



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
March 22, 2007

Honorable Members of the Planning Commission

Subject: Alchemy at 34th. A request to construct a nine (9) unit small lot single family subdivision, on 0.41± vacant acres, located at the northeast corner of 34th Street and 1st Avenue, within the Multi-Family (R-2B) zone. (P06-108)


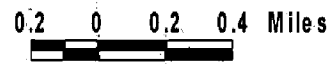
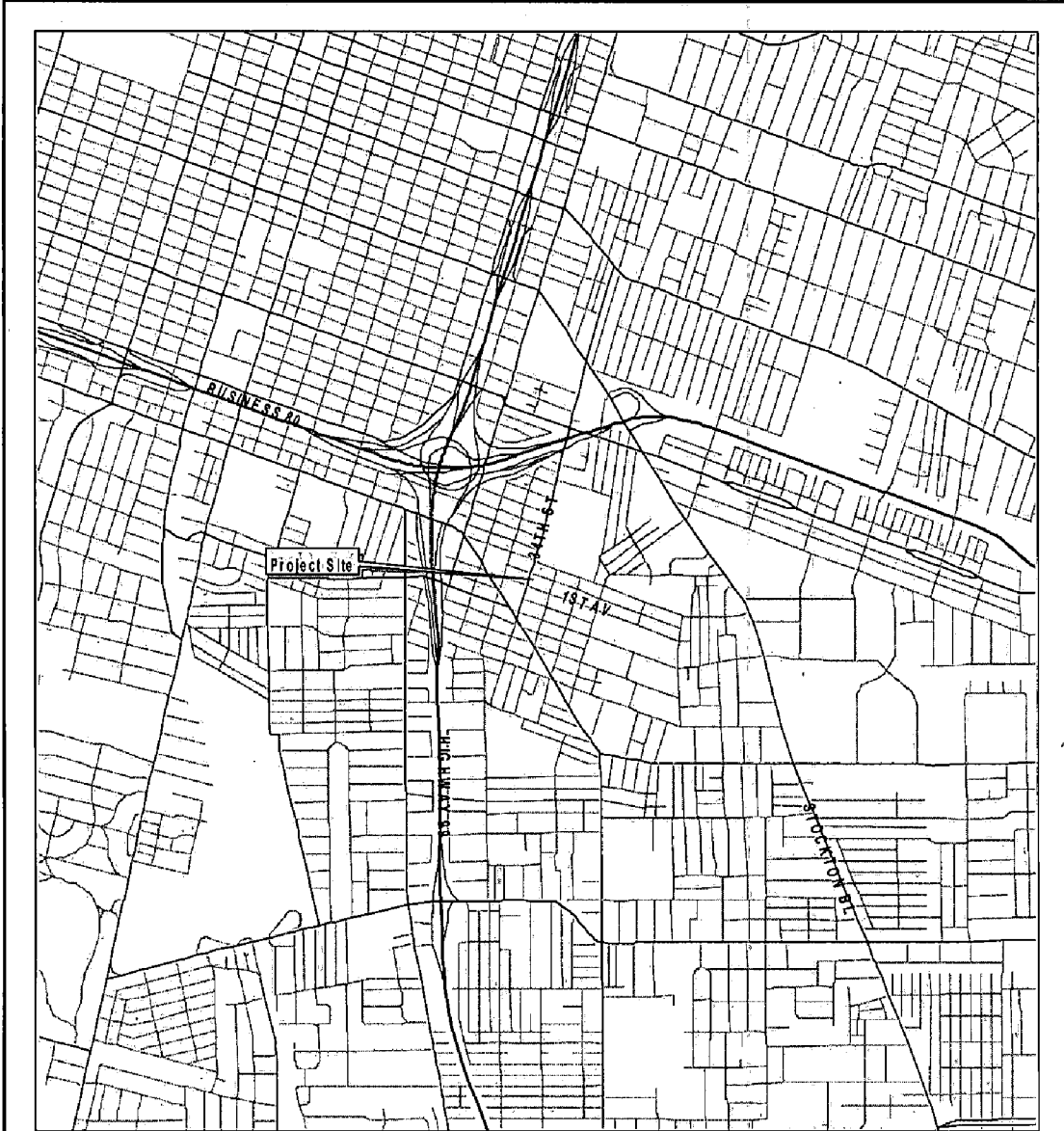
- A. Environmental Determination: Exempt per CEQA Guidelines Section 15332.
- B. Tentative Map to subdivide three parcels totaling 0.41± acres into nine (9) small lot single family residential parcels, and one (1) common parcel, within the Multi-Family (R-2B) zone.
- C. Special Permit to allow the construction of an alternative ownership housing type within the Multi-Family (R-2B) zone.
- D. Variance to allow two of the residences to be constructed without public right-of-way frontage, within the Multi-Family (R-2B) zone.
- E. 65402 Review to abandon a portion of excess right-of-way located along 34th Street.

Location/Council District:

Northeast corner of 34th Street and 1st Avenue, Sacramento, CA

Assessor's Parcel Numbers: 010-0314-015, -016, -017

Council District 5



Development Services
Department

Geographic
Information
Systems

July 19, 2006

Vicinity Map
P06-108
Alchemy @ 34th



Recommendation: Staff recommends that the Commission approve the request based on the findings and subject to the conditions. The Commission has final approval authority over items A-E above, and its decision may be appealed to the City Council.

Contact: Heather Forest, Associate Planner, (916) 808-5008

Applicant: Kristan Otto, Kristan Otto Group, 891 Commons Drive, Sacramento, CA 95825

Owner: Alchemy @ 34th LLC., 1825 Del Paso Boulevard, Sacramento, CA 95815

Summary: The applicant is requesting the approval of entitlements to allow the construction of nine (9) single family homes in the Multi-Family (R-2B) zone. Three house plans are proposed for the development. The homes will be two stories in height, have two to three bedrooms, and range in size from 1,290 square feet to 1,325 square feet. All homes will have a one car garage accessible from either a public alley or interior private driveway. At the time of writing the report, **there are no outstanding issues** associated with the project and staff is not aware of any opposition to the project.

Table 1: Project Information
General Plan designation: Medium Density Residential, 16-29 dwelling units per new acre
Existing zoning of site: Multi-Family Residential (R-2B)
Existing use of site: Vacant
Property area: 0.41± net acres

Background Information: There is no record of prior planning applications affecting this property.

Public/Neighborhood Outreach and Comments: The project notice was routed to the Oak Park Redevelopment Area Committee (Oak Park RAC), the Oak Park Neighborhood Association, the Med Center Neighborhood Association, and the Sac High Drug Free Zone. Additionally, all residents within five hundred (500) feet of the proposed site were notified of the project.

The Oak Park RAC supports the architectural design, although some members expressed concern about the proposed density and availability of parking spaces for each unit. Other members commented that the overall project is a good fit for the site, and contributes a mix of housing types not found within the neighborhood. The Oak Park Neighborhood Association commented that the design of the homes is beautiful, and there is a need to have owner occupied residences within Oak Park.

Environmental Considerations: The proposed project is exempt from environmental review pursuant to CEQA Guidelines Section 15332 as an infill development.

Policy Considerations: The proposed project is consistent with the land use designations and applicable policies of the General Plan.

General Plan Update

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

- providing a mix of housing to meet the needs of current and future residents (pg. 3); and
- including a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels in order to promote stable neighborhoods (pg. 3).

Sacramento General Plan Smart Growth Principles: The Sacramento City Council adopted a series of "Smart Growth Principles" in 2001, in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The proposed Alchemy at 34th project advances many of the Smart Growth Principles such as the need to:

- create a range of housing opportunities and choices with a diversity of affordable housing near employment centers; and
- concentrate new development and target infrastructure investments within the urban core of the region to allow for efficient use of existing facilities, infill and reuse areas.

Land Use

Tentative Map design: The proposed Tentative Map subdivides 0.41± acres into nine (9) alternative single-family lots and one (1) common drive lot. The project site is bounded by 1st Avenue on the south, 34th Street on the west, a public alley on the north, and single family residences to the east.

The applicant proposes to develop the site with petite lots varying in size from 21 feet to 34 feet in width and 54 feet to 67 feet in depth. A private drive would provide vehicular access in a one-way direction south from the public alley, west onto 34th Street. Six of the residences would have garages accessed via the private drive. The remaining three residences would have garages accessed via the public alley. The originally submitted

application included a request to gate the development and private drive, but this request was subsequently withdrawn by the applicant.

The proposed lotting configuration orients five of the homes facing 1st Avenue, two of the homes facing 34th Street, and two of the homes facing the internal private drive, in order to provide a strong streetscape. In addition, existing separated sidewalks with planter strips are located along both 1st Avenue and 34th Street.

Variance to allow two of the residences to be constructed which lack public right-of-way frontage: Two of the proposed residences (Lots 3, 4) would be constructed on parcels which, while fronting onto a public alley, would not front onto a public right-of-way. The City Zoning Code Section 17.68.030(c) provides: "No building permit may be issued for any building or structure on any parcel unless said parcel has at least twenty (20) feet of public street or approved private street frontage." Relief from this requirement is through a request for a variance.

Development of such parcels presents issues of design, access and security that are not usually present in projects with parcels that have the required public street frontage. Because of these concerns, staff considers the following factors in evaluating projects involving such parcels:

- Does the project design promote "eyes on the street" design and avoid isolating individual homes in areas that do not have easy access to public streets?
- Does the project design include sufficient open space to ensure that residents do not feel cramped for space?
- Does the design provide ready pedestrian and vehicular access to the public thoroughfares?
- Is there adequate parking and maneuvering room on the site?
- Is there any substantial obstacle to emergency access?
- Is the parcel part of a larger group of parcels that could benefit from a program of development (e.g., construction of new access route to interior parcels)?

Proposals to develop interior parcels often generate intense scrutiny from neighbors. Early notification to neighbors and community groups is essential.

In this case, the proposed parcels are large enough to accommodate the proposed single-family residences, and there is adequate access to the public street. The residences would be visible from 34th Street, 1st Avenue, the public alley, and would, to the extent possible, promote "eyes on the street" in the neighborhood.

Based on consideration of these factors, staff has concluded that development of the site as proposed would be consistent with the public health, safety and welfare, and would be consistent with the planning policies of the City as expressed in the General Plan. As noted below, the specific entitlement in such cases is a variance from the public frontage requirement, and that entitlement is discussed below.

The following standards apply to the granting of a variance:

- A. **A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.**

The proposed parcels would be a part of a larger small-lot single-family residential development. Similar developments and circumstances are present elsewhere in the City, and thus granting of such a variance would not constitute a special privilege.

- B. **The consideration of "use variances" is specifically prohibited. These are variances which request approval to locate a use in a zone from which it is prohibited by ordinance.**

A use variance is not requested as the proposed use of the site for single family residences is consistent with the General Plan and Zoning Code.

- C. **A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.**

The proposed use of the site as single-family residences is consistent with the surrounding land uses of the site and residential land uses are not injurious to the public welfare or the nearby properties. Additionally, the project has been conditioned by various City Departments including the Fire Department, to ensure that the proposed project will be adequately constructed to accommodate emergency vehicles.

- D. **A variance must be in harmony with the general purpose and intent of the Zoning Code. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.**

The proposed project is overall consistent with the general purpose of the Zoning Code and the General Plan Residential policies, as the site is zoned and designated for residential land uses.

Special Permit to allow an Alternative Ownership Housing Type

In order to develop the project site with nine (9) small lot single family residences within the Multi-Family (R-2B) zone, the applicant is requesting the approval of a Special Permit to allow for the Alternative Ownership Housing Type (Zoning Code Section 17.24.050(8)). Approval of the Special Permit allows for the lot size, lot configuration, setback, and lot coverage standards to vary from those found within the Standard Single Family (R-1) zone.

The proposed project includes reduced setbacks due to the medium density, petite sized lots. Specifically, the front yard setbacks are proposed to be approximately ten (10) to twelve and a half (12.5) feet, the side yard setbacks would be three (3) feet on one side and at a zero lot line on the opposite side, and the rear yard setback would three (3) feet or greater. All commenting departments and agencies have agreed to the reduced setbacks and lot layout configuration. Staff also supports the proposed small lot subdivision layout as it provides a single family home ownership opportunity in a location of the City which is predominantly surrounded by existing multi-family units, and a high concentration of rental single-family residences.

The proposed project is located within the Oak Park Design Review District, and review by the Design Review Board is required (Zoning Code Section 17.132.040(A)). The applicant submitted the proposed project to the City's Design Review Department, and the Design Review Board approved the designs on November 15, 2006. The Record of Decision from the Design Review Board is attached, see page 24.

The following standards apply to the granting of a Special Permit:

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

In this case, staff finds that the proposed lot sizes are appropriate because they provide for a housing type not typically found in the area and help ensure that the City meets its objectives to provide more affordable ownership housing opportunities.

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

Lots of this size have routinely been approved in other areas of the city, including North Natomas and the Pocket area. Staff finds that the proposed lot width and depth are adequate to accommodate sufficient setbacks which will protect the privacy of neighbors and ensure adequate open space and access to light and air. Additionally, the proposed house plans were reviewed and approved by the Design Review Board.

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

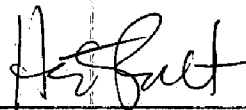
The proposed project will be consistent with the residential land use policies and density requirements of the General Plan and Zoning Code.

Government Code Section 65402 Review and General Plan Consistency

The proposed project includes a request for the abandonment of a portion of unused public right-of-way along 34th Street, to be owned and maintained by the future property owners of the project. Pursuant to Sacramento City Code Section 2.112.070 and California Government Code Section 65402, the abandonment must be submitted to the Planning Commission for a determination of conformity with the General Plan. The abandonment of the right-of-way is consistent with the General Plan in that it:

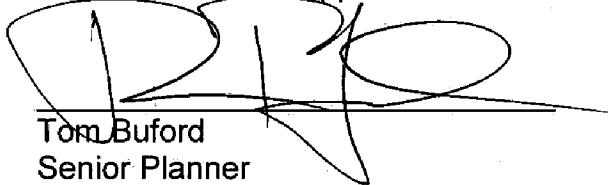
- Continues to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration (GP 2-16); and,
- Maintains the quality of the City's street system. (GP 5-12)

Respectfully submitted by:



Heather Forest
Associate Planner

Recommendation Approved:



Tom Buford
Senior Planner

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Proposed Findings and Conditions

Findings Of Fact

A. Environmental Determination: Exemption:

1. The City of Sacramento's Environmental Planning Services has reviewed the Alchemy at 34th project, P06-108 ("Project") and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

a. The Project is exempt under CEQA Guidelines Section 15332. CEQA Section 15332 allows for the exemption of "...projects characterized as in-fill development meeting the conditions described..." below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulation.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban areas.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

b. The factual basis for the finding of exemption is as follows: the proposed project includes the construction nine (9) single-family residences on a residentially zoned parcel. The project site is surrounded by similar residential development, occurring within the city limits on a site which is less than five acres in size. The site has been not been identified as having valuable habitat for any species. Approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Finally, the site can be adequately served by all required utilities and public services.

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

B. Tentative Subdivision Map: The Tentative Subdivision Map to subdivide three parcels totaling 0.41± acres into nine (9) small lot single family residential

parcels, and one (1) common parcel, within the Multi-Family (R-2B) zone, is approved subject to the following Findings of Fact and Conditions of Approval:

1. None of the conditions described in Government Code Section 66474 subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement is consistent with the City General Plan, and subdivision Ordinance Chapter 16.12.020 of the Sacramento City Code. The City General Plan designates the site for Medium Density Residential;
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

C. Special Permit: The Special Permit to allow an Alternative Ownership Housing Type within the Multi-Family (R-2B) zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special is based upon sound principles of land use in that the proposed lot sizes are appropriate because they provide for a housing type typically not found in the area and help ensure that the City meets its objectives to provide more affordable ownership housing opportunities.
2. Granting the Special Permit would not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the proposed lot width and depth are adequate to accommodate sufficient setbacks which will protect the privacy of neighbors and ensure adequate open space and access to light and air. Additionally, the proposed house plans were reviewed and approved by the Design Review Board.
3. The proposed project will be consistent with the residential land use policies and density requirements of the General Plan and Zoning Code.

D. Variance: The Variance to allow two of the residences to be constructed without public right-of-way frontage, within the Multi-Family (R-2B) zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. The Variance does not constitute a special privilege as a similar variance would be appropriate for any property owner in a similar situation.

2. The Variance does not constitute a use variance in that single family homes are allowed within the Multi-Family (R-2B) zone.
3. The Variance will not be injurious to the public as project site can be adequately served by emergency vehicles.
4. The Variance is consistent with the General Plan in that the overall use of the site is residential development.

Conditions Of Approval

- B. Tentative Subdivision Map:** The Tentative Subdivision Map to subdivide three parcels totaling 0.41± acres into nine (9) small lot single-family residential parcels, and one (1) common parcel in the Multi-Family (R-2B) zone is approved subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-108). The design of any improvement not covered by these conditions shall be to City standard.

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. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering Division.

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

GENERAL: All Projects

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 Development Engineering Division 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, and maneuvering easement shall be conveyed to and reserved from the appropriate parcels at no cost, at the time of sale or other conveyance of either 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.

DE: Streets

6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

7. The applicant shall repair/reconstruct the alley adjacent to the subject site if deemed necessary per City standards to the satisfaction of the Development Engineering Division.

8. The applicant shall install permanent street signs to alert motorists that the private drive has a one-way operation, with the entrance coming from the alley and the exit along 34th Street. The design and location of the street signs shall be to the satisfaction of the Development Engineering Division.

9. The applicant shall dedicate the property line adjacent to 34th Street and 1st Avenue as an exclusive *no ingress/egress* rights line to motor vehicles except for the portion covered by the private drive as shown on the City approved tentative map.

10. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

11. The applicant shall make provisions for bus stops, shelters, transit centers, etc. (if

necessary) to the satisfaction of Regional Transit.

12. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.

DE: Abandonment (Streets and Highway Code)

13. The applicant must apply for and obtain City Council approval of abandonment.

14. The applicant shall satisfy the conditions of approval of the abandonment.

NOTE: The abandonment clearance letters are only good for one year. If the project is not complete before the letters expire then new letters must be obtained and any new conditions of the letters must be satisfied. For this process project completion is recordation of the Final Map.

15. Final Map shall be recorded concurrently with the recordation of the abandonment.

PUBLIC/PRIVATE UTILITIES

16. Dedicate a standard 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street right of ways.

17. Dedicate a 5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to Y and 1st Streets alley (south side).

18. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and 5 feet adjacent thereto as a public utility easement for overhead and underground facilities and appurtenances.

CITY UTILITIES

19. Only one domestic water service is allowed per lot. Any new domestic water service shall be metered. Excess water services shall be abandoned to the satisfaction of the Department of Utilities. (Note: There is an existing 6" water main in Y St. and 1st St. Alley and a 6" water main in 34th St.)

20. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.

21. Residential water taps and meters shall be sized per the City's Building Department on-site plumbing requirements (water taps and meters may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

22. Water meter boxes located in driveways shall be as follows: (1) for 1-inch domestic

water service, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G.

23. 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 water 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 A ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK__, PAGE__)."

24. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of any building permit. The impact to the CSS due to one single-family dwelling is estimated to be 1 ESD. The Combined Sewer System fee at time of building permit is estimated to be \$105 per unit plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.

25. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.

26. The applicant must enter into and record an Agreement for Conveyance of Easements with the City for the repair and maintenance of future sanitary sewer services that cross property lines stating that private utility easements shall be conveyed to and reserved from Lot 1 to 2 and/or from Lot 2 to 1, at no cost, at the time of sale or other conveyance of either parcel. 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 # (BOOK__, PAGE__)."

27. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that a private reciprocal drainage easements shall be conveyed to and reserved from each parcel as needed, 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 A ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK__, PAGE__)."

28. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation. Finished lot pad elevations shall be accepted by the Department of Utilities.

29. 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.

30. 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.

31. 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 for this project. This will not affect site design. Improvement plans must include the source controls measures selected for the site. Refer to the latest copy of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

FIRE

32. Provide a fire hydrant on 34th Street at the 1st Avenue/Y Street alley in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

MISCELLANEOUS

33. This project shall require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

PPDD: Parks

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

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

Advisory Notes:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

A. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.

B. The proposed project is located in the Flood zone designated as X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

C. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$18,506. This is based on 9 single family residential units and an average land value of \$115,000 per acre for the East Braodway Planning Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

2) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$18,792. This is based on 9 single family units at the infill fee of \$2,088 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

3) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation

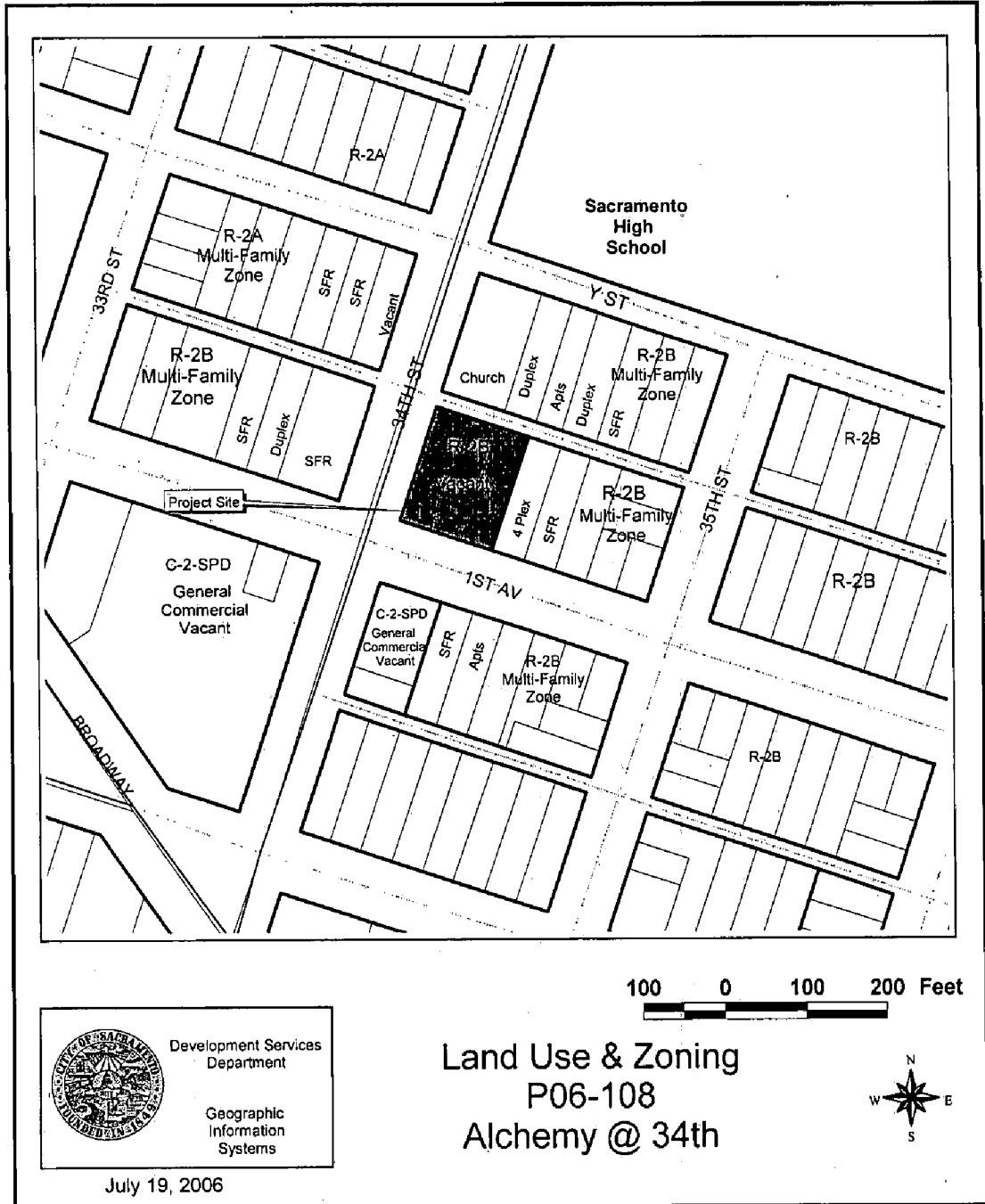
C. Special Permit: The Special Permit to allow for an Alternative Ownership Housing Type within the Multi-Family (R-2B) zone is approved subject to the following conditions:

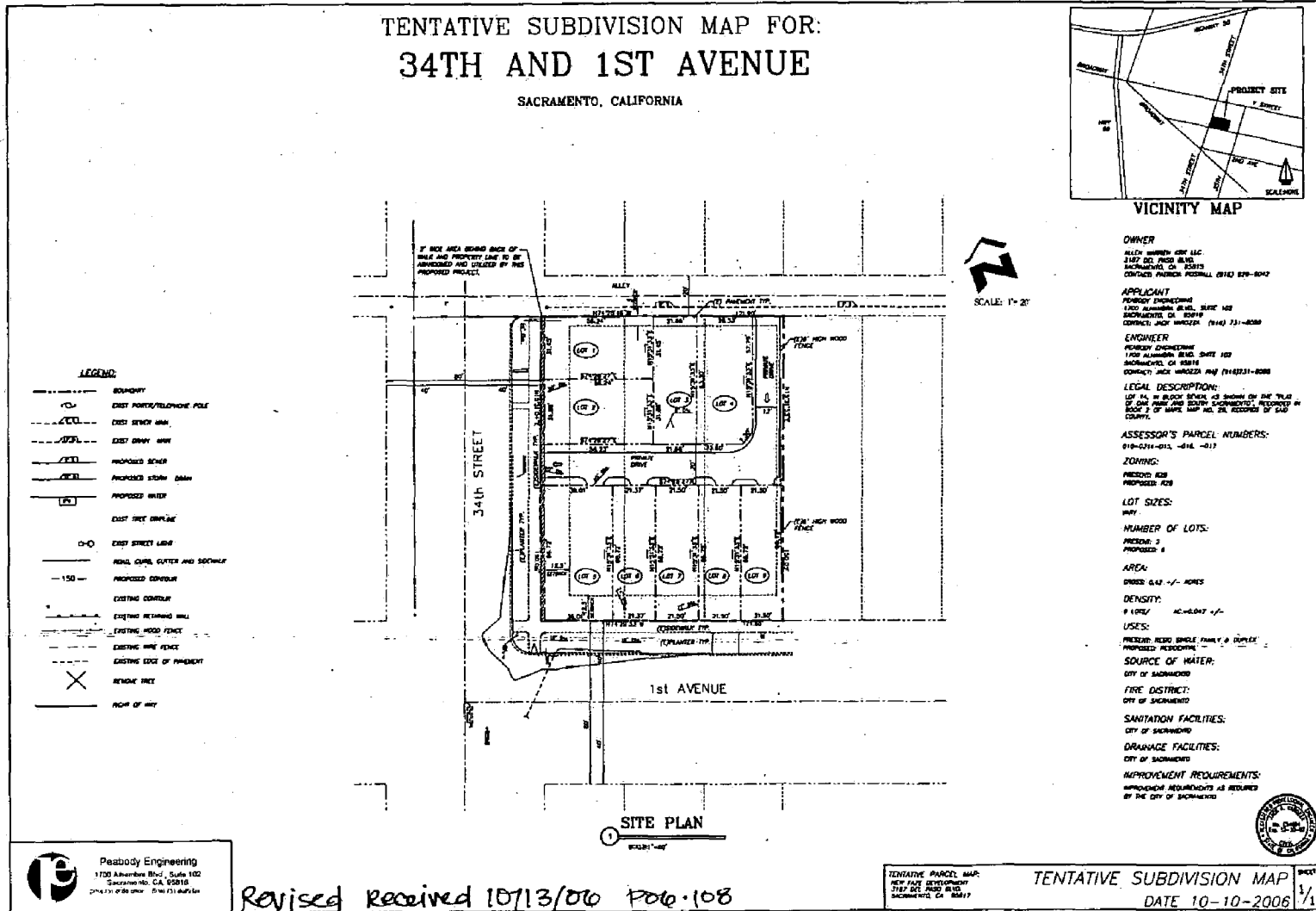
1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.

2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.

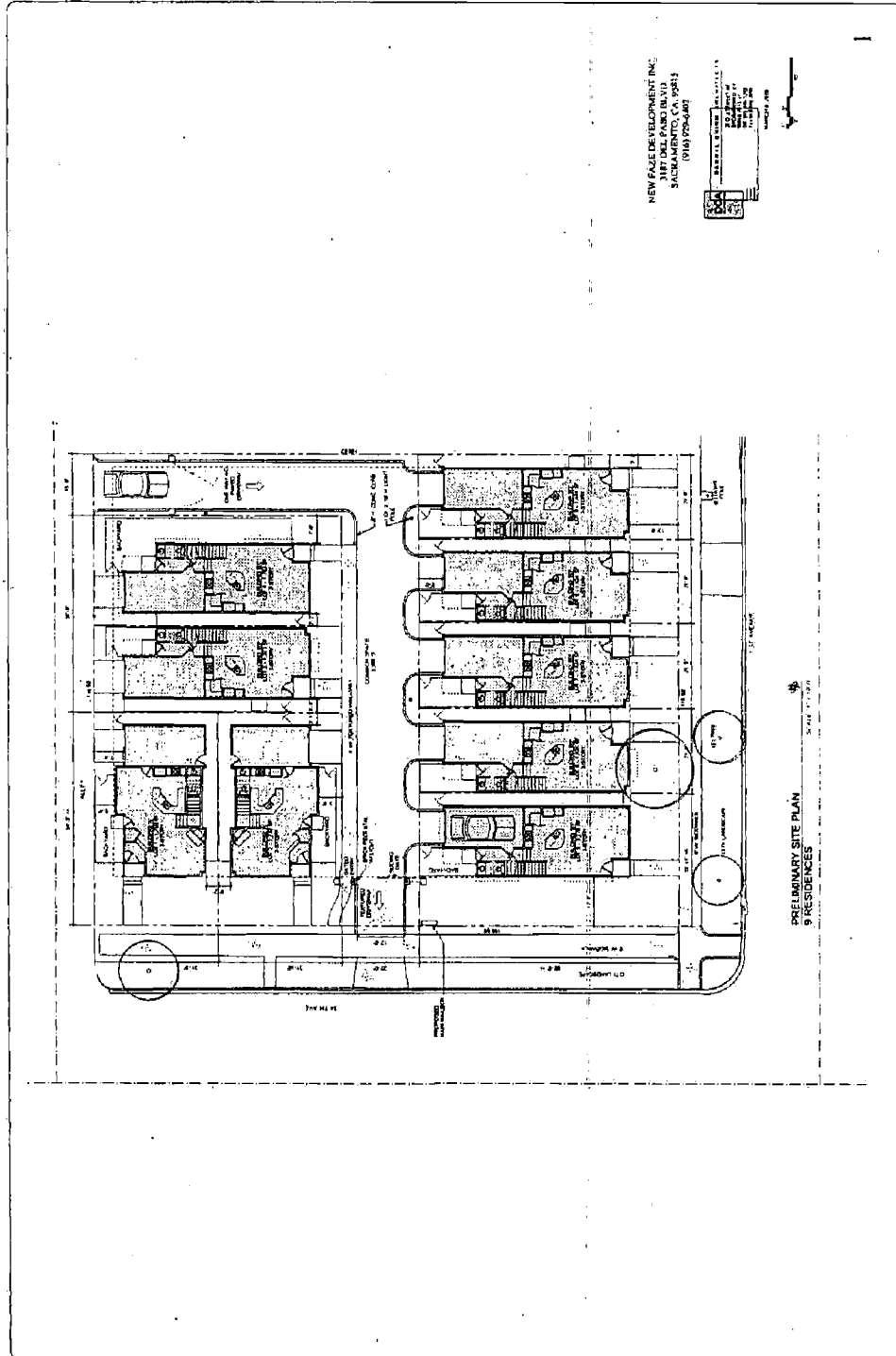
3. Applicant shall meet all conditions of the Design Review approval, file # DR06-178.

Land Use & Zoning Map

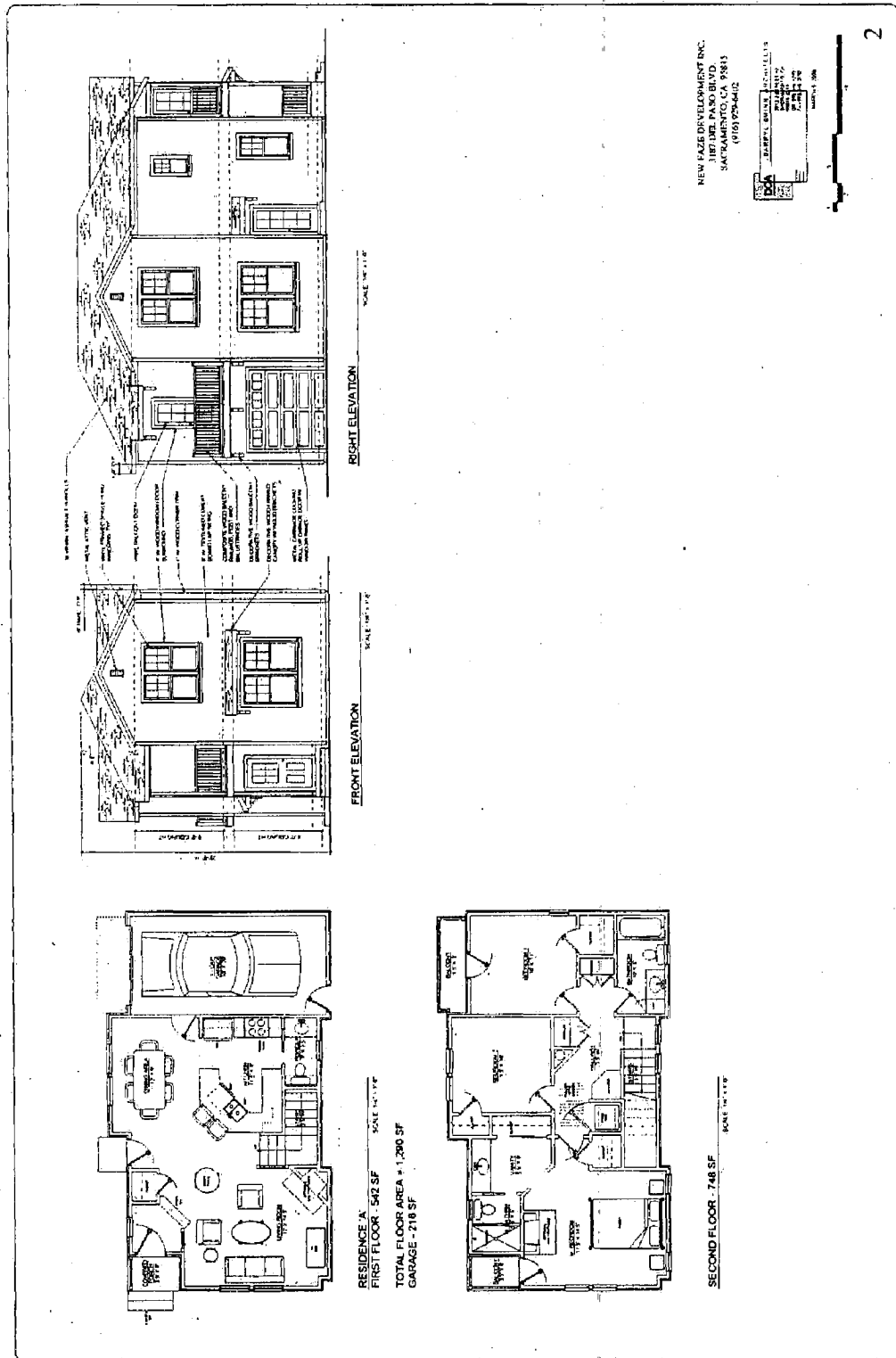




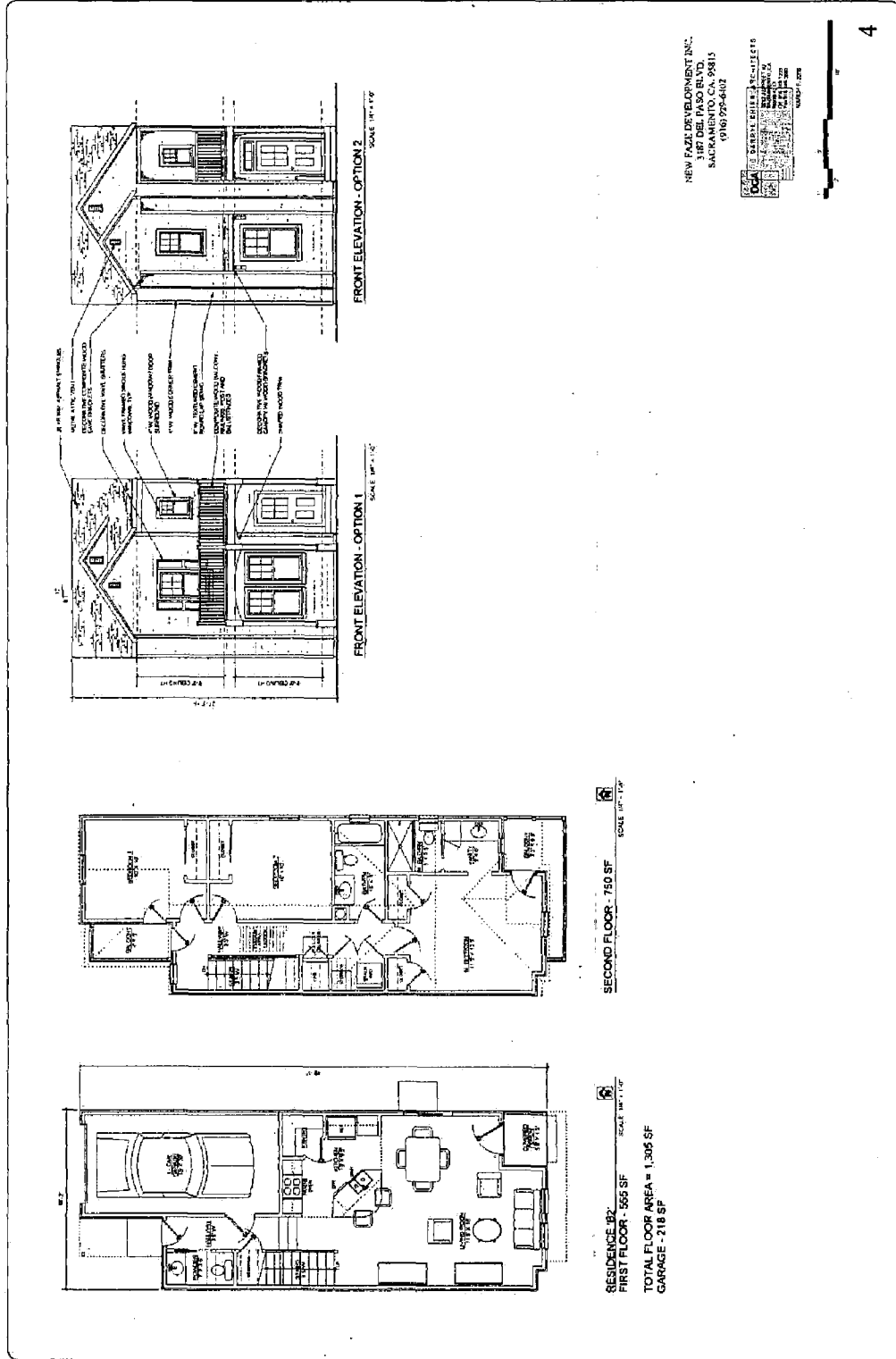
Preliminary Site Plan



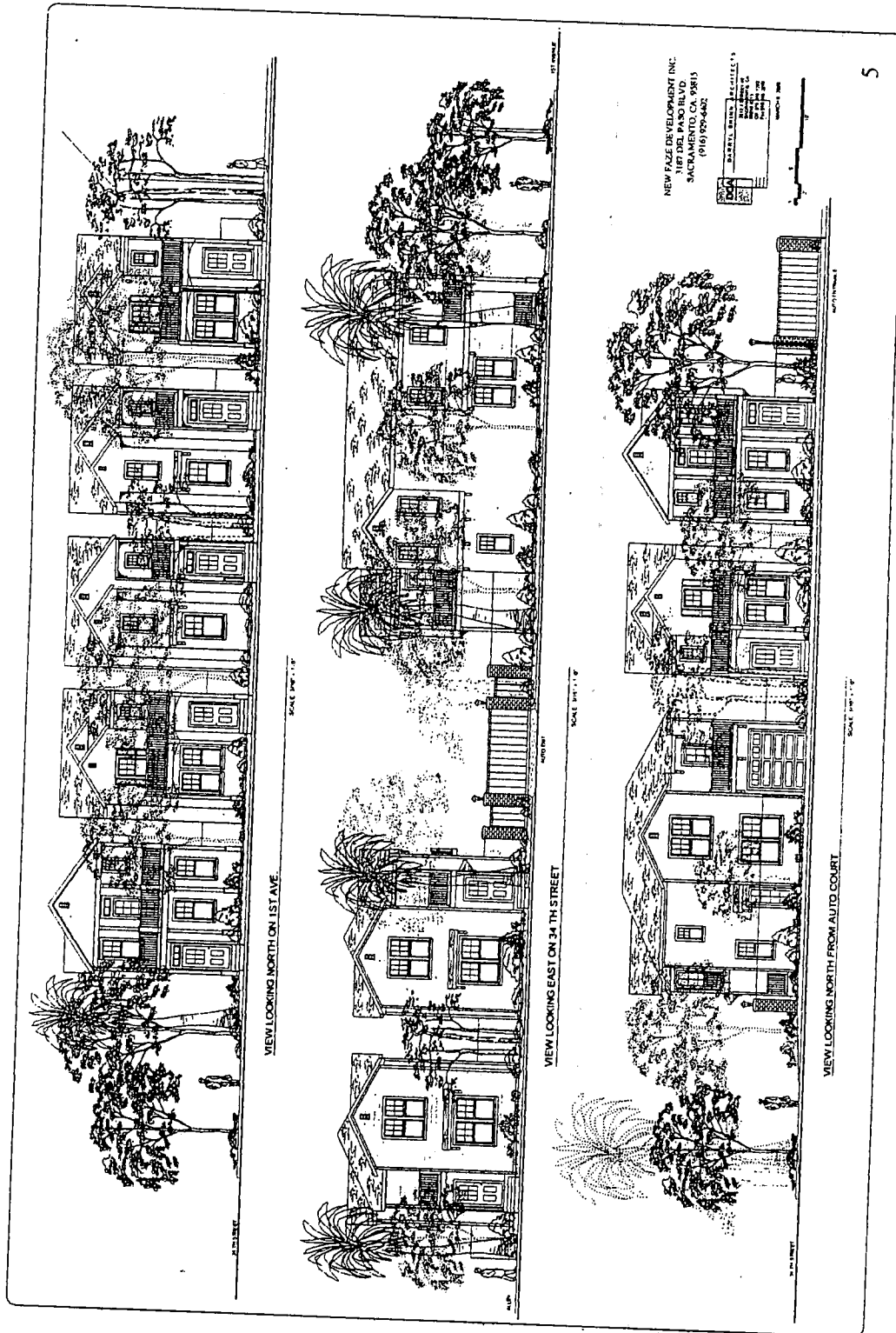
Residence "A" Floor Plan & Elevations



Residence "B2" Floor Plan & Elevations



Architectural Streetscape



Design Review Board Record of Decision



**CITY OF SACRAMENTO DESIGN REVIEW AND PRESERVATION BOARD
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814


Project Name:	Nine (9) residential lots and one (1) lot for a common drive with private access to the units	
Project Number:	DR06-178	
Project Location:	2535 34 th Street	
Assessor's Parcel No.:	010-0314-015; -016; -017	
Applicant:	Kristan Otto	
Action Status:	Approved with Amended Conditions	Action Date: 11/15/06

REQUESTED ENTITLEMENT(S): 2535 34th Street (DR06-178), A request to develop nine (9), two-story homes with attached garages, and one (1) lot for a common drive with private access to each unit. Three unit types are proposed ranging from 1,250 sq. ft. (4 units) and 1,300 sq. ft. (5 units) on .43 acres in the R-2B zone.

- A. Environmental Determination: Exempt per CEQA 15332, In-Fill Development Projects
- B. Design Review request to construct a 9 single family small-lot homes in the R-2B zone.

ACTIONS TAKEN: On 11/15/06, the Design Review and Preservation Board took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Action: Moved, seconded, carried (Fuller/Booher, 5:0:0; Absent- Elliot, Marshack, Sehnert), to approve with amended conditions.

Action certified by: 
Luis R. Sanchez, AIA, Design Review Director

Sent to Applicant: 11/16/06 By: 
Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not

stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

DESIGN REVIEW: The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Design Review and Preservation Board decision of this item to the Planning Commission must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 11/25/06. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

- A. Environmental Determination:** This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15332(b).
- B. The Design Review** request for construction of 9 single-family detached homes project is approved, subject to the following Findings of Fact and Conditions of Approval:
1. The project is based upon sound principles of land use, in that the proposed use is allowed in the Residential (R-2B) zone, and includes conditions addressing building and site design.
 2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan.
 3. The proposed use would not be detrimental to the public health, safety and welfare, and would not result in a public nuisance as the buildings and landscaping have been designed so as to be compatible with the existing character of the general vicinity, and shall not change the essential character of the project area.
 4. The project, as conditioned, enhances the surrounding neighborhood.
 5. The project, as conditioned, will complement certain aspects of the structures in the vicinity, and conforms to the Board's design criteria.

Conditions Of Approval

The Design Review request to construct the 9 single family detached homes project and its associated site improvements is hereby approved subject to the following conditions:

- A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to the issuance of a building permit:**
1. The building site shall be sited as indicated in the report and exhibits. The applicant shall retain the straight pattern of the parkway strip on 34th Avenue and 1st Avenue.
 2. The project setbacks are contingent on planning Commission Approval.
 3. Each unit shall provide a minimum of one tree in the front yard, groundcover and decorative shrubs. An automatic irrigation system shall be installed in the front yard to provide consistent coverage of all planted areas. The units on the corners shall have an automatic irrigation system that covers the yards fronting both streets. Irrigation controls shall be screened from view by landscaping. Final landscaping plans shall be submitted for review and approval by staff prior to Building Permit submittal.
 4. Final fence details shall be review and approval by staff prior to Building Permit submittal.
 5. Final lighting plans showing site lighting locations, cut sheets, design, material, color, and height shall be submitted for review and approval by staff prior to Building Permit submittal.
 6. Mechanical site equipment proposed shall be screened as necessary to fit in with the design of the new building. AC, SMUD boxes, etc., shall be placed where not visible from street views, and screened from any pedestrian view. The Applicant shall submit final mechanical locations and screening for ground mounted equipment to staff for review and approval prior to Building Permit submittal.
 7. Final Trash area plans shall be reviewed and approved by staff.
- B. The design of the building (see plans attached) is hereby approved subject to the following conditions:**
8. Final Massing/Rhythm and Building Heights shall be as indicated in the report and exhibits.
 9. Decorative wood 6" columns with built out wood 8" bases, shall be provided as indicated in the report and exhibits.
 10. Wood or composite balustrades shall be provided, as indicated in the report and exhibits.
 11. Decorative wood framed canopies with wood brackets shall be provided, as indicated in the report and exhibits.

12. The applicant shall work with staff to provide additional material options for the upper gables. Final elevations shall be reviewed and approved by staff prior to Building Permit submittal.
13. 6-inch exposure wood or fiber cement horizontal lap siding shall be provided at all elevations, as indicated in the report and exhibits. All lap siding shall be smooth finish. No stamped grain.
14. All windows at all elevations shall be single or double hung, wide frame vinyl or wood, with grids, decorative 2" X 4" wood trim and projecting wood sills, as indicated in the report and exhibits. Grid patterns and locations shall vary from each adjacent unit. Final grid plans shall be reviewed and approved by staff prior to Building Permit submittal.
15. Wood shutter shall be provided, as indicated in the report and exhibits.
16. ***The applicant shall work with staff to provide traditional gable end vents. Final elevations shall be reviewed and approved by staff prior to Building Permit submittal. Wood rectangular gable vents with decorative wood (1" x 2") trim and project wood sill shall be provided, as indicated in the report and exhibits.***
17. Wood brackets shall be provided, as indicated in the report and exhibits.
18. All woodwork shall be smooth finish. No rough sawn.
19. Wood front entry doors shall have a raised panel style design and a window, as indicated in the report and exhibits.
20. Metal garage doors shall have a carriage style design. Rectangular windows shall be provided in top panel of garage doors, as indicated in the report and exhibits.
21. Roofing shall be a minimum 30-year laminated dimensional composition shingle, as indicated in the report and exhibits.
22. Ogee gutters and downspouts shall be painted a complementary color. Final plans shall be reviewed and approved by staff prior to Building Permit submittal.
23. No roof-mounted mechanical equipment is allowed. Any proposed ground mounted mechanical equipment shall be screened. Final mechanical plan with locations be submitted to staff prior to Building Permit submittal.
24. Decorative light fixtures shall be consistent with the architectural style of the residences and shall provide adequate illumination of the front entry and addresses so that they are clearly visible from the street. Decorative exterior light fixtures shall be illustrated on final plans. Final lighting concept shall be provided for review and approval by staff prior to Building Permit submittal.
25. All required new and revised plans shall be submitted for review and approval of staff prior to submittal for building permits. ***A set of the appropriate plans shall be submitted directly to Design Review staff.*** Any necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator

prior to final Design Review sign off of plans.

26. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.
27. Final occupancy shall be subject to approval by Design Review staff and shall involve an on site inspection.



REPORT TO DESIGN REVIEW AND PRESERVATION BOARD City of Sacramento

HEARING
November 15, 2006

Honorable Members of the Design Review and Preservation Board

Subject: 2535 34th Street (DR06-178), A request to develop nine (9), two-story homes with attached garages, and one (1) lot for a common drive with private access to each unit. Three unit types are proposed ranging from 1,250 sq. ft. (4 units) and 1,300 sq. ft. (5 units) on .43 acres in the R-2B zone.

- A. Environmental Determination: Exempt per CEQA 15332, In-Fill Development Projects
- B. Design Review request to construct a 9 single family small-lot homes in the R-2B zone.

Location/Council District/ Design Review District:

2535 34th Street Sacramento, CA 95817

Assessor's Parcel Number 010-0314-017

Council District 5

Oak Park Design Review District

Recommendation: Staff recommends the Board approve the proposed project based on the findings and subject to the Conditions of Approval. The Board has final approval authority over items A and B above, and its decision is appealable to Planning Commission.

Contact: Leslie Gross, Assistant Planner, 916-808-5881

Applicant: Kristan Otto, Kristan Otto Group, (916) 648-1252, 891 Commons Drive, Sacramento, CA 95825

Owner: Allen W. Warren , Alchemy @ 34th, LLC, (916) 929-6402, 1825 Del Paso Blvd, Sacramento, CA 95815

Summary: The proposed 9 single-family detached homes are configured to resemble the unique character of the existing residential neighborhood. The units will be two-story, two to three bedrooms, with 2 ½ bath, and a one-car garage. The unit sizes range from 1,290 s.f. (four units) to 1,325 s.f. (five units). Each unit includes a balcony on the 2nd-floor, providing private outdoor space, as well as contributing to an active streetscape. Lot coverage ranges from 35% to 57%. The proposed units will be moderately priced, providing home ownership opportunities for those residing in the existing community. This project is located in the Oak Park Design Review District.

The project will require the following entitlements: A request to subdivide three parcels totaling 0.41± acres into nine (9) small lot single family residential parcels, and one (1) common parcel, within the Multi-Family (R-2B) zone. (P06-108).

- A. ENVIRONMENTAL DETERMINATION: Exempt (15332)
- B. TENTATIVE MAP to subdivide three parcels totaling 0.41± acres into nine (9) small lot single family residential parcels, and one (1) common parcel, within the Multi-Family (R-2B) zone.
- C. SPECIAL PERMIT to allow the construction of an alternative ownership housing type.
- D. VARIANCE to allow two of the residences to be constructed without public right-of-way frontage.

Table 1: Project Information
Existing zoning of site: R-2B (residential)
Existing use of site: vacant
Property dimensions/area: .43 gross acres
Building square footage: Residence A (1,290 s.f.), Residence B1 (1,325 s.f.), Residence B2 (1,305 s.f.)
Building height: To highest roof peak: Residence A (25'-6"), Residence B1 (27'-6"), Residence B2 (27'-3")
Exterior building materials: 8" horizontal wood lap siding, wood columns, window and door trim, wood sills, wood fascia board, brackets, and gable vents, composition roof, wood composite or hard wood railings. Single hung wide frame vinyl windows, wood doors.

Background Information: The project is subject to the Oak Park Residential Design Guidelines. The project was presented for review and comment to the Oak Park Subcommittee August 9, 2006.

This project requires a Planning Commission Special Permit to allow construction of an alternative ownership housing type. This project also requires a variance to allow two of the residences to be constructed without public right-of-way frontage and a tentative map to subdivide three parcels totaling 0.41± acres into nine (9) small lot single family residential parcels, and one (1) common parcel, within the Multi-Family (R-2B) zone. Once the revised tentative map has been submitted to the project planner, and easement abandonment clearance letters received, the project will be heard before the City's Subdivision Review Committee (SRC). Approximately one month after the project is heard before SRC, the project will be heard before the City Planning Commission, at which an approval or denial will be made.

Public/Neighborhood Outreach and Comments: Staff contacted the adjacent property owners and the following neighborhood associations with an Early Notice on July 25, 2006, and notice of this hearing November 15, 2006. SHRA, and Oak Park N.A. have all been informed of this project. The Oak Park RAC subcommittee reviewed the project August 9, 2006 and provided comments.

The Oak Park RAC subcommittee supports the architectural design, although they are split on the proposed density and available parking spaces for each unit. Some members of the subcommittee feel that fewer units, with 2 parking spaces per unit, would be more appropriate for the neighborhood. Other members feel that the density was consistent with the General Plan Update Vision. In addition, the subcommittee feels that the project is a good fit for the site, and contributes to the mix of housing types within the neighborhood, thereby providing a mix of housing choices for residents of all ages and income levels.

Environmental Considerations: Exempt per CEQA 15332(b), "the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses."

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

1. Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians.
2. Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods.
3. Use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character.

Parking and Setback Requirements: Below are the tables indicating parking & setback requirements for this project.

Table 2: Parking			
Use	Required Parking	Proposed Parking	Difference
Residential	1 / dwelling unit= 9	1 / dwelling unit= 9	none

Table 2a: Bicycle Parking			
Total vehicle parking provided	Required bicycle parking	Provided bicycle parking	Difference
9	0	0	none

As indicated above, the project meets parking requirements.

Setbacks, height and bulk

Table 3: Height and area standards			
Standard	Required	Proposed	Deviation?
Height	35'	27'-6" max	-7'-6"
Front setback	25'	Lot 1-2: 14'-6" Lot 3-4: 7'-9" Lot 5-9: 12'-6"	Lot 1-2: -10'-6" Lot 3-4: -17'-3" Lot 5-9: -12'-6"
Side setback	5'	Lot 1-2: (L/R) 3'-1" Lot 3: (L) 3'-3", (R) 0'-0" Lot 4: (L) 3'-2", (R) 7'-0" Lot 5: (R) 3'-0" Lot 6-9: (L) 0'-0", (R) 3'-0"	Lot 1-2: (L/R) -2'-11" Lot 3: (L) -2'-11", (R) -5'-0" Lot 4: (L) -1'-10", (R) +2'-0" Lot 5: (R) -2'-0" Lot 6-9: (L) -5'-0", (R) -2'-0"
Street side setback	25'	Lot 5: (L) 14'-6"	Lot 5: (L) -14'-6"
Rear setback	15'-0"	Lot 1: 5'-4" Lot 2: 5'-9" Lot 3-4: 7'-4" Lot 5-9: 6'-0"	Lot 1: -9'-8" Lot 2: -9'-3" Lot 3-4: -6'-8" Lot 5-9: -9'-0"

In order to develop the project site with 9 small lot single family residences within the Multi-Family (R-2B) zone, the applicant is requesting, as part of the planning entitlements, the approval of a Special Permit to allow for the Alternative Ownership Housing Type (Zoning Code

Section 17.24.050(8)). Approval of the Special Permit allows for the lot size, lot configuration, setback, and lot coverage standards to vary from those found within the Standard Single Family (R-1) zone. The proposed project includes reduced setbacks due to the medium density, petite sized lots. Staff supports the proposed small lot subdivision layout as it provides a single family home ownership opportunity in a location of the City which is surrounded by existing single family residences.

STAFF EVALUATION: Staff has the following comments:

A. Site Design

1. The property is situated in the Oak Park Design Review District, just south of Interstate 50, and directly north of Broadway. The existing neighborhood streets are lined with mature trees, located within the parkway strip. The proposal will fill in a vacant lot that currently exists within the neighborhood. Once complete, linkages between neighborhoods and districts should be strengthened, and pedestrian activities should also be enhanced. The proposed project site is bounded on the west by 34st Street, on the north by a public alley, on the south by 1st Avenue and on the east by a 6' tall wood property line fence. The new site plan is organized in a straightforward manner, with 5 single family units orientated toward 1st Avenue, 2 units orientated toward 34th Avenue, and 2 units orientated toward the common interior driveway. A main feature of the street-facing units is its walk-up stairway, or stoop. Each of these street-facing units also has a door from the lower level to the outdoor space/exit. **Staff supports the proposed site design.**
2. **Setbacks:** The existing site has the typical City tree parkway strip with pedestrian sidewalks along 34th Ave. and 1st Street. Along these two streets a 12'-6 building setback is typically shown. This front setback will be used both for the front stoop, or stairway. A small +3'-0" access-way is provided between the units. In these conditions, typically one of the unit sidewalls is annotated as a "zero lot line" with a single window or exit door for that particular property line wall. The other adjacent unit sidewall in this side-by-side situation is set back a few feet, and has windows facing out toward the previously described sidewall. At the rear of these unit types, or at the interior auto access streets, there is a very limited driveway setback or area, ranging from 6'-0" to 7'-4". **Staff supports the proposed setbacks.**
3. **Entries:** Pedestrian entries to the residential units are accessible both from the street by a central access path and by 34th Ave. along 4'-0 wide walkway path. Automobile entry is from the alley along the northern property line.
4. **Auto Access /Site Layout / Landscape:** The automobile entry is located along the northern property line. The interior common driveway exits onto 34th Avenue.

Each unit shall be required to plant a minimum of one tree in the front yard, groundcover and decorative shrubs. An automatic irrigation system shall be installed in the front yard to provide consistent coverage of all planted areas. The units on the corners shall have an automatic irrigation system that covers the yards fronting both streets. Irrigation

controls shall be screened from view by landscaping. Final landscaping plans shall be submitted for review and approval by staff prior to Building Permit submittal.

5. **Fences:** Each unit has private outdoor space that is enclosed by a wood fence. Two units include property line fences to control access between sites. The remaining units do not include property line fences between the sites; however the units include a wood fence at each end of the units with an entry gate located at the rear or front providing private access along one side of each unit by the owners. Fencing locations have been shown on the site map. Final fencing plans shall be submitted for review and approval by staff prior to Building Permit submittal.
6. **Site Lighting:** Exterior lighting fixture style and design should be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security with a minimum 1.0 foot candle throughout. Three 10'-0" high driveway light poles are provided in the interior driveway to illuminate the common area and access ways of the site. An existing light pole is located along the planter strip south-east of the property. Final lighting plans shall be submitted for review and approval by staff prior to Building Permit submittal.
7. **Mechanical / site equipment:** Any mechanical or site equipment must be adequately screened with a design that is integral to the project and per the Board's guidelines. AC units, SMUD boxes, etc., should also be placed where not visible from street views, and screened from any pedestrian view. Such screens should be of a character consistent with that of the overall project. Final mechanical and site equipment plans to be submitted for review and approval by staff prior to Building Permit submittal.
8. **Trash Enclosures:** Each of the nine single family homes will have individual garbage service. Trash receptacles will be located within each garage, or private outdoor space. Garbage and recyclable retainers will be rolled out to the alley.
9. **Bicycle Parking and Storage:** Bicycle parking is not required.

B. Building Design

10. **Massing, Rhythm and Height:** Massing and height of the building is consistent with the buildings adjacent to the project to the east and south. The residential properties immediately to the west along 34th Avenue are single story, bordered by 6'-0" fencing and/or large trees and bushes. The massing of the units is broken down into smaller components that are similar in scale to some of the neighboring properties, thereby providing a balance between the diversity of massing typical of this neighborhood.

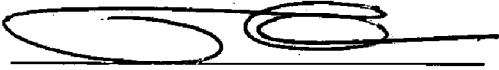
The units create an active face along 34th Avenue and 1st Avenue through the use of multiple planar changes (pop outs), 2nd-story balconies, and recessed entry stoops. The 2nd-story balconies are oriented along the street, incorporating such architectural details as colonnades, rhythmic composite wood balustrades, and decorative wood framed canopies with wood brackets. The units use the same window rhythm and trim details established in the existing adjacent residences. Staff feels the massing of the units will integrate successfully into the existing neighborhood: **Staff supports the proposed massing, rhythm and height.**

11. **Color, Texture and Materials:** Three primary colors are provided for the exterior lap siding; they are all warm tones and vary in shade. Trim pieces are proposed to be painted a light color to highlight the secondary architectural details of the fascia boards, wood posts, window and door surrounds, brackets, balustrades, attic vents, and corner trim. Accent colors in deeper and brighter tones are incorporated into the window and door frames, soffit trims, shutters and garage doors. Three color variations of composite asphalt shingle roofing are proposed, which includes varying shades of greens, browns and grays. The proposed rendered streetscape shows how each unit would vary in color, thereby creating a more interesting streetscape. **Staff supports the proposed color palette.**

The primary exterior material proposed for all unit types is 8" exposure horizontal wood lap siding in a smooth finish. Staff recommends a 4" to 6" exposure horizontal wood lap siding typically seen in the surrounding neighborhood. Staff also recommends a change of material, such as shingle or fish-scale siding in the upper gables, to provide additional texture to the facades. All secondary architectural details, (fascia boards, posts, window and door surrounds/frames, brackets, balustrades, attic vents, corner trim, soffit trims, and shutters) are comprised of wood or composite materials. All windows are single hung wide frame vinyl with grids in the top pane, wood trim and sills. Staff recommends varying the grid patterns, or providing windows with full grids to create additional texture, and variety between the units. Metal garage doors with a carriage style design and rectangular windows in top panel of garage doors are proposed for each unit. Staff feels that the carriage style design will provide additional visual interest within the interior of the site and character details representative of the neighborhood. **Staff supports the proposed secondary architectural details as mentioned above, the color scheme, as well as Staff recommended material changes will provide a quality exterior palette and provide the needed detail at the pedestrian level.**

12. **Mechanical Equipment:** Mechanical equipment is proposed to be located within the garages. This solution is acceptable to staff, but staff recommends that a separate mechanical plan with locations be submitted to staff prior to Building Permit submittal.
13. **Exterior Lighting:** Decorative light fixtures shall be consistent with the architectural style of the residences and shall provide adequate illumination of the front entry and addresses so that they are clearly visible from the street. Decorative exterior light fixtures shall be illustrated on final plans. Staff recommends that the lighting concept be provided for review and approval by staff prior to Building Permit submittal.

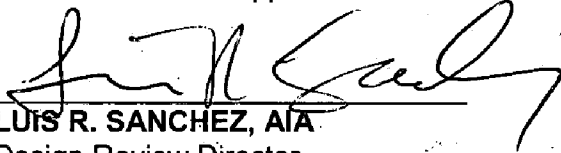
Respectfully submitted by:



LESLIE GROSS

Design Review

Recommendation Approved:



LUIS R. SANCHEZ, AIA

Design Review Director

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Pg 17 Streetscape
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Pg 19 Rendered Streetscape

Proposed Findings and Conditions
Findings Of Fact

- A. Environmental Determination:** This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15332(b).
- B. The Design Review** request for construction of 9 single-family detached homes project is approved, subject to the following Findings of Fact and Conditions of Approval:
1. The project is based upon sound principles of land use, in that the proposed use is allowed in the Residential (R-2B) zone, and includes conditions addressing building and site design.
 2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan.
 3. The proposed use would not be detrimental to the public health, safety and welfare, and would not result in a public nuisance as the buildings and landscaping have been designed so as to be compatible with the existing character of the general vicinity, and shall not change the essential character of the project area.
 4. The project, as conditioned, enhances the surrounding neighborhood.
 5. The project, as conditioned, will complement certain aspects of the structures in the vicinity, and conforms to the Board's design criteria.

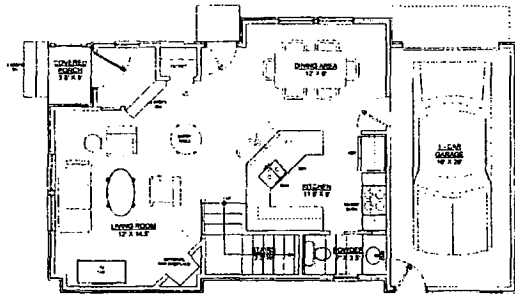
Conditions Of Approval

The Design Review request to construct the 9 single family detached homes project and its associated site improvements is hereby approved subject to the following conditions:

- A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to the issuance of a building permit:**
1. The building site shall be sited as indicated in the report and exhibits. The applicant shall retain the straight pattern of the parkway strip on 34th Avenue and 1st Avenue.
 2. The project setbacks are contingent on planning Commission Approval.
 3. Each unit shall provide a minimum of one tree in the front yard, groundcover and decorative shrubs. An automatic irrigation system shall be installed in the front yard to provide consistent coverage of all planted areas. The units on the corners shall have an automatic irrigation system that covers the yards fronting both streets. Irrigation controls shall be screened from view by landscaping. Final landscaping plans shall be submitted for review and approval by staff prior to Building Permit submittal.

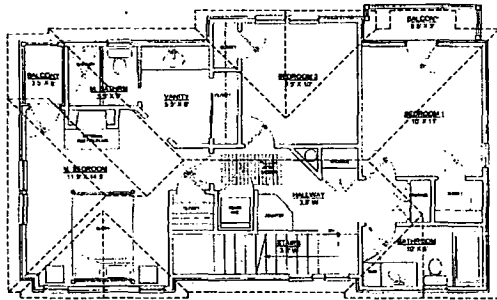
4. Final fence details shall be review and approval by staff prior to Building Permit submittal.
5. Final lighting plans showing site lighting locations, cut sheets, design, material, color, and height shall be submitted for review and approval by staff prior to Building Permit submittal.
6. Mechanical site equipment proposed shall be screened as necessary to fit in with the design of the new building. AC, SMUD boxes, etc., shall be placed where not visible from street views, and screened from any pedestrian view. The Applicant shall submit final mechanical locations and screening for ground mounted equipment to staff for review and approval prior to Building Permit submittal.
7. Final Trash area plans shall be reviewed and approved by staff.
- B. The design of the building (see plans attached) is hereby approved subject to the following conditions:**
8. Final Massing/Rhythm and Building Heights shall be as indicated in the report and exhibits.
9. Decorative wood 6" columns with built out wood 8" bases, shall be provided as indicated in the report and exhibits.
10. Wood or composite balustrades shall be provided, as indicated in the report and exhibits.
11. Decorative wood framed canopies with wood brackets shall be provided, as indicated in the report and exhibits.
12. The applicant shall work with staff to provide additional material options for the upper gables. Final elevations shall be reviewed and approved by staff prior to Building Permit submittal.
13. 6-inch exposure wood or fiber cement horizontal lap siding shall be provided at all elevations, as indicated in the report and exhibits. All lap siding shall be smooth finish. No stamped grain.
14. All windows at all elevations shall be single or double hung, wide frame vinyl or wood, with grids, decorative 2" X 4" wood trim and projecting wood sills, as indicated in the report and exhibits. Grid patterns and locations shall vary from each adjacent unit. Final grid plans shall be reviewed and approved by staff prior to Building Permit submittal.
15. Wood shutter shall be provided, as indicated in the report and exhibits.
16. Wood rectangular gable vents with decorative wood (1" x 2") trim and project wood sill shall be provided, as indicated in the report and exhibits.
17. Wood brackets shall be provided, as indicated in the report and exhibits.

18. All woodwork shall be smooth finish. No rough sawn.
19. Wood front entry doors shall have a raised panel style design and a window, as indicated in the report and exhibits.
20. Metal garage doors shall have a carriage style design. Rectangular windows shall be provided in top panel of garage doors, as indicated in the report and exhibits.
21. Roofing shall be a minimum 30-year laminated dimensional composition shingle, as indicated in the report and exhibits.
22. Ogee gutters and downspouts shall be painted a complementary color. Final plans shall be reviewed and approved by staff prior to Building Permit submittal.
23. No roof-mounted mechanical equipment is allowed. Any proposed ground mounted mechanical equipment shall be screened. Final mechanical plan with locations be submitted to staff prior to Building Permit submittal.
24. Decorative light fixtures shall be consistent with the architectural style of the residences and shall provide adequate illumination of the front entry and addresses so that they are clearly visible from the street. Decorative exterior light fixtures shall be illustrated on final plans. Final lighting concept shall be provided for review and approval by staff prior to Building Permit submittal.
25. All required new and revised plans shall be submitted for review and approval of staff **prior to submittal** for building permits. **A set of the appropriate plans shall be submitted directly to Design Review staff.** Any necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator prior to final Design Review sign off of plans.
26. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.
27. Final occupancy shall be subject to approval by Design Review staff and shall involve an on site inspection.

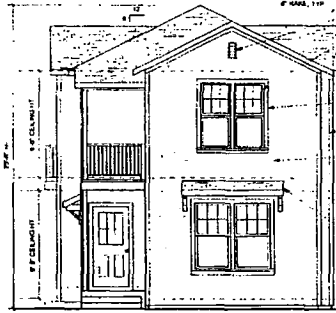


RESIDENCE 'A'
FIRST FLOOR - 542 SF
SCALE: 1/4" = 1'-0"

TOTAL FLOOR AREA = 1,290 SF
GARAGE - 218 SF



SECOND FLOOR - 748 SF
SCALE: 1/4" = 1'-0"



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

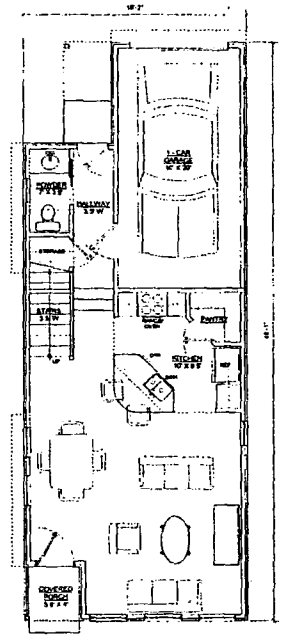


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

- 21 TP 2X4 ASPEN-FLY BRIDGES
- METAL ATTIC VENT
- VINYL FRAMED DOUBLE HUNG WINDOWS TYP
- VINYL BALCONY DOOR
- 6" W/ WOOD SHIPWAY DOOR SURROUND
- 6" W/ WOOD CORNER TRIM
- 6" W/ STIPPLED CEMENT BOARD W/ BRICK
- 6" W/ WHITE WOOD BALCONY RAILING POST AND BALUSTRADES
- DECORATIVE WOOD BALCONY BRACKETS
- DECORATIVE WOOD BRACKETS
- METAL GARAGE DOOR W/ WINDOW PANEL

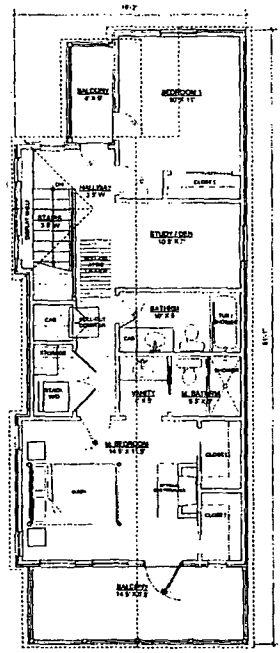
NEW FAZE DEVELOPMENT INC.
1825 DEL PASO BL. VD.
SACRAMENTO, CA. 95815
(916) 929-6402



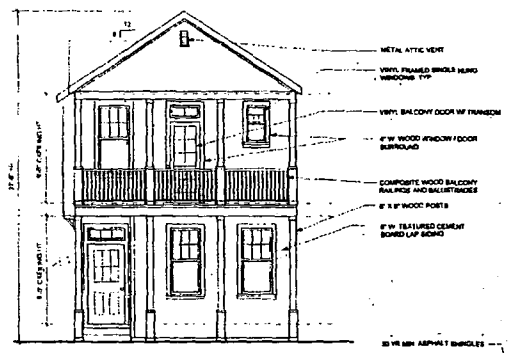


RESIDENCE 'B1'
FIRST FLOOR - 555 SF
SCALE: 1/4" = 1'-0"

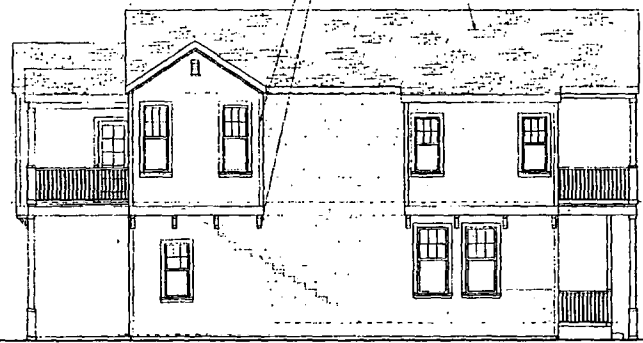
TOTAL FLOOR AREA = 1,325 SF
GARAGE - 218 SF



SECOND FLOOR - 770 SF
SCALE: 1/4" = 1'-0"



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

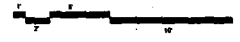


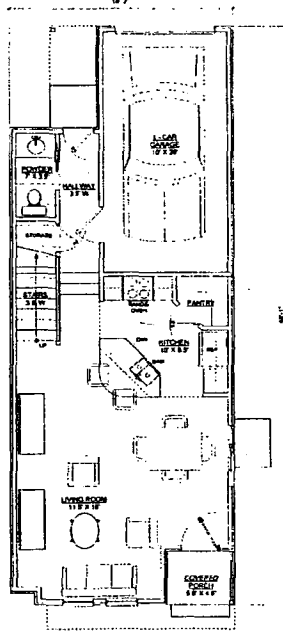
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

- METAL ATTIC VENT
- VINYL FRAMED DOUBLE HUNG WINDOWS TOP
- VINYL BALCONY DOOR W/ TRANSOM
- 4" W WOOD WINDOW DOOR SURROUND
- COMPOSITE WOOD BALCONY RAILINGS AND BALUSTRADES
- 4" X 4" WOOD POSTS
- 4" W TEXTURED CEMENT BORED LAP BOARD
- 30 W 30 W ASPHALT SHINGLES
- 4" W WOOD CORNER TRIM
- DECORATIVE WOOD BRACKETS

NEW FAZE DEVELOPMENT INC.
1825 DEL PASO BLVD.
SACRAMENTO, CA. 95815
(916) 929-6402

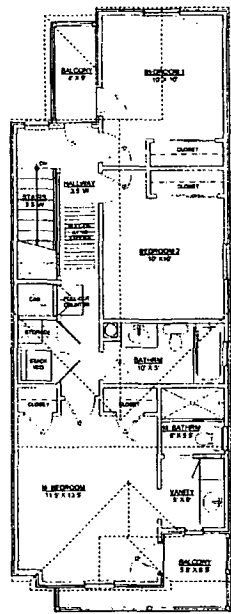
BARBY CHIN ARCHITECTS
1015 J STREET #2
SACRAMENTO, CA
95811
DP 06-178-100
PROJECT NO. 06-178
MARCH 8, 2006



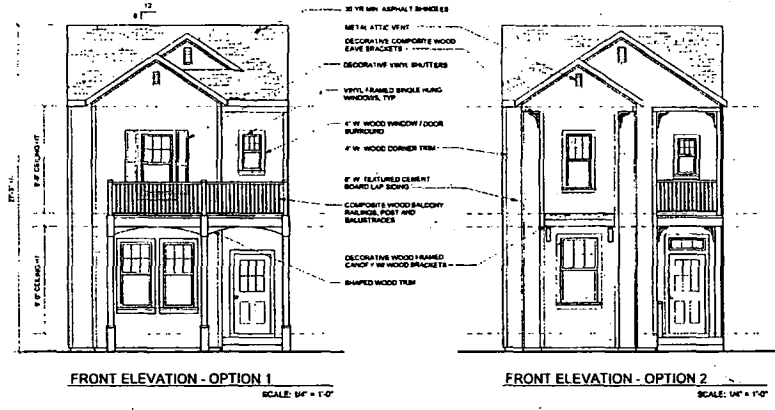


RESIDENCE B2
 FIRST FLOOR - 555 SF
 SCALE: 1/4" = 1'-0"

TOTAL FLOOR AREA = 1,305 SF
 GARAGE - 218 SF



SECOND FLOOR - 750 SF
 SCALE: 1/4" = 1'-0"



NEW FAZE DEVELOPMENT INC.
 1825 DEL PASO BLVD.
 SACRAMENTO, CA. 95815
 (916) 929-6402

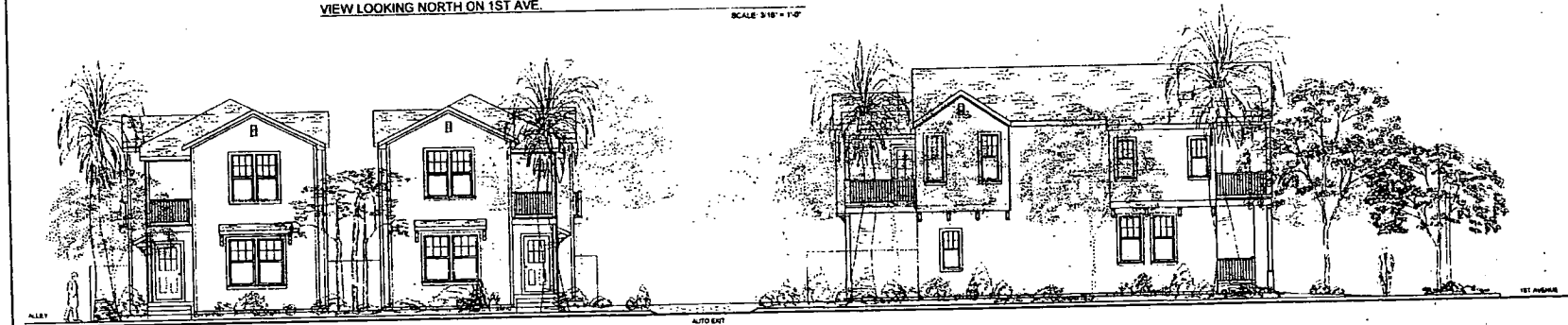
DARRYL CHIRBA ARCHITECTS
 2824 SENECA ST
 SACRAMENTO, CA
 95825
 TEL: (916) 486-2800
 FAX: (916) 486-2800
 MARCH 8, 2006





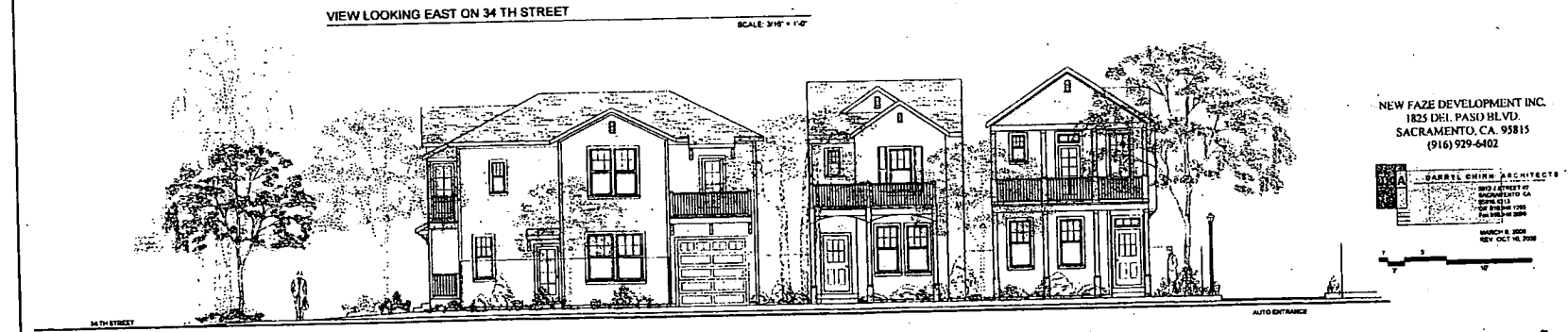
VIEW LOOKING NORTH ON 1ST AVE.

SCALE: 3/16" = 1'-0"



VIEW LOOKING EAST ON 34 TH STREET

SCALE: 3/16" = 1'-0"



VIEW LOOKING NORTH FROM AUTO COURT

SCALE: 3/16" = 1'-0"

NEW FAZE DEVELOPMENT INC.
 1825 DEL PASO BLVD.
 SACRAMENTO, CA. 95815
 (916) 929-6402

GARRETT SMITH ARCHITECTS
 3800 J STREET OF
 SACRAMENTO CA
 95821-1111
 TEL: 916-441-1111
 FAX: 916-441-1111

MARCH 8, 2006
 REV: OCT 16, 2006



Alchemy at Oak Park

Residential Development Sacramento, California



COLOR LEGEND:

- 1 PRIMARY COLOR: WOOD LAP SIDING;
KELLY MOORE: KM3998-3, "SHEER EXPOSURE".



- 2 TRIM COLOR: FASCIA, WOOD POST, WINDOW / DOOR SURROUND, BRACKETS, BALUSTRADES, AND ATTIC VENTS.
KELLY MOORE: 23, "SWISS COFFEE"

- 4 ACCENT COLOR: WINDOW & DOOR FRAME, AND SOFFIT TRIM.
KELLY MOORE: KM3992-5, "COZY CABIN"



- 5 ASPHALT SHINGLES: ELK, PRESTIQUE; "BARKWOOD".



COLOR LEGEND:

- 1 PRIMARY COLOR: WOOD LAP SIDING;
KELLY MOORE: 230, "GRAYSTONE".

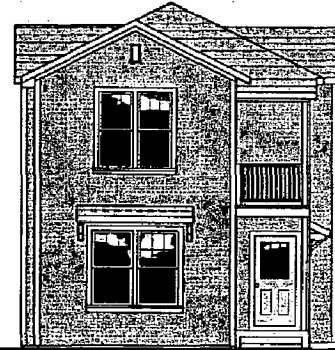


- 2 TRIM COLOR: FASCIA, WOOD POST, WINDOW / DOOR SURROUND, BRACKETS, BALUSTRADES, CORNER TRIMS, AND ATTIC VENTS.
KELLY MOORE: 23, "SWISS COFFEE"

- 4 ACCENT COLOR: WINDOW & DOOR FRAME, AND SOFFIT TRIM.
KELLY MOORE: 160, "BRAVADO"



- 5 ASPHALT SHINGLES: ELK, PRESTIQUE; "WEATHERED WOOD".



COLOR LEGEND:

- 1 PRIMARY COLOR: WOOD LAP SIDING;
KELLY MOORE: KM4008-5, "ROYAL CROWN".



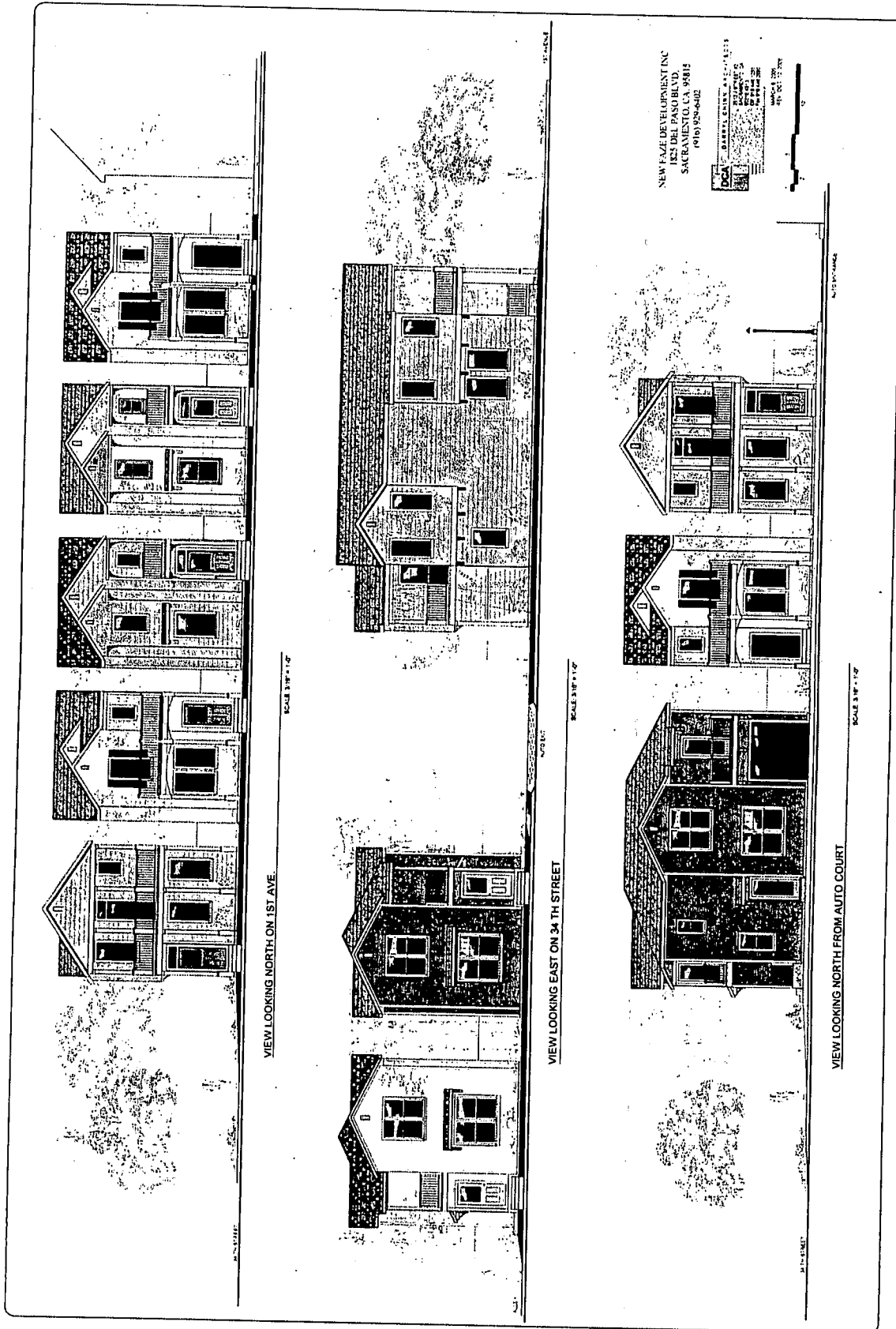
- 2 TRIM COLOR: FASCIA, WOOD POST, WINDOW / DOOR SURROUND, BRACKETS, BALUSTRADES, CORNER TRIMS, AND ATTIC VENTS.
KELLY MOORE: 23, "SWISS COFFEE"

- 4 ACCENT COLOR: WINDOW & DOOR FRAME, AND SOFFIT TRIM.
KELLY MOORE: KM4004-2, "STAR OF THE GARDEN"



- 5 ASPHALT SHINGLES: ELK, PRESTIQUE; "BARKWOOD".





PLANNING DIVISION APPLICATION

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help us in expediting the application process. Please complete all sections providing as much detail as possible regarding the scope of your proposal. Questions regarding the application can be directed to the Development Services Helpdesk from 7:30 a.m. - 3:30 p.m. weekdays at 916-808-5656 (option 3 for Planning) or you can visit either public counter at 915 I Street, 3rd Floor, New City Hall or 2101 Arena Blvd. Suite 200 to speak to a Planner-on-Duty. Visit our website at www.cityofsacramento.org/dsd

SUBJECT SITE INFORMATION

Site Address/
Location of Property: 2535 34th Street (34th Street & Ist Ave)
Assessor's Parcel Number 010-0314-015 AND 016 (AND 017)
Total Property Size in acres (Gross/Net) 6.41 Acres
or square feet if less than 1 acre: 17,989 sq. ft
Lot Dimensions: 119.9 x 150.03

APPLICANT INFORMATION

Contact Name: Kristin Otto
Company Name: Kristin Otto Group
Mailing Address: 891 Commons Dr
City: Sacramento State: CA Zip: 95835
Phone: (916) 648-1252 Ext: _____ Fax: (916) 648-1278
E-Mail: KristinOtto@Comcast.net

STAFF USE ONLY

Dated Filed: 6-28-06 Received By: B. Surgeon
File Number(s): DRO6-178 AND P06-108

P06-108

CONCURRENT

CONCURRENT WITH

DRO6-178

OWNER INFORMATION

Property Owner Name: ALLEN W. WARREN DBA ALCHEMY @ 345 LLC

Mailing Address: 1825 Del Paso Blvd

City: Sacramento State: CA Zip: 95815

Phone: (916) 929-6402 Ext: _____ Fax: (916) 929-0158

E-Mail: _____

ZONING INFORMATION

Zoning: R-2-B

Overlay Zone: NONE

Special Planning District: NONE

Planned Unit Development: NO

Design Review District: NONE OAK PARK

Preservation Area: NO Landmark Structure: Yes No

Community Plan Designation: RESIDENTIAL

General Plan Designation: RESIDENTIAL

ZONING & EXISTING LAND USE ADJACENT TO THE PROJECT SITE:

2
PS
7/6/06

	Zone	Existing Land Use (i.e., residential, commercial, industrial)
North	<u>R-2B</u>	<u>Church / RESIDENTIAL</u>
South	<u>R-2B / C-2-SPD</u>	<u>VACANT / RESIDENTIAL</u>
East	<u>R-2B</u>	<u>residential</u>
West	<u>R-2B</u>	<u>residential</u>

PROJECT INFORMATION

Name of your Project: Alchemy @ 34th
(Please enter a name you would like to give your project for future reference.)

PLANNING ENTITLEMENT TYPE

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Zoning Administrator | <input type="checkbox"/> Planning Director |
| <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Preservation | |
| <input checked="" type="checkbox"/> Special Permit | <input checked="" type="checkbox"/> Tentative Map | <input type="checkbox"/> Preliminary Review |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Subdivision Modification | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Minor Modification | | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Community Plan Amendment |
| <input type="checkbox"/> Major Modification | (file #) _____ | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Special Permit | <input type="checkbox"/> Schematic Plan Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Plan Review | <input type="checkbox"/> Guidelines Amendment |
| <input checked="" type="checkbox"/> Design Review (Board) | <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Design Review (Staff) | <input type="checkbox"/> Tentative Map | |
| <input type="checkbox"/> Preservation (Board) | | |
| <input type="checkbox"/> Preservation (Staff) | | |

* If you are unsure of the planning entitlement type you are applying for, please meet with a Planner-on Duty to review your project at one of our two public counters listed on the first page of this application.

PREVIOUS LAND USE

List existing and previous land use(s) of site for the last 10 years:

Has the project or project site received previous planning entitlement? _____ No _____ Yes

If yes, please identify the project number and date of approval:

The developer is creating an urban town home project that will reflect the unique character of this existing residential neighborhood. The new units will be moderately priced and will provide home ownership opportunities for the existing residents in the area and for the employees at the nearby UCD Medical Center.

A tentative map has been prepared showing ten lots: there will be nine residential lots and the tenth lot will be a common drive providing private access to the units. Ingress to the units will be a one way entrance off the public alley along the northern property line, proceeding south for approximately sixty five feet, turning west and exiting onto 34th Street. There will be an automatic rolling gate at the 34th Street exit. The lot size ranges from 21.5' x 66' to 34' x 66', which requires a Subdivision Modification approval.

There are three unit types; all will be two stories in height, offer three bedrooms or two bedrooms and a den, two and a half baths, and a one-car garage. The unit size ranges from 1,250 sq. ft. (four units) to 1,300 sq. ft. (five units). Balconies on the second floor will provide additional livable space and will help integrate the new units into the existing neighborhood. Lot coverage ranges from 35% to 57%. The attached garages are rear loaded and access is provided by the private drive; two units will have direct access from the public alley.

There are five large and two small existing trees onsite; we are requesting removal of four of the large ones and both the small ones. The tree in the southwest corner of the site will be retained. There are three trees in the public right of way that will be retained.

At this time, the developer is proposing that the Home Owners Association maintain the tenth lot, which will include both the common utilities and the private drive.

The following planning entitlements are being requested:

1. Environmental Determination: Negative Declaration.
2. Tentative Map to subdivide .43 acres into 9 alternative single-family lots and one common area lot to provide ingress & egress.
3. Subdivision Modification & Variance to create residential lots not fronting on a public right-of-way
4. Special Permit to allow the entrance and exit gates.
5. Special Permit for alternative residential ownership.
6. Design Review Board approval

NEIGHBORHOOD CONTACT

Please describe contact with property owners and/or neighbors adjacent to the subject site:

OAK PARK NEIGHBORHOOD ASSOCIATION

LAUREN HAMMOND

Please describe any contact you have had with Neighborhood Associations, Community Groups, and/or Business Associates in the area surrounding your project site:

SEE ABOVE

SITE CHARACTERISTICS

Are there any structures on the project site? No Yes.

If yes, how many? ONE old, dilapidated sign - to be removed

Proposed use of existing structure(s) N/A

Are any structures to be demolished? No Yes. If yes, the age undetermined

Are there any trees on the project site? No Yes. 5 large, 2 small

Are trees to be removed? No Yes. 4 large, 2 small

Are there any easements crossing the site? No Yes. If yes, please show on site plan.

**RESIDENTIAL PROJECTS
PART 1**

Fill in the next three sections if your project has residential use components. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Total Number of Lots: 10 Gross Density/Acre: .0474
 Total Dwelling Units: 9 Total Acreage: .48 acres
 Acreage gross and/or net: .48 acres Square Feet per Unit: _____
 Number of Single-family Units: 9
 Number of 2-family/Duplex/Halfplex Units: -0-
 Number of Multi-family/Apartments/3+ Units: -0-
 Number of Condominium Units: -0-

Are any of these proposed units to be subsidized? No Yes.
 If yes, please describe the number of subsidized units, the type and source of the subsidy.
N/A

Has the required number of low-income units been provided? No Yes. Number N/A

**RESIDENTIAL PROJECTS
PART 2**

Structure Size

Size of all existing structures. (Identify separately): NONE

Residence	Gross square footage	_____
Garage	Gross square footage	_____
Other	Gross square footage	_____
Size of new structure(s) or building addition(s):	Gross square footage	_____
	Total Sq. Ft.	_____

Building Height

Existing Building Height
 (Measured from Ground to Highest Point): _____ Ft. _____ Number of floors.
 Proposed Building Height
 (Measured from ground to Highest Point): _____ Ft. _____ Number of floors.

Lot Coverage

Building Coverage Area* (Sq. Ft.): _____ Project Site Lot Area (Sq. Ft.): _____
 Total lot Coverage Percentage _____ %
 Example: Building Area (2000')/Lot Area (5000') = 40% total lot coverage
 *Include all covered structures (patios, porches, sheds, detached garage, etc.)

**RESIDENTIAL PROJECTS
PART 3**

Exterior Materials

Existing Exterior Building Materials: N/A

Existing Roof Materials: N/A

Proposed Exterior Building Materials: WOOD SIDING

Proposed Roof Materials: COMPOSITION SHINGLE

Existing Exterior Building Colors: NEUTRAL N/A

Proposed Exterior Building Colors: NEUTRAL

Parking Requirements

Total Number of Off-Street Parking Spaces: On site req. 1 per unit 9 Proposed 9

Total Number of Off-Site Parking: NONE

(Include a Signed Lease Agreement or Letter of Agency)

Signage

Does this Proposal include signs? No Yes.

**NON-RESIDENTIAL PROJECTS
PART 1**

Fill in the next three sections if your project has non-residential use components.
Complete both residential and non-residential sections if you are submitting a mixed-use project.

Type of use(s) proposed: _____

Last former use(s) in the building: _____

Hours of operation of proposed use: _____

If your project includes fixed seats, how many are there?: _____

Gross Square Footage of :

Warehouse Area: _____

Sales Area: _____

Office Area: _____

Medical Office Area: _____

Storage Area: _____

Church Area: _____

Restaurant/Bar Area: _____

Theater Area: _____

Other Area*: _____

Other Area*: _____

*Describe use type of "other" areas

**NON-RESIDENTIAL PROJECTS
PART 2**

Structure Size

Size of all existing structures. (Identify separately):

Commercial Gross square footage _____

Other Gross square footage _____

Other Gross square footage _____

Size of new structure(s) or building addition(s): Gross square footage _____

Total Sq. Ft. _____

Building Height

Existing Building Height:

(Measured from Ground to Highest Point): _____ Ft. _____ Number of floors.

Proposed Building Height

(Measured from ground to Highest Point): _____ Ft. _____ Number of floors.

Lot Coverage

Building Coverage Area* (Sq. Ft.): _____ Project Site Lot Area (Sq. Ft.): _____ Total lot

Coverage Percentage _____ %

Example: Building Area (2000')/Lot Area (5000') = 40% total lot coverage

*Include all covered structures (patios, carports, detached outbuildings, etc.)

**NON-RESIDENTIAL PROJECTS
PART 3**

Exterior Materials

Existing Exterior Building Materials: _____

Existing Roof Materials: _____

Proposed Exterior Building Materials: _____

Proposed Roof Materials: _____

Existing Exterior Building Colors: _____

Proposed Exterior Building Colors: _____

Parking Requirements

Total Number of Off-Street Parking Spaces: On-site required _____ Proposed _____

Total Number of Off-Site Parking: _____

(Include a Signed Lease Agreement or Letter of Agency)

Signage

Does this Proposal include signs? _____ No _____ Yes.

**CITY OF SACRAMENTO
LETTER OF AGENCY**

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: MAY 19, 2006

To: City of Sacramento
Development Services Department
1231 I St., Suite 200
Sacramento, CA 95814

Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: KALISTAN Otho Phone: (916) 648-1252

Applicant's Address: 891 Commons Drive Sacramento
95825

to apply for the following entitlement(s):

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Special Permit | <input checked="" type="checkbox"/> Tentative Map | <input type="checkbox"/> Preliminary Review |
| <input type="checkbox"/> Major Modification | <input checked="" type="checkbox"/> Subdivision Modification | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> General Plan Amendment |
| <input checked="" type="checkbox"/> Plan Review | <input type="checkbox"/> Parcel Merger | <input type="checkbox"/> Community Plan Amendment |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Minor Modification | (file #) _____ | <input type="checkbox"/> Schematic Plan Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Permit | <input type="checkbox"/> Guidelines Amendment |
| <input checked="" type="checkbox"/> Design Review (Board) | <input type="checkbox"/> Plan Review | |
| <input type="checkbox"/> Design Review (Staff) | <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Preservation (Board) | <input type="checkbox"/> Tentative Map | |
| <input type="checkbox"/> Preservation (Staff) | | |

The subject property located at: 2535 34th Street

Assessor's Parcel Number: 010-0314-015 And 016 And 017

Signature of owner of record: Allen W. Warren
(must be original signature)

Printed name of owner of record: ALLEN W. WARREN

Address of owner of record: 1825 DelPiso Blvd Phone: (916) 929-4402
SAC CA 95815

ENVIRONMENTAL QUESTIONNAIRE

Providing the following information regarding the environmental setting with your application is one of the most effective ways to expedite your environmental review. If your site contains structures more than 49 years old, large trees, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project. If you are quite certain that your project includes the demolition of older structures, removal of trees or impact wetlands you may wish to provide the appropriate information with your original submittal.

You may contact Environmental Planning Services at (916) 801-9736 to obtain information on the types of reports that may be required in these situations.

**ENVIRONMENTAL QUESTIONNAIRE
PART 1**

Describe the project site as it exists today, including information on topography, water features, soil stability, plants and animals and any cultural, historical or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site.

The site consists of three vacant parcels located in an existing 40-50 year old neighborhood. The site is level. There are 5 large trees (60-75' high, 50-60' spread) and 2 small trees (50' high, 5' spread). We are requesting removal of all but the tree at the southwestern portion of the site.

**ENVIRONMENTAL QUESTIONNAIRE
PART 2**

Describe the surrounding properties, including information on plants and animals, water features and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity.

The site is located in an existing residential neighborhood comprised primarily of single family dwellings

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

DATE: 6-28-06

SIGNATURE: 

RECYCLING INFORMATION

A Statement of Recycling Information is required for all new multi-family residential units of 5 or more and commercial, office, industrial and public/quasi-public uses. New development is defined as the construction of a new building or an addition that is greater than 10% of the existing building. The statement shall include at least the following:

A. **Information describing the flow of recyclable materials** through the building or operation including: the location of collection points, how materials are collected and transferred to the main trash/recycling enclosure, and what materials will be recycled initially by the project. (Attach information)

B. **Site plan and elevations of the trash/recycling enclosure(s)** indicating the location and size of the enclosure(s), the types and sizes of dumpsters/receptacles, and the access and security measures planned for the enclosure(s). (Attach plans).

C. **Construction Plan:**

What recycled material(s) will be used in the construction of the new building(s) or addition(s) (e.g. reused brick, recycled steel beams)

D. **Demolition Plan:**

Are there any buildings to be demolished on the site? no yes

If yes, what material(s) are proposed to be separated and collected for recycling (e.g. brick, steel beams, aluminum)

E. **Education/Public Relations Information:**

Please indicate how users of the trash/recycling receptacles will be instructed about how to use the enclosure(s). (Attach information)

Please answer the following questions regarding recycling and solid waste disposal for the proposed project:

Number of Trash/Recycling Enclosures:

Size of Trash/Recycling Enclosures:

Total Number of Cubic Yards allocated for Recycling:

Required: _____ Proposed: _____

Materials to be recycled during the operations of the business/apartment complex: