

RESOLUTION NO. 2020-0081

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. 2020-0080.
 - 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. 2020-0016.
 - 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

Adopted by the City of Sacramento City Council on March 24, 2020, by the following vote:

Ayes: Members Ashby, Carr, Guerra, Hansen, Harris, Jennings, Schenirer, Warren and Mayor Steinberg

Noes: None

Abstain: None

Absent: None

Attest: **Mindy Cuppy** Digitally signed by Mindy Cuppy
Date: 2020.04.01 10:51:46
-07'00'

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

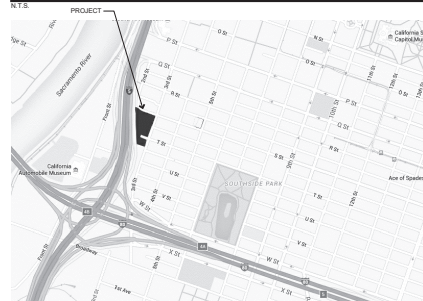


S3 MIXED USE

1900 3RD STREET
SACRAMENTO, CALIFORNIA 95811



VICINITY MAP



BUILDING SUMMARY

	UNIT B1 STUDIO 448	UNIT A1 1 BED / 1 BATH 596	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	22,816			5,416		28,032
3RD FLOOR	16	21	3	40	22,816			5,416		28,032
4TH FLOOR	16	21	3	40	22,816			5,416		28,032
5TH FLOOR	16	21	3	40	22,816			5,416		27,517
TOTAL	74	102	14	190	108,834	2,367	1,787	28,496	590	141,274
UNIT RATIO	39%	54%	7%	100%						
POOL BUILDING										510
TOTAL										141,784

PARKING SUMMARY

VEHICLE PARKING	
PARKING REQUIRED: 0.5 PER UNIT, 0.5 X 100' =	95 SPACES
COMMERCIAL, NOT REQUIRED - MIXED USE)	
PARKING PROVIDED:	
STANDARD	61 SPACES
COMPACT	19 SPACES
ACCESSIBLE	10 SPACES
CAR SHARE	1 SPACE
MOTORCYCLE	2 SPACES
SUB-TOTAL	93 SPACES
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
COUNTY:	CITY OF SACRAMENTO
JURISDICTION:	009-004-007
ASSESSORS PARCEL NUMBER:	NIPA 13
SPRINKLER:	FIVE
STORIES:	5
CONSTRUCTION TYPE:	IIA
OCCUPANCY GROUP:	R-2 (RESIDENTIAL PORTION) A-2 / B / M (RETAIL PORTION)

OPEN SPACE FOR DWELLING UNITS:
COMBINATION OF PRIVATE AND COMMON OPEN SPACE REQUIRED:
10 SF PER UNIT X 190 UNITS = 1,900 SF
OPEN SPACE PROVIDED: 21,287 SF

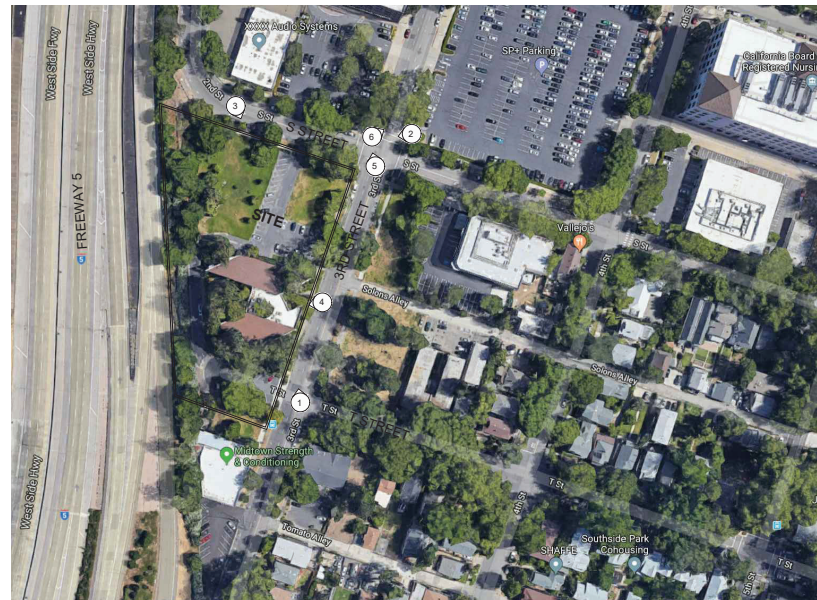
RECYCLING:
DWELLING: 1 CY PER 18 UNITS X 190 UNITS = 12 CY
COMMERCIAL: 1 CY (1 CY PER 5,000 SF)
TOTAL REQUIRED: 13 CY
TOTAL PROVIDED: 13 CY

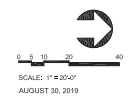
PROJECT DIRECTORY

OWNER & APPLICANT:	1900 3RD STREETS ASSOCIATES, LLC ATTENTION: LINDA ZIPPENMAN 1900 3RD STREETS SACRAMENTO, CA 95811
ARCHITECT:	KUCHMAN ARCHITECTS PC ATTENTION: PHIL HARVEY 2093 13TH STREET SACRAMENTO, CA 95818 PHONE: (916) 447-3458 FAX: (916) 447-3458 EMAIL: phil@kuchman.com
LANDSCAPE:	TOM SMITH ASSOCIATES ATTENTION: TOM SMITH 800 ROSEVILLE RD SACRAMENTO, CA 95842 PHONE: (916) 345-7378 EMAIL: tsmith@tasmith.com

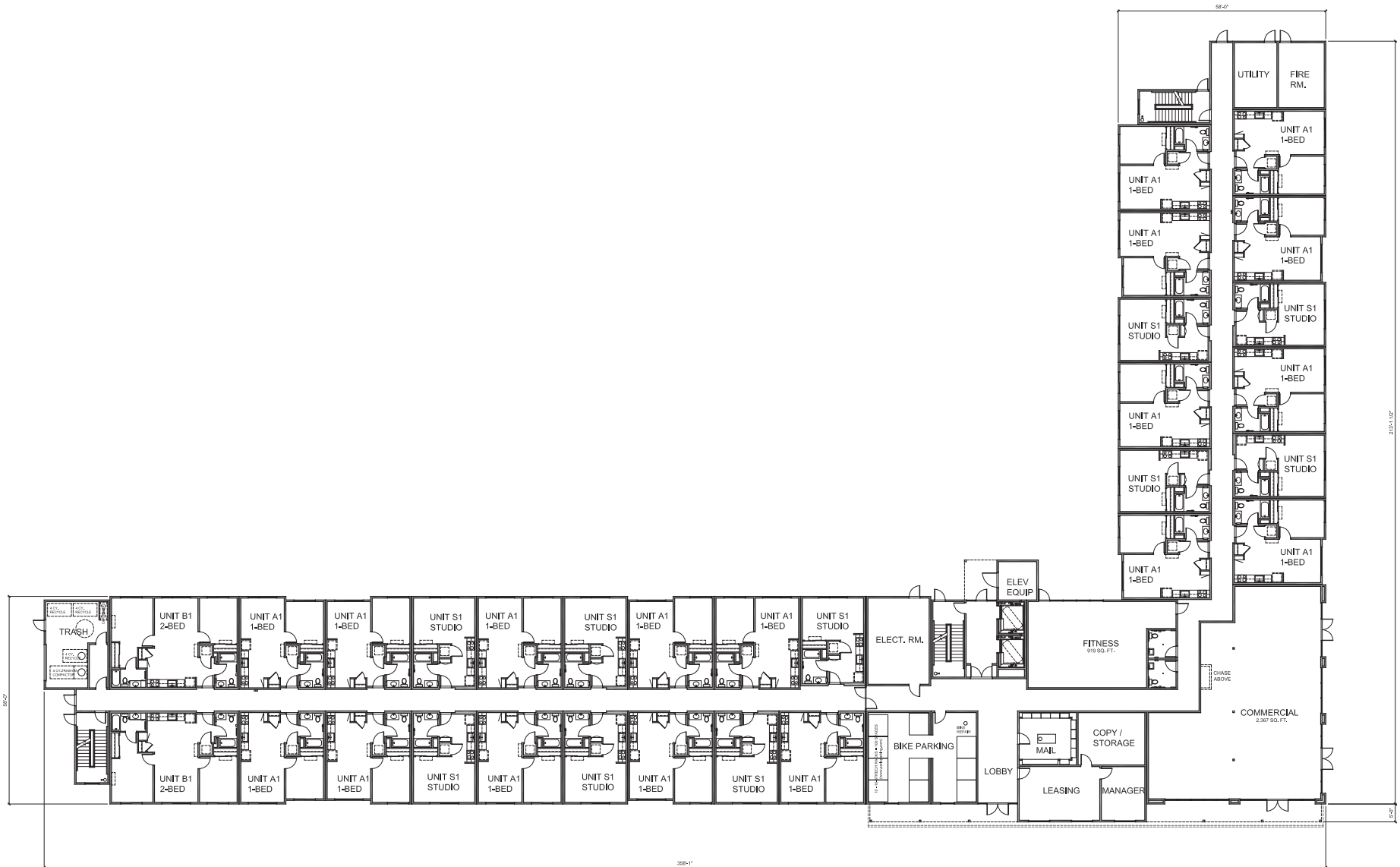
SHEET INDEX TOTAL 15 SHEETS

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
A2.5	COLOR ELEVATIONS
A2.6	COLOR ELEVATIONS
A2.7	PERSPECTIVE VIEW
A2.8	PERSPECTIVE VIEW
A2.9	PERSPECTIVE VIEW
A2.10	PERSPECTIVE VIEW
A2.11	BUILDING SECTION AND POOL BUILDING
A2.12	POOL BUILDING ELEVATIONS & SOUND WALL
L1	PRELIMINARY LANDSCAPE PLAN & TREE MITIGATION
L2	PARKING TREE SHADING PLAN
L3	PLANT PICTURES





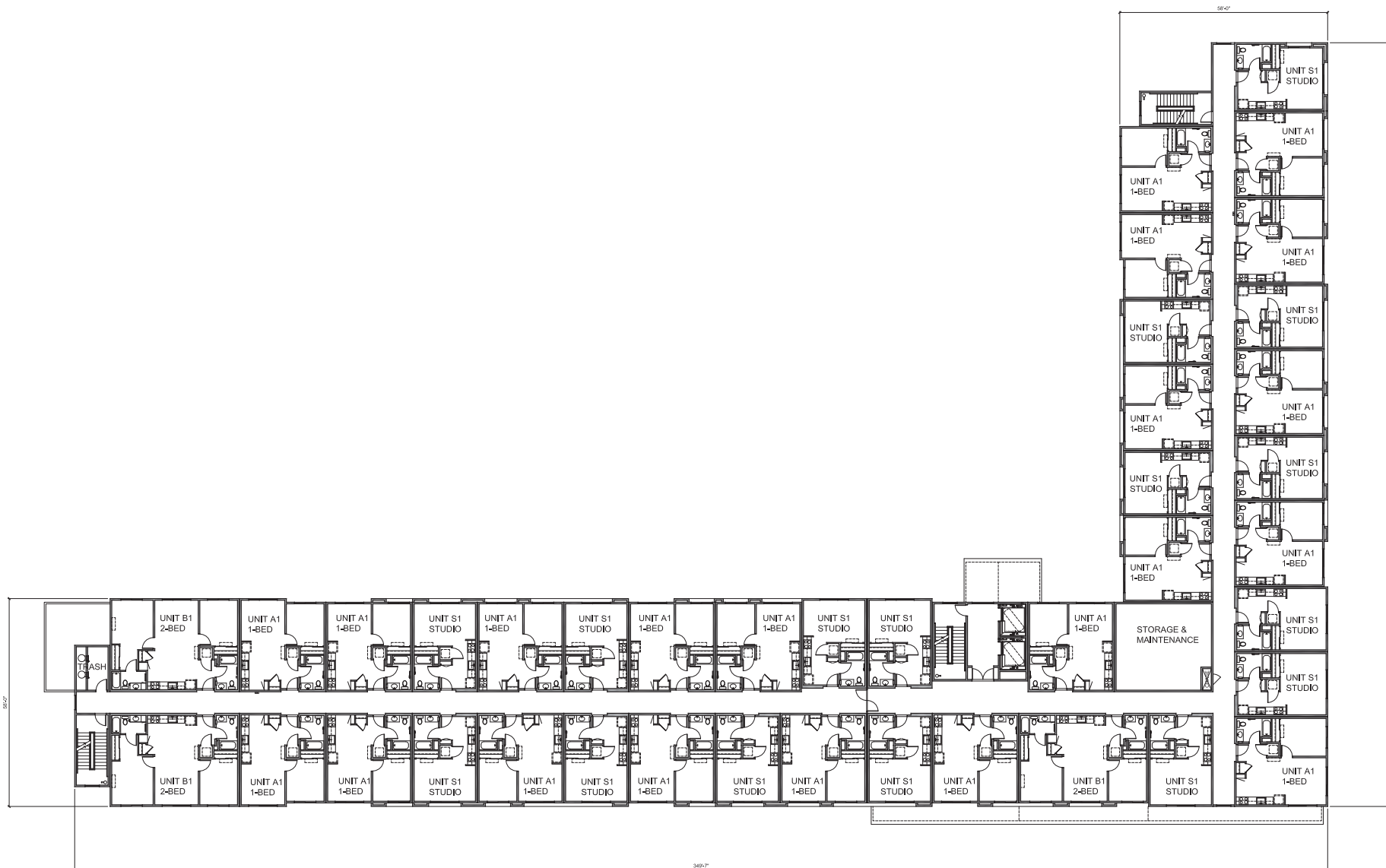
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S3 Mixed Use

Sacramento, California

1ST FLOOR PLAN



S3 Mixed Use

Sacramento, California

2ND, 3RD, & 4TH FLOOR PLANS

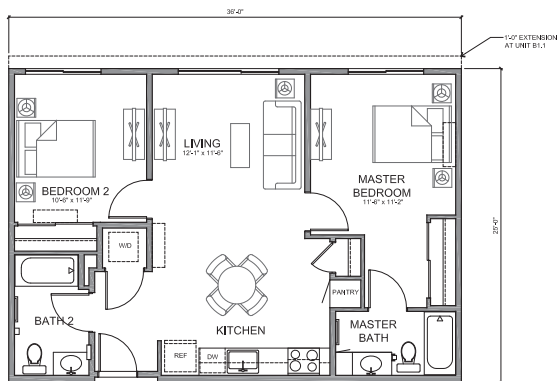


SCALE 3/32" = 1'-0"
AUGUST 30, 2019



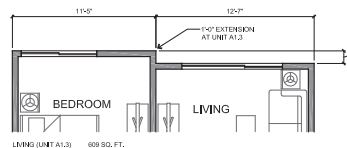
A2.2



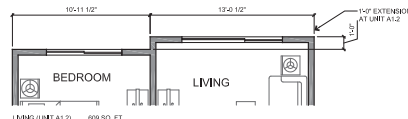


UNIT B - 2 BEDROOM / 2 BATH

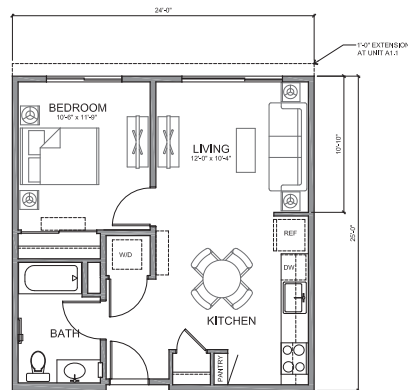
LIVING (UNIT B1) 898 SQ. FT.
LIVING (UNIT B1.1) 934 SQ. FT.



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

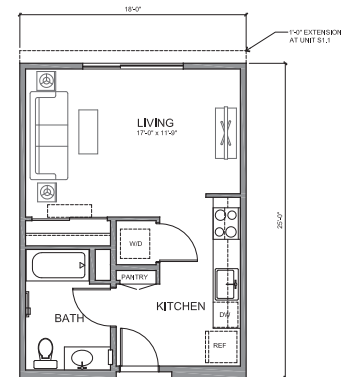


LIVING (UNIT A1.2) 609 SQ. FT.



UNIT A - 1 BEDROOM / 1 BATH

LIVING (UNIT A1) 588 SQ. FT.
LIVING (UNIT A1.1) 622 SQ. FT.



UNIT S - STUDIO / 1 BATH

LIVING (UNIT S1) 440 SQ. FT.
LIVING (UNIT S1.1) 466 SQ. FT.

S3 Mixed Use

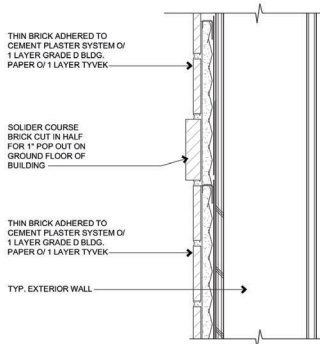
Sacramento, California

UNIT FLOOR PLANS

0 2 4 8
SCALE 1/4" = 1'-0"
AUGUST 30, 2019

kuchman
ARCHITECTS PC

A2.4



**SOLIDER COURSE
GROUND FLOOR ONLY**



NORTH / S STREET ELEVATION

EXTERIOR COLOR SCHEDULE

STUCCO #1 SW 6067 MOCHA	METAL SIDING/ROOF METAL SALES TAUPE 74
STUCCO #2 SW 7009 DECOR WHITE	BRICK VENEER #1 H.C. MUDDOX EBONY
STUCCO #3 SW 7091 RED BARN	BRICK VENEER #2 H.C. MUDDOX 60% EBONY 40% SIERRA SLATE
STUCCO #4 SW 7015 HOMESTEAD BROWN	BRICK VENEER #3 H.C. MUDDOX 60% OLD TOWN RED 40% SIERRA SLATE
STUCCO #5 SW 6092 INKWELL	WINDOW FRAMES VPI SUPERCAP-SR, BLACK



EAST / 3RD STREET ELEVATION

S3 Mixed Use
Sacramento, California

BUILDING ELEVATIONS



A3.1

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



EXTERIOR COLOR SCHEDULE	
① STUCCO #1 SW 6067 MOCHA	④ METAL SIDING-ROOF METAL SALES TAUPE 74
② STUCCO #2 SW 7509 DECOR WHITE	⑦ BRICK VENEER #1 H.C. MUDDOX EBONY
③ STUCCO #3 SW 7591 RED BARN	⑧ BRICK VENEER #2 H.C. MUDDOX 60% EBONY 40% SIERRA SLATE
④ STUCCO #4 SW 7515 HOMESTEAD BROWN	⑨ BRICK VENEER #3 H.C. MUDDOX 60% OLD TOWN RED 40% SIERRA SLATE
⑤ STUCCO #5 SW 6992 INKWELL	⑩ WINDOW FRAMES VPI SUPERCAP-SR, BLACK

SOUTH / S STREET ELEVATION



WEST / 3RD STREET ELEVATION

S3 Mixed Use Sacramento, California

BUILDING ELEVATIONS



A3.2

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



S3 Mixed Use

Sacramento, California

NORTHEAST VIEW



A3.3



SOUTHEAST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW

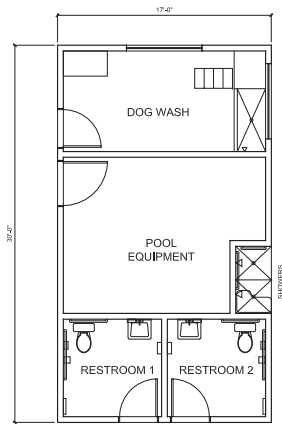
S3 Mixed Use
 Sacramento, California

VIEWS

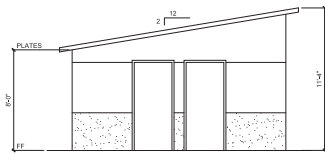


A3.4

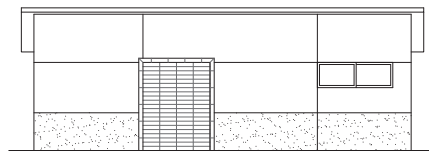
AUGUST 30, 2019



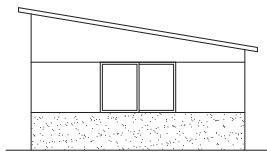
POOL BUILDING - FLOOR PLAN
SCALE 1/8"=1'-0"



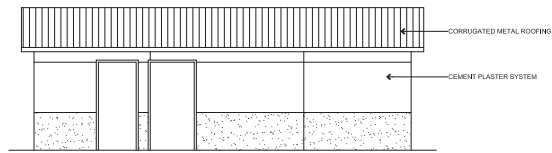
EAST



NORTH

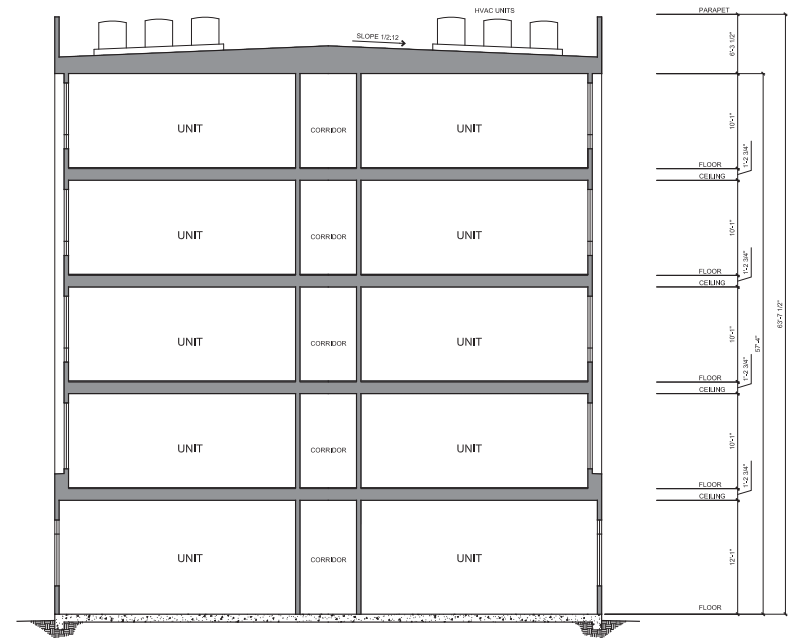


WEST



SOUTH

POOL BUILDING - ELEVATIONS
SCALE 1/8"=1'-0"



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

S3 Mixed Use

Sacramento, California

BUILDING SECTION & POOL BUILDING



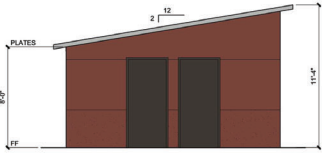
A4.1



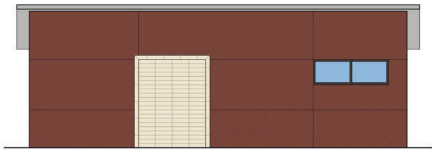
PROTO II WALL SYSTEM
SPLIT FACE CONCRETE BLOCK

EXTERIOR COLOR SCHEDULE

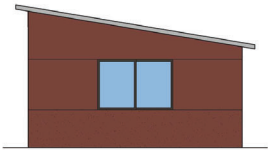
	STUCCO #1 SW 6067 MOCHA		METAL SIDING/ROOF METAL SALES TAUPE 74
	STUCCO #2 SW 7559 DECOR WHITE		BRICK VENEER #1 H.C. MUDDOX EBONY
	STUCCO #3 SW 7591 RED BARN		BRICK VENEER #2 H.C. MUDDOX 60% EBONY 40% SIERRA SLATE
	STUCCO #4 SW 7515 HOMESTEAD BROWN		BRICK VENEER #3 H.C. MUDDOX 60% OLD TOWN RED 40% SIERRA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



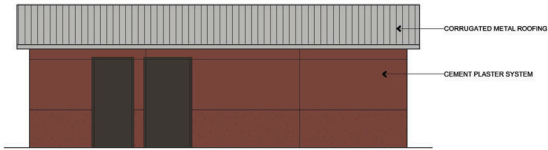
EAST



NORTH



WEST



SOUTH

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

TREE LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME / COMMON NAME	CONTAINER SIZE	HT/SPR	REMARKS
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(Note: All trees symbols sizes are reduced up to 60%)

	STREET TREE ALICE TREEMAN AUTUMN BLAZE A.B. MAPLE	36" BOX	50/35	MATCHING
	BUILDING FOUNDATION TREE ALICE TREEMAN WIND FLOW A. RED MAPLE	36" BOX	45/15	NARROW FASTGATE
	SITE ENTRY ACCENT TREE LAGERSTROEMII CATANAL A. GRAPE MYRTLE	24" BOX	18/15	PURPLE FLOWERS
	POOL AREA SCENING TREE LAGERSTROEMII WITCHER A. GRAPE MYRTLE	24" BOX	25/20	WHITE FLOWERS
	PARKING SHADE TREE PSTACHIA CHINENSIS CHINESE PISTACHE	36" BOX	45/30	DROUGHT TOLERANT
	BUILDING SCREENING TREE PYRUS CALLERYANA CHANTICLEER A. FLOWERING PEAR	36" BOX	45/15	NARROW FASTGATE
	EVERGREEN PARKING SHADE TREE QUERCUS AFRICA COAST LIVE OAK	36" BOX	50/35	NATIVE
	PARKING SHADE TREE QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	60/35	DROUGHT TOLERANT
	PARKING SHADE TREE ULMUS PROSPERUS EMERALD SUNSHINE A.S. ELM	36" BOX	35/25	UPRIGHT SHAPE

TREE MITIGATION STATEMENT

TREES THAT APPLY FOR THE MITIGATION OF EXISTING TREES THAT WILL BE REMOVED FROM THE SITE. ALL TO HAVE CONTAINER SIZE OF 36" BOX SIZE WITH A 3" REPLACEMENT VALUE IN LIEU OF FEES TO BE PAID

AUTUMN BLAZE MAPLE	(3) @ 3" x 15"
ARMSTRONG RED MAPLE	(12) @ 3" x 30"
PISTACHE	(4) @ 3" x 12"
CHANTICLEER PEAR	(6) @ 3" x 18"
COAST LIVE OAK	(6) @ 3" x 18"
SOUTHERN LIVE OAK	(11) @ 3" x 30"
EMERALD SUNSHINE ELM	(4) @ 3" x 12"
REPLACEMENT TOTAL	144

AMOUNT OF TREES TO BE MITIGATED ON SITE.....144
REPLACEMENT TOTAL.....144
REMAINING INCHES TO BE PAID IN FEE.....222.3

SHRUB LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME / COMMON NAME	CONTAINER SIZE	HT/SPR	WATER USE
--------------	--	----------------	--------	-----------

	BUILDING FOUNDATION SHRUBS SUCH AS: GLOXINIA NICOTIANA SMALL CAFE RUSH DANIELA JASMINA VAREGATA V. FLAX JULY LOBLOPEZALUM GARDENS CAROLINA MOONLIGHT C.M. PRINCE FLOWER PHORADENDRUM NIGHT SHREVE M.G. FLAX	5 GAL.	6'4"	LOW
	SITE ENTRY ACCENT SHRUBS SUCH AS: ALICE BLUE ELF BLUE ELF ALOE HYDRANGEA HYBRID DAY LILY PHORADENDRUM NIGHT SHREVE J.M. FLAX TULIPARIA SOCIETY GARLIC	1 GAL.	1'-6"	LOW
	SCREENING SHRUBS SUCH AS: BUXUS MICROPHYLLA JAPANESE BOXWOOD CALAMAGROSTIS SOUTHERN RAIL FOSTERER N.F. FEATHER REED GRASS CALLISTEMON VIMINALIS BETTER JOHN B.L. BOTTLEBRUSH DIETES BICOLOR AFRICAN PHS	5 GAL.	3'5"	MEDIUM
	LOW SHRUB COVER SUCH AS: DANIELA REVOLTA FOOD METAL C.V. FLAX JULY SALICAZIA SPECIOSA FIRE CRACKER P.C. BUSH IMPROVED NASSELLA TENEBROSA MOCKINGBERRY GRASS	1 GAL.	1'-6"	LOW

GROUND COVER LEGEND

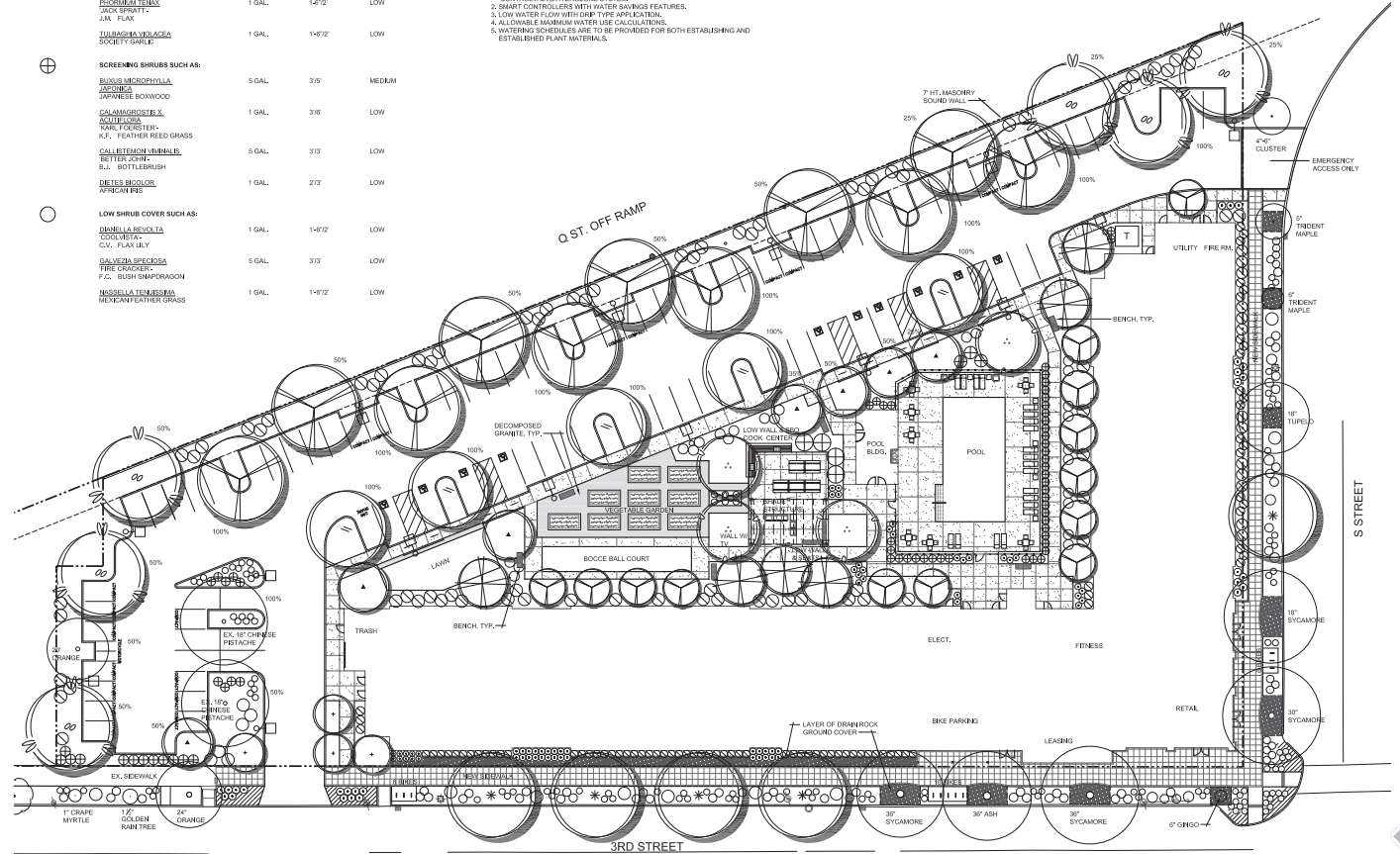
BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	WATER USE
-------------------------	----------------	---------------	-----------

CAREX PANDEA CALIFORNIA MEADOW SAGE	LINERS	8'11"	LOW
FESTUCA BLAUCA VELVET BLUE E. R. FESCUE	LINERS	1'2"	LOW
DIASORA MIDWEST SUPER YELLOW E. GAZON	FLATS	8'11"-6"	MEDIUM

IRRIGATION NOTES

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

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



S3 Mixed Use

Sacramento, California

PRELIMINARY LANDSCAPE PLAN



SCALE: 1" = 20'-0"



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

3000 Franklin Blvd., Suite 200
Sacramento, CA 95821
916.441.1111

SEPTEMBER 6, 2019



L1

PARKING SHADE CALCULATIONS

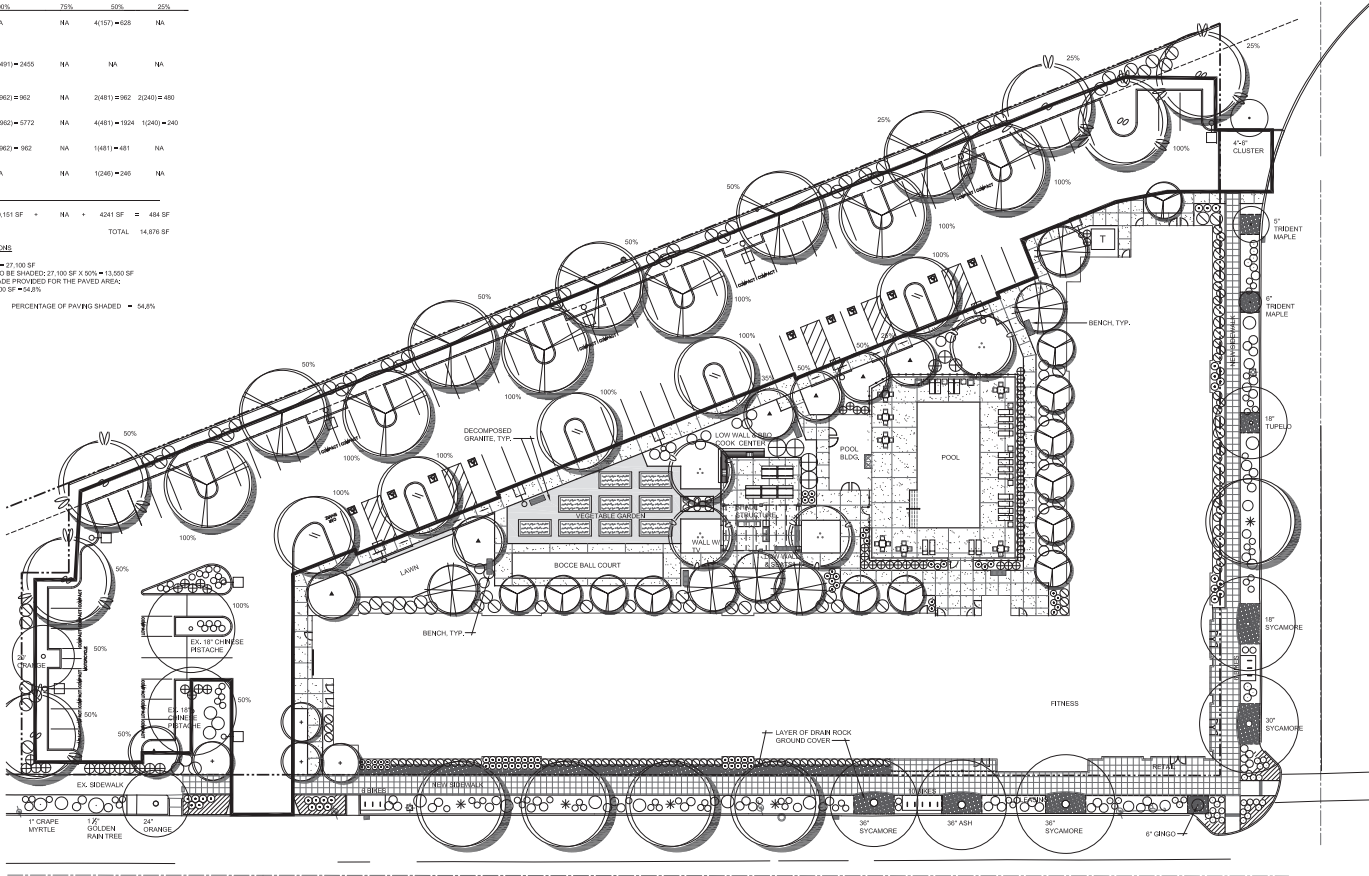
* AREA REQUIRED TO BE SHADED ARE SHOWN WITHIN THE BLUE LINE ON THE PLAN.
* REFER TO THE LOCATION OF THE SHADE TREES ON THE PLAN WITH SHADE PERCENTAGE VALUES SHOWN ADJACENT THE TREE SYMBOLS.

TREE	100%	75%	50%	25%
LARGESTRONGIA FLORENTI	NA	NA	41(57) = 228	NA
MALICZ - WHITE GRAPE MYRTLE				
ULMUS PROPRINUA EMERALD SUNSHINE E.S. EM	5(491) = 2455	NA	NA	NA
QUERCUS AGROBOLA COAST LIVE OAK	1(962) = 962	NA	2(481) = 962	2(240) = 480
QUERCUS PHELLOS MELLOW 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(240) = 240	NA
	10,151 SF	NA	4281 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%




S3 Mixed Use

Sacramento, California


PARKING TREE SHADING PLAN



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



0 5 10 20 40
SCALE: 1" = 20'-0"



SEPTEMBER 6, 2019

L2

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 DAYLILY

SCREENING SHRUBS:



AFRICAN IRIS



BETTER JOHN BOTTLE BRUSH



JAPANESE BOXWOOD



KARL FOERSTER REED GRASS

GROUND COVERS

SITE ENTRY ACCENT COVER:



ELUM BLUE FESCUE



YELLOW GAZANIA



CALIFORNIA MEADOW SAGE

S3 Mixed Use

Sacramento, California

PLANT PICTURES



SEPTEMBER 6, 2019

L3

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 ☐ Residential: ☐ Front Yard ☐ Back Yard ☐ Side Yard
☒ Private Protected Tree ☒ 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.

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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"+		
234	Silk Oak	(<i>Grevillea robusta</i>)	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	(<i>Sequoia sempervirens</i>)		29	13	Fair	Fair	Fair	Fair	Fair	Fair	3	G			29		Slightly above average amount of deadwood.	None at this time.
236	Coast Redwood	(<i>Sequoia sempervirens</i>)		43	25	Fair	Fair	Fair	Fair	Fair	Fair	3	M				43	Slightly above average amount of deadwood.	None at this time.
237	Coast Redwood	(<i>Sequoia sempervirens</i>)		20	15	Fair	Fair	Fair	Fair	Fair	Fair	3	G					Slightly above average amount of deadwood.	None at this time.
238	Coast Redwood	(<i>Sequoia sempervirens</i>)		21	15	Fair	Fair	Fair	Fair	Fair	Fair	3	G					Slightly above average amount of deadwood.	None at this time.
239	Silk Oak	(<i>Grevillea robusta</i>)		13	13	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
240	Tree of Heaven	(<i>Ailanthus altissima</i>)	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	(<i>Photinia</i>)	5,6	8.5	8	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
242	Coast Redwood	(<i>Sequoia sempervirens</i>)		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	(<i>Sequoia sempervirens</i>)		36	25	Fair	Fair	Fair	Fair	Fair	Fair	3	M				36	Slightly above average amount of deadwood.	None at this time.
244	Coast Redwood	(<i>Sequoia sempervirens</i>)		14	12	Fair	Fair	Fair	Fair	Fair	Fair	3	M					Slightly above average amount of deadwood.	None at this time.
245	Coast Redwood	(<i>Sequoia sempervirens</i>)		15	13	Fair	Fair	Fair	Fair	Fair	Fair	3	G					Above average amount of deadwood.	None at this time.
246	Chinese Pistache	(<i>Pistacia chinensis</i>)		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.

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						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	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.

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						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR			A Protected City Tree	B Private Protected Species 12"	C Private Protected Diameter 24"+	D Private Protected Diameter 32"+		
261	Citrus	(<i>Citrus sp.</i>)		7	8	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
262	Chinese Pistache	(<i>Pistacia chinensis</i>)		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	(<i>Ailanthus altissima</i>)		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	(<i>Ficus carica</i>)	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	(<i>Pistacia chinensis</i>)		11	17	Fair	Fair	Fair	Dormant	Fair	Fair	3	M						None at this time.
266	Flowering Plum	(<i>Prunus cerasifera</i>)		6	8	Fair	Fair	Fair	Fair	Fair	Fair	3	M					Slightly above average amount of deadwood.	None at this time.
267	Tree of Heaven	(<i>Ailanthus altissima</i>)		8	14	Fair	Fair	Fair	Dormant	Fair	Fair	3	G						None at this time.
268	Fig	(<i>Ficus carica</i>)		12	16	Fair	Fair	Fair	Fair	Fair	Fair	3	M					One-sided west.	None at this time.
269	Privet	(<i>Ligustrum</i>)		11	15	Fair	Fair	Fair	Fair	Fair	Fair	3	M					One-sided east.	None at this time.
270	Date Palm	(<i>Phoenix dactylifera</i>)		20	12	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.
271	Prunus	(<i>Prunus spp.</i>)		12	17	Fair	Fair	Fair	Fair	Fair	Fair	3	M					Slightly above average amount of deadwood.	None at this time.
272	Red Oak	(<i>Quercus rubra</i>)	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	(<i>Quercus rubra</i>)		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	(<i>Fraxinus spp.</i>)		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	(<i>Fraxinus spp.</i>)		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	(<i>Melia azedarach</i>)	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	(<i>Ailanthus altissima</i>)	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	(<i>Crataegus spp.</i>)		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	(<i>Camellia</i>)	3,4	5.5	8	Fair	Fair	Fair	Fair	Fair	Fair	3	M						None at this time.