

**City Council Report**

 915 I Street, 1<sup>st</sup> Floor

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**Meeting Date:** 4/1/2014

**Report Type:** Consent

**Report ID:** 2014-00189

**Title: (Pass for Publication) Sutter Park Neighborhood Project (P12-031)**
**Location:** District 3

**Recommendation:** 1) Review a Resolution certifying the Environmental Impact Report and adopting the Mitigation Monitoring Program; 2) review a Resolution amending the General Plan for 19.36 acres from Public/Quasi-Public to Traditional Neighborhood Low Density; 3) review an Ordinance to rezone 19.36 acres of the site from Hospital (H) to 18.09 acres of Single-Unit or Duplex Dwelling Unit (R-1A PUD), 0.87 acres of Multi-Unit Dwelling (R-3A PUD), and 0.40 acres of Residential Mixed Use (RMX PUD) zones; 4) review a Resolution establishing the Sutter Park Neighborhood Planned Unit Development Guidelines and Schematic Plan; 5) review a Resolution adopting the findings of fact and approving the Sutter Park Neighborhood Project including a Tentative Map, Subdivision Modifications, and Site Plan and Design Review; and 6) pass for publication the Ordinance title as required by Sacramento City Charter section 32(c) to be adopted on April 8, 2014.

**Contact:** Evan Compton, Associate Planner, (916) 808-5260; Stacia Cosgrove, Senior Planner, (916) 808-7110, Community Development Department

**Presenter:** None

**Department:** Community Development Dept

**Division:** Planning Design/Preservation

**Dept ID:** 21001226

**Attachments:**

- 01-Description/Analysis
- 02-Background
- 03-Resolution (EIR/MMP)
- 04-Resolution (GPA)
- 05-Ordinance (Rezone)
- 06-Resolution (PUD)
- 07-Exhibit A (Sutter Park PUD Guidelines)
- 08-Exhibit B (Sutter Park Schematic Plan)
- 09-Resolution (Sutter Park Project)
- 10-Vicinity Map
- 11-Land Use Aerial Map
- 12-Sutter Park Draft EIR
- 13-Sutter Park Draft EIR Appendices
- 14-Sutter Park Final EIR

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**City Attorney Review**

Approved as to Form

Jeffrey Heeren

3/19/2014 10:52:54 AM

**Approvals/Acknowledgements**

Department Director or Designee: Max Fernandez - 3/14/2014 8:42:02 AM

## Description/Analysis

**Issue Detail:** The property is currently developed with Sutter Memorial, a 444,074 square foot hospital. The proposal is to demolish this facility and to construct up to 120 dwelling units. The proposal envisions primarily single family homes, but also includes cottage homes, row houses, and a small mixed use lot.

**Policy Considerations:** The proposal will require a General Plan Amendment and Rezone to redesignate the site from a hospital campus to a residential neighborhood. The proposal will establish a Planned Unit Development (PUD) on the property. The proposed PUD would allow the construction of up to a total of 120 residential units and 5,000 square feet of commercial retail on a residential mixed use parcel that would allow for limited neighborhood commercial uses. The proposal also requires the approval of a Tentative Map to subdivide the site, Subdivision Modifications to allow nonstandard street sections and deviations such as through lots, and a Site Plan and Design Review for a master planned community.

The proposal does not include specific house plans for approval. The Sutter Park Neighborhood Planned Unit Development includes specific direction for the construction of the future homes including setbacks, lot coverage, and necessary architectural elements. The project site proposal provides several housing types including: Traditional Park Neighborhood Homes, Traditional Park Neighborhood Alley Homes, Garden Homes, Cottage Homes, Row Homes, and a Residential Mixed Use site. The architectural styles include California Ranch, Farmhouse Revival, French Cottage, Monterey, Tudor Revival, Park Bungalow, English Cottage, Park International, Sacramento Prairie, Spanish Eclectic, Tivoli Foursquare Revival, and Italian Renaissance. Each of these types is outlined in the Sutter Park Neighborhood PUD and future Site Plan and Design Review will be conducted for each lot to ensure the proposal is consistent with the adopted guidelines.

**Economic Impacts:** None

**Environmental Considerations:** In accordance with California Environmental Quality Act (CEQA) *Guidelines*, Section 15081, the City, as Lead Agency, determined that an Environmental Impact Report (EIR) should be prepared for the Sutter Park Neighborhood (P12-031) project. An EIR is an informational document that must be considered by the Lead Agency prior to project approval. CEQA *Guidelines* Section 15132 specifies that the Final EIR shall consist of: the Draft EIR (DEIR) or a revision of the draft; comments and recommendations received on the DEIR either verbatim or in summary; a list of persons, organizations, and public agencies commenting on the DEIR.; responses of the Lead Agency to significant environmental points raised in the review and consultation process; and additional information provided by the Lead Agency.

The DEIR identified impacts to: Aesthetics, Air Quality, Biological Resources, Climate Change, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation and Traffic, Public Services and Recreation, and Utilities and Service Systems. Mitigation

measures were identified to reduce project impacts to a less than significant level; however, significant and unavoidable impacts related to noise remain after mitigation. A Mitigation Monitoring Plan (MMP) that lists all of the mitigation measures and required implementing actions was prepared and is attached to the Findings.

The DEIR was prepared and released for a 45 day public review period, beginning on October 11, 2013 and ending on November 25, 2013 as described in the Findings. Seven comment letters were received on the DEIR. The comment letters and responses to comments are included in the FEIR. The FEIR responds to all comments received on the DEIR and revises text and/or analyses where warranted. Pursuant to the requirements of CEQA, copies of the responses to comments were sent to all agencies who commented on the Draft EIR. Copies of the DEIR and FEIR are available on the Community Development Department's webpage at:

<http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

**Commission/Committee Action:** On March 6, 2014, the Planning and Design Commission held a hearing on the proposal and directed, by a vote of 12 ayes (Commissioner Mack abstained), that the proposal be forwarded to the City Council with a recommendation to approve.

**Rationale for Recommendation:** Staff supports this proposal because it a) provides the necessary legislative entitlements to allow the redevelopment of a hospital site into a new residential community with density that is compatible with the surrounding neighborhood; b) establishes the Sutter Park Neighborhood Planned Unit Development Guidelines which envisions reconnecting the existing street network through the subject site, providing a variety of housing types, and fostering a distinctive blend of architecture with the new construction; and c) is consistent with the proposed General Plan designation of Traditional Neighborhood Low Density and the proposed Single-Unit or Duplex Dwelling (R-1A PUD), Multi-Unit Dwelling (R-3A PUD), and Residential Mixed Use (RMX PUD) zones.

**Financial Considerations:** The project has no fiscal considerations.

**Local Business Enterprise (LBE):** No goods or services are being purchased under this report.

**Summary:** The proposed project site is bordered by 51st Street to the north, single-family homes on E Street and Coloma Way to the west, F Street to the south, and single-family homes and a professional and medical offices complex to the east. The property is currently developed with a 444,074 square foot hospital with 348 beds. This facility will be demolished to allow the construction of between 103 to 120 dwelling units. The proposal envisions primarily single-family homes, but also includes cottage homes, row houses, and a small mixed use lot. The proposal will require a General Plan Amendment and Rezone to redesignate the site from a hospital campus to a residential neighborhood. The proposal will also establish a Planned Unit Development (PUD) on the property. The proposed PUD would allow the construction of up to a total of 120 residential units and 5,000 square feet of commercial retail on a residential mixed use parcel that would allow for limited neighborhood commercial uses.

**Background Information:** Sutter Memorial Hospital has served the region since 1937 when the maternity building was constructed. At that time, the site was surrounded by open farm lands. The hospital gradually expanded over the following decades. Today the hospital is surrounded primarily by low density residential but also has some nearby educational, religious, medical office, and retail uses in the neighborhood.

**Public/Neighborhood Outreach and Comments:** The applicant team has conducted extensive community outreach. Staff notified the following community groups: East Sacramento Improvement Association, East Sacramento Preservation, McKinley Elvas Neighborhood Association, and River Park Neighborhood Association. In addition, staff notified property owners within 300 feet of the subject property and posted the subject property. At the time of writing this report, no comments were received.

**Senate Bill 1953:** The new law was passed in 1994 to ensure that all general acute care hospital buildings are capable of remaining intact and in continued operation after a seismic event. The Sutter Memorial Hospital buildings were evaluated and received very poor ratings for both structural performance and nonstructural performance (includes items such as communication systems, emergency power supplies, fire alarms, and emergency lighting). Sutter Memorial Hospital's services will be consolidated into new facilities that are under construction at 28<sup>th</sup> and L Streets. The existing operations will be transferred this year (2014) to the new hospital. Following the transfer of hospital services, the current site would be decommissioned and then demolished.

**Proposed Demolitions:** The project proposes to demolish all the structures on the subject sites. As part of the Environmental Impact Report (EIR), a historical evaluation of the existing buildings was completed. The conclusion was that the buildings are not eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the Sacramento Register and are not considered to be historically significant for the purposes of CEQA.

**General Plan Amendment and Rezones:** The General Plan designation for the site is Public/Quasi-Public and the parcels are zoned Hospital (H). Redevelopment on the site will require a General Plan Amendment and Rezone. Staff supports the request for a General Plan designation of Traditional Neighborhood Low Density because it is consistent with the form and density of the surrounding community. The General Plan amendment is internally consistent with the goals, policies, and other provisions of the General Plan, promotes the public health, safety, convenience, and welfare of the City, and the proposed zoning of the subject parcels will be consistent with the proposed General Plan designation. The site will be rezoned to primarily the Single-Unit or Duplex Dwelling (R-1A PUD) zone with a small portion of the site also being rezoned to Multi-Unit Dwelling (R-3A PUD) and the Residential Mixed Use (RMX PUD) zone. Staff supports the requested rezones because it is consistent with the proposed General Plan designation and will allow a variety of housing product types.

**Policy Considerations:** The proposal includes a General Plan Amendment from Public/Quasi-Public to Traditional Neighborhood Low with a density of between three to eight dwelling units per net acre. Traditional Neighborhoods and the characteristics associated with them are highly desirable and expected to be highly sought after in the future. Changes proposed in these traditional neighborhoods will focus on preserving and restoring the quality of such areas by protecting and enhancing features such as scale and quality of housing, neighborhood character, and housing choice. Key urban form characteristics include the following:

- Predominantly single-family residential scale and including a mix of single-family units, second units, duplexes, and apartments
- Building heights generally ranging from one to three stories
- A highly interconnected street system facilitating flow of traffic, connectivity, and route flexibility
- Pedestrian-scale blocks that are easy to navigate
- Comprehensive, integrated, and interconnected pedestrian/bicycle system
- Neighborhood services, transit, parks and schools within walking distance of local residents
- Limited garages and curb cuts along the street frontage with rear, alley, and side garage access
- Diverse architectural designs consistent with the neighborhood forms and patterns
- Street design balancing pedestrian and bicycle uses and safety with vehicular circulation

- Traffic-calming measures, sidewalks with parkways, and attractive and functional pedestrian/bicycling facilities
- Dense street canopy providing shade and enhanced neighborhood character and identity

The proposal is subject to consistency findings for the following General Plan policies:

**Walkable Neighborhoods.** *The City shall require the design and development of neighborhoods that are pedestrian friendly and include features such as short blocks, broad and well-appointed sidewalks, tree-shaded streets, buildings that define and are oriented to adjacent streets and public spaces, limited driveway curb cuts, paseos and pedestrian lanes, alleys, traffic-calming features, convenient pedestrian street crossings, and access to transit. (LU 4.1.3)*

**Alley Access.** *The City shall encourage the use of well-designed and safe alleys to access individual parcels in neighborhoods in order to reduce the number of curb cuts, driveways, garage doors, and associated pedestrian/automobile conflicts along street frontages. (LU 4.1.4)*

**Connections to Open Space.** *The City shall ensure that new and existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, bikeways, and other open space networks and are within easy walking distance of residents. (LU 4.1.7)*

**Traditional Neighborhood Protection.** *The City shall protect the pattern and character of Sacramento's unique traditional neighborhoods, including the street-grid pattern, architectural styles, tree canopy, and access to public transit, neighborhood services and amenities. (LU 4.3.1)*

**Density Regulations for Mixed-Development Density Projects.** *Where a developer proposes a multi-parcel development project with more than one residential density of floor area ratio (FAR), the applicable density or FAR range of the General Plan Land Use Designation shall be applied to the net developable area of the entire project site rather than individual parcels within the site. Some parcels may be zoned for densities/intensities that exceed the maximum allowed density/intensity of the project's Land Use Designation, provided that the net density of the project as a whole is within the allowed range. (LU 4.3.5)*

**Grid Network.** *The City shall require all new residential, commercial, or mixed use development that proposes or is required to construct or extend streets to develop a transportation network that provides for a well-connected, walkable community, preferably as a grid or modified grid. (M 1.3.1)*

**Infill Development.** *The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to*

*enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability. (LU 1.1.5)*

**Protect Established Neighborhoods.** *The City shall preserve, protect, and enhance established neighborhoods by providing sensitive transitions between these neighborhoods and adjoining areas, and requiring new development, both private and public, to respect and respond to those existing physical characteristics buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood. (LU 2.1.2)*

**Walkable Blocks.** *The City shall require new development and redevelopment projects to create walkable, pedestrian-scaled blocks, publicly accessible mid-block and alley pedestrian routes where appropriate, and sidewalks appropriately scaled for the anticipated pedestrian use. (LU 2.7.6)*

**Walkable Neighborhoods.** *The City shall require the design and development of neighborhoods that are pedestrian friendly and include features such as short blocks, broad and well-appointed sidewalks (e.g., lighting, landscaping, adequate width), tree-shaded streets, buildings that define and are oriented to adjacent streets and public spaces, limited driveway curb cuts, paseos and pedestrian lanes, alleys, traffic-calming features, convenient pedestrian street crossings, and access to transit. (LU 4.1.3)*

**Alley Access.** *The City shall encourage the use of well-designed and safe alleys to access individual parcels in neighborhoods in order to reduce the number of curb cuts, driveways, garage doors, and associated pedestrian/ automobile conflicts along street frontages. (LU 4.1.4)*

**Connections to Open Space.** *The City shall ensure that new and existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, bikeways, and other open space networks and are within easy walking distance of residents. (LU 4.1.7)*

**Minimize Removal of Existing Resources.** *The City shall require new commercial, industrial, and residential development to minimize the removal of mature trees, and other significant visual resources present on the site. (ER 7.1.3)*

**Neighborhood Traffic Management.** *The City shall continue wherever possible to design streets and approve development applications in such a manner as to reduce high traffic flows and parking problems within residential neighborhoods. (M 4.3.1)*

**Underground Utilities.** *The City shall require undergrounding of all new publicly owned utility lines, encourage undergrounding of all privately owned utility lines in new developments, and work with electricity and telecommunications providers to underground existing overhead lines. (U 1.1.11)*

**Stormwater Infiltration Reduction.** *The City shall develop design standards that reduce infiltration into new City-maintained sewer pipes. (U 3.1.3)*

**New Development.** *The City shall require proponents of new development to submit drainage studies that adhere to City stormwater design requirements and incorporate measures to prevent on- or off-site flooding. (U 4.1.5)*

**Recycling and Reuse of Construction Wastes.** *The City shall require recycling and reuse of construction wastes, including recycling materials generated by the demolition and remodeling of buildings, with the objective of diverting 85 percent to a certified recycling processor. (U 5.1.16)*

**Protect Agricultural Lands.** *The City shall encourage infill development and compact new development within the existing urban areas of the city in order to minimize the pressure for premature conversion of productive agricultural lands for urban uses. (ER 4.2.1)*

**Lighting.** *The City shall minimize obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary. (ER 7.1.5)*

**Balanced Neighborhoods.** *The City shall require new major residential development to provide a balanced housing mix that includes a range of housing types and densities. (LU 4.1.10)*

**Barrier Removal for Accessibility.** *The City shall remove barriers, where feasible, to allow people of all abilities to have access within and among infrastructure serving the community. (M 1.3.4)*

**Continuous Network.** *The City shall provide a continuous pedestrian network in existing and new neighborhoods that facilitates convenient pedestrian travel free of major impediments and obstacles. (M 2.1.5)*

**Housing and Destination Connections.** *The City shall require new subdivisions and large-scale developments to include safe pedestrian walkways that provide direct links between streets and major destinations such as transit stops and stations, schools, parks, and shopping centers. (M 2.1.8)*

**Pedestrian and Bicycle-Friendly Streets.** *The City shall ensure that new streets in areas with high levels of pedestrian activity (e.g., employment centers, residential areas, mixed-use areas, schools) support pedestrian travel by providing such elements as detached sidewalks, frequent and safe pedestrian crossings, large medians to reduce perceived pedestrian crossing distances, Class II bike lanes, frontage roads with on-street parking, and/or grade-separated crossings. (M 4.2.2)*

**Adequate Street Tree Canopy.** *The City shall ensure that all new roadway projects and major reconstruction projects provide for the development of an adequate street tree canopy. (M 4.2.3)*

Housing Strategy Policies:

**Variety.** *The City shall encourage the development and redevelopment of neighborhoods that include a variety of housing tenure, size and types, such as second units, carriage homes, lofts, live-work spaces, cottages, and manufactured/modular housing. (H 1.2.1)*

**Compatible.** *The City shall encourage a greater variety of housing types and sizes to diversify, yet maintain compatibility with, single-family neighborhoods. (H 1.2.2)*

**Mixed Use.** *The City shall actively support and encourage mixed use retail, employment and residential development around existing and future transit stations, centers, and corridors. (H 1.2.4)*

Staff finds the project proposal is consistent with the intent of all these policies.

**Tentative Map design**

The Sutter Park Neighborhood project includes a proposal to construct a roadway and circulation plan to seamlessly connect the new development with the existing neighborhood. The plan shows a grid street pattern which is consistent with the surrounding area. The development includes a parkway in the center which connects to 51<sup>st</sup> Street on the south. The proposed central park is approximately 430 feet long by 75 feet wide and will have one way streets on both sides. This signature street would terminate into a pocket park at the northeast section of the plan. The subdivision would also include garden paseos which are perpendicular to the central park. Home sites in the project largely reflect the typical lot dimensions found throughout East Sacramento.

The applicant is requesting several subdivision modifications: an offset intersection, tangent length deviation, non-standard cul-de-sac, street section deviations, and through lots. Staff has reviewed the proposed subdivision modifications and does not object to these requests.

The Subdivision Review Committee reviewed the project on February 5, 2014 and forwarded a recommendation for approval of the Tentative Map.

<b>Table 2: Lot Configuration in the R-1A PUD zone for Sutter Park (Excluding Lot 26 and Lot H)</b>			
<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Deviation?</b>
Lot Width Minimum	20 feet (interior) and 38 feet (corner)	All lots comply except one corner lot is 31 feet	Yes
Lot Depth Minimum	80 feet	Garden Homes are between 73 to 75 feet	Yes
Lot Size Minimum	2,900 sq. ft.	Garden Homes are at least 2250 sq. ft.	Yes

The purpose of the Single-Unit or Duplex Dwelling (R-1A) zone is to permit single-unit or duplex dwellings, whether attached or detached, at a higher density than is permitted in the R-1 zone.

The parcels for the Residential Mixed Use site (Lot 26) and Multi-Unit Dwellings (Lot H) meet all the minimum development standards for the RMX-SPD and R-3A PUD zones.

**Sutter Park Neighborhood Planned Unit Development (PUD) Guidelines and Schematic Plan**

The proposed Sutter Park Neighborhood PUD Guidelines lay forth a vision for how the project site will be developed. The guidelines are based on guidelines principles which include reconnecting the grid through the redeveloped site, including a mixture of densities, fostering a distinctive blend of architecture, and promoting sustainability.

The purpose of PUD Guidelines is to provide regulations and standards to guide development on the project site to ensure the overall development is harmonious. The proposed schematic plan establishes allowed land uses and intensities for each designation. The Sutter Park Neighborhood PUD Guidelines are organized into the following sections: Introduction, Community Framework, Parks and Open Space, Landscape Design, Circulation and Streetscape, Architecture, and Niche Concepts.

A link to a copy of the guidelines has been included in this report. Staff has reviewed the guidelines and schematic plan and recommends approval of the documents because: a) the Sutter Park PUD is consistent with the proposed General Plan designation and policies, b) promotes the public health, safety, convenience, and welfare of the city; c) is consistent with the proposed zoning; and d) the vision of the PUD will be traditional and consistent with the existing East Sacramento neighborhood.

<b>Table 3: Land Use Overview</b>		
<b>Use</b>	<b>Lot References</b>	<b>Acreage</b>
Residential Lots	1-25, 27-89, F, and H	12.9 acres
Residential Mixed Use	26	0.23 acres
Park / Landscape	A-E, G, I, and J	1.39 acres
Public Streets	n/a	4.38 acres
Private Alleys	1A – 5A	0.46 acres
<b>Totals:</b>		<b>19.36 acres</b>

### Height, Area, and Setbacks

The setbacks, lot coverage, and height requirements are based on the housing type in the Sutter Park Neighborhood Planned Unit Development.

<b>Table 4: Development Standard Overview</b>						
<b>Standard</b>	<b>Traditional Park</b>	<b>Traditional Park Alley</b>	<b>Garden Homes</b>	<b>Cottage Homes</b>	<b>Row Homes</b>	<b>Mixed Use</b>
<b>Front Setback (min)</b>	15 feet	15 feet	5 feet	8-12 feet	10 feet	10 feet
<b>Rear Setback (min)</b>	15 feet	15 feet	10 feet	10 feet	5 feet	15 feet
<b>Interior Side Setback (min)</b>	5 feet	3 feet	4 feet	5 feet	0 feet	5 feet
<b>Street Side Setback (min)</b>	12.5 feet	12.5 feet	5 feet	10 feet	10 feet	10 feet
<b>Height (max)</b>	35 feet*	35 feet	40 feet	27 feet	35 feet	45 feet
<b>Lot Coverage (max)</b>	50%	50%	60%	50%	60%	n/a**
<b>Detached Garage or 2nd Unit Heights (max)</b>	27 feet in height***	27 feet in height***	n/a	n/a	n/a	n/a

\*Up to 40 feet on lots 18 – 25 with no more than 500 square feet on the third floor.

\*\*Subject to maximum 1.50 floor area ratio per the General Plan

\*\*\*The PUD Guidelines will allow garages to exceed the 10 foot plate line and 18 foot to the peak maximum standard by right for lots in the Traditional Park or Traditional Park Alley designations assuming the garage meets the minimum rear setbacks for second units which would be 15 feet (or 5 feet for lots abutting an alley). Second units are typically permitted to be up to 35 feet in height; however, the PUD will be more restrictive at 27 feet maximum in height.

### **Parking**

All future homes will be reviewed to comply with the onsite parking requirement. The site is located in the Traditional Parking District and therefore each home is required to provide a minimum of one onsite parking space.

**RESOLUTION NO. 2014-**

Adopted by the Sacramento City Council

**CERTIFYING THE ENVIRONMENTAL IMPACT REPORT  
AND ADOPTING THE MITIGATION MONITORING PROGRAM FOR THE SUTTER  
PARK NEIGHBORHOOD PROJECT (P12-031)**

**BACKGROUND**

A. On March 6, 2014, the City Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Sutter Park Neighborhood Project.

B. On April 8, 2014, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1)(a), (b), and (c) (publication, posting, and mail (300 feet)) and received and considered evidence concerning the Sutter Park Neighborhood Project (Project).

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

Section 1. The City Council finds that the Environmental Impact Report for Sutter Park Neighborhood Project (herein EIR) which consists of the Draft EIR and the Final EIR (Response to Comments) (collectively the "EIR") has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures.

Section 2. The City Council certifies that the EIR was prepared, published, circulated and reviewed in accordance with the requirements of CEQA, the State CEQA Guidelines and the Sacramento Local Environmental Procedures, and constitutes an adequate, accurate, objective and complete Final Environmental Impact Report in full compliance with the requirements of CEQA, the State CEQA Guidelines and the Sacramento Local Environmental Procedures.

Section 3. The City Council certifies that the EIR has been presented to it, that the City Council has reviewed the EIR and has considered the information contained in the EIR prior to acting on the proposed Project, and that the EIR reflects the City Council's independent judgment and analysis.

Section 4. Pursuant to CEQA Guidelines Sections 15091 and 15093, and in support of its approval of the Project, the City Council adopts the attached Findings of Fact and Statement of Overriding Considerations in support of approval of the Project as set forth in the attached Exhibit A of this Resolution.

Section 5. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15091, and in support of its approval of the Project, the City Council adopts the 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 as set forth in Exhibit B of this Resolution.

Section 6. The City Council directs that, upon approval of the Project, the City Manager shall file a notice of determination with the County Clerk of Sacramento County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of CEQA section 21152.

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 - CEQA Findings of Fact and Statement of Overriding Considerations for the Sutter Park Neighborhood Project.

Exhibit B – Mitigation Monitoring Plan

## Exhibit A

### CEQA Findings of Fact and Statement of Overriding Considerations for the Sutter Park Neighborhood Project

#### Description of the Project

The Sutter Park Neighborhood Project (proposed project) would establish a Planned Unit Development (PUD) on the property on which Sutter Memorial Hospital and its associated offices and related-care facilities are located. The area is comprised of approximately 19 acres located in the Coloma Terrace neighborhood of East Sacramento in the City of Sacramento. The proposed project site is bordered by 51st Street to the north, single-family homes on E Street and Coloma Way to the west, F Street to the south, and single-family homes and a professional and medical offices complex to the east (see Exhibit 3-2 in Chapter 3, "Project Description," of the Draft EIR).

In June 2000, Sutter Medical Center, Sacramento (SMCS) commissioned an internal planning process that resulted in a decision to consolidate services presently provided by Sutter Memorial Hospital in East Sacramento into Sutter General Hospital and to build new hospital facilities. Existing operations at Sutter Memorial Hospital will be transferred to the new Anderson Lucchetti Women's and Children's Center, which is scheduled to open fall 2014. The proposed project consists of decommissioning and demolition of the hospital and related facilities and the construction and operation of new residential, mixed use, and park uses on the project site.

Following the transfer of hospital operations out of Sutter Memorial Hospital, the hospital would be decommissioned, and the existing buildings on the project site would be demolished. On behalf of the property owner (Sutter Community Hospitals of Sacramento), the project applicant (Stonebridge Properties) is proposing the Sutter Park Neighborhood (Planned Unit Development [PUD]) project. The hospital demolition and the proposed Sutter Park Neighborhood project are the subject of the Sutter Park Neighborhood Draft EIR.

The proposed project would require a General Plan amendment to change the land use designation from Public/Quasi-Public to Traditional Neighborhood Low (see Exhibit 3-4, General Plan Amendment, of the Draft EIR). This designation provides for moderate-intensity housing and neighborhood-support uses including: single-family detached dwellings, single-family attached dwellings (e.g., duplexes, triplexes, townhomes), accessory second units, limited neighborhood-serving commercial on lots two acres or less, compatible public, quasi-public, and special uses. The proposed project would also require a rezone from Hospital to approximately 18 acres R-1A (PUD), 0.4 acres RMX (PUD), and 0.87 acres R-3A (PUD) (see Exhibit 3-5, Rezone, of the Draft EIR). The proposed project includes the development of approximately 19 acres of mixed-use residential development. The project would include approximately 5,000 square feet of commercial retail, up to 125 residential units, and a total of 1.39 acres of parks and

open space. The project would include the necessary roadway and utilities infrastructure, which would tie into existing off-site infrastructure (see Exhibit 3-6, Tentative Subdivision, of the Draft EIR). (DEIR, pp. ES-1, ES-2; FEIR, p. 2-12.)

## **Findings Required Under CEQA**

### **1. Procedural Findings**

The City Council of the City of Sacramento finds as follows:

Based on the initial study conducted for Sutter Park Neighborhood Project, SCH # 2012112036, (herein after the Project), the City of Sacramento's Environmental Planning Services determined, on substantial evidence, that the Project may have a significant effect on the environment and prepared an environmental impact report ("EIR") on the Project. The EIR was prepared, noticed, published, circulated, reviewed, and completed in full compliance with the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, as follows:

a. A Notice of Preparation (NOP) of the EIR was filed with the Office of Planning and Research and distributed to responsible and trustee agencies, interested parties, business owners, residences, and landowners within 500 feet of the project area. The NOP was circulated for public comments from November 14, 2012, through December 14, 2012. (DEIR, p. 1-9, Appendix A; FEIR, p. 1-2.)

b. A Notice of Completion (NOC) and copies of the Draft EIR were distributed to the Office of Planning and Research on October 11, 2013, to those public agencies that have jurisdiction by law with respect to the Project, or which exercise authority over resources that may be affected by the Project, and to other interested parties and agencies as required by law. The comments of such persons and agencies were sought. (FEIR, p. 1-2.)

c. An official 45-day public comment period for the Draft EIR was established by the Office of Planning and Research. The public comment period began on October 11, 2013, and ended on November 25, 2013. (FEIR, pp. 1-2, 3-5.)

d. A Notice of Availability (NOA) of the Draft EIR was mailed to property owners within 500 feet of the project area and all interested groups, organizations, and individuals who had previously requested notice in writing on October 11, 2013. The NOA stated that the City of Sacramento had completed the Draft EIR and that copies were available at the City of Sacramento, Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, California 95811. The letter also indicated that the official 45-day public review period for the Draft EIR would end on November 25, 2013. (FEIR, p. 1-2.)

e. A public notice was placed in the Daily Recorder on October 11, 2013, which stated that the Draft EIR was available for public review and comment. (FEIR, p. 1-2.)

f. A public notice was posted in the office of the Sacramento County Clerk on October 11, 2013.

g. Following closure of the public comment period, all comments received on the Draft EIR during the comment period, the City's written responses to the significant environmental points raised in those comments, and additional information added by the City were added to the Draft EIR to produce the Final EIR.

## **2. Record of Proceedings**

The following information is incorporated by reference and made part of the record supporting these findings:

a. The Draft and Final EIR and all documents relied upon or incorporated by reference;

b. The City of Sacramento 2030 General Plan adopted March 3, 2009, and all updates

c. The Master Environmental Impact Report for the City of Sacramento 2030 General Plan certified on March 3, 2009, and all updates

d. Findings of Fact and Statement of Overriding Considerations for the Adoption of the Sacramento 2030 General Plan adopted March 3, 2009, and all updates

e. Planning and Development Code of the City of Sacramento

f. Blueprint Preferred Scenario for 2050, Sacramento Area Council of Governments, December, 2004

g. East Sacramento Community Plan

h. Draft Sutter Park Neighborhood Project PUD Schematic Plan and Guidelines]

i. Sutter Park Neighborhood Project Tentative Subdivision Map

j. The Mitigation Monitoring Program for the Project

k. Project application and supplemental materials submitted along with project application

I. All records of decision, staff reports, memoranda, maps, exhibits, letters, synopses of meetings, and other documents approved, reviewed, relied upon, or prepared by any City commissions, boards, officials, consultants, or staff relating to the Project.

### 3. Findings

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Mitigation measures or alternatives are not required, however, where such changes are infeasible or where the responsibility for the project lies with some other agency. (CEQA Guidelines, § 15091, sub. (a), (b).)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (CEQA Guidelines, §§ 15093, 15043, sub. (b); see also Pub. Resources Code, § 21081, sub. (b).)

In seeking to effectuate the substantive policy of CEQA to substantially lessen or avoid significant environmental effects to the extent feasible, an agency, in adopting findings, need not necessarily address the feasibility of *both* mitigation measures and environmentally superior alternatives when contemplating approval of a proposed project with significant impacts. Where a significant impact can be mitigated to an "acceptable" level solely by the adoption of feasible mitigation measures, the agency, in drafting its findings, has no obligation to consider the feasibility of any environmentally superior alternative that could also substantially lessen or avoid that same impact — even if the alternative would render the impact less severe than would the proposed project as mitigated. (*Laurel Hills Homeowners Association v. City Council* (1978) 83 Cal.App.3d 515, 521; see also *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 730-731; and *Laurel Heights Improvement Association v. Regents of the University of California ("Laurel Heights I")* (1988) 47 Cal.3d 376, 400-403.)

In these Findings, the City first addresses the extent to which each significant environmental effect can be substantially lessened or avoided through the adoption of feasible mitigation measures. Only after determining that, even with the adoption of all feasible mitigation measures, an effect is significant and unavoidable does the City address the extent to which alternatives described in the EIR are (i) environmentally superior with respect to that effect and (ii) "feasible" within the meaning of CEQA.

In cases in which a project's significant effects cannot be mitigated or avoided, an agency, after adopting proper findings, may nevertheless approve the project if it first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the "benefits of the project outweigh the significant effects on the environment." (Public Resources Code, Section 21081, sub. (b); see *also*, CEQA

Guidelines, Sections 15093, 15043, sub.(b).) In the Statement of Overriding Considerations found at the end of these Findings, the City identifies the specific economic, social, and other considerations that, in its judgment, outweigh the significant environmental effects that the Project will cause.

The California Supreme Court has stated that “[t]he wisdom of approving ... any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced.” (*Goleta II* (1990) 52 Cal.3d 553 at 576.)

In support of its approval of the Project, the City Council makes the following findings for each of the significant environmental effects and alternatives of the Project identified in the EIR pursuant to Section 21080 of CEQA and section 15091 of the CEQA Guidelines:

**A. Significant or Potentially Significant Impacts Mitigated to a Less Than Significant Level.**

The following significant and potentially significant environmental impacts of the Project, including cumulative impacts, are being mitigated to a less than significant level and are set out below. Pursuant to section 21081(a)(1) of CEQA and section 15091(a)(1) of the CEQA Guidelines, as to each such impact, the City Council, based on the evidence in the record before it, finds that changes or alterations incorporated into the Project by means of conditions or otherwise, mitigate, avoid or substantially lessen to a level of insignificance these significant or potentially significant environmental impacts of the Project. The basis for the finding for each identified impact is set forth below.

**Biological Resources**

**5.3-1 Loss of raptor nests. Tree removal during the raptor breeding season could result in mortality of eggs or young. Construction activities adjacent to active nests could also result in nest abandonment. Loss of an active raptor nest would be a significant impact. (DEIR, pp. 5.3-10 to 5.3-12; FEIR, pp. 4-3 to 4-4.)**

**Mitigation Measure (from MMP):** The following mitigation measure(s) has been adopted to address this impact:

**5.3-1: Avoid disturbing active raptor nests.**

The following mitigation measure would apply to the proposed project to reduce construction impacts on tree-nesting raptors:

- a. The construction contractor shall ensure that all tree removal activities take place between September 1 and February 15 to avoid removing active raptor nests.
- b. For construction activities occurring between February 16 and August 31, the construction contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting raptors and to identify active nests on and within 0.25 mile of the demolition and construction site. The surveys shall be conducted no more than 30 days before the beginning of construction activities that could remove trees or otherwise disturb nesting raptors. To the extent feasible, guidelines provided in *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley* (Swainson's Hawk Technical Advisory Committee 2000) will be followed.
- c. If active nests are found, the construction contractor shall establish appropriate buffers around the nests. The qualified biologist will determine an adequate buffer for the species and nest. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged and the nest is no longer active. Monitoring of the nest by a qualified biologist shall be required if the activity has the potential to adversely affect the nest. For Swainson's hawk nests, DFG guidelines (1994) recommend maintenance of 0.25 mile buffers around Swainson's hawk nests in developed areas, but the size of the buffer may be adjusted if a qualified biologist, in consultation with CDFW, determines that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist will be required if the activity has potential to adversely affect the nest.

(DEIR, p. 5.3-11; FEIR, pp. 4-3 to 4-4.)

**Finding:** Implementation of Mitigation Measure 5.3-1 would reduce significant impacts on tree-nesting raptors, including Swainson's Hawks, to a less-than-significant level because it would ensure that these species are not disturbed during nesting so that project demolition and construction would not result in nest abandonment and loss of eggs or young. (DEIR, p. 5.3-12.)

**With implementation of the mitigation measure(s), this impact is reduced to a *less than significant* level**

**5.3-2 Impacts on migratory birds. Tree and shrub removal during the breeding season could result in avian mortality of eggs or young. Construction activities adjacent to active nests could also result in nest abandonment. Loss of an active nest would be considered a significant impact based on**

**the Migratory Bird Treaty Act (1918). (DEIR, pp. 5.3-12 to 5.3-14; FEIR, p. 4-4.)**

**Mitigation Measure (from MMP):** The following mitigation measure(s) has been adopted to address this impact:

**5.3-2: Avoid disturbing active migratory bird nests.**

The following mitigation measure would apply to construction of the proposed project to reduce impacts on migratory birds:

The contractor will implement the following measures to avoid or minimize loss of migratory bird nests:

- a. Vegetation removal activities will be carried out during the nonbreeding season (September 1- February 15) for migratory birds.
- b. For construction activities occurring between February 16 and August 31, the construction contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting migratory birds and to identify active nests on and within 0.25 mile of the demolition and construction site. The surveys shall be conducted no more than 30 days before the beginning of construction activities that could remove trees or otherwise disturb nesting migratory birds.
- c. If active nests are found, the construction contractor shall establish appropriate buffers around the nests. The qualified biologist will determine an adequate buffer for the species and nest. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged and the nest is no longer active. Monitoring of the nest by a qualified biologist shall be required if the activity has the potential to adversely affect the nest. Monitoring of the nest by a qualified biologist will be required if the activity has potential to adversely affect the nest.

(DEIR, p. 5.3-13; FEIR, p. 4-4.)

**Finding:** Implementation of Mitigation Measure 5.3.2 would reduce potentially significant impacts on migratory birds to a less-than-significant level because it would require measures to avoid disturbances of active nests so that project demolition and construction would not result in nest abandonment and loss of eggs or young of migratory birds. (DEIR, p. 5.3-13.)

**With implementation of the mitigation measure(s), this impact is reduced to a *less than significant* level**

**5.3-3 Loss of bat colonies during building demolition.** Implementation of the proposed project involves demolition of existing abandoned buildings and other structures. These buildings provide potential roost structures for common and special-status bats. Demolition, sealing, or other construction activities at these facilities could result in disturbances to active bat colonies that could affect the survival of young or adult bats. Loss of an active bat colony would be considered a significant impact. (DEIR, pp. 5.3-14 to 5.3-15; FEIR, p. 4-5.)

**Mitigation Measure (from MMP):** The following mitigation measure(s) has been adopted to address this impact:

**5.3-3: Ensure bats are absent from roost sites.**

The following mitigation measure would apply to construction of the proposed project to reduce impacts on bats:

- The construction contractor shall retain a qualified biologist to conduct surveys for roosting western red bats prior to tree removal. If evidence of bat use is observed, the number of bats using the roost will be determined. Bat detectors may be used to supplement survey efforts. If no evidence of bat roosts is found, then no further study shall be required.
- If tree roosting bats are found, bats shall be excluded from the roosting site before the tree is removed. A mitigation program addressing compensation, exclusion methods, and roost removal procedures shall be developed by a qualified biologist in consultation with CDFW before implementation. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). Once it is confirmed that bats are not present in the original roost site, the tree may be removed.

(DEIR, pp. 5.3-14 to 5.3-15; FEIR, p. 4-5.)

**Finding:** Implementation of Mitigation Measure 5.3-3 would reduce potentially significant impacts on western red bats and tree roosting bats to a less-than-significant level because it would ensure bats are absent from potential roost sites before demolition and roosting trees are replaced through planting. (DEIR, p. 5.3-15.)

**With implementation of the mitigation measure(s), this impact is reduced to a *less than significant* level**

**5.3-4 Conflict with tree preservation ordinance.** Implementation of the proposed project could result in the removal of, or damage to, heritage trees identified on the project site. Because heritage trees are protected under the City Code, removal of mature heritage trees would be a significant impact. (DEIR, pp. 5.3-15 to 5.3-17; FEIR, pp. 4-5 to 4-6.)

**Mitigation Measure (from MMP):** The following mitigation measure(s) has been adopted to address this impact:

**5.3-4: Comply with tree preservation ordinance.**

The following mitigation measure would apply to the proposed project to reduce impacts on heritage trees:

The project applicant would implement the following measures to avoid and minimize impacts on mature heritage tree and native oak trees and comply with the Sacramento City Code (Section 12.64.020):

- The project proponent shall obtain written permission from the City (tree removal permit) to grant the removal of identified heritage trees and mature native oak trees. (prior code § 45.04.216).
- The project proponents shall ensure that thirty-three heritage trees that are removed are replaced within the new neighborhood with similar species of trees. Details on heritage trees species and locations can be found in the Biological Resources Assessment (ECORP 2013).
- The project proponents shall work with the City arborist to determine appropriate number, types, size of replacement plantings, maintenance requirements and location.
- The project proponent shall ensure that replacement trees are established and maintained for at least three years to ensure long-term health and viability.
- To ensure protection of Heritage trees to be retained on the project site (if any are identified), protective fencing shall be installed at the dripline during construction. Grading, trenching, equipment or materials storage, parking, paving, irrigation, and landscaping will be prohibited within the fenced areas.
- No signs, ropes or cables will be attached to trees to be retained.
- No oil, fuel, concrete mix or other deleterious substance shall be placed in, or allow to flow into, the drip line area of any tree to be retained.
- Grade elevation shall not change by more than two feet within thirty (30) feet of the drip line area of a retained Heritage tree.

(DEIR, p. 5.3-16; FEIR, pp. 4-5 to 4-6.)

**Finding:** Implementation of Mitigation Measure 5.3-4 would reduce significant impacts on trees protected by local ordinance to a less-than-significant level because impacts to heritage trees of all species would be minimized consistent with the Sacramento City Code (Section 12.64.020) and heritage trees would be replaced. Heritage trees removed as a result of project implementation would be permitted for removal. (DEIR, pp. 5.3-16 to 5.3-17.)

**With implementation of the mitigation measure(s), this impact is reduced to a *less than significant* level.**

### **Cultural Resources**

**5.5-2 Disturb archaeological resources. Implementation of the proposed project could cause a substantial change in the significance of an archaeological resource or disturb human remains. There are no known archaeological resources on the project site and the area has been highly disturbed. However, ground-disturbing activities could cause a substantial change in the significance of an as yet undiscovered archaeological resource as defined in CEQA Guidelines Section 15064.5 or disturb any human remains, including those interred outside of formal cemeteries. This is considered a potentially significant impact. (DEIR, pp. 5.5-18 to 5.5-20; FEIR, pp. 4-7 to 4-9.)**

**Mitigation Measure (from MMP):** The following mitigation measure(s) has been adopted to address this impact:

#### **5.5-2: Halt ground-disturbing activity.**

- 1) In the event that any prehistoric or historic-era subsurface archaeological features or deposits, including locally darkened soil (“midden”), that could conceal cultural deposits, are discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City of Sacramento Community Development Department shall be notified. The City shall consult with a qualified archeologist retained at the applicant’s expense to assess the significance of the find. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), representatives of the City and the qualified archaeologist shall meet to determine the appropriate course of action, with the City making the final decision. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report shall be prepared by the qualified archaeologist according to current professional standards.

- 2) If the archaeologist determines that some or all of the affected property qualifies as a Native American Cultural Place, including a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (Public Resources Code §5097.9) or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to Public Resources Code §5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (Public Resources Code §5097.993), the archaeologist shall recommend to the City potentially feasible mitigation measures that would preserve the integrity of the site or minimize impacts on it, including any or a combination of the following:
- Avoidance, preservation, and/or enhancement of all or a portion of the Native American Cultural Place as open space or habitat, with a conservation easement dedicated to the most interested and appropriate tribal organization. If such an organization is willing to accept and maintain such an easement, or alternatively, a cultural resource organization that holds conservation easements;
  - An agreement with any such tribal or cultural resource organization to maintain the confidentiality of the location of the site so as to minimize the danger of vandalism to the site or other damage to its integrity; or
  - Other measures, short of full or partial avoidance or preservation, intended to minimize impacts on the Native American Cultural Place consistent with land use assumptions and the proposed design and footprint of the development project for which the requested grading permit has been approved.
  - After receiving such recommendations, the City shall assess the feasibility of the recommendations and impose the most protective mitigation feasible in light of land use assumptions and the proposed design and footprint of the development project. The City shall, in reaching conclusions with respect to these recommendations, consult with both the project applicant and the most appropriate and interested tribal organization.
- 3) If human remains are discovered at any project construction sites during any phase of construction, all ground-disturbing activity within 50 feet of the remains shall be halted immediately, and the City of Sacramento Community Development Department and the County coroner shall be notified immediately. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional

assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project applicant shall implement approved mitigation, to be verified by the City, before the resumption of ground-disturbing activities within 50 feet of where the remains were discovered.

(DEIR, pp. 5.5-19 to 5.5-20; FEIR, pp. 4-7 to 4-9.)

**Finding:** Implementation of this mitigation measure would reduce impacts associated with archaeological resources to a less-than-significant level because it requires the performance of professionally accepted and legally compliant procedures for the discovery of previously undocumented significant archaeological resources and human remains. (DEIR, p. 5.3-20.)

**With implementation of the mitigation measure(s), this impact is reduced to a *less than significant* level**

**5.5-3 Destroy a unique paleontological resource. Although the City of Sacramento is not known to be highly sensitive for paleontological resources, earth-disturbing activities could potentially damage paleontological resources. This is considered a potentially significant impact. (DEIR, pp. 5.5-20 to 5.5-21; FEIR, pp. 4-9 to 4-10.)**

**Mitigation Measure (from MMP):** The following mitigation measure(s) has been adopted to address this impact:

**5.5-3: Cease operation and retain qualified paleontologist.**

Should paleontological resources be identified at any project construction sites during any phase of construction, the construction manager shall cease operation at the site of the discovery and immediately notify the City of Sacramento Community Development Department. The project applicant shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than-significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the Community Development Department shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out. (DEIR, p. 5.5-21; FEIR, pp. 4-9 to 4-10.)

**Finding:** Implementation of this mitigation measure would reduce impacts associated with paleontological resources to a less-than-significant level because it requires the performance of professionally accepted and legally compliant procedures for the discovery of paleontological resources. (DEIR, p. 5.3-21.)

**With implementation of the mitigation measure(s), this impact is reduced to a *less than significant* level**

### **Hazards and Hazardous Materials**

**5.6-1 Expose people to asbestos-containing materials, or other hazardous materials or situations. Existing hospital buildings may contain asbestos, lead, or other hazardous substances that could be released into the environment if not properly removed, contained, transported, and disposed of. This is a potentially significant impact. (DEIR, pp. 5.6-17 to 5.6-19; FEIR, pp. 4-10 to 4-11.)**

**Mitigation Measure (from MMP):** The following mitigation measure(s) has been adopted to address this impact:

**5.6-1: Minimize potential for accidental release of hazardous materials.**

- (a) Prior to demolition, the project applicant shall submit a written plan to the SCEMD describing the methods to be used to (1) identify locations that could contain hazardous residues; (2) remove plumbing fixtures known to contain, or potentially containing, hazardous materials; (3) determine the waste classification of the debris; (4) package contaminated items and wastes; and (5) identify disposal site(s) permitted to accept such wastes. Demolition shall not occur until the plan has been accepted by the SCEMD and all potentially hazardous components have been removed to the satisfaction of SCEMD staff.
- (b) Prior to demolition of existing structures, the project applicant shall provide written documentation to the City that asbestos testing and abatement, as appropriate, has occurred in compliance with applicable federal, state, and local laws.
- (c) Prior to demolition of existing structures, the project applicant shall provide written documentation to the City that lead-based paint testing and abatement, as appropriate, has been completed in accordance with applicable state and local laws and regulations. Abatement will include the removal of lead contaminated soil (considered soil with lead concentrations greater than 400 parts per million in areas where children are likely to be present). Implementation of this mitigation measure would require that asbestos-containing building materials, lead-based paint, and other hazardous substances in building components are identified,

removed, packaged, and disposed of in accordance with applicable state laws and regulations.

(DEIR, pp. 5.6-18 to 5.6-19; FEIR, pp. 4-10 to 4-11.)

**Finding:** Implementation of this mitigation would minimize the risk of an accidental release of hazardous substances that could adversely affect human health or the environment, reducing this impact to a less-than-significant level. (DEIR, p. 5.6-19.)

**With implementation of the mitigation measure(s), this impact is reduced to a *less than significant* level**

**5.6-2 Expose people to existing contaminated soil during construction. Site preparation activities associated with the Sutter Park Neighborhood Project, including excavation, grading, and trenching, could encounter contaminated soil or buried debris that may contain hazardous substances. This is a potentially significant impact. (DEIR, pp. 5.6-19 to 5.6-21; FEIR, pp. 4-11 to 4-13.)**

**Mitigation Measure (from MMP):** The following mitigation measure(s) has been adopted to address this impact:

**5.6-2: Phase II environmental site assessment and remediation.**

- (a) The applicant shall prepare a Phase II Environmental Site Assessment consistent with ASTM standards. The Phase II assessment will utilize the evaluation conducted in the Phase I Environmental Site Assessment to identify areas with an elevated potential for hazardous material contamination. At a minimum, the Phase II investigation shall include further investigation and/or sampling of:
- the soils around the maintenance building;
  - the soils beneath the generator building and broiler room in the maintenance building;
  - the northeastern portion of the project (under the parking area) for heavy metals, PAHs, and dioxins;
  - the former incinerator sites for heavy metals, polynuclear aromatic hydrocarbons, and dioxins;
  - soil and water sampling around the former and current UST locations for contamination with petroleum hydrocarbons;
  - the soils under the former cooling tower for copper;
  - the soil at the bottom of identified wells and sumps for waste oils and petroleum hydrocarbons; and
  - soil vapor, as appropriate.

- (b) In the event that site investigations find evidence of contamination, waste discharges, underground storage tanks, abandoned drums, or other environmental impairment within the project site, the SCEMD shall be notified and a site remediation plan shall be prepared that: (1) specifies measures to be taken to protect workers and the public from exposure to potential hazards; and (2) certifies that the proposed remediation measures would clean up the contaminants, dispose of the wastes, and protect public health in accordance with federal, state, and local requirements. All remediation would be consistent with DTSC's residential standards and may include soil removal or in situ treatment options. Commencement of work in areas of potential hazards shall not proceed until the site remediation plan has been executed to the satisfaction of the SCEMD.
- (c) A site health and safety plan that meets the intent of Cal-OSHA requirements shall be prepared and in place prior to commencing work on any contaminated sites. The project applicant shall be responsible for oversight of plan implementation.
- (d) In the event that previously unidentified USTs or other features or materials that could present a threat to human health or the environment are discovered during excavation and grading, construction in the area shall cease immediately. A qualified professional shall evaluate the location and hazards, and make appropriate recommendations. Work shall not proceed in that area until identified hazards are managed to the satisfaction of the SCEMD. If previously unidentified wells are located during demolition, a well destruction permit shall be obtained from SCEMD.

(DEIR, pp. 5.6-20 to 5.6-21; FEIR, pp. 4-11 to 4-13.)

**Finding:** Implementation of this mitigation measure would reduce impacts associated with exposing people to contaminated soil to a less-than-significant level through detailed investigation of site conditions and remediation of identified contamination. (DEIR, p. 5.6-21.)

**With implementation of the mitigation measure(s), this impact is reduced to a *less than significant* level**

### **Traffic and Circulation**

**5.8-6 Construction-related impacts to circulation. This impact is potentially significant. (DEIR, pp. 5.8-51 to 5.8-53; FEIR, pp. 4-15 to 4-16.)**

**Mitigation Measure (from MMP):** The following mitigation measure(s) has been adopted to address this impact:

**5.8-6: Construction Traffic Management Plan.**

Before issuance of a demolition permit and the beginning of construction on the project site, the project applicant shall prepare a detailed Traffic Management Plan that will be subject to review and approval by the City Department of Public Works and subject to review by the affected agencies. The plan shall ensure maintenance of acceptable operating conditions on local roadways and transit routes. At a minimum, the plan shall include:

- The number of truck trips, time, and day of street closures, if any.
- Time of day of arrival and departure of trucks.
- Limitations on the size and type of trucks; provision of a staging area with a limitation on the number of trucks that can be waiting.
- Provision of a truck circulation pattern.
- Provision of a driveway access plan to maintain safe vehicular, pedestrian, and bicycle movements (e.g., steel plates, minimum distances of open trenches, and private vehicle pick up and drop off areas).
- The maintenance of safe and efficient access routes for emergency vehicles.
- Efficient and convenient transit routes.
- Manual traffic control when necessary.
- Proper advance warning and posted signage concerning street closures, if any.
- Provisions for pedestrian safety.
- Provisions for temporary bus stops, if necessary.

A copy of the construction traffic management plan shall be submitted to local emergency response agencies, and these agencies shall be notified at least 14 days before the commencement of demolition or construction. (DEIR, p. 5.8-52; FEIR, pp. 4-15 to 4-16.)

**Finding:** Implementation of this mitigation measure would reduce impacts associated with construction related activities on circulation to a less than less-than-significant level because the Traffic Management Plan will comply with City of Sacramento policies and practices. (DEIR, p. 5.8-53.)

**With implementation of the mitigation measure(s), this impact is reduced to a *less than significant* level**

**B. Significant and Unavoidable Impacts.**

The following significant and potentially significant environmental impacts of the Project, including cumulative impacts, are unavoidable and cannot be mitigated in a manner that would substantially lessen the significant impact. Notwithstanding disclosure of these impacts, the City Council elects to approve the Project due to

overriding considerations as set forth below in Section G, the statement of overriding considerations.

## **Noise**

**5.7-2: Increase in ambient noise levels during construction.** During construction activities at the project site, heavy construction equipment and demolition activities would generate elevated noise levels at nearby receptors. Construction activities would be limited to the hours permitted by City Code Section 8.68, however interior noise levels would potentially exceed established standards for residential structures. Therefore, this impact would be potentially significant. (DEIR, pp. 5.7-19 to 5.7-23; FEIR, pp. 4-13 to 4-15.)

**Mitigation Measure (From MMP):** The following mitigation measure(s) has been adopted to address this impact to the extent feasible:

**5.7-2a: Locate rock-crushing equipment away from residences.**

The contractor shall locate any and all rock-crushing equipment to the interior site and no less than 200 feet from the nearest offsite structure.

**5.7-2b: Maximize distance between construction/demolition staging areas and residences.**

The contractor shall ensure that the distances between on-site construction and demolition staging areas and the nearest surrounding residences are maximized to the extent possible (and in all instances are no less than 50 feet).

**5.7-2c: Require mufflers on all internal combustion engines.**

All project construction and demolition equipment that use internal combustion engines shall be fitted with manufacturer's mufflers or equivalent. The contractor shall keep a monthly log of construction equipment maintenance and status to ensure that all onsite equipment is appropriately muffled.

**5.7-2d: Shielding of demolition noise by existing buildings.**

Project construction and demolition activities shall be conducted to take maximum advantage of shielding afforded by existing buildings and structures. For example, where it is possible to conduct some demolition activities from within the shell of a building which is to be removed, thereby utilizing the existing building walls as a noise barrier, such an approach shall be utilized. Furthermore, buildings providing shielding of demolition activities shall be left in place during demolition of screened buildings, unless it is infeasible to do so.

**5.7-2e: Localized shielding of ground level noise sources with portable barriers.**

Stationary, ground-level, noise sources, such as jack hammers, compressors, and pumps, which would cause a substantial increase in noise levels at nearby residences during use, shall be shielded from view (i.e. preventing direct line of sight from source to receptors and back) through the use of portable sound curtain systems to be located immediately adjacent to the noise source in question. Each enclosure, which can be constructed of a variety of materials including noise-insulating blankets/quilts, shall achieve a minimum noise reduction coefficient of 0.75 and a minimum sound transmission class of 25. The material of the barrier shall be weather and abuse resistant, and shall exhibit superior hanging and tear strength with a surface weight of at least 1 pound per square foot. When temporary barrier units are joined together, the mating surfaces shall be flush with each other. Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, shall be closed with material that would completely close the gaps, and would be dense enough to attenuate noise. Placement, orientation, size, and density of acoustical barriers shall be reviewed and approved by a City-approved acoustical consultant upon initial installation.

**5.7-2f: Provide notification of noisiest construction/demolition activities to local community.**

The contractor shall provide disclosure notices to nearby residences within 250 feet of the project site boundaries that identifies the dates and hours during which high-noise-generating construction (i.e. demolition of the existing onsite structures) will occur and the location of such activities. This notice shall be provided at least one week prior to initiation of such activities.

(DEIR, pp. 5.7-21 to 5.7-22; FEIR, pp. 4-13 to 4-15.)

**Finding:** Implementation of these mitigation measures would reduce noise impacts associated with construction activities, including demolition and rock-crushing activities; however even with a reduction in construction noise through use of a temporary noise barrier, the City of Sacramento exterior noise standards at the nearby residential property lines would still be exceeded by approximately 8 dBA Ldn during construction. In general, the achievable noise reduction from temporary barriers, such as noise insulating blankets and quilts, is assumed to be approximately 10 dBA (NCHRP 1999). Additional reductions could be achieved through the construction of more substantial barriers along the exterior of the project site that would be greater in mass and cost and could result in additional impacts to the surrounding neighborhood. For this reason, these types of barriers are not considered feasible for the proposed project. It should be noted that with implementation of the above mitigation and assuming a 20 dBA exterior-to interior reduction in noise at the nearest residential uses, construction noise would also exceed interior noise standards established by the City during construction. Because the City's noise standards for single-family residential uses are anticipated to be exceeded during

construction even with implementation of all feasible mitigation measures, this impact would remain significant and unavoidable. (DEIR, pp. 5.7-22 to 5.7-23.)

**For these reasons, the impact remains *significant and unavoidable*.**

### **C. Findings Related to the Relationship Between Local Short-term Uses of the Environment and Maintenance and Enhancement of Long-term Productivity.**

Based on the EIR and the entire record before the City Council, the City Council makes the following findings with respect to the project's balancing of local short term uses of the environment and the maintenance of long term productivity:

- As the Project is implemented, certain impacts would occur on a short-term level. Such short-term impacts are discussed above. Where feasible, mitigation measures have been incorporated into the Project to mitigate these potential impacts.
- The Project would result in the long-term commitment of resources to develop and operate the Project, including water, natural gas, fossil fuels, and electricity. However, mitigation measures have been incorporated into the Project to ensure that the amount and rate of consumption of these resources would not result in the unnecessary, inefficient, or wasteful use of resources. Moreover, the Project would comply with the Climate Action Plan. (DEIR, pp. 6-2 to 6-3.)

Although there are short-term and long-term adverse impacts from the Project, the short-term and long-term benefits of the project, as discussed below, justify implementation.

### **D. Project Alternatives.**

The City Council has considered the Project alternatives presented and analyzed in the Final EIR and presented during the comment period and public hearing process. Some of these alternatives have the potential to avoid or reduce certain significant or potentially significant environmental impacts, as set forth below. The City Council finds, based on specific economic, legal, social, technological, or other considerations, that these alternatives are infeasible. Each alternative and the facts supporting the finding of infeasibility of each alternative are set forth below.

### **Alternatives Considered and Dismissed from Further Consideration**

#### **Seismic Upgrade and Continued Medical Operation**

In order to continue operations as a medical facility, Sutter Memorial Hospital would be required to complete seismic upgrade to comply with SB 1953. An alternative was

considered to seismically upgrade the existing Sutter Memorial Hospital and continue its use as a hospital. However, the owners of the hospital, Sutter Medical Center, Sacramento (SMCS) determined that the Sutter Memorial Hospital facility would not be cost-effectively renovated to meet SB 1953 standards. This alternative was considered but dismissed in the July 2005 SMCS Project EIR, and the SMCS project was ultimately approved (and its construction is nearly complete). It is logical to assume that seismic upgrades that meet the requirements of SB 1953 would be equally infeasible by other entities (if the buildings were sold to another hospital operator). Therefore, this alternative was determined to be infeasible and is not discussed in further detail. (DEIR, p. 7-19.)

### **Resale and Reuse of Property**

In this alternative, the option of selling the property for some other use was considered. Potential other uses could include commercial or residential uses. However, reuse of the property would require extensive renovations because the hospital building could not be used as a medical facility that would be subject to SB 1953. Reuse of the property for commercial uses or residential uses would result in either demolition of the buildings or renovations to reconfigure the hospital buildings and associated facilities. The project applicant performed a preliminary screening of on-site buildings for potential repurposing and concluded the 73,800 SF North Tower (Phase III North Wing) was the only building warranting further evaluation. This decision was largely supported by a structural assessment of the buildings initiated by Sutter in 1997 and an evaluation of floor plate heights, exterior precast paneling, and column spacing. An architect and contractor were hired to assess the feasibility of repurposing the North Wing for multi-family residential uses. That assessment determined that the renovation costs made repurposing the North Tower infeasible. In addition, following an evaluation and consultation with real estate brokers regarding the potential for resale, this option was determined to be infeasible because of the unlikelihood that Sutter Community Hospitals of Sacramento could sell the property. (DEIR, p. 7-19.)

### **Off-Site Alternative**

The proposed project is a redevelopment project, and off-site alternatives were not considered for further evaluation because an off-site alternative would not meet the project objective of redeveloping the project site. The removal and relocation of uses from the existing Sutter Memorial Hospital is a separate project that has been approved and is underway. As part of the Sutter Medical Center, Sacramento project, a new Women's and Children's Center has been constructed, and operations are expected to be moved in 2014. Section 15126.6(f)(2)(B) of the CEQA Guidelines states: "If the lead agency concludes that no feasible alternative locations exist, it must disclose the reasons for this conclusion, and should include the reasons in the EIR." Because the uses on the project site would be discontinued, leaving the need for redevelopment of the site, a feasible off-site location that would meet the requirements of CEQA, as well as meet the basic objectives of the proposed project, does not exist. (DEIR, p. 7-20.)

## **Summary of Alternatives Considered**

The EIR analyzed the following alternatives to the proposed Project:

- **Alternative 1: No Project/No Development (Vacant Site).** This alternative assumes that the proposed project would not be built and there would be no new development of the site. Under this alternative, Sutter Memorial Hospital would be demolished and the site would remain vacant.
- **Alternative 2: No Project/No Action (Vacant Hospital).** This alternative assumes that Sutter Memorial Hospital operations would be transferred to other facilities but the existing buildings would not be demolished, and the proposed project would not be built.
- **Alternative 3: No 53rd Street Extension.** With this access alternative, the proposed project access at 53rd Street would not occur, but the project would include three other access locations similar to the proposed project. The north leg of the 53rd Street and F Street would continue to provide inbound-only movement to the adjacent medical building.

(DEIR, pp. 2-3 to 2-4, FEIR, pp. 2-3 and 2-6.)

### **Alternative 1: No Project/No Development (Vacant Site)**

Under the No Project/No Development (Vacant Site) Alternative, operations related to Sutter Memorial Hospital would be transferred to other SMCS facilities (as already approved), the hospital would be decommissioned, and the existing structures and associated infrastructure on the site would be demolished. The site would not be redeveloped. This alternative assumes that the proposed project would not be built and there would be no new development of the site. Under this alternative, Sutter Memorial Hospital and its associated buildings would be demolished and the site would remain vacant. (DEIR, p. 7-5.)

Alternative 1, the No Project/No Development Alternative would result in less impact than the proposed project because it would not result in the development of new residential and commercial uses on the project site. However, this alternative would not avoid or reduce any significant impacts, and would not substantially reduce any impacts that would otherwise result from the project. Further, demolition-related impacts would be the same because the existing hospital and related infrastructure would be removed, and this alternative would result in the same significant and unavoidable noise impact identified for the project. (DEIR, p. 7-12.)

### **Facts in Support of Finding of Infeasibility**

Alternative 1 would not meet the project objectives because it would not result in redevelopment of an infill location, would not provide high-quality housing opportunities

consistent with and complementary to the overall character of the adjacent neighborhood, and would not connect the existing grid network by extending existing street patterns in the project area. (DEIR, p. 7-12.)

### **Alternative 2: No Project/No Action (Vacant Hospital)**

Under the No Project/No Action (Vacant Hospital) Alternative, the existing structures on the site would remain and the site would not be redeveloped. Under this alternative Sutter Memorial Hospital would not be demolished, but existing uses would transfer to other Sutter Medical Center, Sacramento (SMCS) facilities, and the hospital and associated buildings would remain vacant. There would be no new residential and commercial development on the site. (DEIR, p. 7-12.)

Alternative 2, the No Project/No Action Alternative, would result in less impact than the proposed project because it would not result in the development of new residential and commercial uses on the project site and would not result in an increase in residential population. In addition, this alternative would not result in the significant and unavoidable impact related to demolition noise because the existing buildings and related infrastructure on the project site would remain. (DEIR, p. 7-14.)

### **Facts in Support of Finding of Infeasibility**

Alternative 2 would not meet the project objectives because it would not result in redevelopment of an infill location, would not provide housing opportunities close the City of Sacramento urban core, would not improve the jobs/housing balance or reduce vehicle miles travelled within the City, and would not connect the existing grid network by extending existing street patterns in the project area. Additionally, Alternative 2 would result in an attractive nuisance and potential neighborhood blight as the buildings deteriorate. (DEIR, p. 7-14.)

### **Alternative 3: No 53rd Street Extension**

With this access alternative, the project site would not have access at 53rd Street, but it would include three other access locations similar to the proposed project. The north leg of the 53rd Street and F Street would continue to provide inbound only movement to the adjacent medical building. This alternative would reduce the number of access points to the new development and would provide an alternate circulation system. (DEIR, p. 7-14; FEIR, p. 2-6.)

Alternative 3 would result in similar impacts as those identified under the proposed project. This alternative would meet most of the objectives of the project by providing a range of new housing types similar in scope and scale to the existing neighborhood, utilizing an infill location and its proximity to the urban core, contributing to the overall character and livability of the surrounding neighborhood, creating a pedestrian-friendly walkable neighborhood, and providing a diverse mix of open space areas and parks. (DEIR, p. 7-17.)

## Facts in Support of Finding of Infeasibility

Alternative 3 would be less successful at meeting project objectives than the Project. Specifically, it would not connect the existing grid network to the extent that would occur under the proposed project, because Alternative 3 would not provide the extension of 53rd Street onto and across the project site. (DEIR, p. 7-17.)

### E. Statement of Overriding Considerations:

Pursuant to Guidelines section 15092, the City Council finds that in approving the Project it has eliminated or substantially lessened all significant and potentially significant effects of the Project on the environment where feasible, as shown in Sections 3A through 3D above. The City Council further finds that it has balanced the economic, legal, social, technological, and other benefits of the Project against the remaining unavoidable environmental risks in determining whether to approve the Project and has determined that those benefits outweigh the unavoidable environmental risks and that those risks are acceptable. The City Council makes this statement of overriding considerations in accordance with section 15093 of the Guidelines in support of approval of the Project.

1. The Project Will Provide for the Beneficial Reuse of an Institutional Site, Replacing it with Residential Development and Limited Neighborhood-serving Commercial in an Existing Residential Neighborhood.

The Project will result in the beneficial reuse of an institutional site and replace it with residential development and limited neighborhood-serving commercial uses in an existing residential neighborhood. It will provide for the decommissioning of the existing hospital and the safe demolition and removal of antiquated and soon-to-be-abandoned hospital buildings. Moreover, the Project will provide for the redevelopment of the site with up to 125 new residential homes and up to approximately 5,000 square feet of commercial retail that will be consistent with the existing surrounding residential community. Thus, proceeding with the Project avoids an empty site and the potential for blight or nuisance risks associated with unoccupied structures, while reusing the property in a manner consistent with and complementary to the surrounding neighborhood.

2. The Project is an Infill Project.

The Project is an infill project that will help the City to meet its housing goals without resorting to “greenfield” development. Infill projects develop vacant or underutilized urban sites and avoid many of the impacts of greenfield development, such as conversion of agricultural land, destruction of biological and cultural resources, contributing to urban or suburban sprawl, traffic congestion and longer vehicle trips, and growth inducement.

### 3. The Project Promotes Smart Land Use Principles.

The Project promotes smart growth land use principles because it will reuse an infill site that is close to the urban core for residential development. For example, the Project is consistent with the Sacramento Area Council of Governments (SACOG) regional “Blueprint” transportation and land use principles. Specifically, the Project location within the existing East Sacramento neighborhood will encourage alternative transportation choices such as walking, bicycling, and public transportation. The Project will promote Blueprint principles of compact development and use of existing assets by providing up to 125 residences on the 19-acre infill site. Similarly, the Project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), because the proximity of the proposed residences to urban employment areas will reduce vehicle miles travelled and greenhouse gas emissions helping to reach regional air quality goals.

### 4. The Project Promotes the Responsible Use of Existing Resources.

The Project is an infill project that will use the City’s existing infrastructure to the extent feasible. The Project will connect to existing water and wastewater infrastructure but will use and produce substantially less water and wastewater than the existing hospital uses onsite, thereby creating additional capacity for other uses. Also, the Project will use low impact development (LID) stormwater management techniques to treat stormwater runoff prior to discharge to the downstream municipal system.

### 5. The Project will Improve Neighborhood Connectivity.

The Project will help to “complete” the existing roadway network in the project vicinity. The Project’s proposed roadway network will enhance the existing roadway network by connecting existing roadways that currently stop at the project site. The project’s roadway grid is walkable and pedestrian scaled, tree-shaded and accessible to pedestrians and cyclists.

### 6. The Project Will Provide Parks and Open Space.

The Project will provide a mix of parks and open space to serve the residents of the project site. A total of 1.39 acres of parks and open space are being proposed, excluding the common area located within the cottages. The proposed parks and open space areas will be well connected and conveniently accessible to residents of the area. The Project’s parks and open space will complement existing neighborhood parks and provide multi-generational recreational opportunities for neighborhood residents.

### 7. The Project Adds a Diversity of Housing and Respects the Existing Traditional Neighborhood

The Project includes a range of housing types and densities in a manner that protects the integrity of the existing neighborhood and adds to the City’s housing stock. The

Project will provide for up to 125 residential units. The densities and types of residential units will be consistent with the surrounding residential neighborhood. The Project provides an opportunity for residents to “age in place,” whereby many generations can live within the same neighborhood. The Project respects and responds to existing buildings and urban form and includes sensitive transitions between the existing neighborhood and the Project.

8. The Project Reduces Construction Waste and the Transport of Construction Waste by Including Onsite Recycling of Materials Generated by Demolition.

The Project will reduce construction waste and associated waste transport impacts by recycling and reusing materials onsite to the extent feasible. Demolition of the existing structures and the associated impacts will be required for any redevelopment of the project site. Repurposing the buildings has been determined to be infeasible, partially due to the costs associated with a necessary seismic retrofit. Therefore, the Project will include the recycling of construction materials generated by demolition and the reuse of such materials onsite for new construction. This practice will conserve natural resources, preserve landfill capacity, and help the City meet its recycling objectives. Furthermore, recycling construction materials will reduce traffic, air quality, noise, and greenhouse gas impacts associated with transporting construction waste to landfills and other disposal sites.

The City Council has considered these benefits and has considered the potentially significant and unavoidable environmental impact of noise from the project's demolition and construction. The City Council has determined that the economic, legal, social, technological and other benefits of the project outweigh the identified impact. The City Council has thus determined that the project benefits set forth above override the significant and unavoidable environmental impact associated with the project.

## Exhibit B

# MITIGATION MONITORING PLAN

## INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) Guidelines requires public agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring Plan (MMP) for the Sutter Park Neighborhood project. The intent of the MMP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures identified within the Draft EIR for this project.

## MITIGATION MEASURES

The mitigation measures are taken from the Sutter Park Neighborhood Draft EIR and are assigned the same number as in the Draft EIR. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

## MMP COMPONENTS

The components of the attached table, which contains applicable mitigation measures, are addressed briefly, below.

**Impact:** This column summarizes the impact stated in the Draft EIR.

**Mitigation Measure:** All mitigation measures that were identified in the Sutter Park Neighborhood Draft EIR are presented, and numbered accordingly.

**Action:** For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

**Implementing Party:** This item identifies the entity that will undertake the required action.

**Timing:** Implementation of the action must occur prior to or during some part of project approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

**Monitoring Party:** The City of Sacramento is primarily responsible for ensuring that mitigation measures are successfully implemented. Within the city, a number of departments and divisions would have responsibility for monitoring some aspect of the overall project. Other agencies, such as the Sacramento Metropolitan Air Pollution Control District, may also be responsible for monitoring the implementation of mitigation measures. As a result, more than one monitoring party may be identified.

Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
<b>5.3 Biological Resources</b>					
<p><b>5.3-1: Loss of raptor nests.</b> Tree removal during the raptor breeding season could result in mortality of eggs or young. Construction activities adjacent to active nests could also result in nest abandonment. Loss of an active raptor nest would be a significant impact.</p>	<ul style="list-style-type: none"> <li>▪ <b>5.3-1: Avoid disturbing active raptor nests.</b> The following mitigation measure would apply to the proposed project to reduce construction impacts on tree-nesting raptors:                             <ul style="list-style-type: none"> <li>▪ a. The construction contractor shall ensure that all tree removal activities take place between September 1 and February 15 to avoid removing active raptor nests.</li> <li>▪ b. For construction activities occurring between February 16 and August 31, the construction contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting raptors and to identify active nests on and within 0.25 mile of the demolition and construction site. The surveys shall be conducted no more than 30 days before the beginning of construction activities that could remove trees or otherwise disturb nesting raptors. To the extent feasible, guidelines provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000) will be followed.</li> <li>▪ c. If active nests are found, the construction contractor shall establish appropriate buffers around the nests. The qualified biologist will determine an adequate buffer for the species and nest. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged and the nest is no longer active. Monitoring of the nest by a qualified biologist shall be required if the activity has the potential to adversely affect the nest. For Swainson's hawk nests, DFG guidelines (1994) recommend</li> </ul> </li> </ul>	<p>If trees are removed between February 16 and August 31, hire a qualified biologist to conduct preconstruction surveys, as outlined in Mitigation Measure 5.3-1b</p>	<p>Project applicant</p>	<ul style="list-style-type: none"> <li>▪ Prior to issuance of grading permit</li> </ul>	<p>Community Development Department</p>
		<p>Establish appropriate buffers, as outlined in Mitigation Measure 5.3-1c</p>	<p>Project applicant</p>	<ul style="list-style-type: none"> <li>▪ Prior to issuance of grading permit</li> </ul>	<p>Community Development Department</p>

Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	<p>maintenance of 0.25 mile buffers around Swainson's hawk nests in developed areas, but the size of the buffer may be adjusted if a qualified biologist, in consultation with CDFW, determines that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist will be required if the activity has potential to adversely affect the nest.</p>				
<ul style="list-style-type: none"> <li>▪ <b>5.3-2: Impacts on migratory birds.</b> Tree and shrub removal during the breeding season could result in avian mortality of eggs or young. Construction activities adjacent to active nests could also result in nest abandonment. Loss of an active nest would be considered a significant impact based on the Migratory Bird Treaty Act (1918).</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>5.3-2: Avoid disturbing active migratory bird nests.</b> The following mitigation measure would apply to construction of the proposed project to reduce impacts on migratory birds:                             <ul style="list-style-type: none"> <li>▪ The contractor will implement the following measures to avoid or minimize loss of migratory bird nests:                                     <ul style="list-style-type: none"> <li>▪ a. Vegetation removal activities will be carried out during the nonbreeding season (September 1-February 15) for migratory birds.</li> <li>▪ b. For construction activities occurring between February 16 and August 31, the construction contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting migratory birds and to identify active nests on and within 0.25 mile of the demolition and construction site. The surveys shall be conducted no more than 30 days before the beginning of construction activities that could remove trees or otherwise disturb nesting migratory birds.</li> <li>▪ c. If active nests are found, the construction contractor shall establish appropriate buffers around the nests. The qualified biologist will determine an adequate buffer for the species and nest. No project activity shall commence within the</li> </ul> </li> </ul> </li> </ul>	<p>If trees are removed between February 16 and August 31, hire a qualified biologist to conduct preconstruction surveys for nesting migratory birds, as outlined in Mitigation Measure 5.3-2b</p> <p>Establish appropriate buffers, as outline in Mitigation Measure 5.3-2c</p>	<p>Project applicant</p>	<ul style="list-style-type: none"> <li>▪ Prior to issuance of grading permit</li> <li>▪</li> </ul>	<p>Community Development Department</p> <p>Community Development Department</p>

Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
<p><b>5.3-3: Loss of bat colonies during building demolition.</b> Implementation of the proposed project involves demolition of existing abandoned buildings and other structures. These buildings provide potential roost structures for common and special-status bats. Demolition, sealing, or other construction activities at these facilities could result in disturbances to active bat colonies that could affect the survival of young or adult bats. Loss of an active bat colony would be considered a significant impact.</p>	<p>buffer area until a qualified biologist confirms that any young have fledged and the nest is no longer active. Monitoring of the nest by a qualified biologist shall be required if the activity has the potential to adversely affect the nest. Monitoring of the nest by a qualified biologist will be required if the activity has potential to adversely affect the nest.</p>				
<p><b>5.3-3: Loss of bat colonies during building demolition.</b> Implementation of the proposed project involves demolition of existing abandoned buildings and other structures. These buildings provide potential roost structures for common and special-status bats. Demolition, sealing, or other construction activities at these facilities could result in disturbances to active bat colonies that could affect the survival of young or adult bats. Loss of an active bat colony would be considered a significant impact.</p>	<p><b>5.3-3: Ensure bats are absent from roost sites.</b> The following mitigation measure would apply to construction of the proposed project to reduce impacts on bats: The construction contractor shall retain a qualified biologist to conduct surveys for roosting western red bats prior to tree removal. If evidence of bat use is observed, the number of bats using the roost will be determined. Bat detectors may be used to supplement survey efforts. If no evidence of bat roosts is found, then no further study shall be required. If tree roosting bats are found, bats shall be excluded from the roosting site before the tree is removed. A mitigation program addressing compensation, exclusion methods, and roost removal procedures shall be developed by a qualified biologist in consultation with CDFW before implementation. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). Once it is confirmed that bats are not present in the original roost site, the tree may be removed.</p>	<p>Hire qualified biologist and conduct surveys for roosting western red bats prior to tree removal.</p> <p>Develop and implement a mitigation program addressing compensation, exclusion methods, and roost removal procedures, per Mitigation Measure 5.3-3</p>	<p>Project applicant</p> <p>Project applicant</p>	<p>Prior to issuance of tree removal permit</p> <p>Prior to issuance of tree removal permit</p>	<p>Community Development Department</p> <p>Community Development Department and CDFW</p>
<p><b>5.3-4: Conflict with tree preservation ordinance.</b> Implementation of the proposed project</p>	<p><b>5.3-4: Comply with tree preservation ordinance.</b> The following mitigation measure would apply to the proposed project to reduce impacts on heritage trees:</p>	<p>Develop and implement a mitigation program to comply with Sacramento City Code Section</p>	<p>Project applicant</p>	<p>Prior to issuance of tree removal permit</p>	<p>Community Development Department</p>

Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
<p>could result in the removal of, or damage to, heritage trees identified on the project site. Because heritage trees are protected under the City Code, removal of mature heritage trees would be a significant impact.</p>	<p>The project applicant would implement the following measures to avoid and minimize impacts on mature heritage tree and native oak trees and comply with the Sacramento City Code (Section 12.64.020):</p> <ul style="list-style-type: none"> <li>The project proponent shall obtain written permission from the City (tree removal permit) to grant the removal of identified heritage trees and mature native oak trees. (prior code \$45.04.216).</li> <li>The project proponents shall insure that thirty-three heritage trees that are removed are replaced within the new neighborhood with similar species of trees. Details on heritage trees species and locations can be found in the Biological Resources Assessment (EORP 2013).</li> <li>The project proponents shall work with the City arborist to determine appropriate number, types, size of replacement plantings, maintenance requirements and location.</li> <li>The project proponent shall ensure that replacement trees are established and maintained for at least three years to ensure long-term health and viability.</li> </ul> <p>To ensure protection of Heritage trees to be retained on the project site (if any are identified), protective fencing shall be installed at the dripline during construction.</p> <p>Grading, trenching, equipment or materials storage, parking, paving, irrigation, and landscaping will be prohibited within the fenced areas.</p> <p>No signs, ropes or cables will be attached to trees to be retained.</p> <p>No oil, fuel, concrete mix or other deleterious substance shall be placed in, or allow to flow into, the drip line area of any tree to be retained.</p> <p>Grade elevation shall not change by more than two</p>	<p>12.64.020 to minimize impacts on mature heritage trees and native oak trees</p>			

Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	feet within thirty (30) feet of the drip line area of a retained Heritage tree.				
<b>5.5 Cultural Resources</b>					
<ul style="list-style-type: none"> <li> <b>5.5-2: Disturb archaeological resources.</b> Implementation of the proposed project could cause a substantial change in the significance of an archaeological resource or disturb human remains. There are no known archaeological resources on the project site and the area has been highly disturbed. However, ground-disturbing activities could cause a substantial change in the significance of an as yet undiscovered archaeological resource as defined in CEQA Guidelines Section 15064.5 or disturb any human remains, including those interred outside of formal cemeteries. This is considered a potentially significant impact.                 </li> </ul>	<ul style="list-style-type: none"> <li> <b>5.5-2: Halt ground-disturbing activity.</b> In the event that any prehistoric or historic-era subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, are discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City of Sacramento Community Development Department shall be notified. The City shall consult with a qualified archeologist retained at the applicant's expense to assess the significance of the find. If the find is determined to be significant by the qualified archeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), representatives of the City and the qualified archeologist shall meet to determine the appropriate course of action, with the City making the final decision. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report shall be prepared by the qualified archeologist according to current professional standards.                 </li> <li>                     If the archeologist determines that some or all of the affected property qualifies as a Native American Cultural Place, including a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (Public Resources Code §5097.9) or a Native                 </li> </ul>	<p>Ground-disturbing activity within 100 feet of the resources shall be halted and a qualified archeologist shall be retained, per Mitigation Measure 5.5-2</p>	<p>Project applicant and Community Development Department</p>	<ul style="list-style-type: none"> <li>                     During construction                 </li> </ul>	<p>Community Development Department</p>
		<p>Follow recommendations of archeologist, per Mitigation Measure 5.5-2</p>	<p>Project applicant and Community Development Department</p>	<ul style="list-style-type: none"> <li>                     During construction                 </li> </ul>	<p>Community Development Department</p>

Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	<p>American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to Public Resources Code §0024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (Public Resources</p> <ul style="list-style-type: none"> <li>Code §0097.993), the archaeologist shall recommend to the City potentially feasible mitigation measures that would preserve the integrity of the site or minimize impacts on it, including any or a combination of the following: Avoidance, preservation, and/or enhancement of all or a portion of the Native American Cultural Place as open space or habitat, with a conservation easement dedicated to the most interested and appropriate tribal organization. If such an organization is willing to accept and maintain such an easement, or alternatively, a cultural resource organization that holds conservation easements; An agreement with any such tribal or cultural resource organization to maintain the confidentiality of the location of the site so as to minimize the danger of vandalism to the site or other damage to its integrity, or</li> </ul> <p>Other measures, short of full or partial avoidance or preservation, intended to minimize impacts on the Native American Cultural Place consistent with land use assumptions and the proposed design and footprint of the development project for which the requested grading permit has been approved. After receiving such recommendations, the City shall assess the feasibility of the recommendations and impose the most protective mitigation feasible in light of land use assumptions and the proposed</p>				

**Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan**

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	design and footprint of the development project. The City shall, in reaching conclusions with respect to these recommendations, consult with both the project applicant and the most appropriate and interested tribal organization				

Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
<ul style="list-style-type: none"> <li>3) If human remains are discovered at any project construction sites during any phase of construction, all ground-disturbing activity within 50 feet of the remains shall be halted immediately, and the City of Sacramento Community Development Department and the County coroner shall be notified immediately. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project applicant shall implement approved mitigation, to be verified by the City, before the resumption of ground-disturbing activities within 50 feet of where the remains were discovered.</li> </ul>	<ul style="list-style-type: none"> <li>3) If human remains are discovered at any project construction sites during any phase of construction, all ground-disturbing activity within 50 feet of the remains shall be halted immediately, and the City of Sacramento Community Development Department and the County coroner shall be notified immediately. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project applicant shall implement approved mitigation, to be verified by the City, before the resumption of ground-disturbing activities within 50 feet of where the remains were discovered.</li> </ul>	<p>Ground-disturbing activity within 50 feet of the remains shall be halted and Community Development Department and the County coroner shall be notified immediately</p>	Project applicant	<ul style="list-style-type: none"> <li>During construction</li> </ul>	Community Development Department
<ul style="list-style-type: none"> <li>5.5-3: Destroy a unique paleontological resource. Although the City of Sacramento is not known to be highly</li> </ul>	<ul style="list-style-type: none"> <li>5.5-3: Cease operation and retain qualified paleontologist. Should paleontological resources be identified at any project construction sites during any phase of construction, the construction manager shall cease operation at the site of the discovery and</li> </ul>	<p>Cease operation at the site of discovery and immediately notify Community Development Department. The project</p>	Project applicant	<ul style="list-style-type: none"> <li>During construction</li> </ul>	Community Development Department

Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Monitoring and Enforcement	
<p>sensitive for paleontological resources, earth-disturbing activities could potentially damage paleontological resources. This is considered a potentially significant impact.</p>	<p>Immediately notify the City of Sacramento Community Development Department. The project applicant shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than-significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the Community Development Department shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>	<p>applicant shall retain a qualified paleontologist</p>			
<b>5.6 Hazards and Hazardous Materials</b>					
<p><b>5.6-1: Expose people to asbestos-containing materials, or other hazardous materials or situations.</b> Existing hospital buildings may contain asbestos, lead, or other hazardous substances that could be released into the environment if not properly removed, contained, transported, and disposed of. This is a potentially significant impact.</p>	<p><b>5.6-1: Minimize potential for accidental release of hazardous materials.</b></p> <ul style="list-style-type: none"> <li>a Prior to demolition, the project applicant shall submit a written plan to the SCEMD describing the methods to be used to (1) identify locations that could contain hazardous residues; (2) remove plumbing fixtures known to contain, or potentially containing, hazardous materials; (3) determine the waste classification of the debris; (4) package contaminated items and wastes; and (5) identify disposal site(s) permitted to accept such wastes. Demolition shall not occur until the plan has been accepted by the SCEMD and all potentially hazardous components have been removed to the satisfaction of SCEMD staff.</li> <li>b Prior to demolition of existing structures, the project applicant shall provide written</li> </ul>	<p>Submit written hazardous materials plan, per Mitigation Measure 5.6-1a, for approval to the SCEMD. Comply with hazardous materials plan to remove all potentially hazardous components from the site.</p>	<p>Project applicant</p>	<ul style="list-style-type: none"> <li>▪ Prior to issuance of demolition permit</li> </ul>	<p>Community Development Department, SCEMD</p>
		<p>Provide written documentation that</p>	<p>Project applicant</p>	<ul style="list-style-type: none"> <li>▪ Prior to issuance of</li> </ul>	<p>Community Development</p>

**Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan**

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	documentation to the City that asbestos testing and abatement, as appropriate, has occurred in compliance with applicable federal, state, and local laws.	asbestos testing and abatement has occurred		demolition permit	Department

Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
<ul style="list-style-type: none"> <li>▪ <b>5.6-2: Expose people to existing contaminated soil during construction.</b> Site preparation activities associated with the Sutter Park Neighborhood Project, including excavation, grading, and trenching, could encounter contaminated soil or buried debris that may contain hazardous substances. This is a potentially significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>5.6-2: Phase II environmental site assessment and remediation.</b> <ul style="list-style-type: none"> <li>▪ a The applicant shall prepare a Phase II Environmental Site Assessment consistent with ASTM standards. The Phase II assessment will utilize the evaluation conducted in the Phase I Environmental Site Assessment to identify areas with an elevated potential for hazardous material contamination. At a minimum, the Phase II investigation shall include further investigation and/or sampling of:                             <ul style="list-style-type: none"> <li>the soils around the maintenance building;</li> <li>the soils beneath the generator building and broiler room in the maintenance building;</li> <li>the northeastern portion of the project (under the parking area) for heavy metals, PAHs, and dioxins;</li> <li>the former incinerator sites for heavy metals;</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide written documentation that lead-based paint testing and abatement, as appropriate, has been completed</li> </ul>	Project applicant	<ul style="list-style-type: none"> <li>▪ Prior to issuance of demolition permit</li> </ul>	Community Development Department
<ul style="list-style-type: none"> <li>▪ <b>5.6-2: Expose people to existing contaminated soil during construction.</b> Site preparation activities associated with the Sutter Park Neighborhood Project, including excavation, grading, and trenching, could encounter contaminated soil or buried debris that may contain hazardous substances. This is a potentially significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>5.6-2: Phase II environmental site assessment and remediation.</b> <ul style="list-style-type: none"> <li>▪ a The applicant shall prepare a Phase II Environmental Site Assessment consistent with ASTM standards. The Phase II assessment will utilize the evaluation conducted in the Phase I Environmental Site Assessment to identify areas with an elevated potential for hazardous material contamination. At a minimum, the Phase II investigation shall include further investigation and/or sampling of:                             <ul style="list-style-type: none"> <li>the soils around the maintenance building;</li> <li>the soils beneath the generator building and broiler room in the maintenance building;</li> <li>the northeastern portion of the project (under the parking area) for heavy metals, PAHs, and dioxins;</li> <li>the former incinerator sites for heavy metals;</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Prepare a Phase II Environmental Site Assessment consistent with ASTM standards</li> </ul>	Project applicant	<ul style="list-style-type: none"> <li>▪ Prior to issuance of demolition permit</li> </ul>	Community Development Department





Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
<p>however interior noise levels would potentially exceed established standards for residential structures. Therefore, this impact would be potentially significant.</p>	<ul style="list-style-type: none"> <li>5.7-2c: <b>Require mufflers on all internal combustion engines.</b> All project construction and demolition equipment that use internal combustion engines shall be fitted with manufacturer's mufflers or equivalent. The contractor shall keep a monthly log of construction equipment maintenance and status to ensure that all onsite equipment is appropriately muffled.</li> </ul>	<p>Require mufflers on all internal combustion engines</p>	<p>Project applicant</p>	<ul style="list-style-type: none"> <li>During demolition and construction</li> </ul>	<p>Community Development Department</p>
<ul style="list-style-type: none"> <li>5.7-2d: <b>Shielding of demolition noise by existing buildings.</b> Project construction and demolition activities shall be conducted to take maximum advantage of shielding afforded by existing buildings and structures. For example, where it is possible to conduct some demolition activities from within the shell of a building which is to be removed, thereby utilizing the existing building walls as a noise barrier, such an approach shall be utilized. Furthermore, buildings providing shielding of demolition activities shall be left in place during demolition of screened buildings, unless it is infeasible to do so.</li> <li>5.7-2e: <b>Localized shielding of ground level noise sources with portable barriers.</b> Stationary, ground-level, noise sources, such as jack hammers, compressors, and pumps, which would cause a substantial increase in noise levels at nearby residences during use, shall be shielded from view (i.e. preventing direct line of sight from source to receptors and back) through the use of portable sound curtain systems to be located immediately adjacent to the noise source in question. Each enclosure, which can be Contractor constructed of a variety of materials including noise-insulating blankets/quilts, shall achieve a minimum noise reduction coefficient of 0.75 and a minimum sound</li> </ul>	<p>Include feasible shielding of demolition noise by existing buildings and structures in demolition plans, per Mitigation Measure 5.7-2d</p>	<p>Prior to issuance of demolition permit</p>	<p>Project applicant</p>	<ul style="list-style-type: none"> <li>Prior to issuance of demolition permit</li> </ul>	<p>Community Development Department</p>
<ul style="list-style-type: none"> <li>5.7-2e: <b>Localized shielding of ground level noise sources with portable barriers.</b> Stationary, ground-level, noise sources, such as jack hammers, compressors, and pumps, which would cause a substantial increase in noise levels at nearby residences during use, shall be shielded from view (i.e. preventing direct line of sight from source to receptors and back) through the use of portable sound curtain systems to be located immediately adjacent to the noise source in question. Each enclosure, which can be Contractor constructed of a variety of materials including noise-insulating blankets/quilts, shall achieve a minimum noise reduction coefficient of 0.75 and a minimum sound</li> </ul>	<p>Include localized shielding of ground level noise sources with portable barriers in demolition plans, per Mitigation Measure 5.7-2e</p> <p>Review placement, orientation, size, and density of acoustical barriers in demolition plans</p>	<p>Prior to issuance of demolition permit</p>	<p>Project applicant, City-approved acoustical consultant</p>	<ul style="list-style-type: none"> <li>Prior to issuance of demolition permit</li> </ul>	<p>Community Development Department</p>

Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	<p>transmission class of 25. The material of the barrier shall be weather and abuse resistant, and shall exhibit superior hanging and tear strength with a surface weight of at least 1 pound per square foot. When temporary barrier units are joined together, the mating surfaces shall be flush with each other. Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, shall be closed with material that would completely close the gaps, and would be dense enough to attenuate noise. Placement, orientation, size, and density of acoustical barriers shall be reviewed and approved by a City-approved acoustical consultant upon initial installation.</p>				
<ul style="list-style-type: none"> <li>▪ <b>5.7-2f: Provide notification of noisiest construction/demolition activities to local community.</b> The contractor shall provide disclosure notices to nearby residences within 250 feet of the project site boundaries that identifies the dates and hours during which high-noise-generating construction (i.e. demolition of the existing onsite structures) will occur and the location of such activities. This notice shall be provided at least one week prior to initiation of such activities.</li> </ul>		<p>Provide notification of high-noise generating construction/demolition activities to residences within 250 feet of the project site at least one week prior to construction or demolition activities</p>	Project applicant	<ul style="list-style-type: none"> <li>▪ Prior to demolition and construction</li> </ul>	Community Development Department
<b>5.8 Transportation and Traffic</b>					
<ul style="list-style-type: none"> <li>▪ <b>5.8-6: Construction-related impacts to circulation.</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>5.8-6:</b> Before issuance of a demolition permit and the beginning of construction on the project site, the project applicant shall prepare a detailed Traffic Management Plan that will be subject to review and approval by the City Department of Public Works and subject to review by the affected agencies. The plan shall ensure maintenance of acceptable operating conditions on local roadways and transit routes. At a minimum, the plan shall include:</li> </ul>	<p>Prepare a detailed Traffic Management Plan, per Mitigation Measure 5.8-6</p>	Project applicant	<ul style="list-style-type: none"> <li>▪ Before issuance of a demolition permit and the beginning of construction on the project site</li> </ul>	Department of Public Works

Table 4-1 Sutter Park Neighborhood Mitigation Monitoring Plan					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	<p>The number of truck trips, time, and day of street closures, if any.</p> <p>Time of day of arrival and departure of trucks.</p> <p>Limitations on the size and type of trucks; provision of a staging area with a limitation on the number of trucks that can be waiting.</p> <p>Provision of a truck circulation pattern.</p> <p>Provision of a driveway access plan to maintain safe vehicular, pedestrian, and bicycle movements (e.g., steel plates, minimum distances of open trenches, and private vehicle pick up and drop off areas).</p> <p>The maintenance of safe and efficient access routes for emergency vehicles.</p> <p>Efficient and convenient transit routes.</p> <p>Manual traffic control when necessary.</p> <p>Proper advance warning and posted signage concerning street closures, if any.</p> <p>Provisions for pedestrian safety.</p> <p>Provisions for temporary bus stops, if necessary.</p> <ul style="list-style-type: none"> <li>▪ A copy of the construction traffic management plan shall be submitted to local emergency response agencies, and these agencies shall be notified at least 14 days before the commencement of demolition or construction.</li> </ul>				

**RESOLUTION NO. 2014-**

Adopted by the Sacramento City Council

**AMENDING THE GENERAL PLAN LAND USE MAP TO REDESIGATE 19.36 ACRES  
LOCATED AT 5105 AND 5275 F STREET (APN: 004-0010-006 and 004-0010-024)  
FROM PUBLIC / QUASI-PUBLIC TO TRADITIONAL NEIGHBORHOOD LOW (P12-  
031); COUNCIL DISTRICT 3**

**BACKGROUND**

- A. On March 6, 2014, after conducting a public hearing, the City Planning and Design Commission forwarded to the City Council a recommendation to approve the Sutter Park Neighborhood Project (P12-031), concerning the demolition of the existing hospital and redevelopment of the site with a residential subdivision (the "Project"). The Project calls for amending the City's General Plan by redesignating 19.36 acres from Public / Quasi-Public to Traditional Neighborhood Low.
- B. On April 8, 2014, after giving notice as required by Sacramento City Code section 17.812.010 (2)(b), the City Council conducted a public hearing on the Project, receiving and considering evidence concerning it.

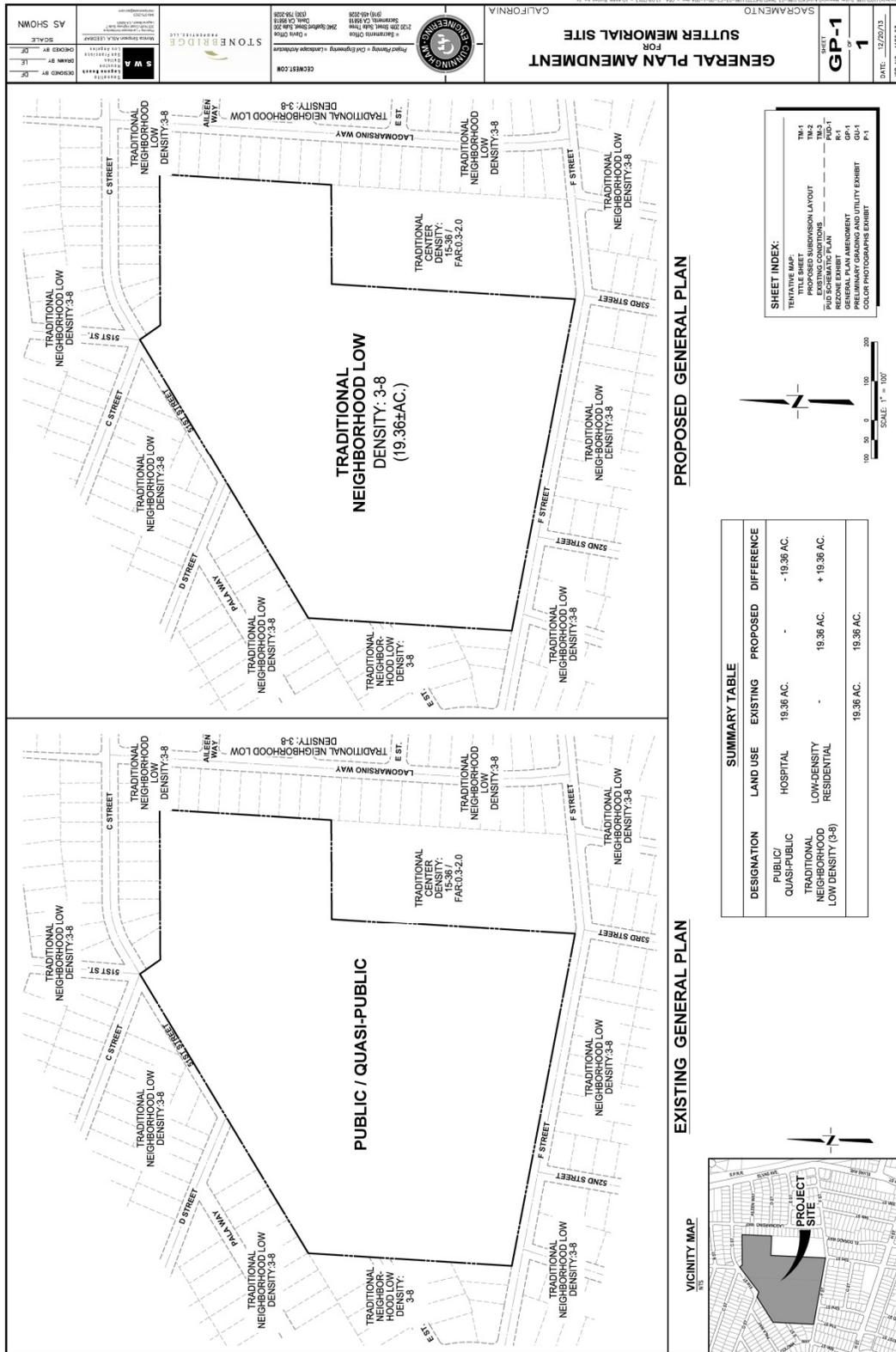
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. The statements in paragraphs A and B of the Background are true.
- Section 2. Based on the oral and documentary evidence received at the hearing on the Sutter Park Neighborhood Project, the City Council approves the General Plan Amendment for the Sutter Park Neighborhood Project as set forth in Exhibit A to this Resolution, as follows: the 19.36± acre area as shown on the attached Exhibit A is hereby designated on the City of Sacramento General Plan land use map as 19.36± acres of Traditional Neighborhood Low.
- Section 3. The amendment described in Section 2 is internally consistent with the goals, policies, and other provisions of the General Plan, promotes the public health, safety, convenience, and welfare of the City, and the proposed zoning of the subject parcels are consistent with the proposed General Plan.
- Section 4. Exhibit A is a part of this Resolution.

**Table of Contents:**

Exhibit A: General Plan Amendment Exhibit

Exhibit A: General Plan Amendment Exhibit



## ORDINANCE NO.

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE BY REZONING 19.36± ACRES AT 5105 AND 5275 F STREET (APN: 004-0010-006 and 004-0010-024) FROM HOSPITAL (H) TO 18.09± ACRES OF SINGLE FAMILY ALTERNATIVE (R-1A PUD), 0.87± ACRES OF MULTI-UNIT DWELLING (R-3A PUD), AND 0.40± ACRES OF RESIDENTIAL MIXED USE (RMX PUD) AND LOCATED IN THE SUTTER PARK NEIGHBORHOOD PLANNED UNIT DEVELOPMENT (P12-031); COUNCIL DISTRICT 3**

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

### SECTION 1

As used in this ordinance, “**Property**” means the real property depicted in attached Exhibit A and generally known as 5105 and 5275 F Street (APN 004-0010-006 and 004-0010-024), consisting of approximately 19.36 acres.

### SECTION 2

Title 17 of the Sacramento City Code (“the Planning and Development Code”) is hereby amended by rezoning the Property from Hospital (H) to 18.09± acres of Single Family Alternative (R-1A PUD), 0.87± acres of Multi-Unit Dwelling (R-3A PUD), and 0.40± acres of Residential Mixed Use (RMX PUD) and located in the Sutter Park Neighborhood Planned Unit Development.

### SECTION 3

The rezoning of the Property by this ordinance is consistent with the applicable land-use designation, use, and development standards in the City’s General Plan; with the goals, policies, and other provisions of the General Plan; and with any applicable specific plan. The amendment promotes the public health, safety, convenience, and welfare of the City.

### SECTION 4

The City Clerk is hereby directed to amend the City’s official zoning maps to conform to this ordinance.

### **Table of Contents:**

Exhibit A: Sutter Park Neighborhood Rezone Map – 1 Page



**RESOLUTION NO. 2014-**

Adopted by the Sacramento City Council

**APPROVING THE SUTTER PARK NEIGHBORHOOD PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES AND SCHEMATIC PLAN (P12-031)**

**BACKGROUND**

- A.** On March 6, 2014, the Planning and Design Commission conducted a public hearing on, and forwarded to the City Council the Sutter Park Neighborhood PUD Project a recommendation of approval; and
- B.** On April 8, 2014, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code section 17.812.010 (2)(b) and received and considered evidence concerning the Sutter Park Neighborhood PUD 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 Sutter Park Neighborhood Project, the City Council approves the Sutter Park Neighborhood Planned Unit Development Guidelines and Schematic Plan for the Sutter Park Neighborhood Project.
- Section 2. The City Council approves the Sutter Park Neighborhood PUD Development Guidelines and Schematic Plan based on the following Findings of Fact:
  - 1. The designation, adoption, or amendment is consistent with the applicable general plan land use designation, use, and development standards; the goals, policies, and other provisions of the general plan; and any applicable specific plan or transit village plan; and
  - 2. The designation, adoption, or amendment promotes the public health, safety, convenience, and welfare of the city; and
  - 3. The zoning classification of the subject parcel is consistent with the proposed designation of a planned unit development, or adoption of or amendment to the planned unit development schematic plan and development guidelines.
- Section 3. The Planned Unit Development Guidelines and Schematic Plan for the Sutter Park Neighborhood PUD are adopted as attached hereto as Exhibit A and Exhibit B.

Section 4. Exhibits A and B are a part of this Resolution.

**Table of Contents:**

Exhibit A: Sutter Park Neighborhood PUD Guidelines

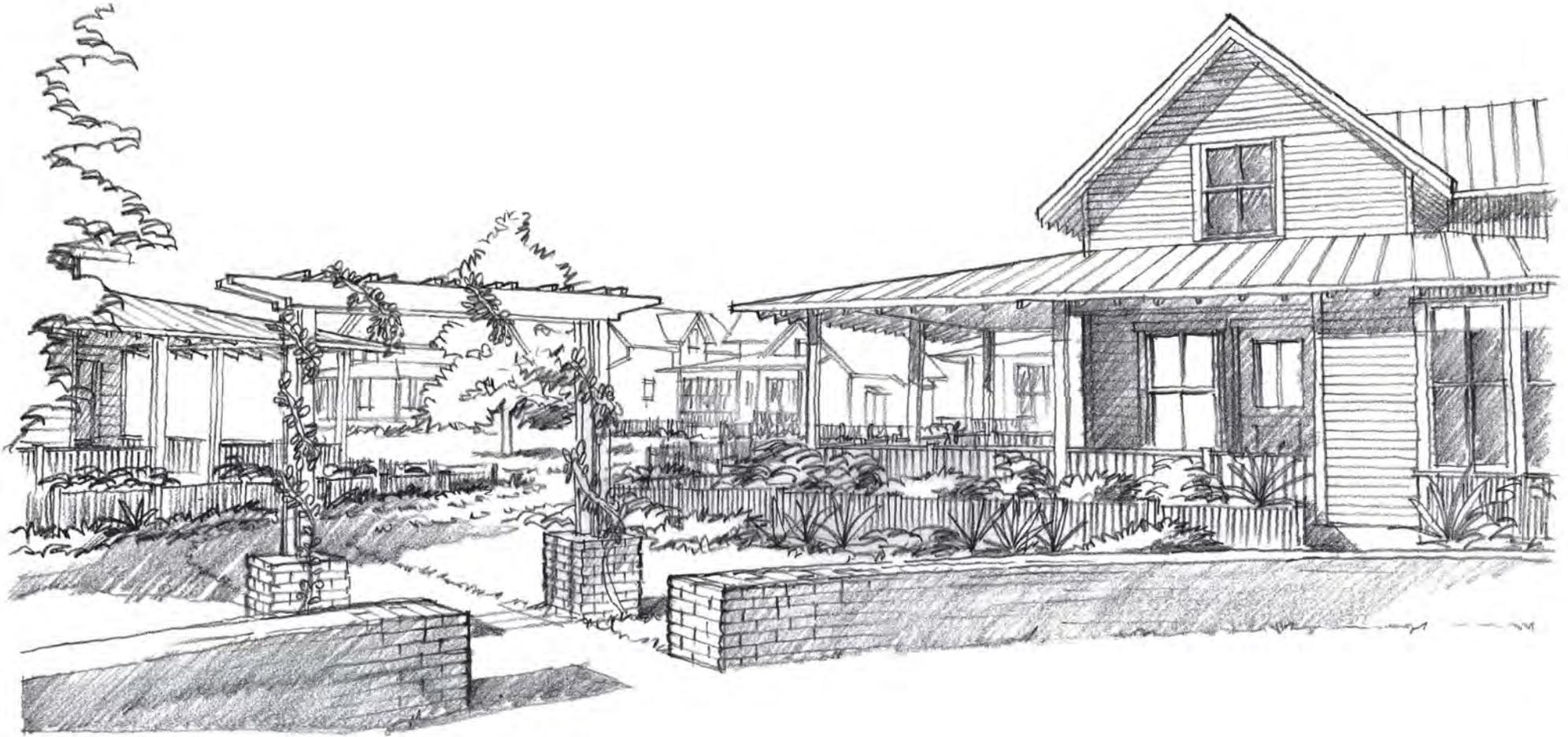
Exhibit B: Sutter Park Neighborhood PUD Schematic Plan

Exhibit A: Sutter Park Neighborhood PUD Guidelines

See separate document at:

[http://sacramento.granicus.com/ViewPublisher.php?view\\_id=21](http://sacramento.granicus.com/ViewPublisher.php?view_id=21)





*February 2014*

# SUTTER PARK

NEIGHBORHOOD

PUD GUIDELINES 67 of 1629

# PREFACE



## Our Thoughts on Community

We have always been intrigued by how the built environment enhances our lives. Do the structures around us really influence our relationships? Does the size of planter or the type of street tree influence how we experience nature? These are lofty questions indeed...the kinds of questions academics ponder and great places seem to just get right. In essence, we want to design and build places where people desire to live, work, and play. This simple goal is fundamental to our approach as we go about creating sustainable and enduring neighborhoods. This approach takes on even greater meaning when creating new neighborhoods that knit back together the fabric of existing communities – just like Sutter Park.

Sutter Park was borne from a sincere desire by Sutter Health to create a reuse plan for their property in East Sacramento. This property, the longtime home to Sutter Memorial Hospital, was originally on the outskirts of town. The community, over time, grew and settled around it. Sutter Memorial has been a focal point in East Sacramento and has built a legacy rich in innovation and community-mindedness. Since opening

in 1937, more than 325,000 babies have been born at Sutter Memorial and the hospital has experienced many medical firsts. Now, as Sutter Memorial prepares to close its doors, its legacy will continue. Its renowned women's, children's, and cardiac services will move into the expanded Sutter Medical Center in midtown Sacramento — one of the most advanced medical campuses in the nation.

Sutter Hospital, rather than simply disposing of the property, chose instead to thoughtfully consider and plan the reuse of the property that it has occupied for a better part of 75 years. To make this plan a reality, Sutter partnered with our company, StoneBridge Properties. We are a subsidiary of Teichert Land Co. and, like Sutter, deeply committed to the growth, health, and vitality of the Sacramento region for well over a century.

Transitioning a neighborhood of such history, identity, and character is a great challenge and responsibility. To prepare, the team hit the books...and the streets. A thorough site history was commissioned in order to better understand its origins and lineage — socially, culturally, and ecologically. The history, entitled, *Sacramento's Sutter Park Neighborhood*

– *Connections Through Time*, is not only an account of the land, but describes how East Sacramento residents repeatedly came together in time of need and in time of celebration, thus weaving an impressive fabric throughout the community. Extensive community input was diligently sought, talking with — and actively listening to — over a 1000 residents and members of neighborhood groups. Inherent in this dialogue is mutual respect and trust, and a belief that the process is as important as the final product. Collectively, this historical research and community input helped shape the project and these design guidelines – which represent an important milestone in the culmination of this collaborative process. They establish a tone for the development and ensure that the neighborhood will develop and mature in a manner which complements the larger East Sacramento park community in which it resides.

The homes will be charming, having that period look of their East Sac brethren—reflecting the diversity of architecture

found throughout the community. Utilizing the latest advances in building technology and sustainable design, Sutter Park homes will be green, healthy, and efficient, consuming just a fraction of the energy of older structures.

But it's not only the homes that make this neighborhood so appealing—it's what happens when you open the door and step outside. Tree-canopied sidewalks and paths invite walking and bicycling. Accessible parks and common areas encourage gatherings, whether planned or spontaneous. Functional porches prompt a neighborly wave to a passerby.

At the end of the day, all of these details, framed by these carefully crafted design guidelines, will result in a new neighborhood that feels right at home in East Sacramento.

Planning for the future. Preserving and honoring the legacy of the past.

That's our commitment.



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# INTRODUCTION

## 1.1 SITE HISTORY AND CONTEXT

The Sutter Park Neighborhood project is located on the site of the former Sutter Memorial Hospital within an area historically referred to as the Sutter Township. All of East Sacramento resides in the Sutter and Brighton Townships, two of the first eight townships established in 1851. The Sutter Park Neighborhood site resides in Section 4 of Sutter Township. The rich history of the site and its surrounding neighborhoods serve as inspiration for the future of the new neighborhood.

A community, in many ways, shaped by an unyielding, yet bountiful river and fortified by the many generations that walked its fertile farmland and tree lined streets. Whether it was by necessity or entrepreneurial spirit; or in some ways, by the establishment of Sutter Memorial Hospital itself, where generations of Sacramentans have been born and cared for, the history of this area is inextricably linked to its sense of community.

Today, East Sacramento is a collection of charming and timeless neighborhoods. Authentic, yet ever-evolving, the community architecture, its neighborhood trees, and its civic and commercial amenities are admired throughout the region. Sutter Memorial Hospital has played a critical role along the way, creating a rich legacy of human care and accomplishment. Like the generations before, the development team, through the design process and this document, seeks to design and develop a thoughtful and abiding neighborhood – one that is sensitive to its surroundings and complements the greater community.



Sacramento County townships circa 1856 (Special Collections Sacramento Library)

Researching the history of an area provides important context for understanding what makes a community tick. To develop this context for the Sutter Park Neighborhood, the development team asked local historical environmental author and Sacramento native Paula J. Peper to research the history of the area surrounding Sutter Memorial Hospital. The story that unfolds speaks to an enduring and resourceful community.

## THE PAST

The earliest inhabitants of the property were the Valley Nisenan, Native American Indians who occupied numerous towns along the American and Sacramento Rivers prior to 1830. The descendants of these remaining Nisenan describe a fertile region, including wetlands extending great distances along rivers rife with fish and wildlife, as well as oak woodlands and grasslands with abundant elk and antelope. These were the lands they knew prior to the arrival of the people they called "newcomers" - the trappers and fur traders, the Spanish, Sutter, and the thousands who came with the Gold Rush. By 1833, the vast majority of the Nisenan population had been



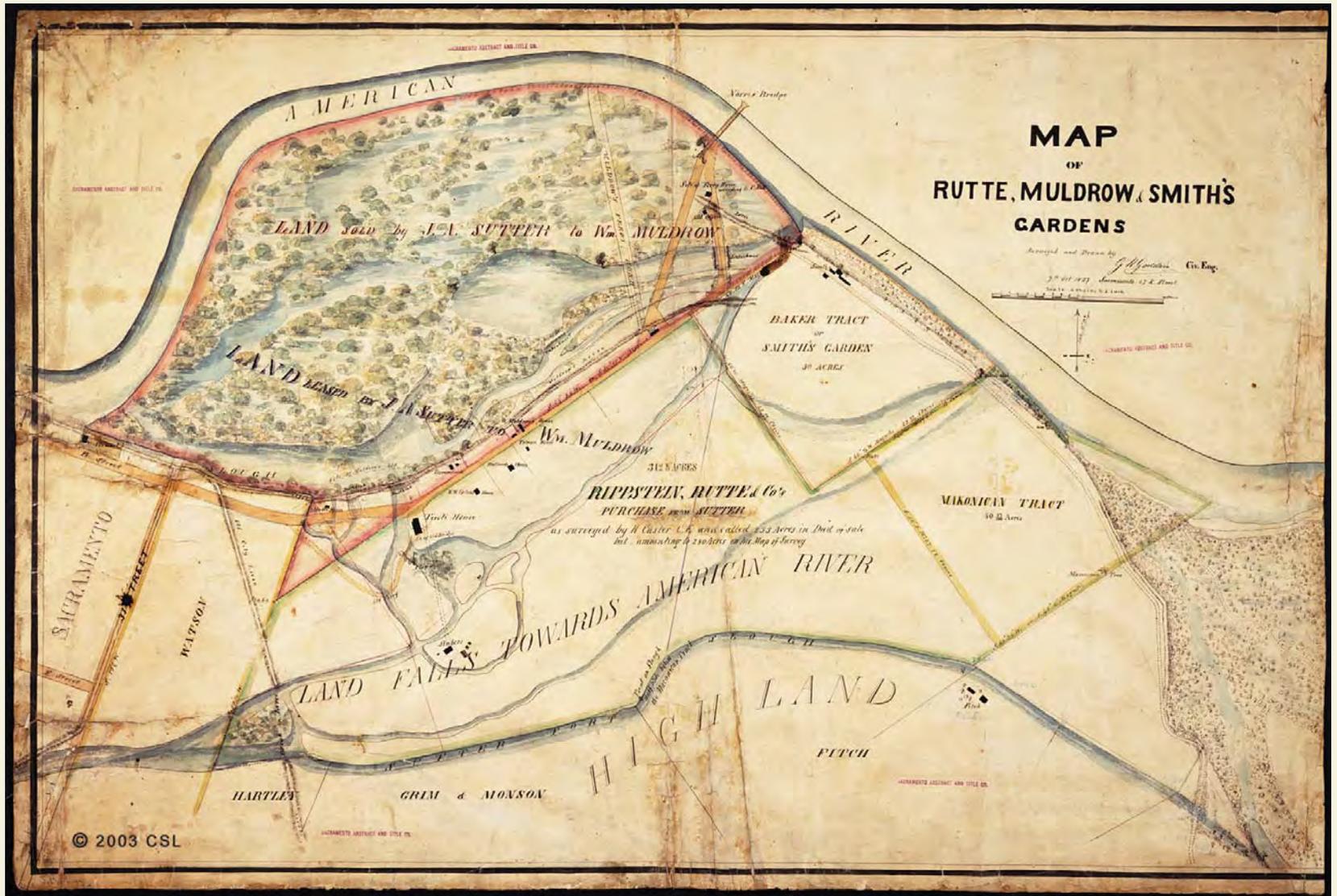
The Tivoli House

lost to malaria and by 1846 only 3,000 remained throughout the entire region.

In the late 1830's John Sutter arrived and built his fort upon the hill that had been the former townsite of Waymem, high ground above the often annual winter flooding of the rivers and Burns' Slough. The slough ran from a point near today's California State University, Sacramento, through Sutter Township north of Sutter Memorial, then through McKinley Park, past the fort and down through Land Park. The ponds at McKinley and Sutter's Fort originated as the remnants of this slough. In the 1800's it appeared harmless during summer months, but transformed into raging waters during heavy rain months. The slough was named after Peter Burns, a prominent farmer who originally owned the land Sutter Memorial Hospital was built upon.

Within a decade of John Sutter's arrival, James Marshal discovered gold in the tailrace of the new lumber mill he was building for Sutter on the South Fork of the American River. This was in a valley the Nisenan called Cullumah, now known as Coloma. Within a year, a deluge of fortune hunters displaced the Nisenan in the Cullomain townsite and Cullumah Valley.

When pioneers and gold hunters arrived, they needed food that either had to be hunted, brought by ship around the Horn, or overland by wagon train. As a result, feeding the



Map showing garden locations and Burns' Slough flowing to today's McKinley Park at lower left (Courtesy of the California History Room, California State Library, Sacramento, California)

80,000 people that poured into the region within a year of gold's discovery became another gold mine for enterprising speculators and farmers. Even the cost of canned fruit was

up 2,000 percent over Eastern costs. With prices so inflated, the lands surrounding the new city rapidly became an agricultural mecca; and nowhere was that more true than on the lands of East Sacramento in the Sutter and Brighton Townships. This area rapidly evolved into many "gardens," providing plant and tree stock, as well as providing a gathering place for the community.

Sutter Township's Tivoli House was a pioneer institution where meetings of the Helvetia Rifle Club, Swiss Rifle Club, the Turners, Sharpshooters, and others held shoots and festivals. Shoots were typically followed by dances and the House was seen as a great pleasure resort. New Year festivals were held in the "elegant and capacious ballroom"

as well as luncheons, picnics, and other festivities. It was where residents in Sutter Township's Fifth District went to vote, and in 1868 it gave its name to the voting precinct where

24 residents cast votes for the Grant and Seymour presidential ticket (Sacramento Daily Union, 1868).

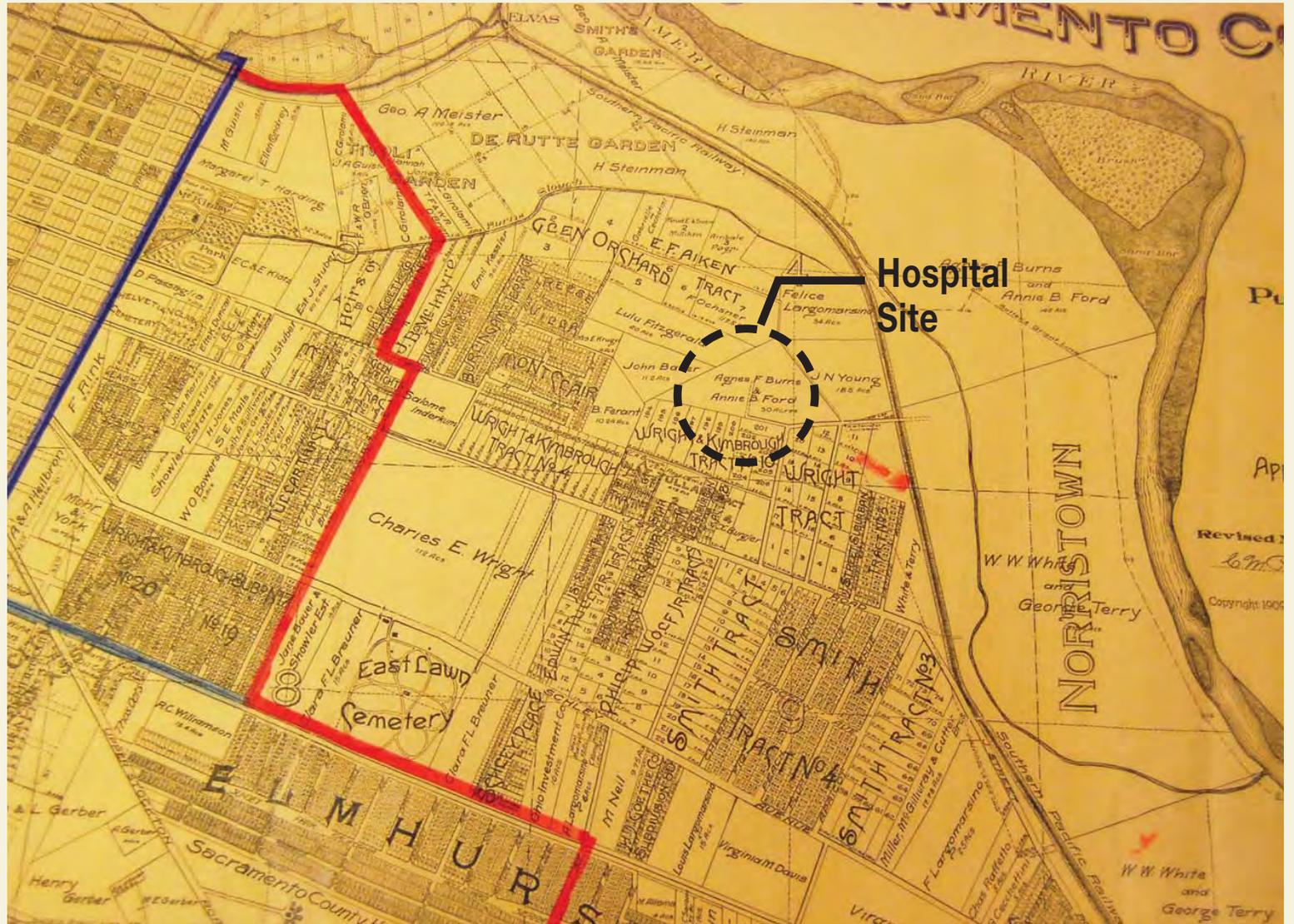
The land adjacent to rivers typically yields good, deep soils, and the soils along the American River in Sutter Township near the Tivoli House were no exception, proving excellent for orchards and crops. In the late 1800's, gardens were producing nurseries, rather than today's concept of a "garden." Some of these early gardens produced seed and vegetable crops, others fruit and ornamental trees and shrubs, and several produced a mix of all of these.

The most notable garden was owned by Anthony Preston Smith (1812-1877), known to all as A.P., on 50 acres that he purchased from John Sutter. The land was adjacent to the American River and Smith quickly transformed it into a lush garden and resort. He built his home in the center of four acres of lawns and flower gardens upon a hill overlooking the river at the north end of the 50 acres. The house and its gardens were connected to the production gardens by roads lined with a variety of shade trees. He brought crushed shells from San Francisco by schooner and built two miles of walkways meandering through the gardens for visitors to stroll and enjoy their beauty.

The California Farmer and Journal of Useful Sciences reported in a December 2, 1859 article that Smith's Pomological Gardens "may now justly be called the most extensive Fruit

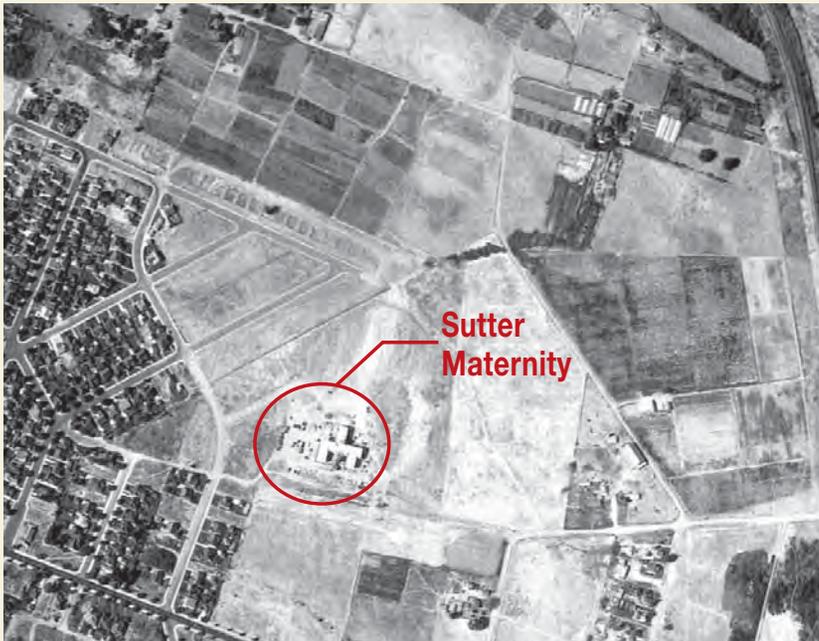


1944 Sutter Memorial expansion plans



The 1908 Official Map of Sacramento City and Suburban Tracts showing the eventual site of the Sutter Maternity Hospital (Center for Sacramento History)

Gardens on the Pacific Coast.” Smith had a stock of 15,000 plants with 80 varieties of roses, and his garden propagated the first collection of camellias successfully grown in California – over 1,500 plants. He also made advancements in nurturing drought hardy fruits, watering very sparingly and



1937 aerial of Sutter Maternity

not at all after mid-August, purportedly giving the young trees time to stop growing, allowing the wood to “ripen” before early frosts. Smith is credited for growing some of the first apples and peaches in the state, as well as bringing the first Zinfandel nursery stock to the west in 1853. The descendants of this vine stock, then called Black St. Peter, are the ancestors of what is now planted throughout the Sierra foothills. Smith further experimented with “native wines,” trying to find the most desirable varieties for growing in the local climate.

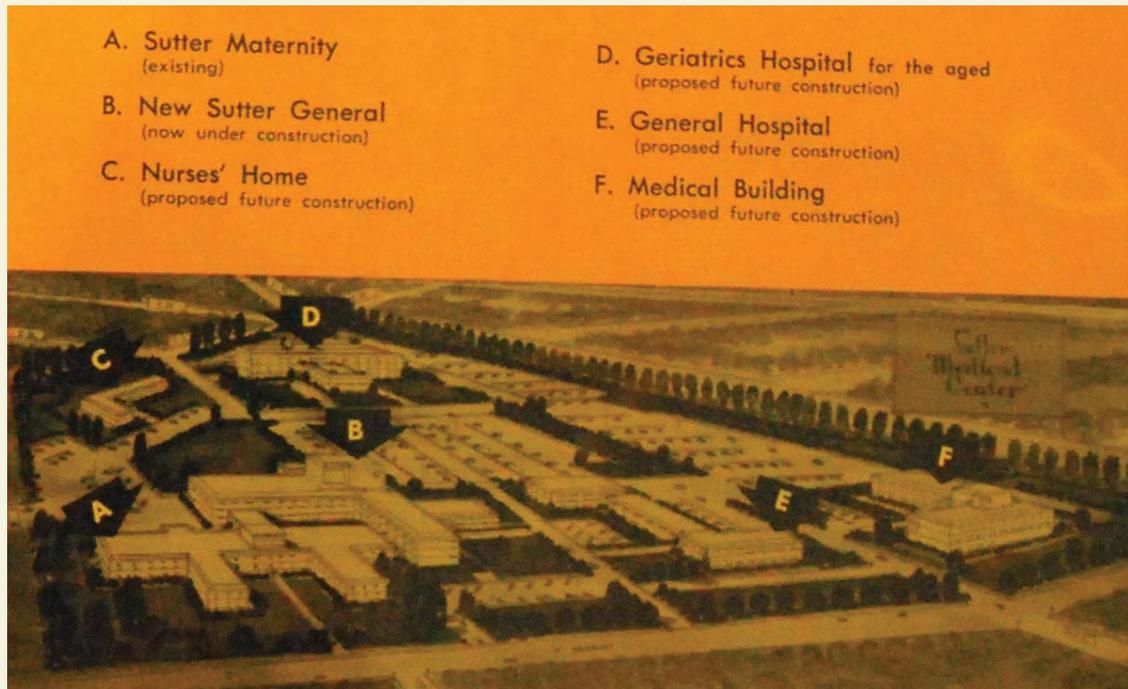
By all reports, A.P. Smith, with his brother Sydney who joined him later in the 1850’s, created gardens to produce the fruit and ornamental stock that would soon make the valley an agricultural wonderland. They also designed them to be a

favorite pleasure resort for Sacramentans to enjoy leisurely carriage rides along shady, tree-lined drives, stroll seashell walkways, and partake in wine and fruit-tasting along the way.

The Great Flood of 1861-62 swept away A.P. Smith’s home and work sheds, covered the gardens in one to six feet of silt, and killed nearly all of the fruit trees. Although he worked to rebuild, A.P. Smith’s once glorious gardens were again damaged by flooding in 1871, and, by the time Smith passed away in 1877, his gardens had diminished to a small-scale, rundown fruit farm.

Smith’s neighbors, the Burns family, were farmers and ranchers and were able to weather the floods and the levee construction. Peter Burns purchased an additional 33-acre site within the levee system where he grew 1.5 acres of vineyards, 150 fruit trees, and raised poultry, a major hobby that included the rearing of unusual varieties including English magpie, white Australian ducks, Polish chickens, and others that repeatedly won awards at the State Fair. A portion of this new site would eventually become home to Sutter Maternity Hospital.

The Maternity Hospital was a much hailed addition to Sacramento. It was the first satellite hospital in California, and only the second west of the Mississippi. It opened on its 25-acre site with 52 beds, advertising itself as the first air-conditioned hospital in California. Sutter Maternity established a national record early on when over 36,000 babies were delivered without a single maternal death. Twenty-two



1952 detailed expansion plans

beds were added in 1939, and by 1952, the post-war need for hospital rooms was tremendous. Local citizenry became involved in establishing the Sutter Hospitals' Memorial Fund Foundation to begin fundraising for necessary expansion and a design was created for Sutter Maternity's expansion and transformation into Sutter Memorial Hospital. Henry Teichert was among those who served on the Sutter Memorial Hospital Fund, becoming treasurer in December, 1952.

The campaign was successful and by 1956 construction was completed on the new Sutter Memorial, heralding what

became the first of several major expansions necessary to keep up with Sacramento's post-war growth. In 1958 a renovation and modernization project began that was completed in 1961 including a \$1.25 million, four-story addition. Psychiatric and diagnostic units were opened. In 1969 a seven-story wing was added. In 1975 the Radiation Oncology Center opened along with a Pacemaker Clinic at the hospital. In 1985, one hundred thousand square feet were added in a north wing.

### THE PRESENT

The expansive gardens of yesterday are gone, but many streets are lined with some of the oldest, largest, and most magnificent trees in Sacramento. The parks are still gathering places. East Portal Park is home to the East Portal Park Bocce Club, the park itself central to that part of East Sacramento once known as Little Italy. On any given weekend McKinley Park bustles with activity, often reflecting influences from the diverse cultures that have lived in East Sacramento for decades – baseball, soccer, tennis, tai chi, farmers markets, Clunie Clubhouse meetings, Shepard Garden and Arts Club programs, and weddings in the Rose Garden.

There was a strong sense of community in the past that still exists today. No longer thought of as Sutter Township, but as East Sacramento, it is home to the East Sacramento Improvement Association, East Sacramento Chamber of Commerce, East Sacramento Preservation, Inc., Friends of East Sacramento, and the McKinley and River Park

Neighborhood Associations. Hundreds of volunteers work to care for parks, support the library, and preserve the beauty and peace of the community. Residents strolling down streets greet strangers with friendly nods and hellos. Multiple generations often live on a single block. Neighbors know one another and visit together.

This was and is a community in the best sense of the word – people sharing a common historical heritage through the evolution of their lands, their neighborhoods. It is a nest, a safe and healthy place to grow up, to raise families, to grow old. Change has been no easier here than it is anywhere, but what has evolved here is integrity of place.

### THE FUTURE

Sutter Health Sacramento Sierra Region contracted with StoneBridge Properties to develop a master plan for the approximately 19-acre site. Sutter turned to StoneBridge to lead a comprehensive neighborhood outreach and integrated planning effort, connecting with the neighborhood and determining the highest and best plan for reintegrating the land within the context of the surrounding neighborhood.

StoneBridge recognized that an appreciation and understanding of the area's history would provide an important context for appropriate community planning and design. In order to provide a comprehensive historical context, StoneBridge has published two books detailing the significance

and history of Sacramento's notable park neighborhoods. The first book, *Sacramento Park Neighborhoods*, takes an introspective look at some of Sacramento's most successful park neighborhoods and why they have withstood the test of time to remain some of the most popular and desirable communities in which to live. The second book, *Sacramento's Park Neighborhood Trees*, studies the various varieties of tree species in Sacramento's Park Neighborhoods and provides guidance for reintroduction of large tree species to new communities to create the coveted tree canopy that is Sacramento's signature landscape feature. Important considerations discovered during the creation of these books, such as historical references and successful elements from Sacramento's beloved Park Neighborhoods, are incorporated within these guidelines to provide the foundation for a highly successful new park neighborhood that embraces and complements its surrounding neighborhoods.

In addition, StoneBridge commissioned a history of the area in which Sutter Memorial resides to lay authentic groundwork for the story of Sutter Park. This history served to inform and influence the overall concepts for the new park neighborhood.

## 1.2 LOCATION AND SETTING

The Sutter Park Neighborhood is a proposed new neighborhood situated in East Sacramento on the former site of Sutter Memorial Hospital. The approximately 20-acre site

Figure 1-1:  
Vicinity Map

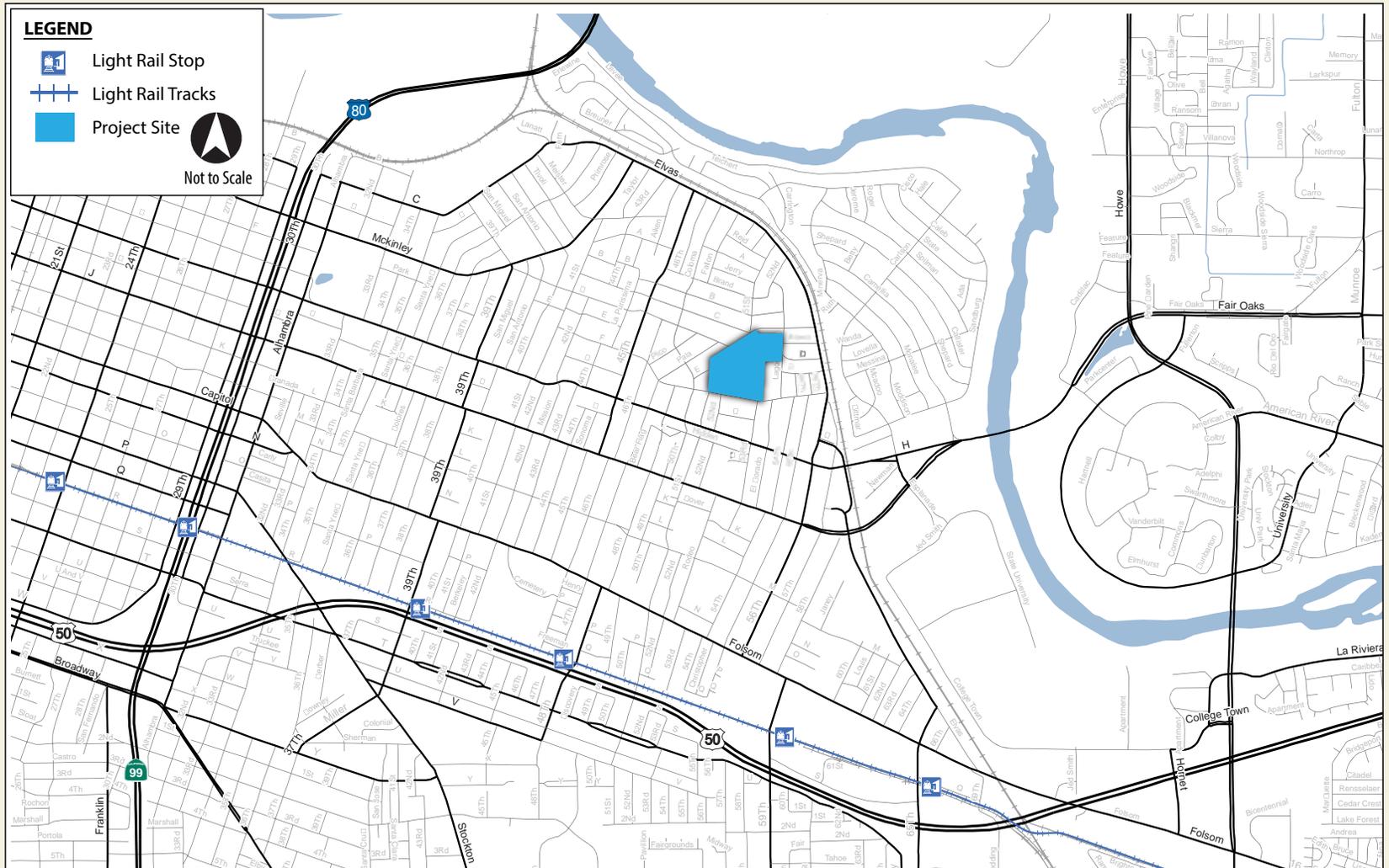
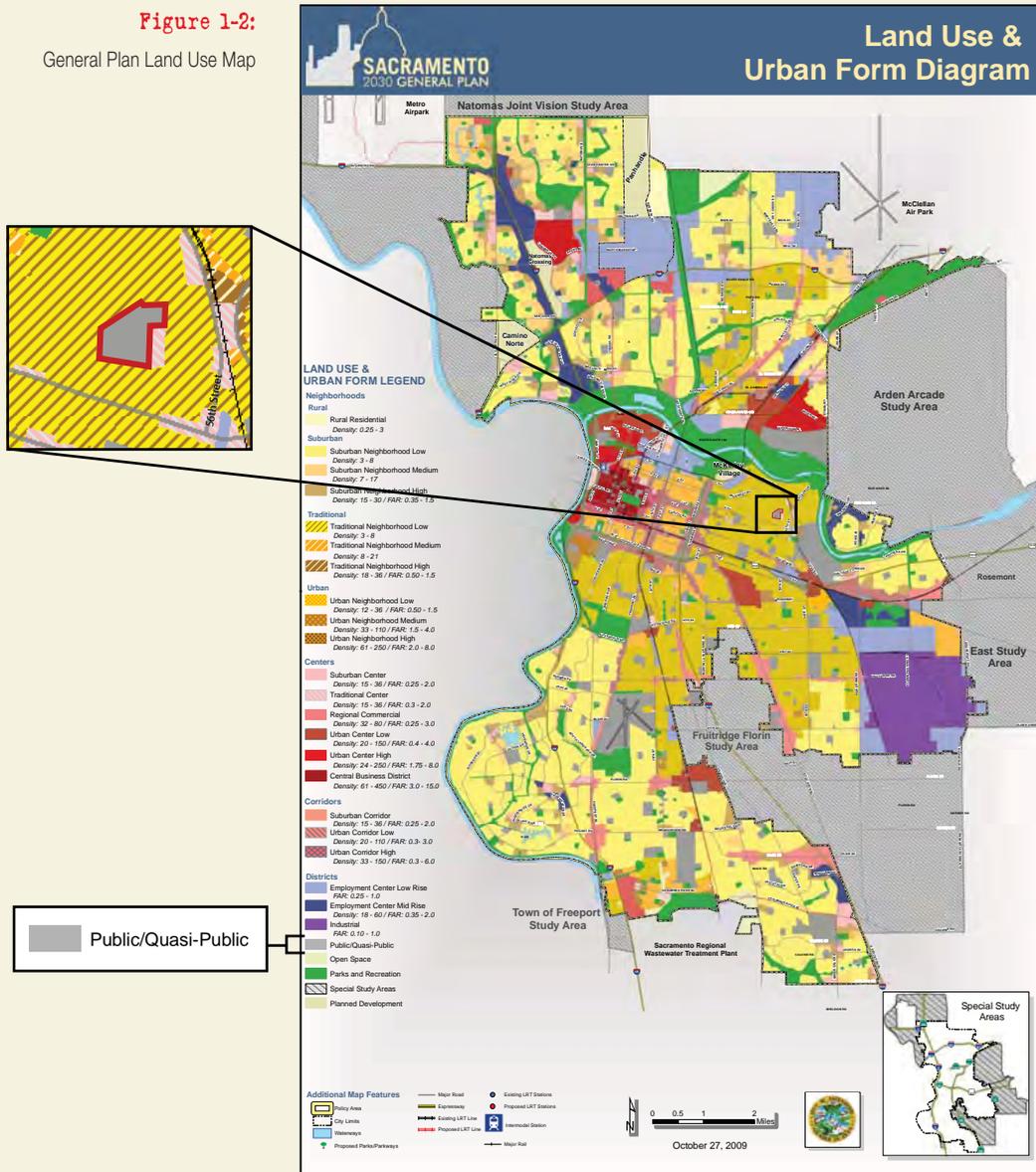


Figure 1-2:  
General Plan Land Use Map



is bounded to the northwest by 51st Street and to the south by F Street, with existing single family residential surrounding it apart from a medical office building located adjacent to the southeast portion of the site.

The site currently houses the Sutter Memorial Hospital complex of buildings. The buildings are to be demolished, and the developer will seek to salvage significant architectural elements with the intent to reuse them as placemaking and wayfinding elements in the new neighborhood.

As illustrated by Figure 1-2 (General Plan Land Use Map), the General Plan Land Use Designation is currently **Public/Quasi-Public**. The Sutter Park Neighborhood project will modify the site's GP designation, zoning, and establish PUD guidelines to facilitate the following housing types:

1. Traditional Park Neighborhood Homes
2. Traditional Park Neighborhood Homes - Alley
3. Garden Homes
4. Cottage Homes
5. Row Homes
6. Residential Mixed Use

### 1.3 DOCUMENT ORGANIZATION

The Sutter Park Neighborhood PUD Guidelines have been prepared according to the following structure to guide future users within the Plan Area.

#### CHAPTER 1: INTRODUCTION

Chapter 1 provides an overview of the history and context of the Plan Area, its location and purpose, authority, and its organization and structure.

#### CHAPTER 2: COMMUNITY FRAMEWORK

Chapter 2 describes the overall vision and goals for the Sutter Park Neighborhood community, specifies the main design and planning principles, and explains the physical framework for key elements such as land use and circulation, the mixed use building, residential land uses/densities, and open space and park elements.

#### CHAPTER 3: PARKS AND OPEN SPACE

Chapter 3 sets forth design principles and guidelines for open space within the Plan Area. Guidelines for such elements as community gardens, parks, and medians will be established and defined.

#### CHAPTER 4: LANDSCAPE DESIGN

Chapter 4 establishes the overall planting scheme for the project. Community landscape elements including street trees, project entries, park design, edible landscape, Low Impact Development (LID) design, plant palettes, irrigation

standards, fencing and wall design, paving and hardscape, lighting, street furniture, and other related measures are covered.

#### CHAPTER 5: CIRCULATION AND STREETScape

Chapter 5 sets forth the circulation master plan. Street sections designed for efficient modes of pedestrian and bicyclist travel are set forth, as are alternative street standards for LID design.

#### CHAPTER 6: ARCHITECTURE

Chapter 6 incorporates design principles, development standards, and architectural guidelines based upon historic architectural styles found within the surrounding neighborhoods along with select complementary styles to assist homebuilders in creating a unique, memorable, meaningful, and relevant neighborhood. This chapter further establishes the design principles, development standards, and architectural guidelines for the neighborhood's residential mixed-use building.

#### CHAPTER 7: NICHE CONCEPTS

This chapter establishes the design principles, development standards, and architectural guidelines for the neighborhood's unique Niche Concepts, including the Cottages, the Garden Paseos, the Row Homes, and the Triangle.

### 1.4 PURPOSE

The purpose of this document is to guide the planning and design of the new neighborhood. These PUD Guidelines

provide a comprehensive overview of the design criteria and development standards required to implement the desired physical form of the community and its key features. The PUD Guidelines address land use, site design, sustainability, architecture, landscaping, circulation, and other components to create a distinctive neighborhood comprised of high quality architecture, meaningful open space, and appropriately scaled neighborhood-serving services.

These PUD Guidelines function to (1) comprehensively plan for the redevelopment of this key site within the City of Sacramento; (2) establish a design framework within which developers, builders, and architects/designers can conceive and produce high-quality design and construction within the development; and (3) create a design review framework by which to evaluate, critique, and approve development projects on individual sites within the Plan Area. These Guidelines will be used to supplement and replace development standards for the property, which would otherwise apply under the City of Sacramento's Zoning Code. In addition, these Guidelines provide written and graphic descriptions of planning and design concepts based on smart growth and environmentally responsible design solutions.

Variations to these design standards may be considered for projects with special project and design characteristics during the City's development review process. This document is intended to encourage and direct a high level of design quality

to the project site while permitting flexibility for creative expression and innovative design solutions.

## 1.5 PUD GUIDELINE DOCUMENT AUTHORITY

The Plan Area consists of property within the City of Sacramento and is subject to the land use and jurisdictional authority of the City's relevant ordinances and codes. Adoption of these PUD Guidelines is subject to the California Environmental Quality Act (CEQA) and requires consistency with the City's General Plan. The General Plan provides the overall guidance for the City's physical development by setting forth general goals, objectives, policies, and programs for the entire City planning area. The Zoning Ordinance and these PUD Guidelines implement the City General Plan with specific development standards and design guidelines for the Plan Area, governing individual project applications and construction. This set of guidelines establishes a link between the General Plan and future individual project level development proposals.

## 1.6 PUD ADMINISTRATION OVERVIEW

### 1.6.1 COMPLIANCE

This project, as a Planned Unit Development, will serve as a supplement to the existing Sacramento Zoning Code for the Plan Area. The City Council, Planning Commission, Planning Director and City Planning Staff will use these

Development Guidelines as a vehicle to review specific development proposals and to implement the project's vision and regulations. Future development proposals and plans, whether individual buildings or collectively phased projects, must comply with these Guidelines, as well as the General Plan and Zoning Code, where applicable. These Development Guidelines are intended to be used by City staff, property owners, architects, landscape architects, designers, builders, and developers in the planning and design of projects within the Plan Area.

#### 1.6.2 CONFLICTS WITH CITY CODE

Should particular elements in these Guidelines conflict with development standards or regulations in the Sacramento Zoning Code, these Development Guidelines shall prevail. Conversely, any particular element or provision not specifically covered in these Guidelines shall be subject to the provisions of the City Zoning Code.

### 1.7 DESIGN REVIEW PROCESS

The Sutter Park Neighborhood Design Review Committee (SPNDRC) will be responsible for review and approval of all projects within the neighborhood. The SPNDRC will include design professionals appointed by the project design team. The design review process described in this section is intended to ensure that individual projects within the Sutter Park Neighborhood contribute to the character and quality envisioned for the neighborhood. This three-step process is intended to be efficient, without compromising the quality of design solutions.

Applicants must receive SPNDRC approval prior to City submittal. The SPNDRC provides a three-step process for review:

1. Project Application
2. Preliminary Design Review
3. Final Design Review

Upon Final Design Review approval, the applicant shall submit plans along with the SPNDRC approval letter to the City of Sacramento for required planning and building department review. The City, through the site plan and design process, may require additional modifications. Any substantive changes after submittal require SPNDRC review and approval.

**STEP 1: PROJECT APPLICATION**

The design review process, conducted by the SPNDRC, will commence upon receipt of the Builder's application form and review fee. At the applicant's discretion, a kick-off and orientation meeting with the SPNDRC during this phase is suggested.

**SUBMITTAL REQUIREMENTS:**

1. Completed application and fee

**STEP 2: PRELIMINARY DESIGN REVIEW**

This step is intended to establish and define the project's preliminary architectural and landscape character and concepts. Upon review and approval of the Builder's submittal package, the SPNDRC will schedule a Preliminary Design Review Session, during which the SPNDRC will meet with the builder to review and discuss the submittal.

The Preliminary Design Review Session is an opportunity to review the following design criteria:

- Selected architectural styles from the Sutter Park Neighborhood Architectural Palette.
- Architectural form, massing, roofs, and details, which establish character.
- Preliminary thoughts on colors and materials.
- Landscape concepts identifying major tree and shrub massing, hardscape areas, and proposed character.

Following the Preliminary Design Review, the SPNDRC shall prepare and submit to the applicant, within 15 business days of plan submittal, a written memorandum outlining the agreed-upon direction of the SPNDRC and the applicant.

**SUBMITTAL REQUIREMENTS:****CIVIL / PLANNING**

1. Location map showing project location within the overall neighborhood.

**LANDSCAPE**

2. Landscape concept plans, identifying general planting scheme, street tree program, front, side, and rear yards (if applicable). Plans shall be prepared at a minimum scale of 1"=20'.
3. Color illustrative depicting typical landscape treatment for one typical lot per floor plan, including a corner lot (if applicable). If project size is five lots or less, all lots must be shown. The typical plan shall include at least one of each floor plan proposed for the project. The plan shall include a description of the landscape concept.

**ARCHITECTURE**

4. Preliminary building floor plans and front elevations. These should be at minimum ¼"=1'-0" scale.
5. Building coverage or floor area ratio calculations.

The SPNDRC will issue a Preliminary Design Review Memorandum (PDRM) detailing the results of the Preliminary Design Review. The PDRM will state one of the following:

1. Approved to move forward to Final Design Review
2. Approved to move forward to Final Design Review with Comments & Conditions
3. Denied with Comments; resubmittal of Preliminary Design Review is required

### STEP 3: FINAL DESIGN REVIEW

This step is intended to review the specific designs for the architecture and landscape elements of the project.

Upon receipt of an approved PDRM, more detailed project plans shall be prepared and submitted to the SPNDRC for design review. Plans shall be a progression of the approved plan and direction established during Preliminary Design Review.

Professionals licensed to practice in the State of California shall prepare all Architecture, Civil Engineering, and Landscape Architecture plans. No non-licensed design work shall be permitted. Licensed building designers may be used only with the special approval of the SPNDRC.

### SUBMITTAL REQUIREMENTS:

#### CIVIL / PLANNING

1. Dimensioned site plan showing
  - Building footprints
  - Porches
  - Garages
  - Street curbs and rights-of-way
  - Easements
  - Driveways
  - Dimensioned building setbacks
2. On all alley-served lots, utility coordination drawings, showing location and visual mitigation measured for all major utilities must be provided. Careful attention should be given to the placement of transformer pads, utility and irrigation cabinets, and backflow preventers to mitigate their visibility.

#### LANDSCAPE

3. Landscape Plans (minimum scale 1"=20') including:
  - a. Cover sheet with sheet index
  - b. Plant material and hardscape list and key, including finishes and colors of hardscape and fencing.

- c. Typical landscape, planting, and irrigation plans for each unique footprint type and each lot type (i.e., corner lot, loop lot, or other non-standard lot).
  - d. Fencing, hardscape, and planting details.
  - e. Fencing site plan.
4. If applicable: Site Plan / Landscape Concept for Model Home Complex, Sales Office, and Temporary Marketing Facility (minimum scale 1"=20'). Model landscape plans may be deferred at the discretion of the SPNDRC.

#### ARCHITECTURE

- 5. Colored street scene showing at least five contiguous lots (or all lots if project size is less than 5 lots), actually occurring within the subject site, including one corner lot. Each plan type and an example of each selected architectural style must be depicted. The lot number, plan type, and architectural style should be identified for each lot.
- 6. Architectural construction drawings, including floor plans, roof plans, secondary unit plans, alternative or options, all exterior elevations (including interior courts), sections, and key details, prepared at a minimum scale of 1/4"=1'-0").
- 7. Architectural color and material sample boards (or equivalent information as approved by the

SPNDRC) for every color scheme by architectural style intended. These should be noted by elevation style for each product.

#### MISCELLANEOUS

- 8. Comment response memo identifying the steps taken to address SPNDRC comments from Step 2: Preliminary Design Review.
- 9. Estimated Construction Schedule for completion of the project, including improvements, model home complex site improvements (if applicable), and phasing.

#### DESIGN REVIEW FOR ALTERNATIVE STRUCTURES

The Sutter Park Neighborhood allows and encourages alternative structures, such as accessory dwelling units. These structures are integral and critical to the neighborhood and shall be reviewed with the same care as primary dwelling units. The design review process is abbreviated for these one-of-a-kind structures.

#### SUBMITTAL REQUIREMENTS:

- 1. Completed application and fee

#### CIVIL / PLANNING

- 2. Dimensioned site plan showing
  - Building footprint
  - Dimensioned building setbacks

**ARCHITECTURE**

3. Color rendering depicting the architectural style, colors, materials, and dimensions for the structure.
4. Architectural construction drawings, including floor plans, roof plans, secondary unit plans, alternative or options, all exterior elevations (including interior courts), sections, and key details, prepared at a minimum scale of  $\frac{1}{4}''=1'-0''$ ).
5. Architectural color and material sample boards (or equivalent information as approved by the SPNDRC) for every color scheme by architectural style intended. These should be noted by elevation style for each product.

---

# SUTTER PARK

— NEIGHBORHOOD —

# NEIGHBORHOOD FRAMEWORK

## 2.1 NEIGHBORHOOD VISION

*S*utter Park is a new neighborhood in the City of Sacramento which draws upon its rich and varied history to establish a new park neighborhood that showcases the best elements of new community design while featuring historical references to its storied past.

Over centuries, this property has provided and nurtured a variety of lifecycles: originally providing homes and

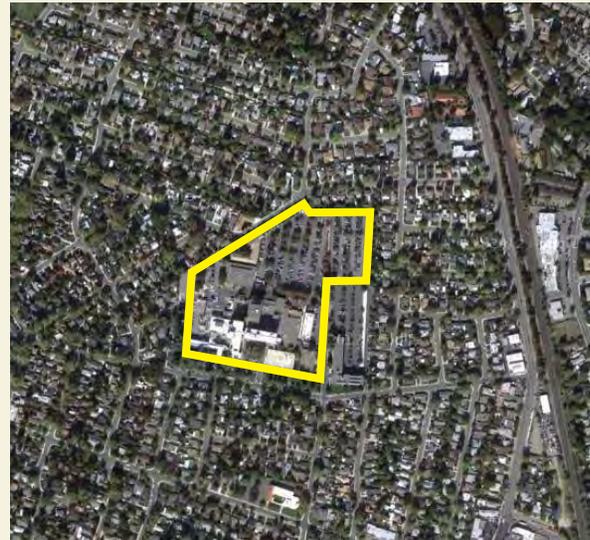
sustenance for the Valley Nisenan Native American culture, later becoming a part of the producing gardens of Sutter Township, and subsequently for the last 75 years providing quality healthcare to the region as Sutter Memorial Hospital. Once again the time has come for the property to provide for a new group of Californians, with a lifestyle of sustainable and environmentally sensitive living and wellness as its unifying theme.

This project presents a rare opportunity for the City of Sacramento to weave an infill and reuse site into the existing fabric of the Community. By focusing high-quality development into this strategic location, the project serves to complete the East Sacramento grid. These PUD Guidelines are presented as a vision for the transition of the area and set forth the necessary standards and guidelines to implement this vision.

The descriptions and exhibits presented in the following pages describe and illustrate the roadmap to create a new park community that is reflective of its history, environment, and the culture of its surroundings. This plan will provide new opportunities for a variety of healthy lifestyles, including



1937 Aerial



Current Aerial

opportunities to recapture elements of the earlier era of local producing gardens.

As illustrated by the conceptual land use plan on **Figure 2-1**, the proposed PUD will consist of a mixture of land

uses including single-family, attached, and mixed-use housing, community gardens, parks and open spaces. These meaningful open spaces are patterned after the most successful elements of historic and traditional Sacramento parks. By introducing the appropriate mix of iconic architecture, small

**Figure 2-1:**  
PUD Schematic Plan





neighborhood-serving mixed-use, and a human scale to the massing of buildings, these land uses and design principles will guide the transition of this former urban hospital into a neighborhood that integrates into the existing grid and embodies smart growth principles. With this in mind, the following set of general guiding principles will serve to implement future individual development projects according to the stated vision.

## 2.2 GUIDING PRINCIPLES

### GUIDING PRINCIPLE 1: PROMOTE WELLNESS THROUGH “WELLNESS INSPIRED DESIGN”

Provide opportunities for health and wellness through the provision of meaningful and functional outdoor spaces, edible landscape, and community gardens.

Wellness involves more than just physical activity. It’s about designing environments that enhance lifestyle and bring awareness. “Wellness Inspired Design” encourages people of all ages to live and interact while providing functional and engaging open spaces. It creates opportunities to activate your mind and body. It ensures buildings and homes make people feel good. It contemplates the long-term impacts of a development on the community and its residents and ensures that the new will complement and enhance the existing.

In order to provide for the wellness of the community, a number of critical elements have been set forth within



the project. Opportunities for outdoor activities are abundant, with connected sidewalks, a Central Park, paseo connections, and a Mini-Park within easy walking distance of residents. In addition, community gardens provide residents with the option of growing, sharing, and eating fresh, locally grown produce.

**GUIDING PRINCIPLE 2: CREATE COMMUNITY**

**Establish recognizable theming and create numerous opportunities for social interaction in order to reinforce a sense of community.**



The Sutter Park Neighborhood intends to reconnect the grid and its residents through pedestrian-scale walkable streets and destinations. Options for social interaction will be integral to daily life within the neighborhood, with the central post office, and other community-building uses within the mixed-use area.



**GUIDING PRINCIPLE 3: RECONNECT EXISTING AREAS**

**Complete the life cycle of an urban hospital site by weaving it into the fabric of the existing neighborhood and completing the grid.**

This project represents a tremendous opportunity to knit the fabric of the community grid back together. The land use plan has been designed to re-integrate the site within the surrounding established neighborhoods, creating new housing opportunities that will complement and augment the current housing types in the neighborhood.



**GUIDING PRINCIPLE 4: PROMOTE SUSTAINABLE PRACTICES**

Incorporate environmentally sensitive design practices into the community.

The Sutter Park Neighborhood has been designed to demonstrate sustainable design practices through a variety of measures including energy efficient design, functional street trees, edible landscape, historically-relevant drought-resistant plant materials, and Low Impact Development (LID), which are intended to reduce the overall footprint of the community. Since the Sutter Park Neighborhood is an infill-reuse site, it provides an extraordinary opportunity to promote sustainable design practices, demonstrating options that may be incorporated into other projects within the city.

Properly located trees and appropriate species selection can improve air quality through reduced energy usage, increased pollutant uptake, and reduced tree emissions. In addition, trees can help reduce storm water runoff velocities, reduce erosion, and in turn help improve water quality.



**GUIDING PRINCIPLE 5: INCLUDE A MIXTURE OF DENSITIES**

Create a community which embraces a mixture of densities to provide housing opportunities for a range of generations.

The Sutter Park Neighborhood includes a variety of housing types and mixed densities, which are intended to provide living opportunities for generations of residents, from young families to older adults. The design of spatial relationships within the neighborhood is intended to foster interaction and minimize vehicular trips, providing for a vibrant, active, and integrated neighborhood. Secondary dwelling units invigorate alley spaces and provide unique rental living opportunities.



**GUIDING PRINCIPLE 6: FOSTER A DISTINCTIVE BLEND OF ARCHITECTURE**

Establish distinctive architectural design and character which will represent the natural evolution of East Sacramento.

The intent of the Sutter Park Neighborhood is to reconnect the grid in a natural, evolutionary manner, with a cohesive street network and architectural palette. Proper architectural forms establish a strong physical presence and help delineate the overall personality and essence of a community. The architectural design guidelines set forth within these PUD Guidelines draw upon the most successful examples of local and regional architecture found within Sacramento’s East Sacramento and Sacramento’s other Park Neighborhoods and set forth an architectural palette for designing an eclectic variety of public and private spaces.



### 2.3 STATEMENT OF ENVIRONMENTAL STEWARDSHIP

The Sutter Park Neighborhood presents a comprehensive and holistic approach to sustainability. For the Sutter Park Neighborhood, sustainability means more than simply green building or carbon consciousness.

At the Sutter Park Neighborhood, sustainability is...

- **Timeless:** An entire neighborhood that endures and thrives over time.
- **Authentic:** A neighborhood that embraces the planning principles of the historic park neighborhoods of Sacramento, as well as through the strategic, symbolic, and meaningful reuse of salvageable architectural remnants of the hospital building.
- **Connected:** A gridded complete streets system, which knits the surrounding neighborhoods back together.
- **Efficient:** A comprehensive resource conservation program that encompasses storm water management, energy efficiency, smart lighting systems, and solar energy.
- **Meaningful:** A place where neighbors can truly coexist and connect through opportunities for traditional meaningful connection, such as the

community post office, neighborhood mixed-use destination (The Third Place), and community gardens.

- **Healthy:** A neighborhood that promotes health and wellness through the incorporation of measures such as the use of sustainable materials free of harmful chemicals, community gardens, plentiful tree plantings, and walkable neighborhoods.
- **Local:** Encouraging materials to be sourced from the United States and local material use and reuse is promoted to support local businesses and minimize the effects of shipping over distance.

#### Sustainability Guidelines

The following guidelines represent a set of aspirational goals for which builders and architects should strive when designing structures within the Sutter Park Neighborhood. It is understood that some of these guidelines may not be achievable based upon building placement or other factors. This list is intended to inspire thought and consideration during the design process and builders are encouraged to integrate as much as feasible.

Passive sustainability design solutions are encouraged to the greatest extent possible while maintaining the architectural style and integrity of the park neighborhood.

All buildings with the Sutter Park Neighborhood will exceed the 2008 Title 24 Building Energy Efficiency Standards by at least 15% and will comply with minimum CALGreen Tier 1 Water Efficiency Standards.

### ENERGY + BUILDING PERFORMANCE

1. Electrical Systems + Energy Use
  - a. 90% of all lighting fixtures are to be Energy Star rated.
  - b. 100% of all appliances are to be Energy Star rated.
  - c. Provide an efficient hot/cold water distribution system to the multi-family housing portion of the project, particularly through the use of a centralized system.
  - d. Insulate hot water pipes.
  - e. Design project to accommodate photovoltaic panels and provide solar hot water heating.
2. Mechanical Systems + Ventilation
  - a. Provide Energy Star rated ceiling fans where applicable in all units.
  - b. Provide operable windows and a smart, efficient HVAC system for all units.
  - c. Design for cross ventilation.
  - d. Provide a whole house fan or the equivalent integrated exhaust fan in the HVAC system for night/morning purge.
3. Envelope Performance
  - a. Insulation of the building to have an R-Value to have a minimum R-30 for the roof and R-21 for all exterior walls.
  - b. Design buildings to have an air leakage factor of no more than 4.25, and have the buildings tested and verified by a HERS energy rater.
  - c. Provide a tight-duct system, and have the system HERS tested. The test should portray that there is no more than 6% air loss.
4. Building Orientation + Exposure
  - a. Utilize native, deciduous trees to help appropriately shade or expose the building and/or ground surfaces. This will reduce the overall heat island effect of the site, as well as reduce direct heat gain to the building during the hottest times of the year.
  - b. Wherever possible, utilize adjustable shading (awnings, shutters, extended overhangs, etc.) on south- and west-facing windows.

## LAND + LANDSCAPE PERFORMANCE

### 1. Stormwater Planters

- a. Utilize mixture of native grasses, brushes, sedges and other perennial plants adapted to seasonal dry and wet conditions.
- b. Construct by creating an approximately one foot recessed area within front yards of residential lots. Bottom of the planter area is to be relatively flat with a gentle slope towards the right-of-way.
- c. Direct roof and landscape drainage into the stormwater planters.
- d. Construct stormwater planters in park / landscape areas shown as lots A-E to manage adjacent street stormwater runoff.
- e. Locate joint trench facilities beneath the sidewalk, or at adequate depth to provide minimum cover requirements through the stormwater planters.

- f. Locate dry utility structures such as transformers and electrical boxes outside of the stormwater planters.
- g. Locate domestic water meter, fire hydrant, and sanitary sewer cleanouts outside of the stormwater planters.
- h. Locate proposed street lights outside of the proposed stormwater planter areas.

### 2. Pervious Pavement

- a. Encourage use of pervious pavement to manage stormwater runoff by allowing rainwater to infiltrate through the pavement area to the underlying soil, reducing site runoff and naturally filter pollutants that would otherwise enter the public storm drainage system.
- b. Pervious paving materials may include pervious concrete, pervious pavers, or grid pavers.

## 2.4 UNIVERSAL DESIGN

Residential home design within the Sutter Park Neighborhood shall comply with the requirements of Sacramento City Code Chapter 15.154 pertaining to Universal Design (Accessibility Standards) for Residential Dwellings. The stated purpose of Chapter 15.154 is:

- A. To facilitate the development of dwelling units that are visitable, usable, and safe for occupancy by person with disabilities;
- B. To allow new homebuyers the option of incorporating universal design principles into their future homes that would enhance their ability to remain in their homes during periods of temporary, developing, or permanent disabilities or frailties; and
- C. To accommodate a wide range of individual preferences and functional abilities while not significantly impacting housing costs and affordability.

The Sutter Park Neighborhood also encourages accommodations for Aging-In-Place through such measures as the Livable Design™ Seal of Approval, or other similar programs for incorporating the seamless application of Universal Design elements.

The intent of Livable Design™ and other similar programs is to design and build homes which are adaptable and flexible for all stages of life.

## 2.5 LAND USE CONCEPT

The Land Use Plan comprises the approximately 20-acre site of the former Sutter Memorial Hospital campus, which is strategically located at the northwest corner of F Street and 53rd Street. As discussed in the preceding section, wellness, reinvigoration of community through infill/reuse, sustainability, a mixture of distinctive architecture, reconnecting the grid, and knitting the fabric of the surrounding neighborhoods together are the hallmarks of the Land Use Plan. These guiding principles have been incorporated into the Conceptual Land Use Plan illustrated

by Figure 2-2 and Table 2-1 to create the foundation of a mixed-use neighborhood composed of six land use types. These land uses integrate a mix of densities that are compatible, accessible, economically efficient, and organized around major thematic elements to create a definitive “sense of place.”

These land uses are illustrated by Figure 2-2 and their key features are described in the remaining portion of this chapter. Design guidelines and development standards for associated uses are set forth in Chapters 3 through 7 of these PUD Guidelines.

**Table 2-1:**  
Land Use Summary

Designation	Lot Numbers	Area (NET)	# Units	Density (UN/AC)
Traditional Park Neighborhood Homes	Lots 1-9, 14-25,29,44-64,67,80,83	7.44 AC	46	6.2
Traditional Park Neighborhood Homes - Alley	Lots 10-13, 27-28, 30, 41-43, 65-66, 68, 79, 91-82, 84-89	2.30 AC	22	9.6
Garden Homes	Lots 31-40, 69-78	1.28 AC	20	15.6
Residential Mixed Use	Lot 26	0.23 AC	1-4	-
Cottage Homes	Lots F1-F12, (Lot F12 to be a HOA Lot)	1.32 AC	11	8.3
ROW Homes	Lot H	0.56 AC	3-17	-
Park/Landscape Lots	Lots A-E, G, I&J	1.39 AC	N/A	N/A
Streets	N/A	4.38 AC	N/A	N/A
Alleys	Lots 1A-5A	0.46 AC	N/A	N/A
<b>Totals:</b>		<b>19.36 AC</b>	<b>103-120</b>	

<sup>1</sup> Net Acres excludes public streets, alleys, slopes, and landscape easements.



Figure 2-2: Conceptual Land Use Plan

### 2.5.1 THE TRIANGLE AND COMMUNITY GARDENS

The Triangle mixed-use residential building and community gardens are located at the heart of the neighborhood, at the junction of D Street and Parkway B. This central location is easily accessible by residents of the Sutter Park Neighborhood, as well as the surrounding neighborhoods. The mixed-use building is envisioned to include residential lofts above neighborhood-serving uses, such as the central post office or small neighborhood-serving retail and services; alternatively, the building may be designed for live/work lofts to support small business needs. The community gardens at this central location serve to promote the guiding principles of health, wellness, and community building for the neighborhood.



### 2.5.2 THE ROW HOMES

The row homes are located south of the mixed-use residential and community gardens on D Street. This key location provides a strong pedestrian relationship to the Central Park via the paseo park.

### 2.5.3 THE COTTAGE HOMES

Located at the northeast junction of D Street and Parkway B the Cottage Homes are a cluster of bungalows reminiscent of the Bungalow Courts found interspersed throughout Sacramento's park neighborhoods. These cottages are arranged around a central green and create a micro-neighborhood within the Sutter Park Neighborhood.

### 2.5.4 THE GARDEN HOMES

The Garden Homes are situated along the Garden Paseos, perpendicular to the Central Park. These homes provide an opportunity for detached townhome-style homes with a common green spine.

### 2.5.5 THE TRADITIONAL PARK NEIGHBORHOOD HOMES

The Traditional Park Neighborhood Homes shall provide high quality homes, rich in architectural character, in both street and alley configurations. Homes will reinforce a strong streetscape through architectural variations as well as garage type and placement. Homes will be designed to present a strong architectural statement and frame the roadway with a stately presence, while with a combination of alley-loaded garages, recessed garages, detached garages, and accessory dwelling units above garages to enliven the neighborhood and create a diverse and dynamic streetscape.



# PARKS, RECREATION, AND OPEN SPACE

## 3.1 PARKS, RECREATION AND OPEN SPACE MASTER PLAN

Neighborhood parks are the heart of Sacramento’s park neighborhoods and Sutter Park extends this tradition by having several residential parks and paseos within a block of each home. The intimate park system is envisioned to serve daily open space needs and provide visual relief and welcoming green space for the neighborhood. It is expected that these parks will also give Sutter Park and the adjacent existing neighborhood a unique identity and gathering spot.

In the late 1850’s, nurseryman Anthony Preston Smith created a large and productive fruit and ornamental nursery



referred to as Smith’s Pleasure Gardens (sometimes called Smith’s Pomological Gardens). It became a destination for day excursions for city dwellers. Paths were paved with broken shells and the landscaping of flowers and trees made strolling pleasurable in a city that as yet had no municipal parks. In this same light the parks conceived

within the Sutter Park Neighborhood are intended to fulfill both recreation and social needs for the neighborhood and surrounding areas.

Sutter Park provides four parks totaling over an acre of park area intended to be used primarily by local residents. The parks consist of a Central Park, two paseos, and a small pocket park. In addition, the Cottage Home Site will include a common green and the Residential Mixed-Use Site will incorporate a community garden. The concept for the parks will include rose gardens, fruit trees, and other ornamentals recalling the rich landscape history of the site, which combined social gatherings and recreation with a productive landscape. The tree and ornamental plant palette will draw from the original drought tolerant plants conceived by the historic Smith Pomological Gardens.

Chapter 16.64 of the City of Sacramento Zoning Code calls for a minimum of 5.0 acres of parkland per 1,000 population, and the parkland calculation is summarized by Table 3-1. Sutter Park provides a total of 1.39 acres of park area, a portion of which is eligible for Quimby credit.

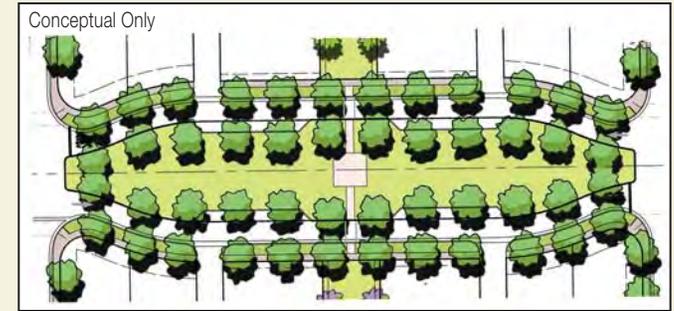


Parkland dedication requirements are typically based on density; however, in the case of the Sutter Park Neighborhood, a small lot tentative subdivision map was included with the application, allowing the parkland requirement to be precisely calculated by these PUD Guidelines. It should be noted that if the Land Use Plan and Tentative Subdivision Map is amended, this could affect the calculation of required parkland and may require a reduction or increase in the parkland dedication or in-lieu fee obligations under the City of Sacramento Code 16.64.



**Figure 3-1:**  
Parks, Recreation Open Space Master Plans





### 3.2 PARK, RECREATION AND OPEN SPACE ELEMENTS

#### 3.2.1 CENTRAL PARK

The Central Park is the main feature of the neighborhood and is approximately 428 feet long and 75 feet wide. Drawing from the history and design of some of Sacramento’s Park Neighborhoods, the concept of a “boulevard” park has been utilized within the Sutter Park Neighborhood to create a “signature” street, a central recreation amenity, and social gathering place.

The park will be designed to accommodate neighborhood programming and is long enough and wide enough to accommodate informal activities such as throwing a football, playing catch or frisbee, playing badminton and croquet. The park is designed to also accommodate small group gatherings for parties, barbeques and other events, as well as providing spaces for reading and relaxing.



Central Park Guidelines:

- Passive uses are encouraged such as rose gardens, orchards, tree allees or arbors with seating areas. Places to socialize are encouraged.
- Landscape treatment shall be consistent with the concepts developed for parks and other open space elements.
- Access to the parks will be from a connected sidewalk system and pedestrian crosswalks at designated street intersections as well as the two paseos intersecting with the Central Park.
- Incorporate Low Impact Development design features as appropriate.

**Figure 3-2:**

Central Park Location





### 3.2.2 POCKET PARK

Two pocket parks are located at each end of Parkway B. A larger pocket park is located at the end of Parkway B. It provides a green terminus and focal point, and provides a feature for the cluster of homes at the north end of the project.

Although small in scale, the pocket park provides a useful function and can accommodate a range of activities and

amenities. Programming can be relatively simple, but it should be designed to reflect the landscape and architectural character of the Sutter Park Neighborhood. The Pocket Parks can accommodate active and passive uses in a garden setting, such as specimen trees, children’s area, picnicking, arbors, and small shade structures.

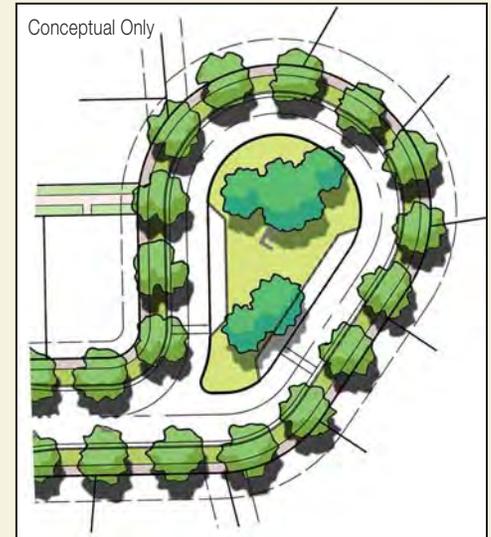


Figure 3-3: Pocket Park Location



### 3.2.3 GARDEN PASEOS

The Garden Paseos connect the outer streets to the Central Park. The design is reminiscent of traditional park neighborhood homes that front on a common green. The parks provide passage to other areas of the neighborhood as well as incorporating small seating places to congregate and relax.

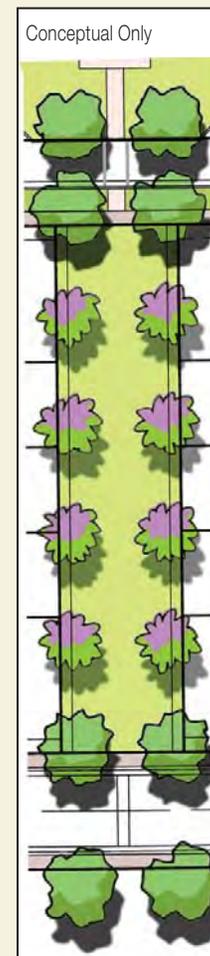


Figure 3-4: Garden Paseo Location



### 3.2.4 COTTAGE GREEN

In addition to the public parks, the site design for the cottage homes will include a common green. This green encourages neighborhood interaction and safety by locating homes on a functional internalized community space. The green should

be designed to be flexible and usable and should be tailored to the needs of the residents. The size of the green will be determined during the site design.



Figure 3-5: Cottage Green Location



### 3.2.5 COMMUNITY GARDENS

The Sutter Park Neighborhood has designated an area in which a community garden could be located within the Residential Mixed-Use Site. The Sutter Park Neighborhood encourages healthy eating and active lifestyles by facilitating these small scale community garden plots as well as edible landscapes

within the neighborhood parks. Such gardens become highly social places for the neighborhood and foster a strong sense of community. In addition, edible plants can be combined in the overall landscape with ornamentals. The importance of a clear design with strong lines, as defined by pathways, paving, planters, hedges, evergreens, and structures, is very important to the look and maintenance of the garden.



Figure 3-6: Community Garden

### 3.2.6 PARK GUIDELINES:

- Park circulation should be designed to provide pedestrian access from the surrounding neighborhoods.
- Parking for the parks shall be provided on nearby streets
- Homes should be designed to front onto the Parks where possible, and in instances where homes do not front on, the use of porches, windows, or other architectural treatments may be acceptable.
- Low Impact Development design features should be incorporated into the park design through the use of rain gardens, pervious surfaces, and vegetative swales where feasible.
- Provide areas for seating, bike parking, trash receptacles, picnic areas and shade structures.
- Pathways for ADA access through pocket parks shall be a minimum five feet wide.
- Adequate lighting and trees shall be provided within pocket parks.
- Where feasible, pocket parks should use natural drainage bioswales as a way to filter surface run-off where feasible.
- Amenities such as benches, trees and landscaping, pedestrian- scaled lighting and shade structures shall be provided.
- Possible accessories, include, but are not limited to, benches, picnic tables, café tables, a sundeck, playground equipment, board game tables, outdoor games (shuffleboard, bocce ball, and hopscotch), a rose garden, a botanic garden, public art, lawns, fountains, statuary.

# LANDSCAPE DESIGN

## 4.1 LANDSCAPE DESIGN

Landscape is an important component of the Sutter Park Neighborhood identity. As a historic and visual element along the streets, edges, medians, and parks, landscape plays an important role that is both meaningful and attractive. The landscape design for the project was inspired by two primary influences; one, the historic East Sacramento neighborhood landscape, with its tree lined and shade-dappled streets and, two, the orchards and gardens of the fruit and ornamental nurseries that were historic to the site and surrounding area.

In addition to the inspirations from traditional tree lined streets and agricultural landscapes, the project encourages the incorporation of green infrastructure, or Low Impact Development (LID) landscape practices.

Landscape design addresses the elements found within the public realm and includes planting, irrigation, LID features, street furniture, paving, hardscape, and lighting. When closely coordinated, these elements can create a cohesive and memorable experience.





#### 4.1.1 LANDSCAPE HISTORY AND CONTEXT

The rich agricultural and ornamental “garden” history of the area influences the landscape in several ways. The geometry of the orchards will be reflected in the street tree planting, central park, paseo design, and groves or landscape features. Trees used in this manner may include close relatives of orchard

trees, such as ornamental plums or Chinese pistache. Fruit trees will be planted where appropriate in gardens and parks and will be encouraged to be planted on private property as well. The ornamental landscape that characteristically surrounded the stately farmhouses will serve as a precedent for the landscape design in parks and planter strips. These homes and “gardens” at the time were a place to recreate and socialize with ones neighbors. Large graceful specimen trees, or even signature Palm trees would be appropriate as historic accents with traditional ornamental flowering shrubs.

#### 4.2 PLANTING DESIGN

The Sutter Park Neighborhood places emphasis on tree planting as the primary structure of the landscape plans. Long term development of shaded streets, parks, buffers and other areas is greatly cherished as a key feature of community character and quality living environments. Special consideration will be given to historical shrub varieties once grown here. Special featured plantings of roses and camellias, both which were propagated and heavily planted as nursery stock at the turn of the century will be key elements in the landscape. General planting guidelines are discussed followed by a description of the primary landscape features of the project.

#### PLANTING DESIGN GUIDELINES

- Highlight the planting historical varieties of shrubs and fruit trees that once were produced on this “garden land.”
- Incorporate long-lived species that are indigenous or well adapted to the climate and soils of the site.
- Turf should be limited to high visibility areas. Low groundcover and native grasses should be used as an alternative to turf wherever possible.
- Avoid planting tree species with invasive root systems near utility lines and paving. Such species may be used in larger setback areas and open space areas provided there is adequate clearance.
- Planting design should consider location and orientation when adjacent to buildings to maximize solar orientation and reduce building heating and cooling.
- Encourage energy-efficient landscaping techniques by using local materials, on-site composting.
- Plants should be selected for scale, color, and texture and planted in larger masses for ease of maintenance.
- Planting design should consider year-round interest and seasonal character through the careful use of flower and leaf color.
- Landscape design shall provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, or service corridors to reduce negative visual impacts.
- Alleys should incorporate trees, shrubs, vines, and other planting accents to create a pedestrian-scale path that serves not only driveways, but is pleasant to walk through.
- Existing mature trees along the property boundary shall be retained and incorporated into the landscape plan to the greatest extent possible.
- All Property and lot line edges including front, side and rear yards should include a buffer space layered with trees and shrubs to provide a soft transition and filtered views to provide privacy and screening. This is especially important between the new residences and the existing homes.



### 4.3 COMMUNITY LANDSCAPE ELEMENTS

The major landscape elements within the Sutter Park Neighborhood are street trees and other historically-relevant plantings, the Central Park, and pocket parks. In addition, edible landscape components are encouraged to further promote the connection of community to its historic past. How the landscape concept will be applied to each element is described in the following paragraphs.

#### 4.3.1 STREET TREES

Street Trees are the backbone of East Sacramento and tree type should be selected based on compatibility with the surrounding neighborhoods. The street trees will be regularly spaced. Each street can have a different tree type but should be of the same species. Because of the strong connections to the existing street fabric, the streets should have a seamless appearance of passing through an existing landscape, rather than something new and different. The connecting streets should keep the same dominant or similar tree type. Parkway B is the signature street for the project and a large canopy of regularly spaced trees are recommended. Streets A, C, D, and E do not have a parkway, but a sidewalk adjacent curb similar to the surrounding streets in East Sacramento. These streets will still be required to have regularly spaced street trees.



**STREET TREE GUIDELINES:**

- Plant trees at sufficient intervals to accommodate mature growth. Maximum spacing shall be no more than 40 feet on center.
- Street trees should be pruned to provide a minimum 8-foot clear space between the lower branch and the pedestrian walkway to allow for clearance for vehicles and pedestrians and bicycle passage.

**4.3.2 PROJECT ENTRY**

Typically project entries provide a means to identify one neighborhood or community distinct from others in the region. The Sutter Park Neighborhood will incorporate neighborhood appropriate monumentation, which may include modest signage, but will not have any distinct landscape entry features; rather it will blend in with the existing mature landscape character found along the adjacent streets.

**4.3.3 PARKS**

Several small parks and gardens are located within the Sutter Park Neighborhood. These parks are small and pedestrian scale, perfect for informal neighborhood interaction. The Central Park shall have plantings that use the agricultural theme with small groves of trees in highly visible areas combined with informal masses of trees and historic plantings in and around activities. This park can include gazebos, pergola, fountain, or folly. Rose gardens and planting of historical shrubs and fruit trees will be included in the design to pay homage to the past.

Parks shall be designed as not only a visual space that has a definite character but also one that has areas for neighborhood gatherings, informal activities, shaded areas, seating areas, and viewing and/or strolling gardens.

Each park should incorporate one unique garden or architectural feature that compliments the community design such as an arbor, trellis or sculpture.



#### 4.3.4 FRONT YARD LANDSCAPING

Front yard landscaping in East Sacramento is as varied as the architecture but overall the houses appear nestled in the trees. Front yards can be formal or informal gardens compatible with the architectural style, with limited amounts of traditional grass lawns.

Open leafy landscaping that creates a simple design, blending with the Park Neighborhood concept and the public right-of-way is encouraged. High maintenance plants should be limited to active areas, such as courtyards and patios. These places are relatively private, either in the rear, to the side, screened by a garage, or if in the front, set well back from the street. This approach will reinforce the Park Neighborhood concept and knit the site design into the neighborhood context.

Within this overall landscape, individual details can serve as accents that provide interest while remaining subordinate to the neighborhood character. Creative details on fence posts, in walkways and plant beds for example, appear throughout the community, giving unique identities to individual properties. This tradition should continue.

Views of buildings that are filtered from the street because of the mix of shrubs and lower story trees are encouraged. This contributes to the “sense of discovery” that is part of the East Sacramento design tradition and should continue.

Planting for front yards should follow the general planting guidelines set forth previously, with the use of layering of plant materials, adding foliage and traditional rose and vine color accents to maintain a time-honored palette of plant materials.

All front yard plants shall be selected from the approved plant palette set forth in this chapter.

General Criteria:

- Primary large front yard trees must be selected from the trees listed in the plant palette.
- Add understory trees, consistent with the neighborhood context, to the yard when additional filtering or screening is desired.
- Use plants that are similar in character to those established along the block and adjoining properties in order to reinforce a sense of visual continuity along the street, but avoid “copying” nearby landscape plans.
- In general, at least 70% of plant materials on a site should be drought-tolerant.
- Reserve the use of bedding plants and exotic flowering plants to small accents at walkways, entries or near special site features.
- Avoid the use of bedding plants and exotic species in the public right-of-way.
- Limit the amount of turf in the front yard and consider alternative low water “green” substitutes.



#### ALLEYS

Alleys are an important component of the Sutter Park Neighborhood. Alleys have been strategically located to allow traditional park neighborhood homes to front onto a paseo or public street.

General Criteria:

- Alleys will be designed as welcoming spaces through the incorporation of landscaping, setbacks, decorative paving, and fencing.
- Low voltage landscape lighting will be included along planted areas adjacent to pavement.
- Alley pavement will consist of a decorative band of brick or concrete pavers along the edges to reduce the perceived width of the alley. The primary



paving surface will be concrete, asphalt, or a similar substitute.

- Fences shall be no more than six (6) feet high and located four (4) feet from the pavement edge. Separate fencing should also shield trash or recycling receptacles from pedestrian view.
- Driveways shall incorporate the selected paver pattern and create an aesthetically inviting pedestrian environment. Driveways shall also include turf block or contrasting pavement between paver bands and should consider the vehicular radius.
- Secondary unit entries should be clearly identified through such distinguishing characteristics as paving, landscaping, or an entry gate.

#### 4.3.5 GARDEN PASEO

Two garden paseos provide a cross pedestrian link and a common landscape feature in the center of the neighborhood. The Garden paseos should be richly landscaped with abundance of color and texture. With a careful layering of trees, shrubs, vines, and groundcovers, the paseos should be designed and integrated with the adjacent park neighborhood garden homes. The landscape should complement the architecture in every way.

#### 4.3.6 COMMUNITY GARDENS

A small-scale community garden is encouraged within the public space of the Residential Mixed-Use site. Edible landscapes are also encouraged within the public landscape. Edible landscapes combine fruit and nut trees, berry bushes, vegetables, herbs, edible flowers, and ornamental plants into aesthetically pleasing designs that are both formal and informal.



#### 4.4 LOW IMPACT DEVELOPMENT (LID) LANDSCAPE

The term LID is one of many used to describe the practices and techniques employed to provide advanced storm water management that seeks to maintain and use vegetation and open space to optimize natural hydrologic processes to reduce storm water runoff. By means of infiltration, evapotranspiration, and reuse of rainwater, LID techniques manage water and water pollutants at the source and thereby prevent or reduce the impact of development on rivers, streams, lakes, coastal waters, and ground water.

The Sutter Park Neighborhood promotes creative landscape design approaches for the residential and open space areas

of the project. All project areas are encouraged to incorporate the following practices:

- Plant large canopy street trees where appropriate to intercept rainwater and facilitate evapotranspiration.
- Construct infiltration and conveyance trenches in planting strips planted with native and /or adapted vegetation to provide detention and infiltration depending on design.
- Landscape with a rain garden or a vegetative strip to provide on-lot detention, filtering of rainwater, and groundwater recharge.
- Reduce directly-connected impervious areas (DCIA) by allowing runoff to go from impervious areas to vegetated areas such as by disconnecting



Figure 4.1: PUD Schematic Plan

the gutters and downspouts from roofs and direct the flow to a rain garden.

- Harvest rooftop runoff in a rain barrel for later on-lot use in garden watering.
- Combine the rain gardens with grassed swales and other LID techniques to create an integrated system.
- Use permeable pavers to reduce stormwater runoff. Possible areas may include walkways, driveways / parking areas.
- Use permeable pavers for walkways and parking areas.

#### 4.5 LANDSCAPE PALETTE

Plant materials have been selected for the Sutter Park Neighborhood to establish a unique landscape character based on the existing context and historical research done on the site. These plants are particularly well suited to the soils, climatic, and water requirements for the area. The list is not intended to be exhaustive, but to provide a clear guide for selection. Additional plants may be used that are compatible with this list and are approved by the City. All landscape design must be reviewed and approved by the Sutter Park Neighborhood Design Review Committee, as described in Section 1.6.

#### 4.5.1 SMITH POMOLOGICAL GARDENS

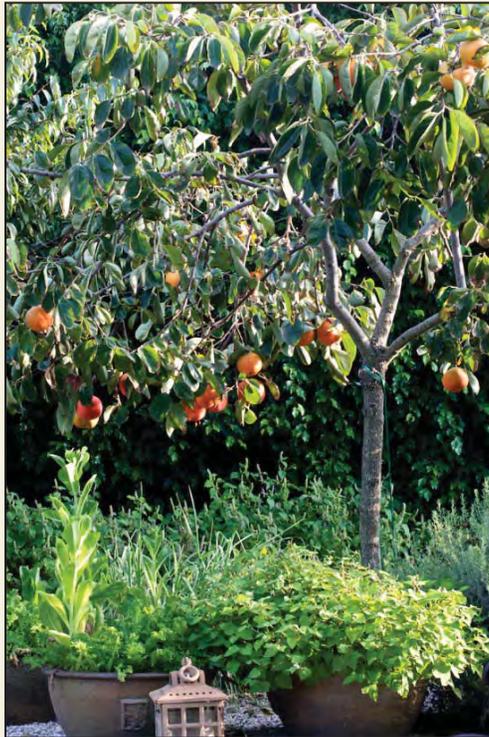
A.P. Smith created a wonderful landscape heritage for the City of Sacramento in the development of his extensive gardens. In Sacramento, called both the ‘City of Trees’ and also the ‘Camellia Capital,’ numerous roses were also cultivated by Thomas O’Brian from Philadelphia, who was Smith’s rose and flower specialist. There were 15,000 roses and 2,000 camellias planted on Smith’s land. The heritage of their vision remains as numerous old roses have been found in cemeteries, pastures, and old home sites throughout the valley. As a part of the landscape design for the Sutter Park Neighborhood, trees, roses, and camellias from the original Smith Pomological Gardens Plant Palette will be woven into the fabric of the public and private landscape, paying homage to the past.



\* Additional plants may be used for Bioswales and other project LID features as specific conditions may differ.

\* Numerous varieties were developed by A. P. Smith. Before planting locally, fruit selections should be discussed in more detail for particular sites with the growers listed in the Appendix.

### THE SUTTER PARK NEIGHBORHOOD LANDSCAPE PALETTE



Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales*	Parks	Heritage Plants*	Native or Cultivar
Trees								
Acer Negundo 'Variegatum'	Variegated Box Elder					•		•
Acer Saccharum	Sugar Maple					•		•
Aesculus Californica	California Buckeye			•		•		•
Alnus Rhombifolia	White Alder					•		•
Cercis Canadensis	Eastern Redbud			•				•
Cercis Occidentalis	Western Redbud			•				•
Citrus Varieties	Oranges - Navel, Valencia Satsuma, Mandarin			•		•	•	
Diospyro Kaki	Persimmon			•		•	•	
Ficus Carica	Common fig			•			•	
Fraxinus Americana Varietals	American Ash	•	•			•		
Fraxinus Pennsylvanica Varietals	Green Ash	•	•			•		
Fraxinus Uhdei	Evergreen Ash	•	•			•		
Ginkgo Biloba	Ginkgo		•			•		
Juglans Hindsii	California Black Walnut					•		
Lagerstroemia Indica	Crape Myrtle	•		•		•		
Lauris Nobilis	Sweet Bay	•		•		•		
Liriodendron Tulipifera	Tulip Tree		•	•		•		
Malus Domesticus "Edible" Varieties	Apples	•		•		•	•	
Olea Europaea	Olive					•		
Olea Europaea 'Swan Hill'	Fruitless Olive	•		•		•		
Phoenix Canariensis	Canary Island Date Palm			•		•	•	

Table 4-1: Landscape Palette

\* Additional plants may be used for Bioswales and other project LID features as specific conditions may differ.

\* Numerous varieties were developed by A. P. Smith. Before planting locally, fruit selections should be discussed in more detail for particular sites with the growers listed in the Appendix.

### THE SUTTER PARK NEIGHBORHOOD LANDSCAPE PALETTE



Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales*	Parks	Heritage Plants*	Native or Cultivar
Trees								
Pinus Eldarica	Afghan Pine					•		
Pinus Halepensis	Aleppo Pine					•		
Pistacia Chinensis	Chinese Pistache		•			•		
Prunus Domesticus "Edible" Varieties	Pear, Peaches, Plum, apricots						•	
Prunus Cascade Snow	Cascade Snow Cherry						•	
Prunus Serrulata	Japnese flowering cherry						•	
Prunus x Blireiana	Flowering plum						•	
Pryus Calleryana Varieties	Callery Pear	•	•	•		•	•	
Quercus Agrifolia	Coast live Oak	•	•	•		•		•
Quercus Buckleyi	Texas Red Oak		•			•		•
Quercus Coccinea	Scarlet Oak		•			•		•
Quercus Douglasii	Blue oak		•			•		•
Quercus Llex	Holly oak	•	•			•		•
Quercus Lobata	Valley Oak		•			•		•
Quercus Macrocarpa	Bur oak		•			•		•
Quercus Robur 'Skymaster'	Skymaster Oak		•			•		•
Quercus Ruber	English oak	•	•			•		•
Quercus Rubra	Red Oak	•	•			•		•
Quercus Shumardii	Shumard Oak	•	•			•		

Table 4-1: Landscape Palette

\* Additional plants may be used for Bioswales and other project LID features as specific conditions may differ.

\* Numerous varieties were developed by A. P. Smith. Before planting locally, fruit selections should be discussed in more detail for particular sites with the growers listed in the Appendix.



### THE SUTTER PARK NEIGHBORHOOD LANDSCAPE PALETTE

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales*	Parks	Heritage Plants*	Native or Cultivar
Trees								
Quercus Suber	Cork oak					•		•
Quercus Virginiana	Southern Live Oak	•	•					•
Schinus Molle	California Pepper			•		•		
Taxodium Mucronatum	Mexican Cypress			•		•		
Tillia cordata, Americana	Linden	•						
Zelkova Serrata 'Green Vase'	Green Vase Zelkova	•	•					
Large Shrubs								
Aesculus Californica	California Buckeye			•		•		•
Arbutus App	Madrone			•		•		•
Camellia Species	Camellia			•		•	•	
Carpenteria Californica	Bush Anemone					•		•
Cercis Occidentalis	Redbud			•		•		•
Cornus Spp	Dogwood			•		•		•
Feijoa Sellowiana	Pineapple Guava			•		•		
Heteromeles Arbutifolia	Toyon					•		•
Hibiscus Syriacus	Rose of Sharon			•		•		
Lagerstroemia Indica	Crape Myrtle			•		•		
Melaleuca Nesophila	Pink Melaleuca			•		•		
Punica Granatum	Pomegranate					•	•	
Rhus Integrifolia	Lemonadeberry					•		

Table 4-1: Landscape Palette

\* Additional plants may be used for Bioswales and other project LID features as specific conditions may differ.

\* Numerous varieties were developed by A. P. Smith. Before planting locally, fruit selections should be discussed in more detail for particular sites with the growers listed in the Appendix.



### THE SUTTER PARK NEIGHBORHOOD LANDSCAPE PALETTE

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales*	Parks	Heritage Plants*	Native or Cultivar
Large Shrubs								
Salix Spp	Willow				•	•		•
Sambucus Mexicana	Blue Elderberry				•	•		•
Medium Shrubs								
Abelia Grandiflora	Glossy Abelia					•		
Alyogyne Huegelii	Blue Hibiscus			•		•		
Brunfelsia Pauciflora	Yesterday-Today-Tomorrow			•		•		
Buddlea Davidii	Butterfly Bush			•		•		
Calliandra Spp	Fairyduster, Flame Bush			•		•		
Camellia Spp	Camellia			•		•	•	
Ceanothus Spp	Wild Lilac	•				•		•
Elaeagnus Pungens	Silverberry					•		
Grevillea Noellii, Rosmainifolia	Grevillea					•		
Lavandula Stoechas	Spanish lavender	•				•		
Lavatera Spp	Rose Mallow	•				•		•
Leonotis Leonurus	Lions Tail	•				•		
Ligustrum Japonicum	Japanese Privet		•					
Lupinus Albifrons	Silver Bush Lupine					•		•
Mahonia Aquifolium	Oregon Grape	•			•	•		
Myrtus Communis	True Myrtle					•		
Pelargonium Spp	Geranium	•	•			•		
Philadelphus Lewisii	Mock Orange					•		
Pittosporum Species	Pittosporum	•				•		

Table 4-1: Landscape Palette

\* Additional plants may be used for Bioswales and other project LID features as specific conditions may differ.

\* Numerous varieties were developed by A. P. Smith. Before planting locally, fruit selections should be discussed in more detail for particular sites with the growers listed in the Appendix.



### THE SUTTER PARK NEIGHBORHOOD LANDSCAPE PALETTE

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales*	Parks	Heritage Plants*	Native or Cultivar
Medium Shrubs								
Plumbago Auriculata	'Royal Cape'	•				•		
Raphiolepis Indica	India Hawthorne	•	•			•		
Rhododendron Hybrids	Rhododendron			•		•	•	
Romneya Coulteri	Matilija Poppy					•		•
Rosa Spp	Rose	•		•		•	•	•
Rosmarinus Officinalis Varietals	Rosemary	•	•			•		
Ruellia Californica	Ruellia					•		•
Tecrium Sp	Germander					•		•
Viburnum Species	Viburnum					•		
Xylosma Congestum	Shiny Xylosma	•				•		
Small Shrubs								
Agapanthus Spp 'Storm Cloud'	Lily of the Nile	•	•			•		
Angiogoanthos Flavidos	Kangaroo Paw	•		•		•		
Azealea Spp	Azalea and hybrids			•		•	•	
Baccharis Pilularis	Coyote Bush	•	•			•		•
Brunfelsia Pauciflora	Yesterday today tomorrow	•				•		
Buddlea Davidii	Fairy Duster	•				•		
Buxus Species*	Boxwood	•	•			•		
Caesalpinia Pulcherrima	Spice Bush	•				•		
Callistemon Viminalis "Little John"	Little John bottlebush	•				•		
Calycanthus Occidentalis	Western Sweetshrub	•				•		•
Cistus Spp	Rockrose	•				•		
Dietes Spp	Fortnight Lily	•	•		•	•		

Table 4-1: Landscape Palette

\* Additional plants may be used for Bioswales and other project LID features as specific conditions may differ.

\* Numerous varieties were developed by A. P. Smith. Before planting locally, fruit selections should be discussed in more detail for particular sites with the growers listed in the Appendix.



### THE SUTTER PARK NEIGHBORHOOD LANDSCAPE PALETTE

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales*	Parks	Heritage Plants*	Native or Cultivar
Small Shrubs								
Erigeron Spp	Buckwheat	•				•		•
Euryops Pectinatus	Island Bush Snapdragon	•				•		•
Gambelia Speciosa	Showy Greenbight	•				•		
Helianthemum Nummularium	Rockrose	•				•		
Hemerocallis Hybrids*	Daylilly	•	•			•		
Pittosporum Tobira Dwarf Varietals	Pittosprum	•	•			•		
Raphiolepis Indica Dwarf Varietals	India Hawthorne	•	•			•		
Rosa Spp	Rose	•		•		•	•	•
Salvia Spp	Sage	•	•		•	•		•
Spirea Sp	Spirea	•				•		
Westringia Fruticosa	Coast Rosemary		•			•		
Grasses								
Aristida Purpurea	Purple Three Awn				•	•	•	
Carex Spp	Sedge	•	•		•	•	•	•
Elymus Spp	NCN				•	•	•	•
Festuca Californica	California Fescue				•	•	•	•
Festuca Mairei	Atlas fescue	•	•		•	•	•	
Iris Douglasiana	Douglas Iris	•	•		•	•	•	•
Juncus Patens	Common Rush				•	•	•	•
Juncus Textills	Basket Rush				•	•	•	•
Muhlenbergia Rigens	Deer Grass	•			•	•	•	•
Pennisetum Spp	Fountain Grass	•			•	•	•	
Scirpus Sp	Tule				•	•	•	•

Table 4-1: Landscape Palette

\* Additional plants may be used for Bioswales and other project LID features as specific conditions may differ.

\* Numerous varieties were developed by A. P. Smith. Before planting locally, fruit selections should be discussed in more detail for particular sites with the growers listed in the Appendix.



## THE SUTTER PARK NEIGHBORHOOD LANDSCAPE PALETTE

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales*	Parks	Heritage Plants*	Native or Cultivar
Groundcovers								
Arctostaphylos Spp	Manzanita	•	•			•	•	•
Baccharis Pilularis Twin Peaks	Drwarf Coyote Bush	•	•			•		•
Ceanothus Gloriosis	California Lilac	•	•			•		•
Cotoneaster Sp	Cotoneaster	•				•		
Hypericum Calycinum	St Johns beard	•				•		
Lantana Spp	Lantana	•	•			•		
Lonicera Japonica	Honeysuckle	•	•			•		
Potentilla Fruticosa	Shrubby Cinquifol	•	•			•		
Ribes Malvaceum	Chaparral Currant	•			•	•		•
Ribes Speciosum	Flowering Gooseberry	•			•	•		•
Rosmarinus Off. Prostratus	Prostrate Rosemary	•	•			•		
Trachelospermum Asiaticum	Asiatic Jasmine	•	•			•		
Trachelospermum Jasminoides	Star Jasmine	•	•			•		
Vaccinium Ovatum	Evergreen Huckleberry					•		•
Vinca Major	Periwinkle	•	•			•		
Vines								
Campsis Spp	Chinese Wisteria	•		•		•		
Jasminum Spp	Jasmine	•		•		•		
Lonicera Japonica	Honeysuckle	•		•		•		
Parthenocissis Tricuspidata	Boston Ivy			•		•		
Rosa Spp	Climbing Rose	•		•		•		•
Vitis Spp	Wild Grape	•		•		•		•
Wisteria Chinensis	Chinese Wisteria	•		•		•		

Table 4-1: Landscape Palette

## 4.6 IRRIGATION AND WATER CONSERVATION

The use of native and adapted plants which are naturally low in water consumption and resistant to pests and diseases are encouraged within the framework of a historic landscape design. These plants require less watering, fertilizing, and chemical control, reducing the need for irrigation. Irrigation will still be needed to maintain the health and vitality of all landscape areas, and the irrigation system should be designed to conserve water resources by efficiently and uniformly distributing water.

Irrigation design should be based upon the California Department of Water Resources State Model Water Efficient Landscape Ordinance (AB 1881) and the Irrigation Association's Turf & Landscape Irrigation Best Management Practices, 2005 edition and tailored to the climate of the City of Sacramento.

### IRRIGATION AND WATER CONSERVATION GUIDELINES

- Irrigation design shall accommodate hydrozones accordingly. For example, separate zones are required for shrub beds and turf beds. Trees should be put on a separate system when possible. Systems shall also be separate by sun exposure, i.e. North/East exposures versus South/West exposures.
- Automatic irrigation systems should include a rain shutoff valve.
- Moisture sensors should be installed at appropriate intervals in commercial and mixed-use areas and along streetscapes to minimize over watering.
- Turf and groundcover should be irrigated with a conventional spray system, using head-to-head spray coverage. Misting spray heads in turf areas should be avoided.
- Shrubs and trees should be irrigated with a drip system to provide deeper, more even watering and promote water conservation.
- Irrigation controls should be screened from view from the street by landscaping or other attractive site materials.



- Soil should be mulched with 3 - 4 inches of organic material, such as wood chips, to reduce evaporation, keep the soil temperature even, and control weeds.
- Roof Water collection systems should be used as feasible to reuse roof runoff for irrigation.

#### 4.7 FENCES AND WALLS

Fencing and walls should be made from high quality materials and contribute to the character of each architectural style within the community. In general, high (greater than 6') masonry walls should be avoided; however, exceptions may be permitted between residential and commercial uses. Fencing should be permeable to allow visual access to view corridors, parks, and open space. Fencing and walls can be used to distinguish project areas, creating a welcoming appearance that encourages and controls pedestrian movement between public use areas.

#### FENCES AND WALLS GUIDELINES

- Privacy fences that occur along lot lines or between structures should be landscaped.
- For Traditional Park Neighborhood Homes, side yard fencing perpendicular to homes shall be set back a minimum of ten (10) feet from the face of the structure.
- Solid fences or walls used for privacy or security may occur in either side or rear yard conditions.



Articulated Fencing



Picket Fencing



Low Stone Wall



Figure 4-2: Fencing Illustrative

Fencing shall be limited to six (6) feet in height. Fencing within front setback area shall be no more than 3 feet in height and should provide a minimum of 70% transparency.

- Low fencing and/or landscaping screening is encouraged along alleys to enclose small pocket gardens, patios, or other alleyscape amenities.
- Fences or walls shall be of durable construction and shall present a “finished” appearance from adjacent properties.
- Gates shall be made of high quality materials and complement the character of the home’s architectural style.
- Low walls are permitted as an alternative to fencing to define front yard areas and may be constructed of stone or masonry.
- For corner lots, side yard fencing along street frontages shall be located a minimum of five (5) feet from the sidewalk, and shall be set back from the front façade

by at least seven (7) feet. These areas should be planted with a layering of shrubs, ground cover and vines.

- Fences or walls connecting two separate units, and visible from the public streets, should be of the same material and color, and be compatible with the building architecture.
- To reduce their visual prominence, walls and fences should be used in combination with tree, vine, shrub, and hedge planting.
- Chain link fencing is prohibited.
- Front and side yard fencing adjacent to alleys, gardens, and pocket parks shall be no more than 42 inches high.

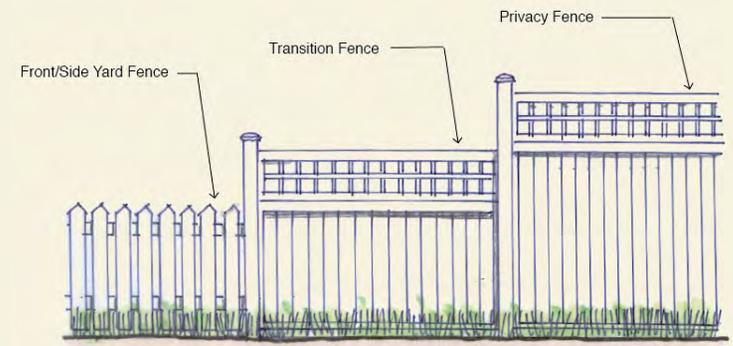
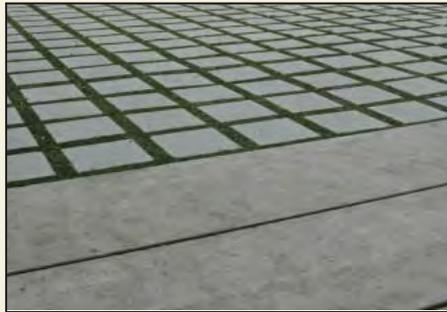


Figure 4-3: Example Transition Fence

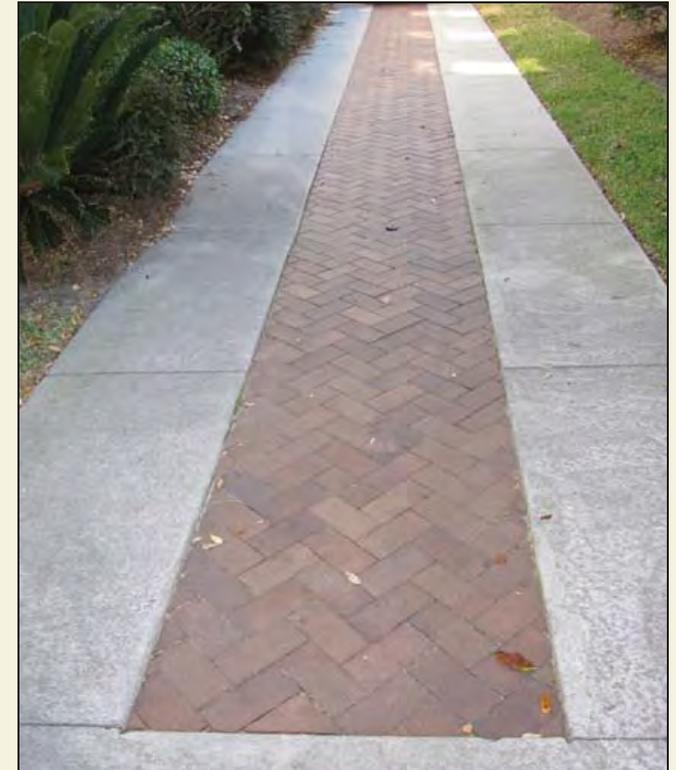


#### 4.8 PAVING AND HARDSCAPE

Paving surfaces and hardscape design should compliment with the design scheme of pedestrian-oriented spaces. The use of color, texture, and material add to the visual interest of pedestrian spaces, particularly in public gathering areas. Visual appeal should be balanced with functionality and incorporate materials that provide for on-site storm water retention and/or contribute to groundwater recharge.

##### PAVING AND HARDSCAPE GUIDELINES

- Paving surfaces on residential lots should be limited to the driveway, walkways, and patios. Alternative paving treatments and materials are encouraged such as concrete unit pavers, brick, flagstone, decomposed granite, or exposed aggregate.
- Paving suitable for residential uses that can be used to increase permeability includes; concrete-paving strips used alternately with turf or groundcovers (i.e., Hollywood Drives), pervious concrete pavers, and stone or brick paving on an aggregate base.
- Paved surfaces in mixed-use areas should incorporate pervious paving treatments in plazas, parking lots, and pedestrian walkway areas.
- Pervious paving treatments must conform to ADA accessibility requirements.
- Incorporate recycled and waste products into the construction process where conventional concrete



paving is used. This conserves resources and minimizes energy waste. Recycled concrete can be used as aggregate, and fly ash can be added to concrete mixes.

- In general, configure pavers in a pattern perpendicular to the direction of travel.
- Stamped or formed concrete to look like modular or brick paving is not acceptable.



#### 4.9 LIGHTING

Lighting is an important and integral part of the overall neighborhood image. In addition to ensuring the safety of residents and users, lighting should serve to reinforce important community elements including parks, and pedestrian paths. Landscape lighting shall be limited to important landscape areas, sign features, or pedestrian use areas. Efficient lighting design can improve nighttime visibility by avoiding glare, minimize building and site light trespass onto neighboring property, and reduce sky glow, which increases visibility of the night sky.

#### LIGHTING GUIDELINES

- Fixture styles and colors shall be compatible with the architectural elements of the neighborhood and the color of light poles and fixtures shall be consistent throughout the community.
- Lighting shall be designed and located to minimize ambient light levels throughout the neighborhood, while maintaining consistency with public safety standards.
- Ornamental pedestrian-scale fixtures shall be used as much as possible. Consider full cutoff fixtures, low-reflective surfaces, and low-angle spotlights.
- Lighting shall be designed to minimize glare and the direct view of light sources. No lighting shall blink, flash, or be of unusually high intensity or brightness.



- Light should be generated by efficient light sources to save energy and minimize operating costs.
- Parking lot lights for the Triangle mixed-use residential shall be no higher than necessary to provide efficient lighting of the area, but should not exceed 20 feet for large parking lots, including the base.
- Building mounted fixtures are prohibited unless the light source is completely shielded from view.
- Lighting should be from environmentally friendly solutions, which limit light pollution or the disposal of harmful wastes.
- Backyard improvements that will extend above 6', including plantings, structures, and lighting (freestanding, building-mounted, etc.), are required to be submitted to the Sutter Park Neighborhood Design Review Committee for review and approval.

#### 4.10 SITE FURNITURE

Site furniture, water features, and public art add a level of detail and design that enlivens public spaces and provides opportunities for people to gather and interact. Correctly placed and well-designed site amenities enhance the usability and appearance of public spaces. Seating, tables, bollards, bicycle racks, trash receptacles, flagpoles, lighting standards, and tree grates should be considered as part of the initial site design. Site furniture should be compatible in size, design, and color with the surrounding architecture and landscape design but not dominate the landscape.



#### SITE FURNITURE GUIDELINES

- Street furniture is encouraged to complement the plant palette and architectural theme of the neighborhood through unique designs, such that the street furniture also serves as public art.
- Furnishings should be designed and selected for safety, as well as ease of maintenance and replacement.
- Seating should be coordinated with shade trees and/or structures.
- Water features may be used as a visual and acoustic element. However, water features should be easy to maintain and service.
- Public art should be incorporated into project site design in a variety of ways such as murals, benches, play equipment and sculpture among others.

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# SUTTER PARK

— NEIGHBORHOOD —

# CIRCULATION

## 5.1 CIRCULATION MASTER PLAN

The Circulation network for Sutter Park provides for walkability, safety, and efficiency in the design of transportation land use patterns. The circulation system is designed to provide an interconnected network of motorized and non-motorized travel, and allow convenient access between existing neighborhoods, neighborhood amenities and residential units.

The Sutter Park circulation system consists of a grid street pattern that will connect the new development to existing neighborhoods. The Plan will provide for convenient access from surrounding neighborhoods to neighborhood amenities. The Plan promotes pedestrian and bicycle access to open spaces, parks, sidewalks, or other streets. The backbone of Sutter Park's circulation system will be Parkway B, a portion of which will be a divided street with a central park.

In order to facilitate pedestrian walkability, block lengths are typically 500' or less, which results in a pedestrian scaled street pattern designed to encourage walking and increase the opportunity for interaction between neighbors. In addition, pedestrian and bicyclist use is facilitated by an interconnected network of alleys, paseos and street crossings, to simplify alternative modes of travel within the Plan Area.

Parkway B will be built with separated sidewalks, and in an effort to accommodate larger tree species and reduce future maintenance conflicts, planter strips have been widened from the City Standard of 6'-6" to 8 feet. All other streets will match the existing neighborhood streets with curb adjacent sidewalks. Shaded pedestrian walks, streets, and front yard areas will provide a comfortable, human-scale environment and will promote the Park Neighborhood feel intended for the Plan Area. As described in the preceding Chapter 4, the aesthetically pleasing tree lined streets and boulevards will have the added benefit of contributing to the overall neighborhood's Urban Forest, which reduces energy usage, and improve air quality through a carefully selected tree and plant palette.

**Figure 5-1:**  
Circulation Plan



## 5.2 DESIGN PRINCIPLES

The framework for the Sutter Park Neighborhood circulation system set forth in this Chapter is based upon the following design principles:

1. Reduce Vehicle Miles Traveled (VMT) and associated Greenhouse Gas (GHG) emissions by promoting walkability to neighborhood amenities.
2. Provide abundant opportunities for walking and bicycling through the provision of short block lengths, sidewalks, alleys and paseos to shorten travel distances.
3. Reinforce the pedestrian friendly nature of roadways and trail systems with tree canopied walkways and inviting architecture and lighting palettes.
4. Provide an extension of the existing circulation system. New streets connect to the existing community to create a consistent street scene with convenient access for motorists and pedestrians.





Vicinity Map

### 5.3 ROAD NETWORK

#### 5.3.1 PARKWAY B

Parkway B Street abuts the southwestern edge of the Plan Area and connects to existing 51st Street. It is a local residential street that will also widen with a large parkway down the center and become a signature feature of the neighborhood. Parkway B is designed with a central park for the residents of Sutter Park Neighborhood and existing nearby homes. In addition, this street is designed with separated sidewalks and large planters, which exceed City of Sacramento design standards, in order to provide areas for large canopy trees and to minimize future maintenance issues associated with mature tree growth. The section of the street surrounding the central park is intended to be a one-way street with parking on one side to provide access while also creating a focal point on the park area. The section of the street near the northeast

section of the Plan Area is designed with travel lanes in both directions and a separated sidewalk and planter strip. Sutter Park Place terminates into a pocket park at the northeast section of the Plan Area.

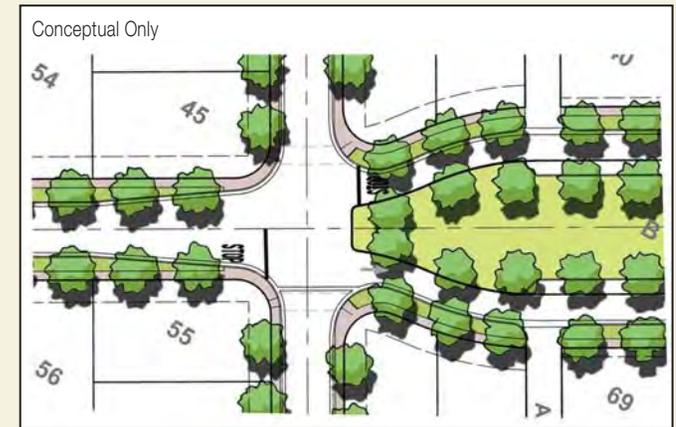


Figure 5-2: Plan View



Vicinity Map

### 5.3.2 LOCAL RESIDENTIAL STREETS

A, C, D and E Streets are traditional local neighborhood streets which provide access to individual lots and form the internal neighborhood circulation system. The proposed D Street connects to 53rd Street in the south and allows access to the parking lot for the existing medical office building. The proposed D Street terminates at 51st street in the north. The proposed A street connects to existing E Street providing more neighborhood connectivity to the west. The layout and connectivity of local roads are designed to feel open while providing safety and accessibility for the pedestrian and motorist. These streets match adjacent existing neighborhood streets and can accommodate on-street parking on each side. Sidewalks are adjacent to the curb.

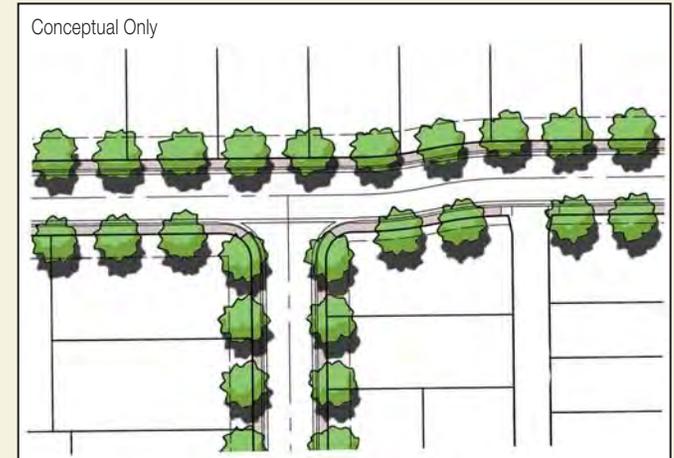


Figure 5-3: Plan View





Vicinity Map

### 5.3.3 ALLEYS

Alleys and alley loaded housing product are an important component of the land use plan. Alleys have been strategically located in order to allow traditional park housing products that front along a Paseo. Alleys will be designed as welcoming spaces through the incorporation of landscaping, setbacks, and decorative fencing.

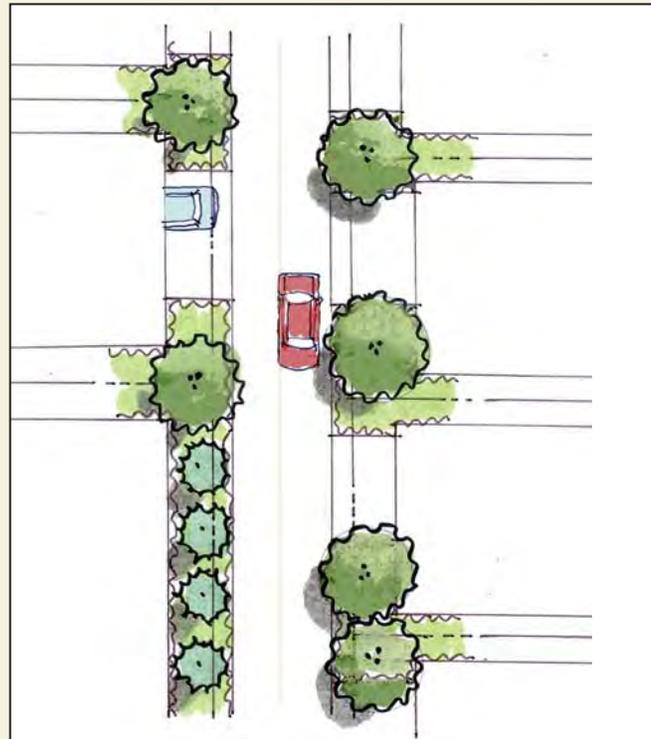


Figure 5-4: Plan View

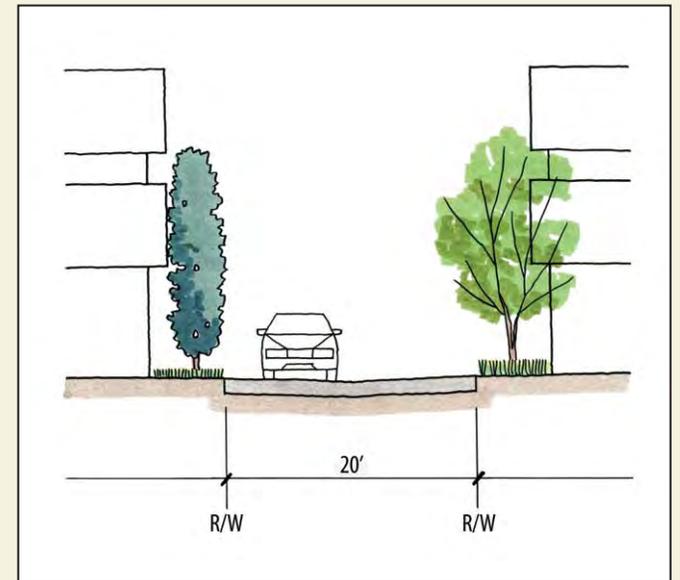
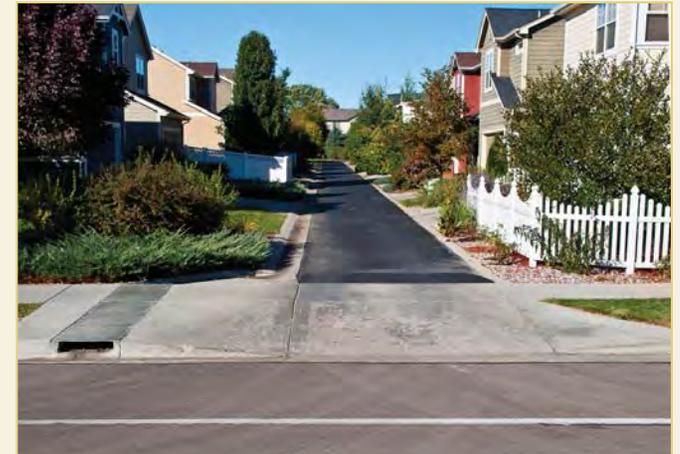


Figure 5-5: Alleys Section

# TRADITIONAL HOMES

## 6.1 INTRODUCTION

*P*residential neighborhoods within the Sutter Park Neighborhood are comprised of a variety of distinct housing types interconnected and tied together by tree-lined walkable streets, neighborhood-serving mixed-use, open space, and community spaces. By employing a design palette of authentic park neighborhood architectural styles and creative site planning techniques, the neighborhood will embody a strong architectural identity consistent with, and complementing, the surrounding existing neighborhood.

Chapter 6 addresses the Traditional Park Neighborhood Homes within the Sutter Park Neighborhood and has been organized to begin with single-family design principles, which apply to all single-family development within the neighborhood. These design principles set forth basic

standards and guidelines that pertain to all single-family development, regardless of architectural style or location.

Subsequent to the single-family design principles, development standards and defining characteristics for each of the single-family lot types within the neighborhood are described. Development standards including lot characteristics, setbacks, garage type and orientation, and building massing are addressed in this section. Annotated illustrations accompany many of these standards to graphically illustrate development standards and simplify interpretation.

The Niche Concepts within the Sutter Park Neighborhood, which include the Garden Homes, Cottage Homes, Row Homes, and The Triangle, have their own distinct set of guidelines and requirements, which are addressed in Chapter 7.

## 6.2 DIVERSITY OF STREETScape

An eclectic and diverse streetscape is a defining characteristic of great park neighborhoods. Simple and elegant planning and design elements can change the essence of a community while maintaining an overall unified theme. The intent of this section is to articulate the standards and unique defining elements by which the Sutter Park Neighborhood will evolve.

### A. MASTER HOME PLAN REQUIREMENTS

To achieve variation in residential neighborhoods, a minimum number of master home plans (master home plans are defined as unique floor plans with a distinct footprint with regard to placement and relationship of garage, front door, and building massing) and associated elevations shall be provided in each sub-neighborhood (A sub-neighborhood is defined as the

Number of Lots	Floor Plans (Min.)	One to One-and-a-Half Story	Architectural Styles (Min.)	Color Schemes per Style (Min.)
Less than 10	Three (3)	1	3	3
Less than 25	Four (4)	1	4	4
25 and Greater	Five (5)	1	4	4

portion of the overall Sutter Park Neighborhood, to be built upon by one specific builder.). Exceptions for unique design concepts that are not consistent with this requirement will be considered by the SPNDRC on a case by case basis.

### B. MASSING AND ROOF FORM

Proportion and placement of architectural forms and elements must be appropriately and authentically applied in a manner consistent with the historical architectural style being represented. Roof articulation in the form of proper roof pitches and forms also plays a significant role in the authenticity and diversity of the streetscape and creates an aesthetically pleasing “roof bounce” or skyline effect.

- Massing must be appropriate and authentic to the architectural style (e.g., The Prairie style has a very horizontal character and it would be inappropriate to have dominant vertical massing).
- One out of every three homes must have a significantly different roof form than its neighbors (e.g., forward-facing gable versus side-facing gable).
- Front porches, when appropriate to the building style as defined in Section 6.6, must have a minimum depth of six (6) feet.

**D. STAGGERED SETBACKS**

A variety of front-yard setbacks animates and articulates the streetscape and reduces the canyon effect and monotony that can be apparent with identical setbacks.

- One out of every three contiguous homes must have a two-foot (2') minimum offset from its neighbors.
- Additional and more frequent setback staggering is encouraged.

**E. REPETITION**

Avoiding repetition of identical floor plans or architectural styles is important to create a sense of permanence and the effect of a community that has been built over time.

- The same floor plan with the same architectural style should be no less than five (5) lots away in any direction (on the same side of the street as well as the opposite side of the street). (The SPNDRC will review and approve to ensure adequate streetscape diversity.)

**F. MULTI-STORY MASSING**

The Sutter Park Neighborhood streetscape will be comprised of masses and voids to create vertical and horizontal articulation.

- Within the Traditional Park Neighborhood Homes, not more than three homes in a row presenting greater than one-story massing are permitted to have two- or three-story massing that extends to the street. (Depending on the selected architectural style, many two- or three-story homes should exhibit stepped back massing, with single-story massing addressing the street and two-story massing a minimum of 10' behind the forward-most structural face.)

**G. DUETS**

- Duets (paired homes or duplexes) are only permitted on corner lots within the Sutter Park Neighborhood to allow for a more horizontal massing expression. Garages and entries placed to address each adjacent street are encouraged.

**H. THROUGH LOTS**

- Homes that address two primary streets (through lots) shall be designed to effectively have two fronts. Enhanced architectural treatment of garages and garage doors is required on all through lots. The SPNDRC will review to ensure that each side of the home has an adequate amount of detail, interest, and architectural character.

### 6.3 FOUR-SIDED ARCHITECTURE

The continuation of style-specific architectural elements from the front facade around to the side and rear elevations creates an authentic architectural statement and is required on all homes within the Sutter Park Neighborhood. As defined in the Architectural Guidelines found in Section 6.6, there is a minimum level of enhancement required on all homes based on architectural style. Each style of architecture has a matrix representing minimum and enhanced elements that are inherent to each style. Blank, unadorned building faces are never permitted; a certain minimum amount of detail is required.

## 6.4 ACTIVE AND PASSIVE SIDES

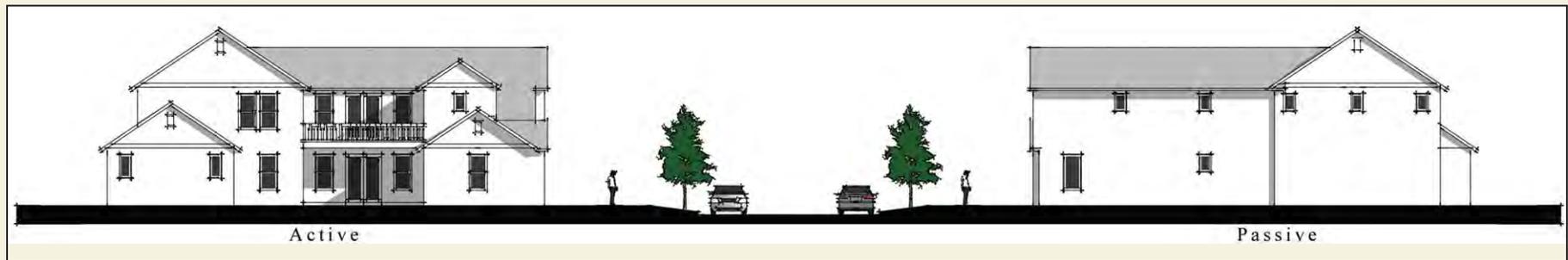


Figure 6-1: Active and Passive Sides

### ACTIVE AND PASSIVE SIDES

Side yards offer a unique opportunity for private outdoor space that can be easily overlooked when not planned effectively. To promote the utilization of these spaces, it is important to designate active and passive sides to each home. The active side of a home is identified as having more and larger windows and the most usable outdoor living space. The passive side of the house has fewer and smaller windows to promote privacy for the neighbor's active side. This creates a relationship between homes and helps create an enhanced living environment.

Active and passive sides must be adjacent to each other to ensure privacy for the active side.

Reciprocal use easements are encouraged when utilizing passive and active sides to allow for more usable side yard area.

For side drive or pushback garage lots, the wall adjacent to the side drive must be active.

Active and passive side design must be incorporated on lots 50 feet in width and less and is encouraged on larger lot sizes.



### 6.5 CHICKEN COOPS

The City of Sacramento adopted an ordinance allowing the keeping of chickens in urban areas. In concert with the Sutter Park Neighborhood’s guiding principles of health and wellness, urban chickens are a welcome addition to the neighborhood. All chicken coops must comply with Section 9.44.240 of the Sacramento City Code. Further, to ensure consistency with the architectural vision of the neighborhood, the following architectural guidelines apply to structures intended to house chickens. All chicken coop designs must be submitted to the Sutter Park Design Review Committee for review and approval prior to construction.

Structures intended to house chickens must complement the architectural character and vision of the Sutter Park Neighborhood through the use of quality materials, innovative and creative design, and complementary color palettes. All chicken coop designs must be submitted for review and approval by the Sutter Park Design Review Committee.

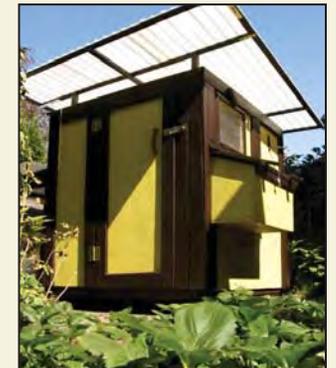
#### Permitted Materials

- Wood Siding
- Corrugated Metal Roofing
- Corrugated Fiberglass Roofing
- Wood Shake Roofing

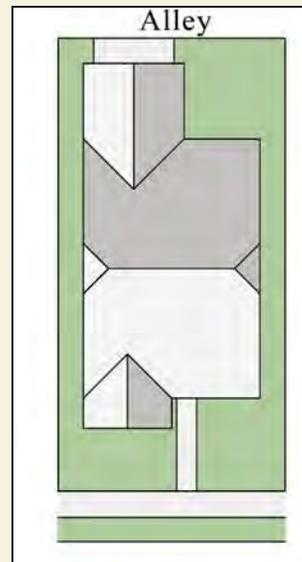
- Composition Shingle Roofing
- Chicken Wire

#### Prohibited Materials

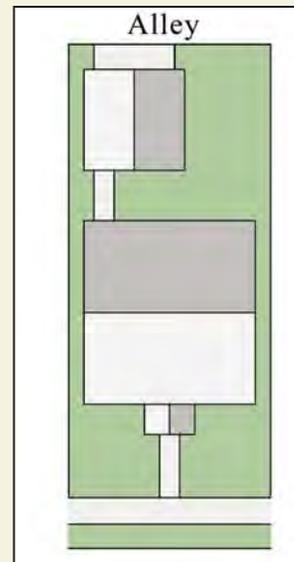
- Scrap Material
- Unfinished Plywood
- T1-11 Siding
- Chain Link



## SINGLE-FAMILY DESIGN PRINCIPLES



Attached



Detached

### 6.6 GARAGES

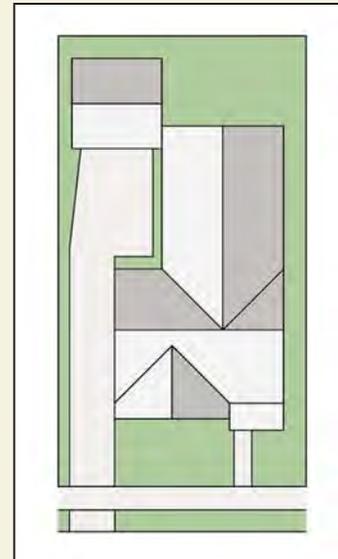
Reducing garage dominance on the streetscape and moving living space closer to the street creates street scenes that are inviting and safe with an “eyes on the street” environment. Using design features that enhance a home’s architectural style and relegating the garage to a less visible position promotes a more pedestrian-oriented neighborhood.

There are six permitted garage orientations at the Sutter Park Neighborhood: alley-loaded attached and detached, side drive attached and detached, recessed attached, and side street entry at corner lots.

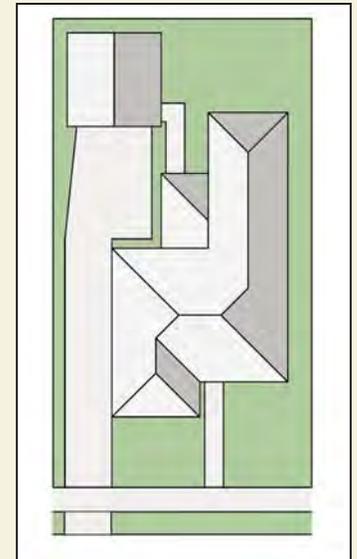
#### ALLEY-LOADED

The most effective form of mitigating garage dominance is to remove garages completely from the streetscape through the use of alleys. Sutter Park allows either attached or detached garages in an alley configuration.

A 4-foot apron must be provided at all alley-loaded garages. If length is greater than 4 feet, it must be a minimum of 18 feet to discourage parking in sub-standard spaces.



Attached



Detached

**SIDE DRIVE**

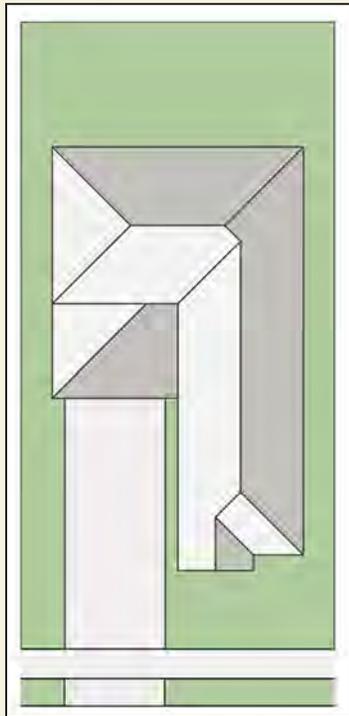
Lots that are accessed from the street must reduce the visual impact of the garage on the streetscape. There are three allowable methods for mitigating street-loaded garages: a side drive with an attached garage, a side drive with a detached garage, or a recessed attached garage. A side drive is defined as a driveway with a length of at least 40% of the total lot depth (measured from back of sidewalk to rear fence line). Anything less than this length is defined as a recess.

The drive aisle width must be 10 feet minimum (exclusive of landscape except for Hollywood Drives).

Hollywood Drives are encouraged (two paving strips of between 2.5 and 3.5 feet wide separated by a minimum 3-foot wide planting strip).

Side drives may only be paired (two contiguous homes with driveways directly adjacent to one another) on one out of every five lots with at least two lots in between sets of paired drives to ensure variety. Adjacent side drives must be separated by a landscape strip at least 30" wide.

To avoid conflict with curb cuts and necessary directional signage, driveways may not be adjacent to corners.

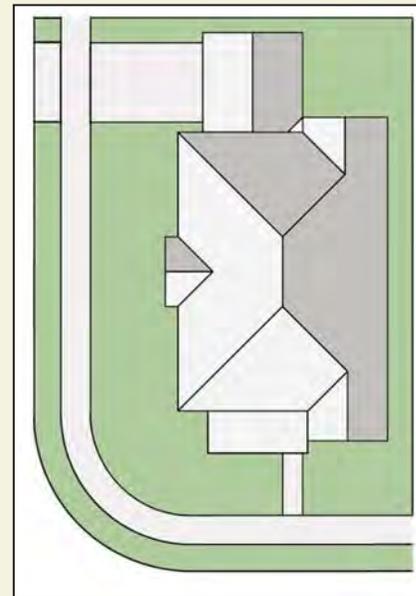


**RECESSED ATTACHED**

An alternative to a full side drive is a recessed attached garage, wherein the length of the driveway is less than 40% of the total lot depth (measured from back of sidewalk to rear fence line). Recessed attached garages are acceptable on two out of every four plans in a street-loaded master home plan series and are only permitted on two-story homes.

The garage must be recessed a minimum of 10 feet from the front facade.

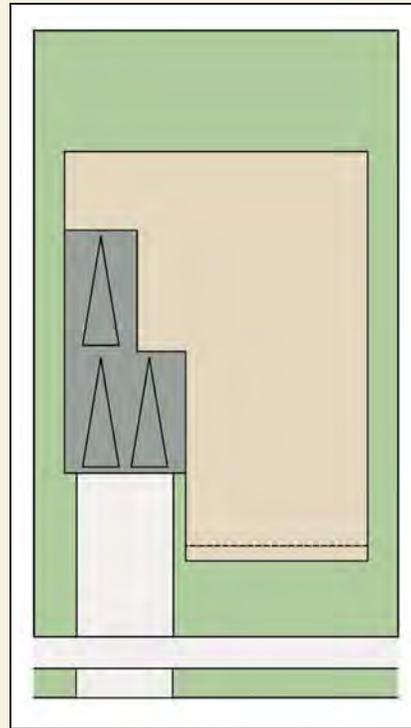
Driveways must be a minimum of 18 feet deep.



**CORNER LOT SIDE STREET ENTRY**

Lots situated at corners are required to situate the driveway and garage off the secondary roadway (side street).

When designing to address a corner lot situation, the garage entry and front door entry must have a perpendicular relationship to one another to address each street unless approved by the SPNDRC.



**THREE CAR GARAGES**

Garages accommodating more than two cars are allowable only in a tandem configuration. Three car front-loaded garages are never permitted.



**ALLEYSCAPE**

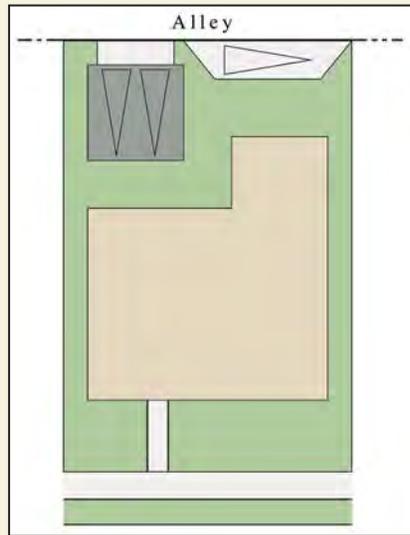
Alleys present a unique opportunity for an unexpectedly energized space to knit the neighborhood together. When the automobile is required to drive slowly and carefully due to narrow widths and activity, alleys become a secondary front door. In well-designed alleys, children can play, small pocket gardens can flourish, and a new level of neighborhood interaction occurs.

Accessory dwelling units are encouraged to face the alley, enlivening and energizing the space.

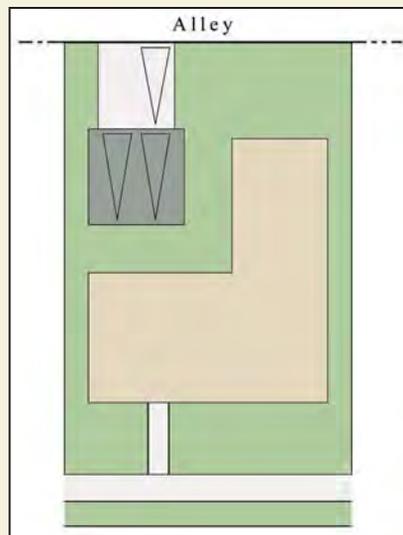
Pocket gardens are permitted between garage aprons.

Alley lighting must conform with the primary lighting concept for the neighborhood and will be centrally controlled.

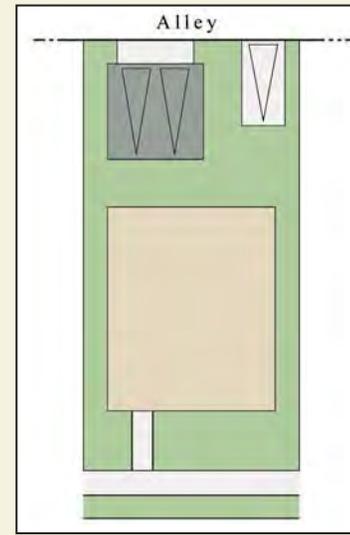
Unique architectural treatments to define secondary dwelling unit entrances and/or to add character to the garage facade are encouraged (such as trellis elements).



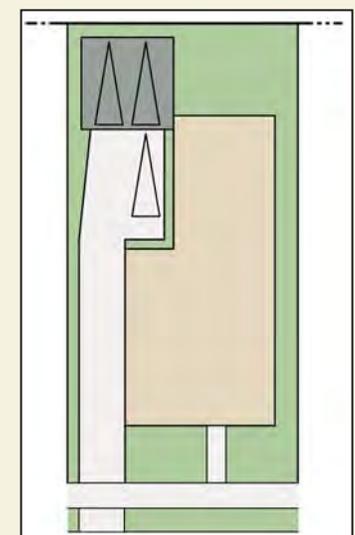
Parallel Parking Pocket



Rear Driveway



Dedicated Parking Space  
Adjacent to Garage



Side Drive

**ACCESSORY DWELLING UNITS / SECONDARY UNITS**

Accessory dwelling units (ADUs) or secondary units add dimension and vibrancy to the streetscape and, when located on alleys, serve to activate and enliven the alley. Often referred to as carriage units or granny flats, these homes provide an affordable housing means for relatives, friends, boomerang children, or renters. Accessory dwelling units are defined as being located above or adjacent to garages with primary access via a separate entrance outside of the primary residence.

Units are permitted above garages that are alley-loaded attached and detached as well as side drive attached and detached garages.

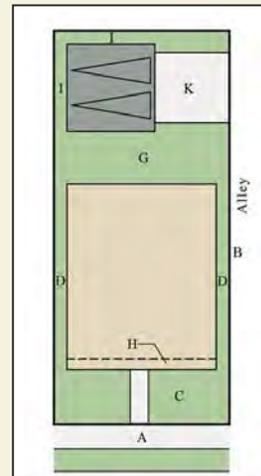
ADUs or secondary units must have dedicated entries separate from the principal residence and not requiring passage through the garage. However, access integrated into the garage structure is encouraged (e.g., a dedicated exterior door to an interior vestibule and stair).

Secondary units containing a kitchen should strive to provide one dedicated off-street parking space. A parallel parking pocket, a front or rear driveway, or a dedicated parking space adjacent to the garage are all acceptable solutions.

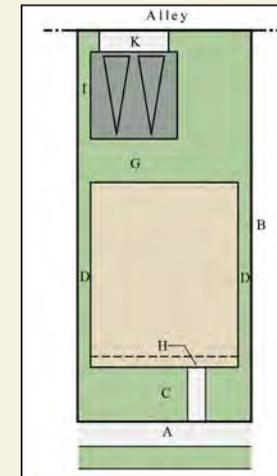
ADUs or secondary units must be designed to be compatible with the primary structure through a consistent architectural style and cohesive details.



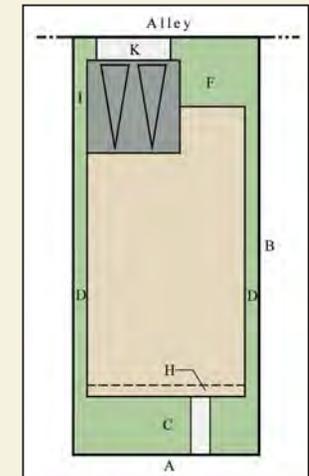
## 6.7 SINGLE-FAMILY DESIGN STANDARDS - TRADITIONAL PARK NEIGHBORHOOD HOMES - ALLEY



Alley Side Load



Alley Detached

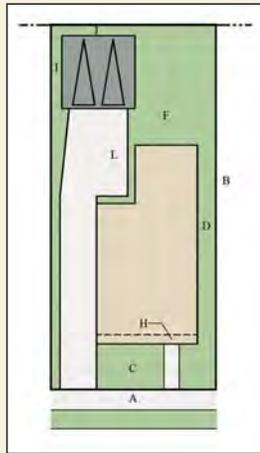


Alley Attached

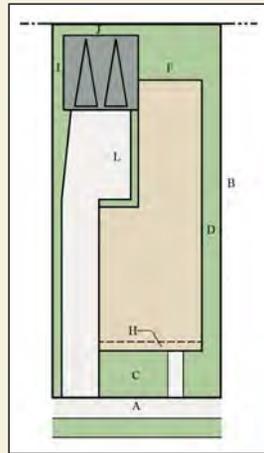
<b>Lot Characteristics</b>	<b>A</b> - Width (Min.)	40'	<b>Garage Setbacks</b>	<b>I</b> - Side	3'
	<b>B</b> - Depth (Min.)	90'		<b>K</b> - Alley	4'
	<b>C</b> - Front	15'		Alley-Loaded (Attached or Detached)	Permitted
	<b>D</b> - Side	3'		Side Drive (Attached or Detached)	Not Permitted
<b>Principal Building Setbacks (Min.)</b>	<b>E</b> - Corner Lot Side Yard Along Street/Paseo	12.5'	<b>Garage Orientation</b>	Recessed Attached	Not Permitted
	<b>F</b> - Rear (to Living Space)	15'		Corner Lot Side Street Entry (Attached or Detached)	Not Permitted
	Rear (to ADU/second unit)	5'		Primary Structure	35'
	<b>G</b> - Minimum Distance Between Principal Building and Detached Garage	10'	<b>Maximum Building Height</b>	Detached Garages, ADUs/Secondary Units	27'
	<b>H</b> - Front Porch	12.5'			

<sup>1</sup> All setbacks are minimum unless otherwise specified.

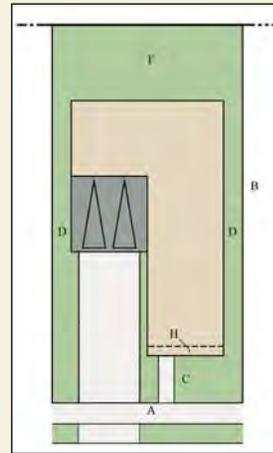
## SINGLE-FAMILY DESIGN STANDARDS - TRADITIONAL PARK NEIGHBORHOOD HOMES



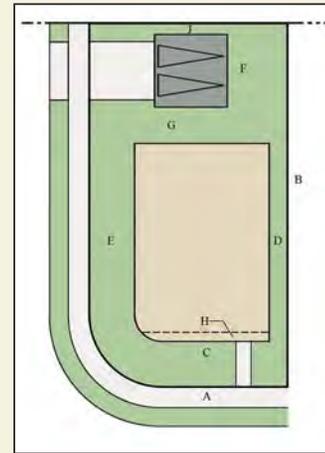
Side Drive Detached



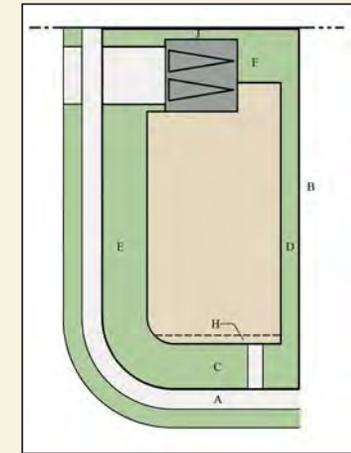
Side Drive Attached



Recessed Garage



Corner Side Drive - Detached



Corner Side Drive - Attached

<b>Lot Characteristics</b>	<b>A</b> - Width (Min.)	45'	<b>Garage Setbacks</b>	<b>I</b> - Side	3'
	<b>B</b> - Depth (Min.)	100'		<b>J</b> - Rear	5'
	<b>C</b> - Front	15'		<b>L</b> - Minimum Clear Space in Front of Garage Doors	24'
	<b>D</b> - Side	5'		Alley-Loaded (Attached or Detached)	Permitted
<b>Principal Building Setbacks (Min.)</b>	<b>E</b> - Corner Lot Side Yard Along Street/Paseo	12.5'	<b>Garage Orientation</b>	Side Drive (Attached or Detached)	Permitted
	<b>F</b> - Rear (to Living Space)	15'		Recessed Attached	Permitted
	<b>G</b> - Minimum Distance Between Principal Building and Detached Garage	10'		Corner Lot Side Street Entry (Attached or Detached)	Permitted
	<b>H</b> - Front Porch	12.5'	<b>Maximum Building Height</b>	Primary Structure	35' <sup>2</sup>
		Detached Garages, ADUs/Secondary Units		27'	

<sup>1</sup> All setbacks are minimum unless otherwise specified.

<sup>2</sup> 40' on lots 18-25 with no more than 500 SF permitted on the third floor.

# ARCHITECTURE

## 6.8 ARCHITECTURAL GUIDELINES

The concept, inspiration, and vision for the Sutter Park Neighborhood are based on a unique and compelling design character derived from the timeless Park Neighborhoods surrounding the site. With their iconic architecture, landmark community buildings, and tree-lined streets, these neighborhoods represent some of Sacramento’s finest and most desirable neighborhoods. The twelve distinctive architectural styles presented herein include the most prevalent historical architectural styles of these significant neighborhoods (listed to the right) and are the only styles allowed within the Sutter Park Neighborhood.

When interspersed throughout the neighborhoods, this collection of architectural styles will create a diverse and eclectic streetscape through massing and form, material and color, and detailing. The variety of styles will energize and animate the streetscape, creating a dynamic and vibrant complement to the surrounding neighborhood.

The following architectural guidelines define the history and intent of each style, identify key style elements, and provide a matrix that identifies the minimum elements required for each style along with applicable enhanced elements. Additionally, sketches of primary style elements and details and pictorial examples of both a historic and present day version of the

- 
- THE CALIFORNIA RANCH
  - THE FARMHOUSE REVIVAL
  - THE FRENCH COTTAGE
  - THE MONTEREY
  - THE TUDOR REVIVAL
  - THE PARK BUNGALOW
  - THE ENGLISH COTTAGE
  - THE PARK INTERNATIONAL
  - THE SACRAMENTO PRAIRIE
  - THE SPANISH ECLECTIC
  - THE TIVOLI FOURSQUARE REVIVAL
  - THE ITALIAN RENAISSANCE
-

## DESIGN PRINCIPLES

style are represented. With the intent of creating authentic representations of these architectural styles, all of the minimum elements outlined on the style specific matrix are required along with three enhanced elements.

To further define the architecture of the Sutter Park Neighborhood, the following statements apply to all styles herein:

- On styles utilizing stucco, smooth, imperfect smooth, or fine sand finish stucco is the only allowed finish (further defined per style on pages to follow).
- Masonry must be applied authentically, wrapping outside corners and terminating at inside corners.
- Masonry materials (stone and brick) shall include real stone and brick with the exception that Eldorado Stone may be used with the approval of the SPNDRC.
- All material changes must occur on an inside corner.
- No fascia gutter.
- No concrete rake tiles.
- Garage doors and entry doors shall complement architectural style.
- Lights should complement architectural style.
- Homes built in the Sutter Park Neighborhood shall utilize high quality windows that enhance the selected architectural style of each home. Vinyl windows are not allowed. Windows shall be either wood or clad wood with the ability to choose frame colors that coordinate with the architecture and the chosen color scheme. Muntins, when used, shall be of high quality and mimic “true divided light” windows. Muntins that are internal to the windowpanes without exterior detailing are discouraged.
- The International style is the only style that is permitted to use high quality metal windows with aluminum storefront type frames. This type of window is encouraged to enhance the authenticity of the International architectural style.
- When shutters are used, each shutter must be sized to one-half of entire adjacent window width.

Each style section within this document is broken into four pages, each with a distinct purpose. The first page articulates the history of the architectural style as well as the intent of that style within the Plan Area. Additionally, this page offers a list

## DESIGN PRINCIPLES

of some of the elements that make the defined style distinctive. These elements draw from both the minimum and enhanced elements from the matrix found on the following page and are intended to be descriptive, rather than prescriptive, by conveying the essence of the style. The second page offers a matrix of the minimum and enhanced elements of each style and serves as the prescriptive requirements of the style. The third page graphically represents a selection of the key style elements described in the matrix. Finally, the last page offers details and vignettes as well as pictorial representations, both historical and present day, of well-executed examples of the style.

These guidelines are intended for the use of the SPNDRC in approving builder projects within the Sutter Park Neighborhood. Prior to municipality review, the builder will seek approval from the Sutter Park Neighborhood Design Review Committee. Design Review Approval by the SPNDRC is required prior to submittal of plans to the City of Sacramento for review and approval.

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# SUTTER PARK

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— NEIGHBORHOOD —

## THE CALIFORNIA RANCH

### HISTORY AND INTENT

When construction resumed after World War II, houses based on historical precedent were largely abandoned in favor of new variations of the modern styles that had only begun to flourish in the pre-war years. The earliest of these, the Minimal Traditional style, was a simplified form loosely based on the previously dominant Tudor style of the 1920s and 1930s. By the early 1950s, they were being replaced by the

Ranch style, which dominated American domestic building through the '60s.

The California Ranch style of the Sutter Park Neighborhood is a modern interpretation that blends the essence of the Minimal Traditional and Ranch styles to create a new style intended to emphasize the eclectic and distinctive nature of the community.



#### Distinctive Style Elements

- 1 Clinker Brick Chimney
- 2 Shake Roof
- 3 Shed Roof at Front Door
- 4 Board & Batten Siding
- 5 Painted Brick

# THE CALIFORNIA RANCH

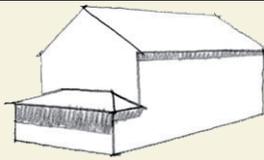
Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>• Single story.</li> <li>• Symmetrical or asymmetrical form.</li> <li>• Dominant front gable or side-gabled.</li> <li>• Small covered entry porch.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hipped roof.</li> <li>• Screened side or rear porch.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Low pitched roof (4:12-6:12).</li> <li>• Composition shingle or flat concrete tile with a shake appearance.</li> <li>• Tight gable overhangs (4" max) with slender, understated fascias (4" max).</li> <li>• Eave overhangs can be moderate (12" max) with a thin, crisp fascia line.</li> </ul>	<ul style="list-style-type: none"> <li>• Gable dormers.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Predominantly lap siding.</li> <li>• Siding exposure can range from very tight to wide (3"-10").</li> </ul>	<ul style="list-style-type: none"> <li>• Brick or stone wall cladding as principal wall material with lap siding at gable ends.</li> <li>• Use of a variety of wall materials is common to accent different vertical units.</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>• Gridded windows with simple wood trim on all four sides.</li> <li>• Rectangular windows can be vertically or horizontally-oriented.</li> <li>• Simple wood entry door.</li> </ul>	<ul style="list-style-type: none"> <li>• Decorative shutters.</li> <li>• Feature picture window at front elevation.</li> <li>• Large square gridded window at front elevation.</li> <li>• Front feature windows grouped into three, with a large square central window between two vertically-oriented single hung windows.</li> <li>• Accent colored window frames.</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Covered entry porch integrated into the primary roof or as an independent element.</li> <li>• Decorative wood spindles or wrought iron porch supports.</li> </ul>	<ul style="list-style-type: none"> <li>• Massive rectangular brick chimney, often painted.</li> <li>• Colonial-influenced octagonal or round gable end vent painted to match siding.</li> <li>• Porch integrated into primary roof with brick porch supports (when primary wall cladding is brick).</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

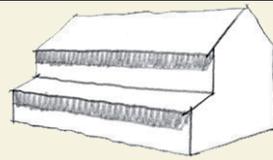
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE CALIFORNIA RANCH

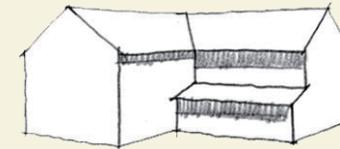
FORWARD  
GABLE



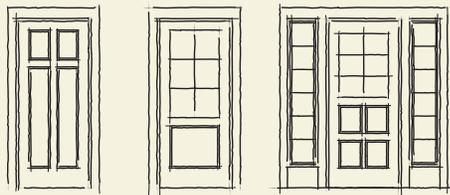
SIDE  
GABLE



ASSYMETRICAL  
GABLE



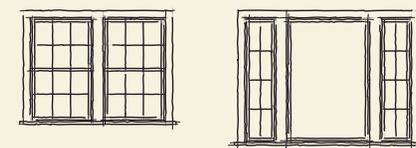
Entry Doors  
and  
Surrounds



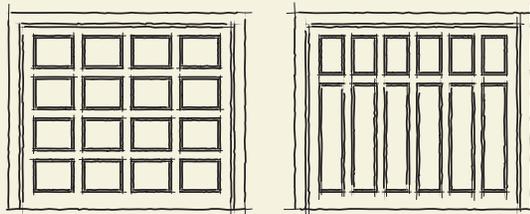
Window  
Patterns



Window  
Groupings



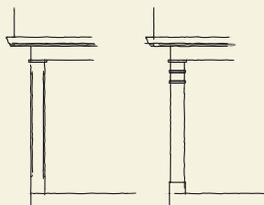
Garage  
Doors



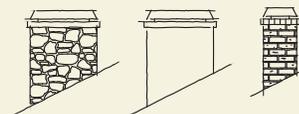
Window  
Surrounds



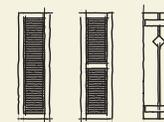
Porch  
Columns



Chimneys

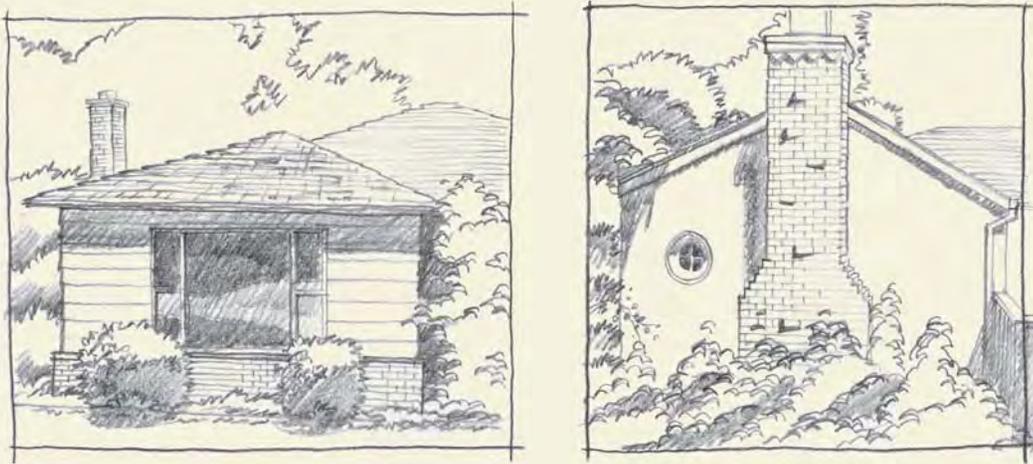


Shutters



# THE CALIFORNIA RANCH

## DETAILS



## PICTORIAL EXAMPLES



Historical Representation



Present Day Interpretation

## THE FARMHOUSE REVIVAL

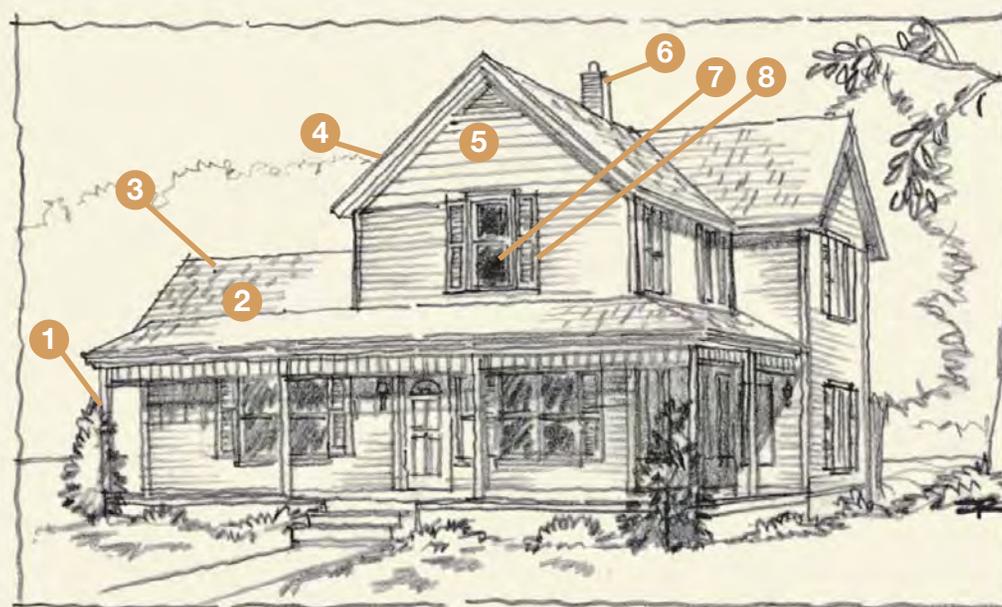
### HISTORY AND INTENT

In the Sacramento area, farmhouses were utilitarian housing for farmers settling in outlying areas of the region. They were typically wood frame with clapboard siding. These homes were simply detailed and understated, and often evolved in size and form to reflect the success and size of the farming family. Although utilitarian in nature, the farmhouse also reflected the regional style of the time to the extent possible, sometimes emulating a higher style of architecture by borrowing details of widely accepted styles.

The intent of the Farmhouse Revival at the Sutter Park Neighborhood is to include a style that embraces the agrarian history of the region. The Farmhouse Revival is a traditional, honest representation of the style with simple forms and detailing, lacking the highly stylized features of its Midwestern and East Coast counterparts.

#### Distinctive Style Elements

- |   |                                 |
|---|---------------------------------|
| 1 | Slender Porch Columns           |
| 2 | Projecting Porch with Shed Roof |
| 3 | Rectangular, Cross Gabled Form  |
| 4 | Dominant Gable Roof             |
| 5 | Lap Siding                      |
| 6 | Brick Chimney                   |
| 7 | Single-Hung Windows             |
| 8 | Louvered Shutters               |



# THE FARMHOUSE REVIVAL

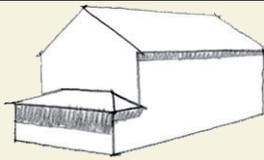
Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>• Rectangular, typically two-story.</li> <li>• Front, side, or cross-gabled.</li> <li>• Symmetrical or asymmetrical.</li> <li>• Entry porch, very simple in form and detailing.</li> <li>• Porches project from the house rather than being incorporated into the primary massing</li> </ul>	<ul style="list-style-type: none"> <li>• Two-story with opposing wings in larger homes.</li> <li>• One- or two-story wings and covered porches.</li> <li>• Form may reflect additions to original house.</li> <li>• Covered porches along entire façade or wrapping around corners, very simple in form and detailing.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Dominate gable roof forms.</li> <li>• Roof pitch 6:12 to 10:12 with porches of lower profiles.</li> <li>• 6" to 12" overhangs.</li> <li>• Concrete shingles that are flat or resemble wood shake or composition asphalt shingles.</li> <li>• Tight wood fascias and rakes.</li> </ul>	<ul style="list-style-type: none"> <li>• Shed roof forms, reflecting additions to the original house.</li> <li>• Porch roofs or entire roofs of standing seam metal.</li> <li>• Roof dormers, shed or gabled, symmetrically organized.</li> <li>• Fascias and rakes may be box end soffit or open with exposed rafters and starter board.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Primary exterior material is lap siding with 6"-8" exposure.</li> <li>• Window and door trim, corner boards, starter boards, and vergeboards used as siding terminations.</li> </ul>	<ul style="list-style-type: none"> <li>• Lap siding with tighter exposure or shingles at accent areas.</li> <li>• Picket railings at porches in various styles.</li> <li>• Stone at raised foundation.</li> <li>• Accent colored window frames.</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>• Wood window and door trims.</li> <li>• Single hung vertical windows with or without window grids.</li> </ul>	<ul style="list-style-type: none"> <li>• Enhanced (built-up) window trim.</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Verge rafters.</li> <li>• Trim at corner boards, verge boards, and starter boards.</li> <li>• Slender, unornamented square or round porch columns.</li> </ul>	<ul style="list-style-type: none"> <li>• Roof ornamentation such as cupolas, weather vanes, or dovescote accents.</li> <li>• Chimneys clad in stone, brick, or siding with basic rectilinear termination caps.</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

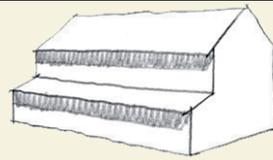
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE FARMHOUSE REVIVAL

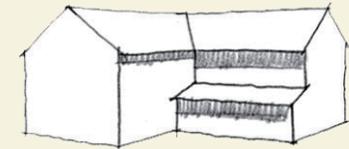
FORWARD  
GABLE



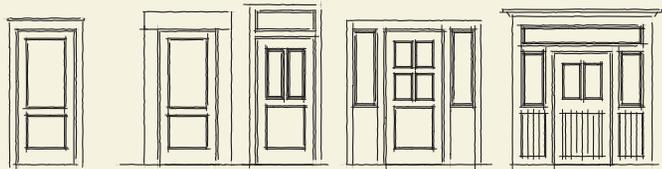
SIDE  
GABLE



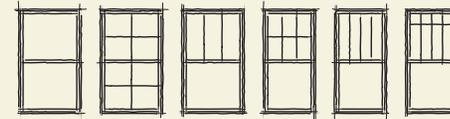
ASSYMETRICAL  
GABLE



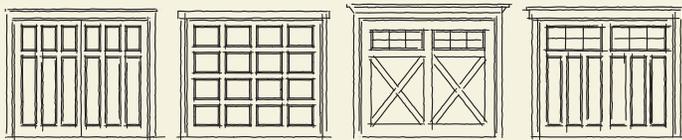
Entry Doors  
and  
Surrounds



Window  
Patterns



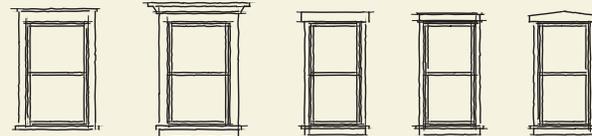
Garage  
Doors



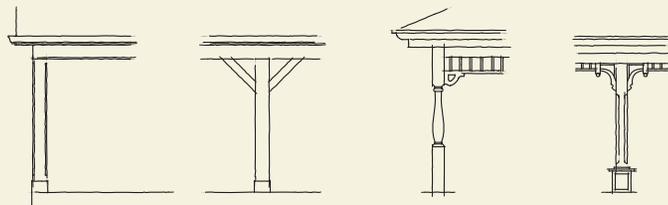
Window  
Groupings



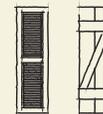
Window  
Surrounds



Porch  
Columns



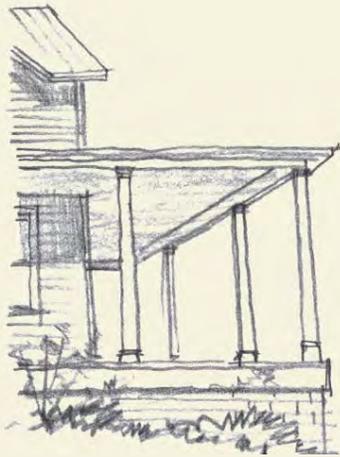
Shutters



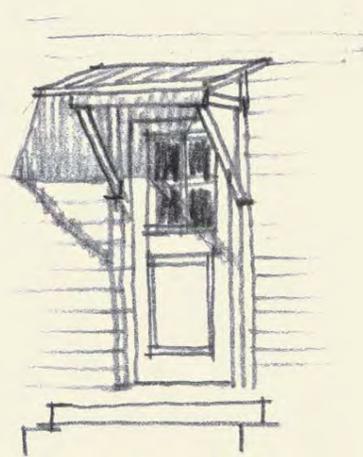
# THE FARMHOUSE REVIVAL

## DETAILS

## PICTORIAL EXAMPLES



Raised Porch



Shed Roof at Door



Gable and Porch



Historical Representation



Present Day Interpretation

## THE FRENCH COTTAGE

### HISTORY AND INTENT

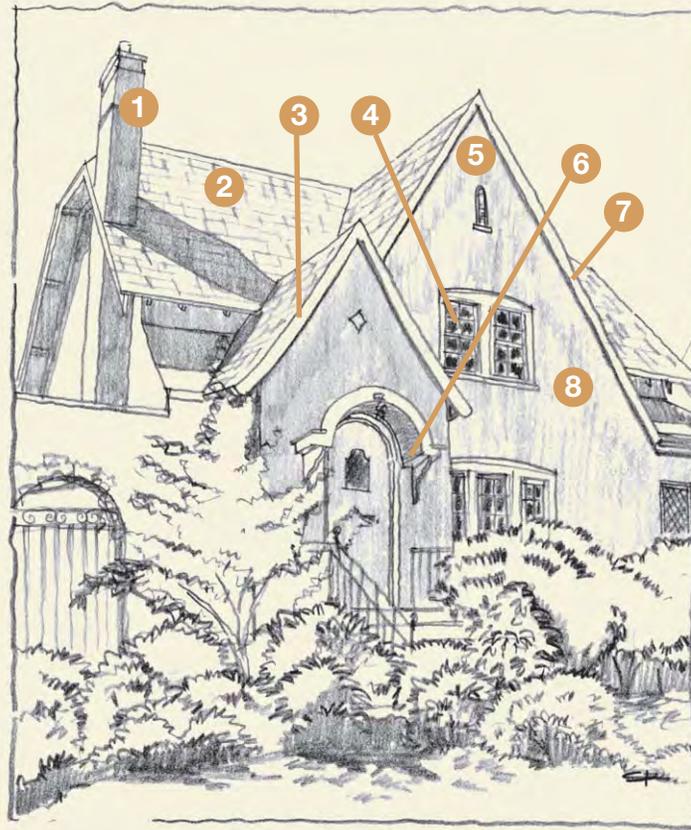
The French Cottage is cozy, charming, and understated, more refined and sophisticated than the English Cottage, yet still picturesque, recalling a storybook village. As with the English

Cottage, the French Cottage is reminiscent of the European villages visited by the soldiers in World War I, and returned to the States with them. The Sacramento park neighborhoods are peppered with quaint examples, adding to the eclectic streetscape that is so admired.

The Sutter Park Neighborhood aims to bring that nostalgic streetscape character to the next generation of Sacramento neighborhoods through a simple and idyllic representation of the French Cottage. This style is less rustic than its English counterpart, with an emphasis on more refined stucco and masonry applications.

#### Distinctive Style Elements

- 1 Chimney as Vertical Element
- 2 Hipped Gable as Dominant Roof Form
- 3 Bell Cast Eave
- 4 Divided Light Windows
- 5 Steeply Pitched Forward Gable
- 6 Recessed Covered Entry Door
- 7 Tight Gable Overhangs
- 8 Imperfect Smooth Stucco



# THE FRENCH COTTAGE

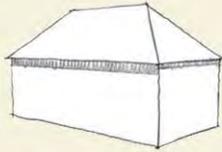
Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>• One- or two-story.</li> <li>• Asymmetrical massing with steep hip roofs.</li> <li>• Deep recessed entry door.</li> </ul>	<ul style="list-style-type: none"> <li>• Asymmetrical gabled projection with bellcast eaves and sculpted stucco walls.</li> <li>• Turret element.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Steeply pitched roof (8:12 to 12:12).</li> <li>• Hip roof as dominant roof form, although gables can be introduced as accent elements.</li> <li>• Prominent dormers in a variety of forms: shed, hip, or gabled.</li> <li>• Tight gable overhangs (4" max) with slender, understated fascias (4" max). Eave overhangs can be broader (12" to 24") with a thin, crisp fascia line.</li> <li>• Composition shingle roofing.</li> </ul>	<ul style="list-style-type: none"> <li>• Hipped gables.</li> <li>• Eyebrow dormers.</li> <li>• Hip roof with engaged wall dormers.</li> <li>• Flared eaves.</li> <li>• Composition roofing materials rolled around eaves and rakes to suggest a thatched roof.</li> <li>• Slate or material mimicking slate.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Smooth or imperfect smooth stucco or cement plaster as primary exterior finish material with stone or brick as accent materials. (Stone or brick scattered over stucco to mimic building age is not appropriate.)</li> </ul>	<ul style="list-style-type: none"> <li>• Smooth or imperfect smooth stucco, brick, or stone exterior material combinations with wood siding accents.</li> <li>• Painted brick.</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>• Casement and single-hung windows, arched accent windows enhanced with divided lights.</li> <li>• Traditional wood window head, jamb, and sill trims.</li> <li>• Tall window and/or French door assemblies in the front elevation.</li> <li>• Heavy wood paneled arched entry doors with metal detailing.</li> <li>• Arched entryways.</li> </ul>	<ul style="list-style-type: none"> <li>• Windows with wood planter boxes or embellished plant shelf details.</li> <li>• Round or oval accent windows. Accent windows may also be arched flanked with arched wood shutters (each shutter must be sized to one-half of entire adjacent window width).</li> <li>• Brick or stone window and door surrounds.</li> <li>• Balcony or windows with decorative metal railings and French doors.</li> <li>• Accent colored window frames.</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Chimney.</li> <li>• Recessed gable vent.</li> <li>• Leader heads at downspouts.</li> </ul>	<ul style="list-style-type: none"> <li>• Stone elements that mimic "built over time" architecture. (Stone or brick scattered over stucco to mimic building age is not appropriate.)</li> <li>• Copper detailing (i.e. dormer roof).</li> <li>• Brick or stone detailed chimney.</li> <li>• Heavy timber post and beam construction.</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

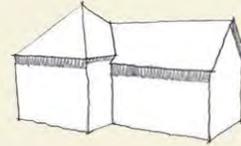
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE FRENCH COTTAGE

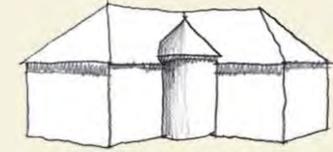
SYMMETRICAL  
HIP



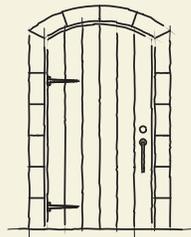
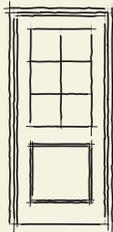
ASYMMETRICAL



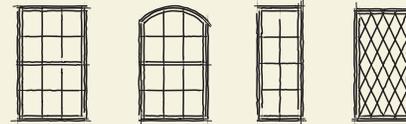
TOWERED



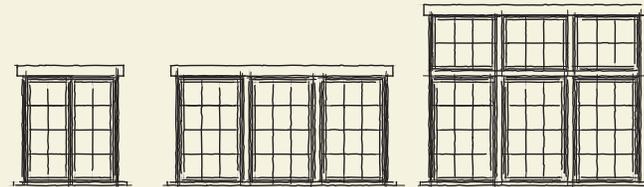
Entry Doors  
and  
Surrounds



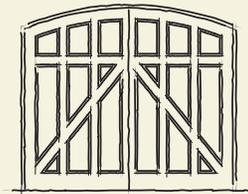
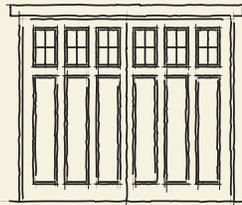
Window  
Patterns



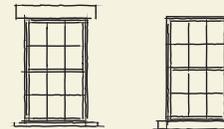
Window  
Groupings



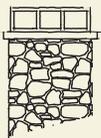
Garage  
Doors



Window  
Surrounds



Chimneys



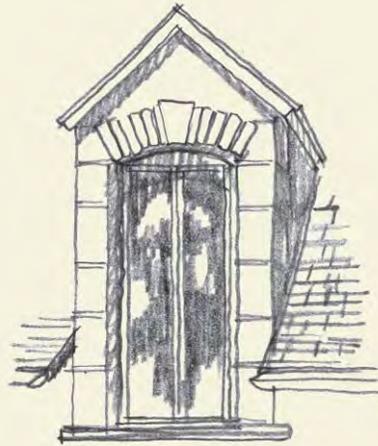
Shutters



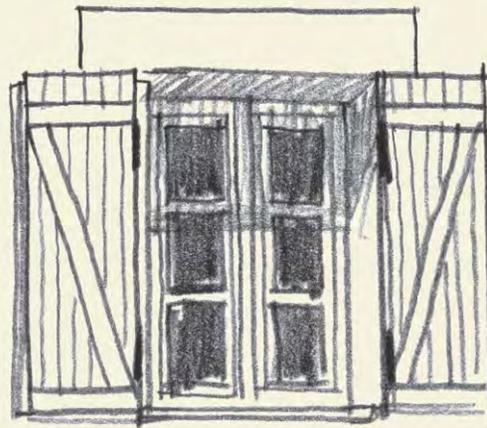
# THE FRENCH COTTAGE

## DETAILS

## PICTORIAL EXAMPLES



Dormer



Recessed Window with Shutters



Historical Representation



Present Day Interpretation

## THE MONTEREY

### HISTORY AND INTENT

The Monterey style blends the Hispanic cultures of the early California residents with the influences brought to the west by the first European settlers. These homes are a juxtaposition of local indigenous materials, with colonial detailing applied. The dominant feature of the Monterey style is the always present upper story balcony element, which is contained

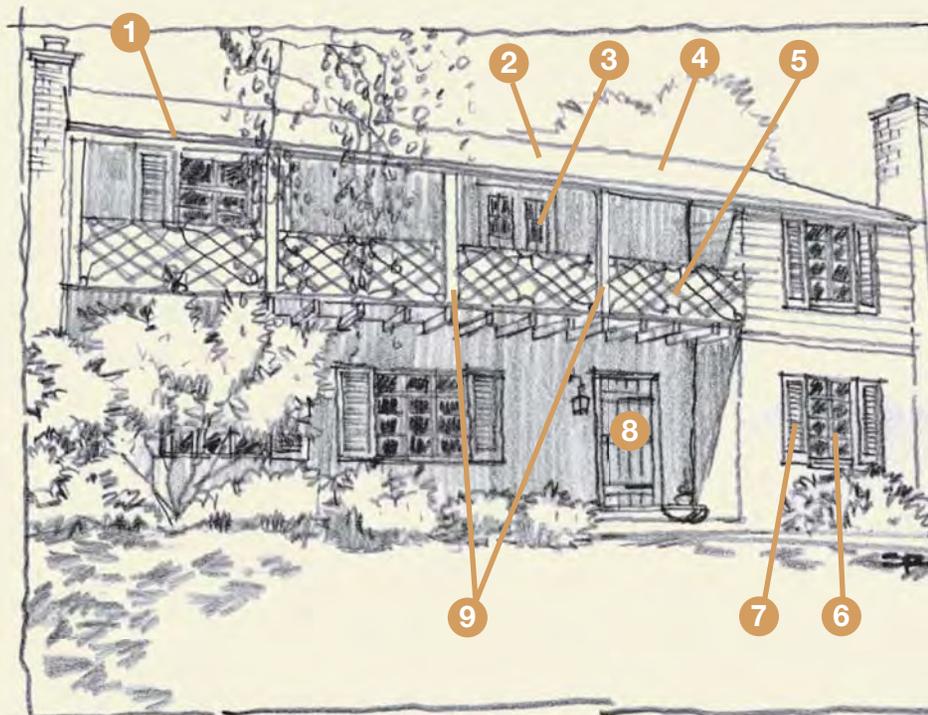
within the principal roof form, and cantilevered. The balcony is of heavy timbered construction, defining the structure.

The Monterey style of the Sutter Park Neighborhood is a direct link to the colonial heritage of California. These homes will be found on the larger lot sizes of the neighborhood, to provide an authentic representation of the style, and its

horizontal nature.

#### Distinctive Style Elements

- 1 Thin Eaves
- 2 Low Pitched Roof
- 3 French Doors Accessing Balcony
- 4 Two-Story Rectangular Form
- 5 Cantilevered Second-Story Balcony
- 6 Vertical Divided Light Windows
- 7 Louvered Shutters
- 8 Rustic Plank Entry Door
- 9 Decorative Posts and Beams at Cantilever



# THE MONTEREY

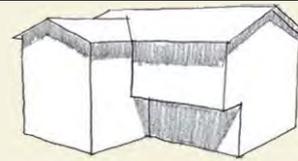
Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>• Two-story, rectangular form.</li> <li>• Principal side gabled roof.</li> <li>• Cantilevered second story balcony covered by principal roof.</li> </ul>	<ul style="list-style-type: none"> <li>• L-shaped form with front facing cross gable.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Low-pitched gabled roofs (4:12 to 5:12).</li> <li>• Slate-lock tile roof.</li> <li>• 12" to 16" overhangs.</li> <li>• Exposed rafter tails.</li> <li>• Thin eaves with either a half-round or ogee gutter.</li> </ul>	<ul style="list-style-type: none"> <li>• S-tile roof.</li> <li>• Boosted roof tiles.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Smooth or imperfect smooth stucco is the dominant exterior finish.</li> </ul>	<ul style="list-style-type: none"> <li>• Brick at first floor that may be painted.</li> <li>• Horizontal wood siding at the upper floor.</li> <li>• Thickened walls.</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>• Paired windows in groups of twos or threes.</li> <li>• Tall vertical windows.</li> <li>• At least one pair of French doors accessing the balcony.</li> <li>• Rustic plank wood entry door.</li> </ul>	<ul style="list-style-type: none"> <li>• First floor arched picture window at cross gable.</li> <li>• Accent colored window frames.</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Fixed panel or louvered wood shutters (each shutter must be sized to one-half of entire adjacent window width).</li> <li>• Wood railing at balcony to match posts and beams.</li> </ul>	<ul style="list-style-type: none"> <li>• Exposed decorative wood elements at balconies.</li> <li>• Ornate wrought iron railing at balcony.</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

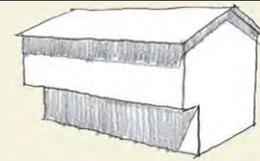
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE MONTEREY

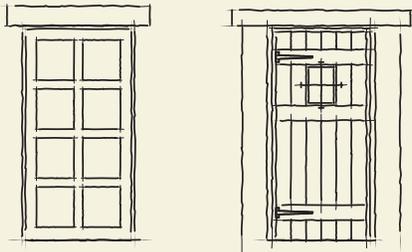
CROSS  
GABLE



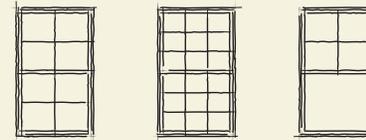
SIDE  
GABLE



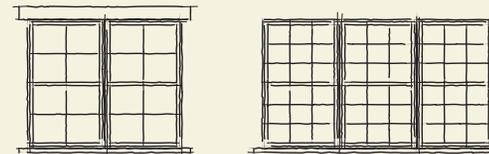
Entry Doors  
and  
Surrounds



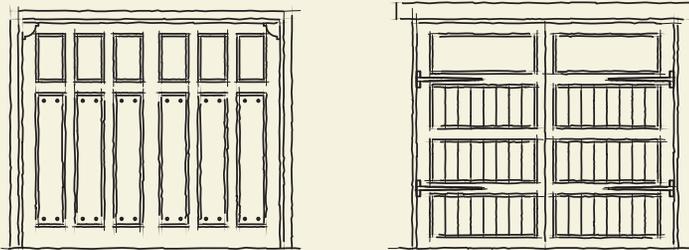
Window  
Patterns



Window  
Groupings



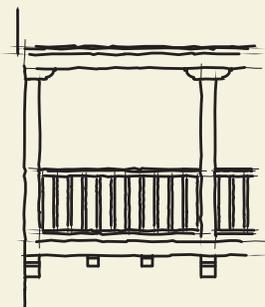
Garage  
Doors



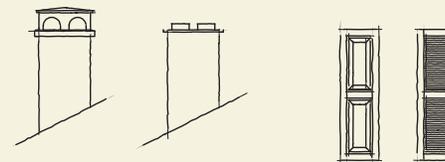
Window  
Surrounds



Porch  
Columns



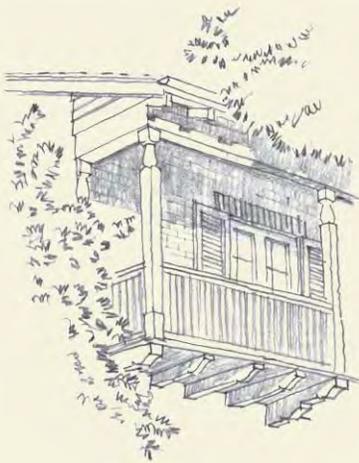
Chimneys &  
Shutters



# THE MONTEREY

## DETAILS

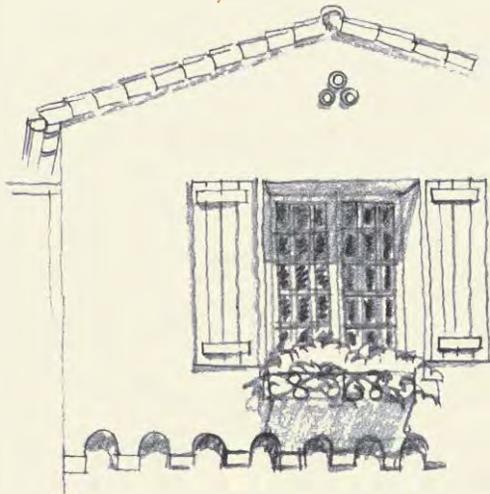
## PICTORIAL EXAMPLES



Cantilevered Balcony



Rafter Tail and Downspout



Gable with Canales, Shutters, and Deep Recess



Historical Representation



Present Day Interpretation

## THE TUDOR REVIVAL

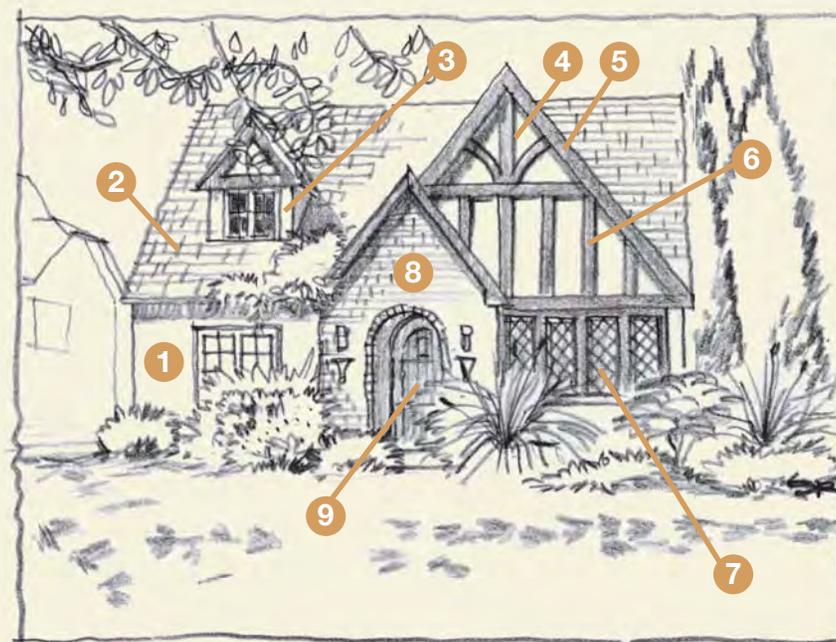
### HISTORY AND INTENT

The Tudor Revival house was the most common design built in Sacramento during the 1920s and 1930s. The Tudor typically has a steeply pitched roof, with the principal roof being side gabled, and multiple asymmetric cross gables. The homes have applied half timbering, many with face brick, and rarely with stone in Sacramento. Brick facing on Sacramento's Tudor homes is sometimes applied with contrasting dark colored

bricks, painted brick, clinker bricks, and occasionally applied in a decorative pattern. Gabled dormers are common, with only modest eave extension. Windows tend to be vertically oriented, often with casements, and often with square gridded or diamond-pane leaded muntins. Tudor houses generally have prominent chimneys. Occasionally, Sacramento's Tudor houses have rolled roof edges that mimic thatched forms.

#### Distinctive Style Elements

- 1 Smooth Stucco
- 2 Steeply Pitched Main Roof
- 3 Dormer
- 4 Dominant Steeply Pitched Facade Element
- 5 Asymmetrical One-and-a-Half Story
- 6 Decorative Half-Timbering
- 7 Diamond Grid Windows
- 8 Brick at Entry or Dominant Element
- 9 Deeply Recessed Entry



The Sutter Park Neighborhood will provide an opportunity to create picturesque cottages on smaller lots as well as more stately examples on larger lots within the neighborhood.

# THE TUDOR REVIVAL

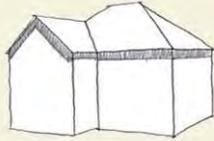
Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>Asymmetrical, one-and-a-half to two stories, commonly with upper rooms in the roof.</li> <li>Façade dominated by one prominent steeply-pitched side-gabled roof, with multiple asymmetric steeply-pitched cross gables.</li> <li>Visible chimney as component of roof design.</li> </ul>	<ul style="list-style-type: none"> <li>Small entry porch.</li> <li>Side porches.</li> <li>Dormer windows at upper floor.</li> <li>Massive chimney as a significant form element.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>Steeply pitched roof, with cascading cross gables.</li> <li>10:12 to 14:12 roof pitch. (8:12 pitch is acceptable on secondary roof forms.)</li> <li>Modest eave overhangs (12" max) and tight gable overhangs (6" max).</li> <li>Concrete shingles that are flat to resemble slate or thatch.</li> </ul>	<ul style="list-style-type: none"> <li>Composition roofing materials rolled around eaves and rakes to suggest a thatched roof.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>Smooth or imperfect smooth stucco wall cladding to appear as masonry.</li> <li>Decorative half-timbering.</li> </ul>	<ul style="list-style-type: none"> <li>Brick wall cladding (can be painted).</li> <li>Brick first-story walls with stone, stucco, or wooden claddings on principal gables or upper stories.</li> <li>Stone wall cladding as principal wall material with brick, stucco, or wooden trim (half-timbering is also common with this application).</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>Tall, narrow windows, usually in multiple groups of three or more, commonly located on or below the main gable on one- or two-story bays.</li> <li>At least one diamond pane focal window.</li> <li>Divided light windows.</li> <li>Simple round-arched doorways with arched board-and-batten doors.</li> </ul>	<ul style="list-style-type: none"> <li>Window casements of wood or metal.</li> <li>Casement windows with diamond panes.</li> <li>Renaissance detailing at doorways, such as small tabs of cut stone projecting into surrounding brickwork, giving a quoin-like effect.</li> <li>Tudor arches at door surrounds or entry porches.</li> <li>Small transoms above the main windows.</li> <li>Accent colored window frames.</li> </ul>
Details	<ul style="list-style-type: none"> <li>Decorative half-timbering.</li> <li>Use of a variety of wall materials is common, both for different vertical units and for different stories.</li> </ul>	<ul style="list-style-type: none"> <li>Application of half-timbering elements depicting the structural composition of true post and beam construction.</li> <li>Massive stone or brick chimney.</li> <li>Chimneys crowned by decorative chimney pots.</li> <li>Patterned brickwork or stonework.</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

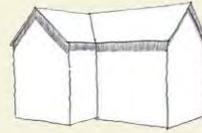
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE TUDOR REVIVAL

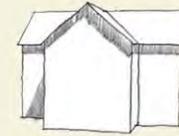
ASSYMETRICAL  
HIP



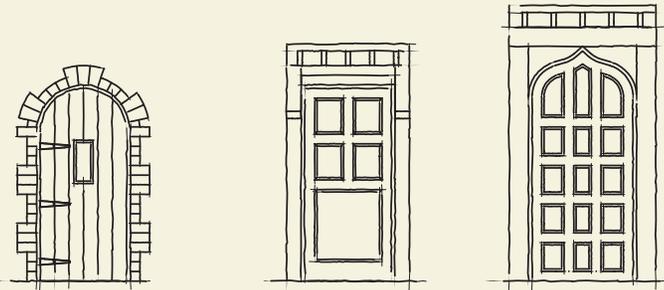
CROSS  
GABLE



CENTER  
GABLE



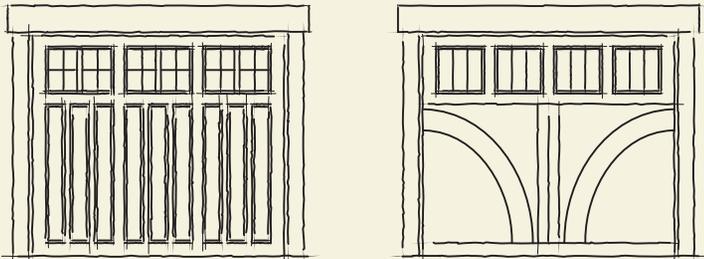
Entry Doors  
and  
Surrounds



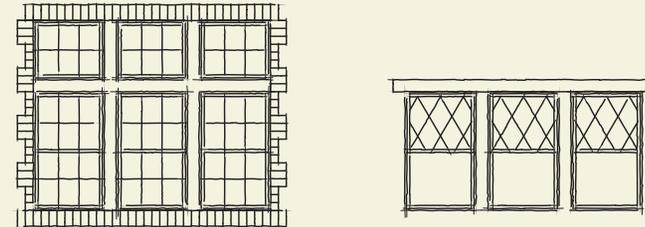
Window  
Patterns



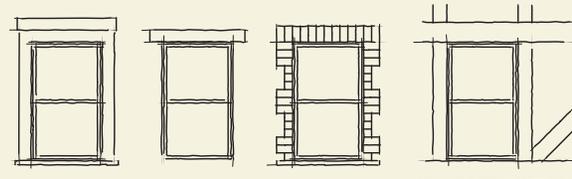
Garage  
Doors



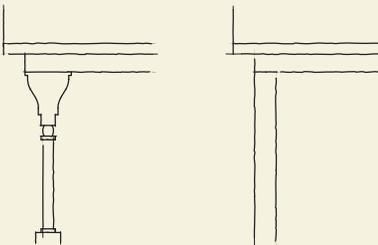
Window  
Groupings



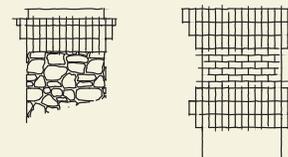
Window  
Surrounds



Porch  
Columns



Chimneys



# THE TUDOR REVIVAL

## DETAILS

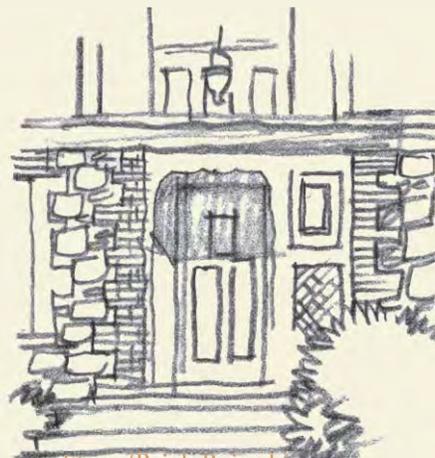
## PICTORIAL EXAMPLES



Brick Deep Recessed Entry



Decorative Half-Timbering



Stone/Brick Raised Entry



Historical Representation



Present Day Interpretation

## THE PARK BUNGALOW

### HISTORY AND INTENT

The Arts and Crafts bungalow was an enormously influential form and style of architecture in Sacramento between 1906 and 1918, the first truly American vernacular style. The bungalow broke with earlier formal Victorian spatial arrangements and changed the way that families lived in and related to

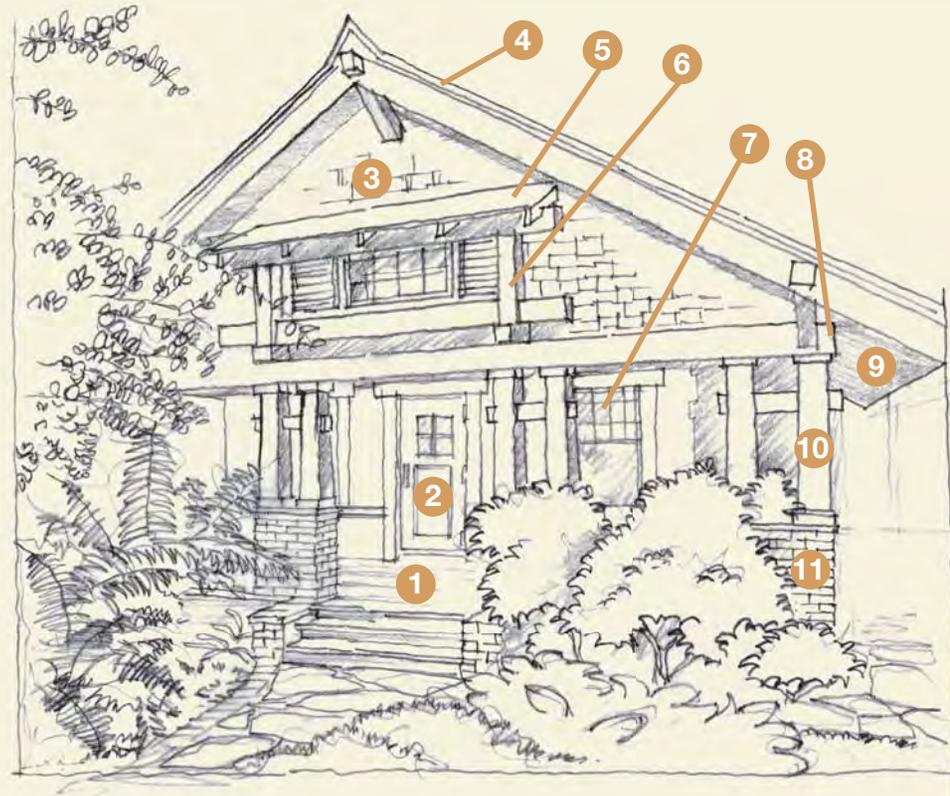
their houses. Architecturally, the Craftsman bungalow was designed to achieve harmony between the house and its lawn and garden, to get as close as possible to nature. A Craftsman bungalow has many of the hallmarks of the Arts and Crafts aesthetic: clinker brick, carved rafter tails, a mixture of

cladding (brick, clapboard, tile and shingle), and oversized eave brackets painted in colors of nature.

The intent of the Sutter Park Neighborhood's Park Bungalow recalls the comfortable and welcoming nature of the Craftsman bungalows found in the Park Neighborhoods of Sacramento. These homes reflect a sense of permanence that only artisanship and careful design can convey.

#### Distinctive Style Elements

- 1 Deep Recessed Porch
- 2 Wide Entry Door
- 3 Shingle Siding
- 4 Gable Roof
- 5 Gable Ornamentation
- 6 Gable Vents
- 7 Decorative Window Patterns
- 8 Knee Braces
- 9 Wide Overhangs
- 10 Decorative Porch Columns
- 11 Masonry Column Base



# THE PARK BUNGALOW

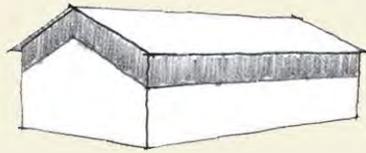
Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>• Simple massing on one to one-and-a-half stories, front or side gabled.</li> <li>• Symmetrical or asymmetrical form.</li> <li>• Deep front entry porch.</li> <li>• Stylized column and beam detailing at porches</li> </ul>	<ul style="list-style-type: none"> <li>• Cross-gabled massing.</li> <li>• Two stories with a combination of one and two-story elements.</li> <li>• Full width, deep porch at entry.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes.</li> <li>• 4:12 to 6:12 roof pitch.</li> <li>• 16" to 24" overhangs.</li> <li>• Flat concrete tile with a shingle appearance or composition shingle.</li> </ul>	<ul style="list-style-type: none"> <li>• Varied porch roofs; shed or gabled.</li> <li>• Cascading (multiple) gables.</li> <li>• Roof dormers (shed or gable form).</li> <li>• 24" to 36" overhangs.</li> <li>• Extended and shaped barge rafters.</li> <li>• Exposed rafter tails at eaves.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Exterior wall materials with combinations of wood shingles, horizontal siding, board and batten, and stucco.</li> <li>• Foundation or wainscot using stone or brick.</li> </ul>	<ul style="list-style-type: none"> <li>• Stone, brick or combination chimneys.</li> <li>• Eliminate stucco as a wall treatment.</li> <li>• Battered (tapered) stone foundation or wainscot</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>• Single hung windows at front elevations.</li> <li>• Divided light windows with wood trim.</li> <li>• Use windows individually or in groups (typically two or three).</li> <li>• Doors with full surrounds.</li> <li>• Windows with full surrounds and a projected sill/apron.</li> </ul>	<ul style="list-style-type: none"> <li>• Casement windows.</li> <li>• Three or more windows in a "ribbon."</li> <li>• Grouped windows with a high transom.</li> <li>• Wide wood entry door with integrated glass.</li> <li>• Wood door and window surrounds.</li> <li>• Accent colored window frames.</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Entry porches with columns resting on larger pier or bases.</li> <li>• Porch rails of repeated vertical elements.</li> <li>• Wood brackets or knee braces.</li> <li>• Surface mounted fixtures on front elevations must complement architectural style.</li> <li>• Garage door patterns and lights to complement the architectural style.</li> </ul>	<ul style="list-style-type: none"> <li>• Entry porch columns consist of single or multiple wood posts with battered brick or stone pier or base.</li> <li>• Porch rails comprised of decoratively cut boards that create a pattern.</li> <li>• Additional "stick-work" in gable ends.</li> <li>• Typical downspouts replaced with "rain chains."</li> <li>• Open eave overhangs with shaped rafter tails.</li> <li>• Decorative ridge beams, outlookers and purlins.</li> <li>• Porte-cochère, pergola, or trellis that continues, or is integrated with, the front porch.</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

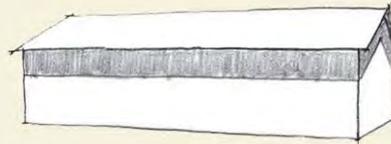
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE PARK BUNGALOW

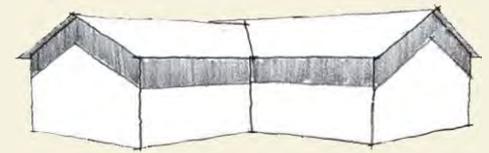
FORWARD  
GABLE



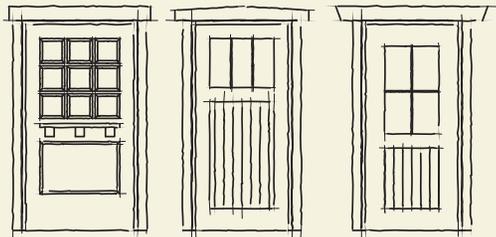
SIDE  
GABLE



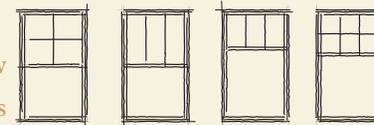
CROSS  
GABLE



Entry Doors  
and  
Surrounds



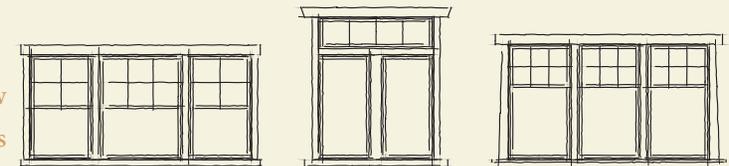
Window  
Patterns



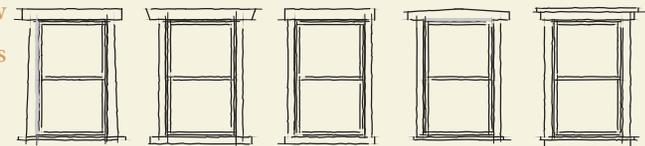
Garage  
Doors



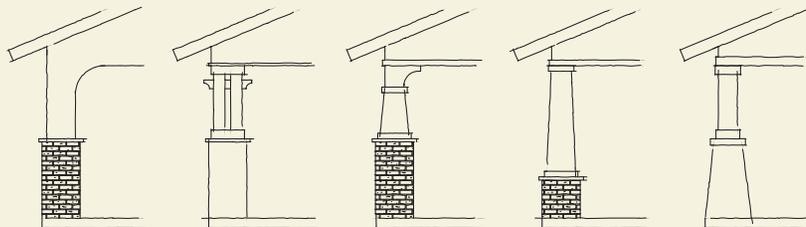
Window  
Groupings



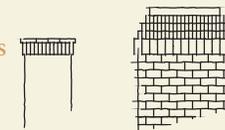
Window  
Surrounds



Porch  
Columns



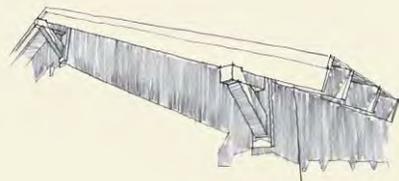
Shutters



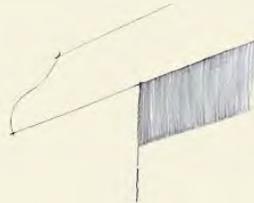
# THE PARK BUNGALOW

## DETAILS

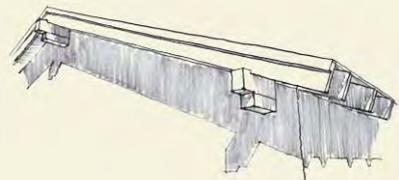
## PICTORIAL EXAMPLES



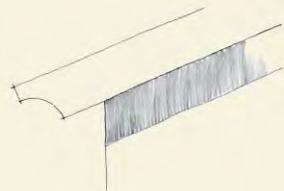
Gable with Knee Brace Detail



Fancy Cut Rafter



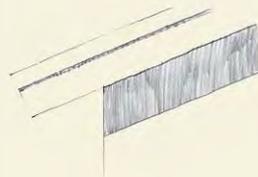
Gable with Outlooker Detail



Quarter Round Cut Rafter



Round Cut Rafter



Square Cut Rafter



Historical Representation



Present Day Interpretation

## THE ENGLISH COTTAGE

### HISTORY AND INTENT

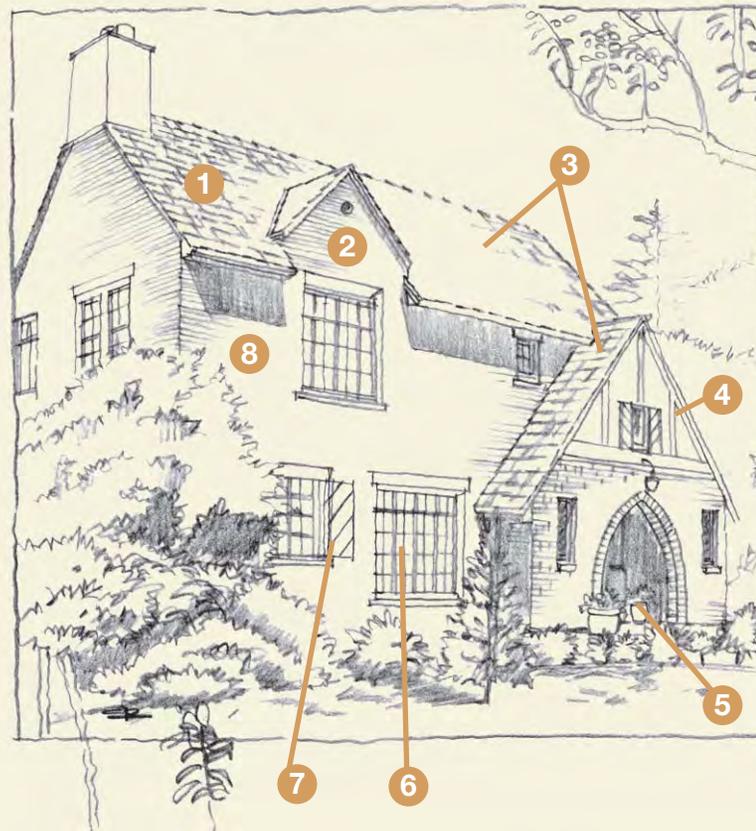
The English Cottage is a romantic, informal, country style that followed the soldiers home from Europe, where they became enchanted with the picturesque villages, after World

War I. The whimsical cottage styles of Sacramento's park neighborhoods added to the eclectic atmosphere of the new communities, building a storybook community with an inviting and friendly sense of place. The origins of this style are rooted in the English Renaissance homes of the 16th and 17th centuries found in the rural countryside of England.

The Sutter Park Neighborhood English Cottage will add whimsy and romanticism to the new neighborhood. The design of the English Cottage should present an ornate focal point, with the balance of the architecture retaining simplicity in design, such that a contrived veneer is not created, but rather an authentic updating of the classic style.

#### Distinctive Style Elements

- |   |   |
|---|---|
| 1 | Steeply Pitched Main Roof               |
| 2 | Dormer                                  |
| 3 | Asymmetrical Massing                    |
| 4 | Dominant Steeply Pitched Facade Element |
| 5 | Deeply Recessed Entry                   |
| 6 | Divided Light Windows                   |
| 7 | Diagonal Plank Shutters                 |
| 8 | Brick                                   |



# THE ENGLISH COTTAGE

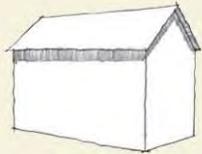
Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>• One- or two-story.</li> <li>• Asymmetrical massing with steep hip roofs.</li> <li>• Deep recessed entry door.</li> </ul>	<ul style="list-style-type: none"> <li>• Asymmetrical gabled projection with bellcast eaves and sculpted stucco walls.</li> <li>• Turret element.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Steeply pitched roof (8:12 to 12:12).</li> <li>• Hip roof as dominant roof form, although gables can be introduced as accent elements.</li> <li>• Prominent dormers in a variety of forms: shed, hip, or gabled.</li> <li>• Tight gable overhangs (4" max) with slender, understated fascias (4" max). Eave overhangs can be broader (12" to 24") with a thin, crisp fascia line.</li> <li>• Composition shingle roofing.</li> </ul>	<ul style="list-style-type: none"> <li>• Hipped gables.</li> <li>• Eyebrow dormers.</li> <li>• Hip roof with engaged wall dormers.</li> <li>• Flared eaves.</li> <li>• Composition roofing materials rolled around eaves and rakes to suggest a thatched roof.</li> <li>• Slate or material mimicking slate.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Smooth or imperfect smooth stucco or cement plaster as primary exterior finish material with stone or brick as accent materials. (Stone or brick scattered over stucco to mimic building age is not appropriate.)</li> </ul>	<ul style="list-style-type: none"> <li>• Smooth or imperfect smooth stucco, brick, or stone exterior material combinations with wood siding accents.</li> <li>• Painted brick.</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>• Casement and single-hung windows, arched accent windows enhanced with divided lights.</li> <li>• Traditional wood window head, jamb, and sill trims.</li> <li>• Tall window and/or French door assemblies in the front elevation.</li> <li>• Heavy wood paneled arched entry doors with metal detailing.</li> <li>• Arched entryways.</li> </ul>	<ul style="list-style-type: none"> <li>• Windows with wood planter boxes or embellished plant shelf details.</li> <li>• Round or oval accent windows. Accent windows may also be arched flanked with arched wood shutters (each shutter must be sized to one-half of entire adjacent window width).</li> <li>• Brick or stone window and door surrounds.</li> <li>• Balcony or windows with decorative metal railings and French doors.</li> <li>• Accent colored window frames.</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Chimney.</li> </ul>	<ul style="list-style-type: none"> <li>• Stone elements that mimic "built over time" architecture. (Stone or brick scattered over stucco to mimic building age is not appropriate.)</li> <li>• Copper detailing (i.e. dormer roof).</li> <li>• Brick or stone detailed chimney.</li> <li>• Heavy timber post and beam construction.</li> <li>• Recessed gable vent.</li> <li>• Leader heads at downspouts.</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

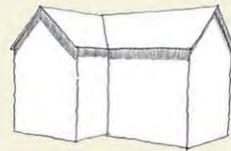
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE ENGLISH COTTAGE

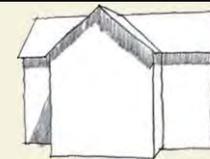
SIDE GABLE



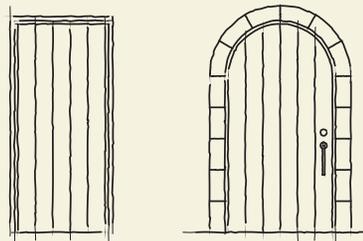
CROSS GABLE



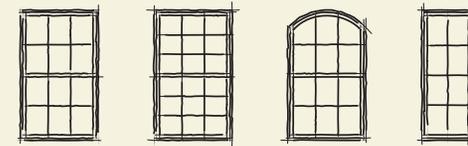
CENTER GABLE



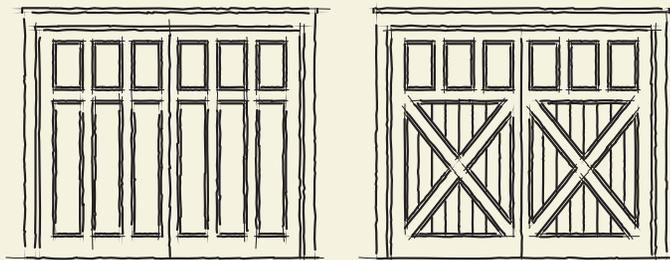
Entry Doors and Surrounds



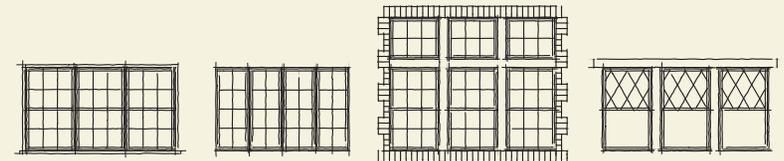
Window Patterns



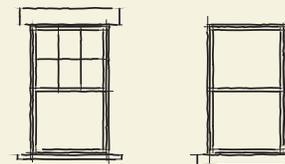
Garage Doors



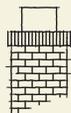
Window Groupings



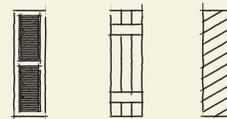
Window Surrounds



Chimneys



Shutters



# THE ENGLISH COTTAGE

## DETAILS

## PICTORIAL EXAMPLES



Deep Recessed Entry



Window with Shutters  
and Planter Box



Historical Representation



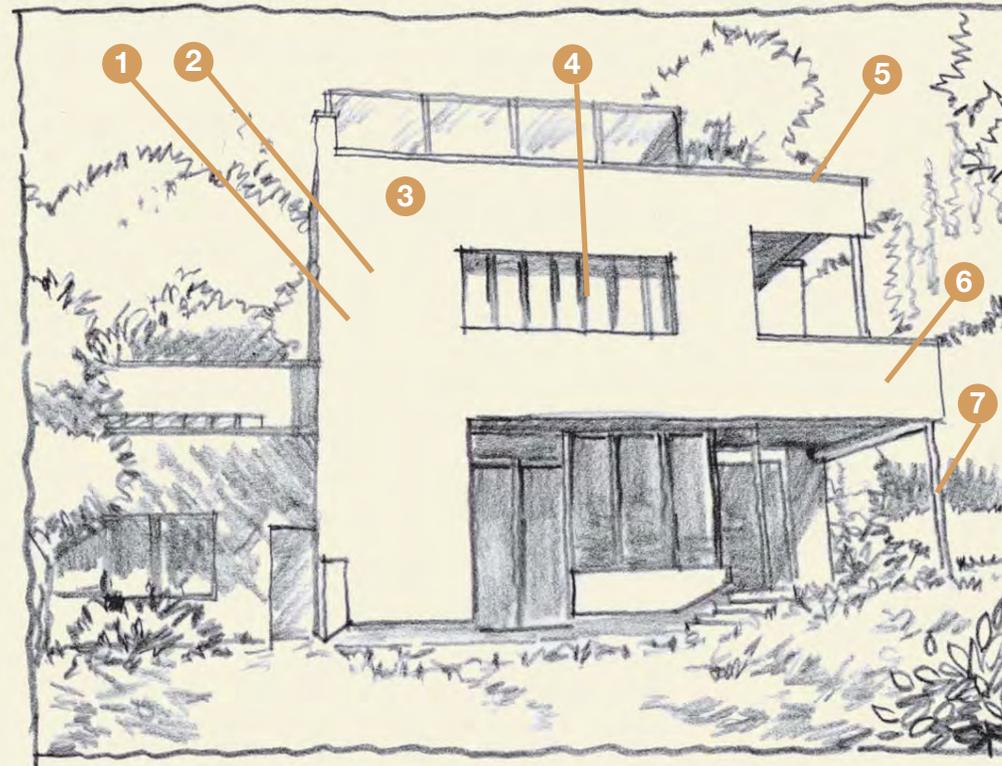
Present Day Interpretation

## THE PARK INTERNATIONAL

### HISTORY AND INTENT

The International style was the predominant architectural style of the Modernist movement in Sacramento. The International home is focused on geometry, based solely on form, proportion, and composition. The potential for mass appeal and mass production was inherent to the style; it represents everything that the Arts & Crafts movement did

not. The International style has a flat roof, usually without coping at the roofline. Smooth unornamented wall surfaces with no decorative detailing at doors or windows and an asymmetrical façade distinguish this modernistic style. In high-style International style houses, long ribbons of windows are common, sometimes wrapping around building corners.



#### Distinctive Style Elements

- 1 Composition Defines Form
- 2 Asymmetrical Form
- 3 Smooth Stucco Finish
- 4 Ribbon of Windows
- 5 Flat Roof
- 6 Cantilevered Recessed Areas
- 7 Plain Round Supports

Large, floor-to-ceiling plate glass windows are also used. Cantilevered projections are favored, with sections of roof, balcony, or second stories dramatically jutting over the wall below.

The primary intent of the International style at the Sutter Park Neighborhood is to enhance the eclectic mix of architecture that comprises traditional Sacramento park neighborhoods and shall be allowed at strategic locations within the Sutter Park Neighborhood.

# THE PARK INTERNATIONAL

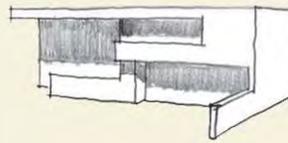
Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>• Composition of wall massings and voids, cantilevered roof planes, and large expanses of glass that define the form.</li> <li>• Asymmetrical façade.</li> </ul>	<ul style="list-style-type: none"> <li>• Sections of roof, balcony, or second stories dramatically cantilevered over the wall below.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Flat roof, usually without coping at the roofline.</li> <li>• Multiple roof levels in two-story applications.</li> </ul>	<ul style="list-style-type: none"> <li>• Areas of wide, boxed overhangs, intersecting walls below the roofline.</li> <li>• Projecting cantilevered roof elements.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Smooth, unornamented wall surfaces with no decorative detailing at doors or windows.</li> <li>• Smooth stucco finish.</li> </ul>	<ul style="list-style-type: none"> <li>• Smooth board walls.</li> <li>• Smooth brick walls.</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>• Windows set flush with the outer wall.</li> <li>• Large window assemblies including fixed and operable sections.</li> <li>• Long ribbons of windows.</li> <li>• Front door not accentuated.</li> </ul>	<ul style="list-style-type: none"> <li>• Windows wrapping around building corners.</li> <li>• Large, floor-to-ceiling plate glass windows.</li> <li>• High, clerestory ribbon windows.</li> <li>• Accent colored window frames.</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Plain round supports for porches or portions of house.</li> </ul>	<ul style="list-style-type: none"> <li>• Cylindrical forms.</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

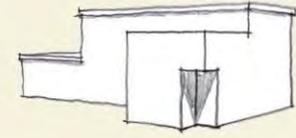
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE PARK INTERNATIONAL

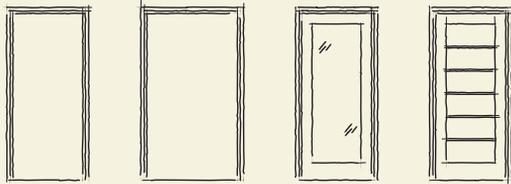
CANTILEVERED



FLAT ROOF



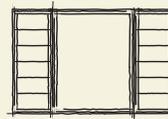
Entry Doors  
and  
Surrounds



Window  
Patterns



Window  
Groupings



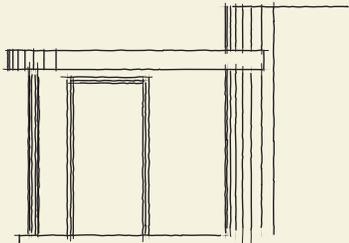
Garage  
Doors



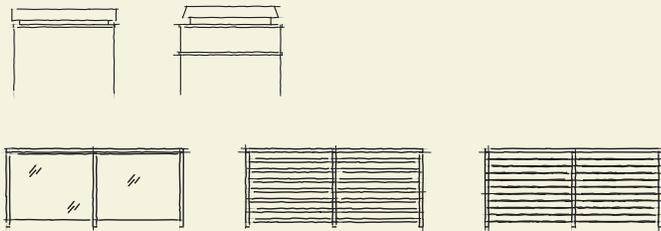
Window  
Surrounds



Porch  
Columns



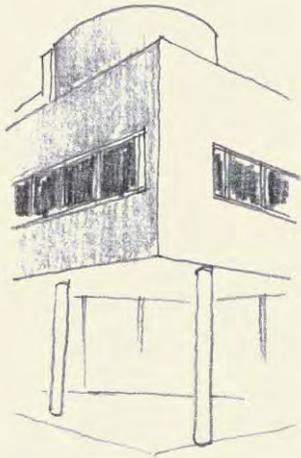
Chimneys  
and Railings



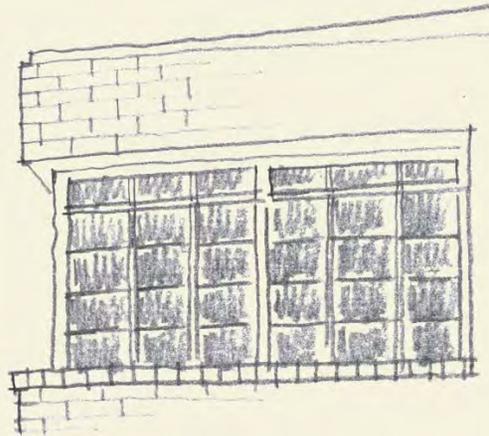
# THE PARK INTERNATIONAL

## DETAILS

## PICTORIAL EXAMPLES



Massing/Supported Corner



Corner Window



Cantilevered Roof with Corner Window



Historical Representation



Present Day Interpretation

## THE SACRAMENTO PRAIRIE

### HISTORY AND INTENT

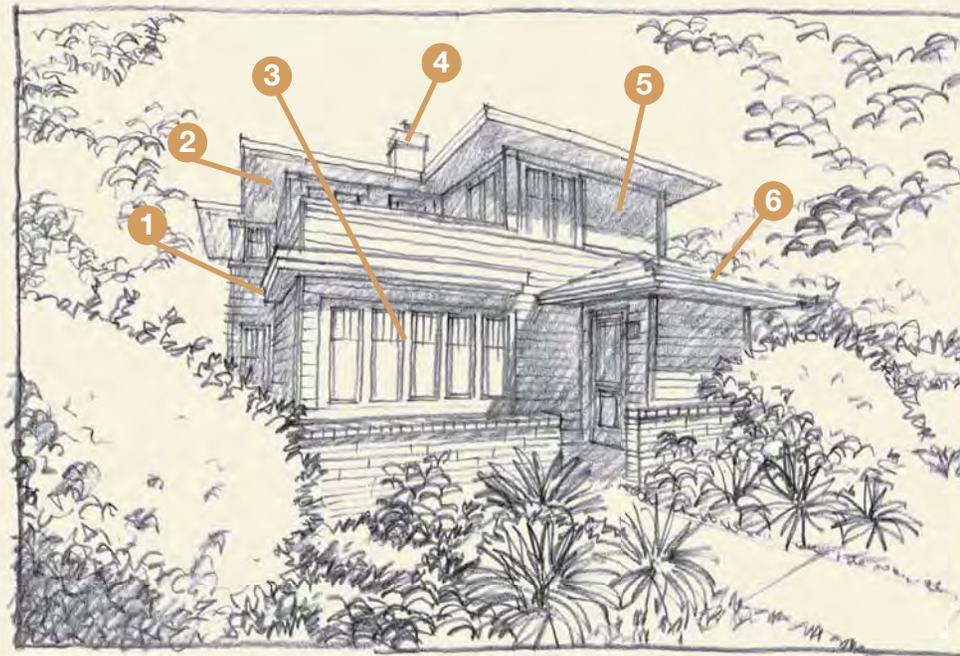
The Prairie style was borne of the Chicago Prairie School movement. The style is organic in nature, integrated with the land, using natural materials and abstracted nature forms. The Prairie emphasizes the integration of indoor and outdoor areas. Its trademark wide overhangs, appropriate for the Sacramento climate, typically identify the style. Although not as prevalent in the area as the Craftsman style, Sacramento

Prairie homes are very distinctive and add a strong horizontal presence to the community.

The Sutter Park Neighborhood Prairie is appropriate for larger lots within the community to emphasize the horizontal nature of the style. Another variation of the style, the two-story Prairie Box (which is a variant of the American Foursquare), can also be appropriate on smaller lots, adding additional diversity to the streetscape.

#### Distinctive Style Elements

- 1 Two-Story Horizontal Massing
- 2 Long Soffited Eave Overhangs
- 3 Square or Rectangular Windows with Divided Lights
- 4 Chimney
- 5 Smooth Stucco
- 6 Low Pitched Roof



# THE SACRAMENTO PRAIRIE

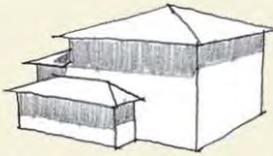
Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>• One or two-story with horizontal massing.</li> <li>• Secondary masses perpendicular to the primary forms.</li> </ul>	<ul style="list-style-type: none"> <li>• Porte-cocheres (where applicable) and raised porches extending out from the entry of the home.</li> <li>• Accentuated horizontal base extending out as a site or planter wall.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Long, horizontal low-pitched hip roofs with large over-hanging eaves, emphasizing horizontal planes (3.5:12 to 4:12 roof pitch).</li> <li>• 36" minimum overhangs.</li> <li>• Gable roof forms are also appropriate.</li> <li>• Flat concrete tile with a shingle appearance.</li> </ul>	<ul style="list-style-type: none"> <li>• Terraces covered by primary roof form with massive rectilinear stone piers for roof support.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Smooth stucco in combination with ledge stone or masonry wainscot base.</li> <li>• Ledge stone used as post bases and fireplaces only.</li> </ul>	<ul style="list-style-type: none"> <li>• Extensive use of brick or ledge stone, used to emphasize the horizontal planes, with struck horizontal grout joints.</li> <li>• Cement plank lap siding is found in some examples.</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>• Square or rectangular windows with custom divided lights.</li> <li>• Grouping and arrangement of windows should emphasize the geometry of the elevation.</li> <li>• Ribbons of windows under deep roof overhangs.</li> <li>• Wood window and door trim.</li> </ul>	<ul style="list-style-type: none"> <li>• Clerestory windows.</li> <li>• Leaded glass inserts at entry.</li> <li>• Accent colored window frames.</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Massive chimney forms, wrapped in stone or brick.</li> <li>• Ornamental railings and gates.</li> <li>• Wood beams and brackets.</li> </ul>	<ul style="list-style-type: none"> <li>• Metal or wood fascia.</li> <li>• Carpenter detailing.</li> <li>• Style-specific unique lighting fixtures.</li> <li>• Low garden walls to enclose and frame outdoor living spaces.</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

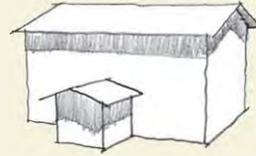
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE SACRAMENTO PRAIRIE

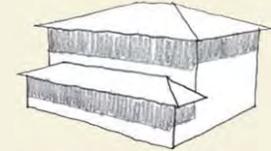
ASSYMETRICAL  
HIP



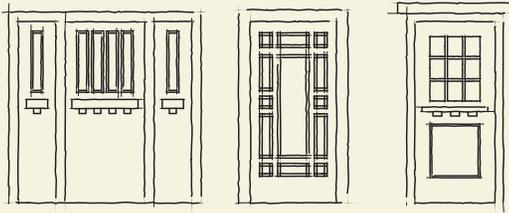
SIDE  
GABLE



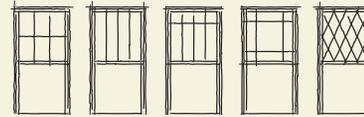
HIP WITH  
FRONT ENTRY



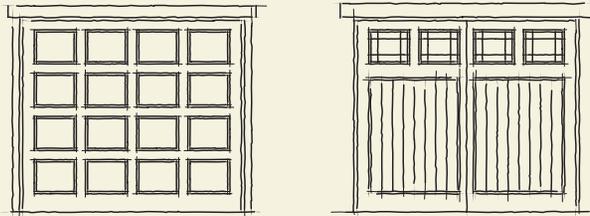
Entry Doors  
and  
Surrounds



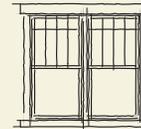
Window  
Patterns



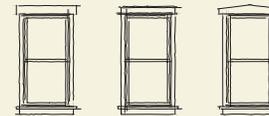
Garage  
Doors



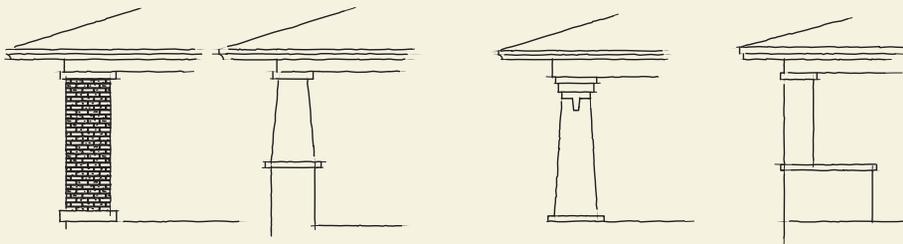
Window  
Groupings



Window  
Surrounds



Porch  
Columns



Chimneys



# THE SACRAMENTO PRAIRIE

## DETAILS

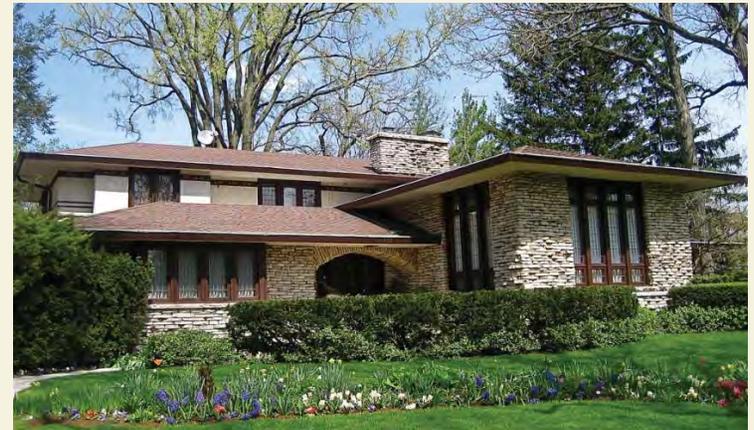
## PICTORIAL EXAMPLES



Massing with Hip Roof Form



Low Walls, Horizontal Banding,  
and Long Overhang



Historical Representation



Massing with Horizontal Banding



Prairie Box Alternate



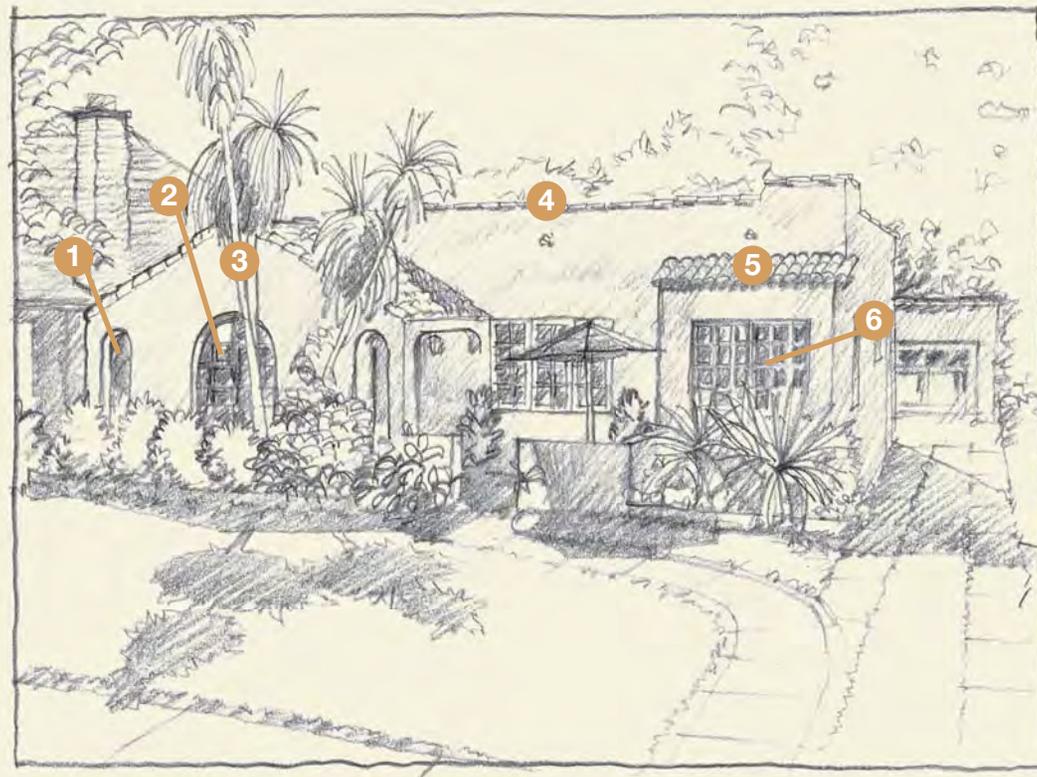
Present Day Interpretation

## THE SPANISH ECLECTIC

### HISTORY AND INTENT

The Spanish Eclectic house in California gained in popularity and sophistication in surface design after the 1915 Panama-California Exposition in San Diego. The Spanish Eclectic house is popular in all Sacramento Park Neighborhoods, because of its adaptability of form and casual, playful

character. Historic precedence can be drawn from a wide and diverse range of influences; region, chronology, and function (based on urban versus rural examples) all contribute to the evolution of the Spanish Eclectic style. Truly one of the most eclectic architectural styles, the Spanish Eclectic can vary from playful to exotic, bungalow to hacienda.



#### Distinctive Style Elements

- 1 Arcaded Wing Wall
- 2 Arched Feature Window
- 3 Intersecting Gable Roof
- 4 Parapet Roof
- 5 Barrel Roof Tile
- 6 Multi-Paned Windows

The Sutter Park Neighborhood Spanish Eclectic style will add to the intrinsic character and rich diversity of the streetscape. Offering an opportunity for bright colors and whimsical forms, the style will add a playful element to the neighborhood.

# THE SPANISH ECLECTIC

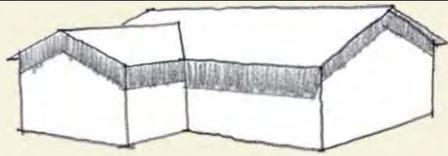
Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>• One, one-and-a-half (with strong one story element and stepped back second story), or full two-story massing. (The form is not rigidly defined; this style can be applied to a wide variety of asymmetric building mass configurations.)</li> <li>• Roof form is predominately pitched, hipped or gabled, but may also be parapeted.</li> </ul>	<ul style="list-style-type: none"> <li>• Massive chimney with buttressed form and elaborate cap with arched openings and small tiled roof.</li> <li>• Massive battered (tapered) chimney with finial chimney cap.</li> <li>• Recessed arcade along front elevation.</li> <li>• Arcaded wing wall.</li> <li>• Balconies.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Low pitched roof (3:12 to 5:12).</li> <li>• Simple flat, hip, or gable roof with one intersecting gable roof.</li> <li>• Overhangs are typically tight, but can be up to 18".</li> <li>• Fascia is either tight to the building (6" max) or nonexistent with rake tile providing the transition from wall to roof.</li> <li>• Flat concrete tiles.</li> <li>• Exposed rafter tails.</li> </ul>	<ul style="list-style-type: none"> <li>• Barrel or S-shaped concrete tiles.</li> <li>• Boosted roof tiles.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Smooth or imperfect smooth stucco.</li> </ul>	
Windows & Doors	<ul style="list-style-type: none"> <li>• Feature recessed arched picture window or three grouped arched windows.</li> <li>• Vertical multi-paned windows or inserts at front elevations.</li> <li>• Window head and jamb trim is absent.</li> <li>• Modest (4" max) window sill trim.</li> </ul>	<ul style="list-style-type: none"> <li>• Accent beveled glass recessed window.</li> <li>• Single or grouped arched windows.</li> <li>• Decorative precast concrete door and window surrounds.</li> <li>• Heavy wood head trim at windows.</li> <li>• Thickened walls.</li> <li>• Accent colored window frames.</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Shaped rafter tails at feature areas.</li> <li>• Masonry vents.</li> <li>• Canales.</li> </ul>	<ul style="list-style-type: none"> <li>• Shaped rafter rails throughout.</li> <li>• Wrought iron balconies and accent details.</li> <li>• Arched stucco column porches.</li> <li>• Vibrant and colorful glazed Spanish tile accents</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

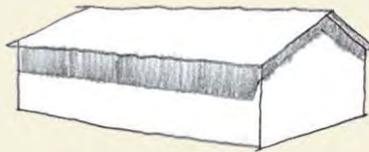
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE SPANISH ECLECTIC

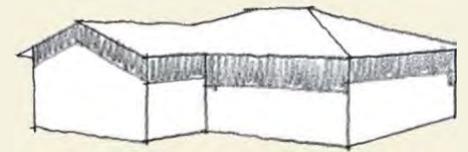
CROSS  
GABLE



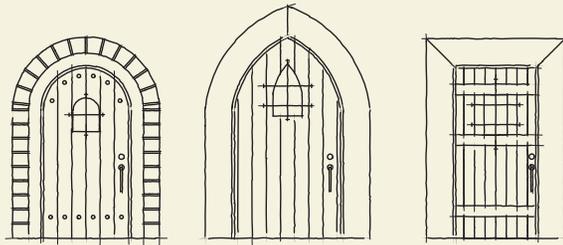
SIDE  
GABLE



COMBINED HIP  
AND GABLE



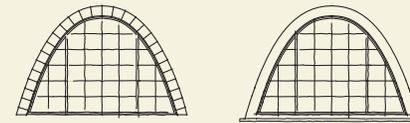
Entry Doors  
and  
Surrounds



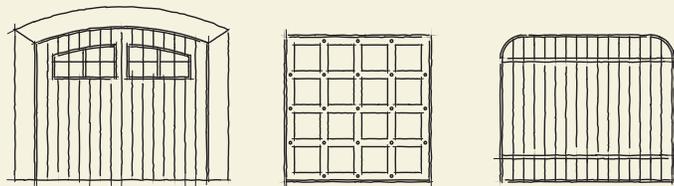
Window  
Patterns



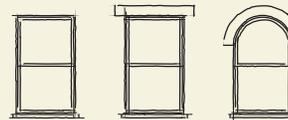
Window  
Groupings



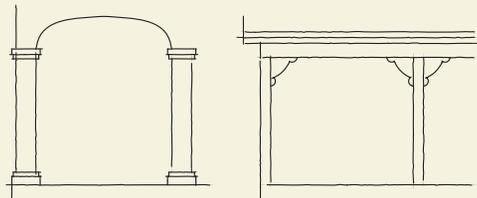
Garage  
Doors



Window  
Surrounds



Porch  
Columns



Chimneys  
and Shutters



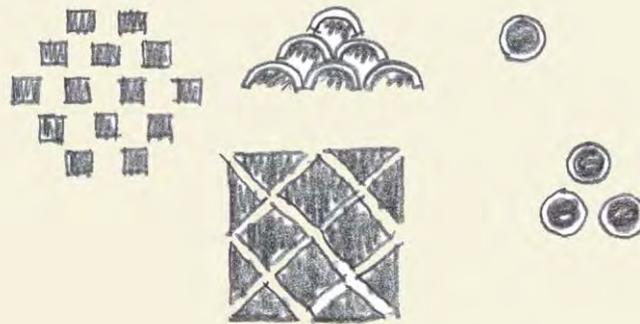
# THE SPANISH ECLECTIC

## DETAILS

## PICTORIAL EXAMPLES



Arches and Chimney  
Elaboration



Decorative Vents



Deep Recessed Entry



Historical Representation



Present Day Interpretation

## THE TIVOLI FOURSQUARE REVIVAL

### HISTORY AND INTENT

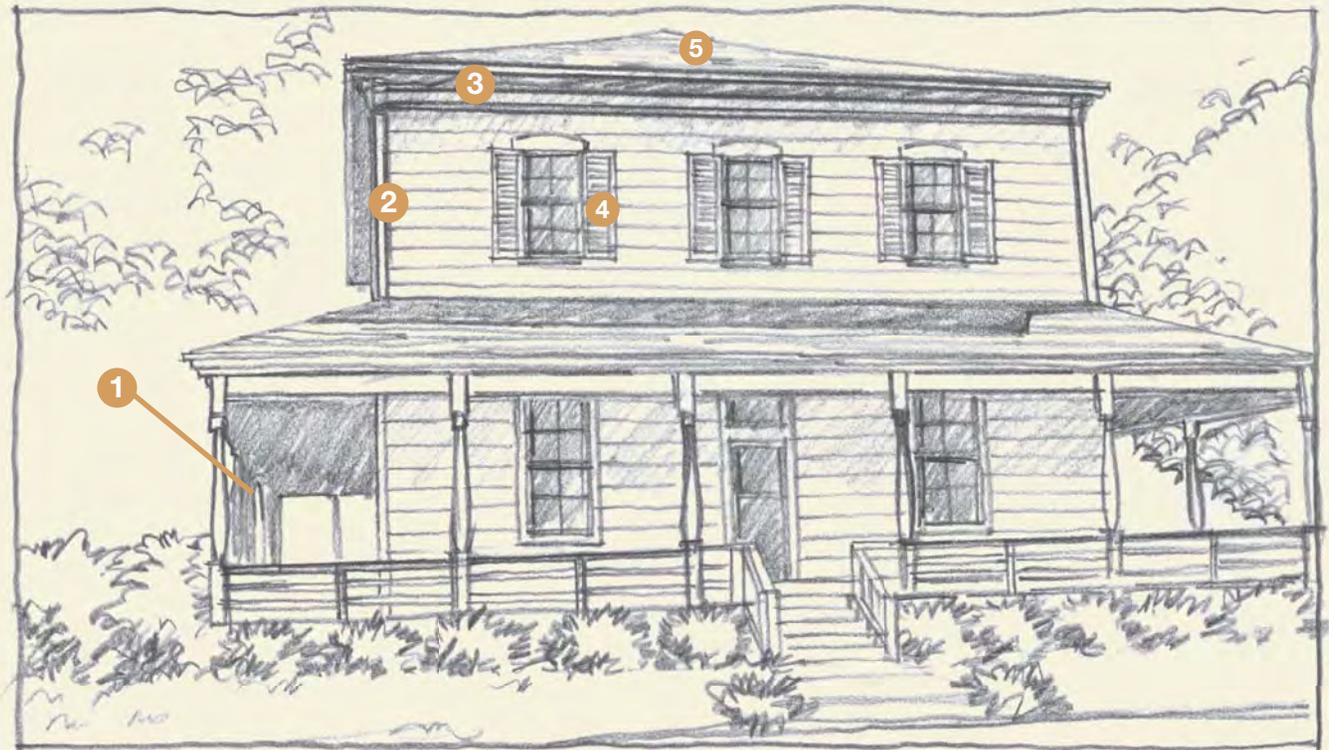
The American Foursquare style is a subtype of the Colonial Revival style, comprising about one-third of Colonial Revival houses built before about 1915. In present day Sacramento, the American Foursquare is an uncommon style, although it

certainly has prominent occurrences in Sacramento's history, such as this style's namesake, the Tivoli House.

The intent of the Tivoli Foursquare Revival at Sutter Park Neighborhood is to bring a formal, stately, and gracious presence to the neighborhood, further enhancing the community's eclectic streetscape.

#### Distinctive Style Elements

- 1 Large Porch
- 2 Corner Boards
- 3 Large Decorative Frieze
- 4 Shutters
- 5 Pyramidal Roof



# THE TIVOLI FOURSQUARE REVIVAL

Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>• Two-story, simple rectangular or square form.</li> <li>• Pyramidal hipped roof.</li> <li>• One-story, full-width porch with classical columns.</li> </ul>	<ul style="list-style-type: none"> <li>• Paired porch columns.</li> <li>• Pedimented entry porch accenting center entry door.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Moderately pitched roof (5:12 to 9:12).</li> <li>• Composition shingle roof.</li> <li>• Moderate overhang (6"-12").</li> </ul>	<ul style="list-style-type: none"> <li>• Roof dormers, hipped or gabled.</li> <li>• Two-story pilasters at building corners.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Predominately lap siding with 3"-6" exposure.</li> <li>• Smooth finish stucco.</li> </ul>	<ul style="list-style-type: none"> <li>• Large decorative frieze board.</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>• Symmetrically balanced windows.</li> <li>• Door may be centered or placed to the side.</li> <li>• Windows with double-hung sashes, usually with divided lights (divided into six, eight, nine, or twelve panes).</li> <li>• Windows in adjacent pairs.</li> <li>• Window and door surrounds with projecting built-up head trim and projecting sills at windows.</li> <li>• Doors with overhead fanlights or sidelights.</li> </ul>	<ul style="list-style-type: none"> <li>• Bay windows.</li> <li>• Windows with broken segmental or triangular pediments.</li> <li>• Accentuated pedimented front door supported by pilasters, or extended forward and supported by slender columns to form an entry porch.</li> <li>• Accent colored window frames.</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Ogee gutter as part of eave detail.</li> <li>• Cornice at roof line.</li> </ul>	<ul style="list-style-type: none"> <li>• Massive central chimney.</li> <li>• Louvered or panel shutters (each shutter must be sized to one-half of entire adjacent window width).</li> <li>• Dentil frieze.</li> <li>• Roof and/or upper porch balustrades.</li> <li>• Leader heads at downspouts.</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

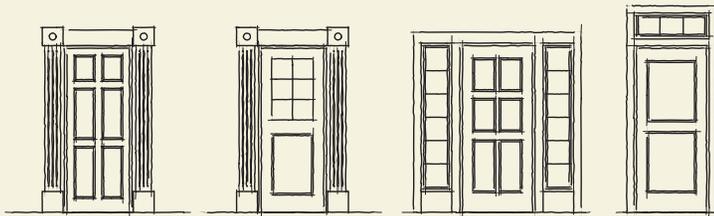
# THE TIVOLI FOURSQUARE REVIVAL

## FORWARD GABLE

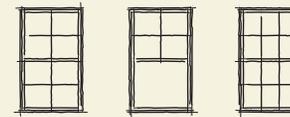
## SIDE GABLE

## ASSYMETRICAL GABLE

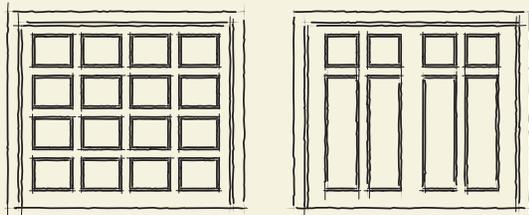
Entry Doors and Surrounds



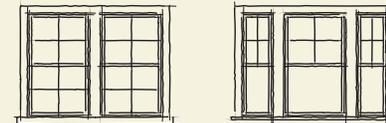
Window Patterns



Garage Doors



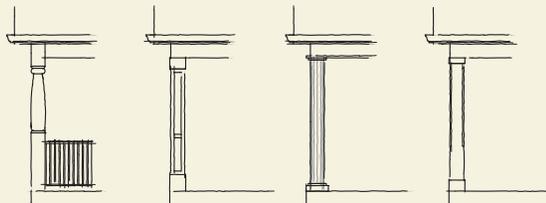
Window Groupings



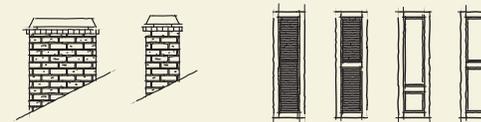
Window Surrounds



Porch Columns

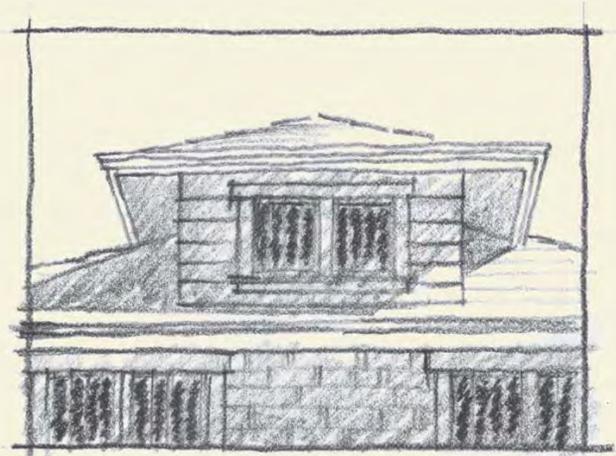
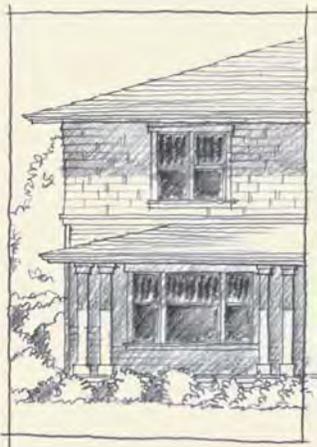


Chimneys and Shutters



# THE TIVOLI FOURSQUARE REVIVAL

## DETAILS



## PICTORIAL EXAMPLES



Historical Representation



Present Day Interpretation

## THE ITALIAN RENAISSANCE

### HISTORY AND INTENT

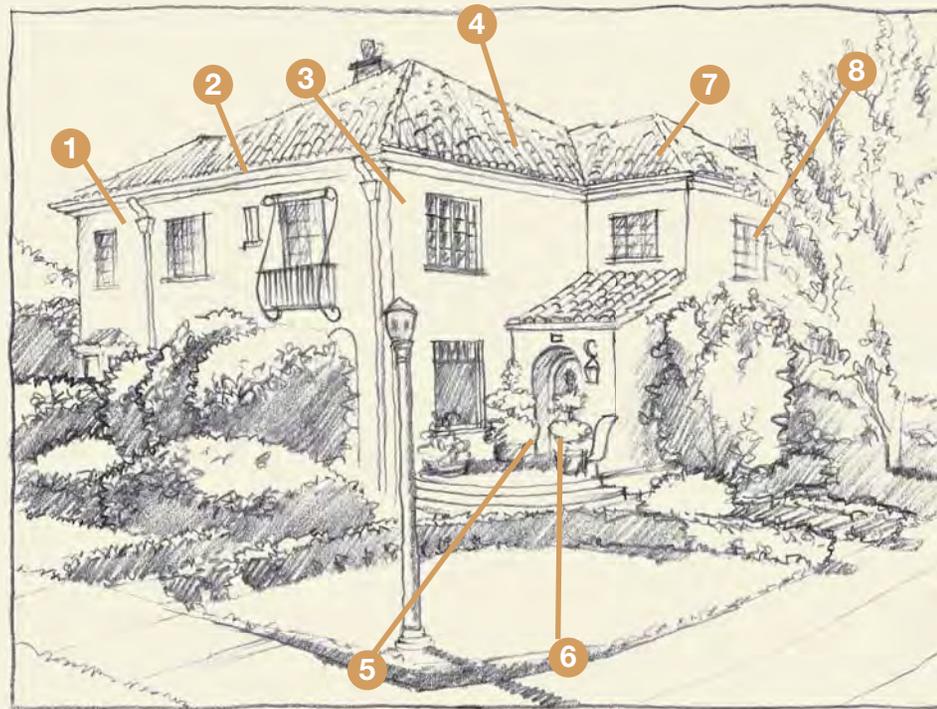
The Italian Renaissance style was borne of the emergence of world travel in the late 1800's; with the ability to travel to Italy, Americans experienced the authentic architecture first hand, and the style gained popularity. The Italian Renaissance house into Sacramento is generally built as a two-story structure with simple, symmetrical facades. Decorative enhancements are

focused to high-visibility areas, such as doors and windows, with the remaining facade being unornamented.

The Italian Renaissance style is intended to complement the community with the romantic flavor of the Mediterranean. Being more formal and vertical in nature, the Italian Renaissance style adds attractive contrast and an enhanced skyline, or "roof bounce," effect to the neighborhood.

#### Distinctive Style Elements

- 1 Two-Story Form
- 2 Decorative Frieze
- 3 Smooth Stucco
- 4 Barrel Tile
- 5 Elaborate Entry Surround
- 6 Recessed Entry Door
- 7 Low Pitched Roof
- 8 Smaller Windows on Upper Floors



## THE ITALIAN RENAISSANCE

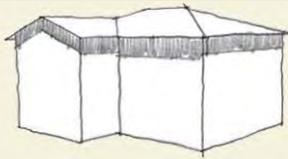
Style Elements	Minimum Elements	Enhanced Elements <sup>1</sup>
Form	<ul style="list-style-type: none"> <li>• Two- or three-story forms.</li> <li>• Simple hipped roof with a flat, symmetrical front facade.</li> </ul>	<ul style="list-style-type: none"> <li>• Full-width loggia with a formal and elegantly detailed colonnade.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Low pitched roof (4:12 to 5:12).</li> <li>• Simple hipped roof.</li> <li>• Broadly overhanging (24" min), boxed eaves with brackets.</li> <li>• Barrel or S-shaped concrete tiles.</li> </ul>	<ul style="list-style-type: none"> <li>• Decorative brackets at eaves.</li> <li>• Hipped roof with single-story projecting wings (i.e., porte-cochère or sunroom).</li> <li>• Decorative frieze.</li> <li>• Boosted roof tiles.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Smooth stucco.</li> </ul>	<ul style="list-style-type: none"> <li>• Masonry walls (typically yellow brick rather than red).</li> <li>• Horizontal rusticated base of stone or masonry.</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>• Formal window arrangement across full facade.</li> <li>• Symmetrical placement of windows.</li> <li>• Smaller windows on upper floors.</li> <li>• Classical door surrounds.</li> </ul>	<ul style="list-style-type: none"> <li>• Full-length first-story windows with arches above.</li> <li>• Palladian window arrangements.</li> <li>• Precast concrete door and window surrounds.</li> <li>• Pedimented door surround with columns.</li> <li>• Arched entry door.</li> <li>• Accent colored window frames.</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Belt course to accentuate horizontal emphasis of design.</li> </ul>	<ul style="list-style-type: none"> <li>• Roof-line balustrades.</li> <li>• Molded cornices.</li> <li>• Bracketed window cornices.</li> <li>• Pedimented windows.</li> <li>• Precast concrete belt course.</li> </ul>

<sup>1</sup> Minimum three enhanced elements per house are required.

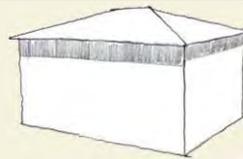
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE ITALIAN RENAISSANCE

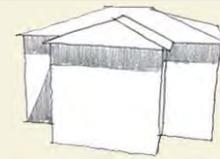
ASSYMETRICAL



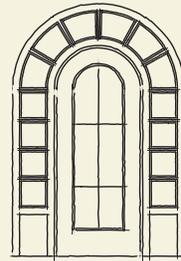
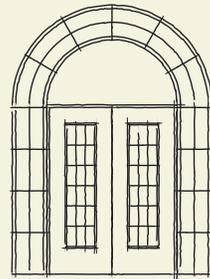
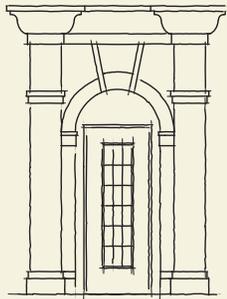
SIMPLE  
HIP



HIP WITH  
WINGS



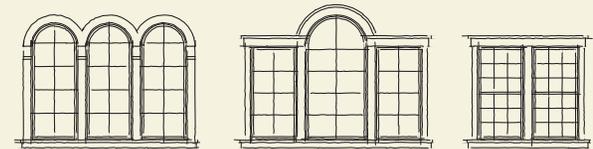
Entry Doors  
and  
Surrounds



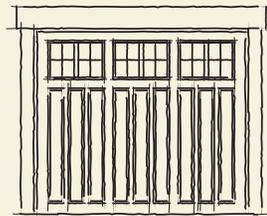
Window  
Patterns



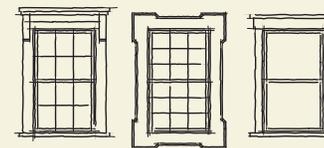
Window  
Groupings



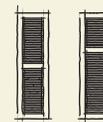
Garage  
Doors



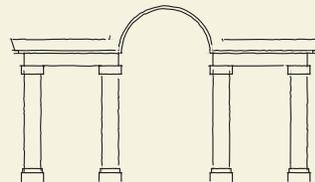
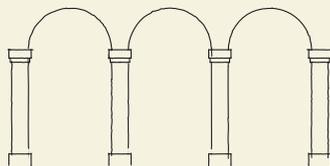
Window  
Surrounds



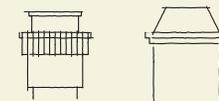
Shutters



Porch  
Columns



Chimneys



# THE ITALIAN RENAISSANCE

## DETAILS

## PICTORIAL EXAMPLES



Window Grouping with Bracketed Eave



Window Surround



Door Surround



Historical Representation



Present Day Interpretation

# NICHE NEIGHBORHOOD CONCEPTS

## 7.1 INTRODUCTION

There are four Niche Concepts within the Sutter Park Neighborhood, providing opportunities for distinctive microenvironments within the overall neighborhood fabric.

- The Cottages
- The Garden Homes
- The Row Homes
- The Triangle

Each Niche Concept offers a unique lifestyle opportunity that will appeal to people of various generations and life stages, creating an enhanced level of diversity and multigenerational living within the neighborhood. From a small town front porch environment (The Cottages) to a more urban mixed-use setting (The Triangle), these Niche Concepts will enrich the neighborhood with an infusion of energy and distinctive design.

The following sections describe and illustrate the key design principles inherent to each Niche Neighborhood Concept within the Sutter Park Neighborhood.

## 7.2 THE COTTAGES



Figure 7-1: The Cottages Location

### 7.2.1 CONCEPT

Deeply rooted in the historic precedents of pre-WWII California bungalow courts, The Cottages offer the benefits of a single family detached home with private yard gardens, room-sized covered front porches and privacy, yet the convenience of a lower maintenance and operating cost housing choice. The Cottages offer a housing option that appeals to small households of singles and couples who seek a modestly sized high-quality new home.

The shared common area and related garden spaces are the heart of the intimately scaled Cottage community. The Cottages place the common green as the central focus and locate the parking at the periphery, encouraging interaction as residents come and go. The Commons Building, which faces the central green, serves as the community living room. The Cottages are ground-related, each with a porch facing the central green and fenced private yard for gardening.

The Cottages encourage the establishment of a tight-knit community, providing security and support by design. Neighbors enjoy the opportunity to interact in the commons areas at the mail box, parking areas/garages, and commons buildings. The more active living spaces in the Cottages are oriented toward the shared commons spaces, thus providing an opportunity to see, be seen, and know a neighbor. Strangers

## THE COTTAGES



Figure 7-2: The Cottages Site Concept

are immediately noticed – thus creating a very secure and safe place.

### 7.2.2 SITE DESIGN FEATURES

- **Limited Number of Cottages:** In order to maintain the quality of a small community, each cluster shall not be more than 8 – 12 cottages.
- **Remote Parking:** Parking should be located along perimeter of site to minimize their visual impact. Each Cottage shall be assigned one fully-enclosed garage secured by an automatic garage door. Garages are assigned to minimize walking distance to its associated Cottage. Attaching garages to Cottages should be avoided. Garages should be limited to 4 spaces maximum per building. Each garage space should be comfortably sized (13' wide by 20' deep minimum). Garages and parking should not face the common green. On-street parking is encouraged for guests and additional resident parking.
- **Variety of Sidewalks:** Site design should provide a network of small-scaled pathways connecting various uses. Pedestrian entry pathways shall have trellis gates or similar gateway features to mark connection of internal paths to public sidewalks.

## THE COTTAGES

Pathways shall vary in width depending on intensity of use; public walks (5'), commons walks (4'), private yard walks (30").

- **The Common House:** The Common House shall be located facing the central commons and shall have an outdoor patio facing the central green. The Commons shall typically include a small kitchenette (counter and sink), bathroom, and storage space for folding tables and chairs.
- **Shared Outdoor Spaces:** The site plan shall include a central common green and a pathway network lined by common area perennial & ornamental border plantings to define the public areas within the site. Common areas include outdoor gathering & seating spaces, mailboxes, garages, recycling, pea patches, pathways, planting strips, or other shared site amenities.
- **Cottage Fences:** The fences provide a key feature and layering element to enhance privacy at the perimeter of the site and its interior. Fence types will vary in height depending on location and desired measure of privacy: private yard 24" max, side yard 4' max, rear yard 5' max. Private yard fences facing the commons or public street shall have individual gates. Rear yard fences facing public street shall be 24" maximum. Fences in side yards are not required, since the full width of the yard is assigned to the individual Cottage; however side yard fences placed perpendicular and in the rear 1/3 of the home may be used to enclose a rear yard area for a pet. Fences facing common areas should be installed during construction and maintain a consistent style (picket, split rail, etc.). Fences shall be wood only.
- **Private Yards:** Each Cottage sits within its own private yard or "lot." The front yard provides the transition from the front porch to the common green. The porch railing and low fence add to the layers of privacy. The Cottage will utilize the full width of one of its side yards, typically on the same side as the front porch. The rear of the Cottage is typically a private fenced area and may be enclosed to accommodate a pet. When the rear of the Cottage faces a public street, it shall be treated as a second front yard, complete with entry stoop, front yard path, and private yard fence.
- **Sideyard Easements:** Due to the more compact nature of the individual lots, it is desirable to allow

## THE COTTAGES

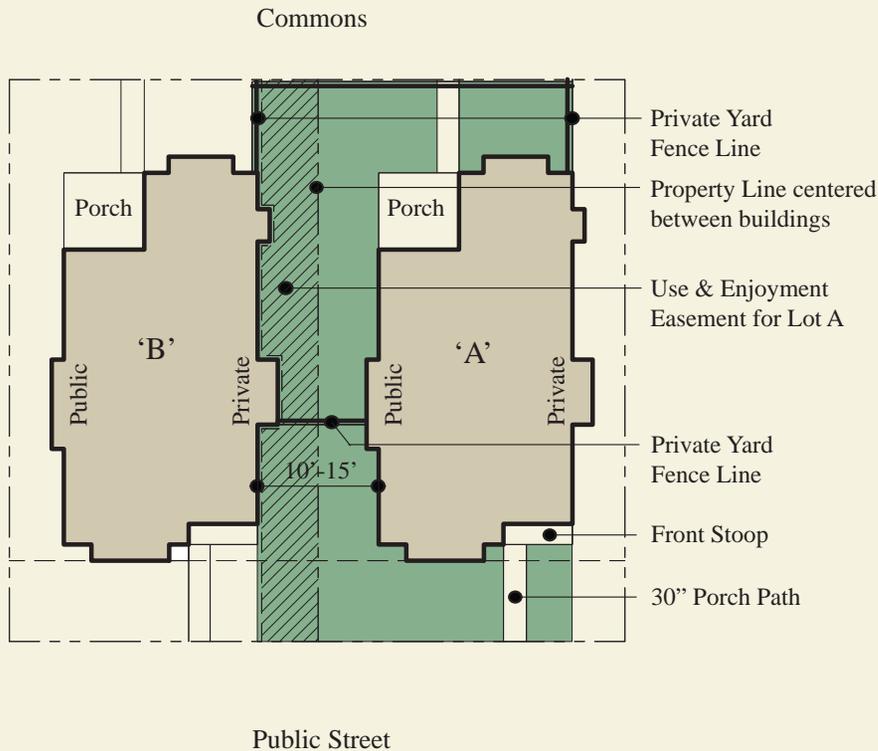


Figure 7-3: Lot Diagram

each Cottage to use the full width of a side yard. As lot lines are generally centered between the homes, an “enjoyment and use easement” is assigned to the portion of side yard between the lot line and the adjacent Cottage. A maintenance easement allows the adjacent Cottage to have access for cleaning, repairs or painting.

- **Storage Areas:** It is beneficial to provide additional private storage areas for items such as skis, or limited use items which are not used in the home. Enclosed storage for each Cottage is typically provided within garages (either overhead or at back of garage) or as individual rooms along the perimeter of garages as space permits (4' x 6' recommended).

### 7.2.3 GARDEN DESIGN

- **Common Area Gardens:** These include the central common green, garden borders along pathways and sidewalks, pea patches, or other garden spaces accessible and maintained by the homeowners association.
- **Garden Borders:** Most pathways and their adjacent fencing are separated by narrow (min. 30”) garden border. This adds to the layering between public and private spaces found throughout the Cottage community.
- **Private Gardens:** Garden areas within each Cottage lot are typically planted and maintained by the homeowners individually and are envisioned as ornamental plantings and not sod or lawn. These modestly scaled yards support a rich level of detail

# THE COTTAGES

and personal expression, which is the hallmark of a Cottage community. Private patios should be limited to side yards or rear yard. Plant materials should be selected to mature within available garden space.

- **Front Yard Gates:** Typically a low wood gate is provided at the entry to each Cottage.
- **Building Heights:** Buildings shall generally be 1 ½ stories in form with the second story space built into the roof form.

The only time two-story form is appropriate is when the second story portion of the structure is expressed as a tower-like form not exceeding 200 square feet.

Second floor wall heights should not exceed 5' as measured above finished floor of the second floor (to give the impression of an attic). Overall building height shall not exceed 27'.

- **Roof Pitch:** The Cottages should have prominent roof forms where primary roof is 8:12 pitch or greater. Secondary roofs such as bays, porches, dormers, or small extensions of first floor may have shallow pitches.
- **Front Porch:** The signature feature of the Cottage is its front porch. Each Cottage must provide a raised porch facing the central common area. Porches shall have a minimum depth of 8' and width facing the common area of 8'. Porches shall have a railing (30" maximum height) and be raised a maximum of 12" or two risers above grade. When the rear of a Cottage faces a public street, the façade design shall include an entry door and covered stoop or recessed entry.
- **Variety of Building Designs:** While each Cottage community shall have a consistent architectural style (Farmhouse Revival, for example), a minimum of 3 different building designs shall be provided. Variations in building design shall include

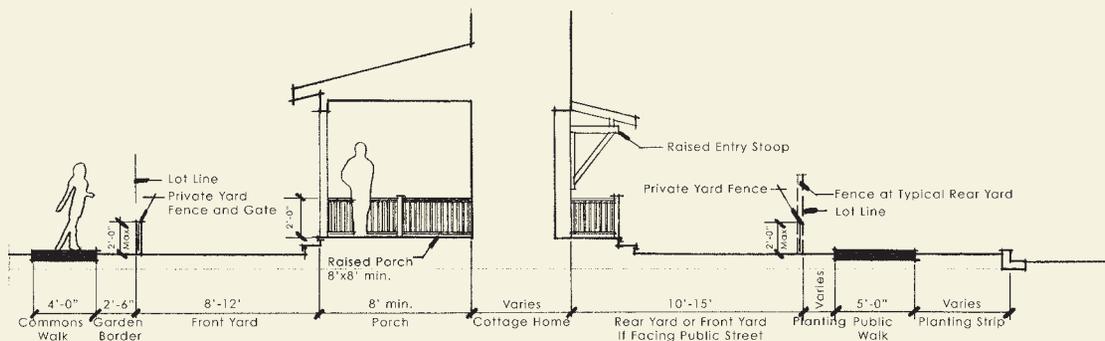


Figure 7-4: Typical Section

## THE COTTAGES

variations to roof forms, floor plans, and exterior designs.

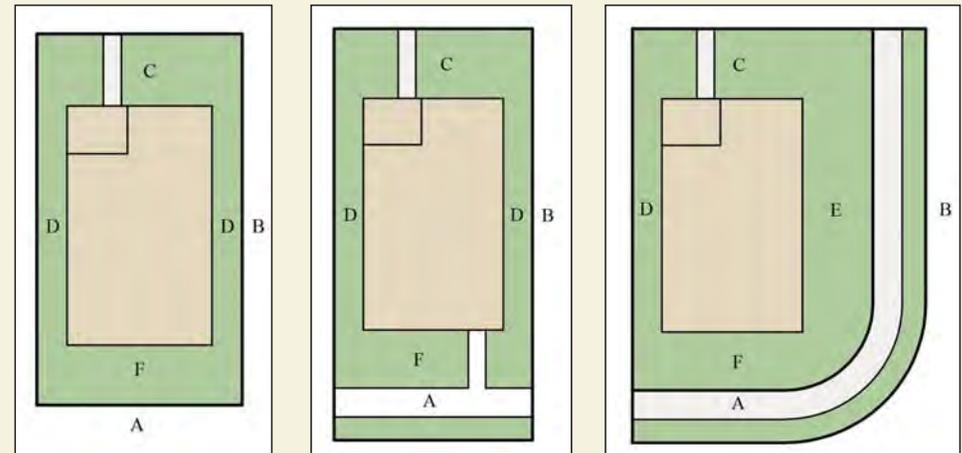
- **Public and Private Facades:** To keep “eyes on the commons,” the public areas of the home should face the commons, with private areas at the rear of the home. Cottages are designed and planned with a public, active side with ample windows and a private or passive side with high windows (5’ minimum) to ensure privacy. Facades facing a side yard belonging to the adjacent home shall be private. When kitchen windows must look into the neighbor’s side yard, the height of the window on opposite façade should be adjusted accordingly. Care should be taken to ensure front porches and active sides of each home be oriented to maximize exposure to natural sunlight.
- **Limited Home Size:** Homes shall be limited in size to 1650 square feet and shall have a first floor footprint of not more than 1,100 square feet. A mix of unit sizes and number of bedrooms is encouraged. Second floor area is typically less than 50% of lower floor allowing vaulted ceilings and varied building forms.
- **Building Colors:** Cottages benefit from having a robust palette of colors differentiating the homes. A colorful front door can be a welcoming accent.
- **Exterior Materials:** Due to the small scale of the Cottage community, it is important to have a higher level of detail, including a variety of exterior finishes on a single home. Materials changes should relate to building massing, or to small-scale elements such as bay windows or human-scale forms. Materials may include vertical board and batten, horizontal lap siding, cedar shingles, or limited use of corrugated metal as an accent.
- **Window Treatment:** Windows shall be composed in groupings of multiple smaller units instead of a single large window. Window grids add an additional level of detail and privacy to homes.
- **The Little Details:** The best Cottage communities have small, unexpected touches which distinguish each community or home. These may include porch flower boxes, individual home names, ceramic or glass tiles inset in sidewalk area, and front Dutch doors.

## THE COTTAGES



Figure 7-5: The Cottages Perspective

# THE COTTAGES - DEVELOPMENT STANDARDS



Interior

Perimeter

Corner

<b>Lot Characteristics</b>	<b>A</b> - Width (Min.)	34'	<b>Garage Setbacks &amp; Orientation</b>	Garages shall be placed within common area tracks not on individual lots. Garages shall be set back 5' minimum from side property lines and 10' from cottages. Garages should be attached into buildings not to exceed 4 stalls in length. All garage doors shall face internal access lane and shall not face public streets or central common area(s). See site plan for preferred layout.
	<b>B</b> - Depth (Min.)	62'		
<b>Principal Building Setbacks (Min.)</b>	<b>C</b> - Front	8-12'	<b>Maximum Building Height</b>	27'
	<b>D</b> - Side	5'		
	<b>E</b> - Corner Lot Side Yard Along Street	10'		
	<b>F</b> - Rear (to Living Space)	10'		
	<b>H</b> - Front Porch	8'		

<sup>1</sup> All setbacks are minimum unless otherwise specified.



## THE GARDEN HOMES KEY DESIGN ELEMENTS



Italian Renaissance Style Garden Home



Park International Style Garden Home

The Garden Homes combine urban living with meaningful outdoor space to create a vibrant microenvironment within the Sutter Park Neighborhood.

The following architectural styles are permitted within the Garden Homes: Italian Renaissance, Park International, Monterey, Sacramento Prairie, Spanish Eclectic. All other styles are not appropriate for this Niche Concept.

All homes within each 10-unit Garden Home cluster shall exhibit the same architectural style statement or variations approved by the SPNDRC..

Outdoor space in the form of covered outdoor rooms, courtyards, and roof terraces are a hallmark of this concept and are encouraged to be thoughtfully integrated into the design. Outdoor spaces shall be a minimum of 8' in each dimension.

## THE GARDEN HOMES



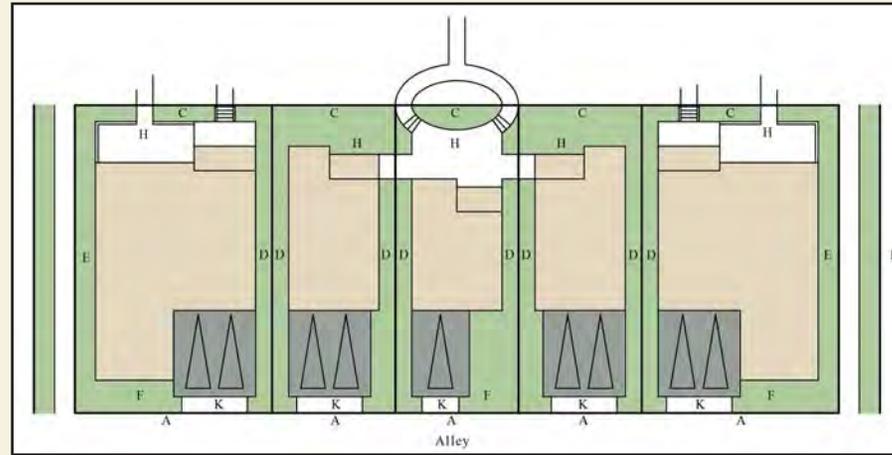
Figure 7-7: Park International Garden Homes Pasescape

## THE GARDEN HOMES



Figure 7-8: Italian Renaissance Garden Homes Paseoscape

# THE GARDEN HOMES - DEVELOPMENT STANDARDS



<b>Lot Characteristics</b>	<b>A</b> - Width (Min.)	30'	<b>Garage Setbacks</b>	<b>K</b> - Alley	4'
	<b>B</b> - Depth (Min.)	75'		Alley-Loaded (Attached or Detached)	Permitted
<b>Principal Building Setbacks (Min.)</b>	<b>C</b> - Front	5'	<b>Garage Orientation</b>	Side Drive (Attached or Detached)	Not Permitted
	<b>D</b> - Side (Single-Family Detached) <sup>1</sup>	4'		Recessed Attached	Not Permitted
	<b>E</b> - Corner Lot Side Yard Along Street	5'		Corner Lot Side Street Entry (Attached or Detached)	Not Permitted
	<b>F</b> - Rear (to Living Space)	10'	<b>Maximum Building Height</b>	40'	
	<b>H</b> - Front Porch	10'	<b>Maximum Lot Coverage</b>	60%	

<sup>1</sup> All setbacks are minimum unless otherwise specified.

## 7.4 ROW HOMES



Figure 7-9: The Row Homes Location

### 7.4.1 CONCEPT

The Row Homes provide traditional walk-up style living reminiscent of urban downtown living. With living focused toward the front of the homes, these Row Homes create a round-the-clock eyes-on-the-street environment. Nostalgic front stoops invite neighbors to stop by for a visit and authentic architecture provides a distinctive streetscape for passersby to admire. Their strategic location, close to The Triangle mixed-use and with a direct connection through the Garden Homes paseo to the central park, promotes walkability and neighborhood connectivity.

The Row Homes are anticipated to appeal to singles, urban professionals, young families, and empty nesters, creating a fun, vibrant, and lively microenvironment within the Sutter Park Neighborhood.

Development standards for The Row Homes will be consistent with City of Sacramento R-3A zoning.

## THE ROW HOMES KEY DESIGN ELEMENTS



Italian Renaissance Style Row Homes



Park International Style Row Homes

Row homes provide a unique opportunity for a very traditional architectural statement, and there are certain defining elements that the row homes must exhibit. When designing row homes, which are typically narrow in nature, the quantity, scale, and placement must be judicious to not overwhelm the scale of the building.

Front doors must be visible from the street.

Walk-up design is encouraged, with the door raised a half-story from the street to create a traditional brownstone effect with a welcoming stoop.

To avoid dominant unbroken planes, row homes must provide vertical articulation at the front elevation.

Varied setbacks for different components of the home, such as garages, second floors, balconies, etc., are encouraged.

Massing of forms must be established using the fundamental characteristics of the selected architectural style.

Row Home buildings must exhibit one cohesive architectural style per building. The following styles are appropriate for Row Homes: Italian Renaissance, Park International, Monterey, Sacramento Prairie, Spanish Eclectic.

## 7.5 THE TRIANGLE



Figure 7-10: The Triangle Location

### 7.5.1 CONCEPT

The Triangle provides a mixed-use neighborhood destination for residents in and around the Sutter Park Neighborhood. Envisioned as a neighborhood-scale building with residential lofts above neighborhood-serving uses or live/work units, the Triangle becomes the Third Place for the neighborhood. The Third Place concept is centered around the idea that people need a place to work, a place to live, and a Third Place: a place to connect. The Triangle will be the hub of the neighborhood and could include neighborhood-enriching uses, such as:

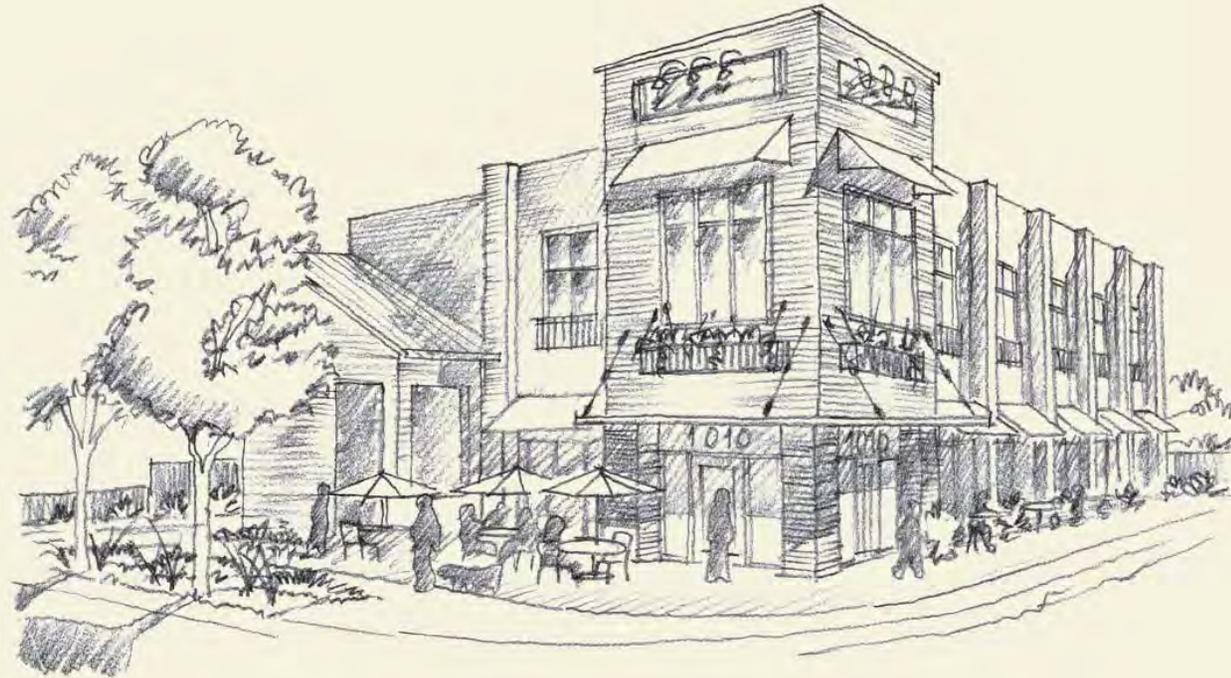
- Neighborhood post office.
- Small neighborhood-serving retail and services: coffee shop, dry cleaner, bike repair, etc.
- Live/work units with ground floor creative spaces

The residential lofts will provide a unique central location that will appeal to a variety of residents and could also be a prime location for a business owner to live while operating a retail or service business on the ground floor.

The community gardens at this central location serve to promote the guiding principles of health, wellness, and community building for the neighborhood.

Development standards for The Triangle will be consistent with City of Sacramento Residential Mixed-Use zoning.

## THE TRIANGLE KEY DESIGN ELEMENTS



The Triangle

The Triangle recalls the agricultural history of the area, reminiscent of brick warehouses and historic storefronts. The building should make passersby wonder if it is new or a historic building that has been updated.

Murals or signs painted on the side of the building that appear to be faded and worn with age are encouraged. Subject matter must be authentic to the site (e.g. Lagomarsino Seed Company).

Awnings are encouraged to provide shade and promote a welcoming atmosphere. Sloped awnings shall be canvas and blade awnings shall be metal.

The Triangle building shall be constructed of brick or board-formed concrete. Any other material must be approved by the SPNDRC.

# APPENDIX A

## GLOSSARY

	Definition
<b>Arcade</b>	A series of arches supported on piers or columns.
<b>Architrave</b>	The lowermost division of a classical entablature, resting directly on the column capitals and supporting the frieze.
<b>Articulation</b>	Variation in depth of the building plane, roof line, materials and/or height of a structure that breaks up a plain, monotonous area and creates patterns of light.
<b>Asymmetry</b>	The balanced arrangement of different architectural elements without a common axis.
<b>Balustrade</b>	A railing with supporting balusters.
<b>Batten</b>	A small board or strip of wood used for various purposes, as to cover joints between boards, support shingles or roofing tiles, or provide a base for lathing.
<b>Bargeboard</b>	See vergeboard.
<b>Batter</b>	A backward slope of the face of a wall as it rises.
<b>Bellcast Eave</b>	An eave which flares outwards in a bell shape.
<b>Belt Course</b>	A horizontal course of brick or stone flush with or projecting beyond the face of a building, often molded to mark a division in the wall.
<b>Board and Batten</b>	Siding consisting of wide boards or plywood sheets set vertically with butt joints covered by battens.
<b>Box Cornice</b>	A slightly projecting, hollow cornice of boards and moldings, nailed to rafters and lookouts.
<b>Buttress</b>	An external support built to stabilize a structure by opposing its outward thrusts.
<b>Came</b>	The divider bar used between small pieces of glass to make a larger glazing panel, as in leaded glass.
<b>Canales</b>	A waterspout projecting through, and beyond, the face of a parapet around the roof, used to drain rainwater from a flat roof.
<b>Cantilever</b>	A beam or other rigid structural member extending beyond a fulcrum and supported by a balancing member or a downward force behind the fulcrum.
<b>Capital</b>	The distinctively treated upper end of a column, pillar, or pier, crowning the shaft and taking the weight of the entablature or architrave.
<b>Casement Window</b>	A window sash opening on hinges generally attached to the upright side of its frame.

	Definition
<b>Character</b>	Special physical features of a structure or area that set it apart from its surroundings and contribute to its individuality.
<b>Chimney Termination Cap</b>	A raised cover for a chimney, usually in the form of a slab or cornice.
<b>Clerestory</b>	A portion of an interior rising above adjacent rooftops and having windows admitting daylight to the interior.
<b>Coping</b>	The capping or top course of a wall, sometimes protecting the wall from weather.
<b>Corbel</b>	A brick or stone projecting from within a wall, usually to support weight.
<b>Corner Board</b>	A board against which siding is fitted at the corner of a frame structure.
<b>Cornice</b>	A decorative horizontal member or top course that crowns a wall of architectural composition.
<b>Corona</b>	The projecting, slablike member of a classical cornice, supported by the bed molding and crowned by the cymatium (the crowning member of a classical cornice).
<b>Cupola</b>	A light structure on a roof, serving as a belfry, lantern, or belvedere.
<b>Dentil</b>	Any of a series of closely spaced, small, rectangular blocks forming a molding or projecting beneath the coronas of a cornice.
<b>Design Review</b>	The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, color, lights, and signs, in accordance with a set of adopted guidelines and standards.
<b>Divided Light Windows</b>	Windows divided into single panes of glass set into individual frames. This effect can also be achieved through an integrated window grid.
<b>Doric Columns</b>	Columns characterized by heavy fluted columns with plain, saucer-shaped capitals and traditionally with no base in the Grecian version, but with the addition of a base in the Roman version.
<b>Dormer</b>	A projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver. Dormers can typically have shed or gable roofs.
<b>Dovecote</b>	A birdhouse for pigeons or doves.
<b>Eave</b>	The lower border of a roof that overhangs the wall.
<b>Elliptical Oculus</b>	Egg-shaped window.
<b>Entablature</b>	The horizontal section of a classical order that rests on the columns, usually composed of a cornice, frieze, and architrave.
<b>Eyebrow Dormer</b>	A low dormer having a roof that is an upwardly curving continuation of the main roof plane.
<b>Façade</b>	The exterior face of a building which is given special architectural treatment.

	Definition
<b>Fascia</b>	Any broad, flat, horizontal surface, as the outer edge of a cornice or roof.
<b>Fenestration</b>	The arrangement, proportioning, and design of windows and doors in a building.
<b>Finial</b>	A relatively small, usually foliated ornament terminating the peak of a spire or pinnacle.
<b>Frieze</b>	A sculptured or richly ornamented band on a building.
<b>Gable</b>	The triangular portion of wall enclosing the end of a pitched roof from cornice or eaves to ridge.
<b>Half-Timber</b>	Battens or grids of boards to express the frame construction beneath.
<b>Knee Brace</b>	A diagonal member for bracing the angle between two joined members, being joined to each partway along its length.
<b>Lap Siding</b>	Siding composed of tapered boards, as clapboards, laid horizontally with the thicker lower edge of each board overlapping the thinner upper edge of the board below it.
<b>Leaded Glass</b>	Glass panels made by combining multiple small pieces of glass, which may be stained, textured, or beveled with cames.
<b>Leader Head</b>	The boxlike head of a downspout connected to a scupper or gutter.
<b>Lentil</b>	A horizontal support above an opening, such as a door or window.
<b>Loggia</b>	A colonnaded or arcaded space within the body of a building but open to the air on one side.
<b>Masonry</b>	Wall construction of materials such as stone, brick, adobe, and concrete.
<b>Masonry Vent</b>	Decorative clay tile gable end vents.
<b>Mass / Massing</b>	The three-dimensional form of a building. Massing often results from the combination of interior space requirements and the exterior architectural features.
<b>Mulled Window Groupings</b>	Two or more windows attached together by the manufacturer to form a single unit.
<b>Mullion</b>	A slender vertical member that forms a division between units of a window, door, or screen.
<b>Muntin</b>	An element of a window; a strip separating panes of glass in a sash.
<b>Ogee</b>	A molding or gutter having a profile of a double curve in the shape of an elongated S.
<b>Oriel</b>	A bay window supported from below by corbels or brackets.
<b>Outlooker</b>	A beam extending outward from a main structure to support the projection of a floor or roof.
<b>Palladian Window Arrangements</b>	A window or doorway in the form of a round-headed archway flanked on either side by narrower compartments.
<b>Parapet</b>	The extension of the main walls of a building above roof level.

	Definition
<b>Pediment</b>	A triangular decorative element above an entry surround, door, or window. A variation on the traditional triangular pediment is the segmental pediment, where the normal angular slop of the raking cornice is replaced by on in the form of a segment of a circle, in the manner of a depressed arch. Both traditional and segmental pediments have “broken” form variations, in which the raking cornice is left open at the apex.
<b>Pergola</b>	A structure of parallel colonnades supporting an open roof of beams and crossing rafters or trelliswork, over which climbing plants are trained to grow.
<b>Pilaster</b>	A shallow rectangular feature projecting from a wall, having a capital and a base and architecturally treated as a column.
<b>Porte-cochère</b>	A covered vehicular passageway leading through a building or screen wall into an interior courtyard.
<b>Purlin</b>	A longitudinal member of a roof frame for supporting common rafters between the ridge and the eaves.
<b>Quoin</b>	An exterior corner of a masonry wall, or one of the stones or bricks forming such an angle, usually differentiated from adjoining surfaces by material, texture, color, size, or projection.
<b>Rafter</b>	Any of a series of small, parallel beams for supporting the sheathing and covering of a pitched roof.
<b>Rafter Tail</b>	The lower, sometimes exposed, end of a rafter that overhangs a wall.
<b>Rain Chain</b>	An alternative to a downspout, typically either a series of metal cups, chained together with a hole in the bottom of each, or chain links that span vertically. Rain water run-off is distributed from a rooftop gutter downward through the rain chain.
<b>Raised Barge</b>	Raised placement of the barge rafter to create a termination edge for roof tile, so as to eliminate rake tile.
<b>Rake</b>	The inclined, usually projecting edge of a sloping roof.
<b>Rake Tile</b>	A roofing tile formed to cover the rake of a sloping roof.
<b>Return, Eave / Cornice / Greek</b>	The continuation of an eave or cornice around the gable end of a house.
<b>Ridge Beam</b>	A beam for supporting the upper ends of rafters at the ridge of a roof.
<b>Roof Bounce</b>	The aesthetically pleasing animated effect achieved by a street scene exhibiting vertical articulation through the incorporation of a variety of roof heights, pitches, and textures. Also referred to as a “Skyline Effect.”
<b>Roof, Cross Gable</b>	A roof that has two or more intersecting gable rooflines.
<b>Roof, Flat</b>	A roof that is not pitched and the surface of which is generally parallel to the ground.
<b>Roof, Gable</b>	A roof sloping downward in two parts from a central ridge, so as to form a gable at each end.
<b>Roof, Hip</b>	A roof with sloping ends and sides meeting at an inclined projecting angle.

	Definition
<b>Roof, Shed</b>	A roof having a single slope.
<b>Sash</b>	The fixed or movable framework of a window or door in which panes of glass are set.
<b>Scupper</b>	The opening in the side of a building, as in a parapet, for draining off rainwater.
<b>Shake</b>	Split wood shingles used as siding and arranged with an irregular bottom course edge.
<b>Shingle Siding</b>	Sawn wood shingles used as siding and arranged with a uniform bottom course edge.
<b>Soffit</b>	The underside of an architectural element, as an arch, beam, cornice, or staircase.
<b>Starter Board</b>	A projecting stringcourse, molding, or ledge placed at the base of a wall material, also referred to as the water table.
<b>Stick Work</b>	See half-timber.
<b>Struck Grout Joint</b>	A mortar joint pressed in at the lower edge and sloping in the reverse direction from a weathered joint.
<b>Symmetry</b>	The balanced arrangement of similar elements around a common axis.
<b>Texture</b>	The surface characteristics of the exterior façade of a building created through the use of similar or differing materials and patterns usually expressed in terms of softness, smoothness, or roughness.
<b>Tight Rake</b>	A very narrow rake overhang at the gable end of a house.
<b>Transom</b>	A horizontal crossbar in a window, over a door, or between a door and a window.
<b>Transom Window</b>	A window above the transom of a doorway or other window built on and commonly hinged to a transom.
<b>Trellis</b>	A frame supporting open latticework, used as a screen or support for growing vines or plants.
<b>Tudor Arch</b>	A four-centered arch having an inner pair of curves with a radius much greater than that of the outer pair.
<b>Turret</b>	A small tower forming part of a larger structure; can begin some distance above the ground.
<b>Vergeboard</b>	A board, often carved, attached to the projecting end of a gable roof. Also called a bargeboard, verge rafter, or barge rafter.
<b>Wainscot</b>	A facing of material covering the lower portion of a wall, differing from the upper portion of the wall.
<b>Weather Vane</b>	An instrument attached to an elevated structure which rotates freely to show the direction of the wind. Although partly functional, weather vanes are generally decorative.
<b>Weathered Grout Joint</b>	A mortar joint smoothed by pressing the trowel in at the upper edge of the joint, forming a sloping surface that sheds water readily.



**RESOLUTION NO.**

Adopted by the Sacramento City Council

**ADOPTING FINDINGS OF FACT AND APPROVING THE SUTTER PARK NEIGHBORHOOD PROJECT (P12-031)**

**BACKGROUND**

- A. On March 6, 2014, after conducting a public hearing, the City Planning and Design Commission forwarded to the City Council a recommendation to approve the Sutter Park Neighborhood Project (P12-031), concerning the demolition of the existing hospital and redevelopment of the site with a residential subdivision (the “Project”).
- B. On April 8, 2014, after giving notice as required by Sacramento City Code section 17.812.010 (2)(b), the City Council conducted a public hearing on the Project, receiving and considering evidence concerning it.

**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 Sutter Park Neighborhood 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&B. Environmental Determination:** The Environmental Impact Report and Mitigation Monitoring Plan for the Project have been adopted by Resolution No. 2014-\_\_\_\_\_.

**F. Tentative Map.** The Tentative Map to subdivide 19.36± gross acres into 115 lots 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 Planning & Design Commission has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

**G. Subdivision Modifications.** The Subdivision Modifications to allow nonstandard street sections and deviations such as through lots are approved subject to the following findings of fact:

1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;

3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
4. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the general plan and with all other applicable specific plans of the city. In granting a modification, the planning and design commission or city council may impose such conditions as are necessary to protect the public health, safety or welfare, and assure compliance with the general plan, with all applicable specific plans, and with the intent and purposes of these regulations.

**H. Site Plan Design Review.** The Site Plan and Design Review with deviations for the master planned community are approved based on the following findings of fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan in that the project reconnects the existing hospital site to the established grid and proposes residential densities consistent with the surrounding neighborhood; and
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards in that the project establishes a Planned Unit Development to ensure a harmonious infill development; 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 in that the architectural styles outlined in the Sutter Park PUD are consistent 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 in that the proposed lot sizes and density are consistent with the surrounding area.

**Conditions of Approval**

**F. Tentative Map.** The Tentative Map to subdivide 19.36± gross acres into 115 lots is approved subject to the following conditions of approval:

**GENERAL:** All Projects

- F1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- F2. 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 Public Works after consultation with the U.S. Postal Service;
- F3. Private reciprocal ingress, egress, maneuvering and parking 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, maneuvering, and parking easement shall be conveyed to and reserved from all appropriate parcels, at no cost, at the time of sale or other conveyance of either parcel.;
- F4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P12-031);
- F5. Meet all conditions of the existing PUD (P12-031) unless the condition is superseded by a Tentative Map condition;
- F6. Show all continuing and proposed/required easements on the Final Map;
- F7. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, and Department of Public Works.

**Department of Public Works:** Streets

- F8. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;

- F9. 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 fronting the project per City standards and to the satisfaction of the Department of Public Works;
- F10. Dedicate and construct street D as a 41-foot residential section with attached sidewalks as shown on the approved Tentative Map dated 12-20-2013. The applicant may have to obtain right of way from adjacent property owner for construction of full improvements along the east side of D Street. The construction of D Street shall be per City standards and to the satisfaction of the Department of Public Works.
- F11. The applicant shall coordinate with the Department of Public Works and pay for the relocation of an existing speed hump along 51<sup>st</sup> street to another location along 51<sup>st</sup> Street to the satisfaction of the Department of Public Works.
- F12. The applicant shall provide stop control at all proposed intersections per the recommendations of the Traffic analysis done for this project and to the satisfaction of the Department of Public Works.
- F13. No cross gutters will be allowed as part of the construction of any public street within this proposed development. The applicant shall work with the Department of Utilities, as they finalize their drainage study, and find ways to achieve the drainage without the use of cross gutters.
- F14. The applicant shall dedicate a recreational and right of way easement across Lot B (central park). Lot B shall be owned by the HOA. The proposed parking cut-outs adjacent to Parkway B (as Part of Lot B) shall be maintained by the HOA.
- F15. The applicant shall provide / construct sufficient signage and markings to indicate "No Parking" along the proposed Parkway B couplet (adjacent to Lot B and Lot E) to the satisfaction of the Department of Public Works.
- F16. The applicant shall construct all proposed private alleys (Lots A1-A5) in asphalt or concrete with a standard structural section to the satisfaction of the Department of Public Works.
- F17. 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, traffic circles, undulations, additional 4-way intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works;

- F18. 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;
- F19. 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 Public Works. The center lines of such streets shall be aligned.
- F20. Construct A.D.A. compliant ramps at the following existing street locations:
- a. North-east and North west corner of "F" Street and "Parkway B" intersection.
  - b. South-east and south west corner of "51<sup>st</sup>" Street and "D" Street intersection.
  - c. North-east and North west corner of "F" Street and "D" Street intersection.
- F21. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of Regional Transit;

**PUBLIC/PRIVATE UTILITIES** (Monica Adamee, SMUD, 732-6075)

- F22. Dedicate a 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public street rights of ways with the following exceptions:
- a. Dedicate a 5-foot Public Utility Easement on Lots 27, 35, 36 and 41 adjacent to "A" Street
  - b. Dedicate a 5-foot Public Utility Easement on Lots 65, 73, 74 and 82 adjacent to "C" Street.
  - c. Dedicate a 10-foot Public Utility Easement on Lot H and Lot 89 adjacent to "C" Street and "D" Street.
  - d. Dedicate a 10-foot Public Utility Easement on Lot 89 adjacent to "D" Street.
  - e. Dedicate a 10-foot Public Utility Easement on Lots F5 to F12 adjacent to

“Parkway B” and “D” Street.

- f. Dedicate a 10-foot Public Utility Easement on Lots 31, 40, 69 and 78 adjacent to “Parkway B”.
- F23. Dedicate Lots C and D and 5-feet adjacent thereto as a Public Utility Easement.
- F24. Dedicate Lot F12 and 5-foot adjacent to Lots F1-F11 as a Public Utility Easement, except where structures are located.
- F25. The owner/developer must disclose to future potential owners the existing 21KV electrical facilities along “F” Street and portions of “C” Street and proposed extension “F” Street, 51<sup>st</sup> Street, 53<sup>rd</sup> Street and other new streets and alleys.
- F26. Improvements to the property may require the payment of SRCSD sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. (SASD)

**CITY UTILITIES** (Inthira Mendoza, Utilities Department, 8081473)

- F27. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities (DOU).
- F28. Design and construct water, sewer, and drainage pipe systems and appurtenances in all existing and proposed streets in accordance with the approved sewer, water, and drainage studies.
- F29. All existing easements and all existing right-of-ways shall be shown on the Final Map.
- F30. Dedicate a 7.5’ wide easement to the City for all lots that have backyard City owned water, sewer or drainage mains. No taps may be made to backyard mains.
- F31. Dedicate a 20’ wide easement to the City centered on any portion of the existing City owned 48” drainage main that is relocated into privately owned lots.
- F32. Dedicate a 20’ wide public service easement to the City for the proposed public sanitary sewer main in Lot A1-A5. No dry utilities shall be located within the 20’ wide easement.
- F33. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.

- F34. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for ingress/egress, parking, utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at the time of sale or conveyance of any parcel shown in this map".
- F35. Unless otherwise approved by the DOU, all public water, sanitary sewer and storm drain pipelines shall be placed within the asphalt concrete (AC) section of public-right-of-ways and easements.
- F36. Any proposed improvements, other than basic landscaping (no trees) and asphalt, within utility easements for all public water, sanitary sewer or storm drain pipelines require approval from the DOU and per City Code 13.04.230 require the execution of a hold harmless agreement.
- F37. City standards require a minimum street width of 25 feet for three public utilities (water, drainage & sewer), 23 feet for two public utilities or 20 feet for one public utility from lip of gutter to lip of gutter unless otherwise approved by DOU. Utilities in streets and alleys that do not meet these requirements shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated as needed for construction, maintenance and repair of these facilities. If required by the DOU, the responsible maintenance entity shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- F38. Prior to the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. 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 at least 30 pounds per square inch, (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 DOU for the pressure boundary conditions to be used in the water study.
- F39. Two points of connection for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways or easements as per the City's Design and Procedures Manual or as approved by the DOU.
- F40. If required by DOU, the applicant shall provide separate landscaping and

metered irrigation systems for all common area landscaping, including Lots A, B, C, D, E, G, I and J to the satisfaction of DOU. An HOA or other legal entity acceptable to the DOU shall be responsible for the payment of the water bills for these lots. If required by DOU, one or more standard Utility Service Agreements shall be executed.

- F41. Abandon the existing 8" City water main in F Street to the satisfaction of the DOU, from the point where the new "D" Street main is to be connected, west to where the City main ends (roughly where valve 306 is located on City Water Book page EE19). Relocate hydrant 104 as shown on the DOU Water Book page EE20 such that it is served by the new "D" Street main. The "D" Street water main connection in F Street shall be made as approved by the DOU, keeping the future alignment of a new water main in F Street in mind.
- F42. Align the proposed City Water Main in "A" Street to the satisfaction of the DOU, such that a future water main extension in E Street will be able to easily connect.
- F43. No City water mains shall be installed in the alleys on this project. For lots that require water service from an alley, meters shall be installed at the point of service with private water services running in the alleys as approved by the DOU.
- F44. A drainage study and shed map complying with the City Design and Procedures Manual is required, and shall be reviewed and approved by the DOU. The drainage study shall include an overland flow release map for the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall demonstrate that the re-development of this site complies with the DOU's "Do No Harm" policy per section 11 (Storm Drainage Design Standards) of the City's Design and Procedures Manual, and if not provides 5000 cubic feet of detention per each additional acre of impervious area. The required detention volume, if any, may be reduced by incorporating Low Impact Development (LID) measures into the project design, such as porous pavement, green roofs, disconnected down spouts, etc. The DOU will evaluate any selected LID measures and determine an adjusted required detention volume.
- F45. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. Furthermore, all lots shall be graded so that drainage does not cross lot or property lines. The project shall construct the required public and/or private infrastructure to handle runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

- F46. 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 DOU.
- F47. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher or as approved by the Department of Utilities (DOU). Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release, or as approved by the DOU.
- F48. A sanitary sewer study as described in Section 9.9 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the DOU.
- F49. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires 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.
- F50. This project will disturbed more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit" (Order 2009-0009 DWQ or most current). To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS), located online at <http://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp>  
A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

**SPECIAL DISTRICTS:** Assessment Districts

- F51. Provide an Irrevocable Offer to Dedicate (IOD) to the City for those areas identified on the Tentative Subdivision Map as Open Space areas (Lots A, C, D, E, G, I, J). *The intent of the IOD is to transfer ownership of these open space areas should the Homeowners Association become insolvent.* Create, or annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls (or wood fences) in dedicated easements or right of way, consistent with the PUD Design Guidelines and to the satisfaction of the Department of Public Works, Parks Planning, Design and Development (PPDS). Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Department of Finance (Public Improvement Financing) and PPDS. The Developer shall maintain the

landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences.

**FIRE** (King Tunson, Fire Department, 808-1358)

- F52. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4 **This shall apply to Parkway B that runs along lot E.**
- F53. 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. CFC 503.2.1 *Parkway B street section that runs along Lot B and E, does not meet this requirement. Provide the minimum 20' clear width access (not including parking) or 16' clear width access with "No Parking".*
- F54. 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.
- F55. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.

**PPDS:** Parks (Mary de Beauvieres, Parks, 808-8722)

- F56. **Park Dedication – IOD:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of an exclusive recreation easement (ERE) for Lot B, excluding the four 72' long x 8' wide parking 'bulb-ins' identified on the tentative map as Lot B, comprising 0.6+/- acres. At the time of delivery of the IOD for the ERE, the applicant shall (1) provide to City a title report demonstrating that it holds full and clear title to Lot B, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of Lot B; (3) if the environmental site assessment identifies any physical conditions or defects in Lot B which would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (4) take all actions necessary to ensure that Lot B is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot B.
- F57. **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).

- F58. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district, form an endowment or other mechanism to fully fund maintenance of the park. 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.).
- F59. **Improvements:** The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park:
- a. Full street improvements for Lot B including but not limited to curbs, gutters, accessible ramps, street paving, and improved surface drainage through the site.
  - b. A twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the parking 'bulb-in' at Lot B at a location approved by PPDS for future service. Number of stubs and locations to be approved by PPDS. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.
  - c. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot B, quantity and location as approved by PPDS. The irrigation water tap shall be 1.5 inches for Lot B; and the domestic water tap shall be 1 inch. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.
  - d. A ten-foot (10') wide driveway into Lot B at a location approved by PPDS. The driveway is to provide future maintenance access to the park.
  - e. The Applicant shall rough grade Lot B as required by City Code to provide positive drainage as approved by PPDS.
- F60. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDS for review and approval.
- F61. **Design Coordination for PUE's and Facilities:** If a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous to Lot B, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The

applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project.

- F62. **Turn Key Park Development:** If the Applicant desires to construct Lot B as a turnkey park, the Applicant shall notify PPDS in writing and shall enter into a City standard Credit/Reimbursement Agreement to construct the park improvements to the satisfaction of the City's PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Development Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.
- F63. **Private Facility Credits:** City Code Chapter 16.64, Sections 16.64.100, 110 and 120 address granting of private recreation facility credits. The City may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 16.64.100.

The Applicant has requested, and City has agreed, that the construction on Lots C and D of a private greenway connecting to the public park on Lot B shall serve the subdivision and shall be eligible for private facilities credit equivalent to 5% of the total project parkland dedication obligation. The private facilities credit for the greenway is currently estimated to be equivalent to dedication of 0.078 acres, valued at \$23,535. The respective credit shall be applied to the project upon approval and recordation of an Agreement to Construct and Maintain Private Recreational Facilities, pursuant to section 16.64.100 of City Code.

## MISCELLANEOUS

- F64. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments,

encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City;

- F65. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all private alleys (Lots A1-A5), parking cut-outs as part of Lot B, common lots and common landscaping.

**ADVISORY NOTES:**

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

- ADV1. 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;
- ADV2. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres."
- ADV3. 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.
- ADV4. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$267,300. This is based on 103 single family and 17 multi-family residential units and an average land value of \$250,000 per acre for the East Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. The estimated Quimby fee takes the dedication of the ERE for Lot B (0.6 acre) and the private recreational facilities (Lots C and D; 0.078 acre) into account. 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, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$625,439. This is based on 103 single family residential units at \$5,534 each and 17 multi-family residential units at \$3,261 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

ADV5. The Developer shall be responsible for maintenance (weed abatement) of IOD Lot B until the time that the City records acceptance of the IOD. (Parks)

ADV6. Lots A, E, G, I and J are not eligible for parkland dedication credit; the City Department of Parks and Recreation bears no responsibility for their maintenance.(Parks)

ADV7. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

ADV8. Water Development Fee credit is given for existing water service connections. Water Development Fee may be waived if conditions of Resolution No. 87-322 are met

ADV9. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated August 16<sup>th</sup>, 2012. Within the X zone, there are no requirements to elevate or flood proof.

ADV10.This project is served by the Combined Sewer System (CSS) and is subject to the Combined Sewer System Development Fee. However, development of this project will generate less sewer flow than the existing hospital; therefore, no combined sewer development fee will be due.

ADV11.The applicant's plan incorporates Low Impact Development (LID) strategies for the site design, such as interceptor trees and proposed streets with planters to disconnect pavement. The applicant is encouraged to consider additional runoff reduction measures such as disconnecting roof drains, porous pavement, etc. (Guidance provided in Chapter 5 of the Stormwater Quality Design Manual). In addition, the applicant is encouraged to design the common landscape areas to provide stormwater detention to the maximum extent practicable. Contact the DOU

Stormwater Program (808-1449) if you have any questions.

ADV12. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies, and private landowners for the construction of this project.

ADV13. The applicant is responsible for the protection and repair of the City drainage, sanitary sewer and water mains during construction of the proposed structures. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.

ADV14. Per the City of Sacramento Design and Procedures Manual Section 11, drop inlets shall be spaced so that gutter flow does not exceed a run of four hundred feet (400') before reaching a gutter drain. The total length from each direction should not exceed six hundred feet (600').

ADV15. It is contemplated that the Applicant and/or the Project's HOA may seek to enter into a Public Improvement Maintenance and Reimbursement Agreement with the City, whereby the Applicant and/or the Project's HOA would administer the maintenance of the public parks and other public open space areas and/or facilities. If the Applicant and/or the Project's HOA were to enter into such an agreement with the City, the Applicant and/or the Project's HOA would have the option to elect to either fund these costs and seek reimbursement from the Maintenance District, or fund these costs and not seek reimbursements. If the Applicant and/or the Project's HOA were to elect to fund these costs and not seek reimbursement, the Maintenance District would only be permitted to levy special taxes or assessments to collect funds for those costs not ultimately funded by the Applicant or the Project's HOA.)

**H. Site Plan Design Review.** The Site Plan and Design Review with deviations for the master planned community are approved subject to the following conditions of approval:

H1. All the architectural styles as outlined in the Sutter Park PUD Guidelines shall be appropriately distributed throughout the residential development to create varied and dynamic streetscapes. Future house plans shall require site plan and design review approval before the issuance of building permits to ensure compliance with the PUD Guidelines.

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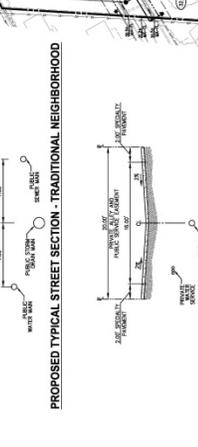
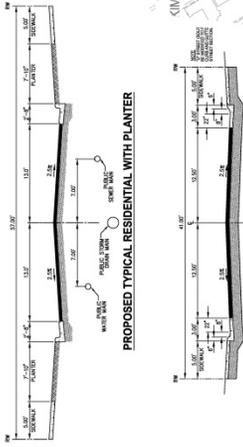
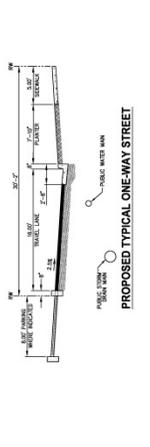
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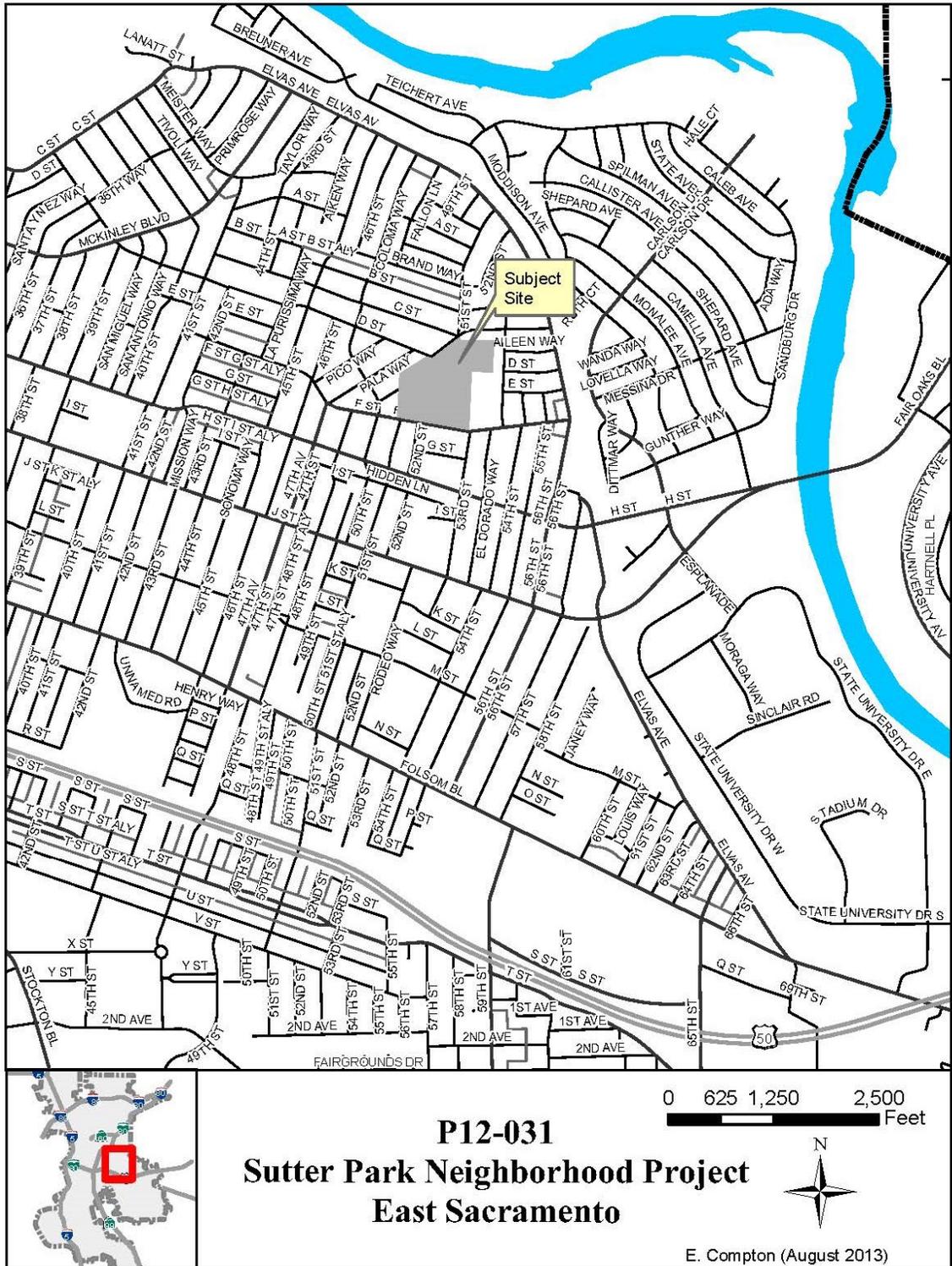
Exhibit D: Preliminary Grading and Utilities



- NOTES:**
1. ALL PROPOSED GRADING, UTILITIES, AND UTILITY LINES ARE SHOWN TO EXISTING PROPOSED GRADING. VERIFY FROM THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA. ACTUAL FIELD CONDITIONS MAY VARY FROM THE SHOWN RECORDS AS THE DESIGN PROCEEDS. SEE THE LOCATION MAP FOR THE PROJECT LOCATION.
  2. STORM SEWER LINES ARE SHOWN AND DIMENSIONED. SEE THE LOCATION MAP FOR THE PROJECT LOCATION.
  3. PROPOSED UTILITY LINES ARE SHOWN AND DIMENSIONED. SEE THE LOCATION MAP FOR THE PROJECT LOCATION.
  4. ROADWAY AND TEMPORARY SURFACE PREPARED BY APPROVED SURFACE LAYER AND SOIL.
  5. REFER TO SHEET 'W-1' FOR ADDITIONAL STREET SECTION INFORMATION.
  6. UTILITIES ARE SHOWN FOR PROPOSED PUBLIC SERVICE CONNECTIONS AND PRIVATE WATER CONNECTIONS.
- LEGEND:**
- PROPOSED PUBLIC WATER MAIN
  - PROPOSED PUBLIC STORM SEWER
  - PROPOSED PRIVATE WATER SERVICE
  - PROPOSED PRIVATE STORM SEWER
  - PROPOSED PUBLIC ALLEY
  - PROPOSED PUBLIC STREET LIGHT
  - PROPOSED PUBLIC ELEVATION
  - PROPOSED PRIVATE ELEVATION
  - PROPOSED IMPROVED DRIVEWAY
  - EXISTING PUBLIC STREET DRAIN BANK
  - EXISTING PUBLIC WATER MAIN
  - EXISTING PUBLIC STORM SEWER
  - EXISTING PUBLIC WATER MAIN
  - EXISTING PRIVATE ALLEY



Vicinity Map



Land Use and Aerial Map



**P12-031**  
**Aerial and Land Use Map**  
**Sutter Park Neighborhood Project**