

**Meeting Date:** 9/2/2014

**Report Type:** Public Hearing

**Report ID:** 2014-00626

**Title:** Appeal of Lot Split and New Alley Dwelling Unit (Z13-138) [Noticed 08/22/2014]

**Location:** 2515 D Street, District 4

**Recommendation:** Conduct a public hearing and upon conclusion pass 1) a Resolution determining the project is exempt under CEQA Section Guidelines Sections 15303 (New Construction or Conversion); and 2) a Resolution approving the Tentative Map to subdivide one lot into two lots on approximately 0.15 acres in the R-1B zone and the Site Plan and Design Review with deviation to development standards and to construct a new single unit dwelling using the alternative plans (dated 8-18-2014).

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**Presenter:** Sandra Yope, Senior Planner, (916) 808-7158; Luis Sanchez, AIA, LEED AP, Senior Architect, (916) 808-5957, Community Development Department

**Department:** Community Development Dept

**Division:** Planning

**Dept ID:** 21001221

**Attachments:**

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- 02-Background
- 03-Vicinity Map
- 04-Resolution CEQA
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- 12-Exhibit G- Building Sections
- 13-Exhibit H- Exterior Elevations
- 14-Appeal by 3rd Party
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**City Attorney Review**

Approved as to Form  
Jeffrey Heeren  
8/27/2014 11:45:43 AM

**Approvals/Acknowledgements**

Department Director or Designee: Ryan Devore - 8/18/2014 1:47:37 PM

## Description/Analysis

**Issue Detail:** The applicant is requesting to subdivide one parcel into two and to construct a new alley dwelling unit on 0.15 acres in the Single-Unit or Duplex Dwelling (R-1B) zone. The entitlements include a tentative map, site plan and design review with a deviation for lot depth, and site plan and design review for the house design. The project was approved by the Zoning Administrator and Design Director, and approved by the Planning and Design Commission upon appeal. The house plans are shown in Exhibits 1 to 7 in the Background section. A third party appealed the decision to the City Council on August 4, 2014 (see Attachment 14). Subsequent to the appeal, the applicant has submitted an alternative design of the alley house for City Council's consideration; the drawings are shown in Attachments 7 to 13. The alternative design (dated 8-18-2014) represents a compromise between the applicant and the appellant after extensive discussion.

A tentative map heard by the Zoning Administrator may be appealed all the way to the City Council to meet the requirements of the Subdivision Map Act. The planning and development code requires all entitlements for a project be heard together at the highest required decision level.

The project requires a tentative map to subdivide one parcel into two parcels (see Attachment 6). Lot A will be 79.247 feet deep which is less than the required 80 feet and requires a deviation from the planning and development code under site plan and design review. The proposed smaller lot meets all other size requirements and the existing house on the lot will still meet all setback requirements. The design of the new single-family house is also subject to site plan and design review and would have been a staff level review if not for the tentative map. There is a two-story structure proposed that has a total of approximately 2,202 square feet of living area and 441 square feet of garage. The appellant's concerns include the massing and scale of the proposed structure and the negative impacts on the surrounding residential structures. The alternative plan (dated 8-18-2014) flips the house so the east and west elevations are switched. The new plan helps alleviate the appellant's concerns. The alternative plan has been reviewed and is supported by staff.

### Policy Considerations:

The site is designated in the General Plan as Traditional Neighborhood Medium Density, which provides for higher-intensity medium-density housing that includes small-lot single-family dwellings and multi-family dwellings such as condominiums. The project is consistent with the General Plan and does not exceed the maximum allowed density of 21 units per net acre. The proposed project supports General Plan goals and policies as follows:

- Promotes the development and preservation of neighborhoods in that it provides diversity in housing types and densities.
- Retains the pedestrian scale typical of a traditional neighborhood.
- Maintains proper siting, landscaping, and house design to foster housing diversity and to fit well within the neighborhood in form and function.

The project is consistent with the principles of the Central City Design Guidelines pertaining to alley development. The proposed project will add housing diversity to the neighborhood, and lend visual interest and distinctive character to the alley. See the Background section in this report for the discussions on the project's consistency with various design principles for the Central City.

**Economic Impacts:** None

**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) pursuant to Section 15303 (New Construction or Conversion of Small Structures). The project consists of the construction and location of a new single family residence in a residential zone, which is an activity included within the exemption. There are no unusual circumstances that could result in a significant effect, and cumulative effects have been adequately evaluated in the Master EIR.

**Sustainability:** The City has adopted a Sustainability Master Plan to complement the City's General Plan. The new construction for the proposed project will be required to meet energy efficiency standards in the Building Code.

**Commission/Committee Action:** On May 1, 2014, the Zoning Administrator and Design Director approved the project described above. The project was appealed to the Planning and Design Commission. On July 24, 2014, the City Planning and Design Commission approved the project described above with a vote of 10 ayes and 1 no and thereby denying the appeal. On August 4, 2014, the project entitlements were appealed by a third party to the City Council.

**Rationale for Recommendation:** The proposed map design with the requested deviation to the lot depth requirement creates a buildable lot that is consistent with the City's General Plan, meets the density requirements, and fulfills all the findings required to approve a tentative map. The deviation is minor and the proposed lot size meets all other code requirements and the existing house and proposed house meet all setback and lot area requirements on their respective parcels. The project complies with the design principles in the Central City Design Guidelines and meets all setback, lot coverage, and height requirements of the planning and development code. The proposed project has appropriate scale, height, and massing; design changes have been incorporated to address the size of the structure and its proximity to other structures.

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

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

## Background

**Background Information:** The subject 0.15-acre site currently contains a single-unit dwelling and a detached accessory structure at the rear adjacent to the alley (Chinatown Alley). The applicant is proposing to subdivide the subject parcel into two parcels and to construct a new 2,202 square-foot two-story single-unit dwelling at the rear parcel. The existing single-unit dwelling shall remain as is on the resulting front parcel. The detached accessory structure is proposed for demolition; the Preservation Director has reviewed the structure for eligibility to the Sacramento register and does not oppose the demolition (IR14-088). There are single-unit and duplex dwellings immediately adjacent to the site.

**Public/Neighborhood Outreach and Comments:** Notification was sent to neighborhood advisory groups that included the Boulevard Park Neighborhood Association, Friends of Grant Park, the Marshall School/New Era Park Neighborhood Association, SOCA and Walk Sacramento. The site was posted and the project noticed to property owners within 300 feet of the subject site. Attachments 15 and 16 contain the comment letters received by staff when the project was being reviewed at the director and commission levels; this is for reference only.

**Director Hearing:** On May 1, 2014 the Zoning Administrator/Design Director heard the proposed project. After hearing testimony from staff, the applicant, and interested parties, the public hearing was closed. The Zoning Administrator/Design Director approved the project with conditions subject to findings of fact. The decision was appealed to the Planning and Design Commission by a third party on May 12, 2014.

**Planning and Design Commission Public Hearing:** On July 24, 2014, the City Planning and Design Commission heard the project. There were 5 public speakers in opposition to the project and 3 public speakers in favor of the project. Some of the main issues raised by the speakers in opposition to the project include the massing of the proposed structure and the negative effects to the surrounding homes. After public testimony, the Commission deliberated the matter and approved the project with a vote of 10 ayes and 1 no. The approved house plans are shown as Exhibits 1 to 7 under this section.

**Alternative Design:** Subsequent to the Planning and Design Commission meeting, the applicant submitted an alternative alley house design that is shown in Attachments 7 to 13. The remainder of this section contains the analysis of the alternative design. The conditions of approval are also based on the alternative design.

### Project Design:

#### Tentative Map

Map Design: The tentative map (Attachment 6) proposes to subdivide one 0.15-acre parcel to two parcels. The tentative map design is summarized below:

<b>Lot Number:</b>	<b>Lot Width</b>	<b>Lot Depth:</b>	<b>Lot Area:</b>
A (facing D Street)	40.38'	79.247'	3,200 sq. ft.
B (facing alley)	40.38'	81.373'	3,285 sq. ft.

As shown on the tentative map exhibit, the proposed front lot (Lot A), an interior lot fronting on D Street, is approximately 3,200 square feet in size while the proposed rear lot (Lot B), a lot fronting on Chinatown Alley, is approximately 3,285 square feet in size. The proposed rear lot meets the minimum lot size (3,200 square feet), minimum width (40 feet), and minimum depth (80 feet) for the R-1B zone. The front lot meets the minimum lot size and width but doesn't meet the minimum depth. Therefore, the project requires Site Plan and Design Review with a deviation for the lot depth development standard. Staff supports the deviation for the small reduction in lot depth (79.247 feet) for the front lot since the building meets minimum setbacks and lot coverage for the zone.

Vehicular Circulation and Parking: Since Lot A is not more than 3,200 square feet in area, no on-site parking is required. On-street parking is available on D Street in front of the existing dwelling. Lot B will be accessed from the alley. A garage is being proposed for the dwelling on Lot B.

Pedestrian Circulation: Fencing is proposed the new property line that separates Lot A and Lot B. Pedestrians will use the alley to access the dwelling on Lot B, while Lot A is accessed solely from D Street.

Landscaping and Fencing: Applicant is conditioned to work with immediate neighbors to the west and east sides of the site to determine appropriate landscaping and fencing for the project; landscape and fencing plans shall be submitted for review by staff prior to building permit submittal.

On February 5, 2014, the Subdivision Review Committee, with all ayes, voted to recommend approval of the proposed Tentative Map, subject to conditions of approval.

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

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
  - a. The proposed subdivision is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

- b. The design and improvement of the proposed subdivision is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
  - c. The site is physically suitable for the type of development proposed and suited for the proposed density;
  - d. The site is suited for the proposed density of the development;
  - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
  - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
  - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5).
  3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6).
  4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).
  5. The Director has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Staff finds that the Tentative Map is consistent with the policies of the General Plan and Title 16 of the City Code. The site is physically suitable for the type of development proposed and suited for the proposed density; the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife and their habitat, and the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision. The project will not overly burden the sewer system, nor will it preclude future passive or natural heating and cooling opportunities.

### **Site Plan and Design Review**

The project requires the approval of Site Plan and Design Review for the construction of a new dwelling unit facing the alley. The rear parcel is off of the alley and does not

have any street frontage to establish the front setback per the code; therefore, the proposed development requires Site Plan and Design Review to ensure that the proposed height, setbacks, lot coverage and parking are suitable for the site.

**Height, Bulk and Setbacks**

The following height, setback and lot coverage standards are defined in the planning and development code for the R-1B zone:

<b>Table 3: Development Standards</b>				
<b>Standard</b>	<b>Required</b>	<b>Proposed (Lot A)</b>	<b>Proposed (Lot B)</b>	<b>Deviation?</b>
Height	35 feet maximum	Approx. 20' to top of ridge	24.8' to top of ridge	no
Alley Setback	4'	n/a	6'	no
Interior Setbacks: West	3'	Approx. 3'	3.36'	no
Interior Setbacks: East	3'	Approx. 3'	5'	no
Rear Setbacks	15'	Approx. 22'-6" (from Lot B)	19.393'	no
Lot Coverage	60%	Approx. 31%	48.7%	no
Lot Width	40'	40.38'	40.38'	no
Lot Depth	80'	79.247'	81.373'	yes

As discussed in the tentative map section, staff supports the deviation for the small reduction in lot depth (79.247 feet) for lot A since the building meets minimum setbacks and lot coverage for the zone.

**Building Design**

The proposed two-story structure has a total of approximately 2,202 square feet of living area and 441 square feet of garage. The ground floor contains a living room, a dining room, a kitchen, an office and a half bath; the second floor contains three bedrooms and two bathrooms. The exterior walls are finished with 4" horizontal Hardie lap siding, vertical cedar siding and stucco. Vinyl windows and exterior doors are also used. The garage door is sectional overhead door with lites on the top section. The lower roofing is standing seam metal and the upper roofing is asphalt shingles. A paver walkway is used to access the front entry on the east side of the building. The applicant has re-designed the building in response to concerns by adjacent neighbors.

Design Review staff reviewed the consistency of the project design with the Central City Design Guidelines. The purpose of the guidelines is to encourage an integrated

variety of styles and design approaches that will contribute to the aesthetic vitality of the Central City. The guidelines are a reference source for project design and review which encourages creativity, flexibility, and variety. Staff does not encourage or support any one particular architectural style. Staff believes that the alley residence is a well-designed project that generally complies with the intent of the guidelines which is not to prescribe a specific design, and allow creativity, while providing a quality, well thought out development. Alley development activates alleys, creates sense of place, eyes on the alley, provides safety especially at night.

The project complies with many of the principles found in Section 3C (Building Character and Quality) of the Central City Design Guidelines. Following is a discussion of the compliance with some of the main principles; this also takes account of some of the issues raised on the appeal:

### **1. Design Concept**

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

Staff Comment: The project has a very well balanced mix of appropriate materials of stucco and siding, typical of the neighborhood.

### **2. Relationship to Surroundings**

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

Staff Comment: In the surrounding neighborhood, there are both similar-sized structures and smaller structures when compared with the proposed structure. Although there are immediate adjacent structures that are smaller in size, the applicant has made further refinements to the subject structure to better harmonize with neighboring structures. The interior side setback is 5'-0" on the east and 3.36' on the west. Staff believes that the proposed setbacks are sufficient to provide light and air to the adjacent buildings. In regards to roof form, pitch, and height, applicant has reduced the upper roof pitch to alleviate overall height. The main roofing for the building is composition shingles which is typical of the neighborhood; the standing seam metal roofing is only used on the lower roofs. Furthermore, the applicant is required to work with immediate neighbors to the west and east sides of the site to determine appropriate landscaping and fencing for the project. Lastly, the project has been analyzed by City departments and it is determined that all streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development

### **3. Scale/Height/ Massing**

Principle: 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.

Staff Comment: The proposed project has an appropriate scale, height, and massing. It appropriately abuts the alley, and has similar setbacks to other developments in the neighborhood. The height of the proposed structure can be

accepted by staff since it does not exceed the maximum height of the zone and allows alley development and increased density. The project provides minimum side setbacks as required by the zone. Staff has worked with Utilities staff and they do not see an issue with the location of the building on the property.

#### **4. Level of Detail and Articulation**

Principle: Incorporate the scale and level of detail that is typical of well-designed buildings in the surrounding area.

Staff comment: Staff believes the proposed structure has been well articulated, with a mix of sizes of window and planar changes. To further articulate the structure, the applicant is proposing a mix of stucco and siding at the elevations.

#### **5. Quality of Design and Detailing**

Principle: Provide a high quality of craftsmanship and permanence expressed through design and detailing.

Staff comment: Staff believes the proposed structure has quality in design and detail.

#### **6. Materials/Textures/Colors**

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

Staff comment: The proposed dwelling on the alley is using quality material and should enhance the quality and safety of the alley.

In evaluating site plan and design review proposals of this type, the City Council is required to make the following findings:

- A. The design, layout, and physical characteristics of the proposed development are consistent with the general plan in that the proposed project promotes diversity in housing types and densities that addresses the housing needs for residents.
- B. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards in that the proposed dwelling unit is consistent with applicable design standards of the Central City Design Guidelines and applicable development standards of the planning and development code for the R-1B zone.
- C. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that the project has been analyzed by City departments and it is determined that all streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
- D. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, in that:
  - a) the project uses building materials that can be found in adjacent structures;
  - b)

the project proposed similar setbacks as other structures on the alley; and c) similar height structures can be found in the neighborhood.

- E. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged, in that the project proposes to reuse an existing facility. Staff recommends that the project, to the extent possible, incorporate green building methods in the construction of the proposed structures.
- F. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that: a) adequate setbacks are provided on all sides of the structures; b) the proposed structure does not exceed the maximum height allowed in the zone; c) the upper roof pitch is lowered to mitigate the overall height of the structure.

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- Exhibit 5: Roof Plan – 1 page
- Exhibit 6: Building Sections – 1 page
- Exhibit 7: Exterior Elevations – 1 page









# Exhibit 5: Roof Plan (as approved by the Planning and Design Commission)

- ROOF FINISHES**
1. THE ROOFING OF ANY TYPE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION FOR THE TYPE OF ROOFING TO BE USED.
  2. THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION FOR THE TYPE OF ROOFING TO BE USED.
  3. THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION FOR THE TYPE OF ROOFING TO BE USED.
- ROOF FLASHING**
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- ROOF DRAINAGE**
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- ROOF VENTILATION**
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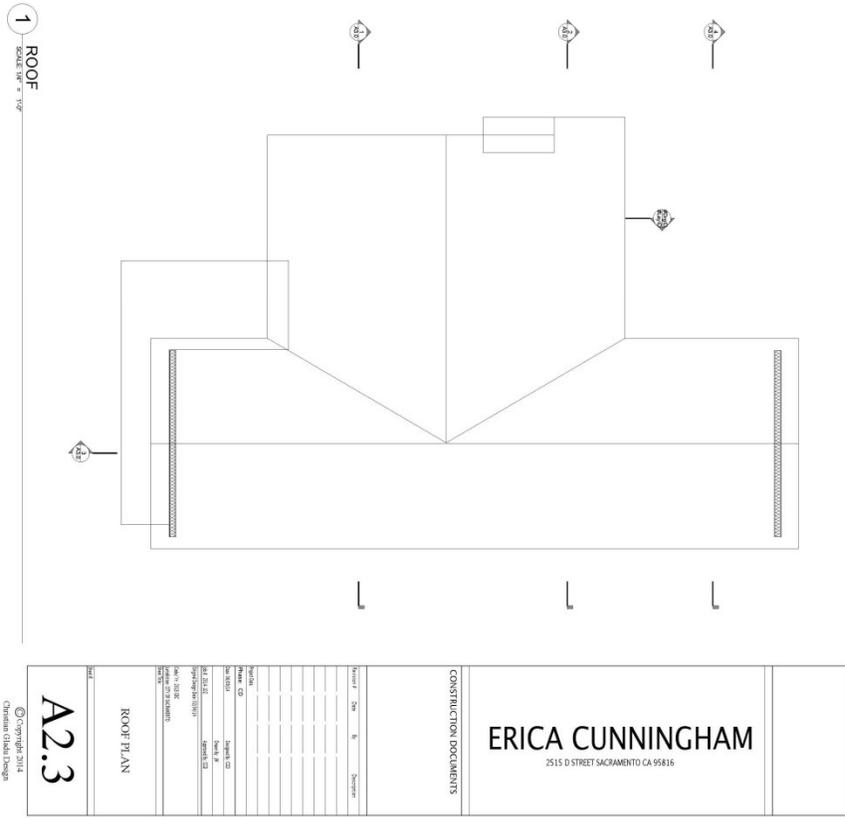
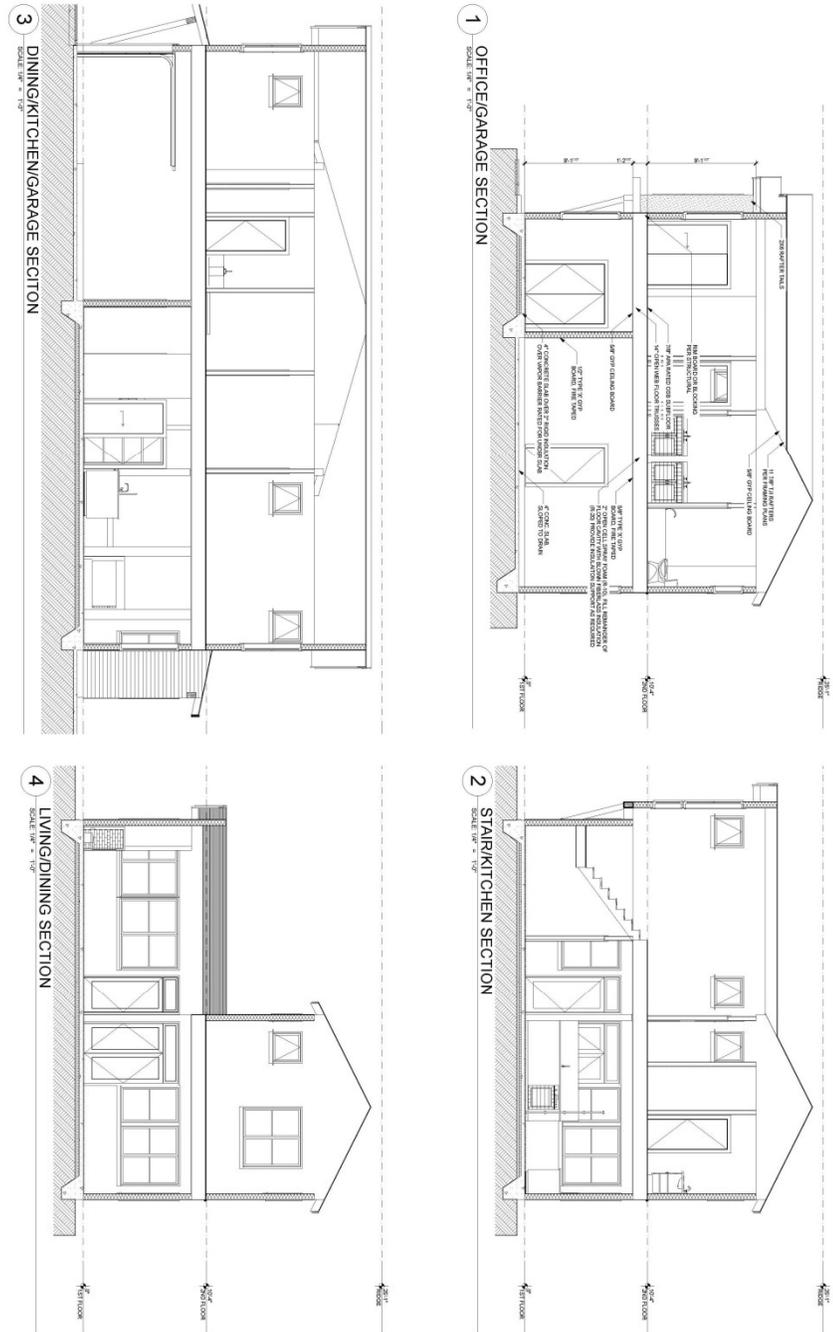


Exhibit 6: Building Sections (as approved by the Planning and Design Commission)



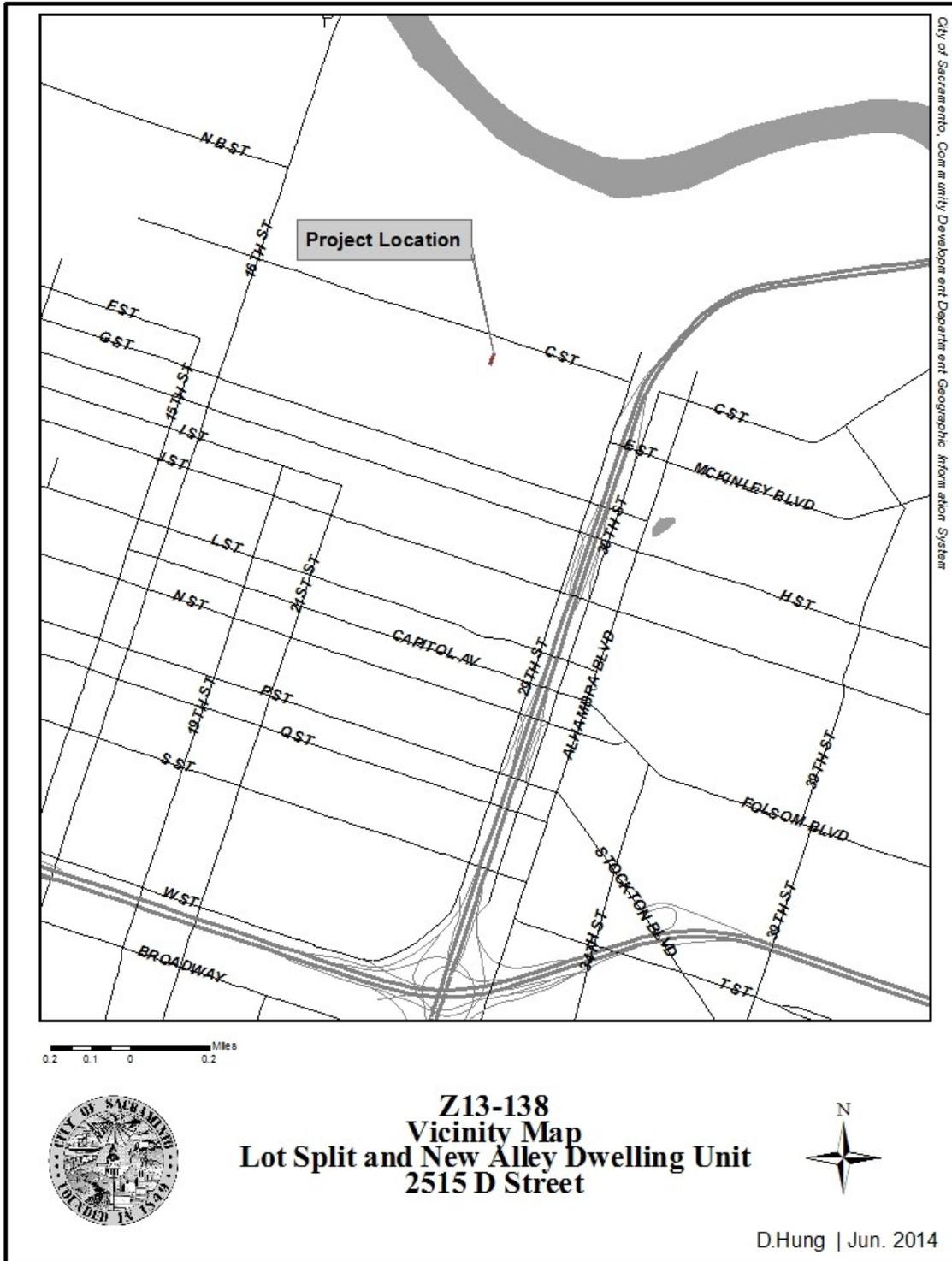
<p>CONSTRUCTION DOCUMENTS</p> <p><b>ERICA CUNNINGHAM</b> 2515 D STREET SACRAMENTO CA 95816</p>	
<p>DATE: 01/14/2014</p> <p>PROJECT: 14-0000000000</p> <p>CLIENT: ERICA CUNNINGHAM</p> <p>ARCHITECT: ERICA CUNNINGHAM</p> <p>SCALE: 1/8" = 1'-0"</p>	<p><b>A3.0</b></p> <p>© Copyright 2014 Christiana Gladu Design</p>

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### Attachment 3: Vicinity Map



**Attachment 4: CEQA Resolution**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**DETERMINING LOT SPLIT AND NEW ALLEY DWELLING UNIT PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (Z13-138)**

**BACKGROUND**

- A. On May 1, 2014, the Zoning Administrator/Design Director conducted a public hearing on and approved the Lot Split and New Alley Dwelling Unit project.
- B. On May 12, 2014, a third party appeal on the decision of the Zoning Administrator/Design Director for the Lot Split and New Alley Dwelling Unit project was filed with the City.
- C. On July 24, 2014, the City Planning and Design Commission conducted a public hearing on and approved the Lot Split and New Alley Dwelling Unit project.
- D. On August 4, 2014, a third party appeal on the decision of the Planning Commission for the Lot Split and New Alley Dwelling Unit project was filed with the City.
- E. On September 2, 2014, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030(B)(2) and (B)(3) (posting and mail), and received and considered evidence concerning the Lot Split and New Alley Dwelling Unit 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 15303, New Construction or Conversion, of the California Environmental Quality Act Guidelines, as follows:

- a) The project consists of the construction of a single-family residence on a parcel, consistent with the 2030 General Plan designation and the provisions of the Planning and Development Code.
- b) There are no unusual circumstances that could result in a significant effect on the environment.

c) Any cumulative effects have been adequately evaluated in the Master EIR.

## Attachment 5: Resolution – Project Approval

### RESOLUTION NO.

Adopted by the Sacramento City Council

#### APPROVING THE LOT SPLIT AND NEW ALLEY DWELLING UNIT PROJECT, LOCATED AT 2515 D STREET. (APN: 003-0094-019-0000) (Z13-138)

#### BACKGROUND

- A. On May 1, 2014, the Zoning Administrator/Design Director conducted a public hearing on and approved the Lot Split and New Alley Dwelling Unit project.
- B. On May 12, 2014, a third party appeal on the decision of the Zoning Administrator/Design Director for the Lot Split and New Alley Dwelling Unit project was filed with the City.
- C. On July 24, 2014, the City Planning and Design Commission conducted a public hearing on and approved the Lot Split and New Alley Dwelling Unit project.
- D. On August 4, 2014, a third party appeal on the decision of the Planning and Design Commission for the Lot Split and New Alley Dwelling Unit project was filed with the City.
- E. On September 2, 2014, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030(B)(2) and (B)(3) (posting and mail), and received and considered evidence concerning the Lot Split and New Alley Dwelling Unit project.

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

- Section 1. Based on verbal and documentary evidence at said hearing, the City Council takes the following action:
  - A. Approve the Tentative Map to subdivide one lot into two lots, and
  - B. Approve Site Plan and Design Review with a deviation to development standards to construct a new single-unit dwelling (alternative design dated 8-18-2014) in the Single-Unit or Duplex Dwelling (R-1B) zone, thereby denying the third party appeal, based on the findings of fact and conditions of approval set forth below.

## Findings of Fact

- A. The **Tentative Map** to subdivide one lot into two lots on approximately 0.15 acres in the R-1B zone is **approved** based on the following findings:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
    - a. The proposed subdivision is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
    - b. The design and improvement of the proposed subdivision is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
    - c. The site is physically suitable for the type of development proposed and suited for the proposed density;
    - d. The site is suited for the proposed density of the development;
    - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
    - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
    - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.
  2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5).
  3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6).
  4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).
  5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its

residents and available fiscal and environmental resources (Gov. Code §66412.3).

B. The **Site Plan and Design Review** with deviation to development standards to construct a new single-unit dwelling (alternative design dated 8-18-2014) is **approved** based on the following findings:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan in that the proposed project promotes diversity in housing types and densities that addresses the housing needs for residents.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards in that the proposed dwelling unit is consistent with applicable design standards of the Central City Design Guidelines and applicable development standards of the planning and development code for the R-1B zone.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that the project has been analyzed by City departments and it is determined that all streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, in that: a) the project uses building materials that can be found in adjacent structures; b) the project proposed similar setbacks as other structures on the alley; and c) similar height structures can be found in the neighborhood.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged, in that the project proposes to reuse an existing facility. Staff recommends that the project, to the extent possible, incorporate green building methods in the construction of the proposed structures.
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that: a) adequate setbacks are provided on all sides of the structures; b) the proposed structure does not exceed

the maximum height allowed in the zone; c) the upper roof pitch is lowered to mitigate for the overall height of the structure.

### **Conditions of Approval**

- A.** The **Tentative Map** to subdivide one lot into two lots on approximately 0.15 acres in the R-1B zone is hereby **approved** subject to the following conditions:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z13-138). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works.

#### **GENERAL:** All Projects

- A1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- A2. Show all continuing and proposed/required easements on the Parcel Map.

#### **Public Works:** Zarah Lacson (916) 808-8494

- A3. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
- A4. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of

exclusion shall be determined by the Department of Public Works.

**SMUD:** Monica Adamee (916) 732-6075

- A5. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.
- A6. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10 feet adjacent thereto) as a public utility easement for overhead/underground facilities and appurtenances
- A7. Dedicate 7-foot overhead/underground service easement required from Chinatown Alley to parcel on "D" Street.

**SASD:** Amandeep Singh (916) 876-6296

- A8. Developing this property may require payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of building permits. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

**DOU:** Inthira Mendoza (916) 808-1473

- A9. A note stating the following shall be placed on the Final Map: "Where necessary private reciprocal easement for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage, shall be granted and reserved, as necessary and at no cost, at the time of sale or conveyance of any parcel shown in this map."

**FIRE:** King Tunson (916) 808-1358

- A10. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.

**SPECIAL DISTRICTS:** Diane Morrison (916) 808-7535

- A11. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district, form an endowment, or other means of mitigating the impact of the project on the park system to the satisfaction of the City Attorney's Office. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.).

**Parks:** Mary de Beauvieres (916) 808-8722

A12. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).

**Advisory Notes:**

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

1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
2. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered. Excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities (DOU). Domestic water service to the proposed lot that is adjacent to C/D Street Alley may be deferred until the time of building permit. (Note: No water connection is allowed to the existing 30-inch water transmission main in D Street. There is an existing 6-inch water main in C/D Street Alley.)
3. 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 for the proposed lot that is adjacent to the C/D Street Alley. The Combined Sewer System fee at time of building permit is estimated to be \$122.00 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.
4. 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.

5. 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) dated August 16, 2012. Within the Shaded X zone, there are no requirements to elevate or flood proof.
6. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
  - a) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$4,050. This is based on one new single-family residential unit at an average land value of \$250,000 per acre for the Central City Community Plan Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
  - b) Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$2,571. This is based on one new single-family residential unit at the Central City infill rate of \$2,571 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
  - c) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

**B.** The **Site Plan and Design Review** with deviation to development standards to construct a new single-unit dwelling (alternative design dated 8-18-2014) is hereby **approved** subject to the following conditions:

**Planning**

- B1. The project is approved as per alternative design plans dated 8-18-2014 and conditions of approval.
- B2. The lot size of the front lot (Lot A) shall be no more than 3,200 square feet. The depth of the front lot shall be 79.247'. The lot size of the rear lot (Lot B) shall be approximately 3,286 square feet.
- B3. Approved development standards for the rear lot (Lot B) shall be as follows:
  - Alley (North): Minimum 6'-0" setback
  - Rear (South): Minimum 15'-0" setback
  - Interior Side (East): Minimum 3'-0" setback
  - Interior Side (West): Minimum 3'-0" setback

Building Height: Maximum 35'-0" to highest point of the building  
Lot Coverage: Maximum 60%

- B4. Exterior wall finishes shall be 4" fiber cement smooth lap siding, vertical cedar siding, and smooth stucco per plans.
- B5. New windows (casements, awning and one sliding) and doors shall be composite wood units installed at locations per plans. All windows shall have trim-less finish.
- B6. Garage door shall be sectional overhead insulated steel door with lites on top section.
- B7. Roofing shall be standing seam metal on lower roof and laminated dimensional composition shingles on upper roof.
- B8. Main roof pitch of upper roof shall not exceed 6:12 and shall be laminated dimensional composition shingles.
- B9. Applicant shall work with immediate neighbors to the west and east sides of the site to determine appropriate landscaping and fencing for the project; landscape and fencing plans shall be submitted for review by staff prior to building permit submittal.
- B10. All exposed glu-lam posts and beams shall be painted and installed at locations shown on plans.
- B11. All soffits and fascia shall be stained.
- B12. Front patio fencing shall be stained smooth wood.
- B13. Concrete pavers to be installed at the locations shown on site plan.
- B14. HVAC units shall be attic or ground mounted. No roof mounted HVAC.
- B15. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached.
- B16. The applicant shall obtain all necessary building permits prior to commencing construction.
- B17. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval.
- B18. Any modification to the project shall be subject to the review and approval of Planning staff (and may require additional entitlements).

## **Public Works**

- B19. 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 the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.
- B20. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
- B21. The applicant shall record the Parcel Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- B22. 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.

## **Utilities Department**

- B23. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered. Excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities (DOU). Domestic water service to the proposed lot that is adjacent to C/D Street Alley may be deferred until the time of building permit. (Note: No water connection is allowed to the existing 30-inch water transmission main in D Street. There is an existing 6-inch water main in C/D Street Alley.)
- B24. 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 for the proposed lot that is adjacent to the C/D Street Alley. The Combined Sewer System fee at time of building permit is estimated to be \$122.00 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.
- B25. 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. 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) dated August 16, 2012. Within the Shaded X zone, there are no requirements to elevate or flood proof.

- B26. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation, whichever is higher or as approved by the Department of Utilities.
- B27. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- B28. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
- B29. 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.
- B30. 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.

### **Fire Department**

- B31. 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

- B32. Per the newly adopted 2010 California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

### **Advisory Notes**

1. A copy of a signed affidavit of compliance with Planning and Development code shall be included as part of the Building Permit plans submittal.
2. 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) dated August 16, 2012. Within the Shaded X zone, there are no requirements to elevate or flood proof. (Utilities)

### **Table of Contents:**

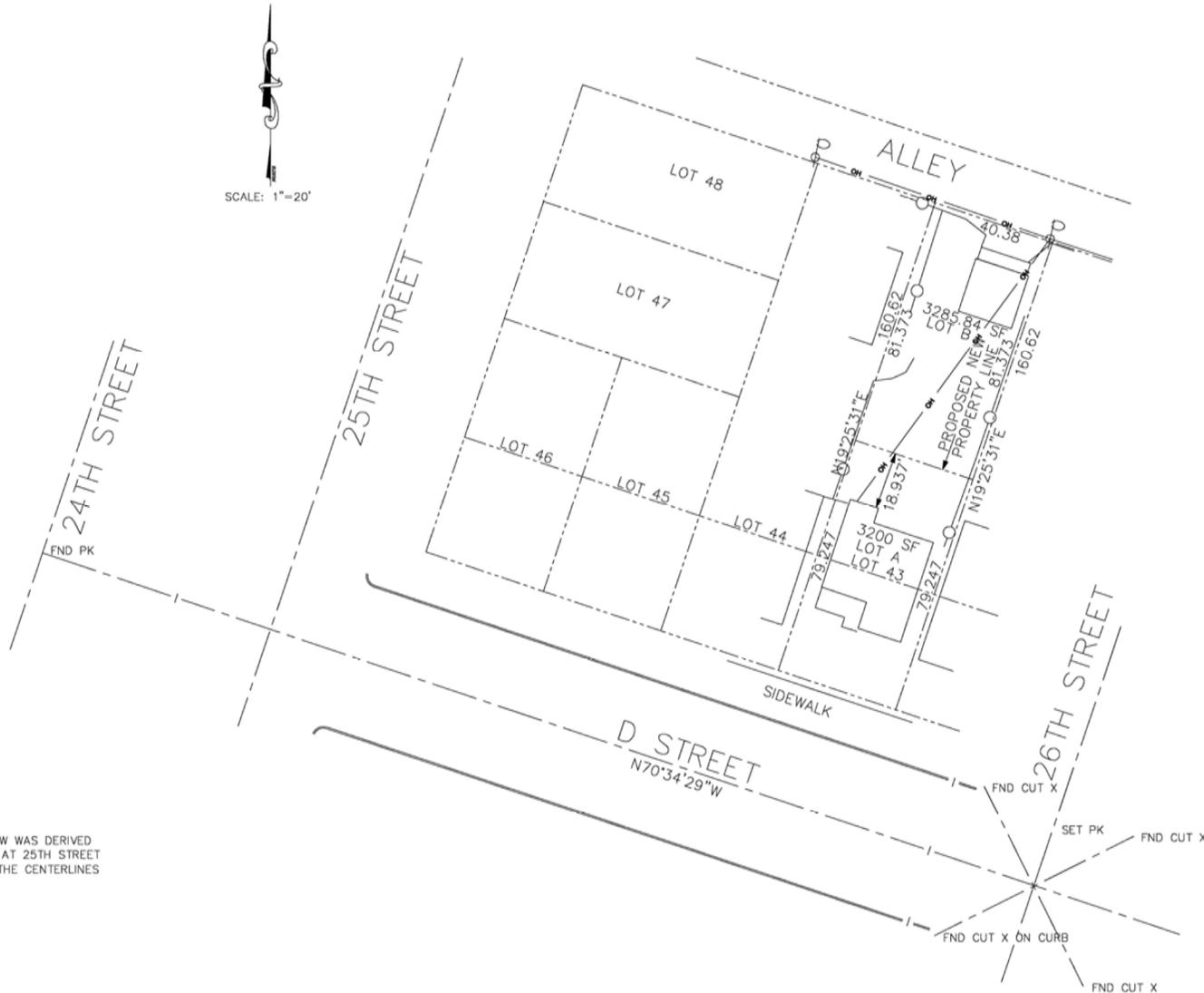
Exhibit A: Tentative Map – 1 page  
Exhibit B: Cover Sheet – 1 page  
Exhibit C: Schedules – 1 page  
Exhibit D: Site Plan – 1 page  
Exhibit E: Floor Plans – 1 page  
Exhibit F: Roof Plan – 1 page  
Exhibit G: Building Sections – 1 page  
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# PARCEL MAP

LOT 43, AS SHOWN ON THE SUBDIVISION MAP "PLAT OF NEW ERA PARK,"  
FILED IN BOOK 45 OF PARCEL MAPS, PAGE 85  
CITY OF SACRAMENTO  
COUNTY OF SACRAMENTO STATE OF CALIFORNIA  
MARCH 2014

**KEC** KROEKER ENGINEERING  
CONSULTANTS, INC.  
Phone 916.802.2782  
Email kec.inc@gmail.com



### **BASIS OF BEARINGS**

THE D STREET BEARING OF N70°34'29"W WAS DERIVED FROM THE SWING TIES ON THE CURBS AT 25TH STREET AND D STREET AND THE PK NAIL ON THE CENTERLINES OF 24TH STREET.



Exhibit B: Cover Sheet



CUNNINGHAM - "D STREET"

2515 D STREET SACRAMENTO CA 95816

CONSTRUCTION DOCUMENTS

ENERGY

HEATING SOURCE: 96% EFFICIENCY NATURAL GAS FORCED AIR (OPTIONAL DUCTLESS MINISPLIT)  
INSULATION: FLAT CEILING R-38  
VAULTED CEILING (LIMIT 50%) R-30  
WALLS ABOVE GRADE R-21  
WALLS INT. BELOW GRADE R-21  
WALLS EXT. BELOW GRADE R-15  
UNDER FLOOR R-15  
SLAB EDGE ON GRADE R-15  
DUCT INSULATION R-8  
SKYLIGHT (2% LIMIT) CLASS 50 U-0.50 MAX.  
WINDOWS CLASS 40 U-0.40 MAX.  
EXTERIOR DOORS 28 SQ. FT. MAY BE U-0.54  
EXTERIOR DOORS, ALL OTHERS U-0.20

LEGEND

1 A5.0 SECTION KEY  
1 A5.0 DETAIL KEY  
3 A7.0 ELEVATION KEY  
REVISION CLOUD  
? REVISION NUMBER

PC1 DATUM  
NORTH ARROW

FX FIXED PANE  
CA CASEMENT  
SH SINGLE HUNG  
DH DOUBLE HUNG  
SL SLIDER  
PAT PATIO  
FR FRENCH DOORS  
AW AWNING  
EGG. EGRESS  
A.F.F. ABOVE FINISH FLOOR  
E.W. EACH WAY  
EQ EQUAL  
TYP. TYPICAL  
SIM. SIMILAR  
HDR. HEADER  
HGT. HEIGHT

O.F.S. OUTFACE OF STUD  
I.F.S. INSIDE FACE OF STUD  
B.W. BEARING WALL  
P.W. PLUMBING WALL  
B.W.P. BRACED WALL PANEL  
C.O. CASSED OPENING  
F.O. FRAMED OPENING  
U.N.O. UNLESS NOTED OTHERWISE  
D.J. DOUBLE JOIST  
T.O.P. TOP OF PLATE  
T.O.W. TOP OF WALL  
T.O.F. TOP OF FOOTING  
T.O.S. TOP OF SLAB

PROJECT TEAM

OWNER: ERICA CUNNINGHAM  
PO BOX 160091  
SACRAMENTO, CA 95816

DESIGNER: CHRISTIAN GLADU DESIGN  
2721 NORDIC AVENUE  
BEND, OR 97701  
PH: 888-945-9206  
PH: 541-312-2674  
FAX: 877-785-7512  
EMAIL: christian@gladudesign.com

ENGINEER: ASHLYVANCE ENGINEERING  
JOHN FISCHER  
37 NW FRANKLIN AVE.  
BEND, OR 97701  
PH: 541-647-1445  
EMAIL: john@aschleyvance.com

CODE INFORMATION

1. BUILDING ADDRESS 2515 D STREET SACRAMENTO CA 95816  
2. JURISDICTION CITY OF SACRAMENTO, CA  
3. BUILDING CODE 2013 CBC, CRC, CEC, CPC, CMC, 2008 TITLE 24, NFPA 13D.  
4. OCCUPANCY TYPE SINGLE FAMILY RESIDENCE  
5. CONSTRUCTION TYPE LIGHT WOOD FRAME  
6. STRUCTURAL LOADS SEISMIC ZONE D  
WIND LOAD 110 mph (ULT.)  
FROST DEPTH 18 INCHES  
DWELLING UNIT 40 P.S.F. LIVE  
BALCONY LOAD 60 P.S.F. LIVE  
DECK LOAD 40 P.S.F. LIVE  
GARAGE LOAD 50 P.S.F. LIVE  
ATTIC (LIMITED) LOAD 20 P.S.F. LIVE  
STAIR LOAD 40 P.S.F. LIVE  
GUARDRAILS/HANDRAILS 200 P.S.F.  
ROOF SNOW LOAD 0 P.S.F.  
ROOF LIVE LOAD 20 P.S.F.  
ROOF DEAD LOAD 15 P.S.F.

SHEET INDEX

A0.0	COVER SHEET	PROJECT TEAM & NOTES
A0.1	SCHEDULES	DOOR & WINDOW SCHED
A1.1	SITE PLAN	SITE INFO & NOTES
A2.1	FLOOR PLANS	1ST & 2ND FLOORS
A2.3	ROOF PLAN	ROOF SLOPE & DRAINAGE
A3.0	BUILDING SECTIONS	FULL CONSTRUCTION SECTIONS
A3.1	EXTERIOR ELEVATIONS	FULL CONSTRUCTION ELEVATIONS

Revision #	Date	By	Description
A	08/18/2014	BS	Per Neighbor Comments

Project Data  
Phase: DD  
Date: 08/18/14  
Designed By: CCD  
Drawn By: JW/BS  
Job #: 2014-102  
Approved By: CCD  
Original Design Date: 02/04/14  
Code/ Yr: 2013 CBC  
Jurisdiction: CITY OF SACRAMENTO  
Sheet Title:

COVER SHEET

Sheet #

REVISED

A0.0

Exhibit C: Schedules

CUNNINGHAM - "D STREET"

2515 D STREET SACRAMENTO CA 95816

DOOR AND FRAME SCHEDULE										
MARK	Floor (Story)	Room Name	Manufacturer	Operation Type	W	HT	Glazing	Sill Detail	Fire Rating	NOTES
1	1ST FLOOR		CUSTOM	SEG. O.H.	16'-0"	8'-0"				
2	1ST FLOOR	MUDROOM	SIMPSON	SWING	3'-0"	6'-8"		AL. THRESHOLD	20 MIN.	
3	1ST FLOOR	W/C	SIMPSON	SWING	2'-4"	6'-8"				
4	1ST FLOOR	PANTRY	SIMPSON	SWING	2'-0"	6'-8"				
7	1ST FLOOR	OFFICE	SIMPSON	BIPARTING	5'-0"	6'-8"				
8	1ST FLOOR	ENTRY	SIMPSON	SWING	3'-0"	6'-8"	FULL LT	AL. THRESHOLD		
9	1ST FLOOR	KITCHEN	SIMPSON	SWING	2'-6"	6'-8"				
10	1ST FLOOR	LIVING	JELDWEN	SWING	3'-0"	6'-8"	FULL LT + 16" TRANSOM	AL. THRESHOLD		
11	1ST FLOOR	PATIO	JELDWEN	BIPARTING	5'-1 <sup>1/4</sup> "	6'-8"	FULL LT + 16" TRANSOM	AL. THRESHOLD		
12	2ND FLOOR	M. BEDROOM	SIMPSON	SWING	2'-6"	6'-8"				
14	2ND FLOOR	BEDROOM 1	SIMPSON	BIPASS	5'-0"	6'-8"				
15	2ND FLOOR	BEDROOM 1	SIMPSON	SWING	2'-6"	6'-8"				
16	2ND FLOOR	BEDROOM 2	SIMPSON	SWING	2'-6"	6'-8"				
17	2ND FLOOR	BATH 1	SIMPSON	SWING	2'-6"	6'-8"				
18	2ND FLOOR	BEDROOM 2	SIMPSON	BIPASS	5'-0"	6'-8"				
19	2ND FLOOR	BATH 1	SIMPSON	SWING	2'-6"	6'-8"				
20	2ND FLOOR	LNDRY	SIMPSON	SWING	3'-0"	6'-8"				
21	2ND FLOOR	M. BATH	SIMPSON	SWING	2'-6"	6'-8"				
22	1ST FLOOR	KITCHEN	SIMPSON	POCKET	2'-6"	6'-8"				
23	2ND FLOOR	M. BATH	SIMPSON	SWING	2'-6"	6'-8"				

WINDOW SCHEDULE										
MARK	Floor (Story)	Room	Manufacturer	Operation Type	Serial No.	Finish	WIDTH	HEIGHT	Glazing	NOTES
1	1ST FLOOR	GARAGE	ANDERSON 100 SERIES	AWNING			2'-6"	2'-6"	LOW E366	
2	1ST FLOOR	OFFICE	ANDERSON 100 SERIES	CSMNT + FIXED			5'-0"	5'-0"	LOW E366	Factory mulled
3	1ST FLOOR	OFFICE	ANDERSON 100 SERIES	CSMNT + FIXED			5'-0"	5'-0"	LOW E366	Factory mulled
4	1ST FLOOR	LIVING	ANDERSON 100 SERIES	CSMNT + FIXED			5'-0"	5'-0"	LOW E366	Factory mulled
5	1ST FLOOR	LIVING	ANDERSON 100 SERIES	CSMNT + FIXED			6'-0"	5'-0"	LOW E366	Factory mulled
6	1ST FLOOR	LIVING	ANDERSON 100 SERIES	CSMNT + FIXED			6'-0"	5'-0"	LOW E366	Factory mulled
7	1ST FLOOR	DINING	ANDERSON 100 SERIES	FIXED			3'-0"	5'-0"	LOW E366	Tempered
8	1ST FLOOR	DINING	ANDERSON 100 SERIES	CSMNT + FIXED			5'-0"	5'-0"	LOW E366	Factory mulled
9	1ST FLOOR	DINING	ANDERSON 100 SERIES	CASEMENT			3'-0"	5'-0"	LOW E366	
10	1ST FLOOR	KITCHEN	ANDERSON 100 SERIES	CASEMENT			3'-0"	5'-0"	LOW E366	
11	2ND FLOOR	M. BEDROOM	ANDERSON 100 SERIES	AWNING			3'-0"	3'-0"	LOW E366	
12	2ND FLOOR	M. BEDROOM	ANDERSON 100 SERIES	AWNING			3'-0"	3'-0"	LOW E366	
13	2ND FLOOR	M. BATH	ANDERSON 100 SERIES	AWNING			2'-6"	2'-6"	LOW E366	
14	2ND FLOOR	BATH 1	ANDERSON 100 SERIES	AWNING			2'-6"	2'-6"	LOW E366	
15	2ND FLOOR	BEDROOM 2	ANDERSON 100 SERIES	AWNING			2'-6"	2'-6"	LOW E366	
16	2ND FLOOR	BEDROOM 2	ANDERSON 100 SERIES	CSMNT + FIXED			5'-0"	5'-0"	LOW E366	Factory mulled, Egress
17	2ND FLOOR	BEDROOM 2	ANDERSON 100 SERIES	AWNING			2'-6"	2'-6"	LOW E366	
18	2ND FLOOR	BEDROOM 2	ANDERSON 100 SERIES	AWNING			2'-6"	2'-6"	LOW E366	
19	2ND FLOOR	BEDROOM 1	ANDERSON 100 SERIES	CSMNT + FIXED			5'-0"	5'-0"	LOW E366	Factory mulled, Egress
20	2ND FLOOR	BEDROOM 1	ANDERSON 100 SERIES	CSMNT + FIXED			5'-0"	5'-0"	LOW E366	Factory mulled, Egress
21	2ND FLOOR	STAIR HALL	ANDERSON 100 SERIES	CSMNT + FIXED			5'-0"	5'-0"	LOW E366	Factory mulled, Egress
24	2ND FLOOR	STAIR HALL	ANDERSON 100 SERIES	AWNING			2'-6"	5'-0"	LOW E366	Tempered
24	2ND FLOOR	STAIR HALL	ANDERSON 100 SERIES	AWNING			2'-6"	2'-6"	LOW E366	Tempered
25	2ND FLOOR	STAIR HALL	ANDERSON 100 SERIES	AWNING			2'-6"	2'-6"	LOW E366	
26	2ND FLOOR	M. BEDROOM	ANDERSON 100 SERIES	AWNING			2'-6"	2'-6"	LOW E366	
27	2ND FLOOR	M. BEDROOM	ANDERSON 100 SERIES	AWNING			2'-6"	2'-6"	LOW E366	
28	2ND FLOOR	M. BEDROOM	ANDERSON 100 SERIES	AWNING			2'-6"	2'-6"	LOW E366	
29	2ND FLOOR	M. BEDROOM	ANDERSON 100 SERIES	CSMNT + FIXED			5'-0"	5'-0"	LOW E366	Factory mulled, Egress

NOTE:

1. INFORMATION AND SPECIFICATIONS PROVIDED IN SCHEDULES AND PROJECT MANUAL IS FOR BENEFIT OF GENERAL AND SUB CONTRACTORS. ALL PRODUCT SPECIFICATIONS NEED TO BE VERIFIED WITH OWNER PRIOR TO PURCHASING AND INSTALLATION.
2. CONTRACTOR TO VERIFY THAT UNITS CONFORM TO MINIMUM STANDARDS SET BY SCHEDULE (EXTERIOR DOORS TO BE MAXIMUM U-.35, WINDOWS TO BE MAXIMUM U-.30)
3. WINDOWS IN SCHEDULE ARE SIZED TO THE NEAREST EVEN ROUGH OPENING; ACTUAL WINDOW MANUFACTURER SELECTION WINDOW R.O. SHALL NOT DIFFER IN ROUGH OPENING BY ±1" FROM DIMENSIONS GIVEN WITHIN SCHEDULES.
4. CONTRACTOR TO VERIFY PRIOR TO FRAMING HEADER HEIGHT REQUIREMENTS FOR INTERIOR AND EXTERIOR DOORS AND WINDOWS FOR TRIM, UNIT AND REVEAL ALIGNMENT AT ALL DOORS AND WINDOWS. HEADER HEIGHT TO ACCOUNT FOR DOOR JAMB ROUGH OPENING REQUIREMENT, WINDOW REVEAL TOLERANCE, FINISH FLOOR MATERIAL, THRESHOLD REQUIREMENTS, ETC.
5. ALL DOOR & WINDOW HEAD TRIM & REVEAL TO ALIGN WHERE ADJACENT OR IN DIRECT RELATION TO EACH OTHER (SEE EXTERIOR ELEVATIONS).

REVISED

CONSTRUCTION DOCUMENTS

Revision #	Date	By	Description
A	08/18/2014	BS	Per Neighbor Comments

Project Data

Phase: DD

Date: 08/18/14	Designed By: CCD
	Drawn By: JW/BS
Job #: 2014-102	Approved By: CCD
Original Design Date: 02/04/14	
Code/ Yr: 2013 CBC	
Jurisdiction: CITY OF SACRAMENTO	
Sheet Title:	

SCHEDULES

Sheet #:

A0.1

**Exhibit D: Site Plan**

**SITE INFORMATION:**

HOUSE ADDRESS	2515 D STREET SACRAMENTO, CA 95811
HOUSE FOOTPRINT INCLUDING PORCHES & GARAGE	1,581 SQ. FT. 3,243 SQ. FT. 48.7%
BUILDING HEIGHT APPROXIMATE HEIGHT ABOVE GRADE	±24.80'

**UNCONDITIONED & OUTDOOR SPACES**

Floor (Story)	Zone Name	Area
1ST FLOOR	DRIVEWAY	111.39
1ST FLOOR	PATIO	250.12
1ST FLOOR	PORCH	18.00
		<b>379.51 sq ft</b>

**FLOOR AREA**

Floor (Story)	Area
1ST FLOOR	1,114.75
2ND FLOOR	1,087.46
<b>2,202.21 sq ft</b>	

**OWNER:** ERICA CUNNINGHAM  
PO BOX 160091 SACRAMENTO CA 95816

**DESIGNER:** CHRISTIAN GLADU DESIGN  
2721 NORDIC AVENUE  
BEND, OR 97701  
PH: 888-945-9206  
PH: 541-312-2674  
FAX: 877-785-7512  
EMAIL: christian@gladudesign.com

**ENGINEER:** ASHLYVANCE ENGINEERING  
JOHN FISCHER  
37 NW FRANKLIN AVE.  
BEND, OR 97701  
PH: 541-647-1445  
EMAIL: john@ashleyvance.com

**SITE NOTES:**

-ALL ADDITIONAL SITE INFORMATION TO BE PROVIDED BY OWNER

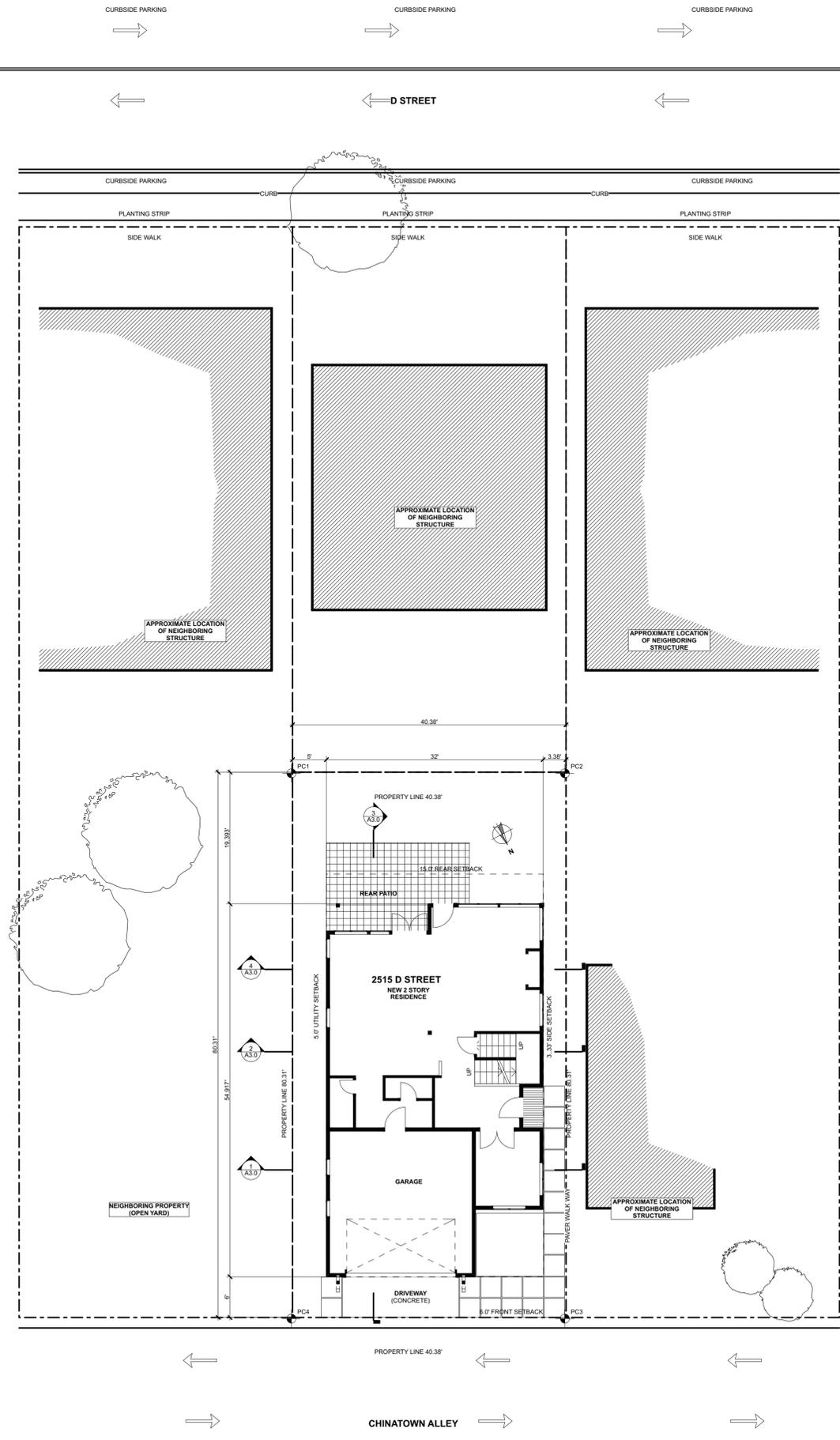
-RESIDENTIAL WATER & SEWER TAP NOTES:  
CITY CREWS TO INSTALL 1" WATER SERVICE ON THE EXISTING 6" PUBLIC WATER MAIN FOR A FEE IN THE AMOUNT OF \$1,284.00. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL & SURFACE RESTORATION. THE CONTRACTOR SHALL SECURE ENCROACHMENT PERMIT THROUGH THE CITY OF SACRAMENTO DEVELOPMENT ENGINEERING DEPARTMENT.

CITY CREWS TO INSTALL A 4" SEWER SERVICE ON THE EXISTING 18" PUBLIC SERVICE MAIN FOR A FEE IN THE AMOUNT OF \$889.00. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL & SURFACE RESTORATION. THE CONTRACTOR SHALL SECURE AN ENCROACHMENT PERMIT THROUGH THE CITY OF SACRAMENTO DEVELOPMENT ENGINEERING DEPARTMENT.

-NOTE:  
THE CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL. CONTRACTOR SHALL HAVE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1 AND MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

-LANDSCAPE AND IRRIGATION NOTE:  
NEW CONSTRUCTION AND ASSOCIATED LANDSCAPE IRRIGATION TO COMPLY WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS CONTAINED IN CITY CODE SECTION 15.92.

**UTILITY LEGEND:**  
WATER CONNECTION FROM CITY METER W  
SEWER & WASTE WATER CONNECTION SS  
OVERHEAD ELECTRIC AND UTILITY E  
ROOF AND SITE WATER STORM DRAIN SD



**CUNNINGHAM - "D STREET"**  
2515 D STREET SACRAMENTO CA 95816

**CONSTRUCTION DOCUMENTS**

Revision #	Date	By	Description
A	08/18/2014	BS	Per Neighbor Comments

Project Data  
Phase: DD  
Date: 08/18/14  
Designed By: CCD  
Drawn By: MJBS  
Job #: 2014-102  
Approved By: CCD  
Original Design Date: 02/04/14  
Code/ Yr: 2013 CBC  
Jurisdiction: CITY OF SACRAMENTO  
Sheet Title:

**SITE PLAN**

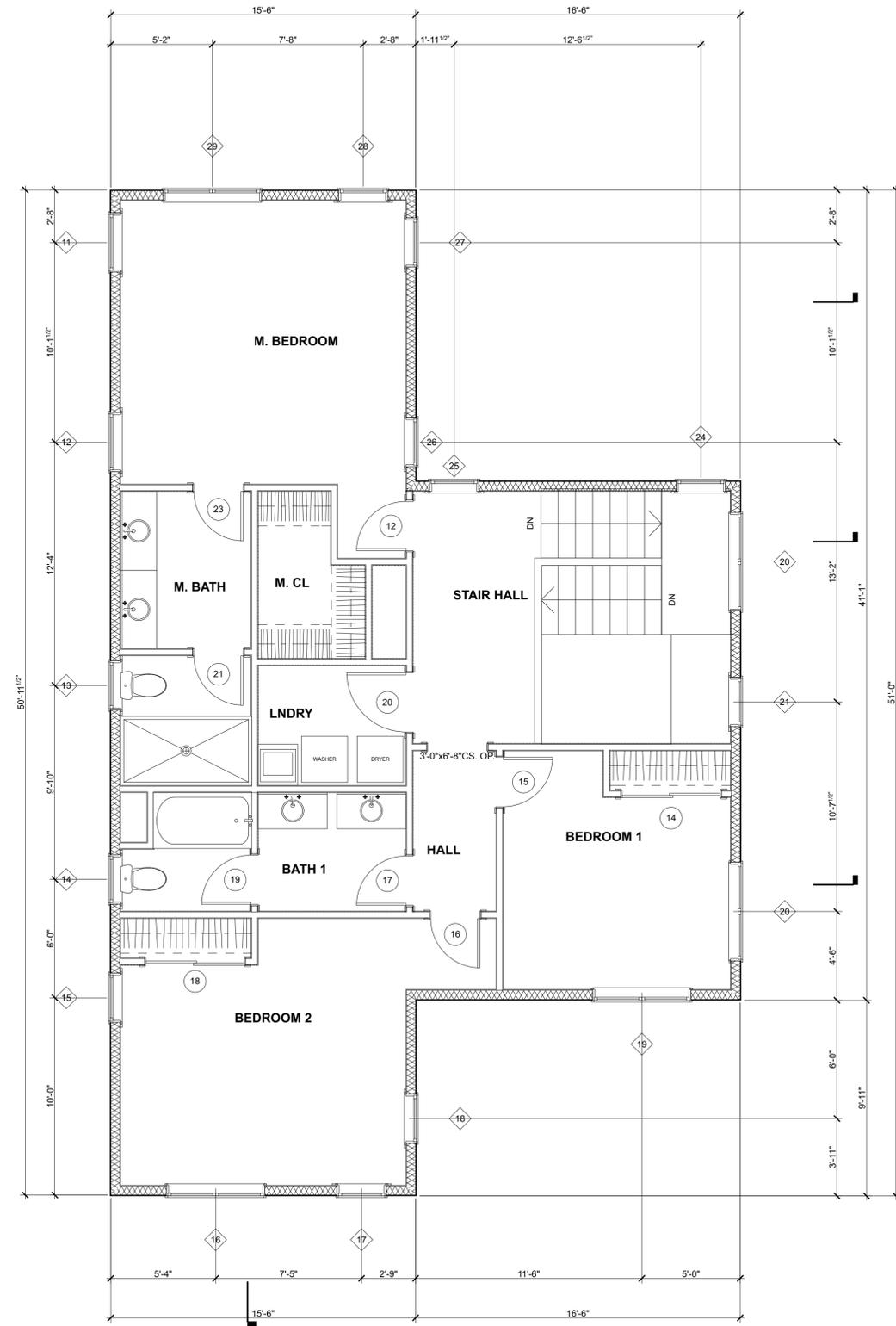
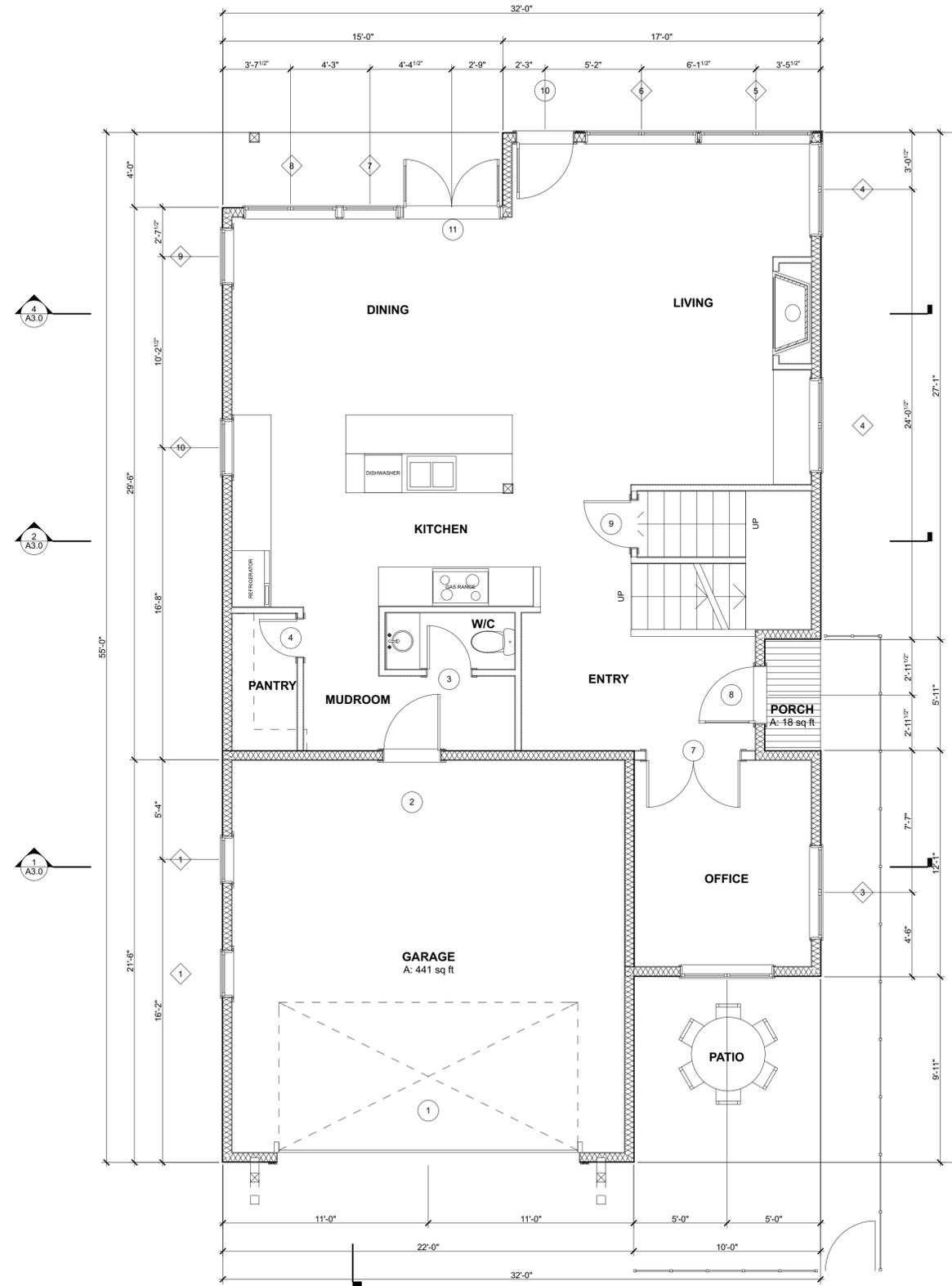
Sheet #

**A1.1**

**REVISED**

Exhibit E: Floor Plans

FLOOR AREA	
Floor (Story)	Area
1ST FLOOR	1,114.75
2ND FLOOR	1,087.46
	2,202.21 sq ft



**REVISED**

**CUNNINGHAM - "D STREET"**  
 2515 D STREET SACRAMENTO CA 95816

CONSTRUCTION DOCUMENTS

Revision #	Date	By	Description
A	08/18/2014	BS	Per Neighbor Comments

Project Data

Phase: DD	Date: 08/18/14	Designed By: CCD
Job #: 2014-102	Original Design Date: 02/04/14	Drawn By: JWB
Code/ Yr: 2013 CBC	Jurisdiction: CITY OF SACRAMENTO	Approved By: CCD

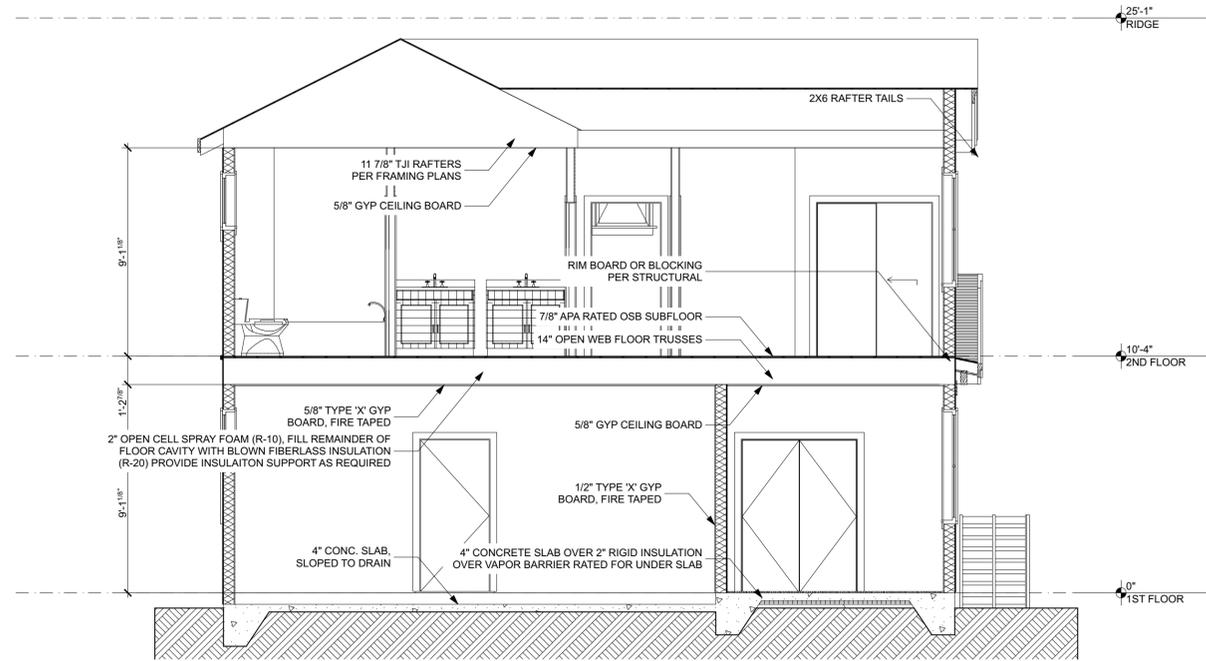
Sheet Title:

FLOOR PLANS

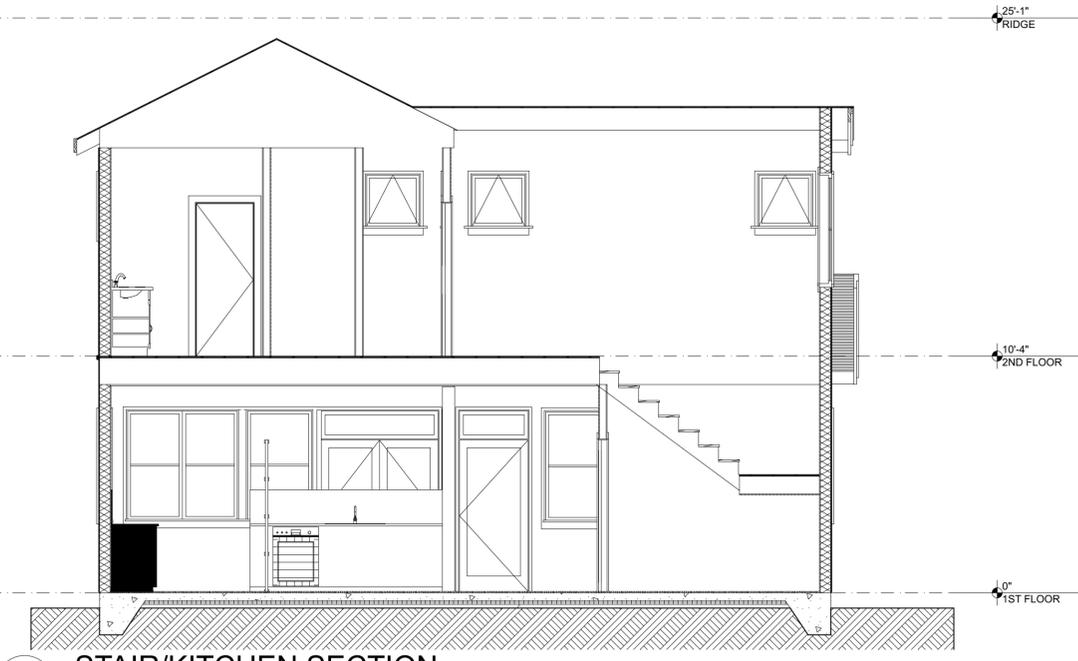
**A2.1**



**Exhibit G: Building Sections**



**1 OFFICE/GARAGE SECTION**  
SCALE: 1/4" = 1'-0"



**2 STAIR/KITCHEN SECTION**  
SCALE: 1/4" = 1'-0"



**4 LIVING/DINING SECTION**  
SCALE: 1/4" = 1'-0"

**3 DINING/KITCHEN/GARAGE SECTION**  
SCALE: 1/4" = 1'-0"

**CUNNINGHAM - "D STREET"**  
2515 D STREET SACRAMENTO CA 95816

CONSTRUCTION DOCUMENTS

Revision #	Date	By	Description
A	08/18/2014	BS	Per Neighbor Comments

Project Data

Phase:	DD
Date:	08/18/14
Designed By:	CCD
Drawn By:	M/BS
Job #:	2014-102
Approved By:	CCD
Original Design Date:	02/04/14

Code/ Yr: 2013 CBC  
Jurisdiction: CITY OF SACRAMENTO  
Sheet Title:

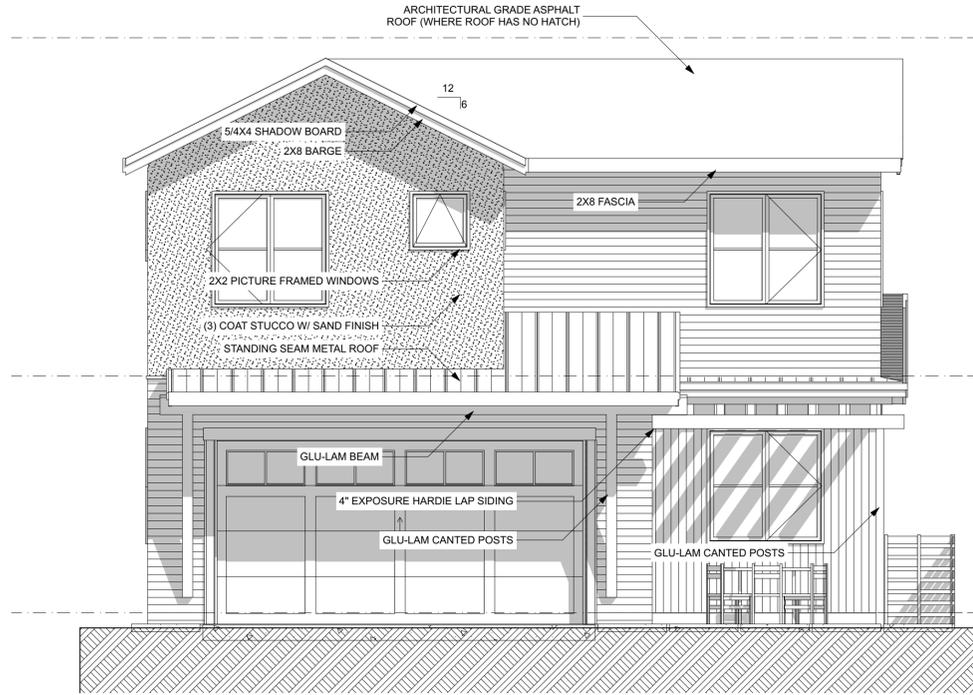
BUILDING SECTIONS

Sheet #

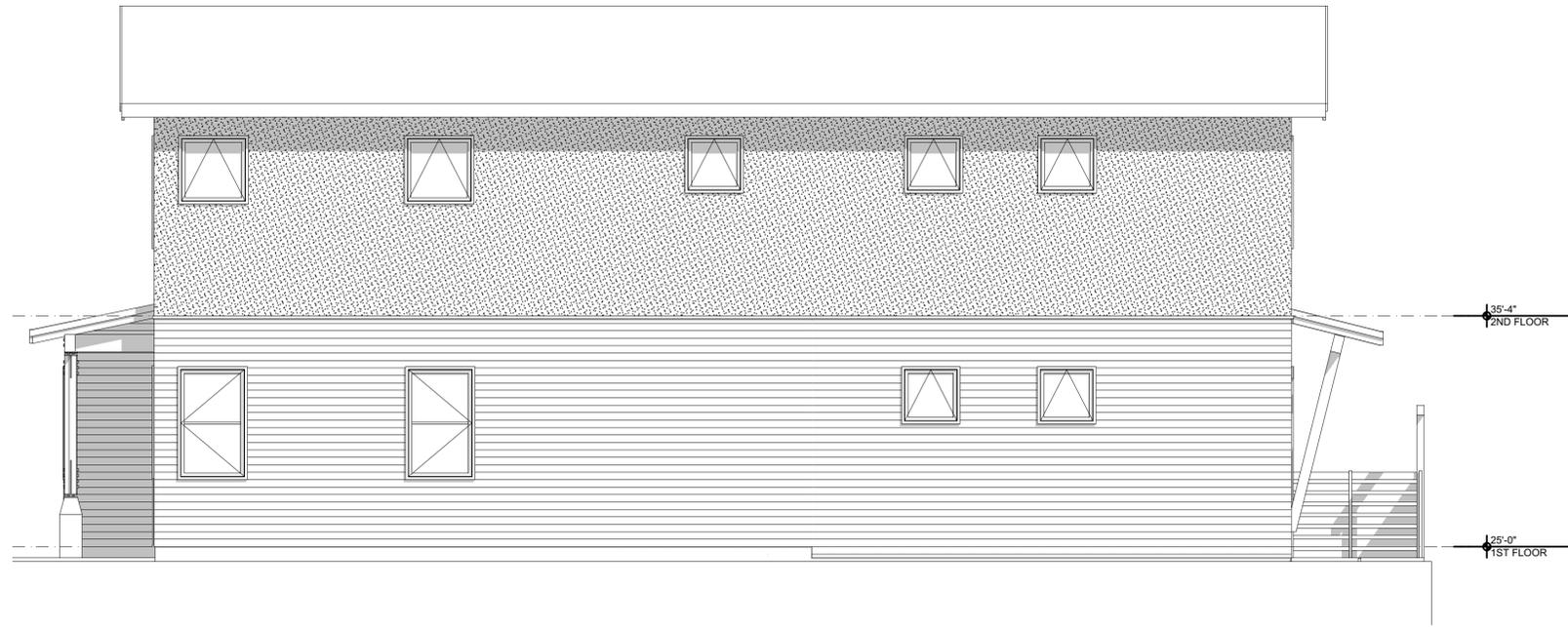
**A3.0**

**REVISED**

Exhibit H: Exterior Elevations



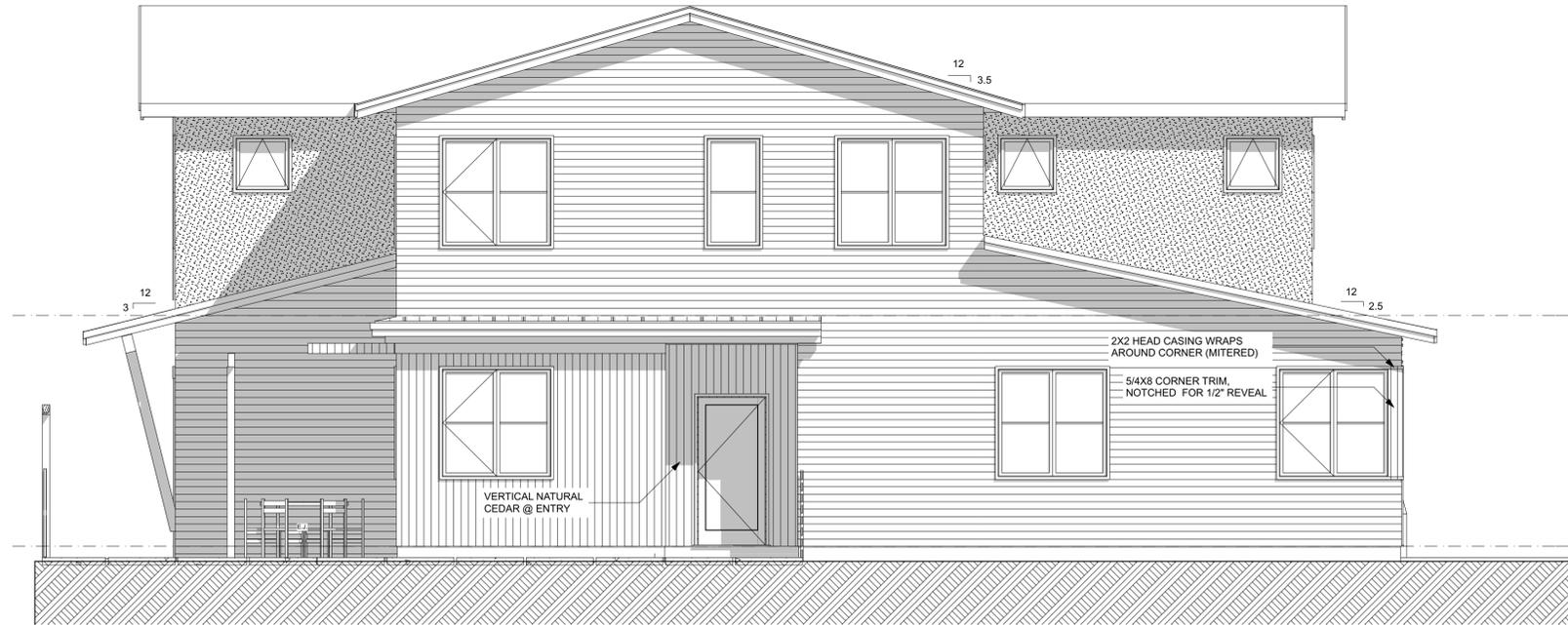
**1** NORTH ELEVATION (FRONT)  
 SCALE: 1/4" = 1'-0"



**2** EAST ELEVATION (LEFT)  
 SCALE: 1/4" = 1'-0"



**3** SOUTH ELEVATION (REAR)  
 SCALE: 1/4" = 1'-0"



**4** WEST ELEVATION (RIGHT)  
 SCALE: 1/4" = 1'-0"

CUNNINGHAM - "D STREET"

2515 D STREET SACRAMENTO CA 95816

CONSTRUCTION DOCUMENTS

Revision #	Date	By	Description
A	08/18/2014	BS	Per Neighbor Comments

Project Data

Phase:	DD
Date:	08/18/14
Designed By:	CCD
Drawn By:	M/BS
Job #:	2014-102
Approved By:	CCD
Original Design Date:	02/04/14
Code/ Yr:	2013 CBC
Jurisdiction:	CITY OF SACRAMENTO
Sheet Title:	

EXTERIOR ELEVATIONS

Sheet #

**A3.1**

**REVISED**



300 Richards Blvd, 3rd Floor  
Sacramento, CA 95811  
Help Line: 916-264-5011  
CityofSacramento.org/dsd

**Appeal Decision**  
**City of Sacramento Planning and Design Commission**

Date: 8/4/14

To the Planning Director:

I do hereby make application to appeal the decision of the City Planning and Design Commission on 7/24/14 (hearing date), for project number P Z13-138.

Granted by the City Planning Commission  
 Denied by the City Planning Commission

Property Location: 2515 D Street

Grounds For Appeal: (explain in detail, you may attach additional pages)

Tentative map, site plan, + design review  
See attached

Appellant: Pamela Fitch - 2517 D Street Sacramento 95816 916-229-3058  
Mandalla Family (please print) Daytime Phone: (530)606-8402

Address: 716 Westmoreland Way  
Appellant's Signature: [Signature] Mandalla Family

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, please note that the City will not sell your data or information for any purposes.

THIS BOX FOR OFFICE USE ONLY	
Filing Fee Received: Applicant (\$4,000) _____	Or Third Party (\$298) <u>\$298</u>
Received By: <u>M. York</u>	Date: <u>8/4/14</u>
Distribute Copies to: Planning Director _____	
Principal Planner: <u>COSGROVE</u>	Project Planner (original) <u>MUNG</u>

Submit the Appeal Form to 300 Richards Blvd, 3<sup>rd</sup> Floor, Community Development Department Public Counter, between 9AM to 4 PM on weekdays.

## Grounds for Appeal:

Standard lot sizes in R 1-B Zone is a minimum of 80 feet deep. The city should not allow deviations/exceptions to their own rules. The proposed parcel would be less than the city's zoning requirements.

## 2. Relationship to Surroundings:

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

## Section 3. Scale/Height/Massing

Principle: 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.

The square footage of living space at the cottage (2509 D Street) is 567. The footprint is 18' x 31.5'. The peak of the roof is 17 feet. The cottage is not a two story structure. The basement is below grade. The proposed structure would have 2202 square feet of living space with an additional 448 square feet of attached garage. The peak of the roof would be about 25 feet. The footprint of the proposed structure is 32' x 55'. The living space at the proposed structure is almost 4 times the size of the cottage at 2509 D Street. The scale, height, and mass of the proposed structure was deemed irrelevant. The guidelines are being violated.

### Section 3.C.2.1 Study the surroundings states:

A very important part of designing a harmonious relationship with project surroundings is the thorough study of the surrounding neighborhood and adjacent structures.

The proposed structure is far from harmonizing with the long-established surroundings. The existing homes date back into the 1920s. The proposed structure would be visually intrusive and dominant from any point along both D Street and the C-D alley. The proposed structure would overwhelm the small home at 2509 D Street and be imposing to both the homes at 2511 and 2517 D Street. The metal roof which is proposed for the new structure is not in line with the existing neighboring homes. The adjacent homes have composition roofing. The massive size does not harmonize with the existing structures.

Per the county assessor's website, the houses have the following square footage.

From <http://assessorparcelviewer.saccounty.net/GISViewer/Default.aspx>

2521 D - 1119  
2527 D - 943  
2531 D - 1022  
320 26th - 914  
316 26th - 1328  
314 26th - 1148  
308 26th - 948  
2526/8 C - 2043 (duplex)  
2520 C - 916  
2514 C - 1410  
2516 C apts. 4690  
301 25th - 1357  
305 25th - 1587  
309 25th - 2445 (incl. 750 basement)  
315 25th - 1048  
317 25th - 1100  
319 25th - 1111  
2501 D - 1217  
2505 D - 1217  
2515 D - 935  
2517 D - 1105

Section 3.C.3.4 Height of the Design Review Guidelines states:

To be responsive to the existing context, new structures should not exceed the height of adjacent structures for an area within 20 feet of the adjacent structure.

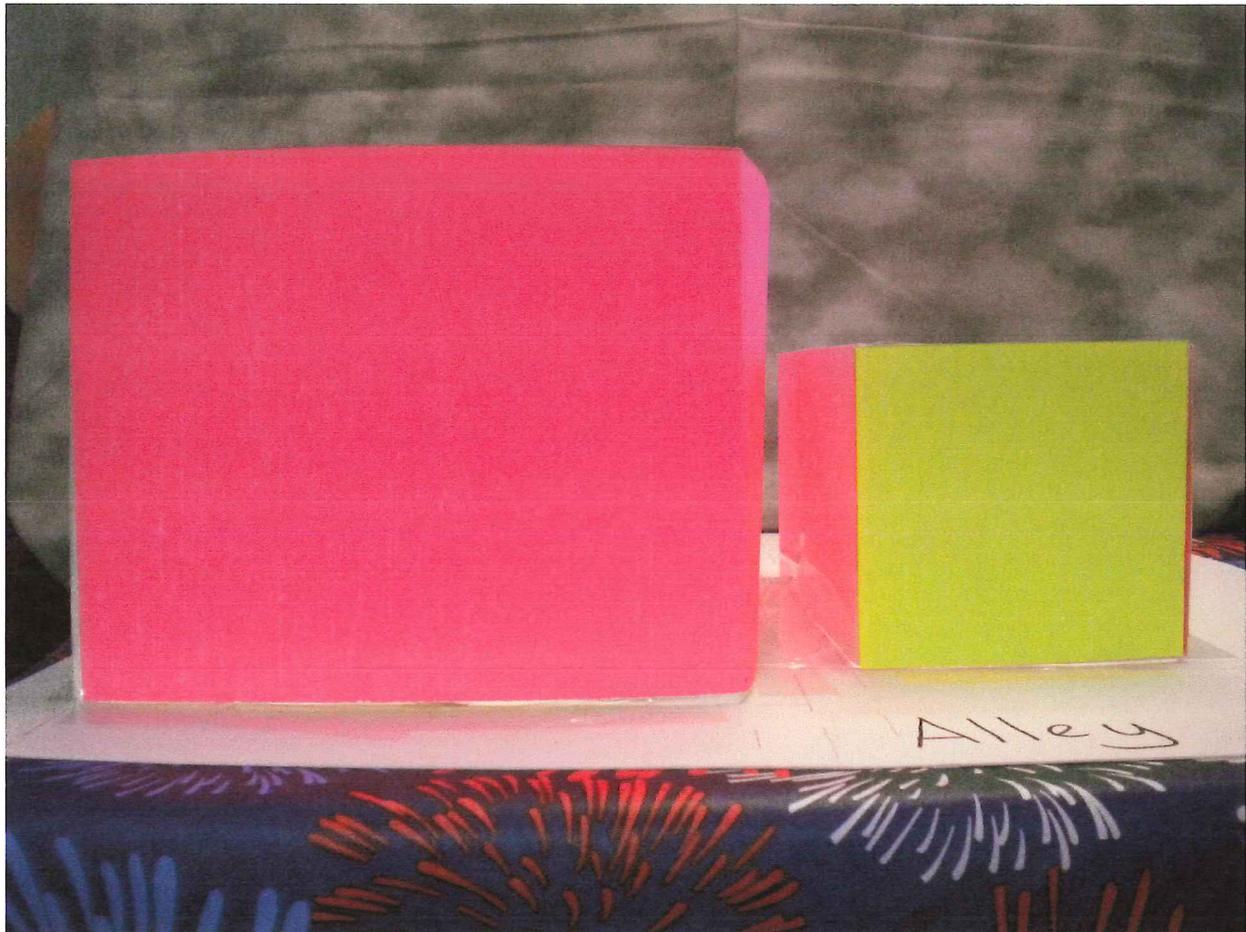
The proposed structure would be no more than six feet from 2509 D Street. The design height of the structure is imposing and a deviation from the adjacent structures. The homes at 2509, 2511, and 2517 D Street have basements making the homes less than 2-stories tall. The new structure will be visible from D Street towering over the existing structure.

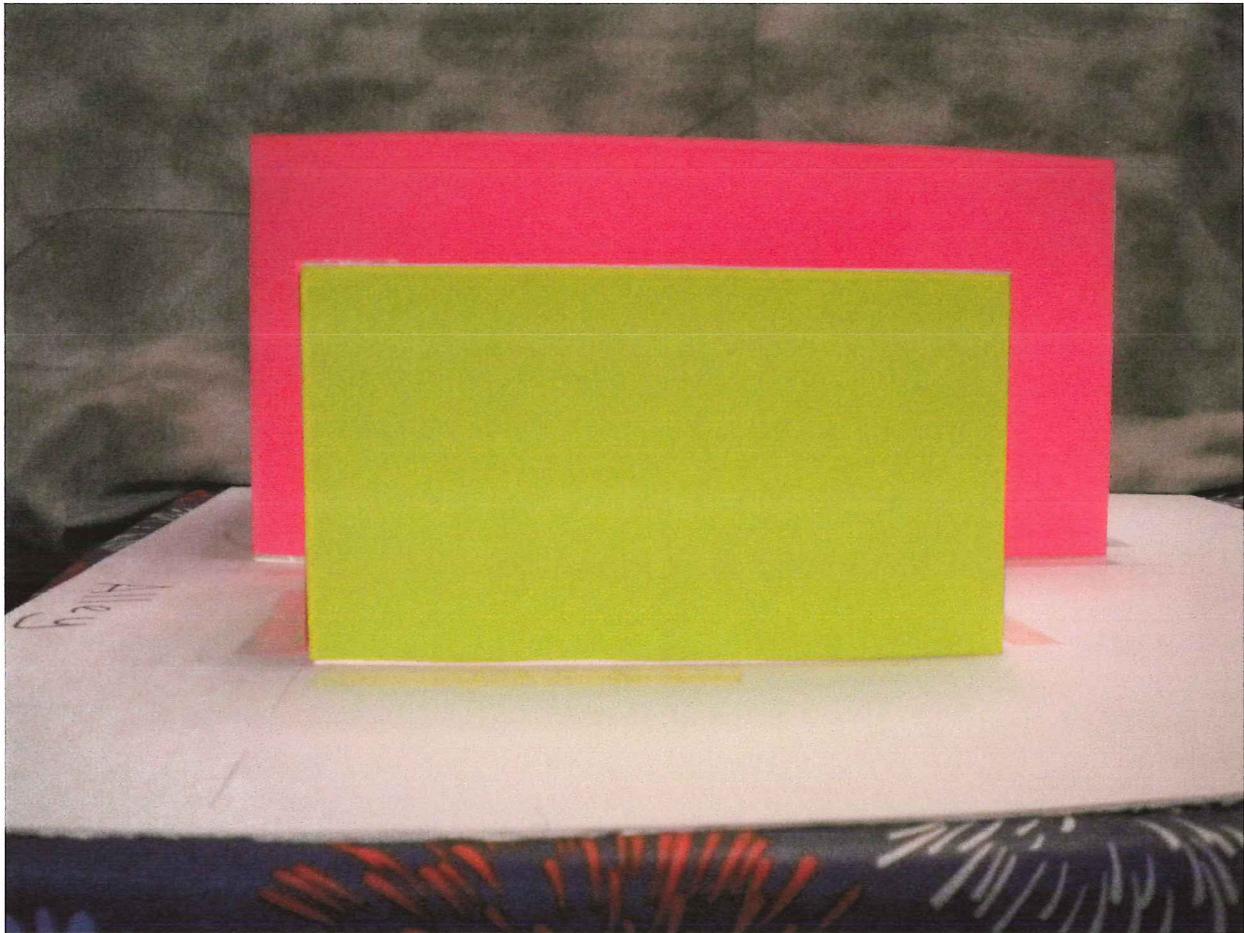
Section 3.C.3.2 Light and Air of the Design Guidelines states:

Locate new structures on the property to maintain access to light and air circulation, and ensure the privacy of existing private open spaces on adjoining properties.

The proposed new structure at 2515 D Street fails to maintain access to light and air circulation. The new structure would tower over the current home at 2509 D Street not only in height but also in depth also impeding on the home at 2511 D Street. The view from the second story of the new structure would invade the privacy of the homes at 2509, 2511, and 2517 D Street. The effect would be 2509 D Street would only see a

massive wall. The wall would radiate heat. The new structure would shadow the existing home at 2509 D Street preventing natural sunlight from entering the residence. The residence at 2509 currently enjoys morning sunlight which comes into the main living areas of the home. The new structure would peer into the big open space between the front and back houses at 2509 and 2511 D Street. The second story window would invade the privacy of the current residents at 2509, 2511, 2515, and 2517 D Street.





We have prepared this layout to help illustrate the impact it will have especially to 2509 D Street. The scale is  $\frac{1}{4}$  inch equals a foot. It does not demonstrate what the roof lines are like but it does show the approximate height of both buildings. The cottage at 2509 D Street is 17 feet high and 2515 D Street is 25 feet high.

The concerns of residents and owners have gone unheeded. The sewer line would be between 2509 and the new structure at 2515 D Street. Failure of the sewer line would result in damage to the basement of 2509 D Street as well as health and safety issues to the occupants. There is anxiety to the closeness of the new structure to the existing structure at 2509 D Street. The proximity of the new structure to the existing creates a fire danger. A structural fire at the new site would easily jump to the 2509 D Street home. Fire response and location of the nearest fire hydrant would result in the demise of the home at 2509 D Street. The alley between C and D Street is unpaved and was not intended to be used in the manner the city is allowing. There is no accessible path of travel for a residence at 2515 D Street. A sidewalk is required for houses facing the street but the city ignores those same requirements for the new infill projects. The cost of paving alleys should be imposed on the developer building on an alley. A massive structure though within code is not in the spirit of the neighborhood. Just because code

allows a structure so large does not means it should be built in a well established neighborhood.

# Letters of Opposition

## David Hung

---

**From:** Mark Michelon <markmick79@gmail.com>  
**Sent:** Thursday, July 17, 2014 3:08 PM  
**To:** David Hung  
**Subject:** 2515 D Street Project

Mr. Hung,

I am writing in regards to the proposed project number Z13-138 located at 2515 D Street.

While I am in favor of urban infill projects, I feel that the proposed project steps outside of the Design Review Guidelines. The proposed project is too big in comparison to surrounding properties and it will definitely crowd the cottage at 2509 D Street.

I would like to see this project move forward, but a scaled down and back version would better suit the neighborhood in which I am a resident.

Thank you for your time,

Mark Michelon  
309 25th Street  
Sacramento, CA 95816

## David Hung

---

**From:** terrye witte <morph\_27@cwo.com>  
**Sent:** Sunday, July 20, 2014 12:19 PM  
**To:** David Hung  
**Cc:** burchillcitypc@gmail.com  
**Subject:** Objection to project Z13-138 proposed subdivision of 2515 D street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My name is Terrye Witte and I am the home owner at 315 25th street. The proposed structure is easily viewed from my house across the alley. I am in agreement with my neighbors regarding the above mentioned project. It is NOT following the Neighborhood Design review guidelines regarding new structures. I am wondering why this would be approved if that is the case. That also would open the door for any other projects in this neighborhood, opening up a new can of worms. I believe it is fully reasonable to request the guidelines be adhered to and thus conform to the established historic character of the area.

Thank you for considering this objection Terrye Witte

## David Hung

---

**From:** Dean Copsey <dean.copsey@gmail.com>  
**Sent:** Saturday, July 19, 2014 1:52 PM  
**To:** David Hung  
**Cc:** Curt; mandi1010@att.net; rra777@mac.com; Pamela Fitch; Jan; Steve Hansen  
**Subject:** Re: statement of opposition to proposed project at 2515 D Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi David,

In reviewing what I've received from you and the Cunninghams, I realized I don't have the latest design. I do agree with Pam about the overall scale of the project, though. The proposed project is larger than any other house on the block, and twice the size of most of the houses.

The last document I have with a square footage says the total square footage of the project is 2794. This dwarfs any other structure on the block. The only other structure that comes close is 309 25th Street, which has a 750 sq.ft. finished basement.

I'm a long-time owner and resident. I've been in my house for 25 years, and will probably be here for another 25. Several of my neighbors were here before I moved in. Putting an oversized structure that dwarfs the existing houses (both in height and square footage) is disruptive to an established and stable neighborhood.

Sincerely,  
Dean Copsey

On Tue, Apr 29, 2014 at 10:44 PM, Pamela Fitch <[pamela.fitch@att.net](mailto:pamela.fitch@att.net)> wrote:  
Hello David - Since I will be unable to attend the May 1 hearing on the proposed project at 2515 D Street, I am attaching a statement detailing my objections to the current proposal and its deviations from design review guidelines. I am also reproducing this file below.

I hope that the Cunninghams will reconsider their inflexibility towards modifying their proposal to mitigate its negative impacts on the neighborhood. I am confident that common ground can be found.

Pam

Pamela Fitch  
2517 D Street, Sacramento 95816  
[916-442-8479](tel:916-442-8479)

STATEMENT IN OPPOSITION TO PROJECT Z13-136 AT 2515 D STREET  
APPLICANTS NATHAN AND ERICA CUNNINGHAM

I am the owner and reside at 2517 D Street, one of the properties immediately adjacent to the proposed project. I recognize the rights of the applicants to subdivide the lot at 2515 D

**From:** [Ann Mandalla](#)  
**To:** [burchillcitypc@gmail.com](mailto:burchillcitypc@gmail.com); [ed@loftgardens.com](mailto:ed@loftgardens.com); [dcovill@cbnorcal.com](mailto:dcovill@cbnorcal.com); [sacplanning\\_declines@me.com](mailto:sacplanning_declines@me.com); [pharveycitypc@aol.com](mailto:pharveycitypc@aol.com); [todd.s.kaufman@gmail.com](mailto:todd.s.kaufman@gmail.com); [alofaso@sbcglobal.net](mailto:alofaso@sbcglobal.net); [kimjoanmc@att.net](mailto:kimjoanmc@att.net); [dnybo@wateridge.net](mailto:dnybo@wateridge.net); [jparrinello08@comcast.net](mailto:jparrinello08@comcast.net)  
**Cc:** [David Hung](mailto:David Hung); [pamela.fitch@att.net](mailto:pamela.fitch@att.net); [preservedstreet@att.net](mailto:preservedstreet@att.net)  
**Subject:** Project at 2515 D Street (Z13-138) hearing 7/24/2014  
**Date:** Tuesday, July 22, 2014 10:41:11 PM  
**Attachments:** [D Street.pdf](#)

---

Hello:

The attached document illustrates the effect the proposed project will have on the residence at 2509 D Street. The size of the proposed structure will dwarf the existing home at 2509 D Street. The living space (2509 D Street) is only 567 square feet.

Please consider the effects a large structure will have on the quality of life for our cottage. The view from the kitchen and other living spaces will be that of a massive wall which cannot be alleviated by landscaping. The proposed project will tower over the existing home. The view from the windows of the project will look down into the cottage. How would you like to live in a fish bowl?

Respectfully,  
The Mandalla Family

This picture is taken from the front of 2509 D Street. The yellow caution tape is approximately where the back of the proposed structure would end at 2515 D Street.



Caution  
Tape

This picture is taken from 2509 D Street's front yard and it shows the house at 2517 D Street and 2515 D Street.



This is the view of the houses on the south side of D Street facing 2515 and 2511 D Street.



A view from the east side of the unpaved gravel alley between C and D Streets.



This picture was taken from the backyard of 2517 D Street. It shows the east side of 2509 D Street.



2509



**MARSHALL SCHOOL/NEW ERA PARK  
NEIGHBORHOOD ASSOCIATION**

P. O. Box 162271  
Sacramento, CA 95819  
916-919-6656  
[marshall.newera@gmail.com](mailto:marshall.newera@gmail.com)

July 15, 2014

**VIA EMAIL**

Kiyomi Burchill, Chair  
and Members of the Planning Commission  
300 Richards Boulevard  
Sacramento, CA 95811

Re: Application – 2515 D Street, Sacramento, CA

Dear Chair Burchill and Members of the Planning Commission:

The Marshall School/New Era Park Neighborhood Association has reviewed the Staff Report for the June 26, 2014 hearing and the letters submitted by the community regarding this project.

While we are generally supportive of infill development in the Central City, we share the concerns regard the scale and size of this project as articulated by the residents immediately adjacent to the proposed project. As has been stated, this is a neighborhood filed with single family cottages and bungalows. We ask that the Planning Commission consider the context of the surrounding neighborhood when considering projects such as this one.

We request that this application be continued to allow the applicant the opportunity to further revise the plans to accommodate the concerns articulated by the residents adjacent to this project. Thank you.

Very truly yours,

*Julie A. Murphy*

Julie A. Murphy  
Co-Chair

Very truly yours,

*George Raya*

George Raya  
Co-Chair

jam  
cc: David Hung

My name is Pamela Fitch. I am the resident and owner of 2517 D Street, adjacent to the east side of this project. I strongly object to the project as currently proposed. The proposed house is much too large for the site and is completely incompatible with the scale and character of our existing neighborhood. The approval of this project will set a very bad precedent through a total disregard of neighborhood design review guidelines. It is unfortunate that the city's planning staff has failed to develop responsible and reasonable guidelines for alley development such as this proposal. However, that does not justify giving a free pass to any proposal with no regard whatsoever to its impact on the existing neighborhood.

It is worth noting that the applicants for this project never once reached out to the neighbors that will be affected by this project, not even the owners of the adjacent properties. Neither did planning staff. My neighbors and I only found out about the project through word of mouth through friends. This complete lack of constructive communication should not be condoned.

In fact, several emails from one of the applicants, Erica Cunningham, David Hung and Luis Sanchez document the desire of the applicants to circumvent the entire review process and present the neighborhood with a fait accompli. For example, in an email to David Hung dated March 13, 2014, Ms. Cunningham stated, "In my initial meeting with Luis and Evan about this project last year, it was expressed that the project would be at Staff level with only a reconsideration period but no appeal process, as long as the project stayed consistent with the development standards that I had outlined at that time. The project was designed based on that meeting and those standards, so the information now that a Design Director review (with opportunity for appellants to appeal to the Planning Commission is not what I was anticipating. I appreciate you following up on this – please let me know if there is any possibility of keeping this project at Staff level."

After being told that this was not possible, Ms. Cunningham attempted an end-run in an email to Mr. Hung dated March 17, 2014: "I'm wondering if it would be possible to apply for a second residential unit (less than 1000 sq. ft.) to be built at the rear of the lot and at Staff level, so there would be no noticing and only reconsideration if requested." This statement is especially interesting in light of the fact the proposed house has more than twice the square footage of the "less than 1000 sq. ft." in the email.

Clearly, Ms. Cunningham was fully aware that there was strong neighborhood opposition to her proposal. Yet instead of constructively engaging in a discussion with affected neighbors to work out a mutually agreeable solution, she pursued any possible means to circumvent any review. The lack of constructive outreach by the applicants throughout this process shows not only a disrespect and disregard for the neighbors, but I believe bad faith as well.

In an email to other planning staff dated April 24, 2014, David Hung stated, "Normally I would have sent early notices to adjacent owners, but with this project the applicant

kept on revising the request (former requests were not to build the house or to building a contemporary looking structure) so I tries to refrain from sending anything to the neighbors until a firm plan can be made and then once the final plans came out, the applicant was pushing to get to hearing. Throughout the process I have been corresponding with the neighbor directly to the east and a couple of other neighbors; they might have found out about the project from the neighborhood group.” While I have no doubt that Mr. Hung was making an good faith effort to mediate a significant conflict, his email suggests that from the point of view of the planning staff, it would have been better if the affected neighbors had not been involved while there was an opportunity for us to have some real input into the process. By working with the applicant to continuously revise the proposal while not communicating with neighbors, staff helped to put us in the position of playing a game of “Whack-a-Mole” with the applicants. It seems to me that the planning staff has a responsibility to work with both sides of a disputed project. Yet in an email dated April 25, 2014, Sandra Yope bluntly directed David Hung to “Stop engaging with her.” I am the “her” referred to by Ms. Yope, and I feel that this was entirely inappropriate on the part of Ms. Yope. I feel that planning staff generally has shown a disregard and disrespect for neighborhood residents throughout this process.

In an email to Deniz Tuncer dated 3/4/14, David Hung included the statement “Just want to point out that this structure faces the alley and does not directly front on D Street.” This statement appears to reflect the implicit position taken by planning staff that Chinatown Alley is somehow not part of our neighborhood, while houses with D Street addresses are. This is clearly unreasonable and indefensible. From my D Street backyard, I would easily see a 28’ structure located on the north side of the alley. It seems to me that if it is readily seen from my yard, it is indeed part and parcel of the neighborhood, and should be evaluated accordingly.

I also feel that Mr. Hung’s suggestion that the proposed house “faces the alley” is not completely accurate. The new lot will be a landlocked parcel with a Chinatown Alley address and no access from D Street. However, the design of the house largely turns its back on the alley, with an oversized garage door being the most prominent feature on that side. The city zoning code requires that the main entrance of a house should be on the street it faces (or in some cases a side street). While I understand that alleys are not the same as streets, I nonetheless feel that the same principle should be applied. What Luis Sanchez is pleased to call the “main entrance” in the proposed plan is set well back on the east side of the house. This side of the house will in effect be a three-foot wide tunnel between the wall and the fence along the property line with mature landscaping of trees and large shrubs in place immediately to the east. Thus, it is unlikely that the “main entrance” of this new house with its Chinatown Alley address will even be visible from the alley, let alone accessible or used as an entrance. It is quite clear from the plans that the traffic in and out of the house will be almost exclusively through the garage. If staff chooses to support this project as “alley development” than it is entirely appropriate and reasonable for staff to require some minimum meaningful engagement with the alley. In this case, this could be accomplished by changing the window of the room designated as an “office” to an exterior door. Simply shoehorning the very largest

possible structure into the minimum space possible cannot be considered desirable development.

Planning staff have failed to develop reasonable guidelines for the residential alley development they are promoting in design review neighborhoods. While this allows staff to make up the rules as they go along, it is **not** justification for anything goes, no holds barred approach to project approval. In fact, it argues for just the opposite – a prudent and conservative stance that reflects the fact that the neighbors of staff’s failures in judgment will live with the results.

Design review guidelines for the Central City area include the following height limitation: “Section 3.C.3.4 To be responsive to the existing context, new structures should not exceed the height of adjacent structures for an area within 20 feet of the adjacent structure.” An existing house in the back of 2511 D Street is approximately 17’ tall at the roof peak. The east side of this house (which is likely one of the oldest in New Era Park) sits 3’ from the property line with the proposed new house. The proposed plans would thus put a 28’ house no further than 6’ from the existing 17’ house for its entire length and beyond. This would severely impact the light, air, and views of the existing house, attributes that the design review guidelines are intended to protect. In the review of the plans, staff blithely dismiss this point by stating that “This [the 20’ requirement] is a criteria for buildings that face the main street, not on an alley as this project is. The height of the proposed structure can be accepted by staff since it does not exceed the maximum height of the zone, and allows alley development and increased density.

On the issue of Scale/Height/Massing, the staff report states “The proposed project has appropriate scale, height, massing. It appropriately abuts the alley, and has similar setbacks to other developments in the neighborhood.” Simply making such a bland and unsupported assertion does not make it true. The statement reflects only some misguided desire on the part of staff to accommodate a completely inappropriate proposal, not any sort of reality on the ground. The proposed structure would be roughly twice the square footage of any other house on the block. It would also be by far the tallest building on its block, and one of the tallest for several blocks around. Specifically, it would even be much taller than the two-story apartment complex directly across the alley. On the existing scale of the neighborhood, the massive proposed structure would loom over everything around it, and would significantly intrude on the existing views of virtually every house on the block, not only on D Street, but on C Street as well. In what sense, then, is the “scale/height/massing” even remotely appropriate for this location?

Contrary to staff’s statement, adjacent structures in the neighborhood are generally separated by a combined setback of 8-10 feet, not the minimum 6’. Yes, this is more than the bare minimum of the R-1B zoning, but it is also the long-established character of New Era Park generally and the 2500 blocks of C and D Streets specifically.

As quoted above, the staff report states that this proposal would “[allow] alley development and increased density”. This statement takes for granted that these are desirable in and of themselves. No specific benefit to the neighborhood is mentioned,

because there is none. New Era Park is almost entirely completely built out and has in fact been so for over fifty years. The site is question is not weed- and trash-strewn nuisance of a vacant lot. There is a house and detached garage in place. There is no question that the property owners have a right to develop their site, but this is not an unlimited or unbounded right. The “increased density” to which staff refers is one house added to a block of over twenty homes. This would marginally increase the tax base of the city. However, this increase is offset by the decrease value of what would be left of 2515 D Street. What, exactly, is the benefit of the increased density resulting from this project? If any such benefit can be cited, it could certainly be accomplished by a significantly smaller project that is in scale, height, and mass compatible with the existing neighborhood. No one can have any doubt that a well-constructed and energy efficient new home in Midtown would fail to find a ready and willing buyer.

This “increased density” would in fact be a detriment to the existing neighborhood since it would result in a permanent net loss of one street parking space as 2515 D would no longer have access to a garage.

Curiously, in addressing Materials/Textures/Colors, the staff report states that “the proposed dwelling on the alley is using quality material and should enhance the quality and safety of the alley.” While a new house on the alley might possibly enhance safety, it is not at all clear how this relates to materials, textures, and colors. This is simply another completely unsupported statement on the part of the staff. Existing homes and garages on this block of Chinatown Alley already provide traffic and lighting. One more house will not have any impact on the problems associated with transients passing through the neighborhood, or the rate of crimes occurring along the alleys in New Era Park.

I feel that this project can be modified to comply more closely with Neighborhood Design review guidelines, and develop a plan that is compatible with the scale and character of our neighborhood. I request that the applicants be directed to make appropriate changes to their proposal before it is approved.

Thank you for your consideration.

(Letter from Pamela Fitch dated July 11, 2014)

**Appeal Decision**  
**City of Sacramento ~~Planning~~ Director**

Date: 5/12/14

To the Planning Director:

I do hereby make application to appeal the decision of the City Design Director *and Zoning Administrator*  
5/11/14, for project number DR: Z 13-138  
(hearing date)

Granted by the City Design Director *and Zoning Administrator*  
 Denied by the City Design Director

Property Location: 2515 D Street

Grounds For Appeal: (explain in detail, you may attach additional pages)  
Tentative map, site plan, + design review  
See attached

Appellant: Mandalla Family Daytime Phone: (530) 666-8402  
(please print)

Address: 7161 Westmoreland Way

Appellant's Signature: Mandalla Family

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record.  
However, please note that the City will not sell your data or information for any purposes.

THIS BOX FOR OFFICE USE ONLY	
Filing Fee Received: Applicant (\$4,000)	Third Party (\$298)
Received By: <u>Greg Sandlund</u>	Date: <u>5/12/14</u>
Distribute Copies to: Planning Director _____	Project Planner Original _____
Design Director _____	

Grounds for Appeal:

Standard lot sizes in R 1-B Zone is a minimum of 80 feet deep. The city should not allow deviations/exceptions to their own rules. The proposed parcel would be less than the city's zoning requirements.

2. Relationship to Surroundings:

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

Section 3.C.2.1 Study the surroundings states:

A very important part of designing a harmonious relationship with project surroundings is the thorough study of the surrounding neighborhood and adjacent structures.

The proposed structure is far from harmonizing with the long-established surroundings. The existing homes date back into the 1920s. The proposed structure would be visually intrusive and dominant from any point along both D Street and the C-D alley. The proposed structure would overwhelm the small home at 2509 D Street and be imposing to both the homes at 2511 and 2517 D Street. The metal roof which is proposed for the new structure is not in line with the existing neighboring homes. The adjacent homes have composition roofing. The massive size does not harmonize with the existing structures.

Section 3.C.3.4 Height of the Design Review Guidelines states:

To be responsive to the existing context, new structures should not exceed the height of adjacent structures for an area within 20 feet of the adjacent structure.

The proposed structure would be no more than six feet from 2509 D Street. The design height of the structure is imposing and a deviation from the adjacent structures. The homes at 2509, 2511, and 2517 D Street have basements making the homes less than 2-stories tall. The new structure will be visible from D Street towering over the existing structure.

Section 3.C.3.2 Light and Air of the Design Guidelines states:

Locate new structures on the property to maintain access to light and air circulation, and ensure the privacy of existing private open spaces on adjoining properties.

The proposed new structure at 2515 D Street fails to maintain access to light and air circulation. The new structure would tower over the current home at 2509 D Street not only in height but also in depth also impeding on the home at 2511 D Street. The view from the second story of the new structure would invade the privacy of the homes at

2509, 2511, and 2517 D Street. The effect would be 2509 D Street would only see a massive wall. The wall would radiate heat. The new structure would shadow the existing home at 2509 D Street preventing natural sunlight from entering the residence. The residence at 2509 currently enjoys morning sunlight which comes into the main living areas of the home. The new structure would peer into the big open space between the front and back houses at 2509 and 2511 D Street. The second story window would invade the privacy of the current residents at 2509, 2511, 2515, and 2517 D Street.

The concerns of residents and owners have gone unheeded. The sewer line would be between 2509 and the new structure at 2515 D Street. Failure of the sewer line would result in damage to the basement of 2509 D Street as well as health and safety issues to the occupants. There is anxiety to the closeness of the new structure to the existing structure at 2509 D Street. The proximity of the new structure to the existing creates a fire danger. A structural fire at the new site would easily jump to the 2509 D Street home. Fire response and location of the nearest fire hydrant would result in the demise of the home at 2509 D Street. The alley between C and D Street is unpaved and was not intended to be used in the manner the city is allowing. There is no accessible path of travel for a residence at 2515 D Street. A sidewalk is required for houses facing the street but the city ignores those same requirements for the new infill projects. The cost of paving alleys should be imposed on the developer building on an alley. A massive structure though within code is not in the spirit of the neighborhood. Just because code allows a structure so large means it should be built in a well established neighborhood.

Dear Mr. Hung,

The Boulevard Park Neighborhood Association has met and discussed the above project and we are gravely concerned with several aspects of it.

While we are not at all averse to in-fill alley projects, the design and massing of this one is distinctly out of character with the surrounding neighborhood. Not only is the structure way out of scale, pushing to the setback limits at almost every facet and towering above the contingent lots, garages and homes, the architecture makes no attempt to address the local vernacular of modest single family bungalows and cottages.

We strongly urge the Zoning Administrator and the Planning Department to deny this project as presently submitted and hold it to higher design standards that acknowledge and are sensitive to the locale and its citizens who have most at stake; they will be the ones who will have to live with this out-sized behemoth long after the developer is gone.

Thank you, and please don't hesitate to contact me with any questions,

Eric Knutson  
BPNA Preservation Chair

Eric Knutson AIA, LEED AP, CGBP  
925-324-0587  
[www.knutsonarchitecture.com](http://www.knutsonarchitecture.com)

**From:** Deniz Tuncer [<mailto:deniztuncer@sbcglobal.net>]  
**Sent:** Tuesday, March 04, 2014 8:11 AM  
**To:** David Hung  
**Subject:** Fwd: Neighborhood Project Notification #2 for 2515 D Street (Z13-138)

Dear David,

I am a neighbor of the above project. I am dismayed to see that the plans reflect a very modern style house, which does not fit in with the character of the neighborhood. It would be much better if the project could be modified to fit into the existing style of the neighborhood (more of a craftsman/bungalow style).

Thank you,  
Deniz Tuncer  
2320 D Street (home address) & owner of a rental property at 2417 D Street

Hi David,

My name is Dean Copsey. I live and own the property at 2521 D Street. I'm concerned about the proposed new construction two properties over, at the lot that is currently the back half of 2515 D Street.

I don't have concerns about subdividing the lot, but I do have a concern that the proposed new structure is out of character for the neighborhood. Since the back yards in this neighborhood are fairly open, the structure will be visible from the houses at 2505, 2511, 2515, 2517, and 2521 D Street, and probably also from 2508, 2512, and 2520 D Street, and perhaps from one or two houses on C Street. This block has a couple of back-houses already, but those houses fit the neighborhood. From what I've seen for the plan of the proposed structure, it doesn't.

This is somewhat reminiscent of the 1960's and 1970's, when the "modern" wood-shingled apartment buildings went in on the 2600 blocks of C, D, and E Streets (as well as several other places in midtown). Those structures are still eyesores, and bring down the surrounding property values. I'm concerned that this proposed structure will be the same. I've seen the similar construction (same builder) on the B-C alley at 22rd Street (2210 Blues Alley). It's clearly visible to anyone looking from Grant Park, and it detracts from the ambiance of the neighborhood.

Is this new structure subject to any city codes or regulations that say it must fit with the existing character of the neighborhood? Will there be a chance for a public review? How do I go about submitting input on the matter? Has the city contacted the potentially impacted property owners for input?

Sincerely,  
Dean E. Copsey  
2521 D Street  
[\(916\) 287-5618](tel:9162875618)

Hi David,

I like this new design much better.

I have a few concerns, not so much about the design, but the application. The main one is the document states that there are no easements (p. 13), but I'm pretty sure the water and sewer for the existing house run to the alley. Is this section about the current easements, or the easement that would need to be created in order to subdivide the lot? In either case, the design needs to take into consideration whatever easement is required for the water and sewer lines. The existing water and sewer lines would probably also need to be moved to one side of the lot, much like my neighbors' lines run down an easement on the east side of my lot.

Thanks,  
-Dean

Pamela Fitch  
2517 D Street, Sacramento 95816  
916-442-8479

#### STATEMENT IN OPPOSITION TO PROJECT Z13-136 AT 2515 D STREET APPLICANTS NATHAN AND ERICA CUNNINGHAM

I am the owner and reside at 2517 D Street, one of the properties immediately adjacent to the proposed project. I recognize the rights of the applicants to subdivide the lot at 2515 D Street and to replace the existing garage with a new house. However, the project as proposed would have very deleterious impacts on the neighborhood and its residents. The style of the proposed house is consistent with the surrounding structures, and is acceptable. However, the scale of the project is entirely too massive for the site, and violates the Central City District Design Review Guidelines. In addition, this project will result in the loss of the detached garage that now serves 2515 D Street. This will have a negative impact on parking on D Street. The proposed project does not offer any mitigation of this negative impact.

On page 3-24 of the Design Review Guidelines, it states:

#### 2. Relationship to Surroundings

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

Section 3.C.2.1 Study the surroundings states:

A very important part of designing a harmonious relationship with project surroundings is the thorough study of the surrounding neighborhood and adjacent structures.

Far from harmonizing with its long-established surroundings, which were developed starting in the early 1920s, the proposed new house would be visually intrusive and dominant from almost any point along both D Street and the C-D alley. In fact, it would completely overwhelm the adjacent house at 2209 D Street. This house is one of the oldest on this block, and likely in the entire area.

Section 3.C.3.4 Height of the Design Review Guidelines states:

To be responsive to the existing context, new structures should not exceed the height of adjacent structures for an area within 20 feet of the adjacent structure.

The proposed new house would be no more than six feet from 2209 D Street. The design height of 28 feet is clearly an extremely significant deviation from the design guidelines as it greatly exceeds the height of 2209 D Street. The proposed structure is also much taller than the residence immediately to the northeast across the C-D alley, close to, if not within the 20 foot limit.

This significant deviation from the design guidelines could be mitigated by modifying the setbacks from the property line, and stepping back or

eliminating entirely the second floor. Instead of a slab-on grade foundation, part of the new house could be below grade. Many of the existing houses on the block have basements, including 2509, 2511, and 2517 D Street.

The proposed project seeks to cram the maximum possible footprint on what will be a small lot. This has the effect of intruding on and clashing with the surroundings, contrary to the design guideline principal of harmonization. The size of the existing houses leaves considerable space around and between them, creating comfortable and inviting spaces. These will be overwhelmed by the excess mass of the proposed structure, especially 2209 D Street. A smaller structure could integrate much more gracefully into the existing neighborhood, promoting the design guideline goal of harmonization.

Section 3.C.3.2. Light and Air of the design guidelines states:  
Locate new structures on the property to maintain access to light and air circulation, and ensure the privacy of existing private open spaces on adjoining properties.

Currently, the yards between D Street and the C-D Alley create an inviting and harmonious space. From the backyards of homes on D Street, there are open views to the houses fronting on 25<sup>th</sup> and 26<sup>th</sup> Streets. The proposed new structure would completely disrupt this space. By towering over 2209 D Street at a distance of only 6 feet, it would greatly diminish the light, air, and privacy of this residence. Light reaching a significant area of my landscaped back yard would also be greatly reduced, with adverse impacts on mature trees and shrubs. These negative impacts could also be mitigated by a reduction in the mass of the proposed structure.

Finally, the proposed project makes no provision for future solar options. Section 3.C.3.6 Solar Access – Roof Area states: To allow for future solar options, projects should be designed to provide a south-facing roof area equivalent to 20% of the building floor area with unobstructed solar access.

While the roofs of the houses along D Street are shaded by the street trees, the back of the lots receive unobstructed sunlight even during the winter months. The roof of the proposed structure could be oriented to the south to provide the solar access called for in the design guidelines.

I feel that these substantial deviations from design guidelines must be addressed by modifications to the proposed project. I am ready and willing to accept a project of a scale and style appropriate to the long-established surroundings. I believe that the other impacted property owners and residents would also be willing to support a project that is sensitive to our neighborhood and is designed to enhance it rather than completely overwhelm us.

In addition to the substantial negative impacts arising from the deviations from design guidelines discussed above, I am concerned that insufficient attention has been given to the rerouting of the utilities serving the existing house at 2515 D Street that will be required to accommodate this project. I am particularly concerned with the overhead electrical line which now runs across the back of the lot of 2515 D Street. Given the location of the SMUD power pole in the alley, I do not see how service can be provided to 2515 D Street unless the scale of the new house is reduced. The owners of 2511/2509 D Street have expressed concern about the rerouting of the sewer line for 2515 D Street. I feel strongly that as owners of the adjacent properties, we should be provided with specific details of how the utilities will be run before this project is approved.

I also want to register a strong objection to the lack of outreach and communication on the part of both the applicants and planning staff to impacted property owners and neighbors since this project was first proposed. None of the owners within the 300 ft radius of the project received any notice from either the applicants or planning staff until we became aware of the project through the neighborhood grapevine and initiated contact. I feel the lack of open communication, outreach, and transparency has undermined the trust and confidence of impacted property owners in the integrity of the project review process, as well as the willingness of the applicants to respond to our legitimate concerns.

This response is a brief one due to the ground work of opposition laid out by our landlords and Pamela Fitch. Pam lays bare the complete lack of a harmonious approach to building a home on the property. If Indie Capital wants to build without opponents, all that has to be done is to work with the neighbors. Our landlords are just as clear.

The only right thing left for CDD to do is to hold Indie Capital to the codes that we all are well aware now. Approval without significant size reduction as well the other offenses to a harmonious relationship to other properties, would constitute a failure and a travesty on the part CDD.

There is complete willingness on our side to work together. It remains to be seen if CDD and Indie Capital are going to begin to do the same.

Curt and Gina Jayne

4/23/2014

To Whom It May Concern at the Community Development Department:

Re: Public Hearing

2515 D Street

003-0094-019-0000

District 4

Project Number: Z13-136

ISSUES WITH REGARDS TO REQUEST TO DIVIDE 2515 D STREET INTO TWO PARCELS AND BUILDING A 2300 SQUARE FOOT STRUCTURE ON THE BACK OF THE PROPERTY

1. Lack of transparency and sufficient notification of the request
  - a. We are the property owners of 2509 and 2511 D Street which will be directly impacted by this development. Both properties are currently rented.
  - b. We did not receive notification of this project until the letter concerning the meeting of 4/24/2014 was sent out approximately one week before the public hearing.
  - c. We have had to scramble to find out information about this project due to being out of town.
  - d. The first time we have been able to talk to David Hung was today (4/23/2014) and he indicated that he had spoken with Erica Cunningham about talking to the neighbors about this project.
  - e. It is clear from talking to our tenants and property owners in the area that neither Erica Cunningham nor anyone else connected to this project has spoken with anyone in the area.
  - f. It is concerning after talking to David Hung of the Community Development Department the only people he had given previous notification were the Neighborhood Associations. The property owners of 2509 and 2511 D Street are not members. In fact until this conversation we did not know there were such associations.
  - g. It is of further concern that this project is being rushed through with such little notice especially after talking to Erica Cunningham which indicated this project has been in development since November.
  - h. David Hung supplied an address to a similar project at 2207 C Street developed by Erica Cunningham. In driving by that project it is extremely massive with very little easement between properties.
  - i. While looking at the property located at 2207 C Street we were contacted by the owners of the property at 2215 C Street (Suzie Johnston).
  - j. Suzie Johnston of BPNA indicated there had been a major fight over the property at 2207 C Street.

- k. What is of major concern is there had been a major fight at the 2207 C Street location developed by Erica Cunningham. The concerns raised there were about the size and location of the development yet no one contacted the property owners who would be directly impacted by the current proposal.
- l. The lack of notification to the property owners by the developers of the current proposed project along with the city would lead a reasonable person to believe they hoped to get the project passed without opposition or sufficient time to oppose such a development.

Clearly this project lacks transparency and adequate notification to the people whose lives will be directly affected.

2. Conversation with Erica Cunningham (4/23/2014)
  - a. Received contact information from David Hung of the Community Development Department 4/23/2014
  - b. When contact was made with Erica Cunningham, it was concerning her lack of concern over the fact we objected to such a large project being built directly next to the house on our property.
  - c. Erica Cunningham's position was they had already downsized the project and basically after having the project in the planning stage since November they had no intention to entertain any modifications of the size of the project. The only concession Erica Cunningham would be willing to make would be on the physical grounds itself not the structure.

Clearly if you look at the size of the project along with the easement there is no way Erica Cunningham could do anything to mitigate the damages this new structure would cause to the adjacent property owners and tenants at 2509 and 2511 D Street.

3. Objections to the lot being subdivided in order to put a second house on it.
  - a. It is difficult to analyze the full impact dividing the project will have on the property at 2509 and 2511 D Street because of the short notification.
  - b. Today (4/23/2014) due to the short notice we scrambled to get the specifications on this project. Today is the first time we have ever seen the plans for the structure and division of the property. We only received the plans after talking to David Hung at the Community Development Department.
  - c. The size of the lot is approximately 40 x 160, which if divided into two would make each parcel 40 x 80.
  - d. The current house at 2515 D Street is a small single story residence.
  - e. The proposed second residence is 2300 square feet. The project is two stories making each of the floors approximately 1150 square feet.

- f. The proposed new house would only have a 3 foot easement between the property lines with a 15 foot easement at the alley. This would leave very little property between the current residence and the proposed residences at 2515 D Street.
- g. This massive new proposed residence would overwhelm the residence currently at 2509 and 2511 D Street and the other homes in the neighborhood.
- h. These long narrow lots were not designed to have such massive structures built on them let alone to be divided into two separate parcels.
- i. Looking at the prior project built by Erica Cunningham at 2207 C Street it does not look like it has a 3 foot easement between the property lines.

It is clear from the fact the parcels are now single family dwelling lots that it was not the intent to allow a massive structure to be built on a parcel half the size of the original property.

- 4. Objection to the sewer line for the new project to be run adjacent to 2509 D Street.
  - a. In a conversation today (4/23/2014) with David Hung he said the property owner on the east side of 2515 D Street objected to the sewer line being run so close to her property line.
  - b. In talking to the property owner on the east side of 2515 D Street last night there was an indication the intent is to now run the sewer line next to the property at 2509 D Street.
  - c. 2509 D Street is a small house with a basement located below the living structure.
  - d. If the sewer line was run adjacent to 2509 D Street within the 3 foot easement it could potentially damage the property at 2509 D Street.
  - e. If for some reason a failure occurred in the sewage line it could seep into the basement of 2509 D Street where it could cause permanent damage to the property.
- 5. Objection to the size of the new proposed building at 2515 D Street.
  - a. The house at 2509 D Street which has been on the property since around 1927 and is owned by descendants of the original owners of the property has approximately 400 square feet of living space with a full basement approximately 4 feet below grade.
  - b. The new proposed residence at 2515 D Street would be a full two story from grade with approximately 1150 square feet per floor.
  - c. The new proposed residence at 2515 D Street would be almost 3 times as large as the house it would be directly next to at 2509 D Street.

- d. The fact this new residence would be a full two stories would allow anyone living in the new structure to look down into the majority of the living area at 2509 D Street.
  - e. The building of the proposed new structure at 2515 D Street would create a nuisance and invasion of privacy for the current and future residents at 2509 D Street.
  - f. The houses would be located so closely together it would be difficult to carry on any private conversation.
  - g. If any loud music or noise came from the proposed new residence it would definitely affect the ability of the residence at 2509 D Street to have a good quality of life in the home they inhabit.
  - h. The new proposed residence would also affect the ability of the property owners of 2509 and 2511 D Street to get future tenants. It would also decrease the property value because of the nuisance and invasion of privacy the proposed new structure would create.
  - i. It is clear anyone looking at the size and close proximity of the new proposed property at 2515 D Street to 2509 and 2511 D Street would know how much impact on the quality of life of the residents, property value, and income generated by the property.
6. Objection to the proposed garage at 2515 D Street.
- a. An attached garage is currently proposed in the alleyway at 2515 D Street for the new residence. There is concern that potential owners may start a vehicle while inside the garage which could cause the possibility of carbon monoxide leaking into the residence at 2509 D Street because of the closeness of the structures.
  - b. It would also create noise from the starting and stopping of the vehicle in such close proximity to the living quarters at 2509 D Street.
7. There is concern there is no garage planned for the current house at 2515 D Street.
- a. There is currently a garage at the rear of the residence at 2515 D Street.
  - b. Without a garage, it would require the occupants of the original structure to park on the street.
  - c. Currently there is not adequate parking on the street, requiring the current residents in the neighborhood to get permits to park and the lack of a garage at the current residence would impact it even more.
8. There is concern as to the future of the current residence at 2515 D Street.
- a. The concern is eventually Erica Cunningham will tear down the existing house at 2515 D Street and try to build another two story residence at that location.

- b. The concerns previously raised on the additional house would be the same if a new structure were built to replace the existing structure.

It distresses the owners of 2509 and 2511 D Street, whose family has owned the property since approximately 1927 to be ignored in a process that will directly impact them. The fact that Erica Cunningham has been working on this proposed project since November 2013 and the fact the City of Sacramento Community Development has failed to contact the owners of the property at 2509 and 2511 D Street about a major proposed change to the property at 2515 D Street is frightening in a time period where the government emphasizes transparency. The long term property owners haven't previously been given notice or the opportunity to provide input to this proposed project. It is concerning the only notification given to us has been of the meeting set for tomorrow (4/24/2014). It would lead one to believe the reason one of the most affected property owners was not notified was due to past opposition to developments by Erica Cunningham. We would like to be given additional opportunity to explore the current proposal and present any additional objections after reviewing the plans and doing further investigation.

Sincerely,

The Mandalla Family  
Can be reached during the day at 530-666-8402

4/30/2014

To Whom It May Concern at the Community Development Department:

Re: Public Hearing

2515 D Street

003-0094-019-0000

District 4

Project Number: Z13-136

ADDITIONAL ISSUES WITH REGARDS TO REQUEST TO DIVDE 2515 D SDTREET INTO TWO PARCELS AND BUILDING A 2300 SQUARE FOOT STRUCTURE ON THE BACK OF THE PROPERTY

1. Standard lot sizes in R 1-B Zone

17.204.430 R-1B Zone

A. Lot size

B. Lot width

C. Lot depth: The minimum lot depth is 80 feet. The maximum lot depth is 160 feet.

The proposed new rear lot meets (c) above but the front lot at 2515 D Street will be 79 feet which requires a deviation for the lot depth of the front lot. The fact the front lot will need to be one foot shorter than what is laid out in 17.204.430. R-1 B further indicates the massive nature of this project.

2. Design Review Guidelines page 3 – 24

2. Relationship to Surroundings (3.C.2.1)

Principle: Reinforce the importance and continuity of public spaces by harmonizing with other neighboring structures.

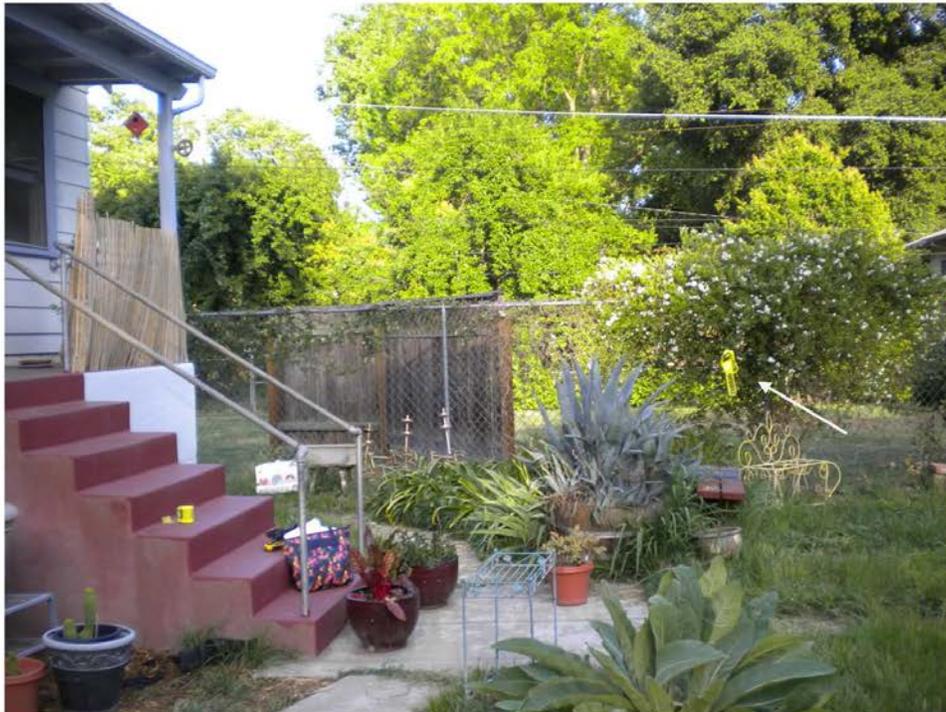
The proposed new building at 2515 D Street does not harmonize with the neighboring structures because of it massiveness. The proposed structure will tower over the buildings adjacent to it at 2509 D Street and 2517 D Street. The size is so big it will prevent light coming into both adjacent lots.

3. Design Review Guidelines page 3.26

3.C.3.2. Light and Air: Locate new structures on the property to maintain access to light and air circulation and ensure the privacy of existing private open spaces on adjoining properties.

The proposed new structures at 2515 D Street fail to maintain access to light and air circulation. The new structure would tower over the current house at 2509 D Street not only in height but also in depth.

See picture below which shows where the rear of the proposed residence at 2515 D Street would be. The yellow tape is approximately 66 feet from the alley fence.



The effect would be 2509 D Street would only see a massive wall. Natural sunlight which is currently present would be blocked from coming into the house. Further the building because of its height, width and would closeness would prevent any air circulation. In effect this new massive structure would radiate heat into 2509 D Street.

The proposed new building would prevent the natural light (which the house currently enjoys) from coming into the main living areas of the house.

Also the new proposed building at 2515 D Street would not ensure the privacy of the existing private open spaces on adjoining properties. Currently at 2509 and 2511 D Street there is a big open space between the front and back houses. The massive proposed structures at 2515 D Street would invade the privacy. Anyone who is in the bedroom of the proposed new building would be able to stare directly into the yard thereby invading the privacy of the existing open space of both 2509 and 2511 D Street.

4. Design Review Guidelines page 3.26

3.C.3.4 Height: To be responsive to the existing context, new structures should not exceed the height of adjacent structures for area an within 20 feet of the adjacent structure

The new proposed structure at 2515 D Street exceeds the height of 2509 D Street and is clearly within 20 feet.

The proposed building at 2515 D Street because of its massive size would destroy the overall feeling of the neighborhood. Most of the structures between 25<sup>th</sup> and 26<sup>th</sup> Street on D Street are small single story residences .Inserting such a large structure in the neighborhood would be out of place and change the feel of the neighborhood. It would also destroy the ability of the resident at 2509 D Street to enjoy the place she calls home. She would no longer be able to look out the window of the kitchen or the front room and enjoy the open air space and the fresh air.

Sincerely,

The Mandalla Family

Can be reached during the at 530-666-8402

# Letters of Support

4-24-2014

City of Sacramento Zoning and Planning

This letter is to support the alley project proposed by IndieCap for 2515 D Street alley. The company recently constructed two homes in my neighborhood – one of them in the alley directly behind our house on 22<sup>nd</sup> Street and the other next door to us. The alley home is a modern design and received loud criticism throughout the planning process. Neighbors complained about numerous facets of the design being ‘incompatible’ with existing homes and cast unfounded aspersions on the small company itself.

We supported the project (we own a 109 year old home in Boulevard Park). We regard this kind of infill project as wise land use that creates a neighborhood environment in alleys that are often eyesores. The presence of homes in alleys discourages bad behavior and crime and increases a neighborhood’s sense of security.

Including innovative design in existing Sacramento neighborhoods also adds to the inclusive character of this city. It is delightful to discover interesting new homes nestled comfortably among those built decades ago. It creates a sense of vibrancy and vitality that speaks of a city looking toward the future while respecting the past.

Based on having lived contiguous to both IndieCap’s projects in my neighborhood and having observed every stage of the construction process, I can think of few builders better qualified to create a quality new home in an existing neighborhood. Nathan and Erica Cunningham conduct business with integrity and create new homes that emanate from a real passion for building. They are today’s craftsmen.

As for neighbors who voice concerns and create fantasies about how their lives will change because a new house rises within their view, let me say that none of the dire predictions made about the home in our alley have met with reality. Where a barn that housed itinerant ‘campers’ and rodents and served as a canvas for taggers once stood, today I see an innovative home owned by a lovely family who cares for our collective environment. There was no down-side for any of the objectors. No basis to their fears.

Thank you for taking our comments into consideration.

Darby Patterson  
Randall Hagar  
217 22<sup>nd</sup> St., Sacramento  
916-432-9177

## David Hung

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**From:** Erica Cunningham <indiecapital@yahoo.com>  
**Sent:** Tuesday, July 22, 2014 10:06 AM  
**To:** David Hung  
**Subject:** Support letter for 2515 D Street

David- please see below from Bruce Booher.

Erica

**Erica Cunningham, real estate broker**

Indie Capital real estate and development

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[www.IndieCap.net](http://www.IndieCap.net)

<http://www.houzz.com/pro/indiecapital>

----- Forwarded Message -----

**From:** Bruce Booher <pbruceworks@sbcglobal.net>  
**To:** Erica F Cunningham <indiecapital@yahoo.com>  
**Sent:** Tuesday, July 22, 2014 9:05 AM  
**Subject:** 2515 D street development

To Whom it may concern,

I had the pleasure of serving the City as a member, Vice Chair, and Chairman of the Design Review and Preservation Board from 2000 to 2004, then again as the first Chairman and 4 year member of the newly formed Preservation Commission. During this time, there were many contentious issues and projects, where one neighbor was pitted against another. Too often the project would end up at the City Council for "last minute" adjustments. It became obvious during that time that a system so unpredictable was unworkable. While I was Chairman, we worked closely with the staff and City Council to put predictability into the review system. The early noticing system was put in place. The neighborhood association notification was put in place.

The wording of the actual printed notice was given to staff in order to make clear what the project would be.

But most of all, staff was empowered to have far more effect on the process. Staff was charged with the obligation to direct the applicant through the process so that once staff approved, the applicant would have EVERY EXPECTATION that the project would be approved.

What I find most disappointing is how much time our Board, and then Commission spent trying to promote and encourage infill projects in the central city only to learn that the system appears to be as broken as it was ten years ago.

The Cunninghams have an exceptional track record of producing the finest and most innovative single family homes built in the central city in years. I have seen the plans for this project and it is true to the builders track record of excellence, Too much focus, and too much building has been directed to the multifamily industry. Now, when we do finally have builders looking at high quality, single family infill, they still meet unpredictable, unexpected, and unfair obstacles in carrying out the cities own direction for infill.

Please insure that the goal for predictability established over ten years ago will be respected.

Sincerely, P. Bruce Booher

Planning Commission  
City Hall  
Sacramento, California  
Re: 2515 D Street Alley Project

To Whom It May Concern;

I am writing a letter of support for Indie Capital's planned project in the alley behind 2515 D Street in Midtown Sacramento.

I have worked with Erica and Nathan Cunningham on what is now a total of 9 projects, 6 of which have been completed and sold. Eight of the nine of these are ground up construction of single family homes, all located in Midtown Sacramento. I believe they have completed another 5 homes in which I was not involved as a financial partner prior to commencing my business relationship with Nate and Erica. In fact, I had not even met them prior to our first project together in early 2012, when I was introduced to them by a close friend who is a contractor and had seen their work.

Suffice it to say, the Cunninghams represent precisely the type of people that will make Sacramento a great place to live and do business in the years to come. They are young, hugely energetic, smart, and absolutely committed to producing quality housing, both in design aesthetics and outstanding construction.

I know in this project they have gone the extra mile in changing their design. The original design closely resembled a beautiful house they built on an alley near 22<sup>nd</sup>. Frankly I thought it would be a perfect fit for the D Street alley. However, at the request of neighbors and the City, they modified the design to what will also be a well designed more traditional home at the alley site.

Having done a fair amount of development in Sacramento, including Globe Mills, it simply pains me to see that people like Erica and Nate, complying with the City's vision to use its alleys for housing without changing the character of the neighborhood, can be delayed, obstructed, and frustrated by one or two neighbors, or absentee landlords, who don't agree with design aesthetics, or the possibility of dust during construction, or some other self serving reason that should have little standing in approving or disapproving construction projects such as this.

Sacramento wants to encourage people like the Cunninghams to continue to do the sort of infill projects they are so good at starting and finishing-particularly the young people whose energy and determination a growing City cannot do without. I hope I have the chance to work with Erica and Nate on many more projects, as they deliver what they promise, and that has always been, in my experience, a quality home that adds to the quality of our architectural landscape, and the quality of life for the families who live in the houses they build.

I do hope that you will consider Erica and Nate's experience and past successes in your deliberations and ultimate decision.

Sincerely,

Skip Rosenbloom