



REPORT TO DESIGN COMMISSION City of Sacramento

2

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
March 16, 2011

To: Members of the Design Commission

Subject **2500 R Housing Project (P10-058)**

A request to subdivide one undeveloped parcel, totaling 1.19 acres, into 34 lots for the construction of 34 detached single-family homes and four common lots for landscaping and vehicle access, in the Residential Mixed Use (RMX-SPD) zone within the R Street Corridor Special Planning District.

- A. Environmental Determination: Exempt per 15332, Infill Development;
- B. Design Review request for the construction of 34 pre-fabricated detached single-family dwellings in the Residential Mixed Use (RMX-SPD) zone within the R Street Corridor Special Planning District.

Location

Half Block on R Street between 25th and 26th Streets
Assessor's Parcel Number: 010-0043-001-0000
Council District 4
R Street Corridor Special Planning District & Central City Design Review District

Recommendation

Staff recommends the Design Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Design Commission has final approval authority over items A&B above, and its decision is appealable to City Council.

Contact Elise Gumm, LEED AP, Associate Planner, (916) 808-1927;
Luis R. Sanchez, AIA, LEED AP, Senior Architect (916) 808-5957

Applicant Pacific Housing Inc., c/o: Mark Wiese, (916) 638-5200
2115 J Street, Suite 201, Sacramento, CA 95816

Owner 25th/R Partners Limited Partnership, (916) 443-3797
1722 3rd Street, Suite 202 Sacramento, CA 95811

Summary

This project was previously heard at the January 12, 2011 Design Commission Hearing. The development consists of 34 detached Single Family Residential units and a large landscaped common area on an approximately 1.19 acre parcel within the R Street Corridor Special Planning District General Commercial (C-2-SPD) zone. Each unit has its own single car garage and all garages are accessible from public streets, public alley, or the private driveways. The project was heard and unanimously approved by the Planning Commission on January 13, 2011.

Due to the neighbors' opposition on the design of the project, the Design Commission continued the project and requested the applicant to re-examine the design of the buildings so they are more consistent with the historic homes in the neighborhood. The Design Commission made the following statements on January 12, 2011 in regards to the proposed project. As a result, the applicant revised the project to be conventional site built homes rather than its original proposal of pre-fabricated houses.

1. Roof Lines

Commissioners commented on the butterfly roof and the disadvantages of this roof design. In addition, commissioners and neighbors would like the roof pitches to be more comparable with the historic homes in the surrounding area. The original proposed roof pitches are lower compared with other historic homes.

The applicant changed all units to 8:12 pitches from the previous design of 5:12 pitches. The homes on every lot are oriented with the roofs sloping to the south for optimal solar exposure as well as consistently matching the surrounding historic homes.

2. Architectural Details

Commissioners commented to provide more architectural details on the exterior elevations in order to be consistent with the historic homes in the surrounding neighborhood.

The applicant changed the original proposal of pre-fabricated buildings to conventional site built product, so there are more architectural details, such as adding balconies, additional details on windows sill and trims, and glazing on doors.

3. Materials

Commissioners commented to provide various materials on the elevations. The original pre-fabricated project only consisted of fiber cement siding.

The applicant modified the project by using brick wainscot and column bases along public streets, adding board and batten accent siding in addition to the cement board siding.

4. Landscaping
Commissioners required a comprehensive landscaping plan to be reviewed instead of concept plan that was originally submitted.

The applicant revised the landscaping plans to provide comprehensive details on the landscaping plan, including layout of the common area-Lot A, selection of species, and different paving layouts for the complex.

Staff believes the intent of the Design Commission's comments have been largely addressed through the applicant's response and updated plans. Please see the Staff Recommendations to Commission below for further elaboration.

The project has received Planning Commission approval of entitlements for Environmental, Tentative Map, a Special Permit for the construction of 34 detached single family alternative ownership housing units. The Design Commission action is the final action unless the project is appealed to the City Council.

Table 1: Project Information
General Plan designation: Urban Corridor Low
Existing zoning of site: Residential Mixed Use zone (RMX-SPD)
Existing use of site: Vacant
Property dimensions/area: 1.19± acres; 320'x160'
Building square footage: 47,600 ± square feet
Building height: 18'± to top plate, 23'± to top of pitch.
Exterior building materials: Pre-fabricated buildings. Fiber cement horizontal lap siding, metal panels, sustainable wood, and sustainable composite shingles.

Public/Neighborhood Outreach and Comments

Staff has routed the application package to Walk Sacramento, Sacramento Housing Alliance, Midtown Neighborhood Association, Capitol Area R Street Association, and Newton Booth Neighborhoods Association (NBNA) on September 1, 2010 and the project revision on October 28, 2010. Staff also mailed hearing notices to all property owners within the 500 foot radius on January 05, 2011 for the Design Commission public hearing and the Planning Commission public hearing. The applicant has also contacted adjacent property owners and neighborhood associations during the initial planning and design phase, and has received general support for the project. Staff received comments from Walk Sacramento, and the letter is attached for reference (Attachment 4). The applicant has incorporated some of the comments from Walk Sacramento into its revised site plan. Staff has not received any opposition comments from any neighborhood associations and property owners at the time of writing the staff report.

At the previous Design Commission and Planning Commission Hearing, some neighbors spoke about the project and want to see more traditional design that is more consistent with the historic homes in the neighborhood. The applicant and staff talked to the

neighbors after the meetings and largely addressed neighbors' concerns in the revised plans.

Environmental Considerations

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15332, In-fill Development Projects. The project consists of the construction of 34 residential units that occurs in an urban area served by utilities and public services, on a site that is less than 5 acres, has no habitat value, is consistent with all applicable land uses, and would not result in any significant effects to traffic, noise, air, or water quality.

Sustainability Considerations

The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as projects are proposed within the City: reduce consumption of materials, encourage the reuse and local recycling of materials, reduce the use of toxic materials; establish and continuously improve "green" building standards for both residential and commercial development--new and remodeled, reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses, reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote "greening" and "gardening" within the City, create "Healthy Urban Environments" through Restorative Redevelopment, and maintain and expand the urban forest.

Although the project was changed from pre-fabricated buildings to conventional site building product, but it is still keeping many sustainable features as original proposed. The revised project has been designed to be LEED for Homes Certified, and listed below are some of the features that the project will include:

- Photovoltaic power with lithium-ion energy storage
- Ultra-efficient building envelope
- High efficiency lighting - LED and CFL
- EnergyStar™ appliances
- Environmentally preferred products throughout
- High efficiency HVAC
- Drought tolerant landscaping

The proposed project is consistent with the goals of the 2030 General Plan and the vision of the City Council for Sacramento. It is located in an urban area that is in proximity to public transportation and public services, such as hospitals, library, etc. It

also will demonstrate to the Sacramento region how the residential project incorporated sustainable features to create a “Green” community.

Policy Considerations

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan’s goals, policies, and implementation programs define a roadmap to achieving Sacramento’s vision to be the most livable city in America. The 2030 General Plan updated designation of the subject site is Urban Corridor Low, which provides for a development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall. Building heights vary from 2-4 stories; and other characteristics, such as building orientation, frontage-type, access, parking, streetscape, and open space, are consistent with the R Street Corridor Special Planning District Design Guidelines.

General Plan

The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element. Some of the goals and policies supported by this project are:

- **Leading Infill Growth.** The City shall facilitate infill development through active leadership and the strategic provision of infrastructure and services and supporting land uses. (Policy LU 1.1.4)
- **Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability. (Policy LU 1.1.5)
- **Complete and Well-Structured Neighborhoods.** The City shall promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking to services, biking, and transit use; foster community pride; enhance neighborhood identity; ensure public safety; are family-friendly and address the needs of all ages and abilities. (Policy LU 2.1.3)
- **Neighborhood Enhancement.** The City shall promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas. (Policy LU 2.1.6)
- **Unique Sense of Place.** The City shall promote quality site, architectural and landscape design that incorporates those qualities and characteristics that make Sacramento desirable and memorable including: walkable blocks, distinctive parks and open spaces, tree-lined streets, and varied architectural styles. (Policy LU 2.4.1)

- **Sustainable Development Patterns.** The City shall promote compact development patterns, mixed use, and higher-development intensities that use land efficiently; reduce pollution and automobile dependence and the expenditure of energy and other resources; and facilitate walking, bicycling, and transit use. (Policy LU 2.6.1)
- **Walkable Blocks.** The City shall require new development and redevelopment projects to create walkable, pedestrian scaled blocks, publicly accessible mid-block and alley pedestrian routes where appropriate, and sidewalks appropriately scaled for the anticipated pedestrian use. (Policy LU 2.7.6)
- **R Street Housing Development.** The City shall work with SHRA, the Department of General Services, and Capitol Area Development Authority (CADA) to establish the R Street Corridor as a priority location for future housing opportunities in conjunction with the Capitol Area Plan.

This proposed project is consistent with the R Street Corridor Special Planning District Design Guidelines and meets the 2030 General Plan goals and policies related to use infill urban site. The proposed project establishes a unique sense of place for its residents within the transit corridor and in proximity with the vibrant midtown neighborhood.

Design Policy Considerations

1. **Context:** Promote transit friendly site design at the four light rail stations. Foster opportunities for alley development and a variety of architectural styles in keeping with the surrounding neighborhood.
2. **Character:** maintaining the historic sense of shared space between pedestrians, bicycles and vehicular traffic in existing areas, and where possible, extending it to the remaining areas in the Corridor.
3. **Scale:** Respect the neighborhood context and scale of existing neighborhoods through appropriate setbacks, massing and height limits.
4. **Pedestrian:** Create a pedestrian-friendly environment within the corridor through neighborhood scale streetscape improvements.
5. **Materials:** Promote efforts to utilize high quality building materials, detailing & landscaping.
6. **Integrated Services:** absorb minimal additional through traffic and maintain its comfortable pedestrian environment.
7. **Sustainable Design:** Promote sustainability in building design, construction and operation.

Design Guidelines Considerations

1. **Parks and Plazas:** Mid block mini parks and public facilities should be provided to serve residents, transit patrons and workers in the corridor and neighboring areas.
2. **Parking:** Alley access to parking structures is encouraged.

3. **Massing:** Mass and height of the transit-oriented mixed use development should step down and transition to the smaller scale context of the existing neighborhood
4. **Pedestrian Connection:** Walkways should be short and direct from entrance to entrance between adjacent developments and from buildings to adjacent transit stops.
5. **Fences:** Walls and fences which lengthen distances between main entrances of adjacent commercial or multi-family residential structures are discouraged;
6. **Windows and Detailing:** Large windows and protective awnings or overhangs on building facades that face sidewalks are encouraged;
7. **Walkways:** Pedestrian walkways should be constructed of some sort of alternative paving materials (i.e., stepping stones, pavers);

Project Design

The proposed residential project is located on a half block on R Street, is facing to an existing warehouse building, adjacent to similar small detached residential units, and in proximity to existing light rail stations. The proposed site design is generally consistent with the design principles and guidelines of the R Street Corridor Special Planning District. This section of the R Street Corridor is outside of the R Street Preservation District that contains more industrial uses and historic homes. The site is surrounded by small commercial uses and newer residential units. All proposed units are fronting public streets or its internal pedestrian path. Majority of the garages are accessed through alley or its private driveway courts, except the 6 units that face R Street. Each unit has its own yard area, either at the front of the units facing the pedestrian path or at the side of the units.

Staff Evaluation

Staff is supportive of this project and recommends some refinements to the overall design as noted below. Staff has continued to partner and coordinate the Design Commission comments with the design team. The design team has largely addressed the Design Commission comments and provided responsive revised plans. Staff requests that the Design Commission approve the proposed project, and allow staff to finalize some minor details, which the Design staff believes require further attention by the design team.

Site Comments

1. The overall site has not been modified from the previous submittal because it is approved by the Planning Commission and the overall setbacks are adequate and supported by staff.
2. Comprehensive landscaping plan has been provided for the site based upon the Design Commission comments. Staff supports the overall design provided on the plans and the species proposed on the plans. Staff recommends the Design Commission approve it and allow staff to work on details prior to obtaining building permits.

3. Staff would like further clarification where sidewalk light poles and exterior building lights are located and the design of the exterior lighting fixtures. Staff conditioned the applicant to provide cut sheets of the exterior light fixtures to the Urban Design Manager and obtain approval prior to obtaining building permits.
4. Staff would like further clarification on various paving materials presented on the plans. Staff conditioned the applicant to provide details and specification of the various paving materials to the Urban Design Manager and obtain approval prior to obtaining building permits.

Building Comments

1. The architectural design was completely changed from previous pre-fabricated contemporary design to the current proposal of more traditional look of a conventional site built units. The architectural design is sensitive to adjacent homes and other uses, which also addressed Commission and neighbors' previous comments. Their massing and scale are suitable in this section of the R Street Corridor, and its design meets the R Street Corridor Special Planning District Design Guidelines. The proposed building height is 2 to 3 story, which is below the maximum height limit of 45 feet and is consistent with the surrounding residential units.
2. Two corner units were designed to be more related to the industrial nature of the R Street Corridor. The monumental brick volumes with recessed windows create landmarks for the neighborhood, while the third story loft steps back from the parapet to ease the scale at the corner. Staff recommends the continued use of brick at bases and columns of other units along public streets, so it provides various materials on the units and creates a unifying feature to the complex.
3. As per previous Commission comments, the revised elevations provide more traditional roof lines for all units except the two corner ones. The relatively high pitched gable roof is more comparable with the adjacent historic homes. It also decreases the three-story massing on R Street. The proposed three-story corner units with step back lofts are also supported by Staff.
4. The applicant has strategically designed the roof in order to place the solar roof panels to be visible from alley and interior courts only, which helps to minimize the view from public streets. Staff recommends the applicant select a comparable color for the composition roofing that will also help to minimize the visibility of the solar panels.
5. The design team has provided a couple pop outs at the street elevations of the corner units. Staff supports this feature as it adds further articulation and interest at the corner as requested by the Design Commission. Staff recommends the pop outs that are not brick to be painted in a darker color to contrast with the body

color. Final color/material shall be reviewed and approved by the Urban Design Manager prior to obtaining building permits.

6. Brick wainscot, panels, and board and batten accent siding are proposed on the revised plans. Staff supports the changes in material as it further articulates the street façades.
7. Revised plans are including architectural details on the building elevations. Glazing on garage doors that are facing R Street, pop outs and inset windows, gable end vent details, and inset windows with brick at the corners units, are supported by staff. Staff recommends the applicant provide cut sheets for unit front doors for review and approval by the Urban Design Manager. These doors shall be integrated with the exterior elevations.
8. The project uses various colors to differentiate the similar building facades, which provides an interesting streetscape to the R Street Corridor. Staff recommends the Green and Grey colors on the proposed material board to be warmer shades. The applicant shall provide final color samples to be reviewed and approved by the Urban Design Manager prior to obtaining the building permits.
9. The revised plans provide various elevations for one floor plan, which will help to articulate and interesting street facades. The applicant shall provide a site plan that indicates which unit goes with which elevation and colors for each lot to be reviewed and approved by the Urban Design Manager prior to obtaining building permits.

Recommendation

Staff requests that the Design Commission approve the proposed project subject to the final conditions of approval.

Respectfully submitted by: 
ELISE GUMM, LEED AP
Associate Planner

Approved by: 
LUIS R. SANCHEZ, AIA, LEED AP
Senior Planner

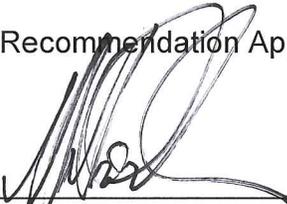
Recommendation Approved:

WILLIAM CROUCH, AIA, FRAIA,
NCARB, CBO, Casp, LEED (AP)
Urban Design Manager

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Attachment 1 Recommended Findings of Fact and Conditions of Approval

Findings of Fact

- A. Environmental Determination:** Exemption - Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section **15332, In-Fill Development Projects** of the California Environmental Quality Act (CEQA) Guidelines as follows:

The project consists of the construction of a building that occurs in an urban area served by utilities and public services, on a site that is less than 5 acres, has no habitat value, is consistent with all applicable land uses, and would not result in any significant effects to traffic, noise, air, or water quality.

- B. The Design Review** request to develop 34 detached residential units with an approximately 2,700 square foot common recreational area is approved, subject to the following Findings of Fact and Conditions of Approval:

1. The project is based upon sound principles of land use, in that the proposed residential use is allowed in the Residential Mixed Use (RMX-SPD) zone within the R Street Corridor Special Planning District, and the project generally meets the R Street Corridor Special Planning District Design Guidelines.
2. The proposed use will be consistent with the applicable policies of the City of Sacramento 2030 General Plan.
3. The project, as conditioned, will complement structures in the vicinity, and conforms to the design criteria set forth by the Design Commission.

Conditions of Approval

The Design Review request to develop 34 detached residential units with an approximately 2,700 square foot common recreational area 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 the building permit submittal:**

1. The buildings shall be sited as indicated in the report and exhibits.

2. Auto access and site layout shall be as indicated in the report and exhibits. The Applicant shall coordinate with the appropriate agencies regarding alley improvements associated with the overall project.
3. The project shall have building entries and setbacks as indicated in the exhibits.
4. The project shall include landscaping elements as indicated on the report and exhibits. Automatic irrigation shall be provided for all planting and landscaping. **Final landscape plans and details shall be provided for review and approval by Design Review staff prior to Building Permit submittal.**
5. Large canopy street trees along 25th Street, 26th Street, and R Street, shall be provided as indicated in the report, exhibits, and per Urban Forest requirements.
6. Applicant shall provide a site lighting plan for review and approval by Design Review 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. Street lighting shall be provided per Development Engineering standards and reviewed by Development Engineering and Design Review staff prior to Building Permit submittal. Appropriate lighting should light up wall surfaces and/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.**
7. Outdoor amenities at the common area shall be reviewed and approved by Design Review staff prior to Building Permit issuance.
8. Any outdoor furniture proposed for exterior seating shall be provided to Design Review Staff for review and approval prior to Building Permit issuance.

B. The design of the new building (see plans attached) is hereby approved subject to the following conditions:

9. The design of the building shall be as indicated in the report and exhibits.
10. Final heights and massing shall be as indicated in the report and exhibits.
11. The building elevations shall have a consistency of detail and quality as indicated in the report and exhibits.

12. All building materials shall have a consistency of detail and quality as indicated in the report and exhibits.
13. All window sills and trims shall be made of wood and painted.
14. The corner units shall provide the inset windows as indicated in the report and exhibits.
15. Provide decorative glazing panels at garage doors and front doors. **Final cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
16. No roof mounted mechanical units shall be constructed. All mechanical units shall be screened and not visible from public areas.
17. Exterior lighting style and design shall be compatible and complementary to the building design. **Final building lighting plans and light fixture cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
18. **Final selections of color and materials shall be reviewed and approved by the Design Review staff prior to Building Permit submittal.**

C. General Conditions

19. All final details affecting the exterior building design that are not determined at the time of the Design Commission final review shall be reviewed and approved by Design Review staff prior to Building Permit submittal.
20. 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 Building Permit submittal. Applicant shall comply with all current building code requirements.
21. Any modification to the final approved design plans are subject to review and approval by the Design Commission.
22. 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 indicating how the project is in compliance with each Condition of Approval with detailed sheet references shall be submitted

directly to Design Review Staff two weeks prior to Building Permit submittal.

23. All necessary entitlements and City Requirements shall be approved by the Planning Commission (P10-058), Development Engineering, Urban Forest and Utilities, prior to final Design Review sign-off of plans.
24. Development of this site shall be in compliance with all conditions of approval by Planning Commission (P10-058).
25. 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 Design Commission upon written request of the applicant.
26. The Design Commission decision may be appealed to City Council. Appeals must be filed within 10 calendar days of written notice of the Design Commission action.
27. Building permit shall not 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.
28. Final occupancy shall be subject to approval and may involve an on-site inspection by Design Review Staff.
29. The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.
30. A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.



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2500 R
 25TH AND R STREETS
 SACRAMENTO, CA 95811
 APN # 010-0043-001-0000

DATE: 02/22/11

DESIGN REVIEW
 RE-SUBMITTAL

SHEET TITLE:
 COVER SHEET

SHEET NO.
A1

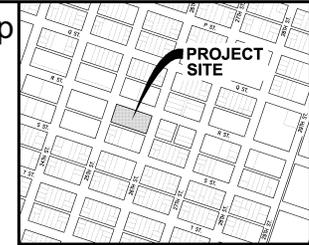
2500 R
 SACRAMENTO, CA 95811
DESIGN REVIEW RE-SUBMITTAL
 02/22/11

TENTATIVE SUBDIVISION MAP

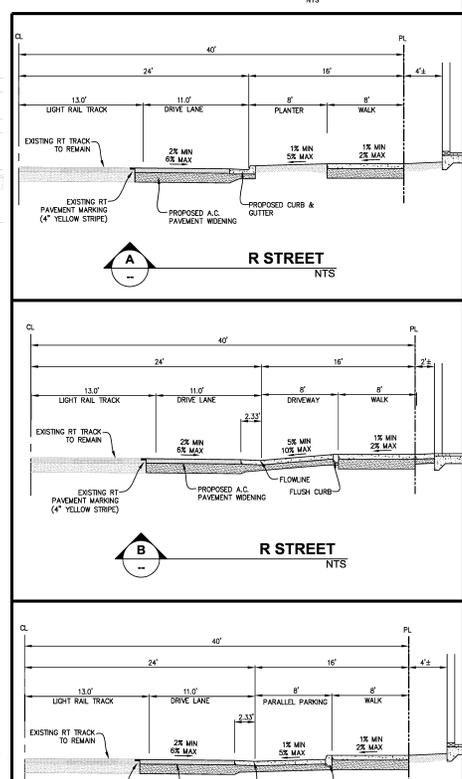
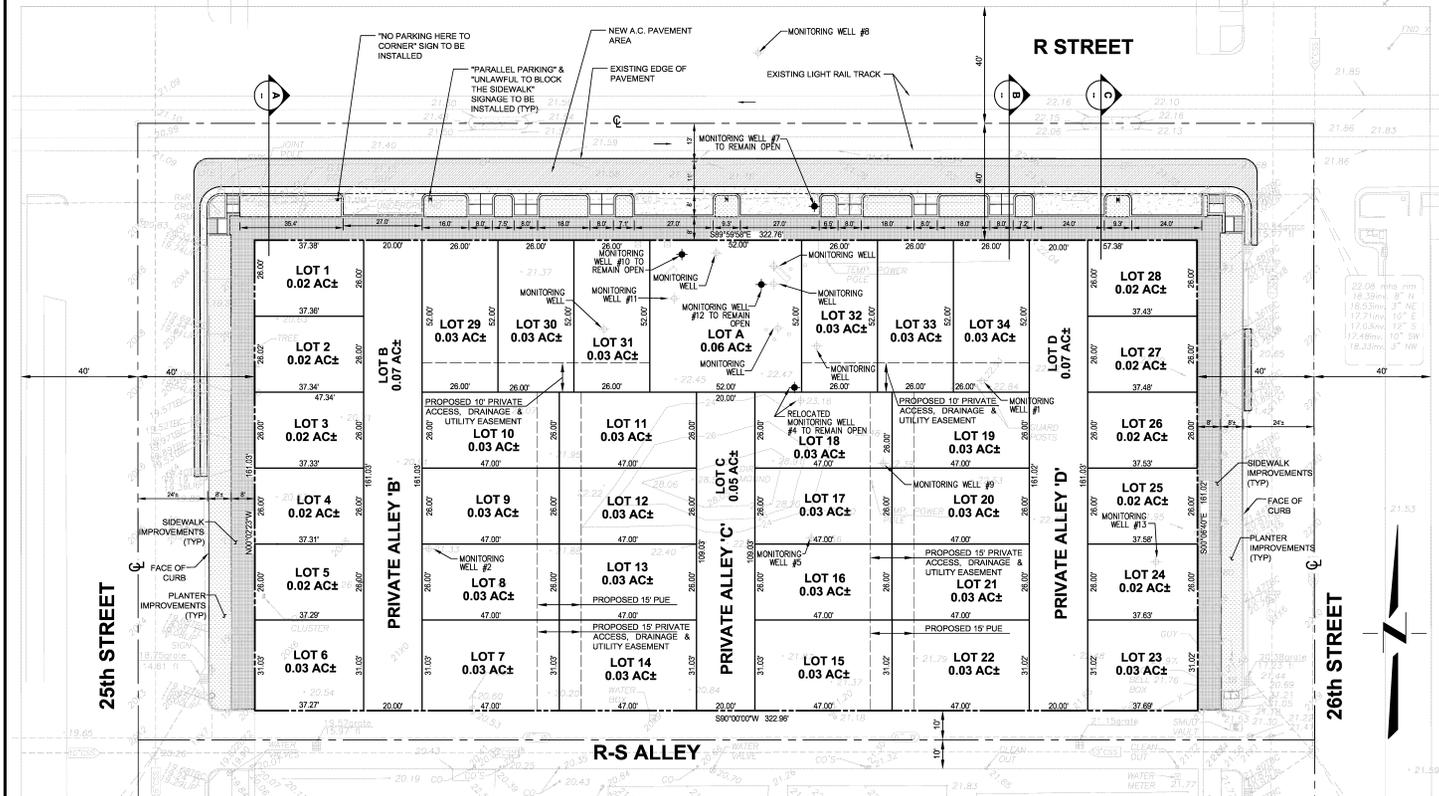
FOR
2500 R
CITY OF SACRAMENTO COUNTY OF SACRAMENTO CALIFORNIA
CUNNINGHAM ENGINEERING
OCTOBER 2010

Exhibit B

Tentative Map



APPROVED BY:	CK
DESIGNED BY:	CK
CHECKED BY:	DE
SCALE:	1" = 20'



NOTES:

- THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.
- ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
- THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A SURVEY PERFORMED BY MORROW SURVEYING, INC., DATED 08/09/05, REVISED MAY 2010.
- ALL EXISTING TREES AND SHRUBS WITHIN THE PROPOSED BOUNDARY LINE ARE TO BE REMOVED.
- EXISTING MONITORING WELL NUMBERS 7, 10 & 12 TO REMAIN OPEN, EXISTING MONITORING WELL NUMBER 4 TO BE RELOCATED AND REMAIN OPEN, ALL OTHER EXISTING MONITORING WELLS TO BE PROPERLY DESTROYED.
- OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

PROPERTY DESCRIPTION:
LOTS 1, 2, 3 AND 4 IN THE BLOCK BOUNDED BY R AND S AND 26TH AND 28TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP THEREOF.

SERVICE PROVIDERS:

WATER:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	CITY OF SACRAMENTO
PARK & RECREATION:	CITY OF SACRAMENTO
FIRE PROTECTION:	CITY OF SACRAMENTO
POLICE PROTECTION:	CITY OF SACRAMENTO
ELECTRIC:	SMUD
GAS:	PG&E

LEGEND:

SUBDIVISION BOUNDARY	---
NEW LOT LINE	---
NEW EASEMENT	---
STREET CENTERLINE	---
EXISTING PUBLIC COMBINED STORM/SEWER MAIN	---
EXISTING PUBLIC WATER MAIN	---
EXISTING MONITORING WELL TO BE DESTROYED	---
EXISTING MONITORING WELL TO REMAIN OPEN	---
FOUND CUT 'X'	---
EXISTING TREES	---

OWNER:
25th & R PARTNERS, L.P.
1722 3rd STREET, SUITE 202
SACRAMENTO, CA 95814
(916) 443-3797

PROJECT ADDRESS:
1802 26th STREET

SUBDIVISION AREA:
1.19+ ACRES

FLOOD ZONE:
ZONE X

BENCHMARK:
SACRAMENTO COUNTY BENCHMARK NO. 6-107 HILT/NAIL CO BM 297-FBS LOCATED ON TRAFFIC LIGHT BASE SW CORNER 28TH AND S STREET ELEVATION=21.825 FEET

DEVELOPER:
PACIFIC HOUSING, INC.
2115 J ST, SUITE 201
SACRAMENTO, CA 95816
(916) 638-5200

CIVIL ENGINEER:
CUNNINGHAM ENGINEERING
2120 20TH STREET, SUITE THREE
SACRAMENTO, CALIFORNIA 95818
(916) 455-2028

ASSESSORS PARCEL NO.:
010-0943-001

ZONING:
EXISTING: RMX-SPD
PROPOSED: RMX-SPD

GENERAL PLAN LAND USE:
EXISTING: URBAN CORRIDOR LOW
PROPOSED: URBAN CORRIDOR LOW

DATE SIGNED:
THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE ENGINEER'S SEAL BELOW HAS BEEN SIGNED AND DATED.

SCALE: 1" = 20'

SHEET
1 OF 1

DATE: 10/22/10

JOB NO.: 1073.02

TENTATIVE SUBDIVISION MAP
for
2500 R
SACRAMENTO CALIFORNIA

CUNNINGHAM ENGINEERING
Civil Engineering Landscaping Architecture
Sacramento Office
2120 20th Street, Suite 300
Sacramento, CA 95818
(916) 455-2028

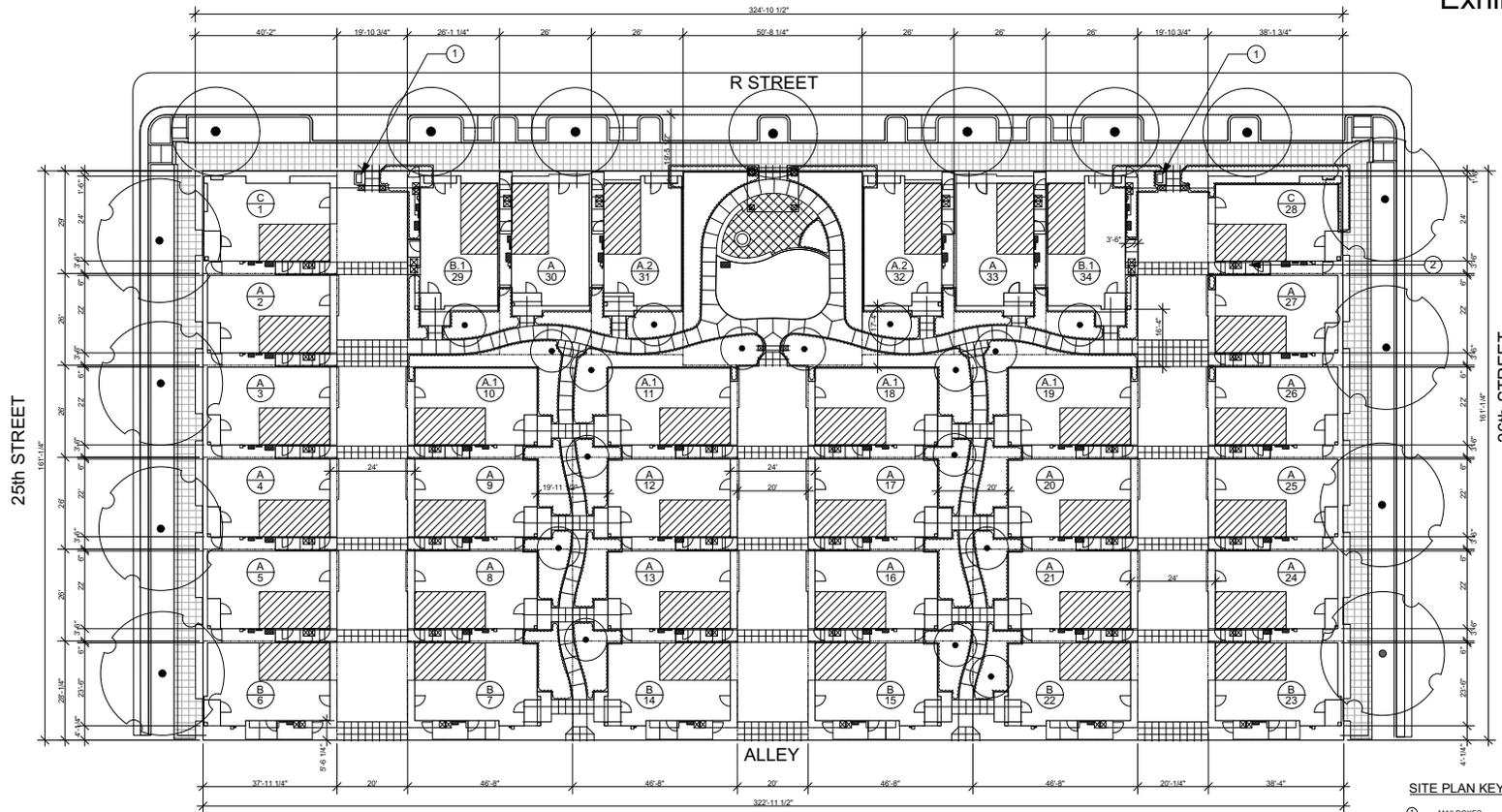
CECMET.COM
INC. DATE

Exhibit C Site Plan



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2500 R
 25TH AND R STREETS
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 APN # 010-0043-001-0000



SITE PLAN KEYNOTES

- ① MAILBOXES
- ② TRASH/RECYCLING BINS TYPICAL EACH UNIT

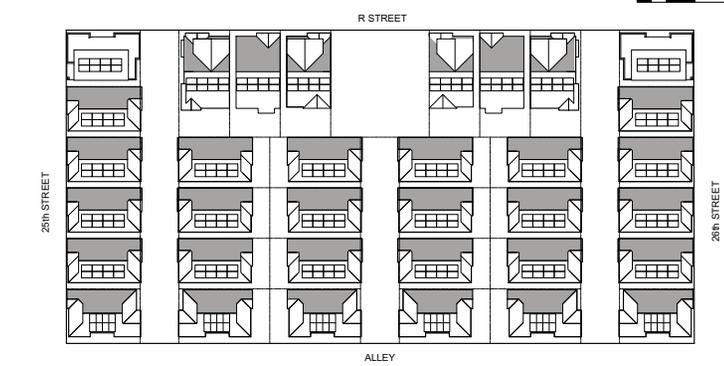
LEGEND

- [Hatched Box] LOCATION OF ONE-CAR GARAGE
- [Circle with X] UNIT TYPE LOT NUMBER
- [Grid Box] SOLAR ROOF PANELS

PROJECT DATA

UNIT TYPE	# OF UNITS	DESCRIPTION	AREA
A	18	Standard unit - 3 bedroom, 2 1/2 bath	1,263
A.1	4	Units with side windows on passio	1,400
A.2	2	R Street unit with 3rd floor loft	1,669
B	6	R-S alley units	1,288
B.1	2	B Street unit with 3rd floor loft	1,710
C	2	Corner unit with 3rd floor loft	1,693
Total Units	34		

② **SITE PLAN**
 SCALE: 1/16" = 1'-0"



① **ROOF/SITE PLAN DIAGRAM**
 SCALE: 1" = 30'



DATE: 02/22/11

DESIGN REVIEW
 RE-SUBMITTAL

SHEET TITLE:
 SITE PLAN

SHEET NO.
A2

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Exhibit D Streetscape Elevations



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R STREET ELEVATION

SCALE: 3/32" = 1'

SCALE: 0' 5' 10' 20'



25th STREET ELEVATION

SCALE: 3/32" = 1'

SCALE: 0' 5' 10' 20'



26th STREET ELEVATION

SCALE: 3/32" = 1'

SCALE: 0' 5' 10' 20'

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DATE: 02/22/11

DESIGN REVIEW
 RE-SUBMITTAL

SHEET TITLE:
 STREETScape
 ELEVATIONS

SHEET NO.
A3

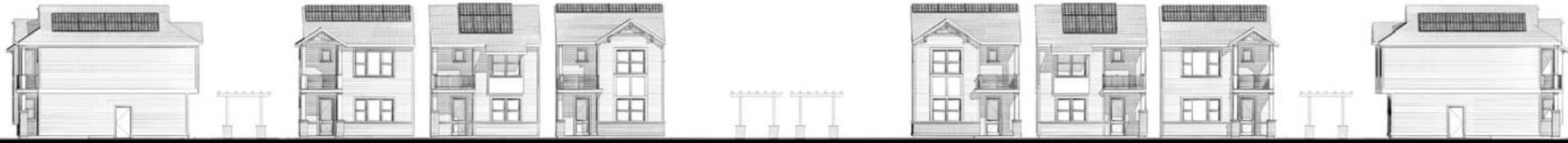
teamwork://Z400/2500 R 2/22/2011 12:53 PM

Exhibit D Streetscape Elevations



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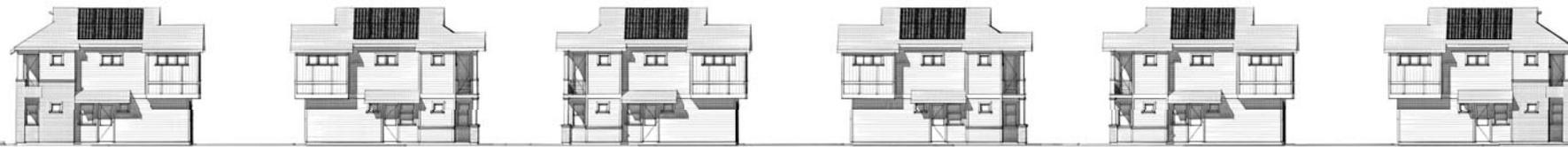
VIEW NORTH AT NORTH PASEO
 SCALE: 3/32" = 1'

SCALE: 0' 5' 10' 20'



VIEW EAST AT PRIVATE ALLEY - LOT B
 SCALE: 3/32" = 1'

SCALE: 0' 5' 10' 20'



VIEW NORTH AT R-S ALLEY
 SCALE: 3/32" = 1'

SCALE: 0' 5' 10' 20'

DATE: 02/22/11

DESIGN REVIEW
 RE-SUBMITTAL

SHEET TITLE:
 INTERIOR
 STREETScape
 ELEVATIONS

SHEET NO.
A4

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Exhibit E Enlarged Elevations



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ENLARGED PARTIAL 26TH STREET ELEVATION



GABLE END VENT DETAIL



FIBER CEMENT SIDING -
 SMOOTH LAP BOARDS,
 PAINTED



ORIEL WINDOW
 DETAIL - FIBER
 CEMENT SIDING -
 SMOOTH LAP
 BOARDS AND
 PANELS, PAINTED



WOOD
 COMPOSITE
 WINDOWS -
 ANDERSEN 100
 SERIES, COLOR
 "WHITE"



ASPHALT COMPOSITION
 ROOFING - TIMBERLINE
 COOL-SERIES, COLOR
 "COOL WEATHERED
 WOOD"



BRICK - H.C. MUDDOX
 COLOR "CALIFORNIA
 HANDMOLD"

DATE: 02/22/11

DESIGN REVIEW
 RE-SUBMITTAL

SHEET TITLE:
 ENLARGED
 ELEVATIONS

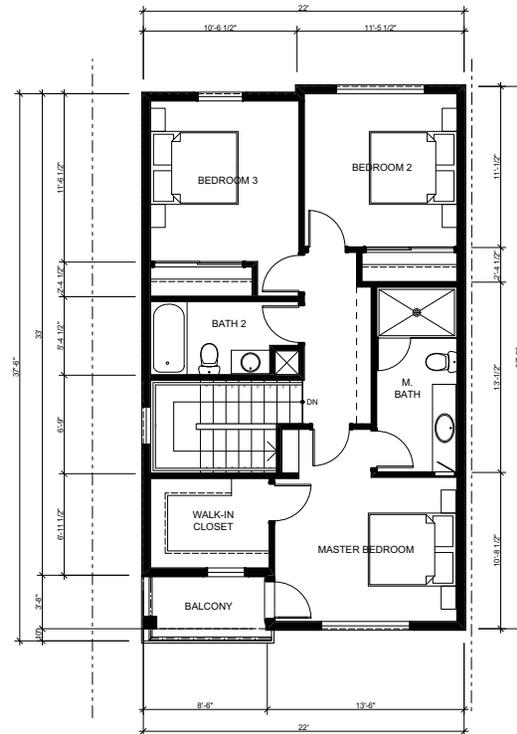
SHEET NO.
A5

Exhibit F Unit A

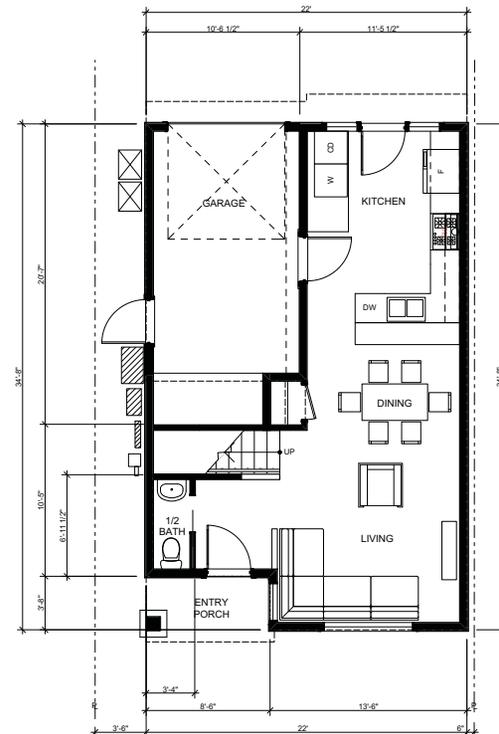


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2 UNIT A - SECOND FLOOR PLAN (712 S.F.)
 SCALE: 1/4" = 1'-0"



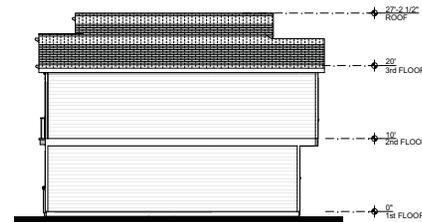
1 UNIT A - FIRST FLOOR PLAN (551 S.F.)
 SCALE: 1/4" = 1'-0"



7 UNIT A - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



6 UNIT A - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



5 UNIT A - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



4 UNIT A - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

DATE: 02/22/11

DESIGN REVIEW
 RE-SUBMITTAL

SHEET TITLE:
 UNIT A FLOOR
 PLANS AND
 ELEVATIONS

SHEET NO.

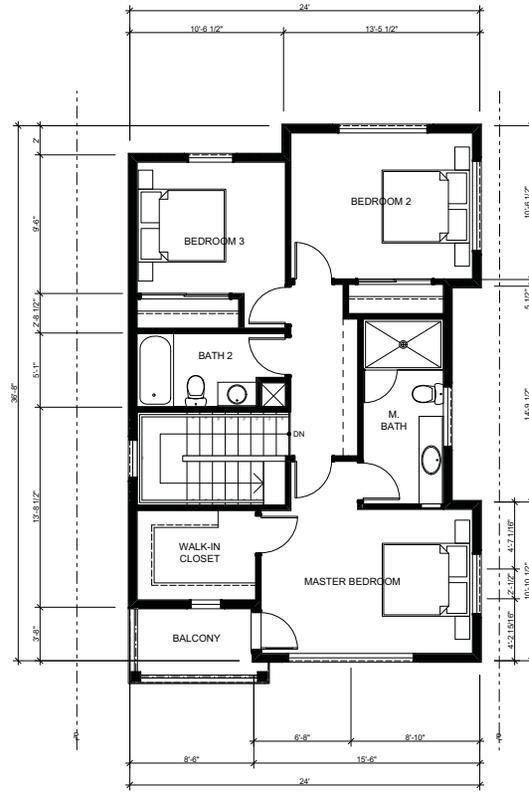
A6.1

Exhibit G Unit A.1

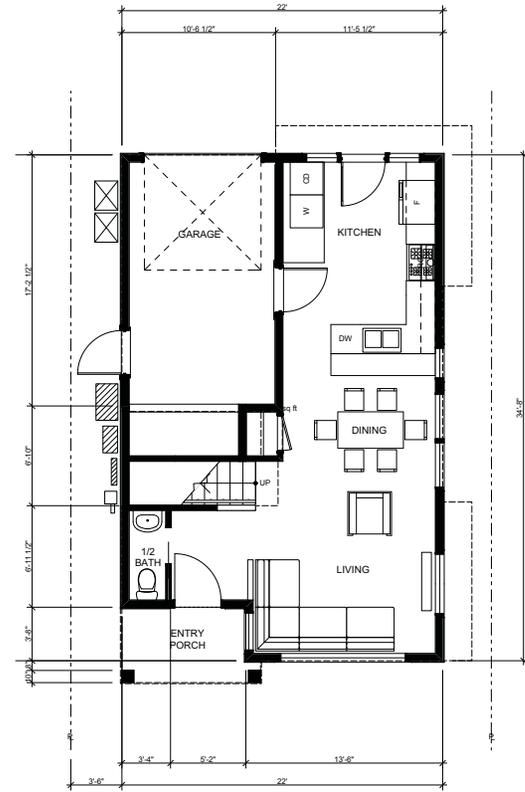


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3 UNIT A.1 - SECOND FLOOR PLAN (665 S.F.)
 SCALE: 1/4" = 1'-0"



2 UNIT A.1 - FIRST FLOOR PLAN (735 S.F.)
 SCALE: 1/4" = 1'-0"



7 UNIT A.1 - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



6 UNIT A.1 - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



5 UNIT A.1 - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



4 UNIT A.1 - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

DATE: 02/22/11

DESIGN REVIEW
 RE-SUBMITTAL

SHEET TITLE:
 UNIT A.1 FLOOR
 PLANS AND
 ELEVATIONS

SHEET NO.

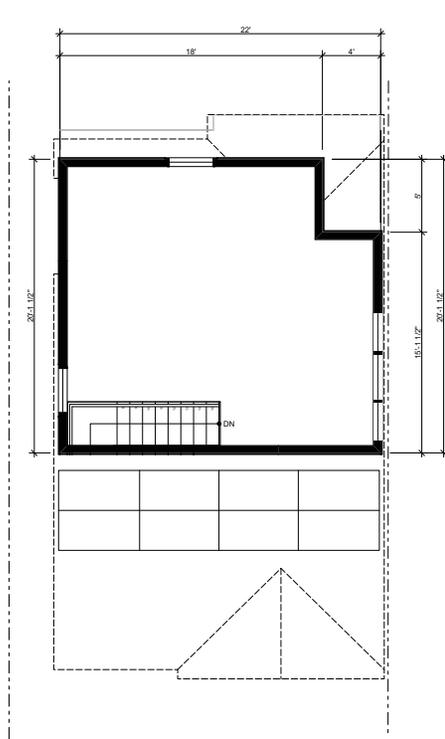
A6.2

Exhibit H Unit A.2

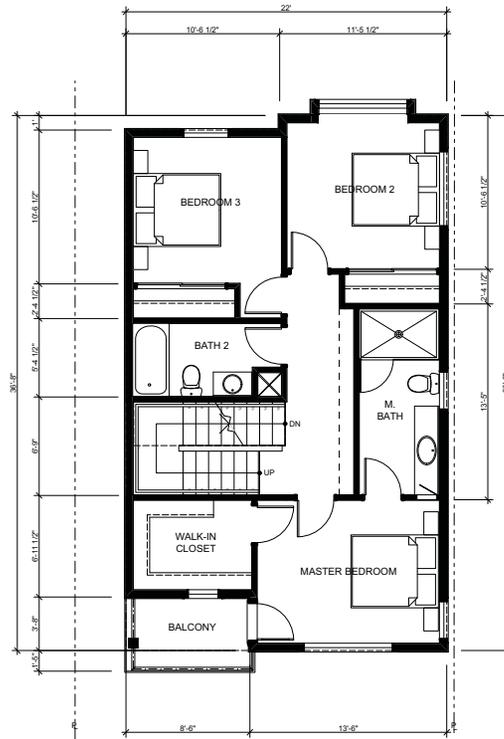


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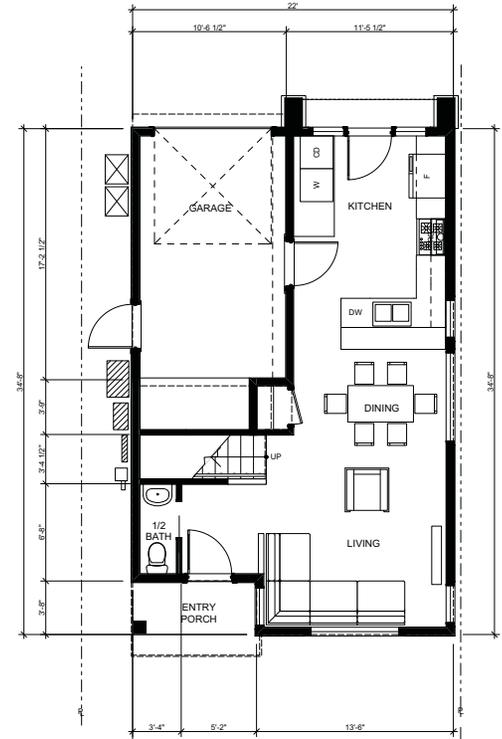
2500 R
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3 UNIT A.2 - THIRD FLOOR PLAN (422 S.F.)
 SCALE: 1/4" = 1'-0"



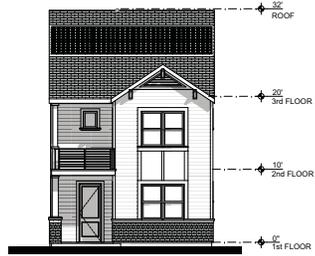
1 UNIT A.2 - SECOND FLOOR PLAN (714 S.F.)
 SCALE: 1/4" = 1'-0"



2 UNIT A.2 - FIRST FLOOR PLAN (533 S.F.)
 SCALE: 1/4" = 1'-0"



7 UNIT A.2 - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



6 UNIT A.2 - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



5 UNIT A.2 - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



4 UNIT A.2 - R STREET ELEVATION
 SCALE: 1/8" = 1'-0"

DATE: 02/22/11

DESIGN REVIEW
 RE-SUBMITTAL

SHEET TITLE:
 UNIT A.2 FLOOR
 PLANS AND
 ELEVATIONS

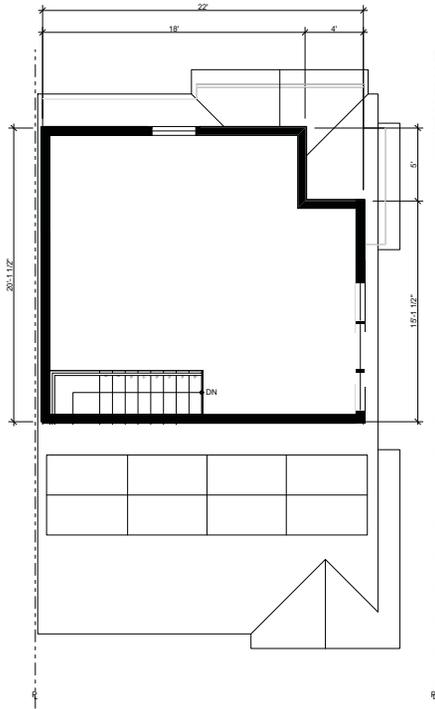
SHEET NO.

A6.3

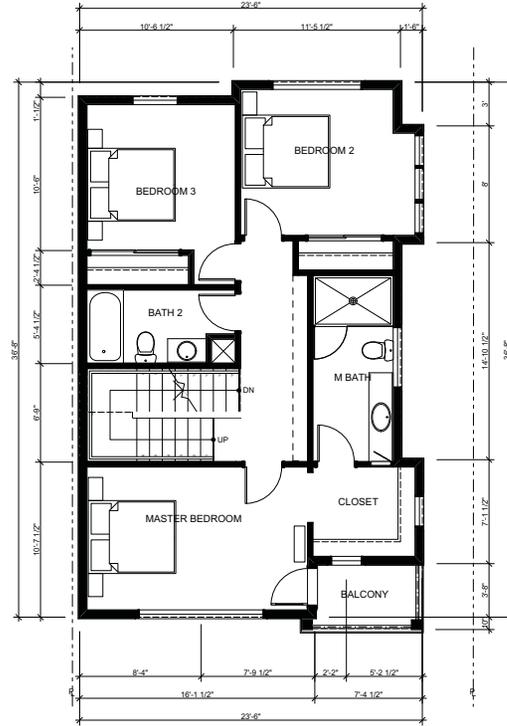


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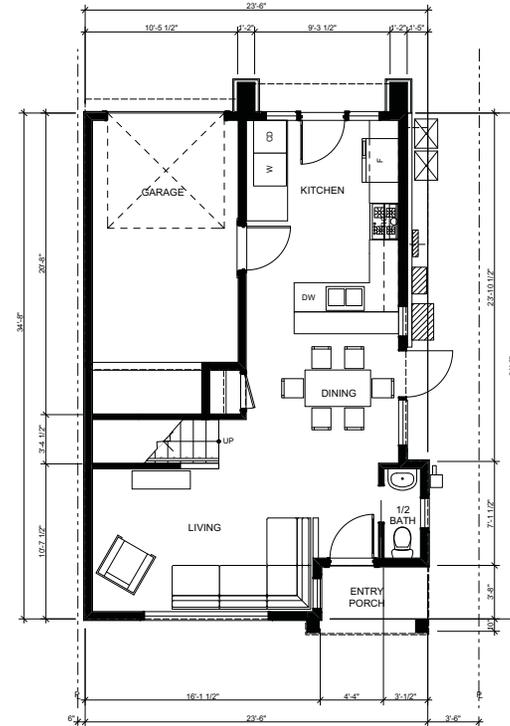
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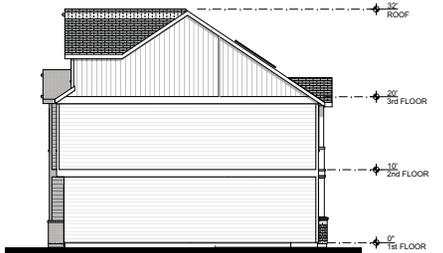
3 UNIT B.1 - THIRD FLOOR PLAN (422 S.F.)
 SCALE: 1/4" = 1'-0"



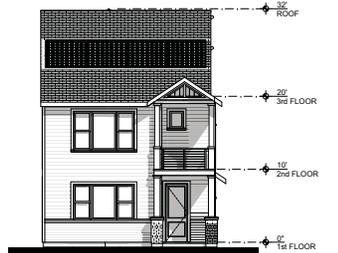
2 UNIT B.1 - SECOND FLOOR PLAN (727 S.F.)
 SCALE: 1/4" = 1'-0"



1 UNIT B.1 - FIRST FLOOR PLAN (561 S.F.)
 SCALE: 1/4" = 1'-0"



7 UNIT B.1 - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



6 UNIT B.1 - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



5 UNIT B.1 - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



4 UNIT B.1 - R STREET ELEVATION
 SCALE: 1/8" = 1'-0"

DATE: 02/22/11

DESIGN REVIEW
 RE-SUBMITTAL

SHEET TITLE:
 UNIT B.1 FLOOR
 PLANS AND
 ELEVATIONS

SHEET NO.

A6.5

Exhibit K Unit C



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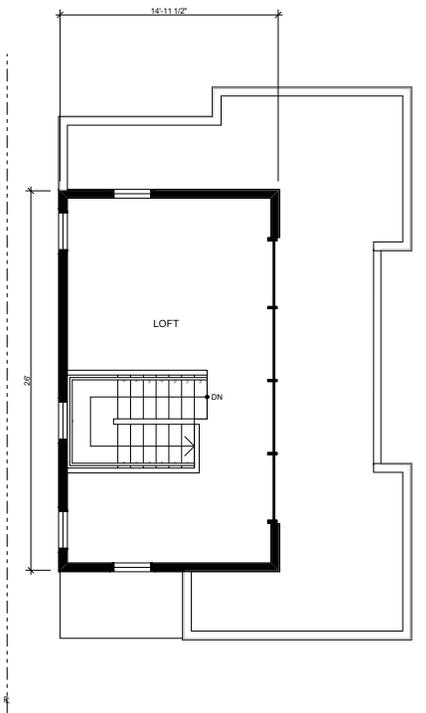
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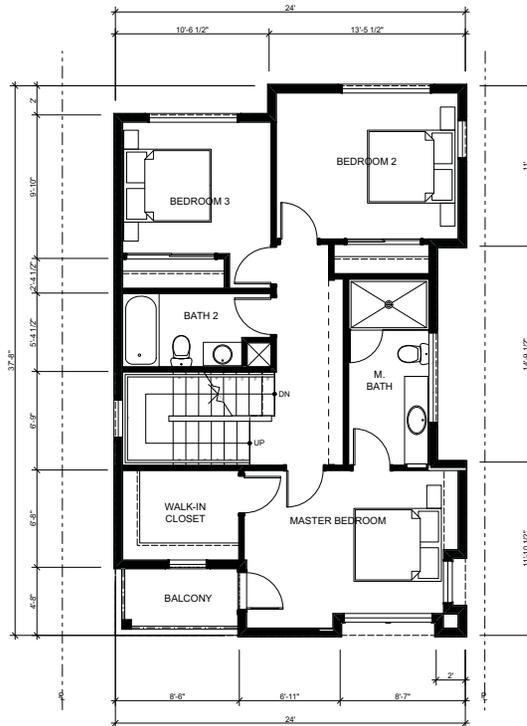
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 UNIT C FLOOR
 PLANS AND
 ELEVATIONS

SHEET NO.

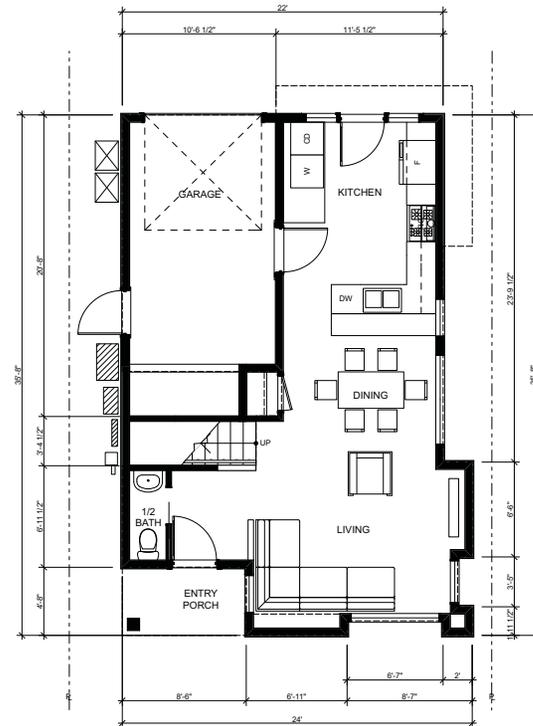
A6.6



3 UNIT C - THIRD FLOOR PLAN (389 S.F.)
 SCALE: 1/4" = 1'-0"



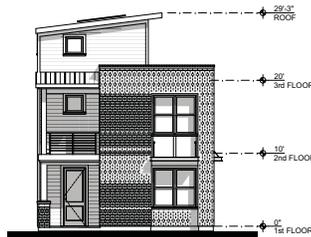
2 UNIT C - SECOND FLOOR PLAN (730 S.F.)
 SCALE: 1/4" = 1'-0"



1 UNIT C - FIRST FLOOR PLAN (574 S.F.)
 SCALE: 1/4" = 1'-0"



7 UNIT C - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



6 UNIT C - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



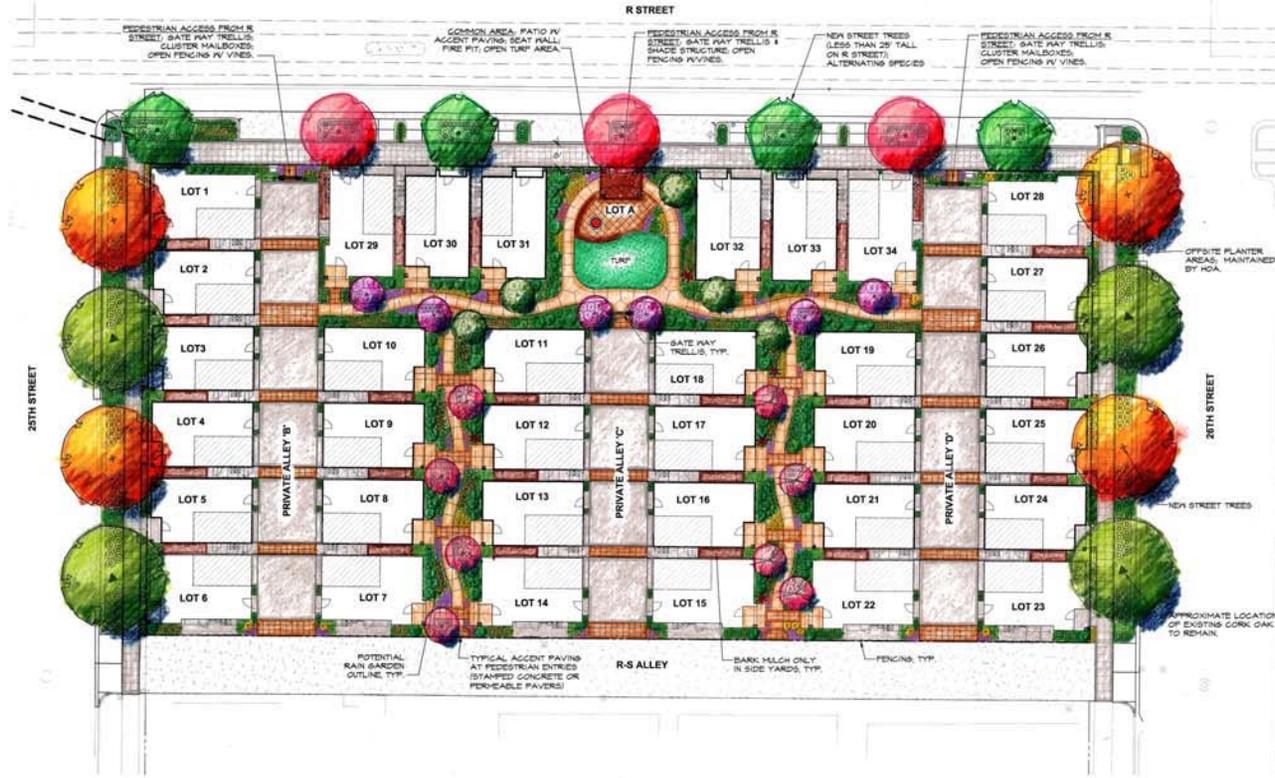
5 UNIT C - R STREET ELEVATION
 SCALE: 1/8" = 1'-0"



4 UNIT C - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

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Exhibit L Landscaping Plan



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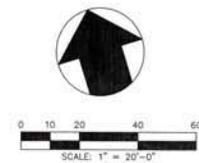
DATE: 02/22/11

DESIGN REVIEW
 RE-SUBMITTAL



SHEET TITLE:
 CONCEPTUAL
 LANDSCAPE
 PLAN

SHEET NO.
L1



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Exhibit L Landscaping Plan



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DATE: 02/22/11

DESIGN REVIEW
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SHEET TITLE:
 CONCEPTUAL
 PLANT LEGENDS
 & DETAILS

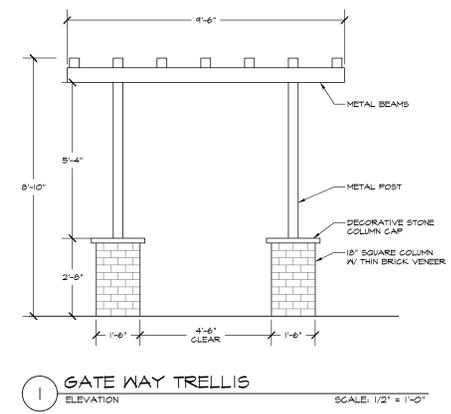
SHEET NO.
L2

CONCEPTUAL PLANT LEGEND

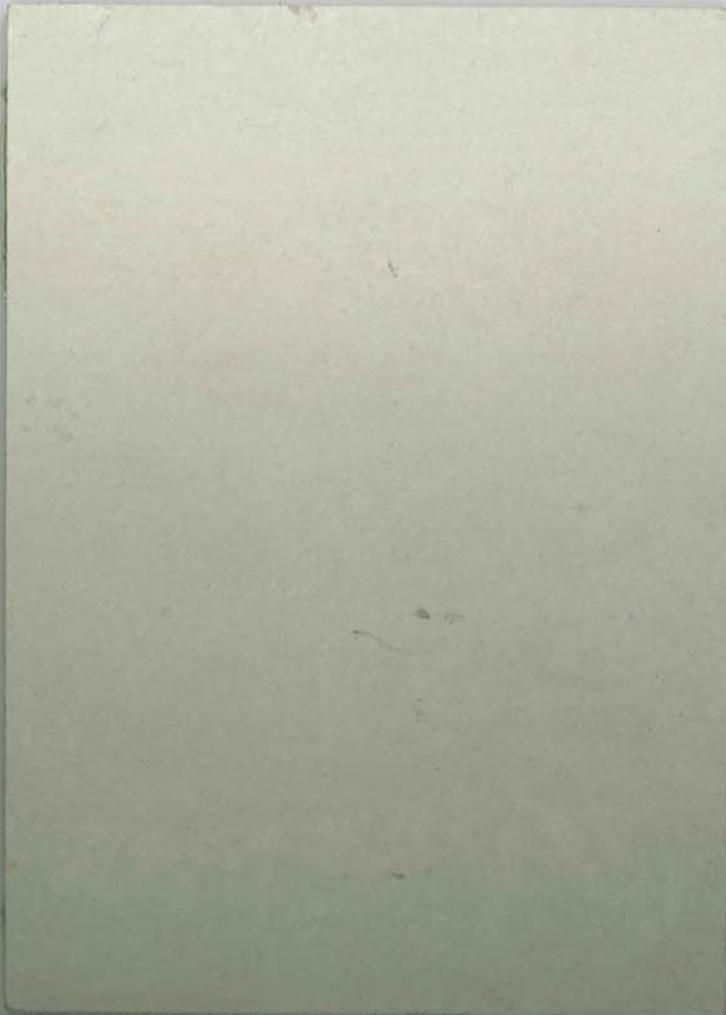
SYMBOL	BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	MATURE SIZE (HxW)	WATER USE	QUANTITY
SHRUBS					
AM	ABUTILON H. 'MOBILE PINK' CHINESE BELLFLOWER	15 GAL	6'x6'	M	3
⊙	ASAPANTHUS MIDNIGHT BLUE LILY-OF-THE-VALLEY	1 GAL	3'x3'	M	48
⊙	BUXUS SEMPERVIRENS 'GREEN TOYER' BOXYWOOD	5 GAL	3'x2'	L	1
⊙	CAMELLIA SASANGUA 'WHITE DOVES' CAMELLIA	5 GAL	4'x3'	M	14
⊙	DIETES VEGETA FORTNIGHT LILY	1 GAL	3'x3'	L	121
⊙	EURYOPIS PECTINATUS 'MUNCHIN' 'YELLOW BUSH DAISY'	5 GAL	3'x3'	L	15
⊙	LAVANDULA ANGSTUFOLIA 'MINSTEAD' ENGLISH LAVENDER	5 GAL	4'x3'	M	67
⊙	LOROPETALUM CHINENSE 'SIZZLING PINK' CHINESE FRINGE FLOWER	5 GAL	4'x3'	M	24
✱	PHORHIZON 'ARCADE' QUEEN, 'RAINBOW WAVE' & 'YELLOW WAVE' NEW ZEALAND FLAX	5 GAL	3'x4'	L	4
⊙	RHAPHIOLEPIS INDICA 'ELEANOR TABOR' & 'SPRING RAPTURE' INDIAN HAWTHORN	5 GAL	4'x3'	L	140
⊙	VIDUARIA TITUS 'SPRINGS BOUQUET' LAURUSTINUS	5 GAL	4'x4'	M	32
⊙	XYLODIA CONGESTUM 'COMPACTA' SHINY XYLODIA	5 GAL	4'x4'	L	37
GRASSES					
⊙	BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL	2'x2'	L	15
⊙	CALAMAGROSTIS AGUTIFLORA 'KARL FORBSTER' FEATHER REED GRASS	1 GAL	3'x4'	L	41
⊙	MAHLENBERGIA CAPILLARIS PINK 'MILLY'	1 GAL	3'x3'	L	37
GROUNDCOVERS					
⊙	ASAPANTHUS 'RANGHO WHITE' DWARF LILY-OF-THE-VALLEY	1 GAL	2'x2'	M	50
⊙	DIANELLA CAERULEA 'LITTLE BECCA' LITTLE BECCA FLAX LILY	FLATS	12' O.C.	M	259
⊙	ERIGERON KARVINSKIANUS HUNGARIAN BUSH DAISY	1 GAL	18'x18'	M	84
⊙	HEMEROCALLIS X 'HAPPY RETURNS' & 'STAREBURST' DWARF EVERGREEN DAY LILY	1 GAL	2'x2'	M	40
⊙	NANDINA DOMESTICA 'FIRE POWER' COMPACT HEAVENLY BAMBOO	1 GAL	3'x3'	L	50
⊙	NEREPA X 'FAASENII' 'SELECT BLUE' CATMINT	4" POTS	1'x18" O.C.	M	67
⊙	FLOWER CARPET AMBER & WHITE GROUND COVER ROSE	2 GAL	2'x3'	M	44
⊙	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL	1'x18" O.C.	M	91
⊙	TURF/ SOG	-	-	H	545 SF
VINES					
●	HARDENBERGIA VIOLACEA 'HAPPY WANDERER' LILAC VINE	5 GAL	-	M	2
●	ROSA 'CECILE BRUNER' CECILE BRUNER CLIMBING ROSE	5 GAL	-	M	2
●	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL	-	M	4

CONCEPTUAL TREE LEGEND

SYMBOL	BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	MATURE SIZE (HxW)	WATER USE	QUANTITY
ACCENT TREES					
⊙	CER-CAN CEROCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REEBUD	15 GAL	12'x12'	L	5
⊙	LAS-MUS LASERSTROEMIA 'MUSKOGEE' GRAPE HYDRICLE	15 GAL	25'x12'	L	4
⊙	LAS-NAT LASERSTROEMIA 'NATCHEZ' GRAPE HYDRICLE	15 GAL	25'x12'	L	3
⊙	MAG-SOU MAGNOLIA SOULANSIANA 'LILLIPUTIAN' SAUCEY MAGNOLIA	15 GAL	18'x12'	L	7
STREET TREES					
⊙	ACE-BUE ACER BURSERANUM TRIDENT MAPLE	15 GAL	20'x20'	M	3
⊙	LAS-WAT LASERSTROEMIA INDICA 'WATERMELON RED' GRAPE HYDRICLE	15 GAL	20'x20'	L	4
⊙	QUE-RUB QUERCUS RUBRA RED OAK	15 GAL	60'x35'	M	4
⊙	QUE-SUB QUERCUS SUBER CORK OAK	15 GAL	50'x35'	L	4



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FIBER CEMENT SIDING - PLANK, PANEL, AND BATTEN



ROOFING, ASPHALT SHINGLES, TIMBERLINE COOL SERIES - COLOR "COOL WEATHERED WOOD"



WINDOWS - ANDERSEN 100 SERIES, COLOR "WHITE"



TRIM COLOR



BRICK - HC MUDDOX, THIN BRICK

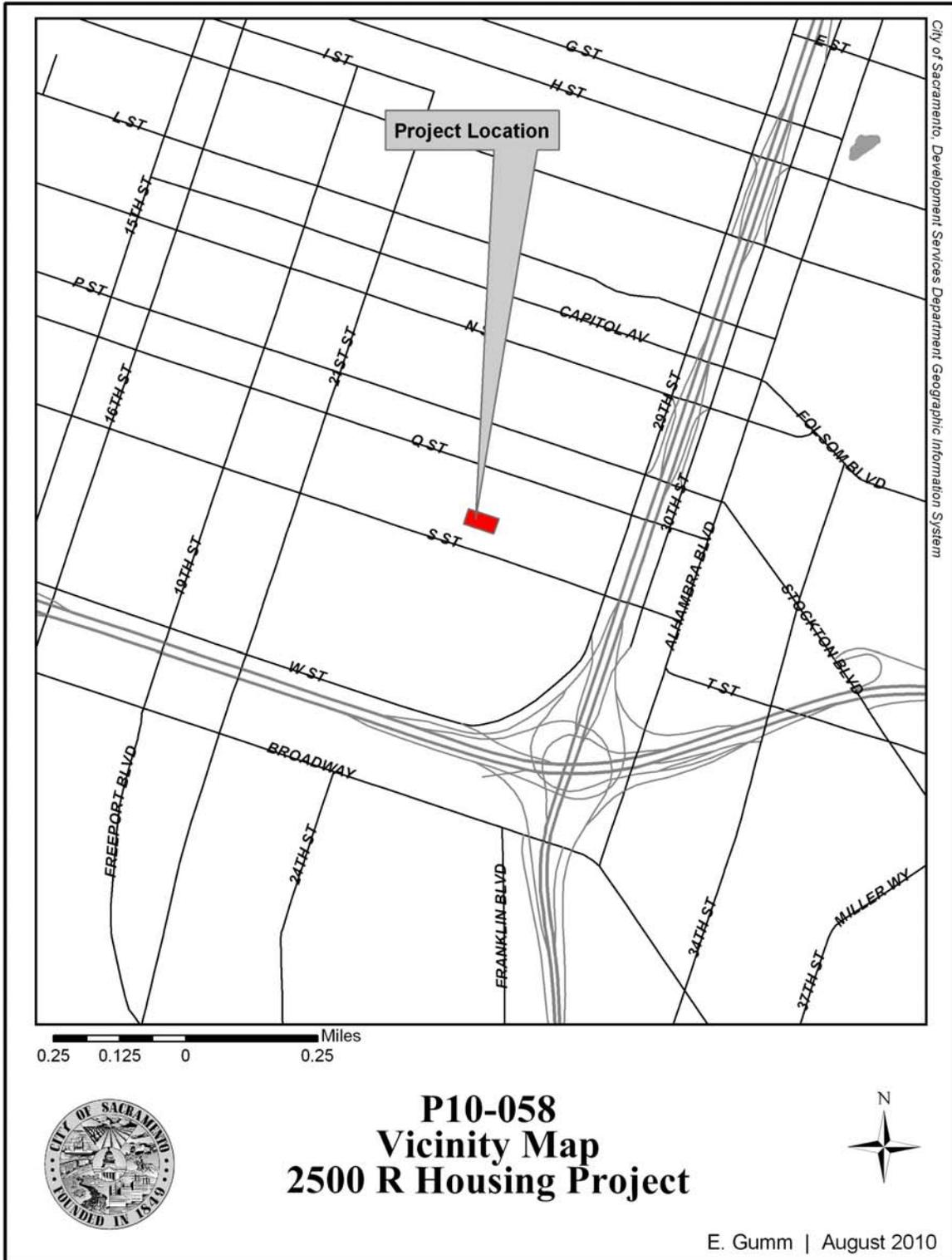


BODY COLORS

COLOR AND MATERIALS BOARD

2500 R STREET
SACRAMENTO, CA

FEBRUARY 22, 2011



Attachment 3 Land Use and Zoning Map

