



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
[www. CityofSacramento.org](http://www.CityofSacramento.org)

PUBLIC HEARING
March 31, 2009

Honorable Mayor and
 Members of the City Council

Title: Lemon Bell 2 Residential Subdivision (P06-100)

Location/Council District: 7200 Lemon Hill Avenue, Sacramento, CA; Assessor's Parcel Numbers: 038-0122-013, -014, -017, and -018 (District 6)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** determining the project exempt from environmental review; 2) a **Resolution** amending the South Sacramento Community Plan from Residential (4-8) to Residential (7-15); 3) a **Resolution** approving the Lemon Bell 2 Residential Subdivision; and 4) an **Ordinance** rezoning the subject site from the Standard Single-Family (R-1) zone to the Single-Family Alternative (R-1A) zone.

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Joy Patterson, Principal Planner, (916) 808-7826

Presenter: Antonio Ablog, Associate Planner

Department: Development Services

Division: Current Planning

Organization No.: 21001010

Description/Analysis:

Issue: The applicant is requesting the approval of entitlements to allow demolition of one existing home, allow the construction of eleven (11) single-family homes, and twelve (12) halfplex units, and allow the relocation of one existing duplex and one existing home on approximately 2.92 gross acres. The proposed project is an infill residential project consisting of single-family attached and detached housing. The proposed units will range in size from 1,321 square feet to 1,966 square feet. The typical lot size within the subdivision will be 3,360 square feet. Staff believes that the proposed development is appropriate for the subject site as it provides quality single-family housing that is compatible with surrounding development.

Applicant: Bob Lilly, Rose's Engineering, 3050 Fite Circle Suite 206, Sacramento, CA 95827.

Policy Considerations: The applicant intends to construct both attached and detached single family homes on small lots that average 3,360 square feet. This type of development is not allowed in the R-1 zone. Furthermore, the proposed project density is approximately 11 dwelling units per net acre which is higher than the maximum allowable R-1 density of 8 units per acre. The applicant is requesting a rezone of the site to the R-1A zone which is intended to accommodate alternative single-family designs which are determined to be compatible with standard single-family areas and which might include single-family attached or detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects. The maximum density of the R-1A zone is 15 units per net acre. Therefore, should the rezone be approved by Council, the project will be consistent with the land-use and density standards of the R-1A Zone.

General Plan: The subject site is designated Low Density Residential in the 1988 General Plan which is reserved for residential development from 4 to 15 units per acre. The recently adopted 2030 General Plan designates the site as Suburban Neighborhood Medium Density. This allows for residential densities between 7 and 17 dwelling units per net acre. The proposed project is consistent with these designations as the applicant is proposing to construct single-family homes at a density of 11 units per net acre.

Smart Growth Principles: The City Council adopted a set of Smart Growth Principles in December 2001 to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The subject proposal is consistent with these principles in that: (a) it helps provide a range of affordable housing opportunities for households of various income levels; (b) it concentrates new residential development on an underutilized infill site; and (c) it adds new housing stock to an older neighborhood where adequate infrastructure is already in place.

Strategic Plan Implementation: The project conforms to the City of Sacramento's Strategic Plan specifically by advancing the goals to achieve sustainability and enhance livability by increased opportunities for residents of different income levels live in new, safe and affordable housing.

Committee/Commission Action: The proposed project was heard on February 26, 2009 with no members of the public present to speak. The Planning Commission voted to forward the project to the City Council with a unanimous recommendation for approval (9 ayes, 0 noes).

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of CEQA (the California

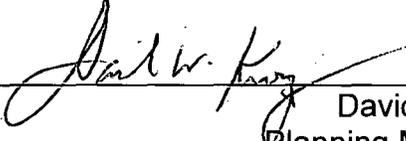
Environmental Quality Act) under Class 32, Section 15332 which consists of projects characterized as "in-fill developments". The project complies with all applicable zoning regulations. The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

Sustainability Considerations: The Lemon Bell 2 Residential Subdivision is consistent with the Sustainability Master Plan in that it consists of compact single-family residential development on an underutilized infill site.

Rationale for Recommendation: Staff supports the project because it is consistent with Smart Growth Principles in that it provides a range of housing opportunities for households of various income levels on an infill site. The project also adds new housing stock where infrastructure is already in place. Staff believes that the project is well designed and appropriate for the subject site. Though the proposal incorporates alternative housing on smaller lots, the overall project incorporates quality design and materials. Staff supports the proposal and recommends that the City Council approve the requested entitlements.

Financial Considerations: This project has no fiscal considerations.

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

Respectfully submitted by:  _____
David Kwong
Planning Manager

Approved by:  _____
William Thomas
Director of Development Services

Recommendation Approved:



RAY KERRIDGE
City Manager

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Attachment 1 – Project Background/Summary

Owner: MHL Investments INC., 40 Anguido Court, Hillsborough, CA 94010

Applicant: Bob Lilly, Rose's Engineering, 3050 Fite Circle Suite 206, Sacramento, CA 95827

The applicant is requesting the approval of entitlements to allow demolition of one existing home, allow the construction eleven (11) single-family homes, and twelve (12) halfplex units, and allow the relocation of one existing duplex and one existing home on approximately 2.92 gross acres. The proposed project is an infill residential project consisting of single-family attached and detached housing. The proposed units will range in size from 1,321 square feet to 1,966 square feet.

The subject site encompasses approximately 2.92 acres at the southeast corner of Lemon Hill Avenue and Reali Way. The site is currently occupied by two single-family homes and a duplex along the Lemon Hill Avenue frontage. The remainder of the site is vacant. The site is surrounded by single-family homes. Most of the homes are on standard single-family lots, though a few are on larger lots. There have been no previous entitlements approved for the subject site.

The proposed Tentative Map subdivides the property into 19 lots. Six of the proposed lots will accommodate halfplexes. The typical lot size is proposed to be 42 feet wide by 80 feet deep resulting in lots of approximately 3,360 square feet. The halfplex lots will be larger and will range from 4,600 to 9,009 square feet. The layout of the 9,009 square foot lot, Lot 19, accommodates an oak tree that will remain in its location.

The subdivision proposes to create two new streets. Each street will be 41 feet wide, with one on the south side of Lemon Hill Avenue, opposite of Belleview Avenue, and the other on the east side of Reali Way. The east-west street stubs at the eastern property boundary. The design of the new streets creates a large "T" that emergency vehicles can utilize as a turnaround area.

The original application only included two different house plans. One detached house plan, and one halfplex plan. Staff was concerned that proposed plans did not offer enough variety within the subdivision. The applicant has added two new house plans improving the overall variety of housing within the subdivision. There are now four different plans, three of which have two elevation variations.

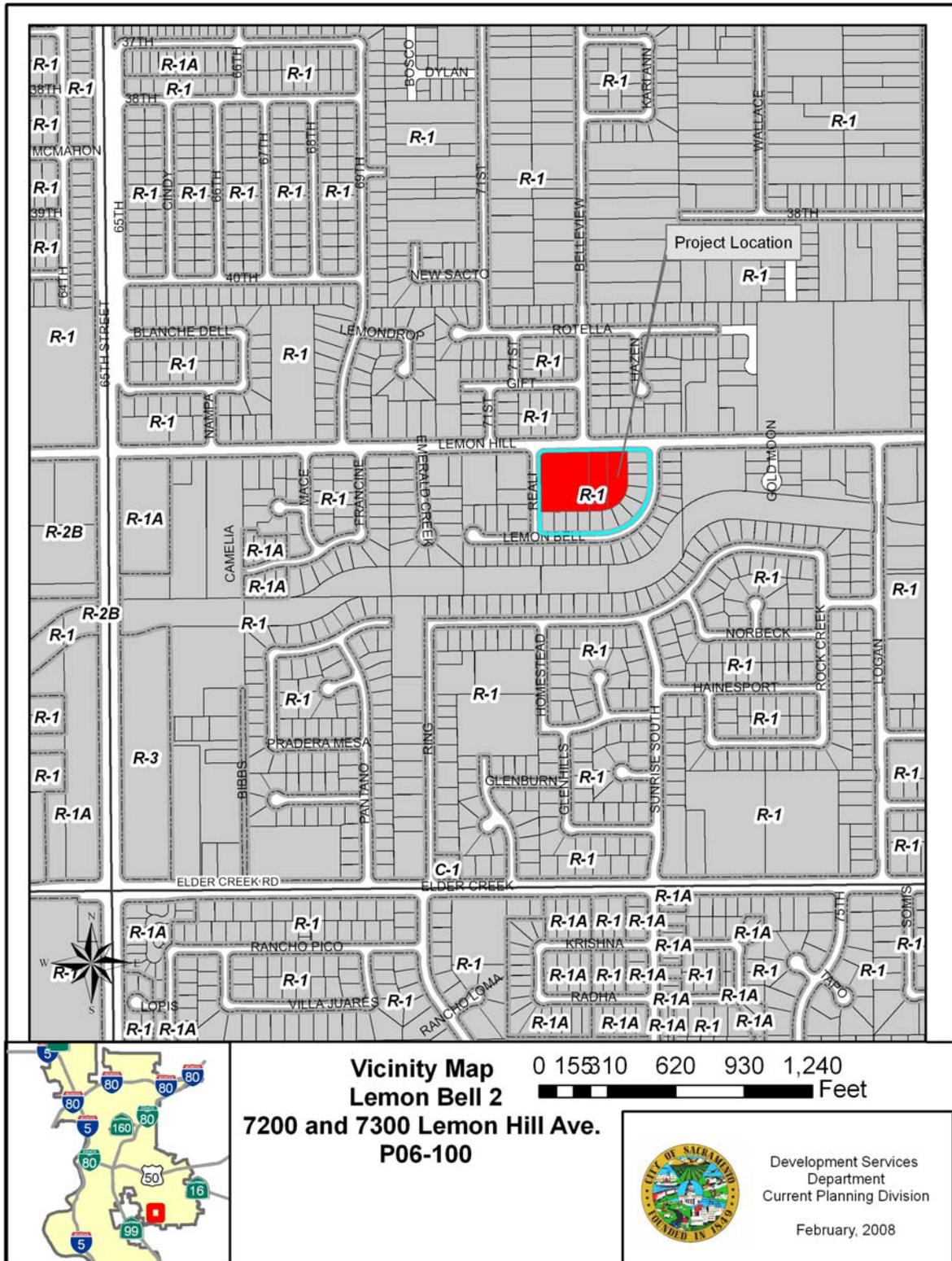
The residential units are of typical residential style incorporating materials that include stucco with wood accents. Three of the plans are two-story, but the CWG 1739 plan is a one and a half story plan that includes a study/office on the second floor. Each of the detached house plans will include a porch facing the public street. The plan locations have been plotted on the site plan, and streetscape exhibits have been prepared for the proposed subdivision.

Planning staff finds that the proposed homes are an appropriate use for the subject site.

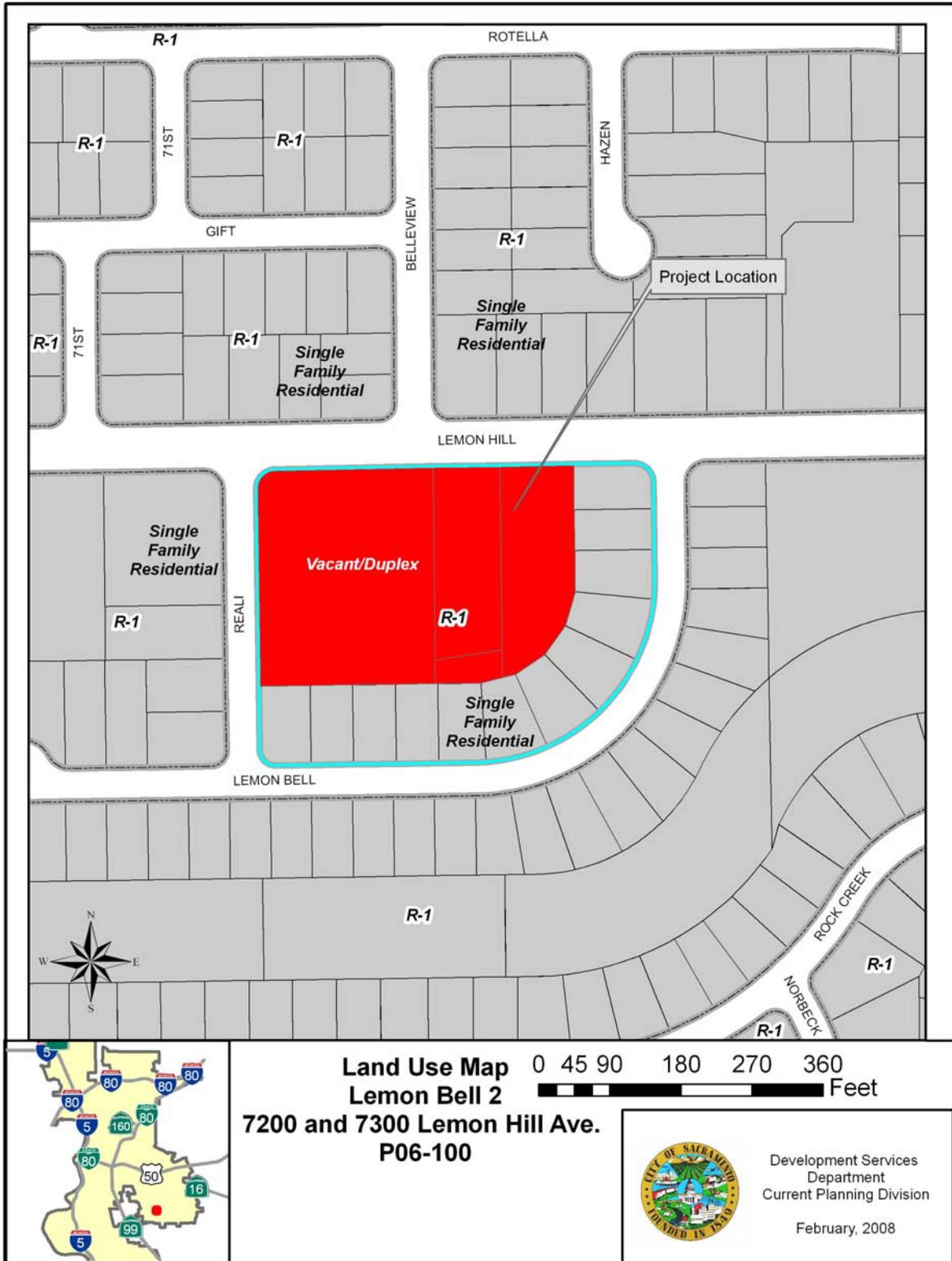
The site has been designed to provide housing with private yards with public street access. The project provides home ownership opportunities at a higher density than the standard single-family home. Staff supports the proposal and recommends that the City Council approve the project.

Notice of Hearing: As required by section 17.200.010(C)(2)(a), (b), and (c) of the City Code, ten day notice of the March 31, 2009 public hearing has been given by publication, posting and mail (500').

Attachment 2 – Vicinity Map



Attachment 3 – Land Use & Zoning Map



Attachment 4 – Environmental Exemption Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

**DETERMINING THE LEMON BELL 2 RESIDENTIAL SUBDIVISION PROJECT
EXEMPT FROM REVIEW UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT
(P06-100) (APN: 038-0122-013, -014, -017, -018)**

BACKGROUND

- A. On February 26, 2009 the City Planning Commission conducted a public hearing on the Lemon Bell 2 Residential Subdivision project (hereafter referred to as “Project”), and forwarded the Project to the City Council with a recommendation to approve with conditions.
- B. On March 31, 2009, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail (500’)), and received and considered evidence concerning the Project.

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

Section 1. Based on the determination and recommendation of the City’s Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15332 of the California Environmental Quality Act Guidelines as follows:

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

Attachment 5 - Community Plan Amendment Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

**AMENDING THE SOUTH SACRAMENTO COMMUNITY PLAN LAND USE MAP
FROM RESIDENTIAL (4-8) TO RESIDENTIAL (7-15) FOR THE LEMON BELL 2
RESIDENTIAL SUBDIVISION PROJECT
(P06-100) (APN: 038-0122-013, -014, -017, -018).**

BACKGROUND

- A. On February 26, 2009, the Planning Commission conducted a public hearing on, and forwarded to the City Council its recommendation on the Lemon Bell 2 Residential Subdivision Project, and
- B. On March 31, 2009, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail (500')), and received and considered evidence concerning the Lemon Bell 2 Residential Subdivision project.

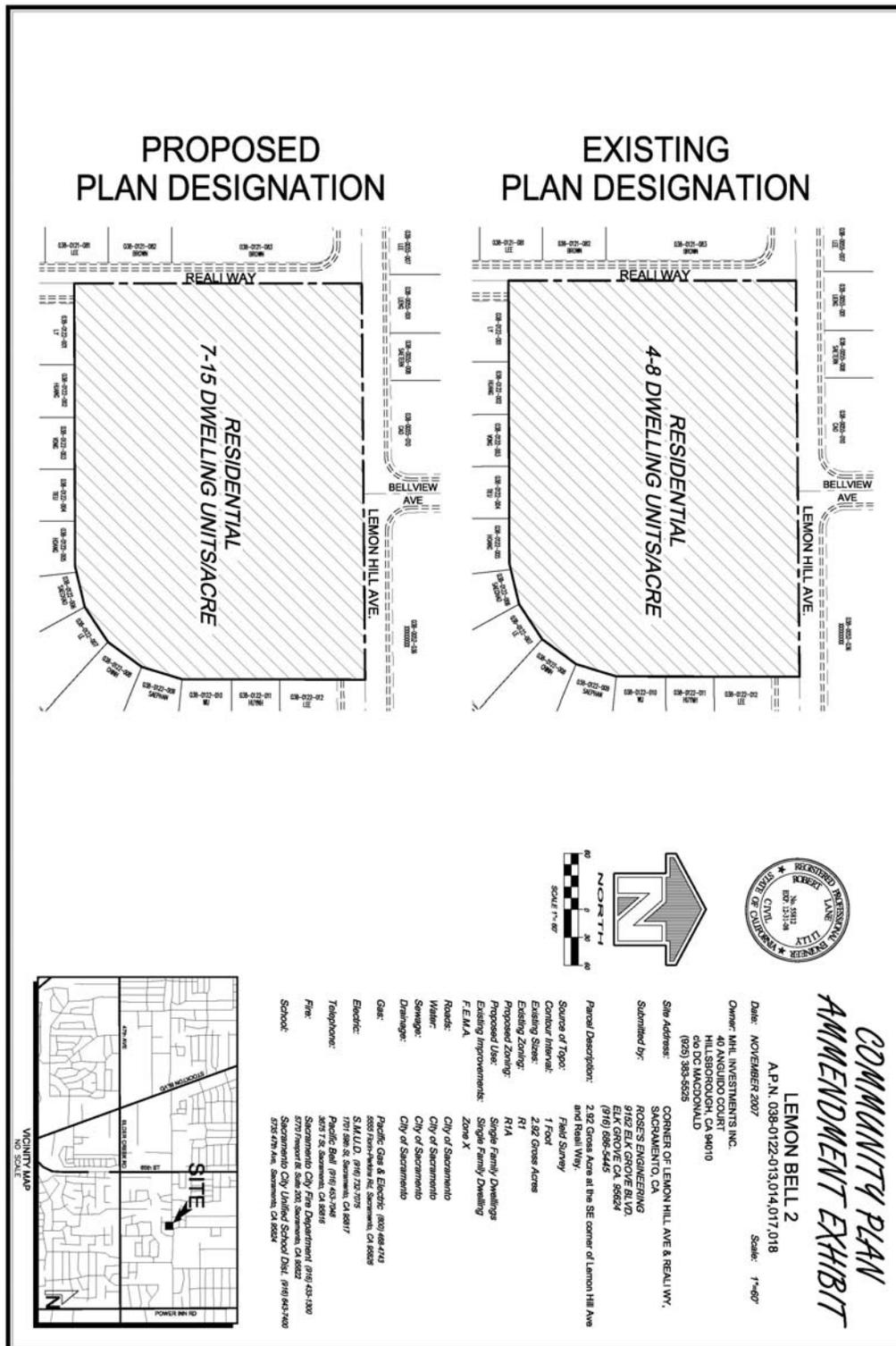
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1 Based on the verbal and documentary evidence received at the hearing on the Lemon Bell 2 Residential Subdivision Project, the City Council approves the South Sacramento Community Plan Amendment.
- Section 2 The 2.92 acre area described on the attached Exhibit is hereby designated on the City of Sacramento South Sacramento Community Plan land use map as 2.92 acres of Residential 7-15.

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Exhibit A: South Sacramento Community Plan Amendment

Exhibit A: South Sacramento Community Plan Amendment



Attachment 6 – Proposed Project Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

**ADOPTING FINDINGS OF FACT AND APPROVING THE LEMON BELL
2 RESIDENTIAL SUBDIVISION PROJECT.
(P06-100) (APN: 038-0122-013, -014, -017, -018)**

BACKGROUND

A. On February 26, 2009, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Lemon Bell 2 Residential Subdivision Project.

B. On March 31, 2009, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Lemon Bell 2 Residential Subdivision 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 Lemon Bell 2 Residential Subdivision 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. Tentative Map: The Tentative Map to subdivide approximately 2.92 acres into 19 lots for residential development is approved based on the following findings of fact:

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

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

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

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

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

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

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

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

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

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

B. Special Permit: The Special Permit for alternative housing to construct 11 single-family homes and 12 halfplex units in the single-Family Alternative (R-1A) zone is approved based on the following findings of fact:

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

2. The proposed project, as conditioned, would not result in the creation of a nuisance as the proposed single family homes are compatible with the surrounding land

uses. The circulation and access pattern is appropriate for the subject site. Though the proposed lots are smaller than the typical single-family lot, staff has found that the lots provide adequate private yards and adequate access has been provided via new public streets.

3. Granting of the Special Permit would be consistent with the objectives of the General Plan or the South Sacramento Community Plan in that it preserves neighborhood character by providing housing compatible with the surrounding uses. The proposed project also develops residential land uses in a manner that is efficient and makes use of existing infrastructure.

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

A. Tentative Map: The Tentative Map to subdivide approximately 2.92 acres into 19 lots for residential development is approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-100). 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 Planning Commission 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:

- A1. 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.
- A2. 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. 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.

- A3. Dedicate and construct the extension of Belleview Avenue and the unnamed internal street to a City Standard 41' cross-section to the satisfaction of Traffic Engineering Division.
- A4. Construct Lemon Hill Avenue to match existing improvements to the east and west of the subject site.
- A5. The proposed tree wells on the extension of Belleview Avenue shall be designed and constructed to the satisfaction of the Traffic Engineering Division and the Urban Forestry Division. The sidewalk around them must be dedicated to the City as right-of-way. All ADA requirements must be met.
- A6. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

PUBLIC/PRIVATE UTILITIES

- A7. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways;

CITY UTILITIES

- A8. Construct water pipes and appurtenances, storm drainage pipes and appurtenances, and sewer pipes and appurtenances in the new streets of the proposed development. The construction shall be to the satisfaction of the Department of Utilities (DOU) and Sacramento Area Sewer District (SASD). (Note: The proposed drainage main shall connect to the existing drainage system in Reali Way. No drainage connection is allowed in Lemon Hill Ave.)
- A9. Public streets with City maintained water or drainage facilities and SASD maintained sewer facilities shall have a minimum paved AC (asphalt concrete) width of 25-feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.
- A10. Any new domestic water services shall be metered. Only one water domestic water service is allowed per lot. Excess services shall be abandoned to the satisfaction of the Department of Utilities. (Note: If in the future the duplex lots will

be split into two separate parcels, then separate metered domestic water service shall be provided to each lot.)

- A11. Per Sacramento City Code, water meters shall be located at the point of service which is the back of walk for connected sidewalks.
- A12. If required by the DOU, 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 at no cost at the time of sale or other conveyance of any lot. 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 ____."
- A13. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release elevation. Finished lot pad shall be accepted by the Department of Utilities.
- A14. Per City Code, the Subdivider may not develop the project in anyway that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- A15. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map: "The parcels created by this map shall be developed in accordance with recorded agreement for conveyance of easements in Book ____, O.R. Page____."
- A16. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- A17. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

- A18. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or acceptance of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP and 6) signed certification page by property owner or authorized representative.
- A19. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required for this project. This will not affect site design. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Design Manual" dated May 2007 for appropriate source control measures

SPECIAL DISTRICTS: Assessment Districts

- A20. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

PPDD: Parks

- A21. **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).
- A22. **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 Planning Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

FIRE:

- A23. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

ADVISORY NOTES:

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

- A24. 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.
- A25. 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.
- A26. Per City Code, the applicant will be responsible to meet his/her obligations regarding:
- 1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$34,008. This is based on 10 single family units and 12 half-plex units and an average land value of \$100,000 per acre for the South Sacramento Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
 - 2 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 \$92,206. This is based on 10 single-family units at the rate of \$4,843 per unit and 12 half-plex units at the rate of \$3,648 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.
 - 3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

- A27. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
- A28. The proposed project is located in the Flood zone designated as **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof

B. Special Permit: The Special Permit for alternative housing to construct 11 single-family homes and 12 halfplex units in the single-Family Alternative (R-1A) zone is approved subject to the following conditions of approval:

Planning

- B1. The design and construction materials of the single family residences shall be consistent with the attached elevations. Modifications/Plan substitution will require additional planning review and may require the approval of additional entitlements prior to the issuance of building permits.
- B2. The applicant shall obtain all necessary building permits prior to construction.
- B3. Brick wainscoting shall be added to the front elevation of model CWG 1895 G. The wainscoting shall wrap at least 3' on each side elevations.
- B4. Cultured stone wainscoting shall be added to the front elevation of model Cheung 1966 A2. The wainscoting shall wrap at least 3' on each side elevations
- B5. Final landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, and irrigation system. The irrigation system and landscaping shall be maintained in good condition during the life of the project.
- B6. Final landscaping plans shall include at least one tree in the front yard of each unit.
- B7. Units 18A and 19A approximately shall require pier and beam foundations to the satisfaction of the Urban Forestry Services Division (UFS). Also the applicant must obtain a UFS permit for any clearance pruning that may be required.

Development Engineering

- B8. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include **street lighting** and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B9. The design and placement of walls, fences, signs and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.
- B10. The site plan shall conform to A.D.A. requirements in all respects.
- B11. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

Fire

- B12. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- B13. 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.
- B14. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (902.2.2.2)
- B15. 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.

Advisory notes for the Special Permit:

1. Many projects within the City of Sacramento require booster pumps for fire suppression and domestic water system. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression and domestic water systems.

2. City Code 13.04.570 requires that no fire service shall be installed across any parcel other than the parcel to which the services is being furnished, provided that the fire chief may in his or her discretion, authorize a fire service line that serves more than one parcel, upon the recording of an agreement, in a form approved by the City, that fully provides for the operation, maintenance and repair of the line, and grants a permanent easement for these purposes, at no cost or liability to the City.

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- Exhibit R – Halfplex Front Elevation B
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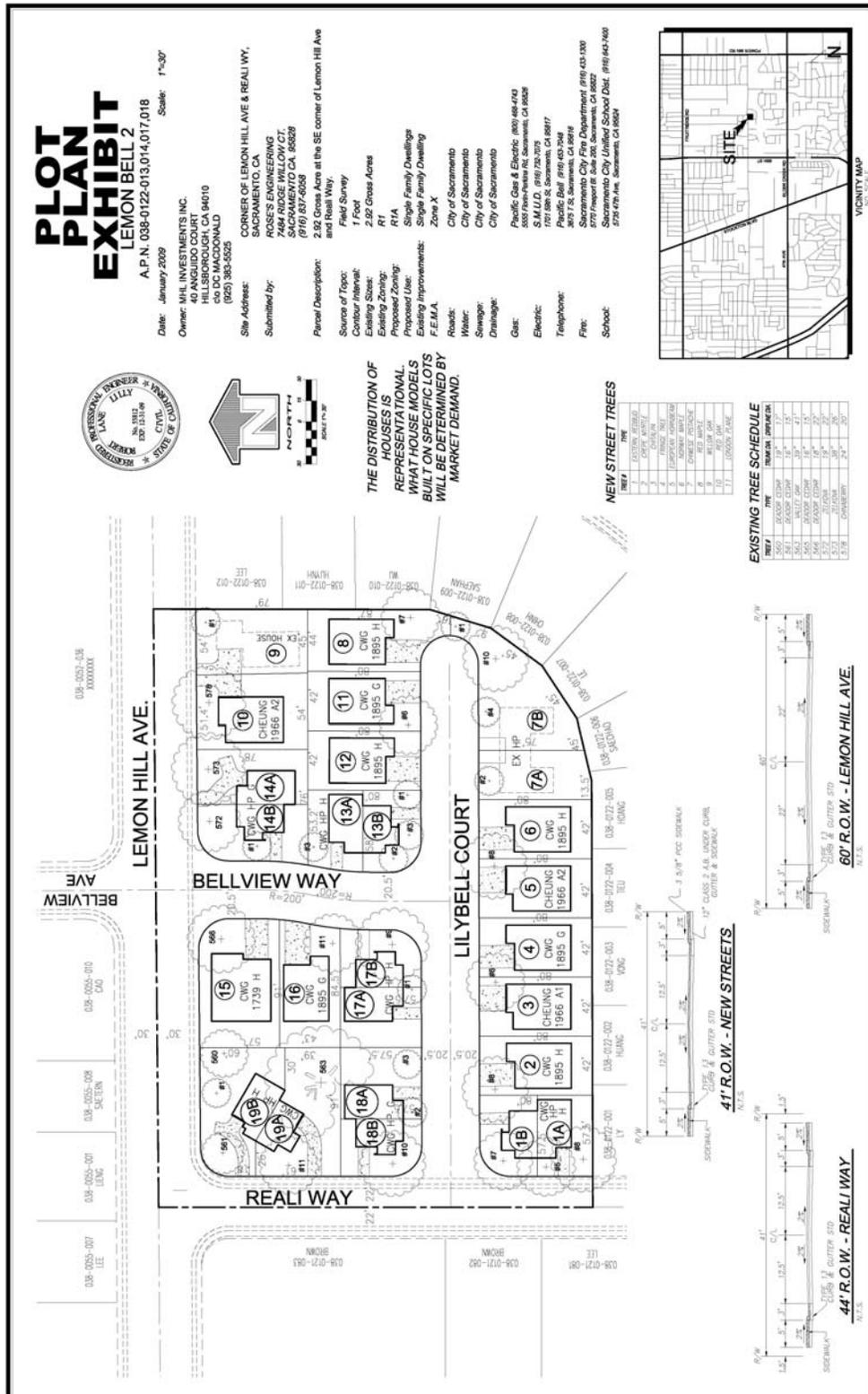
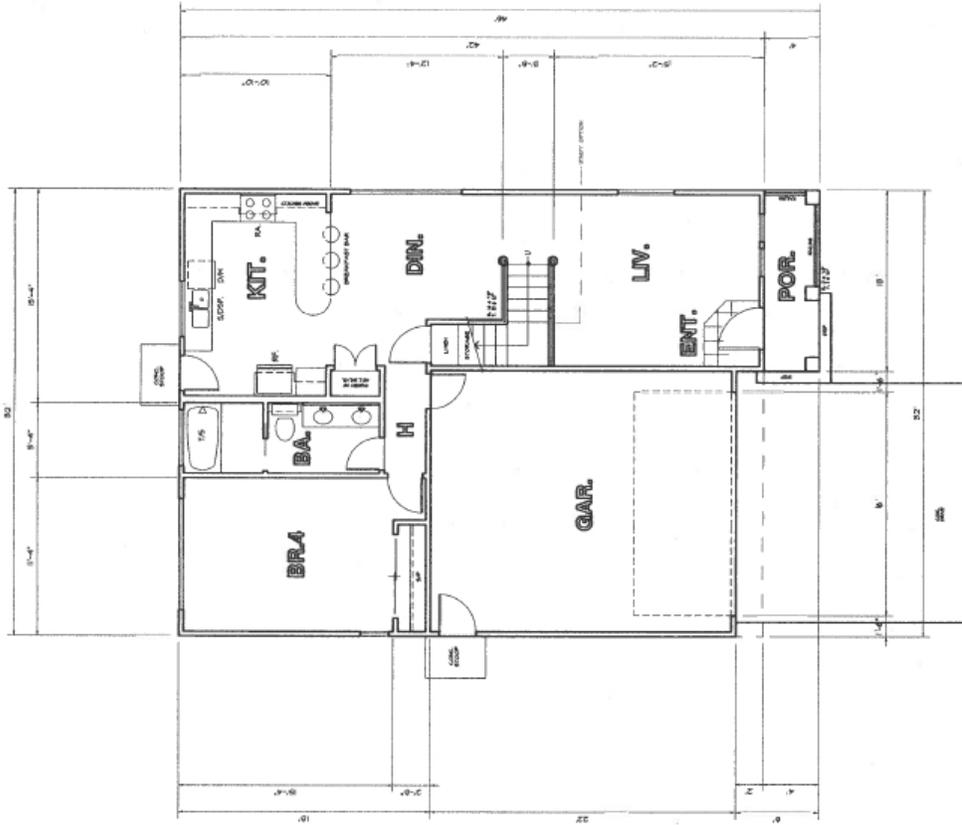


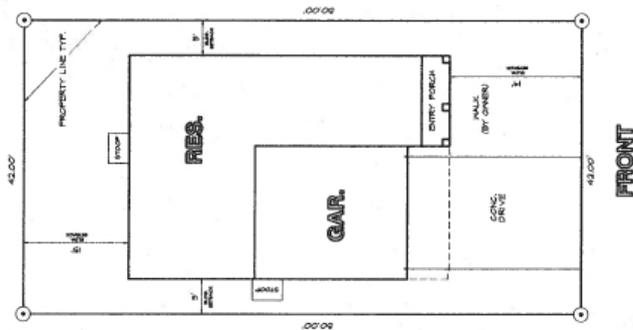
Exhibit C – Streetscape Exhibit



FLOOR PLAN @ 1ST.

A

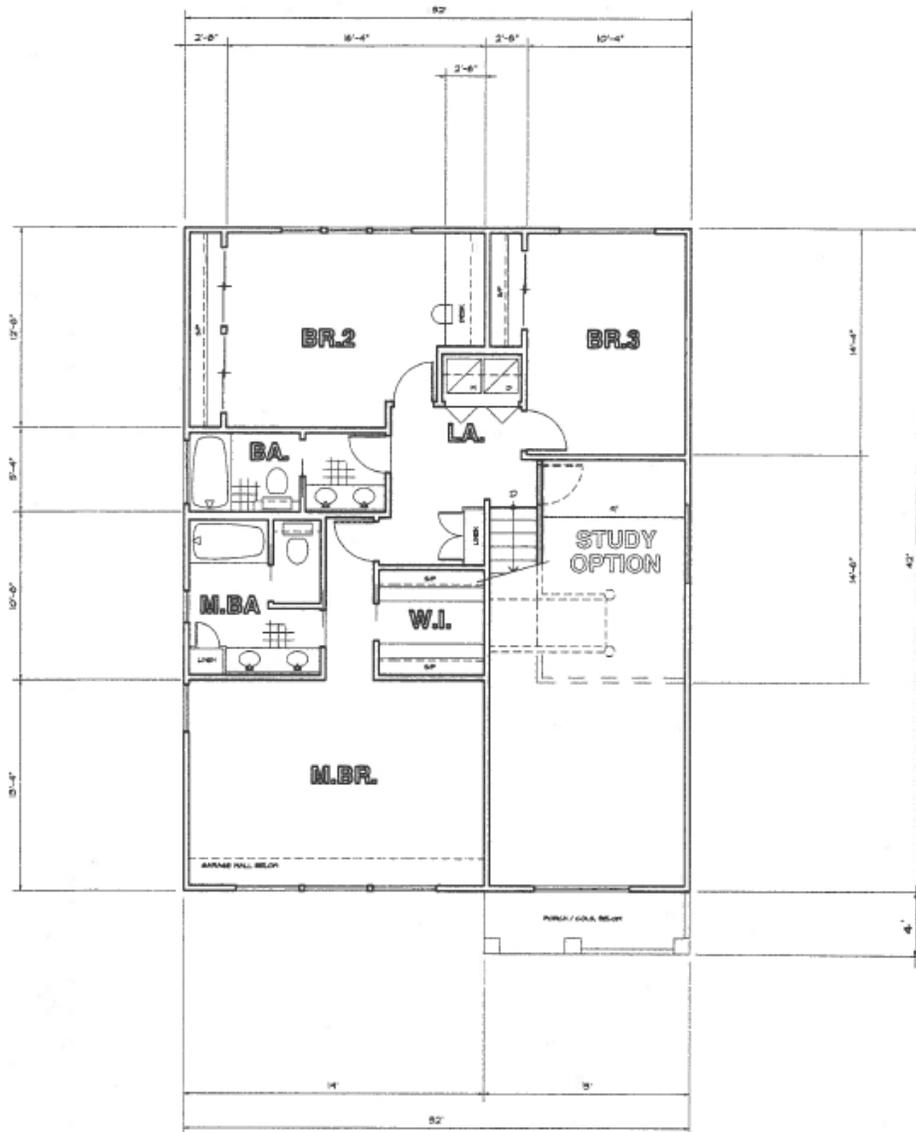
26 FT. x 107.300 FT.
 32 FT. x 25.0 FT. (STAIR OPTION 144)
 32 FT. x 25.0 FT. (STAIR OPTION 144)
 TOTAL LIVING SQ. FT. 1,448
 TOTAL LIVING SQ. FT. w/ stair option: 2,092



LOT W/ BLDG. FOOTPRINT

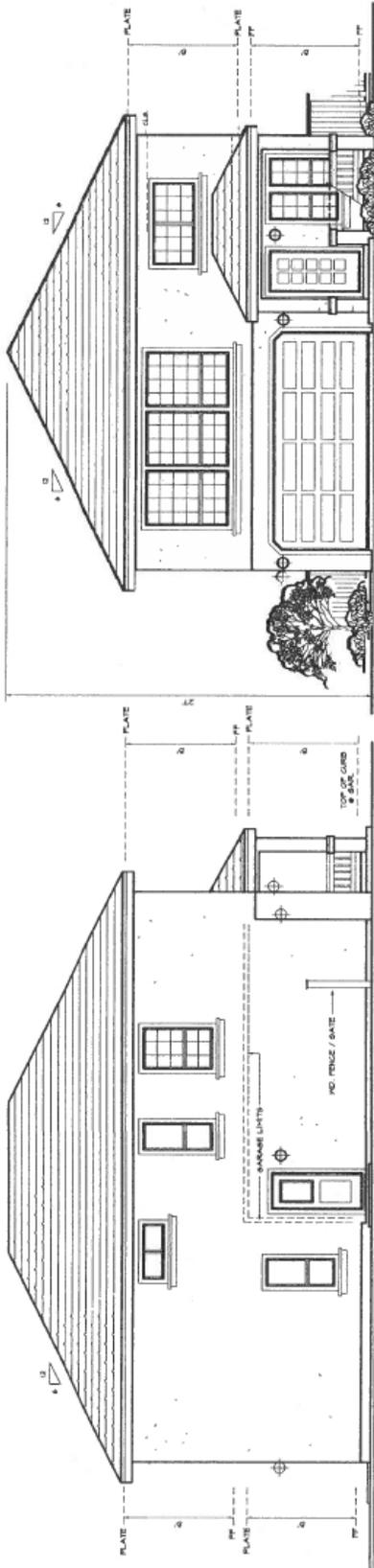
B

Exhibit E - Plan 1895 Second Floor Plan



FLOOR PLAN @ 2ND.
30 FT. • 2ND • 100%
30 FT. • 2ND • STUDY OPTION 1144

Exhibit F - Plan 1895 Elevation A

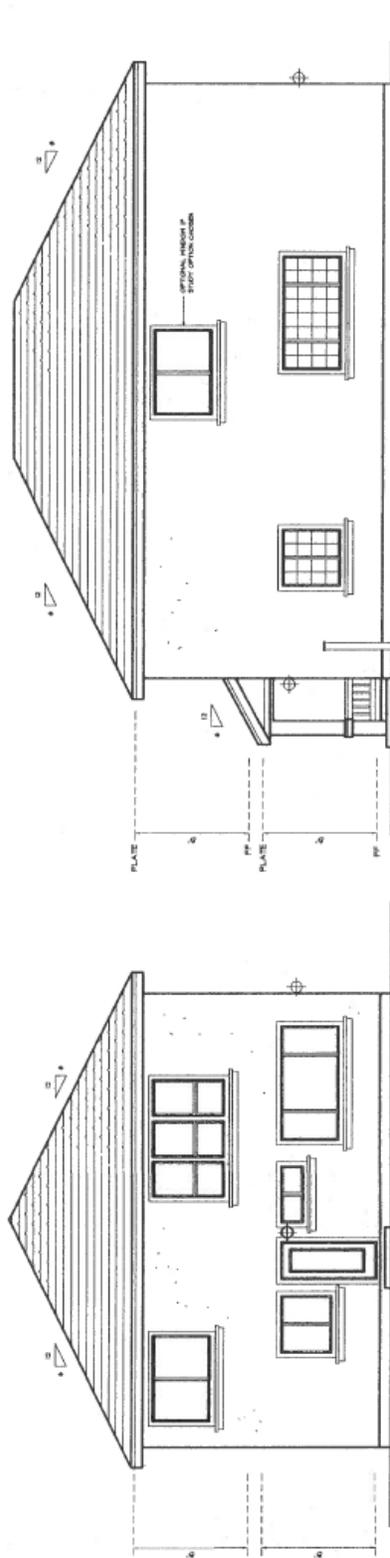


EXTERIOR ELEVATION

A

EXTERIOR ELEVATION

B



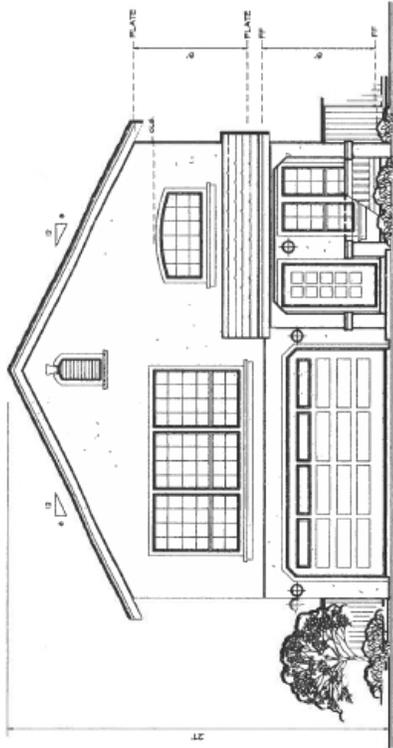
EXTERIOR ELEVATION

C

EXTERIOR ELEVATION

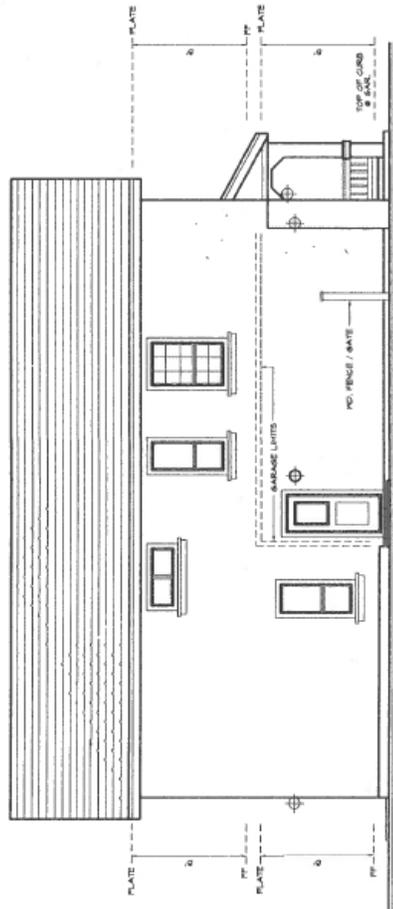
D

Exhibit G - Plan 1895 Elevation B



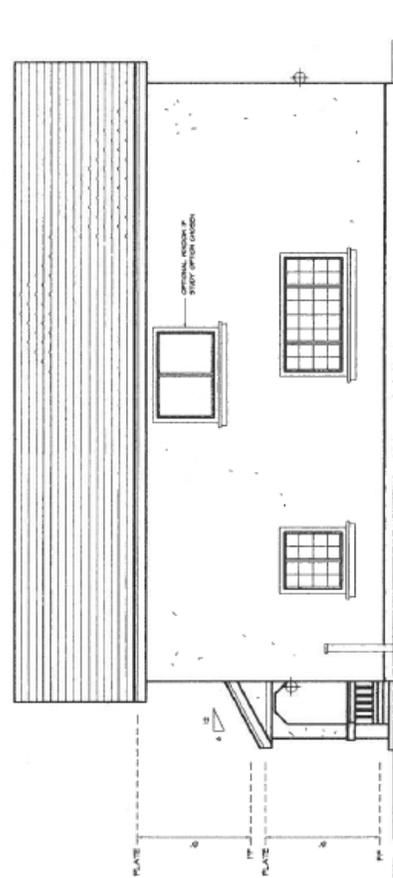
EXTERIOR ELEVATION

A



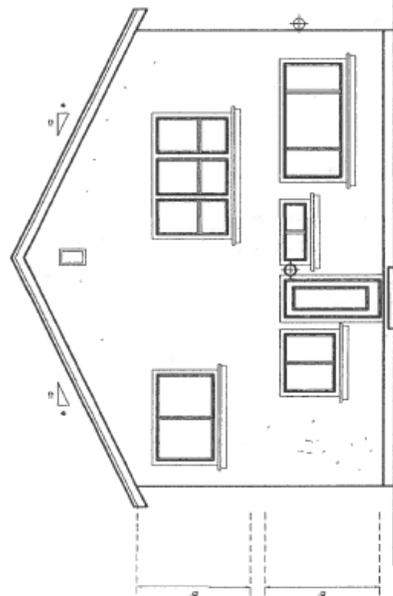
EXTERIOR ELEVATION

B



EXTERIOR ELEVATION

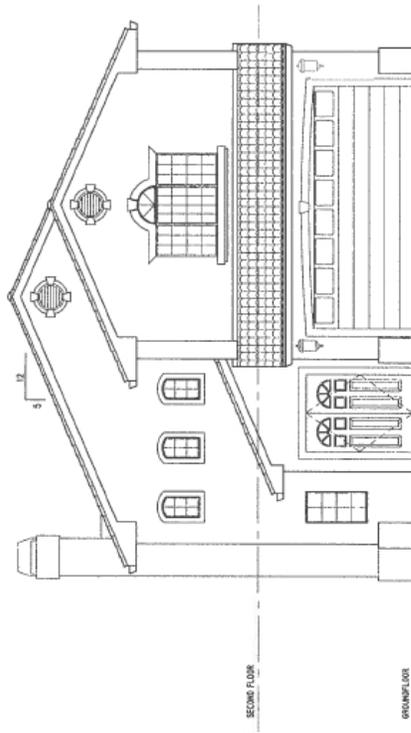
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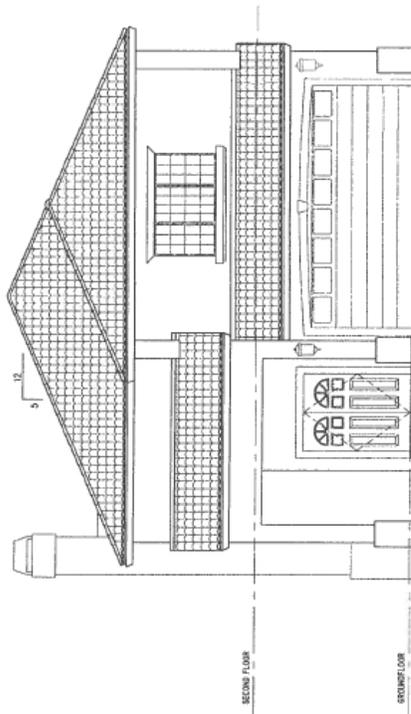
EXTERIOR ELEVATION

D

Exhibit I - Plan 1966 Front Elevations

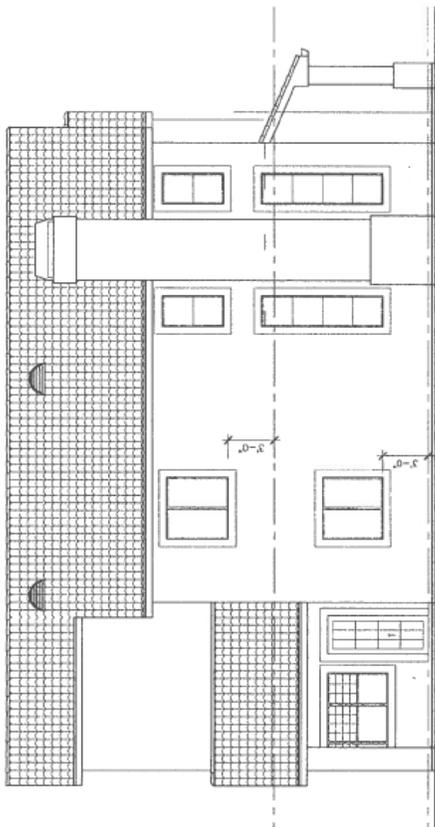


1 FRONT ELEVATION - OPTION #1
SCALE: 1/4" = 1'-0"

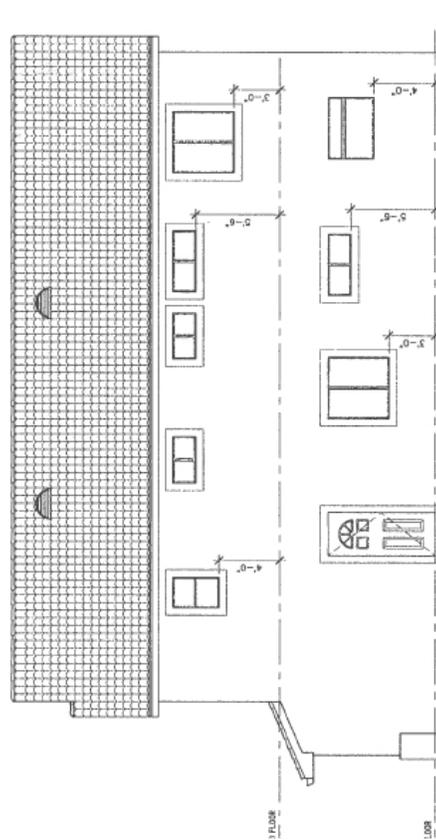


2 FRONT ELEVATION - OPTION #2
SCALE: 1/4" = 1'-0"

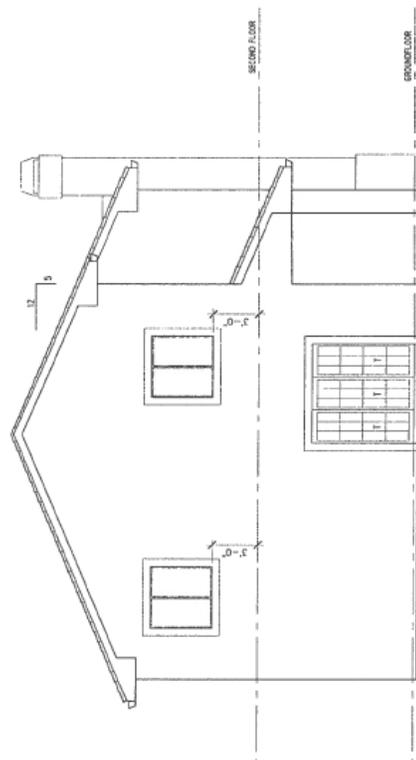
Exhibit J - Plan 1966 Side/Rear Elevations



3 SIDE ELEVATION
SCALE 1/4" = 1'-0"



1 SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

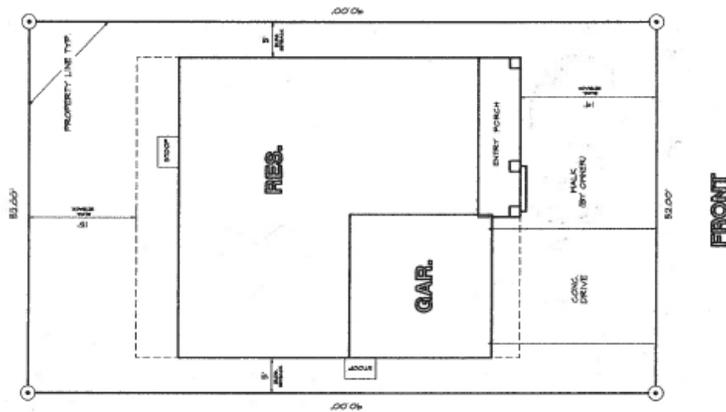
Exhibit K - Plan 1739 First Floor Plan



FLOOR PLAN @ 1ST.

50 FT. x 37' = 1870
 50 FT. x 10 FT. = 500
 TOTAL LIVING 50 FT. x 1739

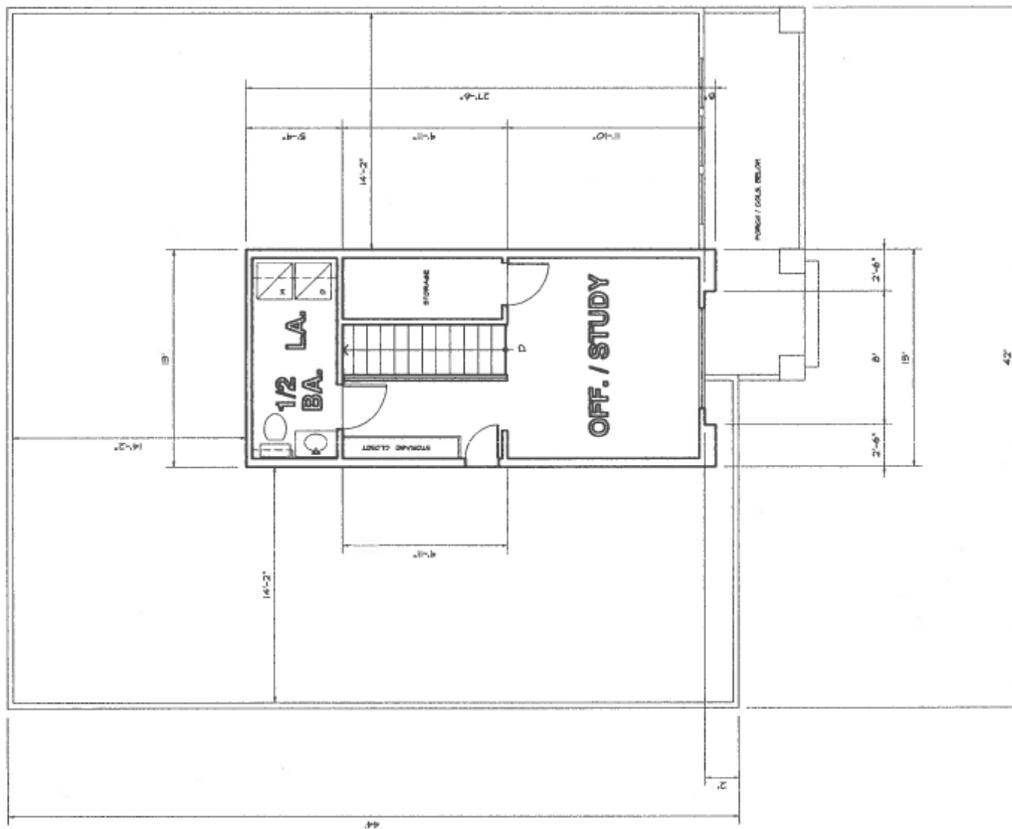
A



LOT W/ BLDG. FOOTPRINT

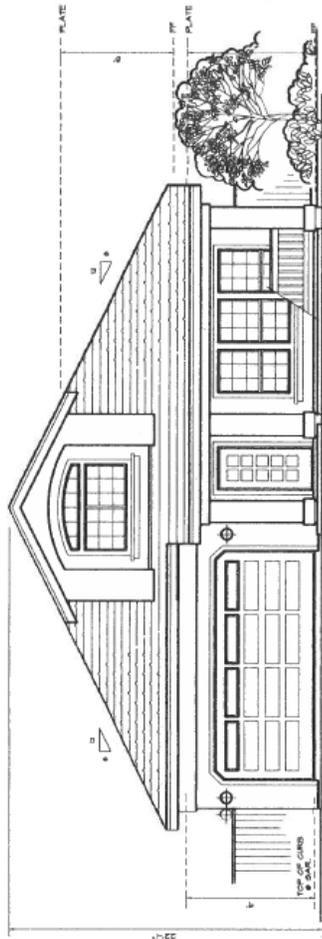
B

Exhibit L - Plan 1739 Study Floor Plan



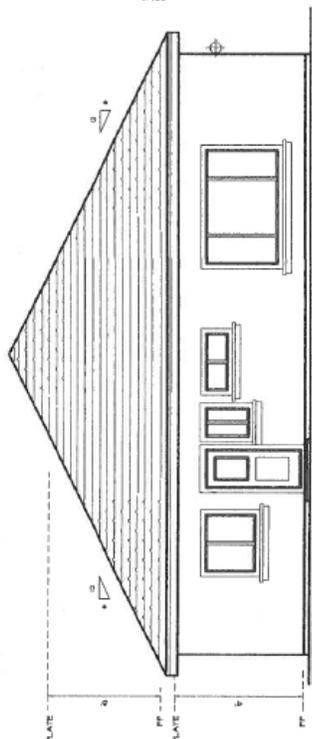
FLOOR PLAN @ LOFT
50' FT. • LOFT • 304
A

Exhibit M - Plan 1739 Elevations



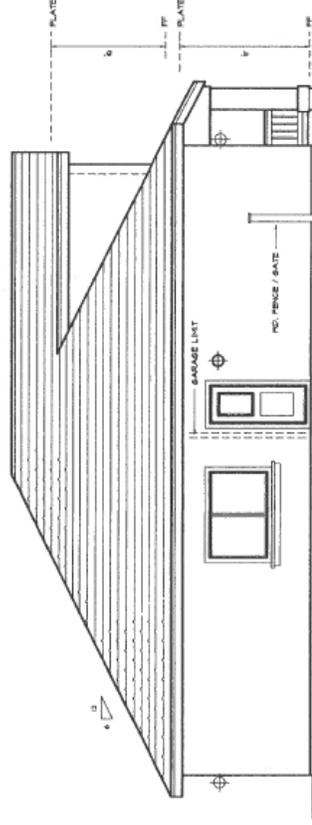
EXTERIOR ELEVATION

A



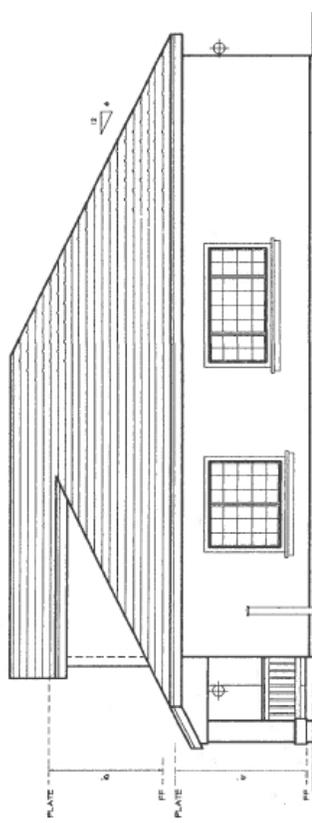
EXTERIOR ELEVATION

B



EXTERIOR ELEVATION

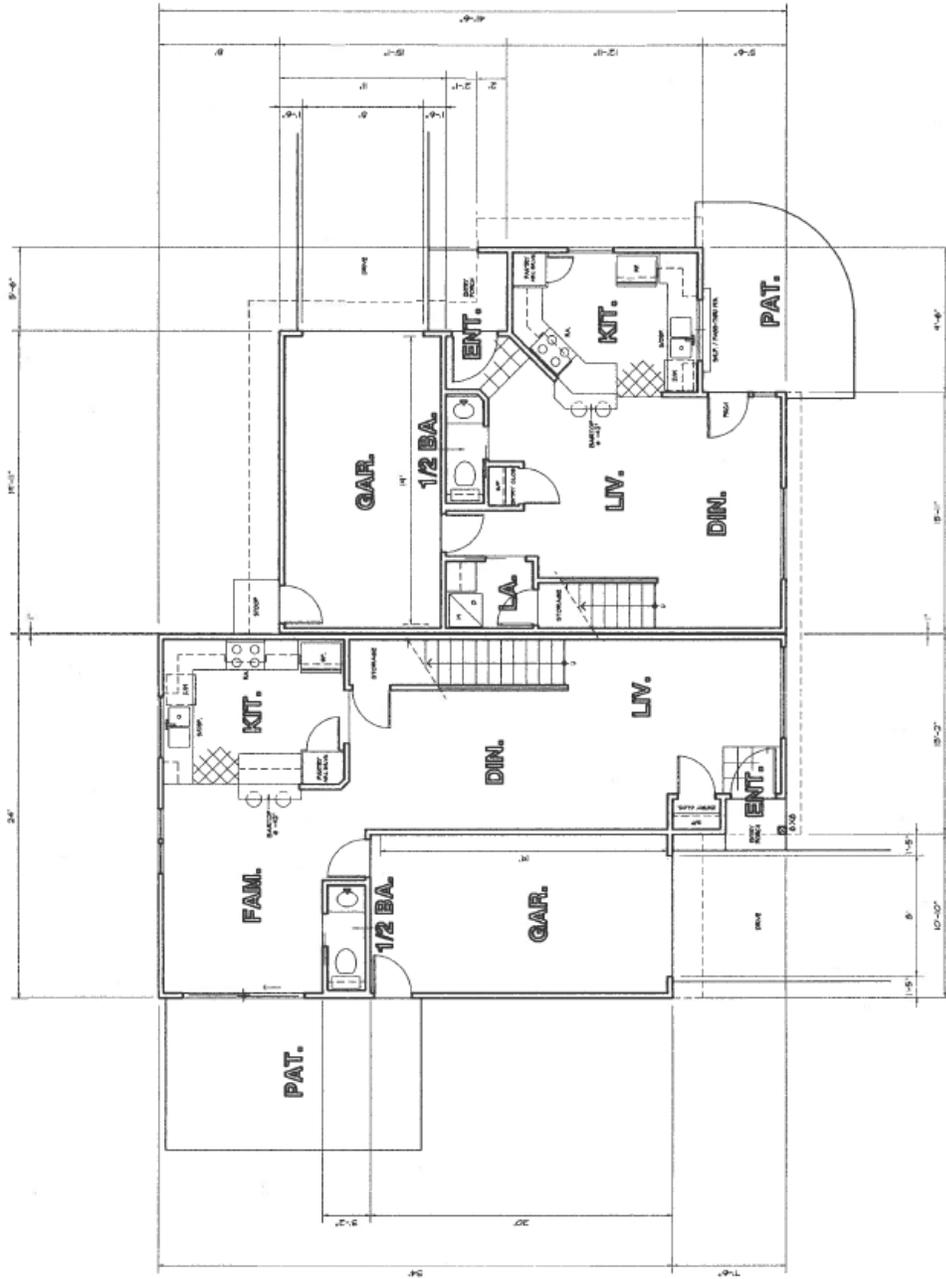
C



EXTERIOR ELEVATION

D

Exhibit N – Halfplex First Floor Plan



FLOOR PLAN @ FIRST
UNIT 1
SQUARE FT. • 1817 • 6811

FLOOR PLAN @ FIRST
UNIT 2
SQUARE FT. • 1817 • 504

Exhibit O – Halfplex Second Floor Plan



FLOOR PLAN @ SECOND

UNIT 1

SQUARE FT. • 917 • 409

FLOOR PLAN @ SECOND

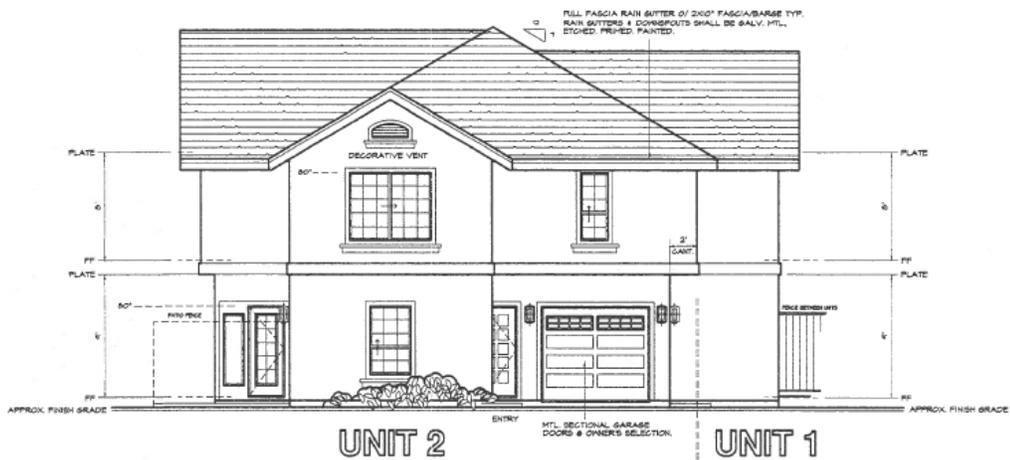
UNIT 2

SQUARE FT. • 137 • 817

Exhibit P – Halfplex Front Elevation A



STREET ELEVATION (WIDE VIEW)



STREET ELEVATION (NARROW VIEW)

Exhibit R – Halfplex Front Elevation B



UNIT 1 UNIT 2

STREET ELEVATION (WIDE VIEW)

A

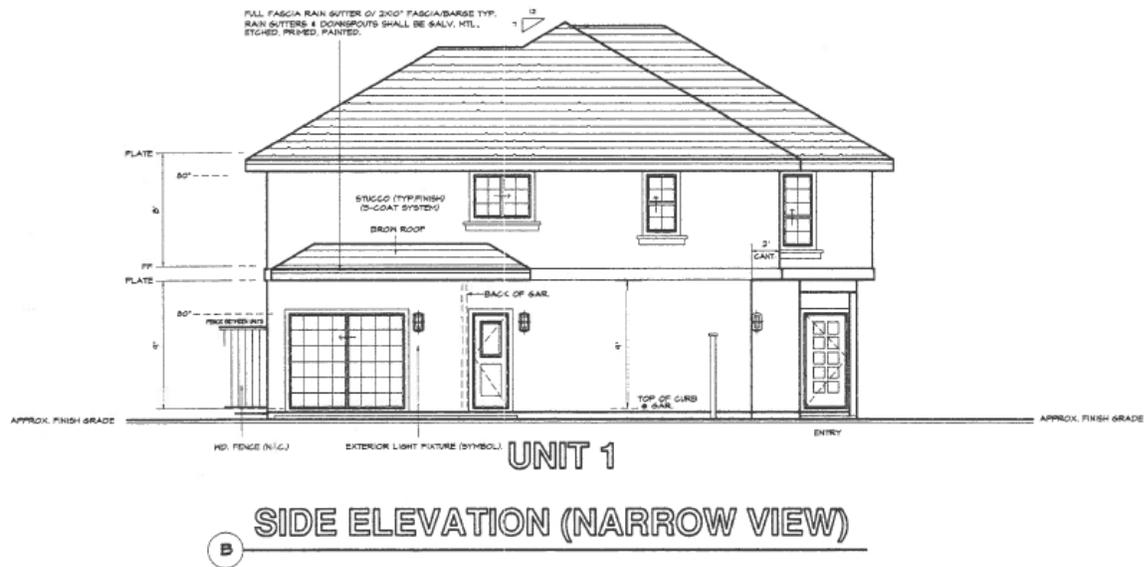
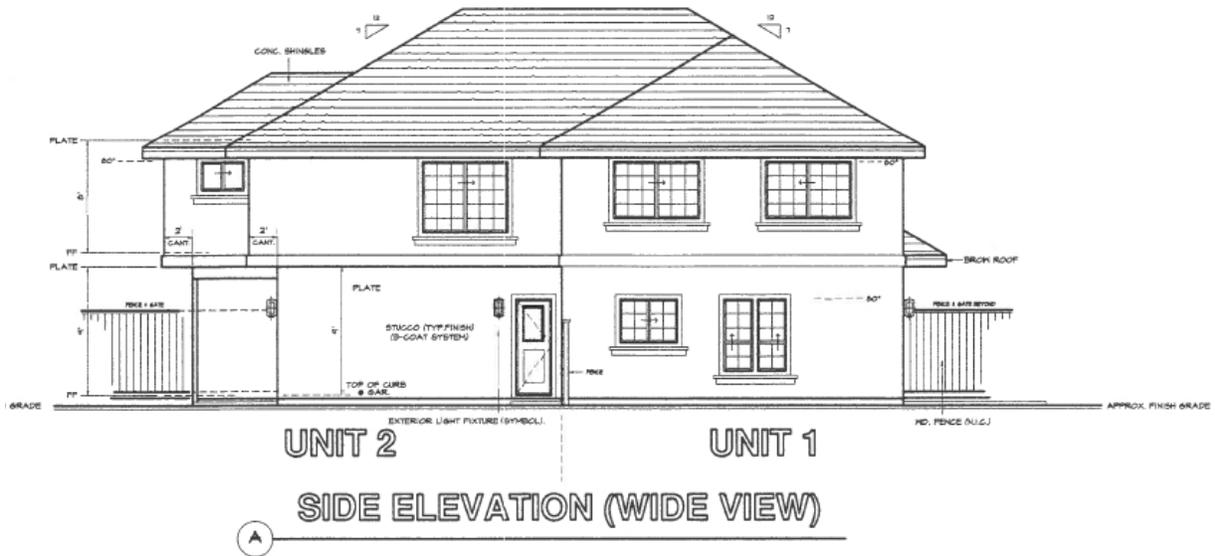


UNIT 2 UNIT 1

STREET ELEVATION (NARROW VIEW)

B

Exhibit S – Halfplex Side/Rear Elevation B



Attachment 7 - Recommended Ordinance for Rezone

ORDINANCE NO.

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY
REZONING CERTAIN REAL PROPERTY FROM THE STANDARD SINGLE-FAMILY
(R-1) ZONE TO THE SINGLE-FAMILY ALTERNATIVE ZONE
FOR THE LEMON BELL 2 RESIDENTIAL SUBDIVISION PROJECT
(P06-100) (APN: 038-0122-013, -014, -017, -018)**

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

- Section 1 Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as Lemon Bell 2 Residential Subdivision (APN: 038-0122-013, -014, -017, -018) and consisting of 2.92 acres in the Standard Single-Family (R-1) zone to the Single-Family Alternative (R-3) zone.
- Section 2 Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.
- Section 3 The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A: Rezone Exhibit– 1 page

Exhibit A: Rezone Exhibit

