

P03-116- McNamee Townhomes

- REQUEST: A. Environmental Determination: Exempt 15332
B. Tentative Map to subdivide one 0.29± net acre parcel into five parcels in the Residential Mixed Use-R Street Special Planning District (RMX-SPD) zone;
C. Special Permit to allow the development of four alternative single-family homes.

LOCATION: 2608 R Street
APN: 010-0045-003
Council District 3

APPLICANT:	Jon Westphal-Architect P.O. Box 4576 El Dorado Hills, CA 95762
OWNER:	John McNamee 2608 R Street Sacramento, CA 95816
APPLICATION FILED:	October 20, 2003
STAFF CONTACT:	Mark Kraft, (916) 264-8116

SUMMARY:

The applicant is requesting the entitlements necessary to subdivide a partially developed parcel to retain an existing 7,819 square foot commercial building and to develop four single-family homes on four separate lots at 2608 R Street. The proposed plan requires a special permit to develop the proposed housing type in the RMX (SPD) zone, as well as a tentative map to subdivide one existing parcel into five parcels.

RECOMMENDATION:

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 Central City Community Plan designation and zoning for the site. The recommendation is also based upon the consistency of the proposed project with General Plan and Central City Community Plan policies, and Central City Housing Strategy, which encourages the development of quality ownership housing in the

Central City. In addition, the recommendation is based upon the site and building design of the project, which is compatible, in size, scale, and orientation, with surrounding development in the area. There are no outstanding issues with this project.

PROJECT INFORMATION:

General Plan Designation:	Special Planning District
Central City CP Designation:	Residential Mixed Use
Existing Land Use:	Commercial
Existing Zoning of Site:	RMX(SPD)

Surrounding Land Use and Zoning:

North:	Residential: RMX-SPD
South:	Residential; RMX (SPD)
East:	Commercial; RMX(SPDP)
West:	Vacant; RMX (SPD)

Property Dimensions:	80' x 150'
Property Area:	12,000 sf
Density of Development	27 du/na
Square Footage of Buildings:	4 units, 1576-1627 sf each
Height of Building:	30'
Height Limit	45'
Lot Coverage	59%
Exterior Building Materials:	Brick, Stucco, Corrugated Steel
Roof Material:	Standing Seam
Parking required:	4 spaces
Parking provided:	4 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>
Design Review	Planning Division
Building Permit	Building Division
Off-site improvements	Public Works, Plan Check
Final Map	Public Works, Development Services

BACKGROUND INFORMATION:

The applicant is proposing to construct four single-family units in the RMX(SPDP) zone. The homes are two story, with one-car garages. Two of the units are 3 bedroom/2 bath,

at 1627 square feet in size. Two are two bedroom/2 bath, at 1576 square feet in size. The units front onto 26th Street. The garages are accessed from the rear via R Street. The two end units will have second story decks. The units design and scale are compatible with the surrounding structures, which include both single and multi-family structures, and commercial uses. The applicant is seeking to provide ownership housing opportunities close to Central City employment centers, and to efficiently utilize vacant land in a manner consistent with existing zoning.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The RMX zone, by definition, is a residential mixed use zone requiring a minimum of 80% residential development. The density range is 15-60 du/na. The proposed project has a density of 27 du/na.

The proposed project falls within the Central City Infill Target Area (GP, Map 4A), and meets the objectives for infill development established in the General Plan (as mentioned below). Accordingly, staff should seek to streamline and assist the project through the development review process and provide flexibility to accomplish the infill goals identified in the General Plan (GP, p.1-38.)

The project is considered by staff to be in the housing type category of "Alternative ownership housing types" as defined in the City's zoning code. The units are zero lot line, and are situated on small lots.

The project, in providing residential infill housing units in the Central City, 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 1-33 Policy 3a-

Residential neighborhoods within the Central City can provide needed housing options for those choosing to be near their employment and activity hub, offer contrasting land use to stimulate variety in the urban scape, and afford opportunity of reduced dependency on auto usage.

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.

B. Zoning Code Requirements

1. Zoning

The project site is zoned Residential Mixed Use-R Street Special Planning District (RMX-SPD). This zone allows a variety of housing types, including single-family units, consistent with density requirements. The type of development proposed provides ownership opportunities, consistent with City policy encouraging the development of ownership units in the Central City, while maintaining a development style compatible with the mixture of existing single-family and multi-family homes in the area. The zone specifies a density range of 15-60 du/na. Therefore, the four units proposed fall within the allowed density range.

2. Special Permit for Alternative Housing

The proposed type of housing, which staff views as "alternative ownership housing types", requires a special permit in the RMX 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 project provides a 3-foot sideyard setback along each side of the property, with a 3-foot setback from 26th Street and a 24-foot rear yard setback. The front yard and rearyard setbacks are consistent with RMX zone standards, and the proposed 3-foot sideyard setbacks are typical for the Central City and for homes in the surrounding area. Therefore, staff supports the setbacks as proposed. The 30' height to the plate line of the top floor is below the 45' maximum. The 59% lot coverage is below the 60% maximum for the RMX zone. And, finally, the project provides 4 parking spaces, in enclosed garages, meeting the zoning code requirement of one parking space per unit.

The project creates small individual lots for the proposed units. The applicant is proposing attached units, which, by definition have no interior side yard setbacks. 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. Staff supports the applicants proposal to achieve the objective of providing home ownership opportunities and maximizing density, while maintaining adequate light and air for the units. The proposed units do comply with building and fire codes, and provide adequate access to the units while maximizing density on the project site.

3. Tentative Map

The proposed Tentative Map provides five lots. One lot, which contains the existing commercial building on the site, measures 80' x 70'. The other four lots measure 20' x 80'. The proposed lotting pattern would otherwise require a Subdivision Modification, but 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 Tentative Map was unanimously approved at the April 7, 2004 Subdivision Review Committee meeting. Conditions of approval are included in the attached Notice of Decision.

4. Building Design

The proposed buildings will be constructed of stucco, brick and corrugated steel, with single hung windows, metal balcony railings, and standing seam metal roofing. Since the site is located within the Central City Design Review District, it is subject to staff level review by the Design Review/Preservation staff. The project was approved, with conditions, on April 12, 2004.

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 exemption).

B. Public/Neighborhood/Business Association Comments

The proposed project application was routed to the Sacramento Old City Association, the Central City Alliance of Neighborhoods, the Neighborhood Association Advisory Group, the Newton Booth Neighborhood Association, and the Winn Park/Capitol Avenue Neighborhood Association. Landowners within a 500 foot radius of the project site were also notified of the project proposal. The applicant met with representatives of the Newton Booth and Winn Park Neighborhood Associations, and revised the project design to alter the roofline, change the materials and provide raised entries to as a result of neighborhood

comments. These Neighborhood Associations support the project, as described in their letter to the Design Review and Preservation Board.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The comments received have been incorporated, as appropriate, into the attached Notice of Decision.

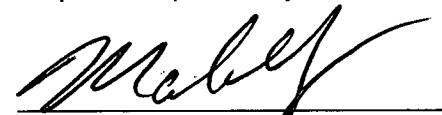
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all of the entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

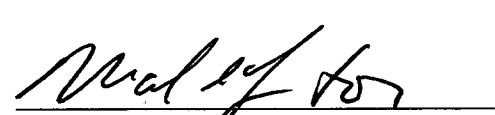
Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt 15332
- B. Tentative Map to subdivide one 0.29+ net acre parcel into five parcels in the Residential Mixed Use-R Street Special Planning District (RMX-SPD) zone;
- C. Special Permit to allow the development of four alternative single-family homes.

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-E	Tentative Map Exhibit, Site Plans, Floor Plans, Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Letter from the Newton Booth Neighborhood Association

Attachment 1
NOTICE OF DECISION AND FINDINGS OF FACT FOR
MCNAMEE TOWNHOMES, LOCATED AT 2608 R STREET, SACRAMENTO,
CALIFORNIA IN THE RESIDENTIAL MIXED USE-R STREET SPECIAL PLANNING
DISTRICIT (RMX-SPD) ZONE. APN 010-0045-003 (P03-116)

At the regular meeting of April 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 0.29± net acre parcel into five parcels in the Residential Mixed Use-R Street Special Planning District (RMX-SPD) zone;
- C. Approved the Special Permit to allow the development of four alternative single-family homes.

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 0.29± net acre parcel into five parcels in the Residential Mixed Use-R Street Special Planning District (RMX-SPD) zone is hereby approved based upon the following Findings of Fact:
 - 1. The City Planning Commission, on April 22, 2004, held a public meeting on the request for approval of a Tentative Map at the property located at the above-described location.
 - 2. All government and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond.
 - 3. The Environmental Services Manager has determined that the project is exempt from exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines.

4. The Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision.
- C. The Special Permit to allow the development of four 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 Central City Community Plan Residential land use designation for the site, since the site is to be developed at 27 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 0.29+ net acre parcel into five parcels in the Residential Mixed Use-R Street Special Planning District (RMX-SPD) zone is hereby approved subject to the following conditions:

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. 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 Parcels 2, 3, 4, and 5 at no cost, at the time of sale or other conveyance of any parcel;
- B3. Show all continuing and proposed/required easements on the Final Map.

- B4. 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;
- 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 and Finance Division. 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 any street lighting that may be required and the repair or replacement/reconstruction of any existing deteriorated curb gutter and sidewalks per City Standards to the satisfaction of the Development Engineering and Finance Division.
- B6. 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.
- B7. Comply with A.D.A. requirements in all respects.
- B8. Dedicate additional right of way (if needed) and construct R Street in accordance with the R Street Corridor Plan to the satisfaction of the Development Engineering and Finance Division.
- B9. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to and on the east side of the western property line of Parcel 1.

Utilities

- B10. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crew involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
- B11. Provide separate metered domestic water services to each parcel.

- B12. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B13. Place a 2-inch (minimum) sleeve(s) under the sidewalks for each lot along all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Landscaping may be deferred until construction of the townhouses.
- B14. The applicant shall locate, verify and provide a drawing to the Department of Utilities showing all utility services to the existing building on Parcel 1. Any utility services that cross property lines to serve the existing building shall be relocated to the satisfaction of the Department of Utilities.
- B15. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
- B16. Either the lots must be graded so the drainage does not cross property lines, or the applicant must enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel, at no cost, at the time of sale or other conveyance of any of the parcels. A note stating the following must be placed on the Final Map:
- "THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS 3(BOOK __, PAGE __)
- B17. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impact to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- B18. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require 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.
- B19. Post construction (permanent) stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility, only source control measures are required. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.

Parks

- B18. 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 Parks Planning and Development Director (PPDD); and/or, as determined by PPDD, request the City have prepared, at the applicant's expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in-lieu fees based on the Community Planning Area "fixed market value" per acre of land as adopted by the Sacramento City Council Resolution No. 2003-842.
- B19. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed 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 of 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 based upon hearing report which specifies the tax rate and method of apportionment.
- C. The Special Permit to allow the development of four alternative single-family homes is hereby approved based upon the following conditions:
- C1. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the city code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standards;
- C2. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Services Department;
- C3. The site plan shall conform to A.D.A. requirements in all respects. The applicant shall construct a round corner with handicapped ramps at the south-east corner of the intersection of 26th Street and R Street to the satisfaction of the Development Engineering and Finance Division. The applicant shall also construct a 5-foot by 5-foot landing area at both receiving ends of the round corner mentioned above across 26th and R street to the satisfaction of the Development Engineering and Finance Division;
- C4. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits;

- C5. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
- C6. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' 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 at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.

ADVISORY NOTES:

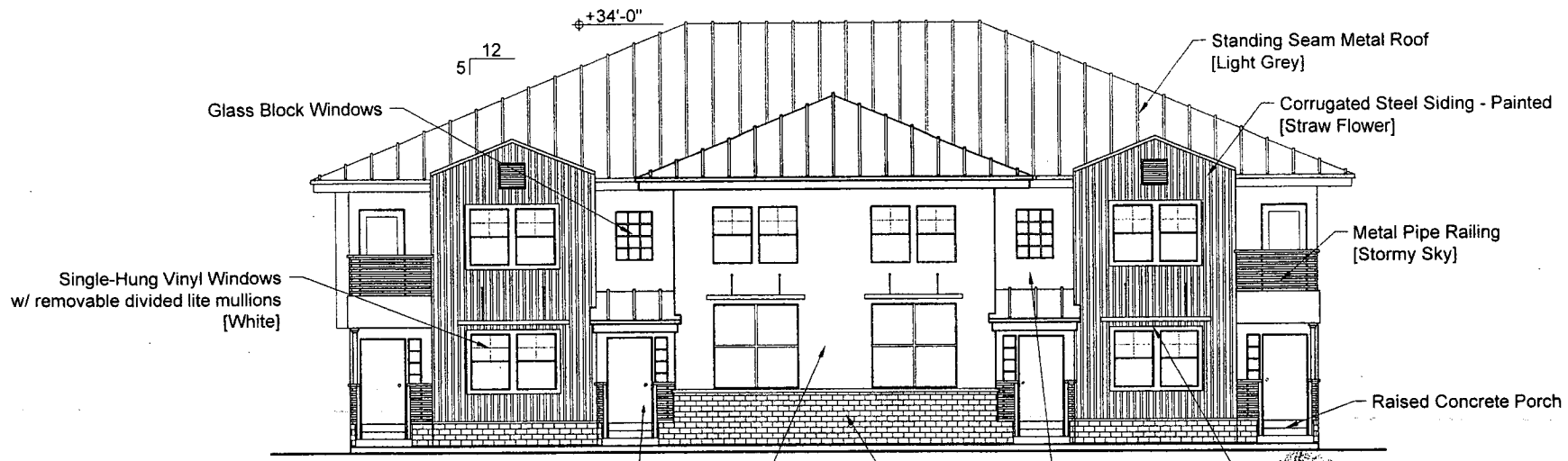
1. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of any school fees for the applicable school districts.
2. This project is served by the Combined Sewer System (CSS). However, based on the information found in the request application, we do not anticipate any significant impact to the CSS. Consequently no Mitigation/Mitigation Agreement is required.
3. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Administration (FEMA) Federal Insurance Rate Maps (FIRMS) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or floodproof.
4. Prior to the 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.
5. Openings within three feet of the property line are not allowed per UBC Table 5-A.

CHAIRPERSON

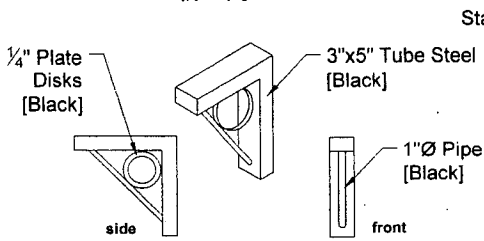
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

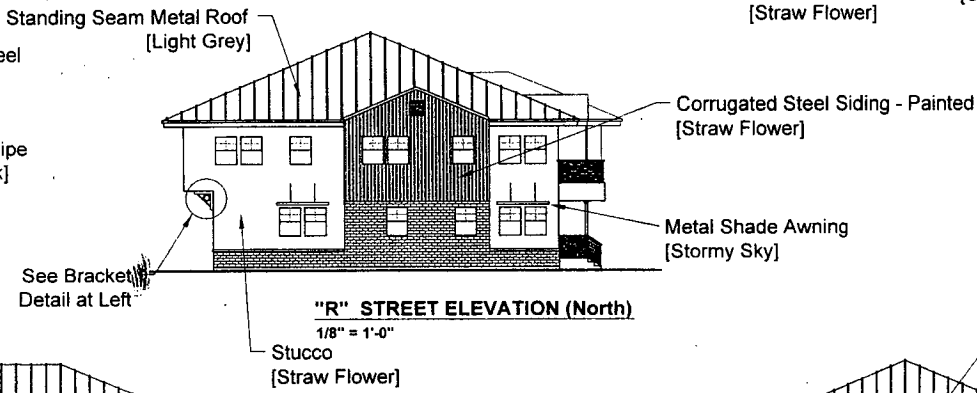
DATE (P03-116)



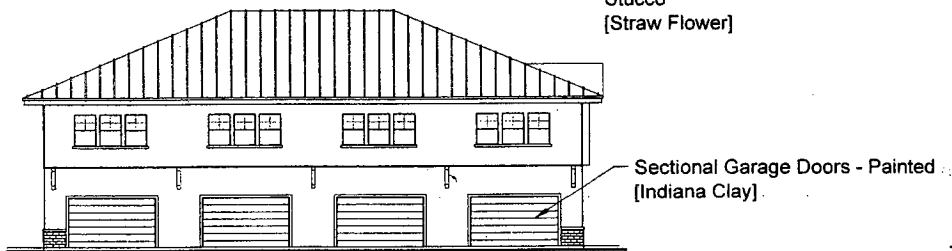
26TH STREET ELEVATION (West)
1/4" = 1'-0"



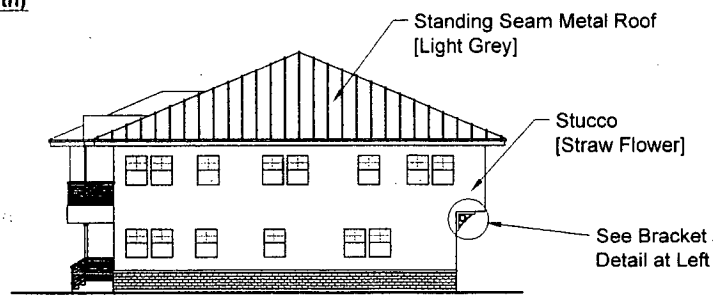
Bracket Detail
No Scale



"R" STREET ELEVATION (North)
1/8" = 1'-0"



DRIVEWAY ELEVATION (East)
1/8" = 1'-0"



INTERIOR SIDE ELEVATION (South)
1/8" = 1'-0"

REVISIONS	BY

JAN N. WOODRUFF - ARCHITECT
P.O. Box 100
El Dorado Hills, California 95702
(530) 877-9840
E-Mail: JNWARCH@JPS.NET



CONCEPTUAL
EXTERIOR ELEVATIONS

A TOWNHOME PROJECT FOR
McNAMEE & TRIMP
S.E. CORNER OF 26TH & R STREETS
CITY OF SACRAMENTO, CALIFORNIA

DATE: 03/01/14
REV: 03-22-04

SCALE: NOTED

DATE: JNW

REV: 03/01

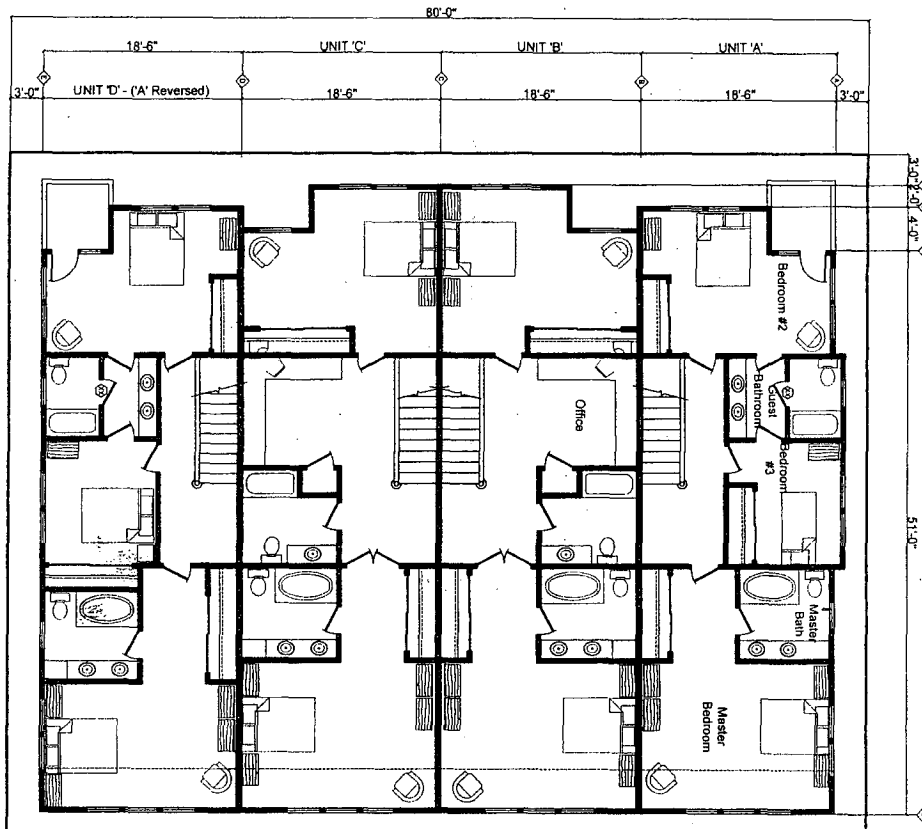
SCALE: A-2



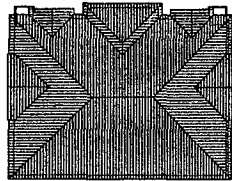
EXHIBIT 1-C

FIGURE 6
PAGE 15

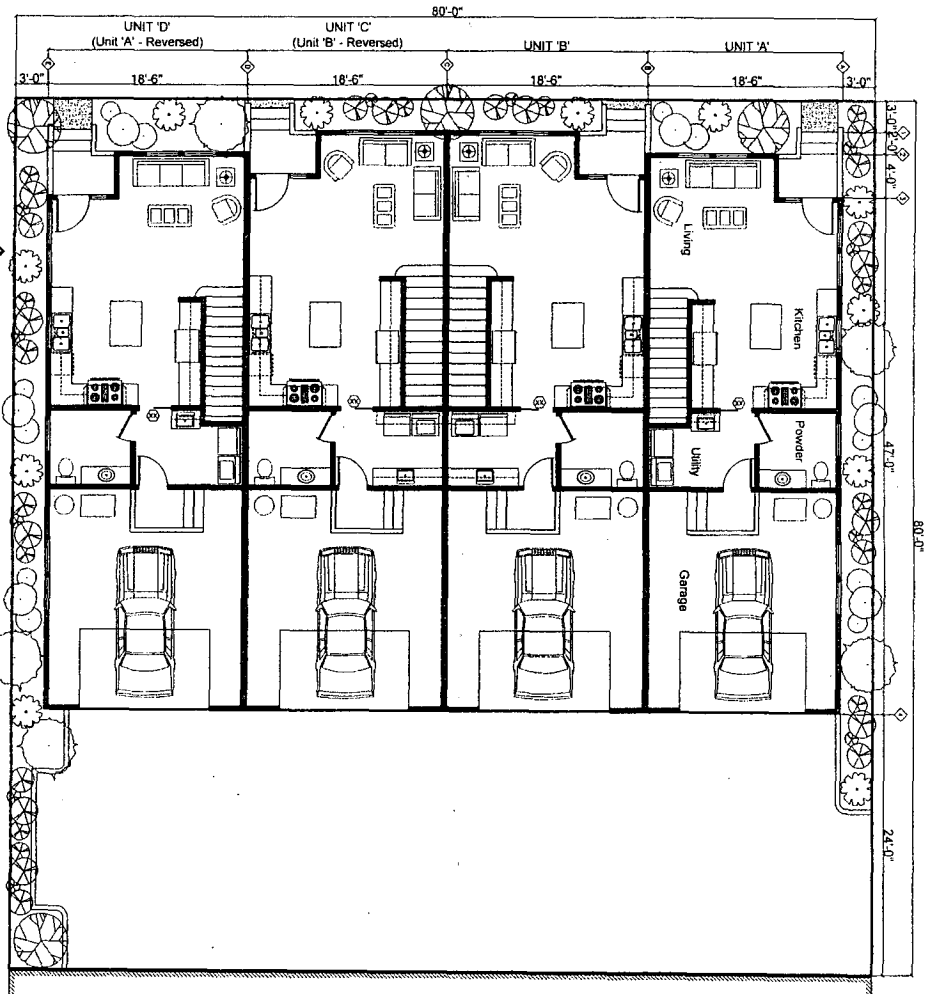
UPPER LEVEL FLOOR PLAN
3/16" = 1'-0"



ROOF PLAN
1" = 20'-0"



MAIN LEVEL FLOOR PLAN
3/16" = 1'-0"

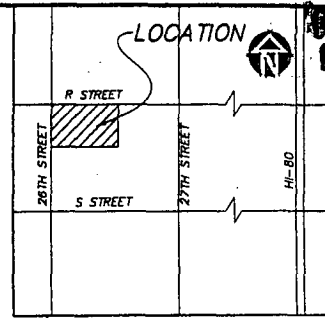


A-1	DATE	03/12/04	<p>A TOWNHOME PROJECT FOR McNAMEE & TRIMP S.E. CORNER OF 26TH & R STREETS CITY OF SACRAMENTO, CALIFORNIA</p>	<p>CONCEPTUAL FLOOR & ROOF PLANS</p>	<p>JN Jon N. Vasthgal - Architect P.O. Box 4576 El Dorado Hills, California 95762 (530) 677-9840 E-Mail: JNVARCH@JPS.NET</p>	<p>REVISIONS BY</p>
	SCALE	3/16" = 1'-0"				

EXHIBIT 1-D

TENTATIVE SUBDIVISION MAP 26TH AND R STREET SUBDIVISION APN: 010-0045-003

SHEET 6
PAGE 16



VICINITY MAP

OWNER
TRIMACK COMPANY
2608 "R" STREET
SACRAMENTO, CA 95816
CONTACT: JOHN McNAMEE
PH# 916-456-3809

ENGINEER
PEABODY ENGINEERING
1700 ALHAMBRA BLVD. SUITE 102
SACRAMENTO, CA 95816, PH# 731-8088
CONTACT: JACK VAROZZA

LEGAL DESCRIPTION:
THE NORTH ONE-HALF OF LOT 1 AND
THE NORTH ONE-HALF OF THE WEST
70 FEET OF LOT 2 IN "THE BLOCK"
BOUNDED BY AND BETWEEN "R" AND "S"

ASSESSOR'S PARCEL NUMBER:
010-0045-003

ZONING:
PRESENT: RMX B
PROPOSED: RMX B

NUMBER OF LOTS:
PRESENT: 1
PROPOSED: 5

AREA:
GROSS: 0.27± AC. NET: 0.27± AC.

USES:
PRESENT: INDUSTRIAL
PROPOSED: RESIDENTIAL

SCHOOL DISTRICT:
SACRAMENTO UNIFIED SCHOOL DISTRICT

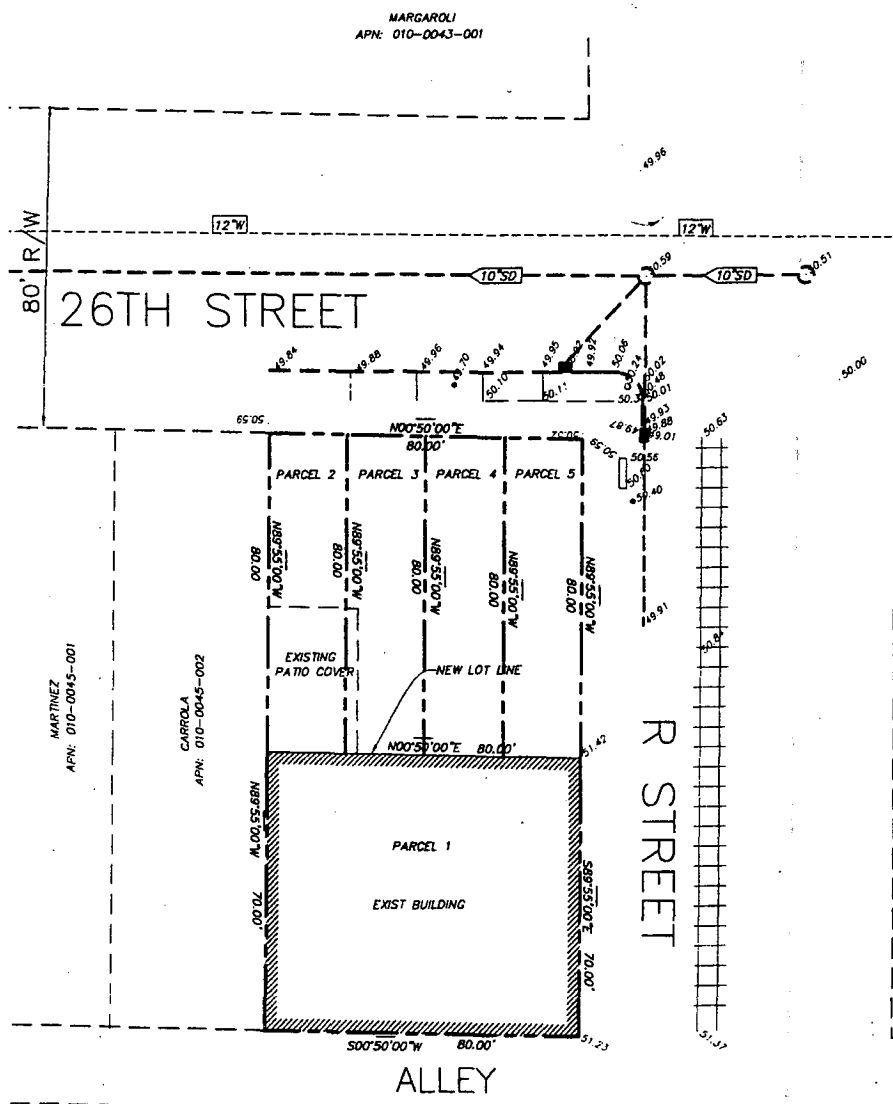
PARK & RECREATION:
CITY OF SACRAMENTO

SOURCE OF WATER:
CITY OF SACRAMENTO

FIRE DISTRICT:
CITY OF SACRAMENTO

SANITATION FACILITIES:
CITY OF SACRAMENTO

DRAINAGE FACILITIES:
CITY OF SACRAMENTO



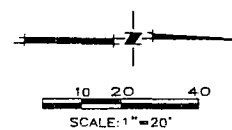
MARTINEZ
APN: 010-0045-001

CABROLA
APN: 010-0045-002

RIEVA
APN: 007-0036-014

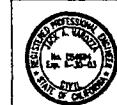
HICKEY
APN: 010-0045-006

CARLILE
APN: 010-0045-020



SITE PLAN
SCALE: 1"=20'

BENCHMARK: ASSUMED ELEVATION OF 50.00'



Peabody Engineering
"CIVIL ENGINEERING" "ASTE" "WATER TREATMENT" "SURVEYING" "STRUCTURAL DESIGN"
1700 ALHAMBRA BLVD. SUITE 102 SACRAMENTO, CA. 95816
PHONE NO. (916) 731-8088 FAX NO. (916) 731-8089

TENTATIVE PARCEL MAP: FOR TITLE SHEET, VICINITY MAP
JOHN McNAMEE COMPANY
2608 "R" STREET
Sacramento, CA 95816

SHEET
1/1

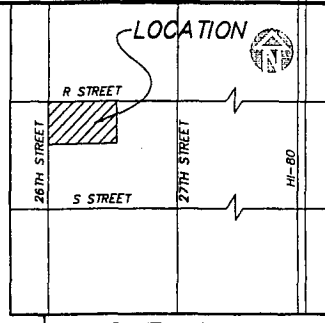
DATE 8-25-2003

EXHIBIT 1-E

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PAGE 17

TENTATIVE PARCEL MAP

APN: 010-0045-003



VICINITY MAP

OWNER

TRIMACK COMPANY
2608 "R" STREET
SACRAMENTO, CA 95816
CONTACT: JOHN McNAMEE
PH# 916-456-3809

ENGINEER

PEABODY ENGINEERING
1700 ALHAMBRA BLVD. SUITE 102
SACRAMENTO, CA 95816, PH# 731-8088
CONTACT: JACK VAROZZA

LEGAL DESCRIPTION:

THE NORTH ONE-HALF OF LOT 1 AND
THE NORTH ONE-HALF OF LOT 2
70 FEET OF LOT 2 IN THE BLOCK
BOUNDED BY AND BETWEEN "R" AND "S"

ASSESSOR'S PARCEL NUMBER:

010-0045-003

ZONING:

PRESENT: RMX B
PROPOSED: RMX B

NUMBER OF LOTS:

PRESENT: 1
PROPOSED: 2

AREA:

GROSS: 0.27± AC. NET: 0.27± AC.

USES:

PRESENT: INDUSTRIAL
PROPOSED: RESIDENTIAL

SCHOOL DISTRICT:

SACRAMENTO UNIFIED SCHOOL DISTRICT

PARK & RECREATION:

CITY OF SACRAMENTO

SOURCE OF WATER:

CITY OF SACRAMENTO

FIRE DISTRICT:

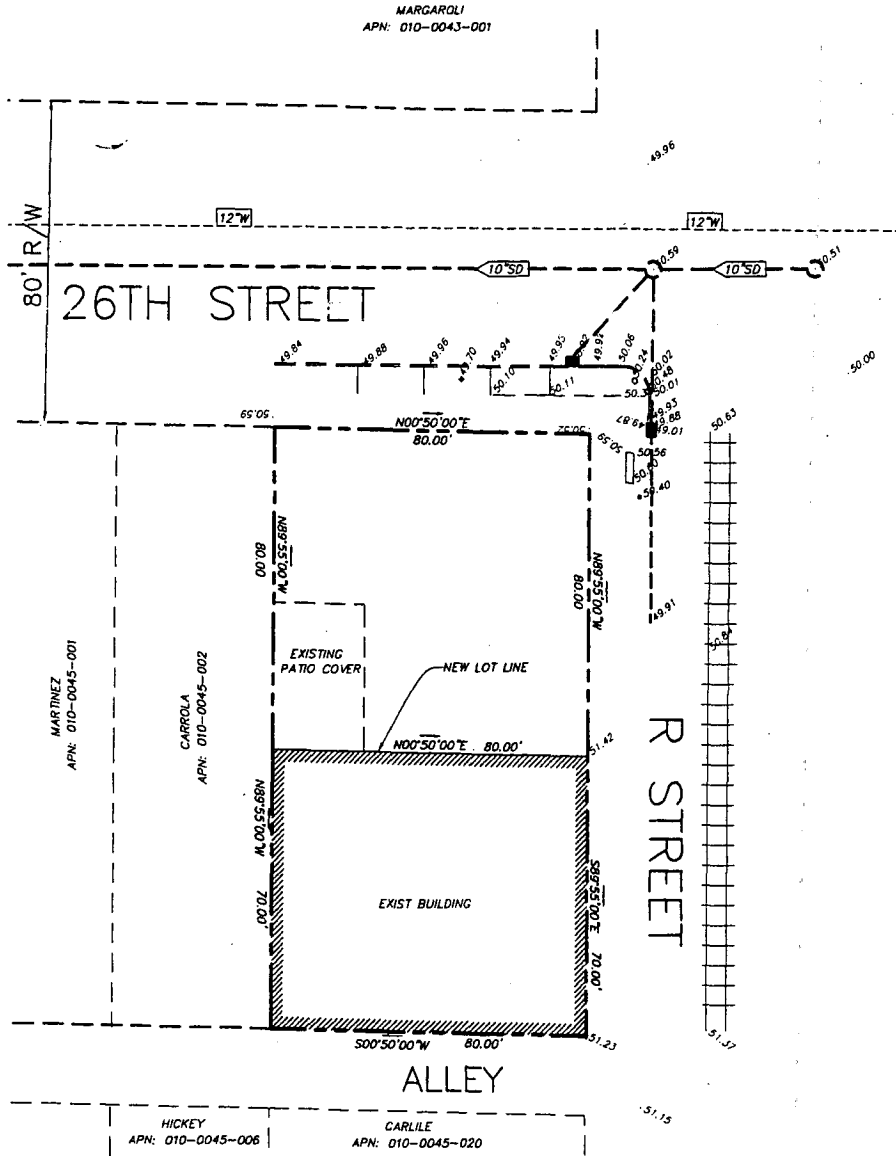
CITY OF SACRAMENTO

SANITATION FACILITIES:

CITY OF SACRAMENTO

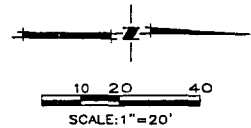
DRAINAGE FACILITIES:

CITY OF SACRAMENTO

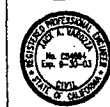


SITE PLAN

SCALE: 1" = 20'



BENCHMARK: ASSUMED ELEVATION OF 50.00'



Peabody Engineering

"CIVIL ENGINEING" "WASTE WATER TREATMENT" "SURVEYING" "STRUCTURAL DESIGN"
1700 ALHAMBRA BLVD. SUITE 102 SACRAMENTO, CA. 95816
PHONE NO. 916 731-8088 FAX NO. 916 731-8089

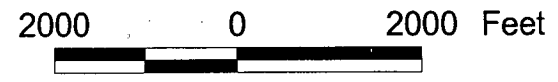
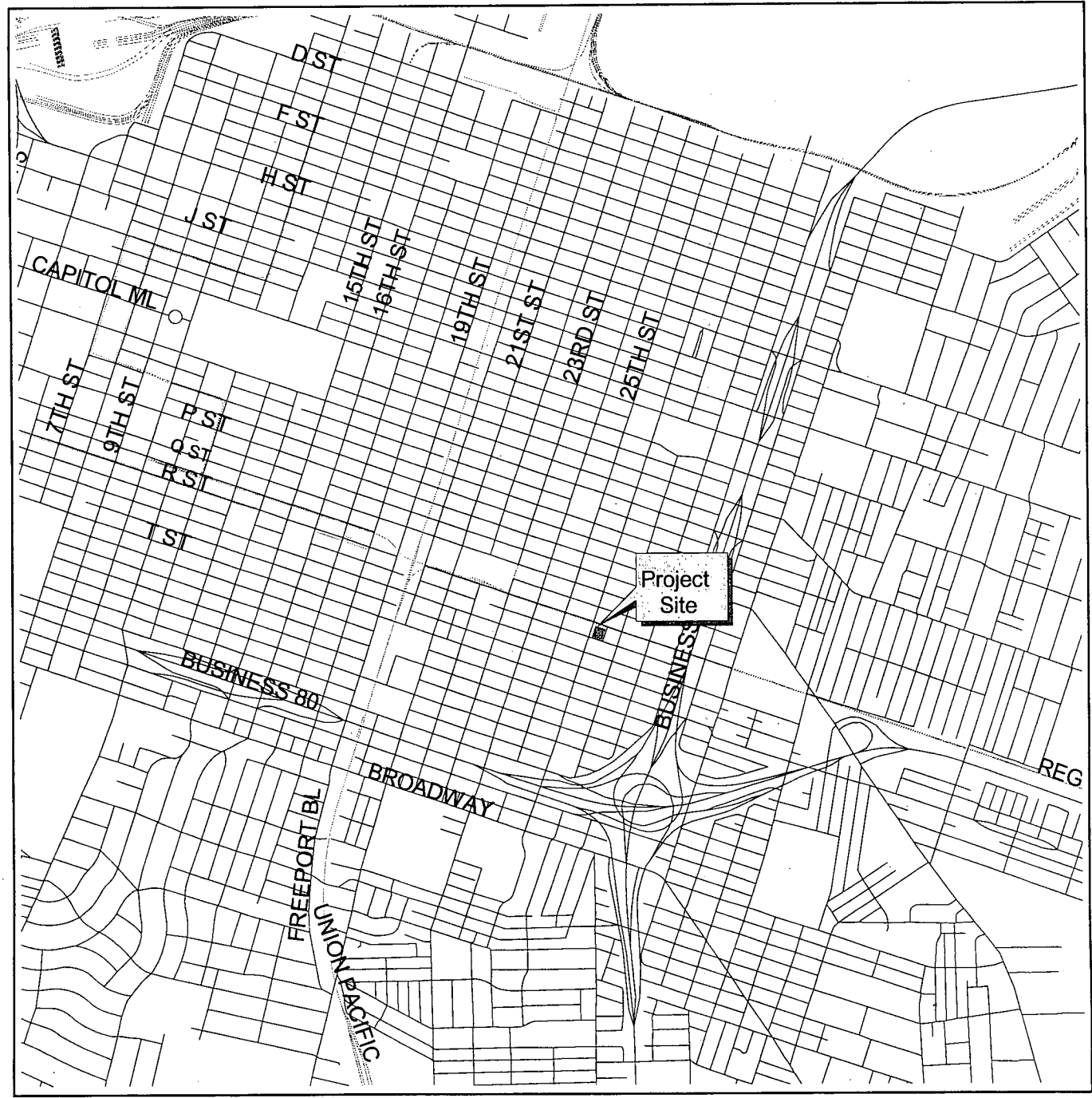
TENTATIVE PARCEL MAP: FOR TITLE SHEET, VICINITY MAP
JOHN McNAMEE COMPANY SITE PLAN
2608 "R" STREET
SACRAMENTO, CA 95816

DATE: 8-25-2003

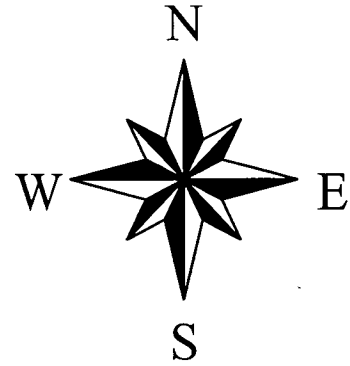
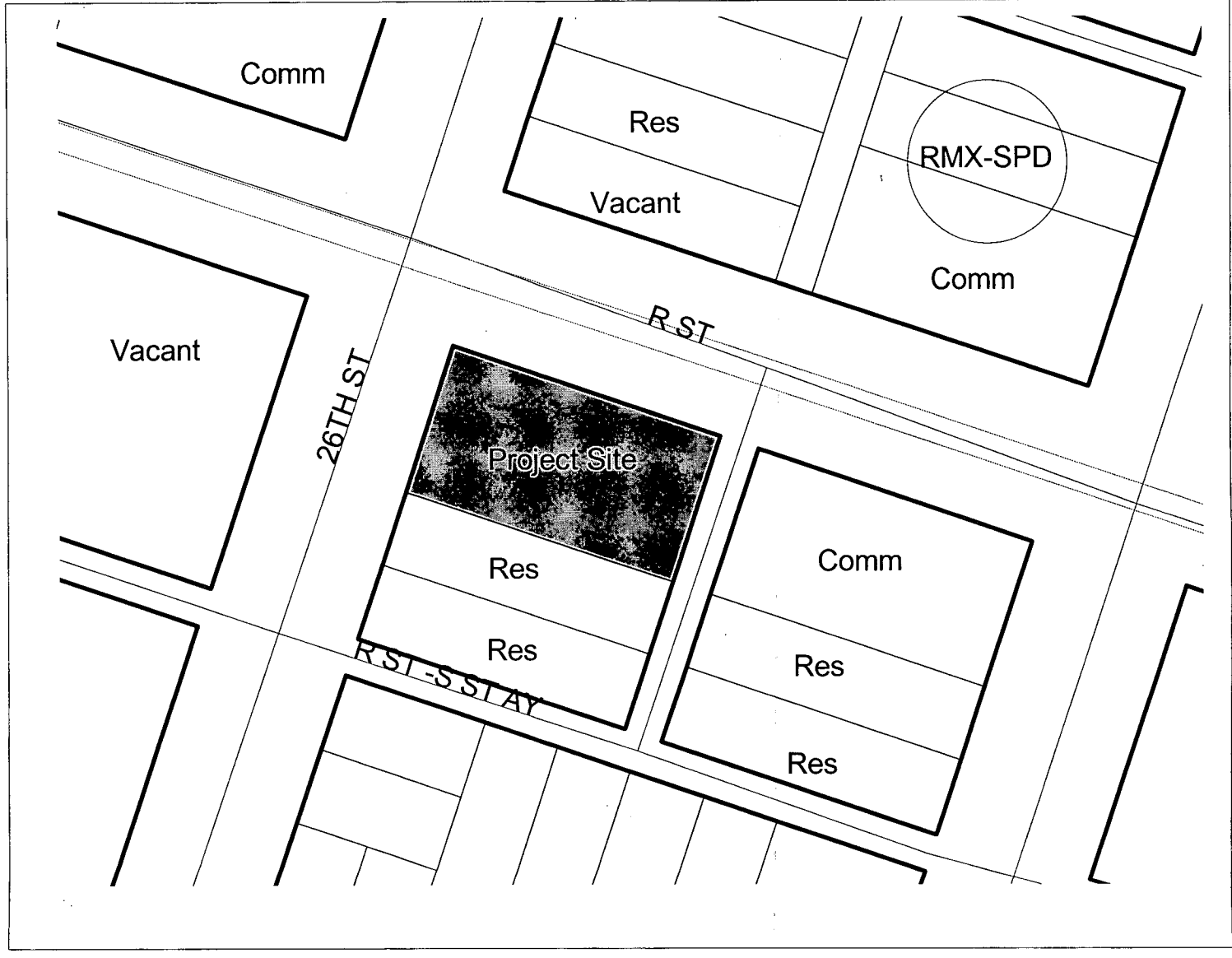
SHEET
1/1

Attachment 2
Vicinity Map
P03-116-McNamee Townhomes

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Attachment 3-Land Use and Zoning
P03-116 Mc Namee Townhomes



NEWTON BOOTH NEIGHBORHOODS ASSOCIATION
*Encompassing the Alhambra Triangle, Poverty Ridge
and Newton Booth Neighborhoods*

April 6, 2004

TO: Design Review & Preservation Board Members
FROM: Newton Booth Neighborhoods Association (NBNA)
RE: Project No. DR03-289 – 2608 R Street

Thank you for the opportunity to submit comments on the proposed Townhouse Project at 2608 R Street. This project will be the first housing project built in the R Street Corridor within the Newton Booth Neighborhoods Association (NBNA). NBNA believes the success of this project will increase private interest in developing additional housing projects in the Corridor.

Members of the NBNA Steering Committee along with a Board Member from Winn Park Capital Avenue Neighborhood Association (WPCANA) met with City Staff and the Applicant to discuss changes to the plans originally submitted to the City. NBNA felt the original plan set did not fit into the surrounding urban environment in which the project will be built. We feel the R Street Corridor begs out for an 'edgy' and rawer warehouse look that is still respectful of the architectural styles of the surrounding housing stock. The Applicant was very open to the comments we made in the meeting and promised to return with a revised plan set incorporating comments made at the joint meeting.

City Staff facilitated a second meeting between myself, the same WPCANA Board Member and the Applicant to review the revised plan set. The second plan set came a long way toward meeting our description of what we thought would be an appropriate design in the Corridor. The Applicant asked NBNA to show its support for the project by sending the Design Review and Preservation Board Members a letter endorsing the project. I said we would be happy to oblige him as an expression of our appreciation for really making an effort to address initial concerns.

I took the project to our Board and while there is general support for the project there are a couple of issues that the Board does want to comment on:

Explore use of Transom Windows on the Second Floor on the 26th Street-side: This element would integrate elements of the old and new (factory look combined with surrounding Victorian and Bungalow styles) and would create a 'cleaner' look. Functionally, the positioning of the window opening creates a cleaner indoor environment because less dust infiltrates the interior space.

Explore use of colors that bring the past into the present: The enclosed color palette contains colors one finds elsewhere in the downtown and are more integrated with neighborhood homes. There is sense that the chosen palette are colors seen ubiquitously on newly built corporate retail buildings.

Project No. DR03-289 – 2608 R Street
April 6th, 2004
Page 2

Aside from these additional comments NBNA generally supports the proposed project and enjoyed an amiable working relationship with the Applicant. We also appreciated the accommodations made by City Staff on our behalf.

Sincerely,

Stacy Jarvis, Chair
Newton Booth Neighborhoods Association

cc: John McNamee, Applicant
Jon Westphal, Architect
Luis Sanchez, City Staff