



## City Council Report

915 I Street, 1<sup>st</sup> Floor  
Sacramento, CA 95814

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**File #:** 2016-01287

November 29, 2016

**Public Hearing Item 15**

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**Title: Appeal of the Preservation Commission's Determination of Exemption under the California Environmental Quality Act for a Proposed Three-Story Single-Unit Dwelling with Attached Garage at 519 8th Street within the Alkali Flat West Historic District (PB16-006) [Noticed 11/18/2016]**

**Recommendation:** Conduct a public hearing and upon conclusion pass a Resolution approving the use of two CEQA exemptions for the project: 1) CEQA Guidelines exemption 15332 (related to infill development); and 2) CEQA Guidelines exemption 15303 (related to the construction of one single-family residence), thereby denying the CEQA appeal.

**Location:** 519 8th Street, District 4

**Contact:** Tom Buford, Senior Planner, (916) 808-7931; Robert W. Williams, Associate Planner, (916) 808-7686, Community Development Department

**Presenter:** Tom Buford, Senior Planner, (916) 808-7931, Community Development Department.

**Department:** Community Development Department

**Attachments:**

01-Description/Analysis

02-Resolution-CEQA

03-Record of Decision for the Preservation Commission

04-CEQA Appeal Documents, including June 9, 2016, August 17, 2016 and August 26, 2016 documents

05-Aerial Photos of Vicinity

06-Project Site and Vicinity Photographs

07-Building Design Documents

08-National Register of Historic Places Inventory, Nomination Form, Alkali Flat West Historic District

- 09-OR2004-0048 Amending Sacramento Register to add Alkali Flat (M04-017)
- 10-Urban Forestry Services Work Order
- 11-Scenic Easement Deed re: 517 8th Street, Sacramento, California (County Recorder B810619P1553)
- 12-Vicinity Map
- 13-Zoning Map
- 14-Alkali Flat West Historic District Map
- 15-Sanborn Map
- 16-Streetscape

## Description/Analysis

**Issue Detail:** This is an appeal of the Preservation Commission's determination of exemption under the California Environmental Quality Act for the construction of a three-story single family residence at 519 8th Street in the Alkali Flat West Historic District. The Preservation Director approved site plan and design review for the project on June 9, 2016, and also concluded the project was exempt from review under the California Environmental Quality Act (CEQA), consistent with CEQA Guidelines section 15332, related to infill development. A neighbor of the project (the appellant), appealed the Preservation Director's decision to the Preservation Commission. On August 17, 2016, the Preservation Commission considered the appeal and approved site plan and design review and use of the CEQA infill exemption, thereby denying the appeal.

The appellant has now appealed the project to the City Council. Because this project has already been heard by the Preservation Director and the Preservation Commission, the City Council's review is limited to the appellant's CEQA claims; the City Council may not consider the appellant's claims related to site plan and design review as the Preservation Commission's decision on that issue is final. Specifically, section 17.812.060.A.2 of the City Code states, "A commission-level decision made on an appeal of a director-level decision may not be appealed." State law, however, provides for an appeal of the CEQA determination (see California Public Resources Code section 21151(c)). If the City Council approves a CEQA exemption, the project may proceed to construction. If the council denies the exemption, the applicant will start the project-review process over (including site plan and design review), before the Preservation Director.

The City Council's consideration of the CEQA appeal is de novo, meaning Council will consider the claim anew. Council is not required to defer to the Preservation Director's and Preservation Commission's prior decisions.

**Appellant:** Catherine Camacho, 517 8th Street, Sacramento, CA 95814

**Applicant:** Raveen Shankar, 7118 Gladwin Way, Elk Grove, CA 95757

**Policy Considerations:** As explained below, the proposed project is consistent with the City's policies and practices related to infill development and respect for historic resources.

**Economic Impacts:** The proposed construction of a single-family residence would not have significant economic impacts.

**Environmental Considerations:** As explained below, the proposed project is exempt from review under CEQA, consistent with CEQA Guidelines exemption 15332 (related to infill development) and CEQA Guidelines exemption 15303 (related to the construction of one single-family residence).

**Sustainability:** The proposed project is consistent with the City's sustainability goals by providing for infill residential development. The City has adopted policies that encourage infill development as a strategy to reduce vehicle travel, one of the major contributors to greenhouse gas emissions.

**Rationale for Recommendation:** Staff recommends approving the use of two CEQA exemptions for the project—15332 (related to infill development) and 15303 (related to the construction of a single-family residence)—as the project falls squarely within the requirements for those exemptions, as demonstrated by substantial evidence and explained below.

The project site is located within the City's Alkali Flat West Historic District. The site itself is currently vacant and is approximately .058 acres. The 1915 Sanborn map shows the site was historically used for single-family residence. As shown on Attachments 5 and 6, the neighboring parcel immediately north of the project site is improved with a single-family residence (the appellant's home). Multi-family housing and a parking lot are located to the south. The parcel directly across 8th Street is vacant. That vacant parcel across the street is bordered on the north by a residential structure, and to the south, across F Street, the County Clerk's building.

The Alkali Flat West Historic District (the "District") is listed on the City's Register of Historic and Cultural Resources. The District is also listed on the National Register of Historic Places. See Attachments 8 through 9. The appellant's home at 517 8th Street is also listed on the Sacramento Register of Historic and Cultural Resources and the National Register of Historic Places.

The project conforms to all development standards, including the zoning requirements, general plan designation, and Secretary of Interior's standards for the treatment of historic properties. The project does not require any deviations.

The appellant has raised a number of issues in her appeal, which is attached as Attachment 4. The appellant has raised claims related to site plan and design review and also argues the use of the CEQA exemption related to infill is improper. As explained above, the City Council's review is limited to the CEQA issues.

The Preservation Commission's Record of Decision is attached as Attachment 3.

### CEQA Exemptions

CEQA explains that a public agency will normally take up to three separate steps in deciding which document to prepare for a project subject to CEQA (See Guidelines, § 15002, subd. (k)):

- (1)** In the first step the lead agency examines the project to determine whether the project is subject to CEQA at all. It may fall within a statutory exemption, a categorical exemption, or it may be seen with certainty that the project will not have a significant effect on the environment. If the project is exempt, the process does not need to proceed any farther. The agency may prepare a notice of exemption.
- (2)** If the project is not exempt, the lead agency takes the second step and conducts an initial study to determine whether the project may have a significant effect on the environment. If the initial study shows that there is no substantial evidence that the project may have a significant effect, or revisions to the project would avoid such an effect, the lead agency prepares a negative declaration.
- (3)** If the initial study shows that the project may have a significant effect, the lead agency takes the third step and prepares an EIR.

The lead agency has the burden to demonstrate that a project falls within a categorical exemption in step one above and the agency's determination must be supported by substantial evidence. As part of this determination, the lead agency does not ignore evidence, if any, that the project might have a significant effect on the environment.

But once the agency establishes that the project is exempt, the burden shifts to the party challenging the exemption to show that the project is not exempt because it falls within one of the exceptions, listed in Guidelines section 15300.2, to using a categorical exemption. These exceptions include the one invoked by the appellant, which is that a categorical exemption must not be used for a project that may cause a substantial adverse change in the significance of a historical resource.

The appellant has asserted that the project may cause a substantial adverse change in the significance of appellant's historic home next door to the project and in the Alkali Flat West Historic District in which the project is located.

Staff maintains that the project is categorically exempt from CEQA and that no further process is needed. There is substantial evidence that the project is exempt under Guidelines section 15332 (infill) and section 15303 (includes construction of one single-family residence). The discussion below identifies the requirements of each of these categorical exemptions followed by the facts that support finding the requirements are satisfied and that the asserted exception

to using these categorical exemptions does not apply. CEQA Exemption: 15332 Infill Development

The infill exemption applies to projects characterized as in-fill development that meet the following requirements:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
3. The project site has no value as habitat for endangered, rare or threatened species.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
5. The site can be adequately served by all required utilities and public services.

The following discusses each requirement of the exemption and the facts that show the requirement is satisfied.

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The proposed project is consistent with the general plan and zoning designations and regulations. The General Plan designation is Traditional Neighborhood Medium Density (TNMD), which allows for residential uses between 8 and 36 dwelling units per net acre. The zoning designation is Multi-Unit Dwelling zone (R-3A), which allows up to 36 dwelling units per net acre. The subject site is approximately 0.058 acres and the single dwelling unit that is proposed equates to a density of approximately 17 dwelling units per net acre.

The proposed project is also consistent with the goals and policies of the 2035 General Plan, as discussed below. The General Plan's goals describe ideal future conditions for a particular topic and tend to be very general and broad. The policies guide a specific course of action for decision-makers to achieve a desired goal. The following goals and policies are relevant to the project:

**Goal LU 1.1 Growth and Change.** Support sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

The proposed project meets Goal LU 1.1 as demonstrated by the application of policy LU 1.1.5, as follows:

**Policy LU 1.1.5 Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

The City has considered the proposed project in light of the 2035 General Plan, which provides long range planning guidance and direction. The project would use vacant property in a manner consistent with the general plan and zoning designations for the parcel. Further, this lot formerly contained a residential unit as evidenced by the Sanborn Map (Attachment 15). By constructing a new single family residence on an existing vacant lot, we are using previously developed utility and transportation infrastructure and adding to the housing stock in the City.

Further, as part of project review, staff reviewed paper files from the Sacramento Redevelopment Agency days, including the July 1979 Determination of Eligibility for Inclusion on the National Register and the National Register District nominations that were prepared in the 1980s as part of the Agency's Section 106 review obligations. Based on that review, it is clear that it has been official planning policy of the City to promote historic preservation within the neighborhood and its historic districts by encouraging appropriate infill development. That policy dates back decades to at least the late 1970's period. The preferred policy back in the late 1970's through the 1980's period seems to have been to relocate threatened historic residential buildings from other areas of the City into the historic districts, but no policies preclude new sympathetically designed infill buildings. This new single family residence is in character with the residential neighborhood as a single family residence with design, finish, materials, form, and bulk that complement the other structures in the neighborhood.

**Goal LU 2.1 City of Neighborhoods.** Maintain a city of diverse, distinct, and well-structured neighborhoods that meet the community's needs for complete, sustainable, and high-quality living environments, from the historic downtown core to well-integrated new growth areas.

The proposed project meets Goal LU 2.1 as demonstrated by the application of policies LU 2.1.1 and LU 2.1.2, as follows:

**Policy LU 2.1.1 Neighborhoods as a Basic Unit.** Recognizing that Sacramento's neighborhoods are the basic living environments that make-up the city's urban fabric, the City shall strive through its planning and urban design to preserve and enhance their distinctiveness, identity, and livability from the downtown core to well integrated new growth areas.

The Site Plan and Design Review process for this project resulted in city-mandated changes to the project's design to more directly reflect and complement the design scale and character of the neighborhood, including the adjacent home. The City mandated changes to the project related to design, finish, materials, and form, to enhance the cohesiveness of the project between it and the neighborhood. These changes included removal of the bay window, simplified siding materials, and lattice covering below the front exterior stairs.

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

The Site Plan and Design Review process for this project resulted in city-mandated changes to the project's design to more directly reflect and complement the design scale and character of the neighborhood, including the adjacent home. The City mandated changes to the project related to design, finish, materials, and form, , to enhance the cohesiveness of the project between it and the neighborhood. These changes included removal of the bay window, simplified siding materials, and lattice covering below the front exterior stairs.

**Goal LU 2.7 City Form and Structure.** Require excellence in the design of the city's form and structure through development standards and clear design direction.

The proposed project meets Goal LU 2.7 as demonstrated by the application of policy LU 2.7.2, as follows:

**Policy LU 2.7.2 Design Review.** The City shall require design review that focuses on achieving appropriate form and function for new and reuse and reinvestment projects to promote creativity, innovation, and design quality.

The project is a single family home and reflects a typical neighborhood land use. The Site Plan and Design Review looked at adjacent and typically structures in the neighborhood and required changes in the design to more directly reflect adjacent and neighborhood design scale and character with changes in design, finish, materials, form and bulk to reflect the scale and character of the existing neighborhood.

**Goal HCR 2.1 Identification and Preservation of Historic and Cultural Resources.**

Identify and preserve the city's historic and cultural resources to enrich our sense of place and our understanding of the city's prehistory and history.

The proposed project meets Goal HCR 2.1 as demonstrated by the application of policies HCR 2.1.1, HCR 2.1.11, and HCR 2.1.17, as follows:

**Policy HCR 2.1.1 Identification.** The City shall identify historic and cultural resources, including individual properties, districts, and sites (e.g., archaeological sites), to ensure adequate protection of these resources.

The proposed project was processed in a manner consistent with the City's commitment to historic resource protection, and included hearings before both the Preservation Director and Preservation Commission, with consideration of potential effects on historic resources. Review was conducted and consideration was given to the adjacent landmark structure, the history of Alkali Flat, the context statement of the Alkali Flat Historic District, and adjacent period structures to ensure compatibility and a contextual relationship

**Policy HCR 2.1.11 Compatibility with Historic Context.** The City shall review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context. The City shall pay special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources.

The discussion below confirms that specific features of the project were identified and considered as they related to the historic context of the project site and neighborhood. Review was conducted and consideration was given to the adjacent landmark structure, the history of Alkali Flat, the context statement of the Alkali Flat Historic District and adjacent period structures to ensure compatibility and a contextual relationship based on size, mass, materials and style. Specific considerations were given to the height of the project in comparison to the adjacent landmark structure, a similar front setback and similarity of form including raised main floor, entry stair, porch, finish materials and window form and scale.

The following are the design features found in the proposed design that relate well to the other buildings in the Alkali Flat West Historic district:

- Height and width ratio/footprint – the proposed design has a narrow footprint (approximately 24 feet) and is two-and half stories atop a high basement – two features that are similar to the adjoining house at 517 8th Street. There are three-story apartment buildings of similar height but larger mass to the south along E Street;
- High basement floor;
- Straight-line staircase to front porch;
- Affinity of exterior sheathing materials – the front façade and side elevations incorporate 8-inch lap siding, square butt wood shingles, wood trim framing around windows, corner boards at building corners, brick veneer, composition shingled roofing. This echoes a majority of other dwellings in the neighborhood;
- Polygonal bay window projections – like many of the late Victorian Queen Anne and transitional Queen Anne/Craftsman style buildings in the neighborhood, the proposed design incorporates bay windows;
- Differentiation of gable peak sheathing materials – as with many Queen Anne and Eastlake style dwelling in the district there is an effort to differentiate the cladding materials in the gable peaks from the sheathing on the lower walls; and
- Roof form – the design combines a front-gable with tall hipped roof features like a number of other dwellings in the neighborhood

**Policy HCR 2.1.17 Preservation Project Review.** The City shall review and evaluate proposed development projects to minimize impacts on identified historic and cultural resources, including projects on Landmark parcels and parcels within Historic Districts, based on applicable adopted criteria and standards.

The proposed project was processed in a manner consistent with the City's commitment to historic resource protection, and included hearings before both the Preservation Director and Preservation Commission, with consideration of potential effects on historic resources. Review was conducted and consideration was given to the adjacent landmark structure, the history of Alkali Flat, the context statement of the Alkali Flat Historic District, and adjacent period structures to ensure compatibility and a contextual relationship

In addition to the foregoing, staff highlights the following: The 1979 Determination of Eligibility for the Alkali Flat West Historic District describes the diverse architectural elements comprising the Alkali Flat West Historic District—workingman's cottages, commercial structures, large apartment buildings and imposing single-family

residences. It also noted that the disparate building types and architectural styles are integrated architecturally without providing corroborating detail about those shared design qualities. The rarity of the appellant's home at 517 8th Street is referenced within this context, as is the pattern underway in the neighborhood during the late nineteenth century of subdividing large lots into smaller ones and building new structures—a practice that accounts for the lot configuration at 517 and 519 8th Street.

As part of the Central City Survey Update process (August 1998) the Evaluation Committee, which was selected by the City and coordinated by the Preservation Director, described the overall design character of the Alkali Flat neighborhood as follows:

*Visually the area consists of a predominance of high basement cottages, appearing sometimes in rows of identical structures (800 block between E and F Streets, which give a consistent scale and rhythm to the entire area. The majority of these cottages are Queen Anne or Eastlake in style. A feature of the area are the large houses and apartment buildings which punctuate the rows of smaller cottages and help give definition and identity to their immediate surroundings. The most impressive of these are perhaps the turn-of-the-century apartment houses in the Colonial Revival and Craftsman styles.”*

In the ordinance to adopt the Alkali Flat Multiple Resources Historic District (August 2004) the significant features and characteristics of the districts are described as follows:

*The Alkali Flat Multiple Resources Historic Districts feature the remaining examples of the range of historic residential architectural styles. The structures were constructed from the latter half of the 1800s through the early 1900s, including structures originally built as single-family homes, as well as multi-family apartments the components include largely nineteenth century Queen Anne and Italianate “Victorian” and Eastlake cottages. However, there are examples of Greek Revival, Gothic Revival, Moorish influenced design, Second Empire, Stick Style, Prairie School and Federal Style. Certain portions of the Historic Districts include intact rows of small Italianate or Queen Anne houses that convey a sense of time and place through their similar size, scale and overall form. These groupings are relatively consistent in features such as massing, orientation, fenestration and design details creating the texture of the ensemble.”*

Although no period of significance is specified as part of the Ordinance the range of architectural styles present includes examples of the Federal Style, Greek Revival and Gothic Revival Styles—styles that commonly appeared in the Sacramento region prior to 1870—as well as apartment houses in a transitional form of the Craftsman Style (c1900). In a district with many architectural styles, built over a long period of time stretching from the middle of the nineteenth to through the early twentieth century, a

range of design treatments, materials and roof forms can be accommodated in the infill development.

Current planning policy for historic neighborhoods can be found in the 2035 General Plan. The introduction to the Historic and Cultural Resources Element states:

*The goals and policies of the Historic and Cultural Resources Element of the 2035 General Plan promote the identification, protection, and maintenance of historic and cultural resources, including consultation with appropriate organizations and individuals early in the planning and development process to identify opportunities and minimize potential impacts to historic and cultural resources.*

One of the City's obligations as part of the Historic and Cultural Resources Element is to review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context, paying special attention to the scale, massing and relationship of proposed new development to surrounding historic resources (Policy HCR 2.1.11) as well as to assess development to minimize impacts on identified historic and cultural resources, including projects on Landmark parcels within Historic Districts, based on applicable adopted criteria and standards (Policy HCR 2.1.17) – those standards being the Central City Neighborhood Design Guidelines and the Secretary of Interior Standards. Significantly, the Central City Guidelines reference the variety of architectural styles found within the Alkali Flat West Historic District but provide only very general guidance concerning new construction there, specifying only that infill development and building additions respect "... the design, scale, materials and other exterior features common to the styles found in the district." (Section 4.C.3.1)

The Land Use Element, in promoting sustainable growth, links its discussion of infill development with historic preservation. Specific policies include providing incentives for infill development in order to enhance community character, optimize infrastructure investments, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, housing diversity, and ensure integrity of historic districts (Policy LU 1.1.5); to protect established neighborhoods by promoting sensitive transitions between those neighborhoods and adjoining areas, and by requiring new development "... to respect and respond to those existing neighborhood characteristics, buildings, streetscapes, open spaces and urban form that contribute to the overall character and livability of the neighborhood," local context and use of local materials where feasible in Sacramento neighborhoods. (Policies LU 2.1.2 and LU2.4.2)

The staff review and Preservation Director hearing and approval considered the adjacent landmark structure, the history of Alkali Flat, the context statement of the Alkali Flat Historic District and adjacent period structures to ensure compatibility and a contextual relationship based on size, height, mass, materials and style. Specific considerations were height in comparison to the landmark structure, a similar front

setback, and similarity of form including raised main floor, entry stair, porch, finish materials and window form and scale.

**2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The project site is located within the City of Sacramento city limits. The project site is 0.06 acres in size, and comprises less than five acres. The project site is bordered on the north, east and south by structures; the project site has frontage on 8th Street to the west, with a vacant parcel facing 8th Street on the west. The vacant parcel has the same general plan designation as the site, and is zoned RO (Residential Office Zone). The project site is substantially surrounded by urban uses.

**3. The project site has no value as habitat for endangered, rare or threatened species.**

The project site is vacant and includes some ruderal vegetation, and would not provide habitat for any protected species. A street tree on the northern portion of the project site has been identified for removal. The tree is in the public right of way (planter strip) and is a "street tree." The applicant has obtained a permit for the removal. Removal and replacement would not result in any loss of habitat. The tree would be removed to accommodate the project's driveway as the project site has no access to a street or alley other than 8th Street. The location of the ground floor garage and stair to second floor was suggested by staff to provide the maximum amount of compatible context with the landmark structure to the north.

**4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The proposed project is consistent with the general plan designation and zoning, and is in an area developed with single-family residences, multi-family residences and government offices. There are no substantial sources of noise near the project. The proposed use would not generate significant levels of noise—construction noise is regulated by the City's noise ordinance, and is temporary in nature. Construction at the site is required to comply with City regulations concerning run-off from construction sites. One single-family residence does not generate substantial traffic, and no activities are proposed that would affect air quality.

**5. The site can be adequately served by all required utilities and public services.**

Properties neighboring the project site, and in the vicinity, are served by all public utilities and services. All such utilities can be extended to the project site.

The project record, including the Preservation Commission Record of Decision and exhibits, demonstrate that each of the above requirements has been satisfied.

CEQA Exemption 15303: New Construction or Conversion of Small Structures

Another applicable CEQA exemption is found in CEQA Guidelines section 15303, which exempts the construction of “limited numbers of new, small facilities or structures,” including “one single-family residence.” Here, the proposed project is a single-family residence and is therefore exempt from CEQA review under this section of the Guidelines.

Historic Resources

The appellant has raised concerns regarding the impact of the project on her home (at 517 8th Street and on the Alkali Flat West Historic District. The appellant’s home is a resource listed on the Sacramento Register of Historic and Cultural Resources and the National Register of Historic Places. The Alkali Flat West Historic District is also on Sacramento Register of Historic and Cultural Resources and the National Register of Historic Places.

Under CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment. (CEQA Guidelines section 15064.5(b).) Accordingly, in such a case, the agency must prepare an environmental impact report (EIR). (CEQA Guidelines section 15064.)

CEQA defines a “substantial adverse change in the significance of an historical resource” as the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings” such that the significance of the resource would be “materially impaired.” (CEQA Guidelines section 15064.5(b)(1).) The significance of an historical resource is “materially impaired” when a project:

- A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources

survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

- C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.” (CEQA Guidelines section 15064.5(b)(2).)

The project would not “demolish” or “materially alter” anything, let alone appellant’s home or the historic district. The proposed project consists of the construction of a single-family home, consistent with the general plan and zoning designations for the parcel. Further, the property would be used as it was historically, as shown on the 1915 Sanborn map, the project is consistent with the Secretary of Interior’s standards for the treatment of historic properties, and the project complements the existing streetscape, as shown on Attachment 16. The two dwellings are nearly identical in height and share an affinity in terms of proportions. They are both tall buildings, both two-and-a-half stories in height and have narrow footprints. Although deliberately designed, per the Secretary of the Interior’s Standards, not to match one another, the two homes have the same distinct façade components – tall basement, with straight-line access stairs to front porches, and a two-story mid-section defined by tall windows and the exterior wall sheathing treatments. The tall roof forms form a kind of crown for both buildings. It should also be noted that the heights of the two buildings are echoed along the street in the nearby three-story apartment buildings (immediately south).

When considering projects, the General Plan requires the City to pay “...special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources.” This is similar to the review required by the Secretary of the Interior Standards that call for construction that respects the general style, massing, placement and orientation of homes in the historic district, and avoid destruction of historic materials, features or spatial relationships that characterize the historic district.

The appellant appears to base her claim that the project has a significant effect on historical resources on the following grounds:

- Maintaining her historic home would be difficult with a residence on the adjoining parcel. The appellant has explained to staff that she regularly brings a boom lift onto the applicant’s property to maintain hard to reach spots on her own property.
- Locating a structure on the adjoining parcel would devalue the appellant’s historic home, the historic neighborhood and their significance in Sacramento history. It is difficult, however, for staff to follow this argument. As explained above, the proposed

project does not alter the appellant's home or the historic district and consists of the construction of a single-family home on a site that was historically used for a single-family home.

- Locating a structure on the adjoining parcel would interfere with the public's view of the historic structure. True, passerby's may not be able to see every detail of the appellant's home, but they will have a clear view of the front of the house, in the same way all pedestrians can view a traditional single-family home on a residential street.

None of appellant's assertions support a claim that CEQA has been violated. The proposed project will not physically alter appellant's historic home, in any way, nor will it adversely affect the historic district. Appellant's historic home would remain visible from the street.

The Guidelines also state that generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties and related guidelines shall be considered mitigated to a level of less than significant impact on the historical resource. (Guidelines section 15064.5(b)(3).) As determined by the Preservation Commission, the proposed project meets these standards. The applicant's designer worked with the Preservation Director to ensure an appropriate fit for the design context in which it was proposed – in a historic district and adjacent to an individually listed historic landmark building. Consistent with those standards the design is respectful in terms of massing, scale and in its use of materials to adjoining buildings within the district, while being differentiated sufficiently such that it can be recognized as a new building and not convey a false sense of history.

The following are the design features found in the proposed design that relate well to the other buildings in the Alkali Flat West Historic district:

- Height and width ratio/footprint – the proposed design has a narrow footprint (approximately 24 feet) and is two-and half stories atop a high basement – two features that are similar to the adjoining house at 517 8th Street. There are three-story apartment buildings of similar height but larger mass to the south along E Street
- High basement floor
- Straight-line staircase to front porch
- Affinity of exterior sheathing materials – the front façade and side elevations incorporate 8-inch lap siding, square butt wood shingles, wood trim framing around windows, corner boards at building corners, brick veneer, composition shingled roofing. This echoes a majority of other dwellings in the neighborhood
- Polygonal bay window projections – like many of the late Victorian Queen Anne and transitional Queen Anne/Craftsman style buildings the proposed design incorporates bay windows

- Differentiation of gable peak sheathing materials – as with many Queen Anne and Eastlake style dwelling in the district there is an effort to differentiate the cladding materials in the gable peaks from the sheathing on the lower walls
- Roof form – the design combines a front-gable with tall hipped roof features like a number of other dwellings in the neighborhood

The key modern feature not present in the district appears to be the inclusion of a garage entrance, which in this case is on the front façade at the basement level. The garage door opening placement is softened by use of carriage house-type wood doors (roll-up operated).

### Street Tree

The Appellant has also raised concerned about the street tree that is to be removed as part of the project. Staff determined that, based on the site design, the existing street tree in front of appellant's residence on city property could be removed because of its poor health condition and spacing from other street trees. A replacement tree is to be planted at a City standard distance between trees. Urban Forestry completed a work order on June 28, 2016 for the removal, with directions for replacement.

The Work Order indicates the tree was posted on June 2, 2016 to advise nearby residents and interested citizens of its proposed removal, and no appeal to the Director of Public Works, as provided for in the City Code, was submitted. The tree has not yet been removed. See Attachment 10.

### Scenic Easement

At the Preservation Commission hearing, the appellant provided a copy of a "Scenic Easement Deed," which purports to grant a scenic easement from appellant to Sacramento Heritage, Inc., a California nonprofit corporation, regarding the appellant's residential parcel.

The easement is not relevant to the CEQA decision. The easement burdens appellant's property, not neighboring properties. The document requires appellant to, among other things, secure permission from Sacramento Heritage, Inc. to alter her home, including making structural changes and painting. The document does not affect or encumber neighboring properties, including the project site.

The Scenic Easement Deed dated June 19, 1981, bearing the stamp of the Sacramento County Recorder, is included as Attachment 11.

### Project Plans

The building design documents submitted by the applicant are included as Attachment 7.



### Conclusion

Establishment of a historic district does not preclude new construction on vacant parcels. The design of the proposed home, reviewed and approved by the City's Preservation Director and approved by the Preservation Commission through the site plan and design review process, respects the general style, massing, placement and orientation of homes in the historic district. The findings set forth above are based on review of the design of the proposed residence and its relationship to other properties in the historic district, including the residence of the appellants.

Construction of a single-family residence on the project site is exempt from review under CEQA as both infill development project (CEQA Guidelines section 15332) and construction of a single-family residence (CEQA Guidelines section 15303(a)). While staff acknowledges that these exemptions would not apply if the proposed project would result in a substantial adverse change in a historic resource, no substantial evidence of any such effect has been presented. Staff recommends that the City Council deny the appeal and approve the categorical exemptions for the project.

**Financial Considerations:** None.

**Local Business Enterprise (LBE):** None.

**RESOLUTION NO. 2016-**

Adopted by the Sacramento City Council

**DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
519 8TH STREET CEQA APPEAL (PB16-006)**

**BACKGROUND**

- A. On June 09, 2016, the Preservation Director conducted a public hearing, and approved the construction of a three-story single family residence at 519 8th Street in the Alkali Flat West Historic District. The project site is currently vacant. The proposed project conforms to all development standards and does not require any deviations.
- B. On June 20, 2016, the appellant appealed the decision of the Preservation Director to the Preservation Commission.
- C. On August 17, 2016, the Preservation Commission conducted a public hearing and approved the project, thereby denying the appeal.
- D. On August 26, 2016, the appellant appealed the Preservation Commission's determination of environmental exemption under the California Environmental Quality Act (CEQA) to the City Council.
- E. On November 29, 2016, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.812.030 and received and considered evidence concerning the CEQA Exemptions for the 519 8th Street project.
- F. The neighboring parcel immediately north of the project site is improved with a single-family residence, which is owned by the appellant. To the immediate south of the project site, is multi-family housing and its parking lot. The parcel across 8th Street is vacant. The vacant parcel is bordered on the north by a residential structure, and to the south, across F Street, the County Clerk's building.
- G. The appellant's home at 517 8th Street is listed on the Sacramento Register of Historic and Cultural Resources and the National Register of Historic Places. The Alkali Flat West Historic District is also listed on the Sacramento Register of Historic and Cultural Resources and the National Register of Historic Places..

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

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 pursuant to section 15332 and 15303(a) of the Environmental Quality Act Guidelines as follows:

- A. The City has identified two categorical exemptions that apply to the project. None of the circumstances identified in CEQA Guidelines section 15300.2 is present: the project would not contributed to any cumulative effects; no substantial evidence was presented that the project would have a significant effect on the environment; the project would not affect an scenic highway; and as shown in the findings below, there is no substantial evidence that the project would result in a substantial adverse change in the significance of a historic resource.
- B. Construction of a single-family residence on the project site qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) as an infill development project (CEQA Guidelines section 15332) and as the project site is an infill lot and the proposed project is a small structure.

The project qualifies as in-fill development and satisfies the following requirements:

1. **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The proposed project is consistent with the general plan and zoning designations and regulations. The General Plan designation is Traditional Neighborhood Medium Density (TNMD), which allows for residential uses between 8 and 36 dwelling units per net acre. The zoning designation is Multi-Unit Dwelling zone (R-3A), which allows up to 36 dwelling units per net acre. The subject site is approximately 0.058 acres and the single dwelling unit that is proposed equates to a density of approximately 17 dwelling units per net acre.

The proposed project is also consistent with the goals and policies of the 2035 General Plan, as discussed below. The General Plan's goals describe ideal future conditions for a particular topic and tend to be very general and broad. The policies guide a specific course of action for decision-makers to achieve a desired goal. The following goals and policies are relevant to the project:

**Goal LU 1.1 Growth and Change.** Support sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

The proposed project meets Goal LU 1.1 as demonstrated by the application of policy LU 1.1.5, as follows:

**Policy LU 1.1.5 Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

The City has considered the proposed project in light of the 2035 General Plan, which provides long range planning guidance and direction. The project would use vacant property in a manner consistent with the general plan and zoning designations for the parcel. Further, this lot formerly contained a residential unit as evidenced by the Sanborn Map (Attachment 15). By constructing a new single family residence on an existing vacant lot, we are using previously developed utility and transportation infrastructure and adding to the housing stock in the City.

Further, as part of project review, staff reviewed paper files from the Sacramento Redevelopment Agency days, including the July 1979 Determination of Eligibility for Inclusion on the National Register and the National Register District nominations that were prepared in the 1980s as part of the Agency's Section 106 review obligations. Based on that review, it is clear that it has been official planning policy of the City to promote historic preservation within the neighborhood and its historic districts by encouraging appropriate infill development. That policy dates back decades to at least the late 1970's period. The preferred policy back in the late 1970's through the 1980's period seems to have been to relocate threatened historic residential buildings from other areas of the City into the historic districts, but no policies preclude new sympathetically designed infill buildings. This new single family residence is in character with the residential neighborhood as a single family residence with design, finish, materials, form, and bulk that complement the other structures in the neighborhood.

**Goal LU 2.1 City of Neighborhoods.** Maintain a city of diverse, distinct, and well-structured neighborhoods that meet the community's needs for complete, sustainable, and high-quality living environments, from the historic downtown core to well-integrated new growth areas.

The proposed project meets Goal LU 2.1 as demonstrated by the application of policies LU 2.1.1 and LU 2.1.2, as follows:

**Policy LU 2.1.1 Neighborhoods as a Basic Unit.** Recognizing that Sacramento's neighborhoods are the basic living environments that make-up the city's urban fabric, the City shall strive through its planning and urban design to preserve and enhance their distinctiveness, identity, and livability from the downtown core to well integrated new growth areas.

The Site Plan and Design Review process for this project resulted in city-mandated changes to the project's design to more directly reflect and complement the design scale and character of the neighborhood, including the adjacent home. The City mandated changes to the project related to design, finish, materials, and form, to enhance the cohesiveness of the project between it and the neighborhood. These changes included removal of the bay window, simplified siding materials, and lattice covering below the front exterior stairs.

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

The Site Plan and Design Review process for this project resulted in city-mandated changes to the project's design to more directly reflect and complement the design scale and character of the neighborhood, including the adjacent home. The City mandated changes to the project related to design, finish, materials, and form, , to enhance the cohesiveness of the project between it and the neighborhood. These changes included removal of the bay window, simplified siding materials, and lattice covering below the front exterior stairs.

**Goal LU 2.7 City Form and Structure.** Require excellence in the design of the city's form and structure through development standards and clear design direction.

The proposed project meets Goal LU 2.7 as demonstrated by the application of policy LU 2.7.2, as follows:

**Policy LU 2.7.2 Design Review.** The City shall require design review that focuses on achieving appropriate form and function for new and reuse and reinvestment projects to promote creativity, innovation, and design quality.

The project is a single family home and reflects a typical neighborhood land use. The Site Plan and Design Review looked at adjacent and typically structures in the neighborhood and required changes in the design to more directly reflect adjacent and neighborhood design scale and character with changes in design,

finish, materials, form and bulk to reflect the scale and character of the existing neighborhood.

**Goal HCR 2.1 Identification and Preservation of Historic and Cultural Resources.** Identify and preserve the city's historic and cultural resources to enrich our sense of place and our understanding of the city's prehistory and history.

The proposed project meets Goal HCR 2.1 as demonstrated by the application of policies HCR 2.1.1, HCR 2.1.11, and HCR 2.1.17, as follows:

**Policy HCR 2.1.1 Identification.** The City shall identify historic and cultural resources, including individual properties, districts, and sites (e.g., archaeological sites), to ensure adequate protection of these resources.

The proposed project was processed in a manner consistent with the City's commitment to historic resource protection, and included hearings before both the Preservation Director and Preservation Commission, with consideration of potential effects on historic resources. Review was conducted and consideration was given to the adjacent landmark structure, the history of Alkali Flat, the context statement of the Alkali Flat Historic District, and adjacent period structures to ensure compatibility and a contextual relationship

**Policy HCR 2.1.11 Compatibility with Historic Context.** The City shall review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context. The City shall pay special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources.

The discussion below confirms that specific features of the project were identified and considered as they related to the historic context of the project site and neighborhood. Review was conducted and consideration was given to the adjacent landmark structure, the history of Alkali Flat, the context statement of the Alkali Flat Historic District and adjacent period structures to ensure compatibility and a contextual relationship based on size, mass, materials and style. Specific considerations were given to the height of the project in comparison to the adjacent landmark structure, a similar front setback and similarity of form including raised main floor, entry stair, porch, finish materials and window form and scale.

The following are the design features found in the proposed design that relate well to the other buildings in the Alkali Flat West Historic district:

- Height and width ratio/footprint – the proposed design has a narrow footprint (approximately 24 feet) and is two-and half stories atop a high basement – two features that are similar to the adjoining house at 517 8th Street. There

- are three-story apartment buildings of similar height but larger mass to the south along E Street;
- High basement floor;
  - Straight-line staircase to front porch;
  - Affinity of exterior sheathing materials – the front façade and side elevations incorporate 8-inch lap siding, square butt wood shingles, wood trim framing around windows, corner boards at building corners, brick veneer, composition shingled roofing. This echoes a majority of other dwellings in the neighborhood;
  - Polygonal bay window projections – like many of the late Victorian Queen Anne and transitional Queen Anne/Craftsman style buildings in the neighborhood, the proposed design incorporates bay windows;
  - Differentiation of gable peak sheathing materials – as with many Queen Anne and Eastlake style dwelling in the district there is an effort to differentiate the cladding materials in the gable peaks from the sheathing on the lower walls; and
  - Roof form – the design combines a front-gable with tall hipped roof features like a number of other dwellings in the neighborhood

**Policy HCR 2.1.17 Preservation Project Review.** The City shall review and evaluate proposed development projects to minimize impacts on identified historic and cultural resources, including projects on Landmark parcels and parcels within Historic Districts, based on applicable adopted criteria and standards.

The proposed project was processed in a manner consistent with the City's commitment to historic resource protection, and included hearings before both the Preservation Director and Preservation Commission, with consideration of potential effects on historic resources. Review was conducted and consideration was given to the adjacent landmark structure, the history of Alkali Flat, the context statement of the Alkali Flat Historic District, and adjacent period structures to ensure compatibility and a contextual relationship

In addition to the foregoing, staff highlights the following: The 1979 Determination of Eligibility for the Alkali Flat West Historic District describes the diverse architectural elements comprising the Alkali Flat West Historic District—workingman's cottages, commercial structures, large apartment buildings and imposing single-family residences. It also noted that the disparate building types and architectural styles are integrated architecturally without providing corroborating detail about those shared design qualities. The rarity of the appellant's home at 517 8th Street is referenced within this context, as is the pattern underway in the neighborhood during the late nineteenth century of subdividing large lots into smaller ones and building new structures—a practice that accounts for the lot configuration at 517 and 519 8th Street.

As part of the Central City Survey Update process (August 1998) the Evaluation Committee, which was selected by the City and coordinated by the Preservation Director, described the overall design character of the Alkali Flat neighborhood as follows:

*Visually the area consists of a predominance of high basement cottages, appearing sometimes in rows of identical structures (800 block between E and F Streets, which give a consistent scale and rhythm to the entire area. The majority of these cottages are Queen Anne or Eastlake in style. A feature of the area are the large houses and apartment buildings which punctuate the rows of smaller cottages and help give definition and identity to their immediate surroundings. The most impressive of these are perhaps the turn-of-the-century apartment houses in the Colonial Revival and Craftsman styles.”*

In the ordinance to adopt the Alkali Flat Multiple Resources Historic District (August 2004) the significant features and characteristics of the districts are described as follows:

*The Alkali Flat Multiple Resources Historic Districts feature the remaining examples of the range of historic residential architectural styles. The structures were constructed from the latter half of the 1800s through the early 1900s, including structures originally built as single-family homes, as well as multi-family apartments the components include largely nineteenth century Queen Anne and Italianate “Victorian” and Eastlake cottages. However, there are examples of Greek Revival, Gothic Revival, Moorish influenced design, Second Empire, Stick Style, Prairie School and Federal Style. Certain portions of the Historic Districts include intact rows of small Italianate or Queen Anne houses that convey a sense of time and place through their similar size, scale and overall form. These groupings are relatively consistent in features such as massing, orientation, fenestration and design details creating the texture of the ensemble.”*

Although no period of significance is specified as part of the Ordinance the range of architectural styles present includes examples of the Federal Style, Greek Revival and Gothic Revival Styles—styles that commonly appeared in the Sacramento region prior to 1870—as well as apartment houses in a transitional form of the Craftsman Style (c1900). In a district with many architectural styles, built over a long period of time stretching from the middle of the nineteenth to through the early twentieth century, a range of design treatments, materials and roof forms can be accommodated in the infill development.

Current planning policy for historic neighborhoods can be found in the 2035 General Plan. The introduction to the Historic and Cultural Resources Element states:

*The goals and policies of the Historic and Cultural Resources Element of the 2035 General Plan promote the identification, protection, and maintenance of historic and cultural resources, including consultation with appropriate*

*organizations and individuals early in the planning and development process to identify opportunities and minimize potential impacts to historic and cultural resources.*

One of the City's obligations as part of the Historic and Cultural Resources Element is to review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context, paying special attention to the scale, massing and relationship of proposed new development to surrounding historic resources (Policy HCR 2.1.11) as well as to assess development to minimize impacts on identified historic and cultural resources, including projects on Landmark parcels within Historic Districts, based on applicable adopted criteria and standards (Policy HCR 2.1.17) – those standards being the Central City Neighborhood Design Guidelines and the Secretary of Interior Standards. Significantly, the Central City Guidelines reference the variety of architectural styles found within the Alkali Flat West Historic District but provide only very general guidance concerning new construction there, specifying only that infill development and building additions respect "... the design, scale, materials and other exterior features common to the styles found in the district." (Section 4.C.3.1)

The Land Use Element, in promoting sustainable growth, links its discussion of infill development with historic preservation. Specific policies include providing incentives for infill development in order to enhance community character, optimize infrastructure investments, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, housing diversity, and ensure integrity of historic districts (Policy LU 1.1.5); to protect established neighborhoods by promoting sensitive transitions between those neighborhoods and adjoining areas, and by requiring new development "... to respect and respond to those existing neighborhood characteristics, buildings, streetscapes, open spaces and urban form that contribute to the overall character and livability of the neighborhood," local context and use of local materials where feasible in Sacramento neighborhoods. (Policies LU 2.1.2 and LU2.4.2)

The staff review and Preservation Director hearing and approval considered the adjacent landmark structure, the history of Alkali Flat, the context statement of the Alkali Flat Historic District and adjacent period structures to ensure compatibility and a contextual relationship based on size, height, mass, materials and style. Specific considerations were height in comparison to the landmark structure, a similar front setback, and similarity of form including raised main floor, entry stair, porch, finish materials and window form and scale.

**2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The project site is located within the City of Sacramento city limits. The project site is 0.06 acres in size, and comprises less than five acres. The

project site is bordered on the north, east and south by structures; the project site has frontage on 8th Street to the west, with a vacant parcel facing 8th Street on the west. The vacant parcel has the same general plan designation as the site, and is zoned RO (Residential Office Zone). The project site is substantially surrounded by urban uses.

**3. The project site has no value, as habitat for endangered, rare or threatened species.**

The project site is vacant and includes some ruderal vegetation, and would not provide habitat for any protected species. A street tree on the northern portion of the project site has been identified for removal. The tree is in the public right of way (planter strip) and is a “street tree.” The applicant has obtained a permit for the removal. Removal and replacement would not result in any loss of habitat. The tree would be removed to accommodate the project’s driveway as the project site has no access to a street or ally other than 8th Street. The location of the ground floor garage and stair to second floor was suggested by staff to provide the maximum amount of compatible context with the landmark structure to the north

**4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The proposed project is consistent with the general plan designation and zoning, and is in an area developed with single-family residences, multi-family residences and government offices. There are no substantial sources of noise near the project. The proposed use would not generate significant levels of noise—construction noise is regulated by the City’s noise ordinance, and is temporary in nature. Construction at the site is required to comply with City regulations concerning run-off from construction sites. One single-family residence does not generate substantial traffic, and no activities are proposed that would affect air quality.

**5. The site can be adequately served by all required utilities and public services.**

Properties neighboring the project site, and in the vicinity, are served by all public utilities and services. All such utilities can be extended to the project site.

The project record, including the Preservation Commission Record of Decision and exhibits, demonstrate that each of the above requirements has been satisfied. No substantial evidence has been submitted that would support a finding that any of the infill exemption requirements has not been met.

None of the exceptions identified in CEQA Guidelines section 15300.2 are present and the use of a categorical exemption is appropriate. The project would not result in significant effects and would not contribute to any cumulative effects. No damage to scenic resources would occur, the project site is not listed as a site affected by hazardous materials.

The proposed project would not have a substantial adverse change in the significance any historic resource.

Another applicable CEQA exemption is found in CEQA Guidelines section 15303, which exempts the construction of "limited numbers of new, small facilities or structures," including "one single-family residence." Here, the proposed project is a single-family residence and is therefore exempt from CEQA review under this section of the Guidelines.

City of  
**SACRAMENTO**  
Community Development

**CITY OF SACRAMENTO  
PRESERVATION COMMISSION  
RECORD OF DECISION**  
300 Richards Boulevard, Sacramento, CA 95811

Project Name:	Appeal of 519 8th Street (New 3-Story Home)	
Project Number:	PB16-006	
Project Location:	519 8th Street	
Assessor's Parcel No.:	002-0104-021-0000	
Applicant:	Raveen Shankar	
Action Status:	Approved	Action Date: August 17, 2016

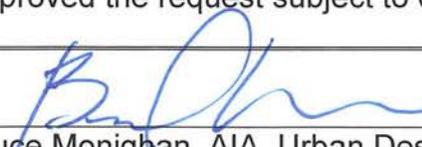
**REQUESTED ENTITLEMENT(S):** **Subject: Appeal of 519 8th Street (New 3-Story Home) (PB16-006)**

- A. Environmental Determination: Exempt** (per CEQA Guidelines section 15332 - Infill Development Projects); and
- B. Preservation Site Plan and Design Review** for new construction in an historic district, a proposed three-story, single-unit dwelling with an attached garage, on a vacant parcel of approximately 0.06 acres in the Multi-Unit Dwelling (R-3A) zone and located in the Alkali Flat West Historic District.

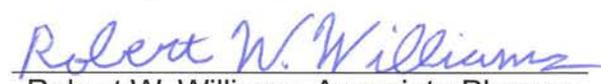
**ACTIONS TAKEN:** On August 17, 2016, the Preservation Commission took the following actions based on the attached findings of fact:

Approved the request subject to conditions.

**Action certified by:**

  
Bruce Monighan, AIA, Urban Design Manager

Sent to Applicant: August 25, 2016

By:   
Robert W. Williams, Associate Planner

**NOTICE OF PROTEST RIGHTS**

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

**EXPIRATION**

**TENTATIVE MAP:** Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**CONDITIONAL USE PERMIT:** A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

**VARIANCE:** Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

**SITE PLAN AND DESIGN REVIEW:** Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

**NOTE:** Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, conditional use permits and variances.

**APPEALS**

This project was an appeal hearing to the Preservation Commission from an action of the Preservation Director. It is not subject to any further appeal process.

**Findings Of Fact:**

- A. Environmental Determination: Exemption.** 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 Planning and Design Commission finds that the Project is exempt from review under Section 15332 (Infill Development Projects) of the CEQA Guidelines. The project involves the construction of a new single-unit dwelling. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value, as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.
- B. The Preservation Site Plan and Design Review** for new construction in an historic district, a proposed three-story, single-unit dwelling, with an attached garage, on a vacant parcel of approximately 0.06 acres in the Multi-Unit Dwelling (R-3A) zone and located in the Alkali Flat West Historic District is approved based on the following findings:
1. The project is consistent with the Secretary of the Interior's Rehabilitation Standards and the goals and policies of the Planning & Development Code in that the property is proposed to be used as it was historically for a residence, while adding a new residential unit in such a way that retains spatial relationships of the existing street scape found in the historic district, retaining a traditional single-family home scale and massing facing 8th Street, the proposed new buildings, as additions to the historic district, would not destroy historic materials, features or spatial relationships that characterize the historic district. The new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the Alkali Flat West Historic District would be unimpaired;
  2. The proposed project is also generally consistent with the General Plan including General Plan policy HCR 2.1.11, Compatibility with Historic Context, with appropriate scale, massing, and relationship of the proposed new development to surrounding historic resources, and the purpose and intent of the Central City Neighborhood Design Guidelines and development standards, and would maintain the existing character and quality along 8th Street; and
  3. 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 or urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in nonurbanized areas for property located within a flood hazard zone, intended to be protected by the system. As evidenced by Resolution 2016-0226, adopted by the city council on June 21, 2016, the City has accepted SAFCA's evidence of adequate progress.

## **Conditions Of Approval:**

- B.** The **Preservation Site Plan and Design Review** for new construction in an historic district, a proposed three-story, single-unit dwelling, with an attached garage, on a vacant parcel of approximately 0.06 acres in the Multi-Unit Dwelling (R-3A) zone and located in the Alkali Flat West Historic District is approved based on the following findings:

### **Preservation and Planning:**

- B1. The project shall be located on the site and constructed of the designs and materials indicated on the Preservation Office's stamped approved plans; including any red-lined notes on the plans.
- B2. This project approval is limited to the new construction of new home, a 3-story, single-unit dwelling, with an attached garage, accessed by a new curb cut and driveway. Any changes to the approved project will require additional Preservation site plan and design review approval.
- B3. The project shall have building setbacks and all other dimensions as indicated on the attached approved exhibits.
- B4. Provide all siding material as indicated and per locations shown on approved plans. The lap and shingle siding shall be wood or fiber cement. Stucco siding shall be smooth. Provide decorative wood vents in gable ends per approved plans. Provide colors and materials per approved plans and per submitted color board.
- B5. Provide all new windows as per the location, design, and materials that are indicated on the approved plans. New windows shall be single or double hung windows, except smaller windows can be casement, awning or fixed, per approved plans. All new windows shall have smooth wood trim and projecting sills, per approved plans. Cut sheets of all proposed windows shall be provided to Preservation staff for review and approval prior to submission for building permit plan check. Slider windows are not allowed on the home. Vinyl windows are not allowed on the home.
- B6. Provide all exterior person doors as per the design and materials indicated on the approved plans. All exterior doors shall be made of wood, and painted, and shall have smooth wood trim, and painted, per approved plans. Cut sheets of all exterior doors and the garage door, shall be provided to Preservation staff for review and approval prior to submission for building permit plan check.
- B7. Front stairs and front porch shall as have been indicated on approved plans. All railings and stairs and steps shall be made of wood and shall comply with submitted plans and standard stair details; Newell post shall be on the landing at grade, closed risers; bull-nosed treads; all

wood. Siding on enclosed stair base shall be brick veneer to match ground floor front elevation siding.

- B8. Roof pitch (10 in 12) and materials shall be as indicated on approved plans with 30-year dimensional composition roofing (desert tan color).
- B9. All wood and all other materials not indicated otherwise shall be made of painted wood, with smooth finish, no rough-sawn, or raised grain patterns allowed. All pressure treated divots must be filled in and sanded smooth prior to primer being applied.
- B10. Cut-sheets for all new exterior fixtures (porch lights, etc.) shall be submitted to Preservation staff for review and approval prior to finalizing the building permit.
- B11. The existing city street tree that is located in front of the adjacent north property (517 8th Street) has been approved to be removed by Urban Forestry. A new city street will be planted by the applicant approximately 20 feet south of the removed tree, tree species and location as specified by Urban Forestry plan review and permit conditions. Driveway and curb-cut shall be provided as per submitted plans.
- B12. No mechanical equipment is allowed on the roof. Any new necessary roof vents shall be low profile and painted to match the roofing color.
- B13. No HVAC has been shown on the site plan. New HVAC equipment shall be ground mounted and shall not be visible from street views and no exposed or exterior conduit/ductwork is allowed. Proposed ground mounted HVAC shall be shown on the site plan that is submitted for building plan check/permits.
- B14. NO OTHER WORK IS ALLOWED UNDER THIS APPROVAL.
- B15. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Preservation staff shall be subject to review and approval prior to any changes. Applicant shall comply with all current building code requirements.
- B16. The applicant shall obtain all necessary building permits prior to commencing building construction.
- B17. Any work that differs from the final set of plans approved by Planning and Preservation staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.
- B18. A complete set of revised plans shall be emailed to Preservation staff (pdf's) prior to submission for building permits. If the plans that are submitted for a building permit are required to be further revised (a correction notice, or other), then a copy of the revisions shall be provided to Planning and Preservation staff for review and approval. (An emailed pdf copy of plans, full size set of plans on request).

- B19. *ADDED BY THE COMMISSION:* The proposed bay window project extension on the north side of the proposed home shall be redesigned to be flat against the main wall of the home. A more smooth and simplified design. Final design and materials subject to review of revised plans and approval by Preservation staff.
- B20. *ADDED BY THE COMMISSION:* The proposed siding materials shall be revised to be more simplified siding materials. Final design and materials subject to review of revised plans and approval by Preservation staff.
- B21. *ADDED BY THE COMMISSION:* Driveway to be Hollywood strip style or similar design. Final design and materials subject to review of revised plans and approval by Preservation staff.
- B22. *ADDED BY THE COMMISSION:* Enclosure below stairs to be a more open type of lattice covering or similar design. Final design and materials subject to review of revised plans and approval by Preservation staff.

**Department of Utilities:**

- B23. The proposed development does not front a public water or sanitary sewer main. The applicant has the following options in order to bring water and sewer service to the subject property; 1) the applicant may run water and sewer services through adjoining lots if these property owner grants permission for such services to run through their lot, 2) The applicant may run the services under the concrete sidewalk at no cost to the City or 3) construct a water and sewer main extension to the frontage of the property that shall be to the satisfaction of the Department of Utilities (DOU). (Note: There is an existing 6" water main and 8" combined sanitary sewer main in Eggplant Alley. There is also an 8" combined sanitary sewer main in F Street. A private easement may be required if services is proposed through the adjoining lots.)
- 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. The Combined Sewer System fee at time of building permit is estimated to be \$130.31 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.
- B25. The applicant shall provide a drainage analysis to meet current requirements. The drainage analysis must be reviewed and approved by the Department of Utilities prior to building permit issuance. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Section (916-808-1400) at the early planning stages to address any drainage related requirements.

- B26. The finish floor shall meet current standards and shall be reviewed and approved by the DOU.
- B27. 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 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.
- B28. 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.

**Department of Public Works:**

- B29. 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 per City standards to the satisfaction of the Department of Public Works.
- B30. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works unless otherwise approved with driveway variance DRV16-0015.
- B31. 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.

**SRCSD:**

- B32. Developing this property will require the payment of Regional San sewer impact 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.

**Site Plan and Design Review Advisory Notes:**

1. *PLANNING AND PRESERVATION:* Please pre-coordinate your Building Permit Final inspections appointments on this project with the Planner who handled your Preservation review and approval, before you call for your Final inspection.
2. *PLANNING AND PRESERVATION:* This Preservation approval shall expire in three years from the approval date.
3. *PARKS:* Prior to issuance of a building permit, a park development impact fee will be collected by the City. The park fee is currently \$2,770 for a single family home in the Central City infill area. The fee is assessed based on the date of submittal of a complete application. The park fee will be adjusted on July 1, 2016 to account for inflation.
4. *FIRE:* The home will need to be provided with NFPA 13 D Sprinklers.
5. *UTILITIES:* The applicant is encouraged to consider Low Impact Development (LID) strategy for the site design and utilize LID practices (i.e. stormwater planters) for stormwater treatment. The applicant can obtain LID runoff reduction credits following the guidance in the Stormwater Quality Design Manual. LID runoff reduction will reduce the required treatment volume which could potentially reduce the surface area requirements for the stormwater treatment measures. Contact City of Sacramento Utilities Department Stormwater Program (808-1449) if you have additional questions.
6. *SRCSD:* 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).

Attachments: Exhibits A through D

Exhibit A: Site Plan

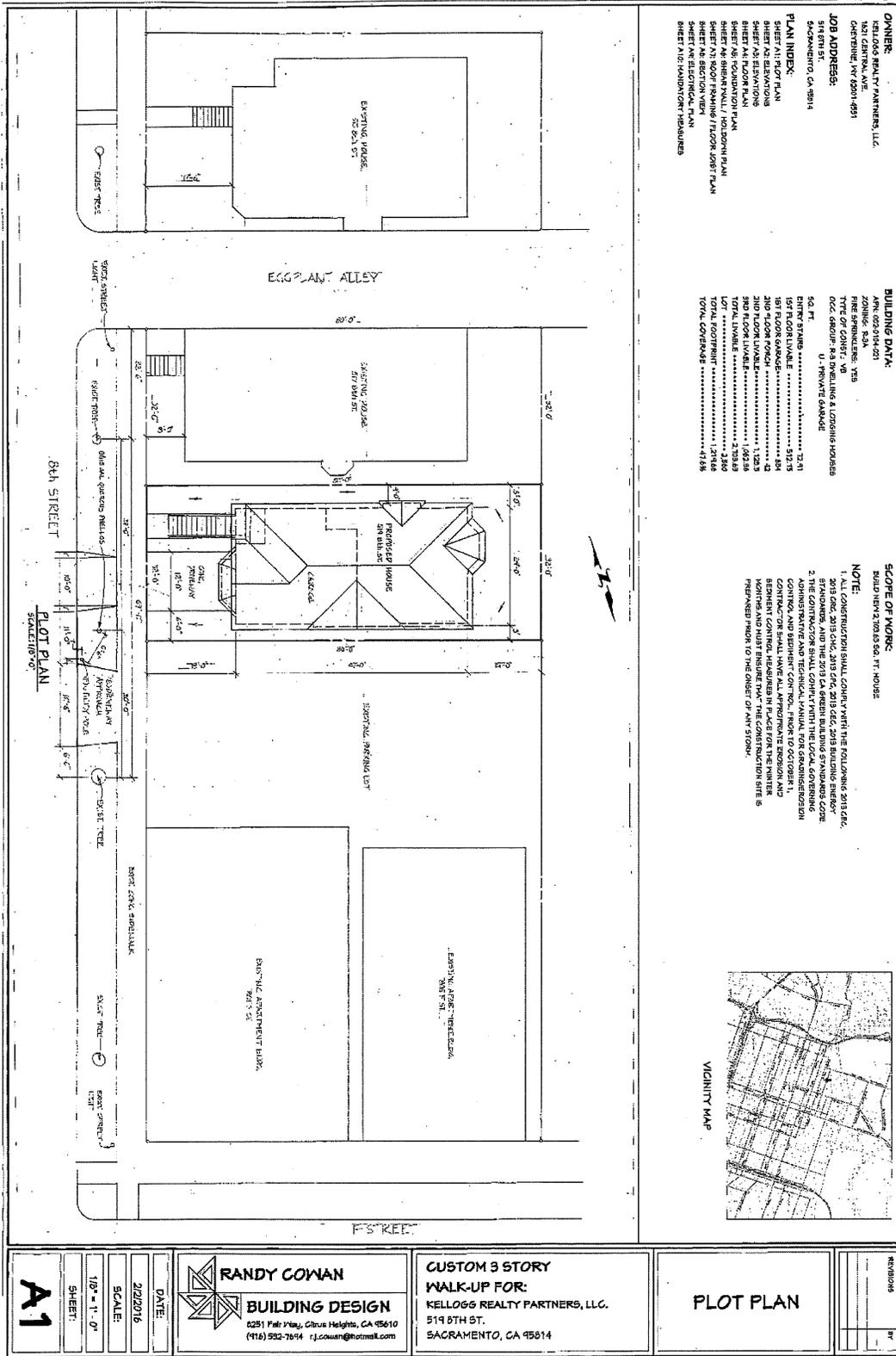
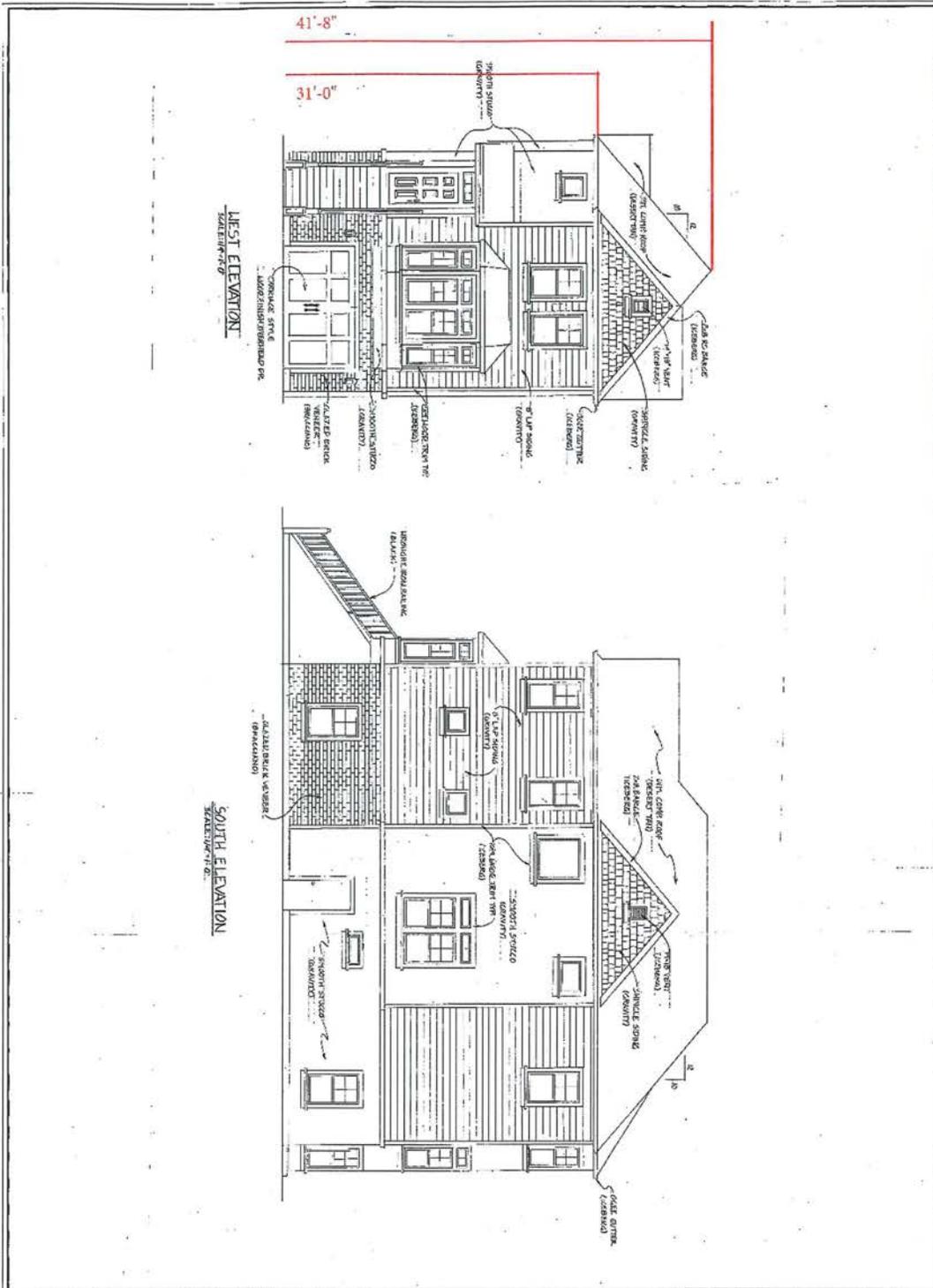


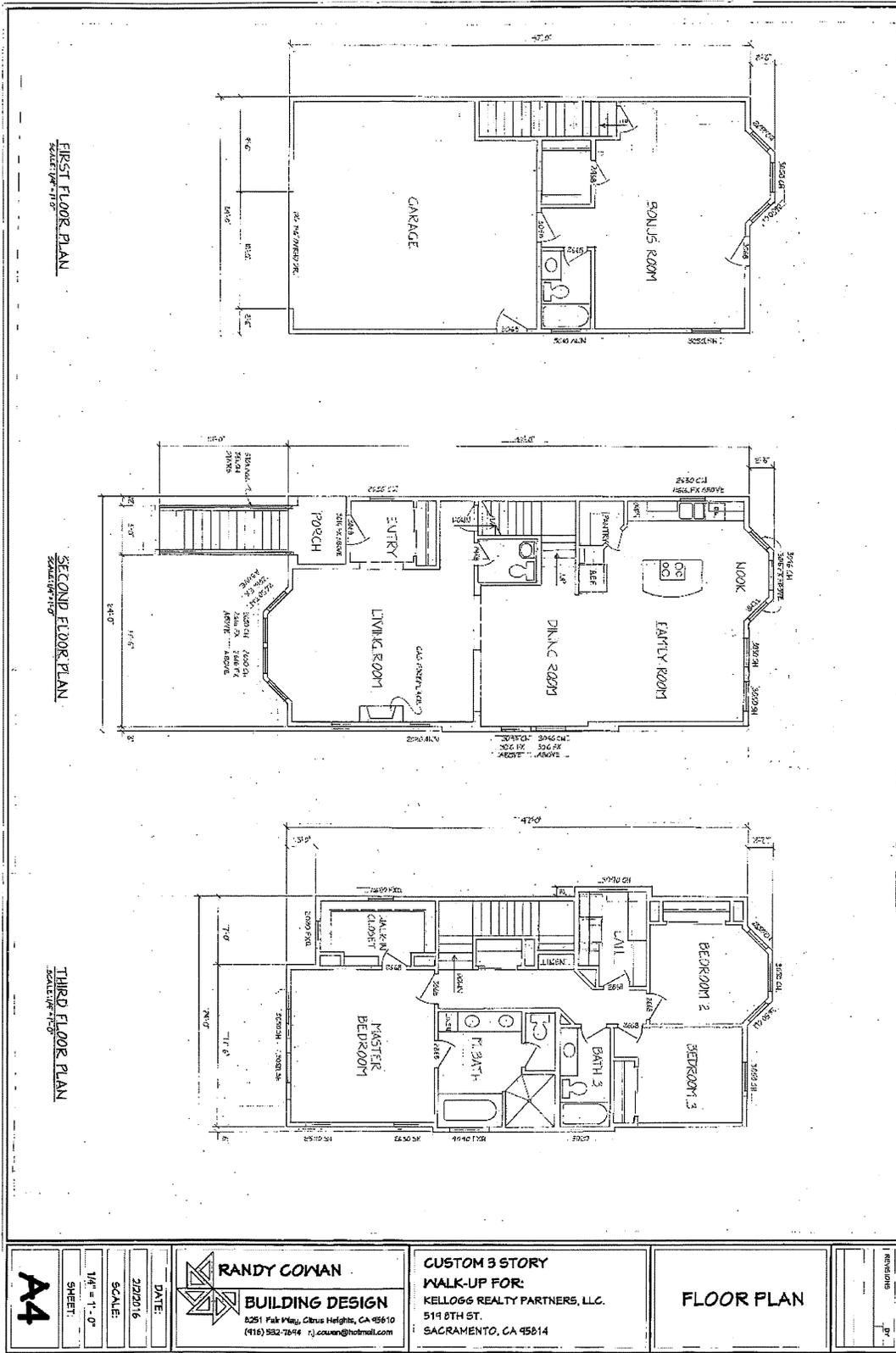
Exhibit B: Elevations – West and South



<b>A2</b>	DATE: 2/2/2016	 <b>RANDY COWAN</b> <b>BUILDING DESIGN</b> 8251 Fall View, Citrus Heights, CA 95610 (916) 552-7544 r.cowan@hotmail.com	CUSTOM 3 STORY WALK-UP FOR: KELLOGG REALTY PARTNERS, LLC. 514 8TH ST. SACRAMENTO, CA 95614	<b>ELEVATIONS</b>	SHEET:
	SCALE: 1/4" = 1'-0"				DATE:



Exhibit D: Floor Plans





Attachment to City of Sacramento Appeal Request

August 26, 2016

City of Sacramento  
Sacramento City Council  
Appeal to City Council  
Preservation Commission Decision 8-17-16  
519 – 8<sup>th</sup> Street, PB 16-006

Honorable Members of the Sacramento City Council:

This is to appeal the August 17, 2016 decision of the Preservation Commission. Prior to the August 17, 2016 hearing, I had filed an appeal on the Preservation Director's decision, rendered June 9, 2016. The Commission's action was to approve the above referenced project, thereby denying the appeal I had filed.

The staff report cites:

- A) Environmental Exemption (per CEQA 15332 – Infill Development Projects); and
- B) Preservation Site Plan and Design Review for a proposed new single-unit dwelling in R-3A zone in the Alkali Flat West District.

My grounds for appeal are included in the documents I submitted on June 9, 2016 and August 17, 2016. While I was told repeatedly by City staff that there were no additional avenues for administrative appeal, and even called to a meeting to ask if I wished to withdraw my appeal as there were no grounds, I respectfully disagree.

I have summarized the broad points below, and will be submitting an expanded document explaining the points in more detail.

Under the provisions of Public Resources Code Section 21151-c;

The project is located in a National Register District and the City of Sacramento's Alkali Flat West Historic District. Further, project is immediately adjacent to a property listed on the National Register of Historic Places and on the Sacramento Register of Historic and Cultural Resources. Inconsistent or unclear with guidelines and requirements for historic resources and districts. No evidence that this was adequately considered in the review process;

Proposed Tree Removal inconsistent or unclear with guidance and requirements. No evidence that this was adequately considered in the review process;

Inconsistent and/or unclear with the City of Sacramento's Infill Program guidelines and requirements. No evidence that this was adequately considered in the review process;

Inconsistent and/or unclear with Building Code Compliance and Guidance, as referenced in the staff reports. No evidence that this was adequately considered in the review process;

Inconsistent and/or unclear with Design Review guidelines and requirements. No evidence that this was adequately considered in the review process;

Original placement of the building adjacent to the proposed project. No evidence that this was adequately considered in the review process;

Placement of the proposed project. No evidence that this was adequately considered in the review process;

Placement of the proposed project as it relates to the existing surroundings, including how this project aligned with the adjacent historic building. No evidence that this was adequately considered in the review process;

Maintenance of adjacent historic building and associated scenic easement. No evidence that this was adequately considered in the review process. Rather, both of these items were dismissed out of hand as not relevant. No evidence that this was adequately considered in the review process;

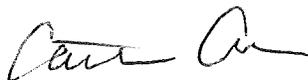
Definition of Bay Window by the City of Sacramento.

City of Sacramento purchasing the subject property under the umbrella of eminent domain for public purposes, only to subsequently abandon the public purpose, using government resources and power to do so.

I have submitted this appeal, using the City of Sacramento Appeal Request, as this was what was provided by City staff when representatives of myself requested the form. Additionally, it was unclear when the 10 day period to file an appeal was effective. My read was this appeal would be due no later than Monday, August 29, 2016, since the tenth day fell on a Saturday. The representatives for myself sought clarification of this, and could not find anyone at City Hall that knew when the tenth day occurred. The representatives ultimately spoke with the City Clerk, who indicated she was also unclear – but that if the tenth day fell on a Saturday, the due date was the Friday prior. If the tenth day had fallen on a Sunday, it would be due on the following Monday. So to preserve our rights for appeal, we are submitting this appeal on Friday, August 26, 2016. As indicated above, we will be filing an amended appeal.

Should you have any questions, please feel free to contact me. I can be reached via email at [catherine.camacho.517@gmail.com](mailto:catherine.camacho.517@gmail.com)

Sincerely,



Catherine Camacho  
517 Eighth Street  
Sacramento, CA 95814

June 9, 2016

Robert W. Williams  
Associate Planner  
Community Development Department  
City of Sacramento

RE: PB 16-006  
519 8<sup>th</sup> Street  
Director Hearing

I submit this on behalf of my husband and myself. Below please find our comments and concerns regarding the proposed project, PB 16-006.

*Impact on home adjacent to proposed project unclear:*

It is unclear how precisely this proposed building will line up with our home, which is adjacent to the proposed project. For example, when staff was asked about how the building would align with ours, particularly with the way our bay windows extend beyond our main wall. Staff's response was they had not looked at that aspect – they were concerned with the spacing of the proposed building on the lot itself. This response was disconcerting, as the proposed project cannot be viewed in isolation.

Further cause for concern are the proposed bay windows and the City's definition of a bay window. We understand there are certain exemptions for bay windows with regard to set back requirements. The measurement begins at what is considered the base wall of a building, not the end point where the bay window extends. We were advised the proposed project did have bay windows, but we could not identify their location as they were not evident on the plans that were provided to us. I spoke with staff to determine exactly where the bay windows were located so that we could try and determine how close the bay windows of both our buildings would be in proximity to each other.

To our surprise, we learned the City interpreted their definition of a bay window rather loosely. The interpretation was not one we had ever heard, We were advised by staff that the zoning administrator has determined that a pop out with a window, even of the entire wall of a floor, is considered a bay window. For this proposed project, the entire wall of the third floor on the north side would pop out, and the entire wall of the top two floors would pop out on the south side. It is still not clear to us exactly how the pop out of the entire floor will align with our home. We did look at the City's definition of a bay window, which states:

*“Bay window” means a window forming a recess in a room and projecting outwards from the main wall of the building either in a rectangular, polygonal, or semi-circular form. A bay window includes a bay, greenhouse, or any similar type of projecting window.*

We have not received a staff report, do not have traditional detail such as landscaping, and how it scales to the project, etc. It has been difficult to do a complete review without all the associated details and supporting documents. Until we can get a better understanding of how our home will align with the proposed project, it is difficult to know if we have captured all our concerns.

*Placement:*

We understand some would say that homes are often placed very close together and why should this be different. Our response is that if you have a choice, why perpetuate such a practice. Even though there may be homes crammed in next to each other, why would we do this purposefully, in a neighborhood that is deemed historic district, and next to a building listed on the National Register of Historic Places, destroying the public view of this historic structure.

There are many concerns with the proposed placement and proximity, but until we have the final scale, we cannot comment comprehensively. One big concern is the fire hazard and the close proximity of the two buildings. Even if sprinklers are required in the proposed building, a fire has always been one of our biggest concerns. While living here, we have witnessed very serious fires that spread so fast it was difficult to believe. At times, we were asked to leave our home, while we watched fireman spraying down our roof line, and our building, for fear the sparks would start a fire in our home. This occurred with fires on F Street, much further away than this proposed project.

Maintaining buildings that are over 100 years old and three stories tall, plus a basement at the ground level is difficult at best. In order to maintain our home, avoid deterioration and ensure we are aware of everything from shingles to the gutters, windows, siding, etc., we have used a boom lift. In order to reach the top of the home, and go above the roof line, we must rent a 60' articulating boom lift. And because of the terrain, we rent a 4 wheel drive boom lift. We did try renting one that was not 4 wheel drive, but it rained overnight and the next morning the machine was stuck. It was extremely difficult to move the machine and took us an inordinate amount of time. When renting these machines can cost upwards of \$600 per day, every hour counts. We no longer rent anything but a 4 wheel drive. The problem with a 4 wheel drive, articulating boom lift is they require more room as they have a larger footprint. They make narrow models, but the only ones we have found are two wheel, electric, that max out at about 25 – 30 feet. Those machines cannot service the needs of such a large, tall building.

The footprint alone is 8' – 9' (depending on the machine) in width alone, and the recommended turning radius of these large machines by the company we've rented from is 15' – 20'. Even though we do not know the exact placement of the two buildings or how the bay windows align, we do know getting the machinery in place to perform required maintenance work will be impossible. With the scenic easement (and even without one), we must check the building a couple of times a year to catch issues early. It is unclear how we will access the building in order to do maintenance and believe the proposed placement sets us up to face significant maintenance issues in the future. Finding an alternative, such as scaffolding is not efficient, would be more costly in terms of labor to continue moving it around the building, and does not allow us to get into the detail of the dormers, the curves of the building, etc. With the proposed placement, even getting scaffolding set up may prove to be impossible. We are most concerned with our ability to continue our ongoing maintenance. Without that ability, the City is setting us up to fail.

When we purchased our home, and the City was preparing the documents to nominate the building to the National Register, we were told the home appeared on the tax rolls in the late 1800s. But because of the architectural style, they believed the home had to have been built in 1875. They speculated that it was likely the building was moved here in the late 1800s, as the parcel it is on was so very small and that would not have been typical or even acceptable during that time frame. In fact our home was relocated to its current lot, and squished onto this small lot, it does not seem reasonable to now use how our home sits today as a pattern to duplicate next door, in an equally small

lot. To compound that compaction does not seem in keeping with history or the scenic easement which should preserve and protect this historic building. This project is clearly discretionary in nature and jeopardizes not only our home, but this historic neighborhood. Further, we would argue that the proposed placement of such a building devalues our home, our historic neighborhood and their significance to Sacramento history.

*CEQA:*

Based on the documents made available to the public to date, we do not believe the City has complied with CEQA. If the project is exempt, would that be noted in the documentation? Our understanding is that CEQA requires a review of discretionary development projects to check for impacts, among other things, to historic resources. We see no evidence that the City has adequately studied the impact of this project on our home, listed on the National Register of Historic Places, or on this Historic District as a whole. We believe the project as proposed would adversely impact both our home and the neighborhood. We respectfully request the City proceed thoughtfully, mindful of the impact to this historic neighborhood and home, and not review this proposed project in isolation.

*Building Code Compliance:*

Have all applicable building codes, requirements and guidance been complied with as it relates to building in historic districts, adjacent to a building on the National Register of Historic Places. Specifically, have the local, state, and federal requirements, guidelines, codes, rules, etc. been met. We had understood when building in a historic district, next to a National Register building, codes were more stringent, particularly with regard to setbacks. While we do find references to the City following state and federal guidelines, we could not find anything that was specific. When city staff was asked if there were different guidelines under these circumstances, we were told they did not know of any different requirements, but if we found some, to let them know.

It is confusing for a lay person to align the various guidelines, and believe a reasonable expectation is that staff would have knowledge of the universe of rules, regulations, requirements, guidance, etc. We would ask for confirmation that a thorough review was conducted to ensure compliance with all aspects of building in such an area as this.

*Scenic Easement:*

Early on, we advised staff that the city retained a scenic easement on our home, which is adjacent to the proposed project. Staff indicated they knew nothing about that and we should bring that to their attention. In response to that request, please be advised that when we purchased our home in 1981, the City retained a scenic easement on the property.

We were more than willing to comply with the scenic easement requirement, as we believed doing so secured the future of the property. Having purchased and restored our home after a devastating fire, we have a deep sense of responsibility and connection to this historic building. Our children were born and raised in this home. Our labor of love represents a significant sacrifice, personally and financially, that was required in order to complete the restoration. The scenic easement provided peace of mind that our beloved home would be protected and preserved forever. Additionally, we felt a responsibility to this historic district and believed the easement was an effective tool for neighborhood preservation as well. We wanted to do our part to help demonstrate the historic status of our neighborhood, especially as our home is an anchor and the introduction to West Alkali Flat, as you enter on 8<sup>th</sup> Street. Further, protecting the viewshed helps bring awareness to the importance of honoring and preserving our rich history.

Confirming our belief that the City joined us in accepting responsibility to protect the viewshed, was when we attempted to purchase the lots to the south of us, in order to ensure our home would be protected. To our surprise, the sale was stopped by the City when they intervened, and deemed the lots south of us were to be used as green space for the two apartment buildings on 8<sup>th</sup> and F Streets. This action led us to believe protecting the viewshed was a priority, as it would be green space for the tenants of the adjoining apartment buildings. While I have been unable to retrieve the specific documents regarding this activity, I will continue searching. It occurred during a time that I was very active in the then Alkali Flat Project Area Committee and I recall it very clearly.

With respect to the easement, we believe the City has an even greater responsibility to protect these valuable assets on behalf of the public, so much a part of Sacramento's history. This protection includes preserving the aesthetic quality within Historic Districts and Historic Buildings. As the approver of new projects, the City has not only the responsibility, but the authority to ensure these viewsheds are protected and the historic integrity of the District is not harmed. To allow this project to proceed as designed would deny the public the opportunity to view and enjoy this historic landmark as they enter this historic neighborhood, a view the public has enjoyed for decades, if not longer. To allow the obliteration of this view shed is not acting in good faith.

We often have art classes setting up easels, particularly on the south side, so that they can sketch our home. During the holidays, it is common for families to pose in front, on our porch, or on the south side of our home to take pictures. It is not unusual for members of the public to come up on the porch, and take pictures from the south side, in order to capture their subjects and the view of the south side of the home. We believe the City should value this resource and take the necessary steps to preserve the view shed and this historic resource. To do otherwise diminishes the value of our home and our neighborhood. In good faith, we agreed to the scenic easement, steps the City took led us to believe they also were acting in good faith.

To allow this three story building as designed, to be erected on such a small lot, and in such close proximity to our home, deprives the public of the view shed they now enjoy. The view of the building as you turn off F onto 8<sup>th</sup>, or are driving down 8<sup>th</sup> is something that so many have enjoyed. Because the side of the home is long, this project would completely block that view – leaving the narrow view from the front – which is so close to the street it cannot be viewed adequately and does not provide that grand introduction as you enter West Alkali Flat on 8<sup>th</sup> Street.

Should you have any questions or concerns regarding our comments, please feel free to contact me at [catherine.camacho.517@gmail.com](mailto:catherine.camacho.517@gmail.com)

Sincerely,



Catherine Camacho  
517 Eighth Street  
Sacramento, CA 95814

August 17, 2016

Preservation Commission  
City of Sacramento  
915 I Street  
Sacramento, CA 95814

RE: Appeal of 519 8<sup>th</sup> Street (PB 16-006)

Dear Members of the Preservation Commission

This appeal is submitted on behalf of my husband and myself. Below we have highlighted our grounds for appeal.

*Historic Resources:*

To put this appeal in perspective, the project is located in a National Register District, as well as in the City of Sacramento's Alkali Flat West Historic District. Further, this project is immediately adjacent to a property listed on the Sacramento Register of Historic and Cultural Resources and the National Register of Historic Places. Today, the property adjacent to the proposed project is the first glimpse one has as you enter this grand historic district. Driving down F Street, or on 8<sup>th</sup> Street (which is a one way street), one sees the expansive, detailed south side of this building. That view is so important, that the photograph pictured on the National Register website for the adjacent property, is of the south side of the building. The building is narrow, but long – to place a three story building adjacent would obliterate that view. Reviewing the Sacramento Register, it is important to note that the Alkali Flat West Historic District has only Contributing structures on the list, this project would constitute the first non-contributing building. In the past, there were two infill projects, one on this same block, and one on 9<sup>th</sup> – both were old victorian homes that were in danger of being demolished. It was with great excitement that they were brought into the neighborhood, and saved from being destroyed.

*CEQA:*

We were told at the initial hearing that the proposed project is considered exempt from CEQA, as it is considered an infill lot. That was confusing and we did question the statement, but were again told that the City had determined CEQA did not apply to infill projects. Having received the staff report, we now see that a Categorical Exemption was applied and that there was some level of review. Given that we were told very clearly infill projects did not fall under CEQA, and we now see something that appears to differ from that original communication, we continue to object to how CEQA was handled. Nothing has been provided with regard to the CEQA review that led to the determination to exempt the project. Based on what has been provided, the City has not adequately studied the impact of this project on the District or adjacent building. Reading the enabling legislation and guidance that followed, it is clear there should have been a thorough review. There are many factors that must be considered, including any damage to scenic resources, including but not limited to, trees, historic buildings, . . . shall not be exempted.

*Tree Removal:*

We learned that the tree in front of the property adjacent to this proposed project would be removed. This tree has provided shade and much needed street canopy in this Historic District. Some time back the City Arborist was notified because the tree did not appear to be thriving. At the time, we believed that the work being done on 8<sup>th</sup> Street may have disrupted the root system, but we wanted to be sure.

Staff came out and we were told the tree just needed more water, that watering should increase and the tree would be fine. Watering the tree more in fact did help the tree and the brown portions that were once on the tree appear to be taken over by new growth. We were more than a little surprised to learn that just a short while after being told by the staff to increase the water supply and the tree would be fine, that we walked out to see a notice (from the same department) attached to the tree, indicating the tree would be removed.

We object strenuously to the plans to remove this tree, as we do not believe it is actually failing. Rather, it was likely disturbed with all the construction done on 8<sup>th</sup> Street, and may have received less water due to the drought and the interference of the watering schedule due to the construction – but both things have been remedied and the tree appears to be thriving. The Sacramento City Neighborhood Design Guidelines clearly call for the preservation of trees and we ask that you do not ignore those guidelines. Additionally, removal of a tree unnecessarily would also go against CEQA.

Please Note: Reviewing the Private Realm Guidelines as it relates to trees, it is clearly stated, in part: New buildings should not be placed under the canopy of existing or planned public realm street trees; ***nor should any underground excavation occur under the canopy. (emphasis added)***. There was significant construction activity occurring around the tree proposed for removal. Dirt was being excavated, lawns were destroyed in the process and street side curbs were removed and new curbs were installed. This activity went on for weeks, during which time our ability to water was also restricted, though we did our best to keep the tree watered. Looking back to the timing and what occurred with the tree, it is now obvious it was under stress from all the digging occurring at and around the root system.

*Infill Program:*

We now understand the project was provided a categorical exemption from CEQA under the infill program. Reviewing the City's website on the infill program, there are policies that were developed, which include -

Where the proposed project is consistent with the general plan, any applicable community plans, and zoning. The wording is not that a proposed project be generally consistent, but rather consistent.

One of the components for a successful infill program, as stated in the City's document is community acceptance. There has not been one neighbor or business owner that I have spoken with that believes this project would be good for the District. As stated above, residents of Alkali Flat have championed other infill projects, but they were very different than this project. They were Victorian homes in keeping with the neighborhood and were set onto the infill lots in such a way to be both respectful and fit with the existing buildings.

Reviewing past efforts the City has made with the infill program, it is clear that lots 32' wide were not what was envisioned as a typical project. The City worked with two local architects to build prototype architectural drawings that could be placed on lots throughout the City. These plans were very reasonably priced, and was mirrored by the County of Sacramento. There was more than one design

and more than one lot size. However, the minimum lot size for these drawings was 37' x 80'. It is my understanding that going this small was problematic and required some adjustment. My understanding is that 40' x 80' was the minimum that the program began with, based on surveying infill lots available.

Another policy provides that the City shall monitor its infill development efforts and effects to seek to avoid displacing lower income and minority households. We have no evidence that the City is in fact monitoring, as they are required to do under their own policies. To the contrary, part of the attraction for the proposed project is that it will be in the historic district, next to an iconic (not my words) building and as a result the value will be much greater than other new developments in the area. Displacement of families that have lived in Alkali Flat for generations is something that is extremely concerning for not only my family, but the neighborhood as well. We would ask that the City take this policy (that they developed) very seriously.

Further, it is not clear what constitutes an infill project, or that this property was on an official infill list. When I sat on the Alkali Flat Project Area Committee, we regularly reviewed the list of infill properties. Because this property was never intended to have a building placed on it, at no time was 519 8<sup>th</sup> Street ever on that infill list for Alkali Flat.

Originally, 519 8<sup>th</sup> Street was one large lot, and it was split into two lots to accommodate green space and parking needs of the apartments on F Street. The lots were purchased by the Redevelopment Agency for public purposes. This purpose is written on the records at the Recorder's Office, of which we have a copy. There was also a restriction placed on the property, but until recently (when copies of the deed were obtained) it was not known to anyone in the community, that this restriction was for a minimum of 10 years. It is unclear how properties acquired under the umbrella of eminent domain for public purposes could be time limited and then used for a different purpose.

*Building Code Compliance and Guidance:*

We were assured at the hearing that all applicable building codes, requirements and guidance have been complied with as it relates to building in historic districts, adjacent to a building on the National Register of Historic Places. Specifically, we were assured the local, state, and federal requirements, guidelines, codes, rules, etc. have been met. As lay persons, we do not have the depth of knowledge or access to the amount of resources as government agencies. When reviewing this type of project in the proposed setting, there should be a higher standard to meet to ensure no harm is brought to the historic district or building, particularly in reviewing discretionary projects. But the response given to us at the end of the hearing - that this is a buildable lot and the applicant purchased the property, proposed an acceptable design - did not seem to align with a thorough review of the project and the impact to the neighborhood, the historic district and surrounding buildings. This type of application is not an entitlement and should have been subject to a more thorough review.

Concerned with the wording in the staff report, which seemed in conflict with what we were told at the hearing, we reviewed the Sacramento Central City Neighborhood Design Guidelines and the Private Realm Guidelines, and various state and federal guidance documents. There were guidelines in the City documents that appear inconsistent with the proposed project. Though the staff report repeatedly states no variances were granted, it also states that the project generally complies. There is no evidence that demonstrates how the project generally complies as opposed to complies. Below we have provided a couple of examples.

It is unclear how the garage, as designed, complies with the guidelines. Several options were provided under the guidelines, but the garage in the proposed project is not any of the options listed. First, the garage which is front and center of this proposed project is a glaring inconsistency with the guidelines and is not compatible or respectful of the historic district. The garage is not recessed, or in the rear of the property with a side driveway to access, nor is it in the back with alley access. From the drawings it appears the driveway is over 10 feet in length and is wider than the maximum allowed of 10 feet. There is also an observation/visibility/sight distance requirement for residential driveways; the sight triangle should measure 20 feet along the curb line in each direction from the driveway, and 20 feet along the edges of the driveway itself. It is unclear if this project complies with this safety requirement.

It is not clear why there was not adherence to the set back on the south side of the project. Staff indicated that there did not need to be any set back because there was nothing on that lot. On the other hand, I was also told that it was operating as an illegal parking lot but due to staff shortages, it was not known when it would be addressed. When and if this is addressed, it seems the property owner to the south will be at a disadvantage because the setbacks were not required on the proposed project.

In the City's guidelines, it states an urban block with a mix of uses and building types, heights and styles is encouraged. It is unclear how this project was approved as it is proposed. The building appears to try and compete with the building adjacent, not in style, but in height and size. The exception of course is the glaring garage door. The building is not respectful to the District, poorly tries to imitate the existing buildings and is content to be shoehorned in a lot that in turn devastates the viewshed of the adjacent Historic building.

There are other issues that appear to be in conflict with the plans and guidance we reviewed. There was emphasis placed on maintaining access to light and air circulation, ensure privacy; placement and minimum percent of windows; lot coverage, open space, etc. It did not appear from our review of the staff report that a comprehensive review was completed. This process has been confusing and we are unclear when the Planning and Design Review work in tandem, or have their own hearings, so that the public can provide input on the design.

*Original Placement of the building adjacent to proposed project:*

We understand that some have stated the adjacent building, which we own, is on the same size lot as the proposed project and therefore it fits historically, and would not be considered too small. However, the adjacent building was moved to this lot, appearing on the tax rolls in the late 1800s. It is not reasonable to now use the lot size of the adjacent building to justify duplicating this pattern next door. The placement of the proposed project devalues this Historic District, the adjacent building and their significance to Sacramento history.

*Placement of proposed project:*

We were told at the hearing that the lot is buildable, the developer purchased the land and submitted acceptable plans, so there was not anything that would prevent this project. Our read of the various state and federal guidance, was that when local governments review proposed projects that are in historic districts, or next to a building on the National Register, discretionary projects are to be reviewed in context to the neighborhood, and evaluate the impact from the historic perspective. Because a lot is buildable does not entitle an applicant to an approval. We do not believe thorough consideration and review was given when evaluating this project, particularly as it relates to the historic surroundings.

Doing so would block the public view of this historic structure, and erode the view of the west entrance into the district. Further, it not only diminishes the value of the adjacent building, but other buildings within the District as well.

We continue to be concerned about a fire, given the close proximity of the two buildings. Even if sprinklers are installed in the proposed project, that will not provide a comfort level, given how quickly fires spread in old buildings. It would not take much to ignite a fire, and the adjacent building would go up in flames in seconds. We have seen it with nearby buildings.

With such limited spacing, it will invite debris to collect, among other things – and makes keeping the grounds maintained very difficult. Additionally, with the buildings so close together, there are privacy issues, the project would eliminate light entering from the south side of the building and air circulation becomes very problematic. By having the air circulation, the need for AC is diminished to almost nothing. Staff states there may be a reduction in energy needs – that is just not accurate.

*Maintenance:*

Maintaining buildings that are over 100 years old and three stories tall, plus a basement at the ground level is difficult at best. In order to maintain the building, avoid deterioration and ensure we are aware of everything from shingles to the gutters, windows, siding, etc., we have regularly used a boom lift. In order to reach the top of the home, and go above the roof line, we must rent a 60' boom lift with an articulating arm that is 4 wheel drive. The footprint is so large that there is no possibility of being able to utilize such a machine with the buildings in such close proximity. Given how close the buildings will be, and then to add the bay windows into the mix, it will not be possible to properly maintain the building.

With these old buildings, owners cannot risk deterioration. Our building is very detailed, with many architectural details that must be maintained regularly. It is unclear how we will access the building in order to do maintenance and believe the proposed placement sets us up to face significant maintenance issues in the future. Finding an alternative, such as scaffolding is not efficient, would be more costly in terms of labor to continue moving it around the building, and does not allow us to get into the detail of the dormers, the curves of the building, etc. With the proposed placement, even getting scaffolding set up may prove to be impossible. We are very concerned with our ability to continue our ongoing maintenance. Without that ability, the City is setting us up to fail when it comes to maintaining our property, which we are required to do under the scenic easement.

Further, when the City interfered with our ability to purchase the lot, and approved subdividing the original lot at 519 8<sup>th</sup> Street, and sold it preferentially to another party under the pretense of public purposes, they acted in a manner that denied us the ability to protect our building.

We were told at the hearing that in order to maintain our buildings, we should get together as neighbors and all of us should help each other with maintenance. While this was a charming suggestion, it does not provide a solution to our concern of accessing the building for maintenance, especially one as detailed as ours. I am almost certain none of my neighbors would agree to scaling a building as tall as ours, while performing maintenance. I'm not even sure what our insurance broker would have to say about this solution.

*Definition of Bay Window:*

We disagree with the City's definition of a bay window. We understand there are certain exemptions for bay windows with regard to set back requirements. The measurement begins at what is considered the base wall of a building, not the end point where the bay window extends. We were advised the proposed project did have bay windows, but we could not identify their location as they were not evident on the plans that were provided to us. I spoke with staff to determine exactly where the bay windows were located so that we could try and determine how close the bay windows of both our buildings would be in proximity to each other.

To our surprise, we learned the City interpreted their definition of a bay window rather loosely. We were advised by staff that the zoning administrator has determined that a pop out wall with a window, even of the entire wall of a floor, is considered a bay window. For this proposed project, the entire wall of the third floor on the north side would pop out 12", and the entire wall of the top two floors would pop out 6" on the south side. It is still not clear why these pop out windows were added. They are not consistent with the existing buildings and appear to serve no purpose other than to provide more square footage and encroach on the required setbacks. We did look at the City's definition of a bay window, which states:

*"Bay window" means a window forming a recess in a room and projecting outwards from the main wall of the building either in a rectangular, polygonal, or semi-circular form. A bay window includes a bay, greenhouse, or any similar type of projecting window.*

*Scenic Easement:*

When we purchased our home from the city in 1981, they retained a scenic easement on the building.

The scenic easement was recorded on June 19, 1981, see Attachment 1. Sacramento Housing and Redevelopment Agency sent a letter to Chicago Title Insurance Company, detailing very specific instructions regarding the Scenic Easement and in what order the Agency wanted it recorded.

Retaining a scenic easement was always part of the Redevelopment Agency's plan, as it was included in the Prospective Purchasers Informational Packet. We have various documents where the scenic easement is referenced. Below are two examples:

*Sacramento Heritage, Inc. will retain a "scenic" easement on the completed structure.*

*The easement concerning and affecting the façade of the Mesick Residence, as described in the Scenic Easement Deed to be executed by Heritage and Developer and recorded concurrently with the conveyance of the Property.*

We willingly complied with the scenic easement requirement, as we believed doing so secured the future of the property. Having purchased and restored the property after a devastating fire, we have a deep sense of responsibility and connection to this historic building. We felt a responsibility to this historic district and believed the easement was an effective tool for neighborhood preservation as well.

Confirming our belief that the City joined us in accepting responsibility to protect the viewshed, was when we attempted to purchase the lots to the south of us, in order to ensure our home would be protected. To our surprise, the sale was stopped by the City when they intervened, and deemed the lots south of us were to be used as open/green space and parking for the two apartment buildings on 8<sup>th</sup>

and F Streets. We were advised this This action led us to believe protecting the viewshed was a priority, as it would be green space/parking for the tenants of the adjoining apartment buildings.

With respect to the easement, we believe the City has an even greater responsibility to protect these valuable assets on behalf of the public, so much a part of Sacramento's history. This protection includes preserving the aesthetic quality within Historic Districts and Historic Buildings. As the approver of new projects, the City has not only the responsibility, but the authority to ensure these viewsheds are protected and the historic integrity of the District is not harmed. To allow this project to proceed as designed would deny the public the opportunity to view and enjoy this historic landmark as they enter this historic neighborhood, a view the public has enjoyed for decades. To allow the obliteration of this view shed is not acting in good faith.

At the hearing, this argument was disputed, and we were advised that the proposed project would not block the view of our building, or impact the scenic easement in any way. In fact, we were told the north side would continue to be unobstructed. I would point out that the north side is not something you would be able to see easily, as this is a one way street. Further, the north side sits right on the alley and has overhead power lines, not the most attractive viewshed. Additionally, the building sits so close to the street, that the building in its entirety cannot be seen. The only view that shows the grand nature of this building is from the south side.

The building, designed by Nathaniel Goodell, the same architect that designed the Governor's Mansion is only one of four remaining mansard roof buildings left in Sacramento. Ours is the only one that is a residence.

We believe the City should value this resource and take the necessary steps to preserve the view shed and this historic resource. To do otherwise diminishes the value of our home and our neighborhood. In good faith, we agreed to the scenic easement, steps the City took led us to believe they also were acting in good faith.

In closing, to allow this three story building as designed, to be erected on such a small lot, and in such close proximity to our building and in this historic district, deprives the public of the view shed they now enjoy. The view of the building as you turn off F onto 8<sup>th</sup>, or are driving down 8<sup>th</sup> is something that so many have enjoyed. Because the side of the home is long, this project would completely block that view – leaving the narrow view from the front – which is so close to the street it cannot be viewed adequately and does not provide that grand introduction as you enter West Alkali Flat on 8<sup>th</sup> Street.

Should you have any questions or concerns regarding our comments, please feel free to contact me at [catherine.camacho.517@gmail.com](mailto:catherine.camacho.517@gmail.com)

Sincerely,



Catherine Camacho  
517 Eighth Street  
Sacramento, CA 95814



**City Of Sacramento**  
Community Development  
Department  
Current Planning  
Division

**PB16-006**

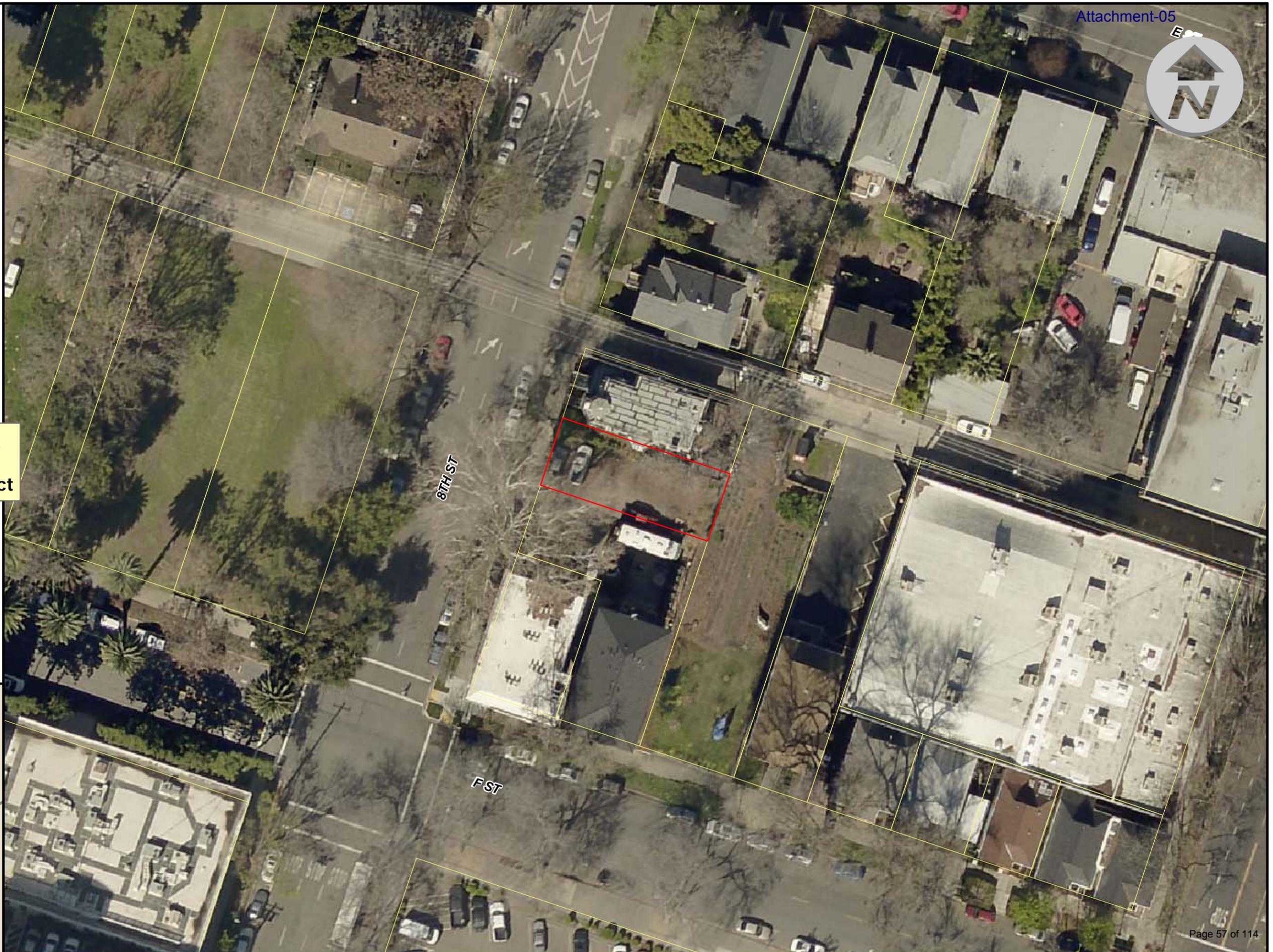
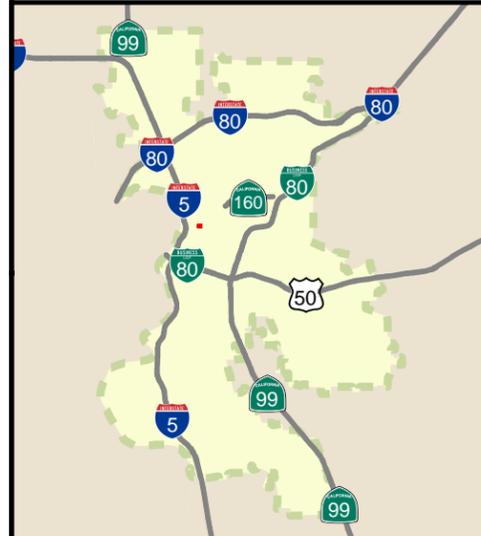
519 8th Street  
002-0104-021-0000  
R-3A zone

Alkali Flat West HD-SPDR  
TNMD - GPD  
Traditional Parking District

New Single-Unit Dwelling

City of  
**SACRAMENTO**  
Community Development

Aerial Photo from March 2014





City Of Sacramento  
Community Development  
Department  
Current Planning  
Division

**PB16-006**

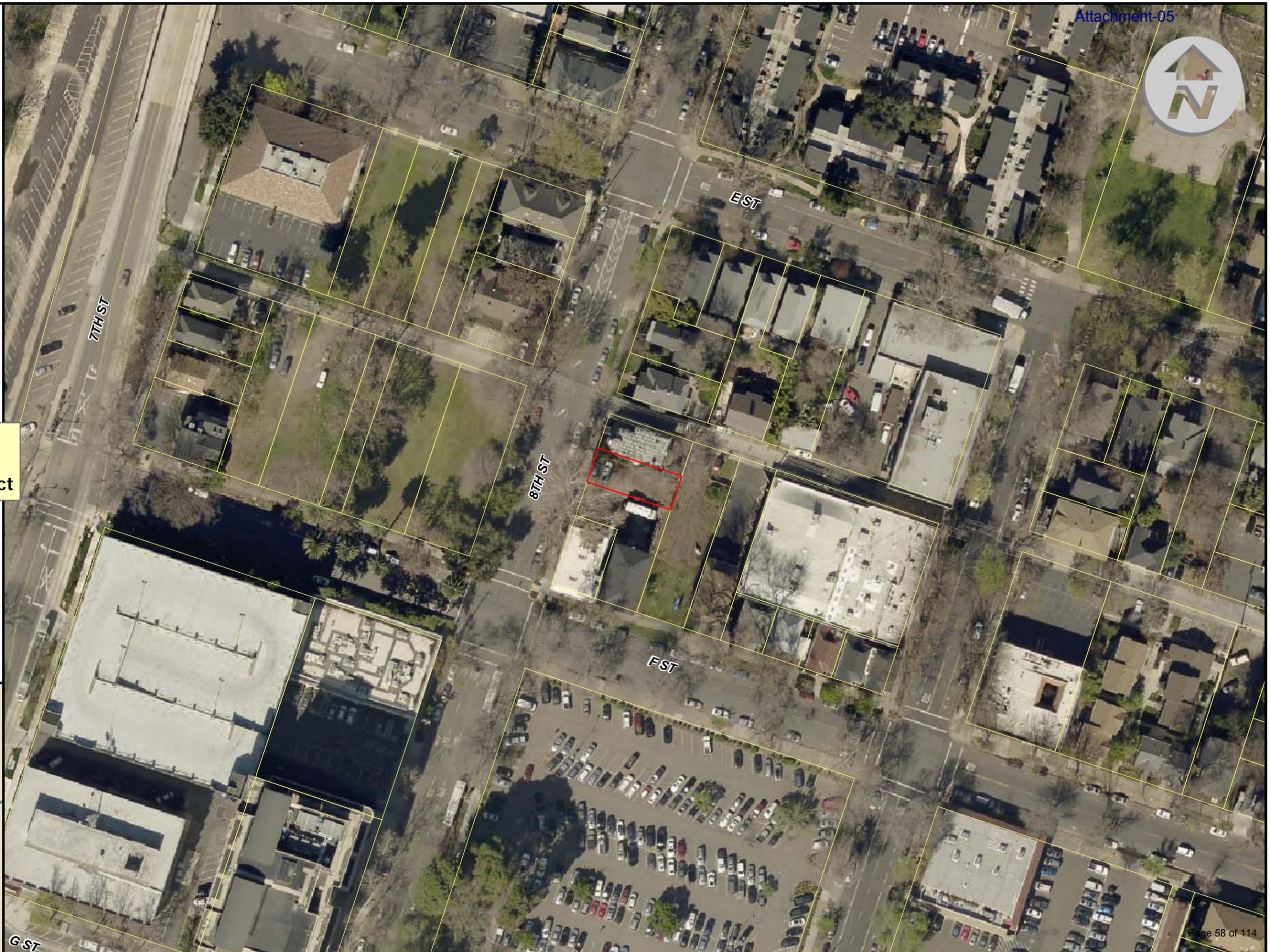
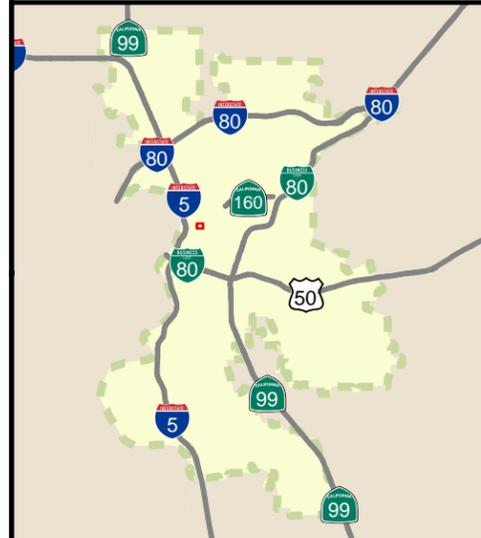
519 8th Street  
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Alkali Flat West HD-SPDR  
TNMD - GPD  
Traditional Parking District

New Single-Unit Dwelling

City of  
**SACRAMENTO**  
Community Development

Aerial Photo from March 2014





519 8th St Front-Left Side Corner View (A)



519 8th St Front-Right Side Corner View (B)



519 8th St Rear-Front View (C)



519 8th St Rear-Back View (D)



519 8th St Front-Left Side Corner View (E)



519 8th St Front-Street View (F)



519 8th St Front-Right Side Corner View (G)



506 8th St Front-Straight View from across street (H)



506 8th St Front-Right Side Corner View (facing 519 8th St) from across street (I)



510 8th St Front-Straight View from across street (J)



510 8th St Front-Right Side Corner View (facing 519 8th St) from across street (K)



Vacant Lot across Street Street-View (L)



Vacant Lot across Street Front-Street View from across street (facing 519 8th St) (M)



Vacant Lot across Street Front-Right Corner Side View from across street (facing 519 8th St) (N)



517 8th St Front-Street View (house to right of 519 8th St) facing vacant lot (0)



Parking Lot Front-Street View (to left of 519 8th St) facing vacant lot (P)



801 F St Front-Street View (two parcels down on left of 519 8th St) facing vacant lot (Q)

**OWNER:**  
 KELLOGG REALTY PARTNERS, LLC.  
 1621 CENTRAL AVE.  
 CHEYENNE, WY 82001-4531

**JOB ADDRESS:**  
 519 8TH ST.  
 SACRAMENTO, CA 95814

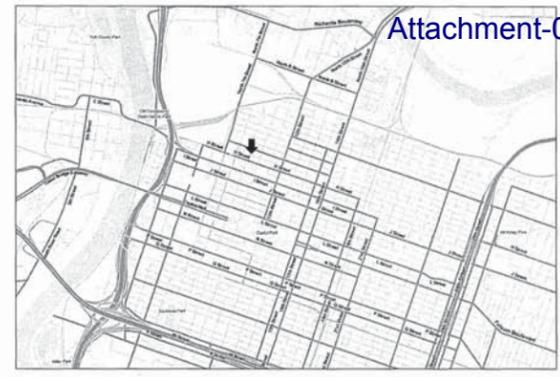
**PLAN INDEX:**  
 SHEET A1: PLOT PLAN  
 SHEET A2: ELEVATIONS  
 SHEET A3: ELEVATIONS  
 SHEET A4: FLOOR PLAN  
 SHEET A5: FOUNDATION PLAN  
 SHEET A6: SHEAR WALL / HOLDOWN PLAN  
 SHEET A7: ROOF FRAMING / FLOOR JOIST PLAN  
 SHEET A8: SECTION VIEW  
 SHEET A9: ELECTRICAL PLAN  
 SHEET A10: MANDATORY MEASURES

**BUILDING DATA:**  
 APN: 002-0104-021  
 ZONING: R-3A  
 FIRE SPRINKLERS: YES  
 TYPE OF CONST.: VB  
 OCC. GROUP: R-3 DWELLING & LODGING HOUSES  
 U - PRIVATE GARAGE

SQ. FT.  
 ENTRY STAIRS ..... 72.91  
 1ST FLOOR LIVABLE ..... 512.75  
 1ST FLOOR GARAGE ..... 634  
 2ND FLOOR PORCH ..... 42  
 2ND FLOOR LIVABLE ..... 1,128.5  
 3RD FLOOR LIVABLE ..... 1,062.38  
 TOTAL LIVABLE ..... 2,703.63  
 LOT ..... 2,560  
 TOTAL FOOTPRINT ..... 1,219.66  
 TOTAL COVERAGE ..... 47.6%

**SCOPE OF WORK:**  
 BUILD NEW 2,703.63 SQ. FT. HOUSE

**NOTE:**  
 1. ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING 2013 CBC, 2013 CRC, 2013 CMC, 2013 CPC, 2013 CEC, 2013 BUILDING ENERGY STANDARDS, AND THE 2013 CA GREEN BUILDING STANDARDS CODE.  
 2. THE CONTRACTOR SHALL COMPLY WITH THE LOCAL GOVERNING ADMINISTRATIVE AND TECHNICAL MANUAL FOR GRADING/EROSION CONTROL AND SEDIMENT CONTROL. PRIOR TO OCTOBER 1, CONTRACTOR SHALL HAVE ALL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS, AND MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.



VICINITY MAP

Attachment-07

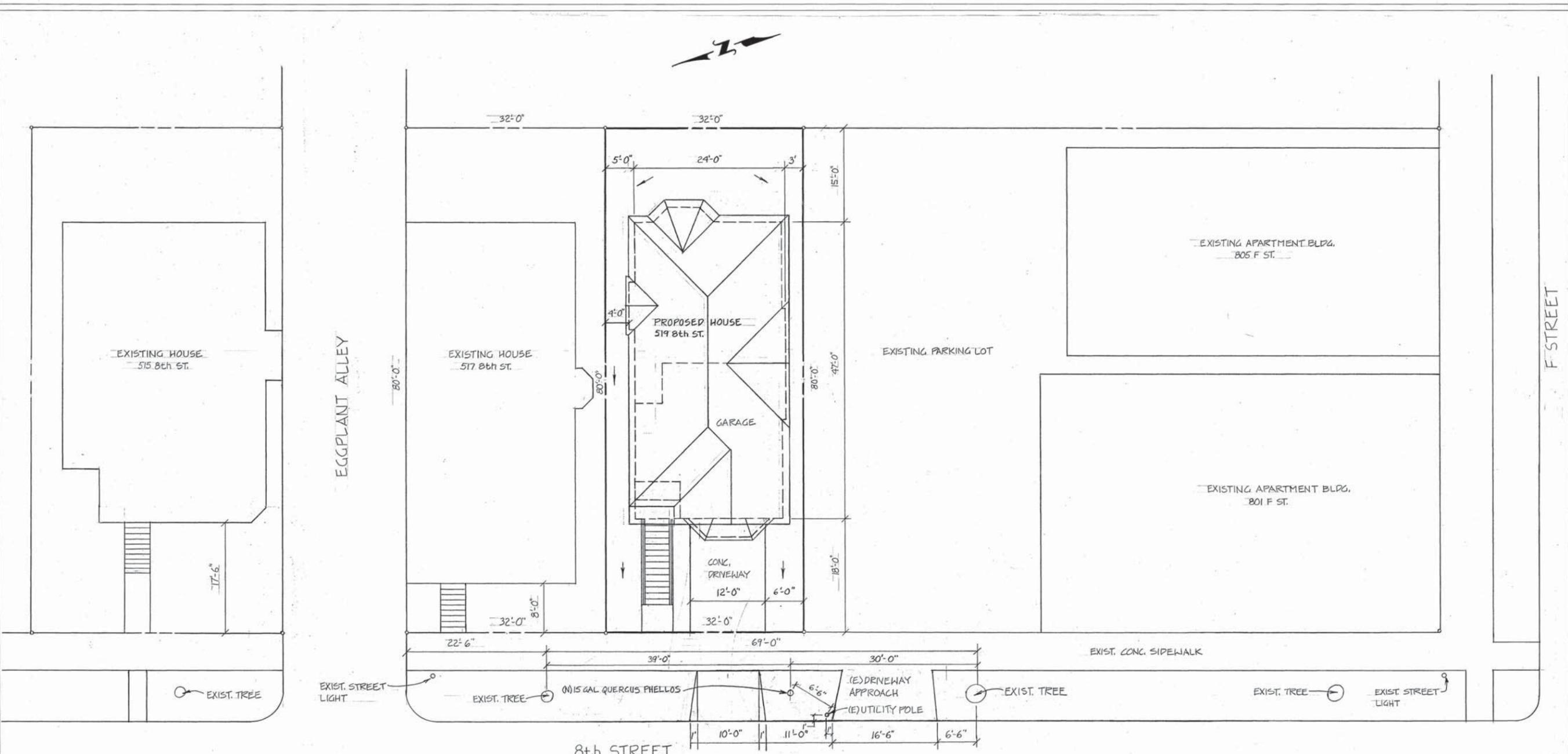
REVISIONS	BY

**PLOT PLAN**

**CUSTOM 3 STORY WALK-UP FOR:**  
 KELLOGG REALTY PARTNERS, LLC.  
 519 8TH ST.  
 SACRAMENTO, CA 95814

**RANDY COWAN BUILDING DESIGN**  
 8251 Fair Way, Citrus Heights, CA 95610  
 (916) 532-7694 r.j.cowan@hotmail.com

DATE:  
 2/2/2016  
 SCALE:  
 1/8" = 1' - 0"  
 SHEET:



**PLOT PLAN**  
 SCALE: 1/8" = 0'

Exhibit A: Site Plan

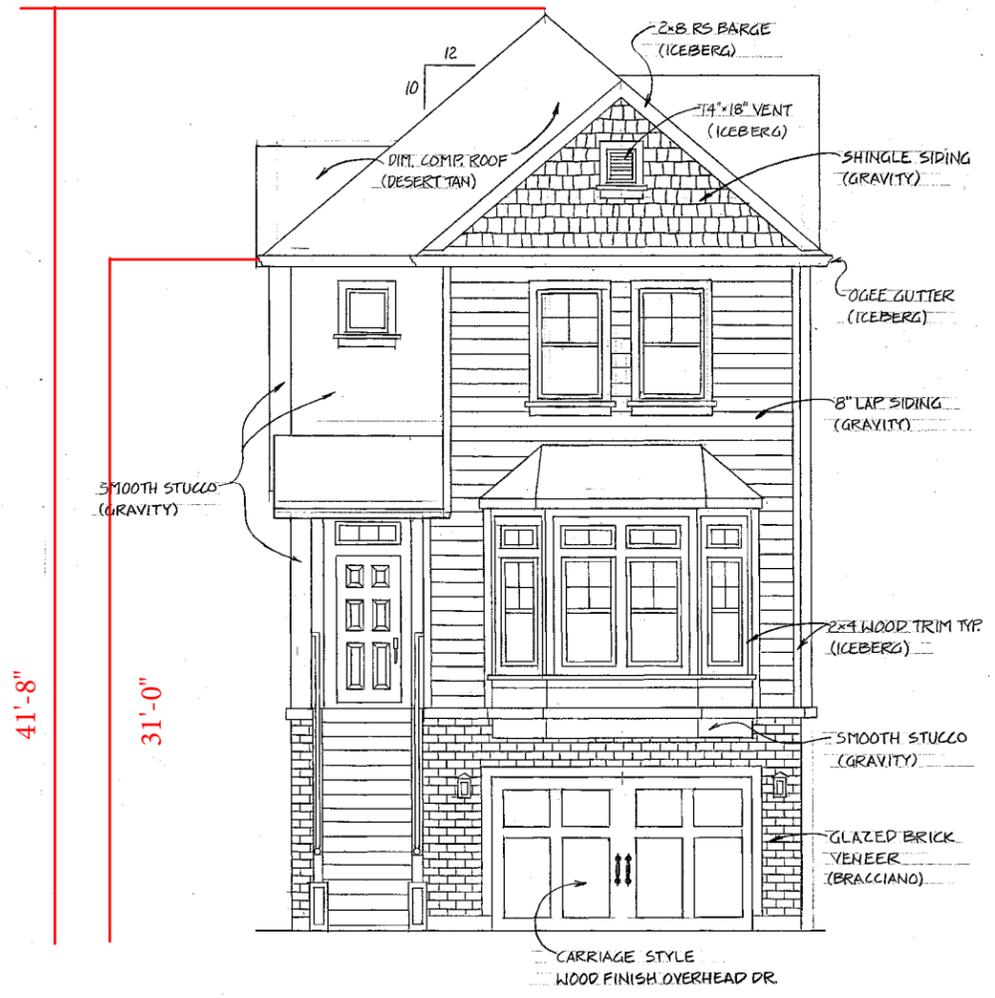
REVISIONS	BY

ELEVATIONS

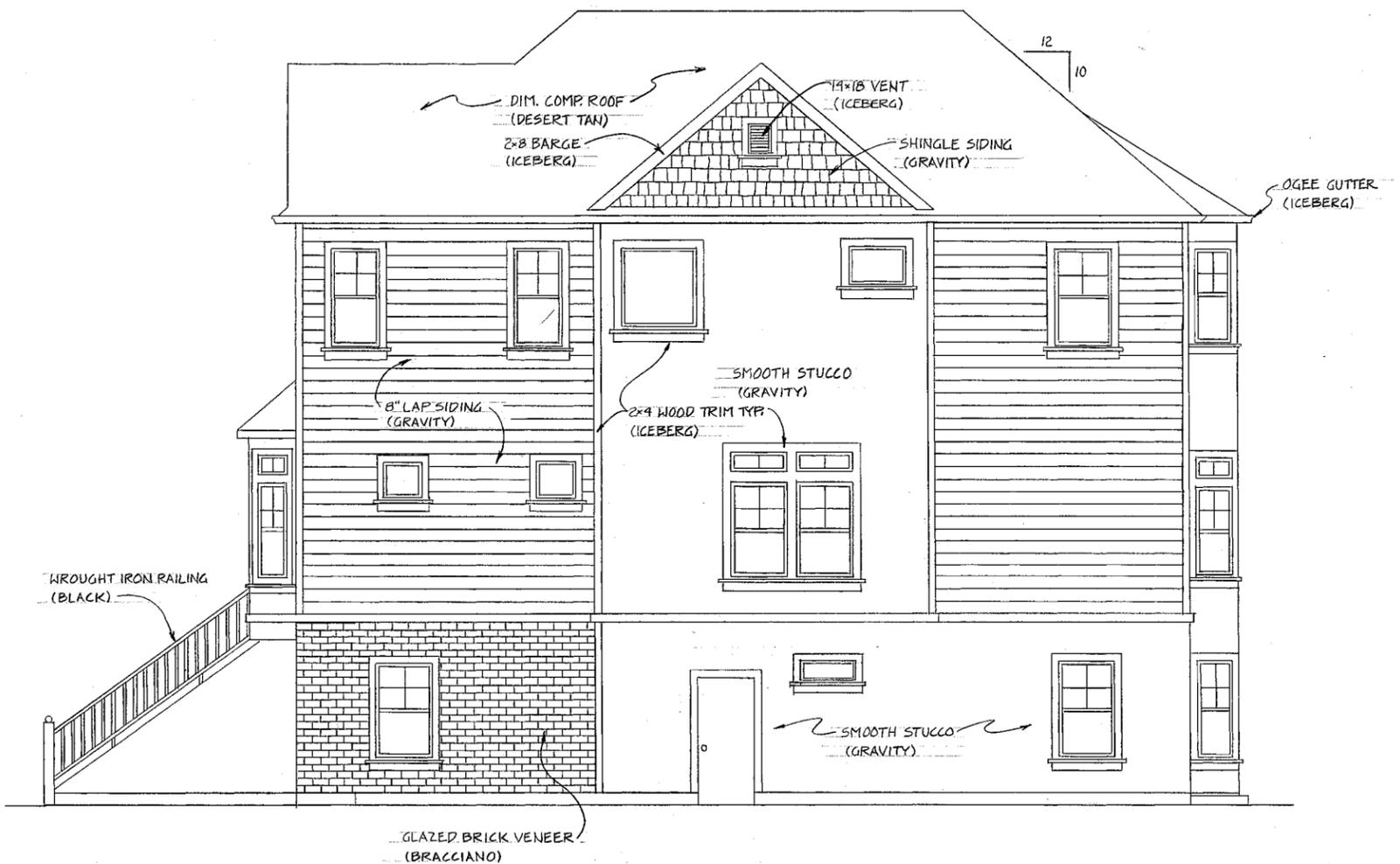
CUSTOM 3 STORY  
 WALK-UP FOR:  
 KELLOGG REALTY PARTNERS, LLC.  
 519 8TH ST.  
 SACRAMENTO, CA 95814

**RANDY COWAN**  
**BUILDING DESIGN**  
 8251 Fair Way, Citrus Heights, CA 95610  
 (916) 592-7694 rj.cowan@hotmail.com

DATE:
2/2/2016
SCALE:
1/4" = 1' - 0"
SHEET:



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



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1' - 0"

REVISIONS	BY

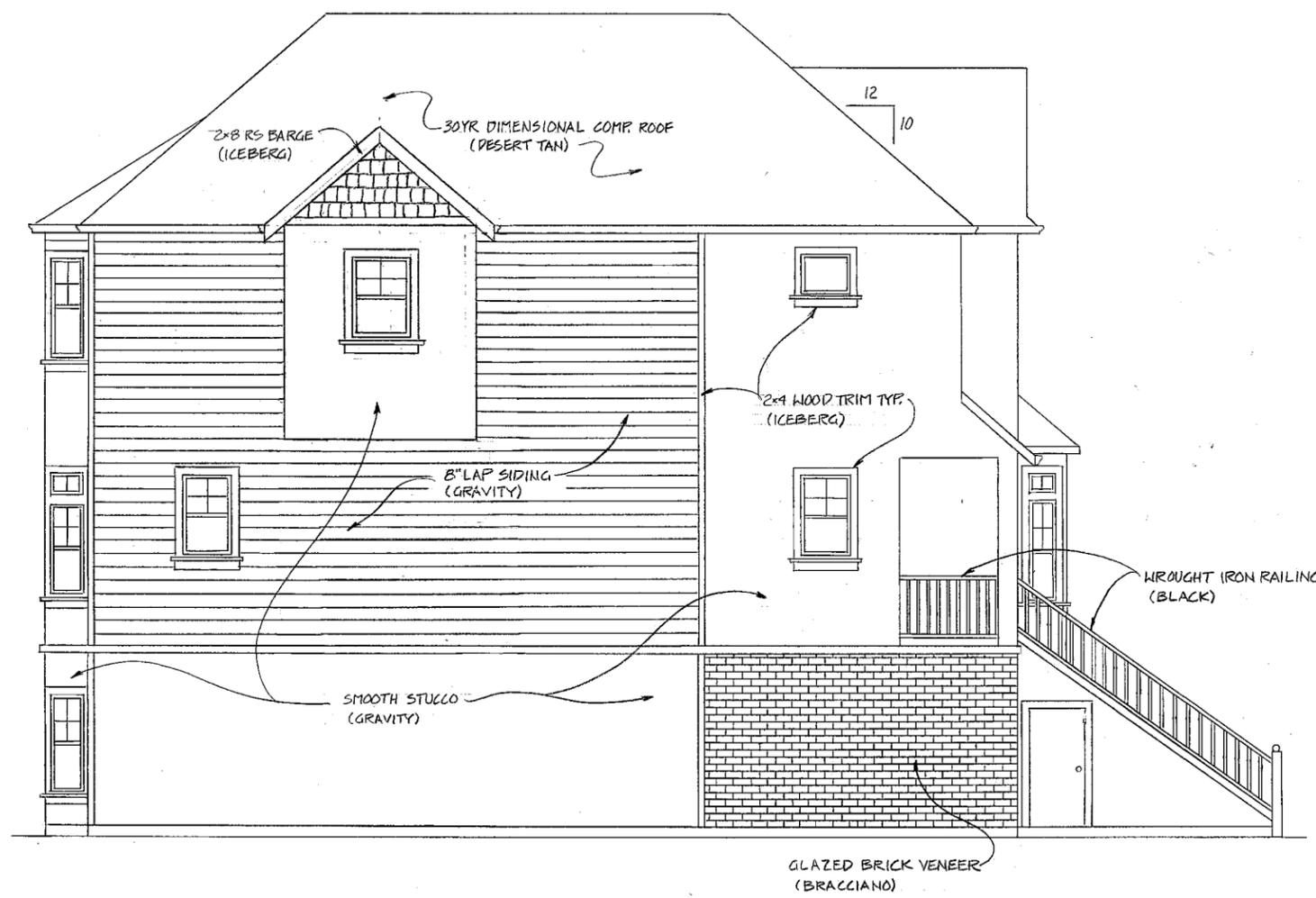
**ELEVATIONS**

**CUSTOM 3 STORY  
WALK-UP FOR:  
KELLOGG REALTY PARTNERS, LLC.  
519 8TH ST.  
SACRAMENTO, CA 95814**

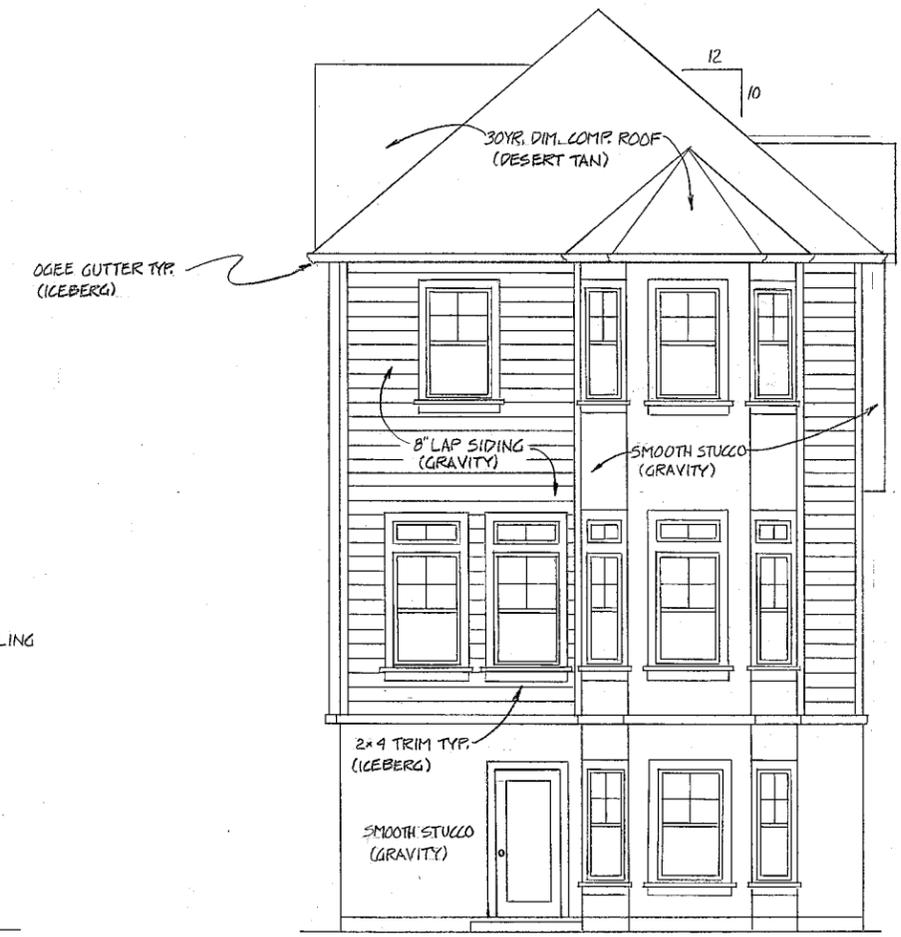
**RANDY COWAN  
BUILDING DESIGN**  
8251 Fair Way, Citrus Heights, CA 95610  
(916) 532-7694 rj.cowan@hotmail.com



DATE:	2/2/2016
SCALE:	
SHEET:	



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



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received JUN 28 1984  
date entered JUL 26 1984

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic N/A  
and/or common ALKALI FLAT WEST HISTORIC DISTRICT

**2. Location**

street & number ~~Various parcels of two city blocks along E, F, and 8th Streets,~~ (see continuation sheet). N/A not for publication  
city, town Sacramento N/A vicinity of  
state California code 06 county Sacramento code 067

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple Ownership (see continuation sheet)  
street & number  
city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Sacramento County Recorder's Office  
street & number 901 G Street  
city, town Sacramento state California

**6. Representation in Existing Surveys**

title Alkali Flat Survey  
Mary Helmich and Aaron Gallup has this property been determined eligible?  yes  no  
date 1974  federal  state  county  local

depository for survey records City Planning Department Page 80 of 114  
city, town Sacramento state California

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	date <u>N/A</u>
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

**Describe the present and original (if known) physical appearance**

This small district centers on 8th Street between E and F Streets, in the Alkali Flat Redevelopment Area in the northwestern quarter of Sacramento's Central City. Located in one of the city's oldest sections, the district is a cohesive grouping of late 19th century residences with several compatible structures of early 20th century design. Alkali Flat, located just north of the central business district, contains the city's largest concentration of 19th century residences. Redevelopment activities and new construction have fragmented the once larger neighborhood. Those areas of Alkali Flat which retain their historic character are being submitted as three districts of which this is the westernmost representative. This district still retains its small wood frame houses and large street trees characteristic of 19th century Sacramento. Although the neighborhood has experienced decline over the years, rehabilitation activities are now taking place and neighborhood revitalization is evident.

The character of the district is that of a late 19th century working class residential neighborhood. It includes numerous small Queen Anne/Eastlake row cottages which line both E and F Streets; an imposing Second Empire mansion, possibly by Nathaniel Goodell; and a later Colonial Revival apartment house in one block. All but two of the buildings in the eastern block were built over a four-year time span between 1894 and 1898. Across 8th Street, on the next block are an unusual double house of Delta Type/Eastlake style constructed in 1881; an altered two-story Italianate residence; a rare brick vernacular carriage house at the alley, for a house since demolished; and a three-story Craftsman apartment house, similar in design to one immediately across E Street. The condition and original integrity of all these buildings is fair, except for the Italianate which is marred by a cement plaster addition to the facade and is deteriorated. Some buildings have undergone recent rehabilitation and/or restoration.

Of the 21 buildings included, 18 are contributing, and 3 are non-contributing; 5 lots are vacant. The district is a cohesive unit bounded by new redevelopment housing on the north side of E Street; considerable vacant property to the west; extensive surface parking to the south; and a modern Salvation Army Building and related non-compatible buildings on the west side of the 500 block of 9th Street. These newer, non-compatible buildings are an extension of the central business district further to the south which have crept in to separate this district from the larger residential area of Alkali Flat, and which provides continuing threat of further expansion.

**Buildings which contribute to the district:**

1. 729-731 E Street: 1911, two-story, wood frame Craftsman apartment house; lap siding, identical detailing to 728-730 E Street, with flared Swiss Chalet design hoods at entrances; hip roof with dormers, overhanging eaves with notched rafters. Historic name: "The Glenwood".
2. 728-730 E Street: 1913; three-story, wood frame Craftsman apartment house; lap siding with clinker brick veneer at first level, identical in detailing to 729-731 E Street, with flared Swiss Chalet design hoods at entrances; hip roof with dormers, overhanging eaves with notched rafters. The metal fire escapes do not detract from the building's original integrity.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** ca. 1860 to 1914      **Builder/Architect** see Item 8

**Statement of Significance (in one paragraph)**

Alkali Flat, one of the city's oldest neighborhoods, was named for the powdery white substance which once covered the ground. Nineteenth century Sacramento developed eastward from its waterfront, filling the grid as the city expanded away from the river. The northwest quarter of the central city was one of the earliest residential areas to be developed. Located immediately north of the central business district, it still retains the city's major concentration of 19th century residences. A number of impressive houses were built on spacious lots, but by the 1870s the larger land holdings in Alkali Flat were being divided into smaller parcels; the emergence of simple cottages adjacent to earlier mansions was testimony to a new social and economic mix. By the end of the 19th century, Alkali Flat had become a large working class neighborhood. The Alkali Flat West Historic District is one of three residential areas within Alkali Flat which still retains its 19th century sense of time and place. It also contains a number of distinguished examples of 19th century design, and stands as a remnant of Sacramento's early development and settlement patterns.

The district is both architecturally and historically significant as a typical late 19th century Sacramento neighborhood. Workingmen's cottages and imposing residences still survive as a cohesive unit. More prevalent in this district is the development of tenant housing, principally upon parcels that had long been held vacant. This trend continued into the second decade of the 20th century.

With a steadily increasing volume of business, Southern Pacific became Sacramento's largest single employer. Close by the western edge of Alkali Flat, real estate speculators could anticipate a steady demand for homes and apartments within the income of the Southern Pacific employees. Absentee landlordism increased as a result. August and Charles Meister are a case in point. With their business successes and their half block, the Meisters constructed the Queen Anne Cottage at 515 8th Street, the four Queen Anne/Eastlake row cottages at 804-810 E Street, and a now disappeared corner grocery store at 800 E Street. But these hard working brothers continued to live over their factory in another part of town rather than maintain a formal residence. Another example is Christain Weisel, who built two apartment buildings at the corner of 8th and E, and a grocery store in the 700 block of E Street (now demolished), all completed in 1911 and 1913, but made his residence more than a mile east on 28th Street.

The southern half of the block bounded by 8th, 9th, E and F Streets, owned by Mary Mesick, was also split up and developed at the same time the Meister brothers developed the north half. Mrs. Mesick built 517 8th Street, the Second Empire residence, in 1894. Subsequently, she sold off her half block in separate parcels, and built 811 F in 1898, the same period that the F Street Queen Anne/Eastlake row cottages were constructed by three separate individuals.

## 9. Major Bibliographical References

See Continuation Sheet for bibliography.

## 10. Geographical Data

Acreege of nominated property Approximately 6-2/3 acres

Quadrangle name Sacramento East, CA

Quadrangle scale 1:24000

### UTM References

A	<u>1</u> <u>0</u>	<u>6</u> <u>3</u> <u>1</u> <u>2</u> <u>6</u> <u>0</u>	<u>4</u> <u>2</u> <u>7</u> <u>1</u> <u>7</u> <u>0</u> <u>0</u>	B	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	D	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>

**Verbal boundary description and justification** See attached maps. The boundaries of the district are based upon remaining integrity and encompass those buildings which significantly contribute, both architecturally and historically, to the late 19th century neighborhood character.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A		N/A	
state	code	county	code

## 11. Form Prepared By

name/title	R, Daniel Hood, Preservation Architect		
organization	Alkali Flat Neighborhood Improvement Association	date	November 23, 1983
street & number	P.O. Box 1852	telephone	(916) 445-2360
city or town	Sacramento	state	California

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Marion Mitchell-Wilson*

title *Ms* Deputy State Historic Preservation Officer

date *6/12/84*

### For NPS use only

I hereby certify that this property is included in the National Register

Entered in the  
National Register

date *7/26/84*

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior  
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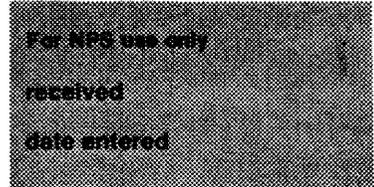
1

LOCATION continued

Street and Number: 729-731 E Street; 728-730 E; 506 8th Street; 510-512 8th;  
719 F Street, rear; 518 8th Street; 721 F Street; 810 E Street;  
808 E; 806 E; 804 E; 515 8th Street; 517 8th; 801 F Street;  
805 F; 811 F; 813 F; 819 F; 821 F; 827 F; and 829-831 F.

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Page **1**

OWNERS OF PROPERTY, ALKALI FLAT WEST HISTORIC DISTRICT

- |  |   |
|--|---|
| <p>1 Shih and Lucy Lee<br/>2113 Surrey Road<br/>Sacramento, CA 95815</p> <p>3,6,C Wally Hyde<br/>901 H Street<br/>Sacramento, CA 95814</p> <p>5,E 516 8th Street Venture<br/>P.O. Box 16-11-17<br/>Sacramento, CA 95816</p> <p>8 Patricia Priest, et al.<br/>6650 S. Land Park Drive<br/>Sacramento, CA 95831</p> <p>10 Ronald &amp; Vivica Lee-Raglin<br/>806 E Street<br/>Sacramento, CA 95814</p> <p>12 Randolph &amp; Elizabeth DeWante<br/>4630 Francis Court<br/>Sacramento, CA 95822</p> <p>14 Prosperity Investors<br/>2508 E Street<br/>Sacramento, CA 95816</p> <p>16 Victor Grable<br/>P.O. Box 1362<br/>Sacramento, CA 95806</p> <p>18 Jules Loventhal<br/>P.O. Box 162903<br/>Sacramento, CA 95816</p> <p>20 Ruben Salas<br/>827 F Street<br/>Sacramento, CA 95814</p> <p>B. Saber Shehadeh<br/>845 Holloway Avenue<br/>San Francisco, CA 94112</p> | <p>2 Robin Pain<br/>1122 Western Street, 104<br/>Fairfield, CA 94533</p> <p>4,A Hank and Rhoda Bruett<br/>8 Oakside Drive<br/>Davis, CA 95616</p> <p>7 Milton and Cammie Payne<br/>P.O. Box 16-11-17<br/>Sacramento, CA 95816</p> <p>9 James Jones<br/>808 E Street<br/>Sacramento, CA 95814</p> <p>11 Sam Riolo<br/>804 E Street<br/>Sacramento, CA 95814</p> <p>13 Julian &amp; Catherine Camacho<br/>517 - 8th Street<br/>Sacramento, CA 95814</p> <p>15 Prosperity Investors<br/>3019 E Street<br/>Sacramento, CA 95816</p> <p>17 Kirk &amp; Heidi Wagner, et al.<br/>9 Hideout Court<br/>Sacramento, CA 95831</p> <p>19 Jessie Morris, Jr.<br/>6308 Glenhills Way<br/>Sacramento, CA 95824</p> <p>21 Ninth/F Investors, LTD<br/>5 Jenny Court<br/>Sacramento, CA 95831</p> <p>D. Ila Davis o/Linda Davis-<br/>Aldritt/Tr.<br/>3682 Marjorie Way<br/>Sacramento, CA 95820</p> |
|--|---|

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REPRESENTATION IN EXISTING SURVEYS:

Title: Sacramento Old City Residential Building Survey,  
Charles Hall Page and Associates, Inc.

Date: September 1976. XX local

Depository for Records: City Planning Department

City: Sacramento

State: California

Title: Alkali Flat Redevelopment Area Determination of Eligibility for  
Inclusion in the National Register of Historic Places  
Pamela McGuire, Kenneth Owens, Susan Searcy and Jim West

Date: July 1979 (not filed) XX local

Depository for Records: City Planning Department

City: Sacramento

State: California

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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INVENTORY -- NOMINATION FORM**

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4. 510-521 8th Street: 1881; one-story wood frame "Delta" double row house with broad gable roof; a pair of pedimented bays and a central porch. There is an Eastlake quality imparted by a scrollwork applique of zig-zag design in the porch screen and turnings of the porch columns; rustic siding; exterior staircase to first level above raised basement.

Continued on next page

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DESCRIPTION continued

6. 719 F Street, Rear: Ca. 1860; masonry carriage house, vernacular design with port holes on side vents, iron tie plates and ventilator pipe, and door on upper level. The structure was probably built for an earlier house that has been demolished.
7. 721 F Street: Ca. 1906; two story with raised basement, wood frame, Colonial Revival apartment house; two story front porch with paired turned doric columns at corners and enclosed room on second level; overhanging eaves with dentil brackets at front and around porch; hip roof with central dormer; rustic siding.
8. 810 E Street: 1895; one story wood frame, raised basement, porch and bay; rustic siding; Queen Anne/Eastlake row cottage. Combination hip and gable roof; bay window under front gable. Stripped of decorative detail and covered by asbestos siding, these alterations are reversible.
9. 808 E Street: 1895; one story wood frame, raised basement, porch and bay; rustic siding; Queen Anne/Eastlake row cottage. Combination hip and gable roof; bay window under front gable. Decorative arched porch and bay brackets with spindle work distinguish 808 E.
10. 806 E Street: 1895; one story wood frame, raised basement, porch and bay; rustic siding; Queen Anne/Eastlake row cottage. Combination hip and gable roof; bay window under front gable. Decorative arched porch, bay brackets and spindle work are missing.
11. 804 E Street: 1895; one story wood frame, raised basement, porch and bay; rustic siding; Queen Anne/Eastlake row cottage. Combination hip and gable roof; bay window under front gable. Decorative arched porch, bay brackets and spindle work distinguish 804 E Street.
12. 515 8th Street: Circa 1896; one story, wood frame, raised basement, Queen Anne/Eastlake row cottage. Distinguished by fishscale shingle work in front gable, and rounded porch screen with fine spindle work. Spindle work repeated in corner bay brackets. Original chimneys remain; bracketed eaves.
13. 517 8th Street: Circa 1894; two and one-half story, wood frame, rustic siding and shingles, Second Empire house; raised basement. Stylistically a tall Italianate with mansard roof, pedimented dormers; bracket cornice; rounded porch. Segmented windows contain colonettes and keystones. Restored, original integrity intact. Individually listed on the National Register.
15. 805 F Street: 1914; simple three story, wood frame Craftsman apartment building; lap siding; simple eave bracketing. Hip roof with central dormer; central entrance-way surmounted by second and third story bracketed porches. Three story bay windows on either side of entrance.

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DESCRIPTION continued

16. 811 F Street: Circa 1898; two story wood frame, raised basement, Queen Anne/ Colonial Revival apartment house. Hip roof; narrow rustic siding; classic facade with gabled bays at either side of central pedimented portico which contains fine decorative floral relief and swag frieze. Original integrity intact. Large barn at rear covered with false rustic masonry of stamped sheet metal.
17. 813 F Street: 1897; one story, wood frame Queen Anne/Eastlake row cottage. Combination hip and gable roof; angled bay and decorative porch screen remain intact. Undergoing rehabilitation.
18. 819 F Street: 1898; one story with raised basement, wood frame Queen Anne/Eastlake row cottage. Combination hip and gable roof; rustic siding. Alterations include porch and outside brick chimney are reversible.
19. 821 F Street: Circa 1898; one story with raised basement, wood frame Queen Anne/ Eastlake row cottage. Rustic siding; combination hip and gable roof. Loss of original trim and alterations to windows and porch does not detract from row contribution.
20. 827 F Street: Circa 1898; one story with raised basement, wood frame Queen Anne row cottage. Narrow rustic siding; combination hip and gable roof; angled bay under front gable; latticework in semicircular porch screen; shinglework and gable vent; identical to 829 and 831 F.
21. 829-831 F Street: Circa 1898; one story with raised basement, wood frame Queen Anne row cottage. Restored exterior raised slightly to accommodate full height basement ceiling does not detract from continuity of row; two original cottages were now connected inconspicuously into one building. Narrow rustic siding; combination hip and gable roof; angled bay under front gables; latticework in semicircular porch screen; shinglework and gable vent identical to 827 F Street.

Buildings which do not contribute to the district:

3. 506 8th Street: ca.1880; two story with raised basement wood frame double house with 6/6 lights; full width front porch; hip roof. This building has been totally refinished with cement plaster, and possible new porch at an earlier date. While contributing to the blockface in form, it requires additional research.
5. 518 8th Street: 1872; two story over full basement wood frame, Italianate with hip roof; bracketed overhanging cornice; segmented arches with keystones; angled side bay; rustic siding. It has been seriously marred by raising it an extra story to insert a cement plaster addition at the ground level housing a laundromat.
14. 810 F Street: Date unknown; three story wood frame apartment house which has been veneered with aluminum siding and brick pilasters of modern design.

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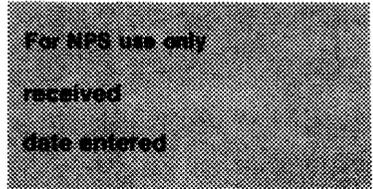
DESCRIPTION continued

Vacant Parcels:

- A. 516 8th Street: Prior site of a two story cement plaster finished apartment or double house; demolished for reasons of deteriorated condition about 1980.
- B. 800 E Street: Prior site of c.1895 two story wood frame, flat front vernacular commercial building, similar in detail to the four row cottages further east. Arsoned in 1981.
- C. 511 8th Street: Prior site of single family one story residence which burned about 1975. Similar to neighboring structure at 515 8th Street.
- D. Property south of 517 8th Street: Parking lot.
- E. Northwest corner of 8th and F Streets: Parking lot. Site of former building. Cast iron fence remains.

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SIGNIFICANCE continued

Architecturally, 517 8th Street is a rare example of Second Empire design; only four remain in Sacramento. Across 8th Street is a fashionable Italianate design (alterations are reversible) built in 1872 for John R. Watson, Purchasing Agent for the Southern Pacific Railroad. The juxtaposition of the fine Queen Anne/Colonial Revival apartment house with the long row of Queen Anne/Eastlake row cottages on F Street remains a strong visual reminder of late 19th century tenant housing in Alkali Flat. And finally, the two Craftsman apartment buildings at the corner of 8th and E Streets provide a strong corner focal point in the neighborhood, retaining a sense of time a place in an otherwise changing area.

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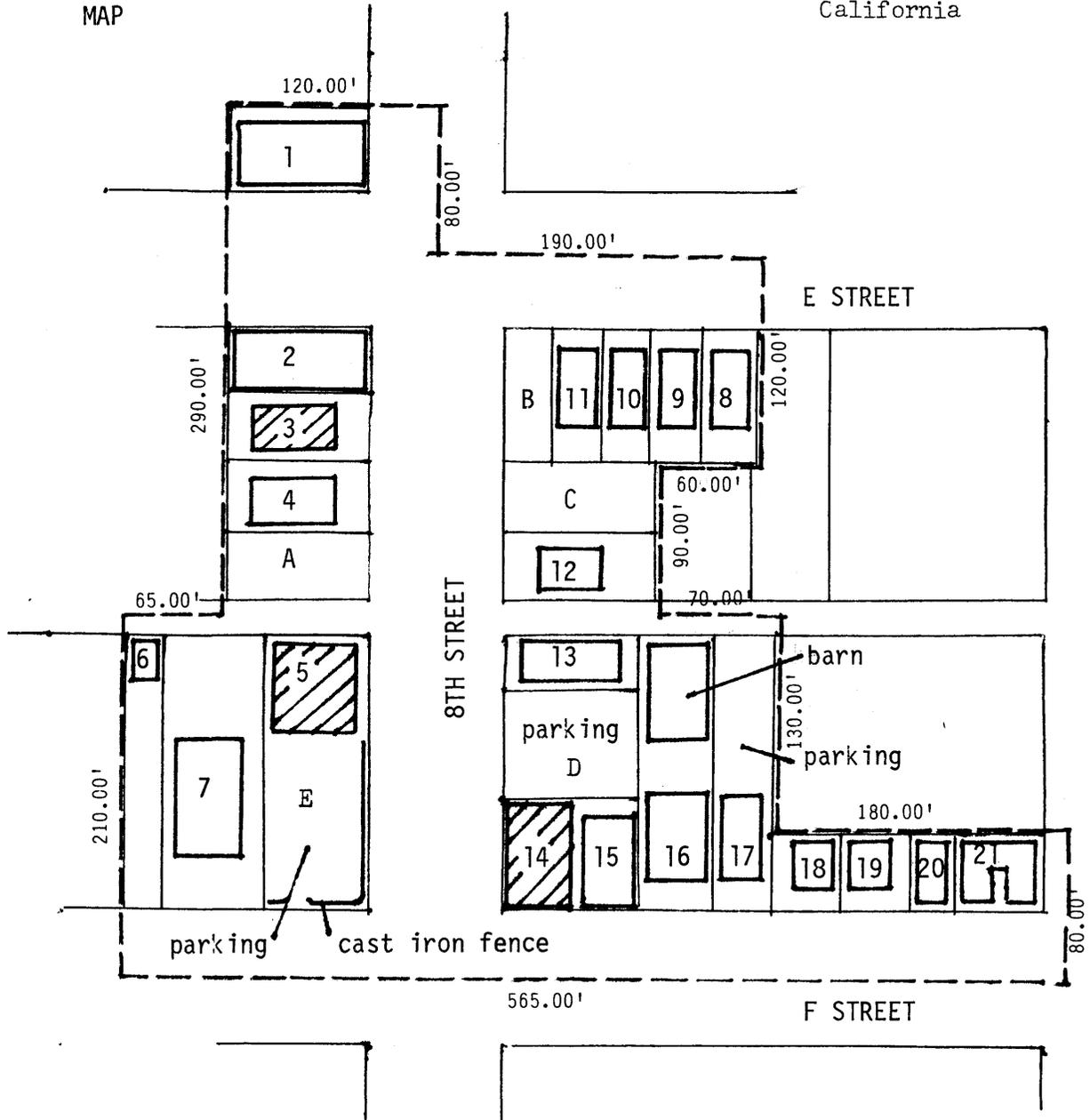
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ALKALI FLAT WEST HISTORIC DISTRICT

Sacramento, Sacramento County  
California

MAP



NORTH  
SCALE: 1"=100'

# ORDINANCE NO. 2004-048

ADOPTED BY THE SACRAMENTO CITY COUNCIL  
ON DATE OF SEP 7 2004

**AN ORDINANCE AMENDING THE SACRAMENTO REGISTER TO ADD THERETO NEW ALKALI FLAT MULTIPLE RESOURCES HISTORIC DISTRICTS COMPRISED OF THE ALKALI FLAT SOUTH, ALKALI FLAT CENTRAL, AND ALKALI FLAT WEST HISTORIC DISTRICTS, AND AMENDING THE SACRAMENTO REGISTER AND ORDINANCE #85-076 TO CHANGE THE NAME OF THE NORTH ALKALI FLAT HISTORIC DISTRICT TO THE ALKALI FLAT NORTH HISTORIC DISTRICT.  
(M04-017)**

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

**SECTION 1.**

A. Pursuant to Section 15.124.170 of Chapter 15.124 of Title 15 of the City Code, the Sacramento Register is amended by adding thereto the Alkali Flat Multiple Resources Historic Districts comprised of the Alkali Flat South, Alkali Flat Central, and Alkali Flat West Historic Districts.

B. Pursuant to Chapter 15.124 of the City Code, the Sacramento Register is amended and Ordinance #85-076 is amended to change the name of the North Alkali Flat Historic District to the Alkali Flat North Historic District.

**SECTION 2.**

A. Pursuant to City Code Sections 15.124.170 and 15.124.230 and based on the materials presented as part of the administrative record of the duly noticed hearing conducted by this Council on August 31, 2004, to consider the nomination of the Alkali

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ORDINANCE NO. 2004-048

DATE ADOPTED: SEP 7 2004

Flat Multiple Resources Historic Districts comprised of the Alkali Flat South, Alkali Flat Central, and Alkali Flat West Historic Districts to the Sacramento Register, including the recommendation from the Design Review & Preservation Board, the staff report and nomination materials attached thereto, and the testimony presented at the hearing(s) on the nomination, the City Council makes the following findings in support of its action to designate the Alkali Flat Multiple Resources Historic Districts comprised of the Alkali Flat South, Alkali Flat Central, and Alkali Flat West Historic Districts on the Sacramento Register:

1. The proposed historic districts' boundaries comprise geographically identifiable areas as depicted in Exhibit A attached and made a part of this Ordinance.
2. The proposed historic districts' boundaries take into account the various architectural styles that make up the Contributing Resources, per Exhibit B, that identify and may be found in each of the proposed new districts.
3. The historic districts possess a significant concentration or continuity of buildings unified by past events and physical development, with integrity of design, materials, workmanship and association.
4. The collective historic value of the buildings and structures in these districts, taken together in each district, are greater than the historic value of each individual building or structure.
5. The historic districts are associated with a period significant and important to Sacramento history.
6. The designation of these geographic areas as Historic Districts is reasonable, appropriate and necessary to protect, promote, and further the goals and purposes of Chapter 15.124 of Title 15 of the City Code and is not inconsistent with other goals and policies of the City.
7. Adoption of the Historic Districts promotes the maintenance and enhancement of the significant features and characteristics of the historic districts.
8. Adoption of the Historic Districts promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance of Contributing Resources in the Historic Districts.
9. Adoption of the Historic Districts serves to maintain the integrity of the surrounding neighborhoods located within the central city and the Sacramento region.

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ORDINANCE NO. 2004-048

DATE ADOPTED: SEP 7 2004

10. Adoption of the Historic Districts is consistent with goals of the Secretary of Interior's Standards for the Treatment of Historic Properties.
11. Adoption of the Historic Districts helps to protect historic resources of the City of Sacramento.
12. A list of each property located within the three districts and the property's status as a Contributing or non-Contributing Resource within the district is attached, Exhibit B.
13. The significant features and characteristics of the Historic Districts are as follows:

The Alkali Flat Multiple Resources Historic Districts feature the remaining examples of the range of historic residential architectural styles in the Alkali Flat neighborhood outside the existing North Alkali Flat Historic District. The structures in the Alkali Flat Central, Alkali Flat South and Alkali Flat West Historic Districts identified as Contributing Resources in the Alkali Flat Multiple Resources Historic Districts were constructed from the latter half of the 1800s through the early 1900s, including structures (usually those earlier in age) originally built as single-family homes, as well as multi-family apartments (usually those constructed after 1900). The components include largely nineteenth century Queen Anne and Italianate "Victorians" and Eastlake cottages, and early twentieth century Colonial Revival and Craftsman styles. However, there are examples of Greek Revival, Gothic Revival, Moorish influenced design, Second Empire, Stick Style, Prairie School, and Federal Style. Certain portions of the Historic Districts include intact rows of small Italianate or Queen Anne houses that convey a sense of time and place through their similar size, scale and overall form. These groupings are relatively consistent in features such as massing, orientation, fenestration and design details creating the texture of the ensemble.

B. Pursuant to Chapter 15.124 of the City Code and the recommendation from Staff and the Design Review & Preservation Board, the City Council also makes the finding that it is desired that there be consistency in naming of the historic districts within the Alkali Flat area of the city. Renaming the North Alkali Flat Historic district to the Alkali Flat North Historic District will provide consistency in the naming conventions of the districts within the Alkali Flat neighborhood.

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ORDINANCE NO. 2004-048

DATE ADOPTED: SEP 7 2004

**SECTION 3.**

A. The City Clerk of the City of Sacramento is hereby directed to add the Alkali Flat Multiple Resources Historic Districts including the Alkali Flat Central Historic District, the Alkali Flat South Historic District and the Alkali Flat West Historic District boundaries and the Contributing resources within those districts to the Sacramento Register.

B. The City Clerk of the City of Sacramento is also hereby directed to change the name of the North Alkali Flat Historic District to the Alkali Flat North Historic District.

PASSED FOR PUBLICATION: AUG 17 2004

PASSED: SEP 7 2004

OCT 7 2004

EFFECTIVE:

**HEATHER FARGO**

\_\_\_\_\_  
MAYOR

ATTEST:

**SHIRLEY CONCOLINO**

\_\_\_\_\_  
CITY CLERK

M04-017

**Exhibit A – Map with Boundaries of the Historic Districts**

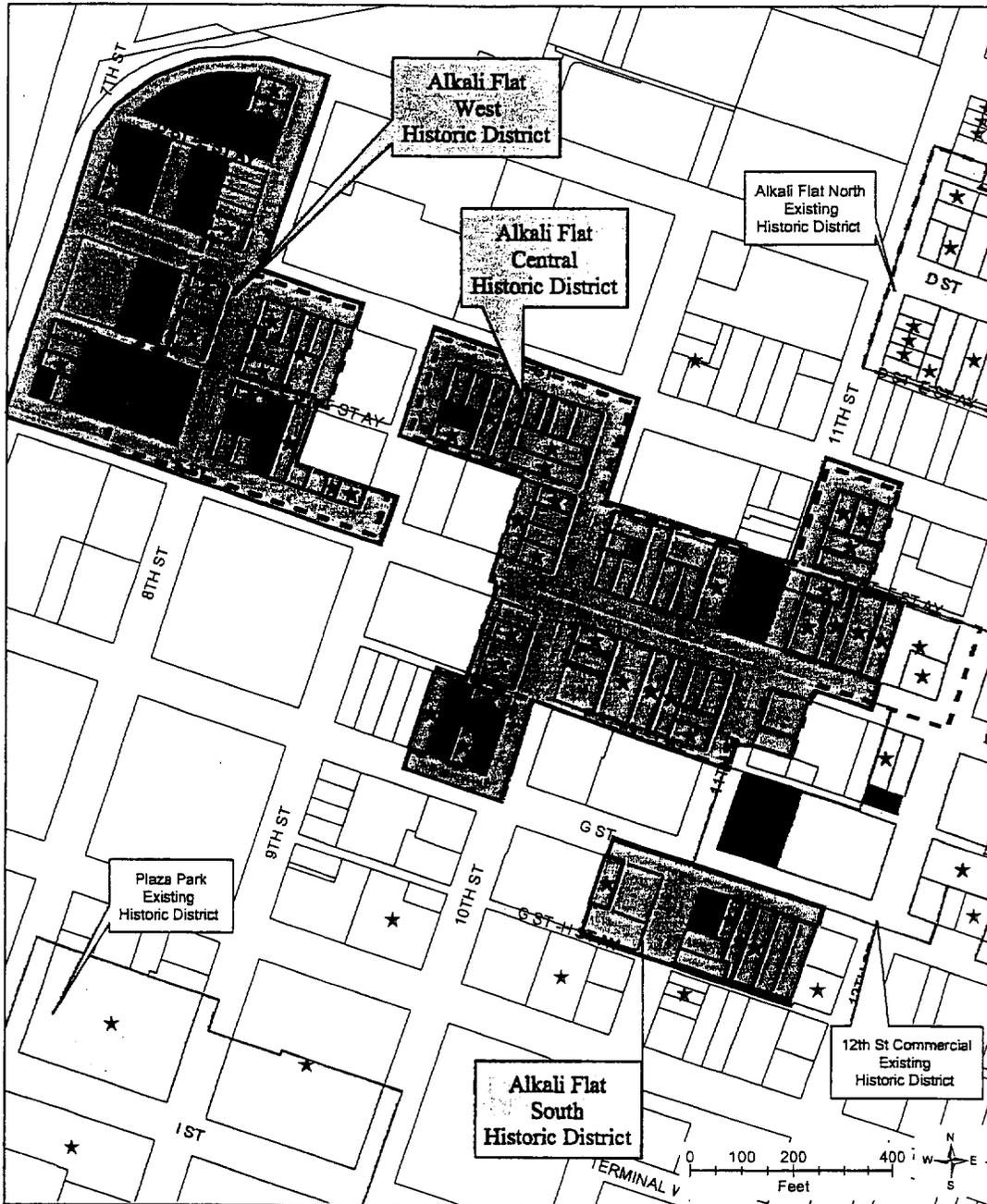
**Exhibit B – Lists of Contributing Resources in the Historic Districts**

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DATE ADOPTED: SEP 7 2004



**Alkali Flat Multiple Resources  
Historic Districts  
Board Recommended**

Legend	
★	Historic Landmark
[Patterned Box]	Other Historic Districts
[Patterned Box]	Alkali Flat Proposal A
[Patterned Box]	National Register
[Patterned Box]	Contributing Parcels
[Patterned Box]	Vacant Parcels
[Patterned Box]	Parcels

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ORDINANCE NO. 2004-048

DATE ADOPTED: SEP 7 2004

**Alkali Flat Multiple Resources Historic District-Central** Attachment-09  
**Board Recommended**

House Number <sup>1</sup>	Street	Street Type	Parcel Number	Status
511	9TH	ST	002-0112-002	Vacant
515	9TH	ST	002-0112-001	Contributing - Individual Landmark
502	10TH	ST	002-0112-010	Contributing
508	10TH	ST	002-0112-011	Contributing - Individual Landmark
512	10TH	ST	002-0112-012	Contributing - Individual Landmark
516	10TH	ST	002-0112-013	Contributing - Individual Landmark
517	10TH	ST	002-0116-040	Contributing
519	10TH	ST	002-0116-041	Vacant
521	10TH	ST	002-0116-042	Contributing
522	10TH	ST	002-0112-014	Contributing
524	10TH	ST	002-0112-015	Contributing
530	10TH	ST	002-0112-016	Contributing - Individual Landmark <sup>2</sup>
600	10TH	ST	002-0151-010	Non-Contributing
601	10TH	ST	002-0155-032	Contributing - Individual Landmark
604	10TH	ST	002-0151-011	Contributing - Individual Landmark
605	10TH	ST	002-0155-031	Contributing
608	10TH	ST	002-0151-012	Contributing - Individual Landmark
615	10TH	ST	002-0155-040	Non-Contributing
616	10TH	ST	002-0151-013	Contributing - Individual Landmark
618	10TH	ST	002-0151-014	Vacant
620	10TH	ST	002-0151-015	Vacant
624	10TH	ST	002-0151-016	Vacant
511	11TH	ST	002-0116-002	Contributing - Individual Landmark
515	11TH	ST	002-0116-001	Contributing
516	11TH	ST	002-0116-037	Vacant
517	11TH	ST	002-0116-048	Contributing - Individual Landmark
518	11TH	ST	002-0116-038	Vacant
524	11TH	ST	002-0116-023	Vacant
600	11TH	ST	002-0155-037	Contributing
603	11TH	ST	002-0157-003	Contributing
609	11TH	ST	002-0157-002	Non-Contributing
612	11TH	ST	002-0155-038	Contributing
613	11TH	ST	002-0157-001	Non-Contributing
614	11TH	ST	002-0155-039	Contributing - Individual Landmark
900	E	ST	002-0112-003	Contributing

<sup>1</sup> Note: Addresses of properties may not be all the addresses associated with the property; addresses shown reflect the address designated for the parcel by the Sacramento County Recorder's Office.

<sup>2</sup> A granite stepping stone is located in the parkway strip in front of this parcel.

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO. 2004-048

DATE ADOPTED: SEP 7 2004

**Alkali Flat Multiple Resources Historic District-Central** Attachment-09  
**Board Recommended**

906	E	ST	002-0112-004	Contributing
912	E	ST	002-0112-005	Contributing - Individual Landmark
914	E	ST	002-0112-006	Contributing - Individual Landmark
916	E	ST	002-0112-007	Contributing
918	E	ST	002-0112-026	Contributing
922	E	ST	002-0112-025	Contributing
1100	E	ST	002-0116-003	Contributing - Individual Landmark
1106	E	ST	002-0116-004	Contributing - Individual Landmark
1110	E	ST	002-0116-005	Contributing
919	F	ST		Contributing-Individual Landmark
924	F	ST	002-0151-009	Non-Contributing
1001	F	ST	002-0116-022	Contributing
1007	F	ST	002-0116-021	Contributing
1010	F	ST	002-0155-033	Contributing - Individual Landmark
1011	F	ST	002-0116-020	Contributing
1015	F	ST	002-0116-045	Contributing
1017	F	ST	002-0116-051	Non-Contributing
1020	F	ST	002-0155-034	Contributing - Individual Landmark
1021	F	ST	002-0116-046	Contributing
1024	F	ST	002-0155-035	Contributing - Individual Landmark
1026	F	ST	002-0155-036	Contributing
1029	F	ST	002-0116-039	Contributing - Individual Landmark
1101	F	ST	002-0116-047	Non-Contributing
1101	F	ST	002-0116-054	Non-Contributing
1105	F	ST	002-0116-053	Contributing - Individual Landmark
1107	F	ST	002-0116-050	Contributing - Individual Landmark
1115	F	ST	002-0116-049	Contributing - Individual Landmark
1117	F	ST	002-0116-013	Contributing - Individual Landmark
917	G	ST	002-0151-030	Contributing - Individual Landmark
919	G	ST	002-0151-027	Non-Contributing
921	G	ST	002-0151-018	Vacant
925	G	ST	002-0151-017	Contributing - Individual Landmark

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO. 2004-048

DATE ADOPTED: SEP 7 2004

**Alkali Flat Multiple Resources Historic District South**  
**Board Recommended** Attachment-09

House Number	Street	Street Type	Parcel Number	Status
709	11 <sup>TH</sup>	ST	002-0156-002	Non-Contributing
714	11 <sup>TH</sup>	ST	002-0154-011	Non-Contributing
715	11 <sup>TH</sup>	ST	002-0156-023	Non-Contributing
1022	G	ST	002-0154-008	Contributing-Individual Landmark
1030	G	ST	002-0154-025	Non-Contributing
1100	G	ST	002-0156-003	Vacant
1104	G	ST	002-0156-004	Vacant
1106	G	ST	002-0156-005	Contributing - Individual Landmark
1108	G	ST	002-0156-006	Contributing - Individual Landmark
1112	G	ST	002-0156-008	Contributing - Individual Landmark
1118	G	ST	002-0156-009	Contributing
1120	G	ST	002-0156-010	Contributing

Note: Addresses of properties may not be all the addresses associated with the property; addresses shown reflect the address designated for the parcel in the County record.

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***FOR CITY CLERK USE ONLY***

ORDINANCE NO. 2004-048

DATE ADOPTED: SEP 7 2004

**Alkali Flat Multiple Resources Historic District-West  
Board Recommended**

Attachment-09

House Number	Street	Street Type	Parcel Number	Status
417	7TH	ST	002-0105-017	Vacant
417	7TH	ST	002-0105-018	Vacant
417	7TH	ST	002-0105-019	Vacant
517	7TH	ST	002-0102-020	Contributing
521	7TH	ST	002-0102-019	Contributing
523	7TH	ST	002-0102-018	Contributing - Individual Landmark
400	8TH	ST	002-0105-002	Contributing-Individual Landmark
406	8TH	ST	002-0105-003	Contributing-Individual Landmark
410	8TH	ST	002-0105-004	Vacant
414	8TH	ST	002-0105-005	Vacant
416	8TH	ST	002-0105-006	Non-Contributing
418	8TH	ST	002-0105-023	Non-Contributing
420	8TH	ST	002-0105-024	Non-Contributing
426	8TH	ST	002-0105-025	Non-Contributing
506	8TH	ST	002-0102-008	Contributing
510	8TH	ST	002-0102-022	Contributing - Individual Landmark
511	8TH	ST	002-0104-002	Contributing
515	8TH	ST	002-0104-001	Contributing - Individual Landmark
516	8TH	ST	002-0102-011	Vacant
517	8TH	ST	002-0104-022	Contributing - Individual Landmark
519	8TH	ST	002-0104-020	Vacant
519	8TH	ST	002-0104-021	Vacant
0 note 1	D	ST	002-0105-021	Vacant <sup>1</sup>
7 note 1	D	ST	002-0105-020	Vacant <sup>1</sup>
701	E	ST	002-0105-015	Contributing-Individual Landmark
707	E	ST	002-0105-014	Vacant
709	E	ST	002-0105-013	Vacant
710	E	ST	002-0102-021	Non-Contributing
711	E	ST	002-0105-011	Vacant
714	E	ST	002-0102-003	Vacant
715	E	ST	002-0105-012	Non-Contributing
718	E	ST	002-0102-004	Non-Contributing
7		ST	002-0105-016	Vacant
720	E	ST	002-0102-005	Vacant

<sup>1</sup> These parcels are located at the northwest quadrant of the block bounded by 7<sup>th</sup> and 8<sup>th</sup> Streets and D and E Streets. Although the addresses do not follow standard numbering conventions, these addresses are per the Sacramento County Recorder's Office.

Note: Addresses of properties may not be all the addresses associated with the property; addresses shown reflect the address designated for the parcel in the County record.

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO. 2004-048

DATE ADOPTED: SEP 7 2004

**Alkali Flat Multiple Resources Historic District West** Attachment-09  
**Board Recommended**

722	E	ST	002-0102-006	Vacant
728	E	ST	002-0102-007	Contributing - Individual Landmark
729	E	ST	002-0105-010	Contributing - Individual Landmark
800	E	ST	002-0104-003	Vacant
804	E	ST	002-0104-004	Contributing - Individual Landmark
806	E	ST	002-0104-005	Contributing
808	E	ST	002-0104-026	Contributing - Individual Landmark
810	E	ST	002-0104-008	Contributing
816	E	ST	002-0104-009	Contributing
701	F	ST	002-0102-017	Vacant
705	F	ST	002-0102-016	Contributing
711	F	ST	002-0102-015	Vacant
717	F	ST	002-0102-014	Vacant
719	F	ST	002-0102-013	Vacant
721	F	ST	002-0102-012	Vacant <sup>2</sup>
801	F	ST	002-0104-024	Contributing
805	F	ST	002-0104-023	Contributing
811	F	ST	002-0104-018	Vacant
813	F	ST	002-0104-017	Contributing - Individual Landmark
819	F	ST	002-0104-016	Contributing
821	F	ST	002-0104-015	Contributing
827	F	ST	002-0104-014	Contributing - Individual Landmark
831	F	ST	002-0104-025	Contributing - Individual Landmark

<sup>2</sup> The existing fence remnants are not of sufficient integrity and are therefore recommended to be non-contributing.

Note: Addresses of properties may not be all the addresses associated with the property; addresses shown reflect the address designated for the parcel in the County record.

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***FOR CITY CLERK USE ONLY***

ORDINANCE NO. 2004-048

DATE ADOPTED: SEP 7 2004



## Urban Forestry Services Work Order

### Permit Request 517 8th St.

2569054

Work Order Comments	Created	Created By
Remove one street tree, Nyssa Sylvatica.	5/26/16	ATUNSON
FYI - Previous issues with limbs down/falling (WOs 2306442, 2479708, and 2310166)		
Tree was posted on 6/2/16	6/3/16	DGOOSEN
Reviewed proposed tree removal w/ neighbor who had questions about the posting (attached) no formal appeal to the director was submitted.	6/28/16	DGOOSEN

<b>Asset:</b>	TREE-61160	tupelo / sour gum @ 517 8TH ST	<b>Address:</b>	517 8th St.
<b>Parent Asset:</b>	TREE	T	<b>Cross Street 1:</b>	
<b>Location:</b>			<b>Cross Street 2:</b>	
<b>Status:</b>	Released	<b>Work Order Class:</b>	PERMIT	Tree Permit Category
<b>Job Type:</b>	Permit	<b>Cost Code:</b>	15001811	Urban Forestry
<b>PPM:</b>	<b>Project:</b>	<b>Billing Type:</b>	Billable At Quoted	<b>MRC:</b> UF
<b>Priority:</b>	Standard	<b>Reported Date:</b>	5/26/16	<b>Requestor:</b> Citizen
<b>Schedule Start Date:</b>	5/26/16	<b>Schedule End Date:</b>	5/30/16	<b>Created By:</b> ATUNSON
				<b>Approved By:</b>

#### Job Lead:

Owner Name: KPP LLC

Activity	Trade	Estimate #	ID	Task/Materials/Contractors	Quantity	UOM	Unit Price	Cost
10	UA	V-85677	UFQUOTE	Urban Forest Quote	50	C5	\$1.00	\$50.00
<b>Total</b>								<b>\$50.00</b>

<b>Arrival Date &amp; Time</b>	_____	<b>Hours</b>	_____	<b>Init</b>	_____
<b>Actions Taken</b>	_____	<b>Stock Mat'ls</b>	_____		
<b>Authorized By</b>	_____	<b>Date</b>	_____		



817 / 819 8th Street tree replacement

- Remove Nyssa sylvatica in poor condition, (grind stump and restore affected turf section per permit conditions).
- Remove turf and prepare planting site, (shown as brown shaded area below):
- ...Install 6" wide concrete mow strip to separate turf from north edge of tree planter.
- ...Grade 2" wide perimeter in planter at 3" below top of curb and sidewalk.
- ...Install irrigation, (two 6" pop up heads, w/ micro-spray nozzles programmed to give 1.5" of precipitation twice per week).
- ...Plant one 24" box Quercus pellos, Quercus agrifolia or Quercus shumardii in hole to be inspected and approved by a city arborist, (always thoroughly irrigate root ball and surrounding soil immediately after planting).
- ...Apply 4" layer of wood chips in planter, (avoid covering the trunk flare of the tree, mulch is to be added as needed to maintain an elevation flush w/ top of walk and curb).

Report a problem

© 2016 Google

38°35'07.80" N 121°29'37.29" W elev 17 ft eye alt 31 ft

Google earth

8th St  
 Street View  
 Street View

B810619P1553

95146

Julain Camacho

OFFICIAL RECORDS  
SACRAMENTO COUNTY, CALIF.

2226 P Street

1981 JUN 19 PM 3 21

Sacramento, California

Documentary Transfer Tax

0  
Determined by Grantor named herein.

J.A. SIMPSON  
COUNTY CLERK-RECORDER  
\*\*

95146 \*  
500 -  
100 2\*

SCENIC EASEMENT DEED

Mesick Residence  
517 8th Street, Sacramento, California

\$6.00

THIS DEED OF EASEMENT, made this 19th day of June, 1981, by and between JULIAN CAMACHO and CATHERINE MARIE CAMACHO (the "Grantor"), and SACRAMENTO HERITAGE, INC., a non-profit California corporation (the "Grantee").

WITNESSETH:

WHEREAS, pursuant to Resolution adopted by the City Council of the City of Sacramento on July 3, 1975, Sacramento Heritage, Inc. was duly formed for the purpose, among other things, of acquiring and restoring historically or architecturally significant structures; and

WHEREAS, Sacramento Heritage, Inc. has acquired the historic Mesick Residence, located at 517 8th Street in the City of Sacramento, California; and

WHEREAS, Grantor has acquired from Sacramento Heritage fee simple title to the property located at 517 8th Street, Sacramento, California, upon which is situated the historic Mesick Residence; and

WHEREAS, Grantor desires to cooperate with Sacramento Heritage in maintaining the Mesick Residence to reflect as closely as possible the historic appearance of the building as it was constructed circa 1894.

NOW, THEREFORE, for valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee an easement in gross (known as "architectural", "facade" or "scenic easement") in the real property and improvements thereto of the Grantor, described as:

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, particularly described as follows:

B810619P1554

The North 32 feet of Lot 8 in the block bounded by E and F, 8th and 9th Streets, in the City of Sacramento according to the official map or plan thereof [517 8th Street];

*APN 002-104-22*

(hereinafter referred to as the "Property"); of the nature and character hereinafter expressed, to constitute a binding servitude upon said premises of the Grantor, and to that end, Grantor covenants on behalf of himself, his agents, personal representatives, heirs, and assigns, and all other successors to him in interest, with Grantee, such covenants being deemed to run as a servitude, in perpetuity, with the land, to do or refrain from doing upon any portion of the exterior of said Property each of the following stipulations which contribute to the public purpose in that they aid significantly in the preservation of the historic site in question:

1. No construction, alteration, or remodeling shall be undertaken which would affect either the lot herein described or the exterior (including the roof) of any building or other improvement located upon the Property herein described without the written permission of the Grantee.

2. No painting or exterior surfacing which, in the opinion and judgment of the Grantee, are inharmonious with the landscape and general surroundings, shall be used on the exterior of any structures now located on such Property.

3. No structural changes or additions shall be made to any portion of the building on said Property until an application therefor has been made to and written approval thereof obtained from Grantee.

4. No advertising of any kind or nature shall be located on or within said Property without written approval being first obtained from the Grantee.

5. The Grantor shall at all times maintain the subject Property in a good state of repair. If the improvements placed upon the Property described herein shall be destroyed or damaged by fire, storm or other casualty, the Grantor agrees to restore the improvements in conformity with pertinent historical data, if deemed feasible in Grantee's sole discretion, in order that said historic building will reflect as closely as possible the historic appearance of said building as it was constructed in the late 1800's.

6. The Grantor agrees that these restrictions will be inserted by him in any subsequent deed, or other legal instrument, by which he divests himself of either the fee simple title to or of his possessory interest in the premises.

B810619P1555

7. The Grantor agrees that there shall be no further conveyance of any interest in the facade of the Mesick Residence without the prior written consent of the Grantee. This provision shall not, however, limit or restrict the Grantor's right to convey fee title to the premises or any lesser title or interest, other than an interest in the exterior facade of the building.

8. When permission is required to be obtained from the Grantee, such permission shall be deemed to have been given upon the failure of Grantee to respond to a written request therefor within sixty (60) days of actual receipt thereof by the Grantee at its principal office.

9. If any of the provisions of this Scenic Easement Deed shall be held invalid by any court of law, the validity of the remainder of this Scenic Easement Deed shall not be affected thereby.

10. In the event a violation of these restrictions is found to exist, Grantee may, following reasonable notice to the Grantor, institute a suit to enjoin by ex parte, temporary and/or permanent injunction such violation, to require the restoration of the premises to its prior condition, and in the alternative, Grantee may enter upon the premises, correct any such violation, and hold Grantor, its heirs and assigns, responsible for the cost thereof.

IN WITNESS WHEREOF, Grantor has executed this Scenic Easement Deed as of the date first above written.

JULIAN CAMACHO and CATHERINE VILLARREAL

By [Signature]

By [Signature]  
Catherine Marie Camacho

STATE OF CALIFORNIA,

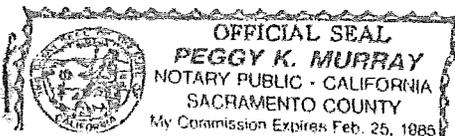
County of Sacramento } ss.

On this 19th day of June, 1985, in the year one thousand nine hundred and eighty-one

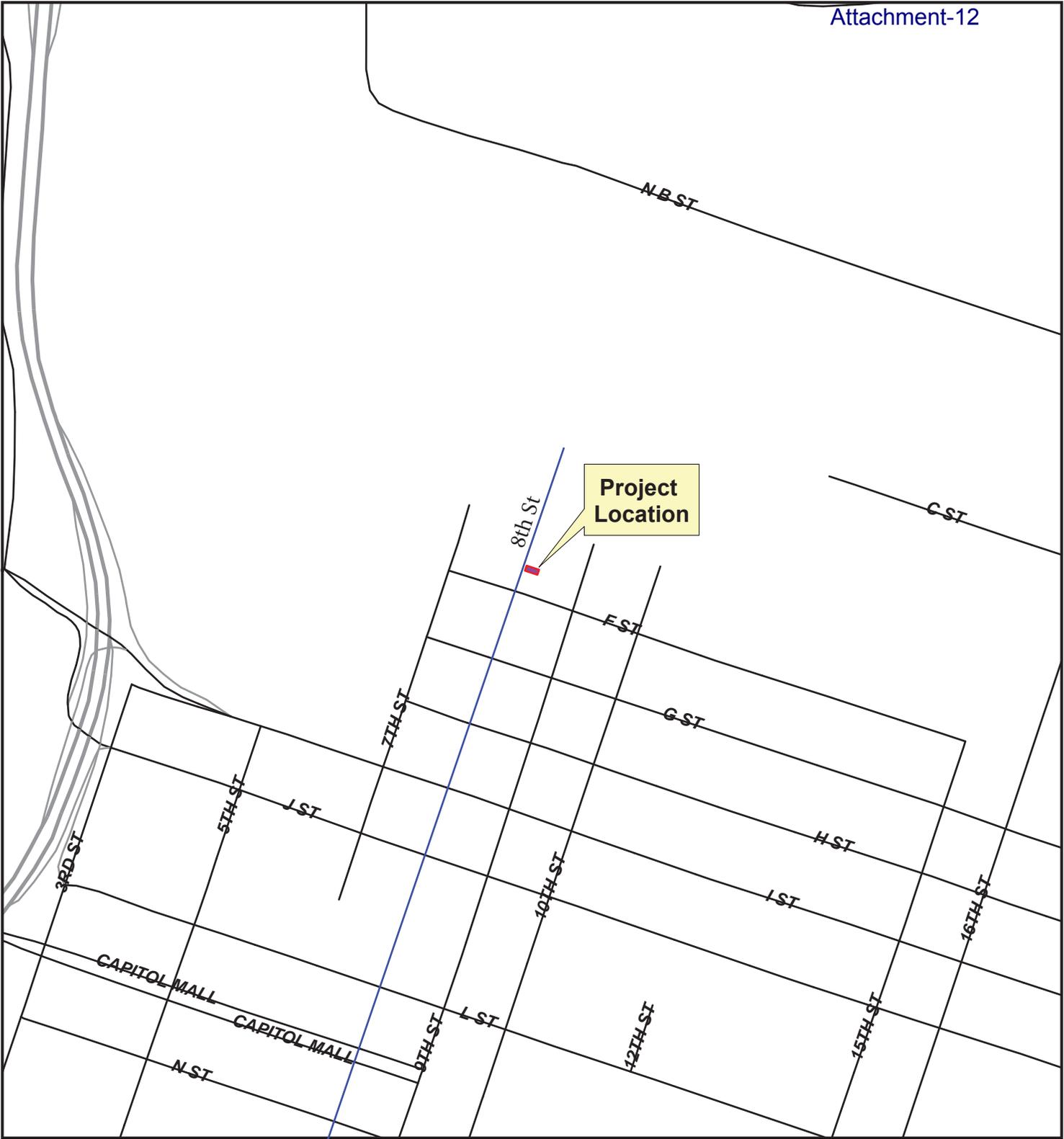
before me, Peggy K. Murray, a Notary Public, State of California, duly commissioned and sworn, personally appeared Julian Camacho and Catherine Marie Camacho

known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

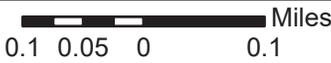
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Sacramento County of Sacramento the day and year in this certificate first above written.



[Signature]



**Project Location**



# PB16-006

## Vicinity Map



**519 8th Street**  
**002-0104-021-0000**  
**R-3A zone**

Alkali Flat West HD-SPDR  
 TNMD - GPD  
 Traditional Parking District



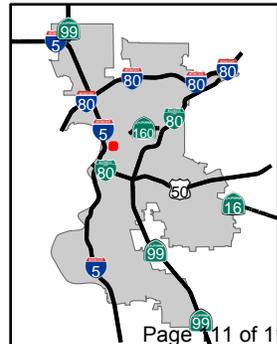


# PB16-006

519 8th Street  
 002-0104-021-0000  
 R-3A zone

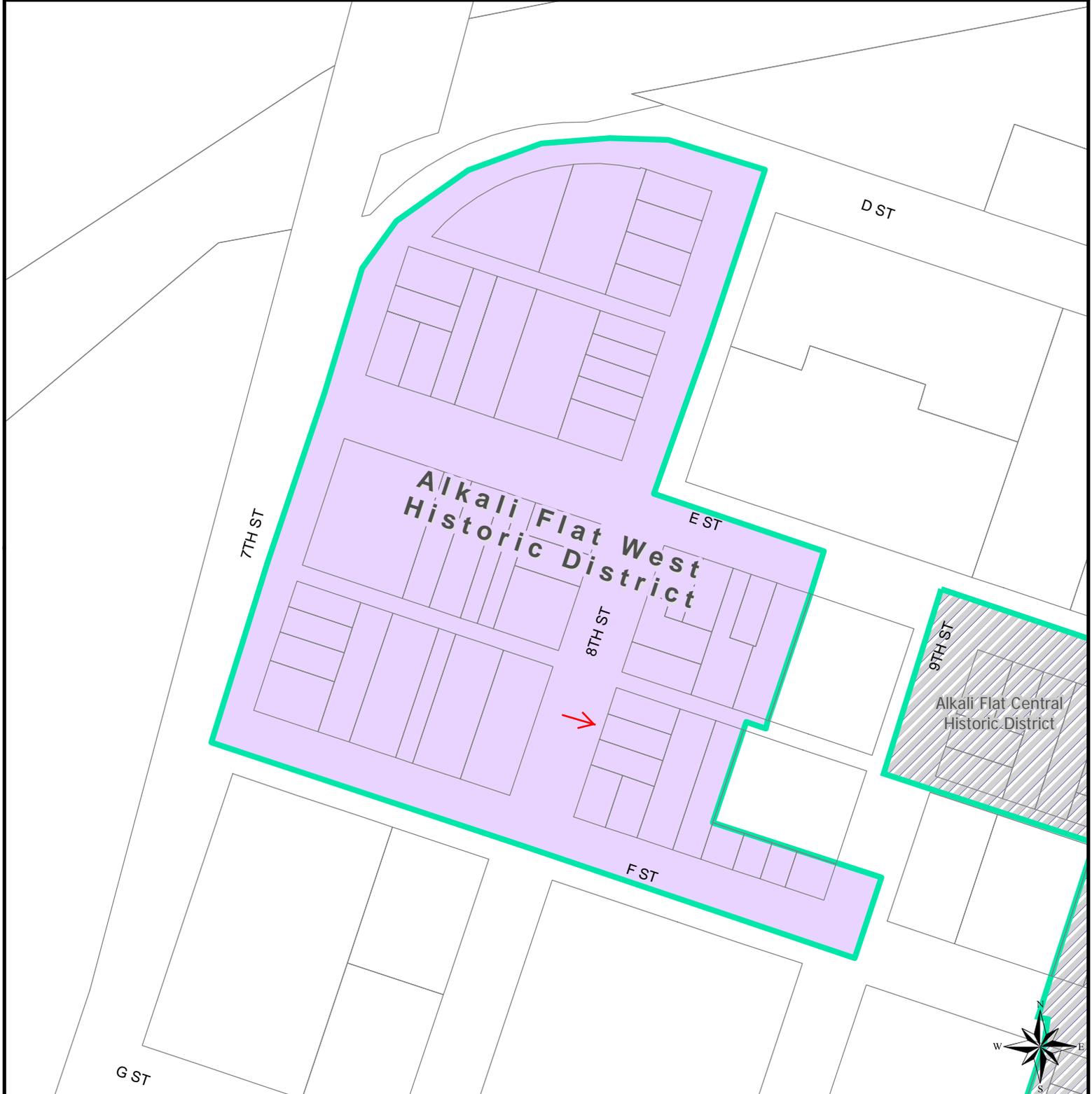
Alkali Flat West HD-SPDR  
 TNMD - GPD  
 Traditional Parking District

New Single-Unit Dwelling



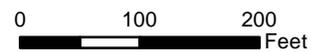
# City of Sacramento Historic Resources

Attachment-14



## Alkali Flat West Historic District

Ordinance # 2004-048 September 7th, 2004



- Parcels
- Alkali Flat West
- Other Historic Districts





Streetscape View