

DEVELOPMENT SERVICES
DEPARTMENT

PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-808-5381
FAX 916-808-5328

August 26, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CALL-UP AND APPEAL OF ACADEMY ARMS (P03-011)

Entitlements to construct seven townhouse units in the Residential Office (RO) zone. (D3) APN: 265-0384-011.

- A. Environmental Determination:** Categorical Exemption (Section 15332);
- B. Tentative Map** to subdivide one 0.56± net acre parcel into seven parcels in the Residential Office (RO) zone;
- C. Special Permit** to allow the development of seven townhouse units in the RO zone.

LOCATION AND COUNCIL DISTRICTS: SW corner Del Paso Bl and Arcade Bl.
West side of Academy Way
APN: 265-0384-011
Council District 3

RECOMMENDATION: The Planning Commission and staff recommend that the City Council adopt the attached Notice of Decision to deny the appeal and approve the proposed project.

CONTACT PERSONS: Mark Kraft, Associate Planner, 808-8116
Jeanne Corcoran, Senior Planner, 808-5317

FOR COUNCIL MEETING OF: September 7, 2004 (Evening)

SUMMARY: On January 22, 2004 the Planning Commission approved the necessary entitlements to develop seven single family townhomes on ±0.56 vacant acres in the Residential Office (RO) zone. The project was subsequently "called up" by Councilmember Cohn (D3). The Councilmember wanted to provide the full Council with an opportunity to review the project. The "call-up" procedures (Chapter 7, Section 2-D of the Zoning Code) allow the Council to deny, approve, or modify the requested entitlements. The project was also appealed by a neighboring property owner citing traffic, density, and design as issues.

COMMITTEE/COMMISSION ACTION: On January 22, 2004 the Planning Commission voted seven ayes, and zero noes to adopt a Notice of Decision to approve the project.

BACKGROUND INFORMATION: The Planning Commission conducted a public hearing on the request, and approved the project, with conditions, on January 22, 2004. The Planning Commission concurred with staff's findings that:

- The project is based upon sound principles of land use in that:

The proposed use is compatible with existing development.

The project will not be detrimental to the public health, safety and welfare in that the proposed project has adequate off-street parking and will not result in significant noise, traffic, or parking impacts to the surrounding area.

- The project is consistent with the General Plan and North Sacramento Community Plan in that:

The use is consistent with the North Sacramento Community Plan land use designation for the site, since the site is to be developed within the allowed density range and provides an alternative housing type.

The project is consistent with General Plan and Community Plan Goals and policies related to the production of ownership housing units on infill properties in the City.

The project received opposition, by neighbors of the project site at the Planning Commission hearing, and has been appealed by a neighboring property owner on the grounds that the proposed development is: at a density which is inconsistent with neighboring development; the project would cause parking problems and increased traffic on Academy Way; the two story design of the project is too close to and/or incompatible with existing development to the southeast of the project site, and; the design of the project is incompatible with existing development.

The applicant, staff, Councilman Cohn and the concerned neighbors have met on several occasions, subsequent to the Planning Commission's approval of the projects, to discuss means of addressing the neighbors' concerns, as follows:

- 1) Density Reduction: The neighbors requested that density of the project be reduced. The applicant is unable to reduce the density of the project while sustaining the economic viability of the project. The proposed project is being developed within the density range of the applicable Community Plan designation, and would be allowed with a Planning Director's Plan Review if the proposal were for a multi-family product. The entitlements requested are necessitated by the fact that the applicant is proposing an ownership product, and therefore a Tentative Map to subdivide the property is required, as well as a Special Permit for Alternative Single Family Housing.

- 2) Increased traffic along Academy Way: The neighbors are concerned that the project, with access from Academy Way, will cause increased traffic in the adjacent neighborhood to the southeast. The applicant has worked with the City Traffic Engineer, Regional Transit, and the City Fire Department, and has revised the site plan to provide access to the project via Del Paso Boulevard. A gated emergency only access will be provided at Academy Way.
- 3) Impact of the project to existing development to the south and east: The applicant explored the option of altering the plans to provide one-story units adjacent to the existing development to the south and east of the site. The applicant is not able to accommodate this request because it would result in a decrease of one unit, and is therefore not economically viable. The applicant has agreed to move the windows facing from the rear elevations of these units, to the side elevations, and has also agreed to plant landscape screening along the project site bordering existing development.
- 4) Building Design: The neighbors are concerned that the project design is not compatible with existing development, particularly to the south and east of the project. In approving the project, the Planning Commission conditioned the project to be subject to staff level Design Review prior to issuance of building permits. Specifically, in addition to the conditions imposed by the Planning Commission approval, the applicant has agreed to work with Design Review staff to utilize flagstone and/or brick on all facades of the building to achieve compatibility with adjacent development.

Concern was also expressed regarding the maintenance of the property, given its configuration as an alternative single family product. The project will be conditioned to provide a homeowners agreement for the purpose of maintaining the landscaping and driveways, and enforcement of conditions.

Staff supports the proposed changes to the project to address neighborhood concerns, and recommends that the Council adopt the attached Notice of Decision denying the appeal and approving the project.

FINANCIAL CONSIDERATIONS: None.

ENVIRONMENTAL CONSIDERATIONS: The project has been determined to be exempt from environmental review per Section 15322 of the California Environmental Quality Act.

POLICY CONSIDERATIONS: The project is consistent with the General Plan and Community Plan designations for the site. The project is consistent with the General Plan and Community Plan policies encouraging infill development, provision of ownership housing opportunities, and revitalization of existing neighborhoods.

Smart Growth Principles- The project is consistent with Smart Growth Principles promoting the concentration of new development within the urban core of the region to allow for efficient use of existing facilities, infill and reuse areas.

Strategic Plan Implementation- The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve urban areas by supporting development (and supportive infrastructure) within existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

ESBD CONSIDERATIONS: No goods or services are being purchased under this report.

Respectfully Submitted,


GARY L. STONEHOUSE
Planning Director


MICHAEL MEDEMA
Interim Director of
Development Services

RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

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CITY OF SACRAMENTO

NEIGHBORHOODS, PLANNING & DEVELOPMENT SERVICES DEPARTMENT
1231 I Street, Room 200, Sacramento, CA 95814

PLANNING DIVISION
916-808-5381

APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: Feb 2, 2004

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission on Jan 22, 2004 (hearing date), for project number (P#) P03-011 when:.

- Special Permit for Academy Arms P03-011 - Townhomes
- Variance for _____
- "R" Review for _____
- Other Tentative Map for _____

was: Granted by the City Planning Commission
 Denied by the City Planning Commission

Grounds For Appeal: (explain in detail, you may attach additional pages)

Traffic environmental and excessive building on this lot.

- ⇒ Property Location: NORTHEAST ACADEMYWAY WEST SIDE
- ⇒ Appellant: FRANCIS DOYLE Daytime Phone: 646 4336
(please print)
- ⇒ Address: 3155 ACADEMY WAY
- ⇒ Appellant's Signature: Francis J. Doyle

THIS BOX FOR OFFICE USE ONLY			
FILING FEE:	<input type="checkbox"/> \$1,192.00 By Applicant	RECEIVED BY:	<u>Robert W Williams</u>
	<input checked="" type="checkbox"/> \$298.00 By Third Party	DATE:	<u>Jan Feb 2 2004</u>
Distribute Copies To:	GLS; GL: Project Planner; Tim Larkin (original & receipt)		
P# <u>P03-011</u>	Forwarded to City Clerk: _____		



Attachment B- Call-up Form

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

916-264-5381 OFFICE
916-264-5328 FAX

January 22, 2004

MEMORANDUM

TO: Steve Cohn, DISTRICT 3

FROM: Gary Stonehouse, Planning Director

SUBJECT: **NOTICE OF CALL-UP OPPORTUNITY**
P03-011 – Academy Arms located at the north end of Academy Way on the West side of Academy Way.

On the date of **January 22, 2004** the Planning Commission approved the above referenced project with amended conditions.

The Notice of Decision and Findings of Fact (NOD/FOF) is attached. The NOD/FOF detail the nature of the entitlements sought by the applicant, the disposition by the Planning Commission (i.e., whether the entitlement was approved, denied, or forwarded to the Council), and the conditions upon which the entitlements were approved. In addition to the NOD/FOF, the voting record of the Planning Commission is attached.

The City Code and Zoning Ordinance provide the City Council a ten (10) day period to "call-up" Planning Entitlements that were approved by the Planning Commission. Thus, your request to call-up any of the approved entitlements must be received by our office no later than **Monday, February 2, 2004**; please notify the Project Planner by phone, or fax this form with the box checked prior to this date.

Mark Kraft (Project Planner)
@ 808-8116 (voice); 264-5328 (fax)

I WISH TO CALL-UP THIS PROJECT


COUNCILMEMBER SIGNATURE

Attachments: NOD/ FOF Voting Record

2/02/04
DATE

**CITY PLANNING COMMISSION
HEARING ITEM**

CPC AGENDA DATE: January 22, 2004

Item No.	Project No.	Title/Location	Action: Approved/Denied
2.	P03-011	Academy Arms located at the north end of Academy Way on the West side of Academy Way	APPROVED AS AMENDED
ACTION			

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	MOTION 1			MOTION 2			ABSTAIN
	Yes	No	M/S	Yes	No	M/S	
Bacchini	✓		M				
Banes	✓						
Duruisseau	-	-	-	-	-	-	-
Jones	✓						
Harvey	-	-	-	-	-	-	-
Kennedy	✓		S				
Taylor-Carroll	✓						
Vallencia	✓						
Yee	✓						

**** List "Proponents" and Opponents" on reverse side of this page****

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 2
January 22, 2004
PAGE 1

P03-011- Academy Arms

- REQUEST: A. Environmental Determination: Exempt 15332
B. Tentative Map to subdivide one, 0.56± net acre parcel into seven parcels in the Residential Office (RO) zone.
C. Special Permit to allow the development of seven townhouse units in the Residential Office (RO) zone.

LOCATION: North End of Academy Way/On the West side of Academy Way
APN: 265-0384-011
Council District 3

APPLICANT:	Richard Rozomowicz Area West Engineers 7478 Sandalwood Dr, Suite 500 Citrus Heights, CA 95621
OWNER:	Richard Bauer 3050 Cedarhurst Court Cameron Park, CA 95682
APPLICATION FILED:	January 22, 2003
STAFF CONTACT:	Mark Kraft, (916) 264-8116

SUMMARY/ RECOMMENDATION:

The applicant is requesting the entitlements necessary to develop seven single-family homes on seven separate lots at the southwest corner of Academy Way, near the corner of Del Paso Boulevard and Marconi Avenue. The proposed plan requires a special permit to develop the proposed housing type in the RO zone, as well as a tentative map to subdivide one existing parcel into seven parcels.

Staff recommends approval of the project, subject to conditions. This recommendation is based on the proposed use, density and housing type, which is consistent with the North Sacramento Community Plan designation and zoning for the site, and which is allowed under existing zoning. The recommendation is also based upon the consistency of the proposed project with General Plan policy, which encourages the development of infill housing. Staff has no issues with this project.

P03-011

January 22, 2004

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15du/na)
North Sacramento CP Designation:	Residential (7-15 du/na)
Existing Land Use:	Vacant
Existing Zoning of Site:	Residential Office (RO)

Surrounding Land Use and Zoning:

North:	Multi-family and Single Family Residential, Church, Office: OB
South:	Multi-family and Single Family Residential: RO
East:	Single Family Residential: RO/R-1
West:	Multi-Family and Single Family Residential: R-1

Property Dimensions:	110' x 200'
Property Area:	24,400 sf
Square Footage of Buildings:	7 units, 1380 sf each
Density of Development:	12.5 du/na
Height of Building:	27'
Height Limit	35'
Lot Coverage	29%
Exterior Building Materials:	Stucco
Roof Material:	Composition
Parking required:	7 spaces
Parking provided :	10 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Off-site improvements	Public Works, Plan Check
Final Map	Public Works, Development Services

BACKGROUND INFORMATION:

The applicant is seeking the necessary entitlements to develop seven two-story single-family townhouse units in the RO zone. Each unit will consist of a two-story structure containing 1380 square feet of livable space, and a one-car garage. The development will have a private interior driveway.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project site is designated as Low Density Residential (4-15du/na) in the General Plan, and Residential (7-15 du/na) in the North Sacramento Community Plan. At 12.5 units per acre, the project is consistent with the General Plan and Community Plan designations.

The project, in providing residential infill housing units, and in providing ownership opportunities, is consistent with the following General Plan Goals and Policies:

Sec 1-31 Policy 2-

It is the policy of the City that adequate quality housing opportunities be provided for all income households and that projected housing needs are accommodated...providing a variety of residential uses near major employment centers...can help insure housing opportunities for all income households employed in those areas.

Section 1-34 Policy 5-

Some neighborhoods are characterized by vacant land skipped over in the process of development. To more fully utilize this resource, efforts to promote infill and remove development constraints will be necessary.

Sec 2-12 Goal B

Provide affordable housing opportunities for all income household categories throughout the city.

Sec 2-13 Goal C

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

Sec 2-14 Policy 4

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

Sec 3-47 Policy 1

Improve the infill incentive program to maximize housing development on urban vacant properties.

The project is also consistent with the following North Sacramento Community Plan Goals and Policies:

Land Use Element Objectives (p.9)

Through public actions and programs, encourage infill development on vacant lots within existing urban areas south of I80 where services are readily available.

Housing Element Objectives (p.48)

Provide adequate housing opportunities to attract new residents and employment centers.

Provide a mixture of housing types and densities to meet the needs of varying family size, age and income levels.

B. Zoning

The existing zoning of the project site is Residential Office (RO). This zone allows residential development by right, and office uses by special permit. The zone allows for residential densities up to 36 units per acre. However, as previously mentioned, the density is limited to a maximum of 15 units per acre by General Plan and zoning designations, and at 12.5 units per acre, the project complies with these limits.

The proposed type of housing, which staff views as "alternative ownership housing types", requires a special permit in the R-O zone. The zoning code provides a zoning instrument for the development of individually owned housing arrangements other than Standard Single Family. The requirements of this section apply to non-standard single-family detached developments, townhomes, condominiums or similar types of development in all residential zones with the exception of the Standard Single Family (R-1) and the Two-Family (R-2) zone. Provisions of this section allow for modification of setback, lot coverage, and lot size standards as part of the Special Permit evaluation process.

The proposed project, if it were developed as a single lot, would meet front and interior side setback requirements for the RO zone, as well as meeting lot coverage and height requirements. The project would not meet street side yard or rear yard setbacks.

As defined by zoning code which specifies that the front of the lot is determined by the lesser of the two dimensions, the front of the project site would be the side fronting on Academy Way. Therefore, a 10 foot setback is required, and the project provides a minimum of 12 feet on this side. The interior side yard setback is 15 feet, as opposed to the 3 feet required. The rear yard setback is proposed at as little as 5 feet, as compared to the required 15 feet. However, given the design of the project, this side of the lot functions essentially as sideyard to the property to the west. Therefore this setback is acceptable. For the street sideyard setback, the project provides a seven foot setback, as opposed to the required 12.5 feet. However, the project provides an additional 17 foot setback to the back of sidewalk. This setback is located within the Del Paso Boulevard right of way.

RO standards would normally require a three foot sideyard setback from the property line. One of the main objectives of the "Alternative Ownership Housing Types" land use designation, however, is to allow the flexibility to provide higher density individually owned units. To achieve the objective of providing home ownership opportunities and increasing density, while maintaining adequate light and air for the units, the applicant is proposing a zero lot lines on one side of six of the units. The proposed units do comply

with building and fire codes, and provide adequate access to the units while providing a density within the limits indicated by the Community Plan designation.

The project proposes an access drive, which bisects the site. The access drive provides access to the garages for all seven units, as well as access to the front doors of the three units on the south side of the project. The project has been designed to provide Del Paso Boulevard street frontage for the four units which abut Del Paso.

The project provides 10 parking spaces, as opposed to the required seven. Each unit provides a single car garage, and an additional three guest parking spaces are proposed.

C. Tentative Map

The proposed Tentative Map provides seven lots, ranging in size from approximately 2700 to 4000 square feet. The proposed lotting pattern would otherwise require a Subdivision Modification to provide lots of smaller dimensions and less square footage than is normally required. The proposed plan would also normally require a subdivision modification to create two parcels with no public street frontage. However, as previously discussed, the "Alternative Ownership Housing Types" land use designation of the Zoning Code provides flexibility in evaluating lot size and configuration for the proposed housing type. The project has been conditioned to provide easements to ensure access to the parcels with no public street frontage. The Tentative Map was unanimously approved at the August 6, 2003 Subdivision Review Committee meeting. Conditions of approval are included in the attached Notice of Decision.

D. Building Design

The proposed project is in the North Sacramento Design Review District, and is being evaluated by the Planning Commission pursuant to the Multi-Family Streamlining Ordinance. The proposed buildings are constructed of stucco, with composition roofs, and earth tone colors.

The building provides manipulation of building elements and massing which avoids visual monotony along the Del Paso street frontage and along the interior court, and provides consistent level of detailing/finish along all sides of the structure. The project provides window shape and placement which breaks up long expanses of wall, and provides a roof form which breaks up the façade.

The project provides a clear sense of entry from the street, with front porches providing weather protection. Garages are recessed from the street, and in the case of the units facing Del Paso Boulevard, are accessed from the rear. Driveways are single width. Window are adequately sized, and well configured. Ample landscaped setbacks are provided, particularly along Del Paso Boulevard. The Design provides staggered setbacks and varied lot widths, to provide a more interesting street environment.

To provide additional interest to the project design and enhance the aesthetic appearance, staff is conditioning the project in the following manner:

1. Provide a brick base of at least three feet along the front elevations.
2. Provide windows on the side elevations on the second floor elevations.
3. Provide shutters on all windows, or other window trim detail as approved by Design Review staff.
4. Provide windows on the garage elevations which face Del Paso Boulevard.
5. Provide ground mounted heating and air-conditioning units, which are visually screened.
6. Utilize a minimum 25-year dimensional composition roofing material.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to CEQA Section 15332 (infill development).

B. Public/Neighborhood/Business Association Comments

The proposed project application was routed to land owners within a 500 foot radius of the project site. Staff received verbal and written comments of concern from two property owners near to the site. The letter is attached (Attachment 4). The concerns included the position that the proposed development was at a density which is inconsistent with neighboring development, parking problems, drainage problems, traffic issues, and concerns regarding toxics.

It is true that the proposed project involves density greater than that of the surrounding neighborhood. However, the applicant is proposing a project which is within the density limits of the applicable zoning, General Plan and Community Plan designations.

As to parking concerns, the project is providing three more parking spaces than are required per the City's zoning code. As to drainage, the project has been evaluated by the City Utilities Department, and has been conditioned to; 1) Provide an on-site surface drainage system which 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 for private storm drainage systems. Also 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.

As to the toxics issue, neighborhood concerns prompted City staff to retain a consultant (3 Phase, Inc.) to perform a material and soil sampling report for the property. The report did detect the presence of asbestos fibers in the material on site, and lead in the soil. The report recommended means of disposal of the asbestos. The report concluded that the lead concentrations are well below acceptable levels for residential use, but recommended steps to insure safe

transport of the soil, if it is to be moved off site. The report also recommended dust control measures, and daily personnel and perimeter air monitoring during debris removal and initial grading activities. These recommendations have been included as conditions in the attached Notice of Decision.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. These comments have been incorporated, as appropriate, into the attached Notice of Decision.

D. SRC Recommendation

On August 6, 2003 the Subdivision Review Committee, by a vote of three ayes, zero noes, recommended approval of the proposed map, subject to conditions of approval which are included in the attached Notice of Decision.

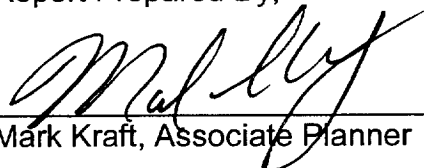
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all of the entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

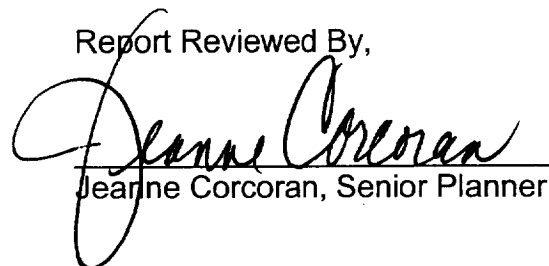
Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt 15332
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide one 0.56± net acre parcel into seven parcels in the Residential Office (RO) zone.
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to allow the development of seven townhouse units in the RO zone.

Report Prepared By,


Mark Kraft, Associate Planner

Report Reviewed By,


Jeanne Corcoran, Senior Planner

Attachments

- | | |
|--------------|---------------------------------------|
| Attachment 1 | Notice of Decision & Findings of Fact |
| Exhibit 1A-D | Site Plans, Floor Plans, Elevations |
| Attachment 2 | Vicinity Map |
| Attachment 3 | Land Use & Zoning Map |
| Attachment 4 | Letter from Neighborhood |

Attachment 1
NOTICE OF DECISION AND FINDINGS OF FACT FOR
ACADEMY ARMS, LOCATED ON THE NORTH END OF ACADEMY WAY ON THE
WEST SIDE OF ACADEMY WAY, SACRAMENTO, CALIFORNIA IN THE
RESIDENTIAL OFFICE (RO) ZONE. APN 265-0385-011 (P03-011)

At the regular meeting of January 22, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Exempt 15332**
- B. Approved the Tentative Map to subdivide one 0.56± net acre parcel into seven parcels in the Residential Office (RO) zone.**
- C. Approved the Special Permit to allow the development of seven townhouse units in the RO zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15332 of the CEQA Guidelines.
- B. The Tentative Map to subdivide one 0.56± net acre parcel into seven parcels in the Residential Office (RO) zone is hereby approved based upon the following Findings of Fact:
 - 1. That the proposed map is consistent with the general plan or any applicable specific plan, or other applicable provisions of this code;
 - 2. That the site is physically suitable for the type of development;
 - 3. That the site is physically suitable for the proposed density of development;
 - 4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the planning commission may approve such a tentative map if any environmental impact report was prepared with respect to the project and a finding was made pursuant to Section 21081(c) of CEQA that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;

5. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems;
 6. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the planning commission may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is granted to the planning commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision; or
 7. Subject to Section 66474.4 of the Subdivision Map Act, that the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use. (Section 66474). (Ord. 2002-002 § 4, 2002)
- C. The Special Permit to allow the development of seven alternative single-family homes is hereby approved based upon the following Findings of Fact.
1. The project is based upon sound principles of land use in that:
 - a. the proposed use is compatible with existing development.
 - b. the project will not be detrimental to the public health, safety and welfare in that the proposed project has adequate off-street parking and will not result in significant noise, traffic, or parking impacts to the surrounding area.
 2. The project is consistent with the General Plan and Central City Community Plan in that:
 - a. The use is consistent with the North Sacramento Community Plan land use designation for the site, since the site is to be developed at 12.5 du/na and provides an alternative housing type.
 - b. The project is consistent with General Plan and Community Plan Goals and policies related to the production of ownership housing units on infill properties in the Central City.

CONDITIONS OF APPROVAL

- B. The Tentative Map to subdivide one 0.56± net acre parcel into seven parcels in the Residential Office (RO) zone is hereby approved subject to the to the following conditions:

Public Works

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions:

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- B2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
- B3. 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, maneuvering, and parking easement shall be conveyed to and reserved from any parcel, at no cost, at the time of sale or other conveyance of any parcel;
- B4. Show all continuing and proposed/required easements on the Final Map.
- B5. 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;
- B6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements within the public right of way shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards;
- B7. Dedicate (if necessary) additional right of way adjacent to the subject site to cover the area of the existing cul-de-sac, to the satisfaction of the Department of Public Works.
- B8. 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 to 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

Utilities

- B9. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK ____, PAGE ____)."

- B10. Provide separate metered domestic water services to each parcel. Point of service for each parcel shall be at the street right-of-way.
- B11. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
- a. 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.
 - b. 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 method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval.

The existing 4" water main may need to be replaced with a larger water main to meet these requirements.

- B12. 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 on-site domestic, irrigation and fire suppression systems.

- B13. All water, sewer, and drainage facilities within the subdivision shall be private and constructed to City standards and approved by the Department of Utilities. The City's responsibility for the maintenance of these facilities shall end at the point of service at the City right of way.
- B14. 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 for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). Dedicate an exclusive drainage easement for the 12" SD pipe that runs through Lot 4 to the satisfaction of the Department of Utilities, and execute a hold harmless agreement.
- B15. 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 Department of Utilities.
- B16. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B17. 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. 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.

Parks

- B19. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; and/or, as determined by PPDD, submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in -lieu fees.
- B20. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district Prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose to the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread base upon hearing report which specifies the tax rate and method of apportionment.

Planning

- B21. Using a certified asbestos removal contractor, remove all visible Black Felt material prior to site grading or disturbing existing debris and standing walls.
- B22. In the event that soils are to be moved off-site for any reason, additional lead analysis shall be conducted to determine lead solubility concentration via Soluble Threshold Limit Concentration (STLC) analysis. Disposal shall be to approved facilities, using certified procedures.
- B23. Institute standard OSHA dust control measures during grading activities, including wetting soil surface and careful handling procedures.
- B24. Conduct daily personnel and perimeter air monitoring, per industry standard (for asbestos fibers and lead) during debris removal and initial grading activities
- B25. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of any school fees for the applicable school districts.
- C. The Special Permit to allow the development of seven townhouse units in the RO zone is hereby approved subject to the to the following conditions:

Planning

- C1. Provide a brick base of at least three feet along the front elevations.
- C2. Provide windows on the side elevations on the second floor.
- C3. Provide shutters on all windows, or other window trim detail as approved by Design Review staff.
- C4. Provide windows on the garage elevations which face Del Paso Boulevard.
- C5. Provide ground mounted heating and air conditioning units which are visually screened.
- C6. Utilize a minimum 25-year dimensional composition roofing material.

Utilities

- C7. Provide separate metered domestic water services to each parcel. The point of service for each parcel shall be at the street right-of-way.
- C8. All water, sewer, and drainage facilities within the subdivision shall be private and constructed to City standards and approved by the Department of Utilities. The City's responsibility for the maintenance of these facilities shall end at the point of service at the City right of way.

- C9. 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 for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- C10. 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 Department of Utilities.
- C11. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- C12. 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. 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.

Advisory Notes

Building

1. Provide 6' minimum separation between a single townhouse & two-unit townhouse.
2. Provide two-one hour firewall with 1" air gap between the townhouse & zero property line.
3. Provide 30" minimum parapet between townhouses. Otherwise, the design shall comply with exceptions outlined in UBC section 709.4.
4. Provide entire building with not less than a Class B roofing assembly.
5. No underground utilities (Sewer, Water, Electrical, Drain, Fire...) shall cross property lines. If that cannot be achieved provide easements.
6. Roof overhang shall be a minimum 3 feet from property line, or install an exterior fire rated wall to protect the roof overhang.

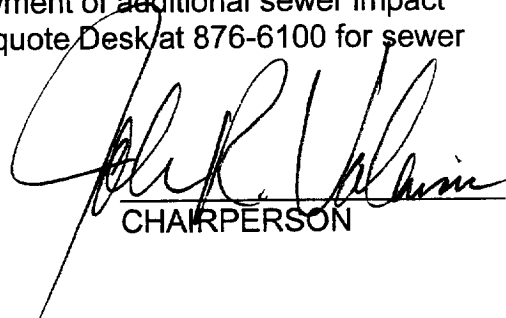
Fire

7. Provide a minimum 20 foot fire lane

- 8. Provide adequate space for fire vehicle turnaround.
- 9. Provide adequate fire flow/hydrants
- 10. Access gates, if any shall be equipped with Knox hardware.

Utilities

- 11. 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.
- 12. Developing this property may require the payment of additional sewer impact fees. The Applicant should contact the Fee quote Desk at 876-6100 for sewer impact fee information

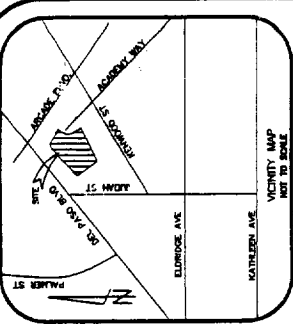


CHAIRPERSON

ATTEST:

Dary Michael Lane
 SECRETARY TO CITY PLANNING COMMISSION
1/22/04
 DATE (P03-011)

TENTATIVE SUBDIVISION MAP
FOR
ACADEMY ARMS
CITY OF SACRAMENTO
STATE OF CALIFORNIA



DEVELOPER:
SUN COUNTY TRAKS
3800 CHANDLER COURT
CHANDLER PARK, CA 95821

OWNER:
RICHARD BAUER
SUN COUNTY TRAKS
3800 CHANDLER COURT
CHANDLER PARK, CA 95821

LEGAL DESCRIPTION:
PARCEL 1, AS SHOWN ON MAPS, AND A PORTION
OF PARCEL 2, AS SHOWN ON MAPS, TOGETHER
WITH 11.881 AC. SACRAMENTO COUNTY RECORD
NO. 14444441

ASSESSOR'S PARCEL NUMBER:
14444441

ZONING:
PROPOSED: R-1
PREVIOUS: R-1

UNIT SIZES:
1,363.2 SQ. FT. ONE CAR GARAGE

NUMBER OF LOTS:
PROPOSED: 26 (10)

AREA:
NET 3.26 AC.
GROSS 3.76 AC.

DENSITY:
1 LOT/0.32 AC. = 3.125 LOTS/AC.

USES:
RESIDENTIAL SINGLE-FAMILY

SCHOOL DISTRICT:
NORTH SACRAMENTO SCHOOL DISTRICT

PARK & RECREATION:
CITY OF SACRAMENTO

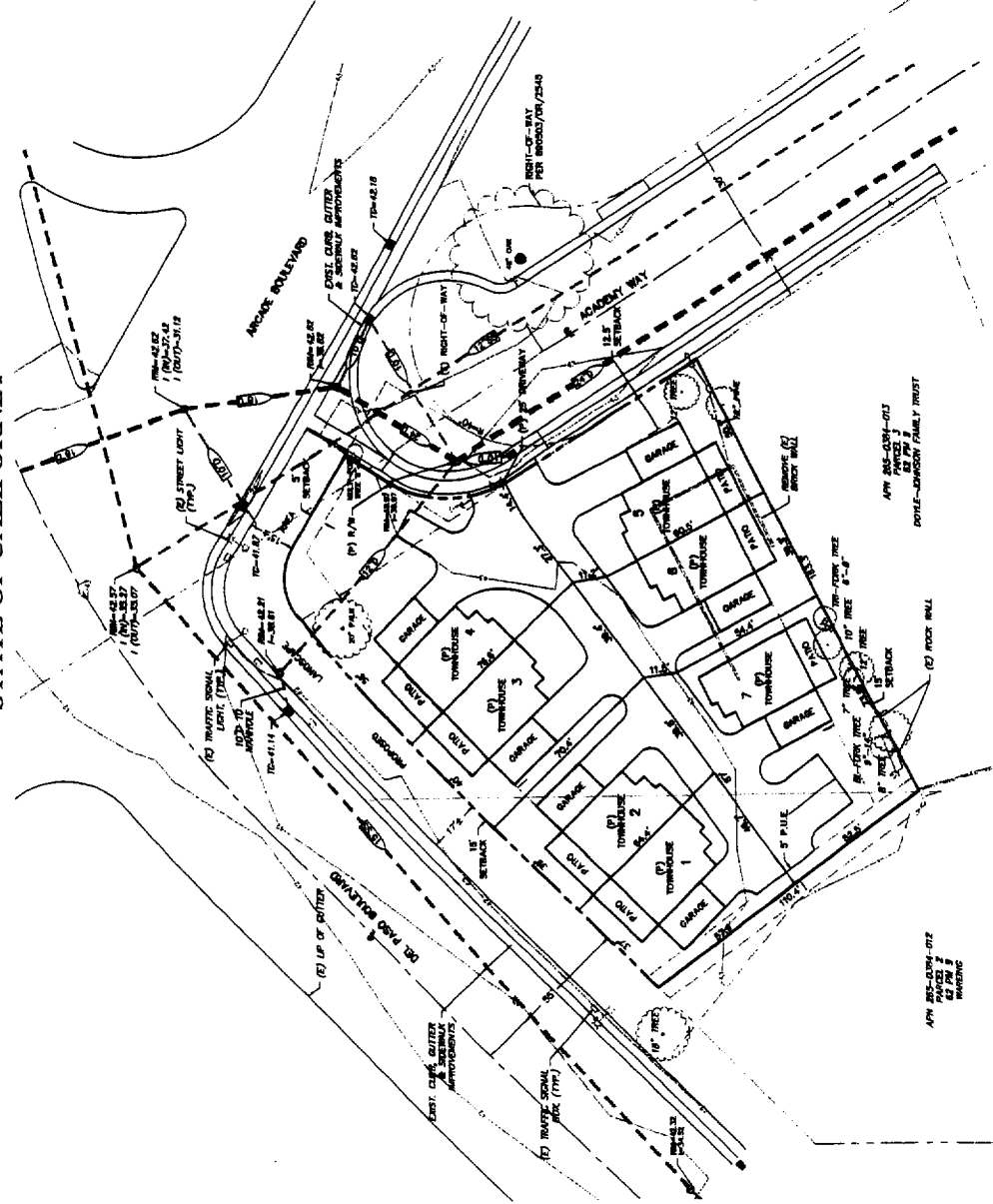
SOURCE OF WATER:
CITY OF SACRAMENTO

FIRE DISTRICT:
CITY OF SACRAMENTO

SANITATION FACILITIES:
CITY OF SACRAMENTO

DRAINAGE FACILITIES:
CITY OF SACRAMENTO

IMPROVEMENT REQUIREMENT:
IMPROVEMENTS AS REQUIRED BY THE CITY OF
SACRAMENTO DEPARTMENT OF PUBLIC
WORKS



P03-011
REC'D Jan. 22, 2003



RICHARD ROZUMOWICZ

AREA
WEST ENGINEERS, INC.
748 SANDALWOOD DRIVE, SUITE 200
CITRUS HEIGHTS, CA 95621
(916) 725-5351 - FAX (916) 725-5868
CIVIL ENGINEERING - PLANNING - SURVEYING

PREPARED FOR:
SUN COUNTY TRAKS
3800 CHANDLER COURT
CHANDLER PARK, CA 95821

TENTATIVE SUBDIVISION MAP
FOR
ACADEMY ARMS
APN: 265-0384-011
JANUARY 2003
CITY OF SACRAMENTO
STATE OF CALIFORNIA

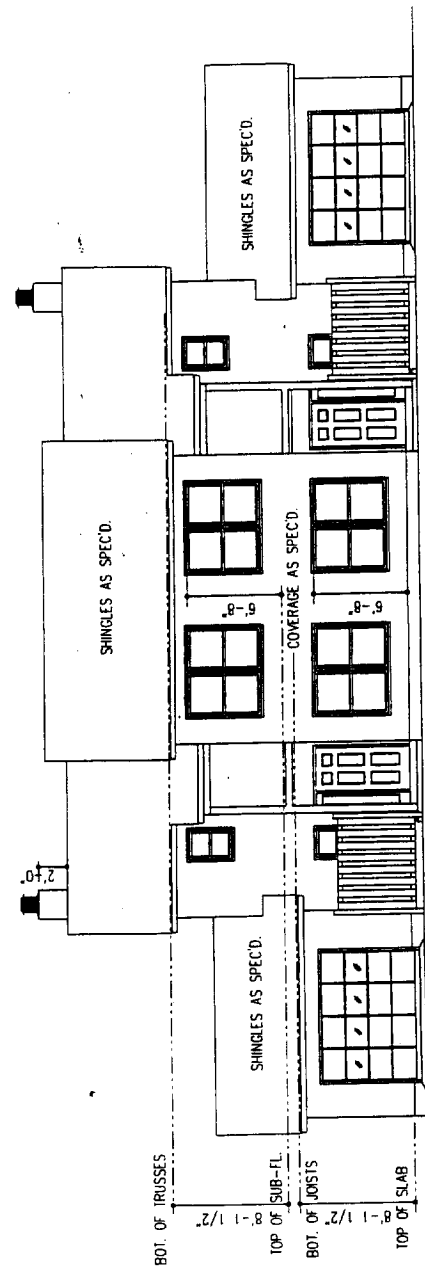
DESIGNED BY: R.R.A./J.C.
DRAFTED BY: J.C.
CHECKED BY: R.R.

SCALE: 1" = 20'
SHEET
1 OF 1

2-10-11-11

AMERICAN ELITE HOMES		NAME: MC CHARLESTON	
STYLE:		DATE:	
DESIGN NO.:		PAGE NO. 1	
DATE (1/19/03)		FILE NO. 0320	

PAGE 19



FRONT ELEVATION
SCALE: 1/4"=1'-0"

QUARANTY 117488 AND 117489

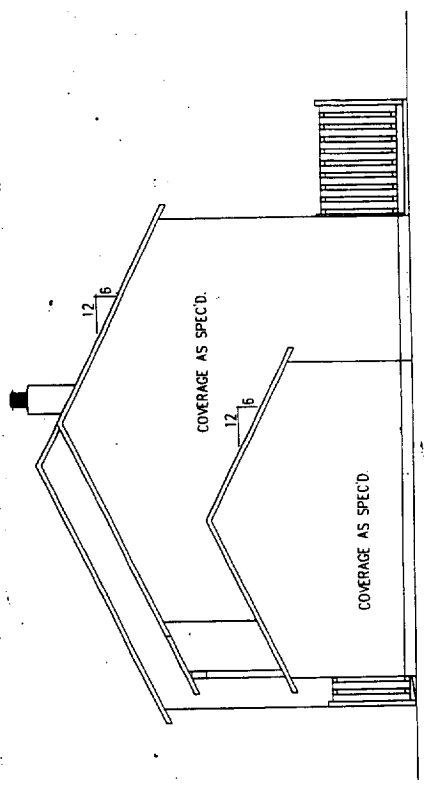
P03-011

REC'D Jan. 22, 2003

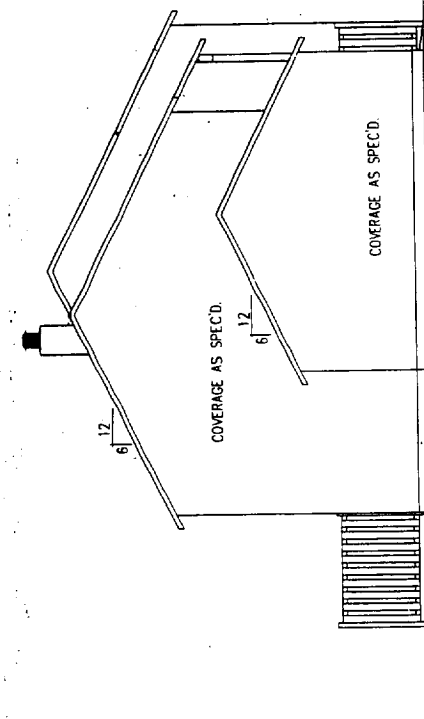
EXHIBIT D

NAME: MC CHARLESTON		DATE: 03/04
STYLE: ELITE HOMES		PLAN NO: 1A
DESIGN NO: 030107A/03		FILE NO: 03-04

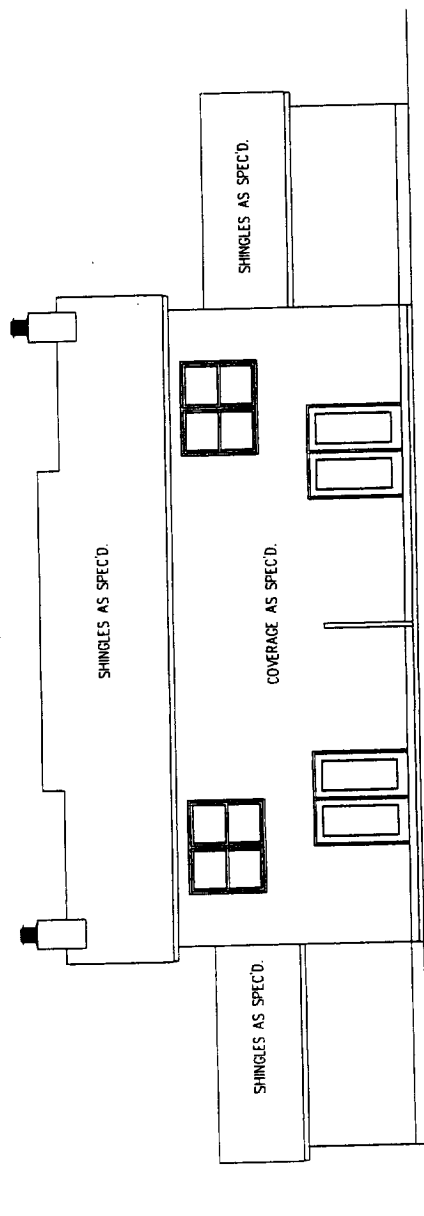
ITEM # 2
PAGE 20



LEFT END



RIGHT END



REAR ELEVATION

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

P03-011

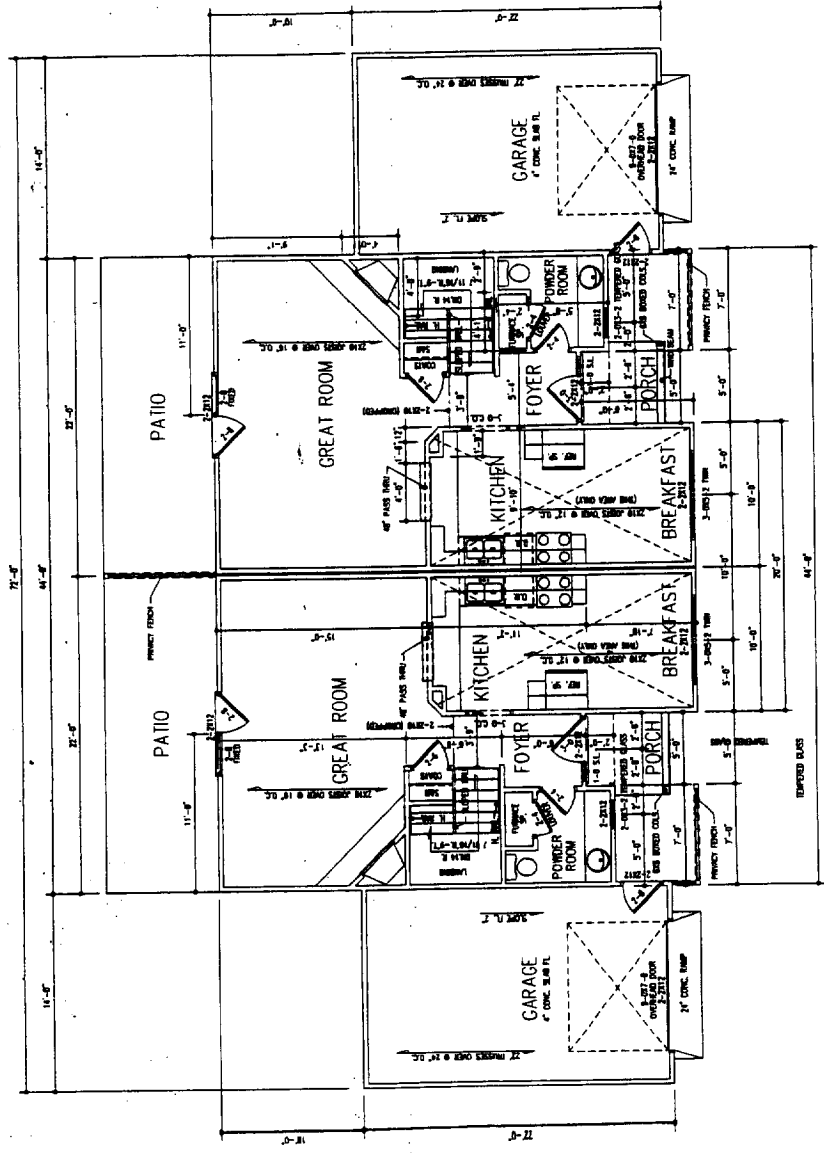
REC'D Jan. 22, 2003

27

K XM11511 C

AMERICAN ELITE HOMES		NAME: THE CHARLESTON	
STYLE: ELITE HOMES		DESIGN NO. 2	
DATE: 12/14/02		DATE: 12/14/02	

ITEM # 2
PAGE 21



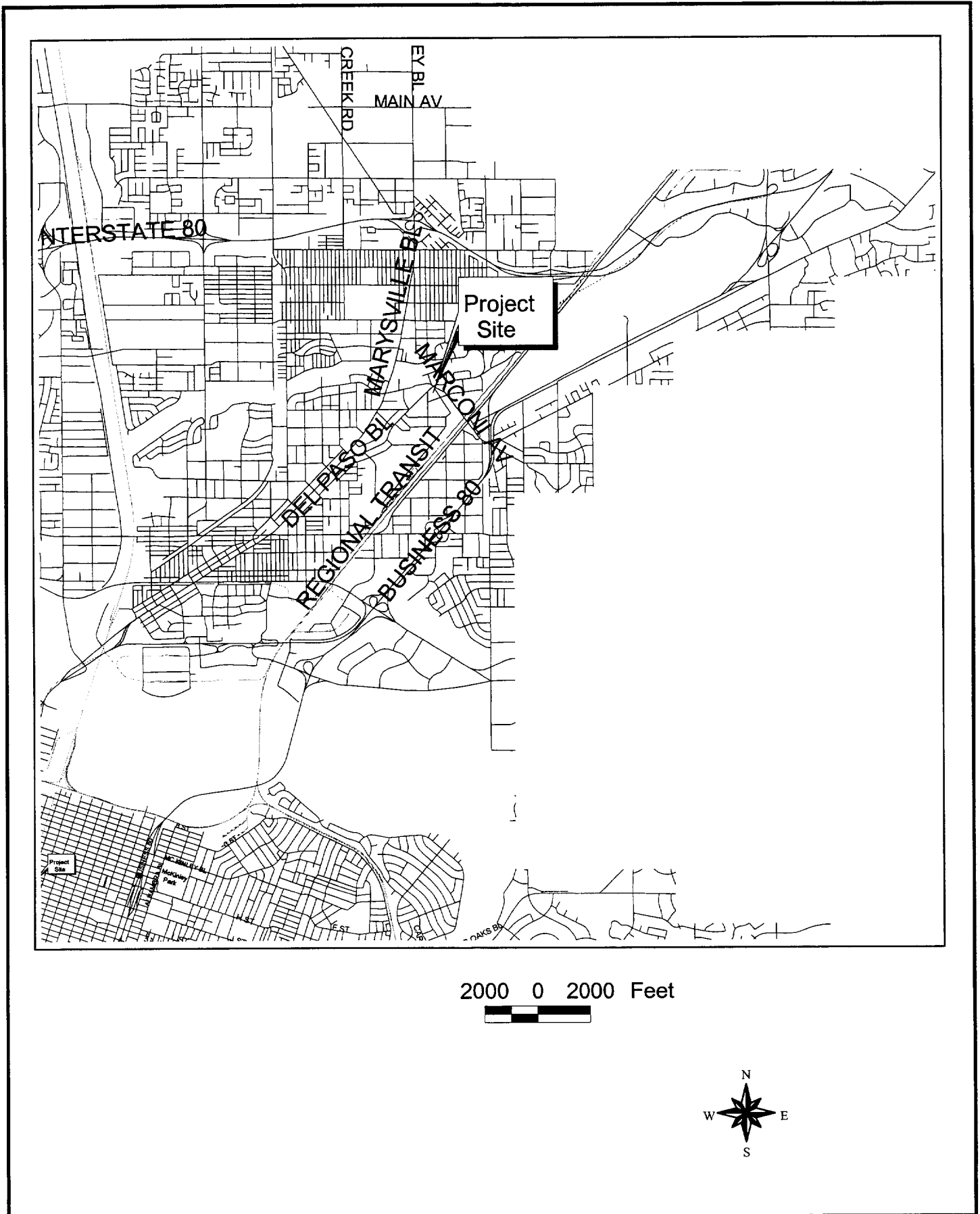
FIRST FLOOR PLAN

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

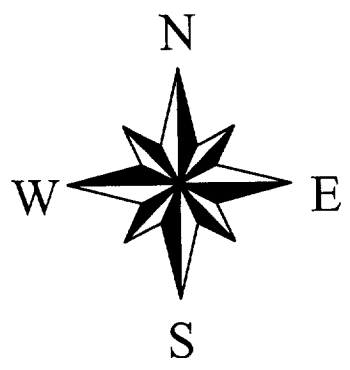
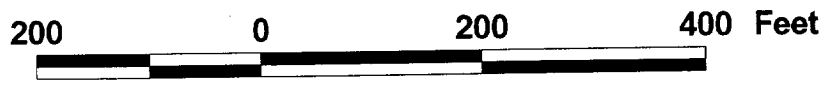
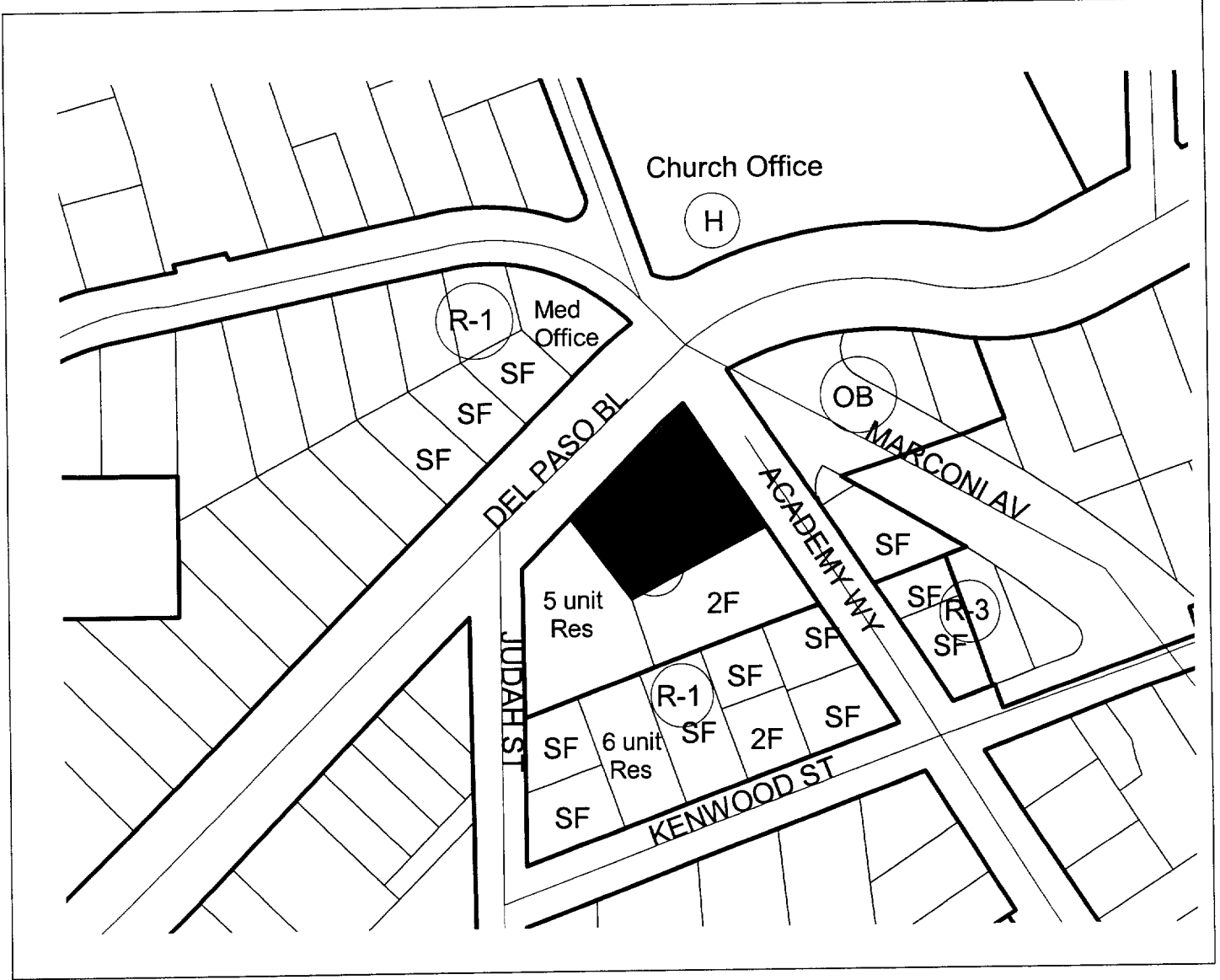
NOTES: ALL DOORS 6'-8" HIGH

P03-011

REC'D Jan. 22, 2003



Attachment 3
Land Use and Zoning
P03-011-Academy Arms



Attention: City of Sacramento, Planning Division

Re:

P030011

Title: Academy Arms

Location: N. end of Academy Way on W side of Academy

Gentlemen,

The under signed residents and neighbors request that this proposed project be refused as it is currently defined. We have the following concerns:

We encourage development that is in keeping with – and compliments the neighborhood.

Subdividing this property into seven parcels would make the lot size disproportionate with those in the neighborhood. Please see the plot map. Most lots are single-family homes with some having a rental.

The proposed site is in an area of Hagginwood of nice homes that borders on an area that includes condemned buildings and junkyards. The neighbors are vigilant in protecting their homes and quality of life. This is not an area that needs more low cost housing or investor owned properties.

Housing this dense would make it difficult to contact individual owners in the event of problems.

There is no parking at the end of the cul de sac, and we fear parking from this project would constantly spill over to the front of our homes. The No Parking area is designated with three no parking signs. This was done at the request of the neighborhood since the area was continually used by individuals to display/sell their vehicles.

The cul de sac area floods each winter during heavy rains. Public services such as sewage and drainage and the increased usage need to be reviewed.

Entrance and exit off of Academy for this many homes would add a minimum of 28 trips per day onto a short block. Noise and congestion are a major concern. Del Paso Blvd, which has four lanes, should be the access.

The proposed project is on a vacant lot which was used as a repository for debris from various houses built by the original developer. The surrounding homes are constructed of stone, brick and clay block. The lot was used as a dumping ground for leftover mortar that could contain asbestos or other harmful chemicals. We want an environmental impact report to have this evaluated.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____

RESOLUTION DENYING THE APPEAL AND APPROVING VARIOUS ENTITLEMENTS TO ALLOW THE DEVELOPMENT OF SEVEN TOWNHOME UNITS ON +0.56 VACANT ACRES IN THE RESIDENTIAL OFFICE (R-O) ZONE (P03-011)

WHEREAS, at a public hearing on January 22, 2004, the City Planning Commission heard and considered evidence on the request for approval of various entitlements, for the project known as Academy Arms; and

WHEREAS, on January 22, 2004, the City Planning Commission approved the requested entitlements, with conditions; and

WHEREAS, on February 2, 2004, the City Planning Commission decision approving these entitlements was called up by a member of the City Council; and

WHEREAS, on February 2, 2004, the City Planning Commission decision approving these entitlements was appealed by a third party; and

WHEREAS, on September 7, 2004, the City Council heard and considered evidence in the above-mentioned matter.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Sacramento that, subject to the findings of fact and conditions of approval set forth below, the appeal is denied and the requested entitlements are approved as conditioned by the City Council:

FINDINGS OF FACT:

The Tentative Map to subdivide one 0.56± net acre parcel into seven parcels in the Residential Office (RO) zone (as shown in Exhibit A-1) is hereby approved based on the following Findings of Fact:

1. The proposed map is consistent with the general plan or any applicable specific plan, or other applicable provisions of this code;
2. The site is physically suitable for the type of development;

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

3. The site is physically suitable for the proposed density of development;
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. The design of the subdivision or the type of improvements are not likely to cause serious public health problems;
6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the planning commission may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is granted to the planning commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision; or
7. Subject to Section 66474.4 of the Subdivision Map Act, that the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use. (Section 66474). (Ord. 2002-002 § 4, 2002)

The Special Permit to allow the development of seven alternative single-family homes (as shown in Exhibits A-2 though A-6) is hereby approved based upon the following Findings of Fact:

1. The project is based upon sound principles of land use in that:
 - a. the proposed use is compatible with existing development.
 - b. the project will not be detrimental to the public health, safety and welfare in that the proposed project has adequate off-street parking and will not result in significant noise, traffic, or parking impacts to the surrounding area.
2. The project is consistent with the General Plan and North Sacramento Community Plan in that:

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

- a. The use is consistent with the North Sacramento Community Plan land use designation for the site, since the site is to be developed at 12.5 du/na and provides an alternative housing type.
- b. The project is consistent with General Plan and Community Plan Goals and policies related to the production of ownership housing units on infill properties in the City.

CONDITIONS OF APPROVAL

The Tentative Map to subdivide one 0.56± net acre parcel into seven parcels in the Residential Office (RO) zone (as shown in Exhibit A-1) is hereby approved subject to the following conditions:

Public Works

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions:

- 1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- 2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
- 3. 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, maneuvering, and parking easement shall be conveyed to and reserved from any parcel, at no cost, at the time of sale or other conveyance of any parcel;
- 4. Show all continuing and proposed/required easements on the Final Map.
- 5. 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;

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements within the public right of way shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards;
7. Dedicate (if necessary) additional right of way adjacent to the subject site to cover the area of the existing cul-de-sac, to the satisfaction of the Department of Public Works.
8. 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 to 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

Utilities

9. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK ____, PAGE ____)."

10. Provide separate metered domestic water services to each parcel. Point of service for each parcel shall be at the street right-of-way.
11. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
 - a. 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

b. 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 method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval. The existing 4" water main may need to be replaced with a larger water main to meet these requirements.

12. 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 on-site domestic, irrigation and fire suppression systems.
13. All water, sewer, and drainage facilities within the subdivision shall be private and constructed to City standards and approved by the Department of Utilities. The City's responsibility for the maintenance of these facilities shall end at the point of service at the City right of way.
14. 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 for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). Dedicate an exclusive drainage easement for the 12" SD pipe that runs through Lot 4 to the satisfaction of the Department of Utilities, and execute a hold harmless agreement.
15. 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 Department of Utilities.
16. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
17. 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. 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

18. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; and/or, as determined by PPDD, submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in –lieu fees.
19. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district Prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose to the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread base upon hearing report which specifies the tax rate and method of apportionment.

Planning

20. Using a certified asbestos removal contractor, remove all visible Black Felt material prior to site grading or disturbing existing debris and standing walls.
21. In the event that soils are to be moved off-site for any reason, additional lead analysis shall be conducted to determine lead solubility concentration via Soluble Threshold Limit Concentration (STLC) analysis. Disposal shall be to approved facilities, using certified procedures.
22. Institute standard OSHA dust control measures during grading activities, including wetting soil surface and careful handling procedures.
23. Conduct daily personnel and perimeter air monitoring, per industry standard (for asbestos fibers and lead) during debris removal and initial grading activities
24. Prior to obtaining a Final Map for the project, the applicant shall create a homeowners agreement for the purpose of maintaining the landscaping and driveways, and enforcement of conditions.

The Special Permit to allow the development of seven townhouse units in the RO zone (as shown in Exhibits A-2 through A-6) is hereby approved subject to the to the following conditions:

Planning

1. The project shall be subject to staff level Design Review and approval prior to issuance of a building permit for the project. The project shall be designed to be architecturally consistent with adjacent houses to the southeast of the project site.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

2. Provide a brick base of at least three feet along the front elevations.
3. Provide windows on the side elevations on the second floor.
4. Provide shutters on all windows, or other window trim detail as approved by Design Review staff.
5. Provide windows on the garage elevations which face Del Paso Boulevard.
6. Provide ground mounted heating and air conditioning units which are visually screened.
7. Utilize a minimum 25-year dimensional composition roofing material.
8. Landscaping and evergreen trees shall be planted along the southeast side of the project. The landscaping shall be irrigated and maintained.
9. Development Engineering and Finance staff shall consider installing a better directional sign for the Light Rail Station at Marconi Avenue and Kenwood Street and a diverter type circle at Kenwood Street and Academy Way to facilitate direction of traffic to the light rail station.
10. A masonry wall shall be constructed between the project site and existing development to the southeast.
11. Solid waste containers for the four units facing Del Paso Boulevard shall be picked up along Del Paso Boulevard.
12. Access to the site shall be from Del Paso Boulevard, subject to review and approval by the Development Engineering and Finance Section. Emergency access will be provided on Academy Way. The emergency access gate shall be secured by Knox box, approved by the Fire Department.

Utilities

13. Provide separate metered domestic water services to each parcel. The point of service for each parcel shall be at the street right-of-way.
14. All water, sewer, and drainage facilities within the subdivision shall be private and constructed to City standards and approved by the Department of Utilities. The City's responsibility for the maintenance of these facilities shall end at the point of service at the City right of way.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

15. 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 for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
16. 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 Department of Utilities.
17. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
18. 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. 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.

Advisory Notes

Building

1. Provide 6' minimum separation between a single townhouse and two-unit townhouse.
2. Provide two-one hour firewall with 1" air gap between the townhouse and zero property line.
3. Provide 30" minimum parapet between townhouses. Otherwise, the design shall comply with exceptions outlined in UBC section 709.4.
4. Provide entire building with not less than a Class B roofing assembly.
5. No underground utilities (Sewer, Water, Electrical, Drain, Fire) shall cross property lines. If that cannot be achieved, provide easements.
6. Roof overhang shall be a minimum 3 feet from property line, or install an exterior fire rated wall to protect the roof overhang.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

Fire

7. Provide a minimum 20-foot fire lane.
8. Provide adequate space for fire vehicle turnaround.
9. Provide adequate fire flow/hydrants.
10. Access gates, if any, shall be equipped with Knox hardware.

Utilities

11. 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.
12. Developing this property may require the payment of additional sewer impact fees. The Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

MAYOR

ATTEST:

CITY CLERK

(P03-011)

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

TENTATIVE SUBDIVISION MAP
FOR
ACADEMY ARMS
CITY OF SACRAMENTO
STATE OF CALIFORNIA

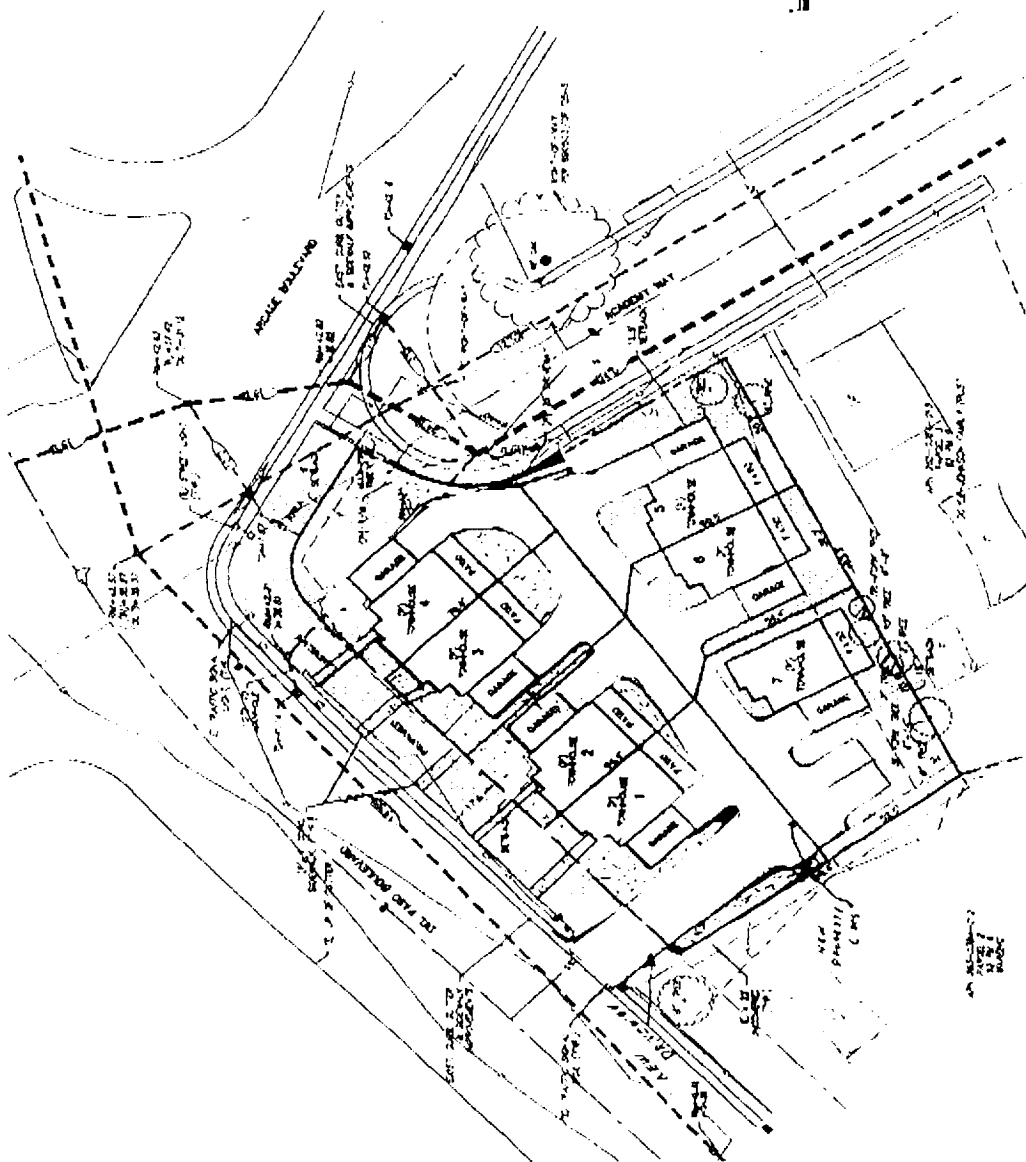
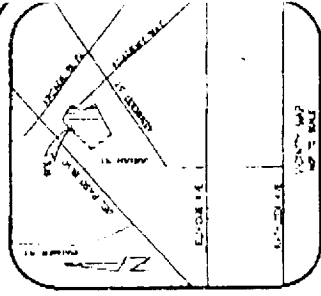


Exhibit A-1

TO BE FOLLOWS:
 1. RECORD THIS MAP IN THE OFFICE OF THE COUNTY CLERK OF SACRAMENTO COUNTY, CALIFORNIA.
 2. RECORD THIS MAP IN THE OFFICE OF THE COUNTY CLERK OF YUBA COUNTY, CALIFORNIA.
 3. RECORD THIS MAP IN THE OFFICE OF THE COUNTY CLERK OF COLUSA COUNTY, CALIFORNIA.
 4. RECORD THIS MAP IN THE OFFICE OF THE COUNTY CLERK OF BUTTE COUNTY, CALIFORNIA.
 5. RECORD THIS MAP IN THE OFFICE OF THE COUNTY CLERK OF SUTTER COUNTY, CALIFORNIA.
 6. RECORD THIS MAP IN THE OFFICE OF THE COUNTY CLERK OF YUBA COUNTY, CALIFORNIA.

BLK	ACRES	FRONT	DEPTH	AREA
BLK 11	1.00	100.00	100.00	10,000.00
BLK 12	1.00	100.00	100.00	10,000.00
BLK 13	1.00	100.00	100.00	10,000.00
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PRINTED
 JAN 14 1984
 US # 27828 X



2000
 HOUSE NO. 10
 HOUSE ADDRESS NO.

P03-011

REVISIONS

NO.	DATE	BY	REVISION
1	1/14/84	W.E.	ADDED TO SHEET

SCALE 1" = 40'

DATE 1/14/84

BY W.E.

ENGINEER'S EXAMINATION

ACADEMY ARMS
 APN: 265-0184-011
 JANUARY 20, 1984

CITY OF SACRAMENTO STATE OF CALIFORNIA

ACADEMY ARMS
 A TENTATIVE
 SUBDIVISION MAP
 PREPARED BY

WEST ENGINEERS, INC.
 1700 J STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 ENGINEERS - PLANNING - SURVEYING



FOR CITY CLERK USE ONLY

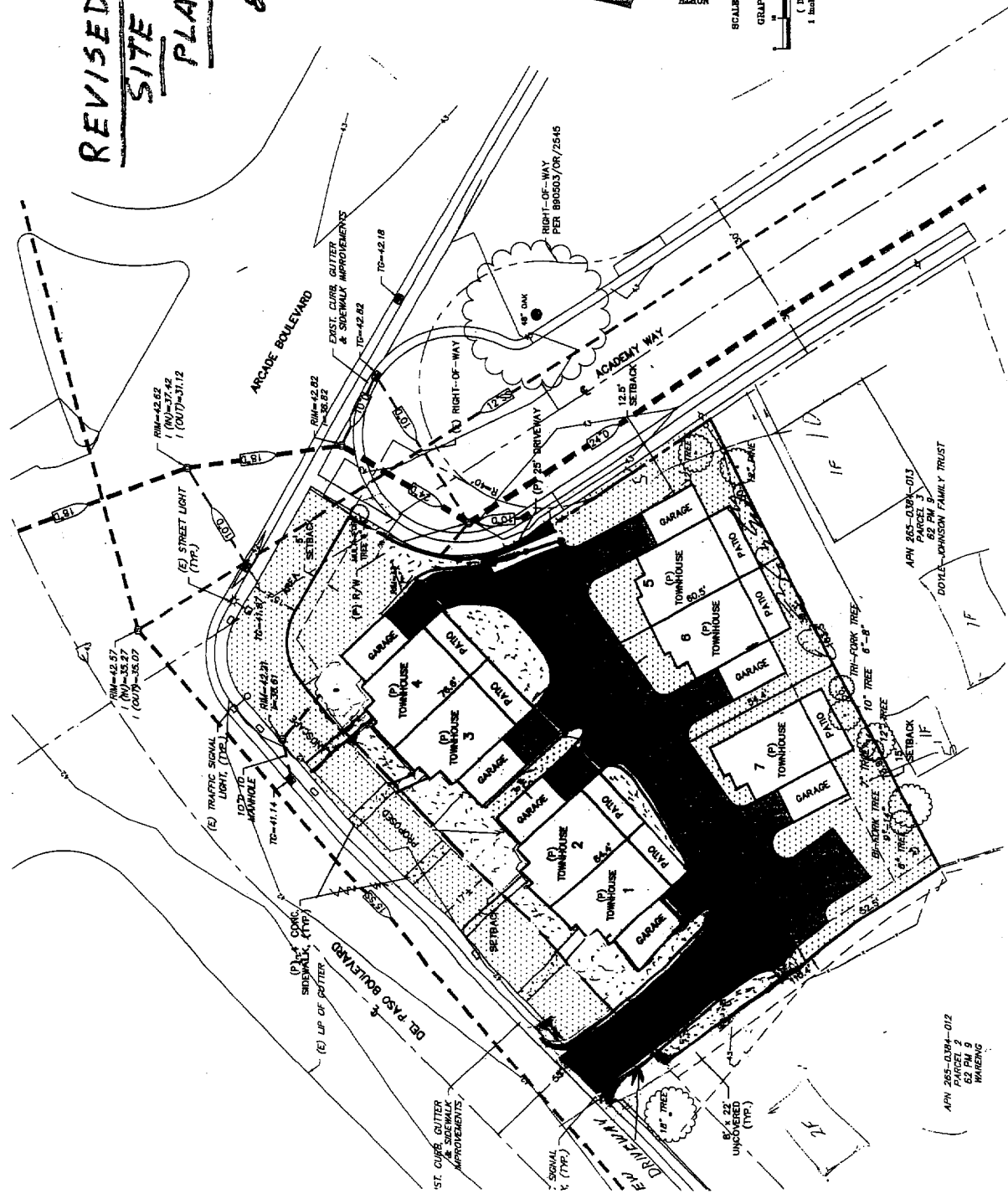
RESOLUTION NO.:
 DATE ADOPTED:

**REVISED
SITE
PLAN**

8-B-04

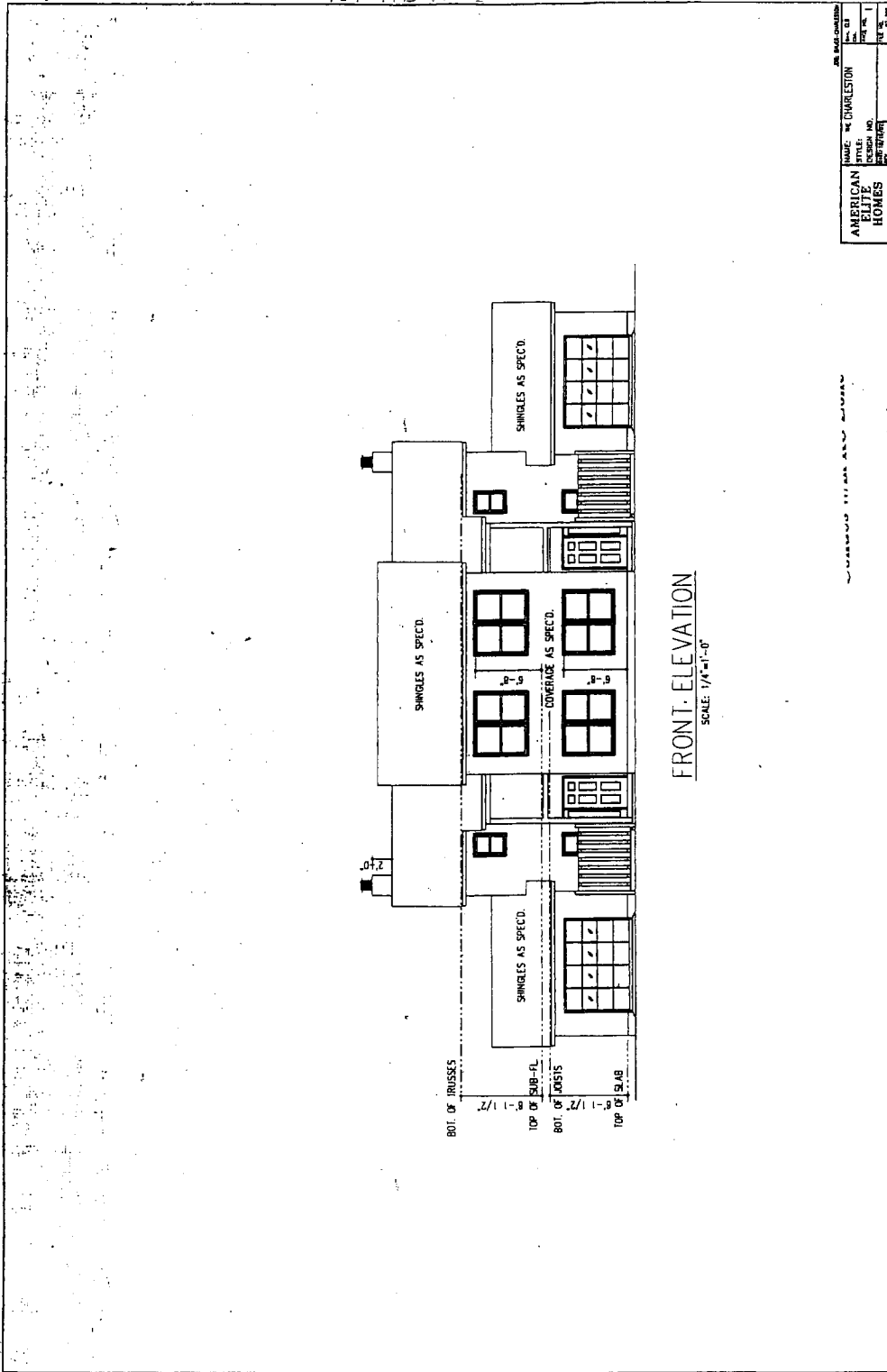
GRAPHIC SCALE
SCALE 1" = 20'
1 inch = 20' ft.

LEGEND:
PROPOSED F
PROPOSED L



FOR CITY CLERK USE ONLY

RESOLUTION NO.:
DATE ADOPTED:



AMERICAN PLATE HOMES	NAME: THE CHARLESTON	NO. OF SHEETS: 1	DATE: 1/19/03
	TITLE: ARCH. PLAN	NO. OF SHEETS: 1	DATE: 1/19/03
	DESIGNER: J. H. HARRIS	NO. OF SHEETS: 1	DATE: 1/19/03
	PROJECT NO.:	NO. OF SHEETS: 1	DATE: 1/19/03

PAGE 19 2

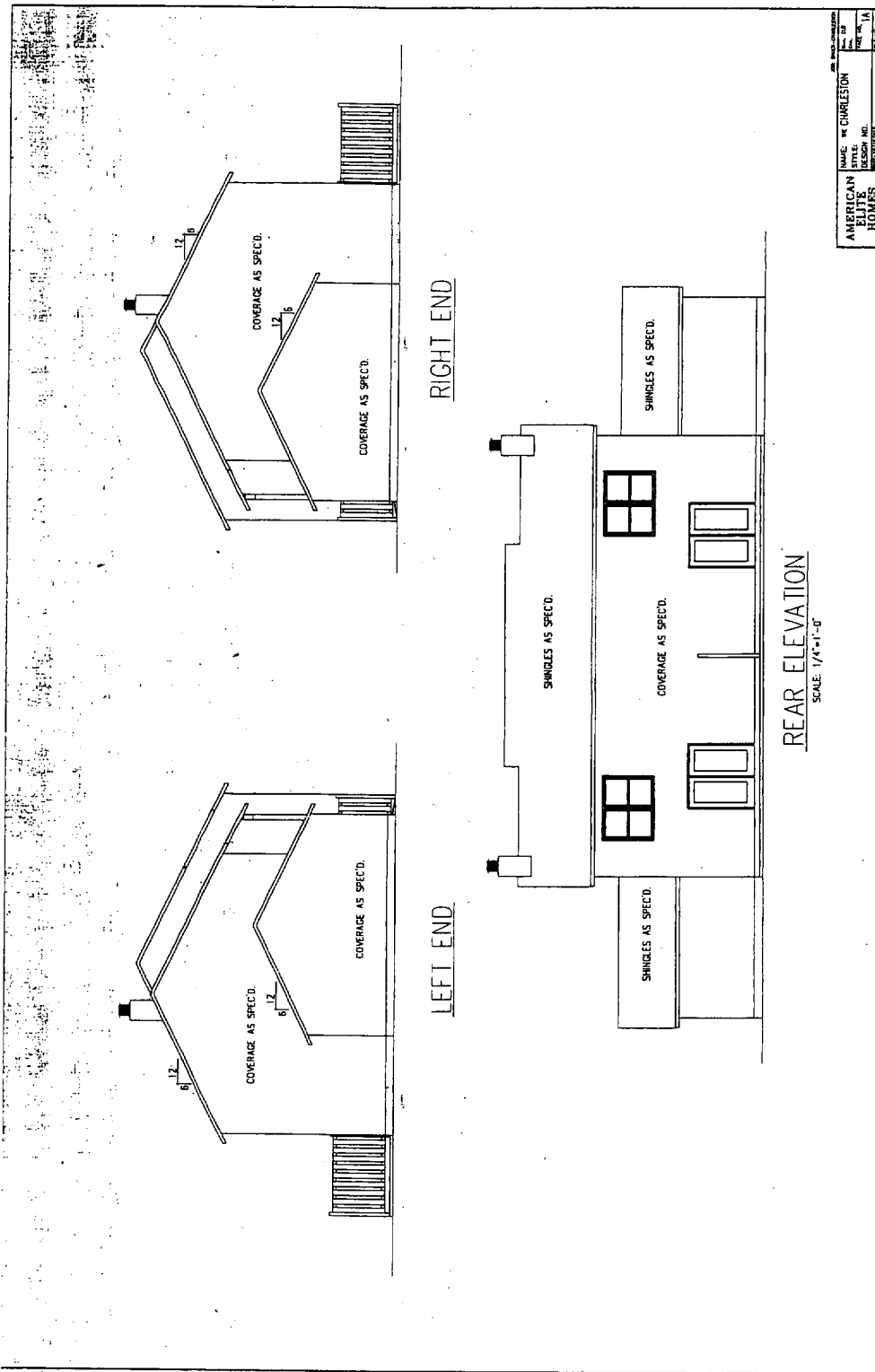
P03-011

REC'D Jan. 22, 2003

FRONT ELEVATION
SCALE: 1/4"=1'-0"

FOR CITY CLERK USE ONLY

RESOLUTION NO.:
DATE ADOPTED:



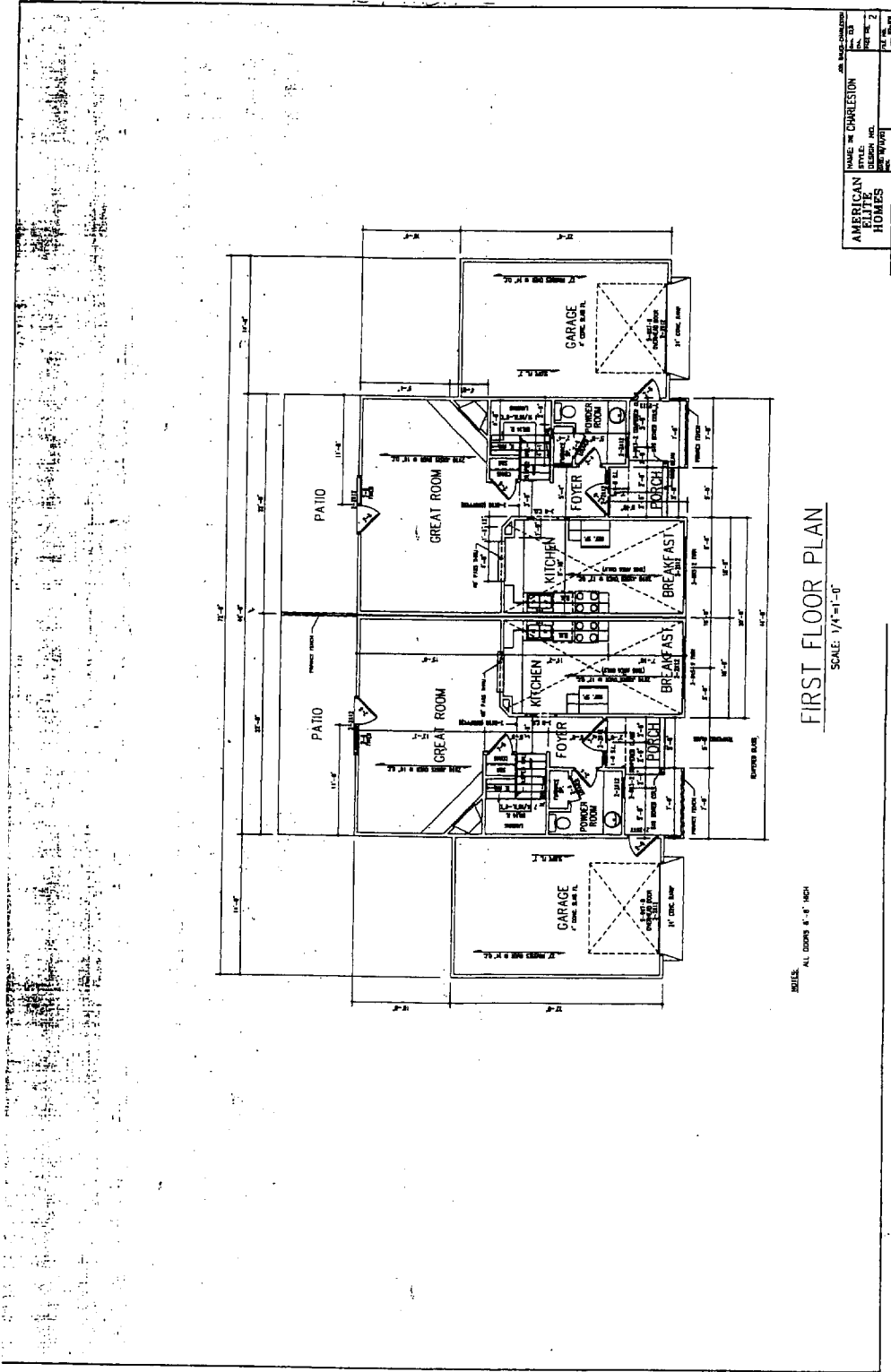
NAME	W. CHARLESTON
STYLE	AMERICAN
PLAN NO.	101
DATE	1/22/03
BY	AMERICAN HOMES

ITEM # 2
PAGE 20

P03-011
REC'D Jan. 22, 2003

FOR CITY CLERK USE ONLY

RESOLUTION NO.:
DATE ADOPTED:



AMERICAN
ELITE
HOMES

NAME: W. CHARLESTON
DESIGN NO.
DATE: 1/22/03

ITEM # 2
PAGE 21

P03-011

REC'D Jan. 22, 2003

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

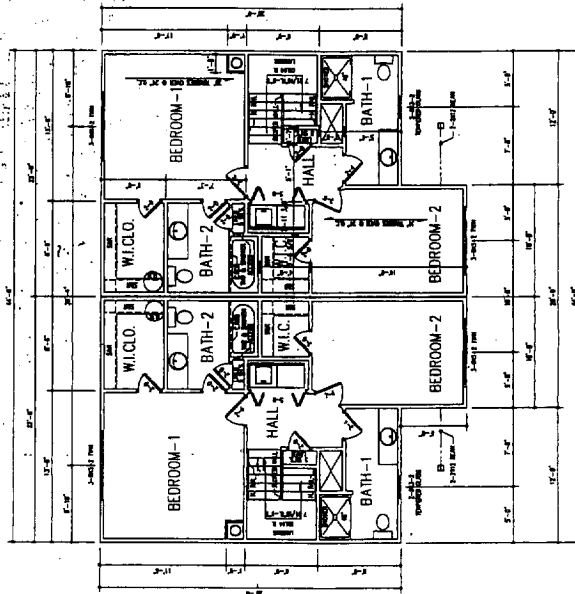
NOTE: ALL DIMS 1'-0" HIGH

FOR CITY CLERK USE ONLY

RESOLUTION NO.:
DATE ADOPTED:

AMERICAN ELITE HOMES	NAME: MR CHRISTOPHER	DATE: 1/22/03
	PROJECT: P03-011	DATE: 1/22/03
	DESIGN NO.:	DATE: 1/22/03
	DATE: 1/22/03	DATE: 1/22/03

ITEM # 2
PAGE 22



SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

NOTE: ALL DOORS 8'-0" HIGH

P03-011

REC'D Jan. 22, 2003

FOR CITY CLERK USE ONLY

RESOLUTION NO.:
DATE ADOPTED: