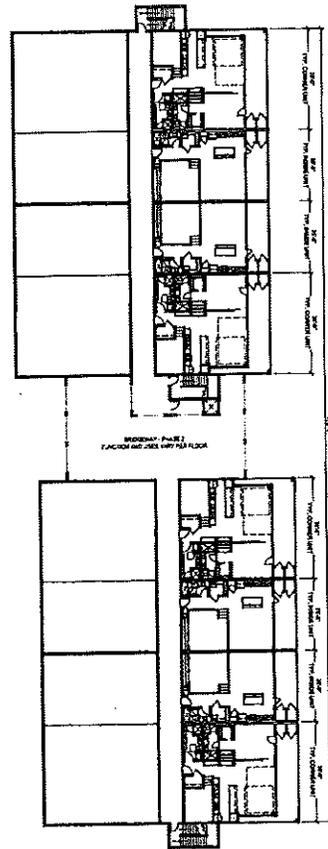
PLANNING / DESIGN COMMISSION - SEPTEMBER 2008

GROUND FLOOR PLAN

REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON LANDSCAPE FEATURES



2nd - 4th FLOOR PLANS



Mills Lofts
Building Plans

1" = 10'

Exhibit AA:North Block: Mills Loft Phasing Plan



The Old Crystal Cream & Butter Company for MetroNova Development, LLC.
REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON HANDSCAPE FEATURES
PLANNING / DESIGN COMMISSION - SEPTEMBER 2008

Phasing Plan
Mills Lofts

DATE: 08/15/08
DRAWN BY: [signature]

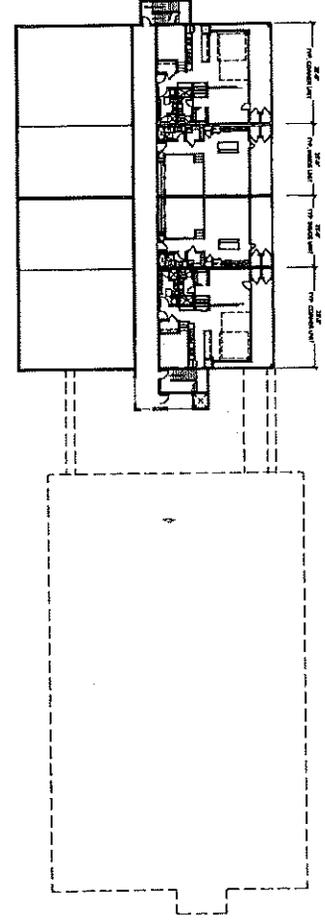
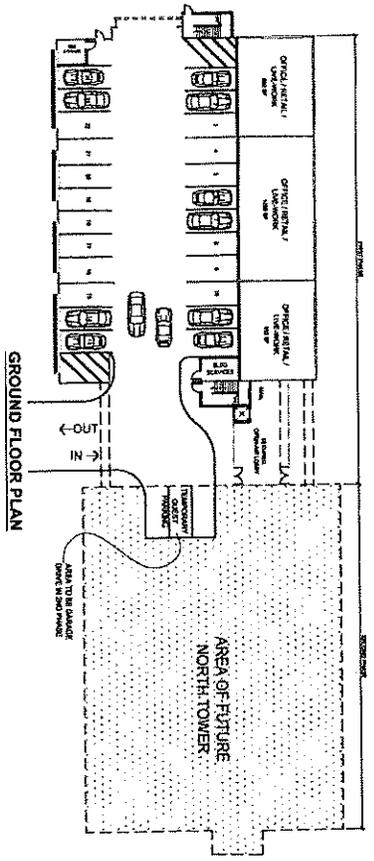
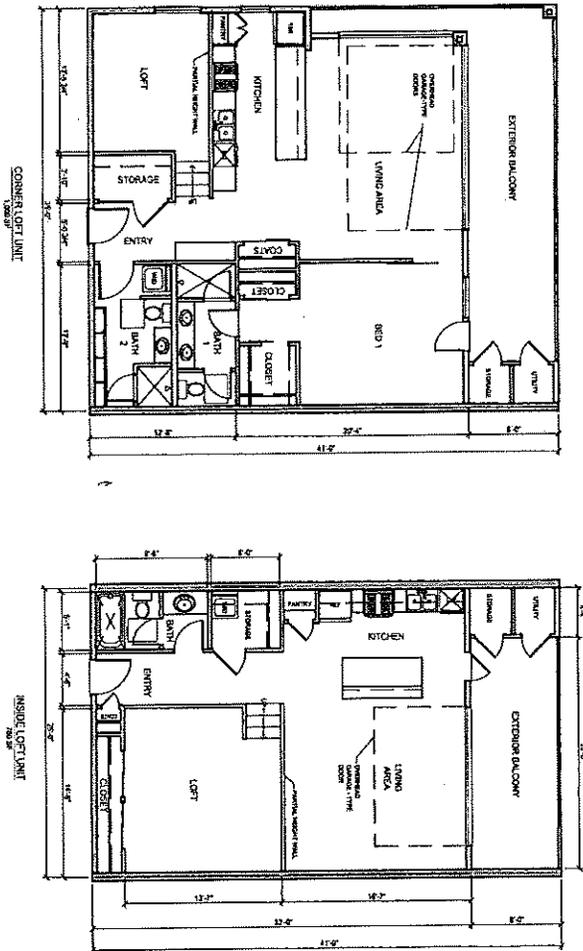


Exhibit BB: North Block: Rail Yard and Mills Loft Unit Plans



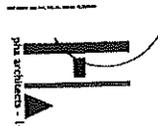
The Old Crystal Cream & Butter Company for MetroNova Development, LLC.

REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON HARDSCAPE FEATURES.

PLANNING / DESIGN COMMISSION - SEPTEMBER 2008

Railyard / Mills
/ D St. Lofts
Unit Plans
1/2" = 1'-0"

Exhibit DD: North Block: D Street Loft Building Plans



THE OLD CRYSTAL CREAM & BUTTER COMPANY - 400 S STREET - SACRAMENTO, CALIFORNIA - 956546411

The Old Crystal Cream & Butter Company for MeronoVa Development, LLC.

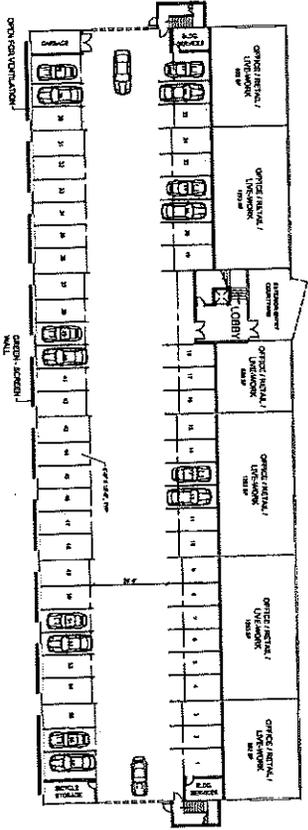
REFERS TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON HARDSCAPE FEATURES

PLANNING / DESIGN COMMISSION - SEPTEMBER 2008

**D Street
Lofts
Building Plans**

DATE: 01/06/09 1:57 PM

GROUND FLOOR PLAN



2ND - 4th FLOOR PLANS

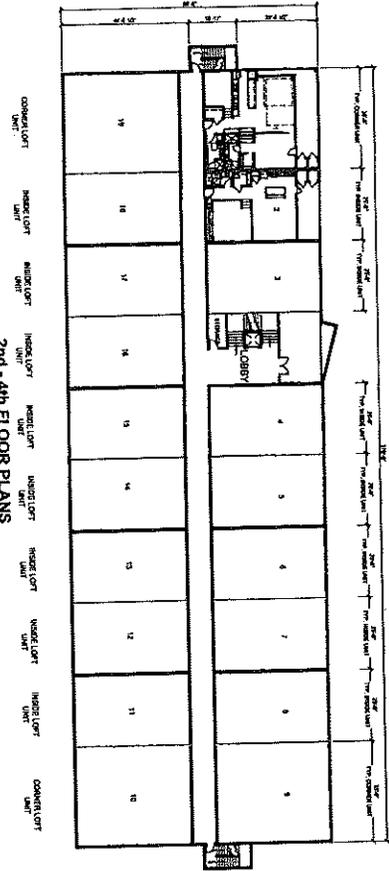


Exhibit EE: North Block: Office Building I Elevation (South and East)

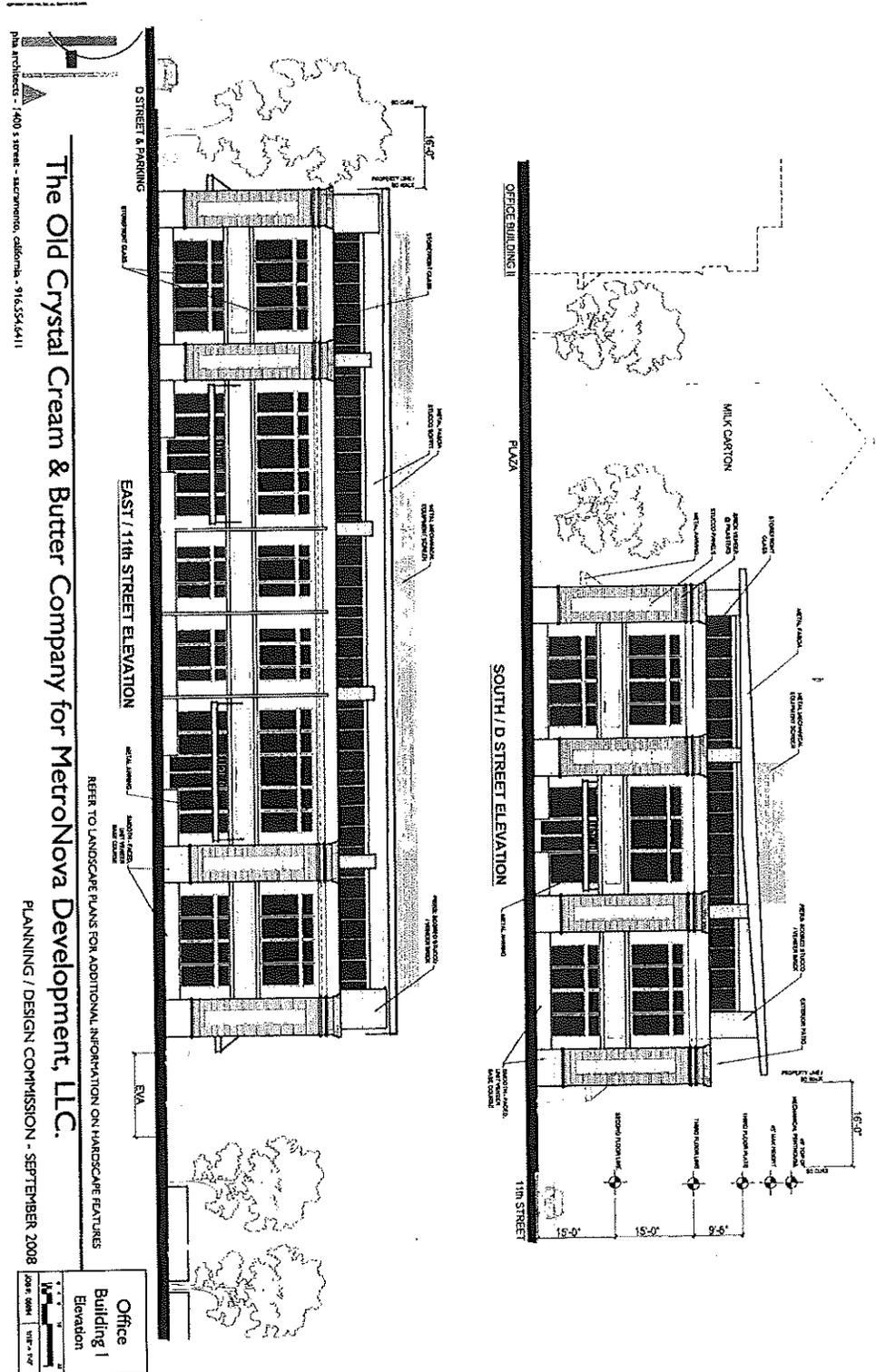


Exhibit GG: North Block: Office Building I First Floor Plan

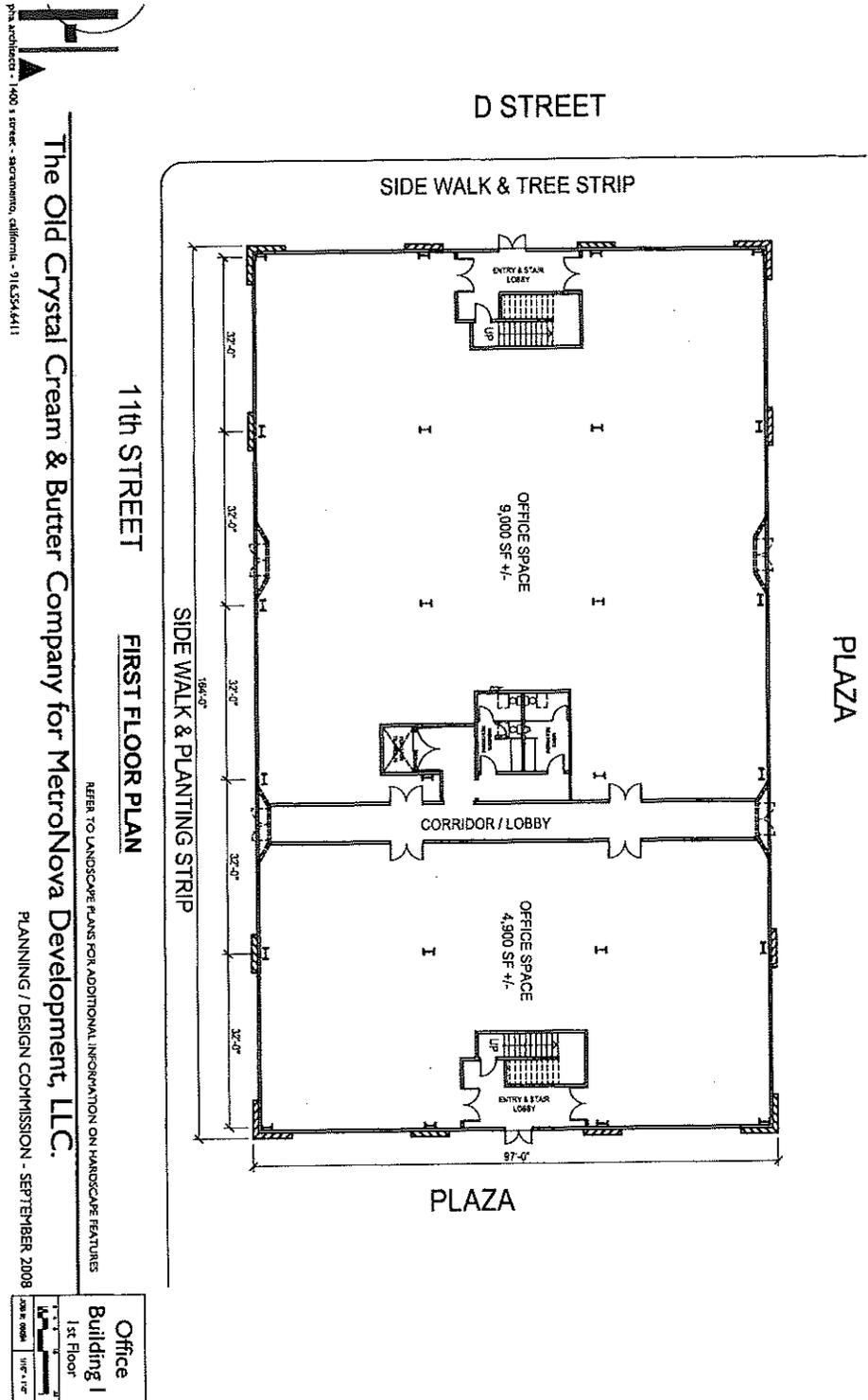
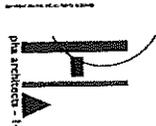


Exhibit HH: North Block: Office Building I Second Floor Plan



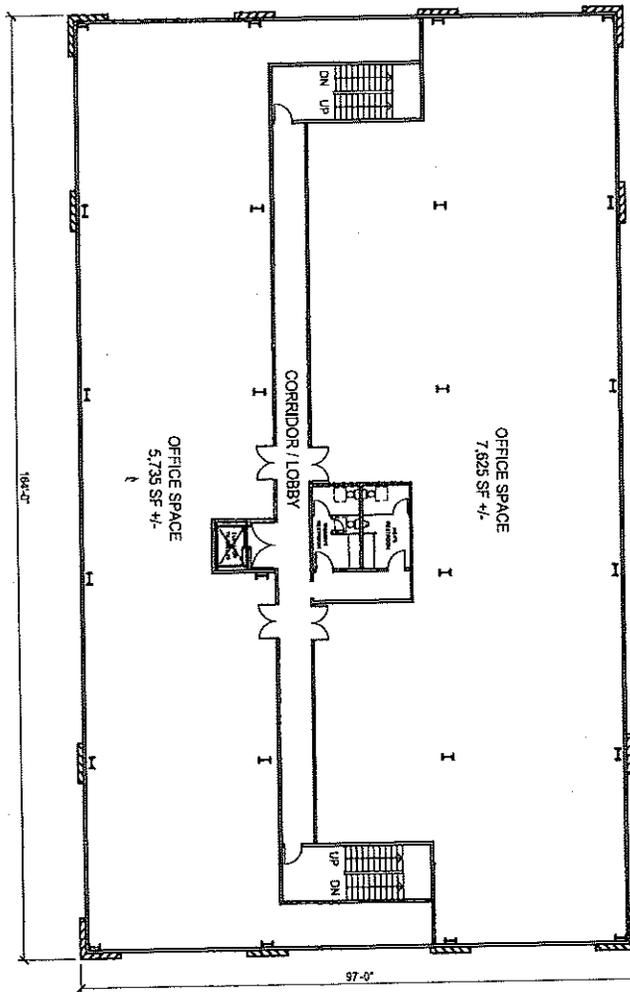
H architects - 1400 s street - sacramento, california - 916.554.6411

The Old Crystal Cream & Butter Company for MetroNova Development, LLC.

PLANNING / DESIGN COMMISSION - SEPTEMBER 2008

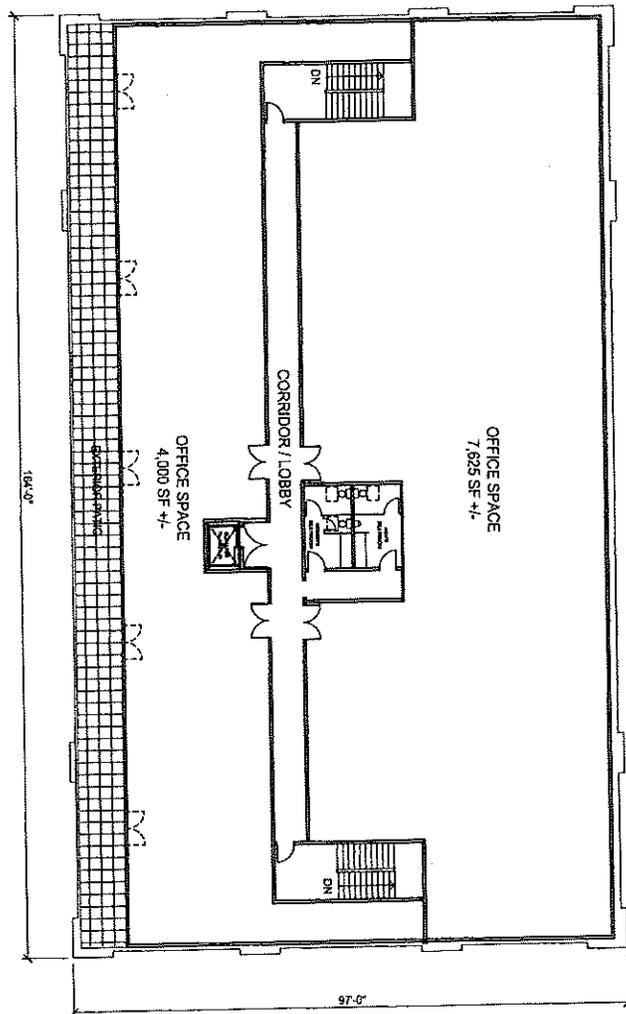
REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON HARDSCAPE FEATURES

SECOND FLOOR PLAN



Office Building I	
2nd Floor	
DATE: 08/08	SCALE: 1/8" = 1'-0"

Exhibit II: North Block: Office Building I Third Floor Plan



THIRD FLOOR PLAN



plm architects - 1400 s street - sacramento, california - 916.554.6411

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Office Building I
3rd Floor
DATE: 01/06/09

Exhibit LL: North Block: Office Building II First Floor Plan

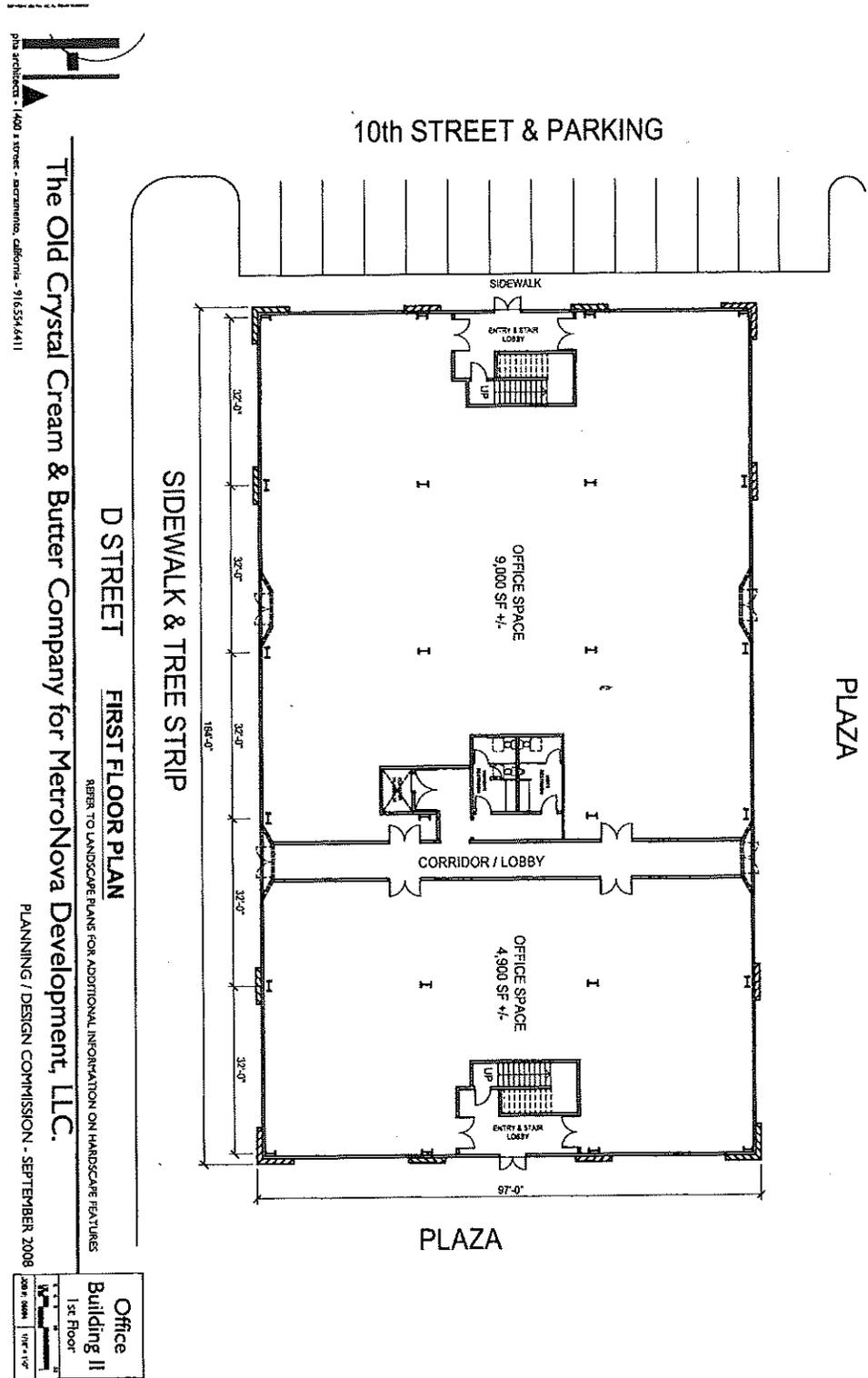
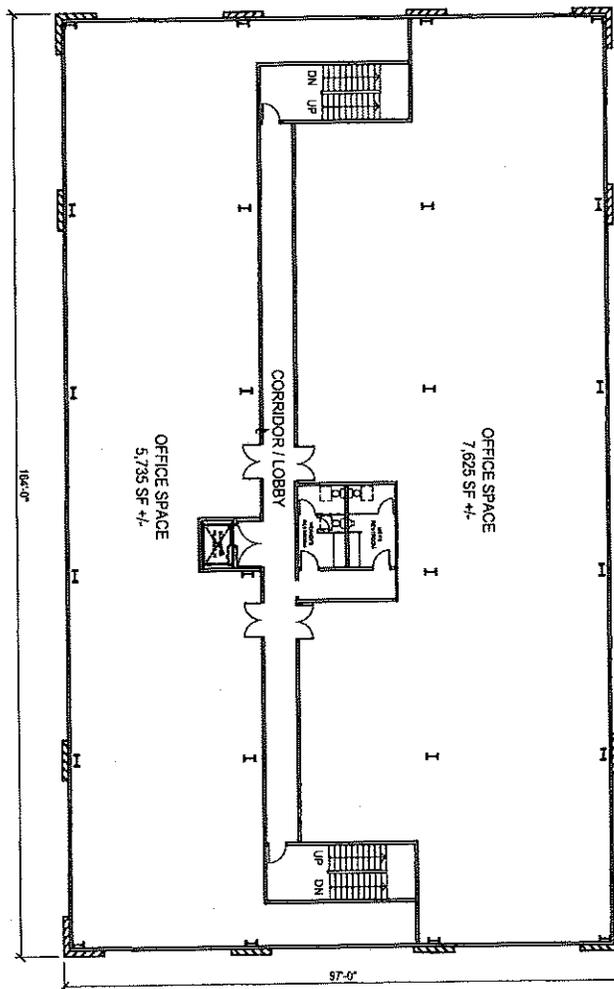


Exhibit MM: North Block: Office Building II Second Floor Plan



SECOND FLOOR PLAN



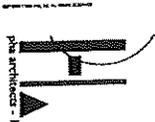
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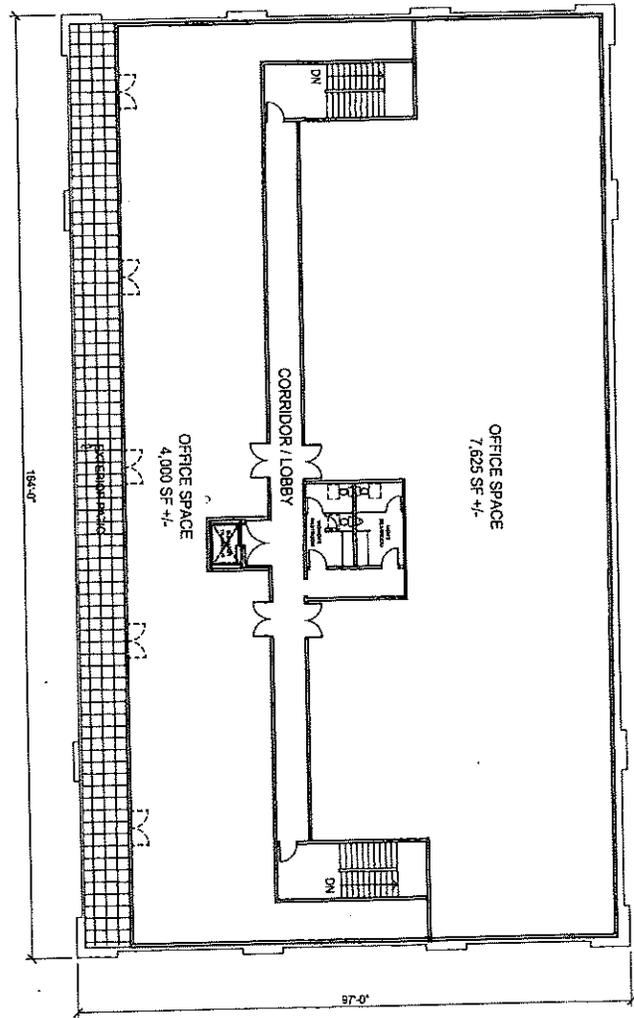
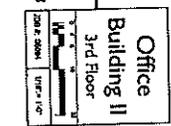
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Office Building II	2nd Floor
DATE: 08/04/08	SCALE: 1/8" = 1'-0"

Exhibit NN: North Block: Office Building II Third Floor Plan

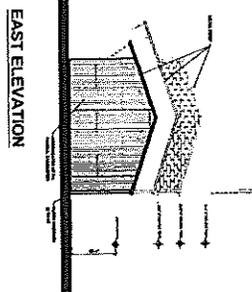
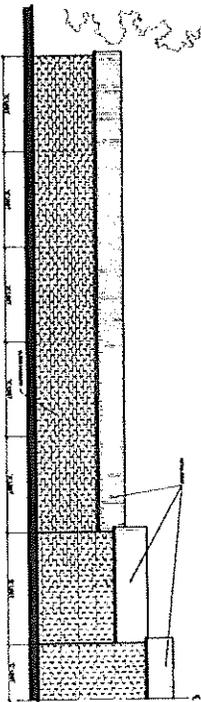
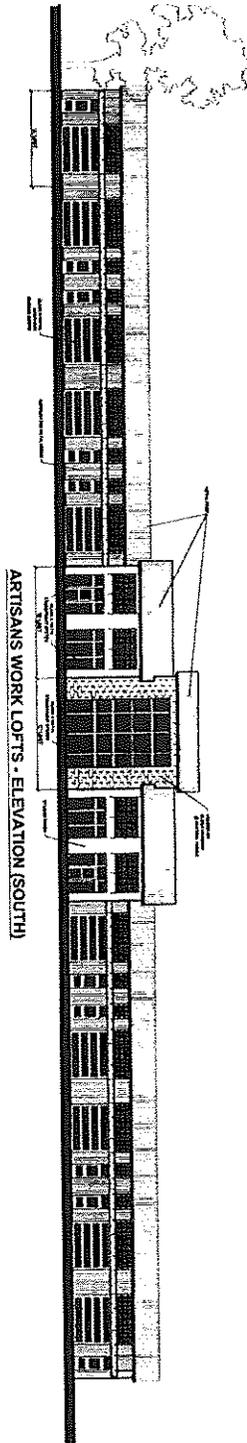
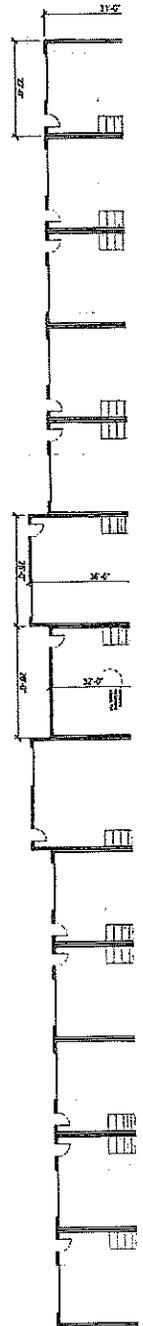


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THIRD FLOOR PLAN

Exhibit OO: North Block: Artisans Work Lofts



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phs architects - 1400 s street - sacramento, california - 916.534.6411

Artisans Work Lofts	
1" = 12'	1/4" = 12'
DATE: 09/08	SCALE: 1/4" = 12'

Exhibit PP: North Block: Caretaker's and Artisans Work Lofts

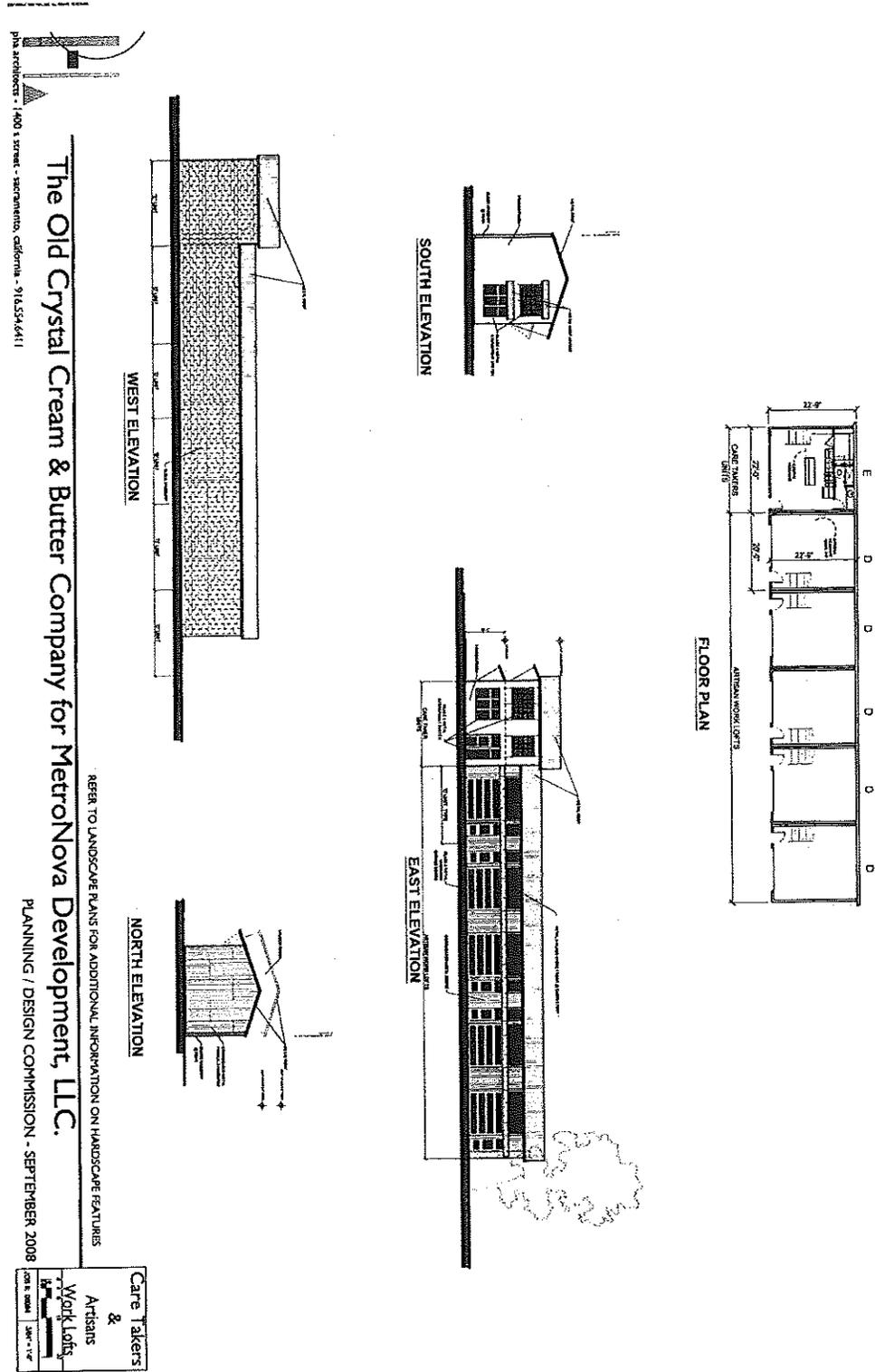


Exhibit QQ: South Block: Halfplex (Lot 9) Elevations (North and South)

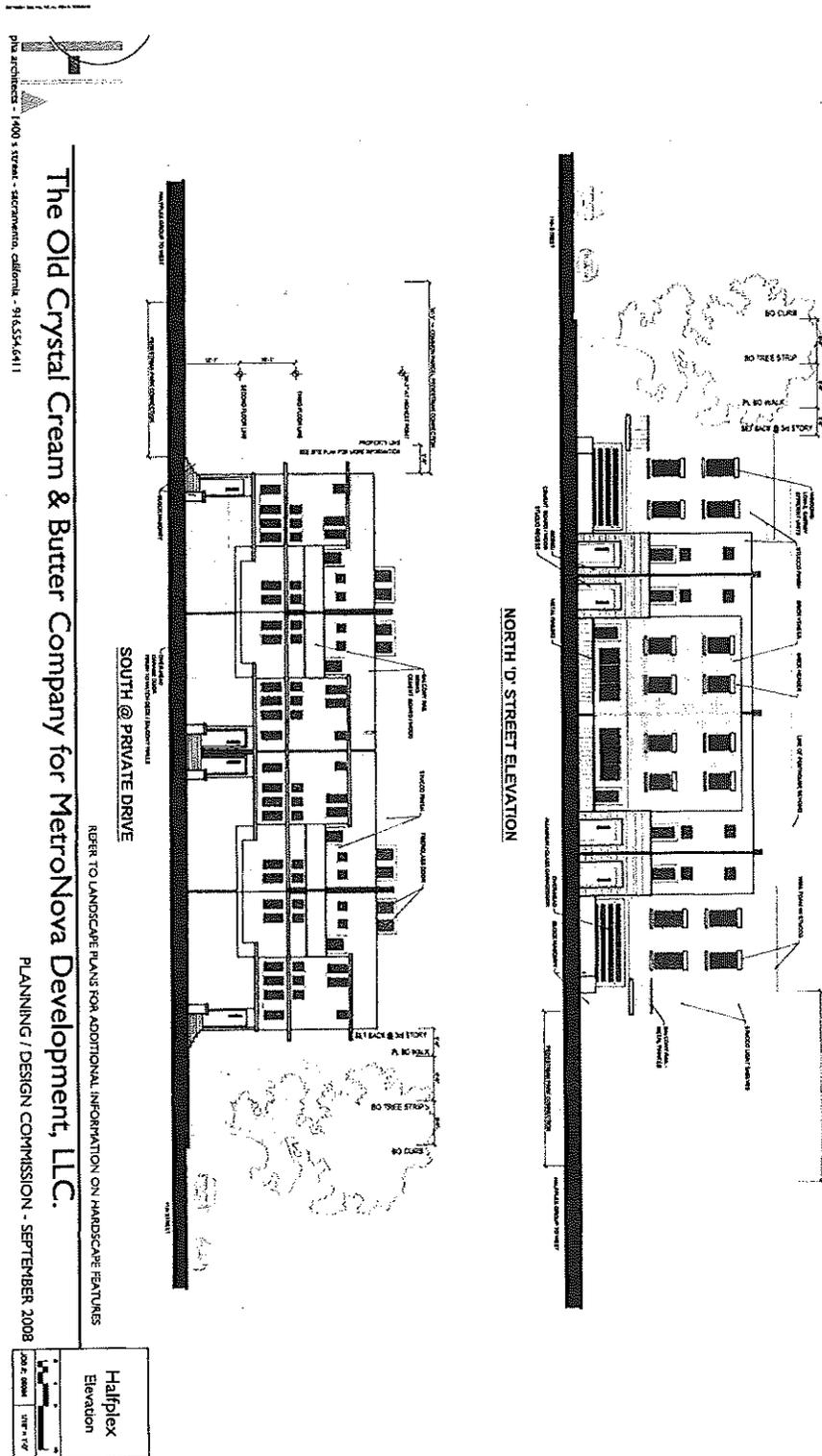


Exhibit RR: South Block: Halfplex (Lot 10) Elevations (North and South)

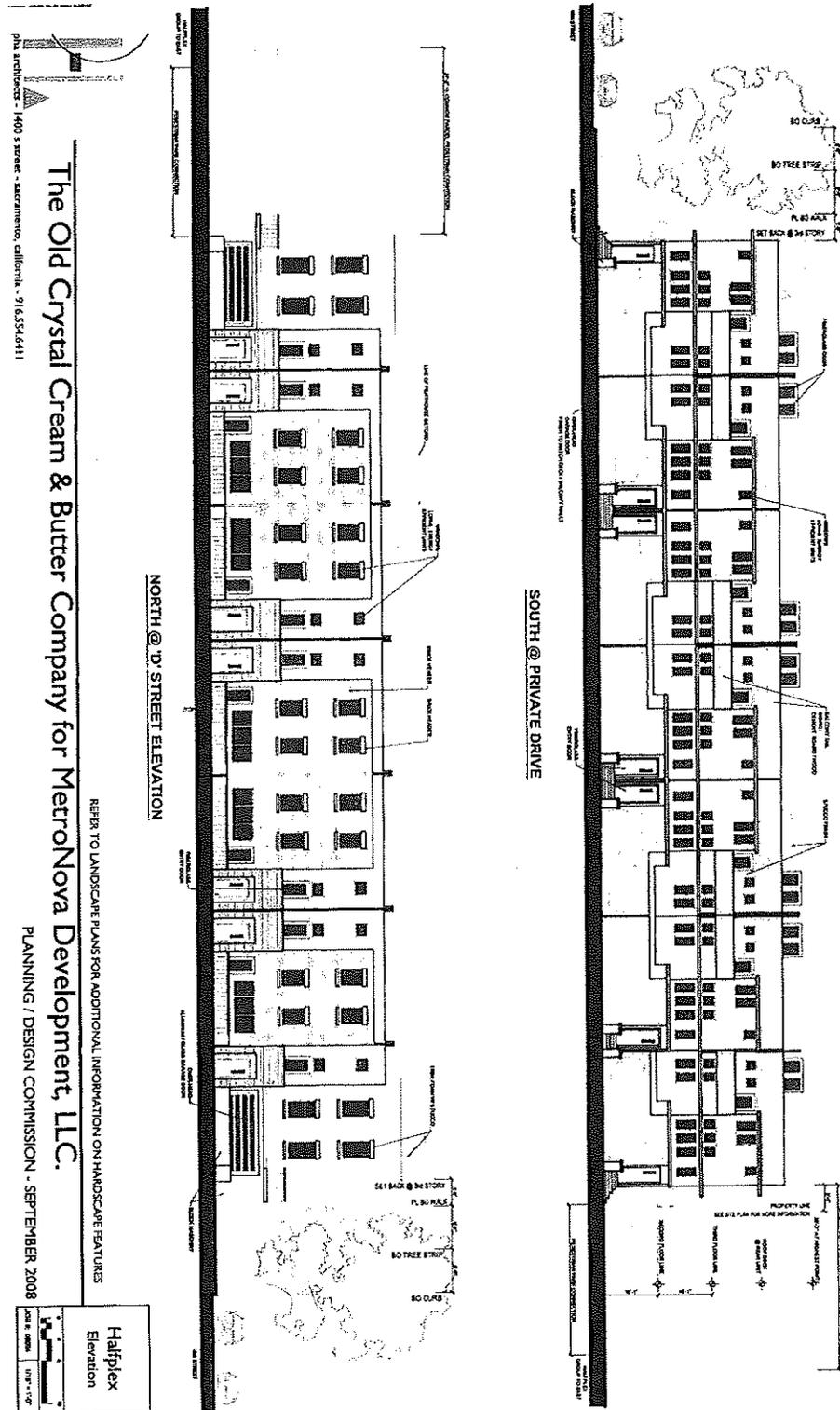


Exhibit SS: South Block: Halfplex (Lots 9-10) Elevations (East and West)

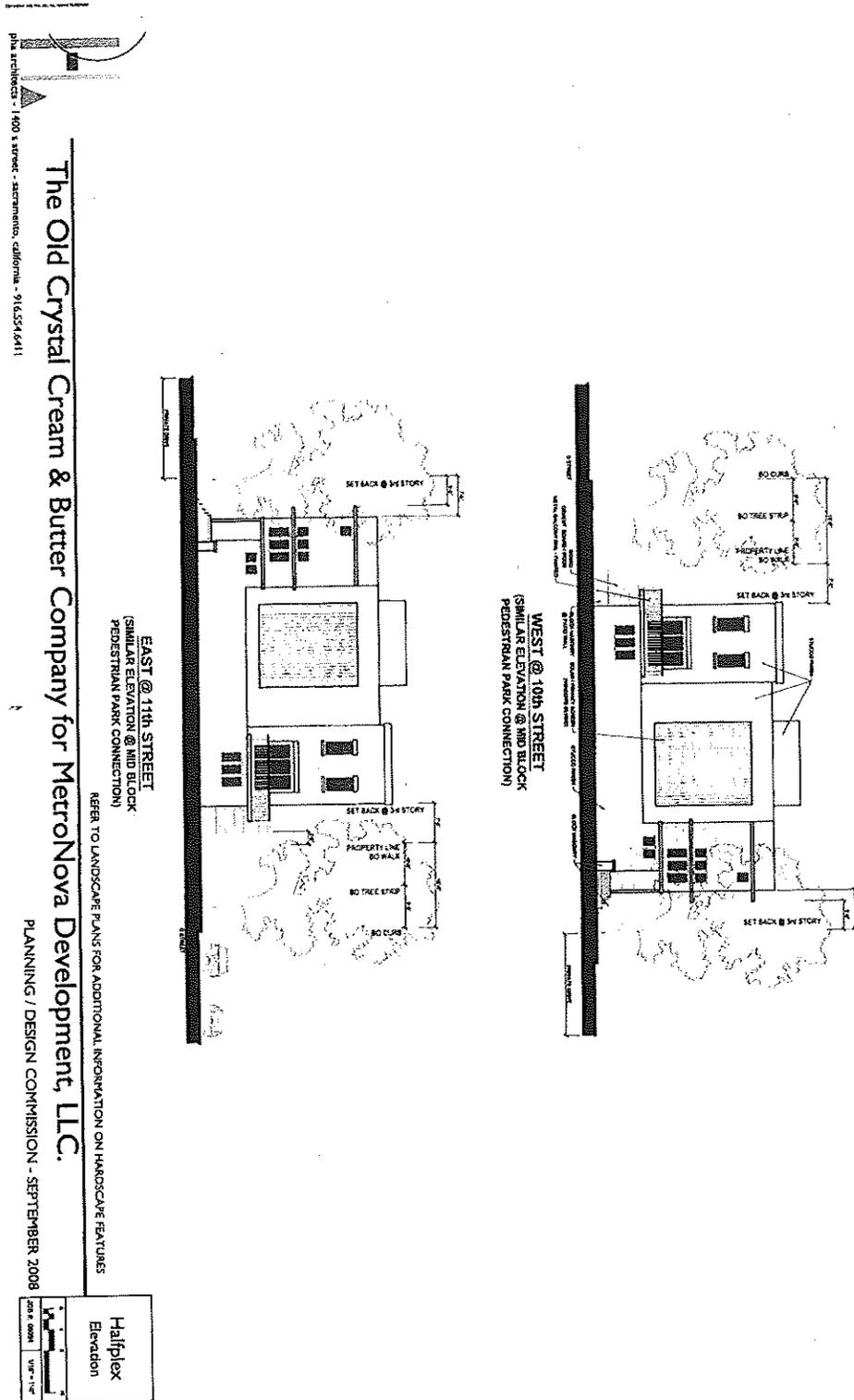


Exhibit TT: South Block: Halfplex (Lots 9-10) Ground Floor Plan

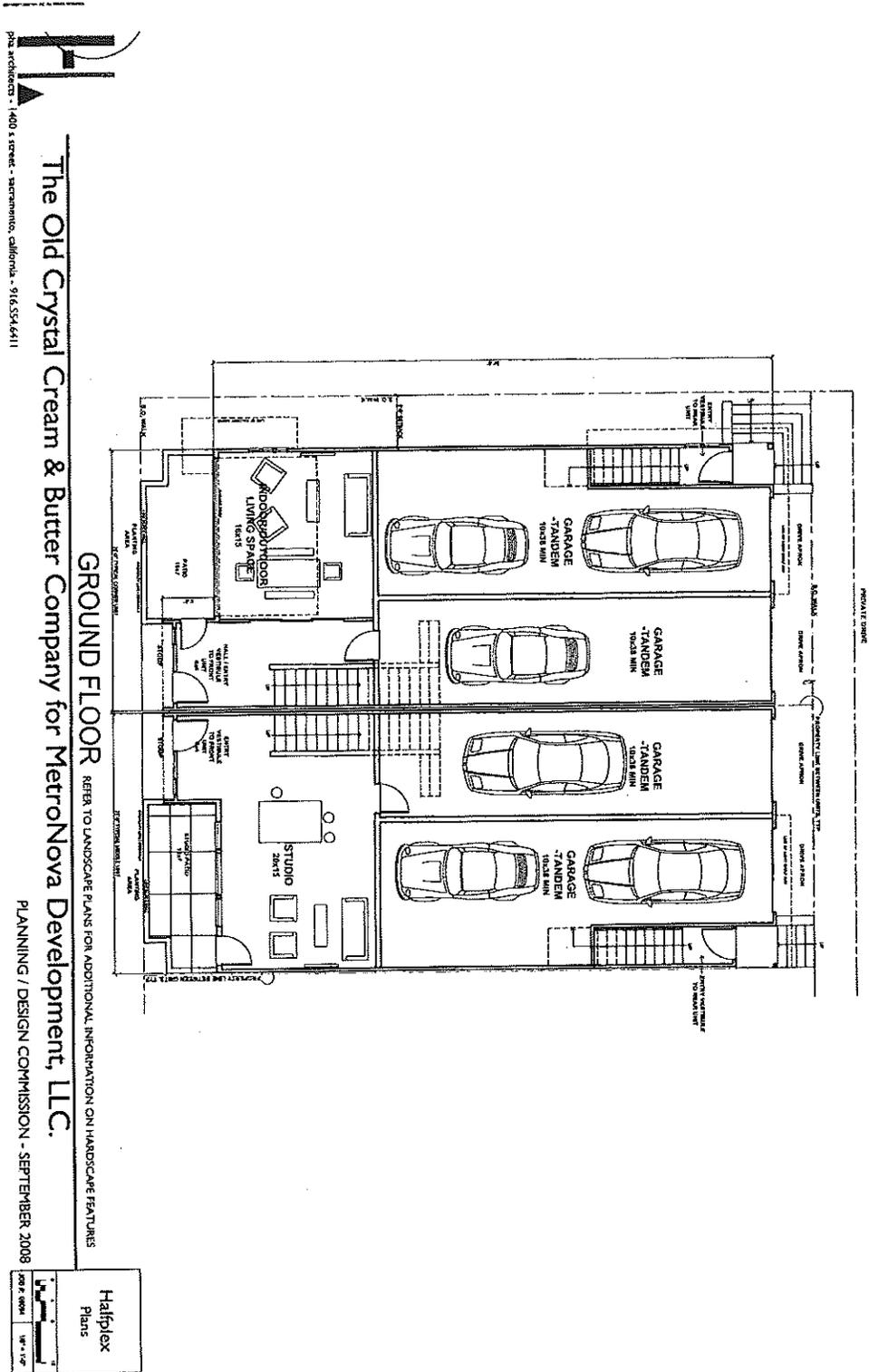


Exhibit UU: South Block: Halfplex (Lots 9-10) Middle Floor Plan



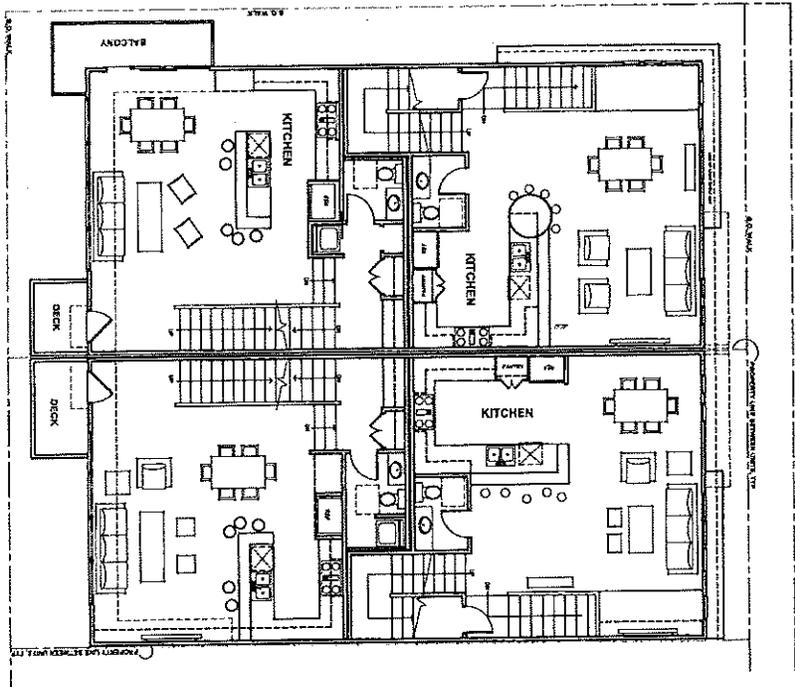
pha architects - 1400 s street - sacramento, california - 916.534.6411

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MIDDLE FLOOR

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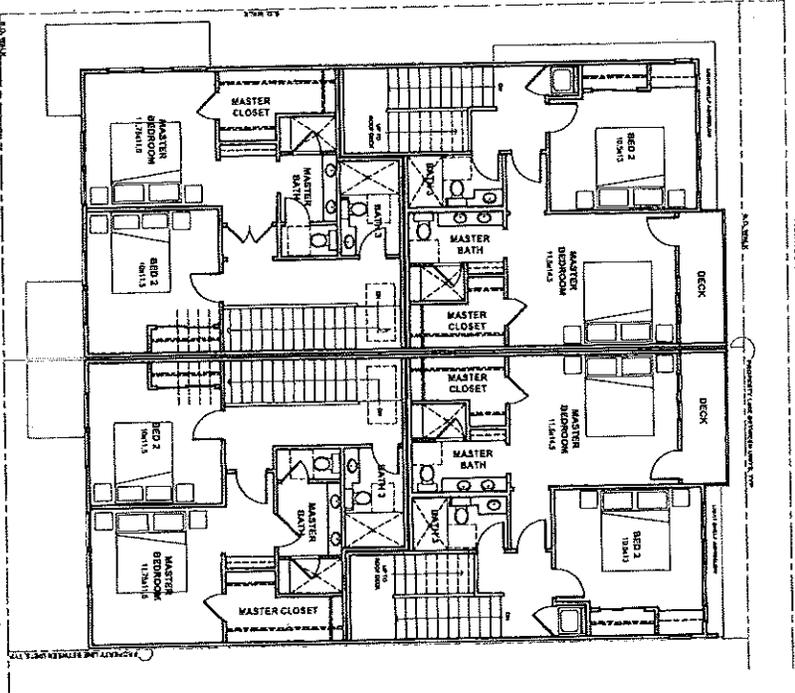
Halfplex Plans

DATE: 06/08

1" = 1'-0"

Exhibit VV: South Block: Halfplex (Lots 9-10) Upper Floor Plan

H
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Halfplex
 Plans
 1/8" = 1'-0"

Exhibit WW: South Block: Halfplex (Lots 9-10) Roof/Deck

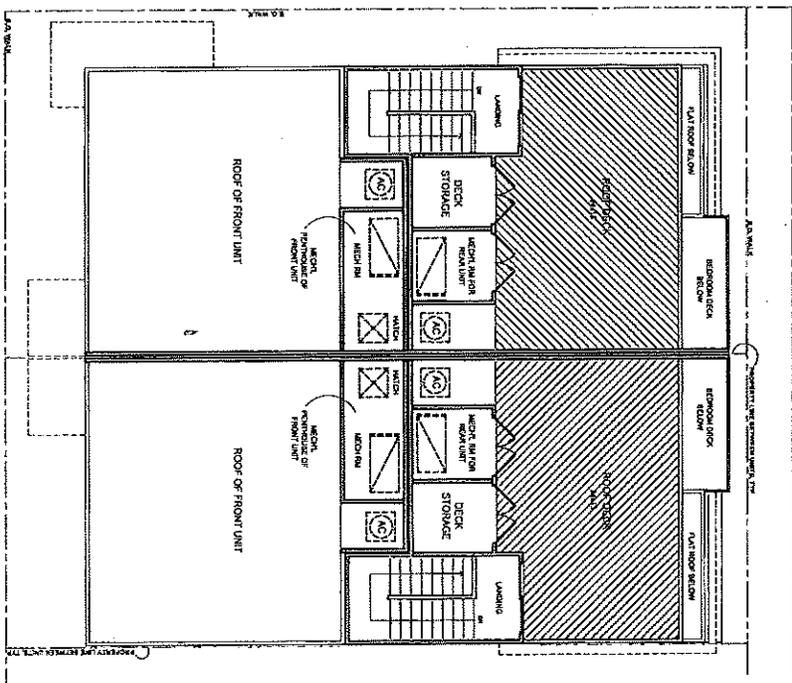


H&A architects - 1400 4 street - sacramento, california - 9163541411

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ROOF/DECK REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON LANDSCAPE FEATURES

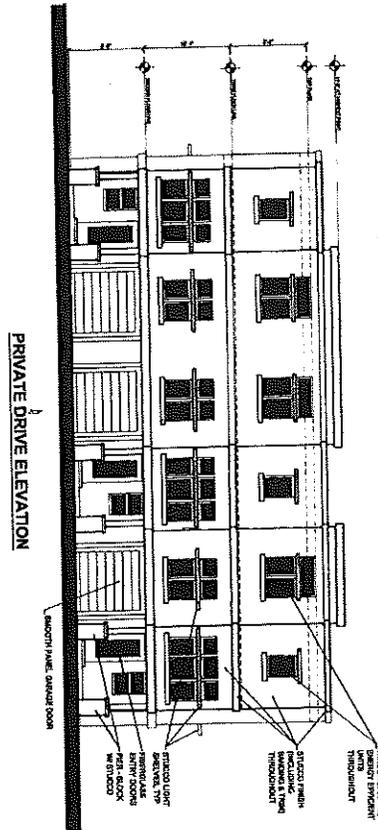
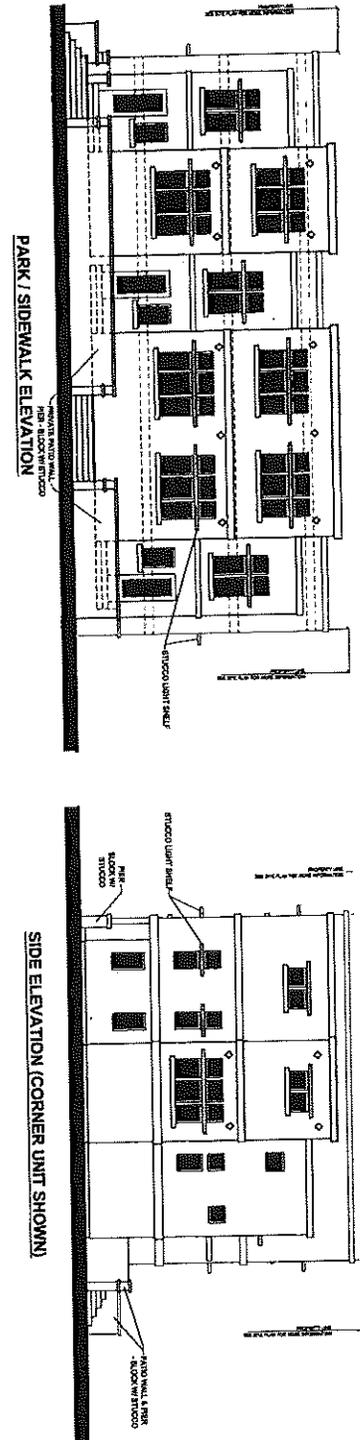
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Halfplex Plans

DATE: 08/04/08 1/4" = 1'-0"

Exhibit XX: South Block: Rowhouses (Lots 11-45) Elevations



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The 3 Unit Rowhouse Elevation	
DATE: 12/11/08	SCALE: 1/8" = 1'-0"

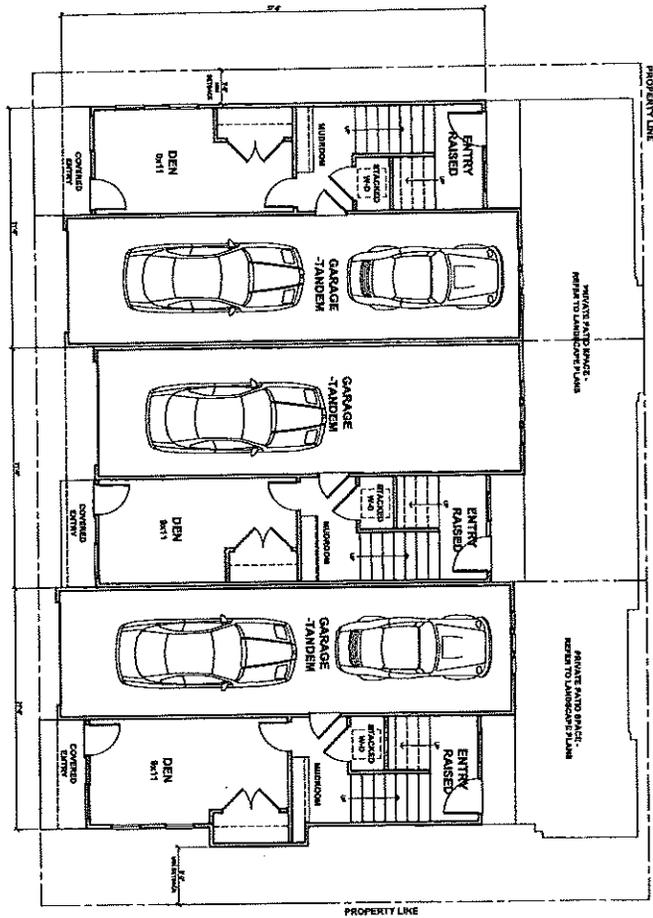
Exhibit YY: South Block: Rowhouses (Lots 11-45) Lower Floor Plan

HA
 pba architects - 1400 s street - sacramento, california - 916.554.6411

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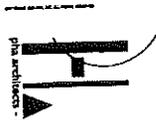
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LOWER FLOOR PLAN

Rowhouse	
Lower Floor	
DATE: 2008	SCALE: 1/8" = 1'-0"

Exhibit ZZ: South Block: Rowhouses (Lots 11-45) Middle Floor Plan w/Patio



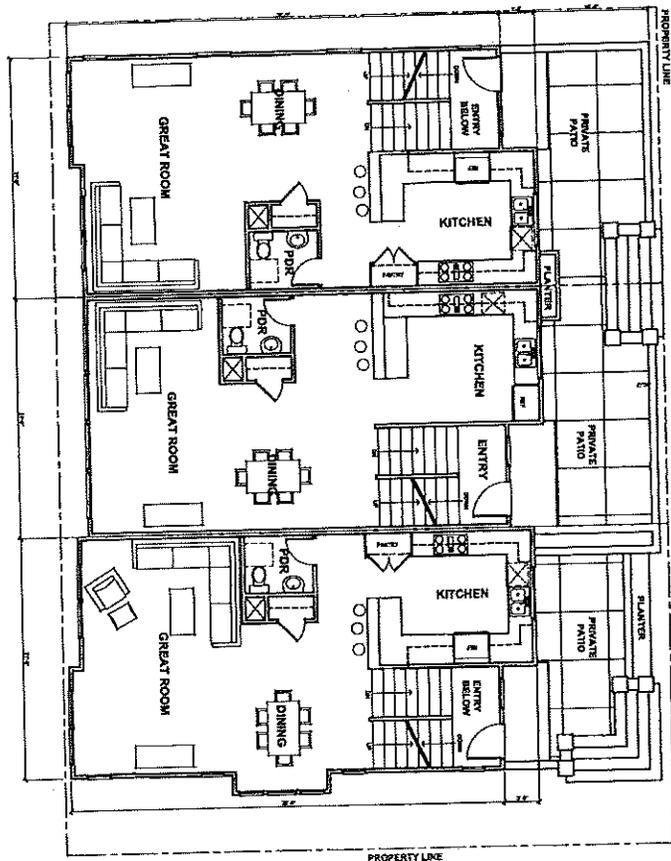
HPA architects - 1400 J Street - Sacramento, California - 916334411

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MID FLOOR PLAN WITH PATIO



Rowhouse	
Mid Floor	
DATE: 01/06/09	SCALE: 1/8" = 1'-0"

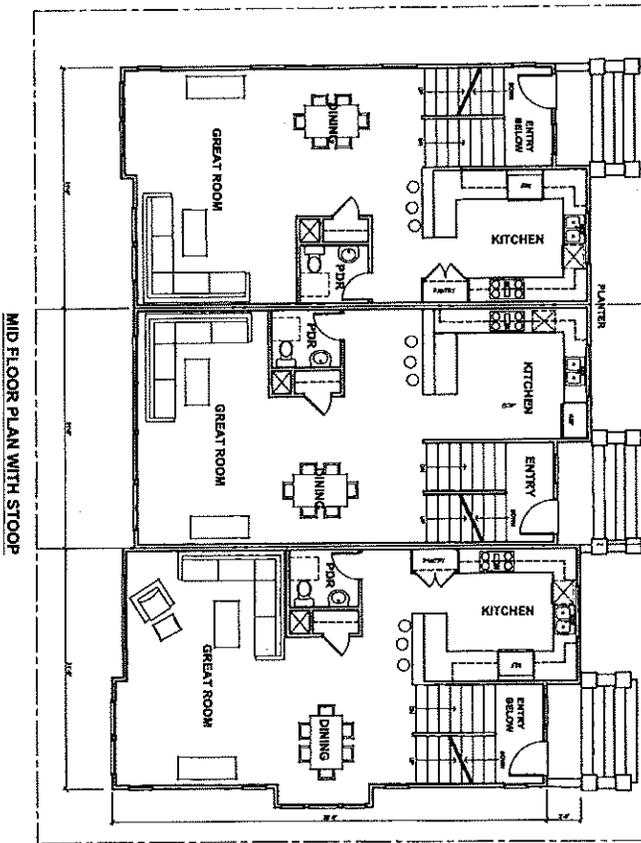
Exhibit AAA: South Block: Rowhouses (Lots 11-45) Middle Floor Plan w/Stoop

HL
 pine architects - 1400 s street - sacramento, california - 916.554.4411

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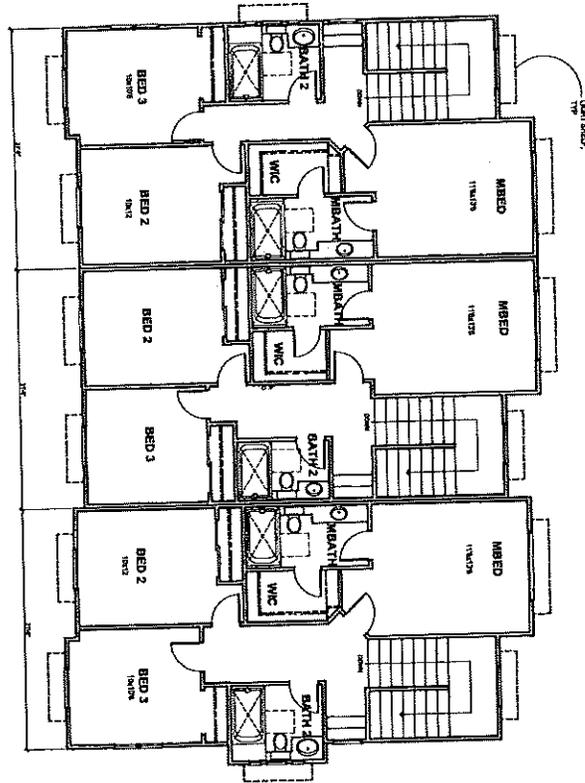
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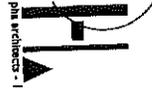
MID FLOOR PLAN WITH STOOP

Rowhouse	
Mid Floor	
DATE: 08/08/08	SCALE: 1/8" = 1'-0"

Exhibit BBB: South Block: Rowhouses (Lots 11-45) Upper Floor Plan



UPPER FLOOR PLAN



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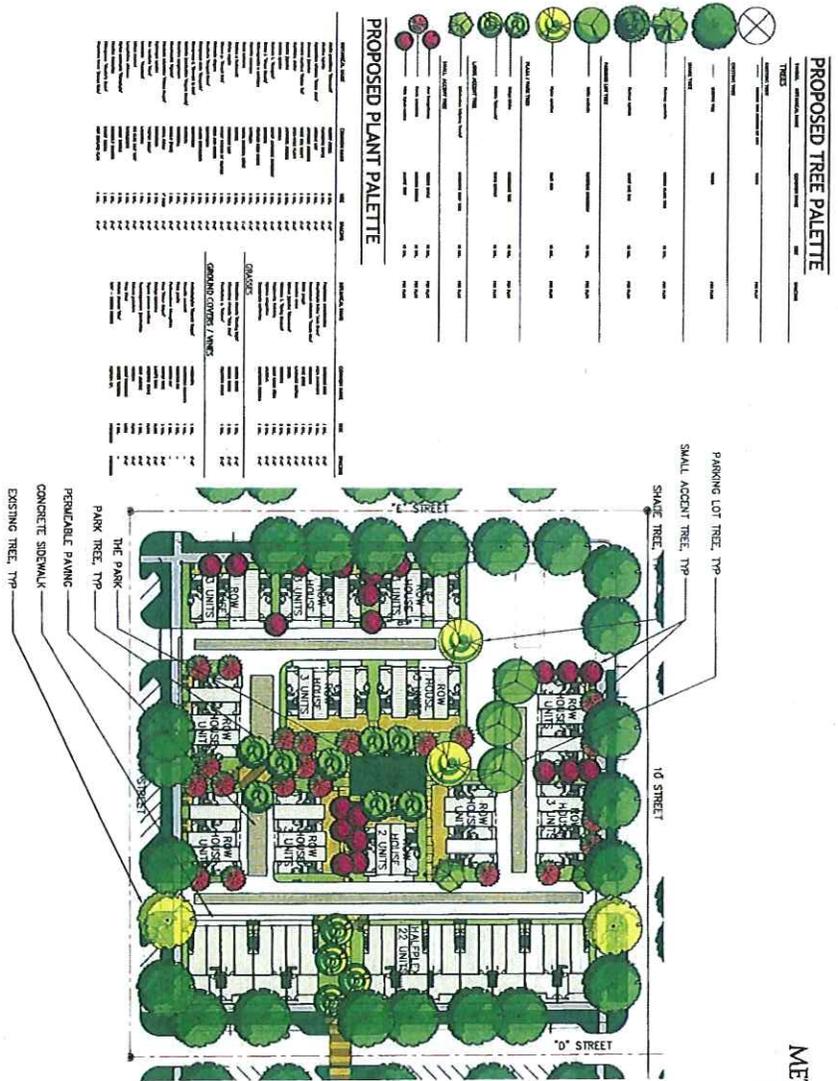
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Rowhouse	
Upper Floor	
DATE: 8.08.08	SCALE: 1/8" = 1'-0"

Exhibit EEE: North Block: Preliminary Landscape Plan



Exhibit FFF: South Block: Preliminary Landscape Plan



PROPOSED TREE PALETTE

TREE	SYMBOL	HEIGHT	SPREAD	PLACEMENT
PARK TREE, TYP.	(Symbol)	12-15'	15-20'	Street, Parking
SMALL ACCENT TREE, TYP.	(Symbol)	8-10'	10-12'	Accent
...



THE CREAMERY
"D" Street
Sacramento, CA

L1.03

PRELIMINARY LANDSCAPE PLAN SOUTH BLOCK

