



# REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
July 27, 2007

Members of the Planning Commission

**Subject: Marconi Juliesse Estates** A request to subdivide two undeveloped parcels totaling approximately 0.28 acres into four (4) single family residential lots and to construct four (4) detached single family homes in the General Commercial (C-2) zone.

- A. **Environmental Determination:** Categorical Exemption pursuant to CEQA Section 15332.
- B. **Tentative Map:** subdivide two undeveloped parcels totaling approximately 0.28 acres into four (4) single family residential lots in the General Commercial (C-2) zone.
- C. **Special Permit:** to construct four (4) detached single family homes in the General Commercial (C-2) zone.

**Location/Council District:**

The 3rd and 4th Lots west of Connie Ave between Marconi Circle & Juliesse Ave  
Assessor's Parcel Number: 266-0153-030 & 032  
Council District 3

**Recommendation:**

Staff recommends the Planning Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. This recommendation is based on the conclusion that the project will enhance the existing neighborhood by utilizing vacant lots and providing "eyes on the street" opportunities and the proposed single family residences will not negatively affect the site or the surrounding land uses. Furthermore, the project site is located in an area that is predominately residential in nature. The project is consistent with the City's adopted Policies for redeveloping existing neighborhoods.

This project was originally scheduled for the July 12, 2007, Planning Commission hearing. Staff requested to continue the project, with the consent of the applicant and the Ben Ali Community Association (BACA), to the July 26, 2007 hearing in order to give staff the opportunity to thoroughly review the option of "flipping" the site plan to

locate the driveway entrance to the four units to the Marconi Circle side of the project site. BACA suggested the modification in their project comments submitted on June 27, 2007, and supported the modification at their regular meeting on July 11, 2007, which staff and the applicant attended. The purpose of the relocation of the driveway is to direct any new vehicle trips to the site to Marconi Circle rather than to Juliesse Avenue.

BACA has indicated that if the driveway is relocated to Marconi Circle, the group does not plan to oppose the project. If the driveway cannot be relocated, then the same concerns listed in the comment letters still apply. The applicant has consented to moving the driveway and Planning has no issues. The **outstanding issue** is whether or not Development Engineering staff will determine that the driveway location on Marconi Circle is safe and acceptable. There is additional discussion of this issue in the "Public/Neighborhood Outreach and Comments" section on page 5.

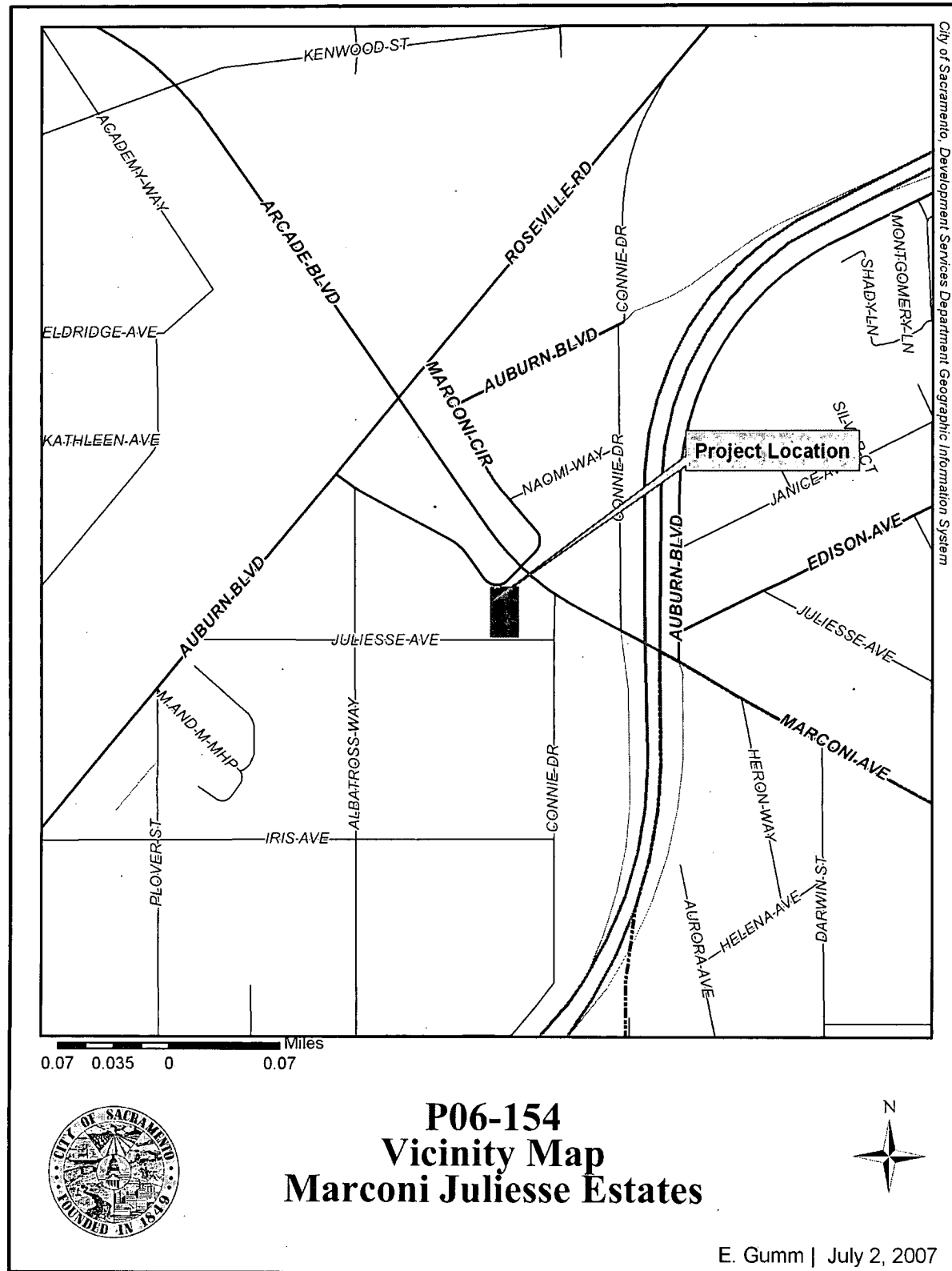
The Planning Commission has final approval authority over items A to C above, and its decision is appealable to City Council.

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Stacia Cosgrove, Senior Planner (916) 808-7110

**Applicant:** Gerald Jenkins (916) 276-7239  
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**Owner:** Enoch Inc., (916) 224-7600  
P.O. Box 246586, Sacramento, CA 95824

Vicinity Map



**Summary:**

The applicant is proposing to subdivide two undeveloped parcels totaling approximately 0.28 acres into four (4) single family residential lots and construct four (4) detached single family homes in the General Commercial (C-2) zone. The project site is an infill site located adjacent to the east boundary of city limits and the Capital Freeway. The project site is located in an area of predominately residential uses, and the General Plan designates the subject parcel as Medium Density Residential, 16-29 dwelling units per net acre. Staff is recommending approval of the project because the project is compatible with the surrounding uses, will provide ownership housing opportunities, and is consistent with the site's General Plan designation.

<b>Table 1: Project Information</b>	
<b>General Plan designation:</b>	Medium Density Residential (16-29 du/na)
<b>Existing zoning of site:</b>	C-2
<b>Existing use of site:</b>	Vacant
<b>Property area:</b>	0.28± gross acres
<b>Density:</b>	14.29 du/na

**Background Information:**

Although the current zoning of the property and the adjacent properties are General Commercial (C-2) zone, the General Plan Designation and existing uses in the area are residential. The subject parcels are located on Marconi Circle, a pass-through road between Auburn Boulevard and Marconi Avenue, and do not have frontage on Marconi Avenue. The current configuration of the block is suitable for residential and currently includes single family homes.

The previous owner of the subject parcels lived adjacent to the east of the subject site and had been using the vacant land to park his commercial vehicles, an undesirable use in the area and a code violation. The current owner bought the site after two single family homes adjacent to the west of the subject site were built (P04-172) in 2005. The current owner originally submitted an application to construct two duplexes on two parcels back to back and fronting both Marconi Circle and Juliesse Avenue. After reviewing the proposal, staff found that the proposed attached duplexes eliminated the open space for each unit as well as the ownership opportunities. Furthermore, Development Engineering Division recommended that all units have vehicle access off of Juliesse Avenue due to the high volume of traffic along Marconi Avenue. As a result, staff recommended the applicant revise the application to its current form: detached single family homes with units fronting both Marconi Circle and Juliesse Avenue, but with vehicle access off of Juliesse Avenue.

The applicant accepted the recommendation from staff and revised the application accordingly. The current proposal is based on the recommendation from staff, and the applicant also paid extra entitlement fees for proposing a tentative map with the project.

**Public/Neighborhood Outreach and Comments:**

The project was first routed to Ben Ali Community Association (BACA) with the original proposal of two duplexes on August 30, 2006, and City staff received a response from the Association on September 14, 2006 requesting to extend the review time to October 1, 2006. Since then, staff did not receive any comments from the Association. The project was re-routed to BACA on May 22, 2007 after the applicant revised the application with the new proposal of four detached single family residential units.

**Staff received comments from the Association indicating its opposition to the proposed use. BACA's comments and recommendations are attached below:**

Organization Comments - (submitted 6/27/07)

1. There are two single-family detached homes adjacent to the proposed project that have been vacant for two years. Is it really prudent to suggest adding additional housing inventory to this area at this time? The vacant homes in our neighborhood that are privately-owned or owned by banks are not kept up and provide opportunities for squatting - a problem in our community. Will this project add to that problem?
2. Homes which were built along Marconi Circle have been turned into businesses - what is the likelihood of the planned homes going the same route?
3. Juliesse is an unimproved road. There is no street lighting on Juliesse and none planned in our current lighting plan. The asphalt coverage is 17-17 ½ feet wide and is bordered on the south side by an unimproved drainage ditch that is 24-36 inches deep and on the north side by a dirt shoulder. At the intersection of Juliesse and Connie there have been multiple incidents of cars in the ditch and the stop sign that was there was knocked over by a car and never replaced. Is adding traffic congestion to this particular street and this particular corner the right development decision for our neighborhood? In addition, Juliesse floods every winter. Is getting rid of the open ground on the proposed lot going to increase the flooding along this street and impact the neighbors to the south of the project, across Juliesse? We think that it will.
4. The floorplans and lack of open space suggest that the residents who buy here (and we are hoping it will not be investors buying for the purpose of renting but there is no way of preventing that from happening) may find their living space so crowded that they spill into the street.
5. The level of density proposed for this lot is not supported by current infrastructure. We are not North Natomas and we are not a walkable community. The high density projects in North Natomas rely on sidewalks, access to community services/retail, and open spaces nearby. Our community has none of that. In addition, there is no safe access to bus or lightrail.

Given our objections, we have come up with the following options for consideration as alternatives to the current application in our order of preference:

Suggestion

6. Instead of 4 residences, build 2. Instead of the entrance and egress on Juliesse, re-orient the entrance and egress toward Marconi Circle and establish a no-parking zone within 200 feet of the intersection of Marconi Circle and Marconi Avenue. Marconi Circle has sidewalks and a paved road.
7. Instead of 4 residences, consider a mutli-use plan which consists of a two-story building with retail on the bottom floor and living space on the top floor. Again, re-orient the entrance and egress to Marconi Circle. We believe this option best dove-tails with the General Plan Update scheme for our neighborhood.
8. Flip the existing plan to re-orient the entrance and egress to Marconi Circle. Again, this would require posting no parking signs within 200 feet of the intersection of Marconi Circle and Marconi Avenue.
9. Do not grant the special permit request that allows for residential development on this lot and leave as commercial.

**Staff also received formal comments from adjacent neighbors (submitted 7/1/07, numbering revised by staff). Those comments are also included below:**

List of Objections:

10. The infrastructure on Juliesse Ave. simply can Not support this development. Approval of this development puts the existing homes on Juliesse Ave. in greater jeopardy.
11. Our neighborhood needs to maintain these commercial lots for commercial development to better integrate the neighborhood within itself and into the overall plan for the city.
12. This development is totally Out of Character with the rest of neighborhood homes. Last summer, during our many conversations and meeting with the city planning Dept. and the office of Councilman, we were promised that the planning Dept. would work closely with our neighborhood to prevent further development of out of character homes into our community. And we expect the Planning Dept. to honor their agreement with our community.

Staff Response

1. Staff does not know the specific circumstances of the for-sale homes in the area. The General Plan encourages promoting infill development as a means to meet

future housing needs. Although the housing market has cooled recently compared to the last couple years, providing adequate housing opportunities to attract new residents and accommodate the growth projected for the Sacramento region are still City Council goals. Housing markets fluctuate, but the City still evaluates applications for new housing projects regardless of the position in the housing cycle.

2. Staff finds that it is unlikely that any of the proposed homes would be legally converted to commercial uses but it is possible that it could be done. If someone wished to convert any of the homes to a commercial use, the Zoning Code requires onsite parking, which would be difficult to provide, and the Building Code would require extensive upgrades to the building as well as handicap accessible ramps and facilities.
3. The proposal has been reviewed by the Development Engineering Division and the Department of Utilities. The project is required to construct off-site improvements (including curb, gutter, and sidewalk) and dedicate public right-of-way on Juliesse Avenue. The applicant is also required to submit a drainage study to assure that drainage from the site adjacent to Juliesse Avenue will connect to the existing drainage system by extending pipes or upgrading and/or re-establishing ditches and culverts. New frontage improvements along Juliesse Avenue shall not block existing drainage. Drainage improvements must be to the satisfaction of the Department of Utilities.
4. There are two house plans offered, with 1,300 and 1,400 square feet of living area, respectively. Each plan offers four bedrooms and two-and-a-half baths. Each unit has its own private yard and open space, including a 13'-15' rear yard setback and a 10-foot sideyard.
5. Staff has evaluated the proposed project and determined that, with conditions and required improvements, the project can be supported by the existing infrastructure. At 14 du/na, the proposed project is considered to be medium density.
6. The two subject parcels are "through-lots", having public street access to two street frontages. If only two units are constructed, fronting Marconi Circle, there would likely be a hundred feet of (rear yard) wood fence along Juliesse Avenue. Staff prefers to promote a scenario where there are residential units fronting Juliesse Avenue and Marconi Circle. There are sizable infrastructure improvements required to develop these two parcels, including extension of a water main, making four units on this site, rather than two, increasingly desirable to defray these costs.
7. Please see the answer to #6 above. The applicant is not proposing a mixed use project at this time and staff has not evaluated the impacts of such a development.

8. It is possible that the access to the units could be reoriented to Marconi Circle if the City's Development Engineering Division determines that the residential driveway and safely operate at this location, given the existing conditions on Marconi Circle. Staff will explore this option with the applicant and report back on the results.
9. Staff is recommending approval of the project as proposed and finds that it meets current development standards and is consistent with the goals of the City's Infill Strategy.
10. Please see the answer to #3 above.
11. Staff supports residential at the subject site for the above stated reasons.
12. Staff's recommendation to the applicant to revise the application to include detached single family units was based on a survey of the existing uses in the area and the staff's previous experience working with the Ben Ali Community Association; the Association had on previous occasions expressed that new ownership housing is preferred within the community. The blocks surrounding the project site have a mix of single family units, attached rental units and duplexes, therefore the proposed development does not appear to be out of character with the existing development in the area. Staff finds that the proposed residential uses are appropriate in this location since these commercial lots are adjacent to existing single family lots, surrounded predominately by single family uses and the commercial lots are not of a size or in a location that would lend themselves well to viable commercial uses.

Planning staff and the applicant attended the Ben Ali Community Association (BACA) meeting on July 11, 2007 to discuss the project. At the end of the meeting, BACA members agreed that if the driveway to the units were to be relocated to the Marconi Circle side of the project, then they would not oppose the project. There was concern among the members that no new residential driveways should be introduced onto Juliesse because it is not fully improved with curb, gutter, and sidewalk; Marconi Circle is fully improved. The applicant does not oppose relocation of the driveway.

Analysis of the Driveway Relocation to Marconi Circle- Planning staff indicated that the relocation plan would need to be reviewed by Development Engineering staff to determine if it is acceptable; there are safety concerns due to the extreme curve that vehicles must negotiate when turning right from Marconi Avenue (a major arterial) and onto Marconi Circle, a street linking Marconi Avenue to Auburn Boulevard. If a vehicle is waiting in the travel lane to turn left into the project driveway, another motorist making a right-turn off of Marconi Avenue may not have adequate time or sight distance to see the waiting vehicle. Marconi Avenue is designed to accommodate a vehicle speed of 40 miles per hour, so a vehicle coming around the curve onto Marconi Circle could be traveling at a significant speed compared to that of the waiting car.

Additionally, there is a safer alternative driveway location available to service residential development on these two parcels: the driveway location on Juliesse Avenue, as shown in the attached exhibits. There are a number of other residential driveways already located on Juliesse and it currently accommodates primarily residential traffic.

At the time of the writing of this staff report, Development Engineering staff had not yet determined if the driveway location on Marconi Circle is acceptable.

**Environmental Considerations:**

The City of Sacramento's Environmental Planning Services (EPS) has determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA Section 15332) due to the consistency with applicable policies and regulations as infill project.

**Policy Considerations:**

*General Plan Goals and Policies:*

The General Plan designates the subject parcel as Medium Density Residential (16-29 du/na). Development under this designation will consist of single-family detached units, duplexes, halfplexes, townhouses, condominiums, zero lot line units, cluster houses and apartments. The project, which proposes single-family detached units, is consistent with the development envisioned by the General Plan's Medium Density Residential designation. Applicable General Plan goals and policies include:

General Plan Element, Policy 2, Sec 1-30

It is the policy of the City that adequate housing opportunities be provided for all income households and that projected housing needs are accommodated.

Residential Land Use Element, Policy 4, Sec 2-12

Promote infill development as a means to meet future housing needs.

Residential Land Use Element, Policy 6, Sec 2-13

Continue to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration.

Residential Land Use Element, Goal C, Sec 2-11

Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources.

Housing Element, Goal 1, Sec 3-10.2

Provide adequate housing sites and opportunities for all households.

The project site is located within a General Plan designated Target Residential Infill Area (General Plan, Section 1, Map 4). Target areas include older residential neighborhoods with significant numbers of individual and small vacant residential lots, particularly within redevelopment areas and other transitional neighborhoods. Staff believes the proposal is consistent with the above goals and policies and supports the proposal.

*General Plan Update Vision and Guiding Principles:*

While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles this proposal complies with include:

1. Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels in order to promote stable neighborhoods.
2. Promote strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the city's economic outlook.
3. Promote designs for development that are compatible with the scale and character of Sacramento's existing neighborhoods.

The proposed project complies with the above guiding principles and is not contrary to any of the proposed policies.

**Land Use:**

The project site is zoned General Commercial (C-2). Single family development is allowed in the C-2 zone with the approval of a Planning Commission Special Permit. The site is designated Medium Density Residential (16-29 du/na) in the General Plan. There is no Community Plan or Specific Plan for this area. The applicant proposes to develop four alternative ownership detached single family houses, which are consistent with the residential land use policies and density requirements of the General Plan and General Commercial Zone.

**Tentative Map Design:**

The applicant is proposing to subdivide two parcels totaling 0.28± acre parcels into four parcels. In evaluating the tentative map, the Planning Commission is required to make the following findings:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan and Chapter 16 of the City Code. The City's General Plan designates the subject site as Medium Density Residential (16-29 du/na);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

<b>Table 1 -- Tentative Map Components</b>			
<b>Lot No.:</b>	<b>Lot Size:</b>	<b>Lot Dimensions:</b>	<b>Description:</b>
1	0.073± acre (3,175± square feet)	50' x 63.5'±	Facing Juliesse Ave.
2	0.066± acre (2,875± square feet)	50' x 57.5'±	Facing Marconi Circle
3	0.073± acre (3,175± square feet)	50' x 63.5'±	Facing Juliesse Ave.
4	0.073± acre (3,175± square feet)	50' x 63.5'±	Facing Marconi Circle

All proposed lots are reviewed as interior lots, and City services are available to serve all of the proposed parcels except water is serviced by the Sacramento Suburban Water District (SSWD). All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division.

Vehicular Circulation: The project site is located west of Connie Ave between Marconi Circle and Juliesse Ave, and it includes a 20-foot wide private driveway to the four units, accessed from Juliesse Avenue. Area for fire truck turn-around is not necessary because each unit has public street frontage from either Juliesse Avenue or Marconi Circle.

Pedestrian Circulation: No curb, gutter, and sidewalk exist on Juliesse Ave. The project is conditioned to construct standard subdivision improvements per City standards to the satisfaction of the Development Engineering Division. The project will be also required to pave the driveway to the satisfaction of the Development Engineering Division.

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

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

**Special Permit:**

A Planning Commission Special Permit is required to allow a single-family residential use in the General Commercial (C-2) zone. Staff finds that the proposed residential uses are appropriate in this location since the commercial lots are adjacent to existing single family lots, surrounded predominately by single family uses, and the commercial lots are not of a size or in a location that would lend themselves well to viable commercial uses.

The proposed units will be two-story in height with two-car garages; the unit sizes are approximately 1,300-1400± square feet. The units will be designed with a stucco finish, gridded windows, raised panel roll-up garage doors, and 40 year dimensional composition roofing. The homes meet the requirements of the single family residential design principles by providing living area at the street and de-emphasizing the garages by facing them to the private driveway off Juliesse Avenue. The applicant has responded to Staff's comments to enhance the elevations by changing roof lines, adding architectural details and trims, and increasing porch areas in many revisions. The design of the homes provides for a consistent level of detailing/finish on all sides of structure, including trim around all windows and doors.

Development standards in the General Commercial (C-2) zone are intended to apply to commercial structures and not residential structures. Taking into account that this is a proposed residential use and it is adjacent to other residential uses, setback requirements more in line with typical single family development are applied in this situation. The applicant is proposing the following setbacks, lot coverage and height:

	Required (in R-1)	Proposed
Front yard Setback	20'	12.5'
Interior Sideyard Setback	5'	3' and 10'
Rear yard Setback	15'	13' and 15'
Lot Coverage	40% max.	30% and 33%
Height	35' max.	25'

The proposed setbacks, lot coverage, and height are largely consistent with the development standards that are required in the Standard Single Family (R-1) zone, with some modifications based on the size of the proposed lots. Staff therefore has no objections to the proposal.

In evaluating special permit proposals of this type, the Planning Commission is required to make the following findings:

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

Staff finds that the proposed detached single family homes are compatible with the existing homes in the neighborhood and that they help to ensure that the City meets its objectives to provide more affordable ownership housing opportunities.

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

Staff finds that the proposed residential development provides adequate setback to the adjacent streets and adjacent properties and that adequate open spaces and access to light and air are provided.

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

The proposed project is consistent with the residential land use policies of the City of Sacramento General Plan to meet the City's future residential growth.

**Subdivision Review Committee Recommendation:**

On June 20, 2007, the Subdivision Review Committee, with all ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in Attachment 1.

**Recommendation:**

Staff recommends the Planning Commission approve the requested entitlements based on the findings and subject to the conditions listed in Attachment 1.

Respectfully submitted by: Atacia Cosgrove for  
Elise Gumm, Assistant Planner

Reviewed by:

Atacia Cosgrove  
Stacia Cosgrove, Senior Planner

Recommendation Approved:

Gregory Bitter  
Gregory Bitter, Principal Planner

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Attachment 1: Recommended Findings and Conditions

**Findings of Fact**

**A. Environmental Determination: Exemption**

1. The Planning Commission of the City of Sacramento finds as follows:

The City of Sacramento's Environmental Planning Services has reviewed the **Marconi Juliesse Estates (P06-154)** and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

- a. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: **CEQA Guidelines Section 15332, Infill Development Projects**
- b. The factual basis for the finding of exemption is as follows:

**The proposed project is consistent with the General Plan, is located within the City limits, is located at a site with no habitat value, and can be adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality, or water quality.**

2. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

**B. Tentative Map** to subdivide two undeveloped parcels totaling approximately 0.28 acres into four (4) single family residential lots in the General Commercial (C-2) zone is **approved** subject to the following Findings of Fact and Conditions of Approval:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan and Chapter 16 of the City Code, which is a Specific Plan of the City. The City's General Plan designates the subject site as Medium Density Residential (16-29 du/na);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**C. Special Permit** to construct four (4) detached single family homes in the General Commercial (C-2) zone is **approved** subject to the following Findings of Fact and Conditions of Approval:

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. The project will utilize existing vacant lots;
  - b. The single-family residences are designed to enhance the existing neighborhood; and
  - c. The project will not adversely affect the surrounding land uses in that the housing units are being located in a predominately residential area.
2. The project, as conditioned, will not be detrimental to the public welfare, safety, or and result in the creation of a public nuisance in that:
  - a. The proposed project would eliminate the potential for nuisance activities such as illegal dumping on the vacant lots;
  - b. The proposed project supports redevelopment and rehabilitation efforts to eliminate neighborhood blight, and enhance existing residential neighborhoods; and
  - c. The project is consistent with the Single Family Residential Design Principles, which provide for eyes on the street by utilizing prominent front entries and porch areas.
3. The project, as conditioned, complies with the General Plan policies that promote infill development to meet future housing needs, maintains and improves residential neighborhoods and develop residential uses that utilize existing and planned urban resources.

**Conditions of Approval**

- B. Tentative Map** to subdivide two undeveloped parcels totaling approximately 0.28 acres into four (4) single family residential lots in the General Commercial (C-2) zone.

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-154).**

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering Division.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

**SPECIAL DISTRICTS: Assessment Districts**

- B1.** Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

**DEVELOPMENT ENGINEERING:**

- B2.** Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from the appropriate parcels at no cost, at the time of sale or other conveyance of either/any of the parcel(s).
- B3.** Show all continuing and proposed/required easements on the Parcel Map.
- B4.** The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

- B5. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the City. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B6. Construct Juliesse Avenue to a City standard 53-ft right-of-way street cross-section (half-street only) to the satisfaction of the Development Engineering Division. The extra right-of-way shall be added to the planter.
- B7. Dedicate the property line adjacent to Marconi Circle as a no ingress/egress rights line to motor vehicles.
- B8. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned.
- B9. The applicant shall make provisions for bus stops, shelters, transit centers, etc. (if necessary) to the satisfaction of Regional Transit.
- B10. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.

**SMUD:**

- B11. Dedicate a 12.5-ft PUE for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.

**CSD-1  
NONE**

**SACRAMENTO SUBURBAN WATER DISTRICT:**

- B12. The District will require the installation of new adequate sized water mains connected to an adequate source as per Regulations to provide adequate fire protection to the proposed subdivision. The location of the water main will be in the public right of way fronting the parcels.
- B13. The required minimum water main size is 8-inch.

- B14. Individual metered water services will be required for each lot.
- B15. The new water facilities will be designed and installed per District's standards at the developer's cost.
- B16. The District will maintain ownership and provide maintenance of the facilities after a one-year warranty from the date the system is accepted. The Developers Contractor shall be liable for maintenance on the facilities installed during that one-year warranty period.
- B17. District fees including but not limited to connection fees, supervision and inspection cost, meter furnish only fees, construction water and plan review cost will be assessed and paid by the developer at plan approval.

**DOU:**

- B18. Provide a separate sanitary sewer service to each parcel to the satisfaction of the Department of Utilities (DOU). A sewer main extension may be required along Marconi Circle.
- B19. Provide a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual. This study and shed map shall be approved by the DOU. The study shall consist of either the City's SSWMM model or another method approved by the DOU. Applicant shall assure that drainage from the site adjacent to Juliesse Avenue will connect to the existing drainage system by extending pipes or upgrading and/or re-establishing ditches and culverts. New frontage improvements along Juliesse Avenue (if required) shall not block existing drainage. Drainage improvements shall be to the satisfaction of DOU.
- B20. A grading plan showing existing and proposed elevations is required. The lots shall be graded to drain to the adjacent streets (Marconi Circle or Juliesse Avenue). Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- B21. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. Storm drain public notice message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.

- B22. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

**FIRE:**  
NONE

**DEPARTMENT OF TRANSPORTATION:**

- B23. This project does not require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

**PPDD: Parks**

- B24. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note)

- B25. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

**ADVISORY NOTES:**

- A. The following advisory notes are informational in nature and are not a requirement of this Tentative Map:
- B. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

- C. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.
- D. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
- E. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
- F. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
- G. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- H. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
  - 1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$8,225. This is based on 4 single-family residential units and an average land value of \$115,000 per acre for the Arden Arcade Planning Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

- 2) Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$8,352. This is based on four single-family residential units at the residential target infill rate of \$2,088 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- 3) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

C. **Special Permit** to construct four (4) detached single family homes in the General Commercial (C-2) zone.

**PLANNING:**

- C1. The project shall be constructed in conformance with the approved revised site plan and house plans included as Exhibits to this Record of Decision. Any modification to the project shall be subject to review and approval by Planning Staff prior to issuance of building permit and may result in a requirement for additional entitlements.
- C2. Decorative lights shall be provided around garage and at front entry.
- C3. Raised panel roll-up doors shall be provided for all units.
- C4. Front landscaping and irrigation system shall be provided on each lot.
- C5. Applicant/owner shall obtain all necessary building permits prior to construction.
- C6. Development of this site shall be in compliance with the conditions of approval on the Tentative Map (P06-154).
- C7. Any modification to the project shall be subject to review and approval by Planning Division prior to the issuance of any building permits. Any significant modification to the project may require subsequent entitlements.

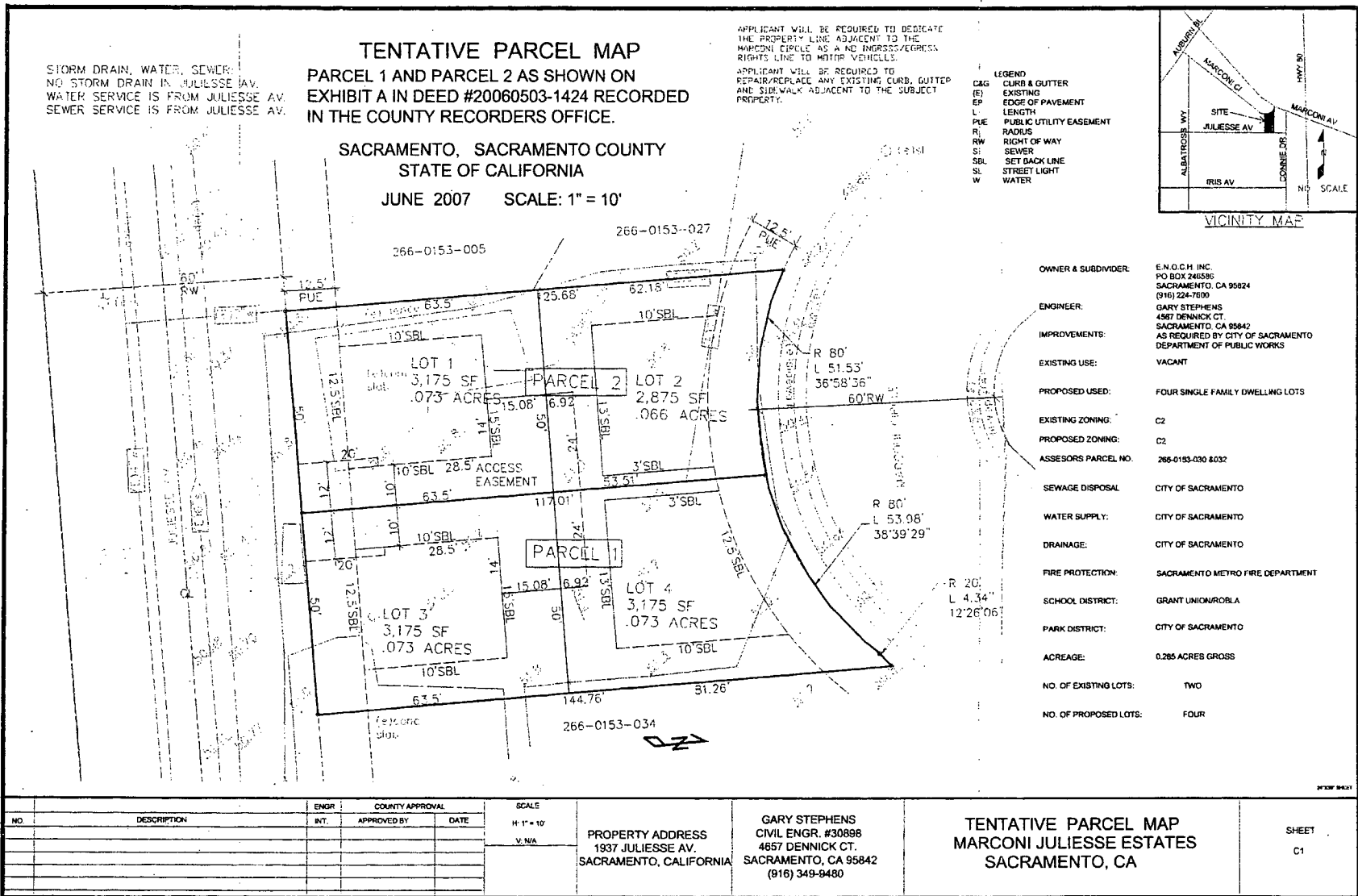
**Fire:**

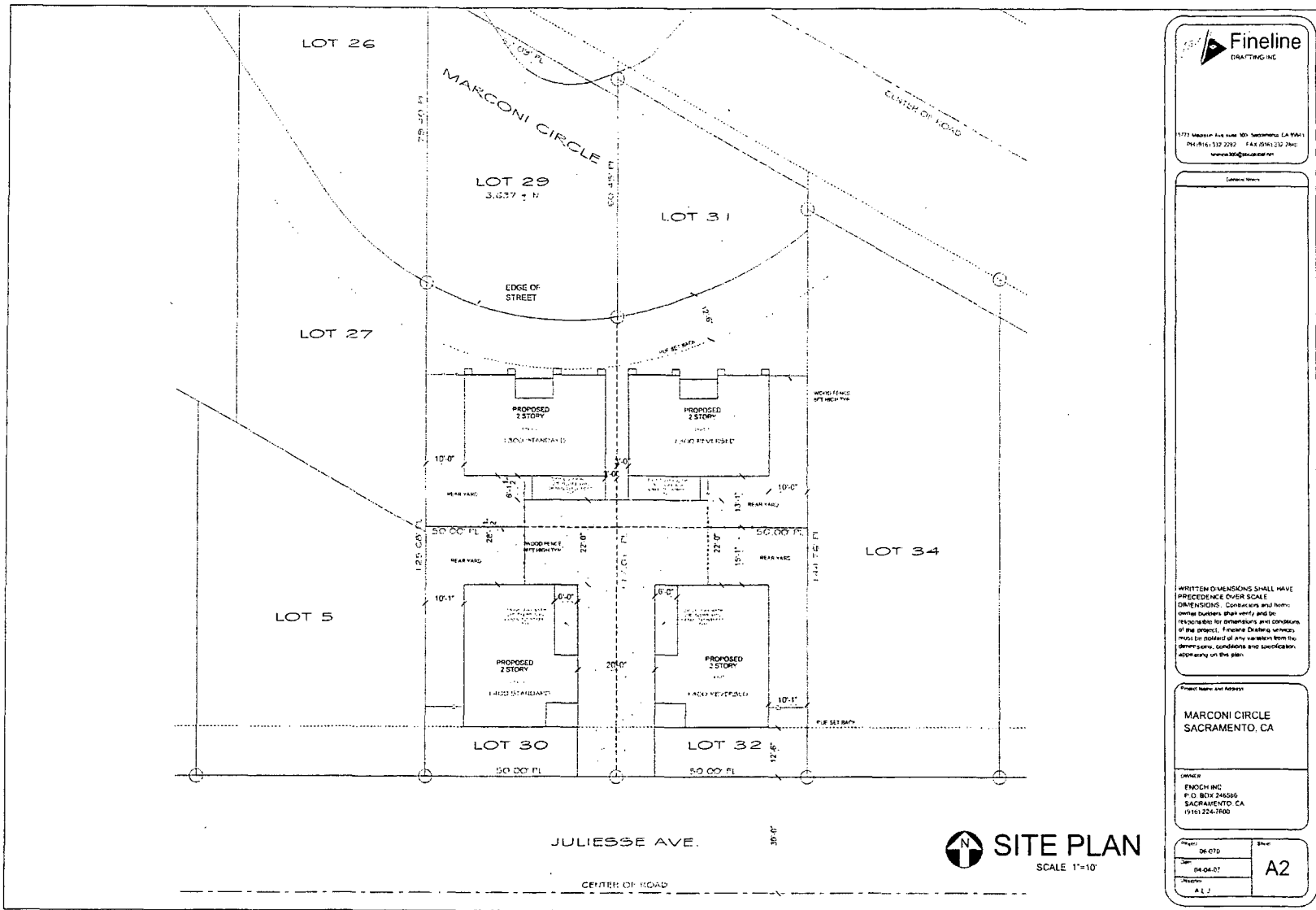
- C8. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be no further than 250 feet from any point of the property frontage. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:

- A. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction.
- B. Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for residential developments.

If proper fire flow cannot be achieved due to the size of available water mains, all structures without adequate fire flow shall be fitted with an approved NFPA Standard 13D fire sprinkler system. In this case, no hydrants shall be required to be installed.

- C9. A Water Supply Test to determine available fire flows must be requested by the project applicant. Contact the Sacramento Suburban Water District at 916-972-7171 for more information. The Administration Office is located at 3701 Marconi Avenue, Suite 100, Sacramento, CA 95821-5346.

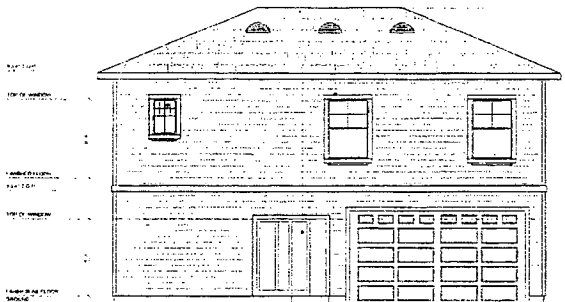








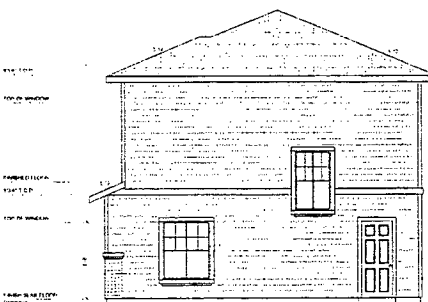
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specifications appearing on this plan.



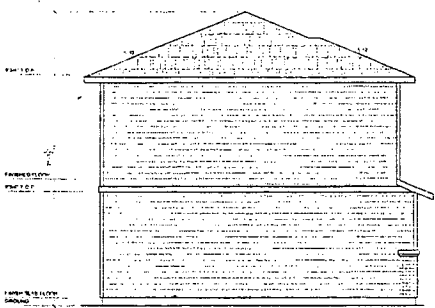
REAR ELEVATION  
SCALE 1/4" = 1'-0"

ATTIC ROOF VENTILATION CALCULATIONS

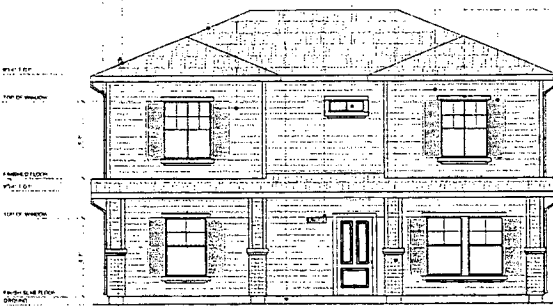
ITEM	DESCRIPTION	AREA	CFM	CFM/1000
1	Attic Floor	1000	1000	1.00
2	Attic Ceiling	1000	1000	1.00
3	Attic Walls	1000	1000	1.00
4	Attic Windows	1000	1000	1.00
5	Attic Doors	1000	1000	1.00
6	Attic Vents	1000	1000	1.00
7	Attic Total	1000	1000	1.00



RIGHT ELEVATION  
SCALE 1/4" = 1'-0"



LEFT ELEVATION  
SCALE 1/4" = 1'-0"



FRONT ELEVATION-UNIT 2  
SCALE 1/4" = 1'-0"



5777 Madison Ave Suite 300 Sacramento, CA 95811  
Phone: (916) 332-2200 Fax: (916) 332-2660  
www.finedrafting.com

- General Notes:
1. All work shall conform to applicable building codes and standards.
  2. All work shall be completed within the specified time frame.
  3. All work shall be completed within the specified budget.
  4. All work shall be completed within the specified quality standards.
  5. All work shall be completed within the specified safety standards.
  6. All work shall be completed within the specified environmental standards.
  7. All work shall be completed within the specified health standards.
  8. All work shall be completed within the specified social standards.
  9. All work shall be completed within the specified cultural standards.
  10. All work shall be completed within the specified spiritual standards.
  11. All work shall be completed within the specified intellectual standards.
  12. All work shall be completed within the specified emotional standards.
  13. All work shall be completed within the specified physical standards.
  14. All work shall be completed within the specified mental standards.
  15. All work shall be completed within the specified spiritual standards.
  16. All work shall be completed within the specified intellectual standards.
  17. All work shall be completed within the specified emotional standards.
  18. All work shall be completed within the specified physical standards.
  19. All work shall be completed within the specified mental standards.
  20. All work shall be completed within the specified spiritual standards.

Project Name and Address:  
PLAN 1300 STANDARD  
MARCONI CIRCLE  
SACRAMENTO, CA

Client:  
ENCOH INC.  
P.O. BOX 246586  
SACRAMENTO, CA  
(916) 224-7890

Sheet:	06-070	Size:	A5.2
Date:	04-04-07		
Designer:			

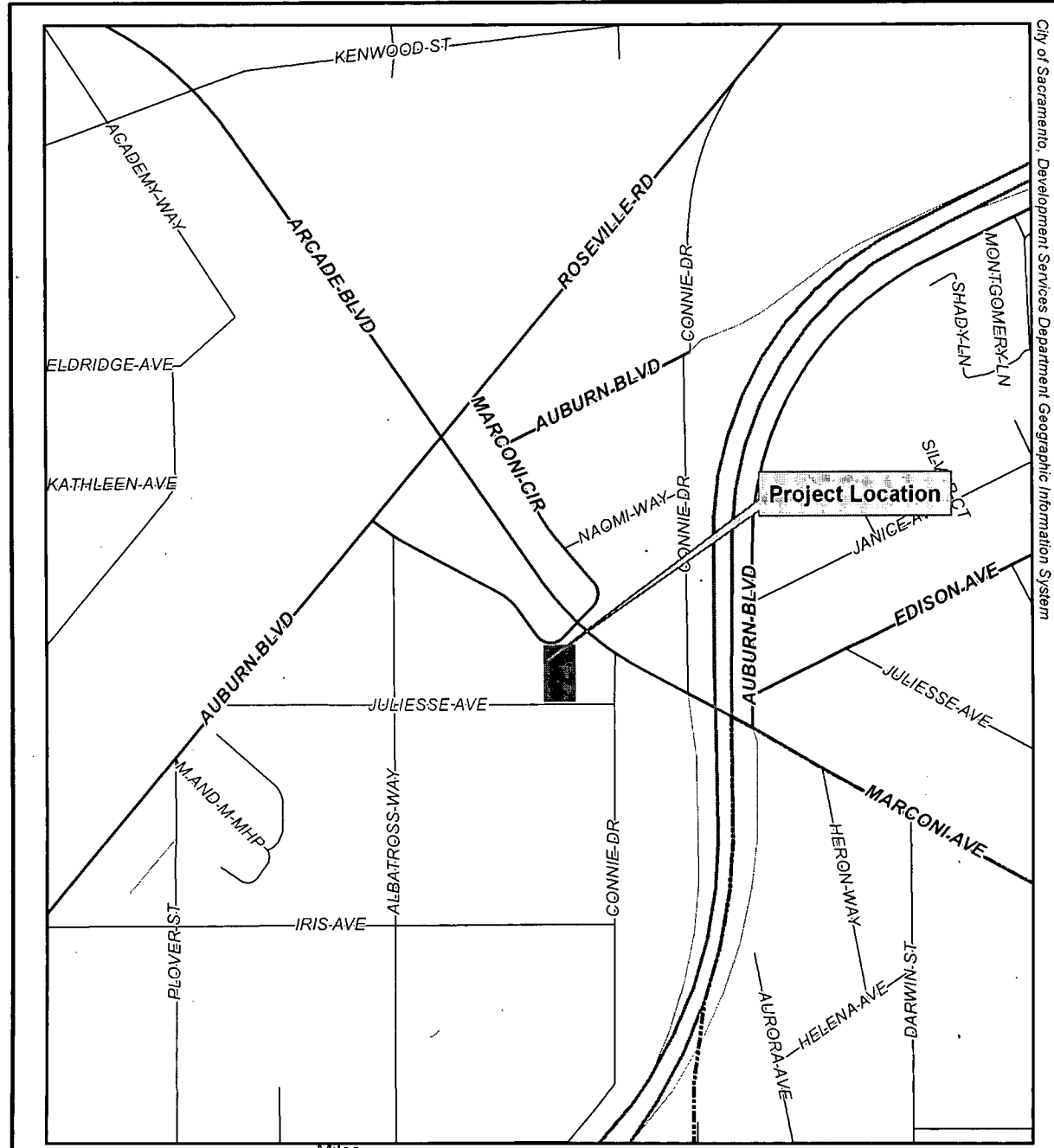
Marconi Juliese Estates (P06-154)

Exhibit E: Unit One Elevations

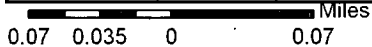
July 26, 2007



Attachment 2: Vicinity Map



City of Sacramento, Development Services Department Geographic Information System



**P06-154**  
**Vicinity Map**  
**Marconi Juliesse Estates**



E. Gumm | July 2, 2007

