



City Council Report

915 I Street, 1st Floor
Sacramento, CA 95814

www.cityofsacramento.org

File #: 2016-01437

Consent Item 03

Title: (Pass for Publication) S34 Lofts Residential Subdivision Project (P16-032)

Recommendation: 1) Review: a) a Resolution exempting the project from CEQA; b) an Ordinance rezoning approximately 0.24 acres from General Commercial (C-2-SPD) and Single-Unit Residential (R-1-SPD) to Multi-Unit Residential (R-3A-SPD) in the Alhambra Corridor Special Planning District; and c) a Resolution approving the Tentative Subdivision Map with deviations for lot size, lot width and lot depth; Subdivision Modification; Site Plan and Design Review with deviations for rear yard setbacks, lot coverage, and width of the proposed homes; and Tree Permit for seven new townhomes and replacement of two City street trees; and 2) pass for publication the Ordinance as required by Sacramento City Charter section 32 to be adopted November 29, 2016.

Location: District 4

Contact: Michael Hanebutt, Assistant Planner, (916) 808-7933; Stacia Cosgrove, Principal Planner, (916) 808-7110, Community Development Department

Presenter: None

Department: Community Development Department, Planning Division

Attachments:

- 01-Description/Analysis
- 02-Resolution – Exemption
- 03-Exhibit A_ Form 523 for 3348 S Street
- 04-Ordinance – Rezone
- 05-Exhibit A_Rezone Map
- 06-Resolution – Project Entitlements
- 07-Exhibit A_Tentative Subdivision Map
- 08-Exhibit B_Architectural Plans
- 09-Exhibit C_Landscape Plans
- 10-Exhibit D_Tree Permit
- 11-General Plan Map
- 12-Aerial and Existing Zoning Map

Description/Analysis

Issue Detail: The property is currently occupied by a vacant commercial building that was most recently operated as Morgan's Bar & Grill. The building is currently damaged due to a recent fire and the business has not operated for close to one year.

The project site is currently zoned with two designations: General Commercial (C-2-SPD), and Single-Unit Residential (R-1-SPD). To enable a cohesive development, the applicant is proposed to rezone the property to the Multi-Unit Residential (R-3A-SPD) zone, which will allow for the construction of the proposed for-sale townhome development.

The scope of work includes demolition of the existing commercial building and parking lot, subdividing the property into seven parcels, and constructing seven new townhomes which share a common driveway accessed from S Street. The project also includes removing an existing driveway on 34th Street and planting a new street tree in its place, and replacing two City street trees on S Street which are an inappropriate species for the existing small planter. Staff finds that the site layout and the design and materials used for the exterior of the new homes are consistent with the guidelines for the Alhambra Corridor, as the exterior finishes integrate the project into the existing neighborhood and are oriented to activate the street frontages.

Staff has not received any written correspondence regarding the project, but has received at least two phone calls expressing general interest, particularly around on-site trees and broken sidewalks. As described further in the background section of this report, the proposed project will remove the unhealthy trees in question, and will also be required to replace any sidewalk in front of the project site which is not in conformance with City standards.

Policy Considerations: The subject site is designated Urban Corridor Low on the General Plan Land Use and Urban Form Diagram. The Urban Corridor Low designation includes street corridors that have multistory structures and more-intense uses at major intersections, lower-intensity uses adjacent to neighborhoods, and access to transit service throughout. At major intersections, nodes of intense mixed-use development are bordered by lower-intensity single-use residential, retail, service, and office uses. Street-level frontage of mixed-use projects are developed with pedestrian-oriented uses. The streetscape is envisioned to be appointed with landscaping, lighting, public art, and other pedestrian amenities were feasible.

Economic Impacts: None.

Environmental Considerations: The Environmental Services Manager has determined the project is exempt from environmental review pursuant to the California Environmental Quality

Act (CEQA) Guidelines (Section 15061(b)(3)). Section 15061(b)(3) consists of activities covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project site has no value as habitat for endangered, rare or threatened species, as the project site has an existing commercial building and paved parking lot. The proposed project would not have a significant effect on traffic, noise, air or water quality.

On July 14, 2016, the Preservation Director made a preliminary determination, based in part on the recordation/evaluation prepared by Historic Environment Consultants (attached as Exhibit A of Attachment 2), that the building at 3348 "S" Street, Sacramento, was not eligible for listing in either the Sacramento or the California Registers, and therefore its demolition would not have a significant impact upon historical resources.

Sustainability: The applicant is proposing to construct the project to achieve the LEED Silver rating.

Commission/Committee Action: On October 20, 2016, the Planning and Design Commission held a public hearing on the S34 Lofts project and unanimously passed a motion to forward a recommendation of approval to the City Council.

Rationale for Recommendation: Staff recommends the City Council approve the requests based on findings of fact and subject to conditions listed in Attachment 7. Staff supports the project because it is: a) consistent with the purpose and intent of the Urban Corridor Low designation and the proposed Multi-Unit Dwelling (R-3A-SPD) zone; b) is consistent with the provisions of the Alhambra Corridor Special Planning District; c) provides additional residential opportunities in an established neighborhood at an underutilized corner lot; d) preserves landscape screening adjacent to existing residences; e) continues single-unit dwelling living opportunities within the existing neighborhood on the block; f) complements the design of the surrounding neighborhood; and h) includes garages with a shared driveway, thereby eliminating the need for additional curb cuts.

Financial Considerations: None.

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

Background: The proposed project plans to demolish the existing building and parking lot, and construct seven new townhomes with a shared driveway access from S Street.

The existing on-site structure was originally constructed in 1923, with an addition in 1927, according to historic records research. The building was originally a small grocery store, and has been numerous restaurant and other similar uses in the past, including the most recent bar and grill use. Many remodels have occurred over the years and have left little original historic fabric to the structure. The building suffered a fire in the past year and has not been occupied since.

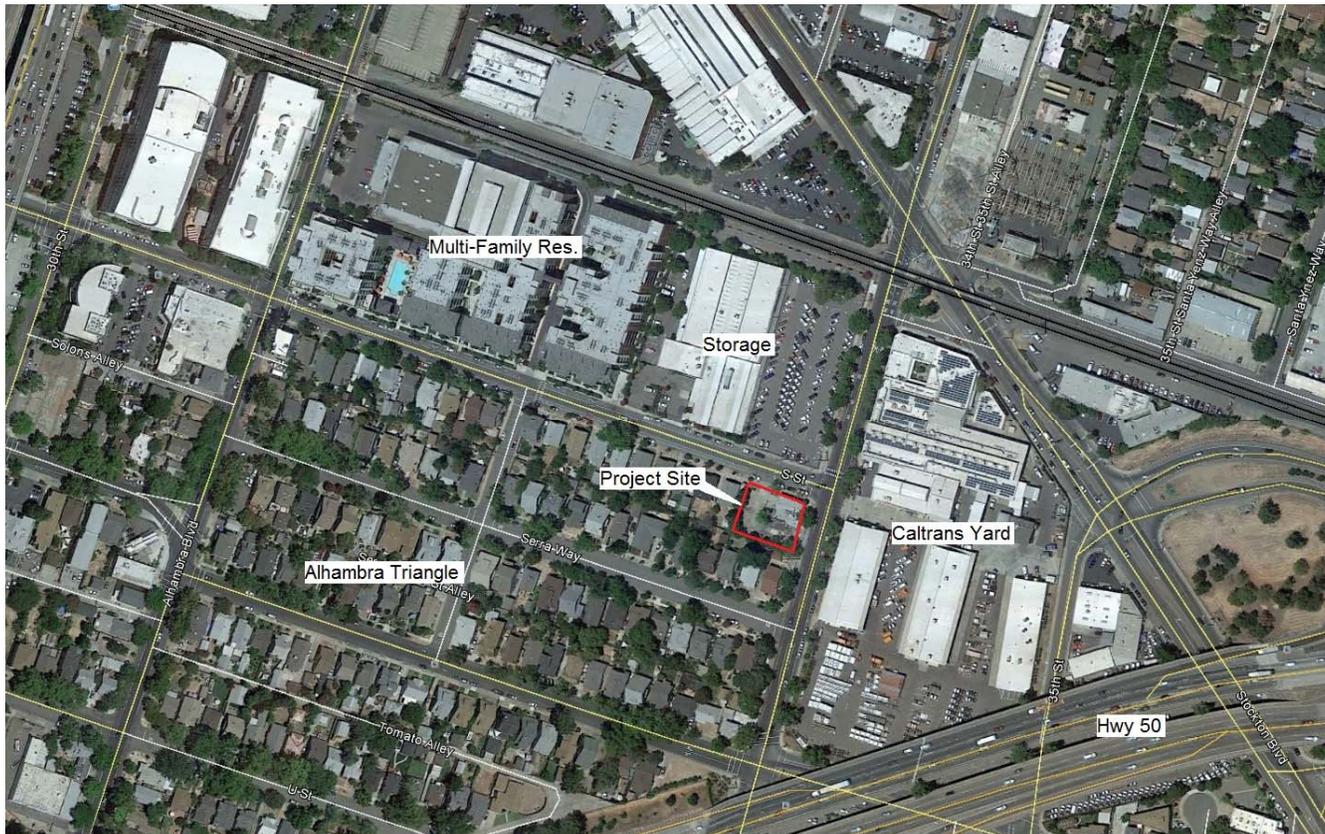
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Table 1: Project Information
General Plan Designation: Urban Corridor Low (36 du/ac)
Existing zoning of site: R-1-SPD, C-2-SPD (Alhambra Corridor)
Proposed zoning: R-3A-SPD (Alhambra Corridor)
Existing use of site: Vacant Commercial Building
Parking District: Urban
Property area: 0.24± acres
Density: 29 du/na
Height: 31 feet tall, 3 stories

Public/Neighborhood Outreach and Comments: Staff posted the site and mailed public hearing notices for the project to all property owners within 500 feet of the subject site and to the Newton Booth Neighborhood Association. The applicant has also reached out to the neighborhood association about the project. Staff has not received any written correspondence, but has received at least two phone calls expressing general interest in the proposed project.

Adjacent and Nearby Properties: The project site is within a neighborhood context, but also near many larger uses in the Alhambra Corridor. A large apartment complex and storage building are to the north, across S Street, with the Sacramento Regional Transit light rail tracks and Stockton Boulevard just to the north. Caltrans also operates a maintenance yard to the east across 34th Street, with U.S. Highway 50 further east. Adjacent and to the south and west is a neighborhood with single-unit dwellings. Further to the west is the commercial corridor of Alhambra Boulevard and Capitol City Freeway.

Figure 2: Project Site Aerial



Policy Background: The 2035 General Plan has many policies related to urban form for each land use designation, and is generally compatible with the neighborhood in the vicinity. Goals and policies supported by this project include:

Policy LU 2.1.8 Neighborhood Enhancement *The City shall promote infill development, reuse, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas.*

Policy LU 2.7.7 Buildings that Engage the Street *The City shall require buildings to be oriented to and actively engage and complete the public realm through such features as building orientation, build-to and setback lines, façade articulation, ground-floor transparency, and location of parking.*

Policy LU 6.1.6 Conversion to Residential *The City shall support proposals to convert nonresidential properties along mixed-use corridors, between major intersections, to residential or mixed-use residential uses.*

Policy LU 6.1.7 Shared Parking, Driveways, and Alley Access *The City shall encourage the creation of shared parking and driveways as alleys along arterial corridors in order minimize driveways and curb cuts.*

Land Use: The applicant requests to construct seven single-unit dwellings in R-3A-SPD zone. The residential use is permitted by right. The project requires planning entitlements to allow the

site to be subdivided from one to seven parcels, a subdivision modification to allow four lots with less than 20 feet of public right-of-way frontage, and Site Plan and Design Review for the seven proposed homes, with proposed deviations to include lot size, lot width, lot depth, lot coverage, and rear yard setbacks. In the R-3A base zone, standard lot sizes are 2,000 square feet with a minimum lot width of 20 feet and a minimum lot depth of 80 feet.

For all new single-unit dwellings in any zone, 20 feet is the development standard width, while the project proposes the four homes fronting 34th Street having a width of 16 feet 6 inches. The project requires Planning & Design Commission review and recommendation for the rezone and the number of new lots created by the proposed subdivision including the deviations associated with the proposed lots.

200-Year Flood Protection: State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016.

Rezone

The project would redevelop a site with an existing commercial building, which currently has split zoning of Single-Unit Dwelling (R-1-SPD) and General Commercial (C-2-SPD) zones. The current zoning creates difficulties for development of the property, which would typically have a single zoning designation. The proposed Multi-Unit Dwelling (R-3A-SPD) zone would allow for development of the proposed project, as the density is within the allowable standard. Although the site has historically been a commercial use with restaurant and bar, this use recently ceased operations. The Alhambra Corridor Special Planning District also encourages a mix of uses in neighborhoods that respect surrounding uses. Staff believes that the Multi-Unit Dwelling (R-3A-SPD) zone will act an appropriate residential buffer at an intersection surrounded by heavy commercial and industrial uses.

The purpose of the R-3A zone is to accommodate higher density development in the central city, along major commercial corridors, and in areas near major institutions and public transit facilities. The project is also consistent with the goals and intent of the Alhambra Corridor Special Planning District in that it improves the character and quality of the existing neighborhood, provides additional single-unit dwellings in the neighborhood, and incorporates similar materials to the surrounding homes.

Staff supports the rezone of this parcel to Multi-Unit Dwelling (R-3A-SPD) zone for the following reasons: a) the R-3A zone is consistent with the General Plan Designation of Urban Corridor Low; b) provides an appropriate transition in zoning between the C-2 and C-4 zoning to the north and east respectively, and the R-1 zoning in the residential neighborhood to the south and west; and c) redevelops a blighted property with new single-unit dwellings.

Tentative Map and Subdivision Modifications

The Tentative Map subdivides the existing parcel into seven new lots. Deviations for lot size, width, and depth are proposed at part of the project, and are summarized below in Table 2. The tentative map also includes Subdivision Modifications to allow four lots with less than 20 feet of frontage along a public right of way. On October 5, 2016, the Subdivision Review Committee, with all ayes, voted to recommend approval of the proposed Tentative Map, subject to conditions of approval.

Table 2: Subdivision Standards for R-3A zone			
	Required	Proposed	Deviations
Lot Size	2,000 sq. ft.	1,116' – 2,130'	Yes
Lot Width (standard)	20'	17'	Yes
Lot Width (abuts R-1)	25'	24'	Yes
Lot Width (corner lots)	38'	28' 9"	Yes
Lot Depth	80' – 160'	44' – 69'	Yes

Staff supports the proposed tentative map and finds that it is consistent with the policies of the General Plan and Title 16 of the City Code. Even with the proposed deviations, the new parcels are able to meet the goals and intent of the lot size development standards by providing parcels that are physically suitable for the proposed homes. 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 seven townhomes are all proposed to face east towards 34th Street, with all homes having vehicle access and garages accessed from a private drive. The proposed driveway and curb cut would be located on S Street, approximately near an existing driveway. An existing curb cut on 34th Street would be eliminated with the proposed project and replaced with sidewalk improvements and a new City street tree.

The homes all feature a contemporary design and massing, with architectural details that complement the surrounding neighborhood without attempting to replicate the adjacent neighborhood. Balconies are included for additional private open space for future residents. While similar in design, each cluster and individual townhome varies slightly to ensure a distinct streetscape presence. The finishes include brick, composite panel and plank siding with various neutral and accent colors, and metal railings at the balconies. Staff supports the design of the

townhomes, with each cluster of homes providing orientation to the street where feasible, and design elements to integrate the project into the existing neighborhood.

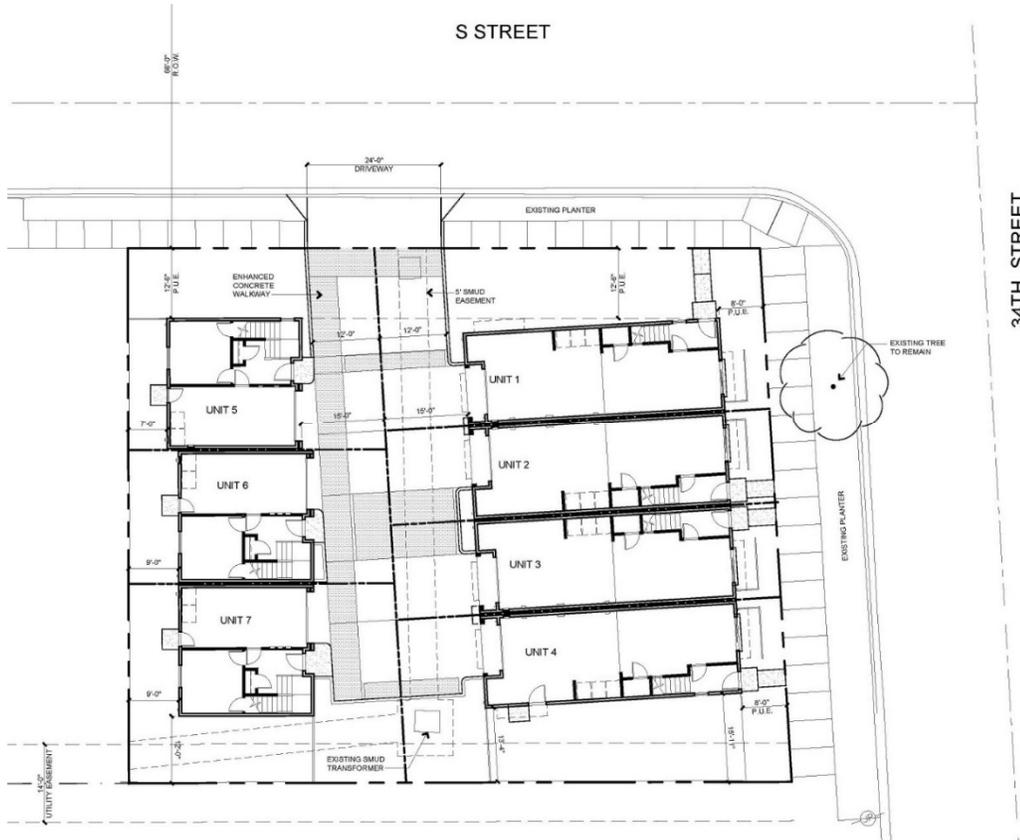
Height, Setbacks, and Lot Coverage

The project is within height and most setback standards. Deviations from the development standards include rear yard setbacks, lot coverage, and house width of less than 20 feet. Staff has reviewed the proposed deviations and support the requested deviations as they still allow the project to achieve the purpose and intent of the development standards by maintaining a consistent pattern of lots and townhomes, achieving appropriate setbacks from both streets, allowing additional space for safe vehicular movement, and still providing adequate indoor living space for future residents.

Table 3 provides a summary of development standards for the proposed R-3A-SPD zone:

Table 3: Development Standards (New Single-Unit Dwellings, R-3A zone)			
	Required	Proposed	Deviations
Front Setback	3-25'	8' – 15'	No
Street Side Yard Setback	3-25'	12' – 14'	No
Interior Side Yard Setback (south property line of Units 4 and 7)	5'	12'+	No
Interior Side Yard Setback (all others)	0'	3"	No
Rear Yard Setback	15'	7'	Yes
Height	35'	31' 5"	No
Lot Coverage	60%	±65%	Yes
House Width	20'	16' 6"	Yes

Figure 3: Site Plan



Design Guidelines

The Central City Neighborhood Design Guidelines emphasize level of detail and articulation in regards to a high quality of craftsmanship, plus complementary materials of the highest quality, with textures and colors to further articulate the building design. The guidelines also call for “Place Transitions,” using fences, bushes, elevation changes, portals, porches, community rooms, and doors that face the street to provide transition between varying levels of public accessibility and privacy. They should delineate the use and ownership of public, semi-public, and private spaces, but should not be visual barriers. The Alhambra Corridor Design Guidelines also emphasizes that development within neighborhoods reflect existing front yard setbacks and have a compatible design in regards to texture and materials.

Staff believes the project meets the intent of the Central City Neighborhood and Alhambra Corridor Design Guidelines by providing a mix of materials, different material textures, and a complementary residential use that relate to the surrounding neighborhood. The project also proposes front entries facing both S and 34th Streets to enhance their street presence, and second-story balconies to allow for outdoor spaces for each new residence. In the project review and analysis, staff and the applicant worked diligently to ensure the proposed project enhanced livability, while also creating a unique design respective of the existing neighborhood. The result of the revisions is a design which enhances street presence, creates larger rear yards at the western-most property line, and introduces vibrant colors and materials.

Figure 5: Landscape Plan

TREE LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME / COMMON NAME	CONTAINER SIZE	H/D/S/R	REMARKS
(Note: All tree symbols shown are reduced up to 50%)				
	8 ST. STREET TREE CORYMPHOSUS BETULA CHRYSE PRINZE TREE	15 GAL	207/6"	STANDARD TRAINED, FLOWERING
	34TH STREET TREE QUERCUS SERRATA SILVANA RED OAK	24" BOX	50/50"	GOOD FALL COLOR
	BUILDING SEASONAL SCREENING TREE CARPINUS BETULUS FASTIGIATA EUROPEAN HORNBREAM	15 GAL	30/20"	UPRIGHT FORM
	UNDERSTORY FLOWERING TREE LAGERSTRÖMIA INDICA CROCK MORTLE	15 GAL	18/12"	SUMMER FLOWERS

SHRUB LEGEND

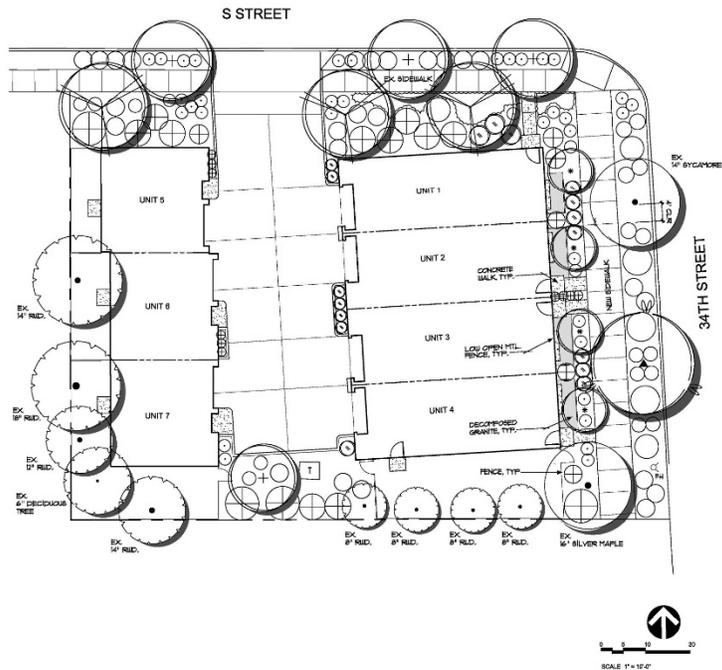
PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME / COMMON NAME	CONTAINER SIZE	H/D/S/R	WATER REQ.
	BUILDING FOUNDATION SHRUBS SUCH AS CAMPELLTIA CALIFORNICA IN FINE MESH PIP BESCHORNIA VLOODES FLAMINGO TIGER F.S. MEXICAN LILY PHORUM TENAX JACK SPINATH J.G. FLAX YUCCA FILAMENTOSA MORRIS REEDS	5 GAL	6/4"	LOW
	SCREENING SHRUBS SUCH AS CALLISTEMON LUMINALE LITRE COEQUI L.S. BOTTLEBRUSH CHONOSOPALMI ELEPHANT EAR LARGE CAPE BUSH DITES BICOLOR AFRICAN IRIS LEONTEL LEONARUS TIGER TAIL	5 GAL	4/4"	LOW
	LOW SHRUB/HIGH GRASS COVERS SUCH AS BILBINE LOUISIANSIS PALLMAREC ORANGE STALKED BILBINE GALVEGA SPECIOSA FIRE CRACKERS F.S. BLUE BIRNPOPADON NARRELLA TRINUSISMA MEXICAN FEATHER GRASS LAUNDA & BATTERSDEA PROVERBIO P. HEDDOL LAVENDER	1 GAL	2/5"	LOW
	SITE & BUILDING ENTRY ACCENT SHRUBS SUCH AS CALANDRINA SCOTICABILIS ROCK PUSHLANE HEMEROCALLIS HYBRID DAY LILY ROSA X NOSTRUM CORNET ROSE TULBAGIA VIOLACEA SOCIETY GARLIC	1 GAL	1/3"	LOW

GROUND COVER LEGEND

BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT / SPREAD	WATER USE
EVERGREEN FOLIAGE GROUND COVER SUCH AS NOTED BELOW:			
CAREX PANSA CALIFORNIA MEADOW SAGE	LINEPS	6/10"	LOW
DIODIA DITIDA SUPER YELLOW M. SAGINA	FLATS	6/3- 6"	LOW
FESTUCA OLIVACEA ELMANT BULB B. FESTUCA	LINEPS	11/1- 6"	LOW

IRRIGATION NOTES

- 1. AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:
 - CONTROL VALVE/PROPORTIONER SYSTEM
 - SMART CONTROLLERS WITH WATER SAVING FEATURES
 - LOW WATER FLOW WITH EMER TYPE APPLICATION
 - ALLOWABLE MAXIMUM WATER USE CALCULATIONS
 - WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.



RESOLUTION NO. 2016-

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P16-032)

BACKGROUND

A. On October 20, 2016, the City Planning and Design Commission conducted a public hearing and upon its conclusion, forwarded to the City Council a recommendation to approve with conditions the S34 Lofts (P16-032) project.

B. On _____, 2016, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.812.010 (A)(2)(b) and received and considered evidence concerning the S34 Lofts (P16-032) 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 15061(b)(3), No Significant Effect, in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project site has no value as habitat for endangered, rare or threatened species, as the project site has an existing commercial building and paved parking lot. The proposed project would not have a significant effect on traffic, noise, air or water quality.

The project consists of the rezone of 0.24 acres from the Single-Unit Dwelling (R-1-SPD) and General Commercial (C-2-SPD) zones to the Multi-Unit Dwelling (R-3A-SPD) to facilitate development of seven new single-unit dwellings located in Alhambra Corridor Special Planning District Design Review Area. The project also requires a Tentative Subdivision Map, Subdivision Modification, Site Plan and Design Review, a Tree Permit, and demolition of an existing commercial building, for development of the project.

Relative to the commercial building on this property:

After investigation of previous historical survey efforts relative to this commercial building and the building's developer, and after additional historical research and evaluation was conducted by a qualified historical consultant (Exhibit A), the Preservation Director has made the preliminary determination that:

- the building is not eligible as an historical resource for purposes of the California Environmental Quality Act, and the proposed project would, therefore, not have a significant impact on historical resources; and
- nor is the building eligible for listing in the Sacramento Register of Historic & Cultural Resources, and the Preservation Director will not oppose its demolition.

This preliminary determination is applicable for three (3) years from the date the determination is made, which is July 14, 2016.

Table of Contents:

- Exhibit A: Form 523 for 3348 S Street (2 pages)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____ Other Listings _____ Review Code _____ Reviewer _____ Date _____
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Page of Resource Name or #: 3348 S Street

P1. Other Identifier:

*P2. Location: *a. County: Sacramento

b. Address: 3348 S Street

City: Sacramento

Zip: 95816

*c. USGS 7.5' Quad Sacramento West Date: 1992

*e. Other Locational Data: APN#: 010-0065-027-0000

***P3a. Description:**

The rectangular, one story, wood frame commercial building has a flat roof with wood trim on the cornice. The building is surfaced with a wood fiber composite material that is scored horizontally to resemble individual boards and appears to be created in sheets, some being three boards wide. Though not visible, the original surface beneath is probably wood drop siding, common as a surface material when the building was constructed in the 1920s. The entry is angled on the northwest corner beneath a domed canvas canopy with the words "Morgan's Bar and Grill". The entrance is flanked on both the north and east elevations with large windows backed by clear grid frames with openings that suggest multi-panes of glass but are empty. The eastern window is divided into two portions while the north window is divided into three section. There is a man-door on the west end of the north elevation. The rear of the building facing south contains a small addition on the west end.

The resurfacing material is weathering and damaged in some areas.

*P3b. Resource Attributes: HP6

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

View to the southwest

*P6. Date Constructed/Age and

Source: Historic

Prehistoric Both

1923

*P7. Owner and Address:

Sacramento, CA

*P8. Recorded by:

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

*P9. Date Recorded:

June 2016

*P10. Survey Type: intensive

P11. Report Citation*: none

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of

*NRHP Status Code 6Z

*Resource Address: 3348 S Street

B1. Historic Name: T.J. Grocery

B2. Common Name: Morgan's Bar & Grill

B3. Original Use: market, later restaurant

B4. Present Use: vacant

*B5. Architectural Style: vernacular/altered

*B6. Construction History:

The original building was constructed here in 1923. In 1927 it had an addition. Building permits are unclear as to when the siding was changed, but it was either when Joe's Pizza occupied it 1958-1975ca, or during the occupancy of the Bar & Grill from 1999. The 1999 permit called for interior remodeling. It appears that little is left of the original historic fabric of this building.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: The original owner (1923), Mary

Bocquel, was listed as the contractor.

*B10. Significance: Theme: commercial

Area: East Sacramento

Period of Significance: n/a

Property Type: commercial

Applicable Criteria: n/a

Thos. And Lillian Davis had a grocery in the building from the mid-1920s to the Great Depression. Henry DePaul operated a grocery there in the early 1930s, but the building was vacant for several years in the mid-1930s. Chas. Thomas opened a grocery there about 1939, but quickly gave way to Peter and Sarah Gaddi (1940). The building was vacant again in the early to mid-1940s. From 1947-49, George Chun operated a restaurant in the building. It was vacant again in the early 1950s. In 1958 Joe and Antoinette Notto opened Joe's Pizza there and operated about 1969. In 1970 it became D'Angelo's Restaurant. In 1978-80 it was the Torpedo Place. In 1999 it became a Bar & Grill.

The property changed owners several times as a grocery that did not appear to be successful. It served as a restaurant and then as a pizza site for a longer period but neither activity provided associations with important persons or events that were important to the community. The building lacks architectural distinction and has experienced significant alterations. The property does not appear to be eligible for listing on the California Register, the Sacramento register of Historical and Cultural Resources, or the National Register. The surrounding neighborhood does not appear to support eligibility as Historic District.

B11. Additional Resource Attributes: n/a

*B12. References:

- Sacramento City Building Permits
- Sacramento City Directories
- Sacramento County Assessor's Data
- Sanborn Fire Insurance Maps

B13. Remarks:

*B14. Evaluator: Paula Boghosian, Historic Environment Cons.

*Date of Evaluation: June 2016

(This space reserved for official comments.)



ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE TO REZONE A THE REAL PROPERTY AT 3348 S STREET (APN: 010-0065-027) FROM SINGLE-UNIT DWELLING (R-1-SPD) AND GENERAL COMMERCIAL (C-2- SPD) ZONES TO MULTI-UNIT DWELLING (R-3A-SPD) ZONE WITHIN THE ALHAMBRA CORRIDOR SPECIAL PLANNING DISTRICT

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

SECTION 1.

Title 17 of the Sacramento City Code (the Planning and Development Code) is amended to rezone the property at 3348 S Street (APN: 010-0065-027), depicted in the attached Exhibit A, from the existing zones (R-1-SPD and C-2-SPD) to the proposed zone (R-3A-SPD).

SECTION 2.

The rezoning is consistent with the applicable general plan land use designation, use, and development standards; the goals, policies, and other provisions of the general plan; and any applicable specific plan. The rezoning promotes the public health, safety, convenience, and welfare of the city.

SECTION 3.

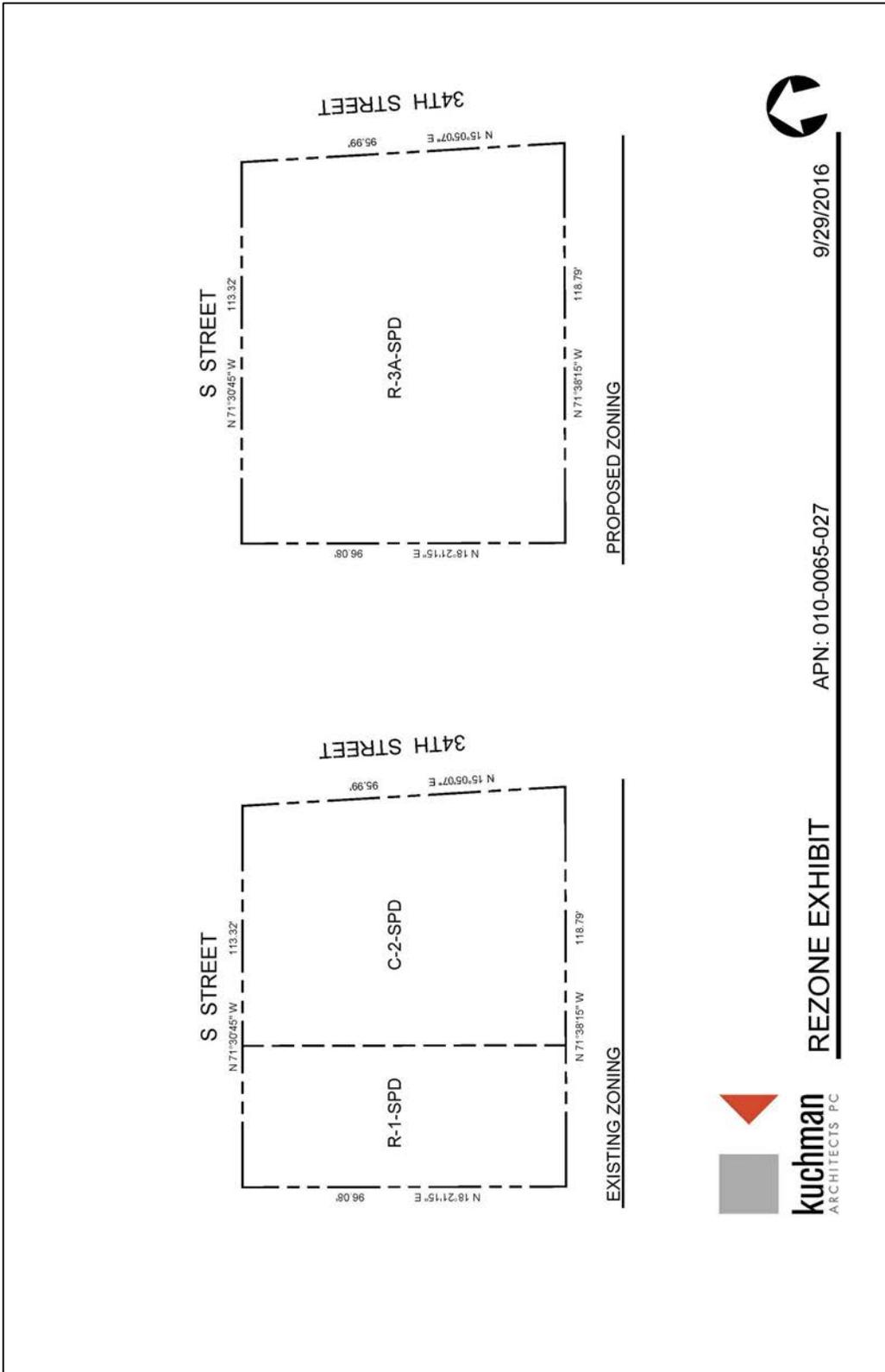
The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are a part of the Planning and Development Code, to conform to the provisions of this Ordinance.

SECTION 4.

Exhibit A is part of this ordinance.

Table of Contents:

- Exhibit A: Rezone Exhibit (1 page)



9/29/2016

APN: 010-0065-027

REZONE EXHIBIT



kuchman
ARCHITECTS PC

RESOLUTION NO. 2016 –

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE S34 LOFTS PROJECT (P16-032)

BACKGROUND

A. On October 20, 2016, after conducting a public hearing, the City Planning and Design Commission forwarded to the City Council a recommendation to approve the S34 Lofts (P16-032) project.

B. On _____, 2016, after giving notice as required by the Sacramento City Code section 17.812.010 (A)(2)(b), the City Council conducted a public hearing on the Project, receiving and considering evidence concerning it.

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the S34 Lofts project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

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

A. Environmental Determination: The CEQA exemption for the Project has been adopted by Resolution No. 2016-_____.

B. Rezone: The amendment of Title 17 to rezone ±0.24 acres from the Single-Unit Dwelling (R-1-SPD) and General Commercial (C-2-SPD) zones to the Multi-Unit Dwelling (R-3A-SPD) zone and located within the Alhambra Corridor Special Planning District, has been approved by Ordinance No. 2016-_____.

C&D. Tentative Subdivision Map to subdivide one parcel totaling ±0.24 acres into seven parcels in the General Commercial (R-3A-SPD) zones and **Subdivision Modification** to create four lots with less than 20 feet of public street frontage are **approved** based on the following findings of fact:

1. None of the conditions described in Government Code section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 16 of the City Code, and all other applicable provisions of the City Code;

- b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 16 of the City Code, and all other applicable provisions of the City Code;
 - c. The site is physically suitable for the type of development;
 - d. The site is physically suitable for the proposed density of 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 or their habitat;
 - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems. and;
 - 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 General Plan, all applicable community and specific plans, Title 16 of the City Code, and all other applicable provisions of the City Code (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 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)
 6. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
 7. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;

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

E. Site Plan and Design Review for the tentative map, subdivision modifications, and construction of seven new single-unit dwellings, with deviations for rear yard setbacks, lot coverage, and width of the proposed townhomes, is **approved** based upon the following findings of fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan, any applicable specific plan, and the Alhambra Corridor Special Planning District, by including project elements such as:
 - a. Dense, pedestrian-oriented single-unit dwellings in an established neighborhood
 - b. Responsive contextual design and building materials
 - c. A shared driveway for accessing all the proposed homes
 - d. Enhanced on-site pavement treatments for pedestrian safety
2. The design, layout, and physical characteristics of the proposed development are consistent with the purpose and intent of the applicable design guidelines and development standards with parking accessed from the shared driveway on S Street. The townhome width, while less than twenty feet, is still livable for future residents, with the height of the homes being consistent with development standards at three stories and thirty-five feet, and also appropriately articulated and sited on the property.
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 as the project provides onsite and offsite improvements to sufficiently serve the project and its users through appropriate stormwater management, extension of necessary public and private utility infrastructure, and parking and landscaping improvements.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the homes incorporate appropriate massing, lap siding, front entryways on S and 34th Streets, differentiated facades between both the townhome clusters, and enhances city street trees by proposing one shared driveway located on S Street, with room to replace three trees.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged. The addition of three street trees to the west of the property will help to provide shade for the building and surrounding surfaces, ultimately reducing energy consumption needed to condition or cool the interior of the building.
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 through appropriate site design measures such that the project is exclusively residential and the shared drive eliminating an existing driveway and curb cut.

F. Tree Permit for removal of two City street trees adjacent to the property located at 3348 S Street, and on the south side of S Street, is **approved** based upon the following findings of fact:

1. There is a need for the proposed street tree removal since the existing park strip on S Street is undersized for large shade trees, constraining available space for root growth and negatively impacting the health of the existing trees;
2. The existing Liriodendron trees are in poor condition and are of a genus that requires a larger planter area;
3. The replacement of the two Liriodendron trees with two Chinese Fringe (*Chionanthus retusa*) trees, or similarly suited species, will provide street trees better suited for the existing planter space; and
4. The trees will be replaced at a one-to-one ratio, with the addition of a single street tree along 34th Street where an existing driveway and curb cut will be replaced with a new planter. The typical inch for inch trunk diameter index requirement for mitigation planting or in lieu fees is waived since the reviewed plan significantly improves the offsite landscape and optimizes tree planting potential along S Street and along 34th Street.

G. The 200-Year Flood Protection:

1. The project site is within an area for which the local flood management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood protection system that will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood hazard zone, intended to be protected by the system, as demonstrated by the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report accepted by City Council Resolution No. 2016-0226 on June 21, 2016.

CONDITIONS OF APPROVAL

C&D. The **Tentative Subdivision Map and Subdivision Modification** to subdivide one parcel totaling ± 0.24 acres into seven parcels in the Multi-Unit Dwelling (R-3A-SPD) zone with deviations for lot size, lot width, and lot depth, is **approved** subject to the following conditions:

NOTE: **These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P16-032). The design of any improvement not covered by these conditions shall be to City standard.**

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

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning and Design Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

GENERAL: All Projects

C&D 1 Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

C&D 2 Pursuant to City Code Section 16.40.190, indicate easements on the Final

Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;

- C&D 3 Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from Parcels 1, 2, 3, 4, 5, 6 and 7, at no cost, at the time of sale or other conveyance of either parcel.
- C&D 4 Show all continuing and proposed/required easements on the Final Map.

Public Works: Anis Ghobril (916) 808-5367

- C&D 5 Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along S Street and 34th Street per City standards to the satisfaction of the Department of Public Works.
- C&D 6 All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The applicant shall remove any existing driveways that are not proposed for use with this project and reconstruct the frontage improvements per City standards and to the satisfaction of the Department of Public Works.
- C&D 7 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.

C&D 8 Construct A.D.A. compliant ramps at the south-east corner of the intersection of S and 34th Streets per City standards and to the satisfaction of the Department of Public Works.

Public Works: Electrical (Sompol Chatusripitak)

C&D 9 This application requires street lighting on the S Street and 34th Street frontages. At least one ornamental street light is required for each side. The specific number and locations of the street lights will be determined once civil improvement plans are submitted.

Public Works: Private Streets

C&D 10 Design private drives to meet the City standards regarding the structural section. Private drives shall be inspected to the satisfaction of the Department of Public Works.

C&D 11 Provide a standard driveway at the entrance to the private drive.

SMUD: John Yu (916) 732-6321

C&D 12 Dedicate a 12.5-foot public utility easement for underground and overhead facilities and appurtenances adjacent to all public street rights of ways along S Street.

C&D 13 Dedicate an 8-foot public utility easement for underground & overhead facilities and appurtenances adjacent to all public street rights of ways along 34th Street.

C&D 14 Structural setbacks of less than 14 feet may create clearance issues. The developer shall meet with all utilities to ensure adequate setbacks are maintained.

C&D 15 To maintain adequate trench integrity, building foundations must have a minimum horizontal clearance of 5 feet from any SMUD trench. Developer to verify with other utilities (Gas, Telephone, etc.) for their specific clearance requirements.

C&D 16 Proposed SMUD facilities located on the customer's property outside of the existing or proposed PUE may require a dedicated SMUD easement.

C&D 17 To ensure adequate access to SMUD equipment, all paved surfaces shall be accessible to a 26,000 pound SMUD service vehicle in all weather. The placement of SMUD equipment shall be no further than 15-feet from said drivable surface that has a minimum width of 20-feet.

- C&D 18 The developer shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication as a public utility easement for overhead and underground facilities and appurtenances.
- C&D 19 There are existing underground facilities on the project location. If the facilities are no longer needed, they may be able to be removed at the request of the customer. We would install new facilities for the subdivision based on the new project and under Rule 15.
- C&D 20 Existing 21KV overhead facilities adjacent to the project boundaries are to remain. Any relocation of these facilities shall be billable to the customer.

SASD: Amandeep Singh (916) 876-6296

- C&D 21 Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.

DOU: Inthira Mendoza (916) 808-1473

- C&D 22 The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map.
- C&D 23 Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. (Note: There is an existing 6-inch water main along the south property line of the subject parcel. No connection is allowed to the existing 6-inch water main. Connections are allowed to the existing 6-inch water main in S Street and the 8-inch water main in 34th Street. Each lot will be required to have one metered water service connection.)
- C&D 24 If a common water service line is proposed onsite within the shared

driveway, then the applicant will be required to provide an easement for each of the water meters. The location of the water meters shall be to the satisfaction of the Department of Utilities.

- C&D 25 Prior to the initiation of any water, sewer or storm drainage services to the single family residential units, a homeowner association (HOA) or an approved entity shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water, sewer and storm drainage facilities within the shared driveway. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- C&D 26 There is an existing water and combined sewer main and a 14-foot easement along the south property line. Per City Code 13.04.230, no permanent structures (i.e. fences, trees, concrete slabs, etc.) shall be constructed on top of water or sewer pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the City Attorney.
- C&D 27 All onsite water, sewer and drainage systems will be a private system maintained by the property owner or homeowner association.
- C&D 28 This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. (Note: Prior to building permit, the applicant shall provide to the plan reviewer the square footage of the existing restaurant so that proper CSS mitigation fees can be calculated.)
- C&D 29 Onsite sewer and drainage facilities shall be a separate system.
- C&D 30 The existing City drainage system that fronts this project is severely undersized with a history of localized street flooding. Therefore, if there is a net increase in impervious areas, the development of this site must comply with the current drainage design standards. 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.
- C&D 31 The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to

prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

Parks: Mary de Beauvieres (916) 808-8722

C&D 32 **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)

C&D 33 **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 otherwise mitigate the impact of the project on the City's park system to the satisfaction of the Finance Department and City Attorney's Office. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district.

Miscellaneous

C&D 34 Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives. The Homeowner's Association shall maintain all private drives, any common lighting and common landscaping.

Advisory Notes:

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

C&D 35 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.

C&D 36 The proposed project is located in a Shaded Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

C&D 37 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 \$13,040. This is based on the creation of seven single-family lots at an average land value of \$115,000 per acre for the Fruitridge Broadway Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. The land value may also be determined through a site specific appraisal as described in City Code section 16.64.050 and at applicant's expense. 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 \$41,734. This is based on the construction of 7 single-family residential units at the standard rate of \$5,962 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. The fee is adjusted on July 1st of each year. The fee used in this estimate will remain in effect until June 30, 2016.
- c) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

E. Site Plan and Design Review for the tentative map, subdivision modifications, and construction of seven new single-unit dwellings, with deviations for rear yard setbacks, lot coverage, and width of the proposed townhomes, is **approved** subject to the following conditions:

Planning

- E 1 Development of this site shall be in compliance with the attached exhibits. The project consists of seven single-unit townhome dwellings. Any modifications to the project shall be subject to additional Planning review and may require subsequent entitlements.
- E 2 The applicant shall obtain all necessary building permits and encroachment permits prior to commencing construction.

Site Plan & Design Review

Site Design

- E 3 The homes and site features shall be sited as indicated in the report and final approved exhibits.
- E 4 Auto access and site layout, including new driveways and private drives, shall be as indicated in the final approved report and exhibits.
- E 5 The homes shall have building entries and setbacks as indicated in the final approved exhibits.
- E 6 The private drive shall have detailing for pedestrian circulation as indicated on the final approved exhibits.

Building Design

- E 7 The design of the homes shall be as indicated in the final approved report and exhibits.
- E 8 Final heights and massing shall be as indicated in the final approved report and exhibits.
- E 9 The building elevations shall have a consistency of detail, quality, and color variation, as indicated in the final approved report and exhibits.
- E 10 Each townhome cluster shall vary in their respective style, color, and material pattern as indicated in the final approved report and exhibits.
- E 11 The exterior building materials shall include brick, composite panels and siding, metal railings, a metal coping on the roof edge, and a white, semi-reflective roof, per final approved plans.
- E 12 Exterior doors and garage doors shall be located and installed per final approved plans.
- E 13 All homes shall have a minimum of one exterior light fixture above both the front and garage entrances. The fixture shall be of a type that automatically comes on at dusk and goes off at dawn.
- E 14 Exterior lighting style and design shall be compatible and complementary to the building design. Final building lighting plans and light fixture cut sheets shall be reviewed and approved by Planning staff during building plan check.
- E 15 Mechanical equipment shall be roof mounted and shall be screened from all street views, and shall be reviewed and approved by staff prior to issuance of building permit to ensure full compliance of requirement to fully screen all mechanical equipment.

General Conditions

- E 16 No building permit shall be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.

- E 17 Any changes to the final approved set of plans shall be subject to review and approval by Preservation Staff prior to Building Permit submittal. Applicant shall comply with all current building code requirements.
- E 18 The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted upon written request of the applicant.

Police

- E 19 Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass.
- E 20 A pavement treatment shall be applied to the driveway to delineate the transition from public to semi-public property.
- E 21 A pavement treatment shall be applied from the public sidewalk to the front doors of units 5, 6, and 7 to delineate a pedestrian travel path. This path shall be 6' wide.

Public Works

- E 22 Construct standard public improvements as noted in these conditions pursuant to Title 18 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 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 adjacent to the subject property along S Street and 34th Street per City standards to the satisfaction of the Department of Public Works.
- E 23 All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The applicant shall remove any existing driveways that are not proposed for use with this project and reconstruct the frontage improvements per City standards and to the satisfaction of the Department of Public Works.
- E 24 The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. at the south-east corner of the intersection of S and 34th Streets per City standards and to the satisfaction of the Department of Public Works.

- E 25 The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- E 26 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.

Regional Sanitation

- E 27 Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.

Solid Waste

- E 28 Project must meet the requirements outlined in City Code Chapter 17.616.
- E 29 Solid waste trucks must be able to safely move about the project, with minimum backing, and be able to empty the bins and containers safely. To ensure the truck is able to safely navigate all streets and private driveways, the Recycling and Solid Waste Division may require that parking be restricted on collection day.
- E 30 On collection days, solid waste containers are to be in the alley adjacent to the unit for the northern half block townhomes, and to be placed out for collection at the curb for the southern half block townhomes. Solid Waste may require parking restrictions on the collection day if staff deems it necessary in order to provide safe and reliable service. There must be sufficient space so that there is at least 3 feet between containers and any other obstacles (i.e. utility poles, above-ground utility boxes, etc.).
- E 31 On non-collection days, solid waste containers are to be stored in a manner screened from view per 17.616.040.
- E 32 Applicant must provide a description of how trash, recycling and yard waste will be organized and collected after project is complete. For example, a short note that explains where residents will place containers for collection, and where they will be stored.
- E 33 This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at <http://portal.cityofsacramento.org/General-Services/RSW/Collection->

Services/Recycling/Construction-and-Demolition. Please contact the Solid Waste C&D team if you have any questions:

Phone: (916) 808-0965

Email: C&D@cityofsacramento.org

Utilities

- E 34 Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. (Note: There is an existing 6-inch water main along the south property line of the subject parcel. No connection is allowed to the existing 6-inch water main. Connections are allowed to the existing 6-inch water main in S Street and the 8-inch water main in 34th Street. Each lot will be required to have one metered water service connection.)
- E 35 Prior to the initiation of any water, sewer or storm drainage services to the single family residential units, a homeowner association (HOA) or an approved entity shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water, sewer and storm drainage facilities within the shared driveway. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- E 36 There is an existing water and combined sewer main and a 14-foot easement along the south property line. Per City Code 13.04.230, no permanent structures (i.e. fences, trees, concrete slabs, etc.) shall be constructed on top of water or sewer pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the City Attorney.
- E 37 All onsite water, sewer and drainage systems will be a private system maintained by the property owner or homeowner association.
- E 38 This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. (Note: Prior to building permit, the applicant shall provide to the plan reviewer the square footage of the existing restaurant so that proper CSS mitigation fees can be calculated.)
- E 39 Onsite sewer and drainage facilities shall be a separate system.

- E 40 The existing City drainage system that fronts this project is severely undersized with a history of localized street flooding. Therefore, if there is a net increase in impervious areas, the development of this site must comply with the current drainage design standards. 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.
- E 41 The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

Advisory Notes

- ADV 1 Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4
- ADV 2 Per the most recently adopted 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.
- ADV 3 The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City's collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).
- ADV 4 The proposed project is located in a Shaded Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- ADV 5 All existing Sequoia trees on the site are planted less than 3' from the property line and an existing masonry wall. The wall and/or the Sequoias may need to be removed before the trees reach maturity
- ADV 6 Final species selection, irrigation, and planting comments will be provided as a part of off-site and on-site improvement plan check.

ADV 7 The applicant must comply with all applicable provisions of SCC 12.56, Trees Generally.

F. **Tree Permit** for removal of two City street trees adjacent to the property located at 3348 S Street, and on the south side of S Street, is **approved** subject to the following conditions:

F 1 The two Liriodendron trees in the city planter area along project site's S Street frontage shall be removed and replaced with two 15-gallon sized Chinese Fringe (*Chionanthus retusa*) trees or other compatible species for small planters, to the satisfaction of Urban Forest Services staff.

F 2 The addition of the City street tree along 34th Street at the current location of the driveway shall be either a Valley Oak (*Quercus lobata*) or Shumard Oak (*Quercus shumardii*) of 24" box size. Any substitution of these species shall be reviewed and approved by Urban Forest Services staff.

F 3 No understory planting shall be allowed within 4' of any trunk of a City street tree.

F 4 Tree removal shall not occur until after the 10-day appeal period has concluded. Contact Duane Goosen at 916-808-6336, before commencing work in the City planter strip.



3348 S STREET

SACRAMENTO, CALIFORNIA 95816



PROJECT SUMMARY

DESCRIPTION	SEVEN SINGLE FAMILY RESIDENCES
ADDRESS	3348 S STREET SACRAMENTO, CA 95816
COMMUNITY	CITY OF SACRAMENTO
JURISDICTION	SACRAMENTO
ASSESSORS PARCEL NUMBER	010-0065-027
CONSTRUCTION TYPE	V-B
SPRINKLER	NFPA 13D
OCCUPANCY GROUP	R-3/U

BUILDING SUMMARY

UNITS 1 & 4 (EAST)		UNITS 5-7 (WEST)	
1ST FLOOR LIVING	76 SQ. FT.	1ST FLOOR LIVING	288 SQ. FT.
2ND FLOOR LIVING	746 SQ. FT.	2ND FLOOR LIVING	601 SQ. FT.
3RD FLOOR LIVING	727 SQ. FT.	3RD FLOOR LIVING	560 SQ. FT.
TOTAL LIVING	1,551 SQ. FT.	TOTAL LIVING	1,450 SQ. FT.
GARAGE	371 SQ. FT.	GARAGE	262 SQ. FT.
FLEX AREA	228 SQ. FT.	FLEX AREA	
BALCONIES	62 SQ. FT.	BALCONIES	

UNITS 2 & 3 (EAST)		TOTAL BUILDING SQ. FT.	
1ST FLOOR LIVING	78 SQ. FT.	1ST FLOOR LIVING	1,176 SQ. FT.
2ND FLOOR LIVING	728 SQ. FT.	2ND FLOOR LIVING	4,751 SQ. FT.
3RD FLOOR LIVING	709 SQ. FT.	3RD FLOOR LIVING	4,552 SQ. FT.
TOTAL LIVING	1,515 SQ. FT.	TOTAL LIVING	10,479 SQ. FT.
GARAGE	371 SQ. FT.	GARAGE	2,207 SQ. FT.
FLEX AREA	228 SQ. FT.	FLEX AREA	912 SQ. FT.
BALCONIES	62 SQ. FT.	BALCONIES	248 SQ. FT.

PROJECT DIRECTORY

OWNER, APPLICANT & DEVELOPER	S34, LLC ATTENTION: KEN KING 4501 AUBURN BLVD., SUITE 203 SACRAMENTO, CA 95841 PHONE: (916) 583-8135 EMAIL: kennethking@gmail.com
ARCHITECT	KUCHMAN ARCHITECTS PC ATTENTION: BOB KUCHMAN 2203 13TH STREET SACRAMENTO, CA 95818 PHONE: (916) 447-3436 FAX: (916) 447-3486 EMAIL: bob@kuchman.com
CIVIL ENGINEER	CARTWRIGHT ENGINEERS ATTENTION: MONICA WUEBKER-JARWIN 4180 DOUGLAS BLVD., SUITE 200 SACRAMENTO, CA 95842 PHONE: (916) 978-4001 EMAIL: monicaw@cartwrightengineers.com
LANDSCAPE ARCHITECT	TOM SMITH ASSOCIATES ATTENTION: TOM SMITH 6921 ROSEVILLE ROAD SACRAMENTO, CA 95842 EMAIL: monicaw@cartwrightengineers.com

SHEET INDEX

COVER SHEET
A1 SITE PLAN
A2 WEST BUILDING FLOOR PLANS
A3 EAST BUILDING FLOOR PLANS
A4 EAST BUILDING FLOOR AND ROOF PLANS
A5 WEST BUILDING COLOR ELEVATIONS
A6 EAST BUILDING COLOR ELEVATIONS
L1 LANDSCAPE PLAN
C1 TENTATIVE SUBDIVISION MAP (FOR REFERENCE ONLY)



1



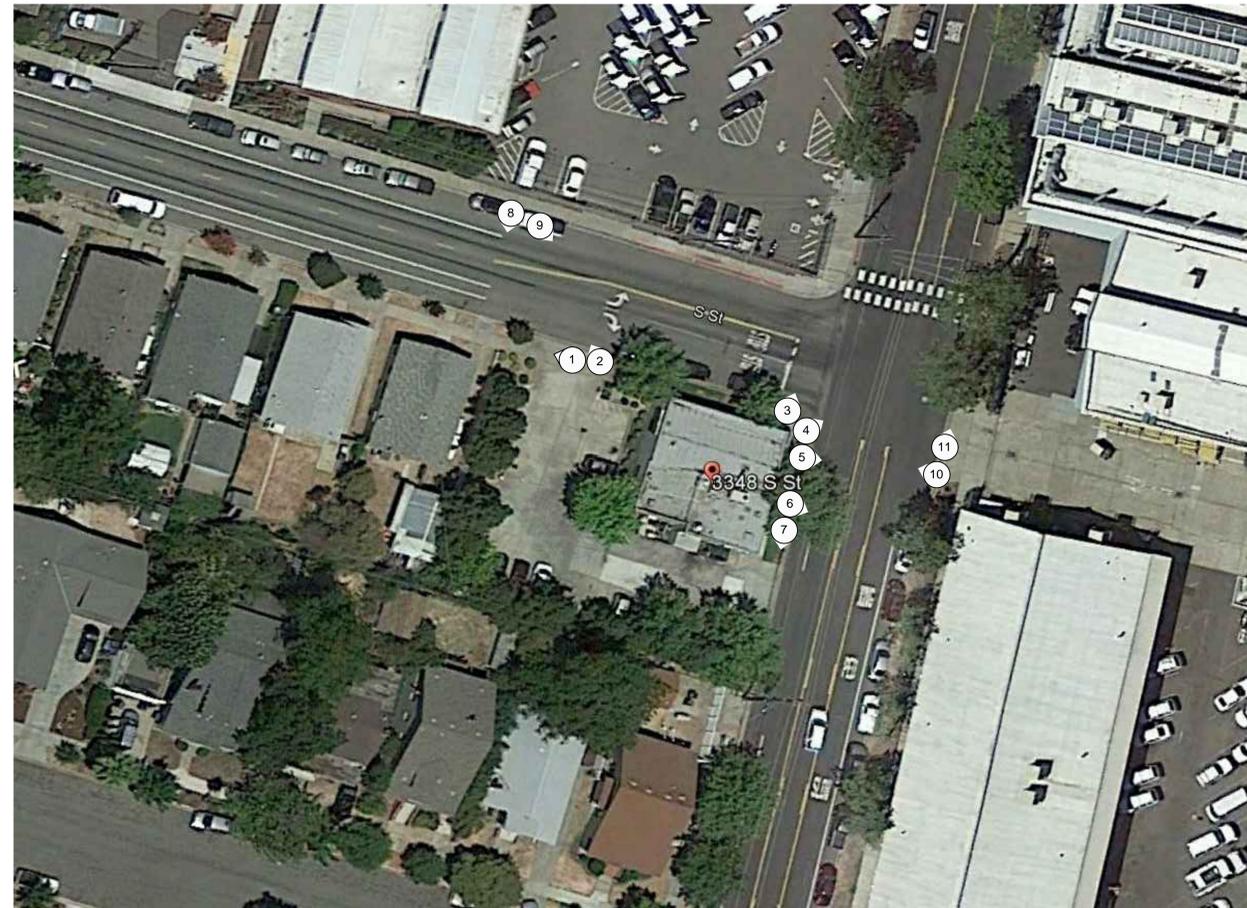
2



3



4



PHOTOGRAPH / CONTEXTUAL MAP



5



6



7



11



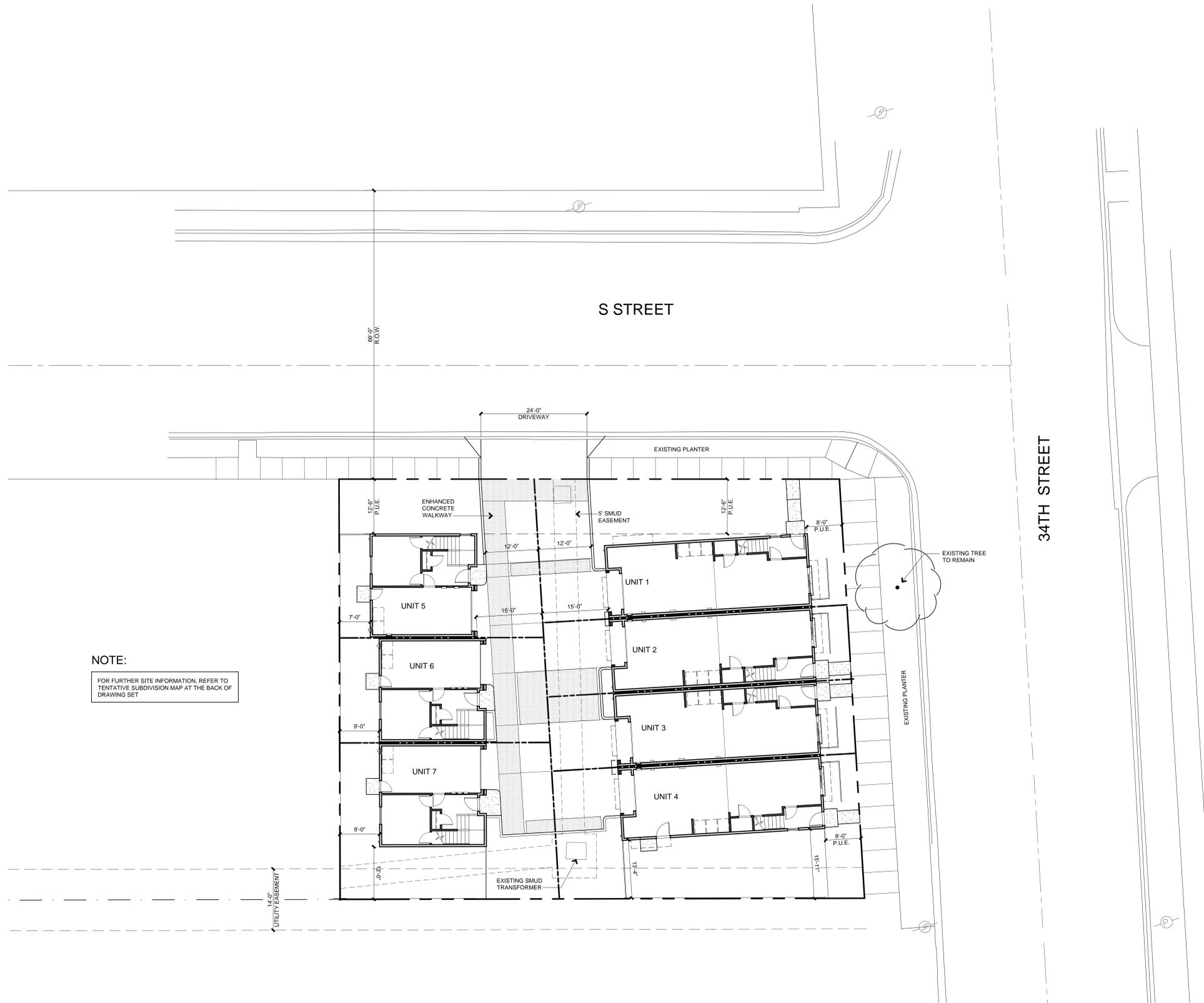
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9



8



NOTE:
FOR FURTHER SITE INFORMATION, REFER TO TENTATIVE SUBDIVISION MAP AT THE BACK OF DRAWING SET

S 34 LOFTS

Sacramento, California

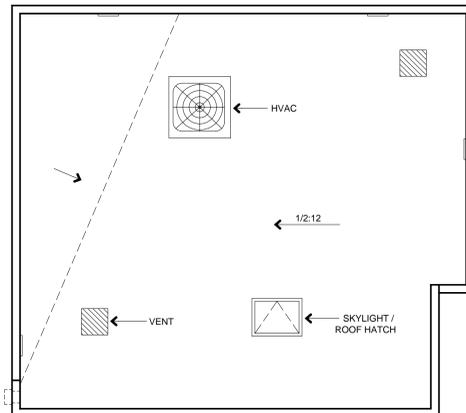
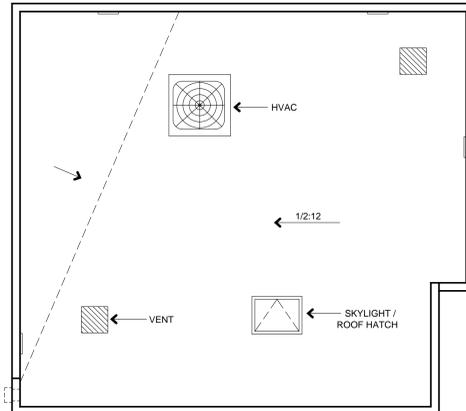
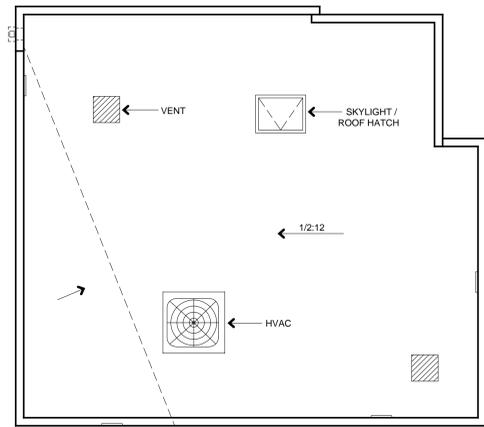


PRELIMINARY SITE PLAN

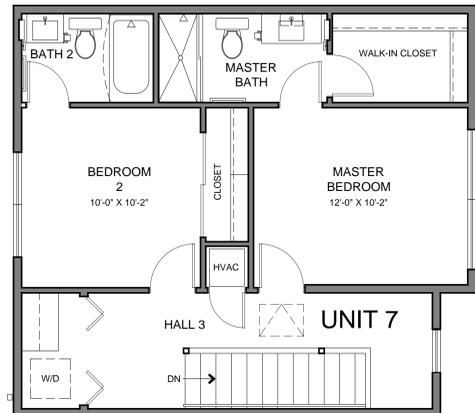
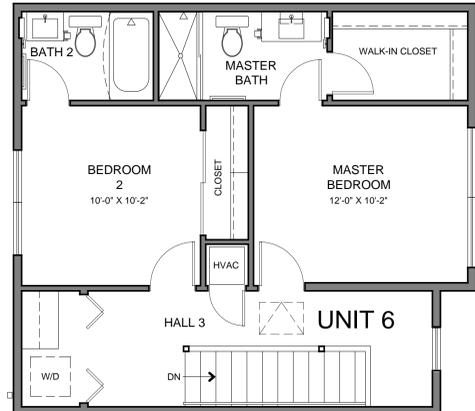
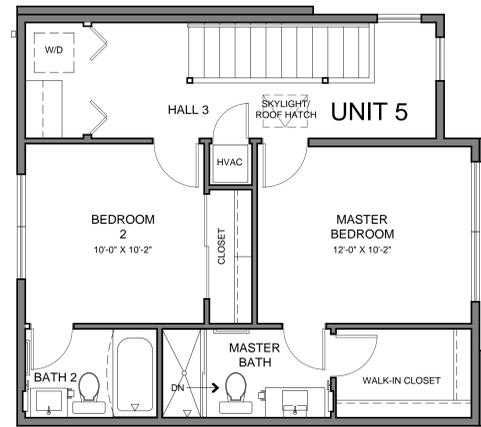


SCALE 1" = 10'-0"
SEPTEMBER 2, 2016

A1

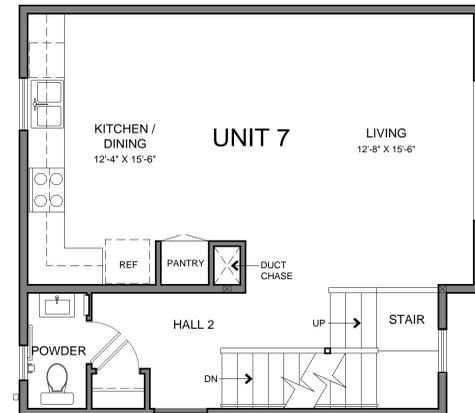
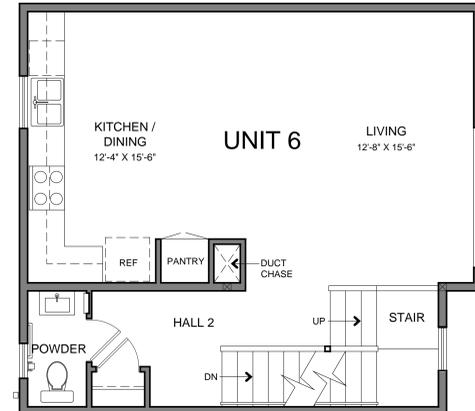
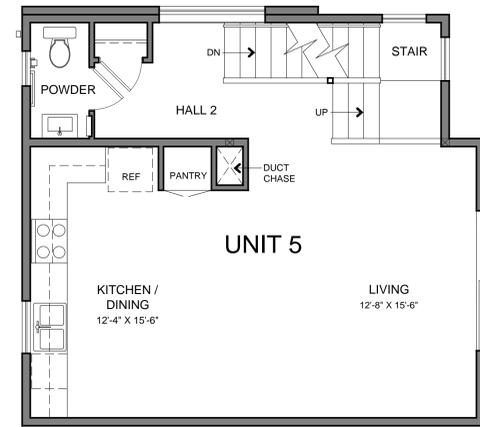


ROOF PLAN - WEST BUILDING



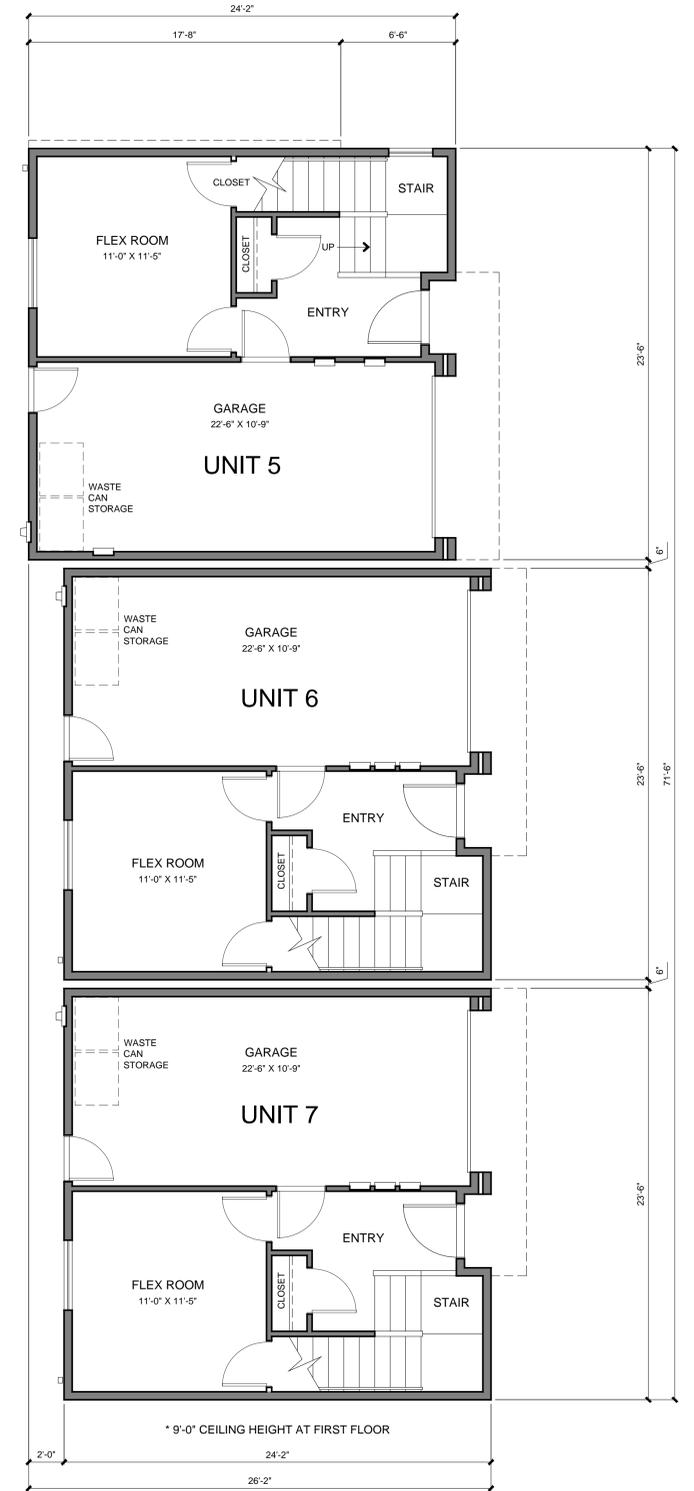
* 9'-0" CEILING HEIGHT AT THIRD FLOOR

THIRD FLOOR PLAN - WEST BUILDING



* 10'-0" CEILING HEIGHT AT SECOND FLOOR

SECOND FLOOR PLAN - WEST BUILDING



* 9'-0" CEILING HEIGHT AT FIRST FLOOR

FIRST FLOOR PLAN - WEST BUILDING

UNITS 5-7		TOTAL BUILDING SQ. FT.	
1ST FLOOR LIVING	288 SQ. FT.	1ST FLOOR LIVING	864 SQ. FT.
2ND FLOOR LIVING	601 SQ. FT.	2ND FLOOR LIVING	1,803 SQ. FT.
3RD FLOOR LIVING	560 SQ. FT.	3RD FLOOR LIVING	1,680 SQ. FT.
TOTAL LIVING	1,450 SQ. FT.	TOTAL LIVING	4,347 SQ. FT.
GARAGE	262 SQ. FT.	GARAGE	786 SQ. FT.



S 34 LOFTS

Sacramento, California

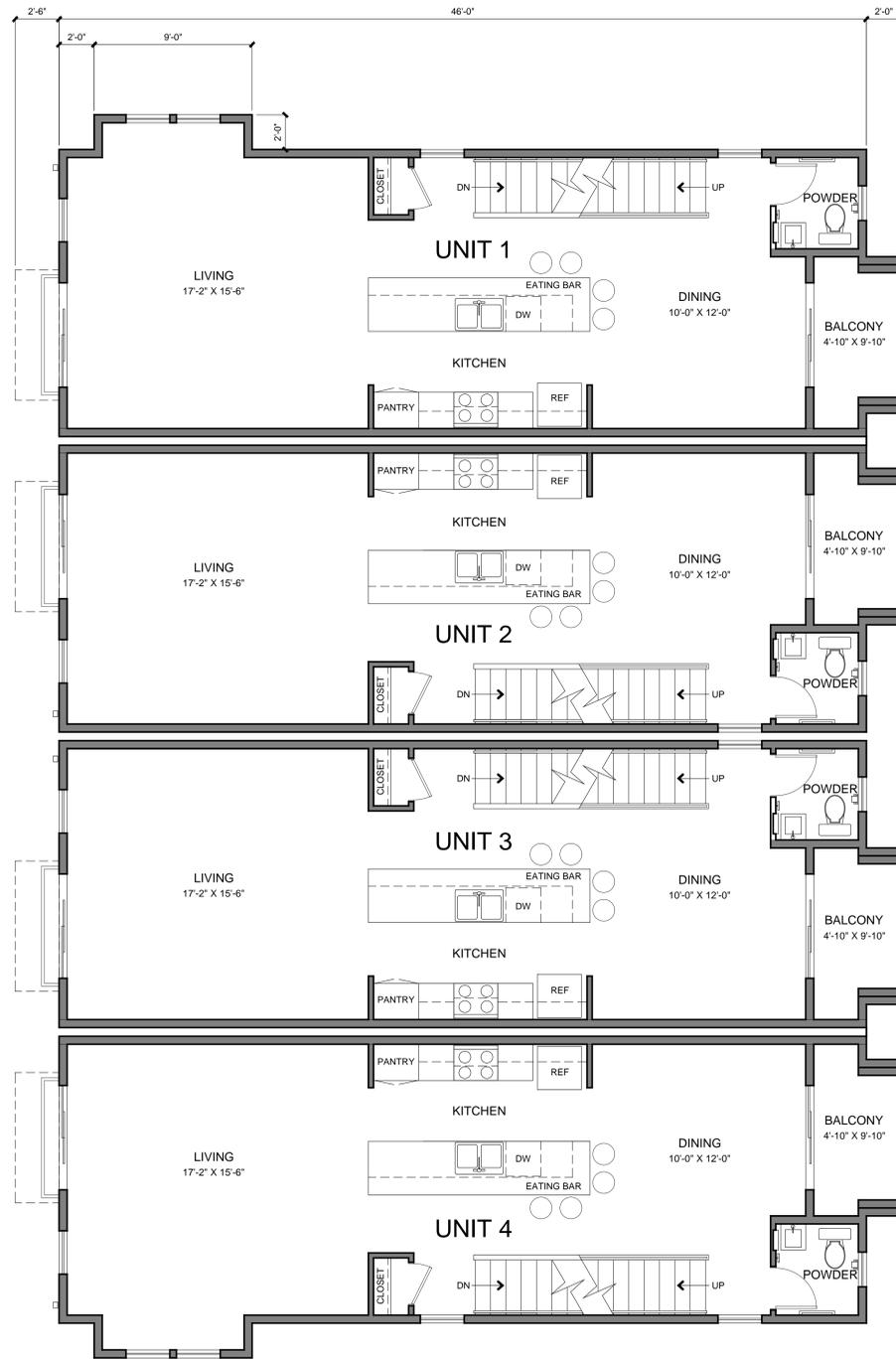
WEST BUILDING



A2

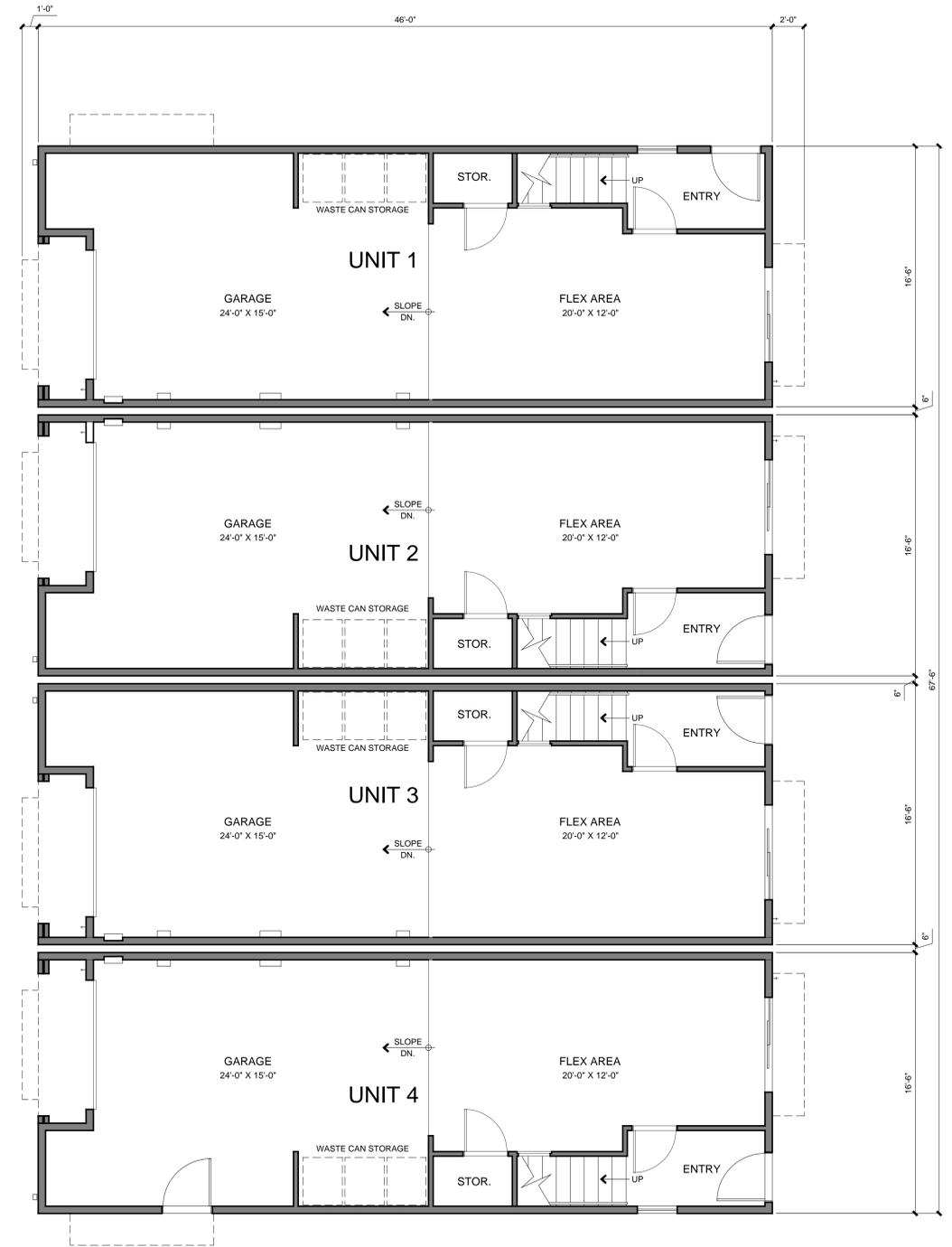
SEPTEMBER 2, 2016

SCALE 1/4" = 1'-0"



* 10'-0" CEILING HEIGHT AT SECOND FLOOR

SECOND FLOOR PLAN - EAST BUILDING



* 9'-0" CEILING HEIGHT AT FIRST FLOOR

FIRST FLOOR PLAN - EAST BUILDING

UNITS 1 & 4		UNITS 2 - 3		TOTAL BUILDING SQ. FT.	
1ST FLOOR LIVING	78 SQ. FT.	1ST FLOOR LIVING	78 SQ. FT.	1ST FLOOR LIVING	312 SQ. FT.
2ND FLOOR LIVING	746 SQ. FT.	2ND FLOOR LIVING	728 SQ. FT.	2ND FLOOR LIVING	2,948 SQ. FT.
3RD FLOOR LIVING	727 SQ. FT.	3RD FLOOR LIVING	709 SQ. FT.	3RD FLOOR LIVING	2,872 SQ. FT.
TOTAL LIVING	1,551 SQ. FT.	TOTAL LIVING	1,515 SQ. FT.	TOTAL LIVING	6,132 SQ. FT.
GARAGE	371 SQ. FT.	GARAGE	371 SQ. FT.	GARAGE	1,484 SQ. FT.
FLEX AREA	228 SQ. FT.	FLEX AREA	228 SQ. FT.	FLEX AREA	912 SQ. FT.
BALCONIES	62 SQ. FT.	BALCONIES	62 SQ. FT.	BALCONIES	248 SQ. FT.



S 34 LOFTS

Sacramento, California

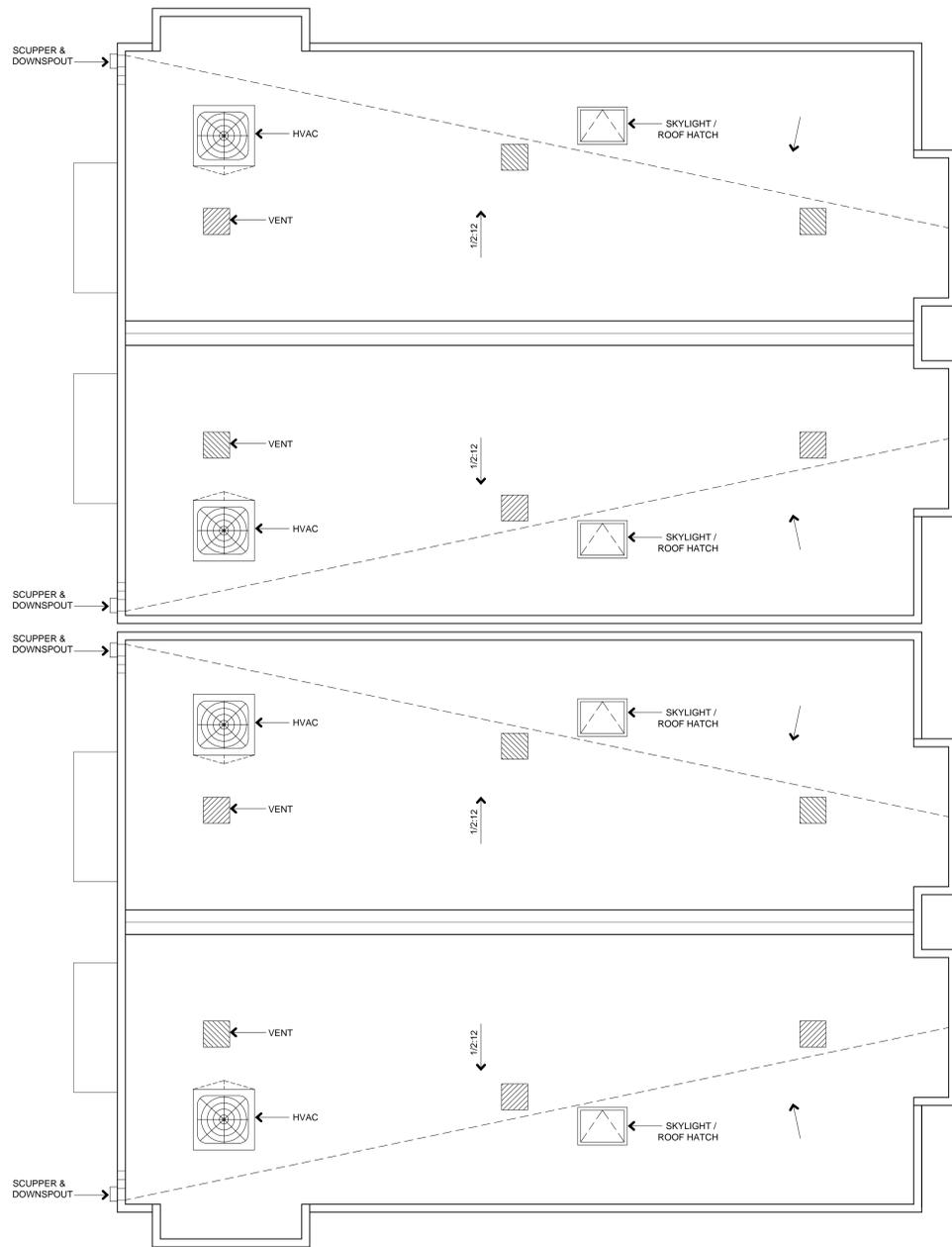
EAST BUILDING



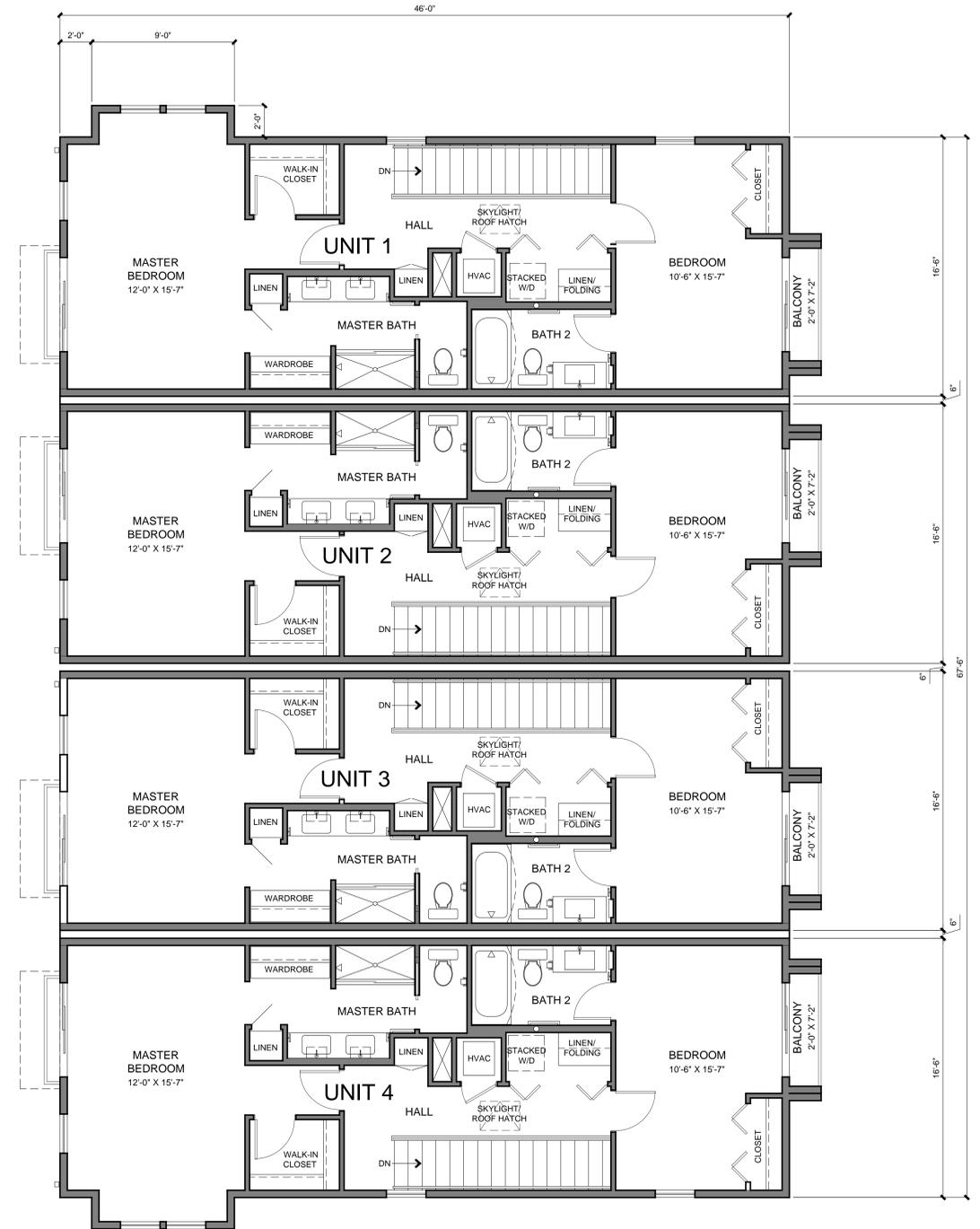
A3

SEPTEMBER 2, 2016

SCALE 1/4" = 1'-0"



ROOF PLAN - EAST BUILDING



THIRD FLOOR PLAN - EAST BUILDING

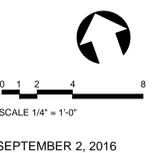


S 34 LOFTS
Sacramento, California

EAST BUILDING



A4





NORTH ELEVATION

SCALE 3/16" = 1'-0"

EAST ELEVATION

SCALE 3/16" = 1'-0"



SOUTH ELEVATION

SCALE 3/16" = 1'-0"

WEST ELEVATION

SCALE 3/16" = 1'-0"

0 2 4 6 10
SCALE 3/16" = 1'-0"

SEPTEMBER 2, 2016



S 34 LOFTS

Sacramento, California

WEST BUILDING EXTERIOR ELEVATIONS



A5



WEST ELEVATION

SCALE 3/16" = 1'-0"

NORTH ELEVATION

SCALE 3/16" = 1'-0"



SOUTH ELEVATION

SCALE 3/16" = 1'-0"

EAST ELEVATION

SCALE 3/16" = 1'-0"

0 2 4 6 8 10
SCALE 3/16" = 1'-0"
SEPTEMBER 2, 2016



S 34 LOFTS

Sacramento, California

EAST BUILDING EXTERIOR ELEVATIONS



A6

TREE LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	REMARKS
<i>(Note: All trees symbols sizes are reduced up to 50%)</i>				
	S ST. STREET TREE <u>CHIONANTHUS RETUSA</u> CHINESE FRINGE TREE	15 GAL	20/18'	STANDARD TRAINED, FLOWERING
	34TH STREET TREE <u>QUERCUS SHUMARDI</u> SHUMARDI RED OAK		50/35'	GOOD FALL COLOR
	BUILDING SEASONAL SCREENING TREE <u>CARPINUS BETULUS</u> FASTIGIATA - EUROPEAN HORNBEAM	15 GAL	35/20'	UPRIGHT FORM
	UNDERSTORY FLOWERING TREE <u>LAGERSTROEMIA INDICA</u> CRAPE MYRTLE	15 GAL	18/12'	SUMMER FLOWERS

SHRUB LEGEND

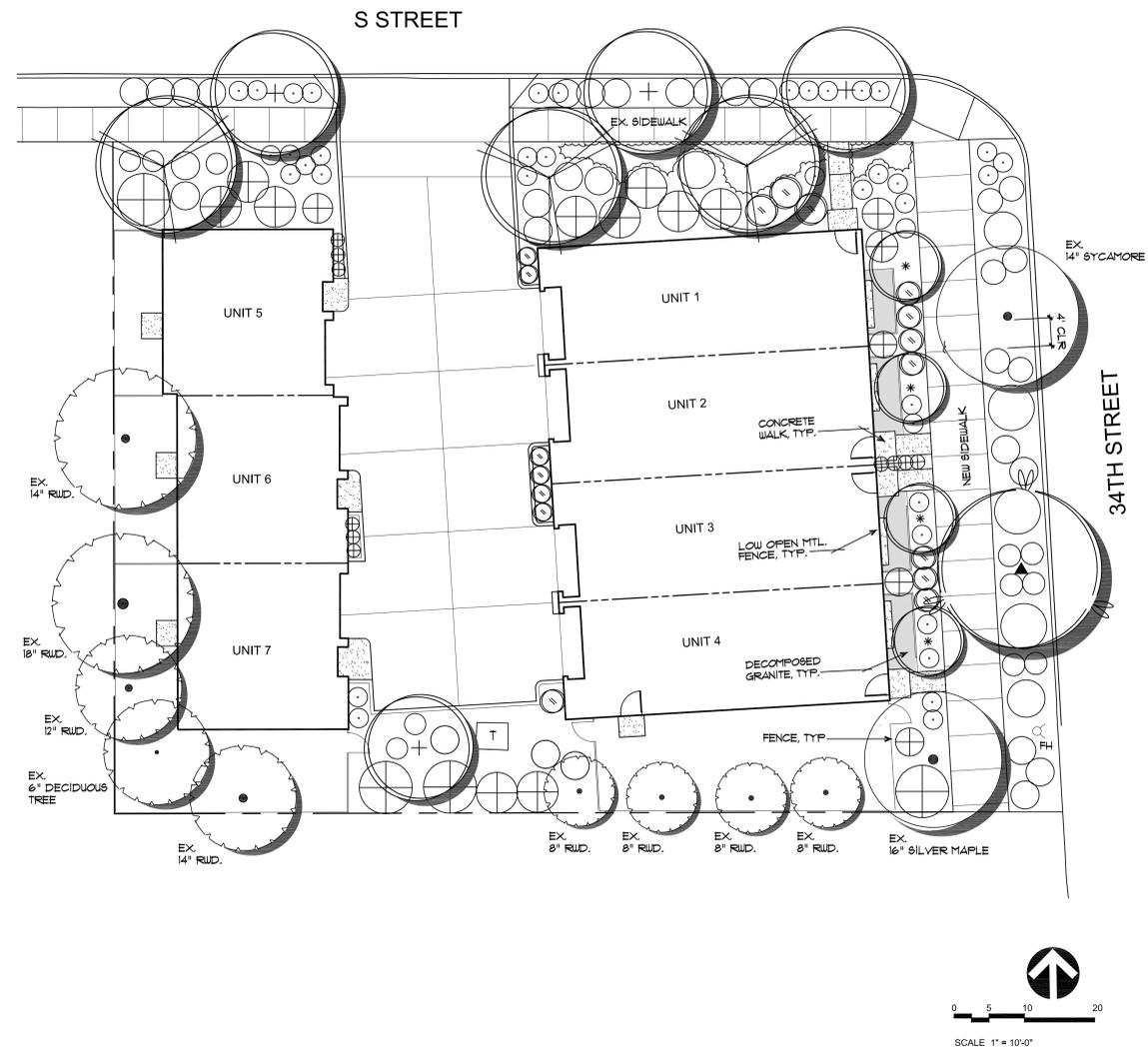
PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	WATER REQ.
	BUILDING FOUNDATION SHRUBS SUCH AS: <u>CARPENTERIA CALIFORNICA</u> BUSH ANEMONE <u>BESCHORNERIA YUCCOIDES</u> FLAMINGO GLOW - F.G. MEXICAN LILY <u>PHORMIUM TENAX</u> JACK SPRATT - J.G. FLAX <u>YUCCA FILAMENTOSA</u> ADAM'S NEEDLE	5 GAL. 5 GAL. 1 GAL. 5 GAL.	6/4' 4/6' 2/2' 3/4'	LOW LOW LOW LOW
	SCREENING SHRUBS SUCH AS: <u>CALLISTEMON VIMINALIS</u> LITTLE JOHN - L.G. BOTTLEBRUSH <u>CHONDROPETALUM ELEPHANTINUM</u> LARGE CAPE RUSH <u>DIETES BICOLOR</u> AFRICAN IRIS <u>LEONOTIS LEONURUS</u> LION'S TAIL	5 GAL. 1 GAL. 1 GAL. 1 GAL. 5 GAL.	4/4' 4/6' 2/3' 4/6'	LOW LOW LOW LOW
	LOW SHRUB/HIGH GRASS COVERS SUCH AS: <u>BULBINE FRUITESCENS</u> HALLMARK - ORANGE STALKED BULBINE <u>GALVEZIA SPECIOSA</u> FIRE CRACKER - F.G. BUSH SNAPDRAGON <u>NASSELLA TENUISSIMA</u> MEXICAN FEATHER GRASS <u>LAVANDULA INTERMEDIA</u> PROVENCE - P. HEDGE LAVENDER	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	2/5' 3/3' 2/2' 2/3'	LOW LOW LOW LOW
	SITE & BUILDING ENTRY ACCENT SHRUBS SUCH AS: <u>CALANDRINA SPECTABILIS</u> ROCK PURSLANE <u>HEMEROCALLIS</u> HYBRID DAY LILY <u>ROSA X NOATRUM</u> CARPET ROSE <u>TULBAGHIA VIOLACEA</u> SOCIETY GARLIC	1 GAL. 1 GAL. 2 GAL. 1 GAL.	1/3' 1-6/2' 2/3' 1'-6/2'	LOW LOW MEDIUM MEDIUM

GROUND COVER LEGEND

BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/ SPREAD	WATER USE
<i>(Note: Evergreen foliage ground cover such as noted below.)</i>			
<u>CAREX PANSA</u> CALIFORNIA MEADOW SAGE	LINERS	8/10"	LOW
<u>GAZANIA</u> MITSUA SUPER YELLOW - M. GAZANIA	FLATS	8/3 - 6"	LOW
<u>FESTUCA GLAUCA</u> ELIJAH BLUE - B. FESTUCA	LINERS	1/1 - 6"	LOW

IRRIGATION NOTES

- AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:
1. GROUPING OF PLANTS WITH SIMILAR WATER USE LEVEL WITHIN THEIR REMOTE CONTROL VALVE/HYDROZONE SYSTEM.
 2. SMART CONTROLLERS WITH WATER SAVINGS FEATURES.
 3. LOW WATER FLOW WITH DRIP TYPE APPLICATION.
 4. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
 5. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.



S 34 LOFTS

Sacramento, California

PRELIMINARY LANDSCAPE PLAN



TOM SMITH ASSOCIATES
Landscape Architects
Urban Design & Landscape Guidelines
Site Planning
8921 Rowlett Rd. C.L.A. 2009
Sacramento (916) 749-7276
CA 95842 Fax (916) 749-7329

SEPTEMBER 2, 2016

L1

TREE PERMIT APPLICATION

PLEASE SUBMIT APPLICATION TO

Email: urbanforestry@cityofsacramento.org

Postal Mail: 5730 24th Street Building 12-A Sacramento, California 95822

For questions please call 311

APPLICATIONS WILL BE CHARGED A FEE OF \$50 TO COVER ARBORIST COSTS

INVOICE WILL BE MAILED TO APPLICANT AFTER PROCESSING

Applicant Information Property Owner Agent

Name: Philip J. Harvey, Architect Company: Kuchman Architects, pc

Address: 2203 13th Street, Sacramento, CA 95811 Phone (916) 447-3436 ext. 6#

Email: phil@kuchman.com State Contractor License # Not applicable

Property Owner Information (if different):

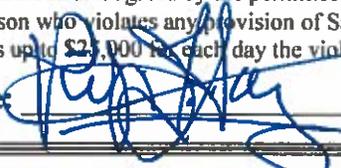
Name: S34 Lofts, LLC c/o Ken King Phone (916) 704-6767

Address: 4501 Auburn Boulevard, Suite 201, Sacramento, CA 95841

Owner/Agent Statement

Property Owner Consent—I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

- A tree permit is nontransferable and must be kept on site when any work described in the permit is taking place.
- It is understood and agreed by the permittee that when any work is completed it shall constitute an acceptance of the permit general provisions.
- Any person who violates any provision of Sacramento City Code 12.56 is subject to criminal sanctions, civil actions, and administrative penalties up to \$27,000 for each day the violation continues.

Signature:  Date: October 7, 2016

Tree Information

City Tree Private Protected Tree Residential Commercial

Proposed Activity: Prune Remove Plant Encroach into TPZ Other _____

Address/Location of Tree: 3348 S Street

Number of Trees: 2 Tree Species and Diameter: Tulip Tree 8 inch dia. / Tulip Tree 10 inch dia.

Reason for action: Tree trunks will grow to be too big for tree planter area, new replacement trees to be planted

*****OFFICE USE ONLY*****

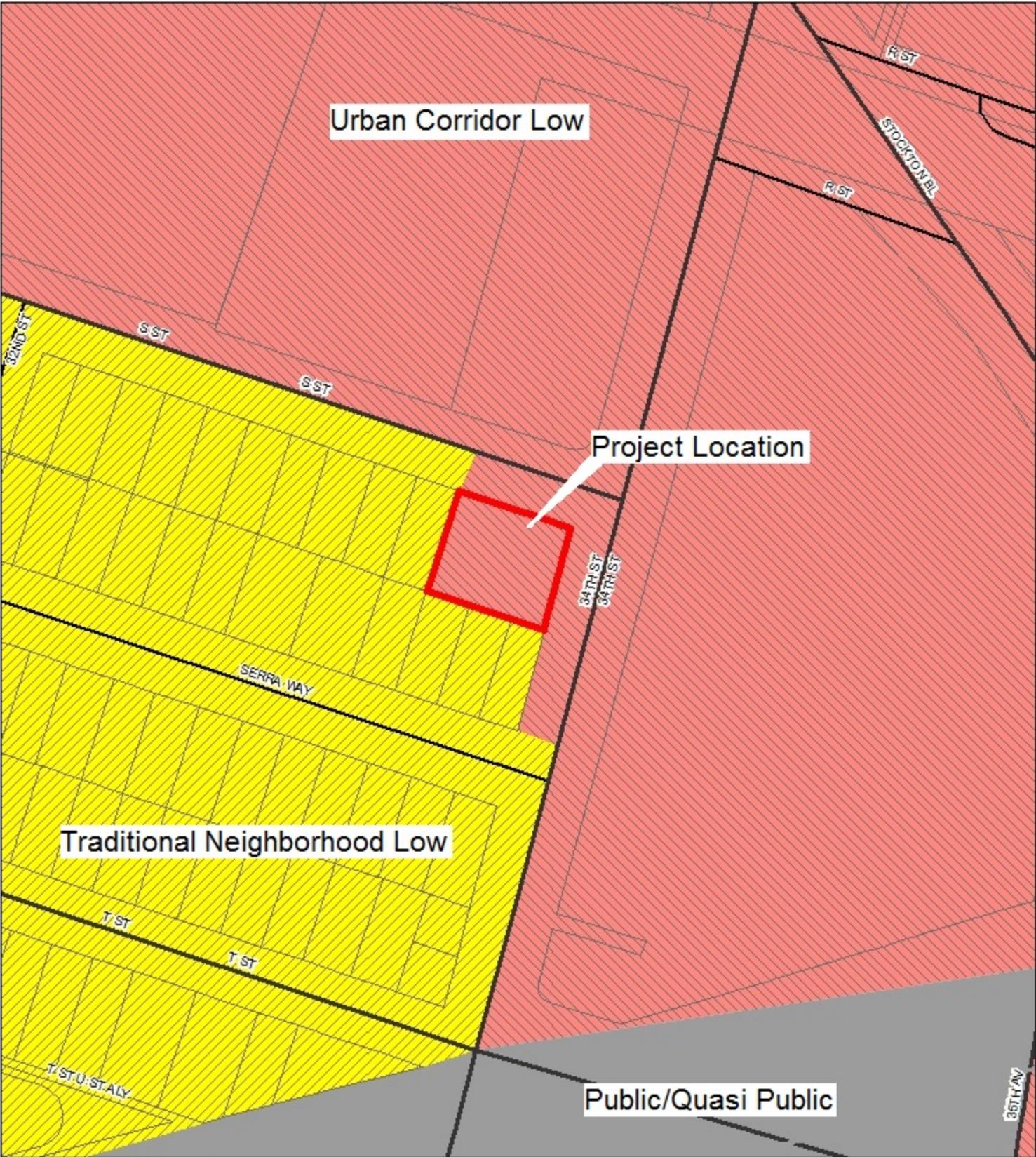
Permit # _____ File # _____ Expiration Date _____

Attachments: Arborist Report Site plans Replacement Plan City Arborist Comments/Conditions

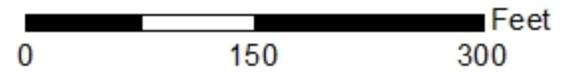
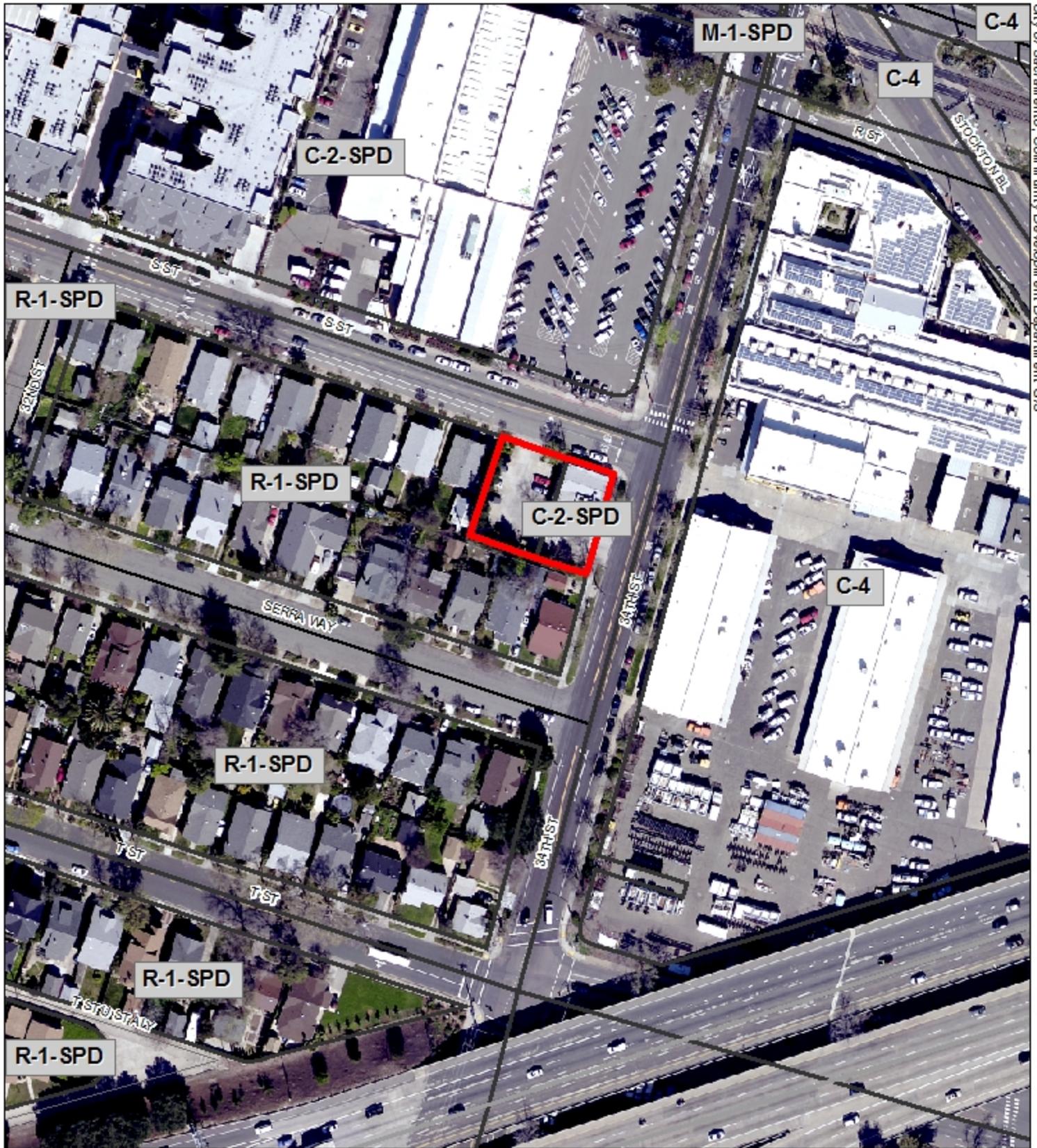
Findings: _____

Determination: Granted Denied N/A

Authorized Signature: _____ Date: _____



P16-032
General Plan Map
S34 Lofts



P16-032
Aerial and Zoning Map
S34 Lofts

