



Agenda City of Sacramento Planning Commission

COMMISSION MEMBERS:

Anna Molander
Jon Bagatelos
Michael Mendez, MCP
Philip Harvey

Jameel Pugh
Joseph Contreras, Vice-Chair
Michael Notestine
Rommel Declines

James Frayne
Joseph Yee, AIA, Chair
Panama Bartholomy

CITY STAFF:

Gregory Bitter, Principal Planner
Sabina Gilbert, Senior Deputy City Attorney

New City Hall
915 I Street, 1st Floor – Council Chambers

January 13, 2011 – 5:30 P.M.

The City Planning Commission was created by the City Council. Its powers and duties include: to develop and maintain the General Plan; to make recommendations to the City Council on amendments to the General Plan and the City's zoning code and on zoning changes; to act upon applications for tentative subdivision maps, special permits and variances; and to make environmental determinations associated with these actions.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

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Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations. The order of agenda items is for reference and may be taken in any order deemed appropriate by the legislative body. The agenda provides a general description and staff recommendations; however, the legislative body may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. Hard copies are available at the Community Development Department (10 cents per page). Live video streams and indexed archives of meetings are available via the internet. Visit http://sacramento.granicus.com/ViewPublisher.php?view_id=21.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.



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AGENDA

January 13, 2011

*New City Hall
915 I Street – 1st Floor, Council Chambers*

All items listed are heard and acted upon by the Planning Commission unless otherwise noted.

Call to Order – 5:30 p.m.

Roll Call

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. Approval of Minutes for December 9, 2010

Location: Citywide

Recommendation: Approve Commission Minutes from December 9, 2010.

Contact: Gregory Bitter, Principal Planner, 916-808-7816

2. M09-020 Initiation of the Rezoning of Properties within the Proposed Swanston Station Transit Village Specific Plan Area

Location: Approximately, El Camino Avenue to the north, Business 80 to the east, Arden Way to the south, and Erickson Street to the west, Districts 2 and 3.

Recommendation: Direct staff to initiate the process of rezoning properties within the Proposed Swanston Station Transit Village Specific Plan Area.

Contact: Fedolia “Sparky” Harris, Senior Planner, 808-2996; Jim McDonald, Senior Planner, 808-5723

Director’s Report

3. Director’s Report (Oral)

Location: Citywide

Recommendation: Receive and File- Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact: Gregory Bitter, Principal Planner, 916-808-7816

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

4. P10-058 2500 R Housing Project (Noticed on 1/3/11)

Location: 1802 26th Street, 1/2 block on R St between 25th and 26th Street, 010-0043-001-0000, District 4

Recommendation: **Approve – Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to subdivide one lot into 34 residential lots and 4 common lots; **Item C:** Special Permit-Residential to construct 34 pre-fabricated detached single family residential units; **Item D:** Variance to reduce the driveway Maneuvering area from 26 feet to 24 feet; **Item E:** Variance to allow driveway depth less than 18th feet.

Contact: Elise Gumm, Associate Planner, 916-808-1927, Stacia Cosgrove, Senior Planner, 916-808-7710

5. **P10-072 Clearwire on Palo Verde Avenue - PG&E** (Noticed on 1/3/11)

Location: 1418 Palo Verde Avenue, 265-0140-006-0000, District 3

Recommendation: **Approve – Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Antennas/Wireless to install three panel antennas, three microwave dishes, one GPS antenna, and an equipment cabinet on an existing PG&E lattice tower.

Contact: Elise Gumm, Associate Planner, 916-808-1927, Lindsey Alagozian, Senior Planner, 916-808-2659

6. **P10-060 8151 Sheldon Commercial Rezone** (Noticed on 1/3/11)

Location: 8151 Sheldon Road, 117-0220-002, 022, 023, 024, District 8

Recommendation: Forward Recommendations of Approval to City Council – Item A: Mitigated Negative Declaration Addendum; **Item B:** Mitigation Monitoring Plan; **Item C: General Plan Amendment** to amend the General Plan Designation for approximately 3.8 acres from Suburban Neighborhood High Density to Suburban Center; **Item D: Rezone** to amend the zoning designation of approximately 2.7 acres from Multi-Family Residential (R-2B) to General Commercial Review (C-2-R).

Contact: Antonio Ablog, Associate Planner, 916-808-7702, Lindsey Alagozian, Senior Planner, 916-808-2659

7. **M09-003 River District Specific Plan** (Noticed on 1/3/11)

Location: The area generally bounded by Downtown and the Railyards on the south, the Sacramento River on the west, the American River on the north, and 16 and 18th Streets on the east, Districts 1 and 3.

Recommendation: Forward Recommendations of Approval to City Council – 1) a **Resolution** certifying the Environmental Impact Report (EIR) and adopting Findings of Fact, Statements of Overriding Considerations and the Mitigation Monitoring Plan; 2) a **Resolution** amending the General Plan land use diagram to change the land use designation for various parcels in accordance with the River District Specific Plan; 3) a **Resolution** to rescind the Richards Boulevard Area Plan (RBAP) and Facility Element, amend the 2030 General Plan Circulation Element, and adopt the River District Specific Plan and Infrastructure Financing Plan; 4) a **Resolution** to amend the Railyards Specific Plan to change the planned future operation of 5th and 7th Streets; 5) a **Resolution** to amend the Bikeway Master Plan; 6) a **Resolution** to adopt the River District Design Review Guidelines; 7) a **Resolution** to approve a Water Supply Assessment Report; 8) a **Resolution** to rescind the Discovery Centre PUD; 9) an **Ordinance** to adopt the River District Special Planning District; and 10) an **Ordinance** rezoning various parcels in the River District.

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

Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

8. **LR09-021 Northeast Line Implementation Plan** (Continued from 12/9/10 due to a lack of a quorum) (Re-Noticed on 12/21/10)
Location: Properties in the vicinity of the Globe, Arden/Del Paso and Royal Oaks light rail stations in the North Sacramento Community Plan Area, District 2.
Recommendation: Review and comment
Contact: Greg Sundlund, Associate Planner, 916-808-8931, Jim McDonald, Senior Planner, 808-5273
9. **P10-087 700 Block** (Noticed on 1/3/11)
Location: 700 K Street, 006-0096-002-0000, 006-0096-003-0000, 006-0096-004-0000, 006-0096-005-0000, 006-0096-006-0000, 006-0096-007-0000, 006-0096-008-0000, 006-0096-009-0000, 006-0096-010-0000, 006-0096-018-0000, 006-0096-019-0000, District 1
Recommendation: Review and comment on a proposal for 153 rental apartments, 63,780 square feet of retail including restaurants and clubs, and a 28,973 square foot parking structure.
Contact: Evan Compton, Associate Planner, 916-808-5260, Stacia Cosgrove, Senior Planner, 916-808-7110
10. **Voting Procedure**
Location: Citywide
Recommendation: Report Back to Planning Commission, Discussion, and Proposed Amendment to Rules of Procedure
Contact: Gregory Bitter, Principal Planner, 916-808-7816
11. **Ad Hoc Committee on Policies and Procedures, December 7, 2010 Meeting Discussion**
Location: Citywide
Recommendation: Report Back to Planning Commission regarding Commission policies and procedures.
Contact: Gregory Bitter, Principal Planner, 916-808-7816

Public Comments- Matters Not on the Agenda

12. **To be announced.**

Questions, Ideas and Announcements of Commission Members

13. To be announced.

Adjournment

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Minutes City of Sacramento Planning Commission

1

COMMISSION MEMBERS:

*Anna Molander
Jon Bagatelos
Michael Mendez, MCP
Philip Harvey*

*Jameel Pugh
Joseph Contreras
Michael Notestine, Chair
Rommel Declines*

*James Frayne
Joseph Yee, AIA, Vice Chair
Panama Bartholomy*

CITY STAFF:

*Tom Pace, Long Range Planning Manager
Sabina Gilbert, Senior Deputy City Attorney*

*New City Hall
915 I Street, 1st Floor – Council Chambers*

December 9, 2010 – 5:30 P.M.

The City Planning Commission was created by the City Council. Its powers and duties include: to develop and maintain the General Plan; to make recommendations to the City Council on amendments to the General Plan and the City's zoning code and on zoning changes; to act upon applications for tentative subdivision maps, special permits and variances; and to make environmental determinations associated with these actions.

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MINUTES

December 9, 2010

*New City Hall
915 I Street – 1st Floor, Council Chambers*

All items listed are heard and acted upon by the Planning Commission unless otherwise noted.

Call to Order – 5:34 p.m.

Roll Call - All commissioners present except Commissioner Bartholomy, Frayne, Pugh, Molander, Mendez.

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. **Approval of Minutes for November 18, 2010**

Location: Citywide

Recommendation: Approve Commission Minutes from November 18, 2010.

Contact: Tom Pace, Long Range Planning Manager, 916-808-6848

Action: Moved, seconded, and carried (Yee/Contreraz, 6:0:5, Absent - Bartholomy, Frayne, Pugh, Molander, Mendez) to approve minutes.

2. **2011 Planning Commission Calendar**

Location: Citywide

Recommendation: Approve 2011 Planning Commission Calendar as the second Thursday of every month.

Contact: Tom Pace, Long Range Planning Manager, 916-808-6848

Action: Moved, seconded, and carried (Contreraz /Yee, 6:0:5, Absent - Bartholomy, Frayne, Pugh, Molander, Mendez) to approve minutes.

Director's Report

3. **Director's Report (Oral)**

Location: Citywide

Recommendation: Receive and File- Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact: Tom Pace, Long Range Planning Manager, 916-808-6848

Action: Report from Tom Pace, Long Range Planning Manager - Received and Filed.

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

4. **P10-045 Clearwire Cellular 'Prince of Peace Church' Bell Tower** (Noticed on 11/29/10)
Location: 7501 Franklin Blvd., 050-0020-023-0000, District 8

Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15303);
Item B: Special Permit-Antennas/Wireless for a Special Permit for a 60 foot tall stealth telecommunications facility disguised as a church bell tower in the Multi-family (R-3) zone.

Contact: Kimberly Kaufman-Brisby, Associate Planner, 916-808-5260, Lindsey Alagozian, Senior Planner, 916-808-2659

Public comment made by Sue Younger and Gina Lube.

Action: Moved, seconded, and carried (Yee/ Contreraz, 6:0:5, Absent - Bartholomy, Frayne, Pugh, Molander, Mendez) to approve staff recommendations with additional conditions related to tower maintenance and restrictions on the use of bell for amplified sound.

5. **P10-074 Bruceville Road Electronic Billboard Variance** (Noticed on 11/29/10)
Location: 7935 Bruceville Road, 117-0170-067-0000, District 8

Recommendation: Approve – Item A: Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Variance-Signs to allow an electronic billboard to project into the public right-of-way in the Hospital-Review (H-R) zone.

Contact: Sandra Yope, Senior Planner, 916-808-7158, Joy Patterson, Principal Planner, 916-808-5607

Action: Moved, seconded, and carried (Harvey/Yee, 6:0:5, Absent - Bartholomy, Frayne, Pugh, Molander, Mendez) to approve staff recommendations.

Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

6. **LR09-021 Northeast Line Implementation Plan** (Noticed on 11/24/10)
Location: Citywide

Recommendation: Review and comment

Contact: Greg Sundlund, Associate Planner, 916-808-8931, Jim McDonald, Senior Planner, 808-5273

Continued to January 13, 2011 and to be re-noticed due to a lack of a quorum (Absent - Bartholomy, Frayne, Pugh, Molander, Mendez; Recused - Notestine)

7. **LR10-007 2030 General Plan Annual Report – 2010**
Location: Citywide
Recommendation: Receive and file
Contact: Teresa Haenggi, Associate Planner, (916) 808-7554, Jim McDonald, Senior Planner, 808-5273

eComment was received from Eq bu supporting staff recommendation.

Action: Received and Filed.

8. **Election of the Chair and Vice-Chair of the Planning Commission for 2011**
Location: Citywide
Recommendation: Nomination and selection of Chair and Vice-Chair for 2011
Contact: Tom Pace, Long Range Planning Manager, 916-808-6848

Action: Moved, seconded, and carried (Notestine/Harvey, 6:0:5) to appoint Commissioner Yee as Chair and Commissioner Contreras as Vice-Chair for 2011.

Public Comments- Matters Not on the Agenda

9. None .

Questions, Ideas and Announcements of Commission Members

10. **Commissioner Harvey noted that Commissioner Bartholomy has been selected as one of the most 100 interesting people by the Sacramento News and Review.**
11. **Commissioner Yee reported back on various items discussed at the ad hoc committee for the policy and procedures meeting on December 7, 2010 as follows: 1) A new “slogan” that embodies the City’s goals and mission; 2) The City Attorney’s Office has been requested to provide guidance on the Planning Commission’s voting options, including an “abstain” option; a report will be brought to the Planning Commission in January or February 2011; 3) “Getting ahead of the issues” during the recession including possible revisions of some ordinances; 4) Discussion whether three or four commissioners could meet with other city planning commissions; Commissioner Yee specifically mentioned West Sacramento; 5) Discussion about additional training for commissioners and workshops regarding State propositions, grants and housing; committee members have volunteered to track training on a monthly basis; 6) The Planning Commission may consider limiting discussion at meetings that only relate to decision making.**
12. **Commissioner Notestine asked if a “Committee Reports” section could be added to the agenda.**
13. **Commissioner Harvey asked about workshops particularly with flooding.**

14. **Commissioner Declines mentioned that all commissioners will be back in 2011 to continue their terms.**
15. **As the outgoing chair, Commissioner Notestine thanked the commission for their cooperation and good work the past year.**
16. **Commissioners Yee, Harvey and Declines thanked Commissioner Notestine for his leadership as chair.**

Adjournment 7:23 p.m.

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REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

CONSENT
January 13, 2011

Honorable Members of the Planning Commission

Subject: Initiation of the Rezoning of Properties within the Proposed Swanston Station Transit Village Specific Plan Area (M09-020)

Location/Council District:

Approximately, El Camino Avenue to the north, Business 80 to the east, Arden Way to the south, and Erickson Street to the west (Attachment 1). Council Districts 2 and 3.

Recommendation: Direct staff to initiate the process of rezoning properties within the Proposed Swanston Station Transit Village Specific Plan Area.

Contact: Fedolia "Sparky" Harris, Senior Planner, 808-2996;
Jim McDonald, Senior Planner, 808-5723

Summary: In November, 2005, staff began drafting the Swanston Station Transit Village Specific Plan (M04-057) to create a long-term transit-oriented development (TOD) specific plan to guide future development and redevelopment within the area toward transit supportive land uses and to provide needed housing, employment opportunities, and neighborhood retail uses near the station.

The Swanston Station area is a logical location for TOD due to the abundance of vacant/underutilized parcels nearby, the close proximity to Downtown and Arden Fair Mall area, and the established vision for the area as a future multi-modal transit station including light rail, a bus transfer facility, Regional Rail, and possibly a streetcar.

Community input has played a key role in developing the Swanston Station Transit Village Plan to date along with the cooperation of a cross-departmental Technical Advisory Committee (TAC), Steering Committee (SC), community stakeholders and interest groups, as well as the community-at large. The general consensus among all of the partners is that the Swanston area is well positioned for redevelopment and revitalization oriented towards transit supportive residential neighborhood development west of the Union Pacific/Regional Transit tracks and higher intensity, mixed-use development on the east side of the tracks.

A final draft of the Swanston Station Transit Village Specific Plan has been completed. Final action on the Specific Plan is anticipated in the Spring of 2011. This Plan includes recommendations for rezoning of properties throughout the plan area. In recognition of

Subject: Swanston Station TVP Rezone Initiation (M09-020).

January 13, 2011

the current economic conditions in the Sacramento region, staff is proposing to phase the rezoning of properties over time focusing initially on the areas that would provide the greatest catalytic effect for future TOD. Attachments 2, 3, and 4 illustrate the existing zoning, the proposed Initial Phase rezoning to be brought before Council for approval with the adoption of the Specific Plan, and planned Final Phase zoning from the Draft Specific Plan to be considered at a future date.

The action sought today is the initiation of the rezoning process. A public hearing before the Planning Commission in accordance with City Code Section 17.208.020 will be held in February at which time the Planning Commission will also be asked to support adoption of the Swanston Station Transit Village Specific Plan. The recommendations approved by the Planning Commission following that hearing will be forwarded to City Council for final action in March.

Respectfully submitted by:



Fedolia "Sparky" Harris
Senior Planner

Recommendation Approved:



Francesca Lee Halbakken
Operations Manager

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Pg 1-2 Report

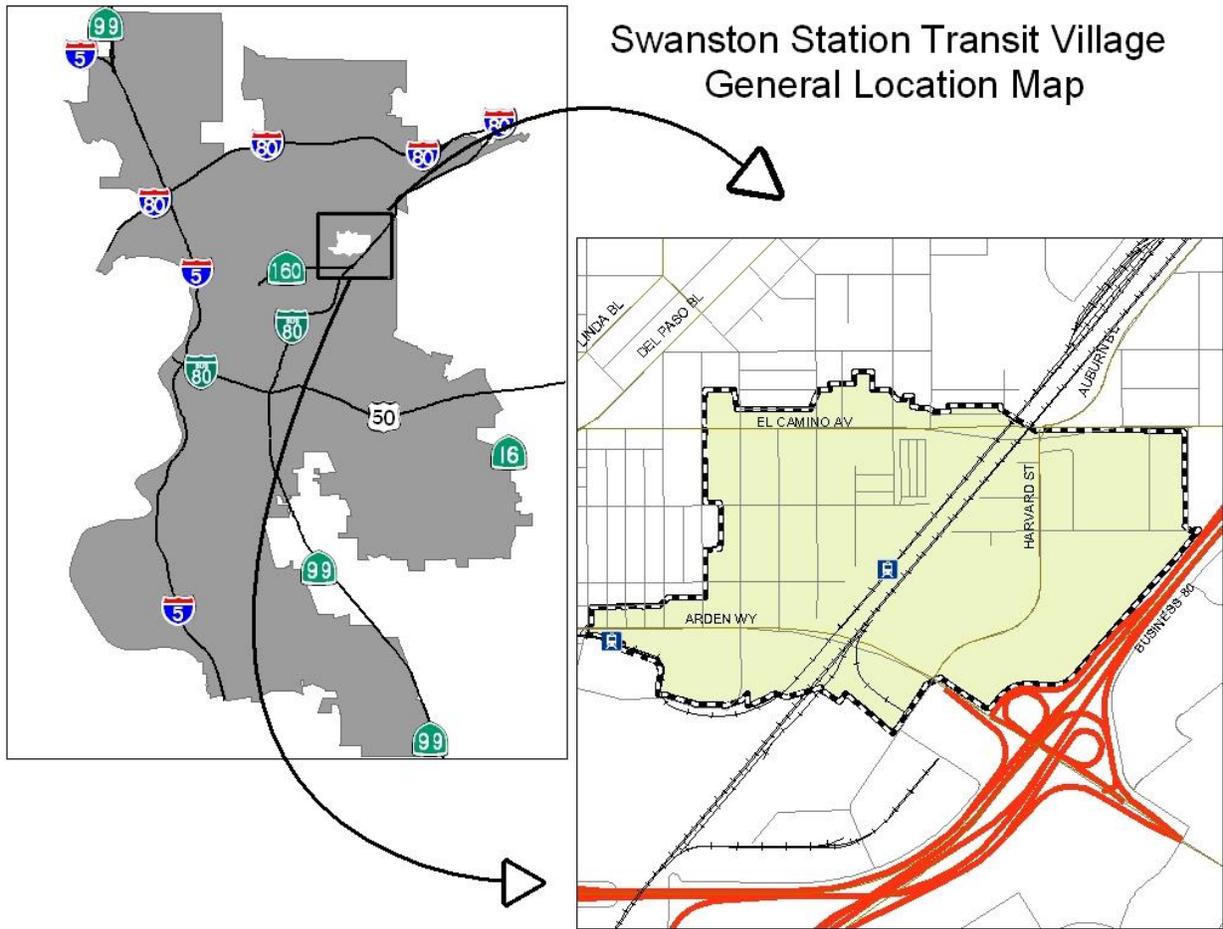
Attachments

| | | |
|---|------|--|
| 1 | Pg 3 | General Location |
| 2 | Pg 4 | Existing Zoning |
| 3 | Pg 5 | Proposed Initial Phase Rezoning |
| 4 | Pg 6 | Proposed Swanston Station Transit Village Specific Plan Final Phase Zoning |

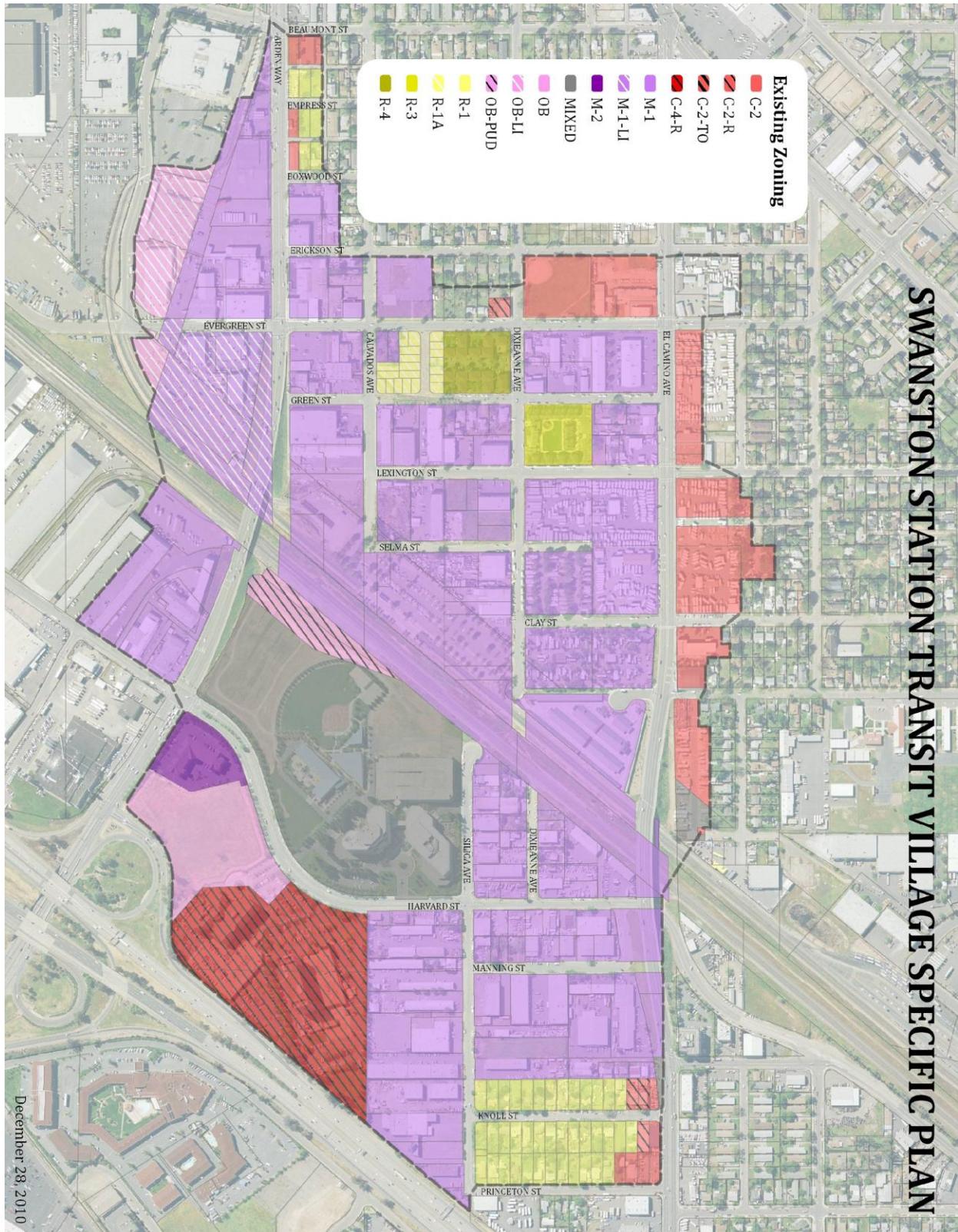
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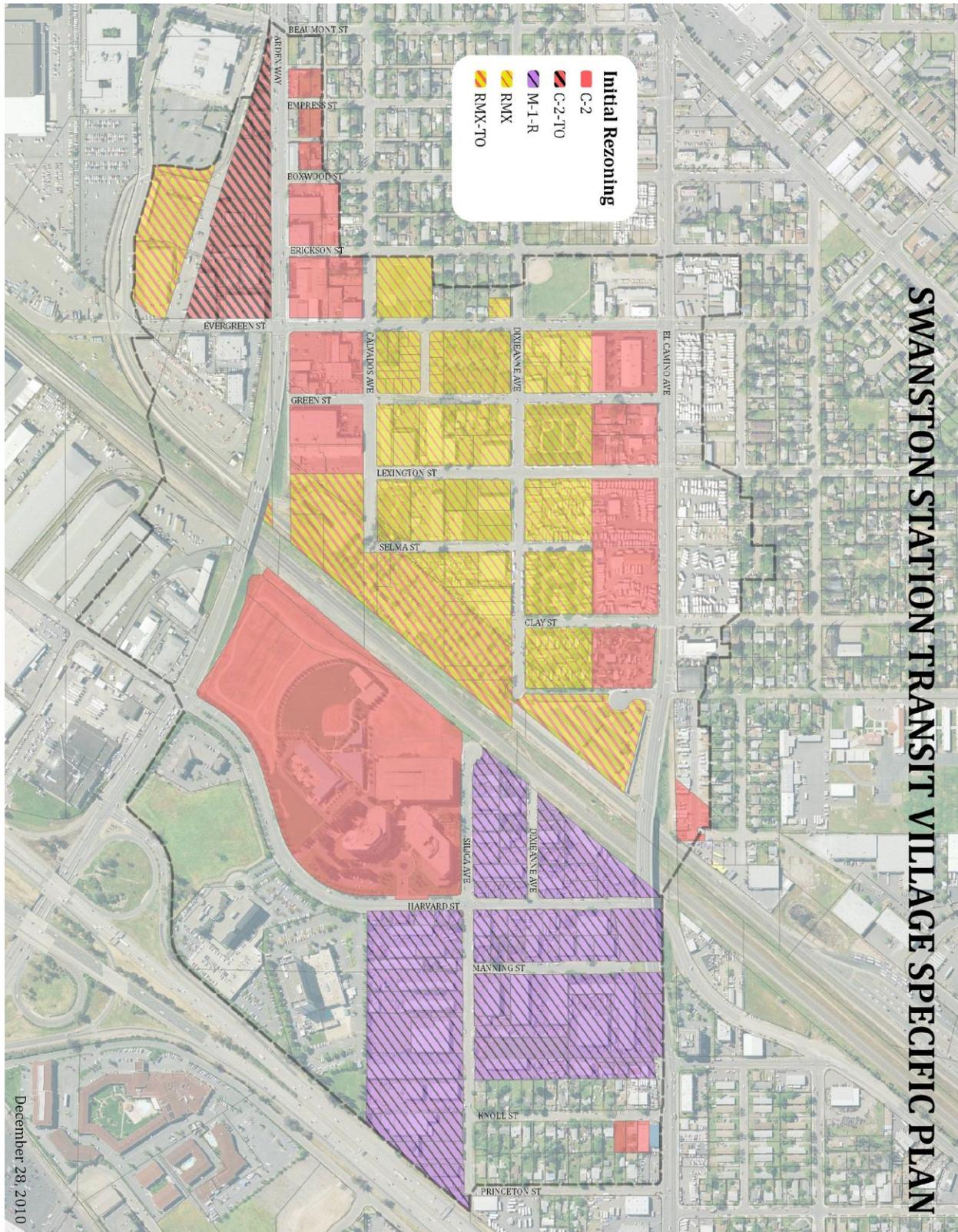
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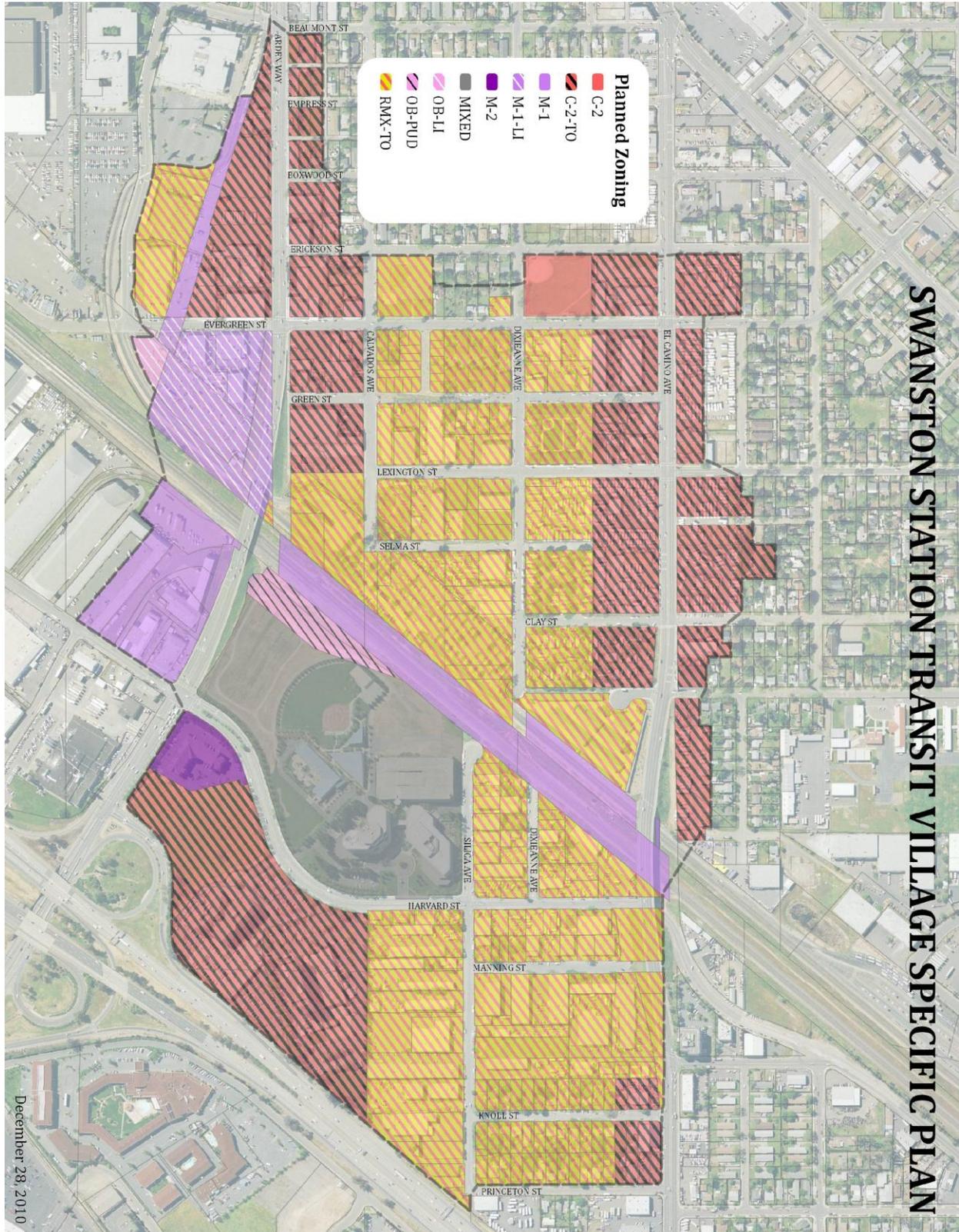
Attachment 1



Swanston Station Transit Village
General Location Map









Oral Report

For

City of Sacramento

Planning Commission

Agenda Packet

For the Meeting of: January 13, 2011

Title: Director's Report - **Receive and File**- Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact Information: Greg Bitter, Principal Planner, 916-808- 7816

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REPORT TO PLANNING COMMISSION City of Sacramento

4

915 I Street, Sacramento, CA 95814-2671

[PUBLIC HEARING](#)
January 13, 2011

To: Members of the Planning 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:** Categorical Exemption pursuant to CEQA Section 15332, Infill Development;
- B. Tentative Map** to subdivide one lot into 38 lots for 34 detached single family residential units and common areas.
- C. Special Permit for Alternative Ownership Housing** to construct 34 detached single family residential units in the Residential Mixed Use (RMX-SPD) zone.
- D. Variance** to reduce the driveway maneuvering area from 26 feet to 24 feet.
- E. Variance** to allow driveways less than 18 feet in length.

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-E above, and its decision is appealable to City Council. **Staff is not aware of any outstanding issues and the project is considered non-controversial.**

Contact

Elise Gumm, LEED AP, Associate Planner, (916) 808-1927;
Stacia Cosgrove, Senior Planner (916) 808-7110

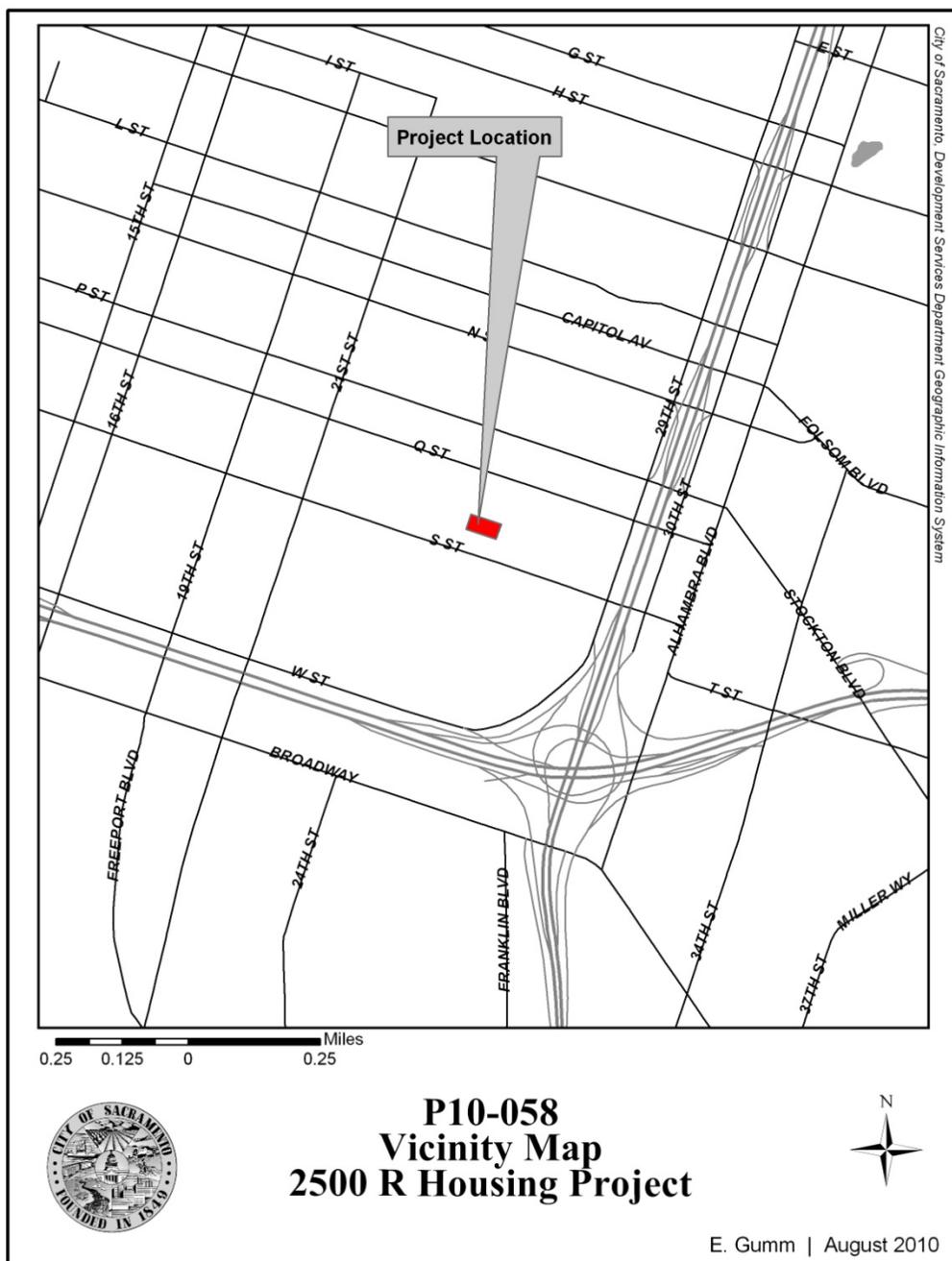
2500 R Housing Project (P10-058)

January 13, 2010

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

Vicinity Map



Summary

The applicant is requesting the necessary entitlements to construct a residential complex, including 34 detached Single Family Residential units and a 2,700 square foot landscaped common area on an approximately 1.19 acre parcel within the R Street Corridor Special Planning District, General Commercial (C-2-SPD) zone. The applicant is requesting a Tentative Map to subdivide the parcel for the 34 residential units and common spaces, a Special Permit for alternative ownership housing development, and Variances for driveway maneuvering and driveway depth. Each unit has its own single car garage and all garages are accessible from public streets, public alley, or the complex private driveway courts. The proposal is consistent with the applicable policies of the General Plan and generally meets the criteria of the R Street Corridor Special Planning District Design Guidelines.

The project is located in the Central City Design Review District and R Street Corridor Special Planning District, and it is subject to Design Review. Thus, the project will require a Design Commission approval for the architectural design of the buildings. At the time of writing of the staff report, the project is also scheduled to be heard by the Design Commission on January 12, 2011. Staff will report back to the Planning Commission regarding the decision of the Design Commission.

| Table 1: Project Information | |
|-------------------------------------|---|
| General Plan designation: | Urban Corridor Low (20-110 du/na) |
| 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 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 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 the revised site plan. Staff received five phone calls from neighbors regarding the project, generally for explanation of the noticing for both Design Commission and Planning Commission hearings. Staff is not aware of any opposition comments from any neighborhood associations and property owners at the time of writing the staff report.

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.

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.

Design Guidelines

- Project is consistent with the criteria for activating alley uses in the Central City Neighborhood Design Guidelines by enhancing the general livability, visual quality and safety of the alley (Section 3-K).
- All street frontages of the site will be improved with separated sidewalk and generous street planters. Landscaping will be planted at the pedestrian paths and common areas.

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.

Project Design

Land Use

The project site is zoned Residential Mixed Use (RMX-SPD) within the R Street Corridor Special Planning District. Single family development is allowed in the RMX zone with

the approval of a Planning Commission Special Permit. The applicant proposes to develop 34 alternative ownership detached single family houses, and it is consistent with the residential land use policies and density requirements of the General Plan. The General Plan Designation for the project site is Urban Corridor Low, and the minimum density requirement is 20 du/na. Within the R Street Corridor Special Planning District, residential development within 660-feet of a Light Rail Transit station is required to have a density between 30-60 dwelling units per net acre. The density of the proposed project is 30.6 du/na, which is within the density requirement. The area for the open space common lot A is not buildable land due to the underground contamination and the monitoring well, therefore the open space lot has been removed from the calculation of the net buildable area.

Tentative Map Design

The applicant is proposing to subdivide one (1) approximately 1.19 acre parcel, into 38 parcels. Four lots are common lots; three are for common driveway courts and one is for common recreational area. The other 34 lots are for detach single family residential units, and they range from approximately 1,000 square feet to 1,600 square feet in size.

Following is a summary of the lot design on the tentative map:

| Lot No.: | Lot Size: | Lot Dimensions: | Description: |
|--------------------|------------------------------------|------------------------|---------------------|
| 1-5 & 24-28 | 0.02± acre (972± square feet) | 37.4' x 26± | Rectangular |
| 6 & 23 | 0.03± acre (1,160± square feet) | 37.4' x 31'± | Rectangular |
| 8-13 & 16-21 | 0.03± acre (1,222± square feet) | 26' x 47'± | Rectangular |
| 7, 14, 15, & 22 | 0.03± acre (1,457± square feet) | 31' x 47'± | Rectangular |
| 29-34 | 0.03± acre (1,352± square feet) | 26' x 52'± | Rectangular |
| A | 0.06± acre (2,704± square feet) | 52' x 52'± | Rectangular |
| B & D | 0.07± acre (3,620± square feet) | 20' x 181'± | Rectangular |
| C | 0.05± acre (2,180± square feet) | 20' x 109'± | Rectangular |

All proposed lots are reviewed as interior lots, and City services are available to serve all of the proposed parcels. All off-site improvements shall be designed and constructed to the satisfaction of the Development Engineering Division.

All proposed parcels are oriented facing street frontages where adjacent, and the proposed orientation is the most feasible layout for gaining future passive or natural heating and cooling opportunities. The project site is surrounded by three public street

frontages plus public alley at the south. The current configuration provides adequate density for detached single family units to meet the requirement of the General Plan Designation, utilizes the alley access for vehicle, and provides “eye on the streets” by creating the building orientation facing public streets.

Vehicular Circulation: The project site is located on R Street between 25th Street and 26th Street with backing to public alley. Every parcel is able to access to public streets or its private driveway courts.

Pedestrian Circulation: Curb, gutter, and sidewalks currently do not exist on R Street. The project is conditioned to construct standard subdivision improvements per City standards to the satisfaction of the Development Engineering Division. The project will be also required to improve the alley and pave the private driveways to the satisfaction of the Development Engineering Division.

Walls, Fencing & Trees: Fencing for private yards shall not exceed 6 feet in height and shall not be located within the front setback area. No heritage trees were identified on the subject site.

Subdivision Review Committee Recommendation:

On December 15, 2010, the Subdivision Review Committee recommended approval of the proposed Tentative Map subject to the conditions of approval in Attachment 1.

Staff recommends approval of the tentative map with conditions since it conforms to the requirements of the City of Sacramento Subdivision Ordinance and other standards required by the City’s Development Engineering Division.

Special Permit for Alternative Ownership Housing

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, which contains more industrial uses and historic homes. The site is surrounded by small commercial uses and newer residential units.

The proposed units range from 1,300-1,400 square feet in size and will be two-story in height with single-car garages. All proposed units are fronting public streets or the internal pedestrian path. The majority of the garages are accessed through the alley or the project’s 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 to the pedestrian path or at the side of the units. All units are designed and constructed with pre-fabricated materials. The units will be designed with a wood lap siding, gridded windows, raised panel roll-up garage doors, and dimensional composition roofing. The homes meet the requirements of the single family residential design principles by providing living areas

facing the street and including a usable front porch. The design of the homes provides for a consistent level of detailing/finish on all sides of structure, including trim around all windows and doors. In addition, the project is within the R Street Corridor Special Planning District. At the time of writing of the staff report, the project is scheduled to be reviewed by Design Commission on January 12, 2011. The project is supported by Design Review staff and meets the design review guidelines, and updates of the Design Commission action will be provided at the Planning Commission hearing on the January 13, 2011.

There are a set of specific development standards in the R Street Corridor Special Planning District. The proposed project generally meets the standards except the proposed driveways need variances for maneuvering and depth, due to the size of the infill lot. In addition, the proposed residential units are alternative ownership housing, which allows detached, single family residential units on smaller lots subject to a Special Permit, which will also include the review for any deviated development standards. Therefore, staff also reviews the overall site plan, comparing to the standards set by the R Street Corridor Special Planning District, as a whole.

Following table provides details of the project's setbacks, lot coverage and height:

| | Required | Proposed |
|---------------------------------|-----------------------|----------|
| R Setback | 0' | 2' |
| 25 th Street Setback | 0' | 0.5' |
| 26 th Street Setback | 0' | 0.5' |
| Alley Setback | 0' | 5 |
| Lot Coverage / FAR | Min: 0.30 & Max: 6.00 | 0.92 |
| Height | 45' max. | 21-23' |

Proposed setbacks, lot coverage, and height for individual lots are also adequate for small lot alternative ownership housing products. There will be no fences between the units, and the fire rated walls also act as separations for parcels in between. Each lot has an access easement from its neighbors in order to paint or maintain the structure. This product provides affordable housing opportunities and promotes a diversity of household types and housing choices for residents of all ages and income levels. Staff has analyzed the project and has no objections to the proposal.

As stated in the City Zoning Ordinance, a special permit shall be required for any Alternative ownership housing types (townhouse, row house, cluster housing, patio development, condo and non-condo housing). In evaluating special permit proposals of this type, the Planning Commission is required to make the following findings:

- A. A special permit shall be granted upon sound principles of land use.

The proposed project is based upon sound principles of land use in that it is consistent with the General Plan goals, principles, and land use designation, is consistent with the policies that encourage reinvestment in urbanized areas,

adds to the variety of housing types available in the Central City neighborhood, and will be compatible with the adjacent land uses. The density of the proposed development is in keeping with the goals and policies of the Central City Housing Strategy to increase housing, will contribute to a better jobs/housing balance, and provide a more active and vibrant Central City beyond the hours of 9am to 5pm.

- B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The project, as conditioned, will not be detrimental to the public health, safety, or welfare or result in the creation of a public nuisance in that the project will be well designed to provide ample common open space for residents and the project generally meet the development standards set by the Zoning Codes. The proposed homes are oriented to provide eyes on the street. The proposed lot width and depth are adequate to protect the privacy of neighbors and ensure access to light and air.

- C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed project is consistent with the residential land use policies and development requirements of the General Plan in that the project will redevelop an underutilized, infill property located at a key commercial transportation corridor, will locate residential to take full advantage of the proximity to the public transit and the downtown employment center, and respects the scale and character of the adjacent neighborhood through attention to views, building scale and orientation, and proximity to adjacent uses.

The proposed project is consistent with the applicable policies of the General Plan. The proposal is designed with the intent of encouraging infill development and improving ownership housing opportunities in the Central City. Thus, staff concludes that the Special Permit as properly conditioned, will not negatively affect adjacent businesses and residents. Staff supports the special permit required to construct this residential project.

Variances for Driveway Maneuvering & Driveway Depth

Section 17.64.030 states the maneuvering area for a 90 degree parking space is 26 feet. Section 18.08.050 A. 1 states that the minimum driveway length shall be eighteen (18) feet behind the property line for single-family and two-family unit lots of three thousand two hundred (3,200) square feet or less located in the central city. The applicant is requesting a Variance for the proposed driveway maneuvering width to be 24 feet, which is 2 feet less than the 26 feet requirement and a Variance to reduce the driveway depths that are less than 18 feet for the units with garages that are accessing directly to R Street. The Development Engineering Section has reviewed the Variance requests and is in support of the deviations.

When considering variances requests, the Commission is required to make the following findings:

- A. A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.
- B. A variance cannot be a “use variance” that requests approval to locate a use in a zone from which it is prohibited by ordinance.
- C. A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.
- D. A variance must be in harmony with the general purpose and intent of this title. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.

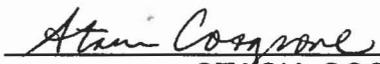
Staff supports the Variances because they enable the project to meet the onsite parking and density requirements while still providing an effective maneuvering area onsite. The Variances to allow smaller maneuvering area and driveway depth will not be injurious to public health, safety, or welfare, nor result in a nuisance in that the project meets all other parking standards. Granting the variances does not constitute a special privilege extended to an individual applicant in that these variances would be and have been granted to other property owners facing similar circumstances. Furthermore, granting the variance requests do not constitute a use variance in that the residential use is permitted in the Residential Mixed Use (RMX-SPD) zone and the project is consistent with the policies of the General Plan.

Recommendation

Staff recommends that the Planning Commission approve the proposed project subject to the attached Findings of Facts and Conditions of Approval.

Respectfully submitted by: 

ELISE GUMM, LEED AP
Associate Planner

Approved by: 

STACIA COSGROVE
Senior Planner

Recommendation Approved:

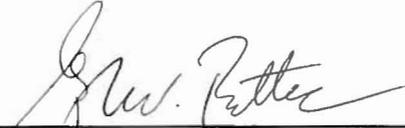

GREG BITTER, AICP
Principal Planner

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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. Tentative Map** to subdivide one lot into 38 lots for 34 detached single family residential units and common areas is approved based on the following Findings of Fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
 - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
 - b. The site is physically suitable for the type of development proposed and suited for the proposed density;
 - c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
 - d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan 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. The **Special Permit for Alternative Ownership Housing** to construct 34 detached single family residential units in the Residential Mixed Use (RMX-SPD) zone is approved based on the following Findings of Fact:

1. The proposed project is based upon sound principles of land use in that it is consistent with the General Plan goals, principles, and land use designation, and:
 - a. The proposed residential use is consistent with the General Plan designation and policies that encourage reinvestment in urbanized areas;
 - b. The project adds to the variety of housing types available in the area and will be compatible with the adjacent land uses;
 - c. The density of the proposed development is in keeping with the goals and policies of the Central City Housing Strategy to increase housing, will contribute to a better jobs/housing balance, and provide a more active and vibrant Central City beyond the house of 9am to 5pm.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare or result in the creation of a public nuisance in that the project will be well designed, and
 - a. The project will provide adequate open space and parking for residents;

- b The project will meet Zoning Code requirements.
 - c The proposed homes are oriented to provide eyes on the street.
 - d The proposed lot width and depth are adequate to protect the privacy of neighbors and ensure access to light and air.
3. The proposed project is consistent with the residential land use policies and development requirements of the General Plan in that the project will redevelop an underutilized, infill property located at a key commercial transportation corridor, and:
- a Will locate residential uses to take full advantage of the proximity to the transit stations and downtown employment center;
 - b The project respects the scale and character of the adjacent neighborhood through attention to views, building scale and orientation, and proximity to adjacent uses;

D-E. The **Variiances** to allow driveway maneuvering area to be 24 feet and to allow driveways less than 18 feet are **approved** based on the following Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that the residential use is permitted in the Residential Mixed Use (RMX-SPD) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed driveway maneuvering width and driveway depth are still providing adequate distances for cars accessing garages and private driveways.
 - b. there is adequate on-site parking spaces and all other development standards will be met; and
4. The project is consistent with the General Plan which designates the subject site as Urban Corridor Low, and the proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed residential use is permitted in the Residential Mixed Use

(RMX) zone; and

- b. the proposed residential use will improve the property and encourage land uses that provide housing opportunities in the Central City.

Conditions of Approval

- B. Tentative Map** to subdivide one lot into 38 lots for 34 detached single family residential units and common areas 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 (P10-058). The design of any improvement not covered by these conditions shall be to City standard.

GENERAL: All Projects

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- B2. 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 Department of Transportation after consultation with the U.S. Postal Service;
- B3. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and Lot B; and Parcels 11, 12, 13, 14, 15, 16, 17, 18 and Lot C; and Parcels 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and Lot D, at no cost, at the time of sale or other conveyance of either parcel.;
- B4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P10-058) if applicable;
- B5. Show all continuing and proposed/required easements on the Final Map;

DEPARTMENT OF TRANSPORTATION: STREETS

- B6. 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;
- B7. 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 Department of Transportation. Improvements required shall be determined by the city. 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 fronting the property along 26th and 25th Streets per City standards to the satisfaction of the Department of Transportation;
- B8. This project shall require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction;
- B9. Design private drives/alleys to meet the City standards regarding structural section. Private streets shall be inspected to the satisfaction of the Department of Transportation;
- B10. The applicant shall repair/reconstruct any deteriorated portions of the existing R-S alley adjacent to the subject site in Concrete Per City standards and to the satisfaction of the Department of Transportation;
- B11. The applicant shall dedicate sufficient right-of-way and construct full frontage improvements along R Street per the "R" Street corridor plan. The applicant shall construct/repair any existing pavement sections to the limit of the existing light rail track location;
- B12. The applicant shall remove any existing driveways that will not be in use with this project and reclaim the sidewalk and planter areas to the satisfaction of the Department of Transportation;
- B13. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation. A driveway variance is required for all the proposed driveways along R Street since they do not meet the 18-foot driveway length requirement. The applicant shall provide signage that indicate it is unlawful to block the sidewalk by parking in the driveways to the satisfaction of the Department of Transportation;
- B14. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Transportation. The center lines of such streets

shall be aligned.

- B15. The applicant shall construct/reconstruct any non-ADA compliant ramps fronting the property at the intersections of R street and 25th and 26th Streets per City standards and to the satisfaction of the Department of Transportation;

PUBLIC/PRIVATE UTILITIES

- B16. Dedicate the south 10-feet of Lot A as a public utility easement (PUE) for underground facilities and appurtenances;
- B17. Dedicate all private drives/alleys as a public utility easement for underground facilities and appurtenances;
- B18. Dedicate all 10-foot and 15-foot private access easements as Public utility easements for underground facilities and appurtenances;

CITY UTILITIES

- B19. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for ingress/egress, parking, utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map.";
- B20. 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. The Final Map shall not be issued until the grading plan has been reviewed and approved by the DOU;
- B21. A homeowners association shall be formed and C.C. & R's shall be approved by the City and recorded assuring maintenance of any sanitary sewer, water and storm drainage facilities within any common lot that is part of the project;
- B22. Prior to or concurrent with the submittal of improvement plans, a combined sanitary sewer study is required and shall be approved by the DOU. The study shall provide an analysis of the pre and post development condition of both the sewer and drainage flow that is contributing to the combined system. If it is shown that the post development conditions cause an increase in flow to the combined system, either onsite storage and/or improvements to existing combined sanitary system will be required to the satisfaction of the DOU;
- B23. Prior to recording the final map and prior to the initiation of water, sewer or

drainage services to any common lot, the owner of such common lots shall enter into an agreement authorizing one owner or an association of owners to obtain and pay for water, sewer and drainage services for all common lots, and such owner or association of owners shall enter into a separate agreement with the City to receive such utility services for all common lots at points of service designated by the Department of Utilities (for example, the private water system serving each common lot shall connect to the City's water system at a single point of service). Such separate agreement with the City shall provide for payment of all charges for the water, sewer and drainage services provided to all common lots, shall authorize discontinuance of utility services to all common lots in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, and shall be in a form approved by the City Attorney;

- B24. The applicant shall apply for a building permit with the submittal of a separate onsite plan set to construct all improvements in the common lot (Lot A) concurrent with the projects offsite frontage improvement plan submittal;
- B25. Based on the Fire Departments requirements, the applicant may be required to extend a 12" water main in 25th Street. The design and construction of the water main shall be to the satisfaction of the Department of Utilities;
- B26. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined System Development Fee prior to recording the final map. The impact to the CSS is estimated to be 34 ESD's. The Combined Sewer System fee is estimated to be \$28,270.79 plus any increases to the fee due to inflation;

FIRE

- B27. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105. Hydrants shall be provided at the northeast and northwest corner of the proposed development to the satisfaction of the Sacramento Fire Department and the Department of Utilities;
- B28. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access;

PPDS: PARKS

- B29. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note);

- B30. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.);

MISCELLANEOUS

- B31. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City; (DOT)
- B32. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private Drives/Alleys (Lots B, C and D) and the common space Lot A. The Homeowner's Association shall maintain all private Drives/Alleys, Lot A, common lights, common areas and common landscaping ;

ADVISORY NOTES

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

- B33. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;(DOT)
- B34. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle).

Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Transportation; (DOT)

- B35. 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; (Utilities)
- B36. As per City Code, the applicant will be responsible to meet his/her obligations regarding: (Parks)
- 1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$151,980. This is based on 34 single family residential units and an average land value of \$250,000 per acre for the Central City Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
 - 2 Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$82,042. This is based on 34 single family residential units at the Specified Infill rate of \$2,413 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - 3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

- C. **Special Permit** to construct 34 detached single family residential units in the Residential Mixed Use (RMX-SPD) zone is **approved** subject to the following Conditions of Approval:

PLANNING

- C1. The project shall be constructed in conformance with the approved revised site plan and floor plans included as Exhibits A-F. Any modification to the project shall be subject to review and approval by Planning Staff prior to issuance of building permit and may result in a requirement for additional entitlements.

- C2. The project shall be constructed in conformance with the proposed setbacks shown on the approved revised site plan. Any modification to the setback shall be subject to review and approval by the Planning Division.
- C3. Decorative lights shall be provided around garages and at front entries. Lighting fixtures shall be of a high quality decorative design, having a color and style which is compatible with the building architecture, as determined by the Urban Design Manager.
- C4. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- C5. Each building address number shall be illuminated.
- C6. Decorative raised panel with glass roll-up doors shall be provided for all garages as shown on the revised plans.
- C7. Front landscaping and automatic irrigation systems shall be provided on each lot.
- C8. Applicant/owner shall obtain all necessary building permits prior to construction.
- C9. Development of this site shall be in compliance with the conditions of approval on the Tentative Map (P10-058).
- C10. Development of this project shall be in compliance with all conditions of approval by Design Commission (P10-058).

DEVELOPMENT ENGINEERING

- C11. Construct standard improvements as noted in these conditions pursuant to chapter 18 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 Department of Transportation. Any public improvement not specifically noted in these conditions 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 fronting the property along 26th and 25th Streets per City standards to the satisfaction of the Department of Transportation;
- C12. The applicant shall repair/reconstruct any deteriorated portions of the existing R-S alley adjacent to the subject site in Concrete Per City standards and to the satisfaction of the Department of Transportation;
- C13. The applicant shall dedicate sufficient right-of-way and construct full frontage improvements along R Street per the "R" Street corridor plan. The applicant shall

- construct/repair any existing pavement sections to the limit of the existing light rail track location;
- C14. This project shall require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction;
- C15. Design private drives/alleys to meet the City standards regarding structural section. Private streets shall be inspected to the satisfaction of the Department of Transportation;
- C16. The applicant shall remove any existing driveways that will not be in use with this project and reclaim the sidewalk and planter areas to the satisfaction of the Department of Transportation;
- C17. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation. The applicant shall provide signage that indicate it is unlawful to block the sidewalk by parking in the driveways to the satisfaction of the Department of Transportation;
- C18. The site plan shall conform to A.D.A. requirements in all respects. The applicant shall construct/reconstruct any non-ADA compliant ramps fronting the property at the intersections of R street and 25th and 26th Streets per City standards and to the satisfaction of the Department of Transportation;
- C19. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Transportation;

DEPARTMENT OF UTILITIES

- C20. Provide a separate metered domestic water services to each single-family residential parcel. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- C21. Each common lot shall have a separate street tap for a metered irrigation service.
- C22. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or a

minimum of 1.2 feet above the highest adjoining back of sidewalk elevation, whichever is higher, unless otherwise approved by the Department of Utilities.

- C23. 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.
- C24. Provide a grading plan showing existing and proposed elevations. 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 DOU.
- C25. A homeowners association shall be formed and C.C. & R's shall be approved by the City and recorded assuring maintenance of any sanitary sewer, water and storm drainage facilities within any common lot that is part of the project.
- C26. Prior to or concurrent with the submittal of improvement plans, a combined sanitary sewer study is required and shall be approved by the DOU. The study shall provide an analysis of the pre and post development condition of both the sewer and drainage flow that is contributing to the combine system. If it is shown that the post development conditions cause an increase in flow to the combined system, either onsite storage and/or improvements to existing combined sanitary system will be required to the satisfaction of the DOU.
- C27. Prior to recording the final map and prior to the initiation of water, sewer or drainage services to any common lot, the owner of such common lots shall enter into an agreement authorizing one owner or an association of owners to obtain and pay for water, sewer and drainage facilities services for all common lots, and such owner or association of owners shall enter into a separate agreement with the City to receive such utility services for all common lots at points of service designated by the Department of Utilities (for example, the private water system serving each common lot shall connect to the City's water system at a single point of service). Such separate agreement with the City shall provide for payment of all charges for the water, sewer and drainage services provided to all common lots, shall authorize discontinuance of utility services to all common lots in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, and shall be in a form approved by the City Attorney.
- C28. The applicant shall apply for a building permit with the submittal of a separate onsite plan set to construct all improvements in the common lot (Lot A) concurrent with the projects offsite frontage improvement plan submittal.

- C29. Based on the Fire Departments requirements, the applicant may be required to extend a 12" water main in 25th Street. The design and construction of the water main shall be to the satisfaction of the Department of Utilities.
- C30. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined System Development Fee prior to recording the final map. The impact to the CSS is estimated to be 34 ESD's. The Combined Sewer System fee is estimated to be \$28,270.79 plus any increases to the fee due to inflation.

FIRE

- C31. 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.
- C32. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- C33. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)
- C34. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side. This shall apply to the private alleys.
- C35. Provide at least 5' setback for second story bedroom windows to allow for fire ladder rescue operations. Provide clear access to buildings openings, free to 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 504.1

SOLID WASTE DIVISION

- C36. Project must meet the requirements outlined in City Code Chapter 17.72.
- C37. Solid waste trucks must be able to safely move about the project, with minimum backing, and be able to empty the bins and cans safely.
- C38. Single family homes must have enough space to set out three cans (garbage, recycling, green waste) for collection, with 3 ft. of space between each can and neighboring objects (cars, street lights, poles, etc.).

- C39. Solid waste cans are placed in the bordering streets (25th, 26th, R Streets, and R-S Alley), not in the private alleys within the project, due to safety concerns around a truck backing down these dead-end alleys.
- C40. Homes facing private alleys and the R-S Alley may be exempt from green waste service, but homes facing 25th/26th/R Streets may not. Those homes may apply for an exemption, however, if there is no space on the property for landscaping, or if the homeowners association will be taking care of landscaping needs, with the green waste being hauled away by the landscaper.
- C41. Homes facing private alleys and the R-S Alley will be exempt from street sweeping service, but homes facing 25th/26th/R Streets will not.
- C42. Solid waste cans are to be stored between the homes, behind that home's gate, on non-collection days.

REGIONAL TRANSIT (RT)

- C43. Transit information shall be displayed in a prominent location in the residential sales/rental office, through a homeowner's association, or with real estate transaction. Please use the Request Form (available on www.sacrt.com) to order transit information materials.
- C44. Project construction cannot disrupt the operation of light rail services.

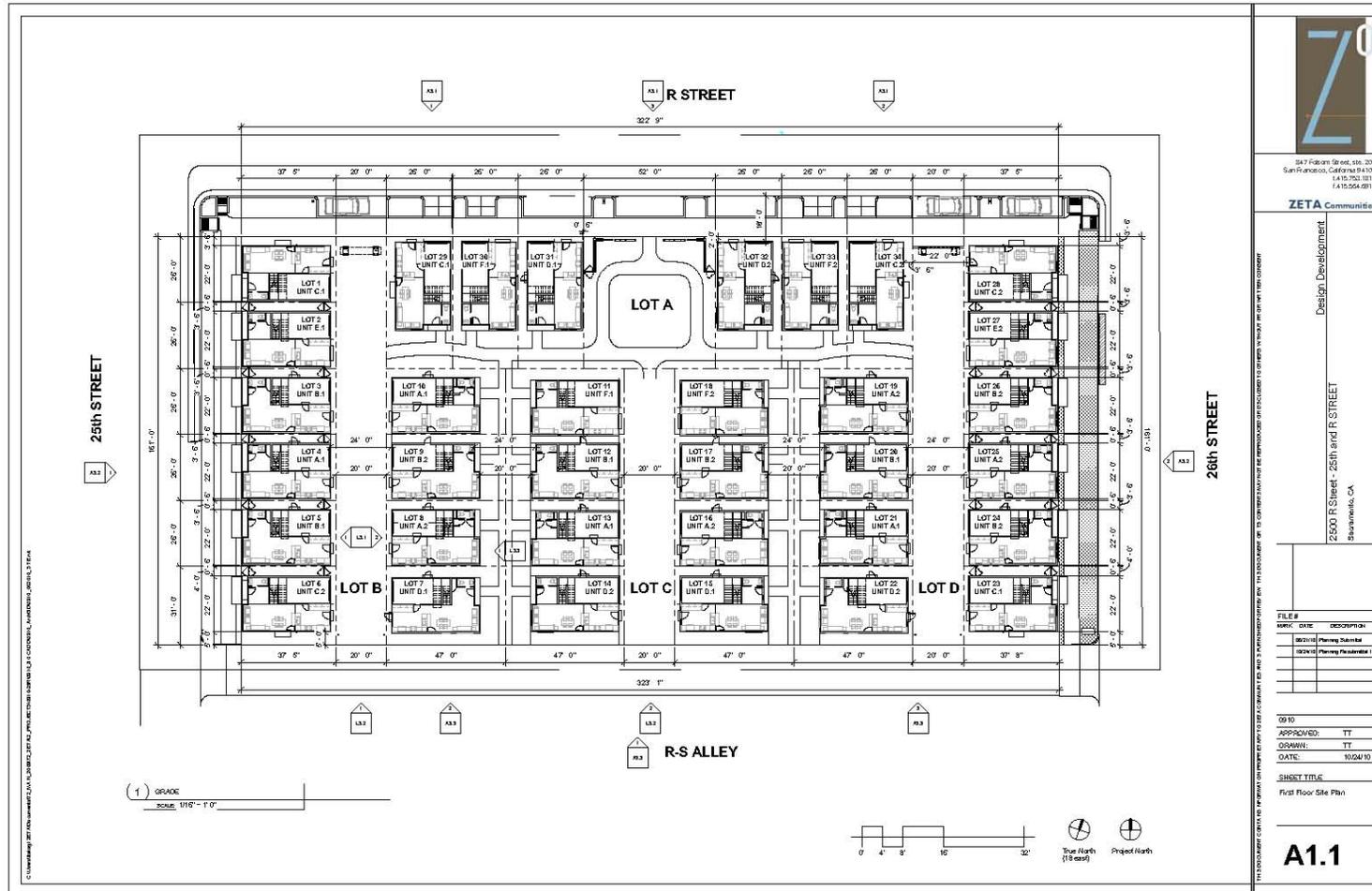
ADVISORY NOTES

- C45. Many projects within the City of Sacramento require on-site booster pumps for the fire suppression and domestic water system. 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.
- C46. 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.
- C47. Water services on the downstream side of the meter fall under the Building Divisions jurisdiction. The Building Division will require and review private water easements as needed.

2500 R Housing Project (P10-058)

January 13, 2010

- C48. Sewer services on the upstream side of the point of service cleanout/manhole fall under the Building Divisions jurisdiction. The Building Division will require and review private sewer easements as needed.
- C49. Per the newly adopted 2010 California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses will be required to be sprinklered effective January 1, 2011.
- D-E.** The **Variations** to allow driveway maneuvering area to be 24 feet and to allow driveways less than 18 feet are **approved** subject to the following Conditions of Approval:
- D-E1. Development of this site shall be in compliance with the conditions of approval on the Tentative Map (P10-058).
- D-E2. Development of this site shall be in compliance with the conditions of approval on the Special Permit (P10-058).
- D-E3. Development of this project shall be in compliance with all conditions of approval by Design Commission (P10-058).
- D-E4. The applicant/developer shall install automatic garage door openers for the units that facing R Street with driveways less than 18 feet.





347 Polaris Street, Ste. 201
San Francisco, California 94107
415.755.3334
415.554.9911

ZETA Communities

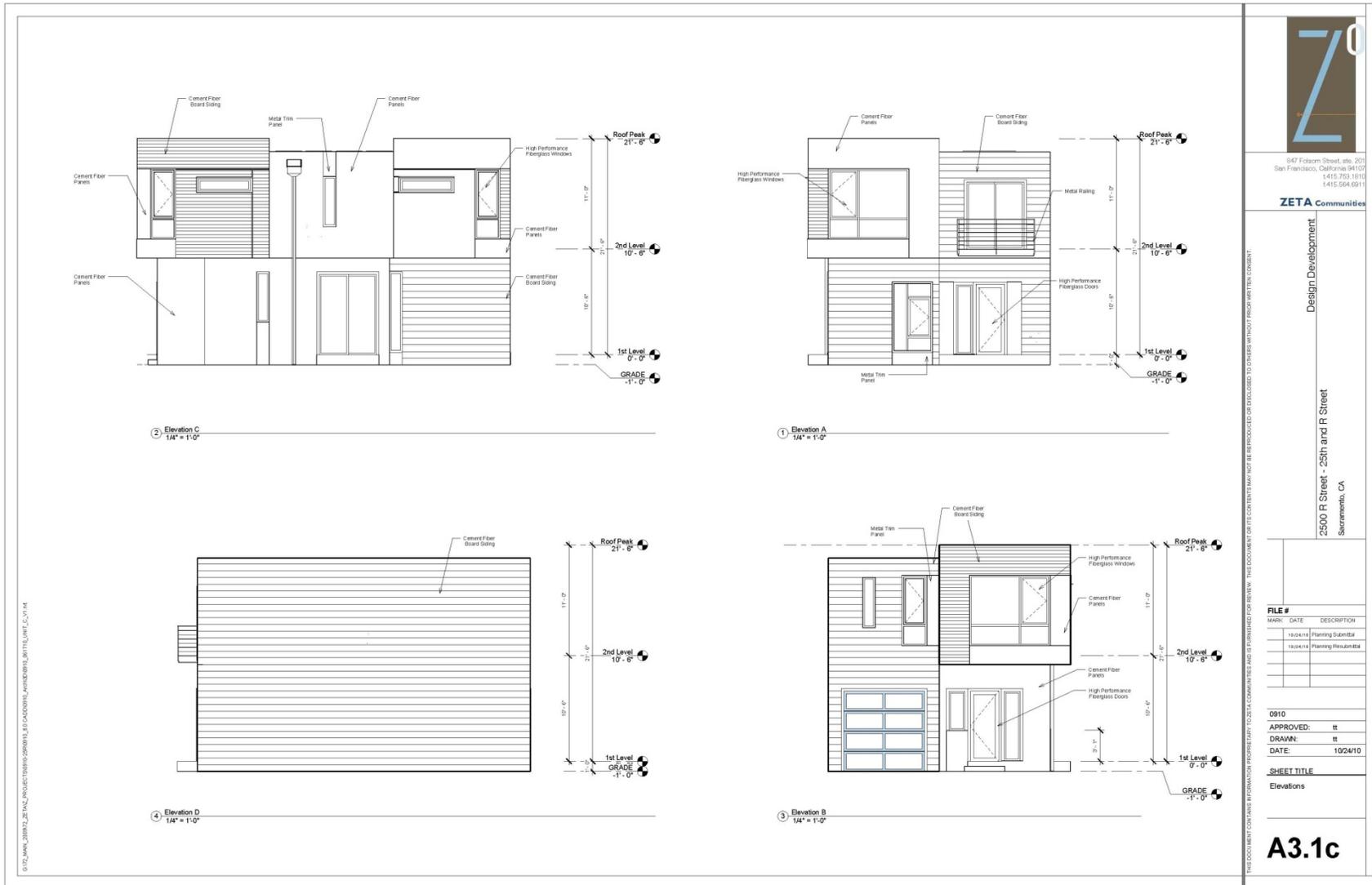
Design Development
2500 R Street - 2511 and R Street
San Francisco, CA

| FILE # | DATE | DESCRIPTION |
|--------|------|----------------------|
| 0910 | | Planning Submittal |
| 0920 | | Planning Submittal 1 |
| 0930 | | |
| 0940 | | |
| 0950 | | |
| 0960 | | |
| 0970 | | |
| 0980 | | |
| 0990 | | |
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| 1060 | | |
| 1070 | | |
| 1080 | | |
| 1090 | | |
| 1100 | | |

APPROVED: [Signature]
DRAWN: [Signature]
DATE: 10/24/10

SHEET TITLE
Building Elevations

A3.1



847 Folsom Street, Ste. 201
San Francisco, California 94107
415.753.1810
415.504.6911

ZETA Communities

Design Development

2500 R Street - 25th and R Street
Surrey, CA

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FILE #

| NO. | DATE | DESCRIPTION |
|----------|------|-----------------------|
| 10/24/10 | | Planning Submittal |
| 10/24/10 | | Planning Re-submittal |

0910

APPROVED: **tt**

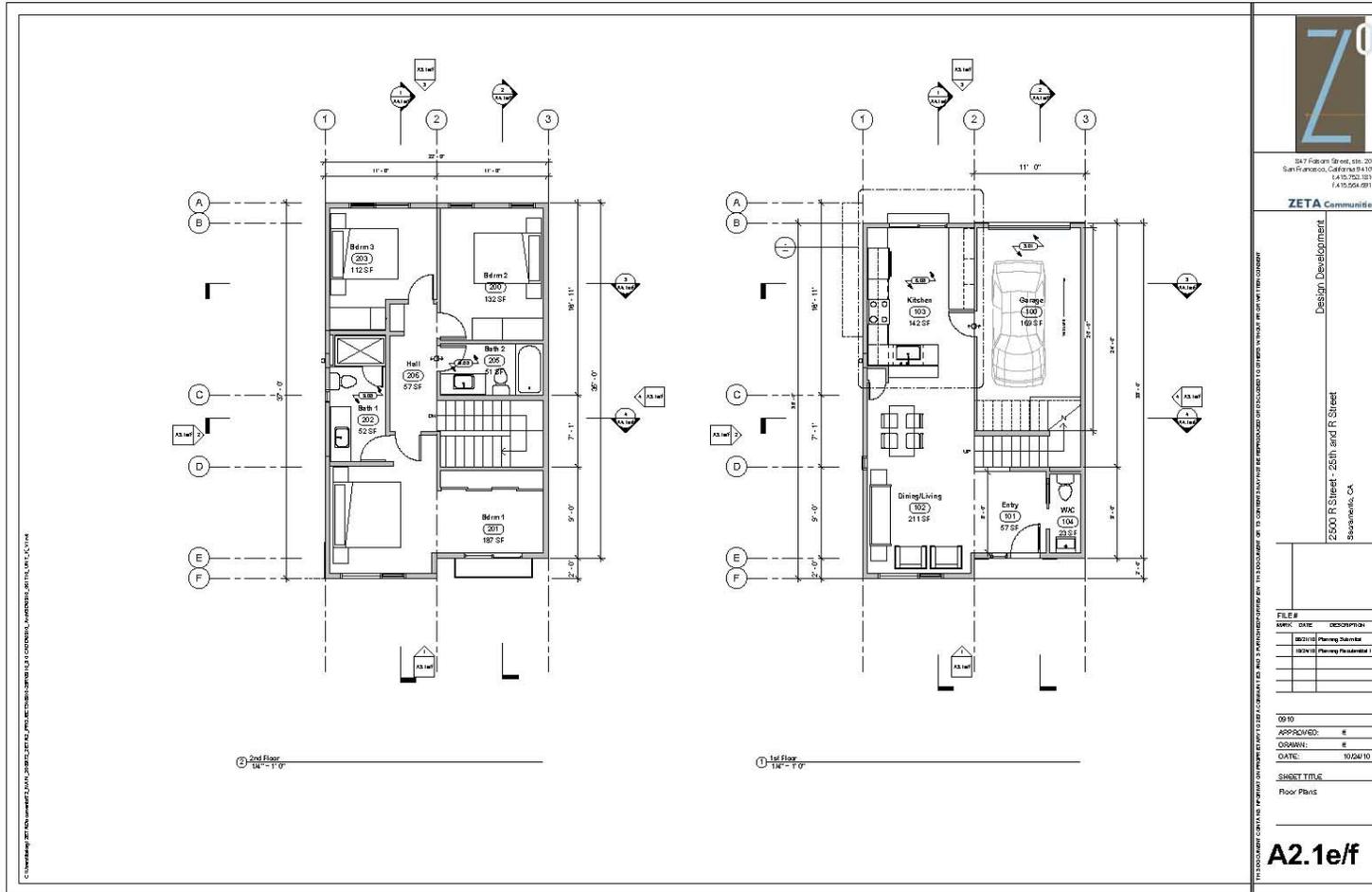
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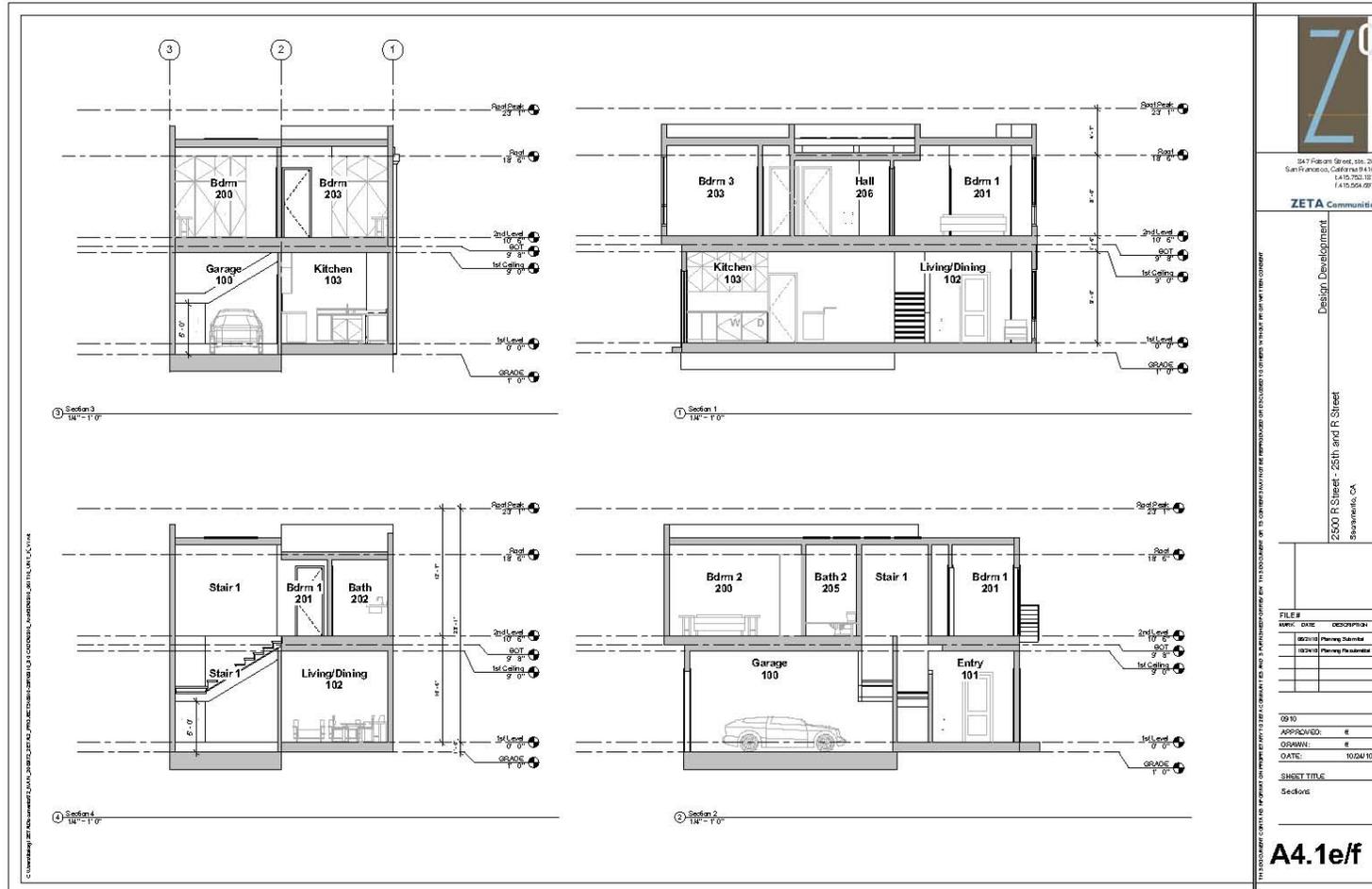
DATE: 10/24/10

SHEET TITLE

Elevations

A3.1c





347 Polson Street, Ste. 201
San Francisco, California 94107
415.775.1334
415.554.2911

ZETA Communities

Design Development
2500 R Street - 25th and R Street
Berkeley, CA

| FILE # | DATE | DESCRIPTION |
|--------|------|-------------------|
| 02/10 | | Planning Schedule |
| 02/10 | | Planning Schedule |
| 02/10 | | Planning Schedule |

02/10
APPROVED: [initials]
02/10
OSWALD: [initials]
DATE: 10/24/10

SHEET TITLE
Sections

A4.1e/f



Tinted Concrete Pavers



Permeable Pavers



Ground Level Privacy Screening



Courtyard Fence



Fence/Trellis



Planters



Bollards



947 Polaris Street, No. 201
San Francisco, California 94107
415.763.3800
415.504.0811

ZETA Communities

Design Development

2500 R Street - 25th and R STREET
Sacramento, CA

| FILE # | DATE | DESCRIPTION |
|--------|----------|-----------------|
| 100001 | 10/01/09 | Revised/Revised |
| 100002 | 10/01/09 | Revised/Revised |
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0910

APPROVED: #

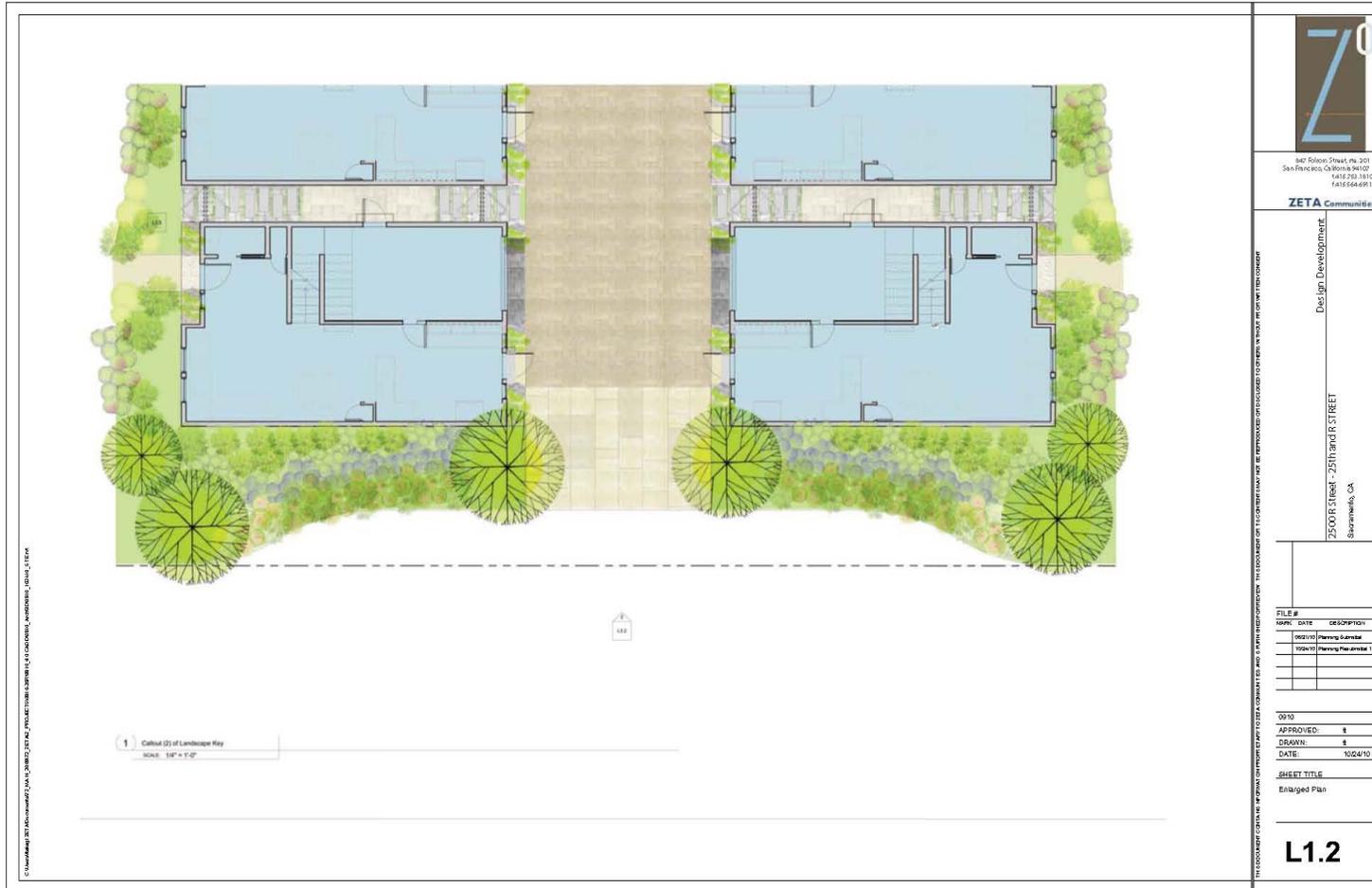
DESIGN: #

DATE: 10/01/09

SHEET TITLE
Landscape Key

L0.0

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415.775.1010
415.864.9111

ZETA Communities

Design Development

2500 R Street - 25th and R Street
San Francisco, CA

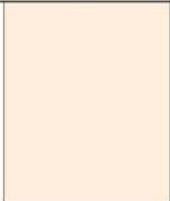
FILE #

| REV | DATE | DESCRIPTION |
|-----|----------|----------------------|
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| 002 | 01/13/10 | Planning/Preliminary |

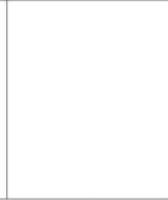
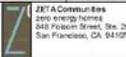
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APP/REV: K
DRAWN: K
DATE: 10/24/10

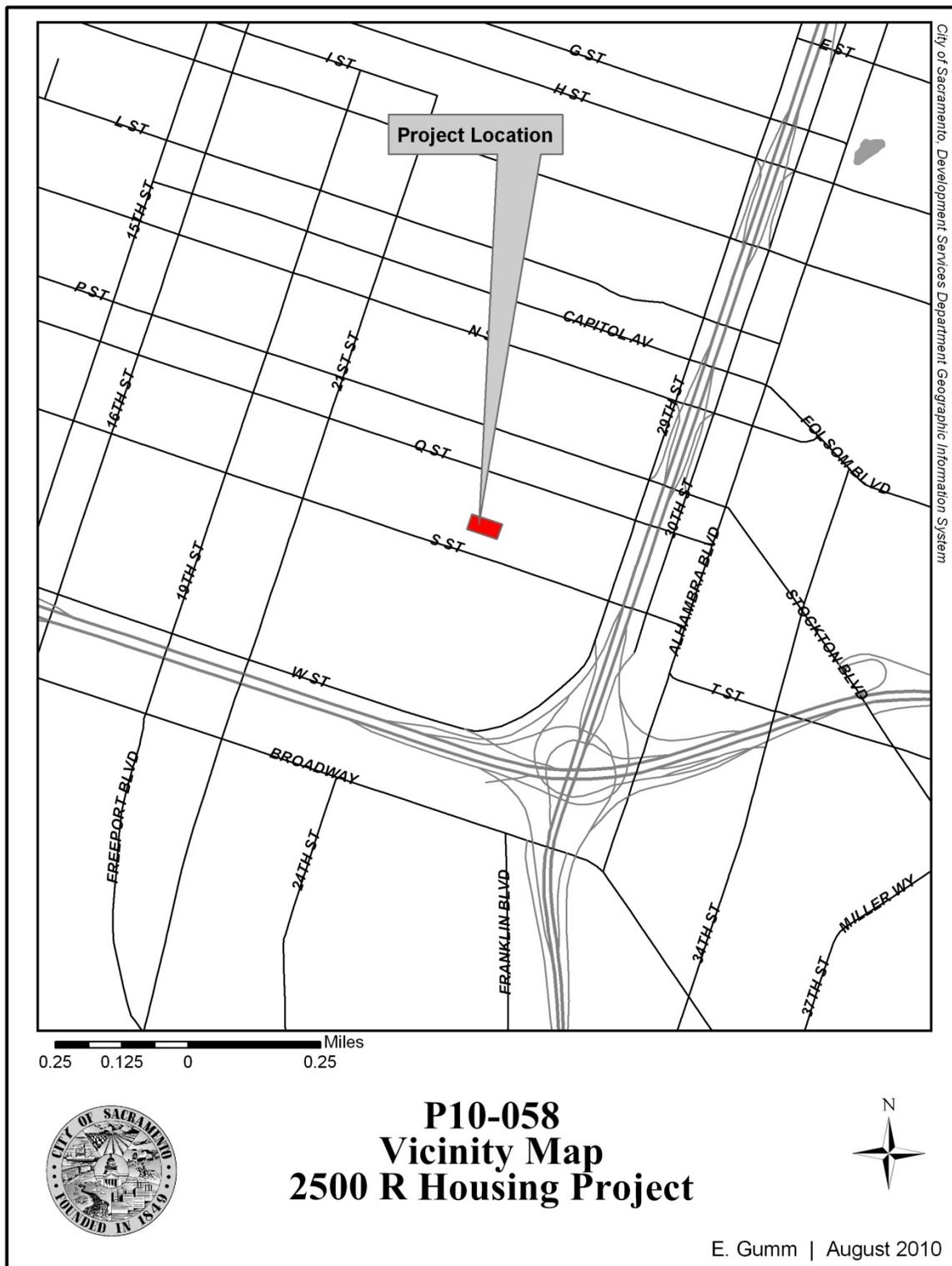
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Landscape Bevelton

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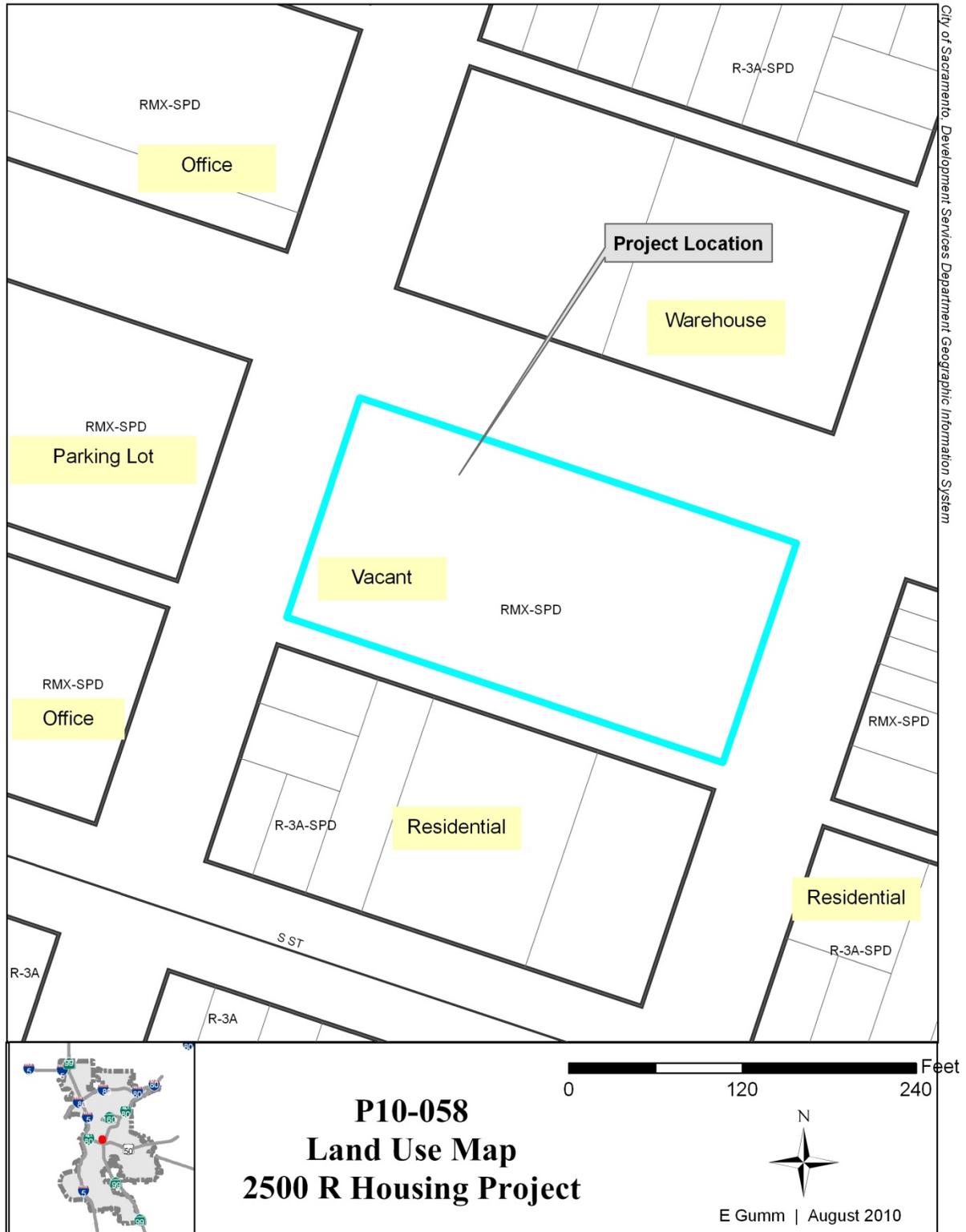
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| Composite Shingle Roofing | Fiber Cement Siding- Painted | | | | |
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|  ZETA CONSULTING 2500 Energy Future 2500 Folsom Street, Ste. 207 San Francisco, CA 94107 | Color Scheme Board 2500R Project 25th and R STREET | | | | project number 0910 scale date drawn by |

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|--|--|--|---|---|---|---|
| Composite Shingle Roofing | | Fiber Cement Siding- Painted | | | | |
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| Certaineed Mist White | | Fresh Grown | Olive Martini | Lemon Juice | Frosting Cream | Formal Grey |
|  | | | | | | |
|  ZETA CONSULTING 2500 Energy Future 2500 Folsom Street, Ste. 207 San Francisco, CA 94107 | | Color Scheme Board 2500R Project 25th and R STREET | | | project number 0910 scale date drawn by | |

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| Composite Shingle Roofing | Fiber Cement Siding- Painted | | | | | | | | | | | | |
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| Certainteed Charcoal Black | Bachelor Blue | Prim Blue | Sapphire Fog | Angel Feather | Bank Vault | | | | | | | | |
|  | | | | | | | | | | | | | |
|  ZETA Construction <small>2500 Energy Homes 242 Polkton Street, Ste. 201 San Francisco, CA 94102</small> | | Color Scheme Board 2500R Project 25th and R STREET | | <table border="1"> <tr><td>project number</td><td>0910</td></tr> <tr><td>scale</td><td></td></tr> <tr><td>date</td><td></td></tr> <tr><td>drawn by</td><td></td></tr> </table> | | project number | 0910 | scale | | date | | drawn by | |
| project number | 0910 | | | | | | | | | | | | |
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Attachment 3 Land Use and Zoning Map



2500 R Housing Project (P10-058)

January 13, 2010

Attachment 4 Comment Letter from Walk Sacramento



October 31, 2010

Elise Gumm, Associate Planner
City of Sacramento Planning Division
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

RE: 2500 R Housing Project (P10-058)

Dear Ms. Gumm:

WALKSacramento has reviewed the September 1, 2010 and October 26, 2010 routings for the 2500 R Housing project (P10-058). We appreciate the opportunity to submit the following comments.

The City of Sacramento - the "City of Trees", the "Walking Capital" - needs trees in both public and private spaces to improve air quality, reduce heating and cooling energy demands, and present an attractive and pleasant environment to pedestrians, bicyclists, and motorists.

The hot, sunny summers and autumns in Sacramento make it important to shade walking routes with deciduous trees. It's also important to have vegetated areas and permeable areas that provide additional cooling of the air near ground level. The private area of the 2500 R Housing project is a half-block parcel which will include the buildings, driveways, landscaping, and walkways. The public area associated with the project is the public right-of-way, which includes the sidewalks, roadways, and planters.

The public area should be fairly well shaded in the future; assuming canopy trees are planted at appropriate spacing along 25th Street, 26th Street, and R Street. The 10/22/10 drawings show the sidewalks on 25th Street and 26th Street as eight feet wide – two feet wider than on the 6/21/10 drawings. The wider sidewalk is a plus for pedestrians as it provides more room for movement, but it's at the expense of the landscaping areas between the sidewalk and portions of the houses. It also puts the building facades up against the sidewalk. The effective sidewalk width is about 6 ½' after subtracting the typical shy distance of 1 ½' feet.

The street planter centerlines will be only twelve to fourteen feet from the fronts of the three-story houses. Twenty feet from the planter centerlines to the buildings would allow for fairly natural tree growth. WALKSacramento recommends that the applicant

- 1. Increase the building setbacks to 6 feet behind the sidewalk to provide more room for tree canopy growth and small front yards.**

Attachment 4 Comment Letter from Walk Sacramento

Page 2 of 2

October 31, 2010

The private area doesn't appear as though it will be well shaded. Almost 80% of the project site is covered by buildings and driveways – the type of urban form that contributes to the urban heat island effect.

If the landscaped areas and walkways attain 50% shading, the project site would have a canopy cover of about 10%. The percentage of canopy cover for the project site plus the adjacent streets to the centerlines is about 25%. This is less than the average for downtown and east of downtown areas (30% and 34%, respectively¹).

The on-site tree canopy could be increased by providing additional room for trees along the private alleys or between the buildings. *WALK*Sacramento recommends that the applicant

2. Reduce the private alley widths and add shade trees, and
3. Increase the side-yard widths to allow for landscaping and tree plantings.

*WALK*Sacramento encourages people to walk and bicycle in their communities. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality and a stronger sense of cohesion and safety in local neighborhoods. *WALK*Sacramento reviews land-use development proposals and provides recommendations to create neighborhoods, schools, shopping centers, office buildings, streets, and parks more walkable, bikeable, and transit friendly.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me at (916) 446-9255 or cholm@walksacramento.org.

Sincerely,



Chris Holm
Project Analyst

*WALK*Sacramento
909 12th Street, Suite #122
Sacramento, CA 95814

¹ Hashem Akbari, L. Shea Rose, and Haider Taha, *Characterizing the Fabric of the Urban Environment: A Case Study of Sacramento, California*, <http://www.osti.gov/bridge/servlets/purl/764362-yvarUa/webviewable/764362.PDF> (accessed September 2010).



REPORT TO PLANNING COMMISSION City of Sacramento

5

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
January 13, 2010

To: Members of the Planning Commission

Subject **Clearwire on Palo Verde Avenue – PG&E (P10-072)**

A request to add three panel antennas, three microwave dishes, one GPS antenna, and an equipment cabinet on an existing PG&E lattice tower in the Standard Single Family Residential (R-1) zone.

- A. **Environmental Determination:** Categorical Exemption per CEQA Guidelines Section 15301;
- B. **Special Permit** to install three panel antennas three microwave dishes, one GPS antenna, and an equipment cabinet on an existing PG&E lattice tower.

Location/Council District

1418 Palo Verde Avenue, Sacramento
Assessor’s Parcel Number: 265-0140-006-0000
Council District 3

Recommendation

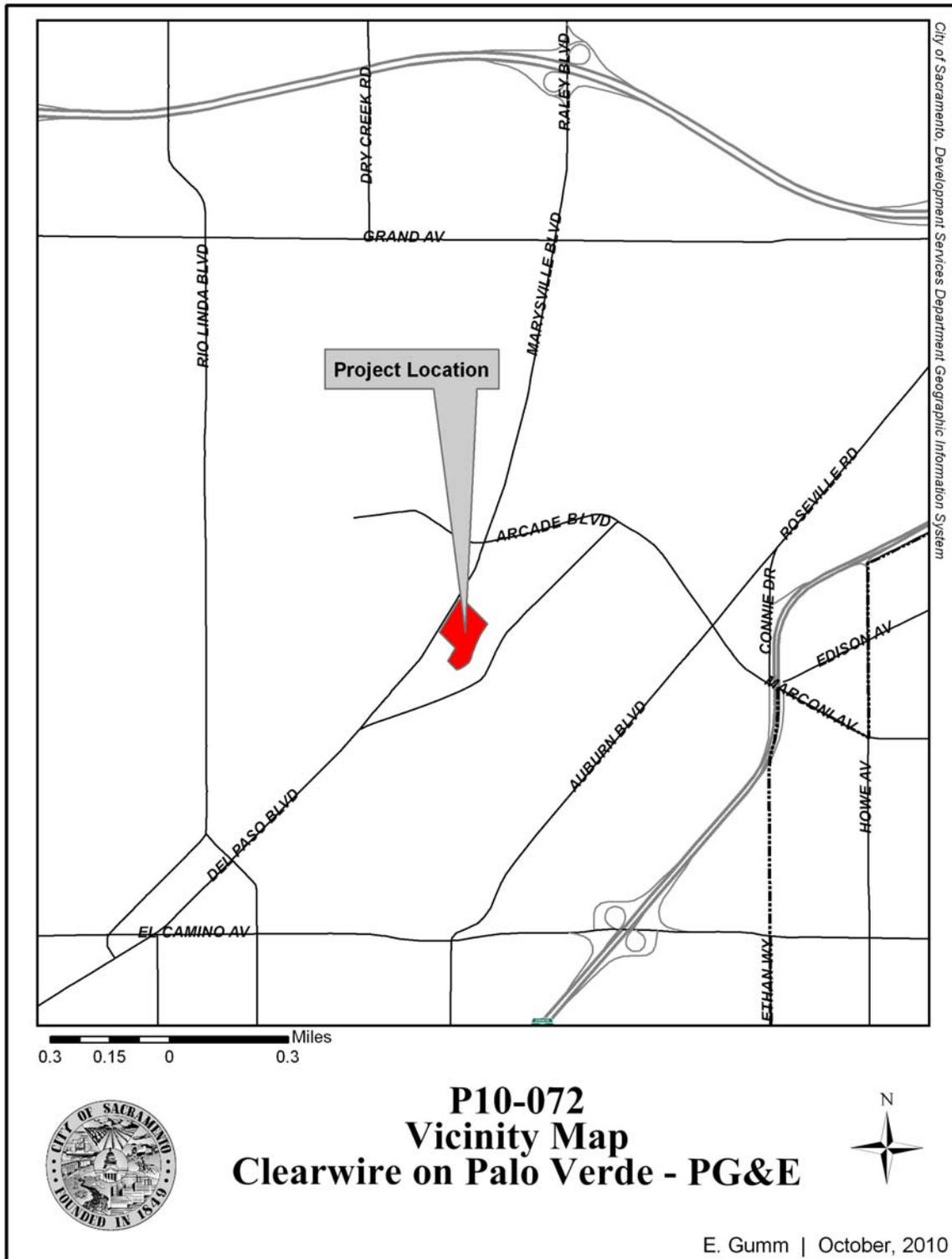
Staff recommends the Planning Commission approve the Special Permit request based on the findings and subject to the conditions listed in Attachment 1. The Planning Commission has final approval authority over items A-B above, and its decision is appealable to City Council. **Staff is not aware of any issues and the project is considered non-controversial.**

Staff Contact Elise Gumm, LEED AP, Associate Planner, (916) 808-1927;
Lindsey Alagozian, Senior Planner, (916) 808-2659

Applicant Bell & Associates, c/o: Gordon Bell, (530) 647-1932
4020 Sierra Springs Drive, Pollock Pines, CA 95726

Owner North Sacramento School District, c/o Jeff Dolye
3222 Winona Way, North Highland, CA 95660

Vicinity Map



Summary

The applicant is proposing to install three (3) panel antennas, up to three (3) parabolic antennas (microwave dishes), one GPS antenna, and an equipment cabinet on an existing PG&E transmission tower in the Standard Single Family Residential (R-1) zone. The existing tower height is approximately 69 feet. The proposed project will increase the existing tower by approximately twelve feet to an overall height of 81 feet. All related equipment, including cabinet and GPS antenna, will be constructed on a 10' x 10' concrete pad under the tower.

Staff notified all property owners within 1,000 feet of the site for this public hearing and received no opposition at the time of writing of this report. Staff finds that the proposal is consistent with the applicable policies of the General Plan and the City's Guidelines for Telecommunications Facilities.

| Table 1: Project Information | |
|-------------------------------------|---|
| General Plan designation: | Public/Quasi-Public |
| Existing zoning of site: | R-1 (Standard Single Family Residential zone) |
| Existing use of site | Hagginwood Elementary School |
| Property area: | 7.4± acres |

Background Information

The property currently consists of two PG&E towers and the complex for Hagginwood Elementary School. A special permit for a telecommunication facility to increase the existing PG&E tower (same tower) height by 10 feet and install six antennas was approved by the Planning Commission on September 13, 2001 (P01-062). However, no building permit was ever pulled for the antennas, so the special permit expired. The current proposal requires a new Special Permit.

Public/Neighborhood Outreach and Comments

The project application package was routed to the Hagginwood Community Association (HCA) and staff did not receive any comments. The Planning Commission meeting was noticed to all property owners within a 1,000 foot radius of the subject site. At the time of writing of this report, staff has received one call from a neighbor, who wants clarification for the project. Staff is not aware of any opposition to the project.

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 15301, Existing Facilities. The project consists of the minor alteration of an existing structure, involving no expansion of use beyond that existing.

The Telecommunications Act of 1996 includes provisions relating to the exclusive federal jurisdiction to regulate human exposure to RF emissions from certain

transmitting devices. In particular, Section 704 of the Act states that, “No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.” The facilities at issue would comply with federal regulations and thus fall within the above provision restricting the City’s authority to regulate on the basis of environmental effects of radio frequency emissions.

Policy Considerations

General Plan

The subject site is designated as Public/Quasi-Public on the 2030 General Plan Land Use and Urban Form Diagram. The proposal is located on the site of a school facility on an existing transmission tower and has been designed and conditioned so that it will have a minimal visual impact on the surrounding area. The proposal is consistent with the General Plan Policy which encourages cooperation with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the city (Policies U 7.1.1). The project will improve wireless network capacity and coverage for both residential and business customers in the area.

Guidelines for Telecommunications Facilities

The Guidelines for Telecommunication Facilities, adopted by the City Council on April 29, 1997, emphasize minimizing the visibility of new telecommunication facilities through construction and design techniques. The proposed antennas and associated equipment, collocating on an existing transmission tower, are consistent with the applicable policies as described in the Guidelines for Telecommunications Facilities. Key objectives for the City were outlined to maximize the number of “invisible” telecommunication facility sites. The proposed antennas located on top of an existing structure represent a preferred siting location as the new antennas do not require the construction of a new monopole.

Project Design

The applicant is proposing to utilize an existing transmission tower on the site of a school facility for purposes of installing telecommunication antennas. The project requires a Special Permit based on the fact that the proposed parabolic antennas (microwave dishes) are not considered to be exempt per the Zoning Code, Land Use Regulation (Section 17.24), footnote 58, and increasing the overall height by 12 feet requires a Planning Commission Special Permit. The project includes three panels and three parabolic antennas to be mounted at the new “top hat” that will be added to the top of the tower. As a result, the overall height of the tower will increase from 69 feet to 81 feet. The existing PG&E tower is approximately 125 feet away from the closest residential unit and is approximately 25 feet away from the edge of the school buildings. The antennas are conditioned to be painted with a non-reflective paint to match the existing PG&E tower, and the related equipment will be installed within the tower

footprint on a new concrete pad. Lighting at the equipment area is conditioned to be activated only when the facility is being serviced by the representative of Clearwire. Staff has no issues with the proposed antennas and the proposed height of the tower.

Land Use

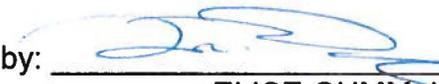
The City of Sacramento encourages the placement of wireless facilities with minimal visual impacts and provides guidelines for the design of wireless facilities. The current Zoning Code, Chapter 17.24, footnote 58, c, viii, allows panel antennas placed on transmission towers as a matter of right and they are exempted from planning entitlements if the proposal does not increase the existing structure 12 feet or more in height. However, the proposed parabolic antennas are not the exempted panel antennas and the overall height is increased by 12 feet; thus, the project requires a Special Permit, subject to Zoning Code, Chapter 17.24, footnote 58, d, v, (B). City staff encourages carriers to consider siting on existing infrastructure, such as transmission towers.

Even though the site is zoned Standard Single Family (R-1), it is currently not being used for residential purposes and the telecommunication facility will be collocated on the existing transmission tower. Thus, staff supports the proposed project based on its design, location, and its consistency with the City's Guidelines for Telecommunications Facilities. Collocation on an existing transmission tower is a preferred siting option. Staff is in support of the project because it is consistent with the General Plan Policy of promoting and supporting communications facilities within the City as well as the Guidelines for Telecommunication Facilities.

Access, Circulation and Parking

The applicant proposes to improve the access to the transmission tower for regular maintenance and repairs. A new 54 foot long by 12 foot wide driveway will connect the existing vehicle access from Marysville Boulevard to the transmission tower.

Respectfully submitted by:



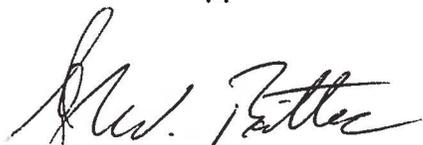
ELISE GUMM, LEED AP
Associate Planner

Approved by:



LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:



GREG BITTER, AICP
Principal Planner

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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 **15301, Existing Facilities** of the California Environmental Quality Act Guidelines as follows:

The project consists of the minor alteration of an existing structure, involving no expansion of use beyond that existing.

B. The **Special Permit to install three panels antennas, up to three parabolic antennas, one GPS antennas, and its related equipment to the top of an existing PG&E transmission tower, is approved subject to the following Findings of Fact:**

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The project will utilize an existing transmission tower;
 - b. The proposed telecommunication antennas, dish and equipment meet all development standards for the site including Title 17 zoning Code requirement and are consistent with the City's Guidelines for Telecommunication Facilities; and
 - c. The project will not adversely affect the surrounding land uses in that the visual impacts are nominal and the wireless network capabilities for North Sacramento are enhanced greatly.
2. The project, as conditioned, will not be detrimental to the public welfare, safety, or result in the creation of a public nuisance in that:
 - a. The antennas are proposed in a location that will not interfere with existing land uses or future uses on the subject parcel and the surrounding area; and
 - b. The proposed telecommunications equipment will be required to comply with building codes and safety standards in its construction through the building permit process.
3. The project is consistent with the General Plan Public/Quasi-Public Land Use Designation as well as the General plan Land Use and Utilities

policies. The project is also consistent with the telecommunication policy of siting telecommunication facilities on existing transmission towers.

Conditions of Approval

- B.** The **Special Permit** to install three panel antennas, up to three parabolic antennas, one GPS antennas, and its related equipment to the top of an existing PG&E transmission tower, is hereby approved subject to the following conditions of approval:

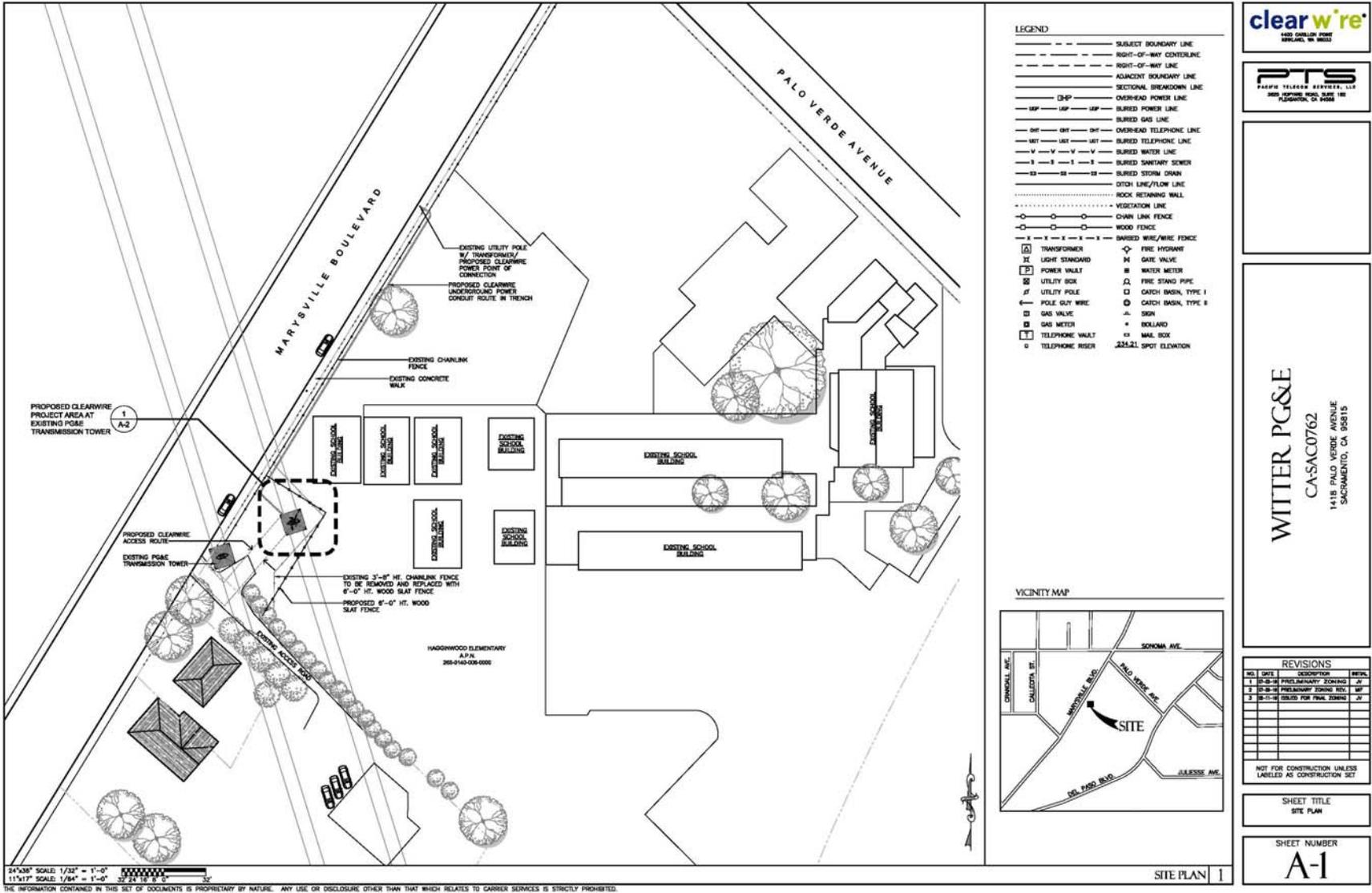
PLANNING

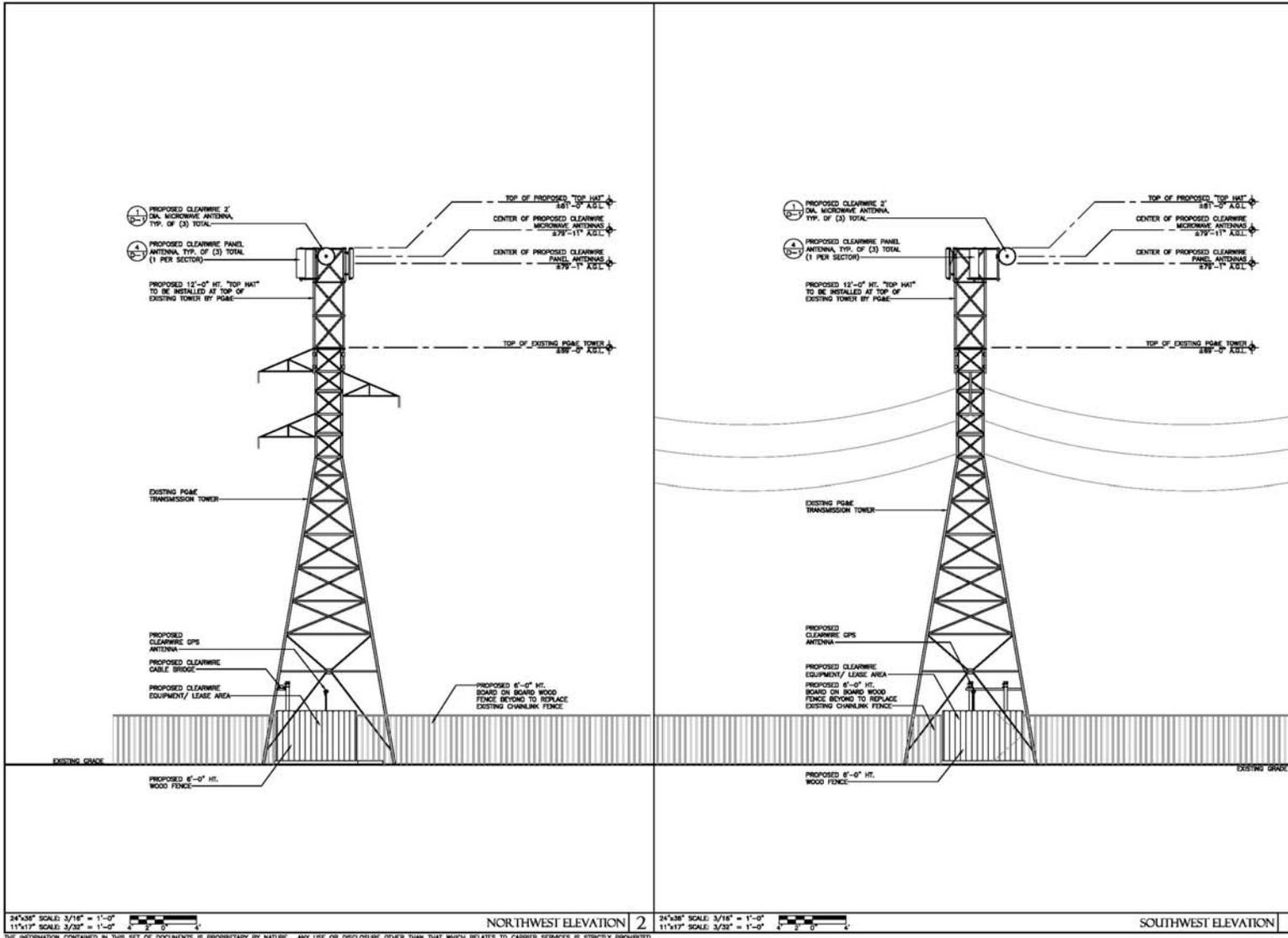
- B1. The applicant shall obtain all necessary building permits prior to commencing construction.
- B2. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.
- B3. Size and location of antennas shall conform to the approved plans as shown on the attached exhibits and as conditioned to revise. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits. A total of six telecommunications antennas (three panel antennas and three microwave dishes) and one GPS antennas are approved.
- B4. The applicant shall use non-reflective paint and materials to match the transmission tower at the point of attachment and connection points on all sides and on all equipment, cables, connections, panels and any other appurtenance.
- B5. Should the operation of this telecommunications facility be discontinued, the applicant(s) shall remove of all equipment, including, but not limited to the: top hat array, antennas, equipment and cabinet(s), cable(s) and conduit, concrete pad(s), foundation, telephone and power lines to the facility, access gates, and fencing materials, within six (6) months of the cessation of facility operations.
- B6. All cable runs shall be in weather-proof conduit or shall run underground;
- B7. No telecommunications equipment shall be visible above the proposed wood fencing except the GPS antenna.
- B8. Proposed new 6 foot tall wood fence shall be constructed around the perimeter of the lease area as shown on the attached exhibits. The fence and gate(s) shall be maintained in a graffiti free and sound structural condition for the duration of the operation of the facility.
- B9. No barbed, razor, or other prohibited wire material shall be used in or on this site.

- B10. All graffiti and trash/garbage shall be removed in a timely manner.
- B11. Lighting shall affect only the lease area and the light standard shall not exceed 15 feet in height, shall be vandal resistant and shall be shielded from the adjacent properties and roadways so as not to create glare for the adjacent properties. The lighting shall also reflect away from City streets. A maximum lighting of 1.5 foot-candles per square foot of lease area is allowed for the site.

ADVISORY NOTES

- B12. The applicant should ensure that they have the rights to access the antennas and equipment cabinets for continuous maintenance through their lease agreement with the property owners.
- B13. Applicant shall provide the gate with a minimum 4' wide access and an approved Knox Padlock.
- B14. A signed copy of the Affidavit of Zoning Code Development Standards and each of the pages of this Record of Decision shall be scanned and inserted as a general sheet(s) in the plan set for any building permit submittal associated with this project.





WITTER PG&E
 CA-SAC0762
 1418 PALO VERDE AVENUE
 SACRAMENTO, CA 95815

| REVISIONS | | | |
|-----------|----------|--------------------------|----------|
| NO. | DATE | DESCRIPTION | INITIALS |
| 1 | 10-28-10 | PRELIMINARY DESIGN | JY |
| 2 | 10-29-10 | PRELIMINARY DESIGN | MF |
| 3 | 10-11-10 | REVISED FOR FINAL DESIGN | JY |
| | | | |
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| | | | |
| | | | |
| | | | |

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
 ELEVATIONS

SHEET NUMBER
A-3

Photosimulation of view looking south from Marysville Blvd, just south of Palo Verde Ave.



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Photosimulation of view looking northwest from Del Paso Blvd, underneath the utility corridor.

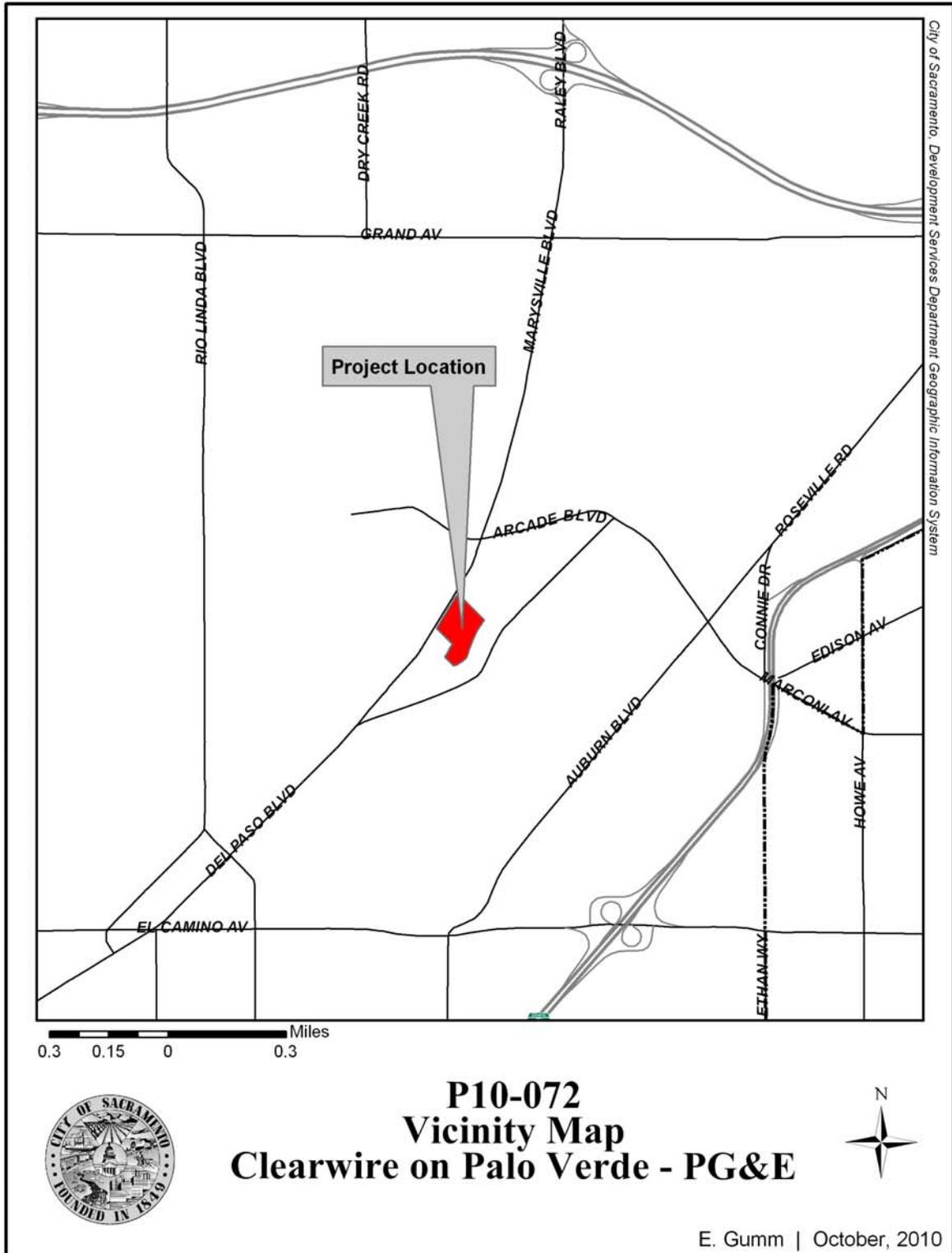


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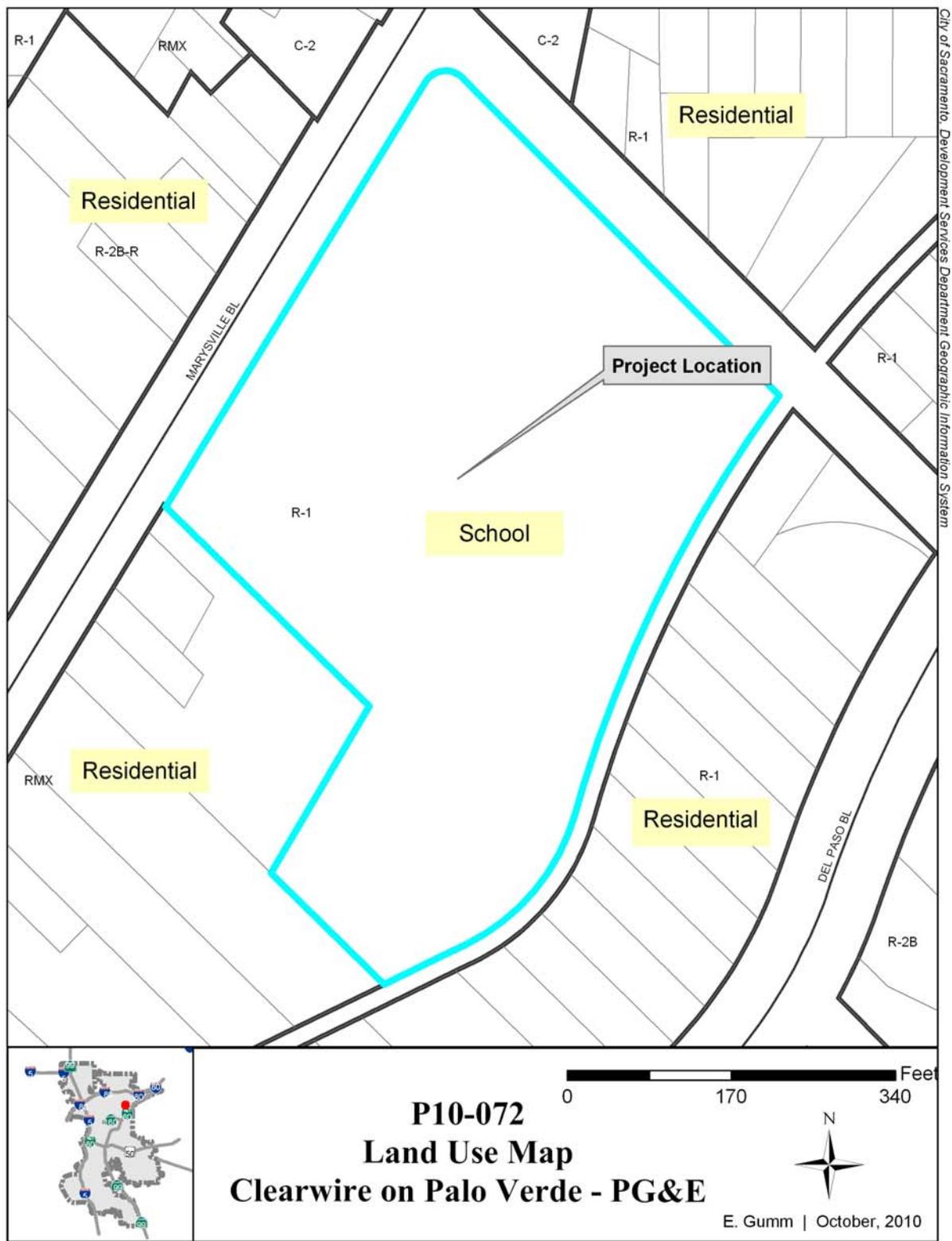
Photosimulation of view looking southwest from Palo Verde Avenue, at Hagginwood Elementary School.



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Attachment 3 Land Use and Zoning Map



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