



4.13

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

February 5, 1991

City Council
Sacramento, California

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

Honorable Members in Session:

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
 2. TENTATIVE MAP TO DIVIDE ONE PARCEL INTO SIX SINGLE FAMILY LOTS (P90-317)
 3. SUBDIVISION MODIFICATION TO ESTABLISH SIX LOTS LESS THAN 52 FEET WIDE

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

LOCATION: Between 57th and 58th Streets, 110' north of Broadway

APPROVED
BY THE CITY COUNCIL

Owner:
Applicant:

FEB 05 1991

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request for a Tentative Map to divide 0.88± vacant acres into six single family lots in the Multi-Family-Review (R-2A-R) zone. The Planning Commission, Planning Staff and the Subdivision Review Committee have reviewed the project and recommend approval of the request.

BACKGROUND

The subject site is located between 57th Street and 58th Street approximately 110 feet north of Broadway. The site is zoned Multiple Family Residential - Review (R-2A-R). The site is designated Low Density Residential (4-15 du/na) by the General Plan. The density of the proposed development is 6.8 dwelling units per acre.

The request is to divide 0.88± vacant acres into six lots for single family development. The request is also for a subdivision modification to create six lots less than 52 feet wide. The Planning Commission also approved a Plan Review of six 1,900 square foot single

①

family homes subject to conditions. One condition required revised elevations be submitted for review and approval of City Design Review Staff. These revised elevations will include a main entrance visible from the street, enhanced window treatment, and reducing the prominence of the garage. Design Review will ensure the design of the residences is compatible with the surrounding residential and commercial development. The conditions also require the applicant to install the fences and front yard landscaping.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed in the attached Planning Commission report.

VOTE OF THE PLANNING COMMISSION

On December 13, 1990, the Planning Commission voted eight ayes, one absent, to recommend approval of the request.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

The project is consistent with the General Plan.

MBE/WBE EFFORTS

Not applicable.

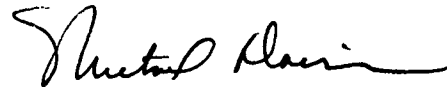
City Council
Tentative Map (P90-317)
February 5, 1991
Page 3

RECOMMENDATION

The Planning Commission and Planning Staff recommend the following action by the City Council:

1. Ratify the Negative Declaration
2. Adopt the attached resolution which approves the Tentative Map and Subdivision Modifications.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

February 5, 1991
District No. 3

CONTACT PERSON:

Will Weitman, Principal Planner
(916) 449-5604

MMD:WW:cg
P90-317.CC

Attachments

RESOLUTION NO. 91-111

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

FEB 05 1991

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING TENTATIVE MAP FOR PROPERTY LOCATED BETWEEN 57th AND 58th STREETS, 110' NORTH OF BROADWAY

(P90-317) (APN: 011-0301-025)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the Environmental Coordinator has determined that the proposed project will not have the potential to have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the site Low Density Residential (4-15 du/na).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to create lots less than 52 feet wide:
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the lot width is necessary to meet the required density.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the size of the lots and the design of the residences will be compatible with the surrounding development.
 - d. That granting the modification is in accord with the intent and purpose of these regulation and is consistent with the General Plan and with all other applicable Specific Plans of the City in that a variety of housing types will be provided.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(B)

7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:

- A. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- B. Dedicate an additional two feet of right-of-way along 57th Street and 58th Street to provide a 22 foot half section;
- C. Remove and replace any existing deteriorated curb, gutter and sidewalk;
- D. Provide a separate water and sewer service to each parcel (some services may currently exist);
- E. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to separate the combination system.

A. The applicant shall submit revised elevations to City Design Review Staff for review and approval prior to the issuance of Building Permits. These revised elevations shall be for all six buildings, all four elevations. The modifications should include the main entrance visible from the street, enhanced window treatment, and reducing the prominence of the garage. The elevations of the six units shall vary subject to review and approval of the Design Review Staff.

- B. The applicant shall construct a six foot solid masonry wall, finished on both sides, along the southern property line of Parcel 3.
- C. The applicant shall install six foot wood fences along the side and rear property lines of the six lots in accordance with the Fence Ordinance.
- D. The applicant shall install the front yard landscaping and irrigation of the six parcels. The landscaping shall consist, at a minimum, of lawn and a City tree.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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- E. All mechanical equipment shall not be visible from the front of the units.
- 8. The applicant shall comply with the mandatory mitigation measures as required by the Environmental Services Manager and on file with the Planning Division Office (P90-317).

MAYOR

ATTEST:

CITY CLERK

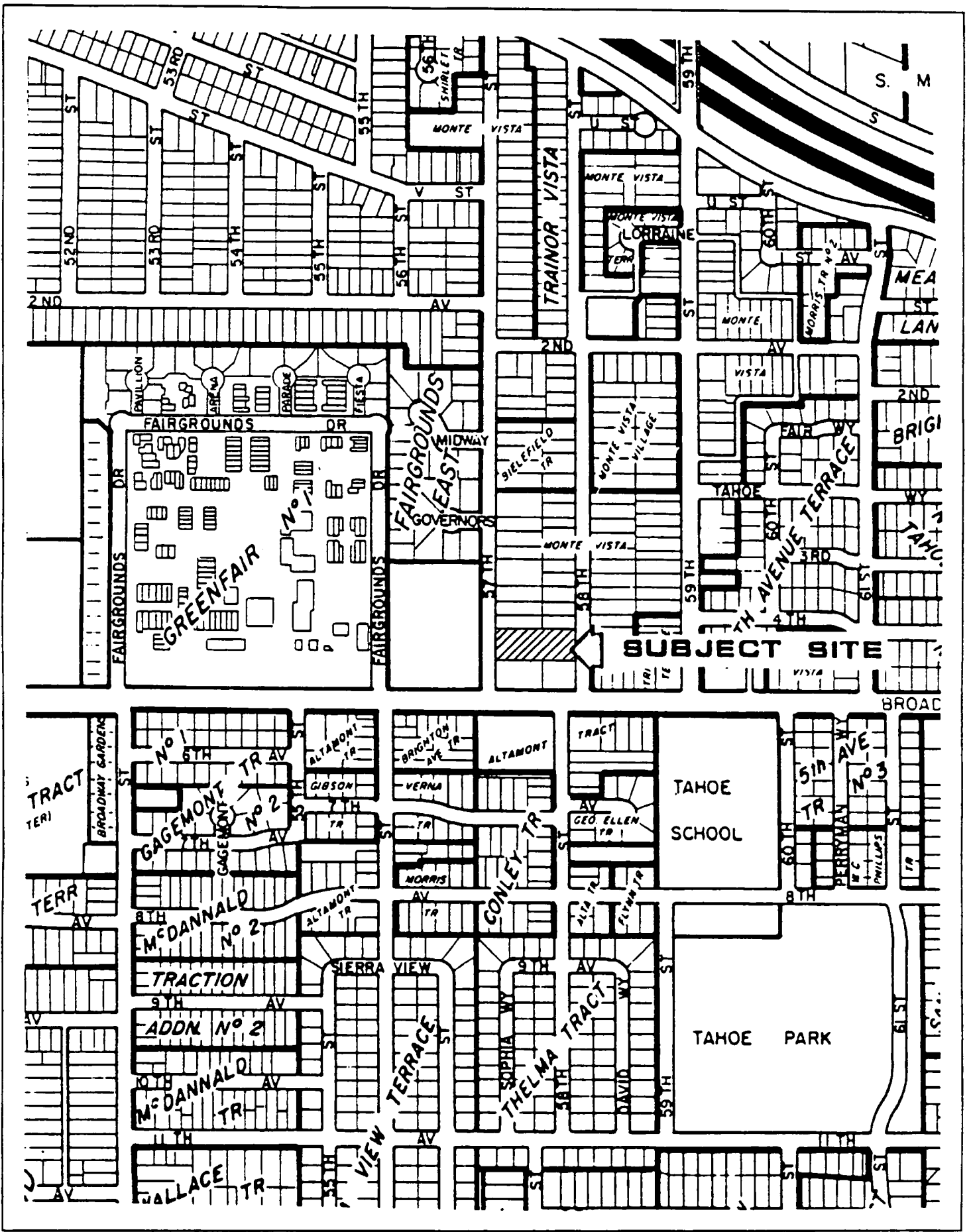
P90-317.CC

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

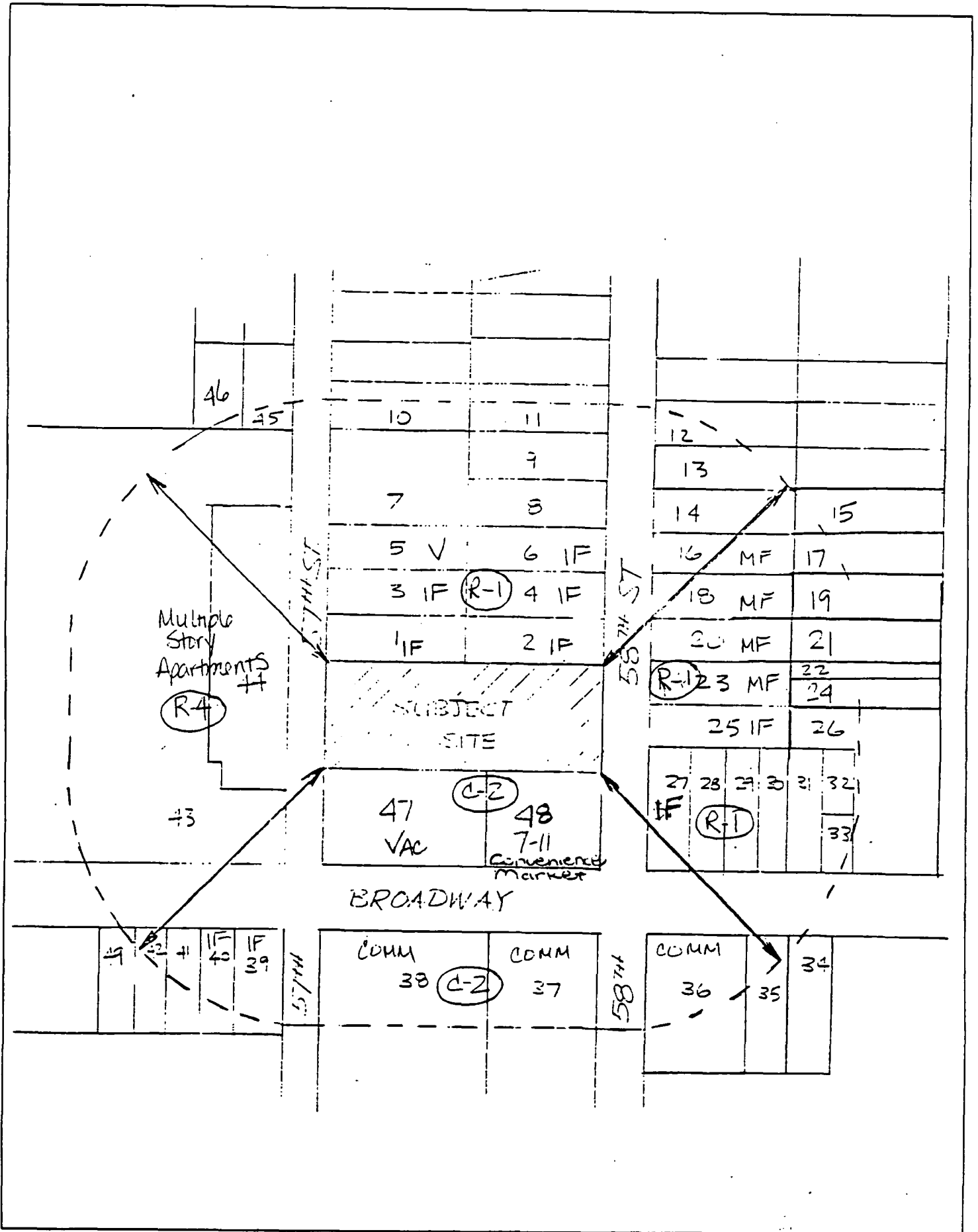
DATE ADOPTED: _____

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VICINITY MAP





LAND USE & ZONING MAP

Sacramento City Planning Commission VOTING RECORD

MEETING DATE
December 13, 1990

ITEM NUMBER
25 B

PERMIT NUMBER
P 90-317

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION
Between 57th & 58th Streets

S
P
O
N
S
O
P
P
O
N
E
N
T
S

NAME	ADDRESS

NAME	ADDRESS

MOTION # Yes No Motion Second

BECERRA	✓			
CHINN	✓			✓
HOLLOWAY	✓			
NOTESTINE	✓		✓	
OTTO	✓			
REYNA	✓			
ROSEN	✓			
YEE	✓			
HOLLICK	✓			

- | | |
|--|--|
| <input type="checkbox"/> TO APPROVE | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

CITY OF SACRAMENTO PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT John Baptis, 8145 Signal Court, Sacramento, California 95824
OWNER Constantine John Baptis, 8145 Signal Court, Sacramento, California 95824
PLANS BY Mark Franzonia, 5811 O Street, Sacramento, California 95819
FILING DATE July 12, 1990 ENVIR. DET. Negative Declaration REPORT BY CG
ASSESSOR'S PCL. NO. 011-0301-025

- APPLICATION:**
- A. Negative Declaration;
 - B. Tentative Map to divide 0.88± acres into six single family lots in the Multiple Family - Review (R-2A-R) zone;
 - C. Plan Review for six 1,900± square foot single family homes;
 - D. Variance to create six lots less than 52 feet in width; and
 - E. Subdivision Modification to create six lots less than 52 feet in width on 0.88± acres in the Multiple Family Residential - Review (R-2A-R) zone.

LOCATION: Between 57th and 58th Streets, 110 feet north of Broadway

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide one parcel into six lots and construct six single family homes.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-2A-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Single Family; R-1	Front:	25'	25'
South:	Vacant and Commercial; C-2	Side(North):	5'	5'
East:	Single and Multi-Family; R-1	Side(South):	5'	5'
West:	Multi-Family; R-4	Rear:	15'	15'

Property Dimensions:	121' x 316'
Property Area:	0.88± acres
Density of Development:	6.8 du/na
Square Footage of Units:	1,900± square feet
Building Height:	2 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Lap Siding and Stucco
Roof Materials:	Wood Shingles

APPLC. NO. P90-317

MEETING DATE December 13, 1990

ITEM NO. 25

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BACKGROUND INFORMATION: On April 24, 1986, the Planning Commission approved a Rezone (P86-122) of the subject site from R-1 to R-2A-R and a Plan Review for a 14 unit multiple family housing complex. The project was approved by City Council on June 17, 1986. The zoning has been established, however, the 14 unit complex has never been constructed.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 21, 1990, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.88± vacant acres in the Multiple Family - Review (R-2A-R) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land use and zoning includes single family residential, zoned R-1, to the north; vacant and a 7-eleven, zoned C-2, to the south; single and multiple family, zoned R-1, to the east; and multiple story senior apartments, zoned R-4, to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide the vacant 0.88± acres into six parcels and build six single family residences. The applicant is requesting a variance and a subdivision modification because the parcels are 40 feet by 158 feet which is less than the required 52 feet in width. The applicant is also requesting a plan review of the six single family homes.

C. Tentative Map

The lot layout for the six parcels is such that three parcels face 58th Street, and three parcels face 57th Street. The parcels are 40 feet by 158 feet. Staff has no objection to the variance and subdivision modification to reduce the width from 52 feet to 40 feet. The parcels still maintain the minimum 5,200 square feet in area and the width is consistent with other parcels in the vicinity.

D. Plan Review

The applicant has proposed two story structures containing approximately 1,900 square feet on these parcels. The proposed exterior materials are horizontal lapped siding and wood shingles. Staff suggests the design of the buildings be reviewed and approved by Design Review Staff. Staff suggests modifications including having the main entrance of the house visible from the streets, and enhanced window treatments. Staff also suggests reducing the prominence of the garage by decreasing its width. The applicant shall provided all four elevations of each unit for the Design Review Staff review. There should be some variation of the front elevations for the three units adjacent on each street.

Staff also recommends a six foot masonry wall be placed along the property line of Parcel 3 which abuts the existing commercial use. This wall is not required along the property line of Parcel 6 which is also abutting commercial property because when the commercial site is developed, the wall will be required to be installed by the commercial development. Staff does recommend, however, that the six foot wood fences typical for residential development be constructed along the side and rear property lines of the six lots in accordance with the Fence Ordinance. The applicant should also install the landscaping and irrigation in the front yards of the six parcels. A City tree is available through the Department of Parks and Community Services at no charge.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to be called "The Courtyards" to divide 0.88 \pm acres into six single family lots subject to conditions and forward to the City Council;
- C. Approve the Plan Review for six 1,900 \pm square foot single family homes subject to conditions and based upon findings of fact which follow;
- D. Approve the variance to create six lots less than 52 feet in width based upon findings of fact which follow; and
- E. Recommend approval of the Subdivision Modification to create six lots less than 52 feet in width and forward to the City Council.

Conditions - Tentative Map

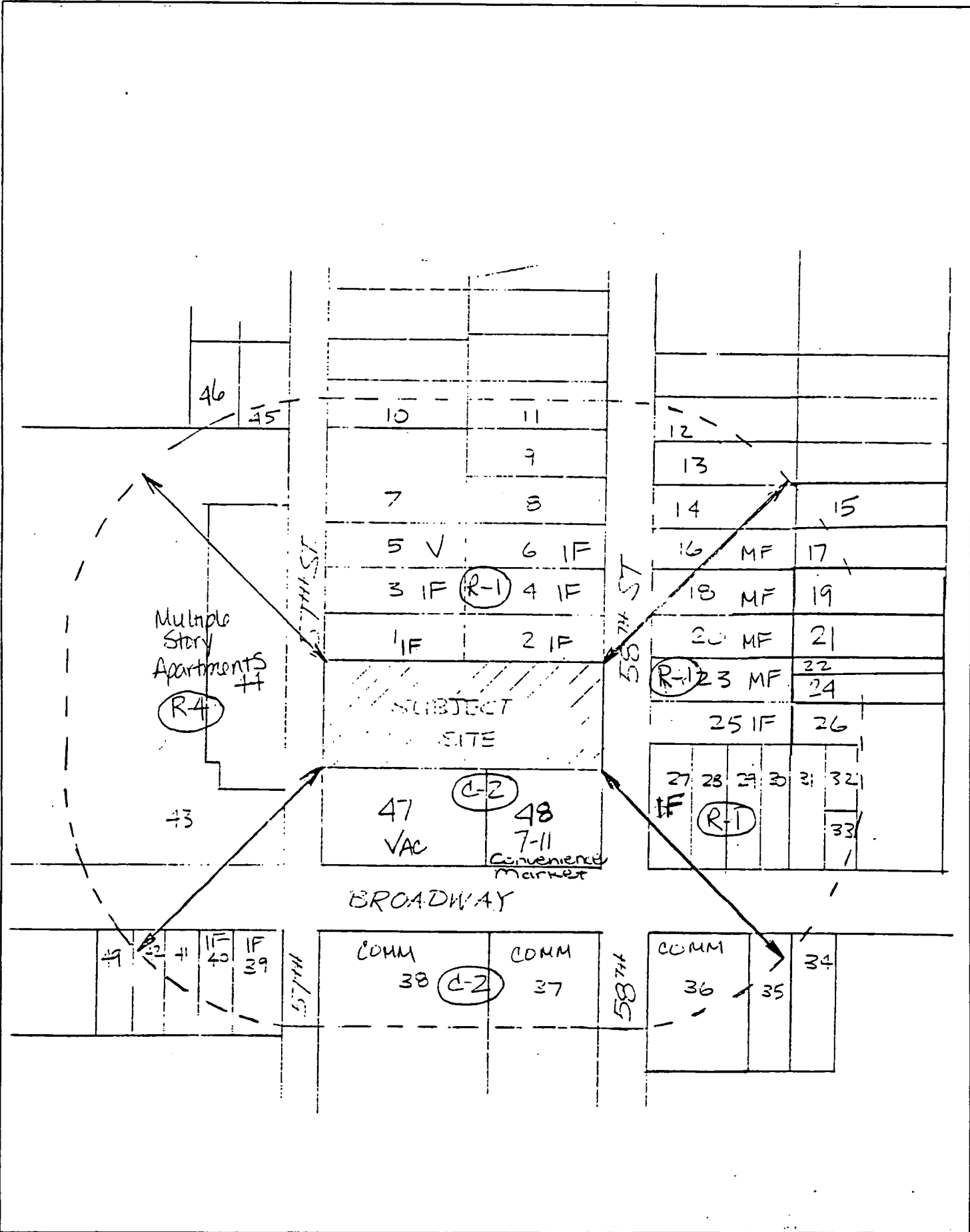
- 1. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
- 2. Dedicate an additional two feet of right-of-way along 57th Street and 58th Street to provide a 22 foot half street section.
- 3. Remove and replace any existing deteriorated curb, gutter, and sidewalk.
- 4. Provide a separate water and sewer service to each parcel (some services may currently exist).
- 5. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to separate the combination system.

Conditions - Plan Review

- 1. The applicant shall submit revised elevations to City Design Review Staff for review and approval prior to the issuance of Building Permits. These revised elevations shall be for all six buildings, all four elevations. The modifications should include the main entrance visible from the street, enhanced window treatment, and reducing the prominence of the garage. The elevations of the six units shall vary subject to review and approval of the Design Review Staff.
- 2. The applicant shall construct a six foot solid masonry wall, finished on both sides, along the southern property line of Parcel 3.
- 3. The applicant shall install six foot wood fences along the side and rear property lines of the six lots in accordance with the Fence Ordinance.
- 4. The applicant shall install the front yard landscaping and irrigation of the six parcels. The landscaping shall consist, as a minimum, of lawn and a City tree.
- 5. All mechanical equipment shall not be visible from the front of the units.

Findings of Fact

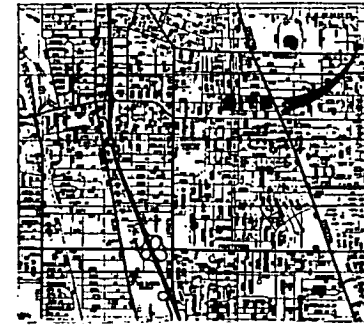
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the land use in the area consists of a mix of single and multiple family uses; and
 - b. the design of the buildings will be compatible with other structures in the area.
2. Granting the variance does not constitute a special privilege extended to an individual property owner in that:
 - a. there are several parcels in the area with substandard lot widths; and
 - b. variances have been and would be granted to other property owners facing similar circumstances.
3. Granting the variance does not constitute a use variance in that single family residences are allowed in the R-2A-R zone.
4. The project, as conditioned, will not be detrimental to the public health, safety, nor result in the creation of a public nuisance in that adequate parking and landscaping will be provided on site and the project is compatible with the surrounding uses.
5. The project, as conditioned, is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na). The 6.8 du/na density of this project conforms to the designation.



LAND USE & ZONING MAP

EXHIBIT A

OWNER: C.J. RAPTIS
 DEVELOPER: J.C. CONSTRUCTION
 ENGINEER: GERTY N. NOLAN & ASSOC.
 APN: 011-301-025
 CURRENT ZONING: R2.4R
 PROPOSED ZONING: R2.4R
 PRESENT USE: VACANT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 AREA: .88 ACRES
 NUMBER OF LOTS: 6 PROPOSED
 LOT SIZE: 147,150 SQ FT
 DRAINAGE: CITY OF SACRAMENTO
 WATER: CITY OF SACRAMENTO
 SCHOOLS: CITY OF SACRAMENTO
 NET GROSS AREA: .88 ACRES

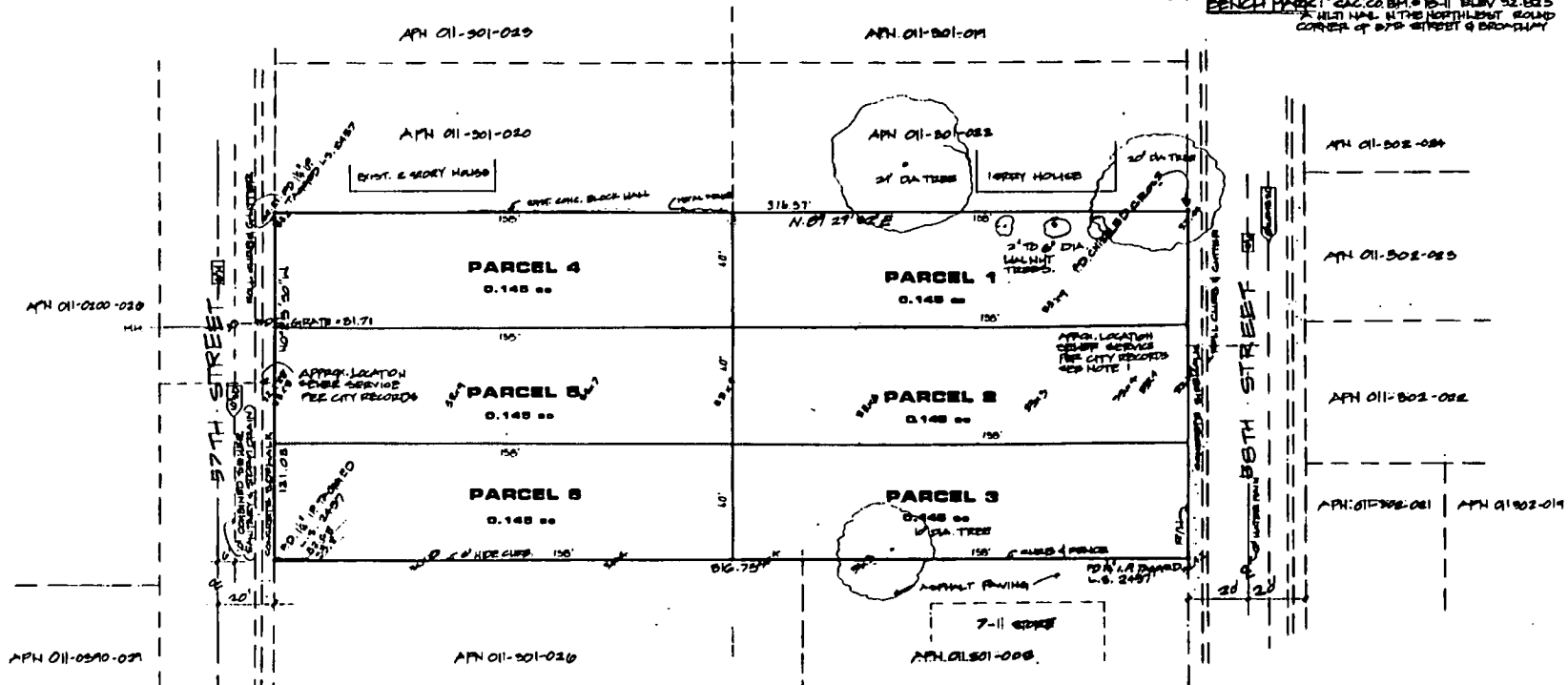


Vicinity Map

Key Information



BENCH MARK: SAC. CO. BM. 10-11 ELEV. 52.823
 A MET. NAIL IN THE NORTHEAST CORNER OF 57th STREET & BROADWAY



* NOTES: 1. CAUTION: CITY RECORDS NOT CLEAR AS TO
 OWNER SERVICE LOCATIONS
 2. UNDERGROUND SERVICES ALERT MUST BE
 CONTACTED 48 HOURS PRIOR TO ANY
 EXCAVATIONS. CALL (800) 942-2444



Tentative Parcel Map
 57th Street & Broadway
 APN 011-301-025
 SACRAMENTO, CALIFORNIA
 DATE: JULY 9 1990 SCALE: 1"=20'

mark franzoia
 architecture & design
 5811 O St. sacramento.ca. 95819
 (916) 457-5084

project: The COURTYARDS
 owner: J.C. RAPTIS CONSTRUCTION

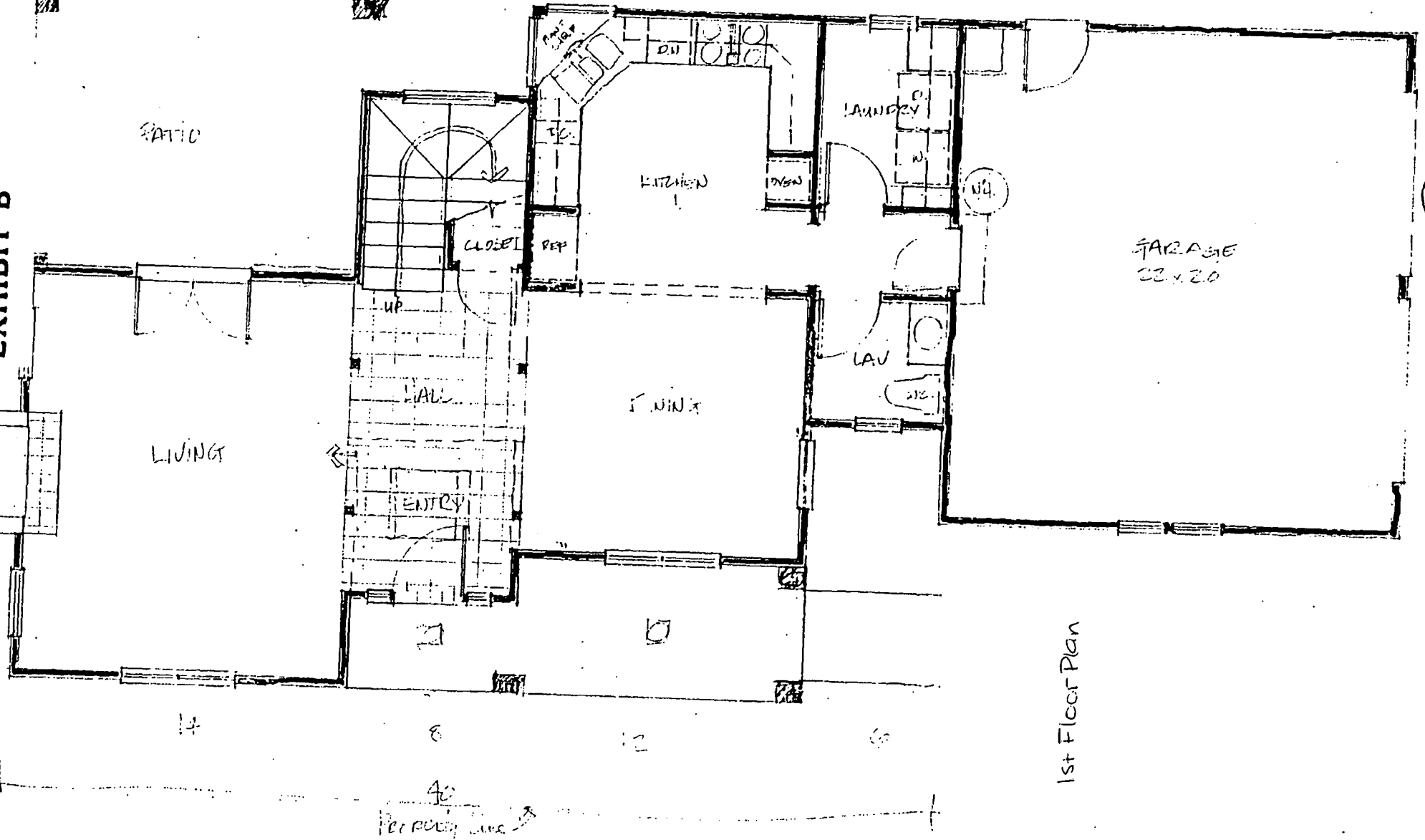
revisions:
 date:
 scale:
 page:

Ham# 25

December 13, 1990 (18)

P90-317

EXHIBIT B

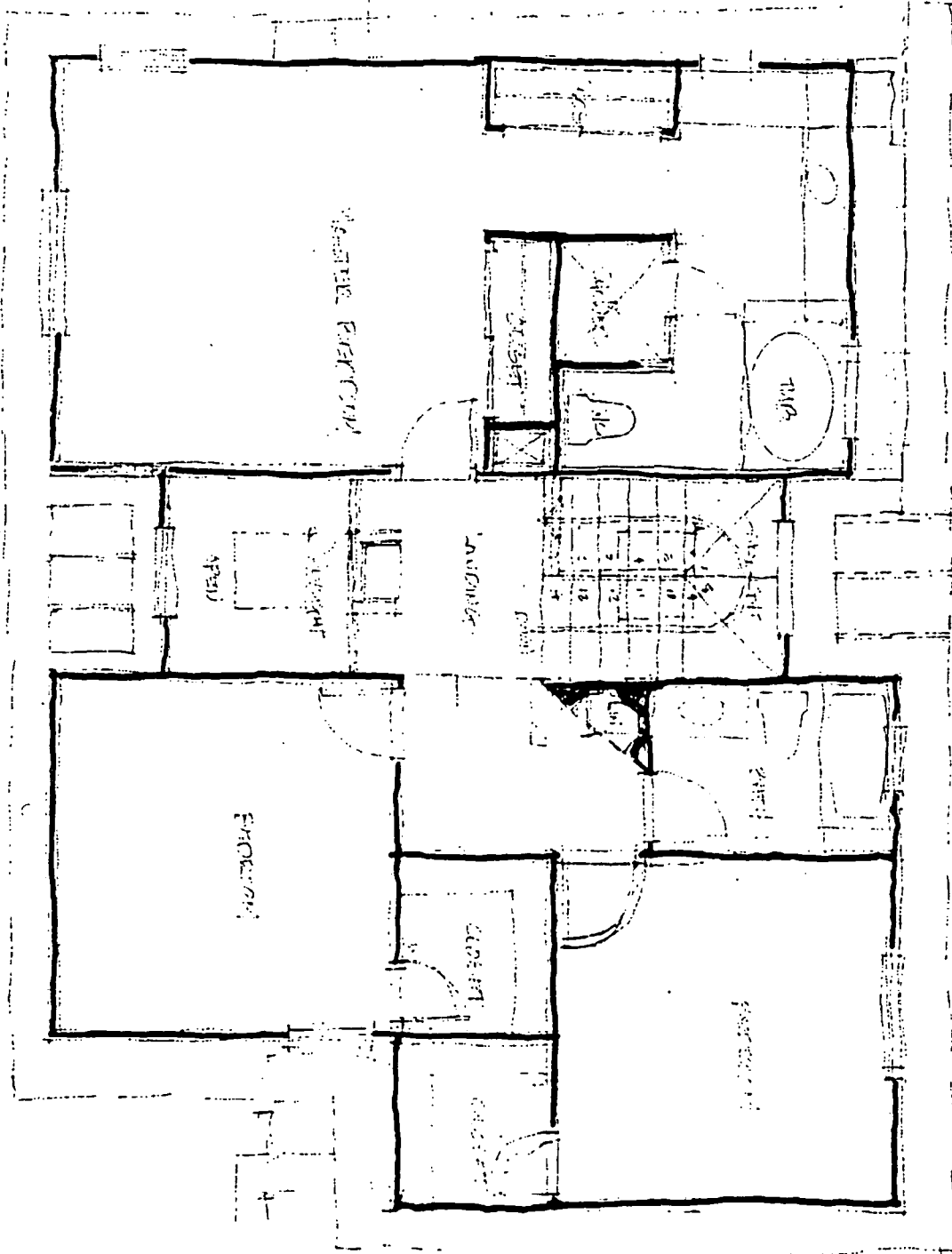


1st Floor Plan

December 13, 1990 (19)

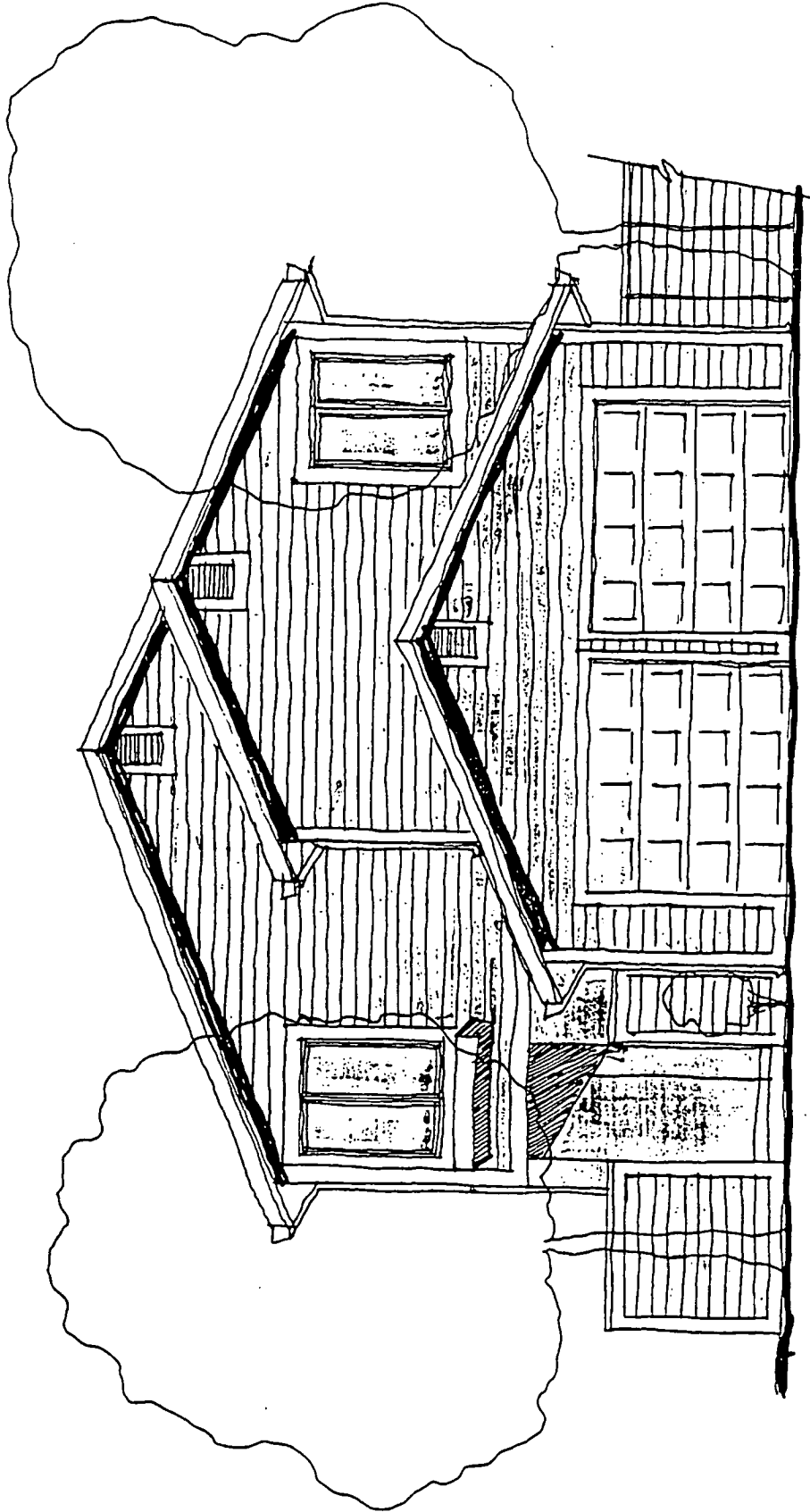
Page 217

EXHIBIT C



2nd Floor Plan

EXHIBIT D



FRONT ELEVATION #2

SCALE 1/4" = 1'-0"

CERTIFIED AS TRUE COPY
of Resolution No. 91-111
FEB 15 1991
DATE CERTIFIED
[Signature]
CITY CLERK, CITY OF SACRAMENTO

RESOLUTION NO. 91-111

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF FEB 0 5 1991

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING TENTATIVE MAP FOR PROPERTY LOCATED BETWEEN 57th AND 58th STREETS, 110' NORTH OF BROADWAY

(P90-317) (APN: 011-0301-025)

WHEREAS, the City Council on FEB 0 5 1991, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the Environmental Coordinator has determined that the proposed project will not have the potential to have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-111
DATE ADOPTED: FEB 0 5 1991

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the site Low Density Residential (4-15 du/na).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to create lots less than 52 feet wide:
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the lot width is necessary to meet the required density.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the size of the lots and the design of the residences will be compatible with the surrounding development.
 - d. That granting the modification is in accord with the intent and purpose of these regulation and is consistent with the General Plan and with all other applicable Specific Plans of the City in that a variety of housing types will be provided.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-111
DATE ADOPTED: FEB 0 5 1991

7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:

- A. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
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- E. All mechanical equipment shall not be visible from the front of the units.
8. The applicant shall comply with the mandatory mitigation measures as required by the Environmental Services Manager and on file with the Planning Division Office (P90-317).

~~ANNE RUDIN~~ _____
MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

P90-317.CC

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-111
DATE ADOPTED: FEB 05 1991