



# REPORT TO COUNCIL

## City of Sacramento

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

**CONSENT**  
**April 21, 2009**

Honorable Mayor and  
Members of the City Council

**Title: 65th Street Housing (P08-087)**

**Location/Council District:** 3111 65<sup>th</sup> Street Sacramento, CA; 015-0091-020-0000, 015-0176-001-0000, and 015-0176-002-0000 (District 5)

**Recommendation:** 1) Review a) a **Resolution** adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan; b) a **Resolution** approving the 65th Street Housing Project entitlements; c) an **Ordinance** rezoning the subject site from the Standard Single-Family (R-1) zone and the Multi-Family (R-3) zone to the Multi-Family (R-3) zone and the General Commercial Review (C-2-R) zone; and 2) pass for publication the Ordinance title as required by the Sacramento City Charter 32c to be adopted May 5, 2009.

**Contact:** Antonio Ablog, Associate Planner, (916) 808-7702; Joy Patterson, Principal Planner, (916) 808-5607

**Presenter:** Antonio Ablog

**Department:** Development Services

**Division:** Current Planning

**Organization No.:** 21001010

### **Description/Analysis:**

**Issue:** The applicant, Mike Klein, is requesting the approval of entitlements to allow 24 detached single-family homes, 10 attached row houses, and a 3-story mixed-use building containing 2,900 square feet of retail and two apartment units on approximately 2.19 acres at the northeast corner of 65th Street and Manassero Way. The proposed project is an infill development project consisting of a mix of residential units, a commercial building, two small park areas, and a landscaped pedestrian paseo. The proposed residential units range from 1066 to 1175 square feet. With the exception of the apartment units in the mixed-use building, each of the residential units will have its own detached single-car



garage. Staff believes that the proposed development is appropriate for the subject site as it provides higher density single-family housing (approximately 17 units/acre) as a transition from the commercial and multi-family uses to the north to the low density single-family homes to the south.

**Applicant:** Mike Klein, Klein Properties, 5401 H Street, Sacramento, CA 95819.

**Policy Considerations:** The applicant proposes to construct 34 residential units and a mixed-use building with commercial /retail space and two apartment units on 2.19 acres. The project density is approximately 17 dwelling units per net acre. The project site is currently zoned for Standard Single-Family (R-1), and Multi-Family Residential (R-3) uses. The R-3 zone is typically reserved for traditional apartment type products at a density of up to 29 units per acre while the R-1 zone is for standard single-family residences. Currently only 0.31 acres of the project site is zone R-1. If the requested rezone is approved, 1.91 acres of the subject site would be in the R-3 zone while the remainder would be zoned General Commercial Review (C-2-R) to accommodate the mixed-use building.

General Plan: The 2030 General Plan identifies the subject site as Urban Neighborhood Low Density with a density range of 12-36 dwelling units per acre and a floor area ratio of 0.5 to 1.5. The proposed project is consistent with these and other requirements of the Urban Neighborhood Low Density in that the designation allows for small-lot single-family housing and neighborhood serving mixed-used development.

South 65<sup>th</sup> Street Area Plan: The South 65<sup>th</sup> Street Area Plan was adopted by the City Council on November 9, 2004 with the goal of providing for a variety of housing types including single-family, townhouses, and mixed-use housing. To achieve this goal, the plan included a number of policies and land use recommendations aimed at supporting the 65<sup>th</sup> Street light rail station with residential and neighborhood serving commercial uses. To this effect, the South 65<sup>th</sup> Street Area Plan includes a number of goals, policies, and land use designations to direct development and redevelopment in the plan area.

The proposed project is consistent with the Goals and Policies of the South 65<sup>th</sup> Street Area Plan. The Plan's land use designations were intended to guide the future General Plan land use designations. The recently adopted 2030 General Plan includes these land use recommendations. The proposed project is consistent with the 2030 General Plan land use designation for the site.

Smart Growth Principles: The Sacramento City Council adopted a series of "Smart Growth Principles" in 2001, in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. As an alternative single-family infill project, the 65<sup>th</sup> Street Housing project advances many of the Smart Growth Principles such as the need to create a range of housing opportunities and choices with a diversity of housing, and promoting new development and target infrastructure investments within the

urban core of the region to allow for efficient use of existing facilities, infill and reuse areas.

**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 to live in new, safe and affordable housing.

**Committee/Commission Action:** The proposed project was heard by the Planning Commission on December 11, 2008 with one speaker in support of the project and one speaker opposed to the project. The Planning Commission voted to forward the project to the City Council with a unanimous recommendation for approval (9 ayes, 0 noes).

**Environmental Considerations:** Environmental Planning Services has prepared an Initial Study and Mitigated Negative Declaration for the proposed project. The Mitigated Negative Declaration has been circulated for public review. As of the date of preparation of the staff report no written comments had been received regarding the environmental document.

Staff had initially proposed a categorical exemption (infill development) under section 15322 of the California Environmental Quality Act (CEQA) Guidelines for the project, but the infill development exemption requires a finding of consistency with the General Plan. Because the proposed project required a General Plan amendment, an objection to the use of the infill development exemption was raised, and in response, staff has prepared a Mitigated Negative Declaration. In the meantime, the City Council adopted the 2030 General Plan and certified the Master Environmental Impact Report (Master EIR). The proposed project is consistent with the 2030 General Plan designation of the project site as Urban Development Low, and no General Plan amendment is now required.

The proposed project is subject to environmental review under CEQA Guidelines Section 15177. The project was included in the Master EIR, and the Initial Study prepared for the project examines the project for the purpose of identifying any additional significant environmental effects, or project-specific effects, that could occur with the project and that were not examined in the Master EIR. Mitigation measures identified in the Master EIR and Mitigation Monitoring Program that are applicable to the project have been identified and are included in this project's Mitigation Monitoring Plan.

**Sustainability Considerations:** The 65th Street Housing Project is consistent with Sustainability Master Plan goals to reduce dependence on the private automobile, reduce long commutes, reduce the use of fossil fuels, improve energy efficiency, reduce carbon dioxide emissions, and help to meet air quality standards.

If approved, the 65th Street Housing Project would help to support transit use because it is located within one-half mile from the 65th Street Light Rail Station,

near a growing number of urban amenities, has a density of approximately 17 dwelling units per acre, and includes a mix of uses. The project will also be constructed to meet Leadership in Energy and Environmental Design (LEED) or Built it Green efficiency standards.

**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 in an underutilized infill site. The project also adds new housing stock where infrastructure is already in place. Staff believes that the project is well designed, balancing private space with common open areas. The higher density single-family housing provides a buffer to the commercial uses to the north while maintaining compatibility single-family neighborhood to the south. Though the proposal incorporates alternative housing on smaller lots, the overall project incorporates quality materials, open space, and a mixed-use building that will enhance the overall project. 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**

**Applicant/Owner:** Mike Klein, Klein Properties, 5401 H Street, Sacramento, CA 95819

The subject site encompasses 2.19 acres at the northeast corner of 65<sup>th</sup> street and Manassero Way. The site is currently occupied by a single-family home, a multi-family home and several accessory structures. Approximately half of the property is vacant. Other than the existing residences, the site has also been used as a poultry farm in the past.

To the north of the site is a commercial office complex. Single-family homes are to the west and to the south. To the east is a vacant parcel that will eventually be developed as a public park. The subject site is within the South 65<sup>th</sup> Street Area Plan that is intended to support the 65<sup>th</sup> street light rail station that is a half mile to the north. The site is also included within the 65<sup>th</sup> Street Redevelopment Area.

Though there are no prior entitlements approved on the site that affect the current application, a prior subdivision created two streets that stub into the southern property line of the subject site. The applicant proposes to utilize these stub streets to provide access to the residential portion of the project.

The applicant proposes to construct 34 residential units and a mixed-use building with commercial /retail space and two apartment units on 2.19 acres. The project density is approximately 17 dwelling units per net acre. The 2030 General Plan designates the subject site as Urban Neighborhood Low Density with a density range of 12-36 dwelling units per acre. The proposed project is consistent with this designation.

The subject site is within the South 65<sup>th</sup> Street Area Plan. The plan includes a number of goals and policies to support transit oriented development and redevelopment in the plan area. The proposal is consistent with the policies of the South 65<sup>th</sup> Street Area Plan as it:

- promotes mixed use development;
- extends the existing residential neighborhood northward;
- respects neighborhood scale; and
- promotes innovative single-family housing;

The project site is currently zoned for Standard Single-Family (R-1), and Multi-Family Residential (R-3) uses. The R-3 zone is typically reserved for traditional apartment type products at a density of up to 29 units per acre while the R-1 zone is for standard single-family residences. Currently only 0.31 acres of the project site is zone R-1. If the requested rezone is approved, 1.91 acres of the subject site would be in the R-3 zone while the remainder would be zoned General Commercial Review (C-2-R) to accommodate the mixed-use building.

Since the site is adjacent to a neighborhood characterized by detached single-family residences, the applicant is proposing a high density single-family housing development clustered around a common lot that provides a pedestrian pathway through the site. Even though the R-3 zone is typically reserved for apartments, staff believes the proposed single-family housing type provides better compatibility with the adjacent residences than traditional apartments. The proposed units are allowed in the R-3 zone with the issuance of a Special Permit, which is being requested by the applicant with this project.

The applicant is requesting that 0.29 acres of the site be rezoned to General Commercial Review (C-2-R). The commercial portion of the site would be located adjacent to 65<sup>th</sup> Street. The commercial zone would accommodate the proposed mixed-use building that is comprised of ground floor commercial space with two floors of residential above. The two apartments are allowed via the issuance of the requested Special Permit. The Special Permit requested with this application supersedes the Plan Review requirement so a Plan Review is not required with this application. The benefit of the R review designation is that a Plan Review will be required for future projects on the site should the current proposal not be developed.

Tentative Map/Site Plan: The proposed Tentative Map subdivides 2.19± net acres into 34 alternative single-family lots, one commercial lot for the mixed-use building, and one common area lot for vehicular and pedestrian access. The Tentative Subdivision Map has been designed around a parkway concept where a central pedestrian path provides connectivity within the subdivision and provides residents a common open space. Three interior pocket parks will also be located with the common area lot. The subject site is zoned R-3 which allows up to 29 dwelling units per net acre with minimum lot area of 1,500 square feet per unit.

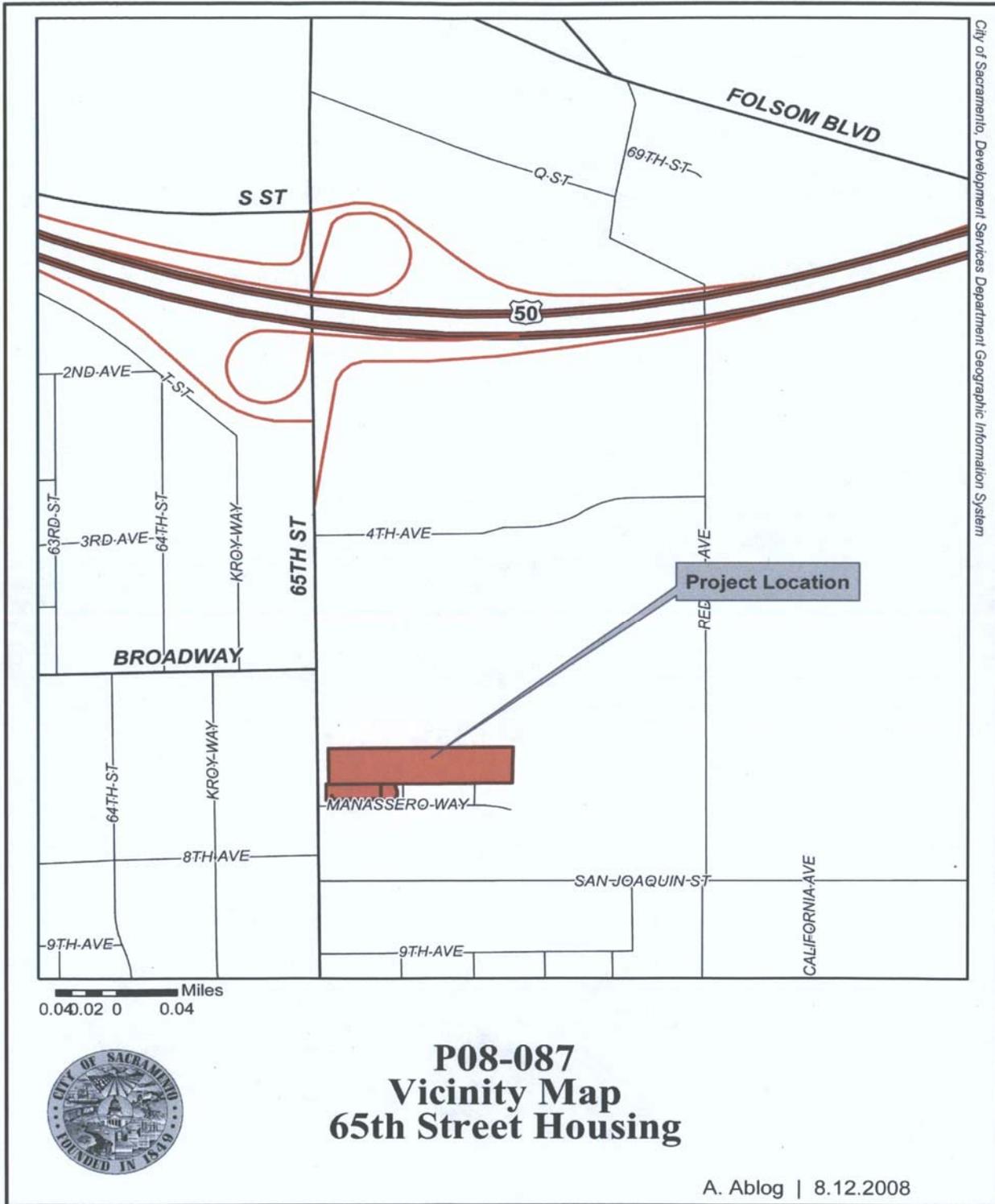
The map proposes to provide 24 lots for detached homes (lots 7-12, and 18-35). The typical lot size is 25 feet wide by 60 feet deep, though some of the lots are slightly under the 1,500 square foot minimum. None of these lots have public street frontage, but they do front onto the common area lot. Since a Special Permit for alternative housing is also being processed the proposed lots are allowed to deviate from the lot standards in terms of access, lot size, and street frontage without the processing of Subdivision Modifications. In terms of lot size and street frontage, staff is in favor of allowing these deviations as the overall project meets the density requirements of the zone and the lots retain adequate rear yards.

The Special Permit for alternative housing allows deviation to lot size, configuration, setback, and coverage standards. The intent of the Special Permit is to integrate structures, common and private open spaces, pedestrian and vehicular circulation, parking, and other site features so as to produce a development that provides for all desirable residential features and environmental amenities. In the case of the row houses and detached units, deviations from the standard setbacks allow greater incorporation of open space and parkway elements that enhance the proposed subdivision.

The residential units are of a modern industrial style incorporating materials that include a hard trowel smooth cement plaster exterior, corrugated metal siding, architectural metal siding, painted metal awnings, wood and metal accents, dimensional shingle roofing, and standing seam metal roofing. The front and rear elevations include varied setbacks and pop-outs to avoid "flat" elevations. The row houses include a sloping roof with varying heights. Planning staff finds that the proposed homes are an appropriate use for the subject site. The site has been designed to maximize shared open space while still allowing for private yards. The project provides home ownership opportunities at a higher density than the standard single-family home.

**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 May 5, 2009 public hearing has been given by publication, posting and mail (500').

Attachment 2 – Vicinity Map



City of Sacramento, Development Services Department Geographic Information System

**P08-087**  
**Vicinity Map**  
**65th Street Housing**

A. Ablog | 8.12.2008



**Attachment 4 – Mitigated Negative Declaration**

**RESOLUTION NO. 2009-**

Adopted by the Sacramento City Council

**ADOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING PROGRAM FOR THE 65<sup>th</sup> STREET HOUSING PROJECT (P08-087)**

**BACKGROUND**

- A. On December 11, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 65<sup>th</sup> Street Housing Project.
- B. On May 5, 2009, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section section 17.200.010(C)(2)(a), (b), and (c), and received and considered evidence concerning the 65<sup>th</sup> Street Housing Project.

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

Section 1. The City Council finds as follows:

- A. The Project initial study was prepared to analyze whether the Project was described in the Master EIR and whether the Project would cause any significant additional environmental effects (project-specific effects) that were not analyzed in the Master EIR for the 2030 General Plan.
- B. The Initial Study concluded that the Project was described in the Master EIR, and identified mitigation in the Master EIR that would apply to the Project. The Initial Study identified mitigation measures that were incorporated to revise the project before the environmental document was released for public review pursuant to CEQA Guidelines Section 15073 in order to avoid or mitigate the identified effects to a level of insignificance. (CEQA Guidelines Section 15178(b)). As part of the Master EIR process, the City incorporated all feasible mitigation measures or feasible alternatives appropriate to the project as set forth in the Master EIR (CEQA Guidelines Section 15177(d)).
- C. The above review concluded that there is no substantial evidence that the Project as revised and conditioned would have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental

Procedures as follows:

1. On April 1, 2009 a Notice of Intent to Adopt the MND (NOI) dated April 1, 2009 was circulated for public comments for 20 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.

2. On April 1, 2009, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

Section 2. The City Council has reviewed and considered the information contained in the MND, including the Initial Study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The City Council has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

Section 3. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

Section 4. The City Council adopts the MND for the Project.

Section 5. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Program.

Section 6. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and section 15075 of the State EIR Guidelines adopted pursuant thereto.

Section 7. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

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Exhibit A: Mitigation Monitoring Program

**Exhibit A – Mitigation Monitoring Plan**

**To be provided with hearing report**

**Attachment 5 – 65<sup>th</sup> Street Housing Project Entitlement Resolution**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**ADOPTING FINDINGS OF FACT AND APPROVING THE 65<sup>TH</sup> STREET HOUSING PROJECT.**

**(P08-087) (APN: 015-0091-020-0000, 015-0176-001-0000, 015-0176-002-0000)**

**BACKGROUND**

A. On December 11, 2008 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 65<sup>th</sup> Street Housing Project

B. On May 5, 2009 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 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 65<sup>th</sup> Street Housing 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 65<sup>th</sup> Street Housing, 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 2.19 acres into one common area lot, 34 lots for residential development, and one commercial lot 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 65<sup>th</sup> Street Area 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 10 row houses and 24 single-family residences in the Multi-Family Residential (R-3) 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 which consist of single-family and multi-family residential units.

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 ample open space is provided with the common area lot.

3. Granting of the Special Permit would be consistent with the objectives of the General Plan and South 65<sup>th</sup> Street Area 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.

**C. Special Permit:** The Special Permit to construct two apartment units in the General Commercial (C-2) Zone is approved based on the following findings of fact:

1. 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 apartment units are consistent with the surrounding land uses which consist of both commercial uses and single-family homes.

2. The proposed project, as conditioned, would not result in the creation of a nuisance as the proposed apartment units are compatible with the surrounding land uses. The circulation and access pattern is appropriate for the subject site. The commercial space proposed for development in conjunction with the apartments will provide neighborhood serving uses.

3. Granting of the Special Permit would be consistent with the objectives of the General Plan and South 65<sup>th</sup> Street Area Plan in that it preserves neighborhood character by providing a mixed-use building compatible with the surrounding uses. The proposed project also develops 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:

**B. Tentative Map:** The Tentative Map to subdivide approximately 2.19 acres into one common area lot, 34 lots for residential development, and one commercial lot is approved subject to the following conditions of approval:

**GENERAL:** All Projects

**NOTE:** These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P08-087).

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 Department of Transportation.

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:

**SPECIAL DISTRICTS: Assessment Districts**

- A1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

**DEPARTMENT OF TRANSPORTATION:**

- A2. 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 Department of Transportation after consultation with the U.S. Postal Service.
- A3. 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 the appropriate parcels at no cost, at the time of sale or other conveyance of either/any of the parcel(s).
- A4. Show all continuing and proposed/required easements on the Final Map.
- A5. 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 Department of Transportation.
- A6. 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 Department of Transportation. 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 Department of Transportation.

- A7. The applicant shall terminate both Sher Court and Luscutoff Court in a bullet/rounded form to the satisfaction of the Department of Transportation. The existing sidewalk shall be extended to wrap around the rounded ends of the streets.
- A8. The applicant shall construct ADA compliant ramps at the northeast corner of the intersection of 65<sup>th</sup> Street and Manassero Way as well as at the northwest corner of Sher Court and Manassero Way adjacent to the subject property to the satisfaction of the Department of Transportation. Furthermore, the applicant may be required to construct off-site receiving ramps subject to a reimbursement from the City Ramp Replacement Program.
- A9. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Transportation. The center lines of such streets shall be aligned.
- A10. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, undulations, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Transportation.
- A11. The applicant shall make provisions for bus stops, shelters, transit centers, etc. (if necessary) to the satisfaction of Regional Transit.
- A12. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Transportation.
- A13. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P08-087).

**ABANDONMENTS:**

- A14. The applicant is proposing to abandon a portion of the right-of-way along Sher Court. The applicant must apply for and obtain City Council approval of said abandonment.
- A15. The applicant shall satisfy the conditions of approval of the abandonment.
- A16. Final Map shall be recorded concurrently with the recordation of the abandonment.

**MISCELLANEOUS:**

- A17. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s). The Homeowner's Association shall maintain all private streets, lights, sewers, drains and water systems.

**SMUD:**

- A18. Dedicate a 12.5-ft PUE for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.

**DOU:**

- A19. This project will require to extend the existing 6-in water mains in Sher Court and Luscutoff Court to provide water services to the propose lots. Thus, the applicant/owner will be responsible for the design and construction of these utility lines, and the dedication of a public utility easement required for this development. The design and construction shall be to the satisfaction of the Department of Utilities.
- A20. Prior to the submittal of improvement plans, a project specific water study shall be approved 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 may be required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study.
- A21. This project will require to construct sewer lines along Sher Court and Luscutoff Court to provide sewer services to the propose lots. Thus, the applicant/owner will be responsible for the design and construction of these utility lines, and the dedication of a public utility easement required for this development. The design and construction shall be to the satisfaction of the Department of Utilities.
- A22. The applicant/owner shall dedicate to the City (Department of Utilities) an exclusive public utility easement, 25-feet in width for maintenance purposes of the proposed public utility lines (sewer, water, and/or drainage) to be located on Sher and Luscutoff Courts. No parallel dry utilities will be allowed within this easement.
- A23. Any existing water and/or sewer services that will not be utilized for this development shall be properly abandoned to the satisfaction of the Department of Utilities. The applicant/owner shall provide to the Department of Utilities a utility plan indicating all those existing services to be abandoned and/or utilized for this

development. If any of the exiting structures are on septic tanks and/or water wells the applicant shall get all the proper abandonment permits from the County of Sacramento.

- A24. The proposed development will impact the drainage system. Thus, prior to submittal of improvement plans, a drainage study using the City of Sacramento's SWMM model shall be reviewed and approved by the Department of Utilities. The drainage study must identify: 1) pre and post development conditions, 2) off-site flows from downstream and upstream of the proposed development, 3) existing and proposed on-site run-off storage (detention). Based on the drainage study the applicant shall mitigate the impacts to the drainage system by maintaining and/or reducing the existing run-off flows that enter the drainage system (54-in drain line on 65<sup>th</sup> Street) at the intersection of 65<sup>th</sup> street and Manassero Way.
- A25. The applicant shall enter into and record an Agreement of Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that a private reciprocal drainage, sewer, and/or water 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 RECORD AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK\_\_\_\_\_, PAGE \_\_\_\_\_)".
- A26. The development of this project 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 improvement plans. These plans shall also show methods to control urban runoff pollution from the project site during construction.
- A27. Since this project is going to disturb more than 1 acre, then the applicant is required to comply with the "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 from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- A28. The applicant shall participate in the 65<sup>th</sup> Street finance plan and pay all necessary fees. If this development is exempt from the 65<sup>th</sup> street financing plan, the applicant/owner shall provide a confirmation letter from the city's assessment district coordinator.

**FIRE:**

- A29. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- A30. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead).
- A31. 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.
- A32. 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
- A33. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.

**PPDD: Parks**

- A34. **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)
- A35. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact the Planning Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

**Planning**

- A36. The applicant shall revise the Tentative Map (Exhibit A) to amend the lot line between Lot 1 and Lots 2 through Lot 6 in order to accommodate a 5-foot wide landscaped planter on the east side of the parking lot proposed for Lot 1.

**ADVISORY NOTES:**

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

- A37. 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.
- A38. 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.
- A39. As 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 \$69,911. This is based on 34 single family units and an average land value of \$115,000 per acre for the East Broadway 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 77,406. This is based on 2,900 sq. ft. of Retail Space at the Specified Infill rate (65<sup>th</sup> Street Transit Village) of \$.16 per sq. ft. for a sub-total of \$464, and 34 single family units at the Specified Infill rate (65<sup>th</sup> Street Transit Village) of \$2,263 per unit for a sub-total of \$76,942. 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.

**B. Special Permit:** The Special Permit for alternative housing to construct 10 row houses and 24 single-family residences in the Multi-Family Residential (R-3) 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. Evergreen trees spaced at 30 feet on center shall be planted in the rear yards of all lots where the rear yard abuts existing commercial or residential uses. The final species selection and planting location shall be subject to review by the Development Services Planning Division.
- B4. 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.
- B5. The proposed residential units shall receive either basic LEED or Build It Green certification for efficiency.

#### **Department of Utilities**

- B6. Existing and/or proposed domestic water, irrigation, and/or fire services will need to comply with the current cross connection control policy and/or metering criteria. Thus, any existing and/or proposed domestic and/or irrigation water service shall be metered and be upgraded to meet current cross connection control policy. Existing fire services that are not in compliance with the current cross connection control policy shall be upgraded to meet current standards.
- B7. The applicant/owner must submit a Waste Management Plan (WMP) for approval by the Department of Utilities Waste Management Division Manager for the demolition and disposal of the existing structures. Please contact Chris Thoma at (916) 808-4833 or e-mail [cthoma@cityofsacramento.org](mailto:cthoma@cityofsacramento.org) for all the required information. This plan shall detail how the applicant/owner plans to divert from landfill or recycle 95 percent of its concrete and asphalt, and 50 percent of the mixed waste construction and demolition materials generated. The WMP shall also detail where the demolition materials shall be taken. The applicant/owner shall contact and provide an approval letter from superintendent Marty Strauss prior to the issuance of the building permit.
- B8. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcels, and the DOU may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.

- B9. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks. Meter services shall have at a minimum a 3-foot clearance from each other, curb ramps, street lights, fire hydrants, etc.
- B10. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B11. All onsite water and storm drain facilities shall be private facilities maintained by the property owners.
- B12. Properly abandon under permit, from the City and County Environmental Health Division, any water wells or septic systems located on the property.
- B13. 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 easement. Sufficient off-site and on-site spot elevations shall be provided in the drainage study and or grading plans to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.
- B14. 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.
- B15. The development of this project 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.
- B16. Since this project will disturb more than 1 acre of land, the project is required to comply with the "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 from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment

BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

B17. Show all existing and proposed easements on the improvement plans.

### **Development Engineering**

- B29. 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.
- B30. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives (Lot A). The Homeowner's Association shall maintain all private drives, lights, common areas and common landscaping.
- B31. 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.
- B32. The site plan shall conform to A.D.A. requirements in all respects.
- B33. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

### **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.

**C. Special Permit:** The Special Permit to construct two apartment units in the General Commercial (C-2) Zone is approved subject to the following conditions.

#### **Planning**

- C1. 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.
- C2. The applicant shall obtain all necessary building permits prior to construction.
- C3. 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, parking lot tree shading, landscape materials, and irrigation system. The irrigation system and landscaping shall be maintained in good condition during the life of the project.
- C4. All signs are subject to review by Development Services staff, and the applicant shall obtain all applicable sign permits.
- C5. The applicant shall label and mark 3 parking stalls exclusively for apartment unit residents.
- C6. The applicant shall provide a 5-foot wide planter on the east side of the parking lot, adjacent to the proposed residential lots.
- C7. The proposed mixed use building shall receive either basic LEED or Build It Green certification for efficiency.

#### **Department of Utilities**

- C8. Existing and/or proposed domestic water, irrigation, and/or fire services will need to comply with the current cross connection control policy and/or metering criteria. Thus, any existing and/or proposed domestic and/or irrigation water service shall be metered and be upgraded to meet current cross connection control policy. Existing fire services that are not in compliance with the current cross connection control policy shall be upgraded to meet current standards.
- C9. The applicant/owner must submit a Waste Management Plan (WMP) for approval by the Department of Utilities Waste Management Division Manager for the demolition and disposal of the existing structures. Please contact Chris Thoma at (916) 808-4833 or e-mail [cthoma@cityofsacramento.org](mailto:cthoma@cityofsacramento.org) for all the

required information. This plan shall detail how the applicant/owner plans to divert from landfill or recycle 95 percent of its concrete and asphalt, and 50 percent of the mixed waste construction and demolition materials generated. The WMP shall also detail where the demolition materials shall be taken. The applicant/owner shall contact and provide an approval letter from superintendent Marty Strauss prior to the issuance of the building permit.

- C10. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcels, and the DOU may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.
- C11. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks. Meter services shall have at a minimum a 3-foot clearance from each other, curb ramps, street lights, fire hydrants, etc.
- C12. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C13. All onsite water and storm drain facilities shall be private facilities maintained by the property owners.
- C14. Properly abandon under permit, from the City and County Environmental Health Division, any water wells or septic systems located on the property.
- C15. 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 easement. Sufficient off-site and on-site spot elevations shall be provided in the drainage study and or grading plans to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.
- C16. 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.

- C17. The development of this project 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.
- C18. Since this project will disturb more than 1 acre of land, the project is required to comply with the "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 from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- C19. Show all existing and proposed easements on the improvement plans.

### **Development Engineering**

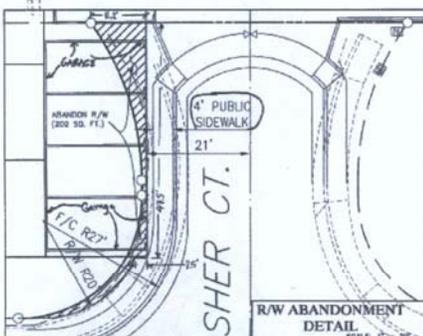
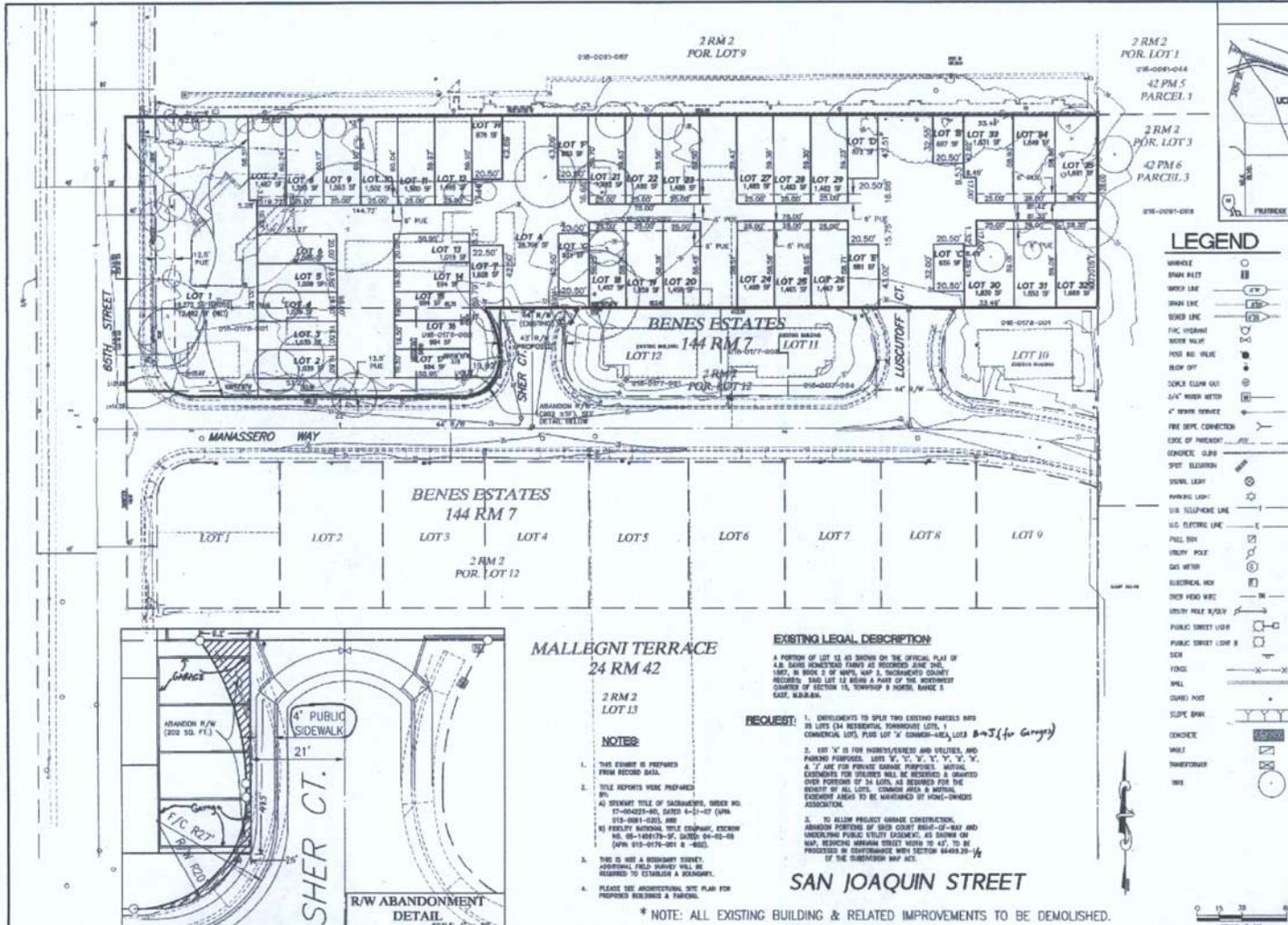
- C20. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement 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.
- C21. 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.
- C22. The site plan shall conform to A.D.A. requirements in all respects.
- C23. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

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.

**Table of Contents:**

- Exhibit A – Tentative Map
- Exhibit B – Site Plan
- Exhibit C – Parkway Elevations
- Exhibit D – Mixed-Use Building Elevations
- Exhibit E – Residential Floorplans
- Exhibit F – Residential Elevations
- Exhibit G – 65<sup>th</sup> Street Streetscape
- Exhibit H – Materials



**BENES ESTATES**  
144 RM 7

**MALLEJNI TERRACE**  
24 RM 42

**EXISTING LEGAL DESCRIPTION**

A PORTION OF LOT 12 AS SHOWN ON THE OFFICIAL PLAN OF A.B. BARKS REVERSION FARM AS RECORDED JUNE 2ND, 1967, IN BOOK 2 OF MAPS, MAP 2, SACRAMENTO COUNTY RECORDS, SAID LOT 12 BEING A PART OF THE WESTWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 3 EAST, N.B.M.S.

**REQUEST:**

1. ENDEAVORS TO SPLIT TWO EXISTING PARCELS INTO 28 LOTS (24 RESIDENTIAL, TOWNHOUSE LOTS, 1 COMMERCIAL LOTS, PLUS LOT 14 CONDOMINIUM LOTS 8-13 (for Garage))
2. LOT 14 IS FOR HIGH-RISEVIEW AND UTILITIES AND PARKING PURPOSES. LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 ARE FOR PRIVATE GARAGE PURPOSES. MUTUAL EXCLUSIONS FOR UTILITIES SHALL BE RECORDED IN QUARTERED OVER PORTIONS OF 24 LOTS, AS REQUIRED FOR THE BENEFIT OF ALL LOTS. CONDOMINIUM & MUTUAL EXCLUSIONS ARE TO BE MAINTAINED BY HOME-OWNERS ASSOCIATION.
3. TO ALLOW PROJECT GARAGE CONSTRUCTION, ABANDON PORTIONS OF SHER COURT RIGHT-OF-WAY AND UNDERLIE PUBLIC UTILITY EXISTENCE, AS SHOWN ON MAP, REVISION NUMBER SHEET 1020 TO 427, TO BE PROCEEDED IN CONFORMANCE WITH SECTION 64020-1/4 OF THE SUBDIVISION MAP ACT.

- NOTES:**
1. THIS SUBMIT IS PREPARED FROM RECORD DATA.
  2. TITLE REPORTS WERE PREPARED BY:
    - A) STEWART TITLE OF SACRAMENTO, ORDER NO. 17-004223-80, DATED 4-11-07 (APN 016-0081-020) AND
    - B) FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 05-188129-07, DATED 04-02-08 (APN 016-0170-001 & -002).
  3. THIS IS NOT A BOUNDARY SURVEY. ADJACENT FIELD SURVEY WILL BE REQUIRED TO ESTABLISH A BOUNDARY.
  4. PLEASE SEE ARCHITECTURAL SITE PLAN FOR PROPOSED BUILDINGS & FURNISH.

**SAN JOAQUIN STREET**

\* NOTE: ALL EXISTING BUILDING & RELATED IMPROVEMENTS TO BE DEMOLISHED.

BENCHMARK ELEV. 2525.77  
 016-0091-007  
 016-0091-044  
 42 PM 5  
 PARCEL 1  
 016-0091-043  
 42 PM 6  
 PARCEL 3  
 016-0091-008

**JTS ENGINEERING CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED: MGR  
 DRAWN: JES  
 CHECKED: JES  
 SUBMITTED: 06/23/11 000000 PCD: 2304



NO	DATE	REVISION	APPROVAL	BY

TENTATIVE SUBDIVISION MAP  
 3111 AND 3121 - 65TH  
 60TH STREET HOUSING  
 CITY OF SACRAMENTO APN 016-0091-020, 016-0076-00

Exhibit B – Site Plan



POSTSTRAIN PATRY / HOUSING PRECEDENT



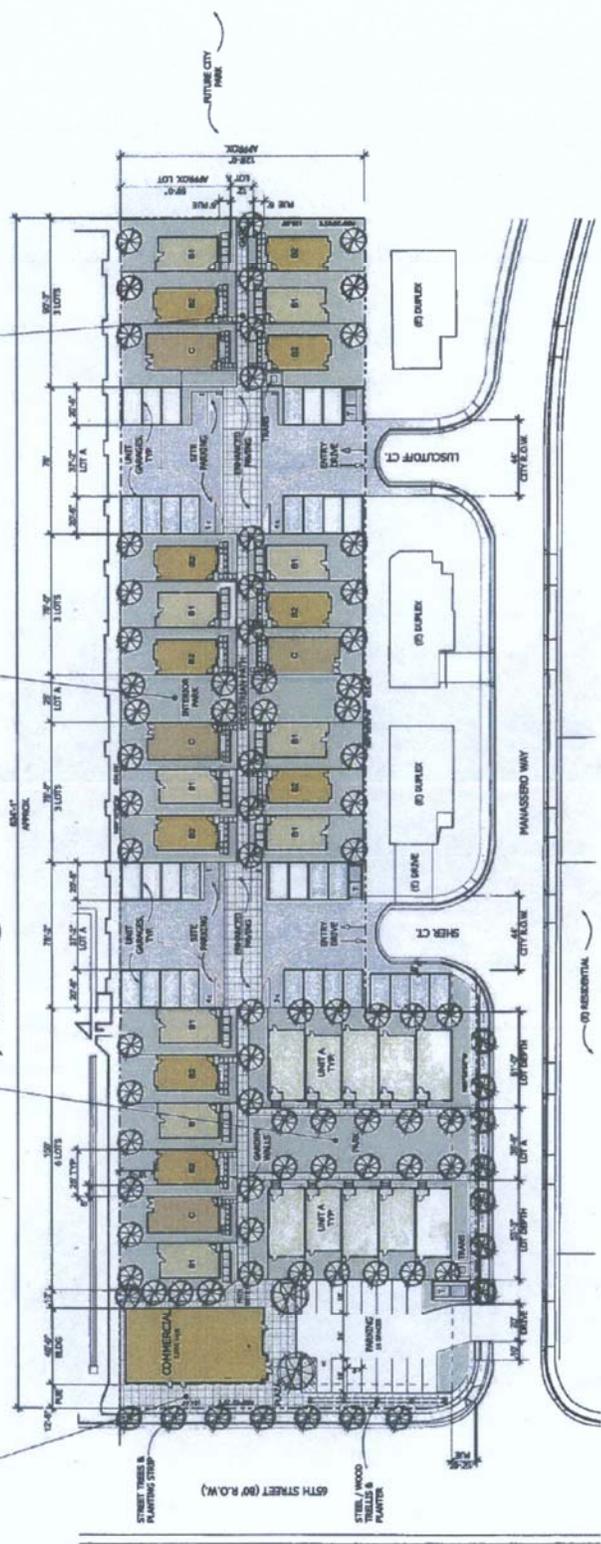
INTERIOR PARK RESIDENT



PARWAY PROSCENIUM



RETNA / COMMERCIAL PRECEDENT

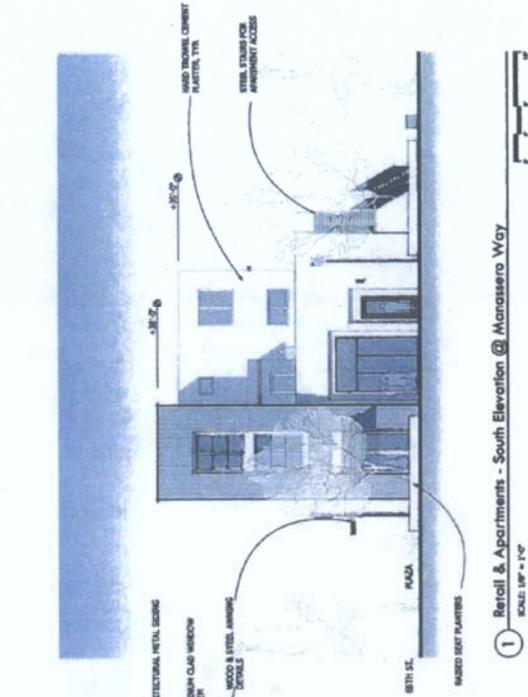


1 Site Plan  
Scale: 1" = 30'

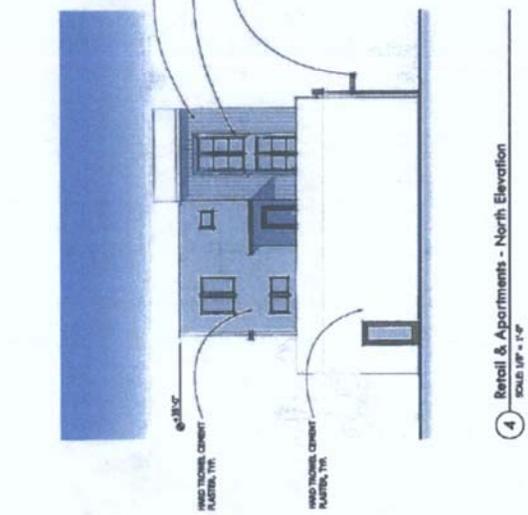
PROJECT DATA		ZONING UNITS		RESIDENT DESCRIPTION		First Floor (sq. ft.)		Second Floor (sq. ft.)		Total (sq. ft.)		Units Count		Residential Area (sq. ft.)	
Project Name	65th Street Housing	Unit Type	A	Attached Townhouse Units	628	550	1178	18	18	36	1178	18	18	36	1178
Project No.	P08-087	Unit Type	B1 or B2	Single Family Residence	500	500	1000	1150	28	28	2350	28	28	56	2350
Site Area	2.27 Acres	Unit Type	C	Single Family Residence	200	200	400	1950	5	5	4050	5	5	10	4050
Total		Total		Total		Total		Total		Total		Total		Total	
36 parking spaces		36 units		36 units		36 units		36 units		36 units		36 units		36 units	
1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space	
1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space		1000 sq. ft. of open space	



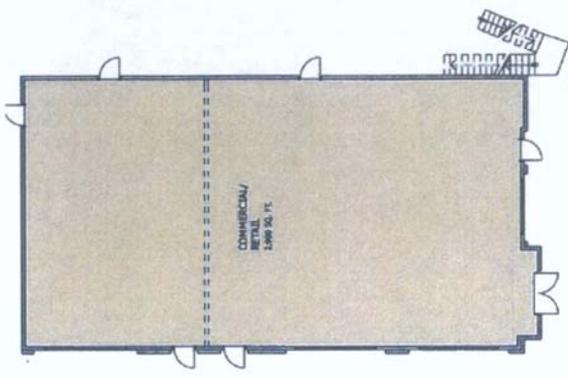
Exhibit D – Mixed-Use Building Elevations



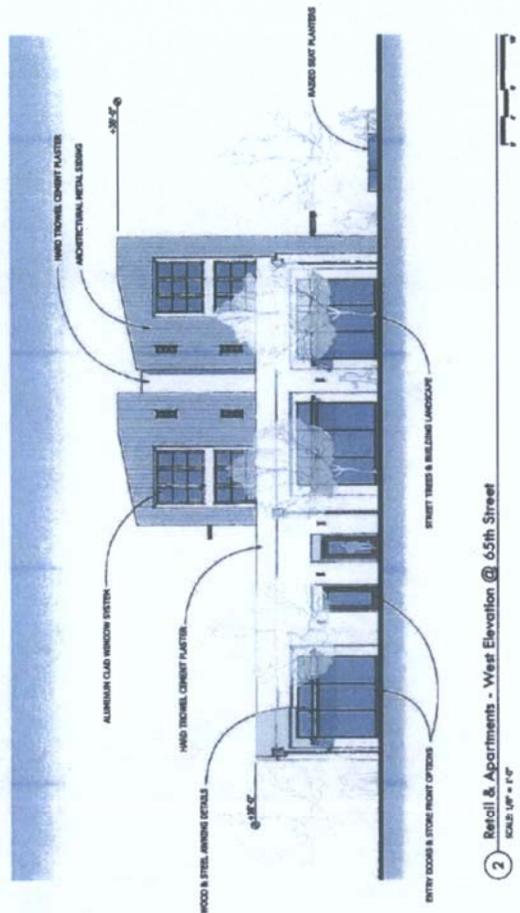
1 Retail & Apartments - South Elevation @ Manassas Way  
SCALE: 1/8" = 1'-0"



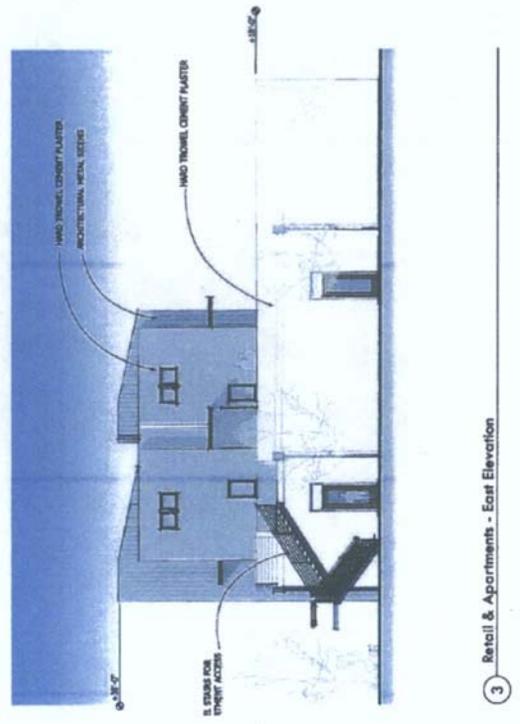
4 Retail & Apartments - North Elevation  
SCALE: 1/8" = 1'-0"



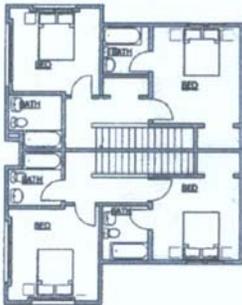
5 Ground Floor @ Retail  
SCALE: 1/8" = 1'-0"



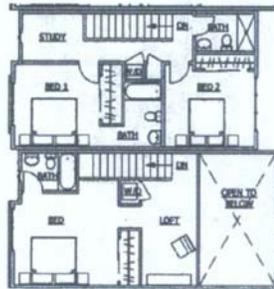
2 Retail & Apartments - West Elevation @ 65th Street  
SCALE: 1/8" = 1'-0"



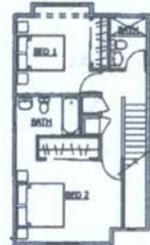
3 Retail & Apartments - East Elevation  
SCALE: 1/8" = 1'-0"



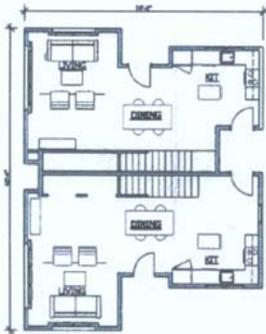
3RD FLOOR - 530 SF



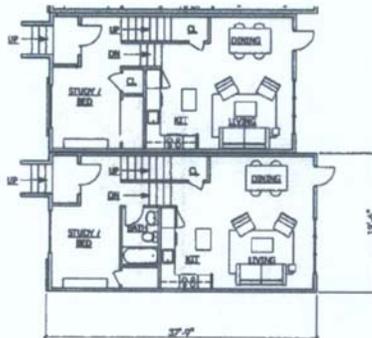
2ND FLOOR - 550 SF



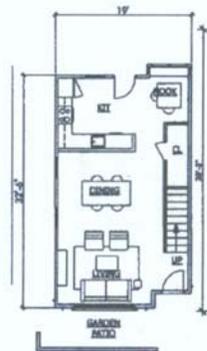
2ND FLOOR - 580 SF



2ND FLOOR - 560 SF



GROUND FLOOR - 625 SF



GROUND FLOOR - 580 SF

4 APARTMENTS OVER RETAIL  
Scale: 1/8" = 1'-0"

3 UNIT A - ATTACHED ROWHOUSE UNITS  
Scale: 1/8" = 1'-0"

2 UNITS B1 & B2  
Scale: 1/8" = 1'-0"

Exhibit F – Residential Elevations

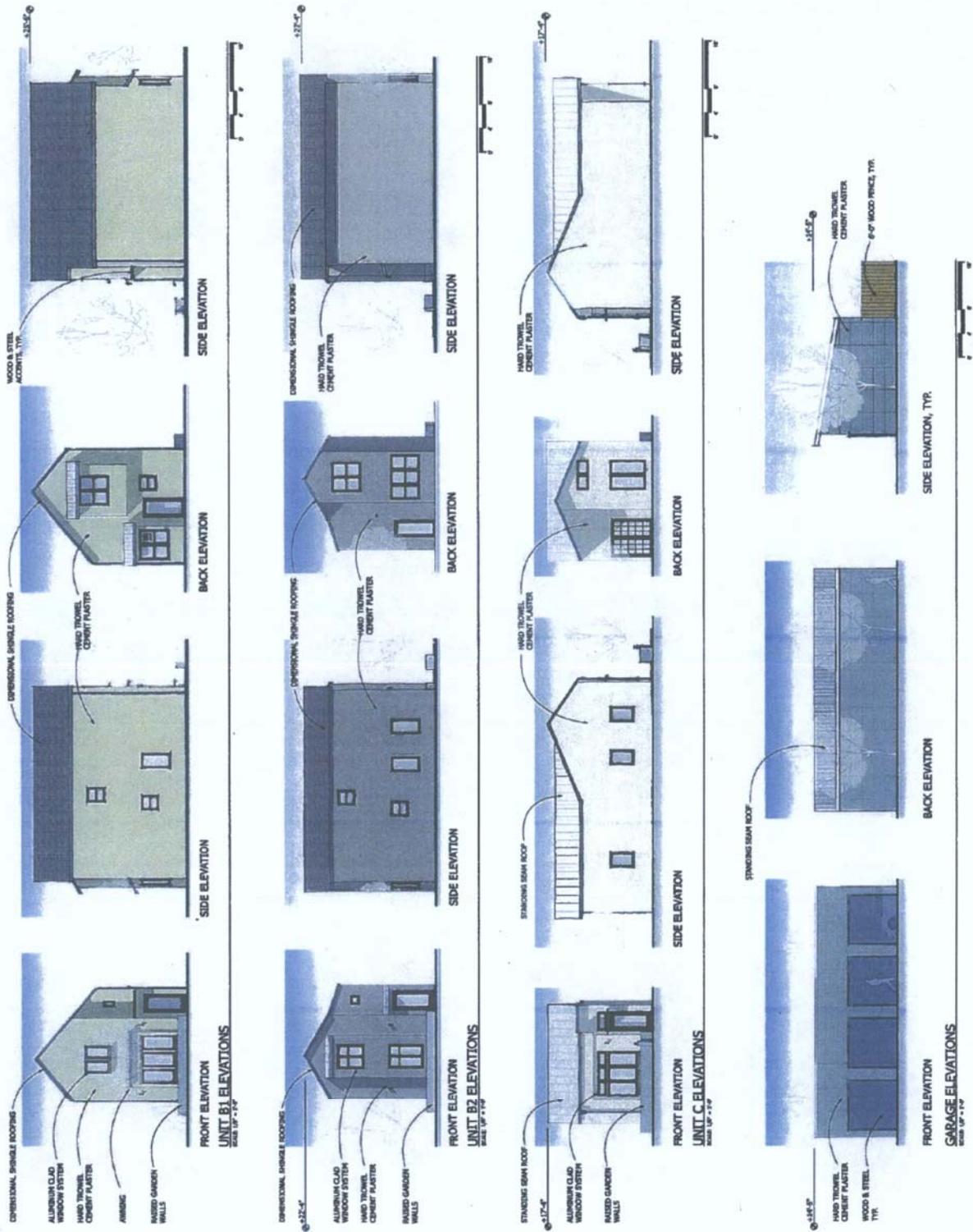


Exhibit G – 65<sup>th</sup> Street Streetscape



STREETSCAPE FROM 65TH  
SCALE 1/8"

Exhibit H – Materials



PAINT COLOR



SIDING COLOR



PAINT COLOR



ALUM. CLAD WINDOW SYSTEM



CORRUGATED METAL SIDING



EXTER. PAVERS



SMOOTH CEMENT PLASTER HARD TROWEL



ARCHITECTURAL METAL SIDING



WOOD SITEL ACCENTS

MATERIALS PALETTE

**Attachment 6 – Rezone Ordinance**

**ORDINANCE NO. 2009-**

Adopted by the Sacramento City Council

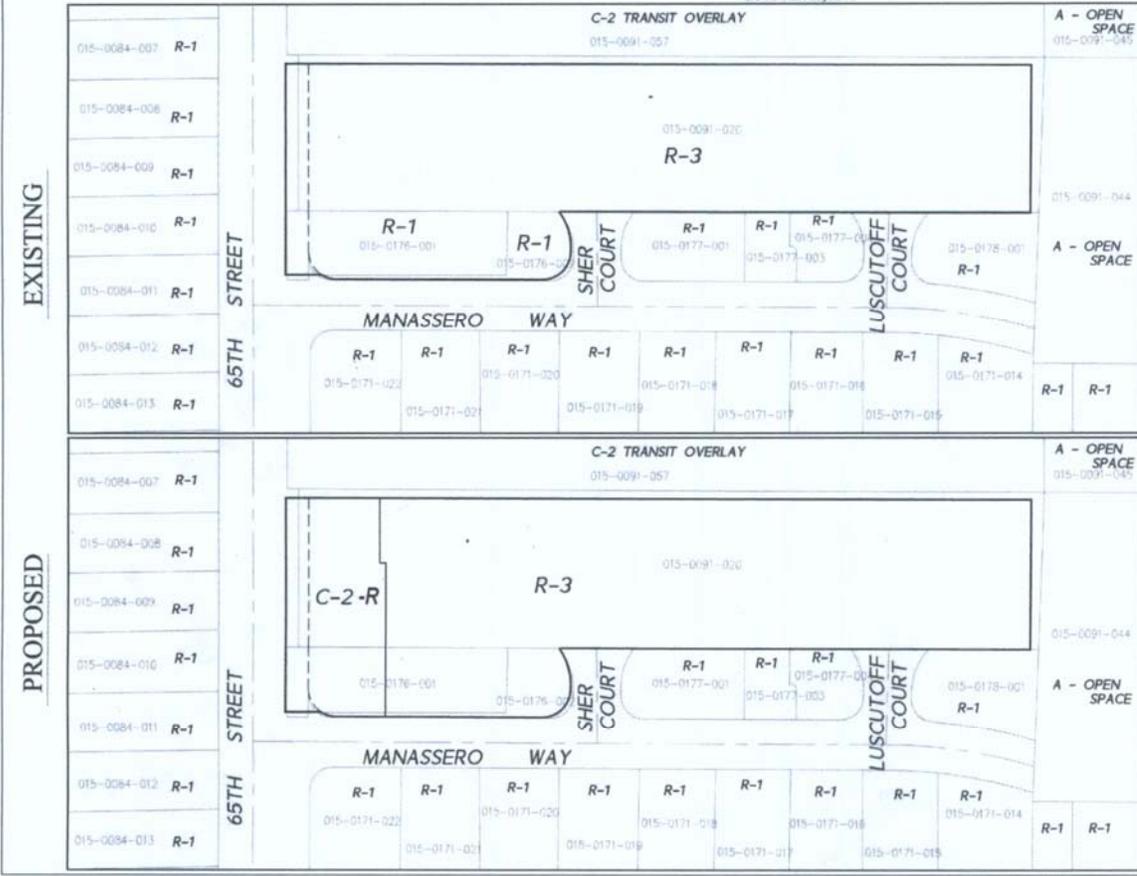
**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM THE STANDARD SINGLE-FAMILY (R-1) ZONE AND THE MULTI-FAMILY (R-3) ZONE TO THE MULTI-FAMILY (R-3) ZONE AND THE GENERAL COMMERCIAL REVIEW (C-2-R) ZONE FOR THE 65<sup>TH</sup> STREET HOUSING PROJECT LOCATED AT 3111 65<sup>TH</sup> STREET. (P08-087) (APN: 015-0091-020-0000, 015-0176-001-0000, 015-0176-002-0000)**

**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 65<sup>th</sup> Street Housing (APN: 015-0091-020-0000, 015-0176-001-0000, 015-0176-002-0000) and consisting of 2.20± acres in the Standard Single-Family (R-1) zone and the Multi-Family (R-3) zone to the Multi-Family (R-3) zone and the General Commercial Review (C-2-R) 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

**EXISTING & PROPOSED ZONING EXHIBIT**  
**3111 AND 3121 65TH STREET (65TH STREET HOUSING - P08-087)**  
**APN: 015-0091-020, 015-0176-001, AND 015-0176-002**  
 COUNTY OF SACRAMENTO, CALIFORNIA  
 OCTOBER 23, 2008



**LEGEND**

R-1	RESIDENTIAL - STANDARD
R-3	RESIDENTIAL - MULTI-FAM
C-2-R	GENERAL COMMERCIAL REVE
TOTAL NET ACRES	



FOR PRELIMINARY PLANNING AND DESIGN PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

**JTS ENGINEERING CONSULTANTS**  
 1000 J STREET, SUITE 100  
 SACRAMENTO, CA 95811

15/10/2008 10:00 AM 015-0091-020, 015-0176-001, 015-0176-002 (65TH STREET HOUSING - P08-087)

JOB# 2007-113-0

