

RESOLUTION NO. 2007-731

Adopted by the Sacramento City Council

October 2, 2007

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. 2007-729.
 - 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, lighttrail, 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 1/4 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 submitted 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

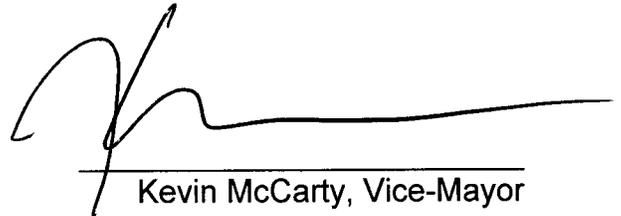
Adopted by the City of Sacramento City Council on October 2, 2007 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, and Waters.

Noes: None.

Abstain: None.

Absent: Mayor Fargo.



Kevin McCarty, Vice-Mayor

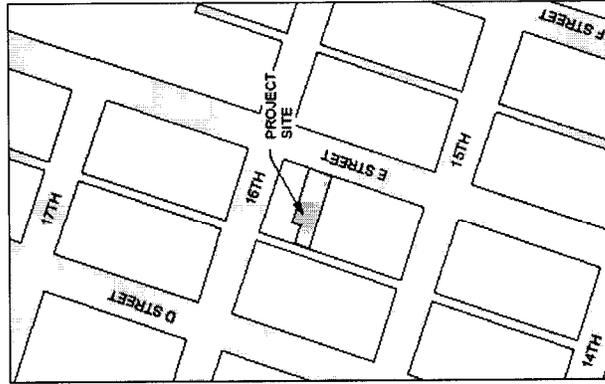
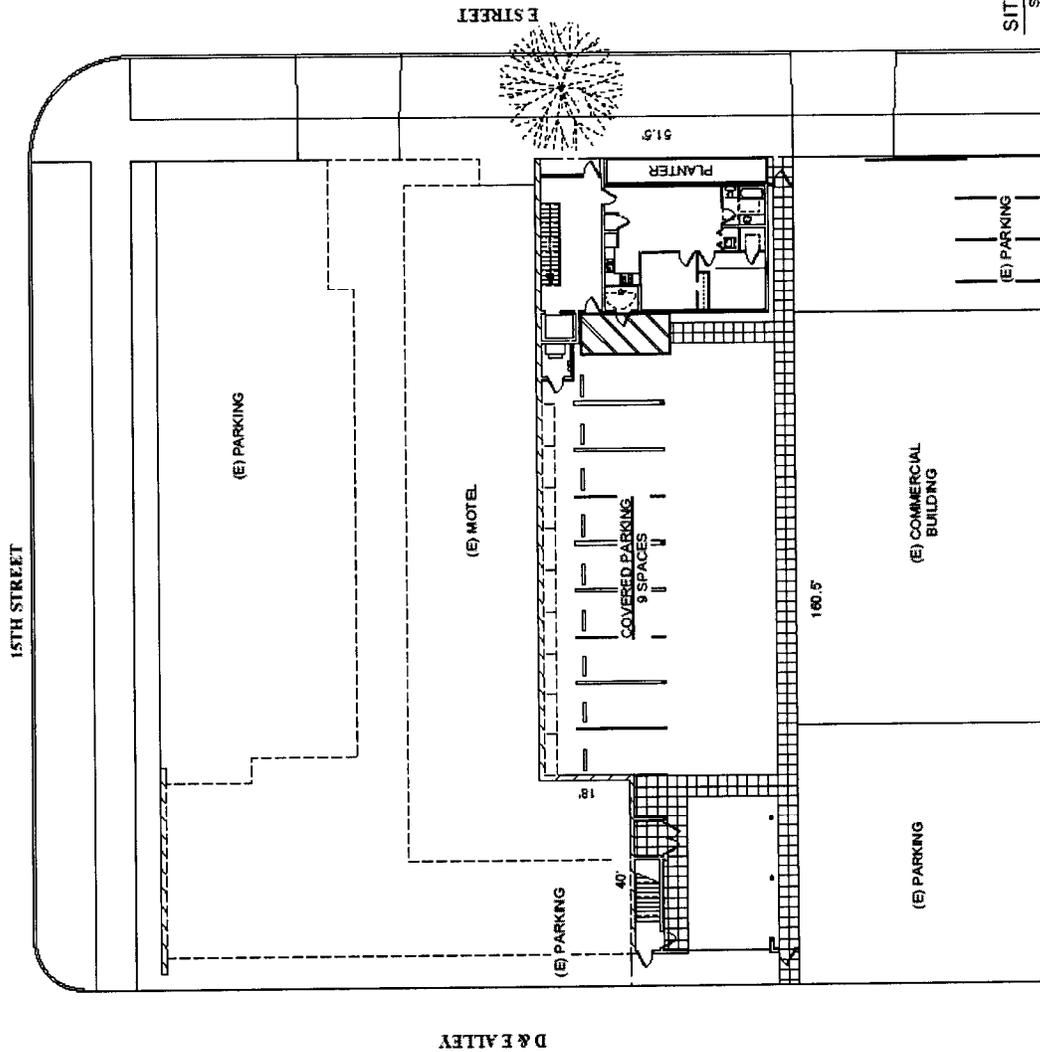
Attest:



Shirley Concolino, City Clerk

Exhibit 1B – Site Plan

E STREET HOUSING
 1523 E ST. - SACRAMENTO, CALIFORNIA



REFERENCE SITE MAP N.T.S. N

PRELIMINARY -
 NOT FOR CONSTRUCTION

POB

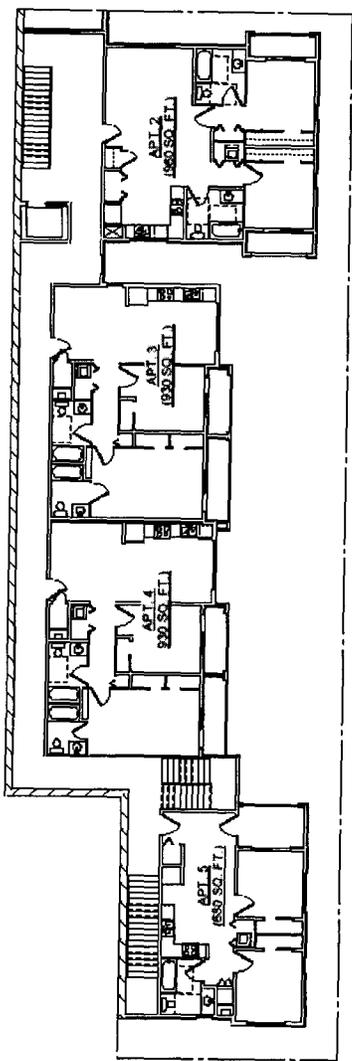
BARRY CLARK ARCHITECTS
 1001 MARKET STREET
 SACRAMENTO, CA
 95811
 PH: 916-442-2800
 FAX: 916-442-2800

JUNE 2007

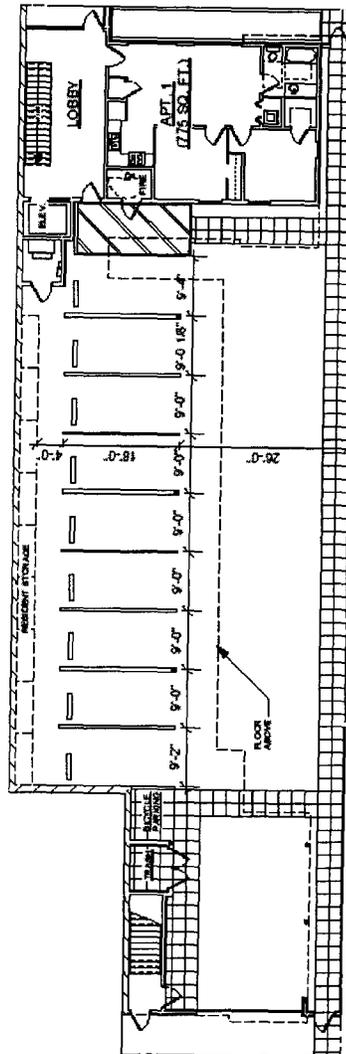
SITE PLAN
 SCALE: 1" = 20'-0" N

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

E STREET HOUSING
1523 E ST. - SACRAMENTO, CALIFORNIA



SECOND FLOOR
SCALE: 1/16" = 1'-0" N



GROUND FLOOR
SCALE: 1/16" = 1'-0" N

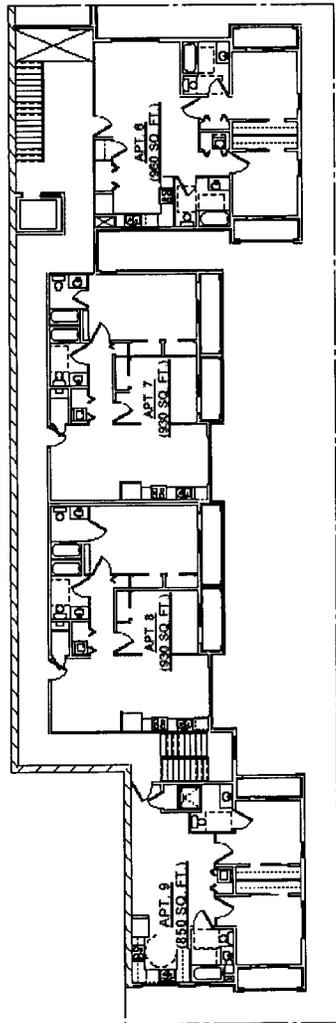
PRELIMINARY -
NOT FOR CONSTRUCTION

DCA

DARRELL CHINN ARCHITECTS
245 LATHROP ST.
SACRAMENTO, CA
95811-3714
TEL: 916.441.1200
FAX: 916.441.2000

JUNE 2007

E STREET HOUSING
1523 E ST. - SACRAMENTO, CALIFORNIA



THIRD FLOOR
SCALE: 1/16" = 1'-0" N

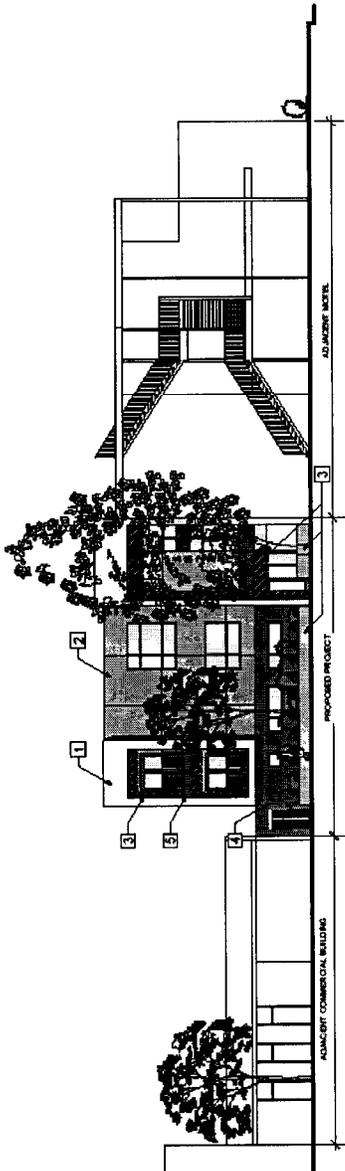
Exhibit 1D – Floor Plans for Third Floor

PRELIMINARY -
NOT FOR CONSTRUCTION

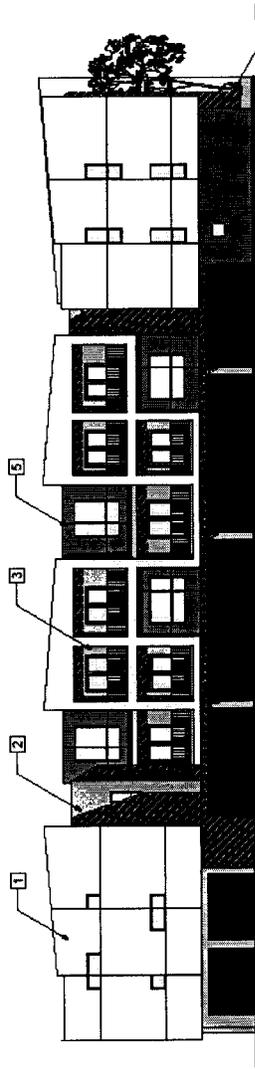
DARRYL CHINN ARCHITECTS, INC.
1523 E STREET
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95817
PH: 916.448.2818
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JUNIE 2007

E STREET HOUSING
1523 E ST. - SACRAMENTO, CALIFORNIA

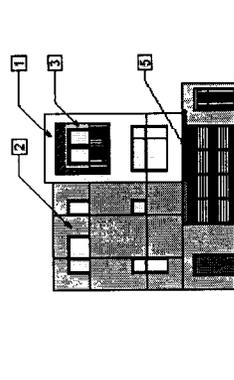
- ELEVATION NOTES / KEY**
- COLOR/MATERIAL 1 VISTA-14 "WINTER MIST" ON FINE TEXTURE CEMENT PLASTER
 - COLOR/MATERIAL 2 VISTA-7688 "MAJESTIC MOUNTAIN" ON FINE TEXTURE CEMENT PLASTER
 - COLOR/MATERIAL 3 VISTA-25 "DOVETAIL" ON FINE TEXTURE CEMENT PLASTER
 - COLOR/MATERIAL 4 RED CLAY THIN BRICK
 - COLOR/MATERIAL 5 EXTERIOR DOORS, FRAMES, AND ALL EXTERIOR METAL PAINTED TO MATCH WINDOW FRAMES
- GLAZING IS TO BE CLEAR LOW-E TYP.
- WINDOW AND STOREFRONT FRAMES TO BE ALUMINUM WITH "AUTUMN GRAY" ACRYLIC FINISH



STREETSCAPE / SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

PRELIMINARY -
NOT FOR CONSTRUCTION

FOR: BARRY CHINE ARCHITECTS
2822 STREET 42
SACRAMENTO, CA
95811-1208
DATE: 06/06/07
PROJECT NO.: 07-001
JUNE 2007