REPORT TO COUNCIL
City of Sacramento

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

Consent
November 6, 2007

Honorable Mayor and
Members of the City Council

Title: Lemon Hill Estates (P07-034)

Location/Council District: 6524 Lemon Hill Avenue, APN 038-0111-016, (District 6)

Recommendation: 1) Review a **Resolution** determining the project exempt under CEQA Guidelines Section 15332 (In-fill Developments); 2) review a **Resolution** amending the South Sacramento Community Plan Land Use Map from Residential (4-8 dwelling units per net acre (du/na)) to Residential (7-15 du/na); 3) review an **Ordinance** rezoning from Standard Single-Family (R-1) to Single-Family Alternative (R-1A); 4) review a **Resolution** approving a tentative subdivision map and an alternative ownership housing special permit; and 5) pass for publication the **Ordinance** title as required by the Sacramento City Charter 32c to be adopted November 13, 2007.

Contact: Stephanie Hockman, Junior Planner, (916) 808-7497; Mark Martin, Senior Planner, (916) 808-5945

Presenters: Not Applicable

Department: Development Services

Division: Current Planning

Organization No: 4885

Description/Analysis

Issue: The applicant, Gary Bowers, is proposing to change the existing land use designation for one vacant parcel totaling 2.55± acres to allow for the development of a 20-lot single-family residential subdivision on the southeast corner of the intersection of Lemon Hill Avenue and 65th Street. The parcel is currently designated for residential uses (4-8 du/na) on the South Sacramento Community Plan Land Use Map and the Zoning Map. The applicant is requesting a Community Plan Land Use Map Amendment from Residential (4-8 du/na) to Residential (7-15 du/na), and a rezone from Standard Single-Family (R-1) to Single-Family Alternative (R-1A). The applicant is also requesting a Tentative Map to subdivide one (1) approximately 2.55 acre parcel into twenty

(20) parcels in the Single-Family Alternative (R-1A) zone and a Special Permit to develop twenty alternative ownership housing units within the proposed R-1A zone. The project is not controversial and has the support of staff.

Policy Considerations: The current General Plan land use designation for the parcel is consistent with a proposal for medium-density residential development, therefore, the parcel will not require a General Plan Amendment. Instead, the applicant is proposing to amend the South Sacramento Community Plan land use designation from Residential (4-8 du/na) to Residential (7-15 du/na). This will allow the proposed development to be consistent with the land use designation of the Community Plan.

Similarly, the parcel is currently zoned for low density residential uses, not medium density residential uses. Therefore, in order to build a residential subdivision at the density being proposed, the applicant must rezone the land from Standard Single-Family (R-1) to Single-Family Alternative (R-1A). The R-1A Zone is intended to allow low to medium density residential development and to permit the establishment of single-family, individually owned, attached or detached residences where lot sizes, height, area and/or setback requirements vary from standard single-family. This zone is intended to accommodate alternative single-family designs which are determined to be compatible with standard single-family areas and which might include single-family attached or detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects. Approximate density for the R-1A zone is ten (10.5) dwelling units per net acre. Maximum density in this zone is fifteen (15) dwelling units per net acre.

The proposal features an average lot size of 3,991 square feet with the smallest lot measuring 3,408 square feet, and an average density of 10.5 dwelling units per net acre. Therefore, should the rezone be approved by Council, the project will be consistent with the density requirements of the R-1A Zone.

Smart Growth Principles: The City Council adopted a set of Smart Growth Principles in December 2001 to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The subject proposal is consistent with these principles in that: (a) it helps provide a range of housing opportunities for households of various income levels; (b) it concentrates new medium-density residential development on an underutilized site in close proximity to existing major transportation corridors; and (c) it adds new housing stock to an older neighborhood where adequate infrastructure is already in place.

Strategic Plan Implementation: The project conforms to the City of Sacramento's Strategic Plan specifically by advancing the goals to achieve sustainability and enhance livability by providing new homes in an area already served by existing infrastructure and in close proximity to existing neighborhood-

serving commercial uses and two major thoroughfares having extensive transit service (Lemon Hill Avenue and 65th Street). It also provides increased opportunities for residents of different income levels to purchase and live in new, safe, and affordable housing.

Planning Commission Action: On October 11, 2007, by a unanimous vote of 8-0 (one Commissioner was absent), the Planning Commission forwarded to City Council a recommendation of approval for all entitlements of the project.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of CEQA (the California Environmental Quality Act) under Class 32, Section 15332, which consists of projects characterized as "in-fill developments." The project complies with the General Plan designation and all applicable policies of the General Plan and South Sacramento Community Plan, as well as with the applicable zoning regulations. The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

Rationale for Recommendation: While the project does require a Community Plan Amendment and Rezone, the proposal is consistent with the City's Smart Growth Principles and its Strategic Plan for the reasons discussed in the "Policy Considerations" section above. In addition, staff has received no opposition throughout the review process. For these reasons, staff recommends that the Council approve the Ordinance to rezone the property as proposed, approve the Resolutions adopting the Community Plan Land Use Map Amendment, and the Environmental Exemption as attached hereto.

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:

_____
for Ray Kerridge
City Manager

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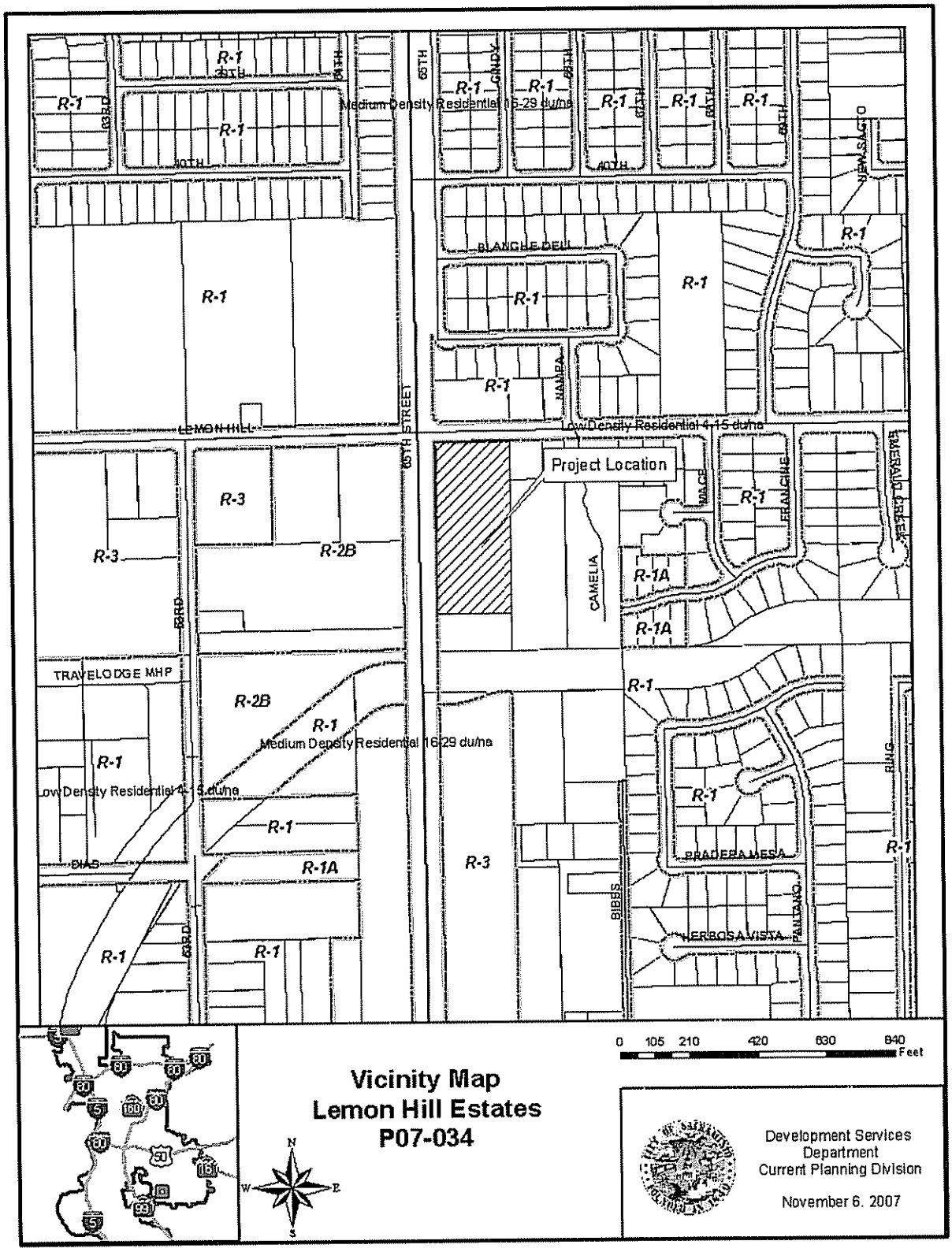
Attachment 1 – Project Background/Summary

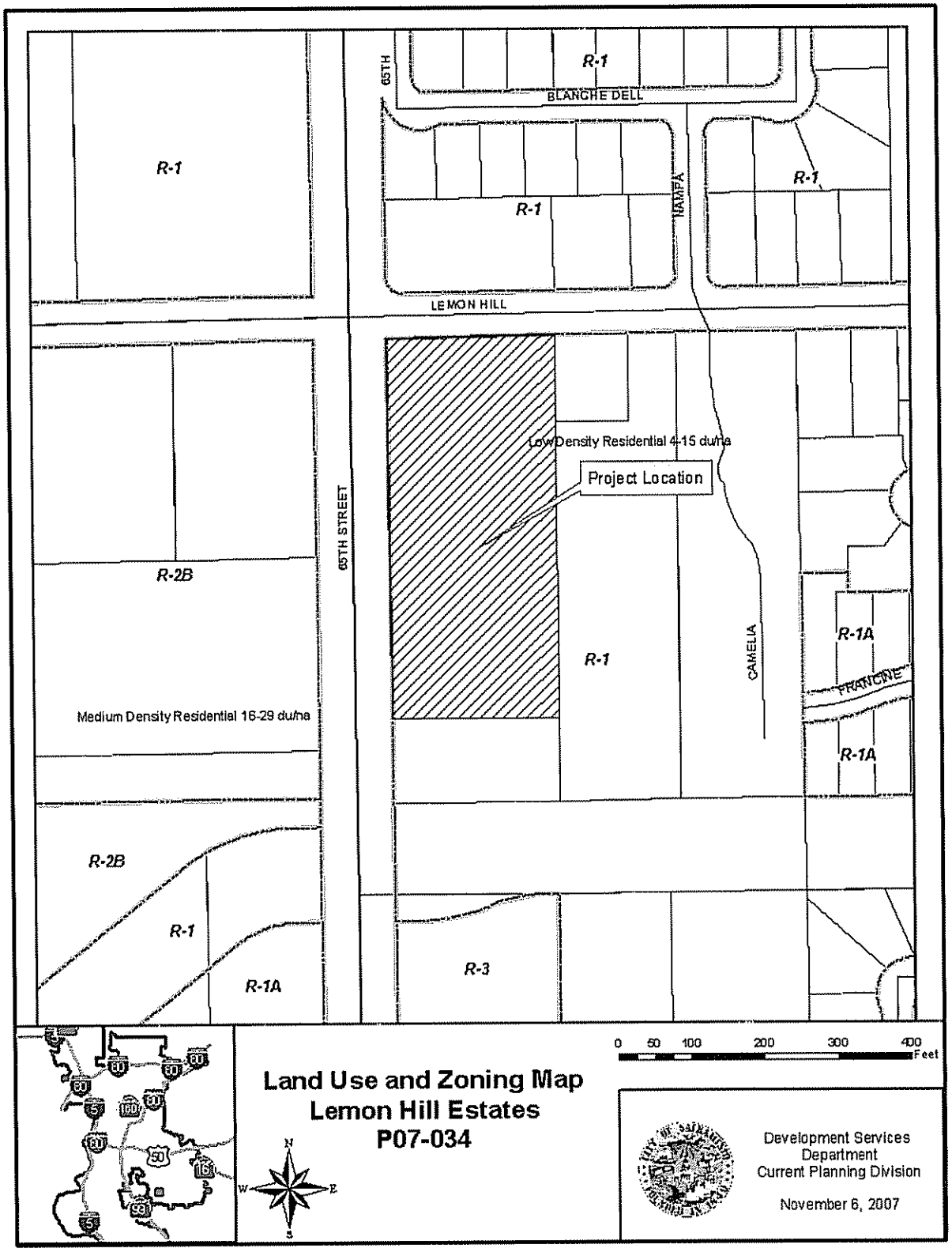
There is no record of any prior planning applications affecting the subject parcel.

The proposed subdivision will feature single-family lots ranging in size from 5,576 square feet, with the smallest lot measuring 3,408 square feet, and an average density of 10.5 dwelling units per net acre. A new 41-foot wide public street is proposed to be built off of Lemon Hill Avenue which is referred to as Street "A" in the attached plans. The proposed new street will intersect Lemon Hill Avenue approximately 125 feet from the southeast corner of 65th Street and Lemon Hill Avenue. The subdivision design also includes the construction of a small street stub perpendicular to Street "A" (please see Exhibit A) at the southern end of the project. This stub was included at the recommendation of staff to provide additional circulation if future development occurs on the parcels to the east. Street "A" will provide access to the garages of all twenty units in the subdivision. On-street parking will be provided along both sides of the street, Type A and B units will have a two car garage, and Type C units will have a one-car garage. A special permit is required to allow for the construction of twenty alternative single-family units. On October 11, 2007, by a unanimous vote of 8-0 (one Commissioner was absent), the Planning Commission forwarded to City Council a recommendation of approval for all entitlements of the project.

Attachment 2 – Vicinity Map



Attachment 3 – Land Use and Zoning Map



Attachment 4 – Resolution – Categorical Exemption

RESOLUTION NO. 2007-____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LEMON HILL ESTATES, P07-034)

BACKGROUND

A. On October 11, 2007, the City Planning Commission conducted a public hearing on the Lemon Hill Estates project (hereafter referred to as "Project"), and forwarded the Project to the City Council with a recommendation to approve with conditions.

B. On November 13, 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 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 complies with the General Plan designation and all applicable policies of the General Plan and South Sacramento Community Plan, as well as with the applicable zoning regulations;

b. The proposed development occurs within City limits on a project site of no more than five (5) 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; and

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

Attachment 5 – Resolution – Community Plan Land Use Map Amendement

RESOLUTION NO. 2007-_____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVING AN AMENDMENT TO THE SOUTH SACRAMENTO COMMUNITY PLAN LAND USE MAP FROM RESIDENTIAL (4-8 DU/NA) TO RESIDENTIAL (7-15 DU/NA) FOR THE PROPERTY LOCATED AT 6524 LEMON HILL AVENUE (LEMON HILL ESTATES, P07-034) (APN 038-0111-016)

BACKGROUND

The City Council conducted a public hearing on November 13, 2007 concerning the South Sacramento Community Plan land use map and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

A. The proposed Community Plan Land Use Map Amendment is compatible with the surrounding land uses;

B. The subject site is suitable for single-family residential development; and

C. The proposal is consistent with the policies of the General Plan and the South Sacramento 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 City Council adopts the Community Plan Amendment for the property, as described on the attached Exhibit A, in the City of Sacramento, which hereby re-designates 2.55± acres on the South Sacramento Community Plan land use map from Residential (4-8 du/na) to Residential (7-15 du/na) (APN 038-0111-016).

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Exhibit A: South Sacramento Community Plan Land Use Map Amendment Exhibit

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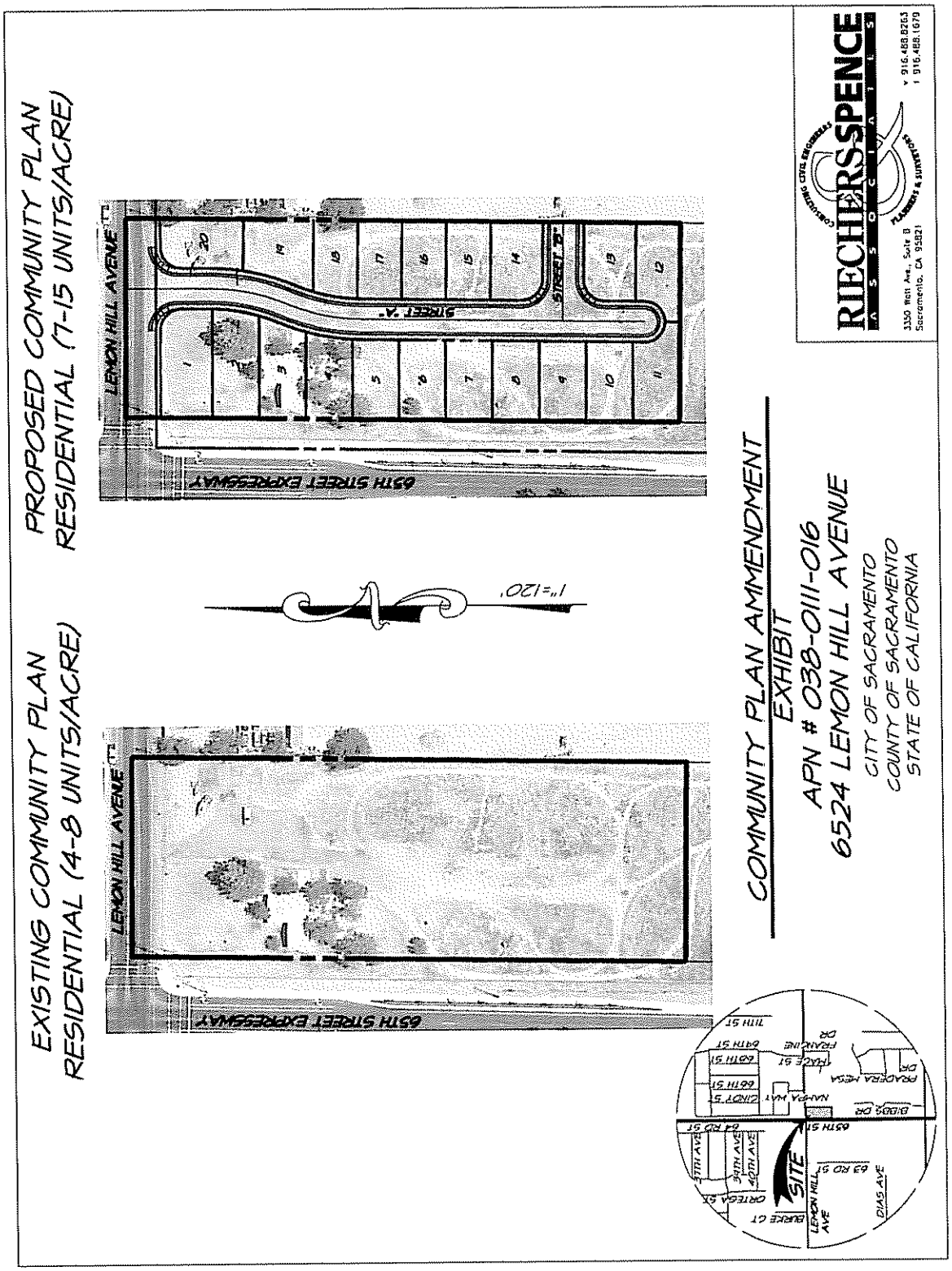


Attachment 6 – Resolution – Project Approval

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING LEMON HILL ESTATES (P07-034)

BACKGROUND

A. On October 11, 2007, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the Tentative Map and Special Permit with conditions for the Lemon Hill Estates project.

B. On November 13, 2007, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 16.24.097, 17.212.035, and 17.200.010(C)(2)(a, b, and c)(publication, posting, and mail) and received and considered evidence concerning the Lemon Hill Estates project.

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 Lemon Hill Esates project, the City Council approves the Tentative Map and Special Permit 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 exemption for the Project has been adopted by Resolution No. ____.

B. Tentative Map: The Tentative Map to subdivide approximately 2.55 gross acres into twenty (20) lots for single-family residential development 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 and/or their habitat;

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

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 South Sacramento 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 develop twenty (20) alternative ownership housing units within the proposed R-1A zone is approved based on the following findings of fact:

1. The project is based on sound principles of land use in that the proposed lot sizes are appropriate because they help ensure that the City meets its objectives to provide more affordable ownership housing opportunities.

2. The project will not be detrimental to the public health, safety, and welfare, nor

result in the creation of a public nuisance, in that lots of this size have routinely been approved in other areas of the city, including North Natomas and the Pocket area. Staff finds that the proposed lot width and depth are adequate to accommodate standard setbacks which will protect the privacy of neighbors and ensure adequate open space and access to light and air.

3. The proposed project is consistent with the General Plan and South Sacramento Community Plan in that it promotes a variety of housing types within neighborhoods to encourage economic diversity and housing choice.

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

B. Tentative Map: The Tentative Map to subdivide approximately 2.55 gross acres into twenty (20) lots for single-family residential development is approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P07-034). The design of any improvement not covered by these conditions shall be to City standards.

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

SPECIAL DISTRICTS: Assessment Districts

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

Development Engineering

2. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

3. 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.

4. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, undulations, additional 4-way intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Development Engineering Division.

5. Dedicate and construct Street "A" to a standard 41-foot street cross-section.

6. Dedicate an additional 4.5-foot of right-of-way adjacent to Lemon Hill Avenue.

7. Dedicate and construct the "Un-Named" Street perpendicular to Street "A" to a standard 41-foot street cross-section.

8. End Street "A" in the form of a bullet to the satisfaction of Development Engineering.

9. Parking shall be restricted along Lemon Hill Avenue between 65th Street & Street A and for the first 80-feet on both sides of Street A.

10. 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 to 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

11. Construct A.D.A. compliant ramps at the intersection of Street A and Lemon Hill Avenue.

SMUD

12. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.

13. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to 65th Street Expressway.

14. Show the existing 3.00-foot overhead right of way easement recorded in Book 2368 of Official Records, Page 0563 on the Final Map.

City Utilities: DOU

15. Construct water pipes and appurtenances, storm drainage pipes and appurtenances, and sewer pipes and appurtenances in Street "A" of the proposed development. The design and construction shall be to the satisfaction of the Department of Utilities and County Sanitation District 1 (CSD1). (Note: There is an existing 12" water main in Lemon Hill Avenue and an existing 8" and 30" water main in 65th Street. No connection is allowed to the existing 30" water main in 65th Street.)

16. Public streets with City maintained water, drainage facilities and CSD-1 maintained sewer facilities shall have a minimum paved AC (asphalt concrete) width of 25-feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.

17. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess water service shall be abandoned to the satisfaction of the Department of Utilities.

18. Per Sacramento City Code, water meters shall be located at the point of service which is the back of walk for connected sidewalks.

19. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements.

20. Properly abandon under permit, from the City and County Environmental Management Department, any well or septic system located on the property.

21. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release elevation. Finished lot pad shall be accepted by the Department of Utilities.

22. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

23. All lots shall be graded so that drainage does not cross property lines.

24. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the

State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or acceptance of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP and 6) signed certification page by property owner or authorized representative.

25. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

26. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

27. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required for this development. This will not affect site design. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest copy of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

Fire

28. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased by 50 feet for dead-end roads.

PPDD: Parks

29. 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)

30. 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 Development Services

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.)

CSD-1

31. Connection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

32. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

33. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.

34. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least twenty (20) feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.

35. CSD-1 requires their sewers to be located a minimum of ten (10) feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of seven (7) feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

36. All structures along private drives shall have a minimum (ten) 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that CSD-1 can properly maintain the sewer line.

37. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents, be a covenant running with the land, and be the responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-drivable street appurtenances.

MISCELLANEOUS:

38. If unusual amounts of bone, stone, or artifacts are uncovered, work within fifty (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.

39. Show all continuing and proposed/required easements on the Final Map.

40. 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.

41. The existing single-family residence must be demolished before the Tentative Map is finalized. The applicant shall obtain all necessary building permits prior to commencing demolition.

ADVISORY NOTES:

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

City Utilities: DOU

1. Prior to design of the subject project, the Department of Utilities 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 fire suppression systems.

2. The proposed project is located in the Flood zone designated as **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) 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. However, flood insurance is required.

Urban Forest Services

3. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and

quality of life.

CSD-1

4. Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

PPDD: Parks

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

   a. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the Final Map. The Quimby fee due for this project is estimated at $35,760. This is based on twenty (20) single-family units and an average land value of $100,000 per acre for the South Sacramento (North of Florin Road) 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.

   b. 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 $41,760. This is based on twenty single family units at the residential target infill rate of $2,088 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.

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

C. Special Permit: The Special Permit to develop twenty (20) alternative ownership housing units within the proposed R-1A zone is approved subject to the following conditions of approval:

GENERAL

1. The applicant shall obtain all necessary building permits prior to commencing construction.

2. The project shall substantially conform to the plans submitted and shown as Exhibits A-H attached to this staff report. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.

3. Final landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, and irrigation system. The irrigation system and landscaping shall be maintained in good condition during the life of the project.

4. Identical house plans with identical elevations shall not be permitted side-by-side.

Development Engineering

5. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

6. Construct standard subdivision improvements as noted in these conditions pursuant to section16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

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

8. Provide additional right-of-way for expanded intersections, if required, at locations specified by and to the satisfaction of the Development Engineering Division.

9. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

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

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

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

Fire

13. Provide a minimum of five (5) feet clear as a setback to second story egress windows for fire department emergency rescue ladder placement. 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

Environmental Planning

Prior to issuance of Building Permits and Certificates of Occupancy, the Development Services Department shall verify that the building plans for all units contain the following measures included in the Noise Impact Study:

Exterior

14. Construction of an 8-foot high sound wall shall begin 25 feet perpendicular to 65th Street Expressway and extend along the south property line, wrap around the southwest corner of the project site and extend north to the north setback line of parcel one (1), south of and not within the PUE. The sound barrier shall continue to wrap around the north setback line to a point not less than five feet beyond the west face of the proposed parcel one (1) home.

Or

An alternative, evaluated by an approved Acoustical Engineer in a noise impact study, not exceeding an Ldn sound level of 60dB. The noise impact study shall be approved by the Development Services Department, Environmental Planning Services division prior to the issuance of Building Permits.

15. Construction of an additional 6-foot high section of sound wall shall extend from the east property line, south of and not within the PUE, along the north setback line to meet the northwest corner of parcel 20.

Or

An alternative, evaluated by an approved Acoustical Engineer in a noise impact study, not exceeding an Ldn sound level of 60dB. The noise impact study shall be approved by the Development Services Department, Environmental Planning Services division prior to the issuance of Building Permits.

16. All sound barrier walls shall have a minimum surface weight of 3.5 to 4.0 pounds per square feet. The structures shall be continuous along their width and height with no gaps including at the ground. All wall heights are referenced from building pad elevation.

Interior

17. All joints in exterior walls shall be sealed airtight around windows and doors, at the wall perimeter and at major seams.

18. All above ground penetrations of exterior walls by electric and plumbing

components shall include ¼ to ½ inch airspace around the perimeter. The space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

19. Basic exterior wall construction shall be comprised of the following material of equal surface weight and Sound Transmission Class STC rating:

    a. Two inch by four inch studs at 16 or 24 inches on center;

    b. Minimum R-11 insulation in the stud cavities;

    c. A 5/8 inch gypsum wallboard fastened to the interior face of the wood studs. The wall shall be fully taped and finished, and sealed around the perimeter with a combination of backer rod and resilient, non-hardening caulking; and

    d. The exterior surface shall be finished with a three-coat, dense stucco at a minimum thickness of ¾ inch, or with another product with equal or greater surface weight.

20. Ceilings shall be finished with a minimum 3/8 gypsum board with minimum R-19 insulation in the ceiling.

21. Windows shall have a minimum STC rating of 29 or better. Windows shall have an air infiltration rated of less than or equal to 0.20 CFM/lin.ft. when tested with a 35 mile an hour wind per ASTM standards.

22. There shall be no need to open windows, doors or other exterior openings to provide a habitable interior environment. A ventilation or air-conditioning system will be required for each unit to meet the specification.

Other Requirements

23. All west-facing bedrooms on the 2nd floor of homes along 65th Street Expressway shall be subject to the following provision:

    A. Windows shall be a minimum STC 31 rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin.ft. when tested with a 25 mile per hour wind per ASTM standards.

ADVISORY NOTES:

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

Building

1. Provide a dwelling unit separation at the half-plex as per CBC 310.2.2.

2. Provide details for in lieu of parapet at the half-plex as per CBC 709.4.1.

Regional Transit

3. Transit information should be provided to residents.

4. Project construction should not impact transit service or pedestrian access to transit stops.

Police

5. The perimeter of the site should be adequately fenced with a chain link fence containing necessary construction gates to be locked after normal construction hours while project is under construction.

6. Security lighting should be provided to illuminate vulnerable equipment and materials.

7. Landscaping should not create blind spots or hiding spots and should be situated in locations that maximize observation while still providing the desired degree of aesthetics.

8. Landscaped areas should be planned for maximum growth while at the same time providing unobstructed observation of buildings, parking areas, and walkways, day and night.

9. Each entry, patio, and balcony should be equipped with its own light source.

10. All lighting fixtures should be of a type and kind to resist breakage and other vandalism.

11. All residential buildings should display a street number in a prominent location on all approachable sides of the building. Numbers shoul be placed in such a position that the number is easily visible to approaching pedestrian and vehicular traffic.

Fire

12. 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.

13. Provide a water flow test. (Make arrangements at the Downtown Permit Center's

walk-in counter: New City Hall, 3rd Flr, 915 I St. OR the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834).

Table of Contents:

Exhibit A – Tentative Subdivision Map
Exhibit B – Site Plan
Exhibit C – Elevations for Houseplan A
Exhibit D – Floorplans/Elevations for Houseplan A
Exhibit E – Elevations for Houseplan B
Exhibit F – Floorplans/Elevations for Houseplan B
Exhibit G – Elevations for Houseplan C
Exhibit H – Floorplans/Elevations for Houseplan C

Exhibit A – Tentative Subdivision Map

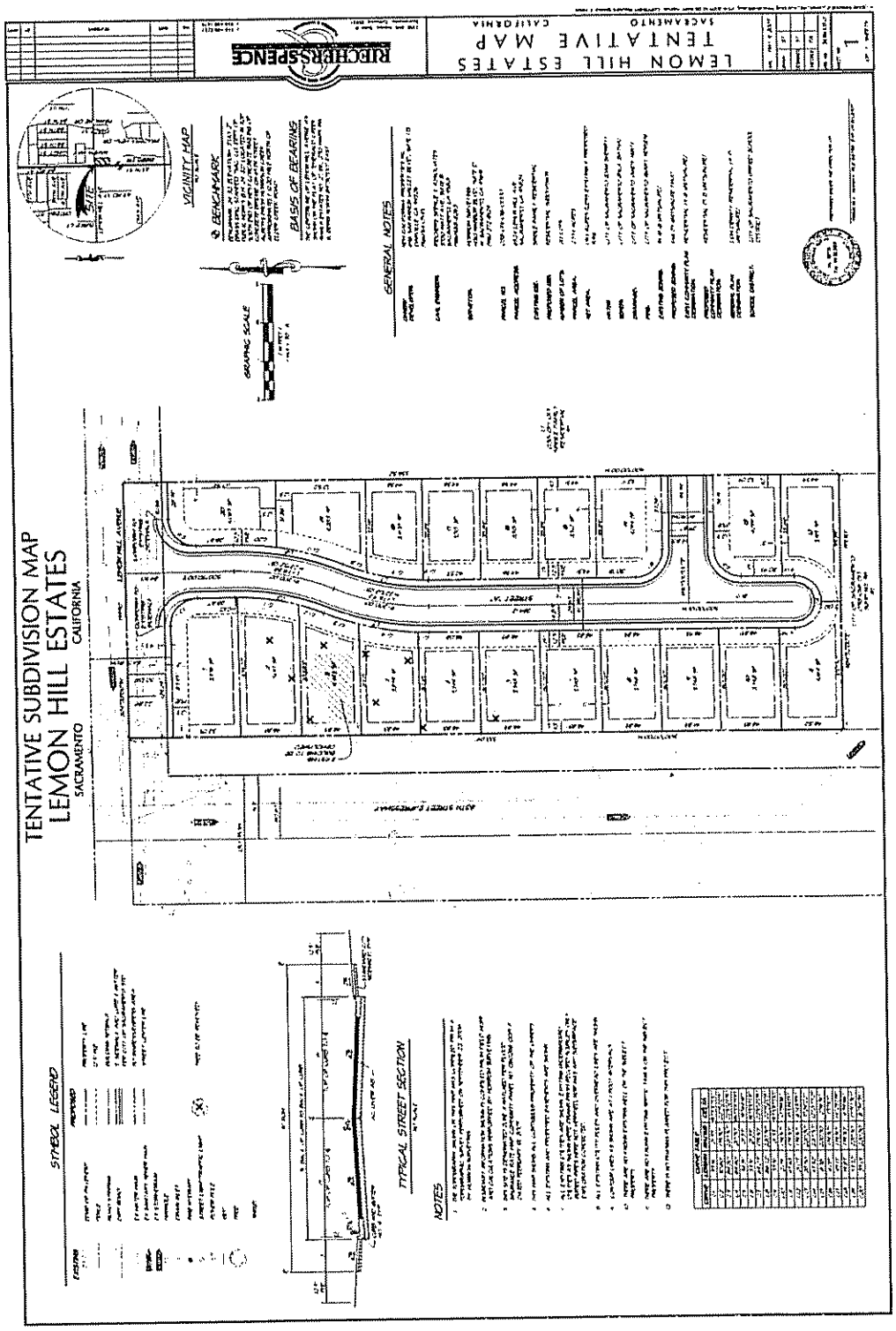


Exhibit B – Site Plan

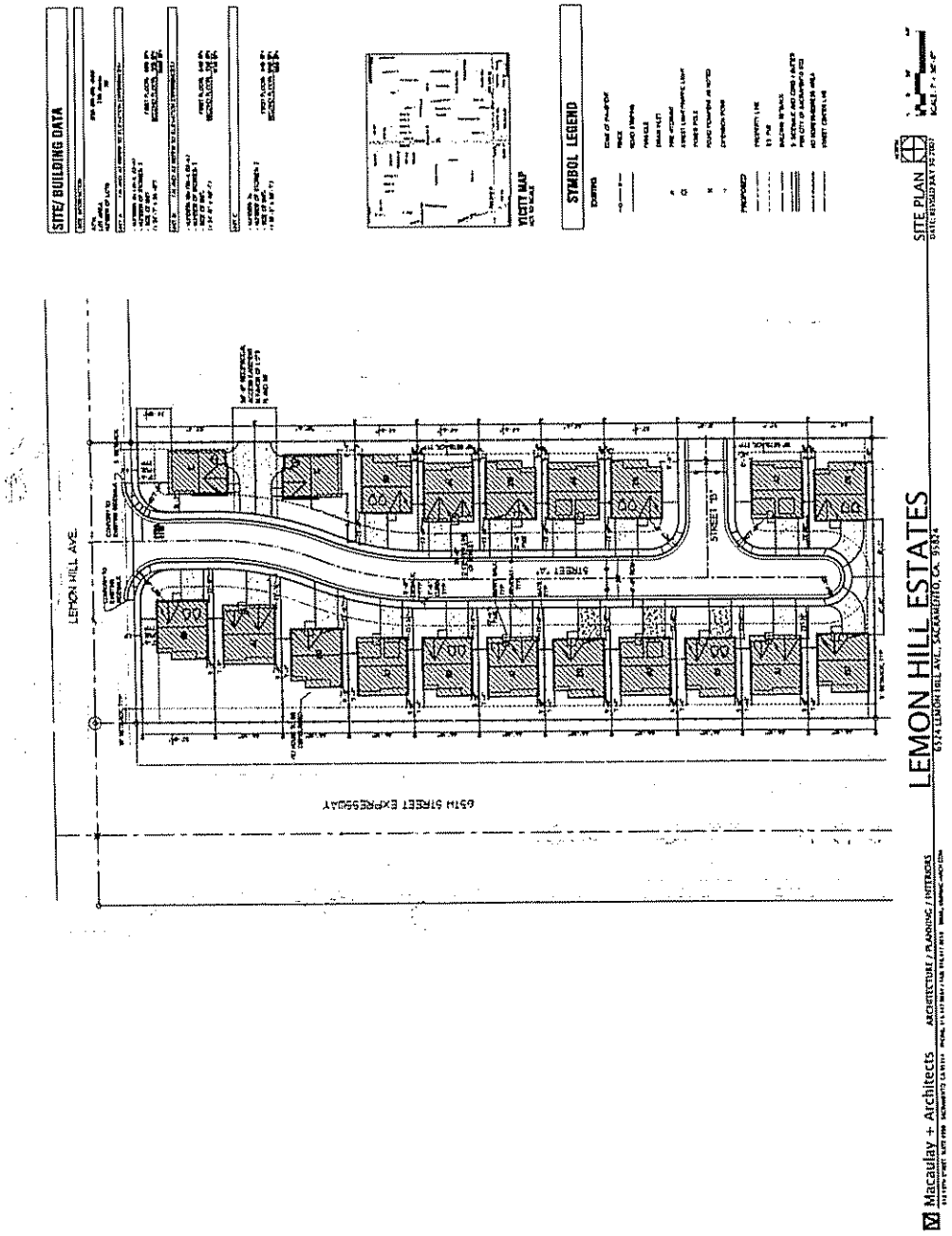


Exhibit C – Elevations for Houseplan A

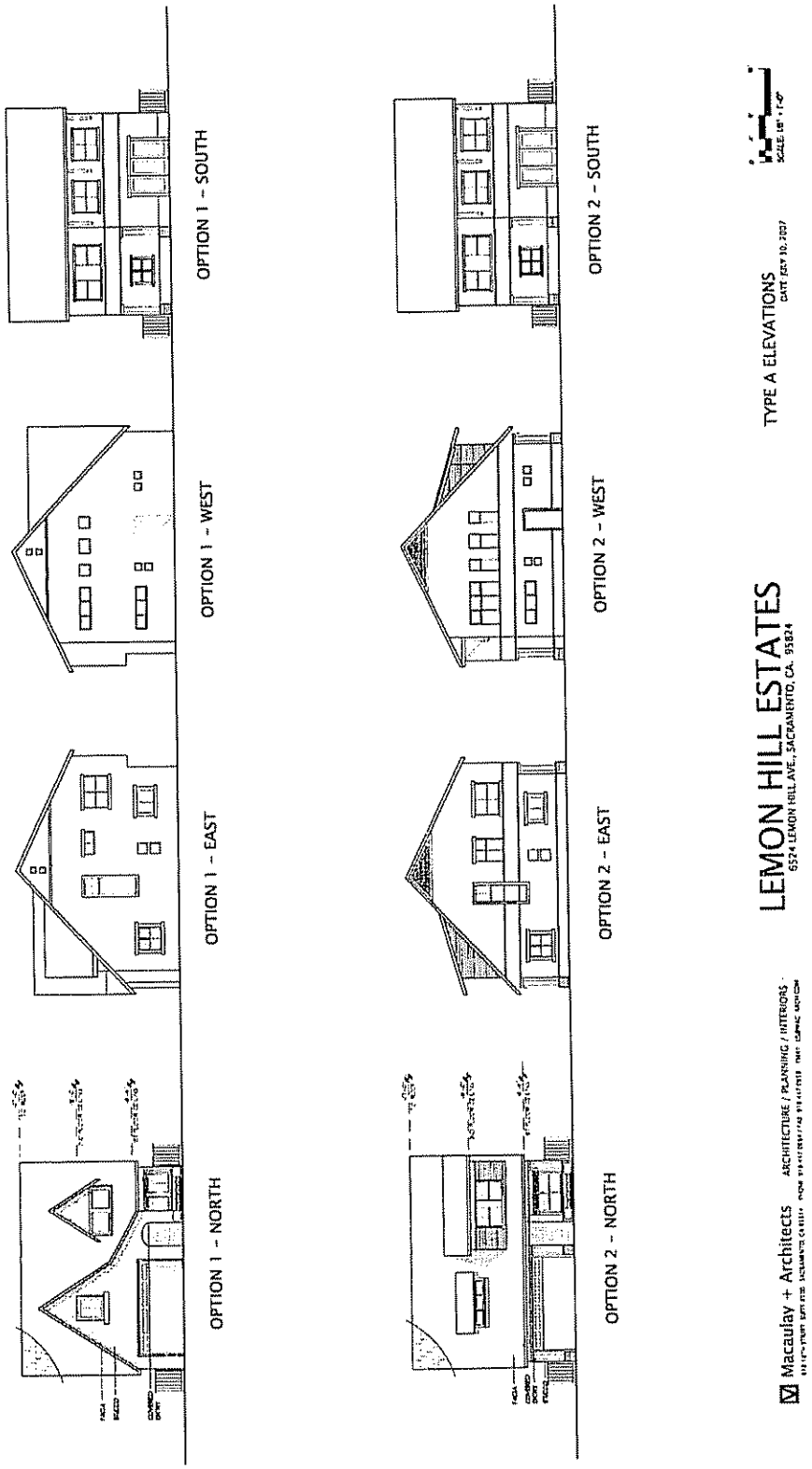


Exhibit D – Floor Plans/Elevations for Houseplan A

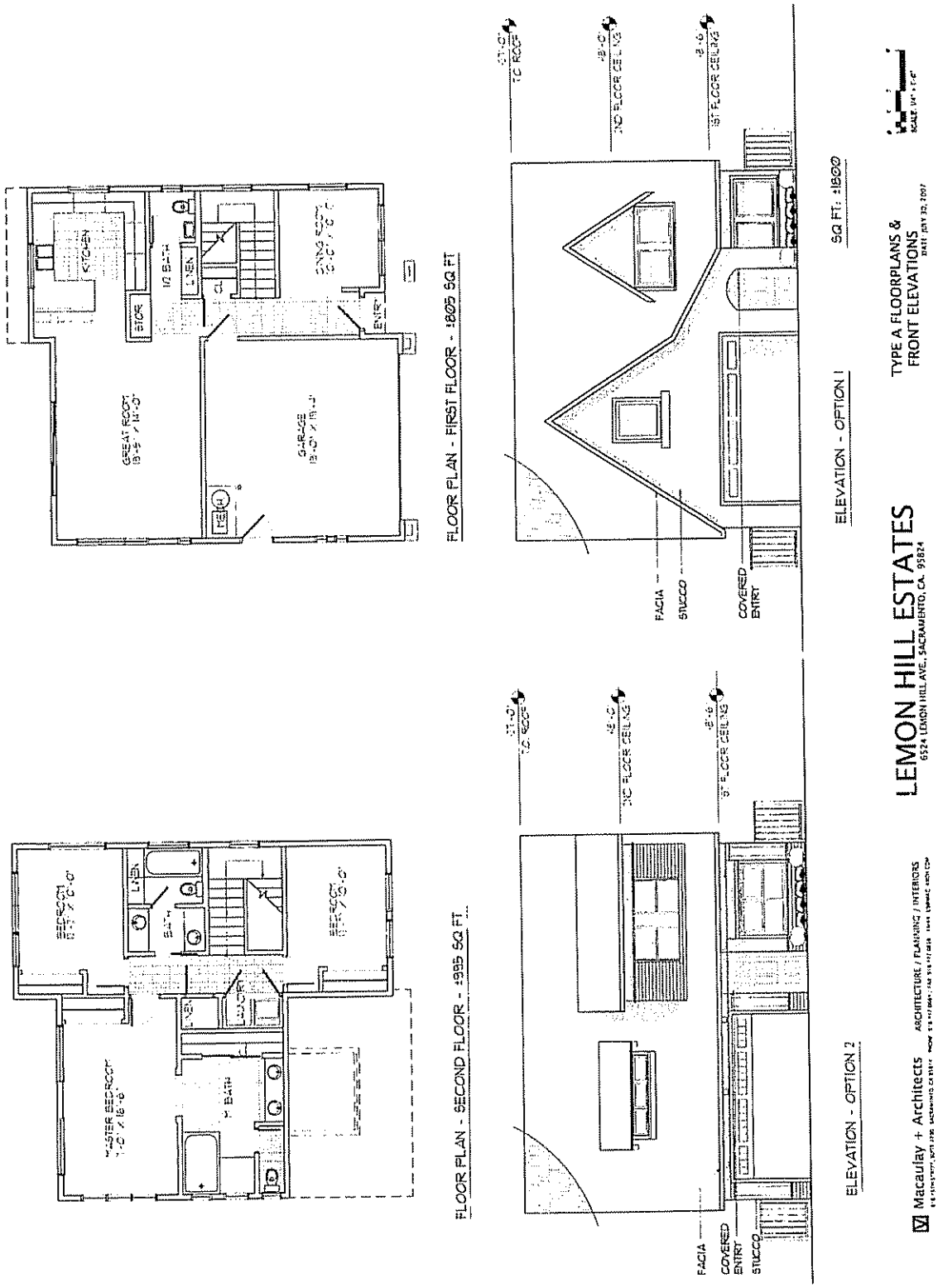


Exhibit E – Elevations for Houseplan B

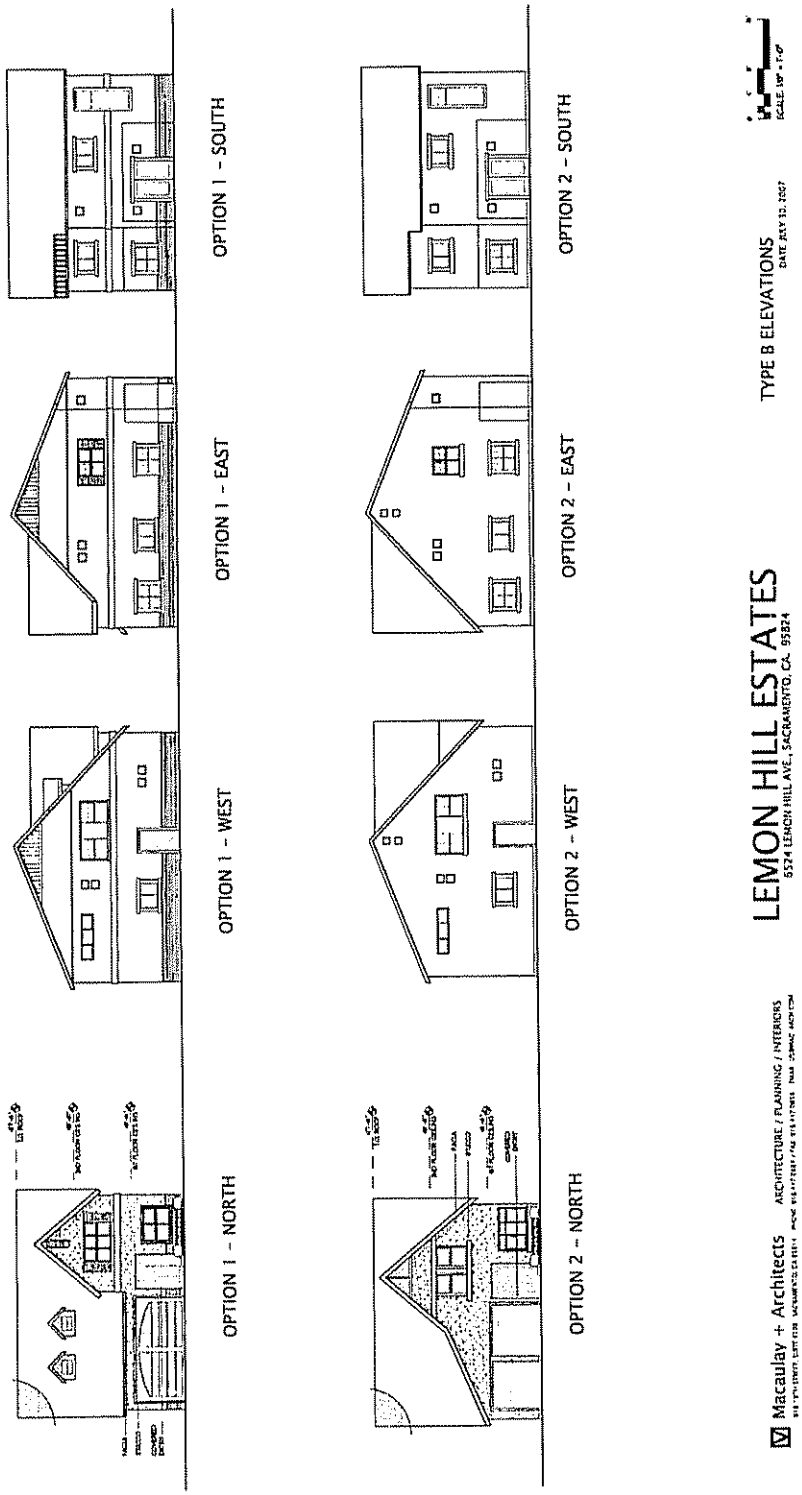


Exhibit F – Floor Plans/Elevations for Houseplan B

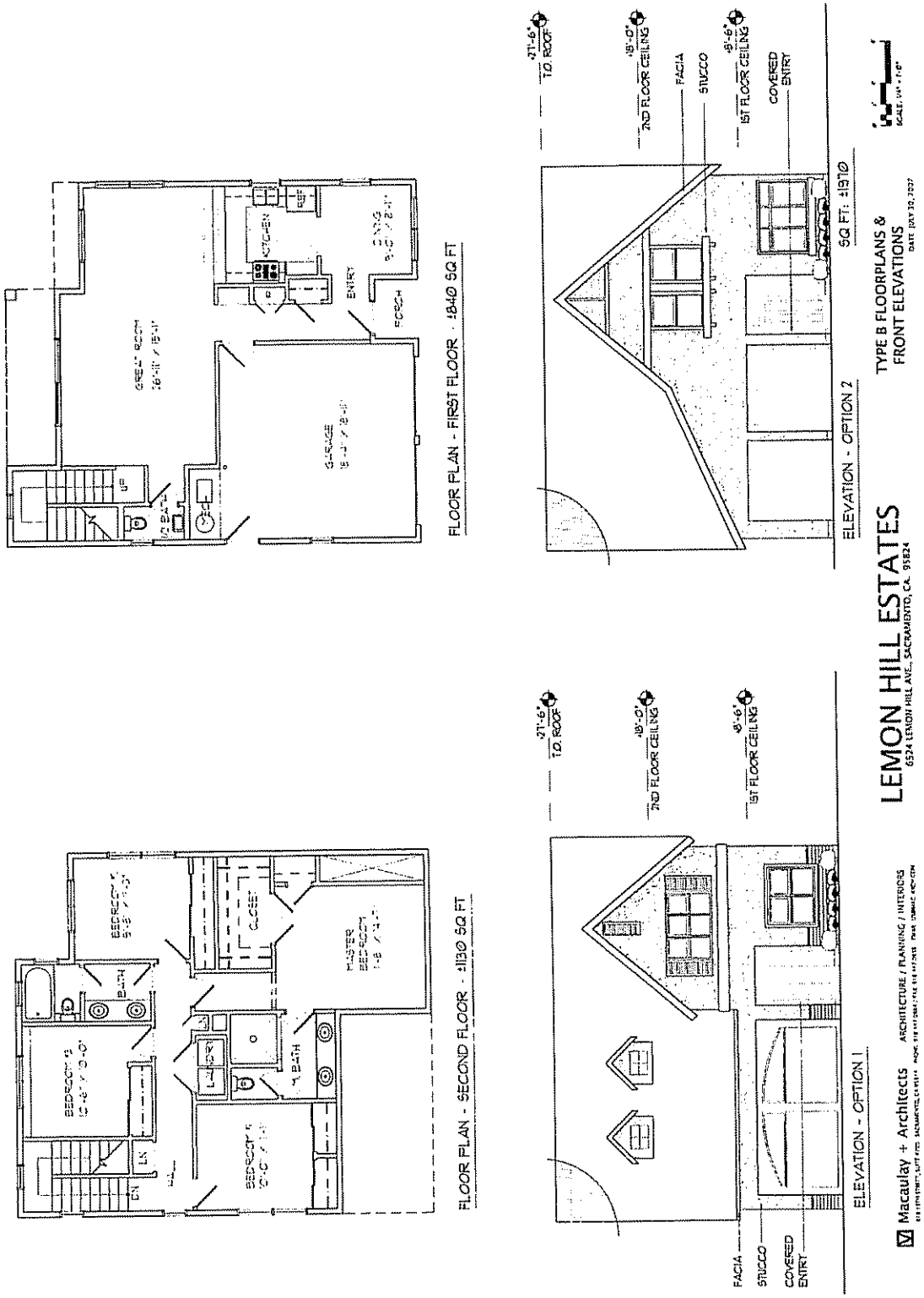
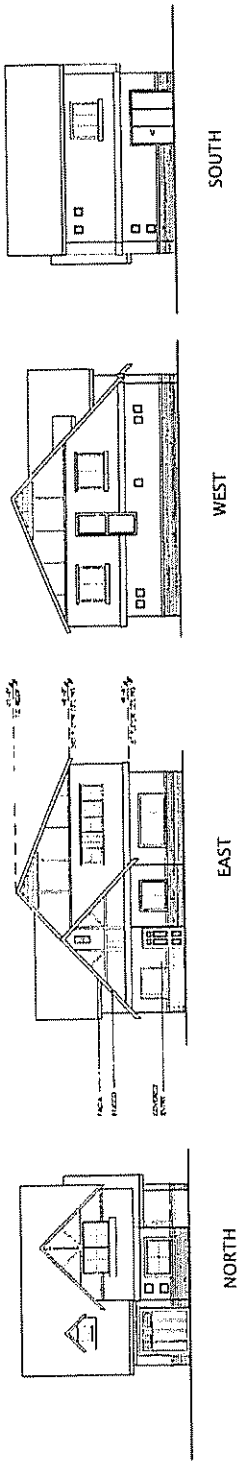


Exhibit G – Elevations for Houseplan C



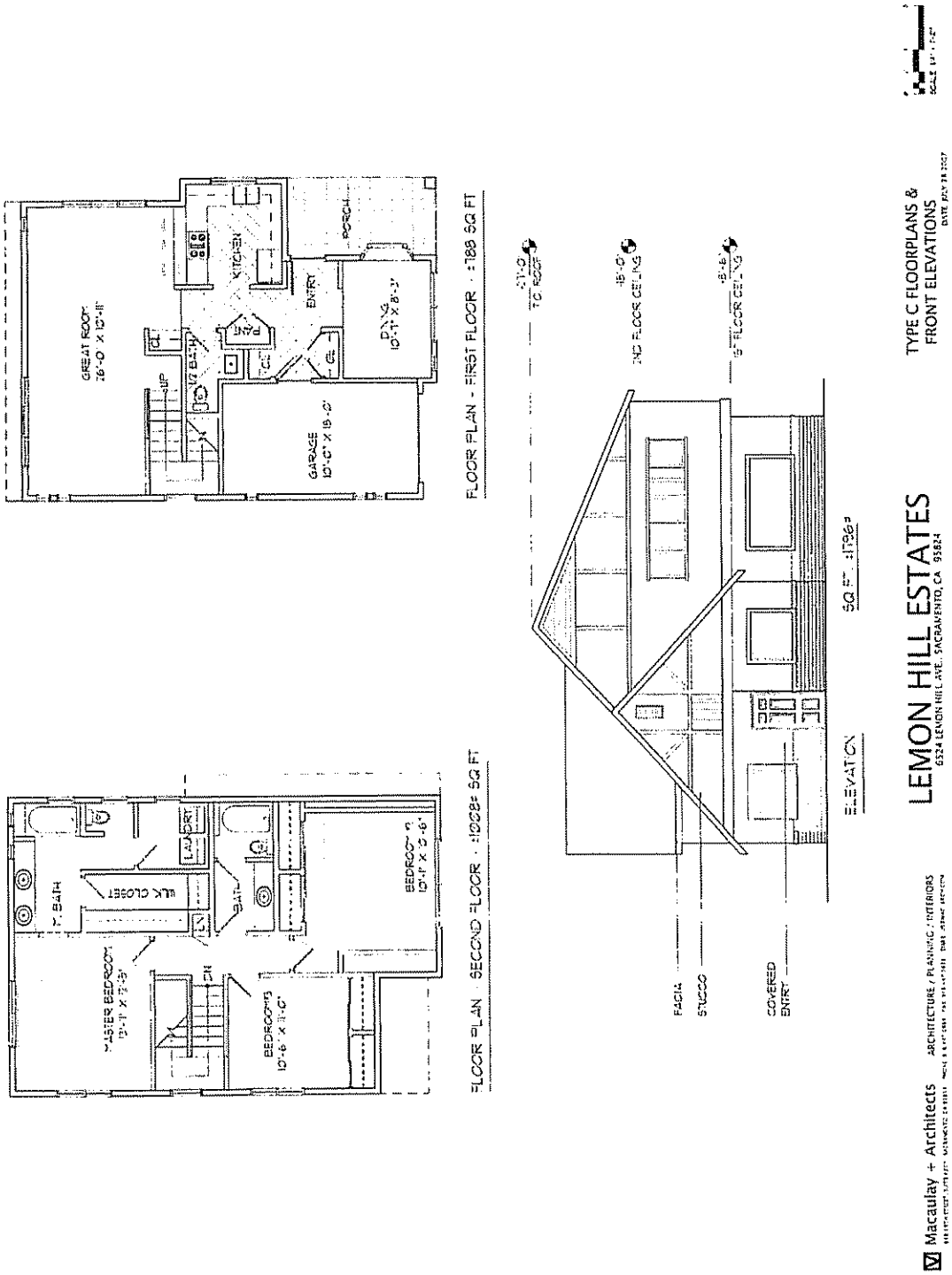
TYPE C ELEVATIONS

LEMON HILL ESTATES

6524 LEMON HILL AVE., SACRAMENTO, CA. 95824

Macaulay + Architects ARCHITECTURE / PLANNING / INTERIORS

Exhibit H – Floor Plans/Elevations for Houseplan C



Attachment 7 – Rezone Ordinance

ORDINANCE NO. 2007-____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM STANDARD SINGLE-FAMILY (R-1) TO SINGLE-FAMILY ALTERNATIVE (R-1A) (LEMON HILL ESTATES, P07-034) (APN 038-0111-016)

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

SECTION 1

Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known and referred to as Lemon Hill Estates (APN 038-0111-016) and consisting of 2.55± acres, from Standard Single-Family (R-1) to Single-Family Alternative (R-1A).

SECTION 2

Rezoning of the property as shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of the property described in the Zoning 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 map, which is a part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A – Rezone Exhibit

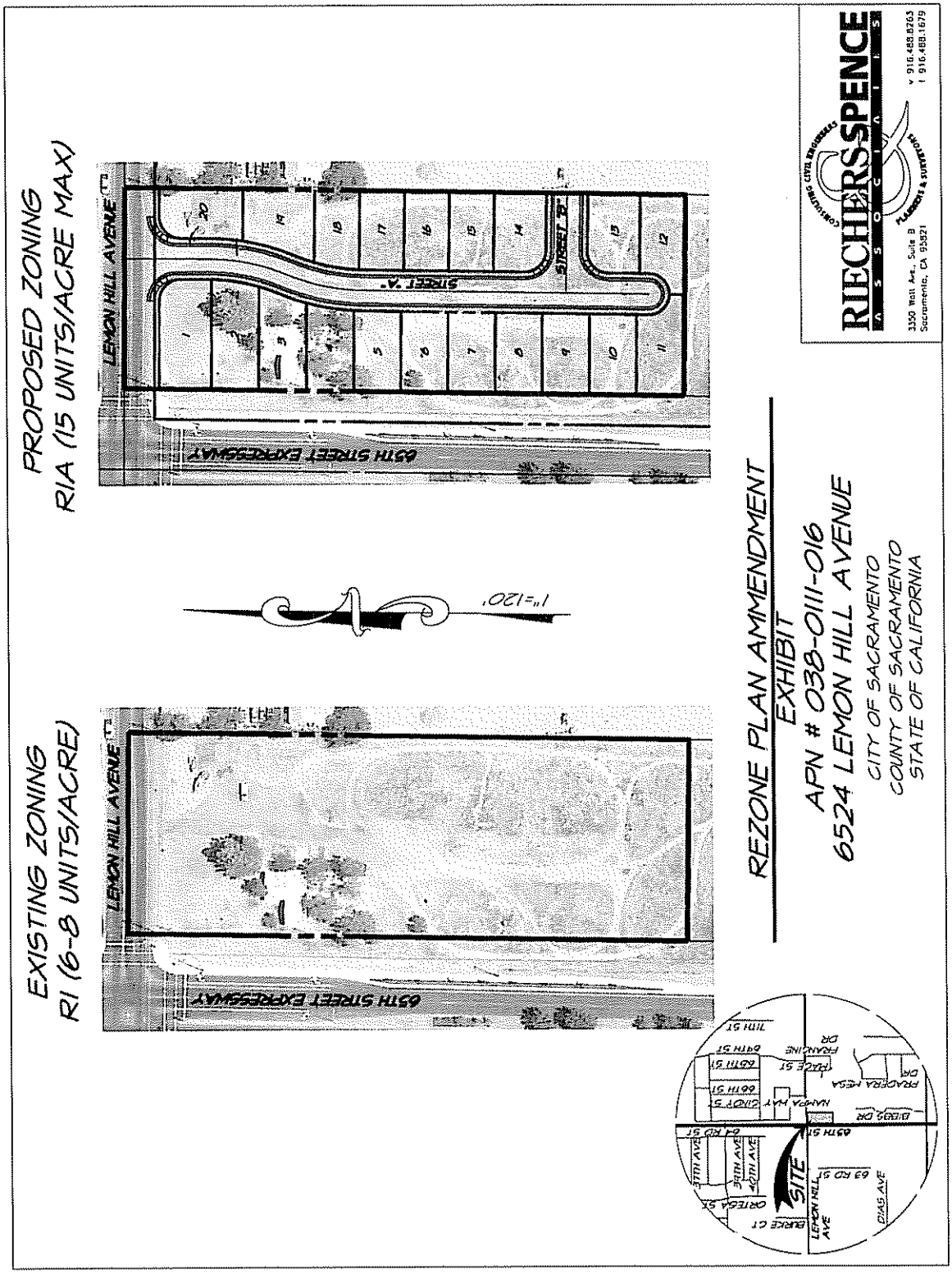



Exhibit A – Rezone Exhibit