REPORT TO COUNCIL
City of Sacramento

18

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Public Hearing
October 2, 2007

Honorable Mayor and
Members of the City Council

Title: E Street Housing (P06-101)

Location/Council District: 1523 E Street, Sacramento City Unified School District, APN: 002-0131-025, Council District 3.

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** determining the project exempt from environmental review; 2) adopt a **Resolution** amending the Central City Community Plan Land Use Map from Heavy Commercial to Multi-Family; 3) adopt a **Resolution** approving a tentative subdivision map and special permit; and 4) adopt an **Ordinance** rezoning from C-4 to R-4.

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

Presenters: Evan Compton, Associate Planner

Department: Development Services

Division: Current Planning

Organization No: 4885

Description/Analysis

Issue: The applicant is requesting a community plan amendment, rezone, tentative map, and special permit to construct 9 residential condominiums on a vacant lot. The proposed building will have podium parking along with one unit on the ground floor and a total of 8 units on the second and third floor. Within the Central City, residential uses are permitted in the heavy commercial zone subject to the granting of a Special Permit. While the applicant is not required to redesignate or rezone the site for the intended use, the applicant has requested the redesignation and rezone in order to alleviate the concern of obtaining financing for property that is inconsistent with the land use designation and zoning. The Central City Community Plan designation and zoning will be changed from Heavy Commercial (C-4) to Multi-Family (R-4).

Policy Considerations:

General Plan Update Vision and Guiding Principles: The proposed project complies with the following guiding principles and is not contrary to any of the proposed policies:

a. Provides accessibility and connectivity between areas and safely and efficiently accommodates a mixture of cars, transit, bicyclists, and pedestrians;
b. Includes a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods; and
c. Uses the existing infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character.

Central City Community Plan: The Community Plan seeks to conserve all viable residential neighborhoods from encroachment of noncompatible uses and excess vehicular traffic (Community Plan, Page 7) and encourages the development of transitional land use areas with land uses that are compatible with adjacent developments (Community Plan, Page 8).

Central City Housing Strategy: The Central City Housing Strategy was adopted in the early 1990s to encourage new housing construction while also preserving existing housing stock and strengthening neighborhoods. The Zoning Ordinance was changed in response to the Housing Strategy to encourage housing in the Central City by allowing residential developments with a Special Permit in heavy commercial zones. The Central City neighborhoods have been negatively impacted by encroachment of incompatible commercial development. The proposed project is consistent with the Central City Housing Strategy since it maximizes housing units on the site. Approval of the project would strengthen the residential identity of the area and add to the jobs/housing ratio in the Central City.

Smart Growth Principles: The proposed project is consistent with Smart Growth Principles. Approval of the project would contribute to the creation of a range of housing opportunities and choices, foster walkable neighborhoods, and promote infill development.

Strategic Plan Implementation: The project is consistent with the Citywide Strategic Plan because it will contribute to the goals of achieving sustainability and livability and will increase opportunities for all Sacramento residents to live in safe and affordable housing.

Committee/Commission Action: On September 13, 2007, the Planning Commission recommended to approve the E Street Housing project which included the Community Plan Amendment, Rezone, Tentative Map, and Special Permit.

Environmental Considerations: The proposed project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines (CEQA Section 15332). Section 15332 consists of projects characterized as in-fill development.

Rationale for Recommendation: Staff supports the request to amend the Community Plan to Multi-Family Residential and the rezone to R-4 since it will provide consistency between the land use designation, zoning, and the proposed use.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: _____
David Kwong
Planning Manager

Approved by: _____
William Thomas
Director of Development Services

Recommendation Approved:

_____
Ray Kerridge
City Manager

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Background Information: There is no record of prior planning applications affecting this property. The project was approved by the Design Director on August 2, 2007. The Record of Decision (ROD) has been included as Attachment 8. The Planning Commission recommended and forwarded to City Council approval for the E Street Housing project (P06-101) on September 13, 2007.

Public/Neighborhood Outreach and Comments

As part of the application review process, the proposal was routed to Boulevard Park, New Era Park, Alkali & Mansion Flats, Washington Park, and the Midtown Business Association. No comments were received from any of these groups. Staff also mailed notices to all property owners within 500 feet of the project site prior to this public hearing. One neighbor called and had concerns that one parking space per unit would not satisfy the actual demand. Staff does not object to the proposed 9 parking spaces onsite since it meets the minimum parking requirement of one space per residential unit.

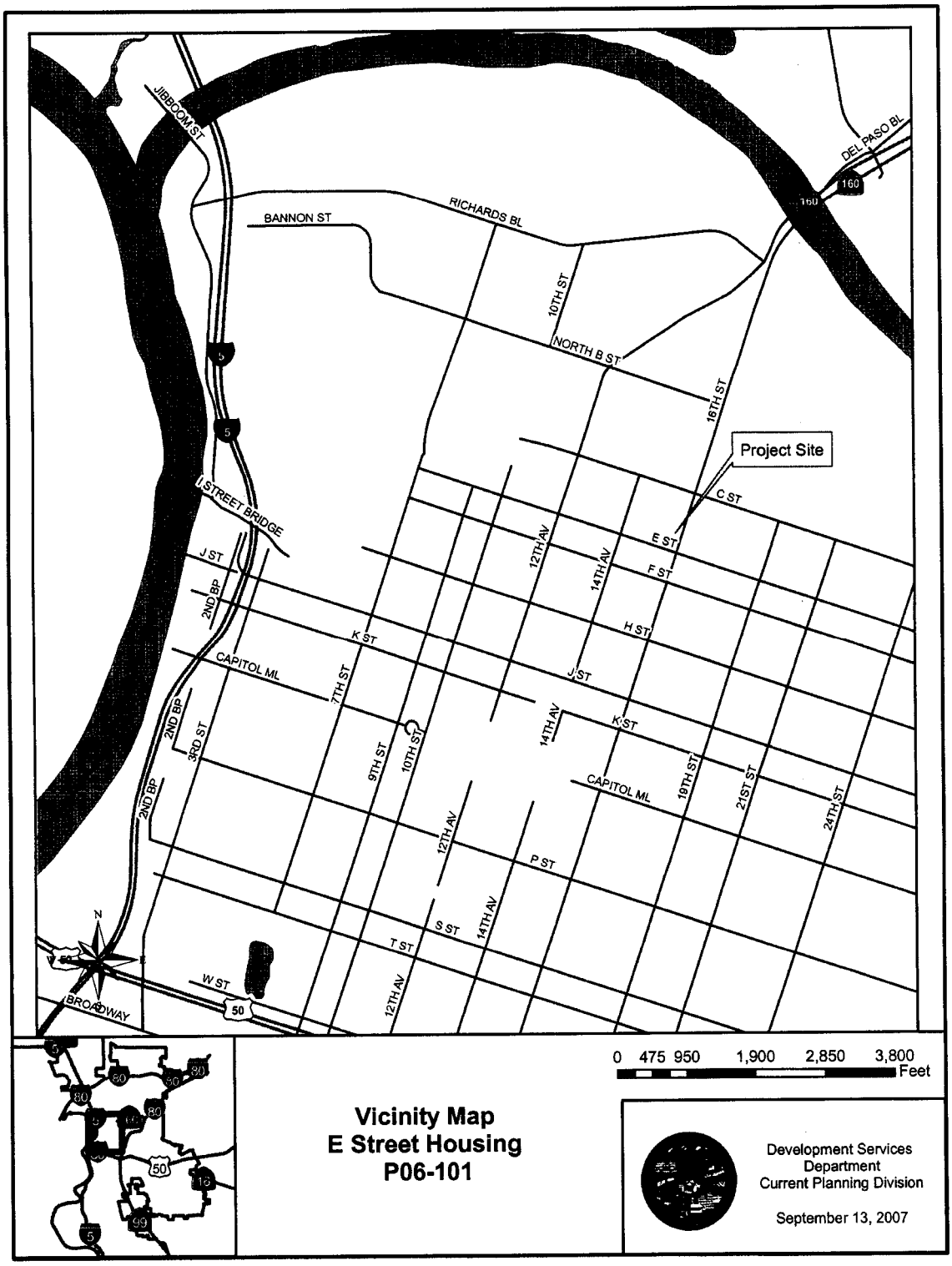
Access, Circulation and Parking

The subject property has street frontage on E Street and an alley on the rear of the property. The podium parking for the residential users is accessed off of the alley. Vehicles can maneuver on the subject site and will use the alley to exit. There is a pedestrian gate from the public street to the residential units and no vehicle access is proposed from the street elevation, providing a better pedestrian experience on E Street. Although the Zoning code does not require bicycle parking, the applicant is proposing bicycle facilities on the ground floor podium level for residents.

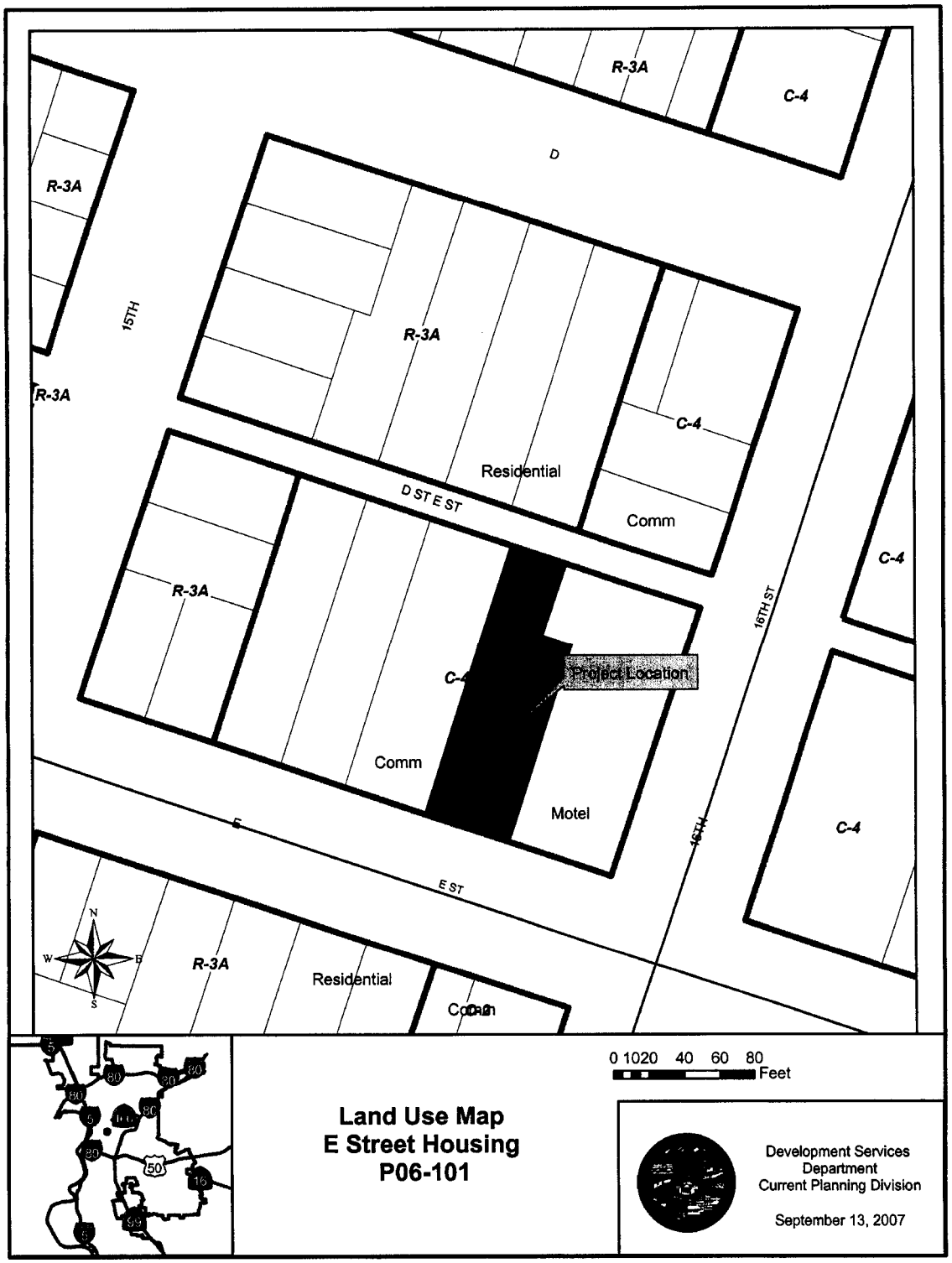
Tentative Map and Project Design

The proposed development features a total of 9 residential condominiums. (One unit will be on the ground floor along with the podium parking and there will be 4 units each on the second and third floor.) The site is currently vacant and the new residential condominium building has a modern design with units ranging from 680 square feet to 960 square feet. Units will have private balconies. On August 15, 2007, the Subdivision Review Committee voted to recommend approval of the proposed Tentative Map subject to the conditions of approval.

Attachment 2: Vicinity Map



Attachment 3: Land Use Map



Attachment 4: Environmental Exemption

RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P06-101)

BACKGROUND

A. On September 13, 2007, the City Planning Commission conducted a public hearing on, and forwarded to City Council, a recommendation to approve with conditions the E Street Housing project.

B. On October 2, 2007, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 16.24.097, 17.204.020(C), 17.208.020(C), 17.212.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the E Street Housing project.

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

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

A. 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;

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

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

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

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

Attachment 5: Community Plan Amendment

RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE CENTRAL CITY COMMUNITY PLAN LAND USE MAP FROM HEAVY COMMERCIAL TO MULTI-FAMILY RESIDENTIAL FOR THE PROPERTY LOCATED IN THE CENTRAL CITY, SPECIFICALLY AT 1523 E STREET, SACRAMENTO, CALIFORNIA. (P06-101) (APN: 002-0131-025)

BACKGROUND

The City Council conducted a public hearing on October 2, 2007 concerning the Central City land use map and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

A. The proposed land use amendment is consistent with the conversion of a .17± acre portion of this site to multi-family residential to implement the goals and policies of the Central City Community Plan and the Housing Strategy to maintain a balance between housing and jobs and to meet future housing needs;
B. The proposed Plan Amendment is compatible with the surrounding uses; and
C. The proposal is consistent with the policies of the Community Plan to promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice.

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

Section 1. The property (APN: 002-0131-025), as described on the attached Exhibit A, within the City of Sacramento is hereby designated on the Central City's Community Land Use map as Multi-Family Residential.

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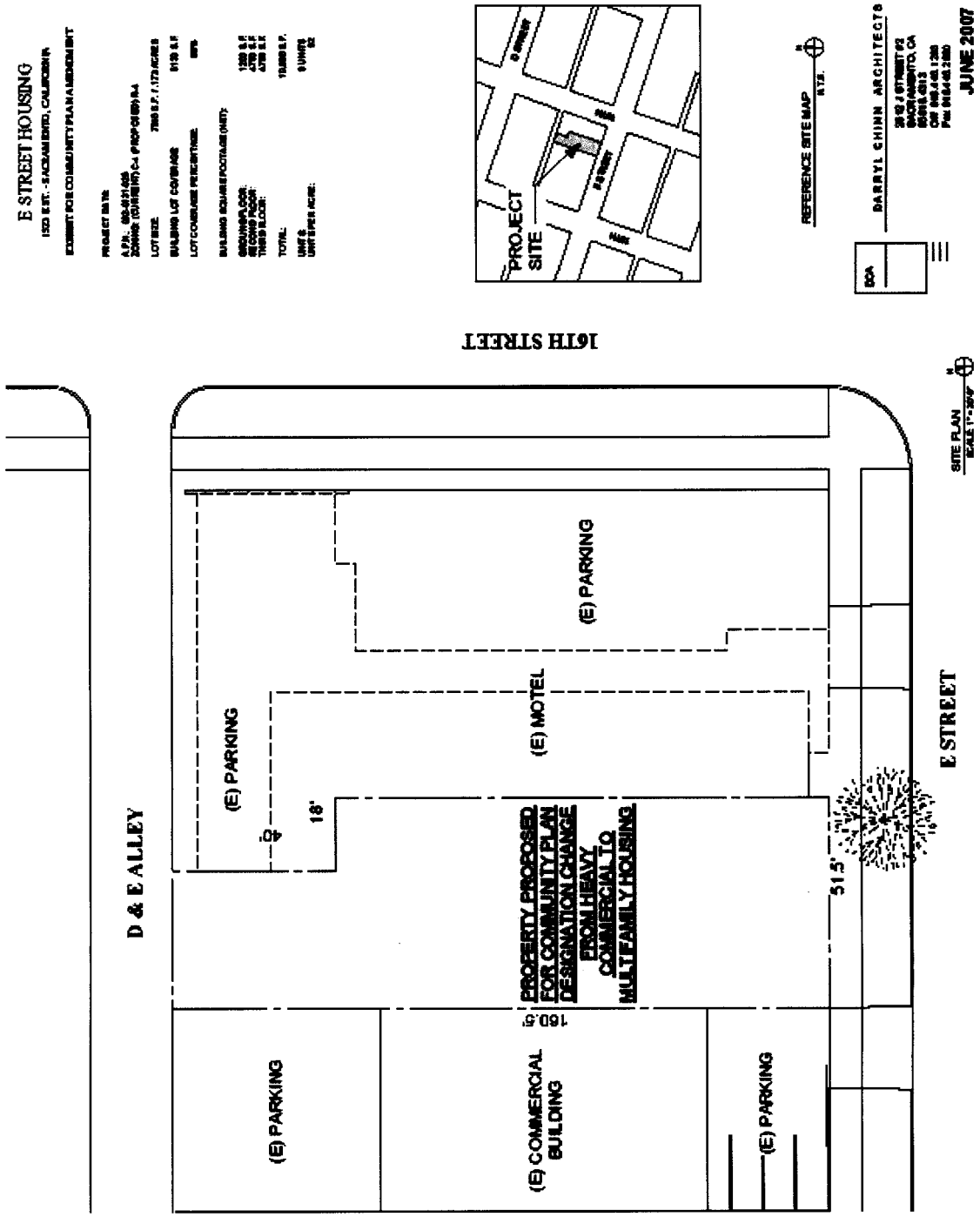
Exhibit A: Community Plan Amendment – 1 page

Exhibit A: Community Plan Amendment



Attachment 6: Rezone

ORDINANCE NO.

Adopted by the Sacramento City Council

REZONING FROM HEAVY COMMERCIAL (C-4) TO MULTI-FAMILY (R-4) THE REAL PROPERTY LOCATED AT 1523 E STREET (P06-101) (APN: 002-0131-025), COUNCIL DISTRICT 3

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

SECTION 1

The property generally described, known and referred to as APN: 010-0093-004 which is shown on attached Exhibit A, consists of 3.16± acres and is currently in the General Commercial (C-2) and Heavy Commercial (C-4) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the C-2 and C-4 zones and placed in the Multi-Family (R-4) zone.

SECTION 2

The rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the Community Plan Amendment and rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

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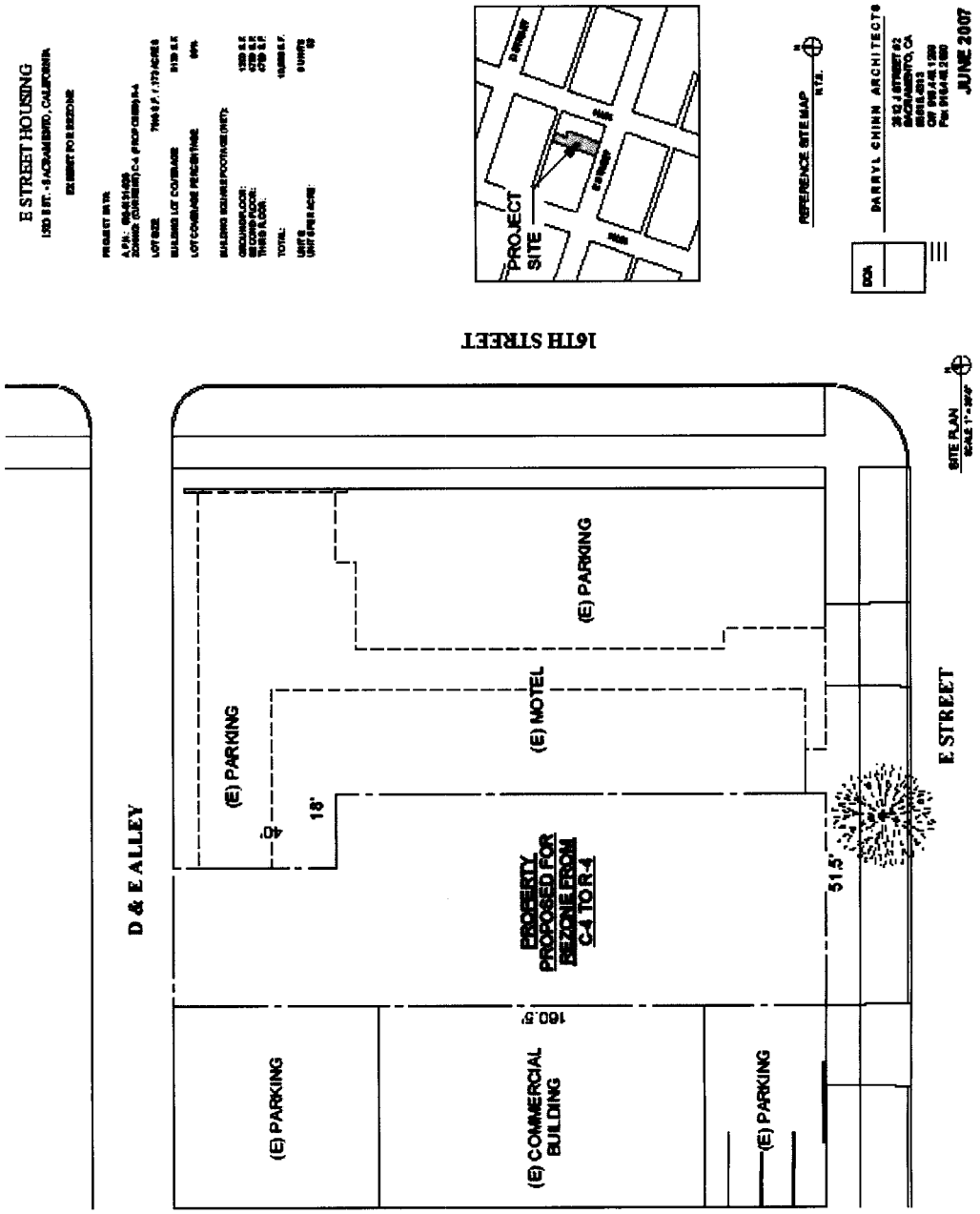
Exhibit A: E Street Housing Rezone Map – 1 Page

Exhibit A: Rezone



RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE E STREET HOUSING PROJECT (P06-101)

BACKGROUND

A. On September 13, 2007, the City Planning Commission conducted a public hearing on, and forwarded to the City Council, a recommendation to approve with conditions the E Street Housing Project.

B. On October 2, 2007, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 16.24.097, 17.204.020(C), 17.208.020(C), 17.212.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the E Street Housing.

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

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

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

A. Environmental Determination: The Environmental Exemption for the Project has been adopted by Resolution No. ___.

B. Tentative Map: The Tentative Map to subdivide .17± gross acres into one lot for condominium purposes is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:

a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

b. The site is physically suitable for the type of development proposed and suited for the proposed density;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the Central City Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

C. Special Permit: The Special Permit to allow the development of alternative ownership housing is approved based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed project is compatible with the surrounding area of commercial and single family homes and adds to the balance of housing types in the midtown neighborhood. The density of the proposed development is in keeping with the goals and policies of the Central City Housing Strategy to increase housing, will contribute to a better jobs/housing balance, and provide a more active and vibrant Central City beyond the hours of 9 am to 5 pm.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project will contribute positively to an area that is transitioning from a heavy commercial to mixed use.

The project also provides parking for residents and the proposed units are oriented to provide eyes on the street.

3. The proposed project is consistent with the proposed Central City Community Plan designation of Multi-Family Residential and the proposed Multi-Family (R-4) zone as well as the heavy commercial zone in which housing is allowed by special permit. The project is also consistent with the General Plan policies which encourage infill development and will promote alternative modes of transportation such as bus, bike, lightrail, and walking which helps air quality and reduces urban sprawl. The amendment and rezone provide consistency of the use with the land use designation and zoning as identified in the Central City Housing Strategy, the General Plan, and the Central City Community Plan.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

B. Tentative Map: The Tentative Map to subdivide .17± gross acres into one lot for condominium purposes is approved subject to the following conditions of approval:

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-101). The design of any improvement not covered by these conditions shall be to City standard.

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

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

GENERAL: All Projects

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

2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering Division after

consultation with the U.S. Postal Service;

3. Show all continuing and proposed/required easements on the Parcel Map;

4. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

Development Engineering: Streets

5. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division;

6. The applicant shall repair/reconstruct any deteriorated portions of the existing alley per City standards (in concrete) and to the satisfaction of the Development Engineering Division. The applicant shall repair the alley (if needed) from the project boundary to the nearest public street;

7. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division;

8. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;

PUBLIC/PRIVATE UTILITIES

9. The applicant shall provide appropriate Public utility easements to the satisfaction of SMUD;

CITY UTILITIES

10. An ownership association shall be formed and C.C. & R's shall be approved by the City and recorded prior to the recordation of the final map. The onsite water, sewer and storm drain

systems shall be private facilities maintained by the owners' association formed pursuant to the provisions of sections 1350 et seq. of the California Civil Code (the Davis-Stirling Common Interest Development Act). The C.C. & R's recorded for the project (as "governing documents" defined in Civil Code section 1351(j)), shall authorize and require the owners' association to maintain these facilities and to obtain and pay for water, sewer and storm drain service for the project (including the condominiums and all common areas) and on behalf of all condominium owners;

11. Prior to the recordation of the final map, any water, sanitary sewer or storm drainage services to the condominium project, the owner(s) and ownership association shall enter into a Utility Service Agreement with the City to receive such utility services at points of service designated by the Department of Utilities. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water, sanitary sewer and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, the Association will sub-meter in the future if required to do so by any law or regulation, and shall be in a form approved by the City Attorney;

PPDD: Parks

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

13. **Maintenance District**: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Planning Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.);

MISCELLANEOUS

14. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of the private drive(s). The Homeowner's Association shall maintain all private drives, lights, common landscaping and common areas;

C. Special Permit: The Special Permit to allow the development of alternative ownership housing is approved subject to the following conditions of approval:

15. Applicant shall obtain all necessary building and/or encroachment permits prior to

commencing construction.

16. The project shall comply with design review conditions of approval (DR06-162).

17. The project shall conform to the plans submitted. Any changes shall require additional review by Planning staff.

18. A decorative photocell light fixture shall be provided on the building façade with the garage door. The fixture shall be of a type that automatically comes on at dusk and goes off at dawn. The fixture is subject to the review of Design Review staff.

19. Air conditioning and mechanical equipment shall be ground mounted or appropriately screened to not be visible from any street view.

20. The developer shall provide current transit information with sales materials to buyers.

Development Engineering

21. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the City. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division;

22. The applicant shall repair/reconstruct any deteriorated portions of the existing alley per City standards (in concrete) and to the satisfaction of the Development Engineering Division. The applicant shall repair the alley (if needed) from the project boundary to the nearest public street;

23. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division;

24. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;

25. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded

assuring maintenance of the private drive(s). The Homeowner's Association shall maintain all private drives, lights, common landscaping and common areas;

26. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division;

27. The site plan shall conform to A.D.A. requirements in all respects;

28. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);

Utilities

29. Any new domestic water services shall be metered. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

30. An ownership association shall be formed and C.C. & R's shall be approved by the City and recorded prior to the recordation of the final map. The onsite water, sewer and storm drain systems shall be private facilities maintained by the owners' association formed pursuant to the provisions of sections 1350 et seq. of the California Civil Code (the Davis-Stirling Common Interest Development Act). The C.C. & R's recorded for the project (as "governing documents" defined in Civil Code section 1351(j)), shall authorize and require the owners' association to maintain these facilities and to obtain and pay for water, sewer and storm drain service for the project (including the condominiums and all common areas) and on behalf of all condominium owners.

31. Prior to the recordation of the final map, any water, sanitary sewer or storm drainage services to the condominium project, the owner(s) and ownership association shall enter into a Utility Service Agreement with the City to receive such utility services at points of service designated by the Department of Utilities. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water, sanitary sewer and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, the Association will sub-meter in the future if required to do so by any law or regulation, and shall be in a form approved by the City Attorney.

32. 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 any building permit. The impact to the CSS due to the condominium development is estimated to be 7 ESD's. The Combined Sewer System fee at time of building permit is estimated to be $735.00 plus any increases to the fee due to inflation. This fee may change based on the final plan layout.

Fire

33. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Depending upon flow requirement for construction type, an additional 1 to 2 hydrants may be required.

34. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

35. A Water Supply Test must be requested by the project applicant for all projects involving the construction of new commercial buildings, additions to commercial buildings, or four or more residential units. Please contact the Utilities Department at 808-7065.

36. Locate and identify Fire Department Connections (FDCs) on the address side of the building no further than 40 feet and no closer than 5 feet from a fire hydrant.

37. Provide at least a 5' setback for second story and 8' for third story bedroom egress windows to allow for fire ladder rescue operations. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 902.3.1

38. Provide appropriate Knox access for site.

Regional Transit

39. Transit information shall be displayed in a prominent location in the residential sales office, through a homeowner's association, or with real estate transactions. Bus route 34 provides 30-minute weekday and 60-minute weekend service within 1/8 mile of the site. Bus route 29 provides peak only five days per week within 1/8 mile of the site. Both routes 29 and 34 have connectivity to transit centers and light rail. Bus route 33 provides 20-minute service on weekdays within ¼ mile of the project site and has connectivity to light rail. Please contact Devra Selenis, Marketing Department at 916-321-2859 for more information.

40. Connectivity of pedestrian ways and amenities such as pavers, vertical curbs, tree shading, lighting, and trellises shall be provided to encourage walking to transit.

Solid Waste

41. Recycling capacity be met or exceeded.

42. A recycling program be established. The developer should send the name of the service provider, the frequency of service, and the processing facility to the Solid Waste

Division to verify that service has been established.

43. This project be conditioned to divert construction waste. The project proponent should plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer should submit the following information to the Solid Waste Division:
    - Method of recovery
    - Hauler information
    - Disposal facility
    - Diversion percentage
    - Weigh tickets documenting disposal and diversion

ADVISORY NOTES:

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

A. The applicant shall sell at least one condominium unit to activate the Special Permit. If no residential units are sold within 3 years after the Special Permit is issued, and there is no request to extend the Special Permit approval, then the Special Permit will have expired. The project shall then be subject to condominium conversion requirements before the units may be sold.

B. Gas service may be available to this project if desired. The developer should contact PG&E's Service Planning Department at (916) 386-5112 as soon as possible to coordinate construction so as not to delay the project;

C. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at $23,760. This is based on nine (9) multi-family residential units and an average land value of $250,000 per acre for the Central City Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

2 Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $11,961. This is based on nine multi-family residential units at the Central City infill rate of $1,329 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is <u>submitted</u> for building permit.

3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

D. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote desk at (916) 876-6100 for sewer impact fee information;

E. The proposed project is located in the Flood zone designated as a **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the **Shaded X** zone, there are no requirements to elevate or flood proof;

F. **Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems.** Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system;

G. The applicant shall prepare a Utility Plan prior to recording the final map to the satisfaction of SMUD;

H. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.

I. Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.

Police

J. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

K. Exterior doors, doors leading from the garage areas into multiple dwelling buildings, and doors leading into stairwells shall have self-locking (dead latch) devices allowing egress to the exterior of the building or into the garage area, or stairwell, but requiring a key to be used to gain access to the interior of the building from the outside, or garage area, or into the hallway from the stairwell.

L. Exterior doors and doors leading from the garage areas into the multiple dwelling buildings, and doors leading into stairwells shall be equipped with self-closing devices.

M. All exterior doors and doors leading from the enclosed garage areas to family units shall be solid core with a minimum thickness of 1-3/4 inches.

N. Main entrance doors into individual family units and the recreation building shall be secured with single cylinder deadbolt locks with a minimum throw of one inch, in addition to door latches with a one-half inch minimum throw. The locks should be so constructed that both deadbolt and deadlatch can be retracted by a single action of the inside doorknob.

O. A viewing device or peephole shall be installed in each individual unit entrance door and shall allow for 180 degree vision.

P. Exterior doors swinging out shall have non-removable hinge pins or hinge studs to prevent removal of door.

Q. Locate door locks a minimum of 40 inches from adjacent windows where possible.

R. Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.

S. Secondary dead locks shall be installed on all single sliding glass doors accessible from ground level or adjacent balconies. Lock bolts shall be of hardened material or shall have hardened steel inserts.

T. Vision panels in exterior doors (if used) or within reach of the inside activating device, shall be of burglary resistant glazing or equivalent.

U. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the movable section to defeat the locking mechanism.

V. The sliding portion of a sliding glass window shall be on the inside track.

W. Window locking devices shall be capable of withstanding a force of 300 pounds in any direction.

X. All residential buildings shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than six inches in height and shall be of a contrasting color to the background to which they are attached. The numerals shall be lighted at night.

Y. In addition, each individual unit within the complex shall display a prominent identification number not less than six inches in height, which is easily visible to approaching pedestrian traffic. The numerals shall be of contrasting color to the background to which they are attached. Units accessed by stairways whose numbers cannot be seen from the base of the stairs shall have unit designators at the base of the stairs also.

Z. There shall be positioned at each entrance of a multiple family dwelling complex an illustrated diagrammatic representation of the complex, which shows location of the viewer and the unit designations within the complex. The illuminated diagrammatic representation shall be protected by the use of vandal resistant covers.

AA. Directional signs shall be installed where appropriate on site to facilitate location of individual units within the complex.

BB. Security and parking area lights shall be controlled by photocell and shall remain on during hours of diminished lighting.

CC. Stairwell and enclosed parking area lights shall remain on at all times.

DD. Each entry, patio, balcony, and pedestrian garage door shall be equipped with its own light source.

EE. Parking in the structure should be limited to residents and visitors only.

FF. Entry into the structure should be controlled by some type of card or digital access system with a restriction on the ability of a card or number code to not be reused until the original user's vehicle exits the structure.

GG. The parking structure should be illuminated at a level of 5 foot-candles minimum at all hours, with ramps, corners, and entrances 10-50 foot-candles during evening hours.

HH. The structure should be equipped with an emergency panic alarm system that reports to a central security office.

II. The vertical clearance into the parking structure shall be sufficient to allow entry and exit by a tow truck with a vehicle in tow.

JJ. The parking structure should be posted for private parking only.

KK. Security lighting provided for courtyards and entryways.

LL. External lighting requirements should consider general lighting level of 1-2 foot-candle minimum maintained at ground level and fixtures should be equipped with vandal-resistant covers.

MM. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.

NN. All tree umbrellas shall be kept above 7 feet tall and all shrubs must be kept under 30 inches tall.

OO. A lighting level of 1 foot-candle shall be provided in all open parking areas, roadways, and pedestrian travel areas.

PP. All required lighting shall be equipped with vandal resistant covers/lenses.

QQ. Tire stops shall be installed in all parking spaces that do not overhang a 6-foot wide landscape or sidewalk area.

RR. Parking spaces shall not be numbered to coincide with dwelling unit numbers. Guest spaces shall be clearly marked, and assigned open resident parking shall be clearly designated. Handicapped spaces shall be clearly marked and properly sign posted.

SS. The entrance to the outside parking areas, parking structure and other highly visible locations on-site shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner/manager's request.

TT. Ground level patio fences should be low profile to allow observation while still providing a sense of privacy.

UU. The developer/applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours. A security person shall be provided to patrol the project after normal working hours during all phases of construction, and adequate security lighting shall be provided to illuminate vulnerable equipment and materials.

VV. Primary living areas and windows of individual units should be focused for observation of common use areas, adjacent units, recreational areas, child play areas, and outside vehicle parking, to provide for the self-policing and a sense of community.

WW. Keep balcony railings and patio enclosures less than 42 inches and avoid using opaque materials.

XX. When possible, locate individually locking mailboxes next to the appropriate units.

YY. Security and parking area lights shall be controlled by photocell and shall remain on during hours of diminished lighting.

ZZ. Stairwell and enclosed parking area lights shall remain on at all times.

AAA. Each entry, patio, balcony, and pedestrian garage door shall be equipped with its own light source.

BBB. No public telephone shall be installed or maintained on the exterior of the premises.

CCC. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.

DDD. All dumpsters must be kept locked.

EEE. The applicant shall agree to a "good neighbor policy." The "good neighbor policy"

shall require that if any significant problems arise and the city receives complaints about the use, the City will commence with Special Permit revocation hearings at the cost of the property owner. The revocation hearing shall be at the discretion and direction of the Planning Commission.

Table of Contents:

Exhibit 1A	Tentative Map
Exhibit 1B	Site Plan
Exhibit 1C	Ground Floor/Second Floor Plans
Exhibit 1D	Third Floor/Roof Plans
Exhibit 1E	Elevation Plans

Exhibit 1A – Tentative Map

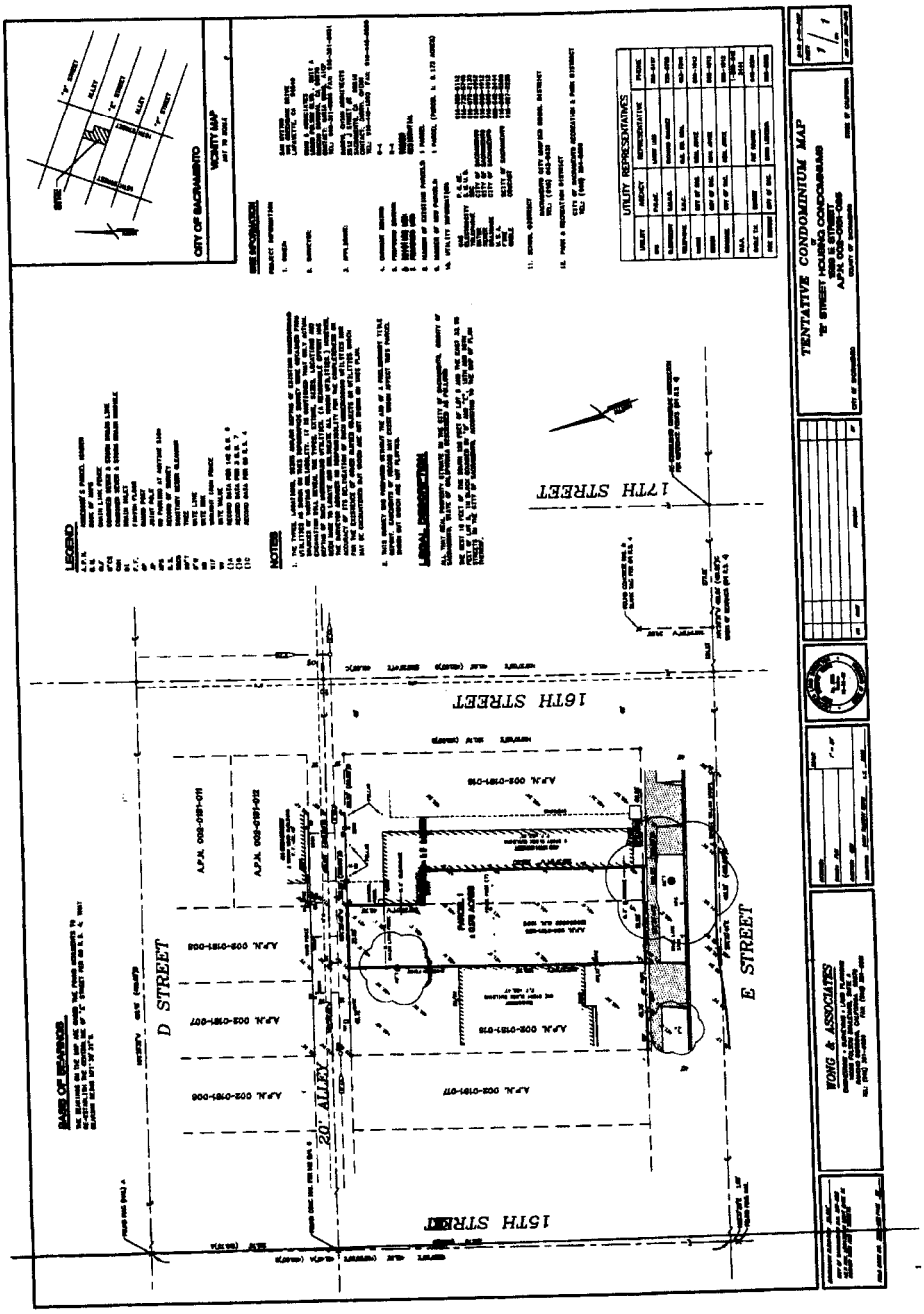


Exhibit 1B – Site Plan

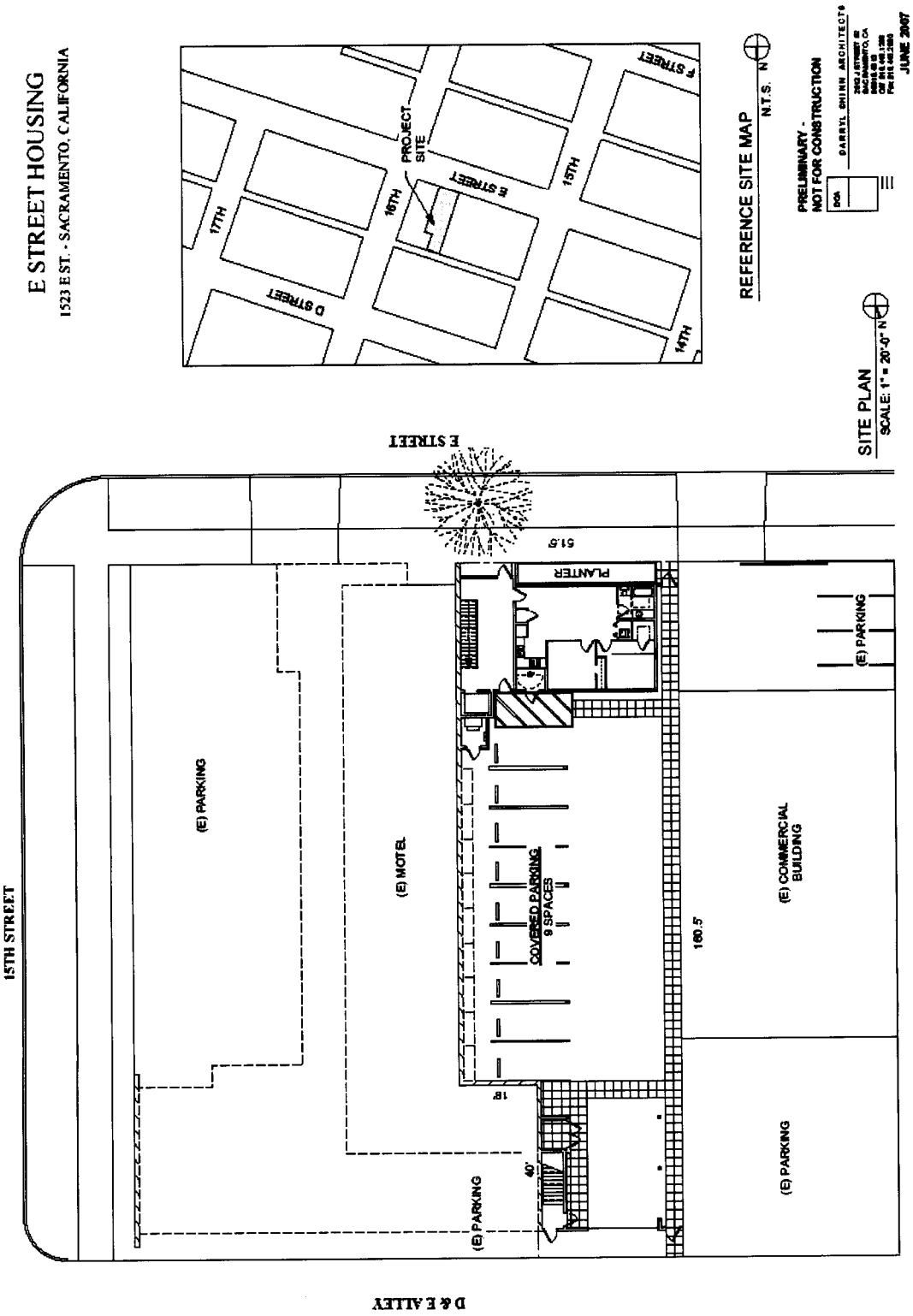


Exhibit 1C – Floor Plans for Ground Floor/Second Floor

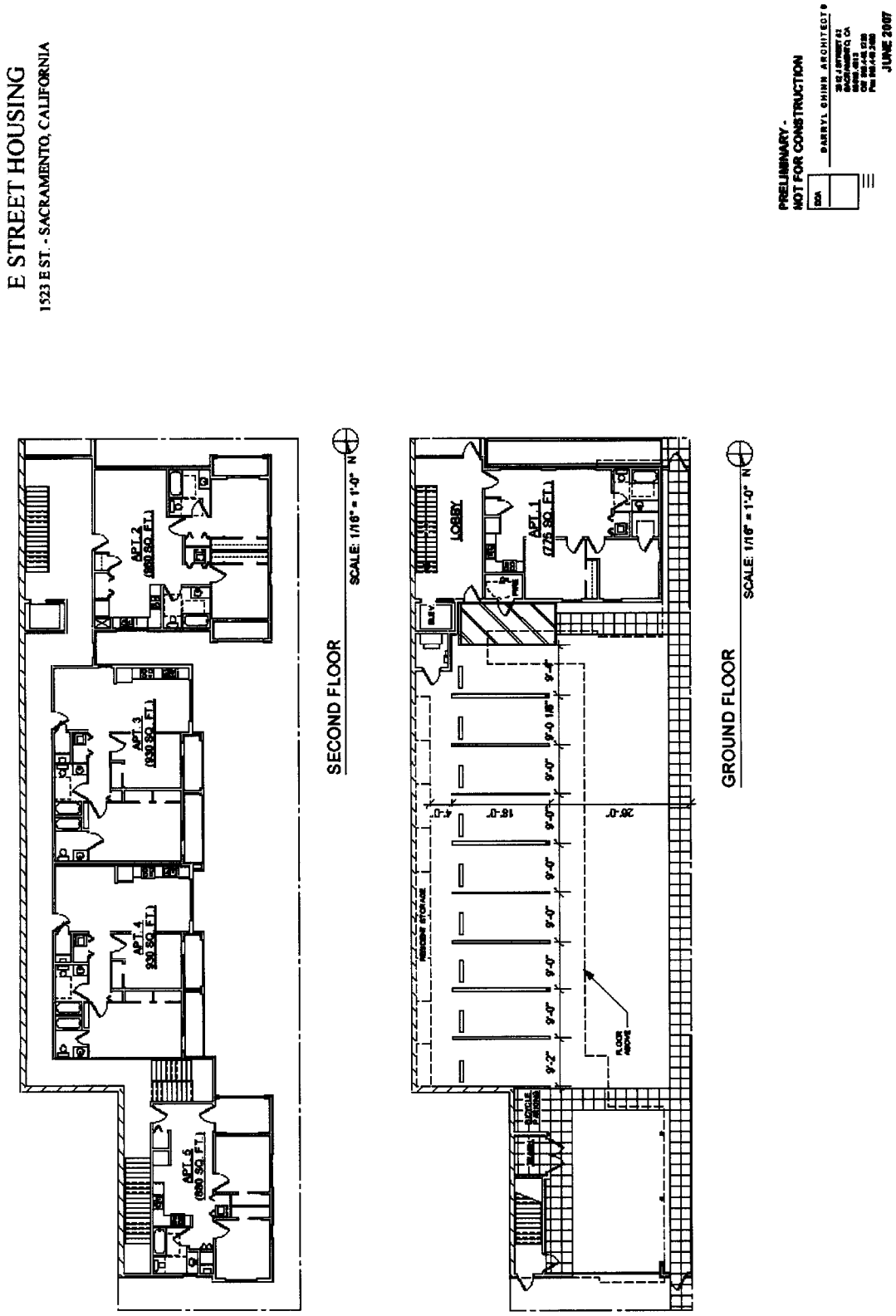


Exhibit 1D – Floor Plans for Third Floor

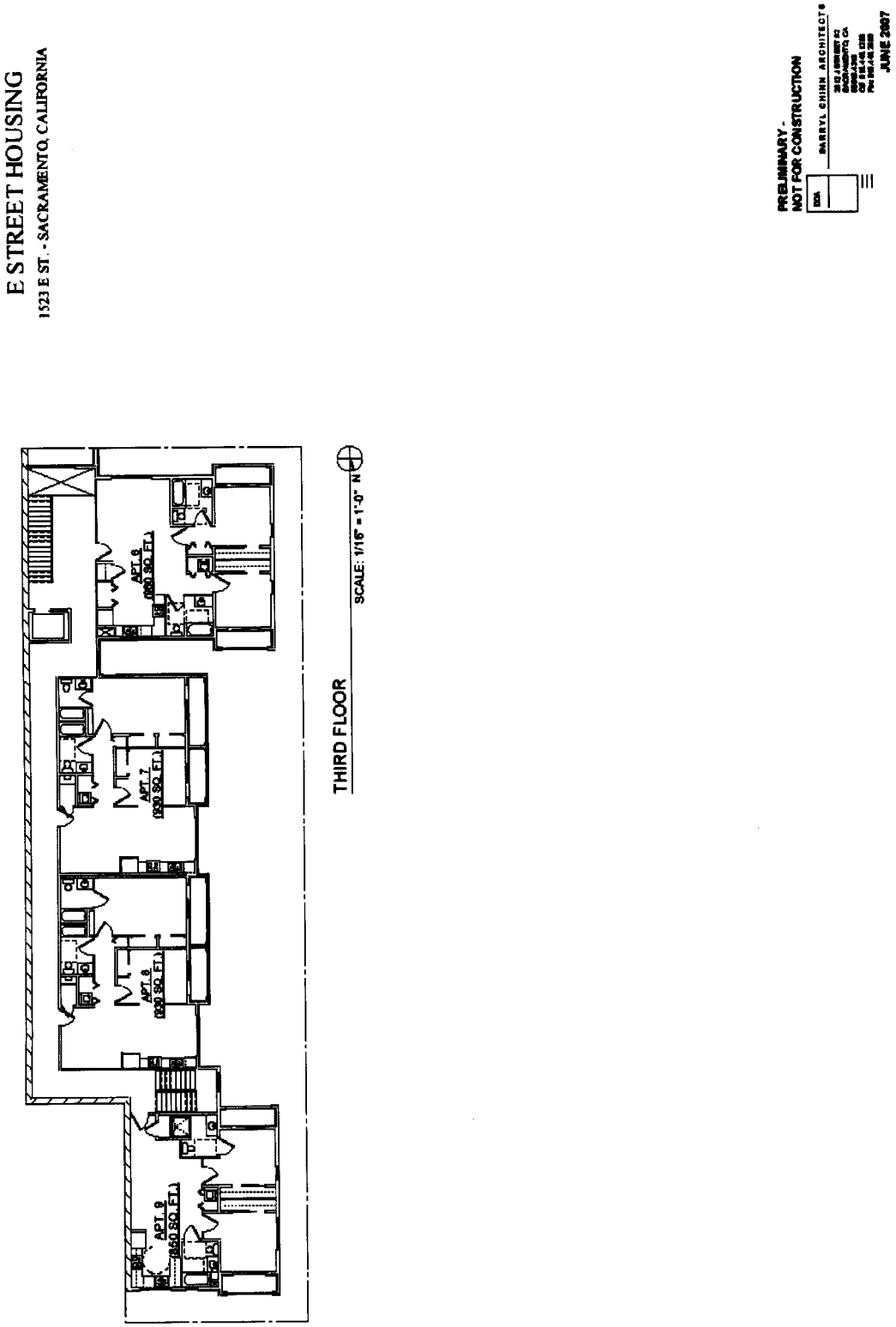
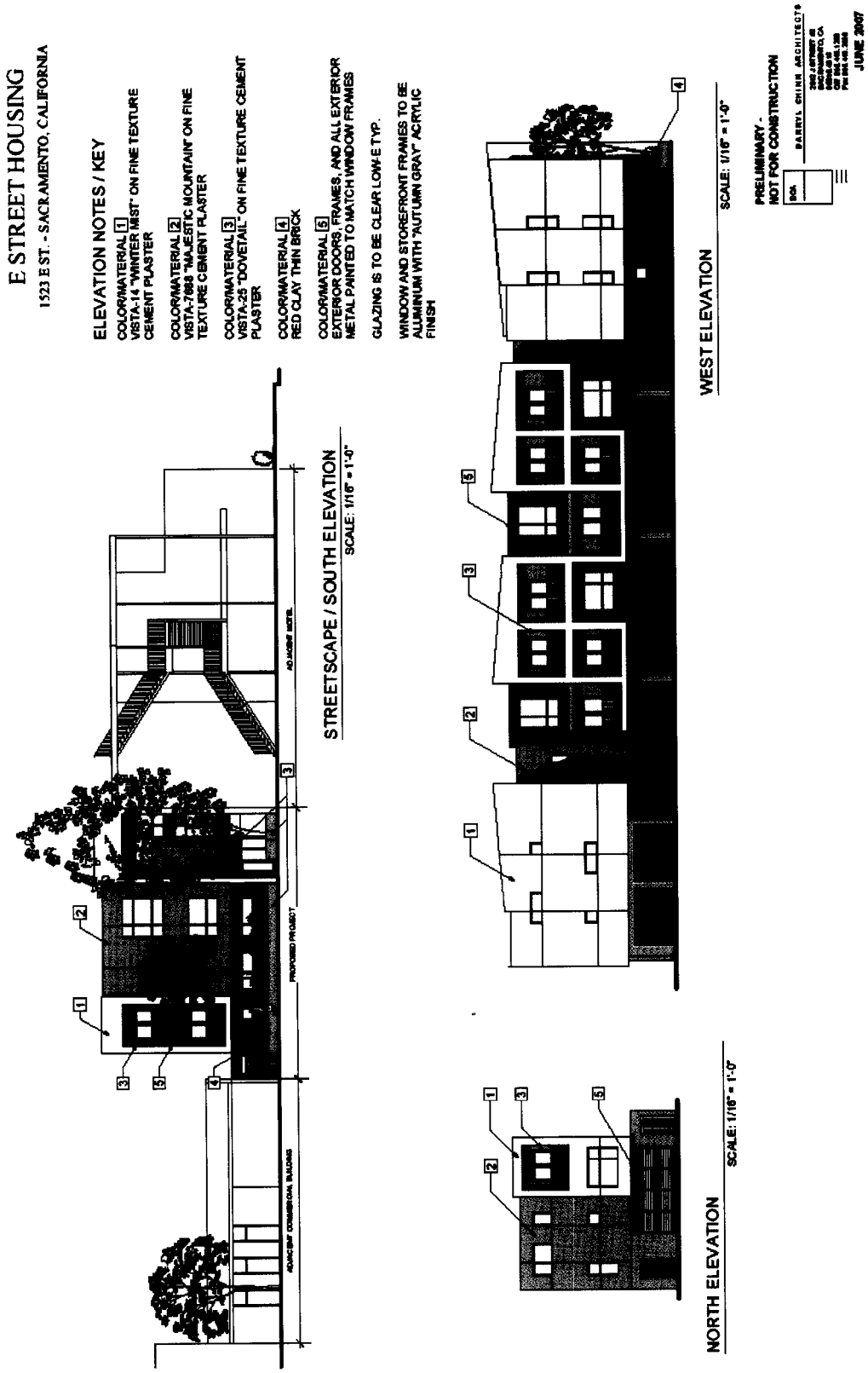


Exhibit 1E - Elevations



Attachment 8 – Design Director Record of Decision

CITY OF SACRAMENTO DESIGN DIRECTOR RECORD OF DECISION

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name:	E Street Housing
Project Number:	DR06-162
Project Location:	1523 E Street
Assessor's Parcel No.:	002-0131-025
Applicant:	Darryl Chinn Architects
Action Status:	Approved with attached Conditions — Action Date: 08/02/2007
REQUESTED ENTITLEMENT(S):	A request to develop a nine (9) unit, 3-story residential building on 7,528 sq. ft. lot in the C-4 (Heavy Commercial) zone.

A. Environmental Determination: Exempt per CEQA 15332, In-Fill Development Projects

B. Design Review request to construct a nine (9) unit, 3-story residential building on 7,528 sq. ft. lot in the C-4 zone.

ACTIONS TAKEN: On August 2, 2007, the Design Director took the following actions based on the attached findings of fact and subject to the attached conditions of approval: Action: Approved with Amended Conditions.

Action certified by: _____
William Crouch, AIA, NCARB, FRAIA, Urban Design Manager

Sent to Applicant: 8/6/07 (Date) By: _____ (Staff Signature)

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

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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.

SPECIAL 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.

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

DESIGN REVIEW: The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Director upon written request of the applicant.

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, special permits and variances.

APPEALS

Appeals of the Design Director decision of this item to the Design Commission must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 08/13/07. If the 10th day falls on a Saturday, Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. **Environmental Determination:** This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15332(b).

B. The **Design Review** request to construct a nine (9) unit, 3-story residential building is approved subject to the following Findings of Fact and Conditions of Approval:

1. The project, as conditioned, enhances the surrounding neighborhoods.
2. The project, as conditioned, will complement structures in the vicinity.
3. The project is based upon sound principles of land use in that the proposed use is allowed in the Heavy Commercial (C-4) zone and includes conditions addressing building and site design and signage.
4. The proposed use will be consistent with the objectives of the City of Sacramento General Plan.

Conditions Of Approval

The Design Review request to construct a nine (9) unit, 3-story residential building is hereby approved subject to the following conditions:

A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to Building Permit submittal:

1. Project shall be sited per approved plans.

2. Applicant shall provide landscape plans for review and approval by Design Review staff prior to submitting for Building Permit. Final tree species shall be coordinated with Urban Forest staff. All landscaping shall have automatic irrigation. Final landscape plans shall be provided for review and approval by Design Review staff prior to submitting for Building Permit.

3. Planter box shall be cast in place concrete.

4. Applicant shall provide a site lighting plan for review and approval by staff prior to submitting for Building Permit. Exterior lighting style and design shall be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security with a minimum 1.0 foot candle throughout. Appropriate lighting should light up wall surfaces or landscape areas. The applicant shall submit all site light fixtures cut sheets and plan locations for review and approval by Design Review staff prior to submitting for Building Permit.

5. Trash enclosure shall have prefinished metal doors to match project color palette.

6. Site mechanical equipment shall be integrated into the building design as proposed. Backflow prevention devices, SMUD boxes, etc., shall be placed where not visible from street views, screened from any pedestrian view. The Applicant shall submit final site mechanical locations and screening for review and approval by staff prior to Building Permit submittal.

B. The design of the building (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to Building Permit submittal:

7. All buildings massing and articulation shall be constructed per approved plans. With the exception that the two leftmost wall planes at 2nd and 3rd floors be extended an additional 12".

8. Cement plaster shall be smooth finished with reveal lines per approved plans.

9. Wide profile (minimum 1-1/2") pre-finished aluminum windows with clear glazing shall be provided per approved plans. Final plans shall indicate operations of windows, and include details, sections, and cut sheets that shall be provided to Design Review staff for review and

approval prior to Building Permit submittal.

10. Pre-finished metal entry and balcony doors with clear or translucent panels shall be provided per approved plans.

11. Any roof mounted HVAC or mechanical equipment shall not be visible from any street views. Any proposed mechanical equipment shall be screened by the raised parapet wall. Roof mounted photovoltaic systems shall be integrated into the roof structure to the extent possible. A final roof plan showing equipment heights and locations along with a site line section shall be provided for review and approval by Design Review staff prior to Building Permit submittal.

12. Final material and colors shall be provided for review and approval by Design Review staff prior to Building Permit submittal.

C. The design of the signage is hereby approved subject to the following conditions. These conditions must be met prior to the issuance of a building permit:

13. Applicant shall submit a sign program to Design Review staff for review and approval prior to issuance of a Building Permit.

D. General Conditions

14. All final details affecting the exterior building design that are not determined at the time of the Director's final review shall be reviewed and approved by Design Review staff prior to Building Permit submittal.

15. **All required new and revised plans shall be submitted for review and approval by Design Review staff prior to Building Permit submittal. A set of the appropriate plans (reduced to 11 x 17 set) along with a Letter of Compliance with these conditions shall be submitted directly to Design Review Staff prior to Building Permit submittal. All necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator prior to final Design Review sign-off of plans.**

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

17. The applicant and the owners of all properties adjoining the subject property have the right to appeal this decision to the Design Commission. Appeals must be filed within 10 days of written notice of the Design Director action.

18. 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 Design Review staff shall be subject to review and approval prior to any changes. Applicant shall comply with all current building code requirements.