



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2020-00286

March 24, 2020

Public Hearing Item 23

Title: 3S Mixed-Use (P19-071) [Passed for Publication 03/10/2020; Noticed 03/13/2020; Published 03/13/2020]

Location: 1900 3rd Street; APNs 009-0044-022, 009-0044-024, 009-0103-028, District 4

Recommendation: Conduct a public hearing and upon conclusion, 1) adopt a Resolution approving an environmental exemption pursuant to Public Resources Code Section 21155.4 and CEQA Guidelines Section 15182(b); 2) adopt an Ordinance approving a Rezone of 2.14 acres from the Office Business Low-Rise Mixed-Use (OB-SPD) and Residential Office (RO-SPD) zones to the General Commercial (C-2-SPD) zone within the Central City Special Planning District; and 3) adopt a Resolution approving Site Plan and Design Review to demolish an existing commercial structure and construct a five-story mixed-use development (190 multi-unit dwellings and retail) and a Tree Permit to remove 14 private protected trees on 2.23 acres.

Contact: Michael Hanebutt, Associate Planner, (916) 808-7933; Karlo Felix, Senior Planner, (916) 808-7183, Community Development Department

Presenter: Michael Hanebutt, Associate Planner, (916) 808-7933, Community Development Department

Applicant: Phillip Harvey, Tricap Development, LLC*, 2203 13th Street, Sacramento, CA 95811 (*LLC members are: Phillip Harvey, Ken King, Matt Sanchez)

Property Owner: Lenard Zipperian, 1990 3rd Street, Sacramento, CA 95811

Attachments: See List on Next Page

Attachments:

- 01-Description/Analysis
- 02-Background
- 03-Resolution – Environmental Exemption
- 04-Exhibit A: SACOG Concurrence Letter
- 05-Ordinance – Rezone
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Description/Analysis

Issue Detail: The applicant is requesting entitlements to allow the development of a five-story, mixed-use building on ± 2.23 acres at the southwest corner of 3rd and S Streets within the Central City Special Planning District. The site is split with multiple zoning designations which has created challenges when designing a new development. The proposed project would rezone the site with a consistent zone of General Commercial (C-2-SPD) to support the proposed project. The proposed building includes 190 multi-unit dwellings and approximately 2,300 square feet of ground-floor retail at the corner of the building. Open space and parking for residents are provided at the rear of the building consistent with City programs and standards.

Figure 1: Vicinity Map

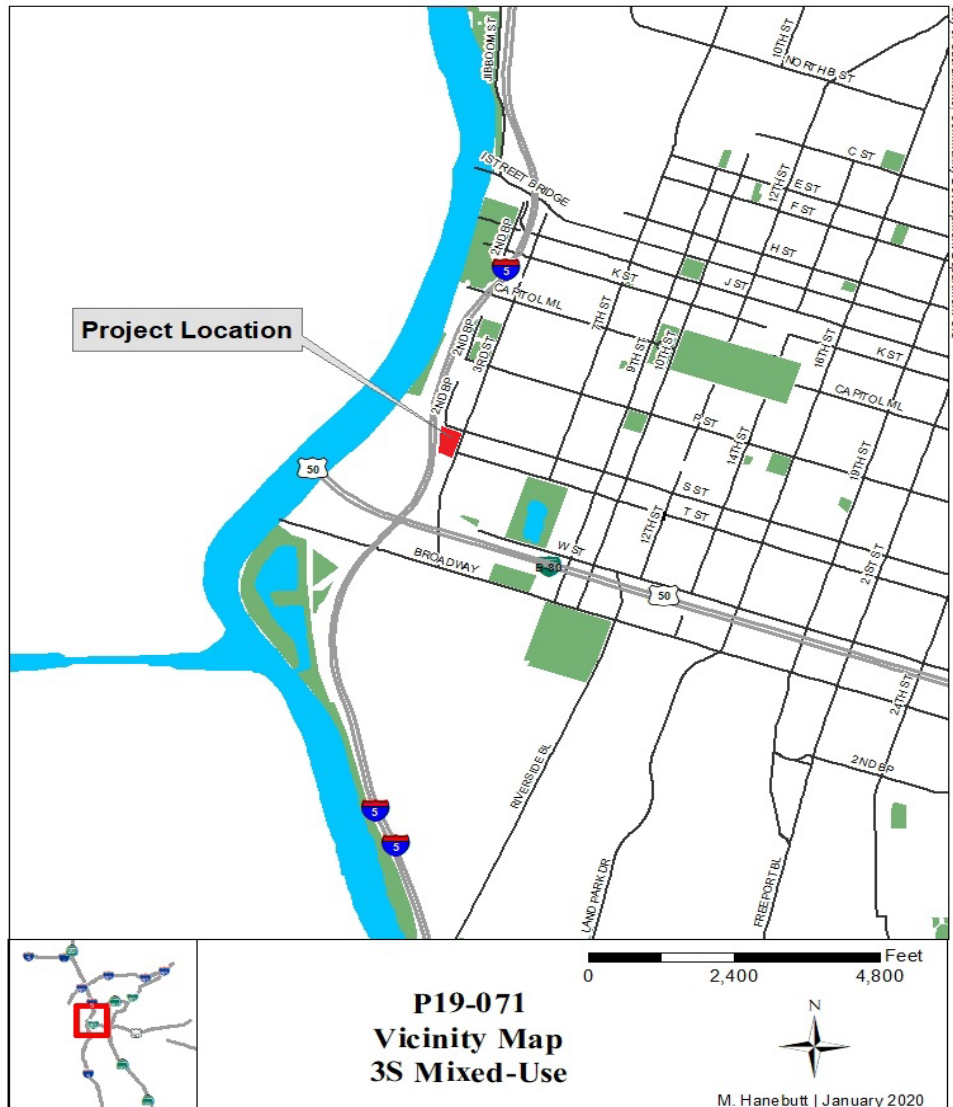


Figure 2: Contextual Aerial

Policy Considerations:

General Plan

The 2035 General Plan Update was adopted by City Council on March 3, 2015. The 2035 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 project site is designated in the General Plan as Traditional Neighborhood Medium Density (TNMD) which provides for higher-intensity medium-density housing and neighborhood-supportive uses including multi-unit dwellings (apartment, condominiums) accessory second units and neighborhood-serving commercial uses.

The TNMD designation establishes a floor area ratio (FAR) range zero to 1.50. The project proposes a FAR of 1.45, consistent with the standard for this designation.

The project is consistent with the goals, policies, and FAR standards of the General Plan and is generally compatible with the neighborhood in the vicinity. Goals and policies supported by this project are:

Key urban form characteristics found in the TNMD designation include:

- A mix of single-family units, second units, duplexes, triplexes, four-plexes, and apartments;
- Limited curb cuts along the street frontages with rear, alley, and side garage access;
- Diverse architectural designs consistent with the neighborhood's forms and patterns;
- Street design balancing pedestrian and bicycle uses and safety with vehicular circulation;
- Traffic-calming measures, sidewalks with parkways (e.g., planting strips), and more attractive and functional pedestrian/bicycle facilities; and
- Dense street tree canopy providing shade and enhanced neighborhood character and identity.

The 3S Mixed-Use project is consistent with the TNMD designation as it supports and implements the characteristics listed above with a new apartment building and improved pedestrian, bicycle, and street tree amenities. In addition to the project's consistency with the TNMD designation, the project is consistent with the following General Plan goals and policies:

Goal LU 1.1 Growth and Change. Support sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

Policy LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, 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.

The proposed project promotes residential growth in the existing urbanized area of the Central City, increases housing diversity, and provides space for a future neighborhood amenity with the new retail space.

Goal LU 2.1 City of Neighborhoods. Maintain a city of diverse, distinct, and well-structured neighborhoods that meet the community's needs for complete, sustainable, and high-quality living environments, from the historic downtown core to well-integrated new growth areas.

Policy LU 2.1.3 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.

The proposed project adds to the mix of uses in the surrounding neighborhood by providing a highly-amenitized apartment living opportunity, along with additional retail space, in an area mixed with office and single-unit and duplex residential uses.

Policy LU 2.1.8 Neighborhood Enhancement. The City shall promote infill development, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas.

The proposed project enhances the surrounding neighborhood by providing a new market-rate apartment building with quality design and materials, larger outdoor spaces for residents, and a new sound wall along the Interstate 5 frontage.

Goal LU 2.7 City Form and Structure. Require excellence in the design of the city's form and structure through development standards and clear design direction.

Policy LU 2.7.7 Buildings that Engage the Street. The City shall require buildings to be oriented to and actively engage and complete the public realm through such features as building orientation, build-to and setback lines, façade articulation, ground-floor transparency, and location of parking.

The design of the development actively engages the streetscape at the corner of S and 3rd Streets and includes elevated design touches at the residential portions of the ground level.

Goal H.1 Housing Types. Provide for a range of housing types that address the needs of a diverse population.

Policy H.1.3 Variety of Housing Types. Encourage projects that provide a variety of housing types and sizes, including those that serve individuals, families, seniors, and persons living with disabilities.

The proposed development provides studio, one, two, and three-bedroom units, contributing to the range of housing types available within the Central City.

Central City Community Plan

The subject property is located within the Central City Community Plan Area of the General Plan. The General Plan identifies the Community Plan Area as the core of the city with an urban downtown that holds State government buildings, corporate offices and businesses, high-rise condominiums, historic neighborhoods, parks and recreational areas, nightlife, restaurant and shops, schools, and industrial and manufacturing complexes all within a tree-lined street grid. Overall the project is consistent with the Community Plan Area and supports the following highlighted implementing policy.

Policy CCLU 1.2 Interrelated Land Uses. The City shall provide for organized development of the Central City whereby the many interrelated land use components of the area support and reinforce each other and the vitality of the community.

The proposed use supports the existing framework of the central city consisting of walkable streets, community-serving retail and service uses, and restaurants. The proposed use also contributes to the variety of housing in the area.

Central City Specific Plan

The project site is located between the R Street Corridor and the Southside Park neighborhood. The Specific Plan identifies a wide variety of low- mid- and mid-rise office, residential, commercial, retail, restaurant, and industrial uses within proximity to the project site. Overall the project is consistent with the Specific Plan and further supports the plan's emphasis for mixed-use infill development in the Central City.

Goal LU.7 Mix of Uses. Transform the Central City's major corridors into vibrant mixed-use, pedestrian-oriented, and transit-friendly environments.

Policy LU.7.3 New Mixed Uses. Promote new mixed uses, including additional employment, retail, commercial, services, and residential uses compatible with the nearby neighborhood.

The proposed use supports the existing framework of new development in the Central City and many of the nearby residential neighborhoods. It provides a new residential use and transitions between the higher-intensity uses to the north to the lower-intensity residential neighborhood to the south. Furthermore, the design of the project also provides subtle cues to surrounding styles and forms while interacting with the streets at the pedestrian scale. Staff believes the proposal is consistent with the goals and policies of the General Plan in that it provides additional housing and retail options in

the Central City. The project redevelops a low-intensity office building and surface parking lot in the Central City.

Goal H.1 Housing Types. Provide for a range of housing types that address the needs of a diverse population.

Policy H.1.3 Variety of Housing Types. Encourage projects that provide a variety of housing types and sizes, including those that serve individuals, families, seniors, and persons living with disabilities.

The proposed development provides studio, one, two, and three-bedroom units, contributing to the range of housing types available within the Central City.

200-Year Flood Protection

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2019 Adequate Progress Annual Report accepted by City Council Resolution No. 2019-0398 on October 22, 2019.

Economic Impacts: Not applicable.

Environmental Considerations: The proposed development at 3S Mixed-Use project (P19-071) is a "project" as defined in the California Environmental Quality Act (CEQA). The City, as lead agency, is required to proceed in accordance with CEQA requirements prior to considering any approval.

Staff has determined that the 3S Mixed-Use project qualifies for a statutory exemption pursuant to Public Resources Code (PRC) section 21155.4 and CEQA Guidelines Section

15182(b). PRC section 21155.4 was added to the PRC by SB 743. The legislature included the following that applies to section 21155.4:

With the adoption of...the Sustainable Communities and Climate Protection Act of 2008, the Legislature signaled its commitment to encouraging land use and transportation planning decisions and investments that reduce vehicle miles traveled and contribute to the reductions in greenhouse gas emissions required in the California Global Warming Solutions Act of 2006...Similarly, the California Complete Streets Act of 2008...requires local governments to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads and highways for safe and convenient travel.

Section 21155.4 is thus part of a comprehensive legislative approach to reducing VMT and supporting the state's efforts to reduce greenhouse gas emissions. Section 21155.4 provides as follows:

(a) Except as provided in subdivision (b), a residential, employment center, as defined in paragraph (1) of subdivision (a) of Section 21099, or mixed-use development project, including any subdivision, or any zoning, change that meets all of the following criteria is exempt from the requirements of this division:

(1) The project is proposed within a transit priority area, as defined in subdivision (a) of Section 21099.

(2) The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.

(3) The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

(b) Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

The requirements of the section are set forth below, followed by text that identifies the manner in which the proposed project complies in italics.

- The project must be a residential, employment center or mixed-use development project.

The 3S Mixed-Use project proposes development of 190 residential multi-unit dwellings with some first floor retail/commercial use on 2.23 acres in the Central City Specific Plan area. "Mixed-use development combines two or more types of land use into a building or set of buildings that are physically and functionally integrated and mutually supporting. This can be some combination of residential, commercial, industrial, office, institutional, or other land uses." (San Joaquin Valley Blueprint Planners Toolkit, online access 9/24/2018)

The proposed project qualifies as a mixed-use development project.

- The project must be located a transit priority area, as defined in subdivision (a) of Section 21099.

Section 20199 defines "transit priority area" as including an area within ½ mile of an existing major transit stop. Pursuant to PRC section 21064.3, a major transit stop is "a site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." Pursuant to PRC section 21155(b), a high-quality transit corridor is defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

The City prepared an EIR for the Central City Specific Plan (CCSP), which was certified on April 19, 2018 (Resolution No. 2018-0129). Figure 4.12-13 in the CCSP EIR showed the portion of the CCSP area that would meet the criteria for proximity to transit in the legislation. The map identified areas one-half mile from RT's existing light rail stations and one-half mile from a high quality transit corridor with service intervals of 15 minutes or less (RT's Route 51). (CCSP EIR Figure 4.12-13) The project site is located in the area identified as a transit priority area.

The proposed project is located in a transit priority area.

- The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.

The proposed project's land use is consistent with the CCSP. The City prepared and certified an EIR for the CCSP.

The proposed project is consistent with a specific plan for which an EIR was certified.

- The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy for which the State Air Resources Board (ARB) has accepted a metropolitan planning organization's determination that the sustainable communities CEQA review strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

The proposed project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) adopted by the Sacramento Area Council of Governments (SACOG). The ARB has accepted SACOG's determination that the plan would achieve GHG reduction targets. The written concurrence from SACOG regarding the City's determination of consistency with the MTP/SCS is included as Attachment 4 of this report.

The proposed project is consistent with the MTP/SCS.

- Further environmental review shall be conducted only if any of the events specified in PRC Section 21166 or CEQA Guidelines Section 15162 have occurred.

This requirement confirms that the requirement of consistency with a specific plan for which an EIR was prepared would be sufficient unless substantial changes have been proposed in the specific plan that would require major changes in the EIR, or changes have occurred in the circumstances under which the EIR was prepared or new information becomes available. The CCSP EIR was certified, and the CCSP adopted, on April 19, 2018. There have been no substantial changes in the CCSP or in the circumstances in the specific plan area that would affect the EIR analysis and conclusions.

None of the events identified in PRC 21166 or CEQA Guidelines Section 15162 have occurred.

PRC section 21155.4 provides that a project that meets the section requirements is exempt from CEQA review, unless one or more of the events identified in subsection (b) have occurred or as in CEQA Guidelines Section 15182(b) none of the events of Section 15162 have occurred. As noted, none of those circumstances have occurred. The proposed project is, therefore, exempt from CEQA review.

Sustainability: The applicant is proposing to construct the project to achieve the equivalent of LEED (Leadership in Energy & Environmental Design) Silver rating.

Commission/Committee Action: The Planning and Design Commission considered the project on February 13, 2020. During the hearing, no members of the public provided testimony. At the conclusion of the hearing, the Commission recommended approval of the project. The item was passed for publication on the consent calendar by the City Council on March 10, 2020.

Rationale for Recommendation: Staff recommends the City Council approve the requested entitlements based on the findings of fact and subject to the conditions of approval listed in Attachments 3, 5, and 7. Staff supports the project because it: a) is consistent with the TNMD designation, the Central City Specific Plan, the C-2-SPD zone, and the Central City SPD; b) provides new high-density residential units within the Central City; c) encourages reduction in vehicle use with ample bicycle parking for residents and visitors combined with reduced on-site vehicle parking; d) provides a vibrant street presence by engaging the adjacent public street frontages with retail space and quality design; e) revitalizes a low-intensity, single-use property; and f) continues the overall positive momentum of development and investment in the Central City.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): No goods or services are being purchased under this report.

Background Information

The triangular-shaped project site is comprised of three parcels bounded by 3rd Street to the east, S Street to the north, Interstate 5 to the west, and also includes the abandoned T Street right-of-way. The site currently has a two-story office building, surface parking lots, and open landscape areas, which would all be razed for this current proposal. A previous development proposal was approved for this site in 2017 (DR17-114) which proposed a smaller development on the north side of the current project site. The parcel with the office building was not included in the development and the building itself was not proposed to be demolished with the previous project. The Preservation Director reviewed the request demolition for cultural significance and found that the building did not meet the requirements for listing on the Sacramento Register of Historic and Cultural Resources. The project site's immediate surroundings include large commercial and office buildings, surface parking lots, and vacant parcels of land.

Table 1: Project Information	
General Plan Designation:	Traditional Neighborhood Medium (TNMD)
Community Plan:	Central City
Specific Plan:	Central City
Zoning (Existing):	Office Business Low-Rise Mixed-Use (OB-SPD), Residential Office (RO-SPD), General Commercial (C-2-SPD)
Zoning (Proposed):	General Commercial (C-2-SPD)
Special Planning District:	Central City
Design Review District:	Central City
Parking District:	Traditional
Property Area:	97,140 square feet (2.23 acres)
Gross Square Footage:	141,274 Total Square Footage (Commercial: 2,370 square feet; Residential: 190 units)
Density:	85 du/ac proposed
Height:	57' 4" (roof), 67' 4" (overall)
Floors:	5 levels
Floor Area Ratio (FAR):	1.45

Land Use

The project proposes the site to be entirely within the C-2-SPD zone within the Central City Special Planning District (SPD). The project consists of a mixed-use building with ground-floor commercial and residential dwelling units on the upper four floors. The commercial and residential multi-unit dwelling uses are all permitted uses in the C-2-SPD zone. Access to the corner retail space is designed to allow for direct entry from the adjacent sidewalks along the street. The residential units are accessed from a common lobby facing 3rd Street and vehicle parking is provided in a surface lot. The driveway is

designed to align with the intersection of 3rd and T Streets to create a safe access point for drivers. Density standards do not apply in the C-2-SPD zone for residential mixed-use projects, with proposed projects reviewed by the FAR standard established by the General Plan, as previously analyzed in this report.

Figure 3: Photograph of Existing 3rd and S Streets

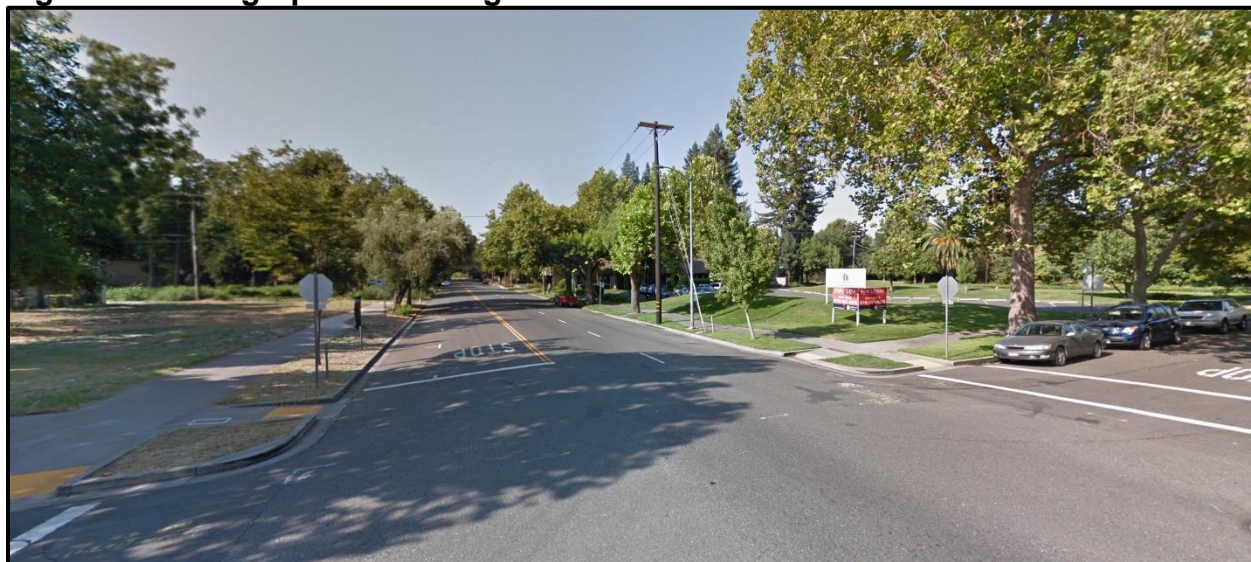


Table 2: Dwelling Unit Summary	
Bedrooms	Units
Studio	74
1	102
2	14
Total	190

Entitlement Review

Rezone

The project would redevelop a site with an existing office building and surface parking lot, which currently has split zoning of Office Business Low-Rise Mixed-Use (OB-SPD), Residential Office (RO-SPD) and General Commercial (C-2-SPD) zones. A previous abandonment of the T Street stub west of 3rd Street created complications with the adjacent properties of the project site and creates difficulties for a wholistic development of the site, which would typically have a single zoning designation. The proposed rezone of the entire site to the C-2-SPD zone would allow for development of the proposed project and is a compatible zone with the project site's context. Although the site has been an office use for the last four decades the property owner does not wish to continue business and plans to sell the property to allow for potential redevelopment. The Central City SPD encourages a mix of uses in neighborhoods that respect surrounding uses. Staff believes

that the C-2-SPD zone will act an appropriate buffer between the adjacent freeway, intense employment uses, and the nearby residential neighborhood.

The purpose of the C-2 zone is to accommodate higher intensity development and provide for a wide range of land uses. The project is also consistent with the goals and intent of the Central City SPD in that it improves the character, quality, and diversity of the existing neighborhood, provides additional residential living opportunities in the neighborhood, and incorporates contextual design cues. This rezone would allow greater density and intensity for the project site than the existing zoning, consistent with SB 330's enactment of Government Code section 66300(b).

Staff supports the rezone of the project site to the C-2-SPD zone for the following reasons: a) the C-2 zone is consistent with the General Plan designation of Traditional Neighborhood Medium Density; b) provides contextual transition in zoning between the Interstate 5 freeway to the west, the OB, RO, and RMX zones in the mixed-use neighborhood to the north and east, and the R-3A zone in the residential neighborhood to the south; and c) redevelops a low-intensity single-use commercial property with residential dwelling units.

Site Plan and Design Review

Sacramento City Code (SCC) Section 17.808.110 requires site plan and design review for new mixed-use developments. The project site is subject to the Central City Design Guidelines and is specifically reviewed for consistency with the Central City Design Review District.

Site Design

The project site is laid out to emphasize the building along 3rd and S Streets, with passive building uses and amenities to the rear. The vehicular entrance is nearly a full block from the main entry lobby at 3rd and T Streets to help separate pedestrians and vehicles. Behind the building, a new surface parking lot includes vehicle and motorcycle/scooter parking, along with a carshare amenity. Open space amenities are located between the building and the parking field, with a new seven-foot sound wall at the western property line to limit noise from the adjacent freeway within the open space area. New landscape is provided throughout the site and the new surface lot is shaded with trees consistent with City standards.

Architectural Design

The project sits at the southwest corner of 3rd and S Streets and occupies most of what was a full city block with the easement for Interstate 5 cutting diagonally north/south. The building meets the corner of 3rd and S Streets with a large retail space wrapping around S Street. The overall design language references turn-of-the-century industrial warehouses and takes cues from the nearby Thomson-Diggs building as previously discussed. The large gridded windows, use of brick, and rhythm of architectural elements

retrofits in older buildings. The combination of these details and architectural rhythm allows the exterior design to subtly express the commercial and residential uses within the building while stating its presence at the corner with detail and purpose. The materials, colors, and planar changes around the building create visual interest and break up the mass into smaller and more human-scale sizes.

Figure 5: Perspective of Project from 3rd and S Streets



As mentioned previously, the articulation of the building and varying horizontal and vertical elements carry through to the roof and corner elements of the building. Different heights, treatments, and forms at each exterior corner and in the center portions of the building further help to distinguish different sections and architectural forms of the building. These variations highlight the prominent corners of the building and emphasize its place within the neighborhood.

Figure 6: Perspective of Project from T Street



Figure 7: Perspective of Project from 2nd Street



Design Guidelines

The project site is subject to the Central City Design Guidelines which set forth a long-term vision for the physical form and other characteristics of Sacramento's downtown neighborhoods as a comprehensive set of design guidelines for sensitively developing these neighborhoods to their fullest potential. The object of the Guidelines is to direct future growth in a manner that builds upon the existing context including the neighborhoods' market strengths, cultural and social amenities, and historic assets, while also acknowledging the potential for infill and modest growth. The intent is to ensure that all development in the Central City's neighborhoods contributes to making them into unique and special places, and furthers Sacramento's aspiration to be "America's Most Livable City." The Guidelines seek to capitalize on the recent development momentum and ensure that proposed higher mixed-use development also provides the qualities and amenities that will create attractive, distinctive, and safe, neighborhoods with walkable streets, convenient transit, and selected areas for mixed-use development. The analysis below highlights how the project responds to applicable guidelines.

- Placemaking. Create clearly defined spaces that satisfy gathering and privacy needs of people at various scales appropriate to the role of the project in the community.
- Location of Structures. Locate structures to create usable outdoor places and continuity of desirable characteristics of adjoining structures along the street.
- Entries. Provide clearly defined site and building entries that are in scale with the proposed project, and that relate directly to the street frontage(s).

- Pedestrian Edges. Provide pedestrians with the greatest possible sense of safety, comfort, aesthetic pleasure, and connection to building activities at edges where structures adjoin the public area, and along internal circulation of the project.
- Mixed Use Buildings. Different uses in the same building should be differentiated through volume articulation, scale, fenestration, entry emphasis and other means.
- Level of Detail and Articulation. Incorporate the scale and level of detail that is typical of well-designed buildings in the surrounding area.

The proposed project meets the intent of the Central City Design Guidelines, in that the building engages the street frontage, provides a contextual architectural design, and articulates the design throughout the building. The retail space at the corner makes a statement by welcoming residents and visitors, while making the residential entry along 3rd Street defined in its own manner under the shed awning. The many outdoor amenities, ample bicycle parking, and architectural massing, articulation, and fenestration that engages the street combine to help provide a human-scale to the project.

Building Height, Setbacks, and Open Space

The 3S Mixed-Use project proposes five floors of multi-unit dwellings with ground-floor retail space at the southern corners. The maximum height within the C-2-SPD zone is 85 feet, with the project's roof height at approximately 57 feet and parapets topping out at approximately 67 feet. The project is consistent with all dimensional standards of the C-2-SPD zone. Table 3 summarizes these requirements and illustrates how the project does not request any deviations from these development standards.

The project site is located within the Traditional multi-unit open space district. Pursuant to SCC Subsection 17.444.050.B, 50 square feet of private or common open space is required for each residential unit. While the standard for this site is less than outside the Central City, the project still proposes over twice the required open space as a function of the size of the site and the design and massing of the building. The over 21,000 square feet of space provided will include a pool, garden, BBQ patio, and other activity spaces.

Table 3: Height, Setback, and Open Space Standards			
	Required	Proposed	Deviation
Height (plate height) (ft.)	85 (max.)	57.25	no
Height (overall) (ft.)	85 (max.)	67.25	no
Setbacks – Front (3rd Street) (ft.)	0	1.5 – 6.6	no
Setbacks – Street-Side (S Street) (ft.)	0	3	no
Setbacks – Rear (I-5 easement) (ft.)	0	60 – 80	no
Open Space (sq. ft.) *	9,500	21,280	no

** includes the outdoor amenity areas; interior amenities are not included per City Code*

Parking – Vehicle and Bicycle

The project site is located within the Traditional parking district. SCC Subsection 17.608.030.B.1 establishes a minimum of one parking space per dwelling unit. However, the project site is located within 0.5 miles of a light rail station and pursuant to SCC Subsection 17.608.020.G, the required parking is reduced to 0.5 parking spaces per dwelling unit. The 190 dwelling units require 95 parking spaces. The project site could only feasibly accommodate 90 spaces and so the applicant has utilized an administrative parking permit (IR19-260) to include one carshare space in place of one parking space (four space credit) and two motorcycle/scooter parking spaces (two space credit) to comply with the required amount of vehicle parking spaces for the project. The on-street parking along the frontage of the project site are within timed parking zones and are not within Residential Parking Permit Program (RPPP) Zone H. Residential tenants of the development will not be eligible for RPPP permits due to the project receiving the Administrative Parking Permit. As shown in Table 4, the residential component of the project complies with the established standards.

SCC Subsection 17.444.090.F.3 establishes no minimum parking requirement for nonresidential uses and a maximum parking requirement of one parking space per 250 square feet. However, SCC Subsection 17.608.020.I establishes that no parking is required for nonresidential uses within a mixed-use development. As shown in Table 4, the nonresidential component of the project complies with the established standards.

Bicycle parking requirements for multi-unit buildings without private garages or dedicated storage space require one long-term bicycle parking space for every two units, and a minimum of one short-term bicycle parking space per 10 units. The project is proposing a bicycle storage room accessed from the main lobby off 3rd Street for the residents as long-term parking. Short-term bicycle parking spaces will be provided within the public right-of-way which exceeds the code requirement. As shown in Table 4, the proposed project complies with the established standards.

Table 4: Parking Requirements				
		Required	Provided	Deviation
Vehicle	Retail	0	0	no
	Residential	95	96*	no
Bicycle	Long-Term	0.5 per dwelling unit (95 spaces) + 2 for retail (97 total)	100	no
	Short-Term	0.1 per dwelling unit (19 spaces) + 4 for retail (23 total)	26	no

* includes credit for six spaces consistent with the administrative parking permit regulations

Tree Permit

Pursuant to SCC Chapter 12.56, the removal of private protected trees requires a tree permit. This project proposes to remove 14 private protected trees totaling 509 inches diameter at standard height (DSH) according to the arborist report provided by Sierra Nevada Arborists dated August 29, 2019. The 14 private protected trees are proposed for removal because they conflict with the placement of the building or because they are in poor condition.

The applicant has provided a replacement plan that is consistent with the replacement requirements described in tree ordinance that includes onsite planting of 163 inches DSH total trunk diameter in the form of parking lot shade trees and landscape trees. The replacement requirement for 280 inches DSH is being waived due conditions in the tree that cannot be corrected with standard arboricultural techniques. Another 66 inches DSH of nonprotected trees are being retained and allows the applicant credit toward their replacement requirement.

Public/Neighborhood Outreach and Comments

As part of the project development, the applicant team has met with the local neighborhood association (Southside Park) and presented the project at a recent meeting of groups and business leaders in downtown. Staff routed the proposal to various neighborhood groups and associations, including the Southside Park Neighborhood Association (SPNA), Capitol Area R Street Association, Preservation Sacramento, Environmental Council of Sacramento, Walk Sacramento, and the Sacramento Area Bicycle Advocates. The groups listed above, and all property owners within 300 feet were sent a notice of the February 13, 2019 Planning and Design Commission meeting. Additionally, the project site was posted with a notice announcing the meeting.

From early feedback and noticing, staff received two letters from neighborhood residents and comments from the SPNA. Comments included design style in relation to the nearby historic district, parking concerns, other general neighborhood concerns, and encouragement of affordable units. Staff recognizes that while the Southside Historic District is close to the project site, because it is not within the district it does not have to abide by that district's design guidelines. Instead the building is modeled after the nearby Thomson-Diggs Building (1800 3rd Street) which is listed on the Sacramento Register as a landmark. Staff also analyzed the parking provided and has a full analysis within the entitlement review section of this report. Staff also finds that new infill development and large numbers of units will help to meet the City's goals of more housing in the central city and address the current housing crisis facing the region. Additionally, while affordable units are not required in new developments, the new residential units will help to add more supply to the market where it is most needed. The community comments are included as Attachment 9 to this report.

RESOLUTION NO. 2020-

Adopted by the Sacramento City Council

March 24, 2020

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE 3S MIXED-USE PROJECT (P19-071)

BACKGROUND

- A. On February 13, 2020, the Planning Design and Commission conducted a public hearing and forwarded to the City Council a recommendation to approve with conditions the 3S Mixed-Use (P19-071) project ("Project").
- B. On March 24, 2020, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.010(A)(2)(b) and received and considered evidence concerning the Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt pursuant to Public Resources Code (PRC) Section 21155.4 and CEQA Guidelines Section 15182(b).
 - 1. On April 19, 2018, pursuant to the California Environmental Quality Act (PRC §21000 et seq. ("CEQA")), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council approved an Environmental Impact Report ("EIR") and adopted Findings of Fact and Statement of Overriding Considerations and approved the Central City Specific Plan ("CCSP").
 - 2. The Project is a mixed-use development project within the meaning of PRC Section 21155.4(a).
 - 3. The project is located in a transit priority area within the meaning of PRC Section 21155.4(a)(1).

4. The project is consistent with the CCSP as required by PRC section 21155.4(a)(2).
5. The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area as set forth in the Sacramento Area Organization of Governments ("SACOG") Metropolitan Transit Plan/Sustainable Communities Strategy, which has been accepted by the California Air Resources Board as applicable achieving greenhouse gas emission reduction targets.
6. Pursuant to CEQA Guidelines Section 15162 there have been no substantial changes proposed in the specific plan that would require major changes in the CCSP EIR, or changes in the circumstances under which the EIR was prepared or new information that has become available. None of the events described in Section 15162 will occur with respect to this project in particular.
7. Upon approval of the Project the Planning Director shall file or cause to be filed a Notice of Exemption with the Sacramento County Clerk and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to PRC Section 21152(a) and the State EIR Guidelines adopted pursuant thereto.
8. Pursuant to Guidelines Section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.



1415 L Street,
Suite 300
Sacramento, CA
95814

916.321.9000
sacog.org

February 3, 2020

Mr. Scott Johnson
Department of Community Development
300 Richards Blvd
Sacramento, CA 95811

Re: MTP/SCS Consistency for the 3S Mixed Use project

Dear Mr. Johnson:

You requested SACOG's confirmation that the proposed 3S Mixed Use project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy for 2036 (MTP/SCS) and is located within a transit priority area, pursuant to PRC § 21155.4. SACOG provides a consistency determination at the request of the lead agency. However, it is the responsibility of the lead agency to make the final determination on a project's consistency with the MTP/SCS. This letter concurs with the City's determination that the 3S Mixed Use project is consistent with the MTP/SCS. SACOG reviewed the project description and SCS consistency analysis compared to the MTP/SCS assumptions for the project area in order to make our determination.

The 3S Mixed Use project includes 190 units and 2,300 square feet of commercial space on three parcels totaling 2.23 acres at the corner of 3rd and S Streets in Downtown Sacramento. The residential density of the project is 85 dwelling units per acre. The project is also located within a Transit Priority Area, pursuant to PRC § 21155.4. Transit Priority Areas are areas of the region within one-half mile of a major transit stop existing or planned (if the planned stop is scheduled to be completed within the planning horizon included in a Regional Transportation Plan adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations). The project is five blocks from the high frequency Sacramento RT bus route 51 and is 0.5 mile from the Blue, Green, and Gold light rail stations at 8th and O streets.

The 3S Mixed Use project is an infill project within the Center/Corridor Community designation of the MTP/SCS for the City of Sacramento. Within the Center/Corridor Community, the MTP/SCS forecasts a range of low to high density residential, commercial, office, and industrial uses (MTP/SCS Appendix E-3, Land Use Forecast Background Documentation, pp. 138, February 19, 2016). The project's land uses fall within this range of general uses, densities, and building intensities. The MTP/SCS also relies heavily on consistency with the City's General Plan. Infill projects that are consistent with the General Plan are generally considered consistent with the MTP/SCS. Therefore, development at the proposed densities is consistent with the build out assumptions for the area within this community type of the MTP/SCS.

Auburn
Citrus Heights
Colfax
Davis
El Dorado County
Elk Grove
Folsom
Galt
Isleton
Lincoln
Live Oak
Loomis
Marysville
Placer County
Placerville
Rancho Cordova
Rocklin
Roseville
Sacramento
Sacramento County
Sutter County
West Sacramento
Wheatland
Winters
Woodland
Yolo County
Yuba City
Yuba County

With respect to consistency with the MTP/SCS policies, the applicable policies are embedded in the metrics and growth forecast assumptions of the MTP/SCS. For the purposes of determining SCS consistency, projects consistent with the growth forecast assumptions of the MTP/SCS are consistent with these policies. The MTP/SCS housing forecast for the Center/Corridor Communities was based not only on the City's land use plans and policies, but also on the following: an assessment of past building activity, current project entitlement activity, and consideration of changing demographic and housing market demand. Infill development and redevelopment is a strategy essential to the success of the Blueprint Preferred Scenario and the MTP/SCS. The Blueprint Preferred Scenario, the adopted MTP/SCS, and the draft MTP/SCS achieve transportation, air quality, and other quality of life benefits by relying in part on infill and redevelopment projects such as this one. The proposed project is consistent with MTP/SCS growth forecast assumptions.

Thank you for inviting SACOG's input as to the consistency of the 3S Mixed Use project with the 2016 MTP/SCS. Our confirmation of the project's consistency with the MTP/SCS is not intended to express any opinion on the site design or the appropriate conditions of approval of the project. If you have further questions or need further assistance, please don't hesitate to contact me at (916) 340-6246.

If you have additional questions, please feel free to contact me.

Sincerely,



Clint Holtzen
Planning Manager

ORDINANCE NO. 2020-

Adopted by the Sacramento City Council

March 24, 2020

**AN ORDINANCE AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE
BY REZONING 2.14 ACRES FROM THE OFFICE BUSINESS LOW-RISE
MIXED-USE (OB-SPD) AND RESIDENTIAL OFFICE (RO-SPD) ZONES TO
THE GENERAL COMMERCIAL (C-2-SPD) ZONE WITHIN THE CENTRAL
CITY SPECIAL PLANNING DISTRICT AT 1900 3RD STREET
(APN 009-0044-022-0000, 009-0044-024-0000, 009-0103-028-0000) (P19-071)**

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

SECTION 1.

As used in this ordinance, "Property" means the real properties depicted in attached and incorporated in Exhibit A and contains three properties at 1900 3rd Street (APNs 009-0044-022-0000, 009-0044-024-0000, 009-0103-028-0000).

SECTION 2.

Title 17 of the Sacramento City Code ("Planning and Development Code") is hereby amended by rezoning 2.14 acres from the Office Business Low-Rise Mixed-Use (OB-SPD) and Residential Office (RO-SPD) zones to the General Office (C-2-SPD) zone within the Central City Special Planning District, as depicted in Exhibit A.

SECTION 3.

Pursuant to Planning and Development Code Subsection 17.808.230.C.1.d, the City Council finds that the rezoning is consistent with the Traditional Neighborhood Medium ("TNMD") General Plan land use designation, the Central City Specific Plan ("Specific Plan"), as well as associated use and development standards in that the development associated with the rezoning provides for a mixed-use infill development, uses consistent with the goals and policies of the TNMD designation and the Specific Plan. Furthermore, the development is compatible with the surrounding uses and neighborhood and therefore promotes the public health, safety, convenience, and welfare of the city.

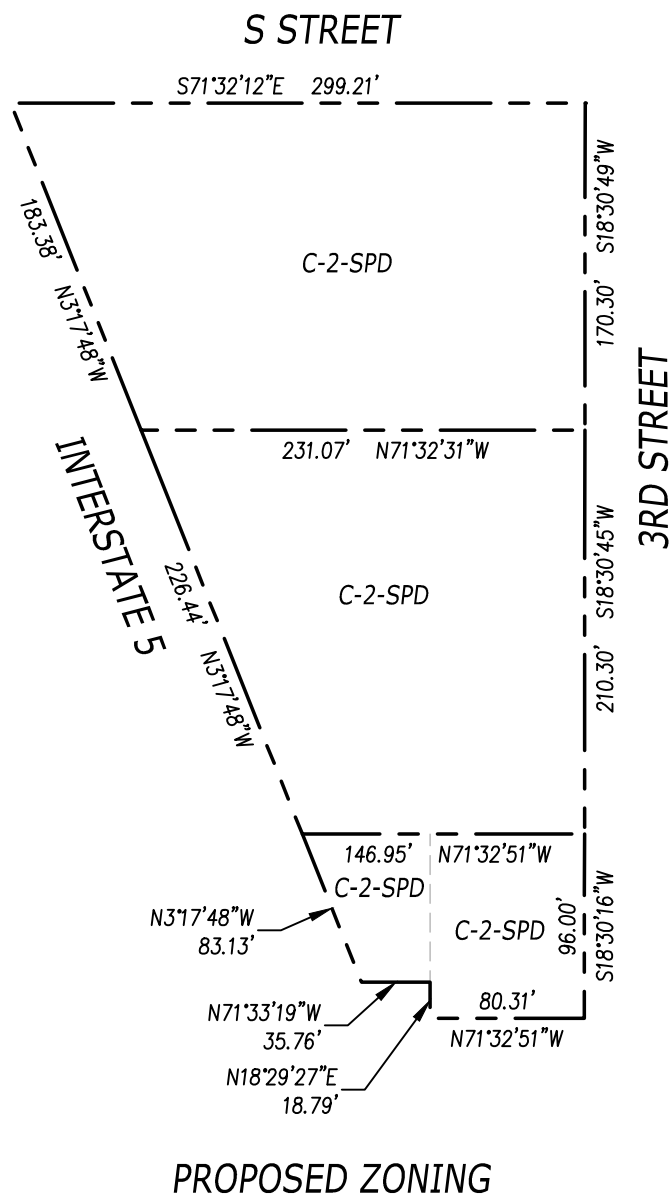
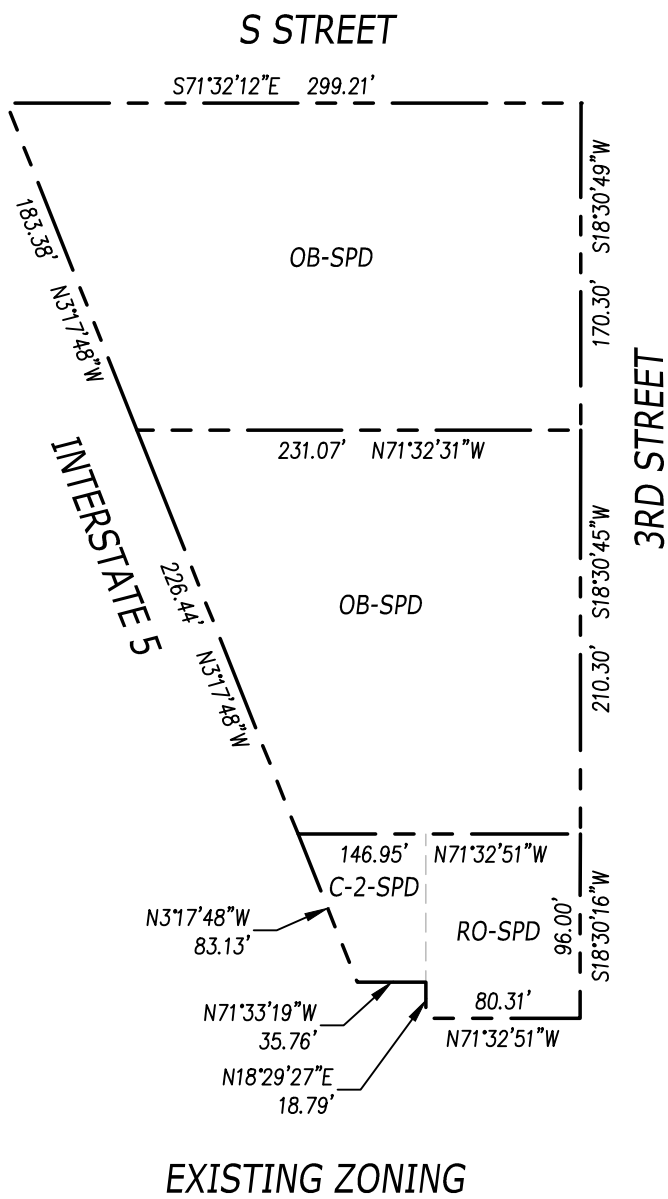
SECTION 4.

The City Clerk is hereby directed to amend the official zoning maps, which are a part of the Planning and Development Code, to conform to the provisions of this ordinance.

Table of Contents:

Exhibit A: Rezone Map (one page – a part of this ordinance)

Logon Name: hamidk
Print Date: December 12, 2019 - 12:03 pm
File Name: U:\317049-3rd & S Multi-Use\CAD\GMA\CD\Exhibit\217049-EH-ZONING.dwg



RESOLUTION NO. 2020 –

Adopted by the Sacramento City Council

March 24, 2020

ADOPTING FINDINGS OF FACT AND APPROVING THE 3S MIXED-USE PROJECT (P19-071)

BACKGROUND

- A. On February 13, 2020, the Planning and Design Commission conducted a public hearing and forwarded to the City Council a recommendation to approve with conditions the 3S Mixed-Use (P19-071) project (“Project”).
- B. On March 24, 2020, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code (“SCC”) Section 17.812.010(A)(2)(b) and received and considered evidence concerning the Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on the Project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following Findings of Fact:

- A. **Environmental Determination:** The California Environmental Quality Act exemption for the Project has been adopted by Resolution No. 2020-_____.
- B. **Rezone:** The amendment of Title 17 of the SCC by rezoning ±2.14 acres from the Office Business (OB-SPD) and Residential Office (RO-SPD) zones to the General Commercial (C-2-SPD) zone within the Central City Special Planning District has been approved by Ordinance No. 2020-_____.
- C. **Site Plan and Design Review** to demolish an existing commercial structure and construct a five-story mixed-use development (190 multi-unit dwellings and retail) and a Tree Permit to remove 14 private protected trees on 2.23 acres is **approved** based upon the following findings of fact:
 - 1. The design, layout, and physical characteristics of the proposed development are consistent with the 2035 General Plan and the Central City Specific Plan by providing a high density, residential mixed-use development near the R Street corridor and promotes use of alternative

transportation modes with minimal on-site vehicle parking and bicycle parking above the minimum required. The proposed development provides additional housing in the Central City and new retail space for the surrounding neighborhood.

2. The design, layout, and physical characteristics of the proposed development are consistent with all applicable design guidelines and with all applicable development standards in that the proposed development is consistent with the development standards of the Central City Specific Plan, the C-2-SPD zone, and the Central City Design Guidelines. The proposed building is oriented toward the two street frontages (3rd and S Streets) with articulated façades at each elevation, material variation, and extensive glazing. The project provides large outdoor amenity areas for residents and complies with all development standards.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards in that the project will be required to repair and replace any damaged or degraded infrastructure, and proposed landscape and hardscape elements promote pedestrian walkability and alternative modes of transportation.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the project provides a multi-story mixed-use development that meets the adjacent streets and produces a defined urban character. The project is supportive of existing and future development patterns in the central city in scale and massing. The unique styling, use of quality exterior materials, and emphasis on use of alternative transportation modes will integrate the project seamlessly into the neighborhood.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized, along with direct and indirect use of renewable energy sources for the proposed project.
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project proposes building entries for retail and residential spaces at the street with articulated facades and a visually engaging design theme, provides a wide range of resident amenities, and provides vehicle and bicycle parking facilities consistent and above the minimum standard while supporting alternative transportation modes.

D. The **Tree Permit** for the removal of 14 two private protected trees is **approved** based on the following findings of fact:

1. There is a need for the proposed work in order to develop the property.
2. The location of the 14 private protected trees conflicts with the most feasible placement of the building.
3. The replacement plan is consistent with the standards set forth in SCC Section 12.56.060.

E. 200-Year Flood Protection

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2019 Adequate Progress Annual Report accepted by the City Council on October 22, 2019 (Resolution No. 2019-0398).

Section 3. The City Council approves the Project entitlements based on the following conditions of approval:

C. Site Plan and Design Review to demolish an existing commercial structure and construct a five-story mixed-use development (190 multi-unit dwellings and retail) and a Tree Permit to remove 14 private protected trees on 2.23 acres is **approved** subject to the following conditions of approval:

Planning

Site Design

- C1. The building shall be sited as shown on the exhibits and final approved plans.
- C2. The building shall have building setbacks and entries as shown on the exhibits and final approved plans.

- C3. The project shall provide vehicle parking as shown on the final approved plans, including tree shading, motorcycle/scooter spaces, and one carshare space.
- C4. The project shall provide bicycle parking as indicated on the final approved plans and consistent with City requirements. The design and location of the bicycle parking facilities for long-term and short-term shall be as follows:
 - a. Long-term bicycle parking shall be in the bicycle room shown on the plans and accommodate no fewer than 100 resident bicycles.
 - b. Short-term bicycle parking shall be provided in racks within the park strip, with 16 spaces along 3rd Street, and 10 spaces long S Street.
- C5. Landscaping, hardscape, and outdoor amenities shall be installed as shown on the final approved plans.
- C6. A sound wall seven feet in height shall be installed on the western property line adjacent to Interstate 5 as shown on the final approved plans. The wall material shall be split-face CMU masonry, include color variations or patterning, and include a brick or masonry decorative cap.
- C7. The trash enclosures shall be located at the interior of the building as shown on the final approved plans.

Building Design

- C8. Building façades shall vary in material application and color as shown on the final approved plans.
- C9. Each building elevation shall have a consistency of detail, material quality, and articulation as indicated on the final approved plans.
- C10. The building materials, color, and their application shall be as indicated on the final approved plans and color/material board, and shall include brick veneer in three different colors, metal panel and awning, cement plaster, aluminum storefront windows, and vinyl windows on upper floors with industrial-style grid patterns. Any changes shall require additional Planning and Design Review staff review and approval.
- C11. All windows shall be consistent with quality of VPI Quality Windows or better as submitted and have higher STC ratings as specified:

- a. 1st floor; all windows STC 32 minimum.
 - b. 2nd floor; south and west facing windows STC 38 minimum, north-facing windows STC 36 minimum, east-facing windows STC 32 minimum.
 - c. 3rd – 5th floors; south and west facing windows STC 41 minimum, north-facing windows 39 minimum, east-facing windows STC 32 minimum.
- C12. All cement plaster used for exterior finishes shall be of a smooth finish.
- C13. Provide glazing as clear as possible at all ground level fenestration or as approved by Design Review staff.
- C14. The building shall not exceed the height as provided in the reports and exhibits.
- C15. Any rooftop mechanical equipment proposed shall be screened as necessary to fit in with the design of the project, and not be visible from any street views. Equipment such as new SMUD boxes, etc. shall be screened from pedestrian views, and not in the city planter strip or sidewalk. The applicant shall submit final mechanical locations and screening to Planning and Design Review staff for review and approval as part of building plan check.
- C16. The building shall comply with the vertical chase requirements for mixed use buildings consistent with SCC Section 17.600.150(A).
- C17. Lighting:
- a. The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building, at each building entry, and within the parking field. A photometric plan shall be submitted for review by Planning staff as a part of building permit review.
 - b. Per SCC Section 17.612.030(B), exterior lighting shall reflect away from residential areas and public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

- c. The design of the light fixtures shall be reviewed and approved by Planning and Design staff. Standard ceiling pack light fixtures visible from pedestrian sidewalk view shall be avoided.

Environmental

- C18. The applicant shall comply with each mitigation measure adopted for the project, as identified in the environmental document prepared pursuant to the CEQA and/or Mitigation Monitoring Plan. If there is an error or omission in the Mitigation Monitoring Plan, the mitigation measure as set forth in the environmental document shall control.

General

- C19. It is in the City's interest to prevent blight by maintaining existing development on a site until such time as new construction is undertaken as evidenced by issuance of building permits for new development. Therefore, the applicant shall not commence demolition until a building permit has been issued for the new structure.
- C20. The project shall have an on-site manager consistent with SCC Section 17.228.117.
- C21. Development of this site shall be in compliance with the attached final approved plans and exhibits, except as otherwise conditioned. Any changes to the final set of plans shall be subject to additional review and approval.
- C22. No building permit shall be applied for until after the expiration of the 10-day appeal period, unless approved through a concurrent review. If an appeal is filed, no permit shall be issued until final approval is received.
- C23. The applicant shall obtain all necessary building, sign, and/or encroachment permits prior to construction.
- C24. No signage has been reviewed through the Site Plan and Design Review process. All building signage shall conform to the sign code standards found in SCC Section 15.148.160, and shall be reviewed under the separate sign permitting process.

- C25. Final occupancy shall be subject to approval and involve an on-site inspection by Planning staff.
- C26. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of approval. Prior to expiration, an extension of time may be processed by request of the applicant.

Lighting

- C27. Historical ornamental streetlights shall be installed on the property frontages along 3rd Street and S Street. Quantity of streetlight poles shall be determined during the design phase.

Police

- C28. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of 0.95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.
- C29. Light poles shall be no higher than 16 feet.
- C30. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
- C31. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.
- C32. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.
- C33. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

- C34. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
- C35. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
- C36. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.
- C37. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.
- C38. Fencing shall be of decorative tubular steel, no climb type and a minimum of 6' in height.
- C39. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
- C40. The VASS shall have the capabilities for allowing designated law enforcement to access the system remotely to monitor the exterior and common areas of the premises, in real time. Property management shall allow the Sacramento Police Department access to monitor those areas of the system. This will help to ensure law enforcement's response to emergencies is timely and efficient.
- C41. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.
- C42. Each vehicular entry/exit shall be covered by a camera set at 100 pixels per foot or higher to capture license plates and faces.
- C43. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.

- C44. VASS shall be capable of storing no less than 30 days' worth of activity.
- C45. VASS shall provide comprehensive coverage of:
- areas of ingress and egress
 - parking lots
 - adjacent public rights of way
 - common areas (e.g., entrance lobby)
- C46. No more than 10 percent of the square footage of windows and clear doors for retail purposes (e.g., leasing office, retail establishments, etc.) shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.
- C47. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures shall be designed to allow visual surveillance of the interior.
- C48. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
- C49. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.
- C50. Property management shall be responsible for the daily removal of all litter from the site.
- C51. Applicant shall install law enforcement "Knox Boxes" for police access to common areas on the premises, including, but not limited to lobby entrances and elevators, community areas, pool, etc.
- C52. Exterior benches shall be designed in such a manner to deter skateboarding (e.g., partitioned seating with armrests).
- C53. Applicant shall employ on-site uniformed security at the premises no less than 12 hours a day, 7 days a week (e.g., 6 p.m. – 6 a.m.). The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall

be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

- C54. Applicant shall employ a Private Patrol Operator (PPO) security company to conduct regular checks of the premises and respond to disturbance complaints during hours on-site security is not present, 7 days a week. The PPO security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.
- C55. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.
- C56. The location shall be monitored by security after normal construction hours during all phases of construction.
- C57. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Public Works

- C58. Construct standard public improvements as noted in these conditions pursuant to Title 18 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 18.04.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along 3rd and S streets per City standards to the satisfaction of the Department of Public Works.

- C59. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The applicant shall remove any existing driveways not proposed for use with this project and reconstruct the frontage improvements to the satisfaction of the Department of Public Works.
- C60. The proposed driveway along S Street shall be used for emergency response vehicles access only and shall be gated and equipped with a locking mechanism acceptable to the Police and Fire Departments.
- C61. Bulb outs/curb extensions are required where there is on-street parking in the central City area or as directed by the Department of Public Works. Locations of bulb outs must be reviewed and approved by the City Traffic Engineer. The applicant shall construct bulb-outs/ curb extension at the following locations to the satisfaction of Public Works:
- a. South-West corner of the intersection of 3rd and S Streets.
- C62. The applicant shall install/stripe a crosswalk at the south leg of the intersection of 3rd and S Street as part of the bulb-out construction to the satisfaction of the Department of Public Works.
- C63. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards at the south-west corner of the intersection of 3rd and S Streets per City standards and to the satisfaction of the Department of Public Works.
- C64. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
- C65. The applicant shall apply for a revocable encroachment permit to allow bike racks to be constructed on existing right of way and shall meet all the requirement of the permit to the satisfaction of the Department of public Works.
- C66. The applicant shall install a loading zone along the 3rd Street frontage close to the intersection of S Street to support the proposed retail to the satisfaction of the Department of Public Works.

- C67. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25-foot 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 feet in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Regional San

- C68. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.

SMUD

- C69. SMUD has existing overhead 21kV facilities along the entire east side of the property (west side of 3rd Street) and an overhead 21 kV line that bisects the property (east/west) along the north side of the existing building on the lot and will need to remain. The Applicant may request for these facilities to be relocated provided that the applicant coordinate with SMUD and be responsible for the cost of relocation or removal. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- C70. SMUD has existing underground 21kV facilities on the western/central side of the property that feeds a pad-mounted transformer that also sits on the property located just west of the existing building on the lot. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

- C71. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
- C72. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
- C73. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
- C74. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
- C75. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
- C76. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
- C77. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>
- C78. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
- C79. The applicant shall dedicate space on the lot for service transformers of sufficient size and quantity to serve the lot as directed by SMUD Line

Design. The location of the transformer(s) shall meet all SMUD access and clearance requirements. If the applicant cannot dedicate space on the lot for transformer(s), the applicant can build an "alcove" within one of the structures on the parcel pursuant to SMUD's alcove requirements (T001), or an underground transformer vault pursuant to SMUD's underground transformer vault requirements (T013). Additional spacing requirements for switches or other equipment may be required. Please consult with SMUD's Line Design for additional information.

Utilities

- C80. Applicant shall participate in the Central City Specific Plan and pay all required fees. Improvement plans shall be consistent with the Central City Specific Plan Utility Infrastructure Analysis.
- C81. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
- C82. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test is required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section ((916) 808-1400) at the early planning stages to address any water related requirements.
- C83. Common area landscaping greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.
- C84. There is an existing City 8-inch water main and existing City 21/24-inch combined sanitary sewer main along the western property line and a City 6-inch water main and 8-inch combined sanitary sewer main going through

the middle of the property east to west (Old Solon Alley) and a City 24-inch combined sanitary sewer main just north of the south property line (T Street). Prior to design, the applicant shall pothole and locate the exact location of these mains. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of the water mains or combined sanitary sewer mains or anywhere within the associated utility easements.

- C85. City records did not indicate that there is an easement for the existing water and combined sanitary sewer mains on the property. Therefore, the applicant, shall either; 1) provide evidence of existing easement for the City water and combined sanitary sewer mains or 2) dedicate a no-build easement over the exiting water and combined sanitary sewer mains to the satisfaction of the DOU. The mains and its appurtenances shall be accessible for personnel and vehicular access at all times.
- C86. The project is proposing a building on top of the existing City 6-inch water main and 8-inch combined sanitary sewer main which are located along Old Solon Alley. The developer will be required to relocate the City mains within the public right-of-way. The construction and placement of the mains shall be to the satisfaction of the DOU. (Note: The placement of the mains shall be consistent with the approved water and sewer study.)
- C87. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at (916) 808-1400 for a CSS fee estimate.
- C88. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any drainage related requirements.

- C89. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual for review and approval by the DOU. Per the current DOU Onsite Manual, either a static or dynamic analysis for mitigation sizing and drainage system design may be used. (Note: This project is bounded by two different drainage shed areas. Connections to the existing drainage systems shall be consistent with the existing drainage basin or otherwise approved by the DOU with a revised drainage master plan for the specific drainage shed area.) The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section ((916) 808-1400) at the early planning stages to address any drainage related requirements. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
- C90. The onsite water, sewer and storm drain systems shall be private systems maintained by the owner or other approved entity. (Note: Onsite sewer and drainage systems shall be separated systems.)
- C91. Finished floor elevations shall be a minimum of six-inches above the 100-year HGL or one-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
- C92. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- C93. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street

drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard specified in the DOU onsite manual.

- C94. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- C95. 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 construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- C96. If the project drains more than one-acre of new or modified impervious area to the separate drainage system, then an onsite stormwater quality control measures and Low Impact Development (LID) will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages. (Note: A maintenance agreement is required for all on-site treatment control measures. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Construction drawings must include all proposed sources controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.)

Advisory Notes

Fire

- ADV 1 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. (CFC 501.4)
- ADV 2 The furthest projection of the exterior wall of a building shall be accessible from within 150 feet of an approved Fire Department access road (minimum 20 feet wide) and approved water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1, 507.5.1)
- ADV 3 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.

- ADV 4 All turning radii for fire access shall be designed as 35 feet inside and 55 feet outside. (CFC 503.2.4)
- ADV 5 Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. (CFC 503.2.3)
- ADV 6 Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). (CFC 507.4)
- ADV 7 Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.

Note: Appendix C, Table C105.2 has been amended by the City of Sacramento so that the required number of hydrants is based on the required GPM of Table B105.1 before any allowed fire sprinkler reduction with modified spacing distances between hydrants.

- ADV 8 Provide appropriate Knox access for site. (CFC Section 506)
- ADV 9 An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet or a change of use or occupancy that creates a greater fire or life safety hazard, and the floor area of that portion of the building, which is changed exceeds 3,599 square feet in area. (CFC Fire Code Amendments 903.2 (2&4))
- ADV 10 Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.
- ADV 11 An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire Code Official. Fire Control rooms shall be located within the building at a location approved by the Fire Code Official and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control rooms shall not be less than 50 square feet for rooms without a fire pump and 200 square feet when a fire pump is present. (CFC Amendments 901.4.7)

- ADV 12 Provide a secondary access. The chief is authorized to require two means of access for sites serving 40 or more dwelling units and/or when it is determined by the chief that access by a single road might be impaired by vehicle congestion... CFC 503.2

Finance

- ADV 13 The project site is located within the Central City Impact Fee boundaries and will be subject to the applicable impact fees with future development and/or change of land use of the site, during the building permit process. Contact Public Improvement Finance and Special Districts (916-808-1440) with any questions on the Central City Impact Fee.

Parks

- ADV 14 As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 18, 18.56 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 \$184,037. This project proposes a 141,271 square foot commercial building with 190 dwelling units and 2,367 square feet of commercial space. The PIF due on this project is based on the Central City Incentive Zone Rate of \$1.70 per square foot for residential projects. The applicant would likely receive a \$8,096 credit for the demolition of the existing commercial office building. 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.

Police

- ADV 15 City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

Regional San

- ADV 16 The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

Sacramento Area Sewer District

ADV 17 The subject property is outside the boundaries of SASD but within the Urban Service Boundary and Sacramento Regional County Sanitation District (Regional San) boundaries. Regional San will provide ultimate conveyance and treatment of the sewer generated from this site, but the Sacramento City Utilities Department's approval will be required for local sewage service.

Utilities

ADV 18 The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV 19 Water meters shall be located at the point of service, which is back of curb for separated sidewalks or back of walk for connected sidewalks.

ADV 20 As of January 1, 2018, all new multi-family residential construction is required to sub-meter each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.

ADV 21 Foundation or basement dewatering discharges to the CSS will not be allowed. The CSS does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.

ADV 22 Currently, two types of groundwater discharges are recognized by the DOU; limited term) discharges and long-term discharges. These types of discharges are described as follows:

- a. "limited discharges" are short groundwater discharges of 30-days duration or less. Limited discharges must be approved through the DOU by an approval letter.
- b. "long-term discharges" are groundwater discharges of greater duration than 30-days. Long-term discharge must be approved through the DOU and the City Manager through a Memorandum of Understanding (MOU) process.

Note: All discharges to the sewer system must also be permitted by the Sacramento Regional Sanitation Sewer District.

- D.** The **Tree Permit** for the removal of 14 private protected trees is **approved** subject to the following conditions:
- D1. The applicant shall provide for the replanting of 163 inches total trunk diameter onsite in the form of parking lot shade trees and landscape trees.
 - D2. The applicant shall retain and protect throughout construction tree nos. 213, 214, 215.
 - D3. The applicant shall retain all trees permitted for removal until after all fees associated with the application for a building permit have been paid.
 - D4. The replacement requirement for the following trees has been waived due to conditions that are uncorrectable with standard arboricultural techniques: tree nos. 217, 230, 240, 242, 248, 251, 276.

Table of Contents:

Exhibit A: Project Plans
Exhibit B: Tree Permit



S3 MIXED USE

1900 3RD STREET
SACRAMENTO, CALIFORNIA 95811



VICINITY MAP



BUILDING SUMMARY

	UNIT S1 STUDIO 448	UNIT A1 1 BED / 1 BATH 598	UNIT B1 2 BED / 2 BATH 898	TOTAL NO. OF UNIT	TOTAL UNIT LIVING AREA	COMMERCIAL	LEASING AND FITNESS	COMMON AREA	COVERED ENTRIES	TOTAL GROSS
1ST FLOOR	10	18	2	30	17,570	2,367	1,787	7,347	590	29,661
2ND FLOOR	16	21	3	40	22,616			5,416		28,032
3RD FLOOR	16	21	3	40	22,616			5,416		28,032
4TH FLOOR	16	21	3	40	22,616			5,416		28,032
5TH FLOOR	16	21	3	40	22,616			4,901		27,517
TOTAL	74	102	14	190	108,034	2,367	1,787	28,496	590	141,274
UNIT RATIO	39%	54%	7%	100%						810
POOL BUILDING										141,784
TOTAL										

PARKING SUMMARY

VEHICLE PARKING	
PARKING REQUIRED:	95 SPACES
0.5 PER UNIT: 0.5 X 190 =	
COMMERCIAL (NOT REQUIRED - MIXED USE)	
PARKING PROVIDED:	61 SPACES
STANDARD	19 SPACES
COMPACT	10 SPACES
ACCESSIBLE	1 SPACE
CAR SHARE	2 SPACES
MOTORCYCLE	93 SPACES
SUB-TOTAL	
1 CAR SHARE SPACE SUBSTITUTES 4 PARKING SPACES	
TOTAL PROVIDED: 91 + 4 =	95 SPACES

BICYCLE PARKING

	REQUIRED	PROVIDED
LONG TERM:		
1 PER 2 UNITS	95 SPACES	
COMMERCIAL	2 SPACES	
TOTAL	97 SPACES	100 SPACES
SHORT TERM:		
1 PER 10 UNITS	19 SPACES	
COMMERCIAL	2 SPACES	
TOTAL	21 SPACES	22 SPACES

PROJECT SUMMARY

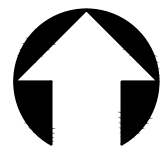
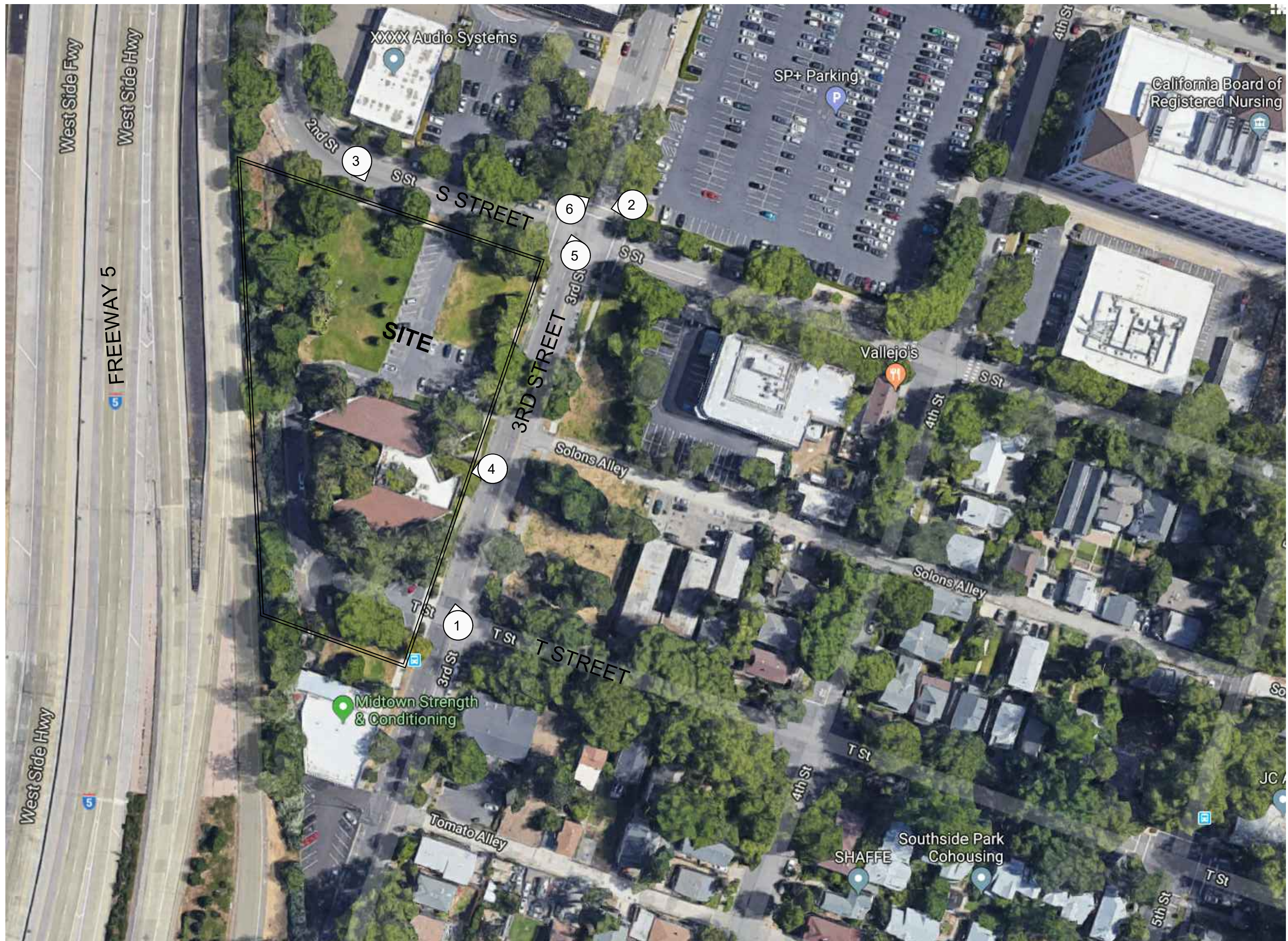
NEW BUILDING: 190 APARTMENT UNITS AND RETAIL
ADDRESS: 1900 3RD STREET
SACRAMENTO, CA 95811
CITY OF SACRAMENTO
SACRAMENTO
CITY OF SACRAMENTO
009-004-007
NPPA 13
FIVE
CONSTRUCTION TYPE
OCCUPANCY GROUP
R-2 (RESIDENTIAL PORTION)
A-2 / B / M (RETAIL PORTION)

PROJECT DIRECTORY

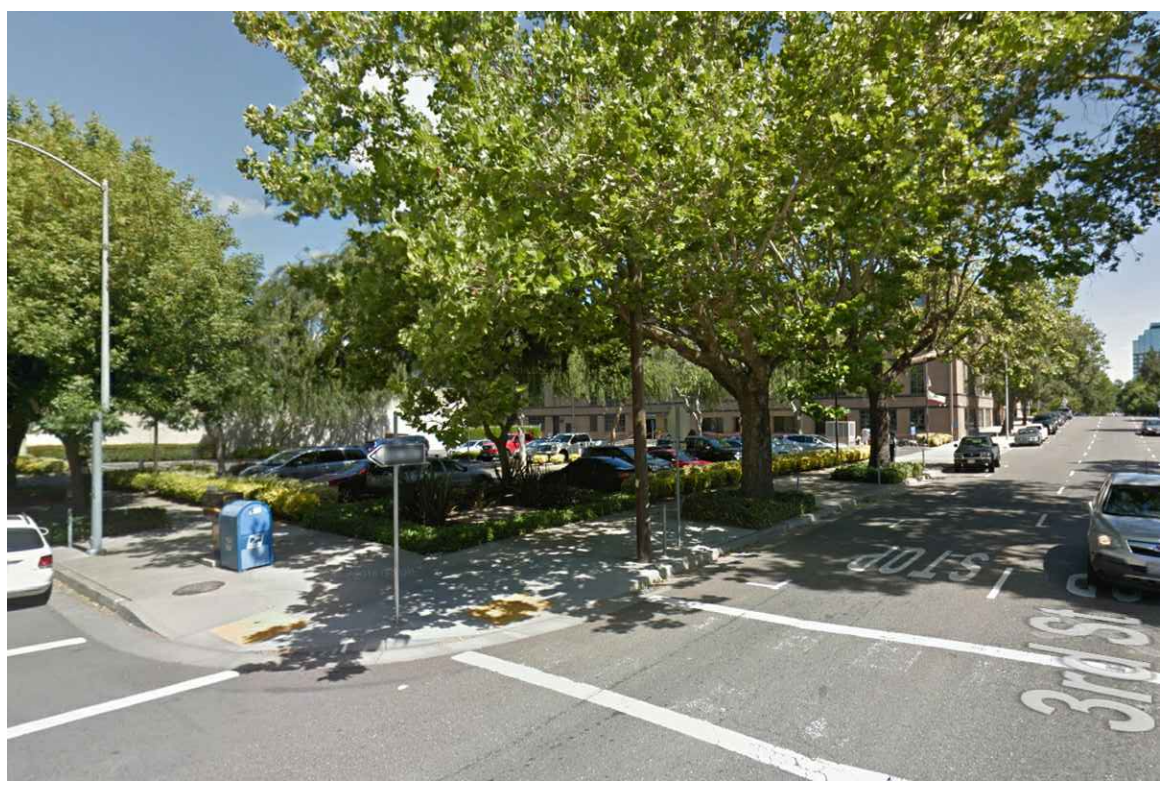
OWNER & APPLICANT: 1900 3RD STREETS ASSOCIATES, LLC
ATTENTION: LENARD ZIPPENIAN
1900 3RD STREETS
SACRAMENTO, CA 95811
ARCHITECT: KUCHMAN ARCHITECTS PC
ATTENTION: PHIL HARVEY
2203 13TH STREET
SACRAMENTO, CA 95818
PHONE: (916) 447-3436
FAX: (916) 447-3466
EMAIL: phil@kuchman.com
LANDSCAPE: TOM SMITH ASSOCIATES
ATTENTION: TOM SMITH
6921 ROSEVILLE RD.
SACRAMENTO, CA 95842
PHONE: (916) 349-7376
EMAIL: tsassocla@yahoo.com

SHEET INDEX

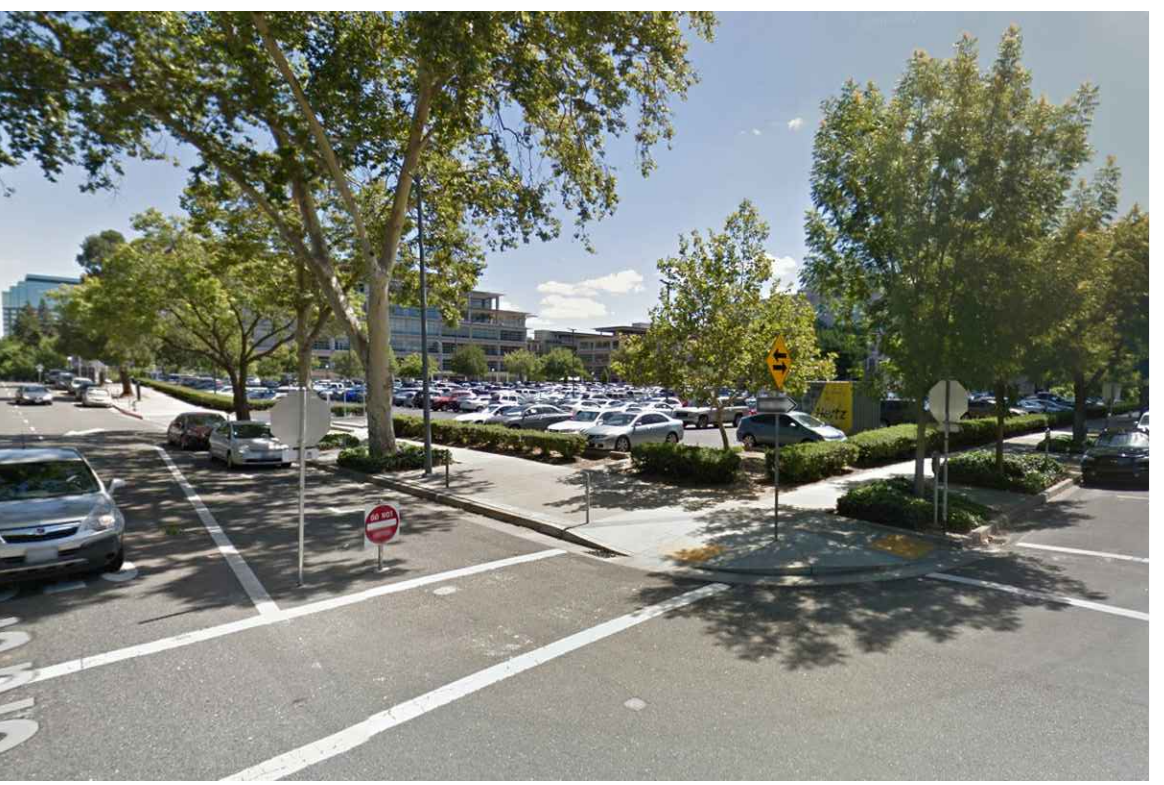
- TOTAL 15 SHEETS
- A0.1 COVER SHEET, CONTEXTUAL MAP, PHOTOS
 - A1.1 SITE PLAN
 - A2.1 1ST FLOOR PLAN
 - A2.2 2ND - 4TH FLOOR PLAN
 - A2.3 5TH FLOOR PLAN
 - A2.4 UNIT FLOOR PLANS
 - A3.1 COLOR ELEVATIONS
 - A3.2 COLOR ELEVATIONS
 - A3.3 PERSPECTIVE VIEW
 - A3.4 PERSPECTIVE VIEWS
 - A4.1 BUILDING SECTION AND POOL BUILDING
 - A4.2 POOL BUILDING ELEVATIONS & SOUND WALL
 - L1 PRELIMINARY LANDSCAPE PLAN & TREE MITIGATION
 - L2 PARKING TREE SHADING PLAN
 - L3 PLANT PICTURES



CONTEXTUAL MAP



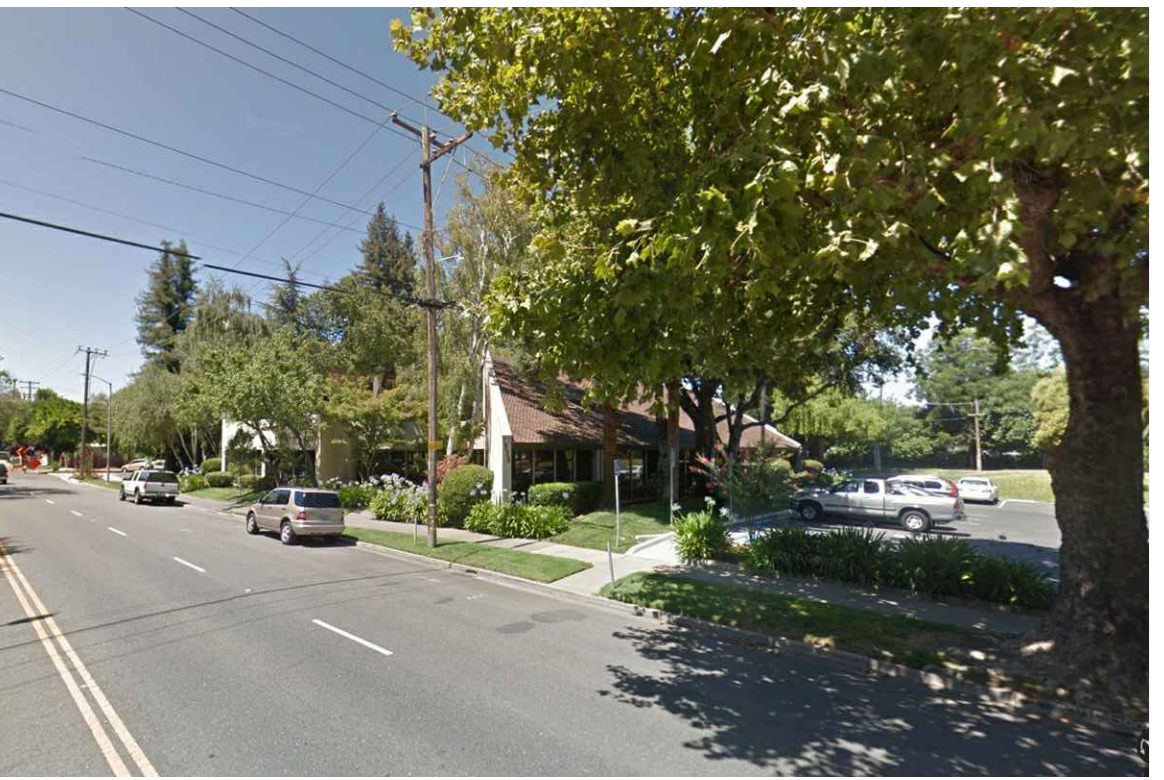
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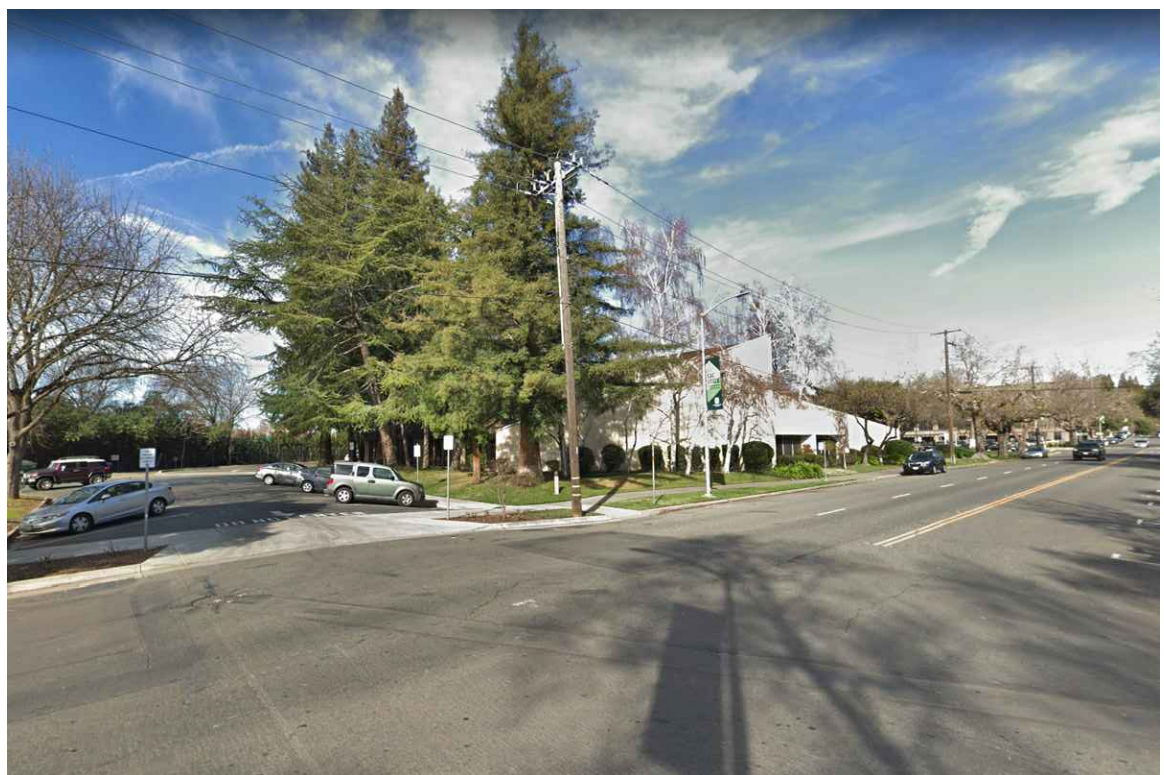
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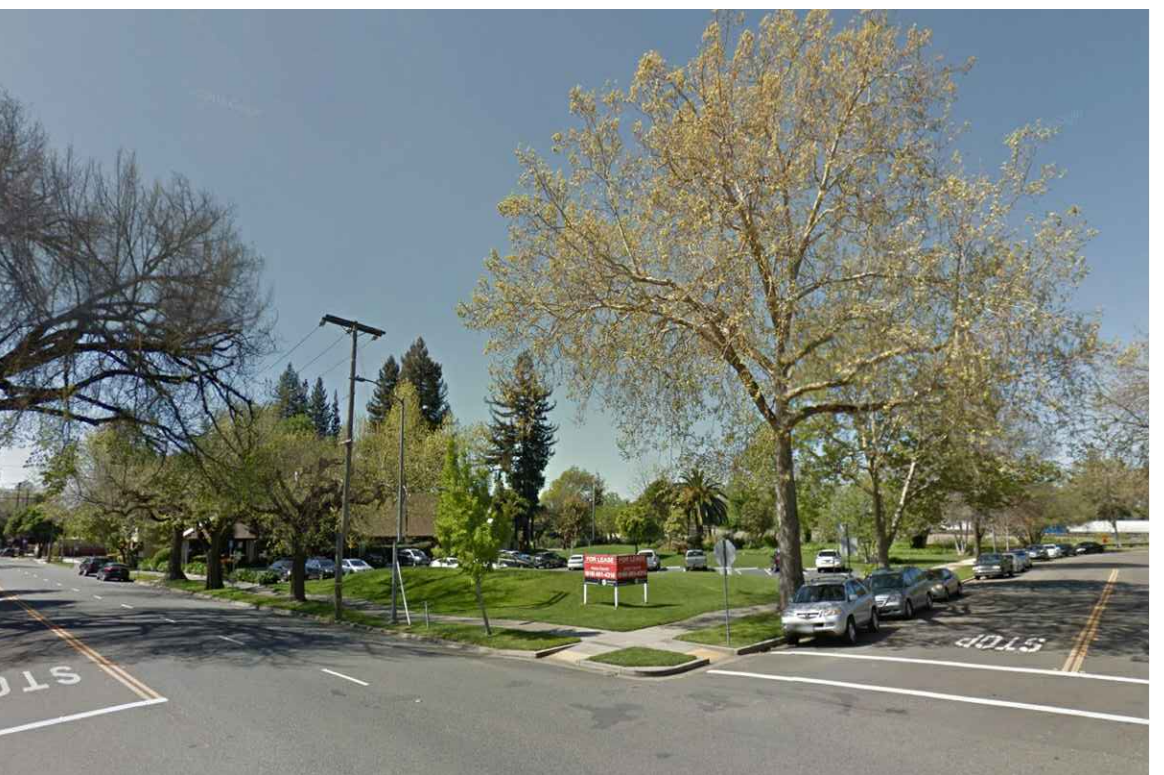


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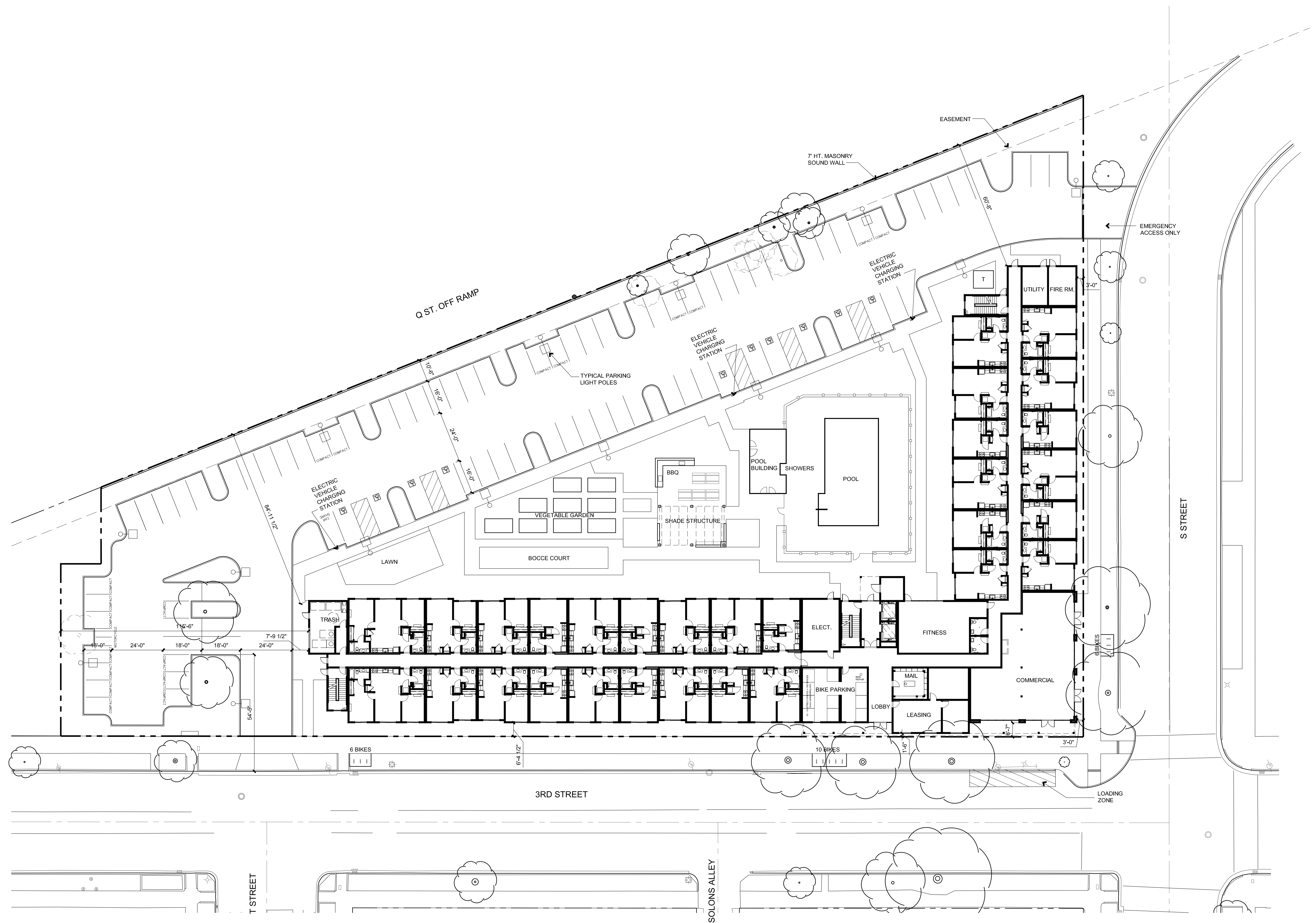
PHOTOS



2

AUGUST 30, 2019

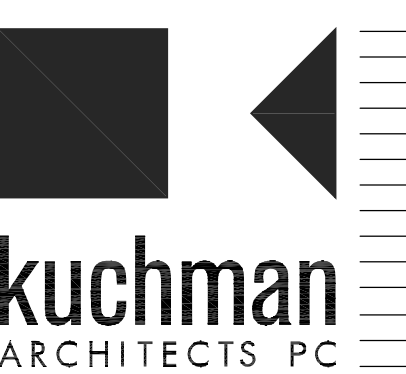
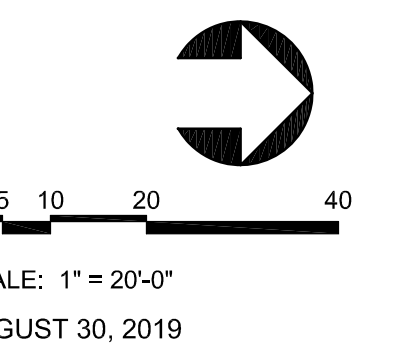
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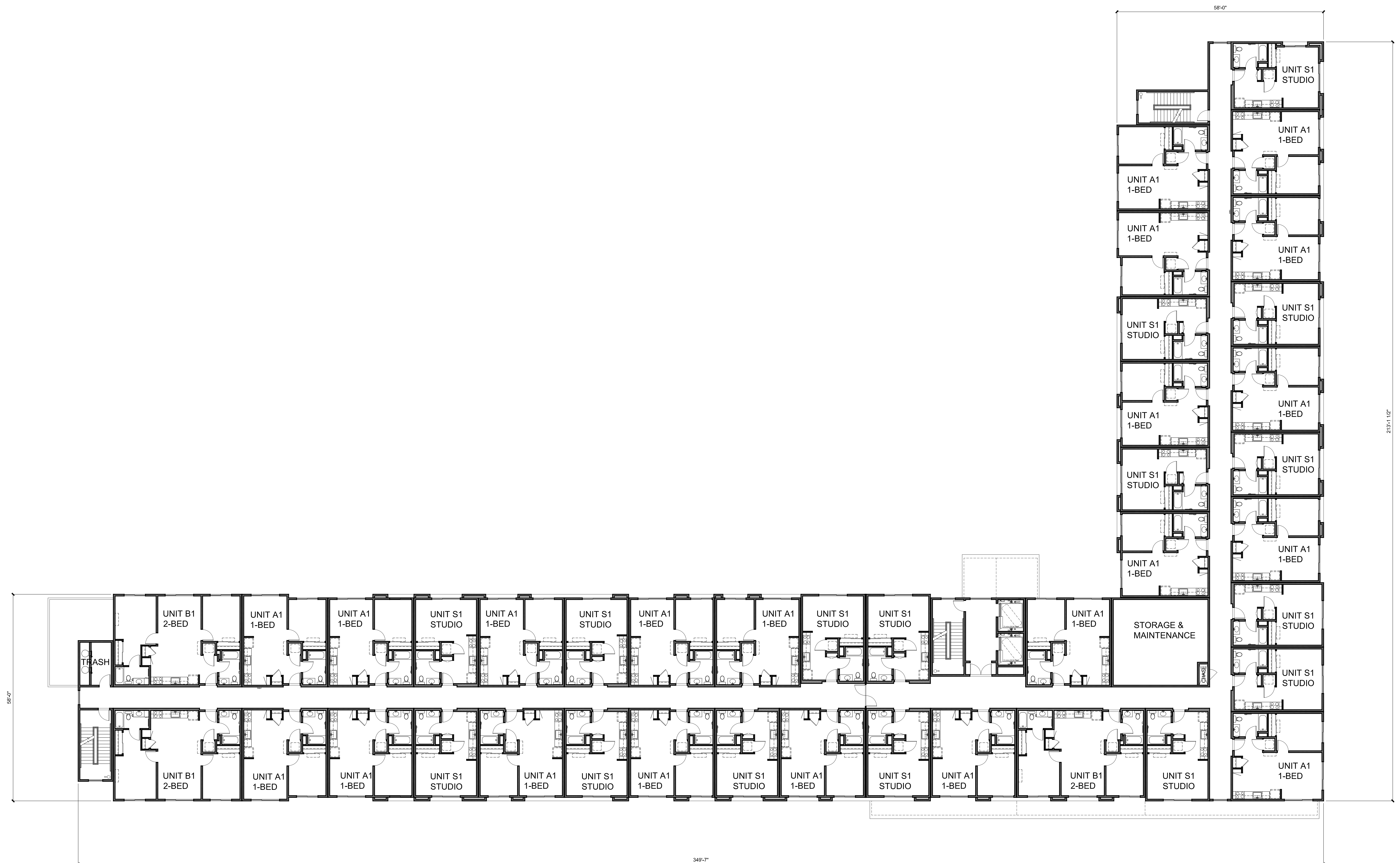
S3 Mixed Use

Sacramento, California

SITE PLAN



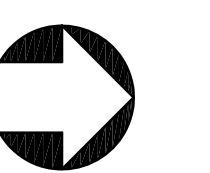
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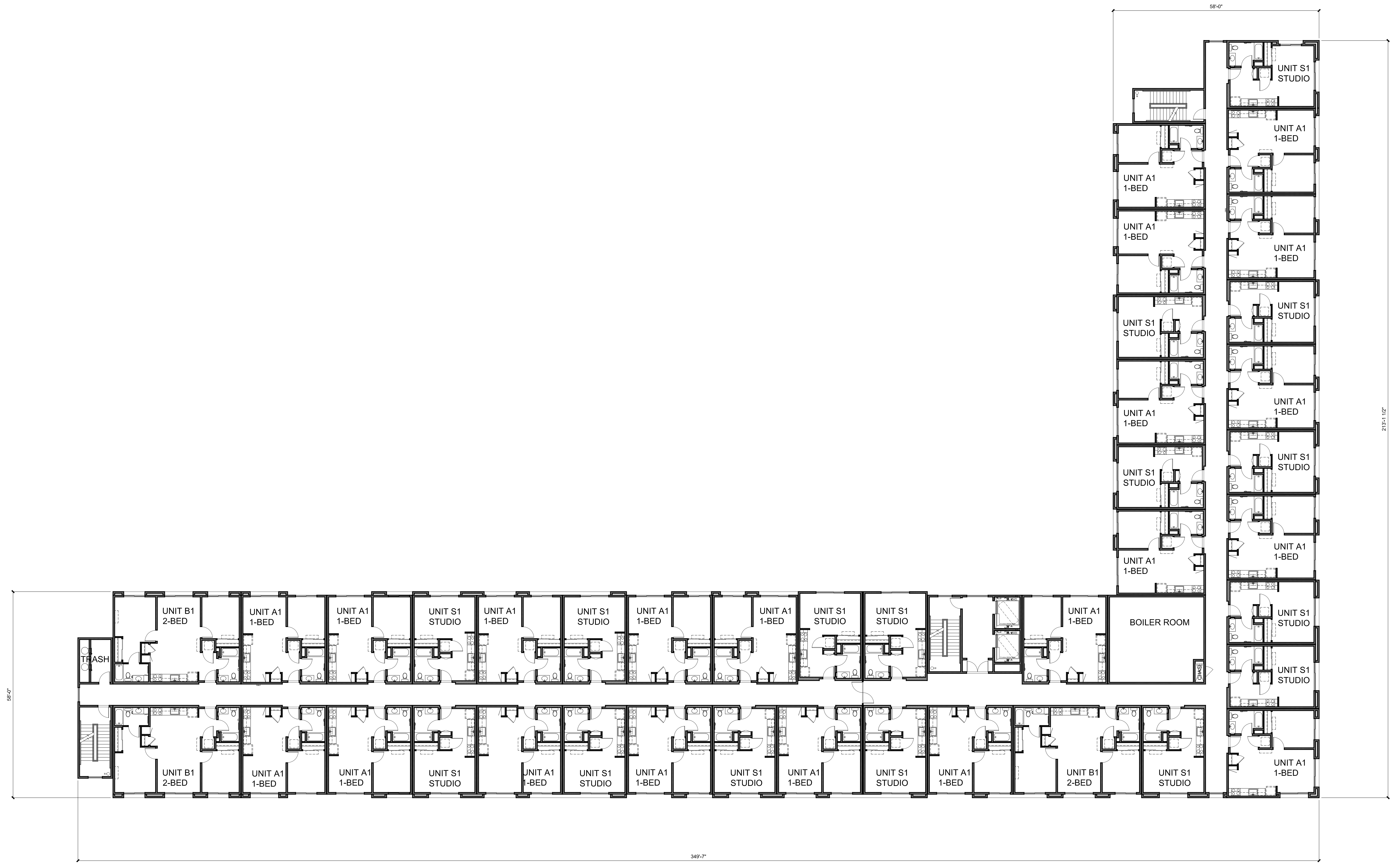
S3 Mixed Use

Sacramento, California

2ND, 3RD, & 4TH FLOOR PLANS



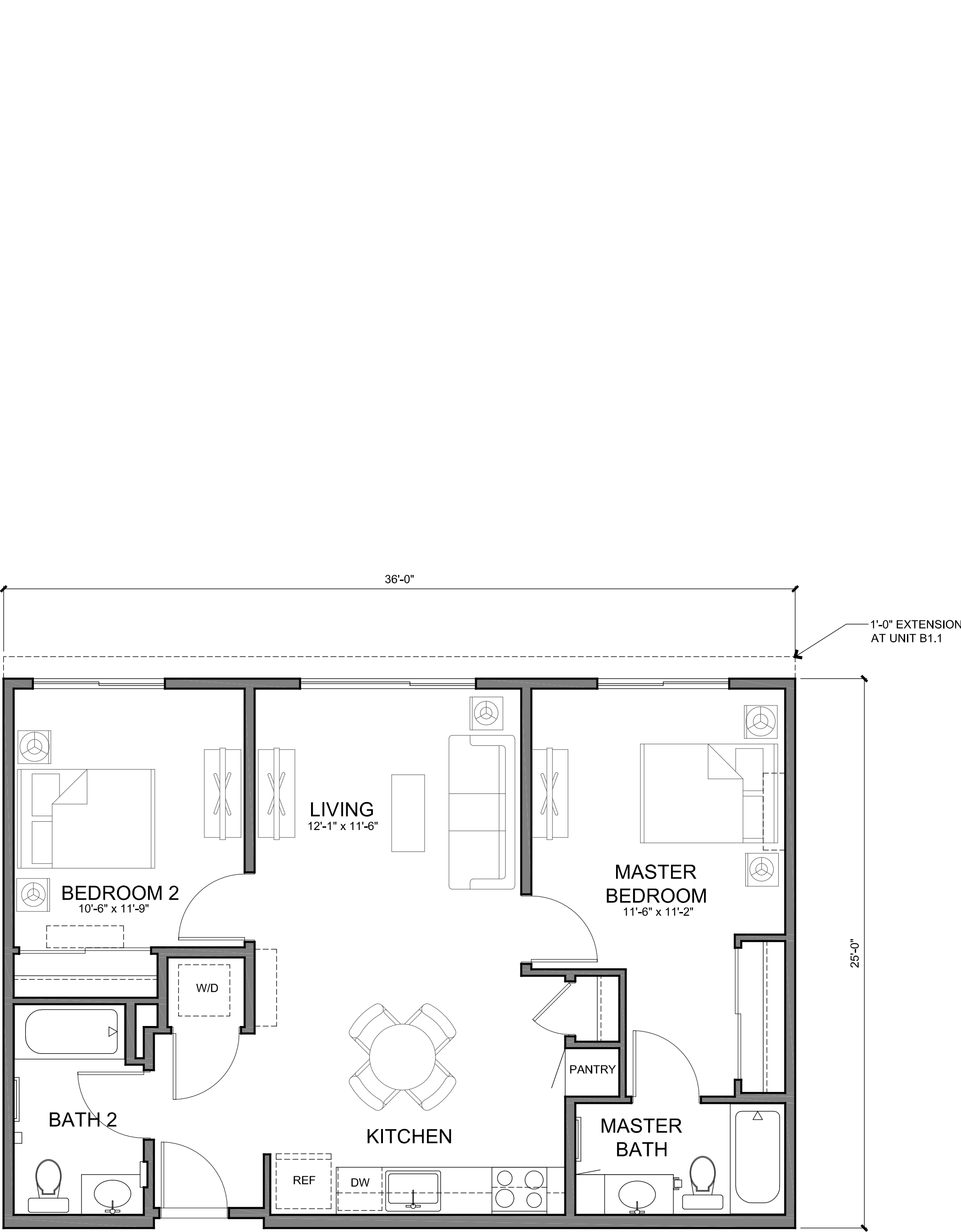
SCALE 3/32" = 1'-0"
AUGUST 30, 2019



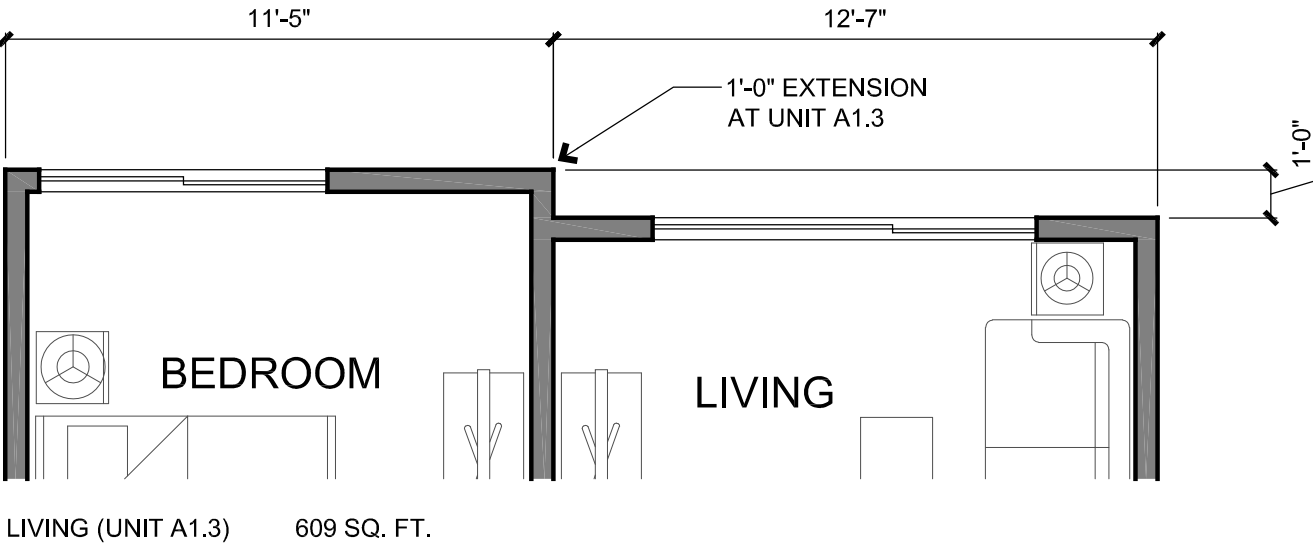
S3 Mixed Use

Sacramento, California

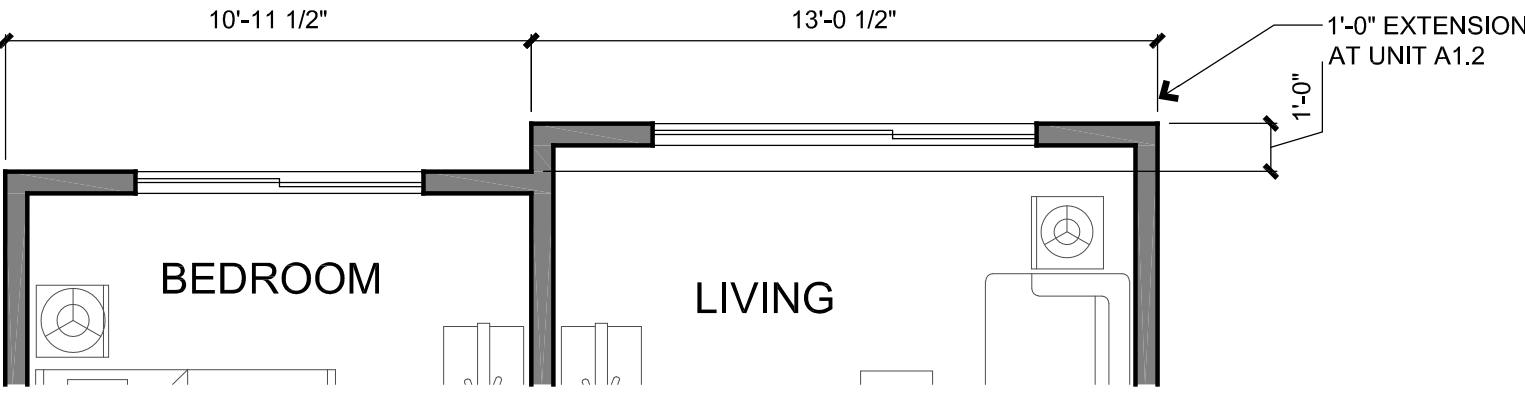
5TH FLOOR PLAN



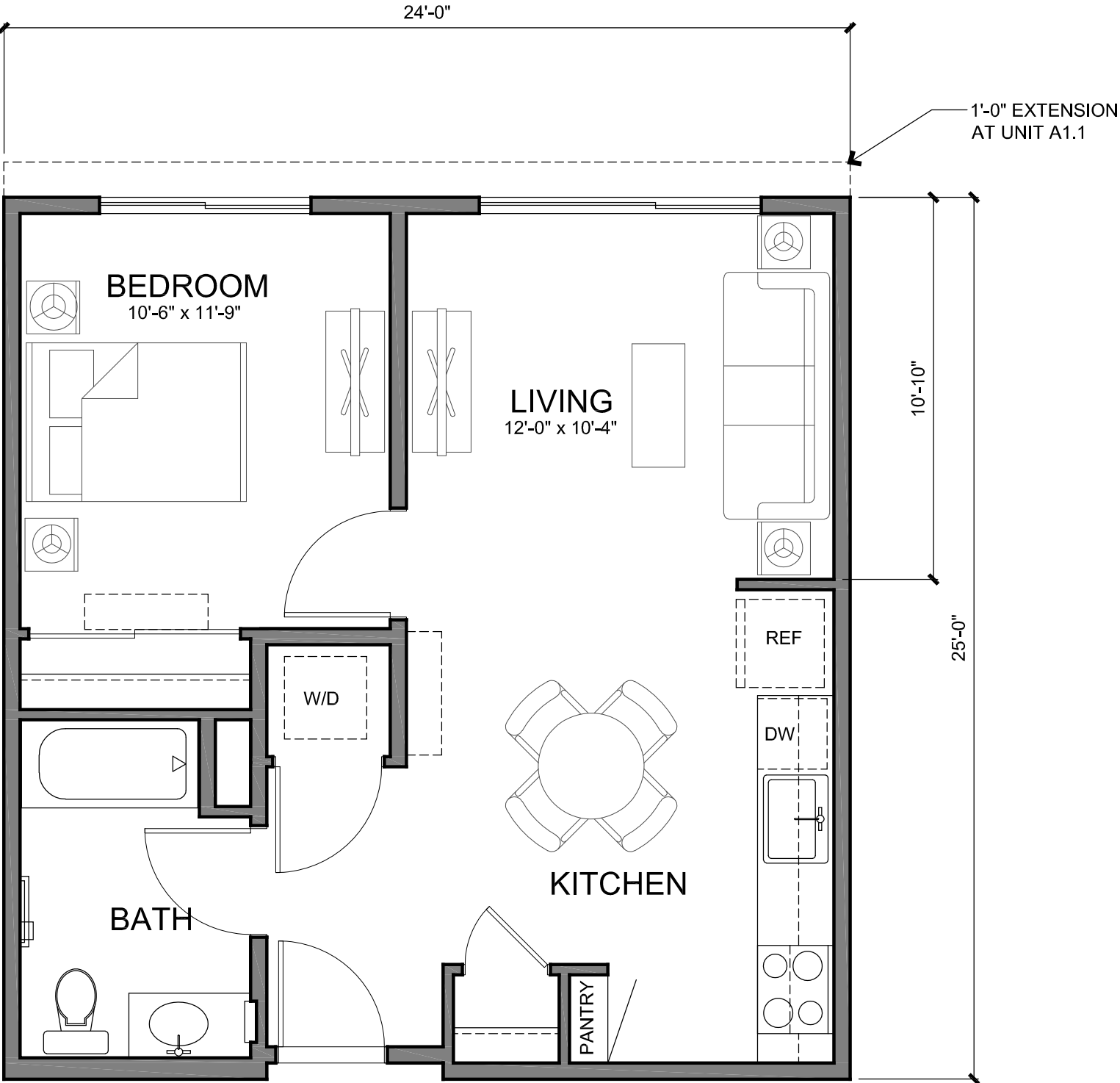
UNIT B - 2 BEDROOM / 2 BATH
LIVING (UNIT B1) 898 SQ. FT.
LIVING (UNIT B1.1) 934 SQ. FT.



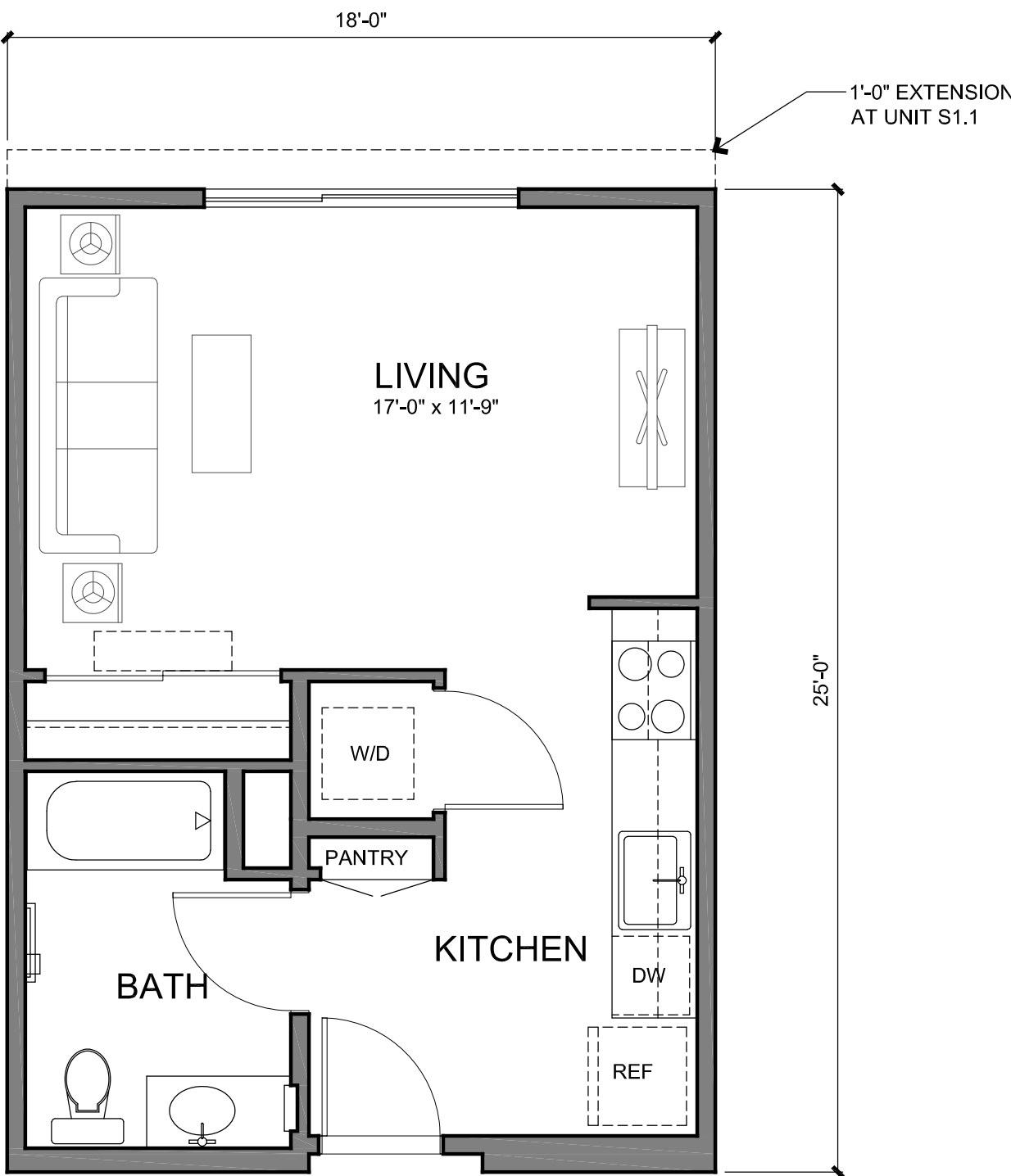
LIVING (UNIT A1.3) 609 SQ. FT.



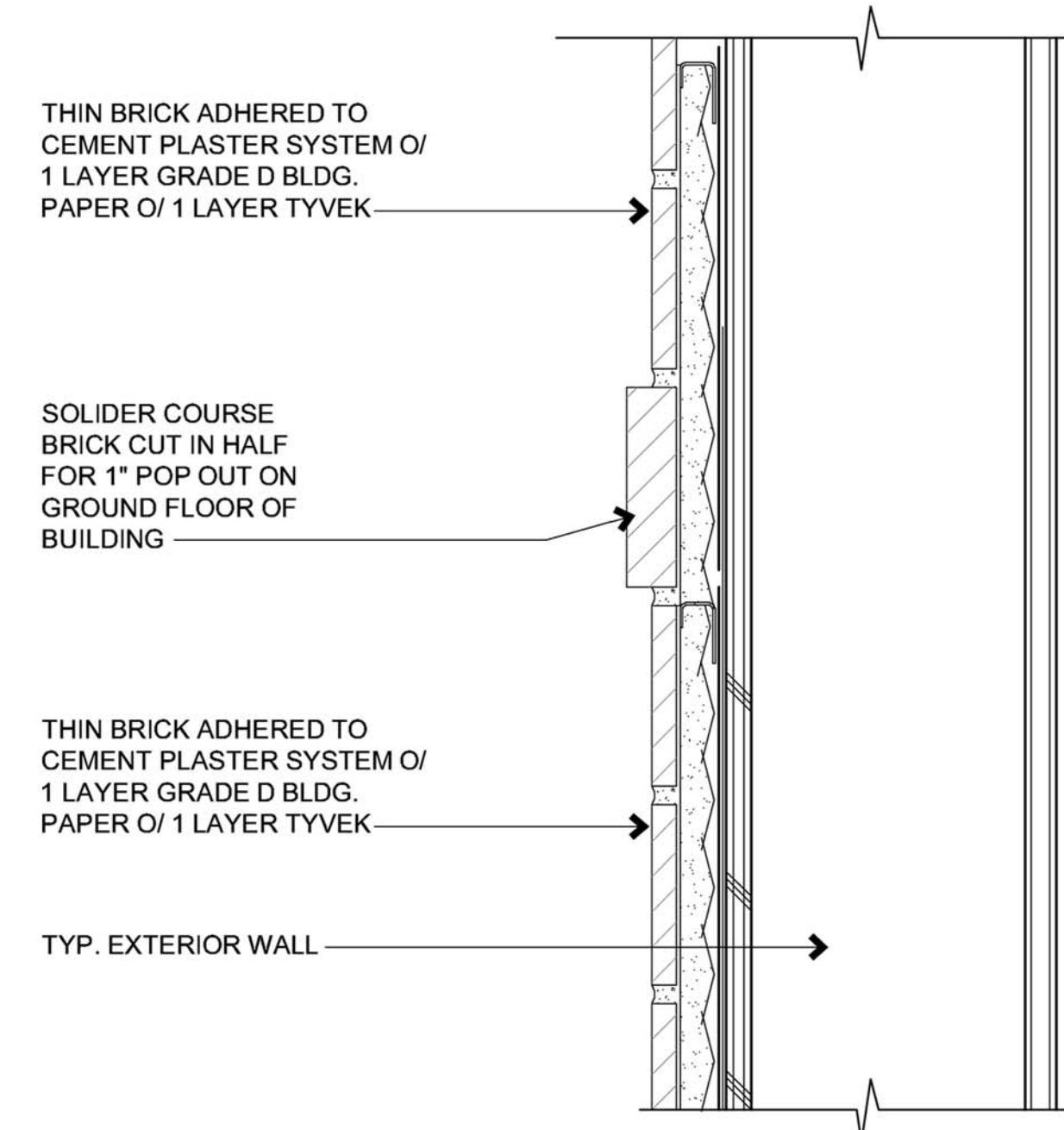
LIVING (UNIT A1.2) 609 SQ. FT.



UNIT A - 1 BEDROOM / 1 BATH
LIVING (UNIT A1) 598 SQ. FT.
LIVING (UNIT A1.1) 622 SQ. FT.



UNIT S - STUDIO / 1 BATH
LIVING (UNIT S1) 448 SQ. FT.
LIVING (UNIT S1.1) 466 SQ. FT.






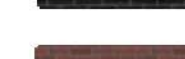






SOLIDER COURSE GROUND FLOOR ONLY



NORTH / S STREET ELEVATION

EXTERIOR COLOR SCHEDULE

	C1	STUCCO #1 SW 6067 MOCHA		C6	METAL SIDING/ROOF METAL SALES TAUPE 74
	C2	STUCCO #2 SW 7559 DECOR WHITE		C7	BRICK VENEER #1 H.C. MUDDOX EBONY
	C3	STUCCO #3 SW 7591 RED BARN		C8	BRICK VENEER #2 H.C. MUDDOX 60% EBONY 40% SIERRA SLATE
	C4	STUCCO #4 SW 7515 HOMESTEAD BROWN		C9	BRICK VENEER #3 H.C. MUDDOX 60% OLD TOWN RED 40% SIERRA SLATE
	C5	STUCCO #5 SW 6992 INKWELL		C10	WINDOW FRAMES VPI SUPERCAP SR, BLACK



EAST / 3RD STREET ELEVATION

0 2 4 6 10
SCALE 3/16" = 1'-0"
AUGUST 30, 2019











S3 Mixed Use
Sacramento, California

BUILDING ELEVATIONS



A3.1



EXTERIOR COLOR SCHEDULE			
	STUCCO #1 SW 6067 MOCHA		METAL SIDING/ROOF METAL SALES TAUPE 74
	STUCCO #2 SW 7559 DECOR WHITE		BRICK VENEER #1 H.C. MUDDOX EBONY
	STUCCO #3 SW 7591 RED BARN		BRICK VENEER #2 H.C. MUDDOX 60% EBONY 40% SIERRA SLATE
	STUCCO #4 SW 7515 HOMESTEAD BROWN		BRICK VENEER #3 H.C. MUDDOX 60% OLD TOWN RED 40% SIERRA SLATE
	STUCCO #5 SW 6992 INKWELL		WINDOW FRAMES VP1 SUPERCAP SR, BLACK

SOUTH / S STREET ELEVATION



WEST / 3RD STREET ELEVATION

0 2 4 6 8 10
SCALE 3/16" = 1'-0"
AUGUST 30, 2019

S3 Mixed Use
Sacramento, California

BUILDING ELEVATIONS



A3.2



S3 Mixed Use

Sacramento, California

NORTHEAST VIEW



AUGUST 30, 2019

A3.3



SOUTHEAST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW

S3 Mixed Use

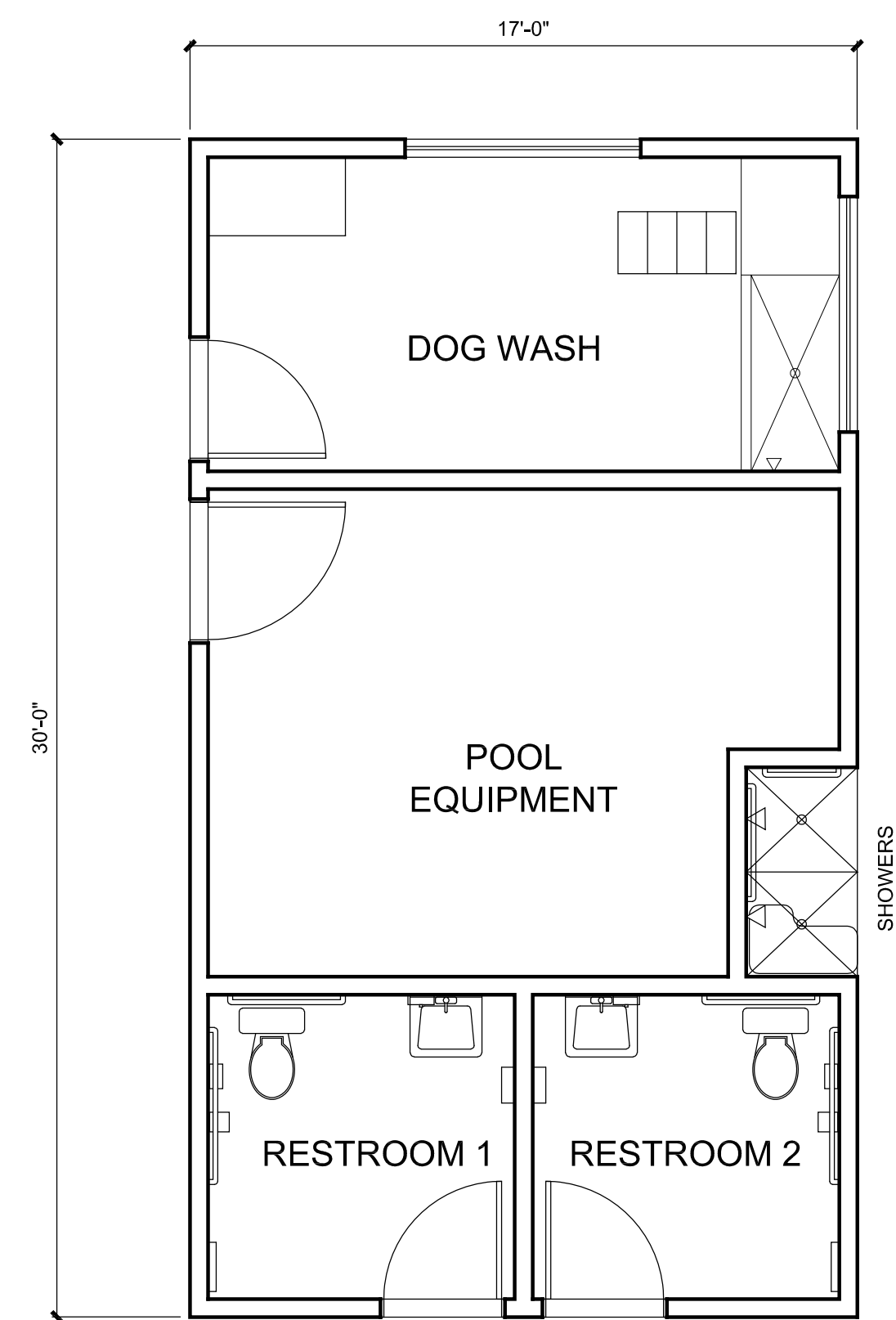
Sacramento, California

VIEWS

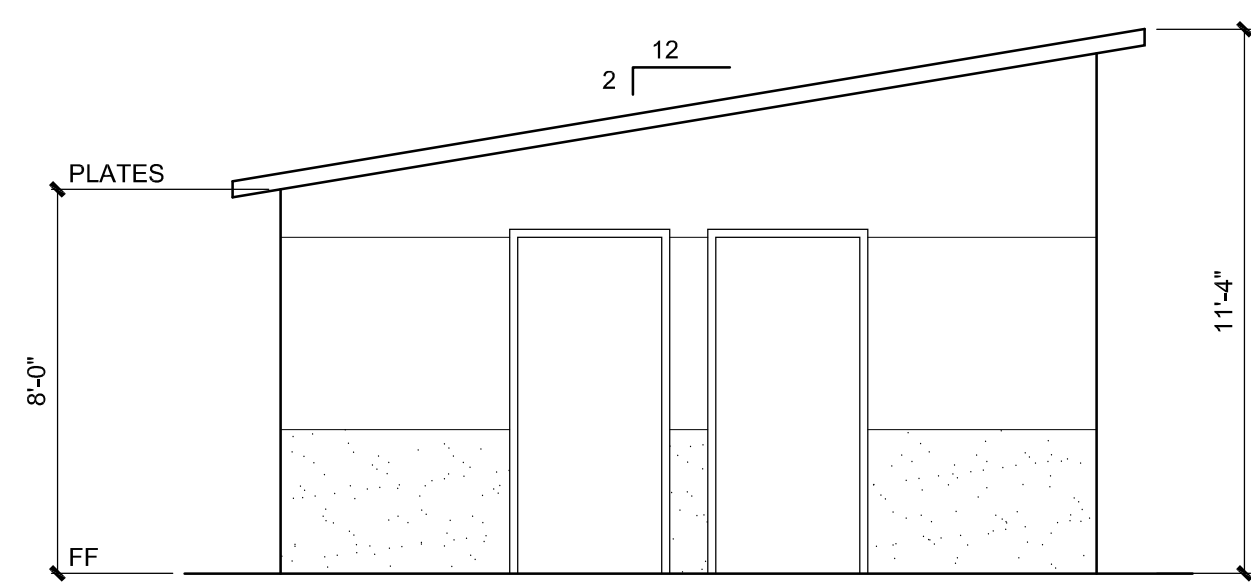
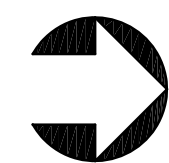


AUGUST 30, 2019

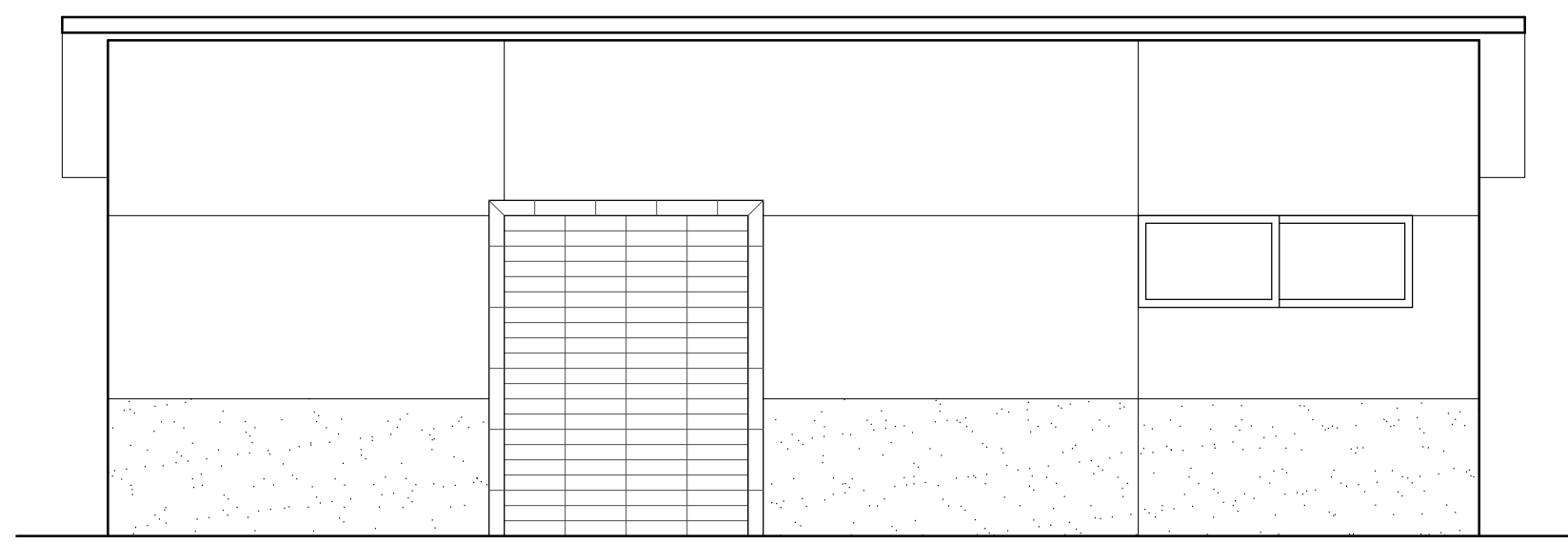
A3.4



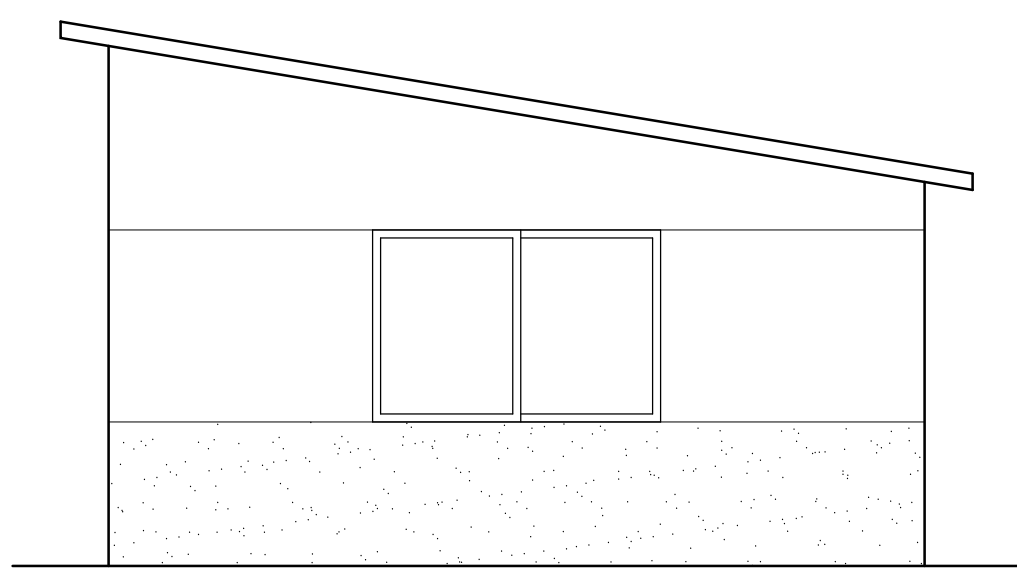
POOL BUILDING - FLOOR PLAN
SCALE 1/4"=1'-0"



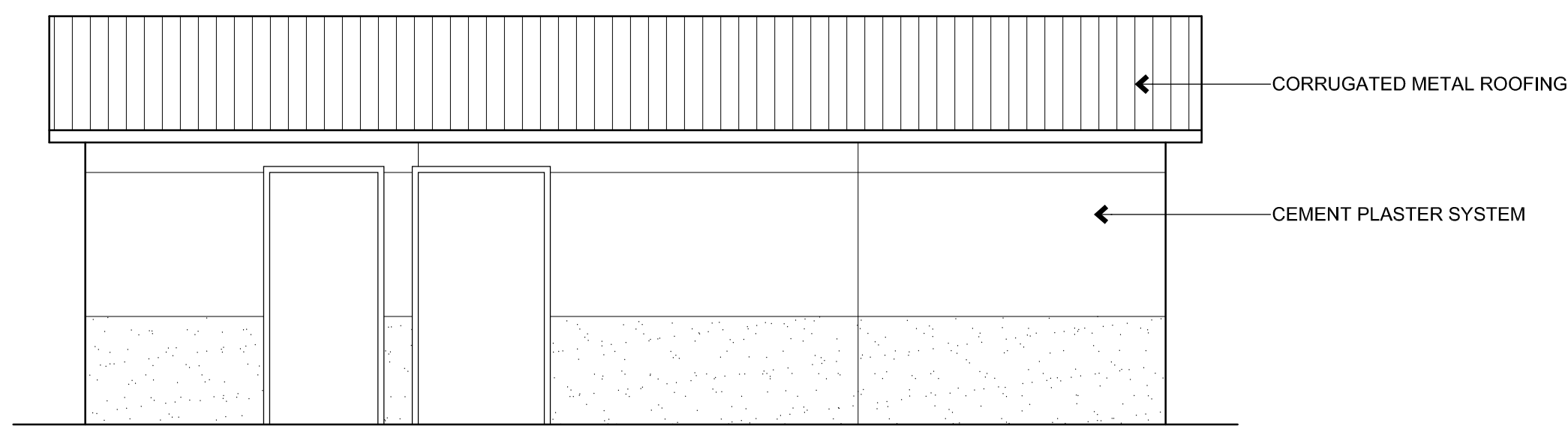
EAST



NORTH

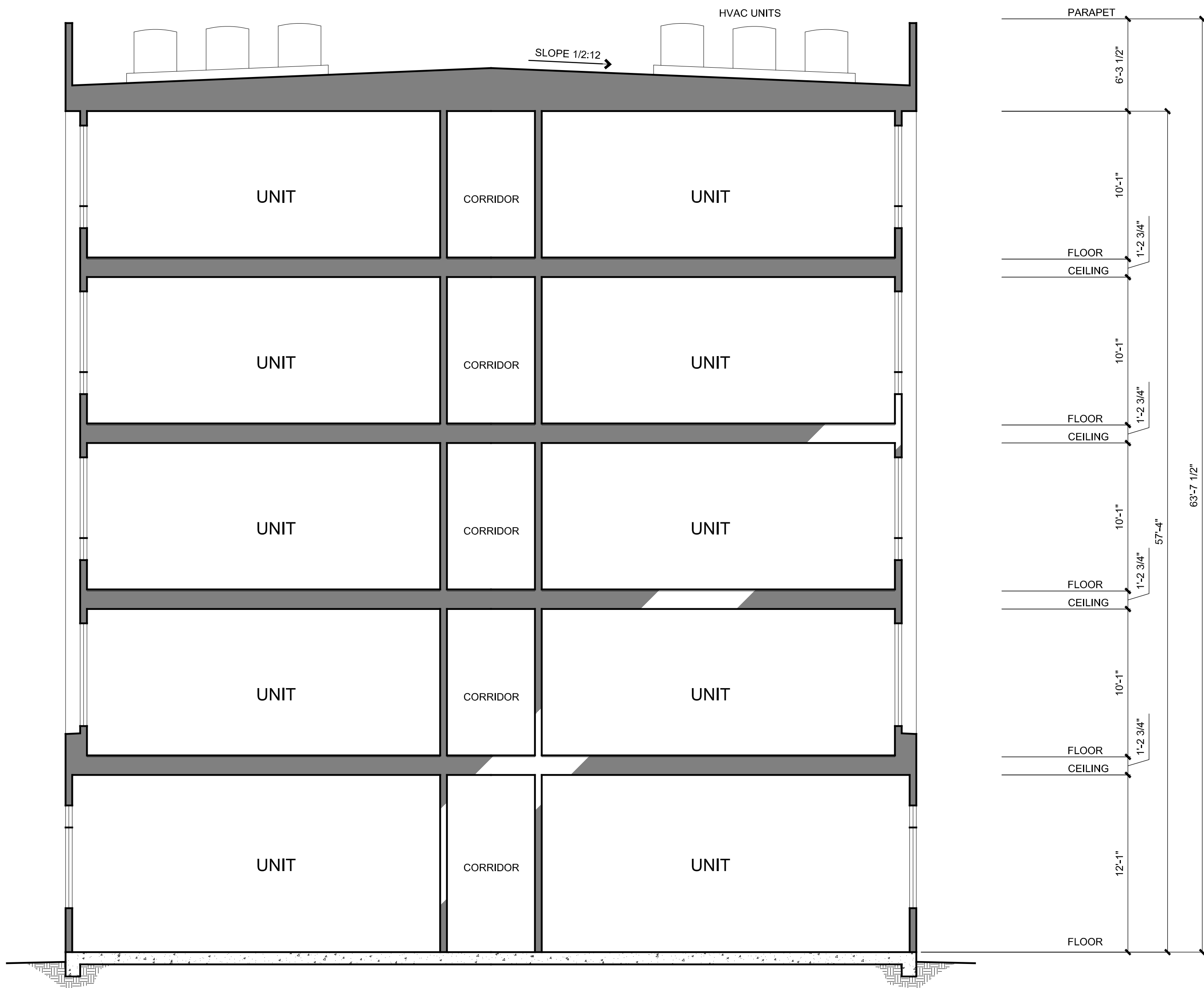


WEST



SOUTH

POOL BUILDING - ELEVATIONS
SCALE 1/4"=1'-0"



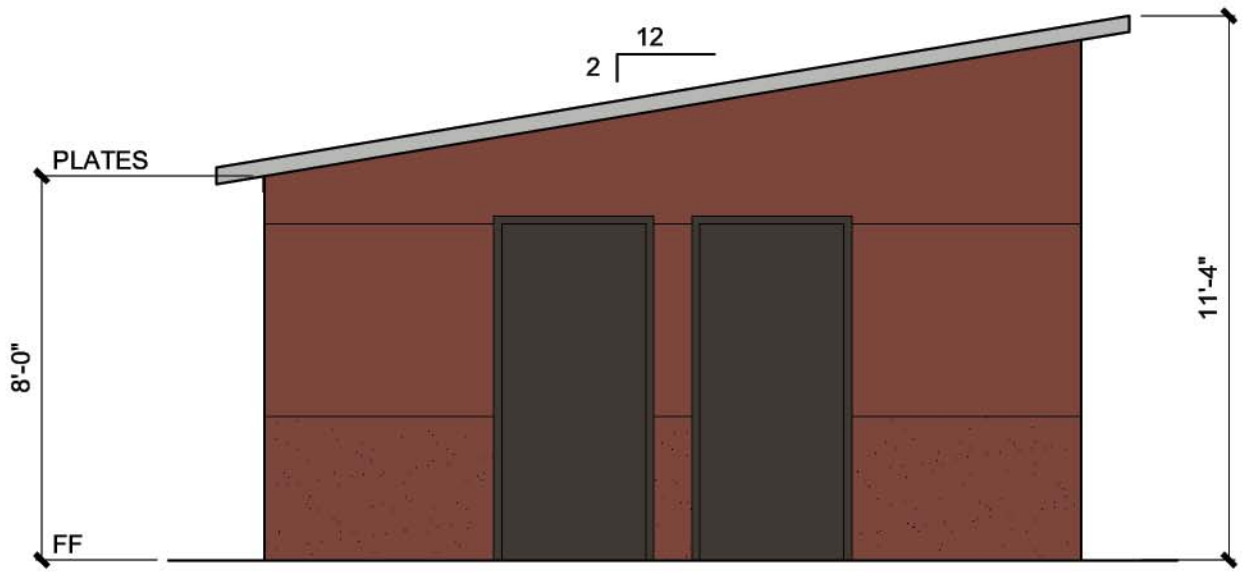
BUILDING SECTION
SCALE 3/16" = 1'-0"



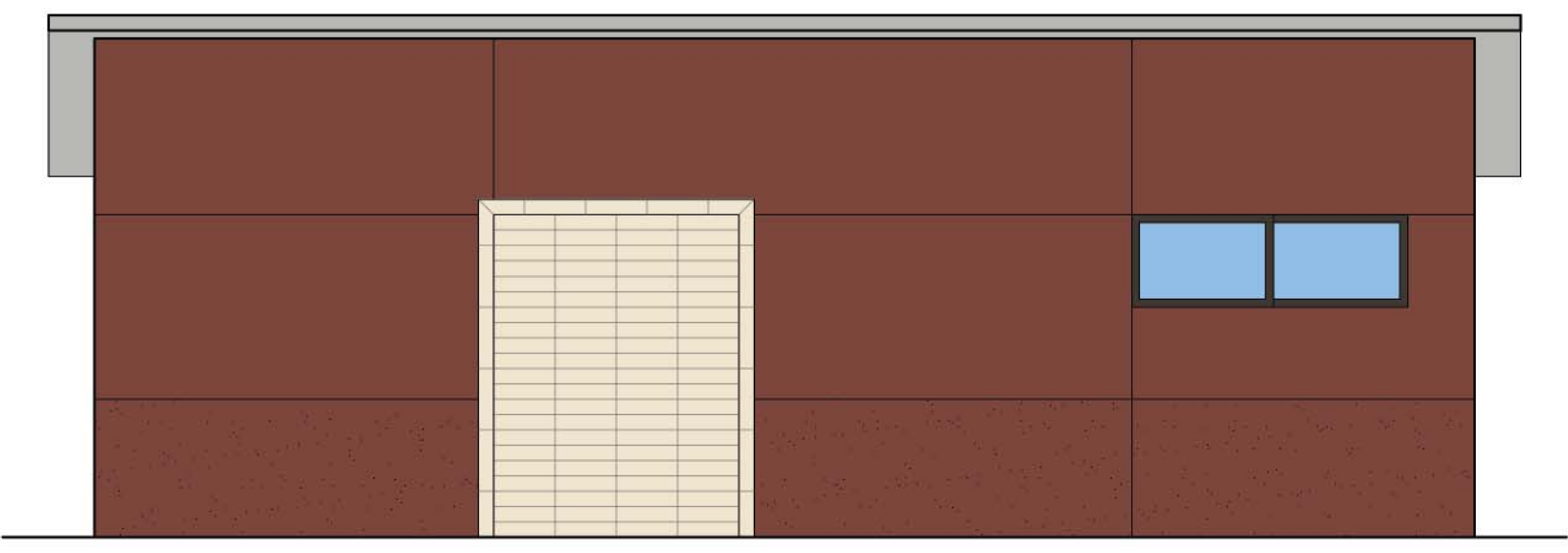
PROTO II WALL SYSTEM
SPLIT FACE CONCRETE BLOCK

EXTERIOR COLOR SCHEDULE

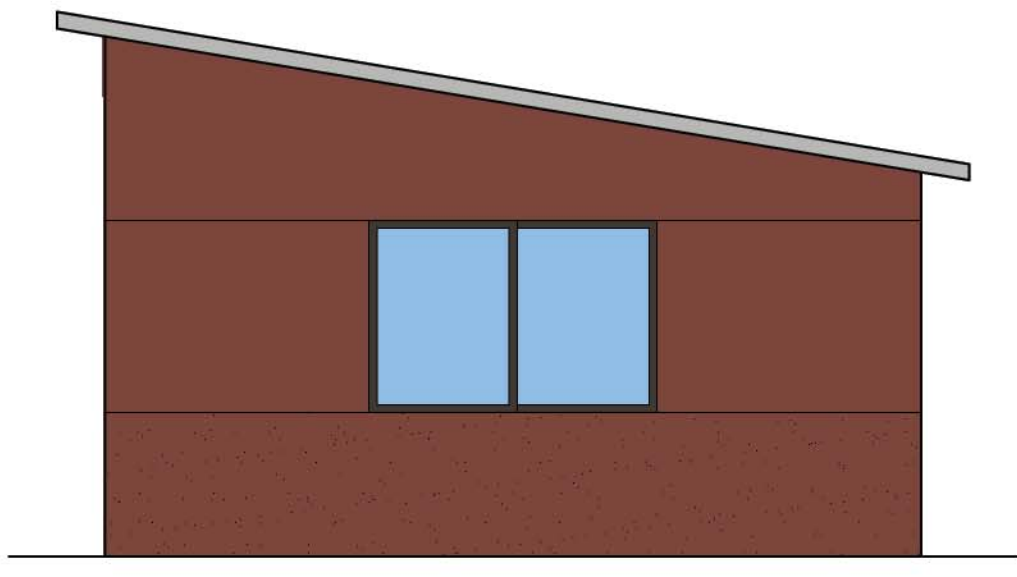
			
STUCCO #1	STUCCO #2	STUCCO #3	STUCCO #4
SW 6067	SW 7559	SW 7591	SW 7515
MOCHA	DECOR WHITE	RED BARN	HOMESTEAD BROWN
			
STUCCO #5	METAL SIDING/ROOF	BRICK VENEER #1	BRICK VENEER #2
SW 6992	METAL SALES	H.C. MUDDOX	H.C. MUDDOX
INKWELL	TAUPE 74	EBONY	60% EBONY
			40% SIERRA SLATE
			BRICK VENEER #3
			H.C. MUDDOX
			60% OLD TOWN RED
			40% SIERRA SLATE
			WINDOW FRAMES
			VPI
			SUPERCAP SR, BLACK



EAST



NORTH



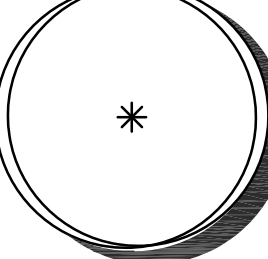
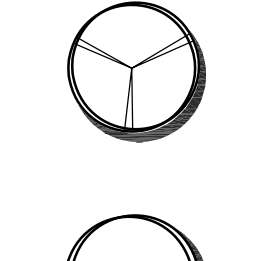
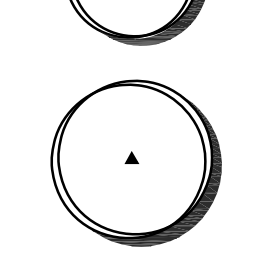
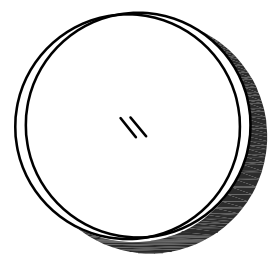
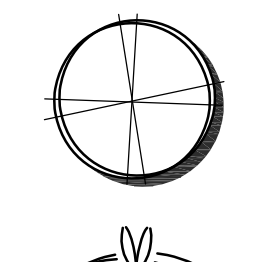
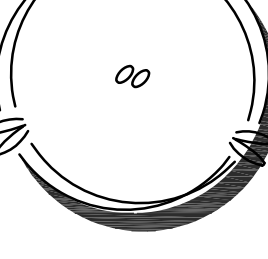
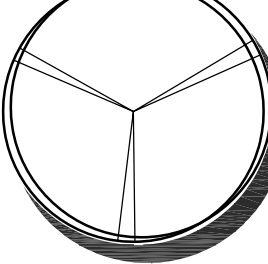
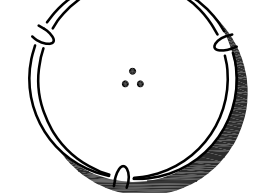

WEST



SOUTH

POOL BUILDING - ELEVATIONS
SCALE 1/4"=1'-0"

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	REMARKS
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	STREET TREE <u>ACER FREEMANII</u> 'AUTUMN BLAZE' A.B. MAPLE	36" BOX	50/35'	MATCHING
	BUILDING FOUNDATION TREE <u>ACER RUBRUM</u> 'ARMSTRONG' A. RED MAPLE	36" BOX	45/15'	NARROW, FASTIGIAT
	SITE ENTRY ACCENT TREE <u>LAGERSTROEMIA H.</u> 'CATAWBA' A. CRAPE MYRTLE	24" BOX	18/15'	PURPLE FLOWERS
	POOL AREA SCENING TREE <u>LAGERSTROEMIA H.</u> 'NATCHEZ' A. CRAPE MYRTLE	24" BOX	25/20'	WHITE FLOWERS
	PARKING SHADE TREE <u>PISTACHIA CHINENSIS</u> CHINESE PISTACHE	36" BOX	45/30'	DROUGHT TOLERANT
	BUILDING SCREENING TREE <u>PYRUS CALLERYANA</u> 'CHANTICLEER' A. FLOWERING PEAR	36" BOX	45/15'	NARROW, FASTIGIAT
	EVERGREEN PARKING SHADE TREE <u>QUERCUS</u> <u>AGRIFOLIA</u> COAST LIVE OAK	36" BOX.	50/35'	NATIVE
	PARKING SHADE TREE <u>QUERCUS</u> <u>VIRGINIANA</u> SOUTHERN LIVE OAK	36" BOX	60/35'	DROUGHT TOLERANT
	PARKING SHADE TREE <u>ULMUS PROPINQUA</u> 'EMERALD SUNSHINE' A.S. ELM	36" BOX	35/25'	UPRIGHT SHAPE

PLANT SYMBOL	BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	WATER USE
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 SITE ENTRY ACCENT GROUND COVER
SUCH AS:

IRRIGATION NOTES

AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:

1. GROUPING OF PLANTS WITH SIMILAR WATER USE LEVEL WITHIN THEIR REMOTE CONTROL VALVE/HYDROZONE SYSTEM.
2. SMART CONTROLLERS WITH WATER SAVINGS FEATURES.
3. LOW WATER FLOW WITH DRIP TYPE APPLICATION.
4. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
5. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.

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4. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
5. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.

AMOUNT OF TREES TO BE MITIGATED ON SITE.....	366.5*
REPLACEMENT TOTAL.....	144*
REMAINING INCHES TO BE PAID IN FEE	222.5*



PARKING SHADE CALCULATIONS

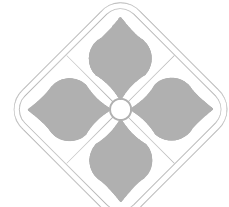
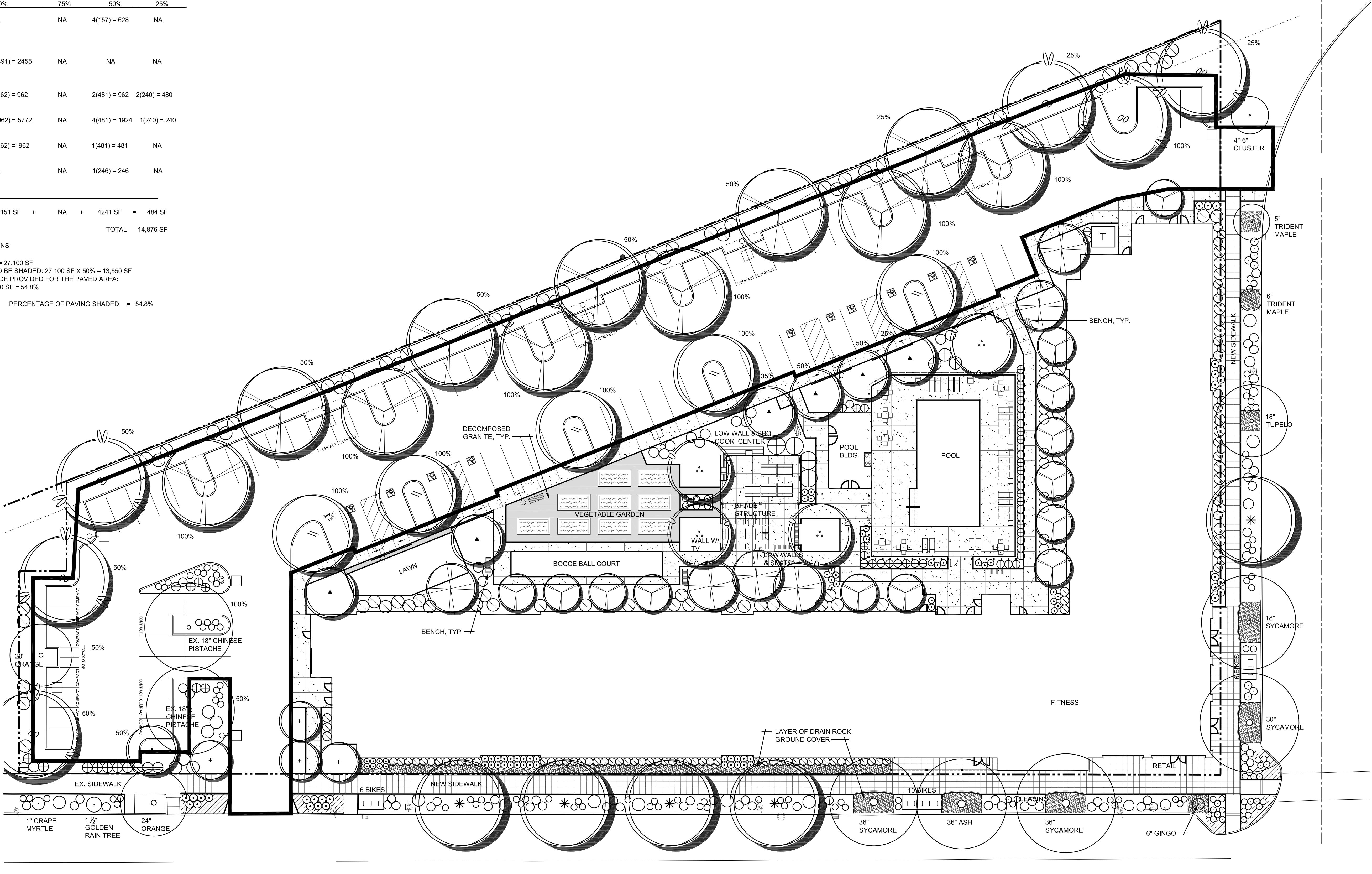
- * AREA REQUIRED TO BE SHADED ARE SHOWN WITHIN THE BLUE LINE ON THE PLAN.
- * REFER TO THE LOCATION OF THE SHADE TREES ON THE PLAN WITH SHADE PERCENTAGE VALUES SHOWN ADJACENT THE TREE SYMBOLS.

TREE	100%	75%	50%	25%			
<u>LAGERSTROEMIA FAURIEL</u> "NATCHEZ" WHITE CRAPE MYRTLE	NA	NA	4(157) = 628	NA			
<u>ULMUS PROPINQUA</u> "EMERALD SUNSHINE" E.S. ELM	5(491) = 2455	NA	NA	NA			
<u>QUERCUS AGRIFOLIA</u> COAST LIVE OAK	1(962) = 962	NA	2(481) = 962	2(240) = 480			
<u>QUERCUS PHELLOS</u> WILLOW OAK	6(962) = 5772	NA	4(481) = 1924	1(240) = 240			
EXISTING 18" SYCAMORES	1(962) = 962	NA	1(481) = 481	NA			
EXISTING 20" ORANGE TREE	NA	NA	1(246) = 246	NA			
<hr/>							
	10,151 SF	+	NA	+	4241 SF	=	484 SF
				TOTAL	14,876 SF		

PARKING SHADE CALCULATIONS

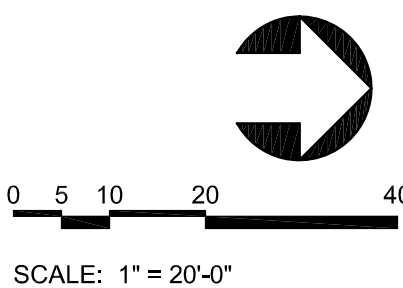
- * AMOUNT OF PAVED AREA = 27,100 SF
- * PAVED AREA REQUIRED TO BE SHADED: 27,100 SF X 50% = 13,550 SF
- * THE PERCENTAGE OF SHADE PROVIDED FOR THE PAVED AREA:
14,876 SF DIVIDED BY 27,100 SF = 54.8%

PERCENTAGE OF PAVING SHADED = 54.8%



TOM SMITH
ASSOCIATES
Landscape Architects
Urban Design &
Landscape Guidelines
Site Planning

8021 Riverside Rd., C.J.A. 2000
Sacramento, CA 95825
Tel: (916) 348-7222



SCALE: 1" = 20'-0"

SEPTEMBER 6, 2019



L2

S3 Mixed Use

Sacramento, California

PARKING TREE SHADING PLAN

OWNER
LOGO

TREES



AUTUMN BLAZE
MAPLE



ARMSTRONG
RED MAPLE



CATAWBA CRAPE MYRTLE



WHITE CRAPE MYRTLE



KEITH DAVEY
CHINESE PISTACHE



CHANTICLEER
FLOWERING PEAR



COAST LIVE OAK



SOUTHERN LIVE OAK



EMERALD SUNSHINE ELM

SHRUBS

BUILDING FOUNDATION SHRUBS:



EMERALD SNOW FRINGE FLOWER



MAORI CHIEF FLAX



SMALL CAPE RUSH



VARIEGATED FLAX LILY

SITE ENTRY ACCENT SHRUBS:



BLUE ELF ALOE



JACK SPRAT FLAX



SOCIETY GARLIC



YELLOW EVERGREEN DAYLILLY

SCREENING SHRUBS:



AFRICAN IRIS



BETTER JOHN BOTTLE BRUSH



JAPANESE BOXWOOD



KARL FOERSTER REED GRASS

GROUND COVERS

SITE ENTRY ACCENT COVER:



ELIJAH BLUE FESCUE



YELLOW GAZANIA



CALIFORNIA MEADOW SAGE

TREE PERMIT APPLICATION

PLEASE SUBMIT APPLICATION TO

Email: urbanforestry@cityofsacramento.org

Postal Mail: 5730 24th Street Building 12-A Sacramento, California 95822

For questions please call 311

APPLICATIONS WILL BE CHARGED A FEE OF \$50 TO COVER ARBORIST COSTS

INVOICE WILL BE MAILED TO APPLICANT AFTER PROCESSING

Applicant Information

☐ Property Owner ☐ Agent

Name: Philip Harvey Company: Tricap Development, LLC

Address: 4501 Auburn Blvd., Suite 106 City/Zip: Sacramento, CA 95841 Phone: (916) 758-1636

Email: phil@kuchman.com State Contractor License # N/A

Property Owner Information (if different):

Name: Lenard Zipperian Phone (916) 441-0127

Address: 1990 3rd Street, Suite 900, Sacramento, CA 95811

Owner/Agent Statement

Property Owner Consent—I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

- A tree permit is nontransferable and must be kept on site when any work described in the permit is taking place.
- It is understood and agreed by the permittee that when any work is completed it shall constitute an acceptance of the permit general provisions.
- Any person who violates any provision of Sacramento City Code 12.56 is subject to criminal sanctions, civil actions, and administrative penalties up to \$25,000 for each day the violation continues.

Signature:  Date: 09/04/2019

Tree Information

☐ City Tree

☒ Private Protected Tree

☐ Residential: ☐ Front Yard ☐ Back Yard ☐ Side Yard

☒ Commercial

Proposed Activity: ☐ Prune ☒ Remove ☐ Plant ☐ Encroach into TPZ ☐ Other _____

Address/Location of Tree: 1990 3rd Street, Sacramento, CA

Number of Trees: 64 Tree Species and Diameter: See attached list for trees to be removed

Reason for Action**: Site is being redeveloped for multi-unit housing.

****Any of the following items may be required to accompany this application:**

- | | |
|-----------------------------------|--|
| ❖ Arborist report | ❖ Authorization of the property owner |
| ❖ Landscape or tree planting plan | ❖ Tree replacement plan |
| ❖ Tree protection plan | ❖ Proof of CA State License Board compliance |
| ❖ Site map | ❖ Any other information as deemed necessary |

TRICAP DEVELOPMENT, LLC
1900 3rd Street Project Site
City of Sacramento, California
TREE REMOVAL LIST

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH* (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						Rating (1-6)	Preservation (P/M/G)	Protected Trees				NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUC-TURE	VIGOR			A Protected City Tree	B Private Protected Species 12"+	C Private Protected Diameter 24"+	D Private Protected Diameter 32"+		
216	Coast Redwood	(<i>Sequoia sempervirens</i>)		12	13	Fair	Poor	Fair	Fair	Poor	Fair	6	P					Tree was topped or broken 9' above grade. Codominant stems resprouted with weak attachments.	Recommend removal due to nature and extent of noted defects.
217	Coast Redwood	(<i>Sequoia sempervirens</i>)		41	21	Fair	Poor	Poor to fair	Fair	Poor	Fair	4	G					Codominant stems with severe inclusions 40' above grade.	Recommend removal due to nature and extent of noted defects.
218	Birch	(<i>Betula spp.</i>)		12	16	Fair	Fair	Fair	Fair	Fair	Fair	3	M					Slightly above average amount of deadwood.	None at this time.
219	Birch	(<i>Betula spp.</i>)		8	17	Fair	Poor to fair	Poor to fair	Fair	Poor to fair	Fair	6	P					Grows at an angle to the east. Callusing trunk wounds, west side, 5' above grade. Moderate interior decay. Pruned for utility line clearance.	Recommend removal due to nature and extent of noted defects.
220	Birch	(<i>Betula spp.</i>)		8	10	Fair	Fair	Poor to fair	Fair	Poor to fair	Fair	3	M					Pruned for utility line clearance.	None at this time.
221	Birch	(<i>Betula spp.</i>)		11	15	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
222	Birch	(<i>Betula spp.</i>)	4,5	7	16	Fair	Fair	Fair	Fair	Fair	Fair	3	M					Leans east. Slightly above average amount of deadwood.	None at this time.
223	Birch	(<i>Betula spp.</i>)		10	15	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
224	Deodar Cedar	(<i>Cedrus deodara</i>)		21	23	Fair	Fair	Fair	Fair	Fair	Fair	3	G					Slightly above average amount of deadwood.	None at this time.
225	Silk Oak	(<i>Grevillea robusta</i>)		13	14	Fair	Fair	Fair	Fair	Fair	Fair	3	P-M					Slightly above average amount of deadwood.	None at this time.
226	Deodar Cedar	(<i>Cedrus deodara</i>)		12	9	Fair	Fair	Fair	Fair	Fair	Fair	3	G					Slightly above average amount of deadwood.	None at this time.
227	Deodar Cedar	(<i>Cedrus deodara</i>)		31	32	Fair	Fair	Fair	Fair	Fair	Fair	3	G			31		Grows at an angle to the south. Slightly above average amount of deadwood.	None at this time.
228	Silk Oak	(<i>Grevillea robusta</i>)		16	13	Fair	Fair	Fair	Fair	Fair	Fair	3	P-M						None at this time.
229	Silk Oak	(<i>Grevillea robusta</i>)		11	12	Fair	Fair	Fair	Fair	Fair	Fair	3	P-M						None at this time.
230	Coast Redwood	(<i>Sequoia sempervirens</i>)		41	26	Fair	Poor	Poor to fair	Fair	Poor	Fair	4	M					Forks into codominant stems 24' above grade. The stems are 16" and 18" in diameter. Severe inclusions at attachments.	Recommend removal due to nature and extent of noted defects.
231	Coast Redwood	(<i>Sequoia sempervirens</i>)		29	25	Fair	Fair	Fair	Fair	Fair	Fair	3	G			29		Slightly above average amount of deadwood.	None at this time.
232	Coast Redwood	(<i>Sequoia sempervirens</i>)		36	28	Fair	Fair	Fair	Fair	Fair	Fair	3	M				36	Slightly above average amount of deadwood.	None at this time.
233	Coast Redwood	(<i>Sequoia sempervirens</i>)		25	16	Fair	Fair	Fair	Fair	Fair	Fair	3	G			25		Slightly above average amount of deadwood.	None at this time.

TRICAP DEVELOPMENT, LLC
1900 3rd Street Project Site
City of Sacramento, California
TREE REMOVAL LIST

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH* (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						Rating (1-6)	Preservation (P/M/G)	Protected Trees				NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUC-TURE	VIGOR			A Protected City Tree	B Private Protected Species 12"+	C Private Protected Diameter 24"+	D Private Protected Diameter 32"+		
234	Silk Oak	(Grevillea robusta)	10,14	19	20	Fair	Poor	Poor to fair	Fair	Poor	Fair	6	P					Located 2' from the building. Forks 2' above grade. Weak attachment with included bark. Callusing trunk wound, south side, 5' above grade. Minor to moderate interior decay. Weak attachments. Sun scalding with exposed interior wood and minor decay on the west side. Above average amount of deadwood.	Recommend removal due to nature and extent of noted defects.
235	Coast Redwood	(Sequoia sempervirens)		29	13	Fair	Fair	Fair	Fair	Fair	Fair	3	G			29		Slightly above average amount of deadwood.	None at this time.
236	Coast Redwood	(Sequoia sempervirens)		43	25	Fair	Fair	Fair	Fair	Fair	Fair	3	M				43	Slightly above average amount of deadwood.	None at this time.
237	Coast Redwood	(Sequoia sempervirens)		20	15	Fair	Fair	Fair	Fair	Fair	Fair	3	G					Slightly above average amount of deadwood.	None at this time.
238	Coast Redwood	(Sequoia sempervirens)		21	15	Fair	Fair	Fair	Fair	Fair	Fair	3	G					Slightly above average amount of deadwood.	None at this time.
239	Silk Oak	(Grevillea robusta)		13	13	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
240	Tree of Heaven	(Ailanthus altissima)	23,28	39.5	32	Fair	Poor to fair	Poor to fair	Fair	Poor to fair	Fair	6	P					Forks from grade to 4' above grade. Weak attachments. Other old wounds with decay in the upper canopy.	Recommend removal due to nature and extent of noted defects.
241	Photinia	(Photinia)	5,6	8.5	8	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
242	Coast Redwood	(Sequoia sempervirens)		45	28	Fair	Poor	Poor to fair	Fair	Poor	Fair	4	M					Tree forks into codominant leaders 20' above grade. Leaders are 18" and 24" in diameter. Severe inclusions at attachments. Slightly above average amount of deadwood.	Recommend removal due to nature and extent of noted defects.
243	Coast Redwood	(Sequoia sempervirens)		36	25	Fair	Fair	Fair	Fair	Fair	Fair	3	M				36	Slightly above average amount of deadwood.	None at this time.
244	Coast Redwood	(Sequoia sempervirens)		14	12	Fair	Fair	Fair	Fair	Fair	Fair	3	M					Slightly above average amount of deadwood.	None at this time.
245	Coast Redwood	(Sequoia sempervirens)		15	13	Fair	Fair	Fair	Fair	Fair	Fair	3	G					Above average amount of deadwood.	None at this time.
246	Chinese Pistache	(Pistacia chinensis)		15	20	Fair	Poor to fair	Poor to fair	Fair	Poor to fair	Fair	3	M					Tree forks 7' above grade with two primaries growing in opposite directions. The southerly stem has two significant bends. Above average amount of deadwood.	None at this time.

TRICAP DEVELOPMENT, LLC
1900 3rd Street Project Site
City of Sacramento, California
TREE REMOVAL LIST

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						RT CR	TRUNK	LIMBS	FOLIAGE	STRUC-TURE	VIGOR			A Protected City Tree	B Private Protected Species 12"+	C Private Protected Diameter 24"+	D Private Protected Diameter 32"+		
247	Coast Redwood	(<i>Sequoia sempervirens</i>)		20	14	Fair	Fair	Fair	Fair	Fair	Fair	3	G					Slightly above average amount of deadwood.	None at this time.
248	Coast Redwood	(<i>Sequoia sempervirens</i>)		44	22	Fair	Fair	Poor to fair	Fair	Poor to fair	Fair	3	M				44	Side pruned for utility line clearance. Slightly above average amount of deadwood.	None at this time.
249	Coast Redwood	(<i>Sequoia sempervirens</i>)		17	9	Fair	Poor	Poor	Fair	Poor	Fair	3	G					Topped for utility line clearance 18' above grade.	None at this time.
250	Mayten	(<i>Maytenus boaria</i>)		17	14	Fair	Poor to fair	Poor	Fair	Poor	Fair	6	P					Tree is located less than 3' from the building. Exposed surface rooting. Grows at a slight angle to the north. Old pruning wounds with minor decay. Topped for utility line clearance.	Recommend removal due to nature and extent of noted defects.
251	White Alder	(<i>Alnus rhombifolia</i>)		35	29	Poor	Poor	Poor	Fair	Poor	Fair	5	P				35	Located 5' from the building. Extensive surface rooting. Topped for utility line clearance. Weak attachments. Above average amount of deadwood.	None at this time.
252	White Alder	(<i>Alnus rhombifolia</i>)		17	25	Fair	Poor to fair	Poor to fair	Fair	Poor to fair	Fair	4	P-M					Side pruned for utility line clearance. Leans slightly north. Slightly above average amount of deadwood.	None at this time.
253	White Alder	(<i>Alnus rhombifolia</i>)		15	22	Fair	Poor	Poor	Fair	Poor	Fair	6	P					Located 5' from the building. Topped for utility line clearance. Above average amount of deadwood.	Recommend removal due to nature and extent of noted defects.
254	Coast Redwood	(<i>Sequoia sempervirens</i>)		21	15	Fair	Poor	Poor	Fair	Poor	Fair	4	M					Previously topped for utility line clearance. Slightly above average amount of deadwood.	None at this time.
255	Coast Redwood	(<i>Sequoia sempervirens</i>)		23	18	Fair	Poor to fair	Poor to fair	Fair	Poor to fair	Fair	4	M					Topped for utility line clearance. Slightly above average amount of deadwood.	None at this time.
256	Trident Maple	(<i>Acer buergerianum</i>)		4	5	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
257	Citrus	(<i>Citrus sp.</i>)		8	8	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
258	Trident Maple	(<i>Acer buergerianum</i>)		3	4	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
259	Fig	(<i>Ficus carica</i>)	5,5,6,6,7	18	12	Fair	Poor	Poor to fair	Fair	Fair	Fair	6	P					Weak attachments. Tree forks at grade. Separations between the attachments.	Recommend removal due to nature and extent of noted defects.
260	Citrus	(<i>Citrus sp.</i>)		4	5	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.

TRICAP DEVELOPMENT, LLC
1900 3rd Street Project Site
City of Sacramento, California
TREE REMOVAL LIST

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH* (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						Rating (1-6)	Preservation (P/M/G)	Protected Trees				NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUC-TURE	VIGOR			A Protected City Tree	B Private Protected Species 12"+	C Private Protected Diameter 24"+	D Private Protected Diameter 32"+		
261	Citrus	(Citrus sp.)		7	8	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
262	Chinese Pistache	(Pistacia chinensis)		10	15	Fair	Poor to fair	Poor to fair	Fair	Poor to fair	Fair	4	M					Suppressed. Out of balance to the north.	None at this time.
263	Tree of Heaven	(Ailanthus altissima)		11	22	Poor to fair	Poor to fair	Poor	Fair	Poor	Fair	4	M					Located on the west side of the west property fence. Growing at an angle to the southeast. Slightly above average amount of deadwood.	None at this time.
264	Fig	(Ficus carica)	11,11	16.5	26	Fair	Poor to fair	Poor to fair	Fair	Poor to fair	Fair	4	M					Forks at grade. Suppressed. One-sided east. Above average amount of deadwood.	None at this time.
265	Chinese Pistache	(Pistacia chinensis)		11	17	Fair	Fair	Fair	Dormant	Fair	Fair	3	M						None at this time.
266	Flowering Plum	(Prunus cerasifera)		6	8	Fair	Fair	Fair	Fair	Fair	Fair	3	M					Slightly above average amount of deadwood.	None at this time.
267	Tree of Heaven	(Ailanthus altissima)		8	14	Fair	Fair	Fair	Dormant	Fair	Fair	3	G						None at this time.
268	Fig	(Ficus carica)		12	16	Fair	Fair	Fair	Fair	Fair	Fair	3	M					One-sided west.	None at this time.
269	Privet	(Ligustrum)		11	15	Fair	Fair	Fair	Fair	Fair	Fair	3	M					One-sided east.	None at this time.
270	Date Palm	(Phoenix dactylifera)		20	12	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
271	Prunus	(Prunus spp.)		12	17	Fair	Fair	Fair	Fair	Fair	Fair	3	M					Slightly above average amount of deadwood.	None at this time.
272	Red Oak	(Quercus rubra)	12,12	24	22	Fair	Fair	Fair	Fair	Fair	Fair	3	M-G			24		Slightly above average amount of deadwood.	None at this time.
273	Red Oak	(Quercus rubra)		11	12	Obscured	Obscured	Fair	Fair	Fair	Fair	4	M-G					Root crown and trunk are obscured by dense ivy.	Remove ivy and reevaluate.
274	Ash	(Fraxinus spp.)		17	16	Obscured	Obscured	Fair	Fair	Fair	Fair	3	M-G					Root crown and trunk are obscured by dense ivy. Out of balance to the west.	None at this time.
275	Ash	(Fraxinus spp.)		17	16	Obscured	Obscured	Fair	Fair	Fair	Fair	3	M-G					Root crown and trunk are obscured by dense ivy. Out of balance to the west.	None at this time.
276	Chinaberry	(Melia azedarach)	16,17,18	34.5	24	Obscured	Obscured	Fair	Fair	Obscured	Poor to fair	4	M				34.5	Diameter is estimated. Root crown and lower trunk are obscured by dense ivy growth.	Remove ivy and reevaluate.
277	Tree of Heaven	(Ailanthus altissima)	8,8,9,10	22.5	12	Poor to fair	Poor to fair	Fair	Fair	Poor to fair	Fair	6	P						Recommend removal due to nature and extent of noted defects.
278	Hawthorn	(Crataegus spp.)		8	7	Obscured	Obscured	Fair	Fair	Fair	Fair	4	G					Root crown and lower trunk are obscured by dense ivy growth.	Remove ivy and reevaluate.
279	Camellia	(Camellia)	3,4	5.5	8	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.

Michael Hanebutt

From: shoptdrp@aol.com
Sent: Tuesday, February 11, 2020 7:34 PM
To: Michael Hanebutt; Steve Hansen
Subject: RE: 1900 3rd Street

Dear Michael,

I am writing to appose the building of a 5-story mixed-use development with 190 dwelling units and 2,300 square feet of commercial space at 1900 3rd street in Sacramento. On both October 13, 2019 and October 29, 2019 I voiced my concerns regarding this project via email to you in hopes it would be passed on to the Planning Commission. I am unable to attend the February 13, 2020 Sacramento City Planning and Design Commission proposal meeting, but wanted to make sure that my concerns were both heard and considered. I have owned and operated my building at 316 T Street for over 35 years and I feel that I can voice some valid concerns with the project as proposed. As proposed, the 3rd and S development will directly affect nearby property owners and tenants in their day to day lives.

My first concern with the proposed project at 1900 3rd Street is that there are not enough resources. My building is a 5-unit building and I can tell you that every one of my 5 tenants has a car. I know we like to believe that our Downtown Sacramento- core is becoming less car-dependent, but it is a shift that I still have yet to see within my neighborhood, which is very close to the proposed 5-story building. I'm not sure where the parking will be located for 190 dwellings and the customers that will be patronizing the commercial space for this new building, but I can assure you that it will change the dynamic of the historic Southside Park neighborhood. The scope of this project is above and beyond a normal transition in the neighborhood when it comes to housing. I understand that we are wanting to build more units, but we also need to consider the existing neighbors and historic nature of our great downtown neighborhoods.

A second concern that I have is that there is already a limited amount of police and fire department personnel for the downtown-core. I have personally called police and code enforcement and found that there are often not enough resources to take care of issues that are already going on in the area. How can we assure that bringing 190 new units and a large commercial space will not create even more of a burden to our system? I know that the more money that comes in, the more potential tax dollars, but it doesn't seem that the growth that is going on in Sacramento is bringing needed resources to areas downtown that actually need it.

Finally, the Southside Park neighborhood is a historic part of downtown Sacramento. Again, I understand the need for growth, but a 5-story building seems to be over-build for our charming neighborhood. Across from the proposed site there is another empty block of parcels. Who is to say those parcels can't be combined and another 5-story development (or larger) is not build? These large-scale buildings drastically change the soul and charm of our established neighborhood.

I appreciate the notification regarding this project and I hope my voice, as a long-time property owner roughly a block away from the proposed development is heard and considered for this project moving forward. Thank you.

Dyann Yenovkian
(916) 486-2544

- Southside Park -
NEIGHBORHOOD ASSOCIATION

November 17, 2019

Michael Hanebutt
Associate Planner
City of Sacramento
300 Richards Blvd.
Sacramento, CA 95811

RE: SPNA Comment DR19-269

Dear Mr. Hanebutt:

The Southside Park Neighborhood Association (SPNA) submits these comments regarding Project DR19-269, the 190-unit 5-story apartment/retail complex proposed for 3rd and S/T streets. Comments on this expanded proposal originally presented to the SPNA 2 years ago as 40-units, were mixed and the SPNA board agreed to limit our written comments to those below.

1) This project should include a provision for affordable housing. Requiring developers of new apartment complexes to designate a percentage of units to meet affordability standards is necessary and reasonable.

Under the State's Housing Element requirements, the City needs to encourage the production of 24,101 housing units by 2021. As of 2018, the City completed only 6,244 units or 26%. [Housing Element Report June 26, 2018]

The Tenant Protection and Relief Act adopted by the City in August of 2019 does not address the affordability issue presented by this 190-unit apartment proposal where studios are estimated to rent for \$1600 per month and 1-bedroom units renting for over \$2000.

2) The SPNA board is strongly opposed to allowing the residents of the 190 apartments to apply for residential parking permits. Parking on residential streets in Southside Park west of the park is already a nightmare for current residents. With only 90 parking spaces proposed for this project, the search for additional parking will undoubtedly spill over into neighborhood streets.

We urge the City to address our concerns in the staff reports at upcoming hearings on DR19-269.

Sincerely,
Marni Leger,
President
SPNA

Michael Hanebutt

From: K <kristinakazamaki@gmail.com>
Sent: Wednesday, November 13, 2019 4:45 PM
To: Michael Hanebutt
Subject: Comment about DR 19-269 3S mixed-use

Dear Project Planner Hanebutt,

I am restating a question I asked during the S3 apartment presentation (3rd and S st) during the Southside Park Neighborhood Association meeting on 11/11/19.

I wanted to know why the planning staff took design cues from a building at 3rd and R street for design and massing RATHER THAN considering the design standards of the Southside Park Historic District plan. The 5-story 190 apartment building is directly across the street from western boundary of Southside Park Historic District. The scale of the project does not belong and/or fit in Southside Park neighborhood. It looks more like a warehouse on the R street.

I expect that city planning staff address my question in its report prior to the November 20th hearing at the preservation commission. I also expect my comment to be a part of the comments to this project (DR 19-269 3S mixed-use).

Thank you,
Kristin Kazamaki

Michael Hanebutt

From: shoptdrp@aol.com
Sent: Sunday, October 13, 2019 11:16 AM
To: Michael Hanebutt
Subject: 3rd and S Proposed Development

Dear Michael,

My concerns are that I didn't like learning about the project at 3rd and S in the newspaper. After talking with Matt from Steve Cohen's office, he explained to me that I didn't need to be notified because this is a private developer and also that there was a meeting with the Southside Park Neighborhood Association a year and a half ago. I was not notified about this project and my property is a block away from this new proposed development at 3rd and S Streets. I was notified by the City of Sacramento Community Development for a proposed new project at 318 U Street in July of 2018, so I think that the City of Sacramento should have notified nearby owners and residents when this new project was originally proposed (not just the Southside Park Neighborhood Association). The proposed development of 3rd and S will directly affect nearby property owners and tenants in their day to day lives (parking issues, more traffic and congestion, which goes hand in hand with adding such a large amount of housing in a small area).

I object to bringing 5 stories with 4 stories of apartments (190 units total, with only 92 designated parking spaces). I am a landlord in that direct vicinity and I can tell you each one of my tenants has their own vehicle. I know the the city is anticipating Sacramento residents in the downtown area not having cars, but from my experiences they do. We can't allow for this many brand new units to be built with such a small amount of space designated for parking. I have no problem with a 3 story construction with new housing, but I don't think that enough parking can be set aside for a 5 story building. Also, if the bottom floor of this large building is going to be commercial, where are the employees and customers planning on parking?

Finally, there are already not enough police and fire department personnel for the greater downtown area. I have called seeking police assistance and also code enforcement and found nothing but long wait times and sometimes not getting anyone to even come out to the area. Putting more people into a small area without more resources only creates a bigger problem. How can the City of Sacramento assure that the neighborhood receives enough of these resources?

I appreciate you considering my concerns regarding the issues that I see with the proposed 5-story 3rd and S Street development. I'm not opposed to development and I understand we need more housing in the central city core, but I believe that 5 stories without enough parking is excessive.

Dyann Yenovkian
(916) 486-2544

