

P05-065- SoCap Lofts II

- REQUEST:
- A. Environmental Determination: Exempt 15332
 - B. Tentative Map to subdivide two parcels into 36 parcels on 1.2+ vacant acres in the RMX-SPD zone.
 - C. Special Permit to develop 36 alternative single family homes in the RMX-SPD zone.
 - D. Special Permit to relocate off-site parking for an existing office building at 1801 7th Street.

LOCATION: South of R Street between 6th and 7th Streets
APN: 009-0061-004, 022;006-0262-013,019,020;009-0063-001
Council District 4

APPLICANT:	Regis Homes of Northern California Eric Schlenker 1435 River Park Drive #415 Sacramento, CA 95815
OWNER:	Frank and Joanne Ramos 1800 7th Street Sacramento, CA 94614
APPLICATION FILED:	May 3, 2005
STAFF CONTACT:	Mark Kraft, (916) 264-8116

SUMMARY:

This project was scheduled, and a staff report, submitted for the October 27, 2005 Planning Commission meeting. Subsequent to the submission of the report, it was discovered that the elevations provided for the project did not reflect the most current revisions to the project. Therefore the item was continued to November 10, 2005, in order to provide the Planning Commission with the most current elevations. The attached report includes the revised elevations.

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SUMMARY:

The applicant is requesting the entitlements necessary to develop 36 single-family homes on separate lots on the south side of R Street between 6th and 7th Streets. The proposed plan requires a special permit to develop the proposed housing type in the RMX(SPD) zone, as well as a tentative map to subdivide two existing parcels into 36 parcels. The project is also accommodating parking for an existing office building at 1801 7th Street, which is being displaced by the SoCap Lofts I project, located across R Street to the north of the project site.

RECOMMENDATION:

Staff recommends approval of the project, subject to conditions. This recommendation is based on the proposed use, density and housing type, which is consistent with the Central City Community Plan designation, the R Street Corridor Plan, and zoning for the site. The recommendation is also based upon the consistency

of the proposed project with General Plan and Central City Community Plan policies, R Street Corridor Plan policy, and Central City Housing Strategy, which encourages the development of quality ownership housing in the Central City. In addition, the recommendation is based upon the site and building design of the project, which is compatible, in size, scale, and orientation, with surrounding development in the area.



PROJECT INFORMATION:

General Plan Designation:
Central City CP Designation:
Existing Land Use:
Existing Zoning of Site:

Special Planning District
Residential Mixed Use
Office w/Parking
RMX (SPD)

Surrounding Land Use and Zoning:

North: Parking Lot: RMX(SPD)
South: Office: RMX (SPD)
East: Office: RMX (SPD)
West: Office: RMX (SPD)

Property Dimensions: 320' x 160'
Property Area: 47,360 sf
Density of Development 33 du/na
Square Footage of Buildings: 36 units, 1182sf each
Height of Building: 42' 6"
Height Limit 45'
Lot Coverage 53%
Exterior Building Materials: Stucco, Brick, and Glass
Roof Material: Composition Shingle
Parking required: 38
Parking provided: 72 spaces
Topography: Flat
Street Improvements: Existing
Utilities: Existing

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

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

BACKGROUND INFORMATION:

The applicant is proposing to construct 36 single-family units in the RMX(SPD) zone. The homes are three story, with two-car garages. The units are 2-bedroom/2 bath, and are 1182 square feet in size. The garages are accessed via driveways which enter off the R-S Street alley, and run perpendicular to R Street. The units have entrances which are accessed from the "mews", 22 foot pathways which separate the buildings. Units which abut 6th and 7th Street have entrances which face the street. The units along R Street have entrances to the stairways, which are accessed from R Street. All units will have balconies/decks on the third story, facing the mews. The units design and scale are compatible with the surrounding structures, which include office and warehouse uses. The applicant is seeking to provide ownership housing opportunities close to Central City employment centers, and to efficiently utilize vacant land in a manner

Sec 1-31 Policy 2-

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

Section 1-33 Policy 3a-

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

Section 1-34 Policy 5-

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

Sec 2-12 Goal B

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

Sec 2-13 Goal C

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

Sec 2-14 Policy 4

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

Sec 3-47 Policy 1

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

B. Zoning Code Requirements

1. Zoning

The project site is zoned Residential Mixed Use-R Street Corridor Special Planning District (RMX-SPD). This zone allows a variety of housing types, including single-family units, consistent with density requirements. The type of development proposed provides ownership opportunities, consistent with City policy encouraging the development of ownership units in the Central City, while maintaining a development style compatible with this mixed use area. The zone specifies a density range of 15-60 du/na. Therefore, the 36 units proposed fall within the allowed density range.

2. Special Permit for Alternative Housing

The proposed type of housing, which staff views as "alternative ownership housing types", requires a special permit in the RMX-SPD zone. The zoning code provides a

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

The project proposes a four foot setback from R Street, and no setback from 6th and 7th Streets, and no setbacks to the rear of the project, adjacent to the parking spaces which abut the alley. The side yard setbacks are generally zero lot line on the south side of the properties and three feet on the north sides. The 42'6" height is below the 45' maximum. The entire project has a 53% lot coverage, below the 70% maximum for the RMX zone. And, finally, the project provides 72 parking spaces, in enclosed garages, meeting the zoning code requirement of one parking space per unit.

The project creates small individual lots for the proposed units. Each individual lot does not provide setbacks sufficient to meet zoning ordinance requirements. One of the main objectives of the "Alternative Ownership Housing Types" land use designation however, is to allow the flexibility to provide higher density individually owned units. Staff supports the applicant's proposal to achieve the objective of providing home ownership opportunities and maximizing density, while maintaining adequate light and air for the units. Each unit has a balcony, located on the 3rd Floor along the "mews" which separate the buildings alternately with the driveways. The mews areas provide ample common open space for the project. Additionally, the project is less than two blocks from Southside Park, located to the south of the project site. The proposed units comply with building and fire codes, and provide adequate access to the units while maximizing density on the project site.

3. Tentative Map

The proposed Tentative Map provides 36 building lots, and 9 common area/access parcels. The building lots are 1368 square feet. The proposed lotting pattern would otherwise require a Subdivision Modification, but as previously discussed, the "Alternative Ownership Housing Types" land use designation of the Zoning Code provides flexibility in evaluating lot size and configuration for the proposed housing type. The project provides access from the R-S alley, consistent with R Street Corridor Plan policy. The Tentative Map was unanimously approved at the September 7, 2005 Subdivision Review Committee meeting. Conditions of approval are included in the attached Notice of Decision.

4. Building Design

The proposed buildings will be constructed of stucco, brick, and glass, with composition roofing. The design of the project is consistent with the surrounding development. Since the site is located within the Central City Design Review District, it is subject to review and approval by the Design Review/Preservation Board. The project was reviewed and approved by the Design Review/Preservation Board on September 21, 2005.

5. Special Permit to Relocate Off-site parking

The SoCap Lofts I project, located directly across R Street to the north of the project site, was approved by the Planning Commission on November 18, 2004. This project site included a parcel (along the R-S alley) which provides 30 spaces of off-site parking for an existing office building at 700 R Street (APN 009-0063-001). In order to fully develop the SoCap Lofts I project, and provide vehicle access from the alley, consistent with R Street Plan policy. The applicant is purchasing the parcel on the SoCap Lofts I project site, and is relocating the parking to the SoCap Lofts II site. The SoCap Lofts II site is providing 30 spaces to replace those lost on the SoCap Lofts I site. Staff supports this proposal as it will allow for maximization of residential development while maintaining needed parking for an existing use.

PROJECT REVIEW PROCESS:

A. Environmental Determination

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

B. Public/Neighborhood/Business Association Comments

The proposed project application was routed to the Sacramento Old City Association, the Central City Alliance of Neighborhoods, the Neighborhood Association Advisory Group, and the R Street Group. Landowners within a 500 foot radius of the project site were also notified of the project proposal. Staff has received no calls in support or opposition of the project as of the writing of this report.

C. Summary of Agency Comments

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

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

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:


- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt 15332

- B. Adopt the attached Notice of Decision approving the Tentative Map to subdivide three parcels into 36 parcels on 1.2+ vacant acres in the RMX-SPD zone.
- C. Adopt the attached Notice of Decision approving the Special Permit to develop 36 alternative single-family homes in the RMX-SPD zone.
- D. Adopt the attached Notice of Decision approving the Special Permit to relocate off-site parking for APN 009-0063-001 (1801 7th Street).

Report Prepared By,


Mark Kraft, Associate Planner

Report Reviewed By,


Jeanne Corcoran, Senior PlannerAttachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A-F	Tentative Map Exhibit, Site Plans, Floor Plans, Elevations
Attachment	Land Use & Zoning Map

Attachment 1
NOTICE OF DECISION AND FINDINGS OF FACT FOR
SOCAP LOFTS II, LOCATED ON SOUTH OF R STREET BETWEEN 6TH AND
7TH STREETS, SACRAMENTO, CALIFORNIA IN THE RESIDENTIAL MIXED USE-R
STREET SPECIAL PLANNING DISTRICT (RMX-SPD) ZONE.
APNS 006-0061-004,022; 006-0262-013,019,020;009-0063-001 (P05-065)

At the regular meeting of October 27, 2005, the City Planning Commission heard and considered evidence in the above-entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Exempt 15332
- B. Approved the Tentative Map to subdivide two parcels into 36 parcels on 1.2+ vacant acres in the RMX-SPD zone.
- C. Approved the Special Permit to develop 36 alternative single-family homes in the RMX-SPD zone.
- D. Approved the Special Permit to relocate off-site parking for APN 009-0063-001, (1801 7th Street)

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

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15332 of the CEQA Guidelines.
- B. The Tentative Map to subdivide three parcels into 36 parcels on 1.2+ vacant acres in the RMX-SPD zone is hereby approved based upon the following Findings of Fact.
 - 1. That the proposed map is consistent with the general plan or any applicable specific plan, or other applicable provisions of this code;
 - 2. That the site is physically suitable for the type of development;
 - 3. That the site is physically suitable for the proposed density of development;
 - 4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and

avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the planning commission may approve such a tentative map if any environmental impact report was prepared with respect to the project and a finding was made pursuant to Section 21081(c) of CEQA that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;

5. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems;
 6. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the planning commission may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is granted to the planning commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision; or
 7. Subject to Section 66474.4 of the Subdivision Map Act, that the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use. (Section 66474). (Ord. 2002-002 § 4, 2002)
- C. The Special Permit to allow the development of 36 alternative single-family homes is hereby approved based upon the following Findings of Fact.
1. The project is based upon sound principles of land use in that:
 - a. the proposed use is compatible with existing development.
 - b. the project will not be detrimental to the public health, safety and welfare in that the proposed project has adequate off-street parking and will not result in significant noise, traffic, or parking impacts to the surrounding area.
 2. The project is consistent with the General Plan and Central City Community Plan in that:

- a. The use is consistent with the Central City Community Plan Multi-Family land use designation for the site, since the site is to be developed a 33 du/na and provides an alternative housing type.
 - b. The project is consistent with General Plan and Community Plan Goals and policies related to the production of ownership housing units on infill properties in the Central City.
- D. The Special Permit to relocate off-site parking for APN 009-0063-001(1801 7TH Street) is hereby approved based upon the following Findings of Fact.
1. The project is based upon sound principles of land use in that:
 - a. the proposed use is compatible with existing development.
 - b. the project will not be detrimental to the public health, safety and welfare in that the proposed project has adequate off-street parking and will not result in significant noise, traffic, or parking impacts to the surrounding area.
 - c. the proposed relocation of the off-site parking will allow for maximization of residential development while maintaining off-street parking for an existing use.
 2. The project is consistent with the General Plan and Central City Community Plan in that:
 - a. The use is consistent with the Central City Community Plan Multi-Family land use designation for the site, since the site is to be developed a 33 du/na and provides an alternative housing type.
 - b. The project is consistent with General Plan and Community Plan Goals and policies related to the production of ownership housing units on infill properties in the Central City.

CONDITIONS OF APPROVAL

- B. The Tentative Map to subdivide to subdivide two parcels totalling 1.2± net acres in the Residential Mixed Use-R Street Special Planning District (RMX-SPD) zone is hereby approved, subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map. 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:

GENERAL: All Projects

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- B2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering & Finance Division after consultation with the U.S. Postal Service;
- B3. A private reciprocal ingress, egress, and maneuvering access easement is 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 private reciprocal ingress, egress, and maneuvering access easements shall be provided as follows:
- a. Conveyed to and reserved from Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12
 - b. Conveyed to and reserved from Parcels 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, & 24
 - c. Conveyed to and reserved from Parcels 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, & 36
 - d. Conveyed to Parcels A, B, C, & D (parking stall parcels) and reserved from each of the adjacent residential parcels

At no cost, at the time of sale or other conveyance of any parcel;

- B4. The proposed easements/drive aisles, noted on the map as "private vehicle access way", shall be privately maintained in perpetuity by the owner(s) / future owner(s) of the project site. This may require that a Maintenance Agreement or Homeowners Association be in place, to the satisfaction of the City, to ensure the future maintenance of the shared drive aisles.
- B5. Show all continuing and proposed/required easements on the Final Map;
- B6. 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;

DEVELOPMENT SERVICES: Streets

- B7. 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 & Finance Division. 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. Standard improvements shall include the repair replacement/reconstruction of any existing deteriorated curb, gutter, landscaping, and sidewalk – including any portions of the adjacent alley – per City standards to the satisfaction of the Development Engineering & Finance Division;

- B8. The applicant shall construct frontage improvements adjacent to R Street, to provide separated sidewalk and a landscaped planter, to the satisfaction of the Development Services Department.
- B9. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, and Development Services.
- B10. The applicant shall replace the existing street lights adjacent to the project site to provide new lights which shall comply with the approved standards for street lighting at the time the Building Permit is issued (i.e. – Historic ornamental type lighting). The design and installation of said street lights shall be the satisfaction of the Electrical Section of the Department of Transportation, and Development Services.
- B11. The applicant shall improve the existing public alley, adjacent to the project site – including entrances at 6th and 7th Streets, per City Standards to the satisfaction of the Development Engineering & Finance Division, if not already satisfied.
- B12. Construct A.D.A. compliant curb ramps at the southeast corner of 6th Street & R Street and at the southwest corner of 7th Street & R Street, adjacent to the project site (if not already in place). These improvements may be subject to reimbursement, as determined by the City, per the Curb Ramp Replacement Policy for Development Projects.
- B13. 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 & Finance Division;

PUBLIC/PRIVATE UTILITIES: SMUD

- B14. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to the 'R' & 'S' Street alley.
- B15. Dedicate the 3 north/south private drives and 5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances, excepting where buildings are located.

CITY UTILITIES

- B16. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered.
- B17. Provide separate metered domestic water services to each parcel. Any excess services must be abandoned to the satisfaction of the Department of Utilities.
- B18. Per Sacramento City Code, water meters shall be located at the point of service which is the edge of the public alley, back of curb for separated sidewalks or the back of walk for connected sidewalks.
- B19. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B20. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
- B21. Provide sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
- B22. Surface and subsurface drainage, water and sanitary sewer facilities located within the private driveway and/or common parcels shall be private facilities maintained by the homeowner, HOA or a privately funded maintenance district. These facilities shall not be within public utility easements (PUE).
- B23. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, **private easements** for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map:
- "THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."**
- B24. 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.

- B25. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.

PPDD: Parks

- B26. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.
- B27. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)
- D. The Special Permit to relocate off-site parking for APN 009-0063-001(1801 7TH Street) is hereby approved subject to the following conditions:
- D1. The proposed parking lot shall meet shading requirements specified in Section 17.64.030(G) of the zoning code.

ADVISORY NOTES:

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

1. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) 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.
2. Due to potential flooding in the area during heavy storms the Department of Utilities recommends the lowest finished floor elevation of the living space of the structures should be a minimum of 1.5 feet above the highest adjoining back of sidewalk elevation.
3. This project is served by the Combined Sewer System (CSS). Therefore, impacts from the project to the CSS must be mitigated to the satisfaction of the Department of Utilities. If mitigation of impacts is not feasible, 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 36 townhouse units is estimated to be 27 ESD. The Combined Sewer System fee at time of building permit is estimated to be \$7,891 plus any increases to the fee due to inflation and credit for existing sanitary sewer flows from the site. The fee will be used for improvements to the CSS.
4. Foundation or basement dewatering discharges to the CSS and/or storm drainage system will not be allowed. The CSS and storm drainage system in the area does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.
5. Many projects in the City of Sacramento require on site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
6. 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. Since the project is less than 25 acres, only source control measures are required. Storm drain public notice message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures. Water quality standards are subject to changes and revisions. If the water quality regulations are changed or revised

prior to the issuance of a building permit, then the project will be required to provide on-site water quality treatment control measures per the then current Department of Utilities standards. On-site treatment control measures may affect site design and site configuration and therefore should be considered during the early planning stages. Refer to the Department of Utilities for the most current regulations.

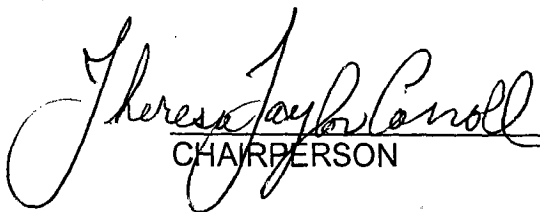
7. The owner/developer must disclose to future/potential owners of the existing 21kV electrical facilities and the electrical Substation located at 8th and R Streets. SMUD also has underground 21kV lines in the alley and R Street.
- C. The Special Permit to allow the development of 36 alternative single-family homes is hereby approved based upon the following conditions:
 - C1. The access drive on the site shall not be gated.
 - C2. All locked gates required Knox access.
 - C3. A reciprocal maintenance agreement shall be recorded for the maintenance of the building walls which are located on property lines.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Special Permit:

1. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.
2. 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.
3. The combined sewer impact for the subject development was mitigated as part of the CalPERS Headquarters Expansion Project.
4. 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. Currently only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures.

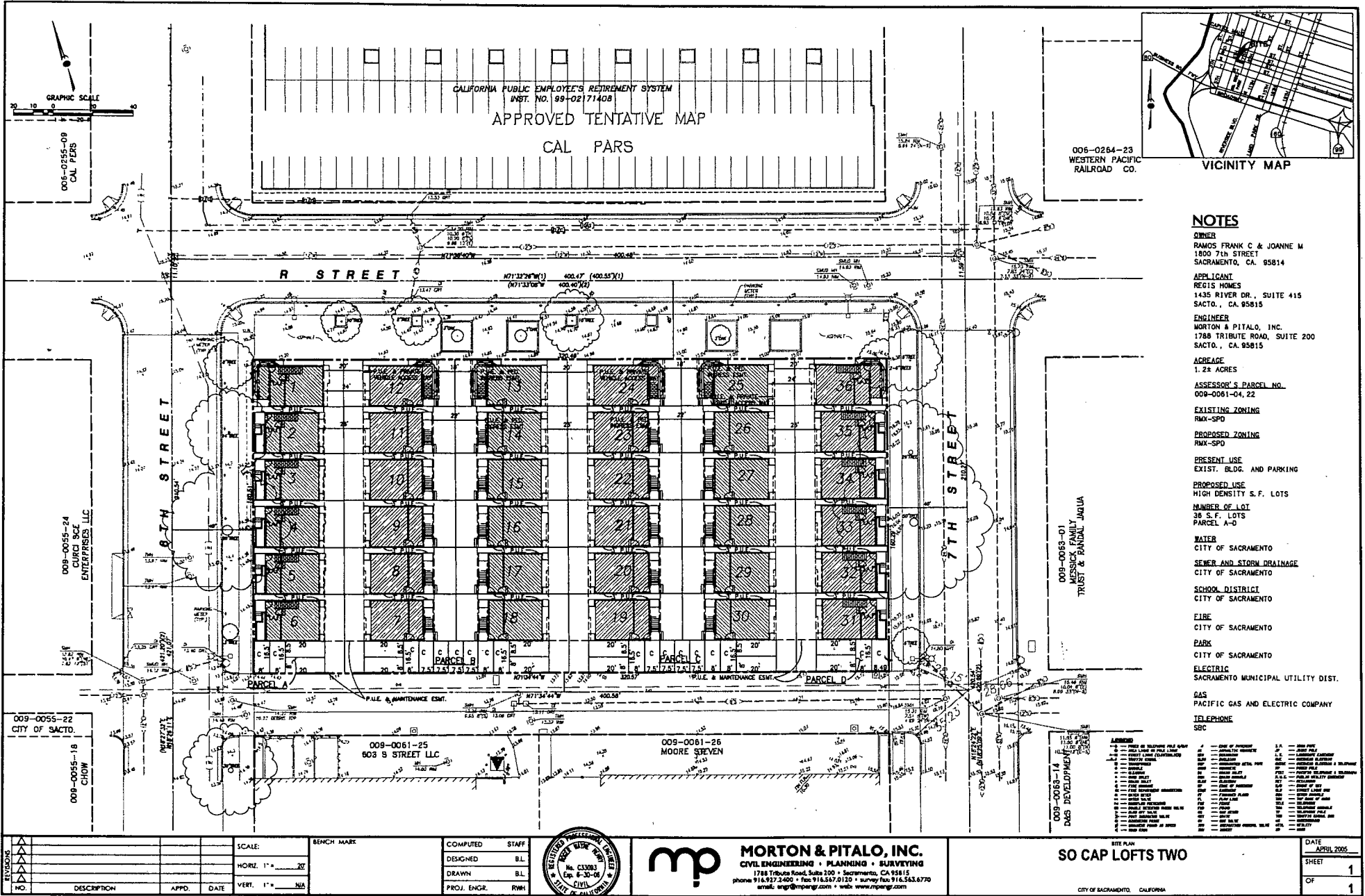
5. Water quality standards are subject to changes and revisions. If the water quality regulations are changed or revised prior to the issuance of a building permit, then the project will be required to provide on-site water quality treatment control measures per the then current Department of Utilities standards. On-site treatment control measures may affect site design and site configuration and therefore should be considered during the early planning stages. Refer to the Department of Utilities for the most current regulations.
6. Contact SMUD prior to any street work on "R" Street. SMUD has a 115kV Underground Transmission line and a 21kV Underground Duct system within "R" Street.
7. The owner/developer must disclose to future/potential owners of the existing 21kV and 115kV electrical facilities.


CHAIRPERSON

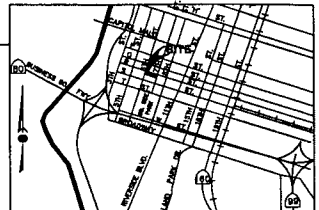
ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

11/10/05
DATE (P05-065)



CALIFORNIA PUBLIC EMPLOYEE'S RETIREMENT SYSTEM
 INST. NO. 99-027140B
APPROVED TENTATIVE MAP
 CAL PARS



006-0264-23
 WESTERN PACIFIC
 RAILROAD CO.

NOTES

- OWNER**
RAMOS FRANK C & JOANNE M
1800 7th STREET
SACRAMENTO, CA. 95814
- APPLICANT**
REGIS HOMES
1436 RIVER DR., SUITE 415
SACTO., CA. 95815
- ENGINEER**
MORTON & PITALO, INC.
1788 TRIBUTE ROAD, SUITE 200
SACTO., CA. 95815
- ACREAGE**
1.22 ACRES
- ASSESSOR'S PARCEL NO.**
009-0061-04, 22
- EXISTING ZONING**
RMX-SPD
- PROPOSED ZONING**
RMX-SPD
- PRESENT USE**
EXIST. BLDG. AND PARKING
- PROPOSED USE**
HIGH DENSITY S.F. LOTS
- NUMBER OF LOT**
30 S.F. LOTS
PARCEL A-D
- WATER**
CITY OF SACRAMENTO
- SEWER AND STORM DRAINAGE**
CITY OF SACRAMENTO
- SCHOOL DISTRICT**
CITY OF SACRAMENTO
- FIRE**
CITY OF SACRAMENTO
- PARK**
CITY OF SACRAMENTO
- ELECTRIC**
SACRAMENTO MUNICIPAL UTILITY DIST.
- GAS**
PACIFIC GAS AND ELECTRIC COMPANY
- TELEPHONE**
SBC

LEGEND

1" = 10' (Hatched)	1" = 10' (Dotted)	1" = 10' (Diagonal)	1" = 10' (Cross-hatched)
1" = 10' (Vertical)	1" = 10' (Horizontal)	1" = 10' (Wavy)	1" = 10' (Stippled)
1" = 10' (Solid)	1" = 10' (Dashed)	1" = 10' (Dotted)	1" = 10' (Cross-hatched)
1" = 10' (Hatched)	1" = 10' (Dotted)	1" = 10' (Diagonal)	1" = 10' (Cross-hatched)

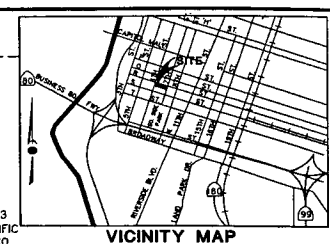
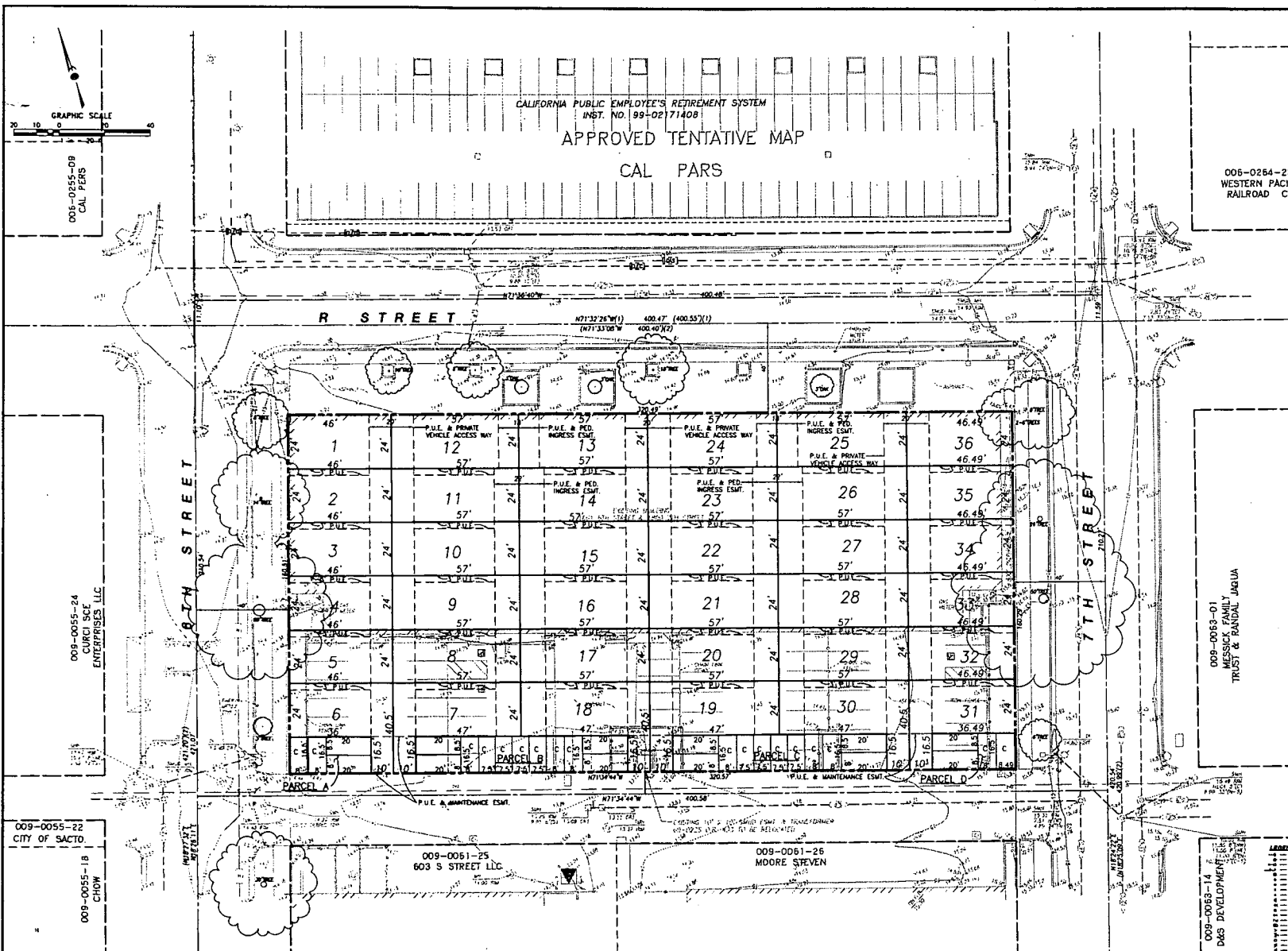
NO.	DESCRIPTION	APPD.	DATE

SCALE:	BENCH MARK	COMPUTED	STAFF
HORIZ. 1" = 20'		DESIGNED	B.L.
VERT. 1" = N/A		DRAWN	B.L.
		PROJ. ENGR.	RWH

MORTON & PITALO, INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING
 1788 Tribute Road, Suite 200 • Sacramento, CA 95815
 phone 916.927.2400 • Fax 916.967.0120 • survey fax 916.563.6770
 email: mrtg@mortp.com • web: www.mortp.com

DATE	APRIL 2005
SHEET	1
OF	1

JOB NO. 040116



NOTES

OWNER
RAMOS FRANK C & JOANNE M
1800 7th STREET
SACRAMENTO, CA. 95814

APPLICANT
REGIS HOMES
1435 RIVER DR., SUITE 415
SACTO., CA. 95815

ENGINEER
MORTON & PITALO, INC.
1788 TRIBUNA ROAD, SUITE 200
SACTO., CA. 95815

ACREAGE
1.24 ACRES

ASSESSOR'S PARCEL NO.
009-0061-04, 22

EXISTING ZONING
RMX-SPD

PROPOSED ZONING
RMX-SPD

PRESENT USE
EXIST. BLDG. AND PARKING

PROPOSED USE
HIGH DENSITY S.F. LOTS

NUMBER OF LOT
36 S.F. LOTS
PARCEL A-D

WATER
CITY OF SACRAMENTO

SEWER AND STORM DRAINAGE
CITY OF SACRAMENTO

SCHOOL DISTRICT
CITY OF SACRAMENTO

FIRE
CITY OF SACRAMENTO

PARKS
CITY OF SACRAMENTO

ELECTRIC
SACRAMENTO MUNICIPAL UTILITY DIST.

GAS
PACIFIC GAS AND ELECTRIC COMPANY

TELEPHONE
SBC

LEGEND

1	EXISTING LOT	11	EXISTING LOT
2	EXISTING LOT	12	EXISTING LOT
3	EXISTING LOT	13	EXISTING LOT
4	EXISTING LOT	14	EXISTING LOT
5	EXISTING LOT	15	EXISTING LOT
6	EXISTING LOT	16	EXISTING LOT
7	EXISTING LOT	17	EXISTING LOT
8	EXISTING LOT	18	EXISTING LOT
9	EXISTING LOT	19	EXISTING LOT
10	EXISTING LOT	20	EXISTING LOT
11	EXISTING LOT	21	EXISTING LOT
12	EXISTING LOT	22	EXISTING LOT
13	EXISTING LOT	23	EXISTING LOT
14	EXISTING LOT	24	EXISTING LOT
15	EXISTING LOT	25	EXISTING LOT
16	EXISTING LOT	26	EXISTING LOT
17	EXISTING LOT	27	EXISTING LOT
18	EXISTING LOT	28	EXISTING LOT
19	EXISTING LOT	29	EXISTING LOT
20	EXISTING LOT	30	EXISTING LOT
21	EXISTING LOT	31	EXISTING LOT
22	EXISTING LOT	32	EXISTING LOT
23	EXISTING LOT	33	EXISTING LOT
24	EXISTING LOT	34	EXISTING LOT
25	EXISTING LOT	35	EXISTING LOT
26	EXISTING LOT	36	EXISTING LOT

NO.	DESCRIPTION	APPD.	DATE
1			
2			
3			
4			
5			

SCALE:	BENCH MARK	COMPUTED	STAFF
HORZ. 1" = 20'		DESIGNED	B.L.
VERT. 1" = 10'		DRAWN	B.L.
		PROJ. ENGR.	R.W.

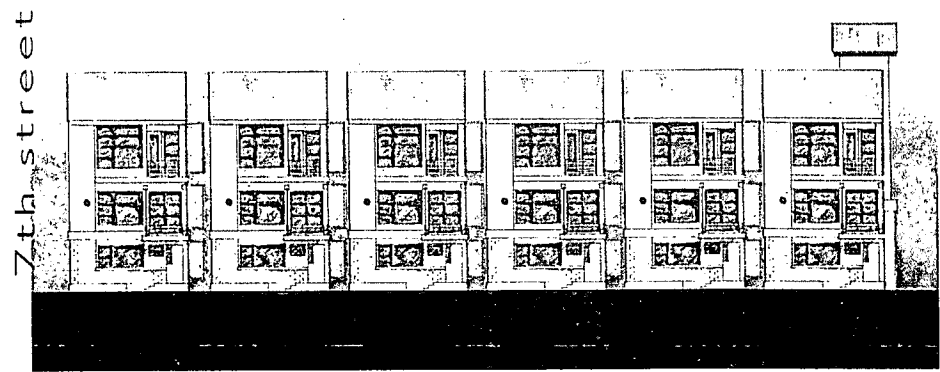
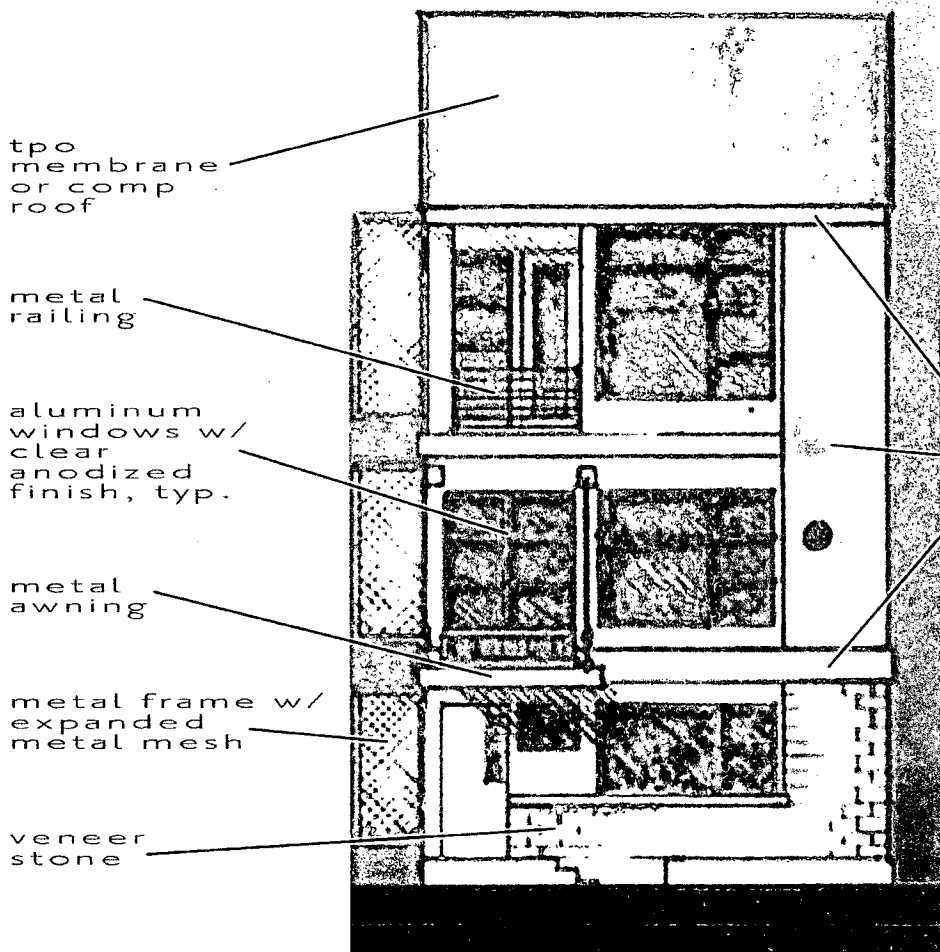
MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1788 TRIBUNA ROAD, SUITE 200 • SACRAMENTO, CA 95815
PHONE 916.927.2400 • FAX 916.567.0120 • SURVEY FAX 916.563.6770
EMAIL: mpr@mortonpitalo.com • WWW: WWW.MORTONPITALO.COM

TENTATIVE MAP	DATE
SOCAP LOFTS TWO	APRIL, 2006
CITY OF SACRAMENTO, CALIFORNIA	SHEET
	OF 1
	1

JOB NO. 040118

SO CAP LOFTS TWO

6TH & 7TH STREET ELEVATIONS



socap II
sacramento, california

PHA architects
SACRAMENTO CALIFORNIA
916.442.1111

So-CAP Lofts II

Sacramento, California

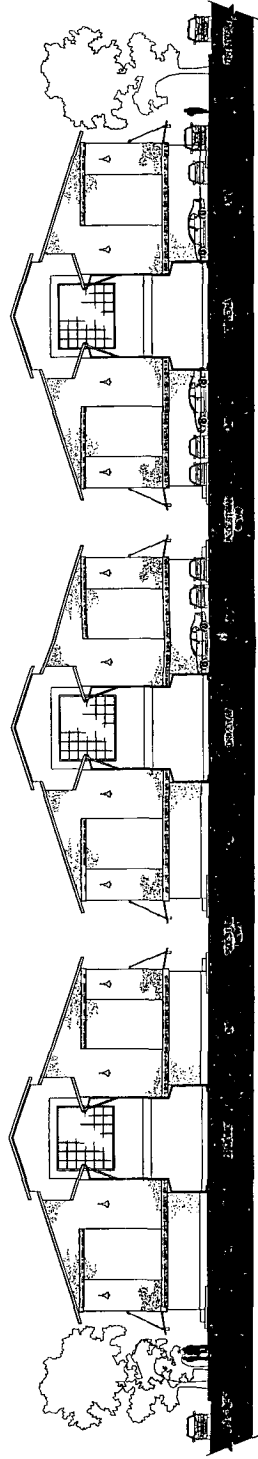


PHA | architects
SACRAMENTO, CALIFORNIA
916.551.8451 www.pha-arch.com

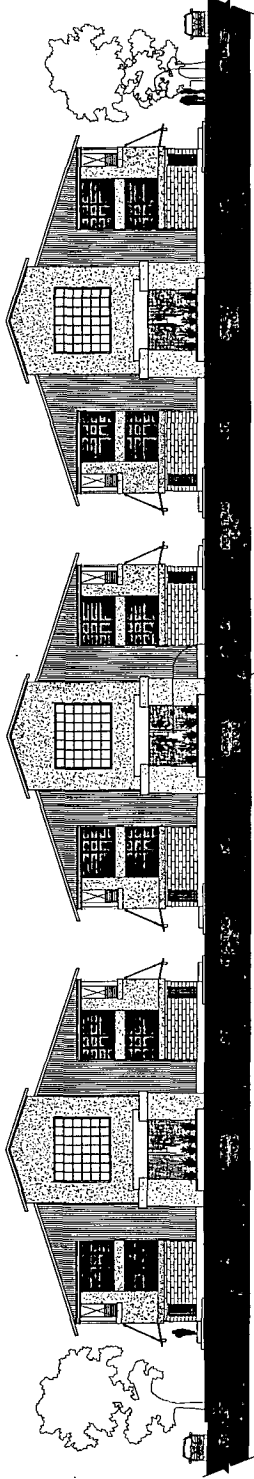
For Regis Homes
of Northern California

Elevations

AUGUST 08, 2005
05028
As Shown
PHOTOGRAPH BY PHA ARCHITECTS

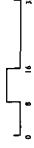


ALLEY
(SOUTH SITE ELEVATION)



R STREET
(NORTH SITE ELEVATION)

NOTE: THE FINAL NUMBER LOCATIONS OF WATER METERS TO BE ACCORDING WITH STATE IN CONNECTION TO STUDY OF CITY ENGINEER'S OFFICE TO STREET.

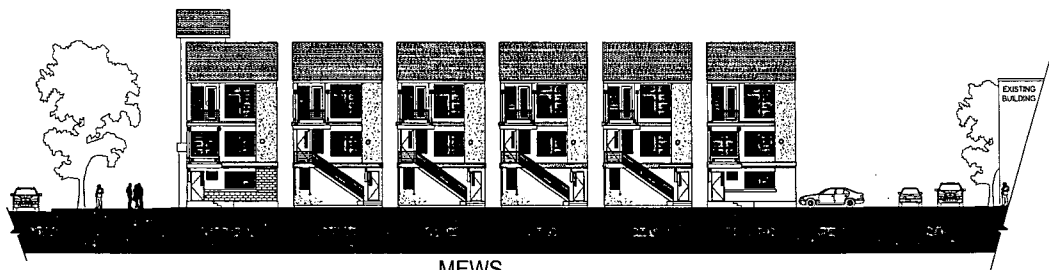




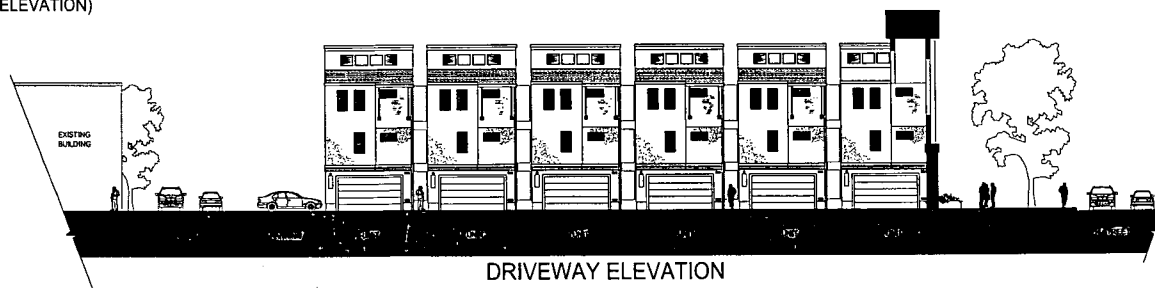
6TH STREET
(WEST SITE ELEVATION)



7TH STREET
(EAST SITE ELEVATION)



MEWS
(WEST SITE ELEVATION)



DRIVEWAY ELEVATION
(BOTH SIDES SIMILAR)



August 08, 2005
05028
As Shown
ALL RIGHTS RESERVED

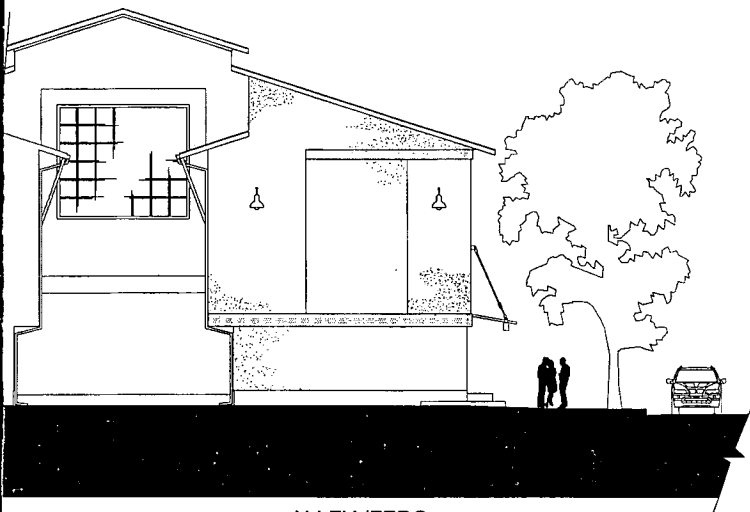
Elevations

For Regis Homes
of Northern California

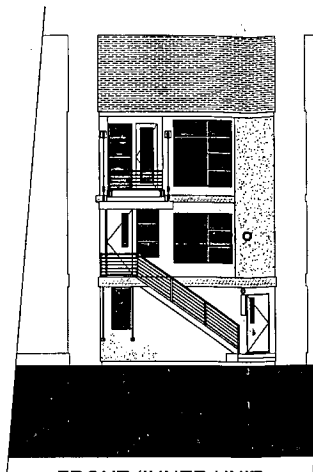
PHA | architects
SACRAMENTO, CALIFORNIA
518.554.8813 www.pha-arch.com



So-CAP Lofts II
Sacramento, California



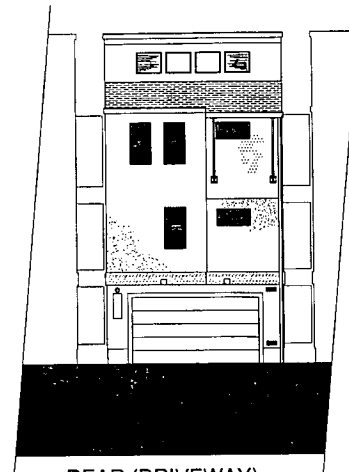
ALLEY (ZERO
PROPERTY LINE)



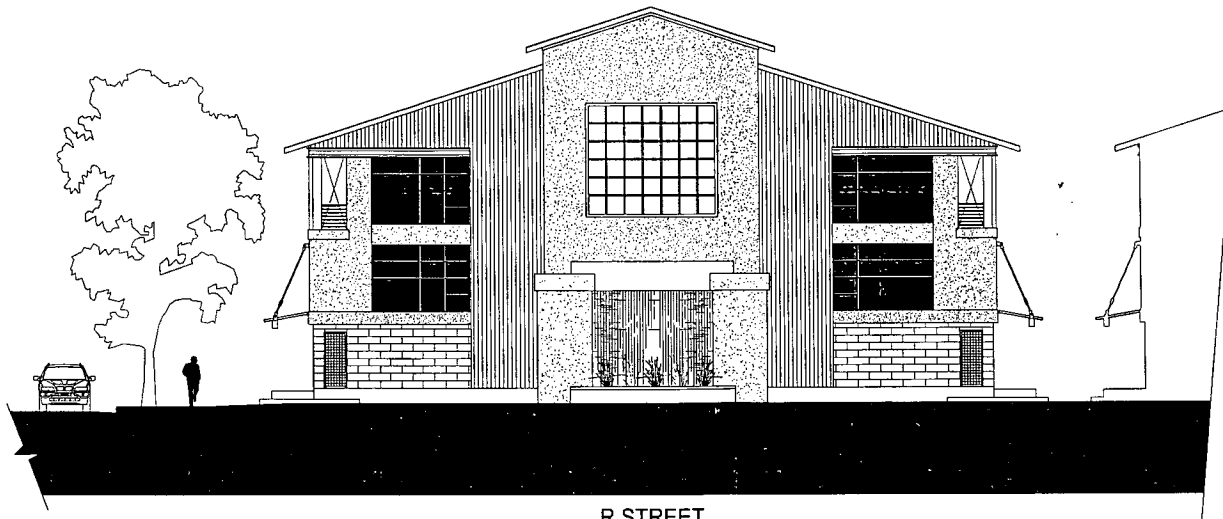
FRONT (INNER UNIT
AT MEWS)



FRONT (PERIPHERY UNIT
AT STREET AND ALLEY)



REAR (DRIVEWAY)



R STREET



August 08, 2005
05028
As Shown

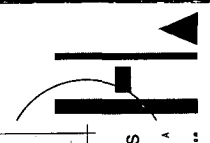
Elevations

For Regis Homes
of Northern California

PHA | architects
SACRAMENTO, CALIFORNIA
916.551.6111 www.pha-arch.com

So-CAP Lofts II
Sacramento, California



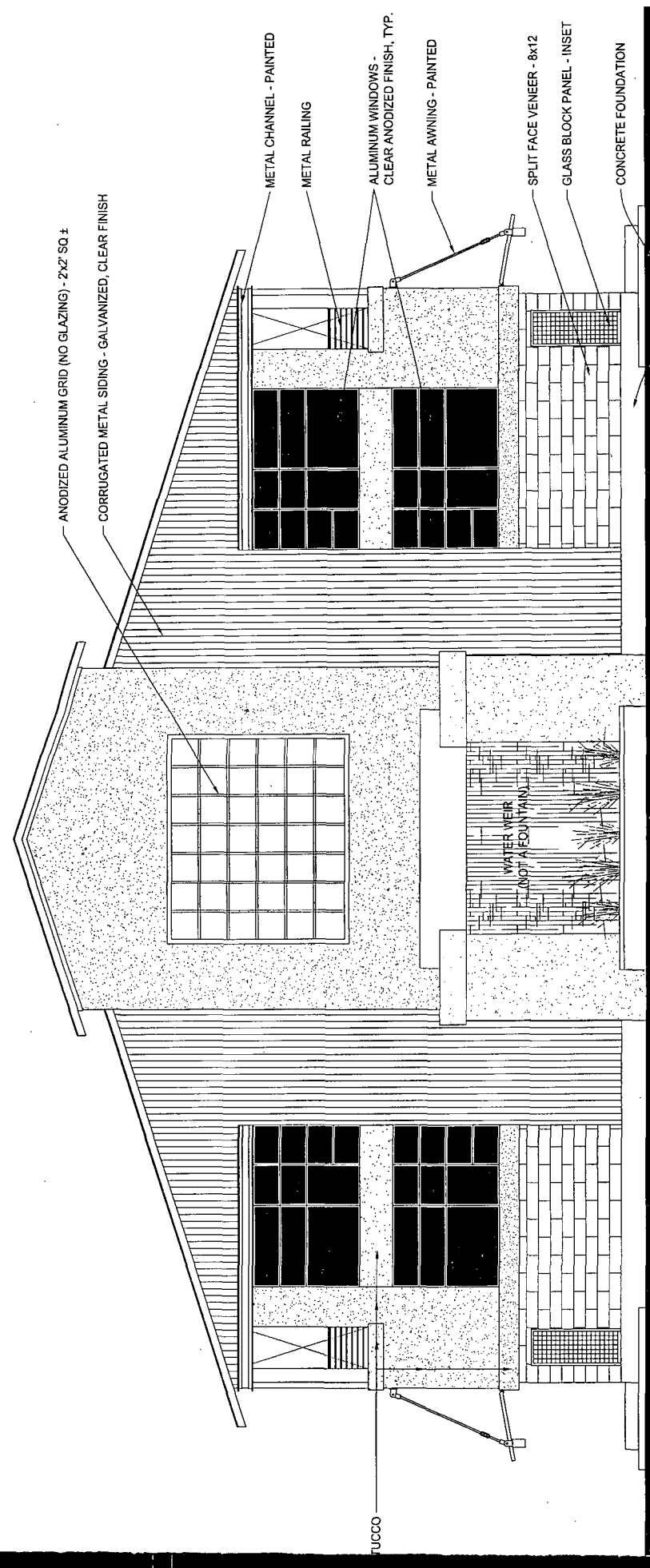


PHA Architects
SACRAMENTO, CALIFORNIA
TEL: 531.4511 WWW.PHA-ARCH.COM

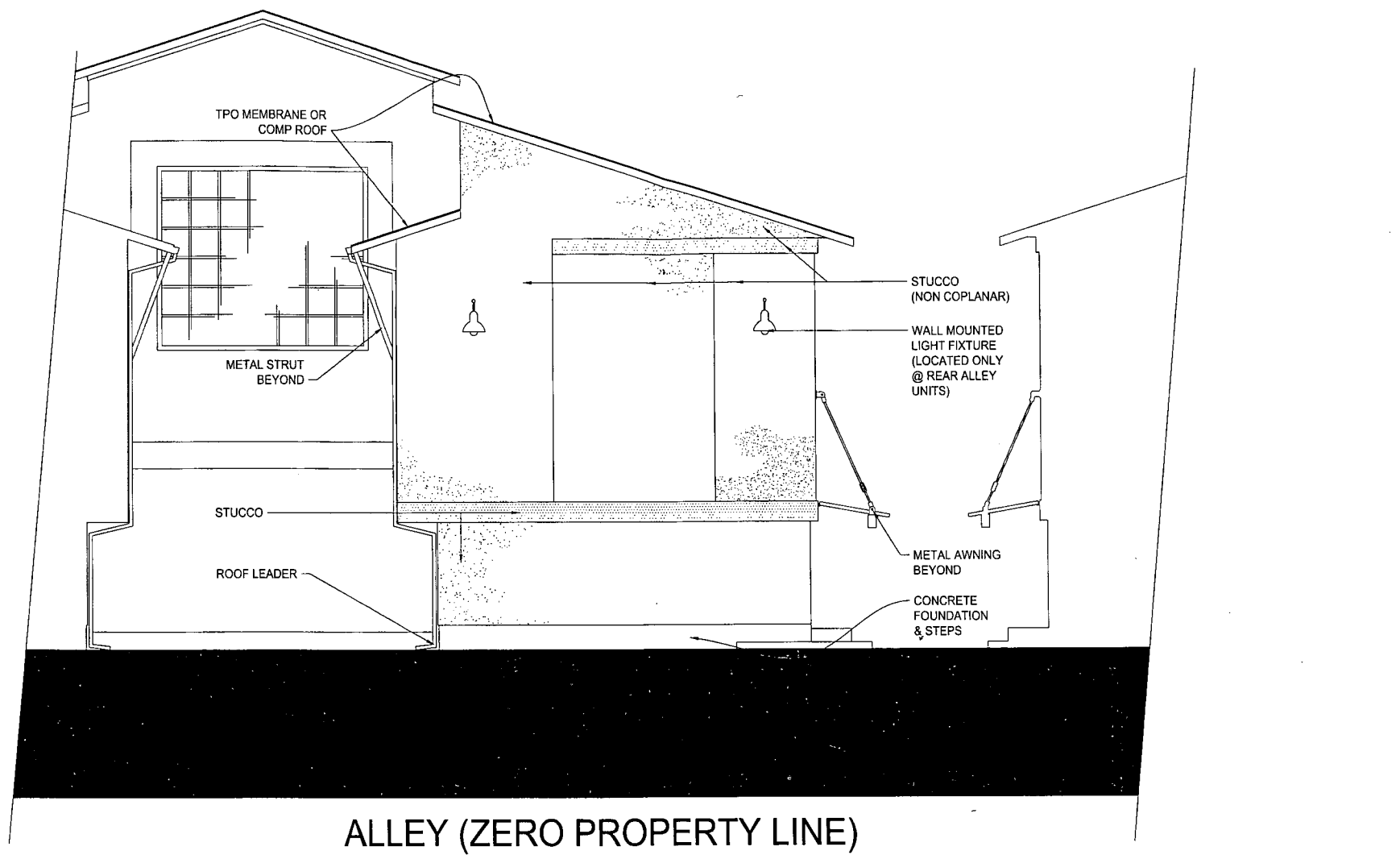
For Regis Homes
of Northern California

Elevations

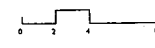
August 08, 2005
05028
File: As Shown
PHOTO: MICHAEL BERRY PHOTOGRAPHY



R STREET



So-CAP Lofts II
Sacramento, California



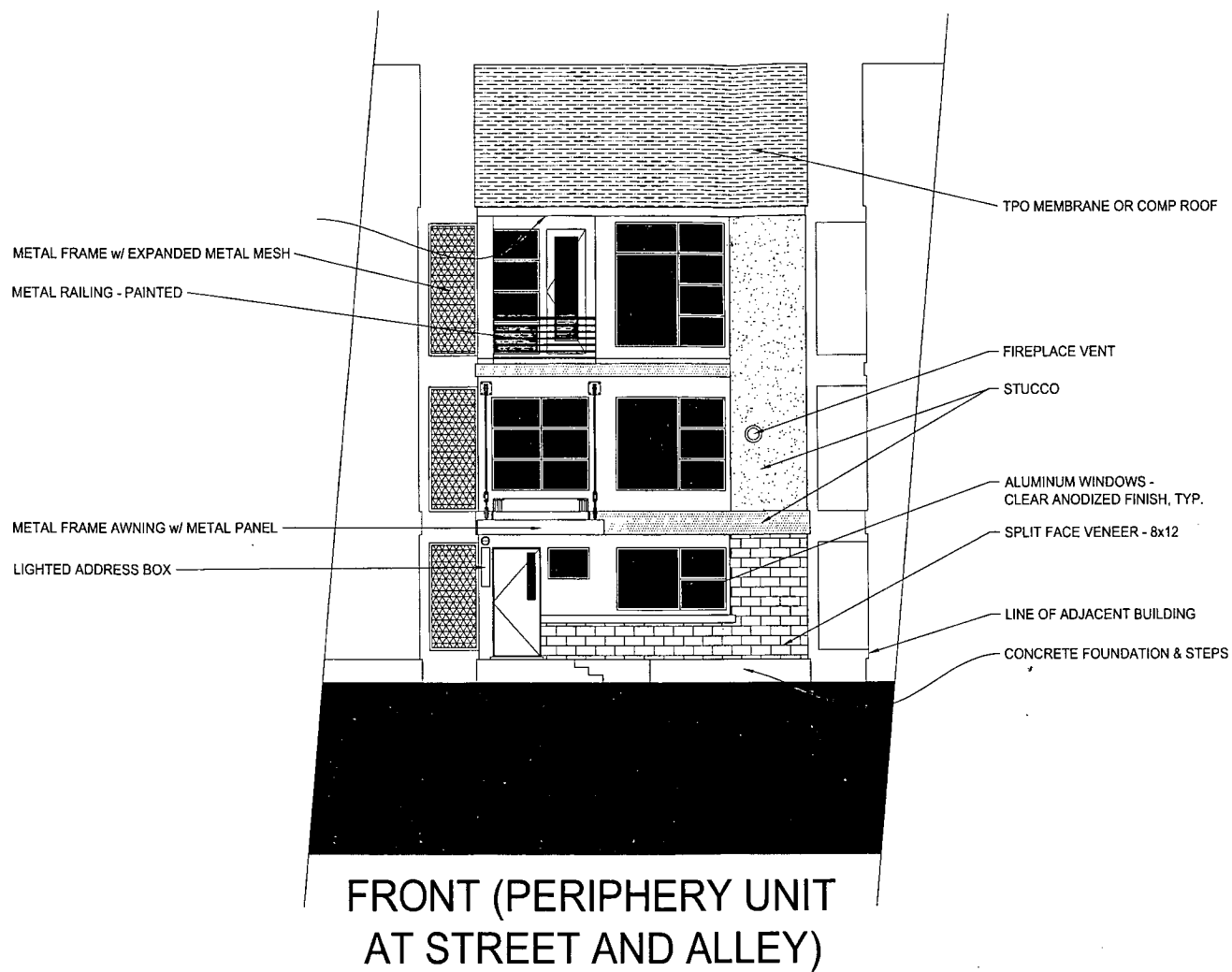
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05028
File: As Shown

Elevations

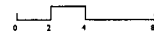
For Regis Homes
of Northern California

PHA | architects
SACRAMENTO, CALIFORNIA
916.556.6411 www.pha-arch.com





So-CAP Lofts II
Sacramento, California



August 08, 2005
05028
As Shown

Elevations

For Regis Homes
of Northern California

PHA | architects
SACRAMENTO, CALIFORNIA
916.554.6411 www.pha-arch.com



CLERESTORY: HIGH LOUVERS FOR ROOF VENTILATION

ALUMINUM WINDOWS - CLEAR ANODIZED FINISH, TYP.

STUCCO

LIGHTED ADDRESS BOX

METAL GARAGE DOOR - PAINTED

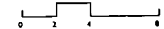
METAL STRUTS SUPPORTING ROOF

RECESSED CAN FIXTURES IN SOFFIT

HIGH/LOW COMBUSTION AIR LOUVERS

LINE OF ADJACENT BUILDING

REAR (DRIVEWAY)



08/08/2005
05028
As Shown

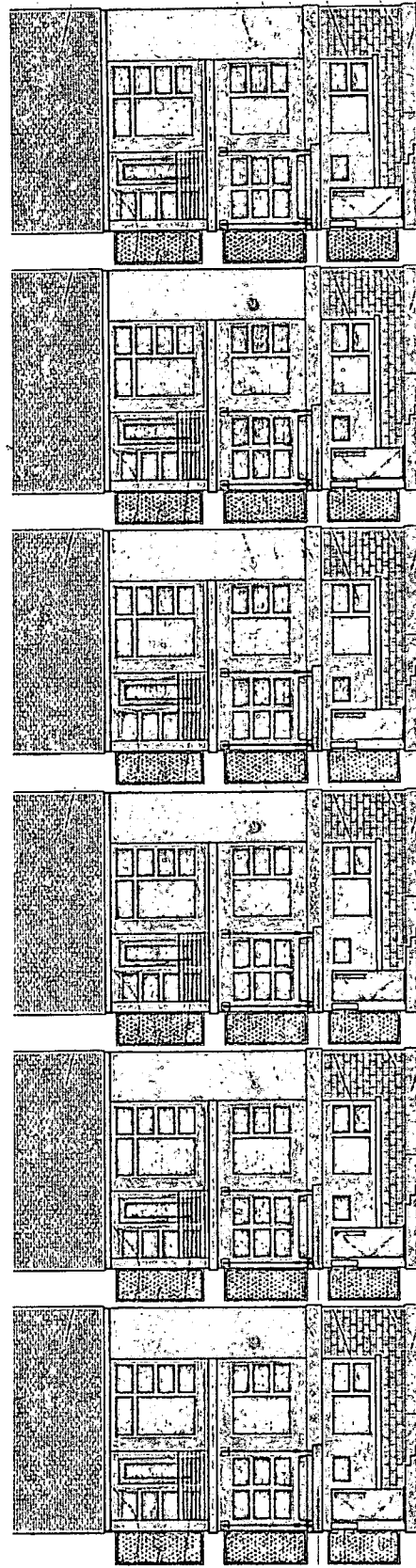
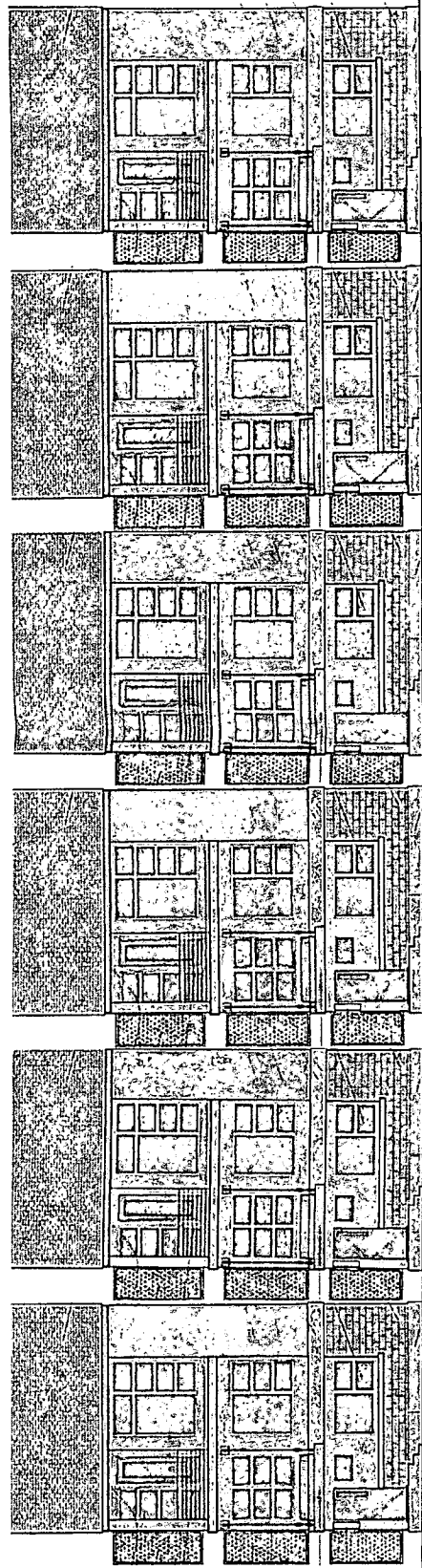
Elevations

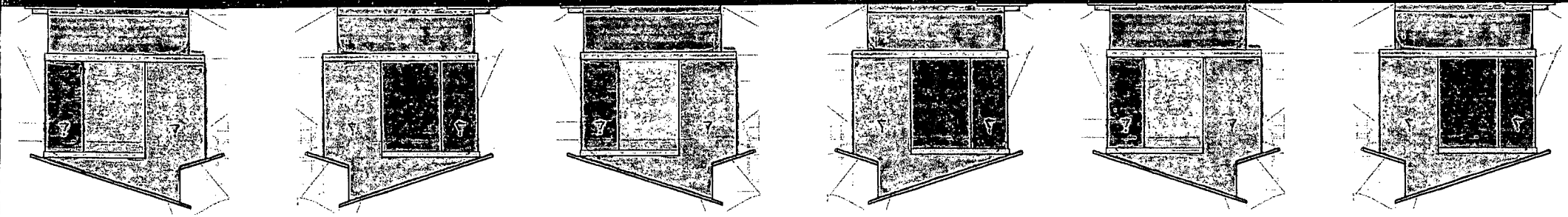
For Regis Homes
of Northern California

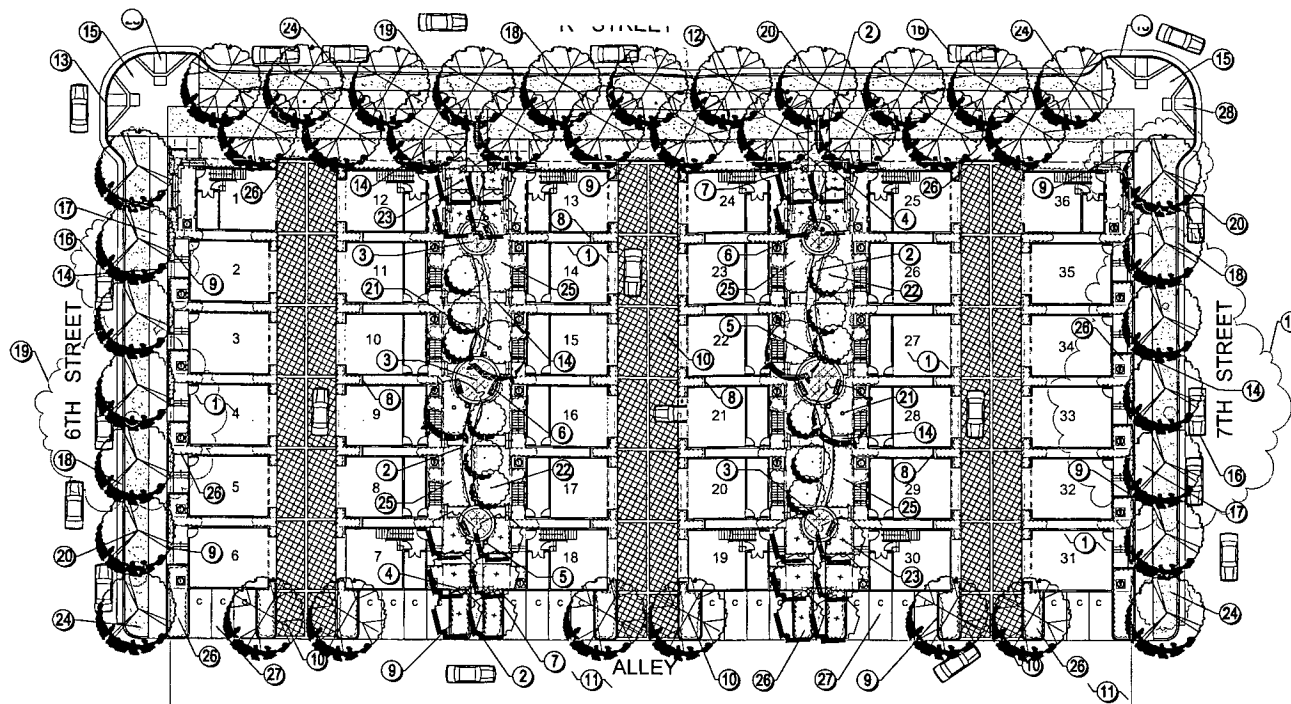
PHA | architects
SACRAMENTO, CALIFORNIA
916.554.6131 www.pha-arch.com

So-CAP Lofts II
Sacramento, California









TREE & TURF LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (H x W)	INSTALL SIZE
TREES				
	ACER BUERGERIANUM	TRIDENT MAPLE	28' X 18'	24" BOX
	CELTIS SINENSIS	CHINESE HACKBERRY	40' X 28'	24" BOX
	LAGERSTROEMIA L. MUSKOGEE	PURPLE GRAPE MYRTLE	28' X 12'	18 GAL.
	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	27' X 16'	15 GAL.
	BAPIMUM SEBIFERUM	CHINESE TALLOW TREE	30' X 28'	24" BOX
TURF				
	MEDALLION FESCUE BLEND	TURF	N/A	500 ROLLS

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	AGAPANTHUS 'RANCHO WHITE'	DWARF LILY-OF-THE-VALLEY
	ASPIDISTRA ELATIOR	CAST-IRON PLANT
	BERGENIA CRASSIFOLIA	BIG-LEAF BERGENIA
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN
	COTONASTER HORIZONTALIS	ROCK COTONASTER
	DIETES BICOLOR	YELLOW FORTNIGHT LILY
	ERIGERON KARWINSKIANUS	SANTA BARBARA DAISY
	ESCALLONIA COMPACTA	COMPACT ESCALLONIA
	HEMEROCALLIS HYBRID (EVERGREEN)	YELLOW EVERGREEN DAYLILY
	MAHONIA LOMARIFOLIA	OREGON GRAPE
	MAHONIA REPENS	CREeping MAHONIA
	NANDINA DOMESTICA 'FIRE POWER'	COMPACT HEAVENLY BAMBOO
	PHORMIUM 'MAORI CHIEF'	HYBRID FLAX
	PHORMIUM T. 'TOM THUMB'	NEW ZEALAND FLAX
	PHOTINIA FRASERI	RED PHOTINIA
	PITOSPORUM T. VARIEGATA	VARIEGATED PITOSPORUM
	PYCNANTHUS HYBRID	FRITCHHORN
	RAPUNCLUS L. 'SPRINGTIME'	PINK INDIAN HAWTHORN
	ROSA 'MEILAND'	PINK MEILAND ROSE
	VIBURNUM THAIS 'SPRING BOUQUET'	VIBURNUM

CALLOUT LEGEND

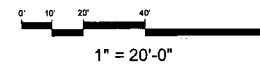
- | | |
|------------------------------------------------|---------------------------------------------------|
| ① LOFT UNIT | ⑮ PROPOSED TRAFFIC CALMING CORNER |
| ② COLORED CONCRETE WALKWAY | ⑯ PROPOSED STREET PARKING |
| ③ SLATE PAVED PATIO W/ CONCRETE BAND | ⑰ EXISTING CONCRETE SIDEWALK |
| ④ ILLUMINATED ADDRESS PLASTER | ⑱ EXISTING CONCRETE CURB & GUTTER |
| ⑤ GALVANIZED LIGHT BOLLARD | ⑲ EXISTING STREET TREE CANOPY |
| ⑥ 5' STEEL BENCH | ⑳ STREET TREE |
| ⑦ 6" TUBE STEEL FENCE | ㉑ DECIDUOUS SHAPE TREE |
| ⑧ 42" WOOD CUT-OFF FENCE | ㉒ FLOWERING ACCENT TREE |
| ⑨ 6" PLANTER BARBER CONCRETE CURB | ㉓ COLUMNAR SCREEN TREE |
| ⑩ STAMPED VEHICULAR ASPHALT WITH CONCRETE BAND | ㉔ TURF PLANTING |
| ⑪ ALLEY AC PAVING | ㉕ ACCENT SHRUB & G.C. PLANTING AT PEDESTRIAN NEWS |
| ⑫ PROPOSED CONCRETE SIDEWALK | ㉖ DURABLE SHRUB & G.C. PLANTING AT STREET & ALLEY |
| ⑬ PROPOSED CONCRETE CURB & GUTTER | ㉗ PROPOSED ALLEY PARKING (22 STALLS) |
| ⑭ CONCRETE UNIT ENTRY WALK | ㉘ PROPOSED ADA RAMPS |

CONCEPTUAL LANDSCAPE PLAN

SOUTH CAPITOL LOFTS II

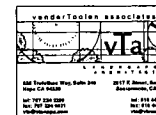
SACRAMENTO, CALIFORNIA

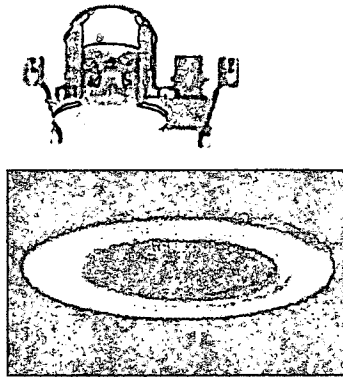
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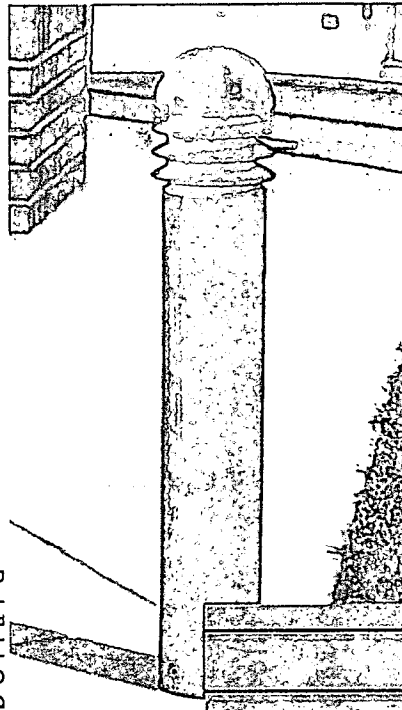
Regis Homes

1435 River Park Drive, Suite 415
Sacramento, CA 95811
916. 929. 3193

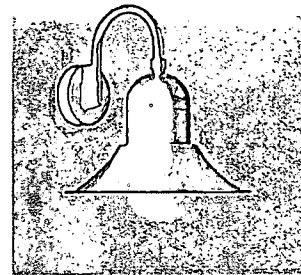




recessed can
light fixtures



bollard



wall mounted
light fixture



lighted address box



SOCAP Lofts II

R Street between 6th & 7th Street

exterior lighting

Regis Homes of Northern California

Date: 08/08/05

PHA Job # 05028

PARSONS DESIGN ASSOCIATES
ARCHITECTS & ENGINEERS
1000 BAY STREET, SUITE 1000
SAN FRANCISCO, CALIFORNIA 94111
415.774.1000

PHA architects



12

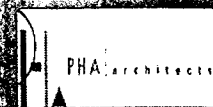
mulled window grouping

Regis Homes of Northern California

Date: 08/08/05

PHA Job # 05028

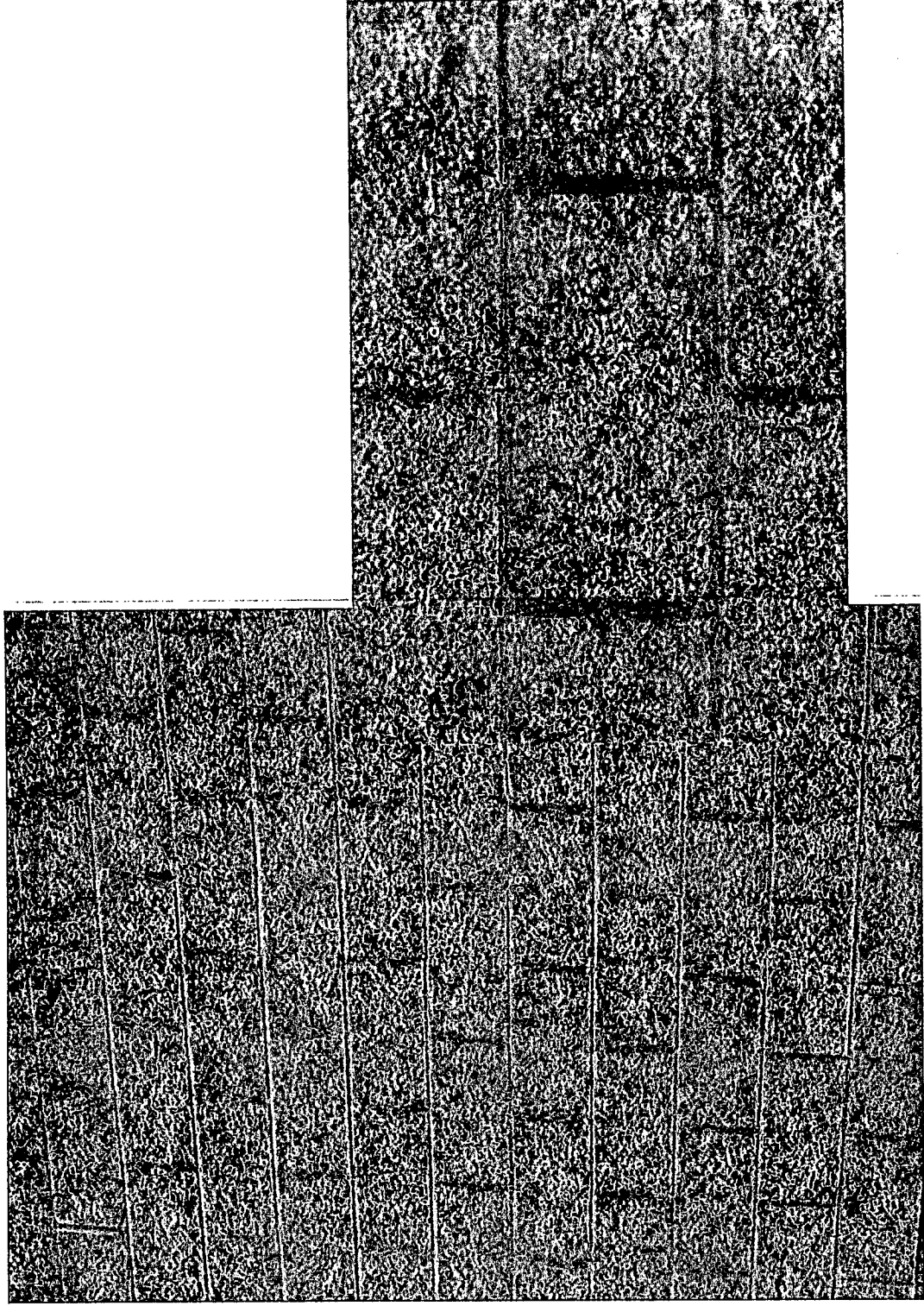
PACIOWSKI BEINELTZ ASSOCIATES
ARCHITECTS - PLANNERS - CONSULTANTS
Sacramento California (916) 534-0411
www.pha4arch.com



SOCAP LOfts II

R Street between 6th & 7th Street

13



Split face concrete Block veneer

Regis Homes of Northern California

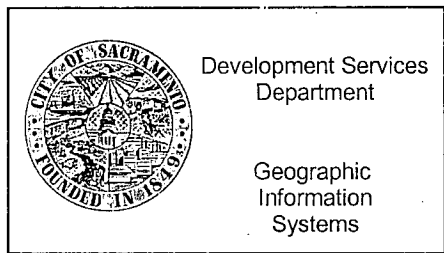
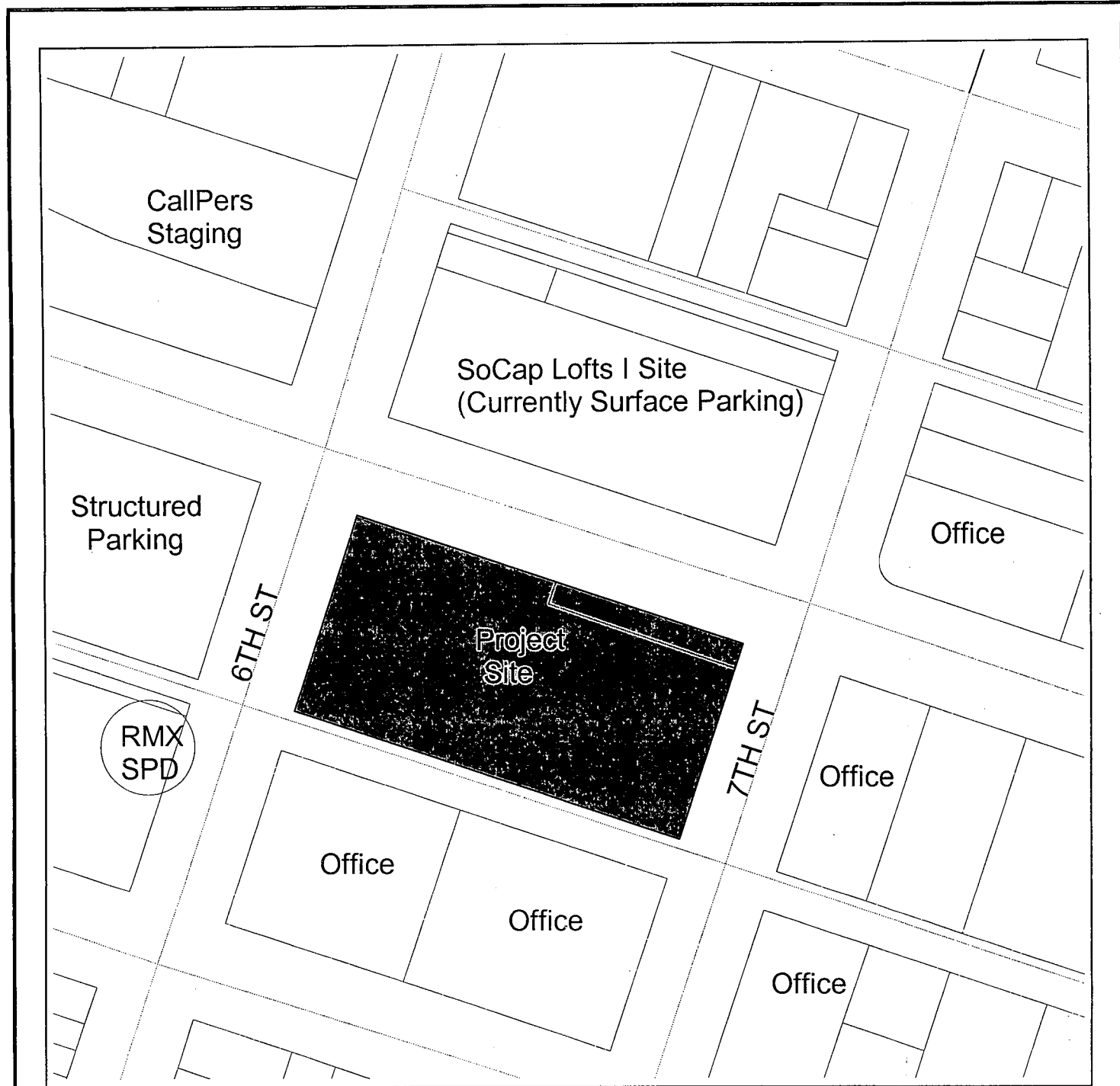
Date: 08/08/05

PHA Job # 05028

PACOWSKI HEINRICH ASSOCIATES
ARCHITECTS • PLANNERS • CONSULTANTS
Sacramento California 95811-5844
www.pha architects.com



SOCAP Lots II
R Street Between 6th & 7th Street



December 1, 2004

Land Use & Zoning P05-065

