

Vicinity Map



Summary

The applicant is requesting to subdivide three parcels into nine parcels and construct nine detached Single Family Residential units on approximately 0.373 acres in the General Commercial (C-2) zone within the Poverty Ridge Historic District. The applicant is requesting a Tentative Map to subdivide three parcels into parcels, a Special Permit for alternative ownership housing development, and Preservation Review. There will be four units with access from S Street via a private driveway and five units with garage access from the public alley. All units have one-car or two-car garages. All buildings are designed in the craftsman style that is compatible with the adjacent older existing buildings.

The project is located in the Poverty Ridge Historic District and is subject to Preservation Review. Thus, the project is required to have Preservation Director approval for the architectural design of the buildings. The project was approved by the Preservation Director on January 26, 2011. There were no neighbors at the hearing or opposed to the project design. The Preservation Director approved the project design subject to the Certificate of Appropriateness, which is attached to this report (see Attachment 4). Staff supports the project because it is consistent with the applicable policies of the General Plan and meets the Preservation Development Standards for infill new construction.

Table 1: Project Information
General Plan designation: Urban Corridor Low (20-110 du/na)
Existing zoning of site: General Commercial (C-2) zone
Existing use of site: Vacant
Property dimensions/area: 0.373± acres; irregular
Building square footage: 13,320 ± square feet
Proposed Density: 24± du/na; 0.82 FAR
Building height: 29'± to highest plate line, 34'-8"± to top of highest pitch.

Background Information

The property owner has owned Parcels 010-0026-001, 004, 005, & 006 for many years. There was a 900 square foot house on Parcel 005 and an 800 square foot house on Parcel 006. Parcel 001 and 004 have always been vacant. In 2006, the property owner moved the 900 square foot historic house on Parcel 005 to Parcel 004 (PB06-035), and that property (Parcel 004) was sold. In 2009, the 800 square foot house on Parcel 006 was demolished (IR09-385). The applicant submitted the proposed project on September 20, 2010 for 9 detached single family homes on the vacant 3 parcels.

Public/Neighborhood Outreach and Comments

Staff routed the application package to Sacramento Housing Alliance, Walk Sacramento, Newton Booth Neighborhoods Association (NBNA), and Midtown Neighborhood Association (formerly Winn Park) on October 12, 2010. Staff also mailed

hearing notices to all property owners within the 500 foot radius for the Preservation Director public hearing on January 26, 2011 and the Planning Commission public hearing on February 10, 2011. In addition, the applicant contacted adjacent property owners during the initial planning phase, and has received general support for the project. Staff received two phone calls from neighbors asked for the details of the project design. Staff is not aware of any opposition comments from any neighborhood associations and property owners at the time of writing the staff report. Project design was approved at the public hearing on January 26, 2011 by the Preservation Director.

Staff received a phone call and letter from an adjacent property owner testifying that he recalls a headstone being located on the property several years ago that may have marked a gravesite. The former tenant of the property took the headstone with them when they moved. There has been no independent verification a gravesite exists on this property. Staff has placed a condition of approval on the Special Permit (Condition C1), requiring that, in the event of discovery or recognition of any human remains during the course of construction, steps shall be taken to contact the County Coroner's office to determine if an investigation is warranted.

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 is consistent with the general plan designation, policies, and zoning, occurs within city limits on a project site that is no more than five acres substantially surrounded by urban uses, would not result in any significant effects to traffic, noise, air, or water, can be adequately served by utilities and public services, and the site has no value for habitat. There are heritage trees on the site that will be removed, but these will be replaced as approved by the City's Urban Forest Services.

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 includes street corridors that have multistory structures and more-intense uses at major intersections, lower-intensity uses adjacent to neighborhoods, and access to transit service throughout. Building heights should be generally ranging from two to six stories. The project is designed with moderate density adjacent to residential neighborhoods as well as in proximity to light rail stations and major bus lines. The proposed building heights (2 & 3-story) and other characteristics, such as building orientation, access, parking, and streetscape, are consistent with the applicable policies of the 2030 General Plan.

General Plan

The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element. This proposed project is consistent with the 2030

General Plan Urban Form 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 General Commercial (C-2) within the Poverty Ridge Historic District. Alternative ownership residential development is permitted in the C-2 zone with the approval of a Planning Commission Special Permit. The applicant proposes to develop nine alternative ownership detached single family houses, and it is consistent with the residential land use policies and density requirements of the General Plan and the Zoning Code. The General Plan Designation for the project site is Urban Corridor Low, and the minimum density requirement is 20 du/na. The maximum density of C-2 zone is 36 du/na. The density of the proposed project is 24± du/na, which is within the density requirement.

Tentative Map Design

The applicant is proposing to subdivide three (3) parcels of approximately 0.373 acre into 9 parcels. Each lot will accommodate in one, detached single family residential unit and adequate yard areas. Lots range from approximately 1,361 square feet to 2,303 square feet in size.

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

Lot No.:	Lot Size:	Lot Dimensions:	Description:
1	0.043± acre (1,892± square feet)	40.25' x 47'±	Rectangular
2	0.031± acre (1,361± square feet)	40.25' x 33.8'±	Rectangular – Accessing Alley
3 & 5	0.033± acre (1,475± square feet)	27.07' x 54.5'±	Rectangular – Accessing Alley
4	0.033± acre (1,455± square feet)	26.67' x 54.5'±	Rectangular – Accessing Alley
6 & 7	0.046± acre (2,000± square feet)	40.40' x 49.50'±	Rectangular – Accessing Driveway Court
8 & 9	0.053± acre (2,303± square feet)	40.40' x 57.02'±	Rectangular

All proposed lots are reviewed as interior lots to determine setbacks, 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 two public street frontages plus public alley at the south. The current configuration provides adequate density for detached single family units to meet the requirements of the General Plan Designation, utilizes the alley access for vehicles, and provides “eye on the street” by creating the building orientation facing public streets and alleys.

Vehicular Circulation: The project site is located on S Street and 20th Street. Every proposed new parcel is able to access to public streets, public alley, or its private driveway court. The project requires only one driveway curb cut, which meets the Urban Form Guidelines and the policies of the 2030 General Plan under the Section of Corridors.

Pedestrian Circulation: Curb, gutter, and sidewalks currently exist on S and 20th Streets. 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 driveway 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. Two heritage trees were identified at the middle of the subject site, and the applicant proposes to remove them and replace them with new trees to accommodate the building orientation and lot configuration. The proposed tree removal was supported by City’s arborist and removal permits for the heritage trees are required.

Subdivision Review Committee Recommendation:

On January 19, 2011, 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 S Street, is facing to a newly built residential mixed use building, adjacent to traditional detached residential units, and in proximity to existing light rail stations and retail stores. The proposed site design is consistent with urban form guidelines under the 2030 General Plan. The site is adjacent to the R Street Corridor Special Planning District and is surrounded by small commercial uses and mixed types of residential units.

The proposed units range from approximately 1,270 square feet to 1,564 square feet in size and are two-story in height with single-car garages, except Plan C, which is three-story in height with two-car garages. All proposed units are fronting public streets/Alley

or the private driveway. Garages of five units (Plan C D & E) access through the alley and four units (Plan A & B) access through the private driveway. Each unit has its own front and rear yard areas. The units will be designed with cement fabric 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 Poverty Ridge Historic District. The project was approved by Preservation Director on January 26, 2011. The project is supported by Preservation Director and meets the Historic Preservation Guidelines for New Construction within a Historic District.

The proposed residential units are alternative ownership housing, which are detached single family residential units on smaller lots and are permitted subject to a Special Permit. Through the review of the Special Permit application, staff reviews the proposed setbacks and lot coverage by comparing the development standards set for the Standard Single Family Homes. The project generally meets the development standards for Standard Single Family Residential units and the proposed setbacks and lot coverage is adequate and will not be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

Proposed setbacks, lot coverage, and height for individual lots are also adequate for small lot alternative ownership housing products. Private access easements will be placed on some of the lots so they can share a common driveway and walkway. 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.

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

	Required under C-2	Proposed
Front Yard Setback	Average of adjacent lots	Average of adjacent lots
Interior Setbacks	3'	3'
Rear Yard Setbacks	15'	1' - 6'
Alley Setback	5'	6'
Lot Coverage / FAR	Min: 0.30 & Max: 6.00	0.82 FAR
Height	35' max.	30'

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 adequate private open space for residents and the project generally meets 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.

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:** Categorical Exemption pursuant to CEQA Section 15332, Infill Development

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 (Infill) of the California Environmental Quality Act Guidelines as follows:

- a. The project complies with all applicable policies of the General Plan, as well as with the applicable zoning regulations;
- b. The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses;
- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

B. Tentative Map to subdivide three parcels into 9 parcels for 9 detached single family residential units 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 9 detached single family residential units in the General Commercial (C-2) 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 complies with the objective of the General Plan or Specific Plan for the area to which it is located in that:
 - a The project will redevelop an underutilized, infill property located at a key commercial transportation corridor, and:
 - b The project will locate residential uses to take full advantage of the proximity to the transit stations and downtown employment center;
 - c The project respects the scale and character of the adjacent neighborhood through attention to views, building scale and orientation, and proximity to adjacent uses;

Conditions of Approval

- B. Tentative Map** to subdivide three parcels into 9 parcels for 9 detached single family residential units 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 (P10-069). 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 6, 7, 8 and 9, at no cost, at the time of sale or other conveyance of either parcel;
- B4. The applicant shall dedicate a reciprocal pedestrian easement between parcels 4 and 5 to accommodate a planned walkway. The easement shall be a minimum of 4-feet wide;
- B5. Show all continuing and proposed/required easements on the Final Map;

Department of Transportation: Streets

- B6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the 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 20th and S streets per City standards and to the satisfaction of the Department of Transportation;
- B7. Design private drives to meet the City standards regarding structural section. Private drives shall be inspected to the satisfaction of the Department of Transportation;
- B8. Provide a standard driveway at the entrance to the private drive;
- B9. The applicant shall repair/reconstruct and deteriorated portions of the existing alley per City standards (in Concrete) and to the satisfaction of the Department of Transportation. The limit of work shall be from the parcels property line to 20th street. This shall include the entrance to the alley from 20th Street to be ADA-compliant;
- B10. The applicant shall be responsible for the repair/reconstruction of the existing ADA ramps at the SE corner of 20th and S streets (If non-ADA compliant);

- B11. 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;

PUBLIC/PRIVATE UTILITIES

- B12. Dedicate Lot 3-9 as public utility easement for underground facilities and appurtenances except for those areas where buildings are located;

CITY UTILITIES

- B13. 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;
- B14. 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;
- B15. 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;
- B16. Based on the Fire Departments requirements, the applicant may be required to extend a public water main in S Street. The design and construction of the water main shall be to the satisfaction of the Department of Utilities;
- B17. 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 9 ESD's. The Combined Sewer System fee is estimated to be \$1,019.43 plus any increases to the fee due to inflation;

PPDS: PARKS

- B18. **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);
- B19. **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 Diane Morrison, 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.);

FIRE

- B20. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105. *Applicant will be required to install a hydrant at the southeast corner of 20th Street and S Street;*
- B21. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access;

MISCELLANEOUS

- B22. A private maintenance agreement with CC&R's shall be reviewed and approved by the City (prior to the recordation of the map). The private maintenance agreement shall ensure maintenance of all private drives, common lights, common sewers, common landscaping, common areas and walkways and shall be recorded at the time of sale or other conveyance of each parcel;

ADVISORY NOTES:

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

- B23. 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)

- B24. 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; (DOU)
- B25. Developing this property will require the payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information; (SASD)
- B26. 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 \$40,230. This is based on nine single family 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 \$21,717. This is based on nine single family 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 9 detached single family residential units in the General Commercial (C-2) zone is **approved** subject to the following Conditions of Approval:

PLANNING

- C1. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:
1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- a. The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
- b. If the coroner determines the remains to be Native American:
 - I. The coroner shall contact the Native American Heritage Commission within 24 hours.
 - II. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
 - III. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or
2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
 - a. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
 - b. The descendant identified fails to make a recommendation; or
 - c. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.
- C2. The project shall be constructed in conformance with the approved revised plans included as Exhibits A-I. 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.
- C3. 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.

- C4. 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.
- C5. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- C6. Each building address number shall be illuminated.
- C7. Decorative raised panel with glass roll-up doors shall be provided for all garages as shown on the revised plans.
- C8. Front landscaping and automatic irrigation systems shall be provided on each lot.
- C9. Applicant/owner shall obtain all necessary building permits prior to construction.
- C10. Development of this site shall be in compliance with the conditions of approval on the Tentative Map (P10-069).
- C11. Development of this project shall be in compliance with all Certificate of Appropriateness by Preservation Director (P10-069).

DEVELOPMENT ENGINEERING

- C12. 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 20th and S streets per City standards and to the satisfaction of the Department of Transportation;
- C13. Design private drives to meet the City standards regarding structural section. Private drives shall be inspected to the satisfaction of the Department of Transportation;
- C14. Provide a standard driveway at the entrance to the private drive;
- C15. The applicant shall repair/reconstruct and deteriorated portions of the existing alley per City standards (in Concrete) and to the satisfaction of the Department of Transportation. The limit of work shall be from the parcels property line to 20th

- street. This shall include the entrance to the alley from 20th Street to be ADA-compliant;
- C16. The applicant shall be responsible for the repair/reconstruction of the existing ADA ramps at the SE corner of 20th and S streets (If non-ADA compliant);
- C17. 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;
- C18. A private maintenance agreement with CC&R's shall be reviewed and approved by the City (prior to the recordation of the map). The private maintenance agreement shall ensure maintenance of all private drives, common lights, common sewers, common landscaping, common areas and walkways and shall be recorded at the time of sale or other conveyance of each parcel;
- C19. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits;
- C20. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation. All access to garages off the alley shall be off-set by a minimum distance of 6-feet;

DEPARTMENT OF UTILITIES

- C21. 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.
- 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. 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.
- C26. Based on the Fire Departments requirements, the applicant may be required to extend a public water main in S Street. The design and construction of the water main shall be to the satisfaction of the Department of Utilities.
- C27. 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 9 ESD's. The Combined Sewer System fee is estimated to be \$1,019.43 plus any increases to the fee due to inflation.

FIRE

- C28. 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.
- C29. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- C30. 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)
- C31. 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.

SOLID WASTE DIVISION

- C32. Project shall meet the requirements outlined in Sacramento City Code Chapter 17.72.
- C33. Single family homes shall 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.).
- C34. Cans shall be placed for collection along the street or alley which the driveway for that home faces. In other words, if the garage or driveway faces 20th Street, the cans shall be placed there; if facing the alley, in that alleyway; if facing S Street, then along S Street. Generally, whichever is closest to the home.

ADVISORY NOTES

- C35. 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.
- C36. 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.
- C37. 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.
- C38. 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.
- C39. 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.
- C40. Applicant proposes removal of two onsite heritage trees and shall obtain a heritage tree removal permit prior to commencement of construction activity.
- C41. Offsite tree protection shall be required along S Street during construction.

- C42. Applicant shall replant trees on site per UFS review to mitigate proposed heritage tree removal.
- C43. Applicant shall submit complete revised landscape plans for UFS to review.
- C44. Landscape plans shall provide tree canopy values consistent with the City General Plan. Adequate planter and canopy space for onsite tree planting shall be required.
- C45. Applicant shall schedule hearing to determine the permit status for the proposed removal of heritage trees, (one 13.6" DBH valley oak and one 16.5" DBH blue oak along the east property line of 2012 S Street).
- C46. Each tree north of the project site in the park strip shall be protected by a 6' high 7' x 10' chain link fence enclosure prior to any construction activity.
- C47. Applicant/contractor shall hand dig a 14" to 16" deep exploratory trench along proposed edges of the new driveway across the existing park strip on S Street. No roots greater than 2" in diameter shall be cut prior to a UFS inspection, which can be scheduled by calling the City 311 information center.
- C48. Applicant shall submit a pruning permit application prior to cutting any roots greater than 2" in diameter along S Street.
- C49. All trees shall be irrigated on a non-turf station by a minimum of two pop-up heads 40" to 50" from center trunk line. Other irrigation designs may be approved pending review of the City Landscape Architecture department and the Urban Forest Services Division. Further comments pending submittal of a complete landscape plan.
- C50. All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".
- C51. Design plan to show no groundcover, turf or shrubs planted within 4' of tree trunks.

SURVEY NOTES

- 1) A PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY, ESCROW NO. 10-401813-38, DATED MAY 28, 2010 WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE PORTION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISH THE ACTUAL BOUNDARY.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF MAPPING INFORMATION. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETION OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTION EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.

LEGEND

- MANHOLE
- DRINK INLET
- WATER LINE
- SEWER LINE
- FIRE HYDRANT
- POST HO. VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- CONCRETE CURB
- SPOT ELEVATION
- SIGNAL LIGHT
- PARKING LIGHT
- U.G. TELEPHONE LINE
- U.G. ELECTRIC LINE
- FULL BOX
- UTILITY POLE
- GAS METER
- ELECTRICAL BOX
- OVER HEAD WIRE
- UTILITY POLE W/GUT
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- SLOPE BANK
- CONCRETE
- WALL
- TRANSFORMER
- TREE



VICINITY MAP (NO SCALE)

EXISTING LEGAL DESCRIPTION:

LOT 2 AND SOUTHERLY 1/4 OF LOT 1 IN THE BLOCK BOUNDED BY 'S' AND 'T' STREETS AND 20TH AND 21ST STREETS, ACCORDING TO THE OFFICIAL PLAT OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA.

- APN:** 010-0026-001, 005 and 008
- OWNER:** DMCD PROPS LLC
8841 SENIOR COURT
FAIR OAKS, CA 95628
TEL: (916) 808-9143
FAX: (916) 458-8257
EMAIL: vlocem@dmcdonaldphos.com
- APPLICANT/ DEVELOPER:** JOHN B. HANSFIELD
C/O-KEUSSER AND HANSFIELD LLC
2400 SIERRA BLVD., #68
SACRAMENTO, CA 95835
TEL: (916) 591-8235
FAX: N/A
EMAIL: jhanscon@aol.com
- ENGINEER:** JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95814
TEL: (916) 441-8708
FAX: (916) 441-5336
CONTACT: FRANK N. WALGER, P.E., L.S.
EMAIL: frank.walger@jtsengineering.com

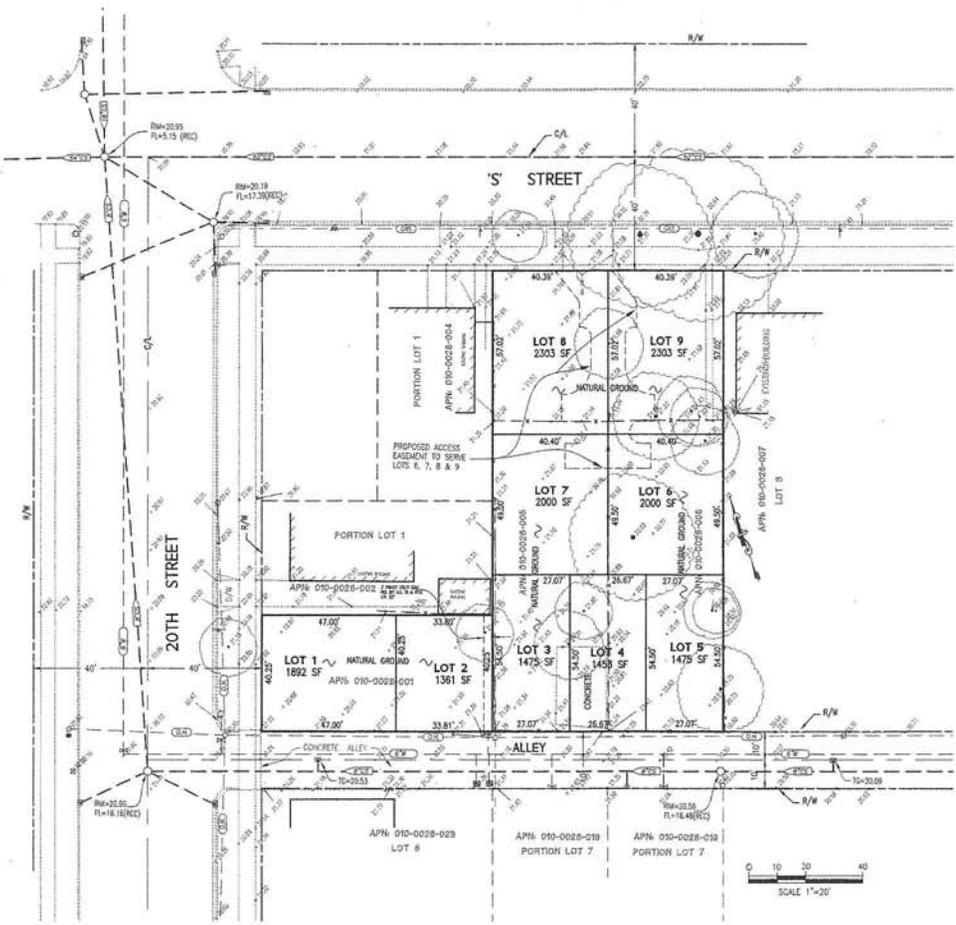
- PROJECT ADDRESS:** 1915 20TH ST and 2010, 2012 'S' ST
SACRAMENTO, CA 95826
- | | EXISTING | PROPOSED |
|-------------------------|--------------------|-------------------------------------|
| ZONING: | C-2 | NO CHANGE |
| USE: | VACANT | 9 LOTS FOR SINGLE FAMILY RESIDENCES |
| PARCELS: | 3 | 9 |
| AREA: (NET) | 0.373 SAC | AS SHOWN ON MAP |
| SCHOOL DISTRICT: | SACRAMENTO UNIFIED | |

- REQUEST:**
- 1) TENTATIVE SUBDIVISION MAP TO SUBDIVIDE THE EXISTING THREE PARCELS INTO NINE RESIDENTIAL LOTS.
 - 2) SUBDIVISION MODIFICATION AND
 - 3) SPECIAL PERMIT FOR ALTERNATIVE HOUSING TO ALLOW DEVELOPMENT AS SHOWN ON THIS MAP.

REVISED

NOTES:

- 1) ALL ONSITE TREES WILL BE REMOVED AND MITIGATED. PUBLIC STREET TREES TO REMAIN AND BE PROTECTED.
- 2) PRIVATE VEHICULAR ACCESS EASEMENTS WILL BE PROVIDED OVER LOTS 3 AND 9 IN FAVOR OF LOTS 6 AND 7.
- 3) PRIVATE PEDESTRIAN ACCESS EASEMENTS WILL BE PROVIDED OVER LOTS 3, 7, 8 AND 9 IN FAVOR OF LOTS 3, 4 AND 8.
- 4) UTILITY EASEMENTS WILL BE PROVIDED BETWEEN LOTS 3, 4, 5, 6, 7, 8 AND 9.



BENCHMARK ELEV. 23.130 FT.
CITY B.M. #27-ESD
HELI MOUNT TOWER LIGHT BASE
SOUTHWEST CORNER OF 21ST AND S STREETS

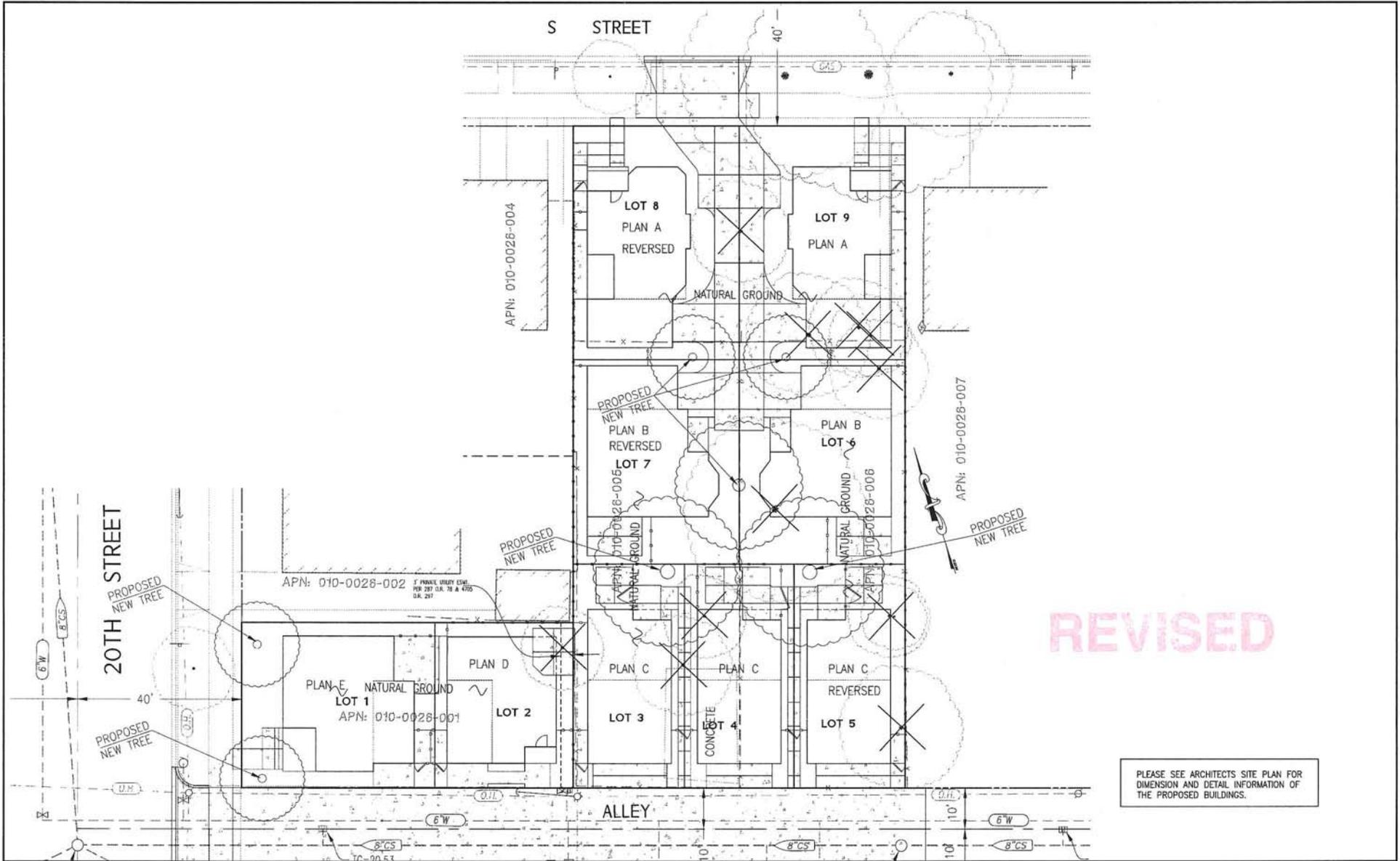
JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95814 (916) 441-8708

DESIGNED: N/A
DRAWN: Amis
CHECKED: FNW
SUBMITTED: FRANK N. WALGER
SCALE: 1"=20'
RCE: 35635

NO	DATE	REVISION	APPROVAL	BY
1	12/14/10	REVISED LOT SIZE AND EASEMENT PER CITY REVIEW		FNW

TENTATIVE SUBDIVISION MAP
CRAFTSMEN AT S AND 20TH
1915 20TH ST and 2010, 2012 'S' ST
CITY OF SACRAMENTO APN: 010-0026-001, 005 and 008

DATE: 9/14/10
SHEET 1 OF 1



REVISED

PLEASE SEE ARCHITECTS SITE PLAN FOR DIMENSION AND DETAIL INFORMATION OF THE PROPOSED BUILDINGS.

BENCHMARK ELEV. _____
FIELD BOOK NO. _____ PG. _____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95814 (916) 441-6708

DESIGNED: _____
DRAWN: _____
CHECKED: FWW
SUBMITTED: FRANK N. BAUER RCE: 35635

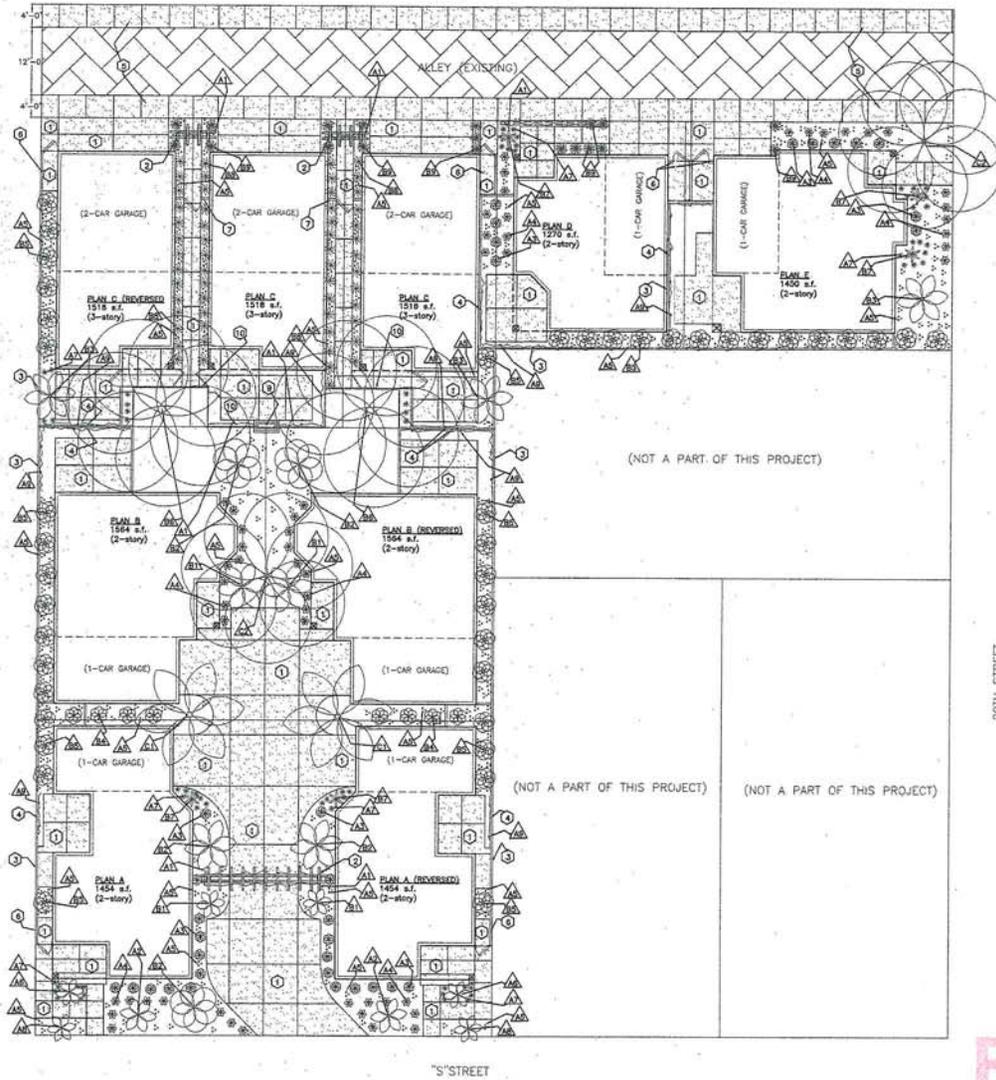
SCALE: **1"=10'**

NO.	DESCRIPTION	DATE	APPROVAL BY	DATE
1	12/14/2010 REVISED PER CITY REVIEW	12/14/2010	FWW	

CIVIL SITE PLAN
CRAFTSMEN AT S AND 20TH
1915 20TH ST and 2010, 2012 'S' ST
CITY OF SACRAMENTO APN: 010-0026-001, 005 and 006

DATE: 2/20/11
SHEET 1 OF 1

CALIFORNIA JOB NO: 2010-045



- PRELIMINARY HARDSCAPE NOTES
- COLOR CONCRETE PAVING AND DRIVEWAYS WITH SALT FINISH AND DEEP GROOVE EXPANSION JOINTS. THE FINISH IS TO BE CONSTRUCTED OF 4" MIN. THICKNESS OF POURED CONCRETE OVER 4" MIN. THICKNESS OF COMPACTED GRAVEL WITH EXHIBIT D WITH BRICKWORK CONSTRUCTED OF 4" MIN. THICKNESS OF POURED CONCRETE OVER 4" MIN. THICKNESS OF COMPACTED GRAVEL WITH EXHIBIT D WITH BRICKWORK.
 - ARBOR OF WOOD OR PVC STAINED OR PAINTED THE BUILDING COLOR.
 - 6"-0" HIGH WOOD FENCE STAINED OR PAINTED THE BUILDING COLOR. THE FENCE IS TO PRESSURE-TREATED WOOD POSTS WITH 2X4 RAILS FACED WITH THE BUILDING SIDING AND CAPPED WITH A 2X2.
 - OPTION MOUNTED TO THE FENCE WALL TOWERS/POSTS PROVIDE A 110 ELECTRICAL JUNCTION BOX WITH SWITCH AND GFI.
 - ALLEY WAY IS TO HAVE 4"-0" WIDE WALKS ON BOTH SIDES OF THE ALLEY OF COLOR CONCRETE WITH SALT FINISH AND DEEP GROOVE EXPANSION JOINTS. THE DRIVEWAY BETWEEN THE WALKS IS TO BE EITHER STAMPED COLORED CONCRETE OR PAVES. THE ALLEY CONCRETE IS TO BE CONSTRUCTED OF 4" MIN. THICKNESS OVER 4" MIN. THICKNESS OF COMPACTED GRAVEL WITH EXHIBIT D WITH BRICKWORK.
 - WOOD FENCE WITH GATE TO ENCLOSE THE GARAGE AREAS. THE FENCE/GATE IS TO BE CONSTRUCTED OF 40M PRESSURE TREATED WOOD POSTS WITH 2X4 RAILS FACED WITH SIDING THAT MATCHES THE BUILDING SIDING AND CAPPED WITH A 2X2. FENCE/GATES ARE TO BE STAINED OR PAINTED THE BUILDING COLOR.
 - FENCE WITH DECORATIVE GATE TO ENCLOSE THE SIDE YARD ENTRANCES. SEE NOTE #4.
 - DECORATIVE SCREEN OF WOOD OR PVC STAINED OR PAINTED THE BUILDING COLOR.
 - DRS 55-9012 "VINOXEN" GAS LOG WITH VENT IN BACK - PROVIDE A GAS LINE FOR THE GAS LOG.
 - 1/2" X 1/2" IRON LATTICE SCREEN - POTTERY WORLD.
- PRELIMINARY PLANTING NOTES
- POTATO VINE (*Solanum elaeagnifolium*)
 - CORAL BARK JAPANESE MAPLE (*Acer palmatum 'Sango-Kaku'*)
 - YULE TIDE CAMELLIA (*Camellia sasanqua 'Yule Tide'*)
 - AURORA AZALEA (*Rhododendron 'Mosses'*)
 - VINCA MINOR (*Vinca minor*)
 - INDE-SQUARE JAPANESE MAPLE (*Acer palmatum 'Imbe-Shidare'*)
 - MONDO GRASS (*Cortaderia japonica*)
 - GREEN MAPLE (*Acer palmatum*)
 - CREeping FIG (*Ficus pumila*)
- RED DRAGON JAPANESE MAPLE (*Acer palmatum 'Red Dragon'*)
 - WHITE FLOWERING DOGWOOD (*Cornus spp.*)
 - BLOODWOOD JAPANESE MAPLE (*Acer palmatum 'Bloodwood'*)
 - CAMELLIA (*Camellia japonica*)
 - PODCARPUS (*Podocarpus neriifolia*)
 - WILLOW OAK 24" BOX (*Quercus phillyifolia*)
 - SAGO PALM (*Cycas revoluta*)
 - VARIEGATED LIRIODIE (*Liriodie muscarifolia 'Variegata'*)
 - WHITE FLOWERING AGAPANthus (*Agapanthus 'Snowstorm'*)
- DOGWOOD 24" BOX (*Cornus spp.*)
 - CHINESE PISTACHE 24" BOX (*Pistacia chinensis 'Keith Davies'*)
- NOTES: VINCA MINOR TO BE PLANTED UNDER THE STREET TREES
NO UNDERSTORY PLANTING WITHIN 4'-0" OF ANY TREE TRUNK

REVISED



Michael Glassman & Associates
733 56TH Street
Sacramento, CA 95819
License # 718033

PRELIMINARY PLAN
KEUSDER-MANSFIELD 20TH AND "S"
PROJECT 20TH AND "S" SCALE 1" = 10'-0"

Date 1-22-11
Drawn By J L Wait
Sheet # 1 OF 1



Front Elevation at '20th'
(Plan E)



Front Elevation at 'S' Street
(Plan A)

Project at 20th & "S"



Court Elevation: Plan A and B
(West facing shown, East facing similar)



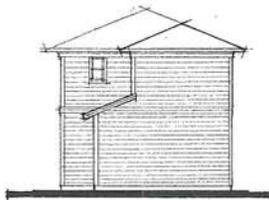
Court Elevation: Plan C

Project at 20th & "S"

REVISED

Project at 20th & 'S'

Keusder-Mansfield, LLC
City of Sacramento, California



Rear Elevation
Scale: 1/8" = 1'-0"



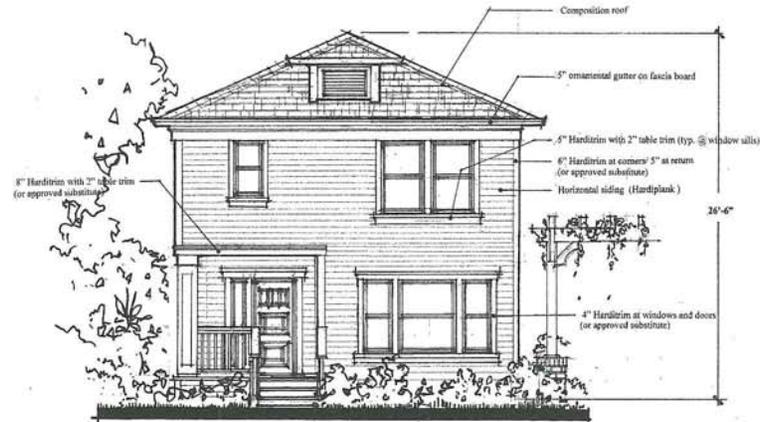
Right Elevation
Scale: 1/8" = 1'-0"



Front Elevation
(Alternate)



Left Elevation
Scale: 1/8" = 1'-0"



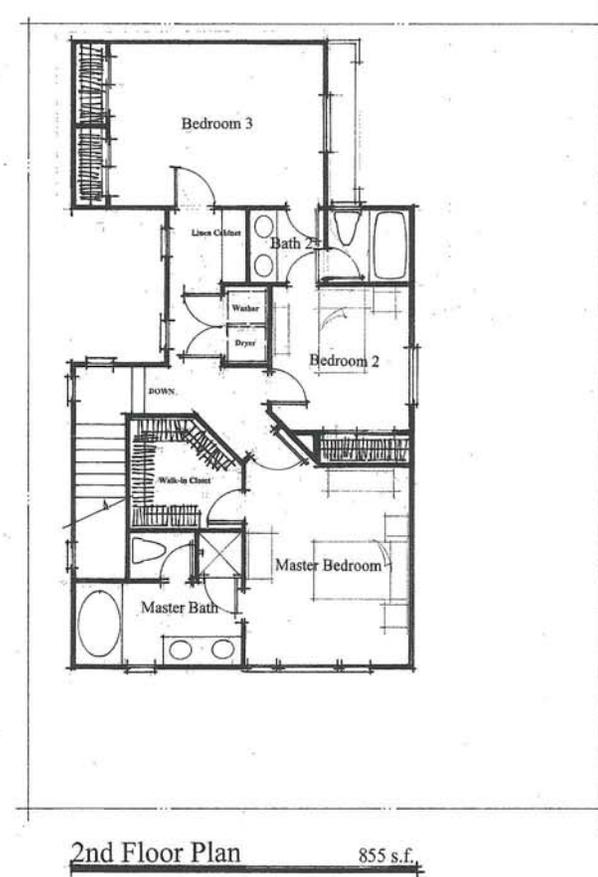
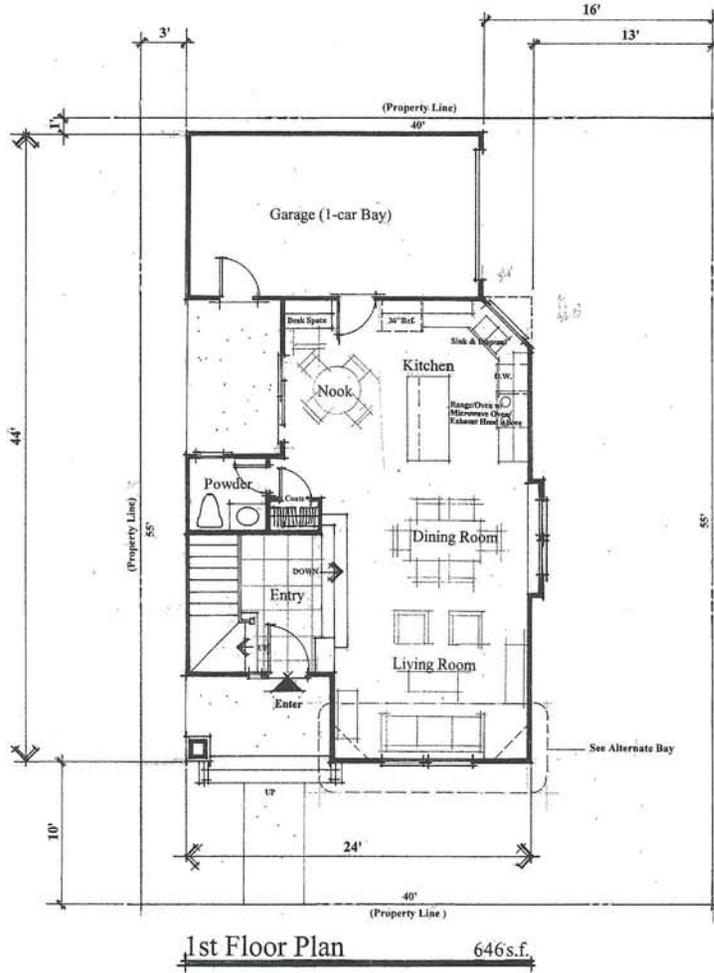
Front Elevation
Scale: 1/4" = 1'-0"

Plan A

REVISED

Project at 20th & 'S'

City of Sacramento
Keusder-Mansfield, LLC
(Plan A: 1501 s.f.)



REVISED

Project at 20th & 'S'

Keusder-Mansfield, LLC
City of Sacramento, California



Rear Elevation
Scale: 1/4" = 1'-0"



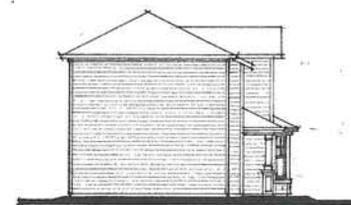
Right Elevation
Scale: 1/8" = 1'-0"



Front Elevation

Scale: 1/4" = 1'-0"

Plan B

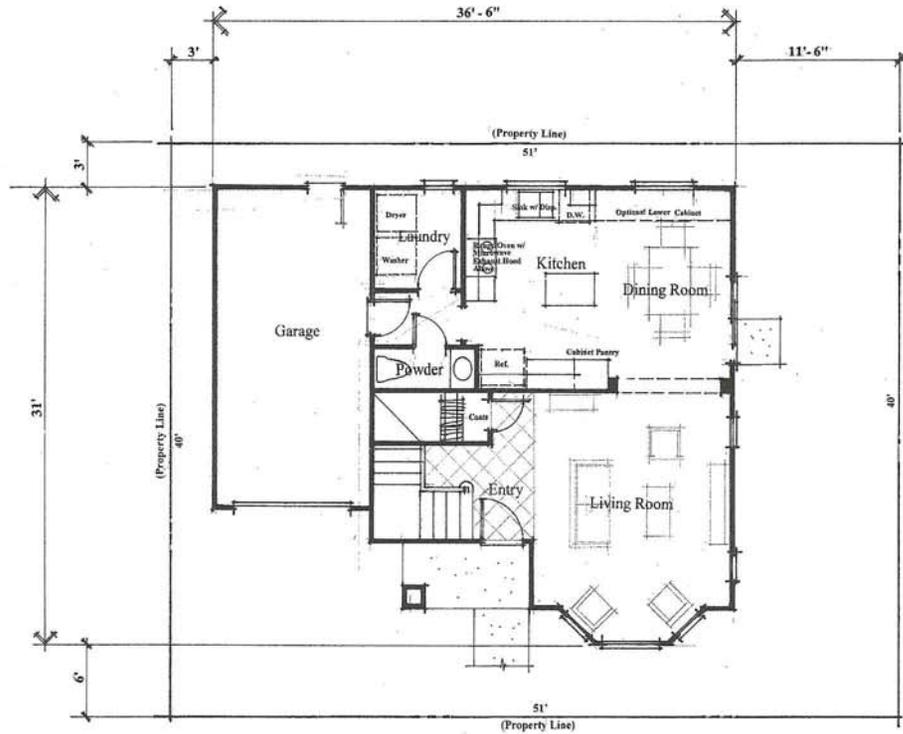


Left Elevation
Scale: 1/8" = 1'-0"

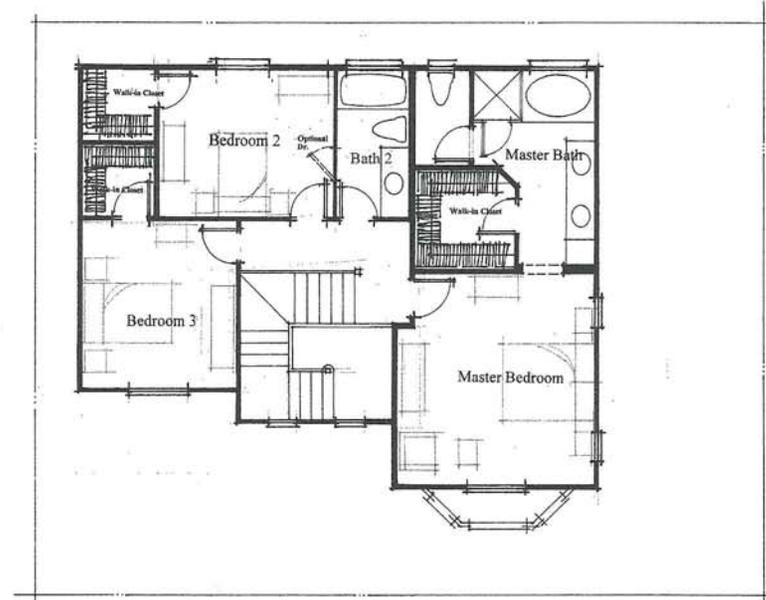
REVISED

Project at 20th & 'S'

City of Sacramento
Keusder-Mansfield, LLC
(Plan B: 1564 s.f.)



1st Floor Plan 720 s.f.

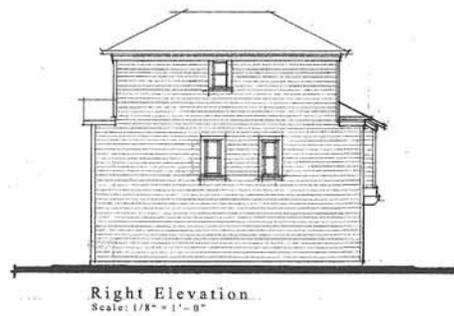
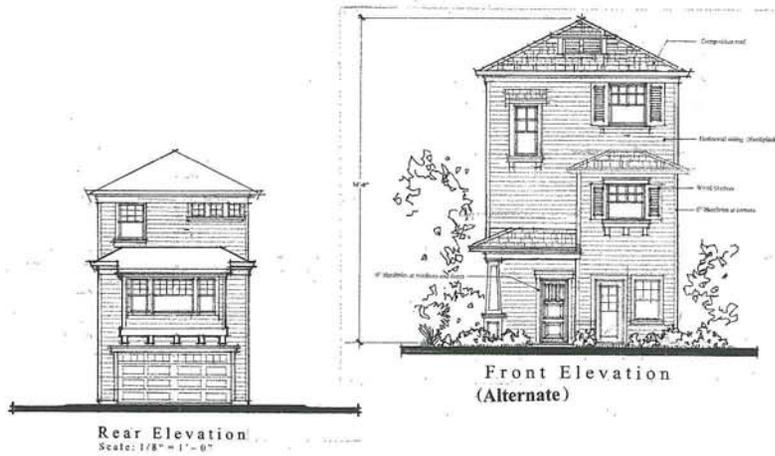


2nd Floor Plan 844 s.f.

REVISED

Project at 20th & 'S'

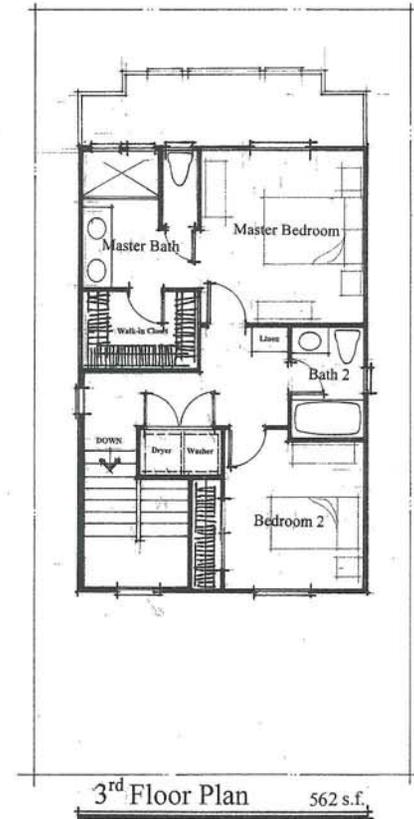
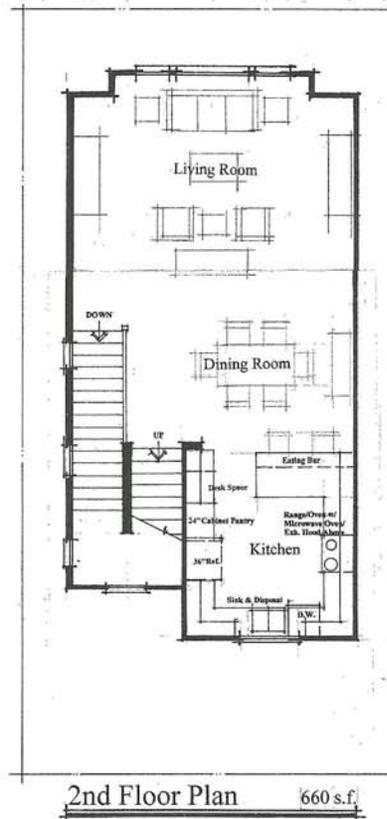
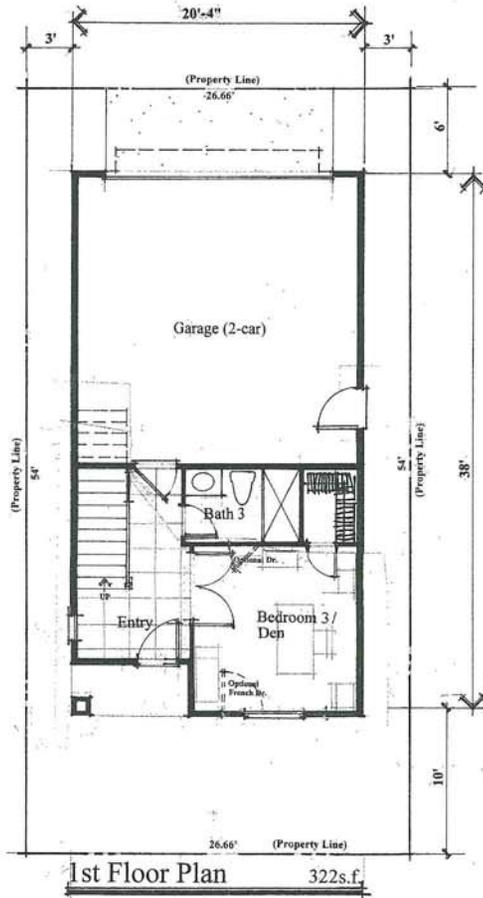
Keusder-Mansfield, LLC
City of Sacramento, California



REVISED

Project at 20th & 'S'

City of Sacramento
Keusder-Mansfield, LLC
(Plan C: 1544 s.f.)



REVISED

Project at 20th & 'S'
 Keusder-Mansfield, LLC
 City of Sacramento, California



Front Elevation
 Scale: 1/4" = 1'-0"
Plan D



Rear Elevation
 Scale: 1/8" = 1'-0"



Right Elevation
 Scale: 1/8" = 1'-0"



Left Elevation
 Scale: 1/8" = 1'-0"

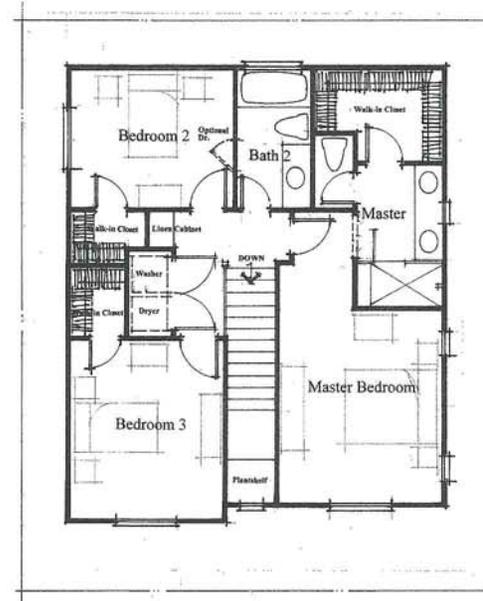
REVISED

Project at 20th & 'S'

City of Sacramento
Keusder-Mansfield, LLC
(Plan D: 1293 s.f.)



1st Floor Plan 514 s.f.



2nd Floor Plan 779 s.f.

REVISED

Project at 20th & 'S'

Keusder-Mansfield, LLC
City of Sacramento, California



Front Elevation

Scale: 1/4" = 1'-0"

Plan E



Rear Elevation

Scale: 1/8" = 1'-0"



Right Elevation

Scale: 1/8" = 1'-0"



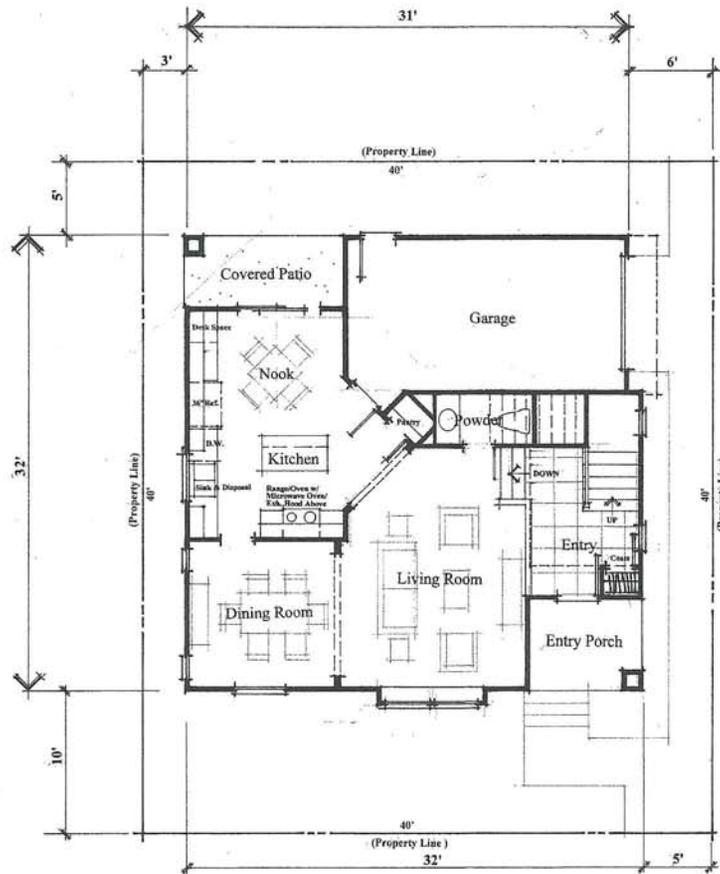
Left Elevation

Scale: 1/8" = 1'-0"

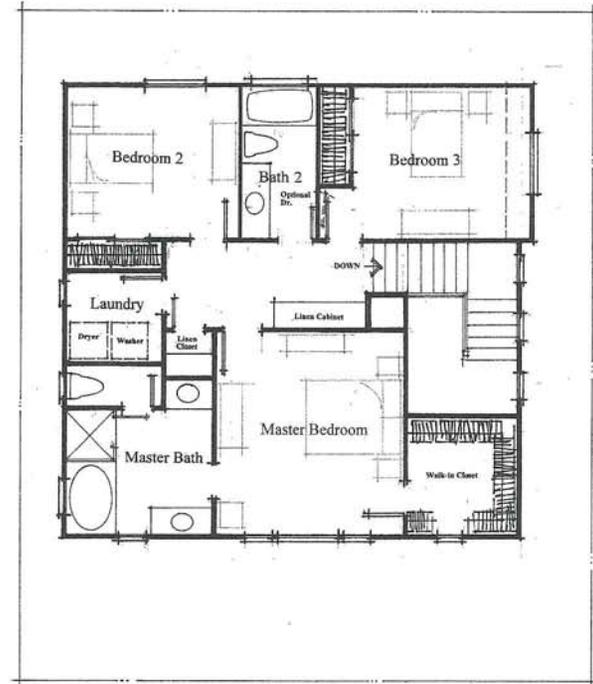
REVISED

Project at 20th & 'S'

City of Sacramento
Keusder-Mansfield, LLC
(Plan E: 1606 s.f.)



1st Floor Plan 682 s.f.

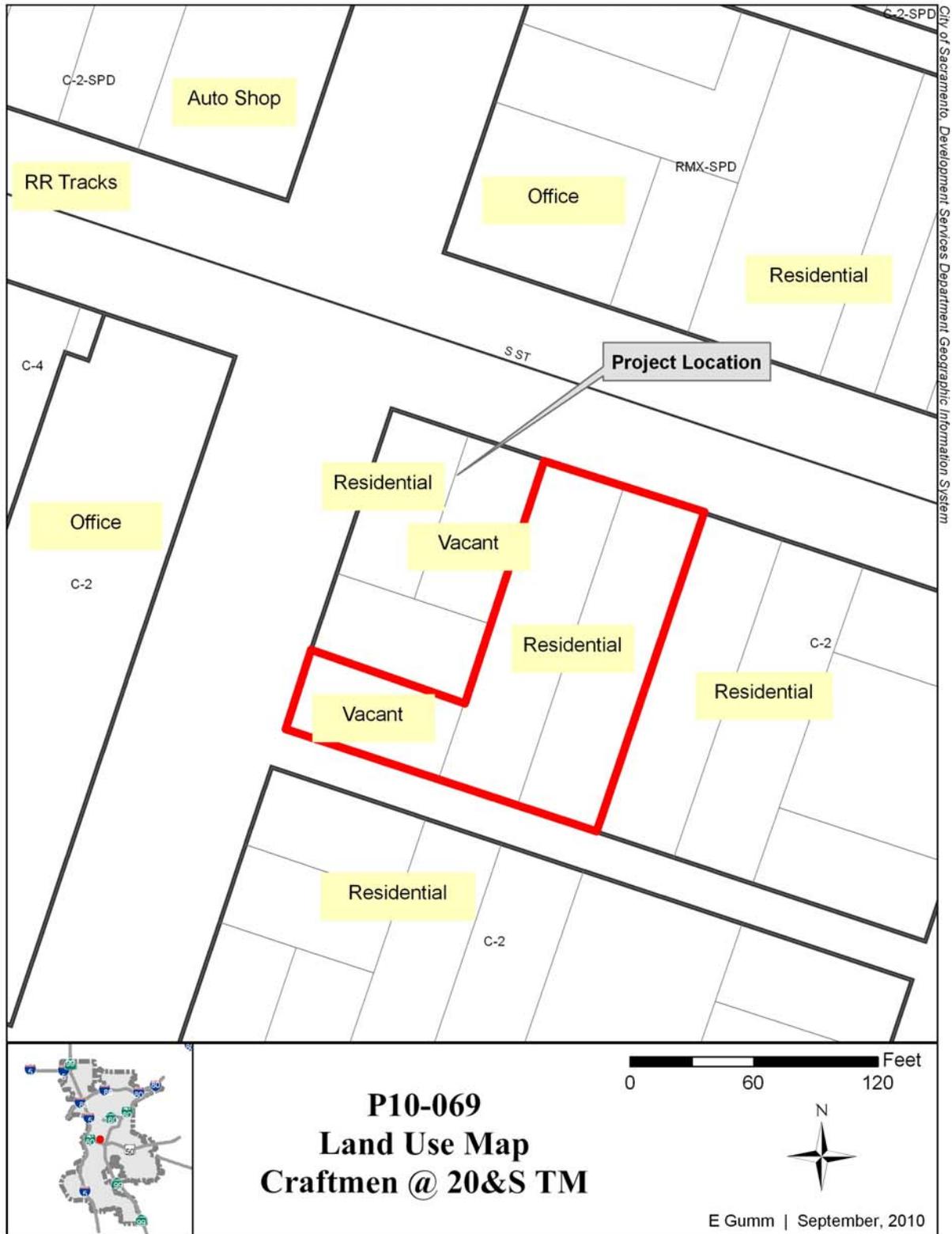


2nd Floor Plan 924 s.f.

REVISED



Attachment 3 Land Use and Zoning Map





COMMUNITY DEVELOPMENT
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

300 RICHARDS BLVD. 3RD FLR
SACRAMENTO, CA
95811-0218

CERTIFICATE OF APPROPRIATENESS

File Number:	P10-069	Date Filed:	September 2 nd , 2010
Applicant:	John Mansfield	Date Approved:	January 26, 2011
Address:	2010 S Street	Staff Contact:	Elise Gumm
APN:	010-0026-001, 005, & 006		916-808-1927
Classification:	Poverty Ridge Historic District		
Description:	A request to subdivide 3 parcels into 9 parcels and construct 9 detached single family homes in the General Commercial (C-2) zone within the Poverty Ridge Historic District.		

Findings of the Preservation Director:

- A. Categorical Exemption: The City's Current Planning Division has determined that the proposed project is exempt from environmental review pursuant to Section 15332, Infill Development.
- B. This project would promote the health, safety and welfare of the citizens of the city, including the elimination of blight and nuisance.
- C. The project, as conditioned, conforms to the goals and policies of the Historic Preservation Chapter, 17.134, of the City Code.
- D. The project, as conditioned, conforms to the Secretary of Interior's Standards for the Treatment of Historic Properties.
- E. The project, as conditioned, has a less than significant impact on the integrity of the historic resources.

Preservation Director has reviewed the proposed project, and approves it with the following conditions of approval:

- 1. The project shall be located on the site and constructed according to the design and with the materials and colors indicated in the attached exhibits with the following exceptions:
- 2. Roofing shall be minimum 30 year composition shingle per the approved plans. Shingles shall NOT be rolled over the barge board on roof.

3. All windows design shall confirm the approved plans and NO vinyl windows shall be used.
4. Mechanical equipment such as HVAC shall be ground mounted and not visible from the street. Staff shall review all equipment proposals not in compliance with this. Line-of-sight drawings may be required.
5. **Exterior lighting style and design shall be compatible and complementary to the building design. Final building lighting plans and light fixture cut sheets shall be reviewed and approved by Preservation staff prior to Building Permit submittal.**
6. **The final plans, color and material board shall be provided for review and approval by Preservation staff prior to Building Permit submittal.**

Note: Siding and trim elements shall be smooth finish, not raised grain or rough-sawn look.

7. All final details affecting the exterior building design that are not determined at the time of the Preservation Director final review shall be reviewed and approved by Preservation staff prior to Building Permit submittal.
8. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Preservation staff shall be subject to review and approval prior to Building Permit submittal. Applicant shall comply with all current building code requirements.
9. The approval shall be deemed automatically revoked unless required permits have been issued within three years of the date of the approval. Prior to expiration, a time extension may be granted by the Commission upon written request of the applicant.
10. Final occupancy shall be subject to approval by Preservation staff and may involve an onsite inspection.



Elise Gumm, LEED AP, Associate Planner



Date: January 31, 2011

THIS IS NOT A PERMIT TO COMMENCE WORK OR CHANGE OF OCCUPANCY. PERMITS FROM THE BUILDING DIVISION (AND ANY OTHER APPROPRIATE AGENCIES) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

NOTE: The first full-sized sheets of the project's Building Permit plans set shall include:

1. An affidavit signed by the applicant that affirms the plans submitted for the Building Permit comply with all conditions of approval and approved exhibits; and
2. The project's conditions of approval and all approved exhibits, including stamped approved plans from the Planning Division.