Meeting Date: **7/29/2014**

Report Type: Public Hearing

Report ID: 2014-00536

City of SACRAMENTO **16**

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

Title: 515 T Street Multi-Family Residential Rezone (Passed for Publication 07/22/2014; Noticed 07/18/2014; Published 07/24/2014)

Location: District 4

Recommendation: Conduct a Public Hearing and upon conclusion pass 1) a Resolution determining the 515 T Street Multi-Family Residential project exempt from review under the California Environmental Quality Act; 2) an Ordinance rezoning approximately 0.29 acres from the Multi-Unit (R-3A) Zone to the Multi-Unit (R-4) Zone; and 3) a Resolution approving the Preservation Site Plan and Design Review for 11 new residential units, with rear setback deviation, and the rehabilitation of an existing residential building.

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Roberta Deering, LEED AP, Preservation Director, (916) 808-8259; Stacia Cosgrove, Principal Planner, (916) 808-7110, Community Development Department

Presenter: Antonio Ablog, Associate Planner, (916) 808-7702, Community Development Department

Department: Community Development Dept

Division: Planning

Dept ID:

Attachments:

01-Description/Analysis
02-Background Information
03-Land Use Map
04-Public Comments
05-CEQA Resolution
06-Rezone Ordinance
07-Exhibit A Rezone Map
08-Project Resolution
09-Exhibit A Site Plan First Floor Plan
10-Exhibit B Second Third Floor Plan
11-Exhibit C Elevations
12-Exhibit D Materials
13-Exhibit E Existing Structure Plan
14-Exhibit F Landscaping Plan

City Attorney Review

Approved as to Form
Paul Gale
7/24/2014 9:31:16 AM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 7/21/2014 2:03:11 PM

Back to Report Table of Contents

Description/Analysis

Issue Detail: The applicant is proposing to rezone the 0.29 acre subject site in order to construct 11 new multi-family residential units with 13 private parking spaces and to rehabilitate/alter the existing four-unit Contributing Resource residential structure on the site to accommodate three residential units. The proposed project requires a Rezone to change the zoning of the subject site from the Multi-Unit Dwelling (R-3A) Zone to the Multi-Unit Dwelling (R-4A) Zone and Site Plan and Design Review for new construction of residential buildings, totaling 11 units, and the rehabilitation/alteration of a Contributing Resource, demolition of a Non-Contributing Resource, including deviations from the rear setback requirement adjacent to the alley. Contributing Resources are historic structures that are associated with the distinctive architectural characteristics of a Historic District; the South Side Historic District in this case. The project also requires an Administrative Parking Permit in order to utilize on-street parking to fulfill the project's parking requirement. Comments have been received by Staff both in favor of, and in opposition to, the proposed project.

Policy Considerations: The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan designation of the subject site is Traditional Neighborhood Medium Density which provides for higher-intensity medium-density housing and neighborhood supporting commercial uses, with which the proposed project would be consistent. The 2030 General Plan has identified goals and policies under the Land Use & Urban Design Element, the Historic & Cultural Resources Element, and the Housing Element. The proposed project complies with the General Plan and the following General Plan goals and policies:

- *Land Use and Urban Design Element (Policy LU 2.1.1)* Recognizing that Sacramento's neighborhoods are the basic living environments that make-up the city's urban fabric, the City shall strive through its planning and urban design to preserve and enhance their distinctiveness, identity, and livability from the downtown core to well integrated new growth areas.

- *Land Use and Urban Design Element (Policy LU 2.1.6)* Neighborhood Enhancement. The City shall promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas.

- *Land Use and Urban Design Element (Goal LU 4.1)* Neighborhoods. Promote the development and preservation of neighborhoods that provide a variety of housing types, densities, and designs and a mix of uses and services that address the diverse needs of Sacramento residents of all ages, socio-economic groups, and abilities.

- *Land Use and Urban Design Element (Policy LU 4.3.1)* 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.

- *Replacement of Non-Conforming Densities in Traditional Neighborhoods (Policy LU 4.3.2)* The City shall preserve the existing diversity of housing types and densities on each block of Traditional Neighborhoods. Where proposed residential development on a parcel within a Traditional Neighborhood block would exceed the maximum allowed density, the City may allow the development if it would not cause the overall density for the block to be exceeded. Where the density of existing development on a Traditional Neighborhood block falls outside the applicable density range of its land use designation, the City shall allow replacement development on the parcel that maintains the same density

- *Historical and Cultural Resources (Policy HCR 2.1.16)* The City shall review and evaluate proposed preservation projects and development projects involving Landmark parcels and parcels within Historic Districts based on adopted criteria and standards.

- *Housing Element (Goal H-4)* Preserve, maintain and rehabilitate existing housing to ensure neighborhood livability and promote housing affordability.

The density of the proposed project is approximately 48 units per net acre. The General Plan allows new development in Traditional Neighborhoods to exceed the density for a given parcel as long as the overall density for the surrounding block does not exceed the maximum density (Policy LU 4.3.2, block density average). The block density average policy applies to development projects in the Traditional Neighborhood Medium Density designation that exceed the maximum 21 dwelling units per acre (36 units for alley activating projects). Should a block reach or exceed the 21 unit per acre maximum, the block density average would no longer apply to new development projects. Vacant sites within blocks exceeding the 21 unit per acre maximum could still be developed; however, they would have to comply with the densities as prescribed by the General Plan (21 units per acre or 36 units per acre for projects activating an alley). The proposed project would raise the density of the subject block to approximately 19.7 units per acres and therefore would comply with this policy.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15332, Infill. The project proposes to construct new 11 unit residential buildings and the rehabilitation/alteration of an existing residential building, a Contributing Resource, on a site within the South Side Historic District. Construction and location of this project will not result in any significant impacts to the environment. The project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Rehabilitation Standards.

Economic Considerations: None

Commission/Committee Action: On June 18, 2014, the proposed project was heard by the Preservation Commission. There were four members of the public who spoke on the item. Two speakers stated opposition to the project due to its density and incompatibility with the neighborhood; the other speaker did not state either support or opposition but requested that the project consider restoring wood windows to the T Street elevation of the existing building. The Preservation Commission was supportive of the overall project design including the scale, massing, and proposed materials. Concerns expressed by the commission included setting a precedent for developing higher density housing in the neighborhood, and the roof design (flat vs. angled roof form). The Preservation

Commission voted in favor of forwarding a formal recommendation for the approval of the Preservation Site Plan and Design Review (3-2, 2 absent).

On June 26, 2014, the proposed project was heard by the Planning and Design Commission. There were two members of the public who spoke in opposition to the project due to its density and contemporary design. The Planning and Design Commission was supportive of the project and voted unanimously (8-0, 3 absent) to forward the requested entitlements to the City Council with a recommendation for approval. The Planning and Design Commission believed that the project's design was compatible with the surrounding historic district and that the project supported the General Plan policy to develop neighborhoods with a mix of housing types and densities.

Rationale for Recommendation: The proposed project complies with the General Plan Traditional Neighborhood Medium Density designation in that it augments the variety of residential housing types in the Southside neighborhood at a density compatible with the surrounding uses. Additionally, the proposed project is compatible with general characteristics and streetscape frontage rhythm of the South Side Historic District and is consistent with the scale of the surrounding residential development.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.

Back to Report Table of Contents

Attachment 2 – Background Information

Project Summary/Background: The applicant is proposing to rezone the 0.29 acre subject site in order to construct new 11-unit multi-family residential buildings, an associated 13 space parking area under the north-most proposed structure along the alley, and rehabilitate/alter the existing four-unit Contributing Resource residential structure on the site to accommodate three residential units. Contributing Resources are historic structures that are associated with the distinctive architectural characteristics of a Historic District; the South Side Historic District in this case. The proposed project requires the following entitlements:

A. A Rezone to change the zoning of the subject site from multi-family residential (R-3A) to multi-family residential (R-4A).

B. Site Plan and Design Review for new construction of residential buildings, totaling 11 units, and the rehabilitation/alteration of a Contributing Resource, demolition of a Non-Contributing Resource, with Preservation Review including deviations from the rear setback requirement adjacent to the alley.

In addition to the Rezone and Site Plan and Design Review, the project also requires an Administrative Parking Permit in order to utilize on-street parking to fulfill the project's parking requirement.

The subject site consists to two 40'x160' parcels. One parcel is vacant (515 T Street), while the other (517-519 T Street) is occupied by a four unit residential building with a detached garage structure to the rear that is accessed by the alley. The interior of the existing four-unit building is proposed to be renovated to provide three units. This will result in a total of 14 units on site, with 11 units total proposed in the new structures and 3 units proposed in the renovated existing structure. The existing garage at the rear of the site is proposed for demolition.

The subject site, located in the Southside Historic District, consists of two existing parcels that are bounded by T Street to the south and Solons Alley to the north. There is another vacant lot to the west of the subject site and a three story residential building to the east. North of the alley is a mix of single and multi-family residential development. Many of the parcels to the north have detached garages along the alley. Land uses in the surrounding neighborhood are mixed, mostly consisting of single and two-family residential development though there are some commercial uses and multi-family residential uses nearby (see Figure 2).

Figure 2 – Surrounding Uses

Table 1: Project Information	
General Plan designation:	Traditional Neighborhood Medium Density
Existing zoning of site:	Multi-Family Residential (R-3A)
Requested zoning:	Multi-Family Residential (R-4)
Existing use of site:	Vacant/Multi-Family Residential
Historic District:	South Side Historic District
Property area/Lot Dimensions:	0.29 acres, 80’x160’
Density:	48± dwelling units / net acre
Floor Area Ratio (FAR)	1.33

Public Comments: As part of the review process, staff forwarded project information to the Southside Park Neighborhood Association and the Sacramento Old City Association. Staff has received public comments in opposition and support. The comments in opposition to the project have generally expressed concern that:

- The size and scope of the project are not appropriate for the area;
- The modern style of the new construction is not compatible with the existing neighborhood;
- The proposed project will negatively impact parking;
- The project is too dense for the site;
- The proposed project and similar projects will displace homeowners; and
- That approving the proposed project will set precedent for future proposals.

Those who support the project state that:

- The proposed project represents a high quality project;
- The project's T Street facing balconies provide street presence and are consistent with the character of the neighborhood;
- The project will provide infill housing on a vacant site;
- The units will provide housing close to the urban core so that potential residents may walk or bike to work.
- The unit type will draw working professionals to the neighborhood.

Rezone: The project site is zoned multi-family residential (R-3A). This zoning designation allows for multi-family residential development at densities of up to 36 dwelling units per net acre. The R-3A zone allows up to 10 units on the project site (the two existing parcels together.) The applicant is requesting to rezone the subject parcels to the multi-family (R-4) zone. The maximum density allowed in the R-4 zone is 60 dwelling units per acre. The proposed project results in a density of 48 dwelling units per acre which is consistent with the R-4 zone.

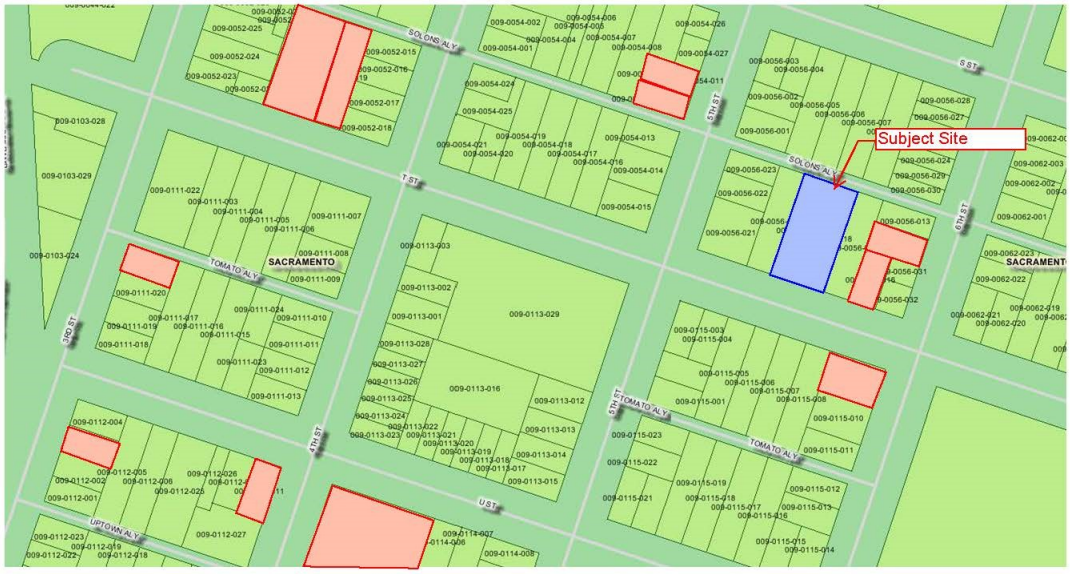
The R-3A zone and the R-4 zone prescribe similar development standards with respect to setbacks, lot coverage, and buildings heights. The R-4 Zone does allow a 45-foot maximum building height whereas the R-3A Zone only allows 35 feet. The applicant is proposing a maximum height of 31'-6" and does not propose to make use of the R-4 zone's increased height allowance. In addition to the increased density and height allowance, the R-4 zone permits small commercial and retail uses from 25% of the gross floor area up to a maximum of 6,500 square feet. There are no commercial uses proposed with this project.

The proposed Rezone has been an issue among those expressing concerns related to the project. Staff has heard that the Rezone will result in a density out of character with the neighborhood and will set a precedent for future development projects requesting to develop higher density residential projects.

Staff does not believe that the proposed project will set a precedent that will negatively impact the character of the neighborhood. Development projects are considered on their own merit and must comply with the General Plan and the development standards prescribed by the Planning and Development code. The subject site and the surrounding neighborhood are designated by the General Plan as Tradition Neighborhood Medium Density. This General Plan designation allows development at densities up to 21 units per acre. New development projects are allowed to exceed this density only if the average density for the whole block does not exceed the 21 units per acre. This speaks to the existing character of the Southside Park neighborhood which is characterized by a diverse mix of housing ranging from single-family homes to multi-unit, multi-story apartment buildings.

Figure 3 highlights the existing residential projects surrounding the subject site developed at or above the 48 units per acre proposed with this request. This figure shows a number of higher density residential developments in the project vicinity. A few of the highlighted properties are developed at a density greater than 70 units per acre. The proposed project is compatible with the existing development pattern.

Figure 3. Higher Density Development



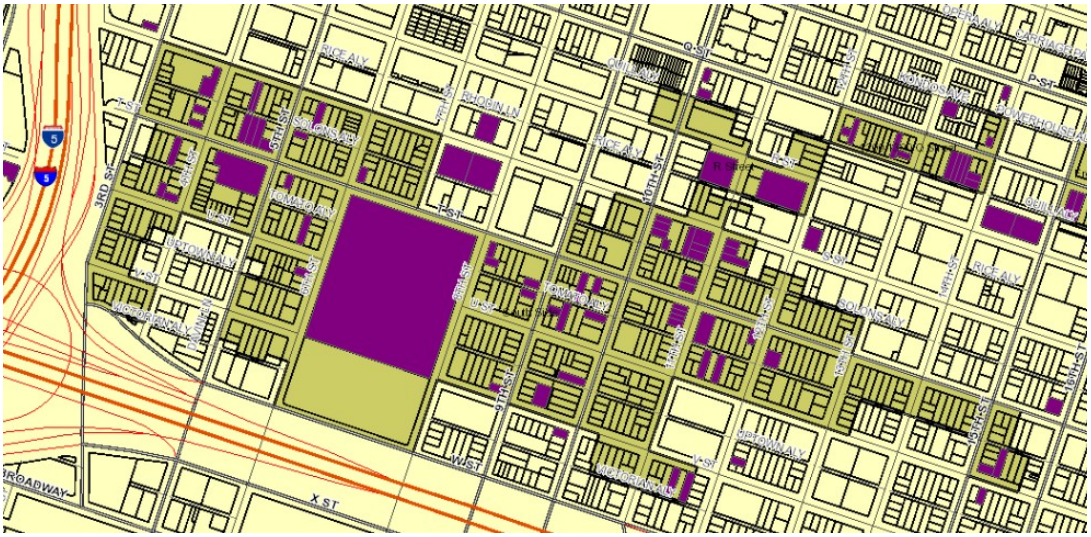
Project Design

The subject site is located within the South Side Historic District which is generally bounded by S Street to the north, W Street to the south, and 3rd Street to the west and 15th Street to the east (see figure 4). The description from the historic district listing describes the districts' Contributing Resources as follows:

Most of the houses are simple high basement cottages or high basement Queen Annes built for working-class tenants and owners between 1895 and 1905. The 400 block of T Street is the most complete block in the District and represents in microcosm the rest of the District. It is a block of several different styles all linked by high basements and in rhythm of spacing, height, scale setback, materials, and texture.

The sub-area east of the Park is similar in its styles and building patterns although it is less easy to define and characterize. Rather than vacant lots, it has been intruded upon by modern apartments. Some of it was built somewhat later, and the general characters of the buildings, although similar in style, are slightly larger and more ornamented for a more prosperous group of residents. Much of the District consists of simple high basement cottages but is frequently punctuated by larger houses in the Queen Anne and Colonial Revival styles. There are several large intrusions within the District itself as well as at its edges, which accounts for its irregular shape. The William Land School might be considered a secondary focal point after South Side Park. In the panhandle that stretches to the east, there are many bungalows including some very fine rows on 13th and U Streets. Although the styles of the buildings change and with them the directional expression, height, materials and texture, the neighborhood is linked by its tree lined streets.

Figure 4 -South Side Historic District (Landmark Structures in Purple)



The properties in the historic district have been developed with a variety of land uses with a range of architectural styles. While the district is predominantly residential in nature, multi-unit buildings, mixed-use buildings and commercial uses are common throughout the district. The residential uses in the neighborhood include a number of historic and older buildings. These range from single family homes to multi-unit apartment homes on larger lots with building heights of one, two, and three stories.

Site Design: The new structure is proposed to be built to the same front-yard setback as the existing historic building on the site with a third floor that is proposed to be slightly angled away from, rather than parallel to the street. Tree plantings are proposed adjacent to the west property line. The existing street trees and the trees at the east property line would remain. A central courtyard is proposed between the existing building and the new building. This courtyard would include a patio to serve as common open space for residents.

The applicant proposes ground floor parking for 13 cars under the rear portion of the new building proposed for the site. This parking area is proposed to be partially enclosed and accessed via the alley. The parking area is proposed to be separated from the alley by the rear wall of the building, but open at the sides. There would be no direct access to any of the units from the parking area. Exterior stairs to the units above the parking are proposed. The remainder of the units would be accessed through the courtyard.

The Planning and Development Code requires one parking space for every residential unit in the R-4 zone. The number of residential units proposed with the project requires 14 parking spaces, but only 13 of those spaces are proposed on the site. The applicant is requesting an Administrative Parking Permit that will allow one on-street parking on T Street to be counted towards the off-street parking requirement. With 80 feet of street frontage, the subject site has adequate street frontage to accommodate the parking space needed. In addition to the on-street parking, the applicant proposes to provide 21 secure bicycle parking spaces adjacent to the proposed on-site automobile parking. Staff has been to the site on a number of occasions at various times during the day. Staff has not witnessed impacted parking on the subject block as portrayed by those commenting on the project.

Table 2: Height, Lot Coverage, and Setback Requirements for R-4 Zoning

	Allowed/Required	Proposed	Deviation
Height	45’	31’-6”	No
Lot Coverage	60% Maximum	57%	No
Front Setback	5’ minimum	12’	No
Rear Setback (alley)	5’ minimum	1’	Yes
Interior	0’	5’	No

Deviations: The new construction is proposed to be built within one foot of the rear property line. As the rear property line abuts an alley, the required setback is five feet. The proposed reduced setback requires that a deviation from the Planning and

Development Code be approved. This deviation may be approved as part of the Site Plan & Design Review request. Staff supports the requested Deviation for the project to be built within one foot from the public right-of-way along the alley, instead of 5 feet. There are existing buildings, including residential buildings, which maintain setbacks to the alley that are less than the five feet required. And, Staff does not feel the proposed one-foot setback would have a negative visual impact on the district.

Building Design: The proposed project consists of the 11 new units and the reconfiguration of the existing building. The proposed new building would be located to the west and to the rear of the existing building on the site, which is a Contributing Resource in the historic district. The existing building is now a four unit, 2,180 square foot residential building. It is a two-story building with an overall height of 32 feet, with a front-facing gable roof form. Proposed changes to the exterior of the existing building are relatively minor with most alterations affecting the rear additions to the structure. Modifications proposed for the interior will convert the now four-unit structure to a three-unit structure with a pair of two bedroom units on the ground floor of the building, and a single two bedroom unit proposed for the second floor. The interior modifications are not subject to review.

The proposed new construction consists of two buildings that would total 15,458 square feet. The new building proposed to face T Street would be a three-story building and would contain three, two-bedroom units and a two bedroom townhouse. The T Street elevation is proposed to be three stories tall (31'-6"). Each of the units on the south elevation would have a private porch facing T Street. The rear of this south-most building, where the townhouse unit is to be located, is proposed to be only two stories with a height of 24 feet.

The other new building is proposed to be located on the rear (north) half of the site and would be two stories over ground level parking (three stories total). The building would have an overall height of 38 feet and contain seven, two-bedroom flats. This building is proposed to be built within one foot the rear property line along the alley. The first floor of the building is the parking area with a CMU elevation at the alley. Each of the units above the parking area at the rear elevation will have a private balcony overlooking the alley. The unit on the third floor at the rear, alley elevation, is now proposed with a balcony across the full width of the building.

Both new structures are proposed to have flat roof forms. The primary exterior material proposed for the new construction is fiber cement siding painted in greens (bonsai, pine mist) and a deep red (dark ruby). The street facing elevation would incorporate a low brick block wall. Vinyl windows are proposed for the new structures.

Alterations to the Contributing Resource are relatively minimal and generally will remove non-original rear additions to the structure, rebuild the front stairs, which are not the original stairs, but are likely in their original location, and change one of the door openings on the upper level to a window. None of the existing windows are original, though the openings generally appear to be original.

Applicable Design Guidelines/Historic Standards: The Preservation Site Plan and Design Review is subject to both the Central City Neighborhood Design Guidelines, as well as the historic Rehabilitation Standards. The Central City's Neighborhood Design Guidelines provide the following direction:

> **Central City Neighborhood Design Guidelines**, and the Southside Park/William Land School Subdistrict, noting the following:
>
> - Section 1, 3. Of the four primary purposes of the Central City Neighborhood Design Guidelines, # 3) states, "Ensure *that building design is compatible with its surroundings in terms of scale, mass, building patterns and details.*" And, # 4) states *"Incorporate preferred elements of prevailing neighborhood architectural styles."*
>
> - Section 2 D. Flexibility…"*The [Commission] and Staff…will review projects for overall compliance with the design principles, realizing that not every principle will be met on any given project. Reasonable judgment will be used when reviewing projects for compliance with the design principles*.

Generally speaking, the Central City Neighborhood Design Guidelines recommend that design should be contextual, while allowing flexibility in reviewing projects against the design principles. The guidelines speak to both site specific design principles as well as to design within the larger context of the historic district.

In terms of site specific design, the principles of the Central City Neighborhood Design Guidelines recommend:

- "*Locate structures to create usable outdoor places and continuity of desirable characteristics of adjoining structures along the street face*."
- "*Where consistent with the design concept provide usable outdoor open space designed for the exclusive use of the dwelling unit at grade or in the form of a porch for upper story dwellings*."
- "*Provide pedestrians with the greatest possible sense of safety, comfort, aesthetic pleasure, and connection to building activities at edges where structures adjoin the public area, and along internal circulation of the project*"
- "*Develop projects that face on alleys to enhance the general livability, visual quality and safety of the alley*."
- *"Provide clearly defined site and building entries that are in scale with the proposed project, and that relate directly to the street frontage(s)"*
- "*Design garages, parking areas, driveways, and service access to minimize their impact on pedestrians and diminish visibility from the street*."

- "*Provide a high quality of craftsmanship and permanence expressed through design and detailing."*

- "*Incorporate complementary materials of the highest quality, with material textures and colors selected to further articulate the building design*."

Staff believes that the proposed project satisfies these site specific design recommendations. The proposed project has been designed to read as two separate buildings at the T Street elevation, creating a centrally located courtyard for common open space and circulation for the project. The courtyard will include a barbecue and seating area, bicycle racks, and access to dwelling units. Additionally, all but one of the units will have access to private open space via private balcony, patio, or porch. The parking is proposed at the rear of the site with a driveway off the public alley and will effectively be screened from view from the front of the property.

In terms of architectural design, the Central City Neighborhood Design Guidelines do not advocate for a particular style of architecture. The guidelines promote quality of materials, craftsmanship, and articulate design. The exterior finish includes cement fiber siding, brick block, and colored CMU at the alley elevation. Staff generally recognizes such materials as providing for high quality exterior finish. Additionally, the proposed new buildings have been articulated through the use balconies, building angles, and varying building heights.

In terms of contextual design, the principles of the Central City Neighborhood Design Guidelines recommend

- *"Provide a coherent design concept appropriate in scale, consistent with the palette of materials, textures, and colors, and achieving continuity on all faces*."

- "*Reinforce the importance and continuity of public spaces (streets, plazas, etc.) by harmonizing with other neighboring structures."*

- "*Make a building or group of buildings compatible with its surroundings through the 1) Rhythm of spaces between buildings, 2) Building scale, mass, and setbacks, 3) Building orientation and relation to the street, and 4) Continuity of storefront on commercial streets*."

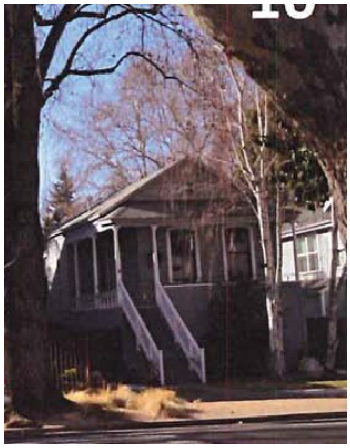
  Section 4, A.2. "Design for Neighborhood Context" states, "*Applicants are encouraged to carefully examine the design characteristics of exemplary buildings in the neighborhood and incorporate their forms, details and materials into the project design…."*

  Southside Park subdistrict guidelines:

- **4.I.3.1.*Architectural Details***: "The neighborhood has a concentration of Victorian Delta style homes west of Southside Park, with larger eclectic-style homes east of the park. Design details common to these styles should be strongly considered when designing to relate to the neighborhood surroundings."

- **4.I.3.2. *Precedent Structures*:** 504 T Street, on the south side of T Street close to the project site, is noted in the guidelines as a precedent structure. (figure 4)

Figure 4 – 504 T St.



The full text of the Central City Neighborhood Design Guidelines can be found on-line at: http://portal.cityofsacramento.org/Community-Development/Planning/Design-and-Preservation

Historic Rehabilitation Standards

- *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*;

- *The historic character of a property will be retained and preserved. The removal of distinctive materials of alteration of features, spaces, and spatial relationships that characterize a property will be avoided*;

- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved*;

- *Deteriorated historic features will be repaired rather than replaced;*

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment*; and

- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*.

In addition to the site specific design recommendations, the Central City Design Guidelines provide guidance with contextual design criteria. The guidelines also include criteria specific to the Southside Park Neighborhood. The project's design, with respect to the context of the Southside Historic District has been the most contentious aspect of the Preservation Site Plan and Design Review. Those who oppose the project state that the modern design of the new construction, along with its scale and massing is not compatible with the neighborhood.

The design guidelines speak to the prevalence of the Victorian Delta style homes west of Southside Park, but also recognize the eclectic styles east of the park. Staff notes that the variety of both scale and style is characteristic of the district as a whole. This is evident on the subject block of T Street for which the streetscape is defined by a single-story commercial auto service building (non-contributing), two contributing multi-family residential buildings, one of which is three-stories tall, and a non-contributing multi-family residential building (Figure 6).

Figure 6 - Streetscape

Staff has also heard that the scale and massing of the proposed project are not compatible with the project's surroundings. Single, two, and three-story residential buildings are found throughout the neighborhood. Single and two-story structures are more common, but there are a number of three story buildings. The applicant proposes to break up the new construction into three "sections." The new building at the front of the site will be three stories at the T Street elevation with a two-story section at the rear. Balconies will articulate and break up the mass of the building at the front elevation. The largest section of the new construction is proposed at the rear of the site with two floors of residential flats above grade level parking.

The historic rehabilitation standards speak to the maintenance of historic features and the compatibility of new construction with those features. Similar to the design guidelines, the rehabilitation standards do not dictate specific styles for new construction. The standards require that new work be differentiated from historic development and be compatible with the historic materials, features, size, scale and proportion, and massing.

<u>Evaluation of Proposed New Construction Design, Site Work & Rehabilitation of Historic Building:</u> Staff believes that the proposed project substantially complies with the site specific and context-related Central City Neighborhood Design Guidelines and generally

complies with the historic Rehabilitation Standards. The proposed project has been designed to read as two separate buildings at the T Street elevation, respecting the rhythm and scale of the street scape, and especially respecting the street trees in front of the site. The project proposes to create a centrally located courtyard for common open space and circulation for the project, and moves the proposed structure with the greater mass to the rear (north) of the site along the alley. The courtyard will visually separate the two smaller, more vertically-oriented masses along T Street (the new structure and the existing historic structure) from the larger mass of the new building along the alley, and will include a barbecue and seating area, bicycle racks, and access to dwelling units. The units facing T Street are proposed with porches overlooking the public street and the units oriented to Solons Alley are proposed with balconies overlooking and activating the alley space to the rear. The uppermost unit on the rear building provides a balcony for the full width of the building. The porches and balconies both help to articulate the front and rear elevations and provide for eyes on the public street and the alley.

The applicant's design justification states that the new buildings are not intended to create a false sense of history, but would be a respectful modern counterpart to the existing context. Though the new buildings propose exterior finishes visually consistent with those typical within the district (brick and horizontal siding), the flat roof form and details are more contemporary in nature. It has been suggested that providing an angled roof form could provide a more contextual design element in contrast to the flat roof. To that end, the applicant has submitted an elevation alternative depicting a hip roof on the proposed new building at the front of the site.

It is Staff's assessment that the proposed design of the new construction, while designed in a contemporary style, certainly differentiated from the old, also respects the scale, orientation and massing especially of the historic streetscape frontage. With a variety of architectural styles in the historic district, and even though many have gable or hipped roof forms, there are many three story historic buildings, and some with roof forms that not visible from the pedestrian's view. The alternative submitted with the hipped roof on top of the south-most new building does not achieve a successful design for the new structure, and Staff believes that there would likely need to be a completely new design for that structure for there to be a successful contemporary design with a gable or hipped roof form. Staff believes the original flat-roof design is a more successful design on its own, and that the flat roof form would not have a significant impact on the context of the neighborhood.

The exterior finish for the proposed new construction includes cement fiber siding, brick blocks, and colored CMU at the alley elevation. Staff generally recognizes such materials can provide for quality exterior finish. Additionally, the proposed new buildings have been articulated through the use porches or balconies, and varying building heights and massing. For the new structures, Staff recommends a window treatment that has some depth within the framing and a less-plastic visual quality than typically found in vinyl windows.

The proposed rehabilitation and the interior configuration of the existing residential structure are consistent with the historic Rehabilitation standards. The exterior work at the front of the building only involves the reconstruction of a guard rail, and the replacement of a second floor exterior door with a window. At the rear of the building, a non-original stair and small addition are proposed to be removed. Most of the windows do not have original sashes and no change is currently proposed. The non-contributing garage at the rear of the site is proposed to be removed to facilitate the new construction. Staff has no issues with its removal.

Echoing the response to the Central City Neighborhood Design Guidelines, the modern design of the new buildings is meant as a respectful modern response to the prevalent architectural styles on the block and within the district as a whole. The horizontal siding, porch/balcony elements, and wood trellises are elements borrowed from earlier styles, albeit designed in a contemporary fashion. At the T street frontage, the new building presents an elevation that is compatible in height, massing, orientation and scale with other buildings at the street frontage. The larger section of the new construction is proposed at the rear of the site to maintain the rhythm of the streetscape frontage. The significant street trees will be preserved.

Vehicle Access from Alley:

The two-way access to the parking garage from the alley is currently proposed by the applicant to be 14-feet wide. The Department of Public Works have reviewed the project and the proposed narrow driveway, which would be acting as a one way access allowing only one vehicle at a time to be served, and has determined that the proposed access driveway from the alley would have a potential to create a hazard and/or a threat to public health or safety.

Careful review of the project site plan demonstrated that the design of the project elements and narrow driveway could affect vehicle maneuverability in and out of the project site. The design and placement of walls, fences and sliding gates along with a narrow driveway affects sight distance as vehicles attempt to enter or exit the project. The site plan shows that storage, recycling and trash service rooms adjacent to the access driveway have doors that open into the driveway area that could further exacerbate the potential conflicts. In the event that a vehicle is exiting the site while another vehicle is trying to enter the site, one of the vehicles would have to back up a significant distance for the other vehicle to maneuver safely, which has a potential to create a conflict with other vehicles and pedestrians in the alley or on-site. The project's covered parking area has several walls to support the building above it and is not a large area which makes it very difficult to back up in the event of a conflict.

City standards require that two-way access to multifamily dwelling units be a minimum of 24-feet. Public Work Staff have asked the applicant to revise the project to provide a 20-foot two-way access driveway as a compromise. A 20- foot driveway could be

provided by simply eliminating the storage area shown on the site plan. The applicant has refused to modify the site plan to provide the requested 20-foot wide driveway.

The Department of Public Works recommends that the applicant revise the project site plan and design an access driveway that is 20-feet minimum to eliminate any potential conflicts.

Conclusion: The Preservation Commission forwarded the Preservation Site Plan and Design Review with a recommendation for approval, and the Planning and Design Commission forwarded the both the Preservation Site Plan and Design Review and the Rezone with a recommendation for approval. Staff recommends that the City Council approve the requested Rezone and the Preservation Site Plan and Design Review including the requested development standard deviation. Staff supports the design of the project as it is compatible with the general characteristics and streetscape frontage rhythm of the South Side Historic District and is consistent with surrounding buildings' scale, which includes single, and multi-family residential uses, often in two and three-story multi-unit buildings. Additionally, the project density is consistent with the Traditional Neighborhood Medium Density General Plan Designation and is compatible with the existing development pattern which includes a number of properties developed with higher density residential uses.

Back to Report Table of Contents

Back to Report Table of Contents

Antonio Ablog

From: Todd M. Adair, OD <drtoddadair@hotmail.com>
Sent: Friday, March 14, 2014 1:48 PM
To: Antonio Ablog; Steve Hansen
Subject: 515 T Street (File #P14-004)

Friday, March 14, 2014

To: Antonio Ablog and the Planning & Design Commission

RE: 515 T Street (File #P14-004)

Dear Mr. Ablog and Members:

I am writing in opposition to the above referenced variance. I believe that granting a variance and the subsequent construction of such a complex will forever fundamentally and negatively impact the quality of this charming neighborhood. Please read on and carefully consider the points of my opposition.

Hello, my name is Todd Adair and I have lived in the Historic Southside District for fourteen years. When I moved here in April of 2000, it was indeed very quiet neighborhood. Over the years, we have seen considerable change in the nature of this small community, with new housing and an increase in residents; most of which has been positive. There have been several new buildings built and many fine older homes remolded. Along with this, we have witnessed more traffic and an increased demand for on street parking.

The size and scope of this development is not appropriate for this area. I believe the original zoning ordinances were set in order to eliminate or not consider this size of development. From what I see, there are no other developments of this size in the vicinity. This type of development is not the kind that attracts families. Most likely it will be younger, single adults with room-mates. I have nothing against this demographic, I only bring it up as the developer is advertising this as 'multi-family'.

The following are my main points of opposition:

- Property values will decrease
- Even the renters will be frustrated with lack of parking
- Each of those units will house two adults: meaning 24 more residents, and with it, 24 more cars; not 11
- Few actual families will live there
- Renters tend to be more transient and have less ties to the community
- The abutting vacant lot will likely be developed and also ask for a variance; grant one and you grant the other.
- The owner of the adjacent vacant lot withdrew his proposal to build a home on that lot; signaling a disinterest in living next to an apartment complex.

I have written a personal letter to the developer and ask that he consider a smaller project. I did not receive any return response. I am not looking at this as an all or none proposition; a smaller project may not be so difficult to envision. At the very least, I would like to see a proposal that would fit within the current zoning restrictions; I can't help thinking that the economies of scale will still reasonable. I believe that to be a fair starting

point. While I have nothing against development, I would be interested in the reaction of the developer to having a similar project across the street from his house.

Finally, I would like to add that the timing of this seems to have progressed rather rapidly. It was only yesterday that I heard of the closing date for comments. I would like you to consider extending that date for one to two weeks, to determine if my neighbors share my opposition. Thank you for your consideration

Respectfully, Todd M. Adair and Family

Antonio Ablog

From: Taylor, Seren <Seren.Taylor@SEN.CA.GOV>
Sent: Friday, March 14, 2014 2:55 PM
To: Antonio Ablog
Subject: 515 T street project File # P14-004 (Please Confirm Receipt of this Letter)

Date: March 14, 2014

To: Antonio Ablog and Members of the Planning and Design Commission

Re: 515 T Street Project (File # P14-004)

(OPPOSE)

As a longtime resident and member of Southside Park Neighborhood Association I must respectfully OPPOSE the current plan for 515 T street. I live across the street from the project site at 510 T Street. I support the concept of promoting infill development in order to promote a healthy community in the central city and to reduce sprawl, and have been very supportive of many projects in our neighborhood over the years.

The project at 515 T Street is different, however, in that it would require rezoning the parcel to allow it to exceed the current maximum allowed dwelling units per acre to put a high-density apartment complex in the middle of **what was a row of historic two-story wood frame houses.** I am concerned that if we allow this rezone, it will set a precedent for other developments here that will change the fundamental character of our neighborhood, for the worse. Already, there is a concurrent proposed project nearby (2031 U Street) asking for a similar rezone in order. There are a number of vacant or partly vacant parcels in our neighborhood that are candidates for more infill development as currently zoned, and I would support such projects.

Further, as a direct impact of this proposed project, an individual who was ready to begin building a beautiful and historically consistent prairie style single family craftsman home on the neighboring empty lot (511 T Street) has rescinded those plans and will not build a home there because he does not want to live next door to a massive apartment complex. So, **the character of our neighborhood has already been harmed by this new project**.

In addition to altering the character of the neighborhood it fails to provide adequate parking space for the new dwellings. If the presumption that bicycle racks will offset the **inadequate parking spaces** provided fails to materialize, it will result in a serious impact to current residents quality of life and impose an additional infrastructure burden.

While I appreciate and want to encourage the applicant's investment in our neighborhood and I understand that the developer is respected and has delivered quality projects in the past, my strong opinion is the project should only go forward if its density is kept within the limits of the current zoning, maintains the historic look and character of the neighborhood, and includes at least one parking space per unit (more than one parking space would be desirable given that these are all two bedroom units and considering the constant stream of guests and visitors to such a large residential structure).

Lastly, should this project go forward I request that **construction start and end at hours that are respectful of the many neighbors and especially the small children and infants living nearby**. We should not awaken to

jackhammers and trucks at 7 a.m. for months on end. I would recommend 9 a.m. as an appropriate time to begin construction work, with no work on weekends, in order to minimize the disruption of people's lives.

Thank you for your consideration and for your service.

Seren Taylor (and Family)

510 T Street

Sacramento, CA 95811

Antonio Ablog

From: Paul Trudeau <joezbro@gmail.com>
Sent: Monday, March 17, 2014 2:38 PM
To: Antonio Ablog
Cc: sacoldcity@gmail.com; David Mogavero; spna2003@yahoogroups.com
Subject: Re: Development Project Routing - 515 T Street (P14-004)

Date: March 17, 2014
Re: Development Project Routing - 515 T Street (P14-004)
(OPPOSE)

I am a long-time board member and past president of Southside Park Neighborhood Association. I live less than a block from 515 T Street. **I strongly support the concept of promoting infill development in order to promote a healthy community in the central city and to reduce sprawl.** I have supported many projects in our neighborhood over the years based on this principle, including new alley units, lot splits to add more dwelling units, two new homes on a lot where there was once only one, etc. Some of these projects I supported in the face of significant opposition from other neighbors.

The proposed project at 515 T Street is different, however, in that it would require rezoning from R-3A to R4 to allow significantly more than the current maximum allowed dwelling units per acre.* None of the projects I allude to above required that kind of rezoning. I am concerned that **if we allow this rezone, it will set a precedent for other developments here and cumulatively will change the fundamental character of our neighborhood, for the worse.**

The proposal for 515 T includes an apartment building that **greatly exceeds the footprint of the historic home** that was previously on the site but which burned down a few years ago. Also, the owner of the also-vacant adjacent parcel to the west of 515 T was planning to build a new single-family Craftsman-style home but reportedly now has abandoned that plan due to the prospect of an apartment building being constructed next door. So, just **proposing this zoning change has already started to have negative effects on the neighborhood.**

One could argue that more dwelling units are required to cover the lot's high purchase price. My response to that would be that if the applicant paid more than could be supported economically as the land is zoned, then perhaps he paid too much; with all due respect, he, not the neighborhood, should bear the consequences of that action.

My understanding is that the City's General Plan includes provisions to promote infill development, and current zoning supports that goal. There are a number of vacant or partly vacant parcels in our neighborhood that are candidates for more infill development as currently zoned, and I would support such projects, as I have in the past. There are also other parcels in inthe City zoned more densely than R-3A, consistent with the City's general plan. A proposal like the current one would be appropriate for one of those areas.

While we appreciate and want to encourage the applicant's investment in our neighborhood, my strong opinion is t**he proposal should be modified to meet the requirements of current zoning, which would mean the new apartment building should not have more than of 6 dwelling units so that the project as a whole would not have more than 10 dwelling units.**

Thank you for your consideration.

Paul Trudeau

joezbro@gmail.com
(916) 533-5268

*Southside Park neighborhood is mostly R-3 and R-1B, with a smattering of other zones. **No other residential parcel in our neighborhood is zoned more densely than R-3A except one parcel** zoned R-5 long ago. The **proposed density for this project is 51 dwelling units per acre, well above the 36 dwelling units per acre maximum under current R-3A zoning.**

On Fri, Mar 7, 2014 at 8:38 AM, Antonio Ablog <AAblog@cityofsacramento.org> wrote:

Please see the attached project information packet for the 515 T Street Project. The applicant is proposing to construct a new 11-unit multi-family residential building (total 14 units including existing building). This project request requires a Rezone and Site Plan and Design Review.

Antonio Ablog

Associate Planner

City of Sacramento - Community Development Department

300 Richards Boulevard

Sacramento, CA 95811

(916) 808 -7702

aablog@cityofsacramento.org

Antonio Ablog

From: Heidi Stark <hstark7@gmail.com>
Sent: Monday, March 17, 2014 3:49 PM
To: Antonio Ablog
Subject: Development of 515 T Street - OPPOSE

Mr. Ablog,

As a resident and owner of a single family home on an R3-A zoned property on U and 4th Street, in the Southside Park neighborhood, I OPPOSE the proposed building of a 11 unit apartment building at 515 T St.

Over developing one of the last mid density neighborhoods in the downtown area is causing residents and home owners alike great anxiety. Why does a neighborhood with many single family homes and 2 -3 units flats on R3-A zoned properties need to be over developed with higher density rental properties?

The current influx of higher density apartment buildings in the Southside Park neighborhood will cause home owners to sell or simply rent their property, yet it's mostly the homeowners in a neighbor that keep the neighborhood stable and creates a community. How is this a positive change for the neighborhood? People move to Southside Park from Midtown because it is a more open space community in downtown based around various open space areas such as Southside Park, the community gardens, and homes with actual backyards.

I have lived in my home for 4 years now, which is bordered and surrounded by renters. I have seen people move in and move out constantly over these for years on every side of my home. You never know who your neighbor is because of the high turnover. Renters on average do not tend to the property or care about the neighborhood as whole because they are not there for the long term. It's property owners that own and live in a neighborhood that keep an area stable, well maintained, and create neighborhood watches to reduce crime.

Building an 11 unit apartment building at 515 T St. will not encourage more homeowners to buy in the Southside Park neighborhood, it will discourage it and promote more landlord based high density infill. This does not make for a stable neighborhood, because it is truly a more balanced neighborhood of both owners and renters that create a positive and livable community within a neighborhood. Having constantly rotating neighbors makes it hard maintain a safe neighborhood.

With the recent change to the building next door to me at 2013 3rd St. becoming a 6 unit complex (was 2 units) and commercial space I am now considering selling my single family home. When an area becomes 90% renters and 10% home owner-residents a neighborhood declines and home owners sell. Look at Oak Park, once a beautiful neighborhood of both home owners and renters much like East Sacramento rapidly declined because it became predominately renters and the entire neighborhood declined as a whole. It has only recently started to improve as first time home owners are purchasing again.

Open Space Requirement:
I am not opposed to the infill projects, but I am opposed to all the recent high density developments in a lower-mid density open space neighborhood of Southside Park. Will the Open Space requirement for this project of 11 units also be waived by the city like 2031 3rd St. creating a larger footprint and diminishing green open space?

I ask that the City and Planning commission deny a rezone to maintain the balance of the neighborhood and keep the building within the R3-A zoning requirements for the apartment units.

Thank you for your time and consideration,
Heidi Stark

Owner & Resident on U St.

undersigned OPPOSE a variance to the property
T Street from R-3A to R-4. We also understand that
o be merged with 517-519 T Street. File # P14-004
03/15/2014

	Address	Phone	Signature
rne O'Brien	513 Uptown Alley	448 3642	Colleen O'Brien
M. Adair	516 T street	443 5801	Joop M Adair
cia Adair	516 T Street	443-5801	[illegible]

#1

We the undersigned OPPOSE a variance to the property at 515 T Street from R-3A to R-4. We also understand that this is to be merged with 517-519 T Street. File # P14-004 Began 03/15/2014

Name	Address	Phone	Signature
Seren Taylor	510 T Street	930-9313	
HELEIN C. GUTIERREZ	617 T STREET	916 448-6267	
Natalie Burton	316 T Street, Apt. C	916-396-9738	Natalie Burton
Dyan Yuzvkian	316 T Street - Owner	(916) 486-2544	
Brigitte Rivera	1911 10th Street #2	415-637-8628	
Thomas S. Roche Jr.	1911 10th St #2	415-525-2380	

Antonio Ablog

From: Todd M. Adair, OD <drtoddadair@hotmail.com>
Sent: Monday, March 17, 2014 4:39 PM
To: Antonio Ablog; shansen@sacramentocity.org
Subject: 515 T Street Development
Attachments: Petition1.jpg; Petition2.jpg

Dear Mr. Ablog:

I am writing again regarding the proposed development at 515 T street. I have started a petition of neighbors in the Southside District who are opposed to a zoning variance i.e. from R-3A to R-4. It seems like to dense of a project. While I have only a few signatures, I have only had two full days at this. I do have more at home. I really would like to have careful consideration as to the very real and negative impact this development as proposed will have on the neighborhood. I think quite a few folks will have plenty to say, given the opportunity. Thank you for your consideration.

Best Regards,

Todd M. Adair
516 T Street
600-6924

Antonio Ablog

From: Sara S. Nichols <sarasnichols@gmail.com>
Sent: Sunday, May 04, 2014 10:56 AM
To: Antonio Ablog
Cc: Steve Hansen; Alysia Nordberg
Subject: I Support 515 T Street – (P14-004)

Sara S. Nichols, Esq.
446 T Street
Sacramento, CA 95811
(916) 444-3669 home
(916) 769-4266 mobile
Sara.S.Nichols@gmail.com

May 4, 2014

Planning and Design Commission
City of Sacramento
Sacramento, CA
Attention: Antonio Ablog

Subject: I Support 515 T Street – (P14-004)
Dear Planning and Design Commission:

As a resident of Southside Park neighborhood for over 20 years in the next block from the proposed project and a former President of the Southside Park Neighborhood Association, I am writing to you in support of the development proposal at 515-519 T Street. I support the project because it will provide new housing on a site that has been vacant for more than a decade. The project as I understand it will renovate a beautiful historic house while building a well designed small apartment complex next to it.

The project design provides a street presence with porches and windows looking onto T Street. The density of the project is achieved at the alley side of the property where windows and porches look out onto the alley to provide the alley activation sought in Central City neighborhoods. This is also where the project provides access to secure parking for the residents.

New infill residential units are good for the neighborhood. The project will provide smaller in demand flats for working professionals in the Central City. Many of these working professionals, like many people already residing in the Southside Park Neighborhood, will choose to walk or bike to meet their transportation needs – and many may also choose not to own a car at all.

The scale of the project is in keeping with the neighborhood where there is a mix of one-two and three- story buildings with alley accessed garages.

The rezone that is required to build the project provides the opportunity for a high quality project and the renovation of an existing residential structure. This unique situation is a good precedent – a precedent where a decade long vacant lot and an old residential building in the Southside Neighborhood are being redeveloped for housing. These small flats will bring working professionals into the neighborhood providing more customers for services and retailers, as well as helping to create a jobs and housing balance in the Central City. For these reasons and more, I support the project and ask you to approve it.

Sincerely,

Sara S. Nichols

--
Sent with the strong belief that all is well,

Sara S. Nichols
916 769-4266 mobile phone
Sara.S.Nichols@gmail.com

"Transforming Lives by Promoting Successful Community Living for People with Psychiatric and Other Disabilities"

May 14, 2014

Councilmember Steve Hansen, District IV
City of Sacramento, CA

Dear Councilmember Hansen:

I am writing to you in support of the development proposal at 515-519 T Street.

TLCS, Inc. owns the home adjacent to the proposed 515 T Street project and we would like to express our support for this new development project. As you may know, this project will provide new housing on a site that has been vacant for more than a decade and we would be very pleased to welcome our new neighbors.

The project seeks to renovate an existing residential community asset by incorporating it with a new development that complements its residential use and provides onsite parking and amenities that don't currently exist.

The project design provides a street presence with porches and windows looking onto T Street. The density of the project is achieved at the alley side of the property where windows and porches look out onto the alley to provide the alley activation sought in Central City neighborhoods. This is also where the project provides access to secure parking for the residents.

New infill residential units are good for the neighborhood. The project will provide smaller in demand flats for working professionals in the Central City. Many of these working professionals, like many people already residing in the Southside Neighborhood, will choose to walk or bike to meet their transportation needs – and many may also choose not to own a car at all.

The scale of the project is in keeping with the neighborhood where there is a mix of one, two and three-story buildings with alley accessed garages.

The rezone that is required to build the project provides the opportunity for a high quality project and the renovation of an existing residential structure. This unique situation is a good precedent – a precedent where a decade long vacant lot and an old residential building in the Southside Neighborhood are being redeveloped for housing. These small flats will bring working professionals into the neighborhood providing more customers for services and retailers, as well as helping to create a jobs and housing balance in the Central City.

We believe this project may also serve to stabilize the neighborhood and bring increased values to our properties.

Respectfully submitted,

Michael Lazar, Executive Director

2277 Fair Oaks Blvd., Suite 440, Sacramento, CA 95825
Phone: 916-441-0123 / Fax: 916-441-6893 / info@tlcssac.org
www.tlcssac.org

May 27, 2014

Planning and Design Commission
City of Sacramento
Sacramento, CA
Attention: Antonio Ablog

Subject: Support FOR 515 T Street – (P14-004)

Dear Planning and Design Commission:

The undersigned residents of Southside Park neighborhood are writing to ask you to approve the development proposal at 515-519 T Street. We support the project because it will provide new housing on a site that has been vacant for more than a decade. The project as we understand it will renovate an historic house while building a small apartment complex next to it.

New infill residential units are good for the neighborhood. The project will provide smaller in demand flats for people in the Central City. Many of these people, like many people already residing in the Southside Park Neighborhood, will choose to walk or bike to meet their transportation needs – and many may also choose not to own a car at all.

The scale of the project is in keeping with the neighborhood where there is a mix of one-two and three- story buildings with alley-accessed garages.

Although this project requires a rezone, we believe in this specific instance it should be granted. The rezone that is required to build the project provides the opportunity for a high quality project and the renovation of an existing residential structure. We reserve the right to express concerns about future rezones, but in this instance, it seems warranted. These small flats will bring people into the neighborhood providing more customers for services and retailers, as well as helping to create a jobs and housing balance in the Central City. For these reasons and more, we support the project and ask you to support it.

Sincerely,

Glenn Backes 428 T St.
Sam Delson 410 T St.
Christina Di Francesca 448 T St.
Dawn Dunlap 442 T St.
Mego Johnson 442 T St.

Bill Magavern & Sara S. Nichols 446 T St.
Julie Osborn 408 T St.
Rev. Steve Skiffington and Nelson Lucas
1919 4th St.

Antonio Ablog

From: Grace Coan <coan.grace@gmail.com>
Sent: Wednesday, May 28, 2014 4:17 PM
To: Antonio Ablog
Subject: Project number P14-004

I object to a multi-unit development in a single family,single residence area.
--
Grace Coan <Coan.Grace@gmail.com>

SACRAMENTO OLD CITY ASSOCIATION
Sacramento Old City Association - PO Box 162140, Sacramento CA 95816 – (916)202-4815 – info@sacoldcity.org

June 25, 2014

Kiyomi Burchill, Chair
Commission Members
Planning and Design Commission
300 Richards Blvd. 3rd Floor
Sacramento, CA 95811

Re: 515/519 T Street (P14-004)

Dear Chair Burchill and Commissioners

The Sacramento Old City Association (SOCA) is a 501(c) 4 organization. For the past forty years we have advocated for the preservation of Sacramento's historic resources and for infill development. Our board has a long history of supporting both the rehabilitation of historic buildings and new housing in the Central City,

Our board has not taken a formal position to support or oppose this project. We have left that decision to the Southside Park Neighborhood Association. However, since the project does include a change of zoning from R3A to R4 we do think it is important to make sure that an up-zone for this project or any other specific project does not become a precedent for the approval of other up-zones. Each project where an up-zone is requested needs to be looked at individually. Approving an increase in housing density for a project that conforms to the massing and scale of existing buildings in a neighborhood is very different from approving such an increase for a project that is out of scale and does not fit with the context of the neighborhood.

We also want to remind the Commission that a great deal of public effort and input went into determining the appropriate neighborhood overlay zones for all of the City's neighborhoods, including those in the Central City, such that neighborhoods would retain their integrity and sense of place. We want to see that work honored and reflected in zoning decisions made by the Commission.

On behalf of the SOCA Board,

Karen Jacques, Preservation Chair

Cc: Antonio Ablog

Back to Report Table of Contents

Attachment 5 –Resolution CEQA

RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING THE 515 T STREET MULTI-FAMILY RESIDENITAL PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA EVIRONMENTAL QUALITY ACT (P14-004)

BACKGROUND

A. On June 18, 2014 the Preservation Commission conducted a public hearing on, and forwarded to the Planning and Design Commission, a recommendation to approve the Preservation Site Plan and Design Review for the 515 T Street Multi-Family Residential Project.

B. On June 26, 2014 the Planning and Design Commission conducted a public hearing on, and forwarded to the City Council, a recommendation to approve the Preservation Site Plan and Design Review and Rezone for the 515 T Street Multi-Family Residential Project.

C. On July 29, 2014 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030 (A) and (B) (publication, posting, and mail (300 feet)), and received and considered evidence concerning the 515 T Street Multi-Family Residential Project.

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

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

A. The project consists of the construction of a new 11-unit residential building and the rehabilitation of an existing residential building. The project site is within the Southside Historic District and the existing building to be rehabilitated is a contributing resource to the historic district. The project is consistent with the applicable general plan designation and policies and residential zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, and approval would not result in any significant effects relating to noise, traffic, air or water quality. The project has no habitat value for endangered, rare, or threatened species, and can be adequately served

by all required utilities and public services. The proposed new construction and rehabilitation of the existing building is consistent with the Secretary of the Interior's Standards for the Treatment of Historic properties and therefore will not have a significant impact on historic resources.

B. There are no unusual circumstances that could result in a significant effect.

C. Any cumulative effects that could result from the action have been identified and evaluated in the Master environmental impact report (EIR) certified in connection with adoption of the 2030 General Plan.

Back to Report Table of Contents

Attachment 6 – Rezone Ordinance

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM THE MULTI-UNIT DWELLING (R-3A) ZONE TO THE MULTI-UNIT DWELLING (R-4) ZONE.
(P14-004)(APN: 009-0056-019, 009-0056-018)

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

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as 515, 517 and 519 T Street (APN: 009-0056-019, 009-0056-018) and consisting of approximately 0.29 gross acres, from the Multi-Unit Dwelling (R-3A) Zone to the Multi-Unit Dwelling (R-4) Zone.

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

Exhibits:

Exhibit A – Rezone Map

Back to Report Table of Contents

Existing

APN: 009-0056-018 &
009-0056-019
Area: 12,800 S.F. (0.29 acres)
Existing Zone: R-3A

Proposed

APN: 009-0056-018 &
009-0056-019
Area: 12,800 S.F. (0.29 acres)
Proposed Zone: R-4

Exhibit A - Rezone

Back to Report Table of Contents

Attachment 8 - Resolution Project Entitlements

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE 515 T STREET MULTI-FAMILY RESIDENTIAL PROJECT (P14-004) (515, 517, AND 519 T STREET)(APN: 009-0056-019, 009-0056-018)

BACKGROUND

A. On June 18, 2014 the Preservation Commission conducted a public hearing on, and forwarded to the Planning and Design Commission, a recommendation to approve the a Preservation Site Plan and Design Review for the 515 T Street Multi-Family Residential Project.

B. On June 26, 2014 the Planning and Design Commission conducted a public hearing on, and forwarded to the City Council, a recommendation to approve the a Preservation Site Plan and Design Review and Rezone for the 515 T Street Multi-Family Residential Project.

C. On July 29, 2014 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030 (A) and (B) (publication, posting, and mail (300 feet)), and received and considered evidence concerning the 515 T Street Multi-Family Residential 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 515 T Street Multi-Family Residential 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. Environmental Determination: The Project is exempt from review under Section 15332, Infill, of the California Environmental Quality Act Guidelines as:

1. The project consists of construct a new 11 unit residential building and the reconfiguration of an existing residential building. The project is consistent with

the applicable general plan designation and policies and residential zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, and approval would not result in any significant effects relating to noise, traffic, air or water quality. The project has no habitat value for endangered, rare, or threatened species, and can be adequately served by all required utilities and public services.

2. There are no unusual circumstances that could result in a significant effect.

3. Any cumulative effects that could result from the action have been identified and evaluated in the Master environmental impact report (EIR) certified in connection with adoption of the 2030 General Plan.

B. **Site Plan and Design Review**: The Preservation Site Plan and Design Review in order to construct a new 11 unit residential building and reconfigure an existing residential building including deviations is approved based on the following Findings of Fact subject to the conditions of approval:

1. The design, layout, and physical characteristics of the mixed-use project is consistent with the general plan and the Traditional Neighborhood Medium Density designation as the proposed project is a residential project that would bring the average overall block density to approximately 19.7 dwelling units per acre; and

2. The design, layout, and physical characteristics of the project is consistent with the Central City Neighborhood Design Guidelines and the historic Rehabilitation Standards; and

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the residential project; and

4. The design, layout, and physical characteristics of the residential units are visually and functionally compatible with the surrounding neighborhood and the South Side Historic District; and

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

6. The design, layout, and physical characteristics of the residential units 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 a nuisance as the project is compatible with the surrounding neighborhood consisting of residential and commercial uses, provides all parking either on-site or through on-street alternative parking, and provides private balconies overlooking T Street and additional balconies

activating the alley to the rear.

<u>Site Plan and Design Review Conditions of Approval</u>

Planning/Preservation/Design Review

B1. The building footprint and elevations shall be in conformance with the attached plans, except as conditioned. Any modifications in the design, materials, or colors from this approval shall be submitted to the Current Planning Division for review and determination for further actions.

B2. Replacement or repair of any stair or handrail shall comply with the stair/rail detail for historic properties or review and approval by Preservation staff.

B3. Replacement of any existing windows or installation of new windows on the historic structure shall be consistent with the style and materials of the house's original wood double-hung windows. Provide cut sheets to Preservation Staff for review and approval prior to Building Plan Check.

B4. Painted fiber cement siding shall be provided per approved plans on the new construction.

B5. Painted fiber cement panels and trim boards shall be provided per approved plans on the new construction.

B6. Provide Preservation Staff with cut sheets of proposed windows and trim for new buildings for review and approval prior to Building Plan Check.

B7. Painted wood trellises shall be provided per approved plans on the new construction.

B8. Low wall finished with brick block shall be provided per approved plans on the new construction.

B9. The applicant shall provide an access driveway to the parking garage from the alley at a minimum width of 20-feet for a two way access driveway. Modifications to the project will be required and shall be reviewed by Preservation and Department of Public Works Staff prior to the issuance of building permits and the administrative parking permit.

B10. The applicant shall obtain all necessary building permits prior to commencement of construction; any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.

Department of Public Works

B11. Construct standard public improvements as noted in these conditions pursuant to Chapter 18 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Chapter 18.04.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement / reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along T Street per City standards and to the satisfaction of the Department of Public Works.

B12. The applicant shall repair any deteriorated portions of the existing alley per City standards (in Concrete) and to the satisfaction of the Department of Public Works. The limit of work shall be the entire width of the alley and along the project's frontage on the alley.

B13. The site plan shall conform to the parking requirements set forth in City Code 17.64.040 (Development standards for off-street parking facilities, Zoning Ordinance).

B14. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

B15. All proposed gates shall be equipped with an automatic gate opener/remote access, otherwise the gates must be stepped back 20-feet from the right of way.

B16. The applicant shall construct an automatic gate at the proposed alley entrance equipped with a remote control. The gate shall be designed so that no portion of the gate will intrude into the public right-of-way to the satisfaction of the Department of Public Works

Fire

B17. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.

B18. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such

protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4

B19. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4

B20. Provide appropriate Knox access for site. CFC Section 506

B21. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.

B22. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.

B23. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.4.1.1

B24. Provide at least 5' setback for second story and 8' setback for third story bedroom windows to allow for fire ladder rescue operations. Provide clear access to buildings openings, free to landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504. *This shall apply on the east/west side of the building*

Building

B25. Any new work must comply with the applicable requirements of the 2013 California Code of Regulations Title 24, Part 2 (California Building Code), Part 3 (California Electrical Code), Part 4 (California Mechanical Code), Part 5 (California Plumbing Code), Part 6 (California Energy Code), Part 9 (California Fire Code), and Part 11 (California Green Code).

Police

B26. Main entrances to public and private buildings must be clearly recognizable and defined. This can be achieved via architectural design, landscaping and signage. Main entrances should also be elevated when practical. This provides territorial reinforcement and exposure to abnormal users.

B27. Crime preventing environmental design strategies will be crucial in the landscaping and lighting of this project. Lighting requirements should minimally meet IESNA standards and in some cases exceed them. The lighting plan for

each area must be made with mature landscaping in mind. It is imperative that the landscaping plan is coordinated with the lighting plan to ensure proper illumination is maintained through the maturity of the trees and shrubs. If the landscaping overwhelms the lighting, reduced visibility will create an environment for crime to occur. In order to preserve visibility, we recommend shrubs that mature around 2-3' tall, and bushes or trees with canopy no lower than 6- 8'tall, in most instances.

B28. Lighting must minimally meet IESNA standards. In troubled areas, consideration should be given to doubling or tripling the foot candle output. Lighting must also be uniform and efforts should be made to avoid glare and light trespass. Fixtures must be vandal resistant. Full cut off wall packs and shoebox fixtures are recommended for parking lots, walkways and around buildings. These help eliminate glare and light trespass.

B29. Trash enclosure areas, such as those used for dumpsters, can be used as ambush points. The preferred option for these areas is wrought iron enclosures that remain locked. Any other non-transparent enclosure is not recommended, but if selected, must also remain locked. If landscaping is placed adjacent to any enclosure, the 3-8 landscaping rule should be followed and hostile vegetation should be considered.

Urban Forestry

B30. Chain link fence shall be erected to protect the dripline of the two city trees during construction. No excavation is to be performed inside the dripline without a tree permit and oversight by on site private arborist approved by the city.

Regional Sanitation

B31. Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Department of Utilities

B32. Only one domestic water service per parcel. Any new domestic water service shall be metered. Excess services shall be abandoned to the satisfaction of the Department of Utilities. (Note: There is a 6-inch public water main in S/T Street Alley.)

B33. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The Combined Sewer System fee at time of building permit is estimated to be $1006.50 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.

B34. 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.

B35. No more than 6,000 square feet will be allowed to sheet drain over a public sidewalk/alley. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per the latest edition of: Frontage and On-Site Improvement Procedures Manual, which may be obtained from the City's Community Development Department at 300 Richards Blvd., 3rd floor).

B36. The existing City drainage system that fronts this project is severely undersized with a history of localized street flooding. Therefore, the development of this site must comply with the DOU's "Do No Harm" policy per section 11 (Storm Drainage Design Standards) of the City's Design and Procedures Manual. To meet this requirement 5000 cubic feet of detention must be provided per each additional acre of impervious area. This required detention volume can 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.

B37. This project is located in the area of the Combined Sewer System (CSS). Therefore, the construction activities of this project are not covered under the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (General Permit). The applicant, however, must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

This project is located in the area of the Combined Sewer System (CSS). The applicant is required to implement source control to prevent runoff pollution. The applicant is encouraged to use proper site design to reduce runoff volume. Refer to "Stormwater Quality Design Manual for the Sacramento and South Placer Regions (May 2007)"Chapter 4 for appropriate source control measures and Chapter 5 for appropriate runoff reduction control measures.

Advisory Notes

Parks

1. Prior to issuance of a Building Permit, the Applicant shall pay the appropriate Park Development Impact Fee (PIF), pursuant to Chapter 18.44 of City Code.

The Park Development Impact Fee is currently $1,518 for each new residential unit. The fee is based on the Central City infill rate. The amount of the PIF due will be calculated using factors at the time that the project is submitted for building permit.

2. In the event, the scope of work affecting the existing building requires the removal of 50% or more of the building within a one-year period, the replacement of the new residential units will be considered 'new construction' and will trigger the payment of PIF.

Utilities

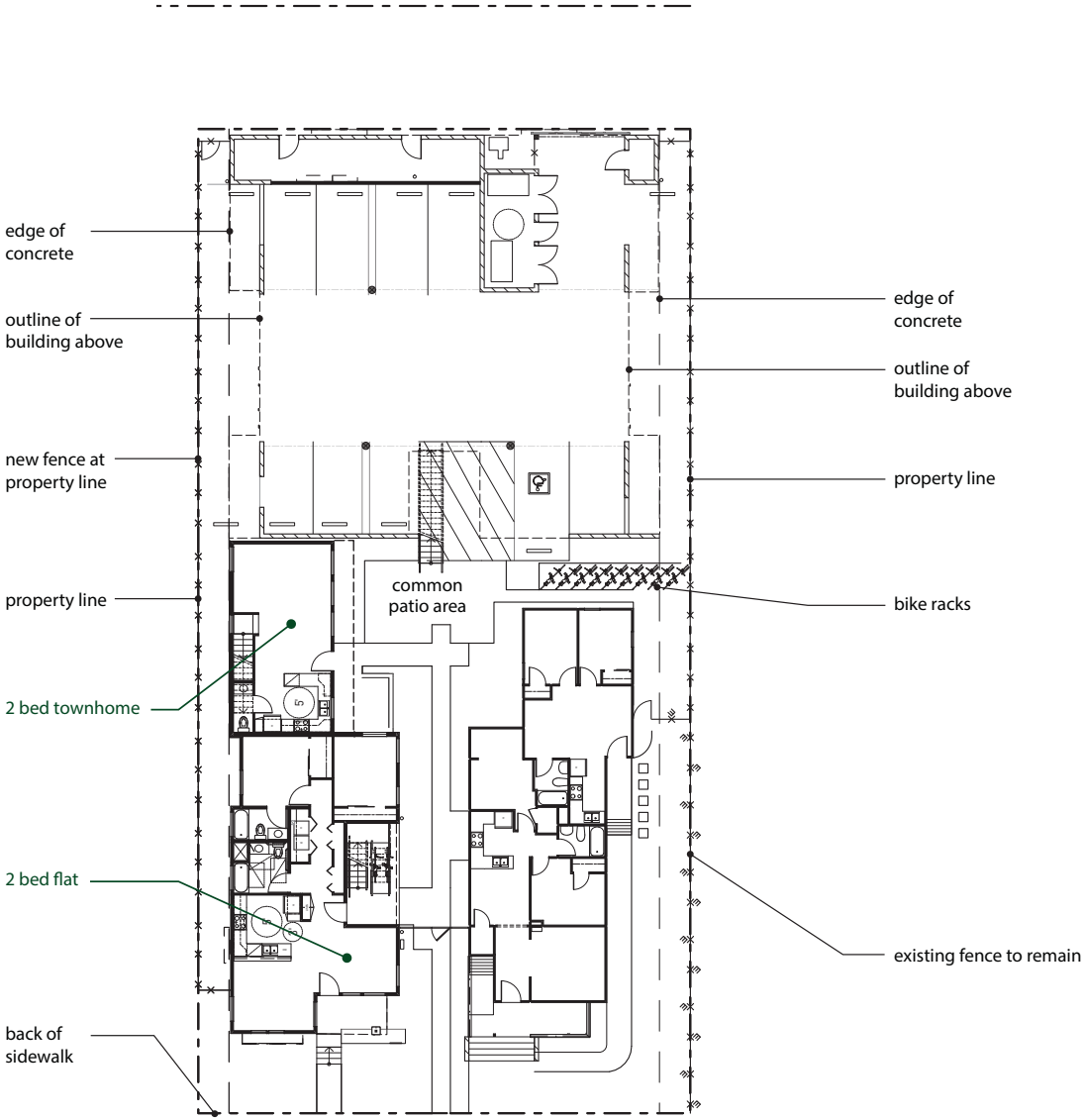
3. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) effective August 16, 2012. Within the Shaded X zone, there are no requirements to elevate or flood proof.

Exhibits:

Exhibit A - Site Plan/First Floor Plan
Exhibit B – Second/Third Floor Plan
Exhibit C– Elevations
Exhibit D - Materials
Exhibit E – Existing Structure Plan
Exhibit F – Landscaping Plan

Back to Report Table of Contents

Exhibit A - Site Plan/ First Floor Plan



GROUND FLOOR
SCALE 1" = 20'

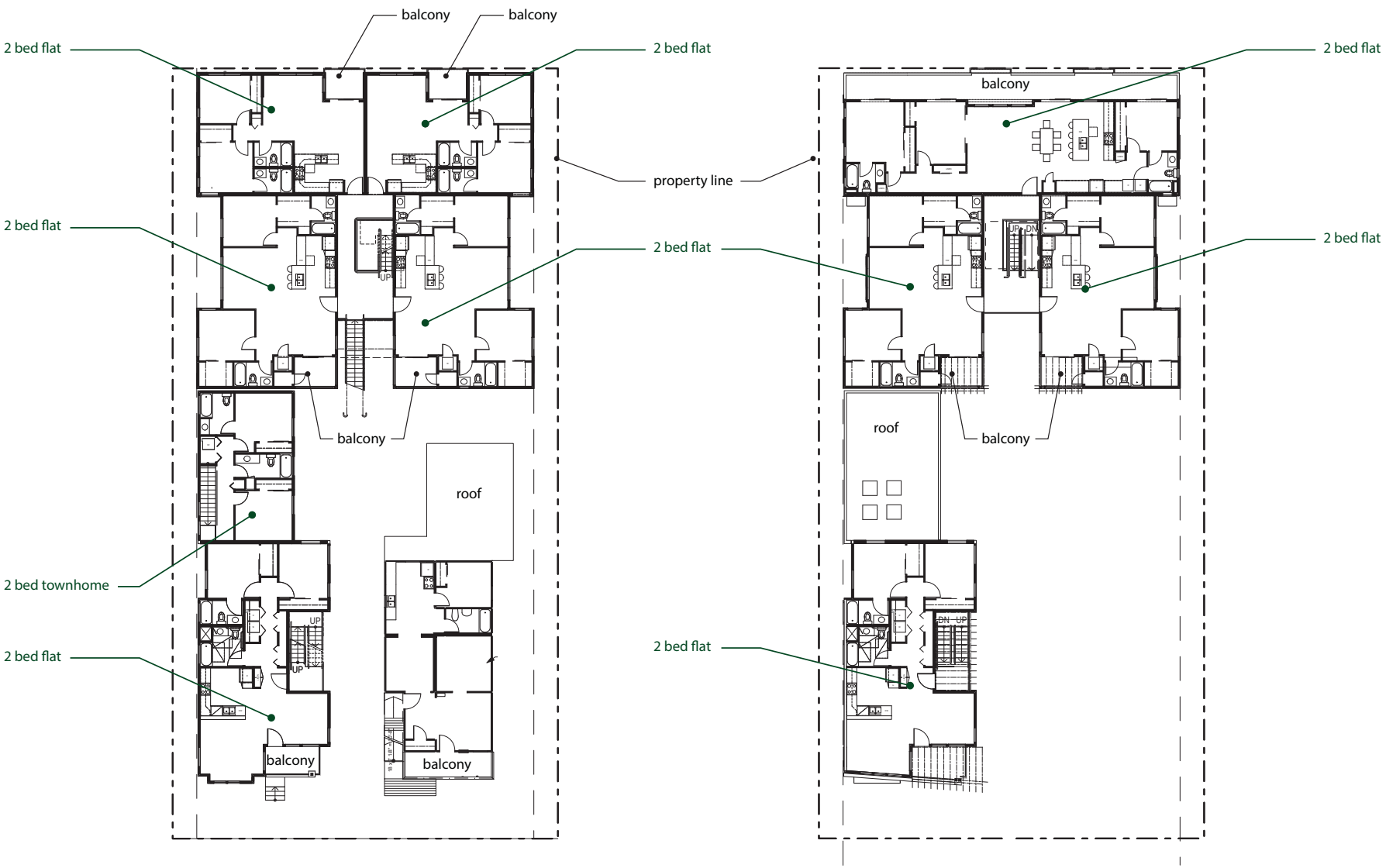
June 4, 2014
Scale: 1" = 20'

FIRST FLOOR

515-519 T STREET

Back to Report Table of Contents

Exhibit B - Second/Third Floor Plan



SECOND FLOOR
SCALE 1" = 20'

THIRD FLOOR
SCALE 1" = 20'

June 4, 2014
Scale: 1" = 20'

SECOND AND THIRD FLOOR

515-519 T STREET

Back to Report Table of Contents

Exhibit C - Elevations

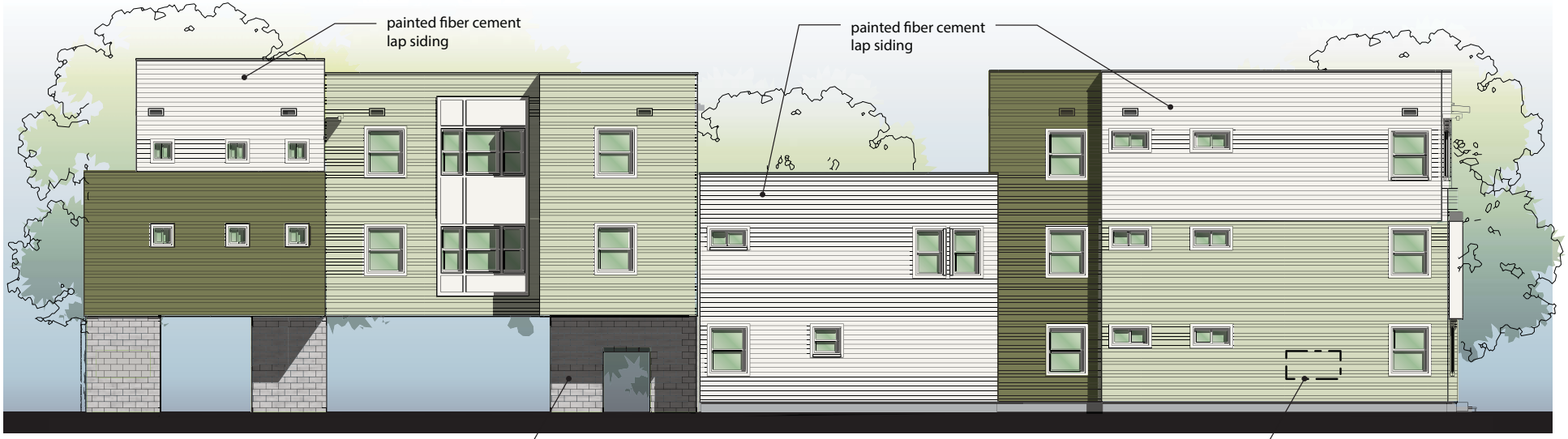
SOUTH ELEVATION
SCALE 3/32" = 1'-0"

NORTH ELEVATION
SCALE 3/32" = 1'-0"

June 4, 2014
Scale: 3/32" = 1'-0"

STREET ELEVATIONS

515-519 T STREET



WEST ELEVATION
SCALE 3/32" = 1'-0"

EAST ELEVATION
SCALE 3/32" = 1'-0"

June 4, 2014
Scale: 3/32" = 1'-0"

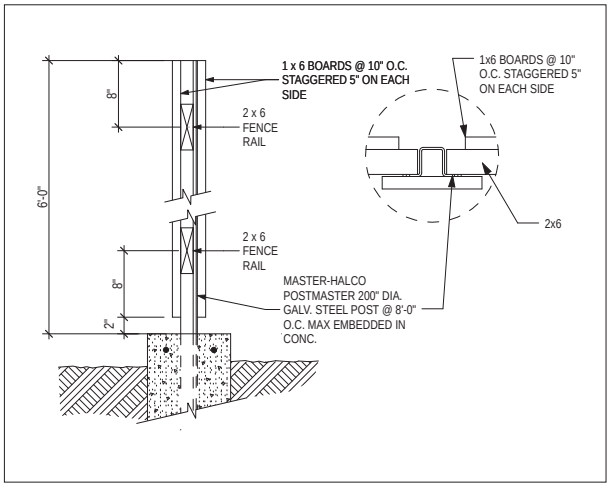
SIDE ELEVATIONS

515-519 T STREET

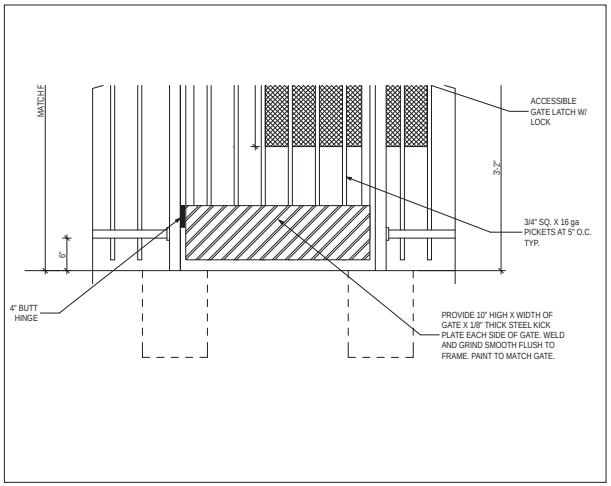
Back to Report Table of Contents

Exhibit D - Materials

FENCE & GATE DETAILS



Fence Post Detail
(N.T.S.)



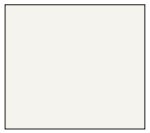
Decorative Gate Detail
(N.T.S.)

FIBER CEMENT AND TRIM COLORS

Dunn Edwards
DARK RUBY

Dunn Edwards
SHEEP SKIN

Dunn Edwards
DROPLETS



Dunn Edwards
PINE MIST

Dunn Edwards
BONSAI

MATERIALS

COLORED CMU

BRICK BLOCK

PAINTED FIBER CEMENT SIDING

June 4, 2014
Scale: N/A

COLOR BOARD

515-519 T STREET

Back to Report Table of Contents

Exhibit E - Existing Structure Plan

WEST ELEVATION

Upgrade Railing Construction

Stair And Addition To Be Removed

SOUTHEAST ELEVATION

Restore To Window

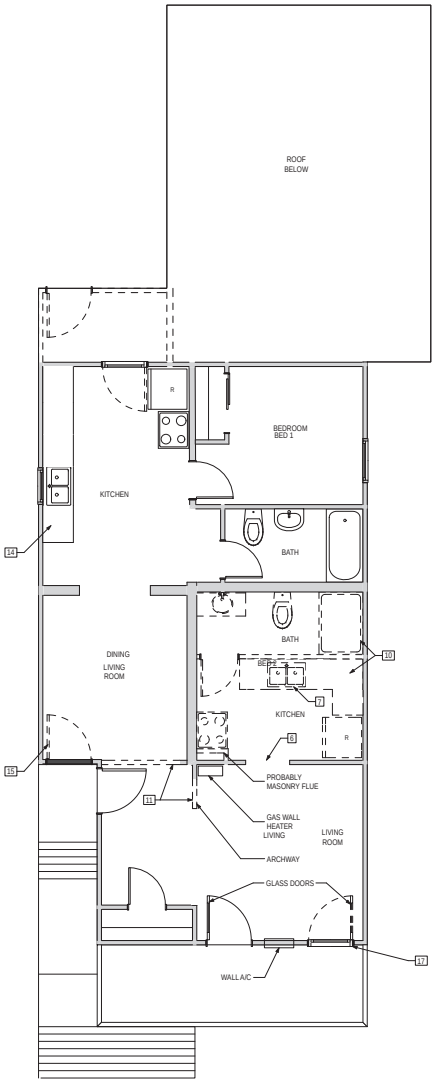
Reconstruct Guardrail

FRONT ELEVATION

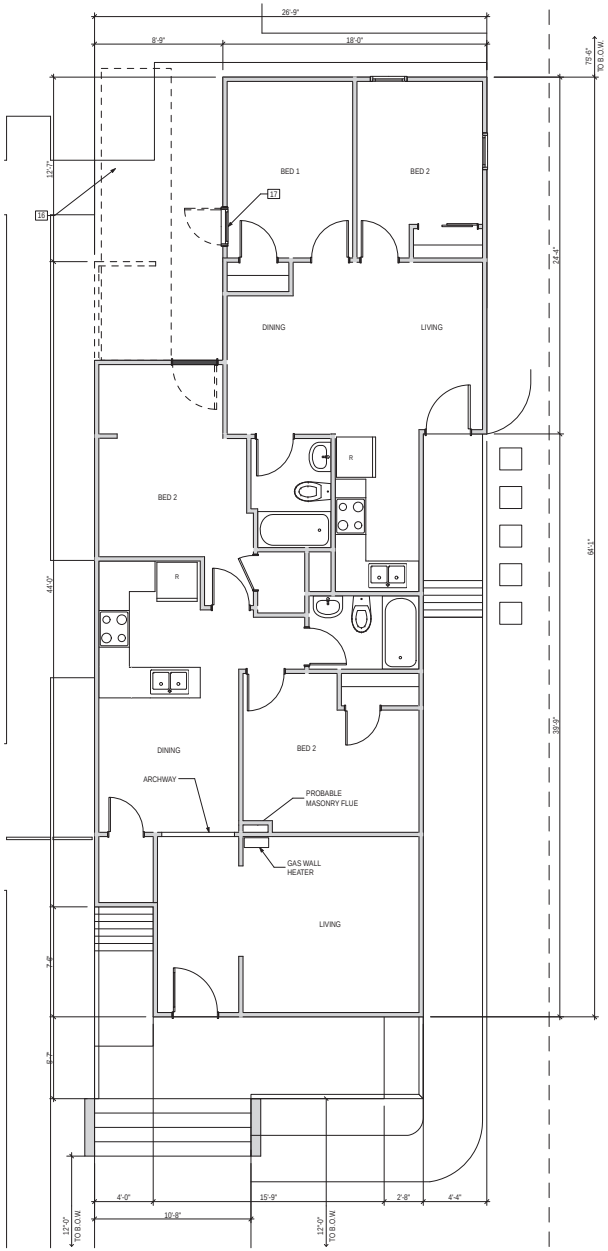
June 4, 2014
Not To Scale

RENOVATION TO EXISTING BLUIDING

515-519 T STREET



3 SECOND DEMO
SCALE: 1/4" = 1'-0"



2 GROUND DEMO
SCALE: 1/4" = 1'-0"

NOTES:

1. CONVERT DHW TO 3 INSTANTANEOUS HEATER LOCATED IN SAME GENERAL LOCATION AS EXISTING TANK DHW IN CRAWL SPACE/ BASEMENT
2. UPGRADE PORCH
3. REMOVE LAUNDRY. INVESTIGATE ELIMINATION OF ENCLOSURE AROUND LAUNDRY
4. ADD NEW CENTRAL HVAC TO 2ND FLOOR
   - DUCTING?
   - ELIMINATE THRU THE WALL UNIT
   - WILL FIC AND DUCTS FIT IN ATTIC? WHERE TO PUT CONDENSER
5. ADD 2868 DOOR
6. REMOVE OPENING. FINISH WALL TO MATCH ADJACENT
7. REMOVE ALL FIXTURES, CABINETS AND APPLIANCES; CAP PLUMBING; REMOVE WALL AND DOOR; MATCH ADJACENT FINISHES
8. ADD 1'-2" DEEP X 6'-4" LONG (INSIDE DIMENSIONS) CLOSET WITH 3 CLOTHING RODS PERPENDICULAR TO DOOR; SLIDING DOUBLE DOOR; MATCH ADJACENT FINISHES
9. DELETE DOOR. ADD DOUBLE HUNG WINDOW; WIDTH TO MATCH EXISTING OPENING. FINISH TO MATCH ADJACENT. REPLACE SIDING BELOW WINDOW WITH FULL LENGTH BOARDS. REPLACE TRIM.
10. ADD (2) 3050 DUAL GLAZED WOOD WINDOWS; FINISH AND TRIM TO MATCH EXISTING
11. REMOVE WALL; FINISH TO MATCH ADJACENT
12. REPAIR/UPGRADE FRONT PORCH AND STAIRS
13. REPAIR/UPGRADE REAR PORCH AND STAIRS
14. REPAIR WATER LEAK
15. REMOVE DOOR AND REPLACE WITH 4'-0" HIGH WINDOW WITH WIDTH TO MATCH EXISTING OPENING. REPLACE SIDING BELOW WINDOW. REPLACE TRIM.
16. REMOVE STAIRS TO SECOND FLOOR AND LAUNDRY.
17. REMOVE DOOR AND REPLACE WITH 4'-0" HIGH WINDOW WITH WIDTH TO MATCH EXISTING OPENING. REPLACE SIDING BELOW WINDOW. REPLACE TRIM.

MOLAYEKO NOTESTINE ASSOCIATES

EXISTING & DEMO PLANS
DATE: X/XX/XXX

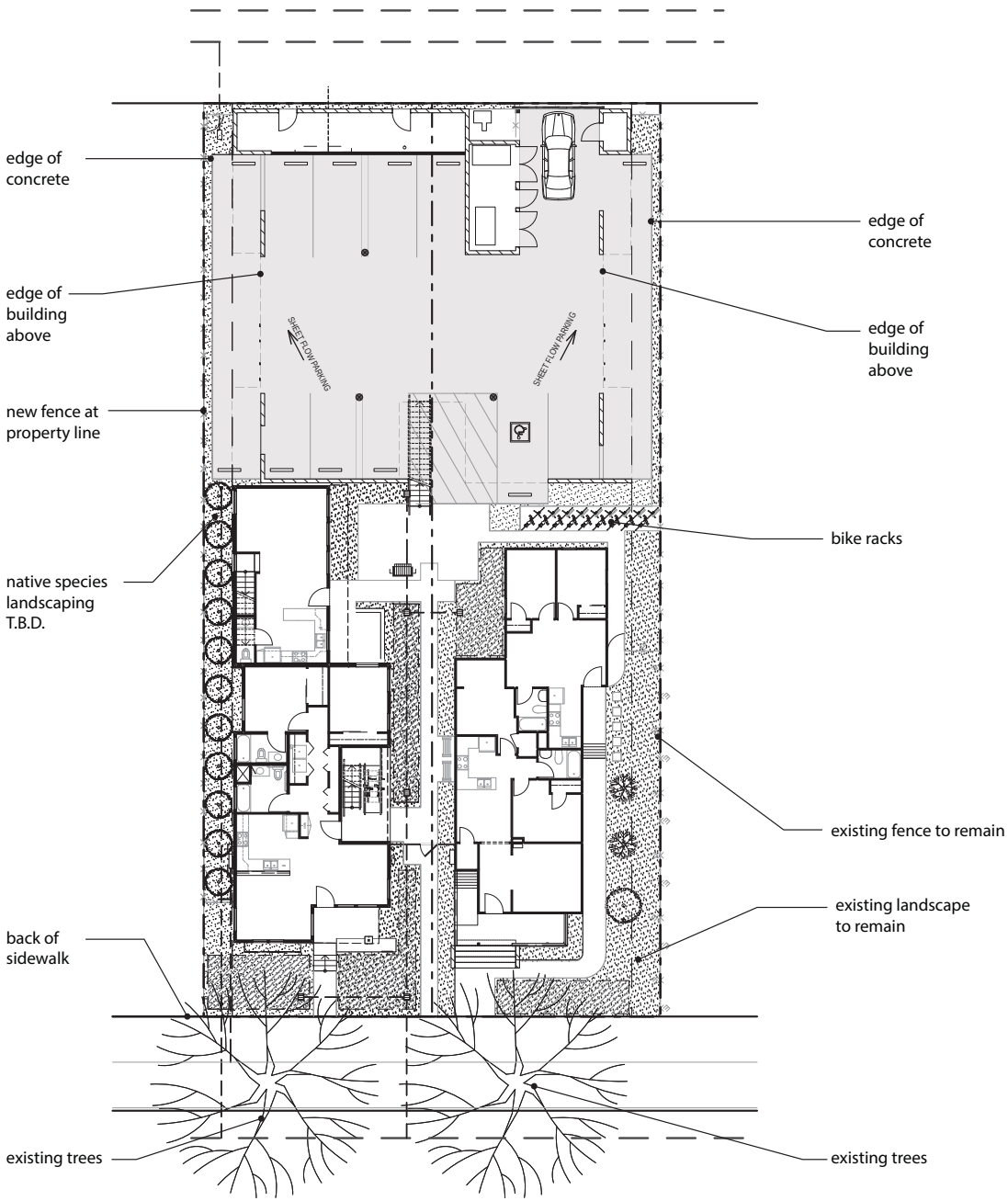
SCHEMATIC DESIGN
Planning Submission

515-519 T Street

6

Back to Report Table of Contents

Exhibit F - Landscaping Plan



June 4, 2014
Scale: 1" = 20'

LANDSCAPE PLAN

515-519 T STREET