Meeting Date: **12/3/2013**

Report Type: Public Hearing

Report ID: 2013-00839

City of SACRAMENTO

12

City Council Report
915 I Street, 1st Floor
www.CityofSacramento.org

Title: 645 Carroll Avenue (P13-037) (Passed for Publication 11/26/2013; Published 11/19/2013 and 11/27/2013)

Location: 645 Carroll Avenue, District 2

Issue: The proposal to develop three single-unit dwellings on 0.37 partially developed acres in the proposed R-1A-SPD (Single-Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District). The project requires the approval of a rezone from City Council to allow the new residential development, and City Council has the authority to approve all the other entitlements.

Recommendation: Conduct a public hearing and upon conclusion, 1) pass a Resolution approving the CEQA Exemption Resolution; 2) pass a Resolution approving a tentative subdivision map and site plan and design review for new single-unit dwelling development in the proposed Single-Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District (R-1A-SPD) zone; and 3) pass an Ordinance to rezone 0.37 acres from Single-Unit Dwelling zone within the Del Paso Nuevo Special Planning District (R-1-SPD) to Single-Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District (R-1A-SPD).

Contact: Gregory Bitter, AICP, Principal Planner, (916) 808-7816; Lindsey Alagozian, Senior Planner, (916) 808-2659, Community Development Department; Luis R. Sanchez, AIA, LEED AP, Senior Architect, (916) 808-5957; Arwen Wacht, Associate Planner, (916) 808-1964

Presenter: Arwen Wacht, Associate Planner, (916) 808-1964, Community Development Department

Department: Community Development Dept

Division: Planning

Dept ID: 21001221

Attachments:

1-Description/Analysis
02-Background
03-Vicinity Map
04-Resolution CEQA
05-Resolution Project Approval
06-Tentative Map
07-Site Plan
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15-Rezone Map

City Attorney Review

Approved as to Form
Jeffrey Heeren
11/21/2013 3:31:57 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
11/13/2013 1:42:11 PM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 11/18/2013 3:03:45 PM

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Description / Analysis

Issue Detail: The applicant is proposing to subdivide two parcels into five parcels and construct three single-unit dwellings on three parcels on 0.395 acres. The applicant is in the process of purchasing a portion of an adjacent city-owned landscape area along Wendell Echols Way. There is currently a single-unit dwelling on the southwestern portion of the site, along Carroll Avenue, and the rest of the project site is undeveloped. The proposal includes the development of a single-unit dwelling on three of the proposed parcels, for a total of three new single-unit dwellings. The project requires the approval of a Rezone from Single-Unit Dwelling (R-1) zone to Single-Unit or Duplex Dwelling zone (R-1A) in the Del Paso Nuevo Special Planning District (SPD), a Tentative Subdivision Map, and a Site Plan and Design Review.

Policy Considerations:

General Plan. The 2030 General Plan designation of the subject site is Traditional Neighborhood Low Density, which envisions traditional neighborhoods and the characteristics associated with them which are highly desirable and expected to be highly sought after in the future. The density for the proposed project is 10 dwelling units per net acre, which is higher than the typical allowable 3-8 dwelling units per net acre for the Traditional Neighborhood designation. However, the proposed project can be supported based on the following General Plan policy:

> Non-Conforming Densities in Traditional Neighborhoods. The City shall preserve the existing diversity of housing types and densities on each block of Traditional Neighborhoods. Where proposed residential development on a parcel within a Traditional Neighborhood block would exceed the maximum allowed density, the City may allow the development if it would not cause the overall density for the block to be exceeded. Where the density of existing development on a Traditional Neighborhood block falls outside the applicable density range of its land use designation, the City shall allow replacement development on the parcel that maintains the same density. (LU 4.3.2) This policy makes allowances in the Traditional Neighborhood land use designation for projects exceeding the site density if the overall block density is not exceeded, the proposed development will not exceed the overall density for the block, which would be 7 dwelling units per net acre (Existing Block Units: 4 units + Undeveloped Block Units: 9 units + Proposed Units: 3 units = 16 units / Block Area: 2.2485 acres = 7.1159 dwelling units per net acre).

Overall, the proposal is consistent with the intent of the Traditional Neighborhood Low Density designation and policies.

Del Paso Nuevo Special Planning District. The Del Paso Nuevo Special Planning District is a redevelopment master plan created by the former Sacramento Housing and Redevelopment Agency. The primary goal of the plan is to create home ownership opportunities within Del Paso Heights in North Sacramento and guide development towards a cohesive neighborhood aesthetic with a distinctive character and sense of community.

Staff believes the project is consistent with the policies and intent of the Del Paso Nuevo Special Planning District development guidelines.

Rezone The subject property was rezoned to the current R-1-SPD designation in 1998 as part of the establishment of the Del Paso Nuevo Special Planning District within this area (P97-088). The applicant proposes to rezone the property from R-1-SPD to R-1A-SPD. The proposed lots do not meet the minimum lot width (52’), depth (100’), and lot size (5,200 square feet) for the R-

1 zone. The proposed lots will meet the minimum lot width (20'), depth (80'), and size (2,900 square feet) requirements for the R-1A zone. Therefore, the applicant is requesting approval to rezone the property to the appropriate zone. Staff supports the rezone to Single-Unit or Duplex Dwelling zone (R-1A-SPD) for the following reasons: a) the R-1A-SPD zone is consistent with the General Plan Designation of Traditional Neighborhood Low Density; b) the R-1A-SPD zoning is consistent with the existing R-1A-SPD zoning to the west of this property and will allow for parcels of a similar size to the parcels to the west. The landscape area portion of the project is already zoned R-1A-SPD, therefore it is not included in the rezone request.

Economic Impacts: None

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

To qualify for exemption under Class 3, Section 15303, a project must include no more than three single-unit dwellings in an urbanized area. The proposed project complies with this criteria.

Sustainability: The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as projects are proposed within the City: 1) Reduce consumption of material and encourage the reuse and local recycling of materials; 2) Reduce the use of toxic materials; 3) Establish and continuously improve "green" building standards for both residential and commercial development--new and remodeled; 4) Reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses; 5) Reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; 6) Improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote "greening" and "gardening" within the City; 7) Create "Healthy Urban Environments" through Restorative Redevelopment, and 8) Maintain and expand the urban forest.

Staff recommends that the applicant introduce sustainable practices during the construction of the proposed project. Staff recommends the use of energy efficient design, and the use of local materials as a minimum standard for this project.

Commission/Committee Action: On October 10, 2013, the Planning and Design Commission recommended approved the project described above with a vote of 11 ayes to 0 noes.

Rationale for Recommendation: The proposed rezone and tentative subdivision map are consistent with the 2030 General Plan designation of Traditional Neighborhood Low Density, the proposed Single-Unit or Duplex Dwelling (R-1A) zone designation, and the Del Paso Nuevo Special Planning District development guidelines. Overall, the proposed single-family residences are consistent with the Del Paso Nuevo Special Planning District development guidelines, the Planning and Development Code, and are compatible with the surrounding residential development.

Financial Considerations: This project has no fiscal considerations.

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

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Background

Background Information: According to the Sacramento County Assessor's office, the existing single-unit dwelling was originally constructed in 1940, outside of the City of Sacramento limits. Subsequently, this area was annexed into the City of Sacramento in 1962 as a portion of the Gardenland - Del Paso Heights - Robla annexation area (ORD1962-2399).

On March 10, 1998, the City Council approved entitlements to establish the Del Paso Nuevo Special Planning District within this area (P97-088). The entitlements included: General Plan text and map amendments; Community Plan text and map amendments to the North Sacramento Community Plan; Zoning Code text and map amendments; Establishment of the Del Paso Nuevo Special Planning District guidelines; and Bikeway Master Plan amendments.

Public/Neighborhood Outreach and Comments: The project was routed to the Del Paso Heights Community Association, Del Paso Heights Improvement Association, Eleanor Avenue Improvement Group, Harmon Johnson Neighborhood Association, and Strawberry Manor Neighborhood Improvement Association. In addition, the project site was posted and all property owners within a 500' radius of the property were sent a notice of the public hearing. Staff received two telephone calls expressing concern about creating smaller lots at this location and providing adequate parking for the single-family residences (two garage spaces and driveway parking). City staff did not receive any formal comments from the neighborhood associations. In response to the telephone calls staff received, the applicant made several attempts to reach out to the neighborhood associations through e-mail and telephone to address their concerns, but has not received any responses.

Planning and Design Commission Public Hearing: At the October 10, 2013 Planning and Design Commission hearing, the Commission forwarded a recommendation of approval to the City Council.

Tentative Subdivision Map

Map Design: The tentative subdivision map proposes to subdivide approximately 0.395 acres into five (5) parcels, as summarized below:

Table 3: Map Design Summary

Parcel No.:	Lot Size:	Lot Description:	Land Use:
1	4,300± square feet (50' x 86')	Interior Lot	Vacant

2	4,300± square feet (50’ x 86’)	Interior Lot	Single-Family Residence
3	4,300± square feet (50’ x 79’)	Interior Lot	Vacant
4	4,300± square feet (50’ x 79)	Interior Lot	Vacant
Lot B	700± square feet (7’ x 100’)	Future portion of Lots 3 and 4	Undeveloped Landscape Area

At final map, the applicant is proposing a total of five parcels consisting of four parcels for single-family residences; the fifth lot would be the remnant parcel of the existing landscape area owned by the City of Sacramento (APN: 250-0470-071-0000). Lot B is a portion of this landscape area. The applicant is currently in the process of purchasing that portion of the parcel adjacent to the existing parcel. Once the property is sold, the applicant will merge it into proposed parcels 3 and 4 to allow these two parcels public street frontage on Wendell Echols Way. The remainder of this parcel to the east will remain a landscape area owned by the City of Sacramento.

Vehicular Circulation and Parking: The subject site is located on a block surrounded by Carroll Avenue to the south, Auntine Burney Street to the west, and Wendell Echols Way to the north and east. All three streets are two-way public streets. There is existing on-street parking directly in front of all of the proposed parcels. Also, each of the four parcels (developed and undeveloped) will have a one-car garage, an on-site parking pad, and/or a driveway for on-site parking.

Pedestrian Circulation: Existing sidewalk and raised curb are installed along Carroll Avenue and Wendell Echols Way. The project as proposed does not impact or modify existing circulation in and around the site.

Subdivision Review Committee: On August 21, 2013, the Subdivision Review Committee, with all ayes, voted to recommend approval of the proposed Tentative Subdivision Map.

In evaluating tentative maps, the Council is required to make the following findings:

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

   a. The proposed map is consistent with applicable general and specific plans as specified in Section 65451;
   b. 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;

c. The site is physically suitable for the type of development proposed;
d. The site is physically suitable for the proposed density of the development;
e. 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;
f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
g. 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;

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

C. 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);

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

E. 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).

Staff recommends approval of the Tentative Map with conditions as it is consistent with the goals and policies of the General Plan and Title 16 of the City Code. The site is physically suitable for existing as well as future development. In addition, 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 habitat. Furthermore, the design of the subdivision and the type of improvements are not likely to cause serious public health problems, and 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. The project will not overly burden the sewer system, nor will it preclude future passive or natural heating and cooling opportunities.

Building Design

The existing single-unit dwelling is a one-story structure with an earth toned smooth stucco exterior finish, and has stucco pop-out trim and vinyl single-hung windows. The residence has a side facing front entry with no cover over the entry. The existing roofing materials are asphalt shingle and there is no enclosed garage on the property. The applicant is proposing to remove the existing attached shed structure on the east side of the residence.

The three proposed single-unit dwellings are proposed as two-story structures with horizontal wood siding and trim will be painted in earth tones. The proposed windows will be gridded single-hung and non-gridded slider vinyl windows with wood trim and a projecting sill. Each residence has a 5'-3" x 22' covered front porch with decorative posts and railing specific to the architecture of each of the residences. The roof pitches are proposed at 6:12 and will have 40-year laminated composition roofing. The single-car garages are recessed 5' from the proposed living space and approximately 10' from the front porches.

<u>Height, Bulk and Setbacks</u>

Table 4: Height and area standards

Standard	**Required**	**Proposed**	**Deviation?**
Height	35' (two stories)	19' (two stories)	no
Front setback	12'-6" Min – 15'-0" Max (Porch/Entry) 17'-6" Min – 23'-0" Max (Building Setback)	15'-0" 20'-6"	no no
Side setback	0' (Adjacent to R-1A) 5' (Adjacent to R-1)	5' 5'-12'	no
Street side setback	12.5'	n/a	n/a
Rear setback	5'	11'-31'	no
Courtyard	n/a	n/a	n/a
Lot coverage	50% max.	25-26%	no
Density	3-8 d.u./n.a.	8 d.u./n.a.	no

As indicated above, the project meets or exceeds all applicable height and area requirements for the Del Paso Nuevo Special Planning District.

Del Paso Nuevo Special Planning District Design Review Area

The Del Paso Nuevo Special Planning District is a redevelopment master plan created by the Sacramento Housing and Redevelopment Agency. The primary goal of the plan is to create home ownership opportunities within Del Paso Heights in North Sacramento and guide development towards a cohesive neighborhood aesthetic with a distinctive character and sense of community. Staff discusses the proposal's consistency with the Del Paso Nuevo SPD development guidelines below:

1. The proposed layout of the lots is consistent with policies for subdivision design, specific to front homes onto collector streets not walling off areas, by merging the existing landscape area and two proposing lots on Wendell Echols Way, therefore eliminating property backing onto Wendell Echols Way and fronting two new parcels on this street.
2. A majority of the residences in this area have stucco facades and a few have horizontal siding. This proposal will add to the variety of exterior materials for the area, consistent with policies for residential exterior materials (stucco, wood siding, stone, and brick).
3. The street elevations are broken up with reveals, recesses, trim elements and other architectural features to provide visual interest, as supported by the development guidelines.
4. The proposed pitch of the proposed rooflines is consistent and continuous on the elevations, consistent with policies for residential roof forms and materials.
5. The placement of windows, doors, trim, and accents are consistent with policies for residential building openings.
6. The accents and architectural details provided add visual interest, emphasize, variety and quality in appearance, which is consistent with policies for residential accent materials.
7. The front doors are visible from the street, the front entries clearly defined, and the porches exceed the minimum 50% of the non-garage façade, consistent with policies for residential orientation.
8. Proposed landscaping shall be consistent with policies for residential landscape areas, street tree planting, understory and groundplane planting, and irrigation.
9. Fencing shall be consistent with policies for residential fencing

Staff believes the three proposed single-unit dwellings are consistent with the policies and intent of the Del Paso Nuevo Special Planning District development guidelines for single-family residences.

Site Plan and Design Review

The purpose of the site plan and design review permit is to ensure that the physical aspects of development projects are consistent with the general plan and applicable specific plan or transit village plan and with all applicable design guidelines; to ensure the development is of high quality and is compatible with and complimentary to surrounding development; to ensure streets and other public access ways and facilities, parking facilities, and utility and other infrastructure, both on-site and off-site, are adequate and available to support the development and conform to city development standards; to promote energy efficiency and water conservation; and to avoid or minimize to the extent feasible adverse environmental effects of development. Site plan and design review is a discretionary permit and is not the automatic right of an applicant. In evaluating site plan and design review proposals of this type, the Council is required to make the following findings:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan;

The proposed subdivision and dwellings are consistent with the Traditional Neighborhood Low Density designation and the related land use policies and intent of the 2030 general plan.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards;

Specific to design, the proposed single-unit dwellings are consistent with the Del Paso Nuevo Special Planning District Development Guidelines. Specific to development standards, the proposed dwellings are consistent with applicable the development standards of the Planning and Development.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards;

The existing streets, public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development for the area. They were constructed to be consistent with the Del Paso Nuevo Special Planning District Development Guidelines and the applicant development standards at the time of construction.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood

The proposed lots are consistent in size and area with existing lots to the north and west of the subject site. This will also provide for similar setbacks, open area, and future development/design consistent with these properties, due to the consistency of the zoning (R-1A-SPD), design review district (Del Paso Nuevo Special Planning District Design Review Area). The existing residences in the area are one and two story residences with similar exterior materials, treatments, massing, and front setbacks.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.

The design of the proposed subdivision and development provides, to the extent feasible, for future passive or natural heating and cooling opportunities. The development of the residences will also be required to comply with the applicable building code requirements specific to Title 24 (Building Energy Efficiency Program).

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

Lots of this size and other single-family residences have previously been approved in the immediate area. Staff finds that the proposed lot width and depth are adequate to accommodate standard setbacks for the proposed R-1A-SPD zone, which will protect the privacy of neighbors and ensure adequate open space and access to light and air. The proposed project is consistent with the residential land use policies and density requirements of the General Plan.

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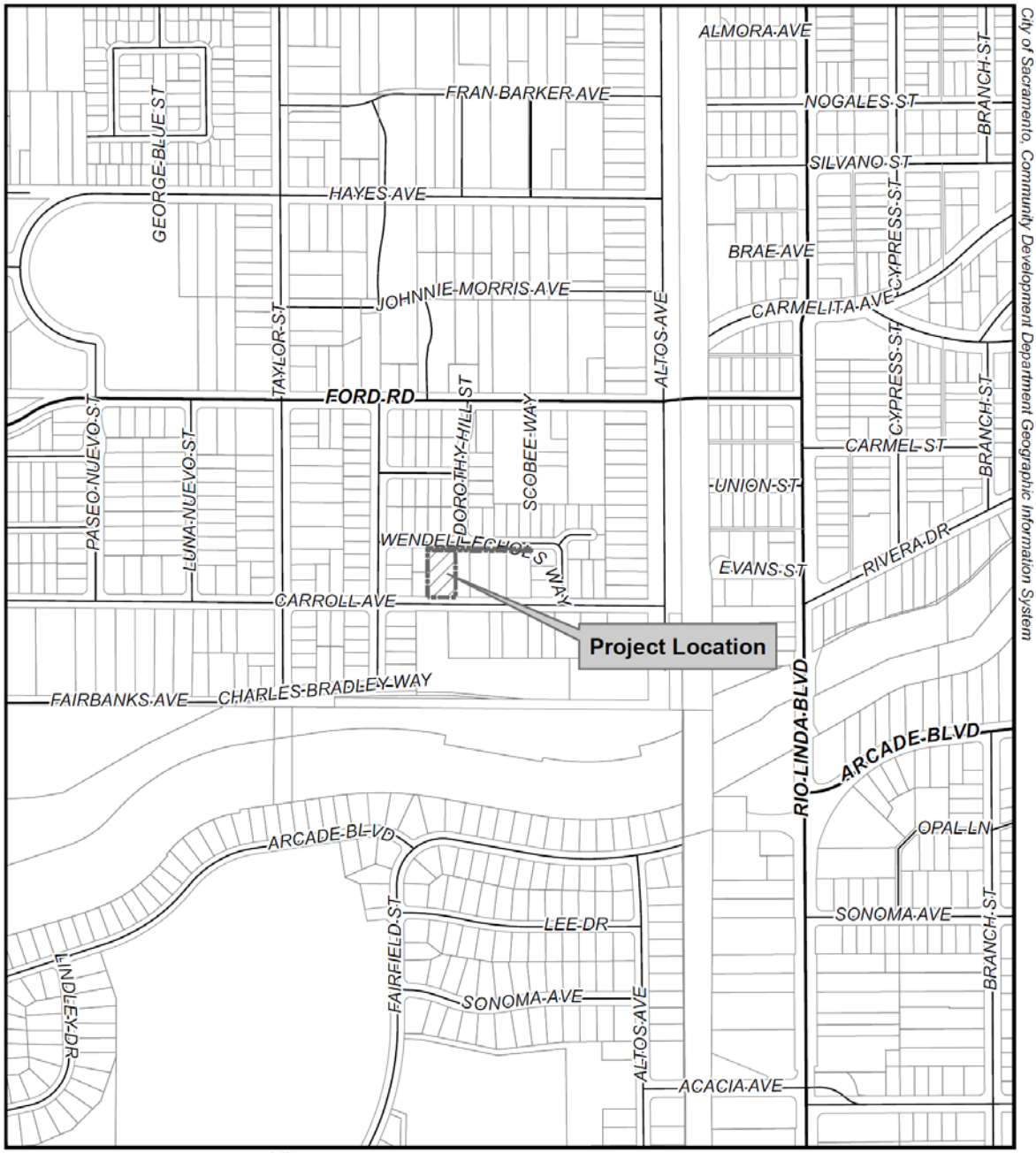
Vicinity Map



P13-037
Vicinity Map
645 Carroll Avenue

A. Wacht | June 27, 2013

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Resolution CEQA

RESOLUTION NO. 2013-

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE PROPERTY LOCATED AT 645 CARROLL AVENUE (P13-037) (APN: 250-0230-070-0000 AND 250-0470-047-0000)

BACKGROUND

A. On October 10, 2013, the Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the 645 Carroll Avenue project.

B. On December 3, 2013, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.812.030 (b), and received and considered evidence concerning the 645 Carroll Avenue project.

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

The project consists of an approval of rezoning the property from Single-Unit Dwelling zone within the Del Paso Nuevo Special Planning District (R-1-SPD) to Single – Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District (R-1A-SPD), subdividing two parcels into five parcels, and Site Plan and Design Review for three single-unit dwellings.

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 Section15303, New Construction of the California Environmental Quality Act Guidelines as follows:

The project consists of the request for entitlements for the purpose of rezoning, subdividing, and developing an infill parcel. The project consists of the construction and location of three single-family residences in an urbanized area. There are no unusual circumstances that would result in a significant effect, and the cumulative effects of the project have been evaluated in the Master EIR prepared for the 2030 General Plan. The project would not have a significant effect on the environment.

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Resolution Project Approval

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE 645 CARROLL AVENUE TENATIVE MAP AND SITE PLAN AND DESIGN REVIEW (P13-037) (APN: 250-0230-070-0000 AND 250-0470-074-0000)

BACKGROUND

A. On October 10, 2013, the Planning and Design Commission conducted a public hearing on, and forwarded the 645 Carroll Avenue project (P13-037) to the City Council with a recommendation for approval.

B. On December 3, 2013, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030 (b)**,** and received and considered evidence concerning the 645 Carroll Avenue project (P13-037).

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 645 Carroll Avenue project, the City Council approves the project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

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

A. The **Tentative Subdivision Map** to subdivide two parcels into five parcels in the proposed Single – Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District (R-1A-SPD) zone **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 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. The **Site Plan and Design Review** for three single-unit dwellings on three proposed parcels in the Del Paso Nuevo Special Planning District Design Review Area **is approved** subject to the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with Traditional Neighborhood Low Density land use designation and policies of the general plan; and

2. The design, layout, and physical characteristics of proposed development are consistent with the purpose and intent of the Del Paso Nuevo Special

Planning District design guidelines and applicable development standards; and

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards; and

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged; and

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

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

A. The **Tentative Map** to subdivide two parcels into five parcels in the proposed Single-Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District (R-1A-SPD) zone **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P13-037). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel 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 Public Works

GENERAL: All Projects

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

A2. Show all continuing and proposed/required easements on the Parcel Map.

Public Works: Zarah Lacson (916) 808-8494

A3. 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 Public Works. Improvements required shall be determined by the City. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

A4. 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 Public Works.

A5. The applicant shall relocate the 2 existing guy wires along Carroll Avenue adjacent to Parcel 1 to the satisfaction of SMUD and the Department of Public Works.

SMUD: Bradley Kight (916) 732-6075

A6. Dedicate a standard 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all street right of ways.

SASD: Amandeep Singh (916) 876-6296

A7. Developing this property may require payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of building permits. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

DOU: Robert Armijo (916) 808-1411

A8. All water connections shall comply with the City of Sacramento’s Cross Connection Control Policy.

A9. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the DOU.

A10. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or the finished floor elevation shall be a minimum of 1.2 feet above the local controlling overland flow release elevation, whichever is higher.

A11. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

A12. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.

A13. This project is less than 1 acre in size; therefore, the project is not required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. The applicant, however, 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.

A14. 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.

Parks: Mary de Beauvieres (916) 808-8722

A15. 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)

A16. 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 Public Improvement Financing, 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: Arwen Wacht (916) 808-1964

A17. Lot B (the 7' x 100' lot between Wendell Echols Way and the proposed parcels 3 and 4) and proposed parcels 1, 2, 3 and 4, must be under same ownership, prior to the recordation of the Map.

Advisory Notes:

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

A18. 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.

A19. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $5,632. This is based on three new single-family residential units at an average land value of $105,000 per acre for the North Sacramento Community Plan 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.

b) Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $7,695. This is based on three new single-family residential units at the Residential Target Infill Rate of $2,565 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 <u>submitted</u> for building permit.

c) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

A20. All proposed parcels shall have a minimum lot width of 25 feet and a minimum lot depth of 80 feet, consistent with R-1A zoning.

B. The **Site Plan and Design Review** for three single-unit dwellings on three proposed parcels in the Del Paso Nuevo Special Planning District Design Review Area **is approved** subject to the following Conditions of Approval:

Planning / Design Review

B1. The project is approved as per final plans and conditions of approval.

B2. Provide horizontal wood siding and trim at all elevations, per approved plans.

B3. Provide wood shake siding at upper gable at all elevations, per approved plans.

B4. Provide a front covered porch, with wood columns with decorative bases, per approved plans.

B5. Provide four gridded vinyl single-hung windows with smooth wood trim and projecting sill at front elevations, per approved plans.

B6. Provide single-hung and slider windows with smooth wood trim and projecting sill at right, left, and rear elevations, per approved plans. All single-hung windows on these elevations shall have consistent gridding.

B7. Provide raised panel front entry door, per approved plans.

B8. Provide sliding glass door with wood trim at rear elevation, per approved plans.

B9. Provide metal sectional garage door with wood trim and decorative raised panel design at front elevation, per approved plans.

B10. Provide roof with 30 year (minimum) laminated dimensional composition shingles, per approved plans.

B11. Provide gable vents with smooth wood trim at applicable elevations, per approved plans.

B12. Provide wood trim at corners of the house at all elevations, per approved plans.

B13. Provide a wood trim band at all elevations, per approved plans.

B14. Provide fascia gutters at all elevations, per approved plans.

B15. HVAC units shall be attic or ground mounted. No roof mounted HVAC.

B16. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.

B17. Applicant shall comply with all current building code requirements.

B18. A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.

B19. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Director upon written request of the applicant.

B20. All proposed parcels shall have a minimum lot width of 25 feet and a minimum lot depth of 80 feet, consistent with R-1A zoning.

B21. All applicable minimum and maximum setback requirements of the Del Paso Nuevo Special Planning District Development Guidelines shall be met.

Advisory Notes:

Building:

B22. All new work must comply with the applicable requirements of the California Code of Regulations Title 24, Part 2.5 (California Residential Code), Part 3 (California Electrical Code), Part 4 (California Mechanical Code), Part 5 (California Plumbing Code), Part 6 (California Energy Code), Part 9 (California Fire Code) and Part 11 (California Green Code).

Fire:

B23. Per the newly adopted 2010 California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

Table of Contents:

Exhibit 6	Tentative Map
Exhibit 7	Site Plan

Exhibit 8	Parcel 1 - Floor Plan
Exhibit 9	Parcel 1 - Elevations
Exhibit 10	Parcel 3 - Floor Plan
Exhibit 11	Parcel 3 - Elevations
Exhibit 12	Parcel 4 - Floor Plan
Exhibit 13	Parcel 4 - Elevation

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Tentative Map Exhibit

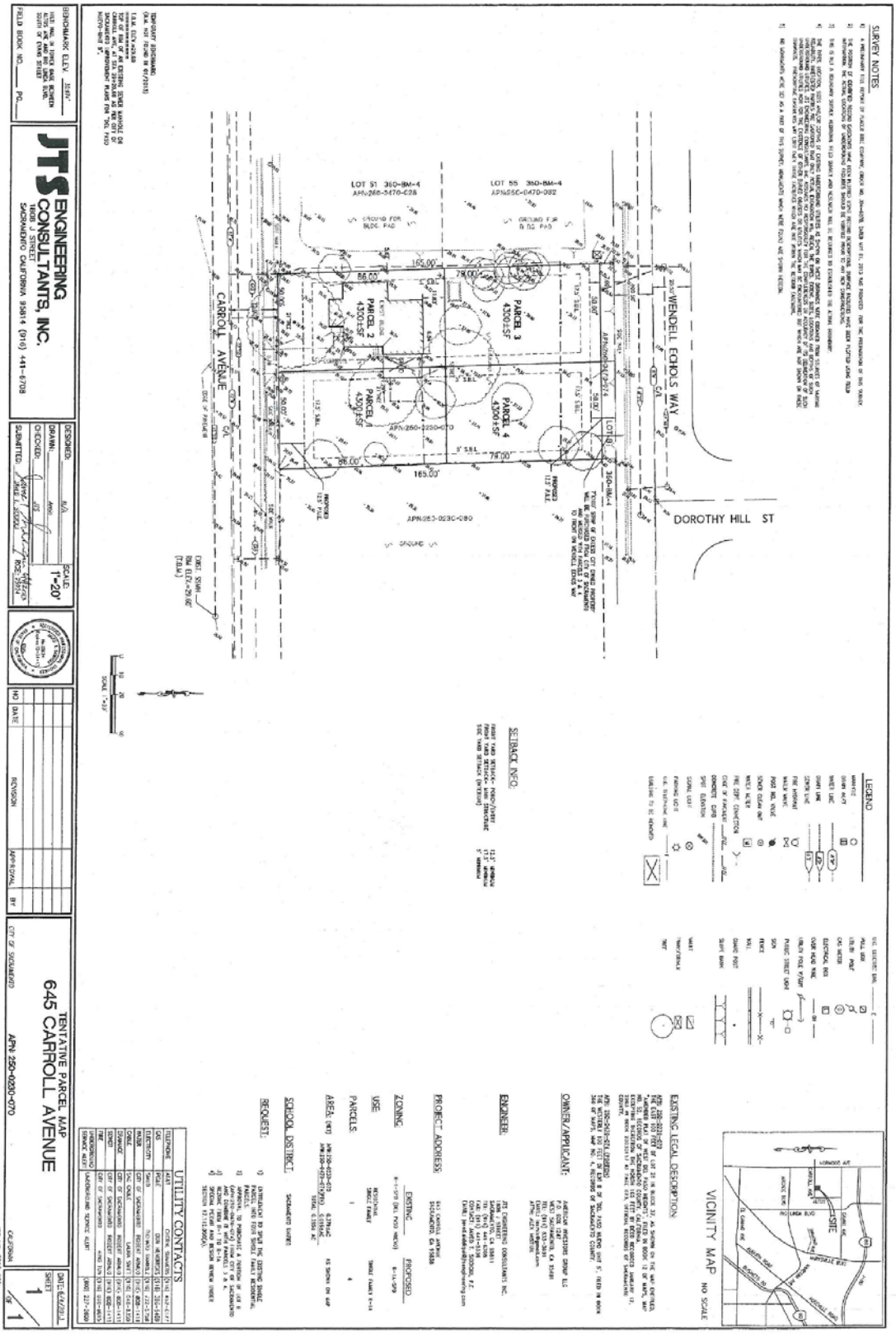

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Exhibit 7 - Site Plan Exhibit

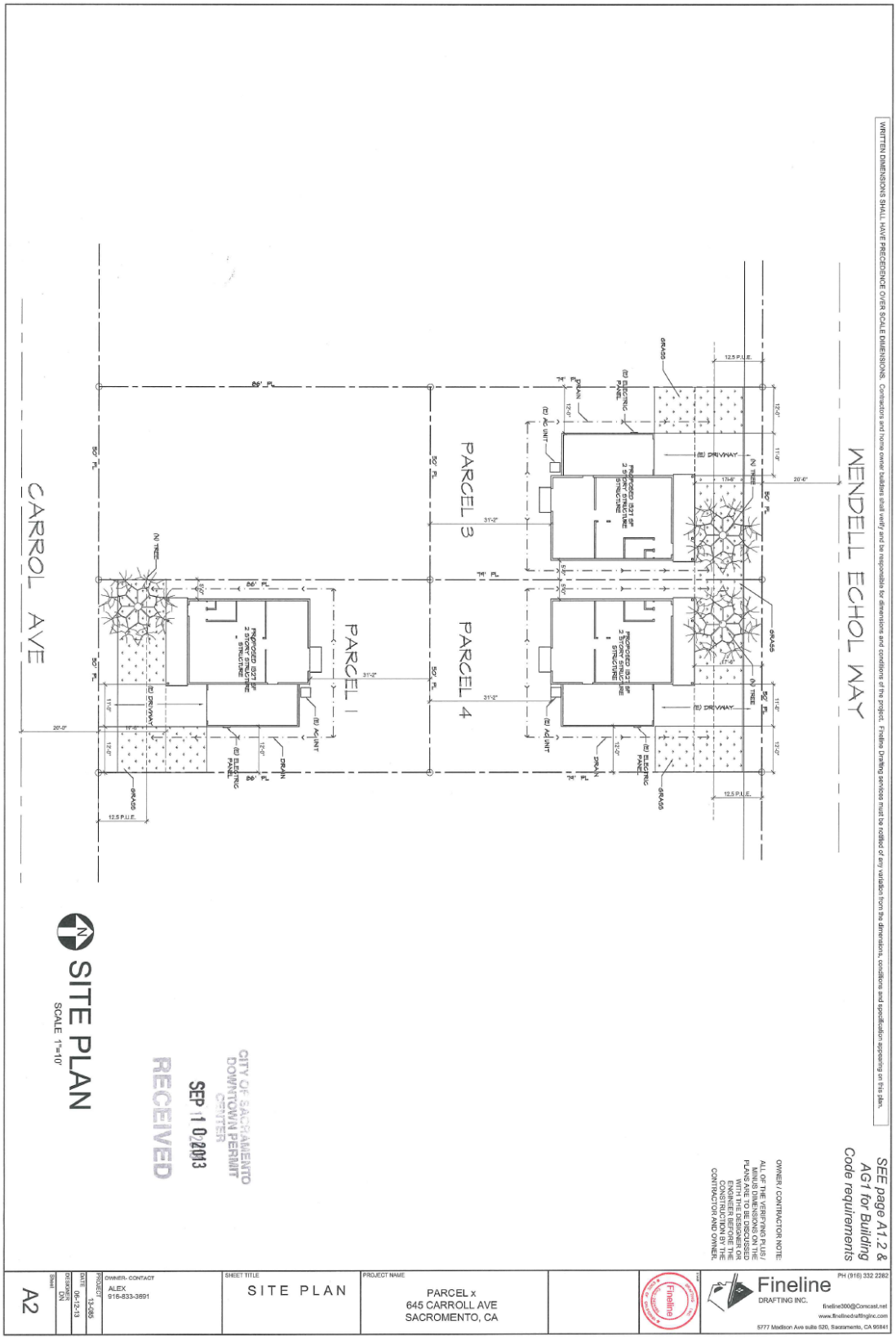

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Exhibit 8 - Parcel 1 - Floor Plan

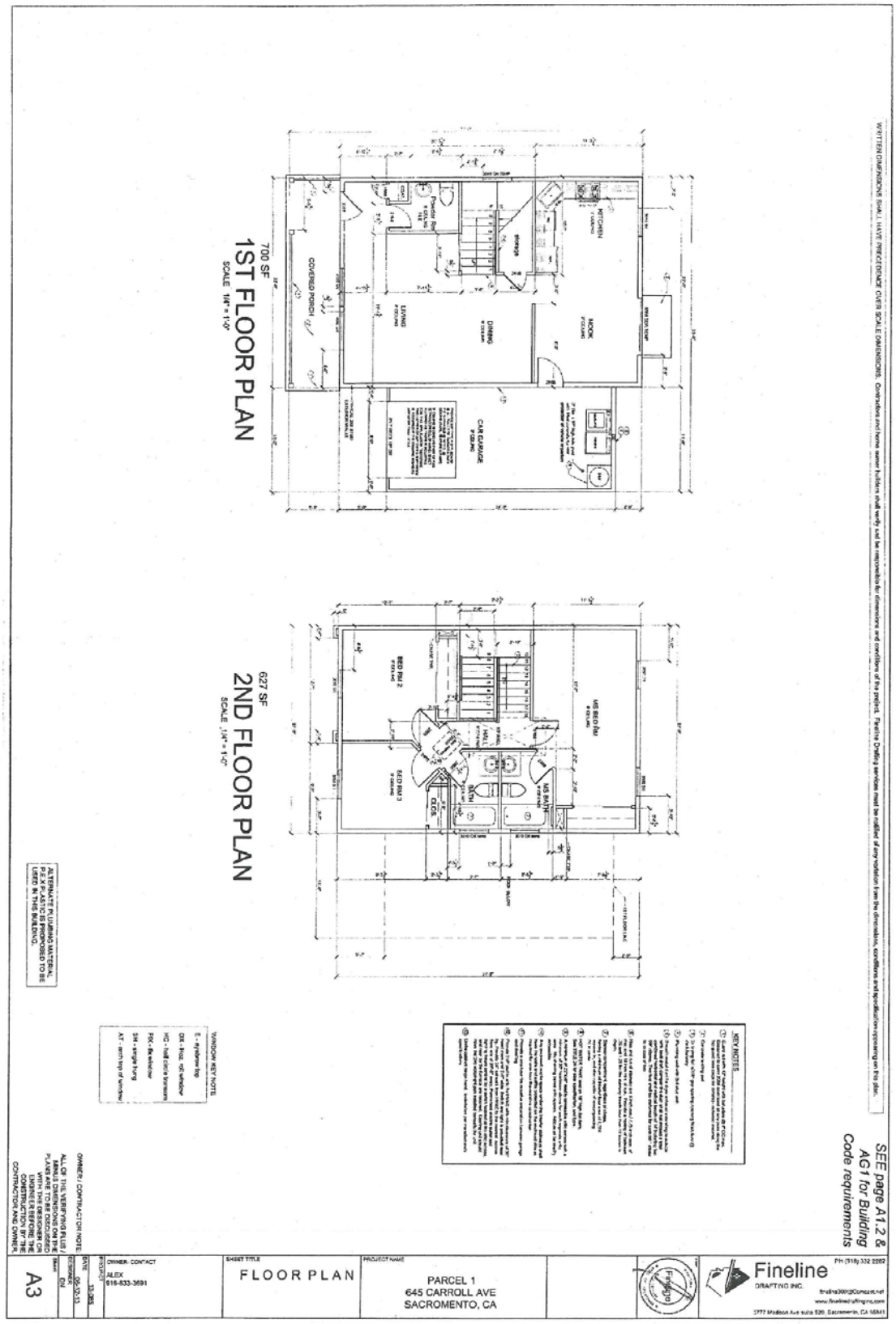

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Exhibit 9 - Parcel 1 – Elevations

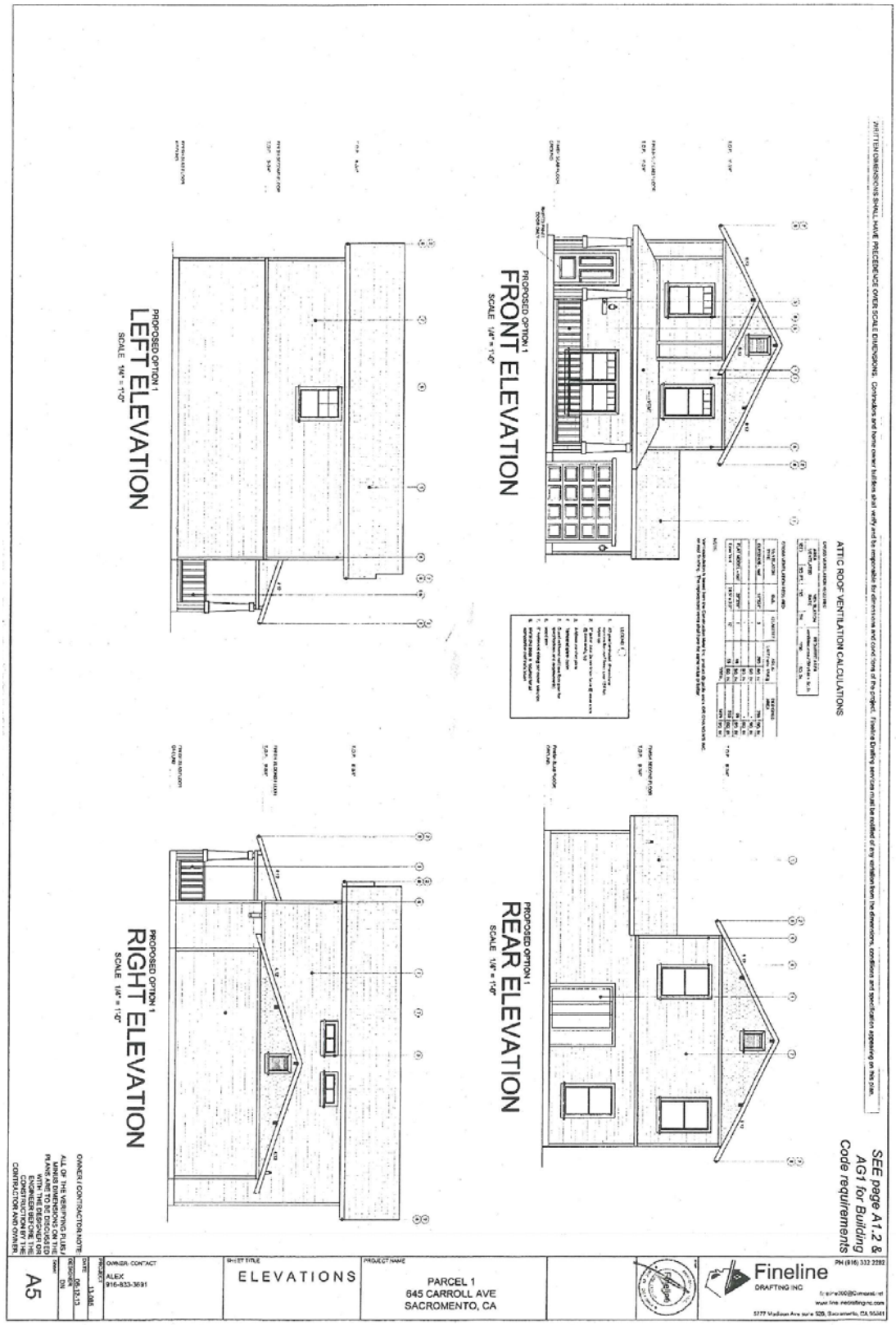
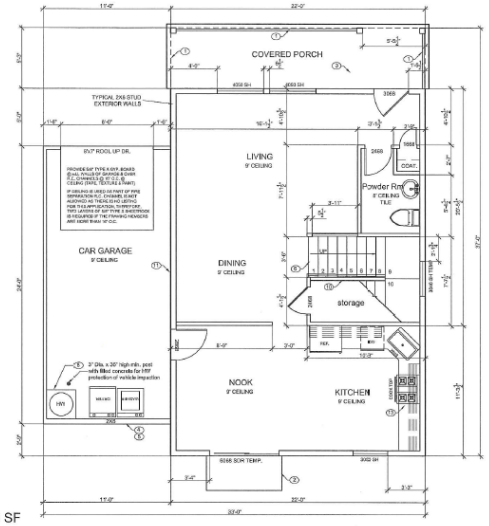


Exhibit 10 - Parcel 3 - Floor Plan

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

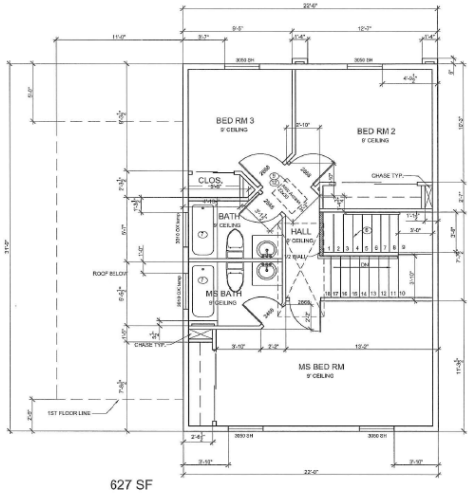
SEE page A1.2 & AG1 for Building Code requirements



700 SF

1ST FLOOR PLAN

SCALE 1/4" = 1'-0"



627 SF

2ND FLOOR PLAN

SCALE 1/4" = 1'-0"

KEY NOTES

1. Guard rail with 42" height with balusters @ 4" OC max. Designed to carry 200# point load @ any point along the top guard (see page for details) - redwood material.
2. Concrete landing pad
3. 2x flooring flat w/ 1/8" gap spacing covering finish floor @ deck/balcony
4. Plumbing wall with 2x6 stud wall
5. Smooth metal duct for dryer exhaust extending to outside with back draft damper this duct shall not exceed a total combined horizontal and vertical length of 14' including two 90° elbows. Two feet shall be deducted for each 90 ° elbow in excess of two
6. Rise and run of stairway are 4 inch min / 7.75 inch max. of rise, and 10 inch min. of run. Provide a nosing of between .75 and 1.25 for the stairway treads less than 11 inches in depth.
7. Shower compartment regardless of shape, having a minimum of interior floor area of 1,024 square in, and also capable of encompassing 30 in circle
8. HOT WATER TANK seal on 18" high flat form. See TITLE 24 for size specification, and type.
9. A minimum of 22"x30" readily accessible attic access with a minimum of 30" headroom above for each separate attic area. No shelving below attic access. Attic must be readily accessible
10. Any enclosed usable space under the interior stairways shall have the walls and soffits protected on the enclosed side as required for one-hour fire-resistive construction.
11. Provide a one-hour fire resistive separation between garage and dwelling
12. Provide 8x8 pad in attic for HVAC with min clearance of 30" head room and 5'-0" wide. Switch and light is provided near by. Provide 24" clr walk from HVAC to the nearest access from min of 20'-0" away. Permanent electric outlet and lighting fixture control by a switch located at the attic access, and near by the furnace are required. Cooling unit should have the 3rd waterlight pan installed beneath the unit
13. Under cabinet range hood. Installation per manufacture's specifications.

WINDOW KEY NOTE

- E - eyebrow top
- OX - Hoz. roll window
- HC - half circle transom
- FIX - fix window
- SH - single hung
- AT - arch top of window

SEP 10 2013

ALTERNATE PLUMBING MATERIAL P.E.X PLASTIC IS PROPOSED TO BE USED IN THIS BUILDING.

OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER.

Fineline DRAFTING INC.
PH (916) 332-2282
fineline2000@Comcast.net
www.finelinedraftinginc.com
5777 Madison Ave suite 320, Sacramento, CA 95841

Fineline

PROJECT NAME: PARCEL 3 645 CARROLL AVE SACRAMENTO, CA

SHEET TITLE: FLOOR PLAN

OWNER/ CONTACT: ALEX 916-553-5891

PROJECT: 13-065

DATE: 06-12-13

DESIGNER: DN

Sheet: A3

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Exhibit 11 - Parcel 3 – Elevations

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 & AG1 for Building Code requirements

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

ATTIC ROOF VENTILATION CALCULATIONS

CROSS VENTILATION REQUIRED

AREA VENTILATED		VENTILATION RATE		REQUIRED AREA (ventilated area / 150 x144 = Sq. In.	
1073	SQ. FT.	150	TH	1033	SQ. IN.

CROSS VENTILATION REQUIRED

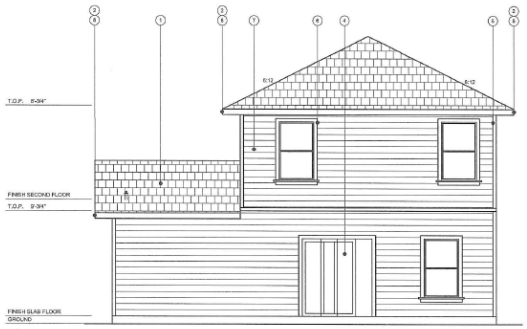
VENTILATOR TYPE	SIZE	QUANTITY	AREA/ UNIT (table 1/150)		DESIGNED AREA	
Gable vent	18"X28"	1	280	SQ. IN.	280	SQ. IN.
Gable vent	9"x12	1	48	SQ. IN.	48	SQ. IN.
		-		SQ. IN.	-	SQ. IN.
FLAT MODEL - roof	39"X19"	3	99	SQ. IN.	297	SQ. IN.
Eave Vent	34.5" x 3.5"	10	56	SQ. IN.	556	SQ. IN.
				TOTAL	1173	SQ. IN.

NOTE

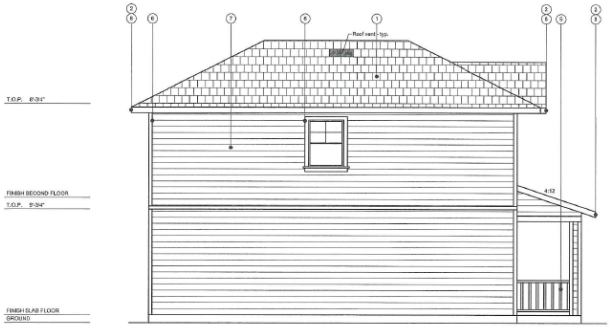
Vent calculation is based from the Construction Metal Inc. product @ gable ends, OR O'HANDIN'S INC. on roof flashing. The replacement vents shall have the same value or better.

LEGEND

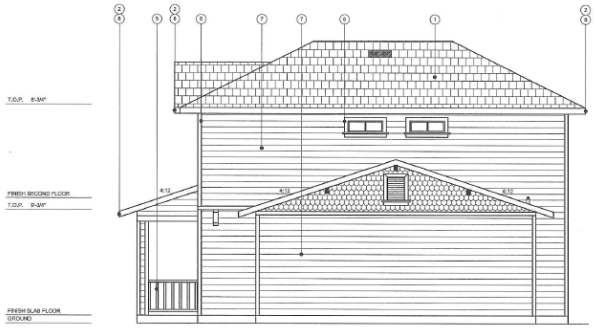
1. 40 year laminated dimensional composition roof finish over 15# felt layer typ.
2. 5" gutter over 2x continuous facia @ eave ends @ eave ends, typ.
3. Address number plate
4. Tempered glass doors
5. Guard railfriend rail (see floor plan for specifications and requirements)
6. wood trim
7. 8" horizontal siding per owner selection.
8. Metal drip edge is required for all composition roof installation



PROPOSED OPTION 2
REAR ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED OPTION 2
LEFT ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED OPTION 2
RIGHT ELEVATION
SCALE 1/4" = 1'-0"

SEP 10 2013

OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER.

Fineline DRAFTING INC.
PH (916) 332 2282
fineline300@Comcast.net
www.finelinedrafting.inc.com
5777 Madison Ave suite 300, Sacramento, CA 95841

PROJECT NAME: PARCEL 3, 645 CARROLL AVE, SACRAMENTO, CA

SHEET TITLE: ELEVATIONS

OWNER- CONTACT: ALEX 916-833-3991

PROJECT: 13-085

DATE: 06-12-13

DESIGNER: DN

Sheet: A5

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Exhibit 12 - Parcel 4 - Floor Plan

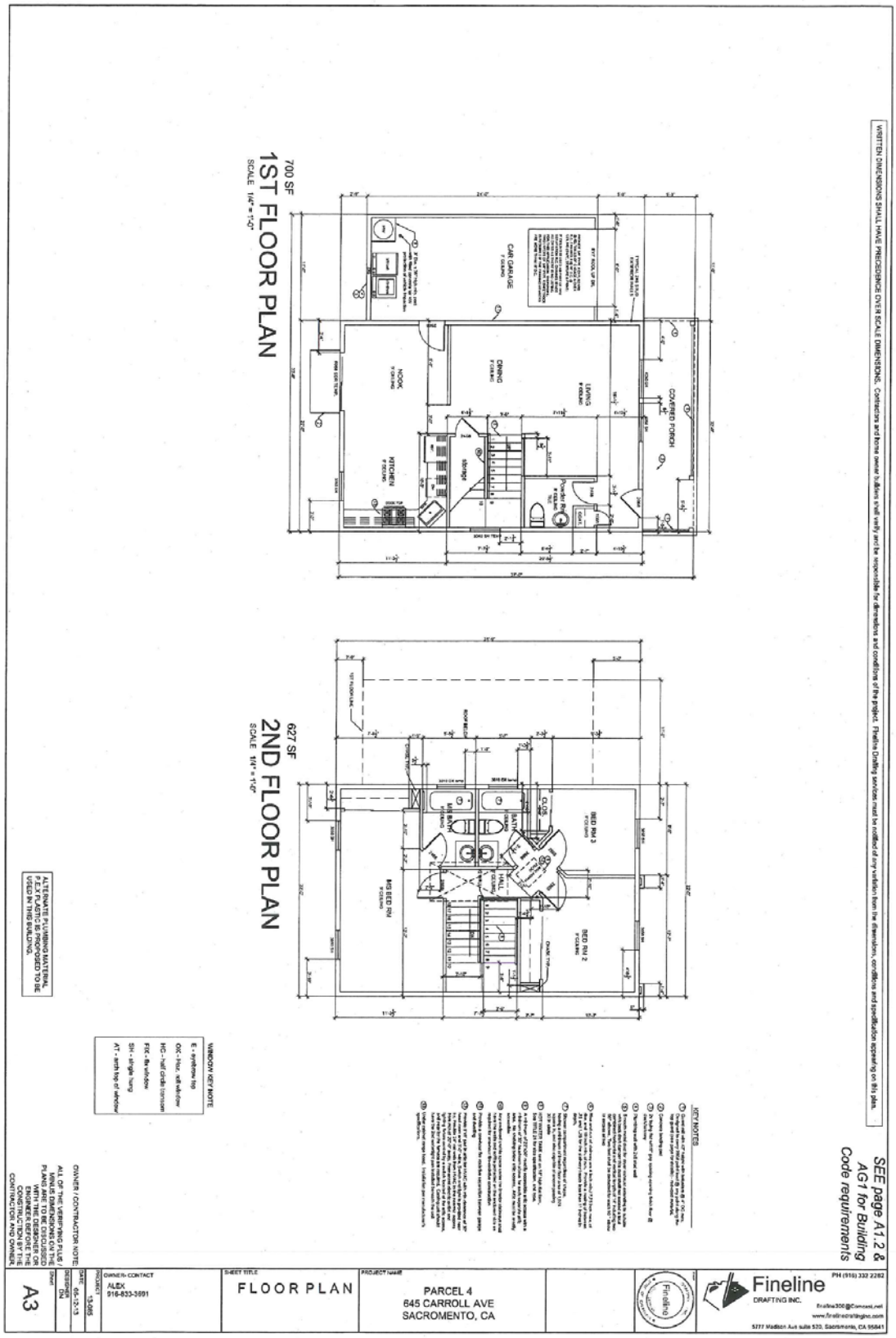

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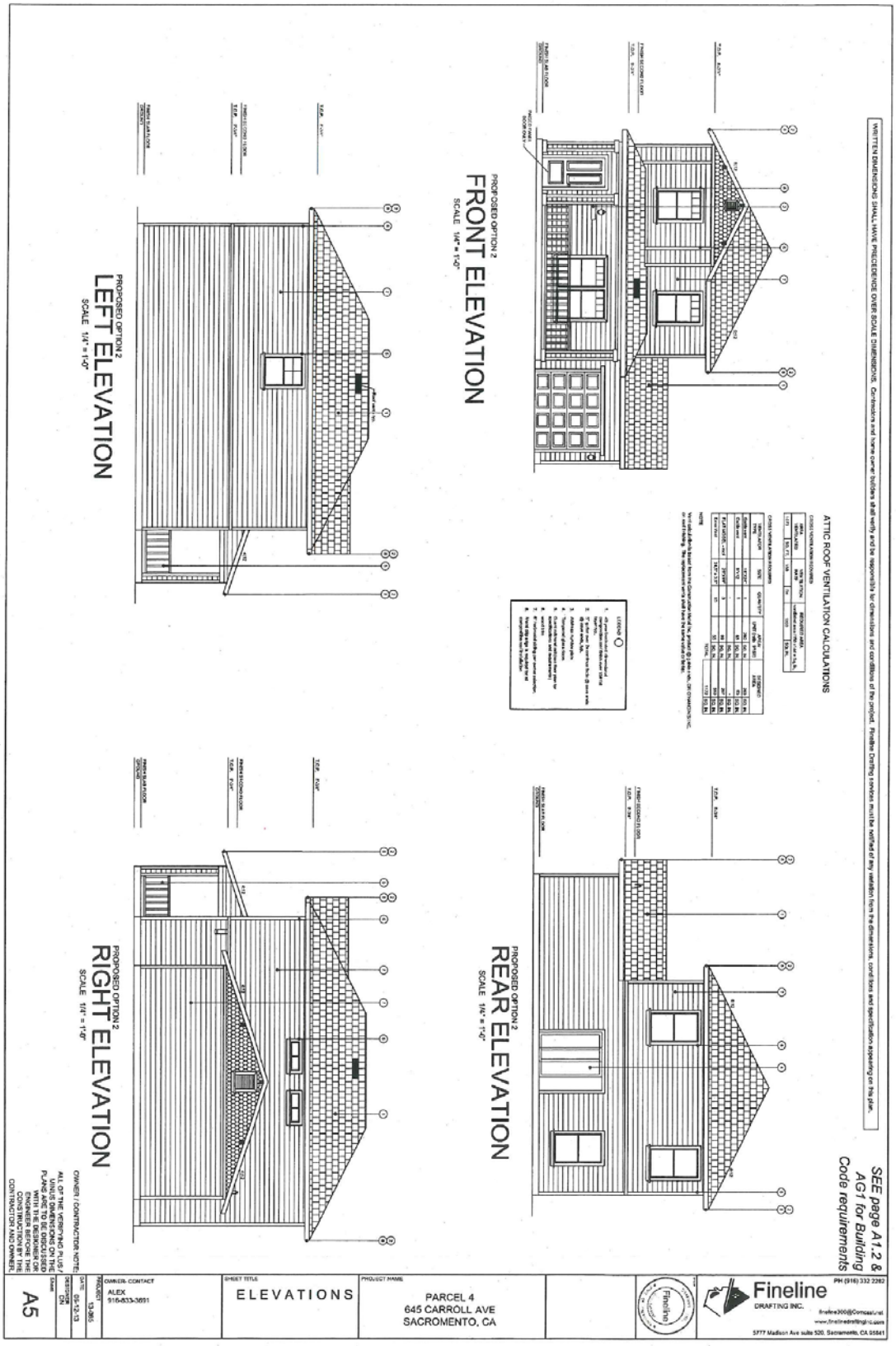
Exhibit 13 - Parcel 4 - Elevation



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Ordinance Rezone Amendment

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE PLANNING AND DEVELOPMENT CODE) BY REZONING CERTAIN REAL PROPERTY FROM SINGLE-UNIT DWELLING ZONE WITHIN THE DEL PASO NUEVO SPECIAL PLANNING DISTRICT (R-1-SPD) TO SINGLE-UNIT OR DUPLEX DWELLING ZONE WITHIN THE DEL PASO NUEVO SPECIAL PLANNING DISTRICT (R-1A-SPD)
645 CARROLL AVENUE (P13-037)
(APN: 250-0230-070-0000 AND 250-0470-074-0000)

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

SECTION 1

Title 17 of the Sacramento City Code (Planning and Development Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known and referred to as 645 Carroll Avenue (APN: 250-0230-070-0000 and 250-0470-074-0000) and consisting of approximately 0.379 acres, from Single-Unit Dwelling zone within the Del Paso Nuevo Special Planning District (R-1-SPD) to Single-Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District (R-1A-SPD).

SECTION 2

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

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Exhibit 15: 645 Carroll Avenue Rezone Map – 1 Page

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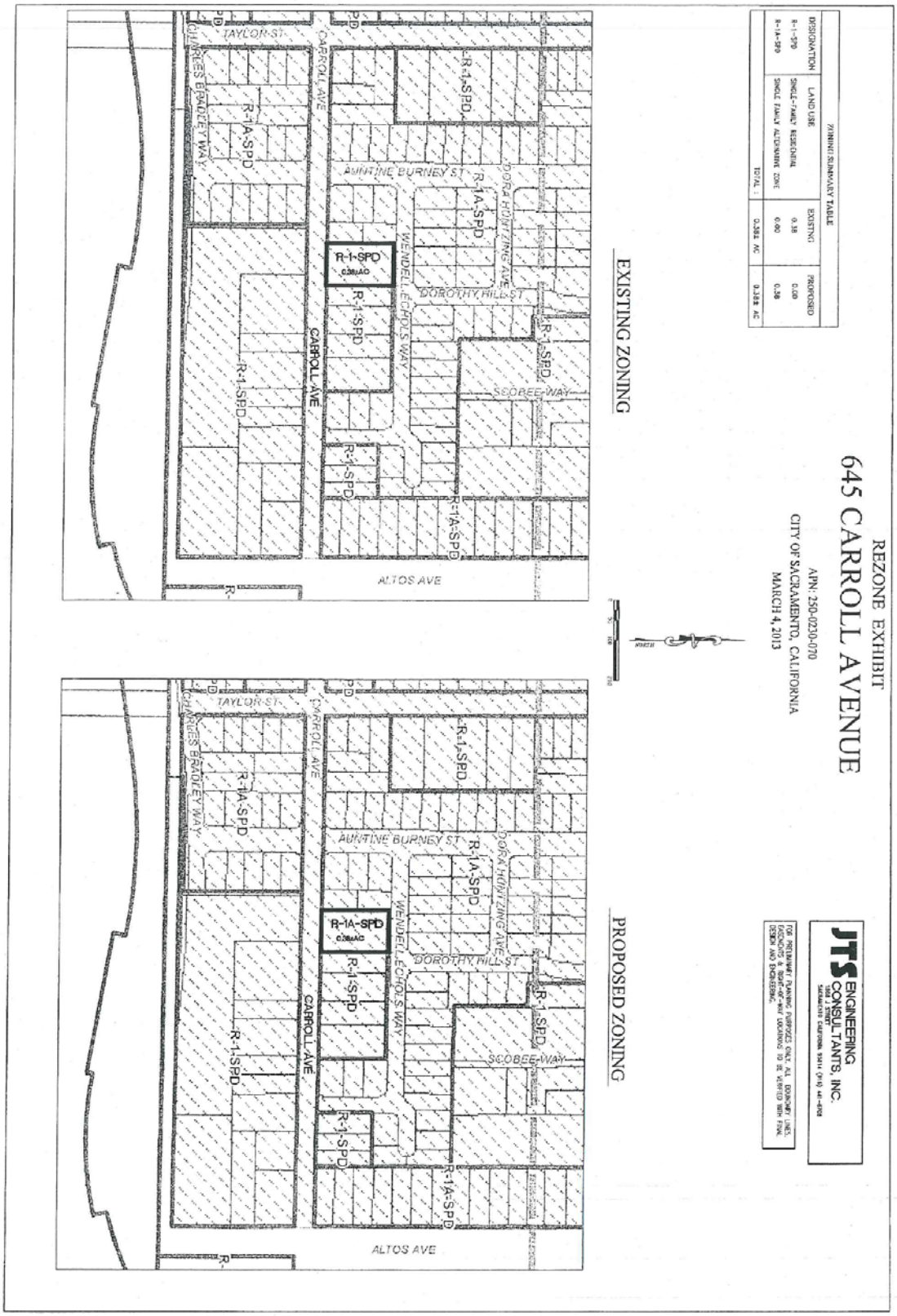
Exhibit 15 - Rezone Map