



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
September 13, 2007

Members of the Planning Commission

Subject: E Street Housing. A request to develop 9 residential condominiums on a vacant lot on approximately .17 acres in the C-4 (Heavy Commercial) zone. (P06-101)

- A. Environmental Determination: Exempt per CEQA Guidelines Section 15332;
- B. Community Plan Amendment from Heavy Commercial to Multifamily;
- C. Rezone from C-4 (Heavy Commercial) to R-4 (Multifamily);
- D. Tentative Map for condominium purposes;
- E. Special Permit to construct alternative ownership housing.

Location/Council District:

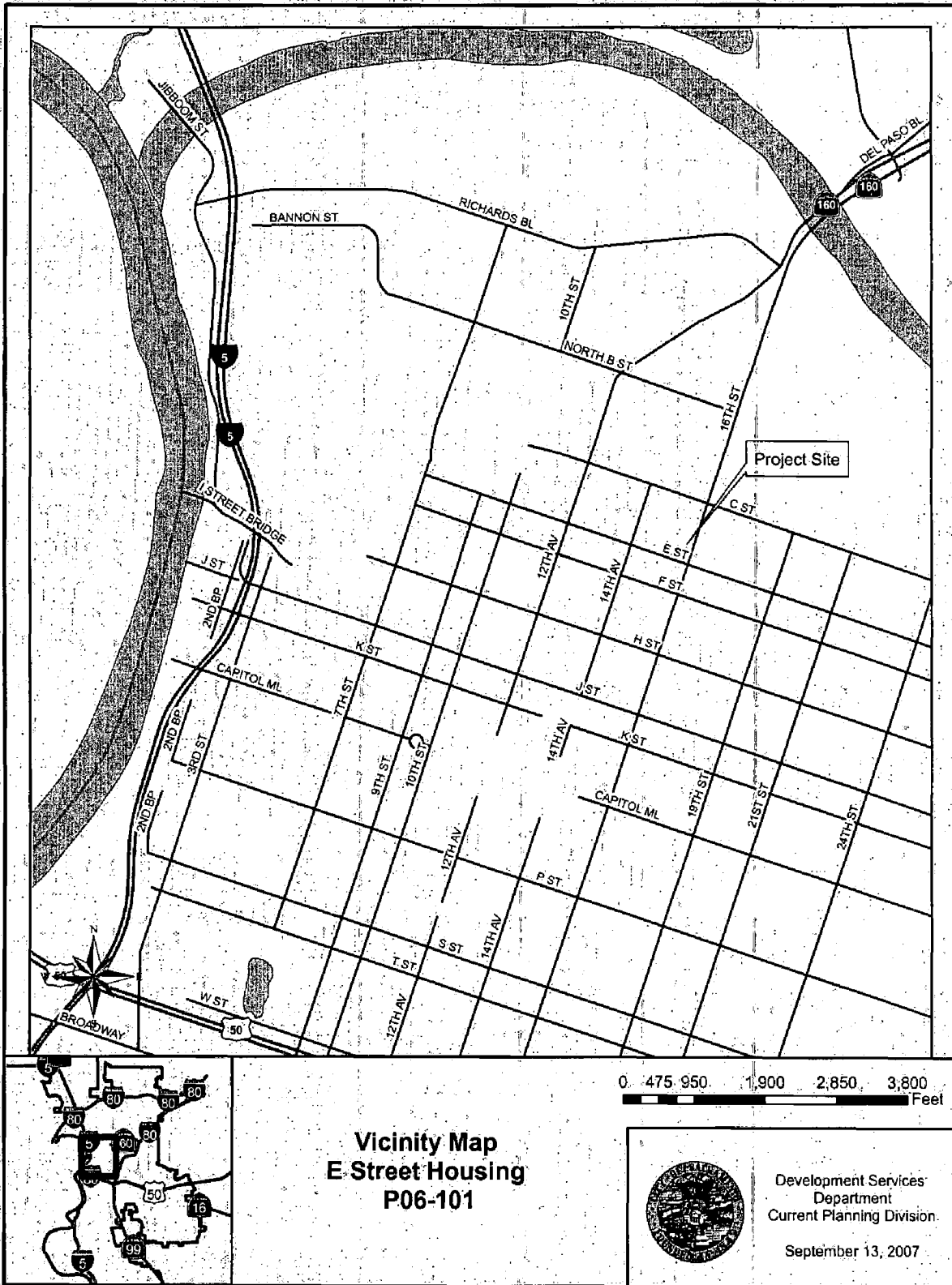
1523 E Street
Assessor's Parcel Number 002-0131-025
Council District 3

Recommendation: Staff recommends the Commission recommend approval and forward to City Council the Community Plan Amendment, Rezone, Tentative Map, and Special Permit requests based on the findings of fact and subject to the conditions listed in Attachment 1. This recommendation is based on the project's consistency with the Central City Housing Strategy which encourages strengthening the residential identity and residential amenities of the Central City as well as General Plan policies promoting infill development. **There were no outstanding concerns at the time of writing this report.** The City Council has final approval authority over items A-E above.

Contact: Evan Compton, Associate Planner (916) 808-5260
Stacia Cosgrove, Senior Planner (916) 808-7110

Applicant: Darryl Chinn, Darryl Chinn Architects, (916) 446-1293, 2612 J Street, Suite #2, Sacramento, CA 95816

Owner: Sam Kritko, (415) 867-1095, 101 Greenbank Drive, Lafayette, CA 94549



Summary: The applicant is requesting entitlements to construct 9 residential condominiums on a vacant lot. The proposed building will have podium parking along with one unit on the ground floor and a total of 8 units on the second and third floor. The Central City Community Plan designation and zoning will be changed from Heavy Commercial (C-4) to Multifamily (R-4). The subject site is adjacent to a motel and across the street from residential uses. Staff supports the residential proposed use because it is consistent with the general surrounding area.

Table 1: Project Information
General Plan designation: Community/Neighborhood Commercial and Offices
Central Community Plan designation: Heavy Commercial to Multifamily
Existing zoning of site: C-4 Heavy Commercial
Existing use of site: Vacant
Property area: Approximately .17 acres
Density: Proposed 53 dwelling units per net acre

Background Information: There is no record of prior planning applications affecting this property. The project was approved by the Design Director on August 2, 2007. The Record of Decision (ROD) has been included as Attachment 7.

Public/Neighborhood Outreach and Comments

As part of the application review process, the proposal was routed to Boulevard Park, New Era Park, Alkali & Mansion Flats, Washington Park, and the Midtown Business Association. No comments were received from any of these groups. Staff also mailed notices to all property owners within 500 feet of the project site prior to this public hearing. One neighbor called and had concerns that one parking space per unit would not satisfy the actual demand. Staff does not object to the proposed 9 parking spaces onsite since it meets the minimum parking requirement of one space per residential unit.

Environmental Considerations: The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332). Section 15332 consists of projects characterized as in-fill development.

Policy Considerations: The project is consistent with the land use policies of the proposed Multifamily Residential Community Plan designation. The project is also consistent with the General Plan designation of Community/Neighborhood Commercial and Offices since residential is a permitted use in Heavy Commercial zones within the Central City with the issuance of a Special Permit. The Community/Neighborhood Commercial and Office category is generally defined as including strip commercial and small office projects that offer goods and services for the daily needs of adjacent residential areas. These uses may be located adjacent to residential areas without significant adverse impacts. (SGPU, Sec. 4-10) While the proposed project is a residential project and not a commercial or office project, the General Plan category

does allow for some variation within the designation. The General Plan land use designation is not intended to provide an exact correspondence with the site specific zoning, rather the intent of the designation is to show the general relationship of various land uses. In practice, the city generally does not require a General Plan Amendment for sites that are less than 5 acres in size as long as the land use is compatible. Staff finds that this site is .17 acres in size and that the residential use does not compromise the overall nature of the General Plan category of Community/Neighborhood Commercial and Offices. Therefore a General Plan Amendment is not required.

General and Central City Community Plan: The proposed project is consistent with the goals and policies as set forth in the General and Community Plan. Approval of the project would "provide continued support of private and public efforts that promote the Central City's role as the region's commercial office, employment, and cultural center; and at the same time provide close-by housing within identifiable residential neighborhoods." (Section 1-32) The project would "improve the quality of residential neighborhoods Citywide by protecting, preserving, and enhancing their character." (Section 2-10) The Community Plan encourages the development of transitional land use areas with land uses that are compatible with adjacent developments. (Page 8)

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.

The proposed project complies with the above guiding principles and is not contrary to any of the proposed policies.

Central City Housing Strategy: The Central City Housing Strategy was adopted in the early 1990s to encourage new housing construction while also preserving existing housing stock and strengthening neighborhoods. The Zoning Ordinance was changed in response to the Housing Strategy to encourage housing in the Central City by allowing residential developments by right in commercial zones and with a Special Permit in heavy commercial zones. The proposed

project is consistent with the Central City Housing Strategy since it maximizes housing units on the site. Approval of the project would strengthen the residential identity of the area and add to the jobs/housing ratio in the Central City.

Strategic Plan: The project is consistent with the Citywide Strategic Plan because it will contribute to the goals of achieving sustainability and livability and will increase opportunities for all Sacramento residents to live in safe and affordable housing.

Zoning Code: The project site is located in the Heavy Commercial (C-4) zone which allows for residential uses with the approval of a Special Permit. The applicant will be pursuing a Community Plan Amendment and rezone of the parcel to residential. The project does not require legislative entitlements to construct the residential units. In order to facilitate the future financing of these units and to provide consistency of the intended use of the project with the Community Plan designation and the zoning, staff supports the request to amend the Community Plan to Multifamily Residential and the rezone to R-4 Multifamily.

Land Use

The applicant is proposing to construct 9 residential condominiums. This request requires the issuance of a Special Permit. In evaluating special permit proposals of this type, the Planning Commission is required to make the following findings:

- A. **Sound Principles of Land Use.** A special permit shall be granted upon sound principles of land use. In this case, staff finds that the project will provide much needed housing to the Central City to activate the streets and provide for a more vibrant Central City beyond the hours of 9 to 5.
- B. **Not Injurious.** 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. The proposed project provides "eyes on the street" and adequate parking has been provided.
- C. **Must Relate to a Plan.** 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 is consistent with the residential land use policies and density requirements of the General Plan, the Central City, and the City's adopted Infill Strategy, which encourages development of vacant lots with land uses that are compatible with the surrounding area.

Access, Circulation and Parking

The subject property has street frontage on E Street and an alley on the rear of the property. The podium parking for the residential users is accessed off of the alley. Vehicles can maneuver on the subject site and will use the alley to exit. There is a pedestrian gate from the public street to the residential units and no vehicle access is proposed from the street elevation, providing a better pedestrian experience on E Street. Although the Zoning code does not require bicycle

parking, the applicant is proposing bicycle facilities on the ground floor podium level for residents.

Table 2: Parking

Use	Required Parking	Proposed Parking	Difference
Residential Condominiums	9 parking spaces (1 space per unit)	9 parking spaces	no

Table 2a: Bicycle Parking

Required bicycle parking	Provided bicycle parking	Difference
0	3	no

As indicated above, the project meets or exceeds parking requirements.

Setbacks, height and bulk

Under the Special Permit for Alternative Ownership Housing, the Planning Commission and City Council has the authority to vary the setbacks and lot coverage. The proposal request reduced setbacks on E Street to allow the buildings to be constructed with a strong street wall and establish an urban identity and is consistent with the adjacent existing development.


Table 3: Height and area standards

Standard	Required	Proposed	Deviation?
Height	35'	35'	no
Front setback	10'	3'	yes
Side setback (West)	10'	5'	yes
Side setback (East)	5'	0'	yes
Rear setback	5'	6'	no
Lot Coverage in R-4	60%	68%	yes
Density in R-4	Up to 58 d.u./n.a.	53 d.u./n.a.	no


As indicated above, the project will request entitlements to deviate from the required setback requirements. Staff supports the reduction in setbacks because the project adds residential to the central core area and contributes to a range of housing opportunities in the area.

Tentative Map and Project Design

The proposed development features a total of 9 residential condominiums. (One unit will be on the ground floor along with the podium parking and there will be 4 units each on the second and third floor.) The site is currently vacant and the new residential condominium building has a modern design with units ranging from 680 square feet to 960 square feet. Units will have private balconies. On August 15, 2007, the Subdivision Review Committee voted to recommend approval of the proposed Tentative Map subject to the conditions of approval listed in Attachment 5.

Respectfully submitted by: 
EVAN COMPTON
Associate Planner

Approved by:


STACIA COSGROVE
Senior Planner

Recommendation Approved by:


GREG BITTER
Principal Planner

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Attachment 1	Recommended Findings of Fact and Conditions of Approval
Attachment 2	Recommended Resolution for Environmental Exemption
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Attachment 5	Recommended Resolution for Project Approval
Exhibit 1A	Tentative Map

Exhibit 1B	Site Plan
Exhibit 1C	Floor Plans for Ground Floor/Second Floor
Exhibit 1D	Floor Plans for Third Floor/Roof Plan
Exhibit 1E	Elevations
Attachment 6	Land Use & Zoning Map
Attachment 7	Design Director Record of Decision

Attachment 1

Project Recommendation to City Council – City Planning Commission ROD

**Attachment 1
City Planning Commission Record of Decision
Recommended Findings of Fact and Conditions of Approval
E Street Housing (P06-101)**

- A. The Planning Commission has reviewed and considered the Environmental Planning Services Division's determination of exemption and the comments received at the hearing on the Project, and forwards a recommendation to the City Council that the Project is exempt from review under CEQA as set forth in Attachment 2.
- B. The Planning Commission recommends approval and forwards to the City Council the **Community Plan Amendment** for the Project as set forth in Attachment 3.
- C. The Planning Commission recommends approval and forwards to the City Council the **Rezoning** for the Project as set forth in Attachment 4.
- D. The Planning Commission recommends approval and forwards to the City Council the **Tentative Map** to subdivide one parcels totaling approximately .17 acres for condominium purposes in the Heavy Commercial (C-4) and the proposed Multifamily (R-4) zone and the **Special Permit** for alternative ownership housing for the Project based on the findings and subject to the conditions of approval set forth in Attachment 5.

Environmental Exemption – DRAFT City Council

RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P06-101)

BACKGROUND

- A. On September 13, 2007, the City Planning Commission conducted a public hearing on, and forwarded to City Council a recommendation to approve with conditions the E Street Housing project.
- B. On October 2, 2007, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Sections 16.24.097, 17.204.020(C), 17.208.020(C), 17.212.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the E Street Housing project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under **Section 15332 Infill Development** of the Environmental Quality Act Guidelines as follows:

- 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 regulations;
- B. The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses;
- 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.

Community Plan Amendment – DRAFT City Council

RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE CENTRAL CITY COMMUNITY LAND PLAN USE MAP FOR .17± NET ACRES FROM HEAVY COMMERCIAL TO MULTI-FAMILY RESIDENTIAL FOR THE PROPERTY LOCATED IN THE CENTRAL CITY, SPECIFICALLY AT 1523 E STREET, SACRAMENTO, CALIFORNIA. (P06-101) (APN: 002-0131-025)

BACKGROUND

The City Council conducted a public hearing on October 2, 2007 concerning the Central City land use map and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The proposed land use amendment is consistent with the conversion of a .17± acre portion of this site to multi-family residential to implement the goals and policies of the Central City Community Plan and the Housing Strategy to maintain a balance between housing and jobs and to meet future housing needs;
- B. The proposed Plan Amendment is compatible with the surrounding uses; and
- C. The proposal is consistent with the policies of the Community Plan to promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The property (APN: 002-0131-025), as described on the attached Exhibit A, within the City of Sacramento is hereby designated on the Central City's Community Land Use map as Multi-Family Residential.

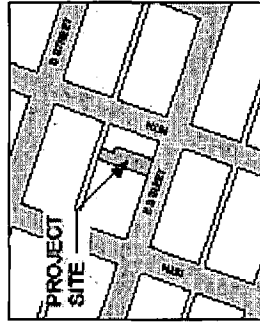
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Exhibit A: Community Plan Amendment – 1 page

Exhibit A: Community Plan Amendment

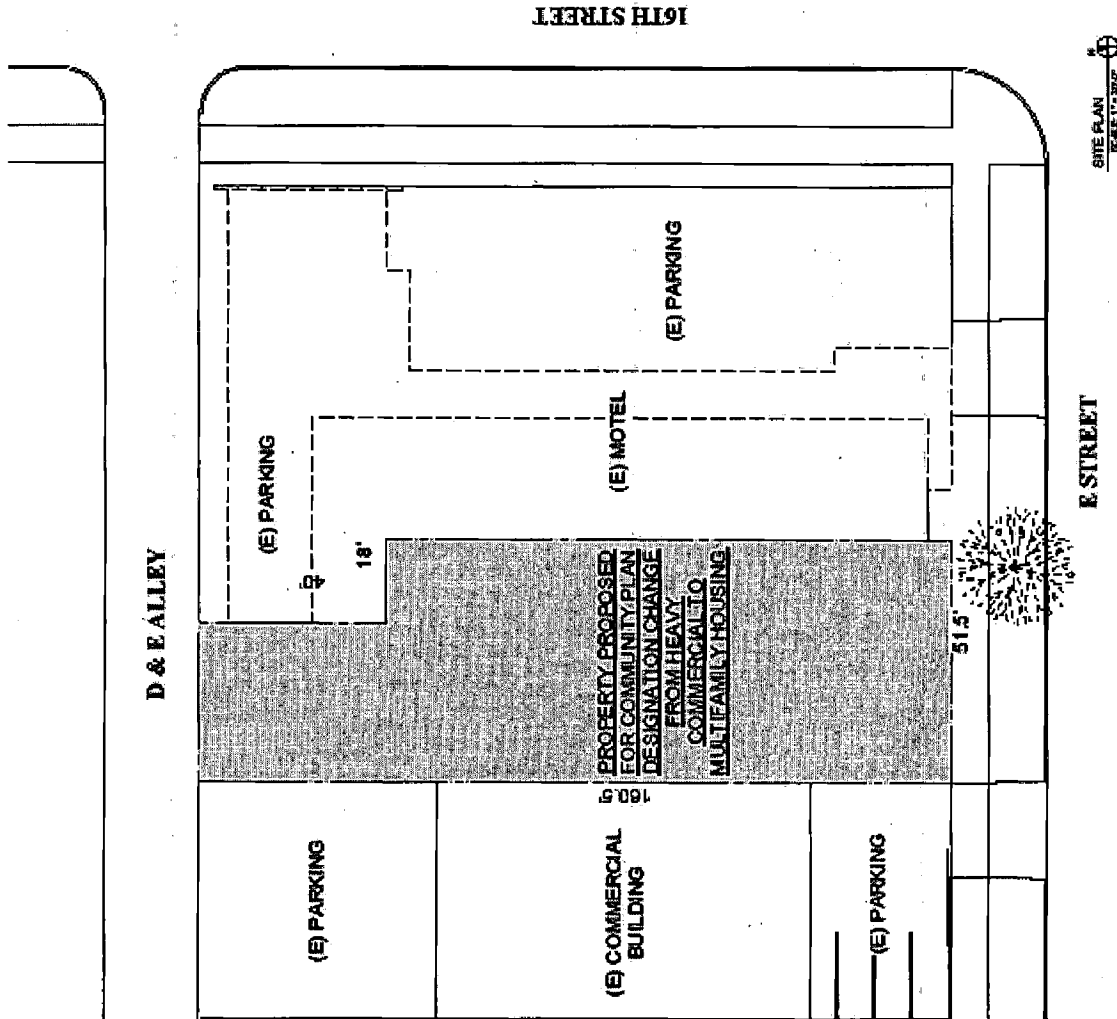
E STREET HOUSING
 159 E ST. - SACRAMENTO, CALIFORNIA
 EXCEPT FOR COMMUNITY PLAN AMENDMENT

PROJECT DATA:
 AREA: 0.5451 AC
 ZONING: (CURRENT) C-4 PROPOSED) M-1
 LOT SIZE: 2104 S.F. / 0.048 AC
 BUILDING LOT COVERAGE: 81% S.F.
 LOT COVERAGE PERCENTAGE: 81%
 BUILDING EQUIPMENT FOOTPRINT:
 GROUND FLOOR: 1500 S.F.
 SECOND FLOOR: 470 S.F.
 THIRD FLOOR: 470 S.F.
 TOTAL: 2440 S.F.
 UNIT S.F.: 910 S.F.
 UNIT S.F. PER ACRE: 167



REFERENCE SITE MAP
 N.T.S.

CCA
 GARY L. CHINN, ARCHITECTS
 202 J STREET #2
 SACRAMENTO, CA
 TEL: (916) 448-1200
 FAX: (916) 448-1200
JUNE 2007



Rezone – DRAFT City Council

ORDINANCE NO.

Adopted by the Sacramento City Council

**REZONING FROM HEAVY COMMERCIAL (C-4) TO MULTIFAMILY (R-4) THE REAL
PROPERTY LOCATED AT 1523 E STREET
(P06-101) (APN: 002-0131-025), COUNCIL DISTRICT 3**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

SECTION 1

The property generally described, known and referred to as APN: 010-0093-004 which is shown on attached Exhibit A, consists of 3.16± acres and is currently in the General Commercial (C-2) and Heavy Commercial (C-4) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the C-2 and C-4 zones and placed in the Multi-Family (R-3A) zone.

SECTION 2

The rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the community plan amendment and rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

SECTION 3

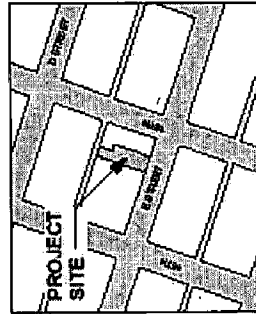
The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

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Exhibit A: E Street Housing Rezone Map – 1 Page

E STREET HOUSING
 1533 B ST. - SACRAMENTO, CALIFORNIA
 EXHIBIT FOR REDZONE

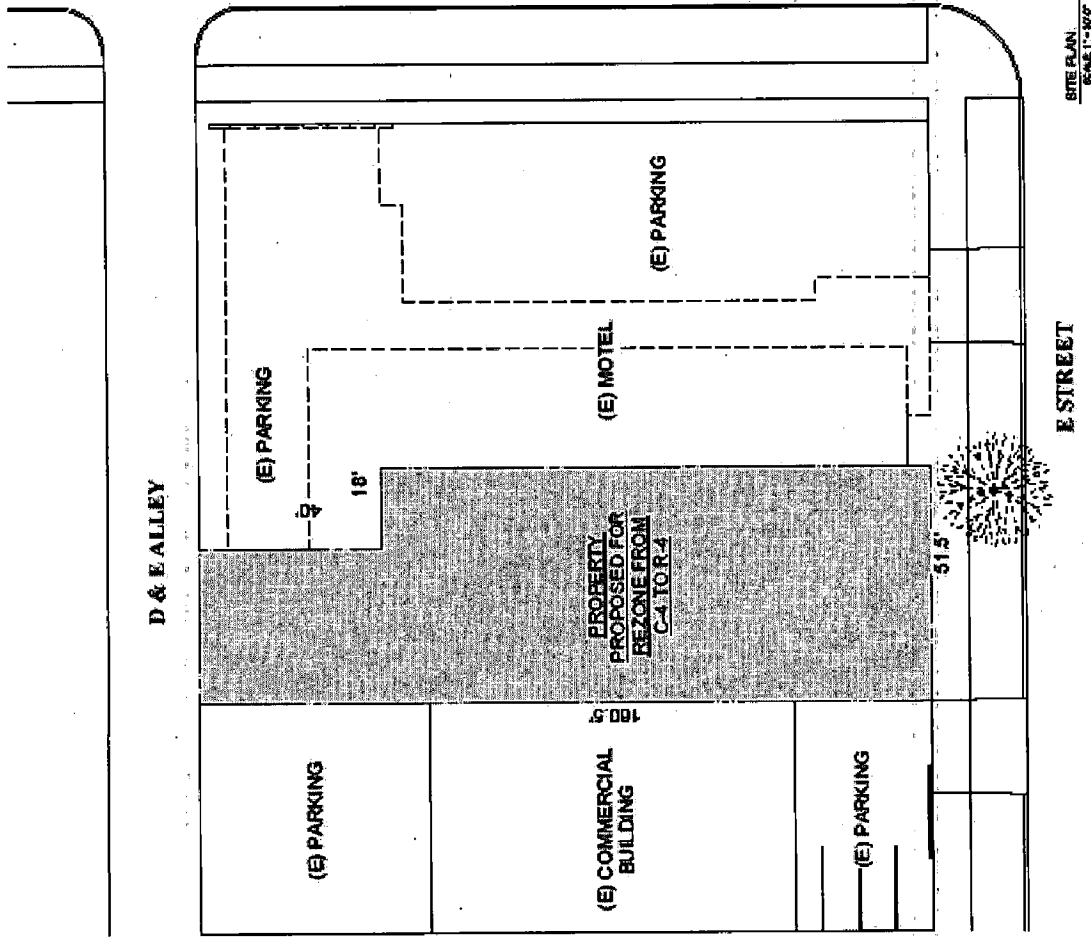
PROJECT DATA
 A.P.N. 024317425
 ZONING C-4 (COMMERCIAL)
 LOT SIZE 7,848 S.F. / .179 ACRES
 BUILDING LOT COVERAGE 81.0%
 LOT COVERAGE RECALCULATED 85%
 BUILDING COVERAGE RECALCULATED (per):
 1ST FLOOR 1700 S.F.
 2ND FLOOR 4200 S.F.
 3RD FLOOR 4200 S.F.
 TOTAL 10,100 S.F.
 UNITS 41 UNITS
 UNIT SIZES VARY



REFERENCE SITE MAP
 N
 15TH STREET

DATE: _____
 DARRYL CHINN, ARCHITECTS
 2115 J STREET, SUITE 100
 SACRAMENTO, CA 95818-0113
 TEL: 916.441.1250
 FAX: 916.441.1250
 JUN 2007

16TH STREET



Project Approval – DRAFT City Council Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE E STREET HOUSING PROJECT (P06-101)

BACKGROUND

A. On September 13, 2007, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the E Street Housing Project.

B. On October 2, 2007, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 16.24.097, 17.204.020(C), 17.208.020(C), 17.212.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the E Street Housing.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on the E Street Housing project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A. Environmental Determination: The Environmental Exemption for the Project has been adopted by Resolution No. ____.

B. Tentative Map: The Tentative Map to subdivide .17 gross acres into one lot for condominium purposes is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:

a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

b. The site is physically suitable for the type of development proposed and suited for the proposed density;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

e. The design of the subdivision and 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.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the Central City Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

C. Special Permit: The Special Permit to allow the development of alternative ownership housing is approved based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed project is compatible with the surrounding area of commercial and single family homes and adds to the balance of housing types in the midtown neighborhood. The density of the proposed development is in keeping with the goals and policies of the Central City Housing Strategy to increase housing, will contribute to a better jobs/housing balance, and provide a more active and vibrant Central City beyond the hours of 9 to 5.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project will contribute positively to an area that is transitioning from a heavy commercial to mixed use. The project also provides parking for residents and the proposed units are oriented to provide eyes on the street.
3. The proposed project is consistent with the proposed Central City Community Plan designation of Multifamily Residential and the proposed Multifamily (R-4) zone as well as the heavy commercial zone in which housing is allowed by special permit. The project is also consistent with the General Plan policies which encourage infill development and will promote alternative modes of transportation such as bus, bike, lightrail, and walking which helps air quality and reduces urban sprawl. The amendment and rezone provide consistency of the use with the land use designation and zoning as identified in the Central City Housing Strategy, the General Plan, and the Central City Community Plan.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

B. Tentative Map: The Tentative Map to subdivide .17 gross acres into one lot for condominium purposes is approved subject to the following conditions of approval:

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-101). 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 Parcel 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. Show all continuing and proposed/required easements on the Parcel Map;
4. 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;

DEF: Streets

5. 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;
6. The applicant shall repair/reconstruct any deteriorated portions of the existing alley per City standards (in concrete) and to the satisfaction of the Development Engineering Division. The applicant shall repair the alley (if needed) from the project boundary to the nearest public street;
7. 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;
8. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;

PUBLIC/PRIVATE UTILITIES

9. The applicant shall provide appropriate Public utility easements to the satisfaction of SMUD;

CITY UTILITIES

10. An ownership association shall be formed and C.C. & R's shall be approved by the City and recorded prior to the recordation of the final map. The onsite water, sewer and storm drain systems shall be private facilities maintained by the owners' association formed pursuant to the provisions of sections 1350 et seq. of the California Civil Code (the Davis-Stirling Common Interest Development Act). The C.C. & R's recorded for the project (as "governing documents" defined in Civil Code section 1351(j)), shall authorize and require the owners' association to maintain these facilities and to obtain and pay for water, sewer and storm drain service for the project (including the condominiums and all common areas) and on behalf of all condominium owners;
11. Prior to the recordation of the final map, any water, sanitary sewer or storm drainage services to the condominium project, the owner(s) and ownership association shall enter into a Utility Service Agreement with the City to receive such utility services at points of service designated by the Department of Utilities. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water, sanitary sewer and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, the Association will sub-meter in the future if required to do so by any law or regulation, and shall be in a form approved by the City Attorney;

PPDD: Parks

12. **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);
13. **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.);

MISCELLANEOUS

14. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of the private drive(s). The Homeowner's Association shall maintain all private drives, lights, common landscaping and common areas;
- C. Special Permit:** The Special Permit to allow the development of alternative ownership housing is approved subject to the following conditions of approval:
 15. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
 16. The project shall comply with design review conditions of approval (DR06-162).
 17. The project shall conform to the plans submitted. Any changes shall require additional review by Planning staff.
 18. A decorative photocell light fixture shall be provided on the building façade with the garage door. The fixture shall be of a type that automatically comes on at dusk and goes off at dawn. The fixture is subject to the review of Design Review staff.
 19. Air conditioning and mechanical equipment shall be ground mounted or appropriately screened to not be visible from any street view.
 20. The developer shall provide current transit information with sales materials to buyers.

Development Engineering

21. Construct standard 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;
22. The applicant shall repair/reconstruct any deteriorated portions of the existing alley per City standards (in concrete) and to the satisfaction of the Development Engineering Division. The applicant shall repair the alley (if needed) from the project boundary to the nearest public street;

23. 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;
24. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;
25. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of the private drive(s). The Homeowner's Association shall maintain all private drives, lights, common landscaping and common areas;
26. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division;
27. The site plan shall conform to A.D.A. requirements in all respects;
28. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);

Utilities

29. Any new domestic water services shall be metered. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
30. An ownership association shall be formed and C.C. & R's shall be approved by the City and recorded prior to the recordation of the final map. The onsite water, sewer and storm drain systems shall be private facilities maintained by the owners' association formed pursuant to the provisions of sections 1350 et seq. of the California Civil Code (the Davis-Stirling Common Interest Development Act). The C.C. & R's recorded for the project (as "governing documents" defined in Civil Code section 1351(j)), shall authorize and require the owners' association to maintain these facilities and to obtain and pay for water, sewer and storm drain service for the project (including the condominiums and all common areas) and on behalf of all condominium owners.
31. Prior to the recordation of the final map, any water, sanitary sewer or storm drainage services to the condominium project, the owner(s) and ownership association shall enter into a Utility Service Agreement with the City to receive such utility services at points of service designated by the Department of Utilities. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water, sanitary sewer and storm drainage services, shall authorize discontinuance of

utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, the Association will sub-meter in the future if required to do so by any law or regulation, and shall be in a form approved by the City Attorney.

32. 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 the condominium development is estimated to be 7 ESD's. The Combined Sewer System fee at time of building permit is estimated to be \$735.00 plus any increases to the fee due to inflation. This fee may change based on the final plan layout.

Fire

33. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Depending upon flow requirement for construction type, an additional 1 to 2 hydrants may be required.
34. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
35. A Water Supply Test must be requested by the project applicant for all projects involving the construction of new commercial buildings, additions to commercial buildings, or four or more residential units. Please contact the Utilities Department at 808-7065.
36. Locate and identify Fire Department Connections (FDCs) on the address side of the building no further than 40 feet and no closer than 5 feet from a fire hydrant.
37. Provide at least a 5' setback for second story and 8' for third story bedroom egress windows to allow for fire ladder rescue operations. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 902.3.1
38. Provide appropriate Knox access for site.

Regional Transit

39. Transit information shall be displayed in a prominent location in the residential sales office, through a homeowner's association, or with real estate transactions. Bus route 34 provides 30-minute weekday and 60-minute weekend service within 1/8 mile of the site. Bus route 29 provides peak only five days per week within 1/8 mile of the site. Both

routes 29 and 34 have connectivity to transit centers and light rail. Bus route 33 provides 20-minute service on weekdays within ¼ mile of the project site and has connectivity to light rail. Please contact Devra Selenis, Marketing Department at 916-321-2859 for more information.

- 40. Connectivity of pedestrian ways and amenities such as pavers, vertical curbs, tree shading, lighting, and trellises shall be provided to encourage walking to transit.

Solid Waste

- 41. Recycling capacity be met or exceeded.
- 42. A recycling program be established. The developer should send the name of the service provider, the frequency of service, and the processing facility to the Solid Waste Division to verify that service has been established.
- 43. This project be conditioned to divert construction waste. The project proponent should plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer should submit the following information to the Solid Waste Division:
 - Method of recovery
 - Hauler information
 - Disposal facility
 - Diversion percentage
 - Weigh tickets documenting disposal and diversion

ADVISORY NOTES:

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

- A. The applicant shall sell at least one condominium unit to activate the Special Permit. If no residential units are sold within 3 years after the Special Permit is issued, and there is no request to extend the Special Permit approval, then the Special Permit will have expired. The project shall then be subject to condominium conversion requirements before the units may be sold.
- B. Gas service may be available to this project if desired. The developer should contact PG&E's Service Planning Department at (916) 386-5112 as soon as possible to coordinate construction so as not to delay the project;
- 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

\$23,760. This is based on nine (9) multi-family residential units and an average land value of \$250,000 per acre for the Central City Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. 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 \$11,961. This is based on nine multi-family residential units at the Central City infill rate of \$1,329 per unit. 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.

- D. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote desk at (916) 876-6100 for sewer impact fee information;
- E. The proposed project is located in the Flood zone designated as a **Shaded 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 **Shaded X** zone, there are no requirements to elevate or flood proof;
- F. **Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems.** Prior to design of the subject project, the DOU 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;
- G. The applicant shall prepare a Utility Plan prior to recording the final map to the satisfaction of SMUD;
- H. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.
- I. Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.

Police

- J. Businesses that subscribe to City solid waste collection and disposal services

are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

- K. Exterior doors, doors leading from the garage areas into multiple dwelling buildings, and doors leading into stairwells shall have self-locking (dead latch) devices allowing egress to the exterior of the building or into the garage area, or stairwell, but requiring a key to be used to gain access to the interior of the building from the outside, or garage area, or into the hallway from the stairwell.
- L. Exterior doors and doors leading from the garage areas into the multiple dwelling buildings, and doors leading into stairwells shall be equipped with self-closing devices.
- M. All exterior doors and doors leading from the enclosed garage areas to family units shall be solid core with a minimum thickness of 1-3/4 inches.
- N. Main entrance doors into individual family units and the recreation building shall be secured with single cylinder deadbolt locks with a minimum throw of one inch, in addition to door latches with a one-half inch minimum throw. The locks should be so constructed that both deadbolt and deadlatch can be retracted by a single action of the inside doorknob.
- O. A viewing device or peephole shall be installed in each individual unit entrance door and shall allow for 180 degree vision.
- P. Exterior doors swinging out shall have non-removable hinge pins or hinge studs to prevent removal of door.
- Q. Locate door locks a minimum of 40 inches from adjacent windows where possible.
- R. Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.
- S. Secondary dead locks shall be installed on all single sliding glass doors accessible from ground level or adjacent balconies. Lock bolts shall be of hardened material or shall have hardened steel inserts.
- T. Vision panels in exterior doors (if used) or within reach of the inside activating device, shall be of burglary resistant glazing or equivalent.
- U. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the movable section to defeat the locking mechanism.

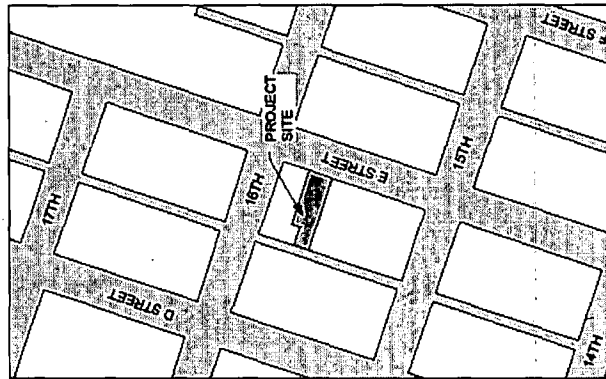
- V. The sliding portion of a sliding glass window shall be on the inside track.
- W. Window locking devices shall be capable of withstanding a force of 300 pounds in any direction.
- X. All residential buildings shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than six inches in height and shall be of a contrasting color to the background to which they are attached. The numerals shall be lighted at night.
- Y. In addition, each individual unit within the complex shall display a prominent identification number not less than six inches in height, which is easily visible to approaching pedestrian traffic. The numerals shall be of contrasting color to the background to which they are attached. Units accessed by stairways whose numbers cannot be seen from the base of the stairs shall have unit designators at the base of the stairs also.
- Z. There shall be positioned at each entrance of a multiple family dwelling complex an illustrated diagrammatic representation of the complex, which shows location of the viewer and the unit designations within the complex. The illuminated diagrammatic representation shall be protected by the use of vandal resistant covers.
- AA. Directional signs shall be installed where appropriate on site to facilitate location of individual units within the complex.
- BB. Security and parking area lights shall be controlled by photocell and shall remain on during hours of diminished lighting.
- CC. Stairwell and enclosed parking area lights shall remain on at all times.
- DD. Each entry, patio, balcony, and pedestrian garage door shall be equipped with its own light source.
- EE. Parking in the structure should be limited to residents and visitors only.
- FF. Entry into the structure should be controlled by some type of card or digital access system with a restriction on the ability of a card or number code to not be reused until the original user's vehicle exits the structure.
- GG. The parking structure should be illuminated at a level of 5 foot-candles minimum at all hours, with ramps, corners, and entrances 10-50 foot-candles during evening hours.
- HH. The structure should be equipped with an emergency panic alarm system that

- reports to a central security office.
- II. The vertical clearance into the parking structure shall be sufficient to allow entry and exit by a tow truck with a vehicle in tow.
 - JJ. The parking structure should be posted for private parking only.
 - KK. Security lighting provided for courtyards and entryways.
 - LL. External lighting requirements should consider general lighting level of 1-2 foot-candle minimum maintained at ground level and fixtures should be equipped with vandal-resistant covers.
 - MM. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.
 - NN. All tree umbrellas shall be kept above 7 feet tall and all shrubs must be kept under 30 inches tall.
 - OO. A lighting level of 1 foot-candle shall be provided in all open parking areas, roadways, and pedestrian travel areas.
 - PP. All required lighting shall be equipped with vandal resistant covers/lenses.
 - QQ. Tire stops shall be installed in all parking spaces that do not overhang a 6-foot wide landscape or sidewalk area.
 - RR. Parking spaces shall not be numbered to coincide with dwelling unit numbers. Guest spaces shall be clearly marked, and assigned open resident parking shall be clearly designated. Handicapped spaces shall be clearly marked and properly sign posted.
 - SS. The entrance to the outside parking areas, parking structure and other highly visible locations on-site shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner/manager's request.
 - TT. Ground level patio fences should be low profile to allow observation while still providing a sense of privacy.
 - UU. The developer/applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours. A security person shall be provided to patrol the project after normal working hours during all phases of construction, and adequate security lighting shall be provided to illuminate vulnerable equipment and materials.

- VV. Primary living areas and windows of individual units should be focused for observation of common use areas, adjacent units, recreational areas, child play areas, and outside vehicle parking, to provide for the self-policing and a sense of community.
- WW. Keep balcony railings and patio enclosures less than 42 inches and avoid using opaque materials.
- XX. When possible, locate individually locking mailboxes next to the appropriate units.
- YY. Security and parking area lights shall be controlled by photocell and shall remain on during hours of diminished lighting.
- ZZ. Stairwell and enclosed parking area lights shall remain on at all times.
- AAA. Each entry, patio, balcony, and pedestrian garage door shall be equipped with its own light source.
- BBB. No public telephone shall be installed or maintained on the exterior of the premises.
- CCC. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.
- DDD. All dumpsters must be kept locked.
- EEE. The applicant shall agree to a "good neighbor policy." The "good neighbor policy" shall require that if any significant problems arise and the city receives complaints about the use, the City will commence with Special Permit revocation hearings at the cost of the property owner. The revocation hearing shall be at the discretion and direction of the Planning Commission.

Exhibit 1B – Site Plan

E STREET HOUSING
1523 E ST. - SACRAMENTO, CALIFORNIA



REFERENCE SITE MAP
N.T.S. N

PRELIMINARY -
NOT FOR CONSTRUCTION

DATE: 06/14/07
DRAWN BY: DARRYL CHINN ARCHITECTS
PROJECT NO.: 06-101
SHEET NO.: 1B
DATE: 06/14/07

JUNE 2007

SITE PLAN
SCALE: 1" = 20'-0" N

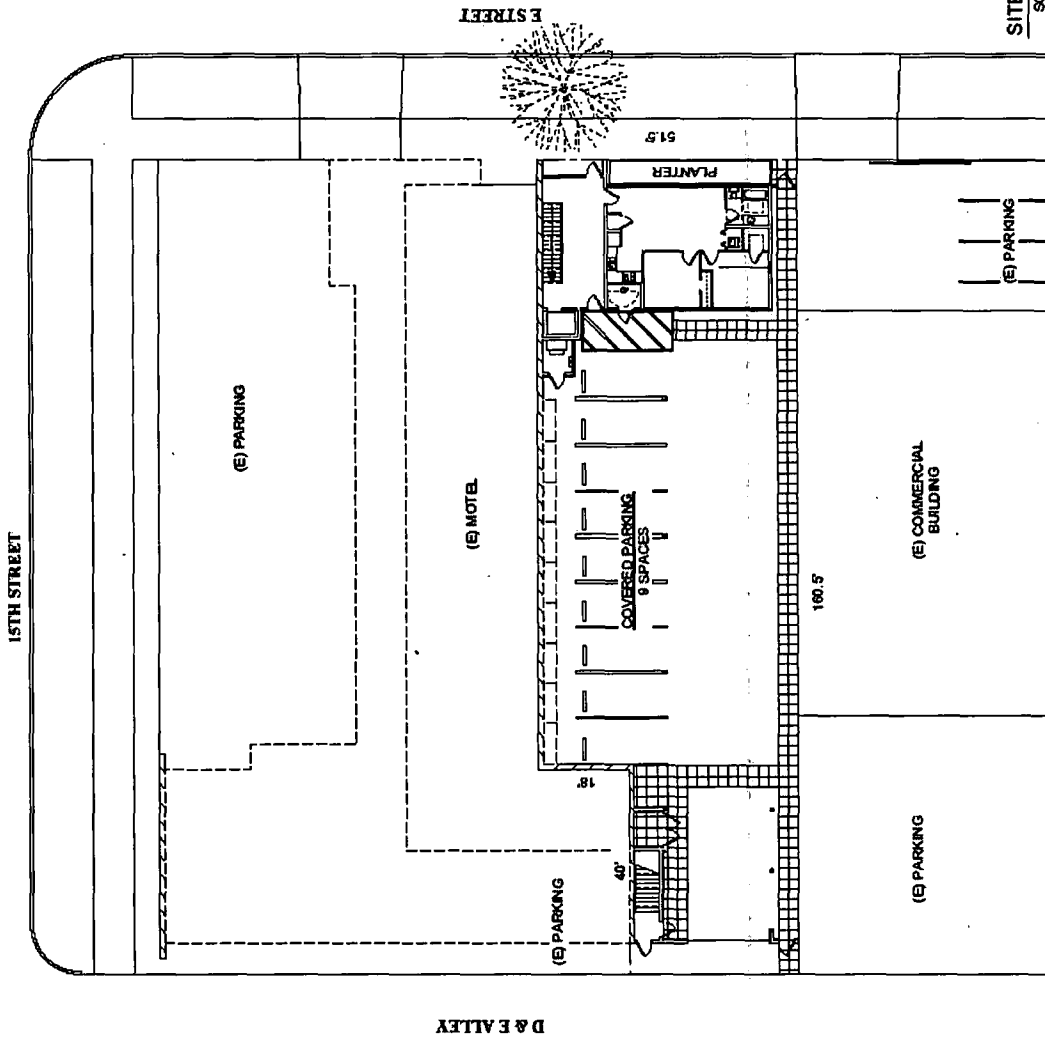
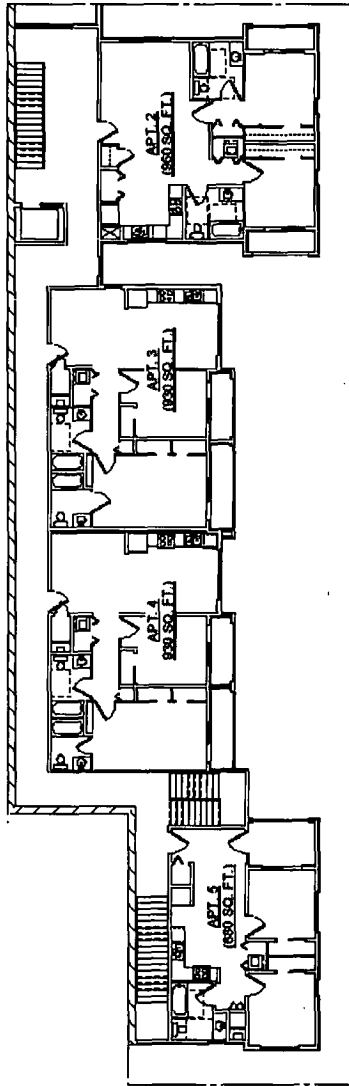
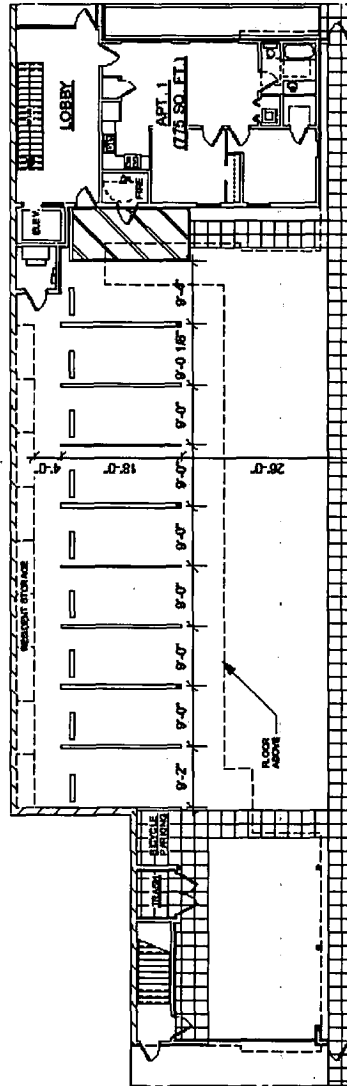


Exhibit 1C – Floor Plans for Ground Floor/Second Floor

E STREET HOUSING
1523 E ST. - SACRAMENTO, CALIFORNIA



SECOND FLOOR
SCALE: 1/16" = 1'-0" N



GROUND FLOOR
SCALE: 1/16" = 1'-0" N

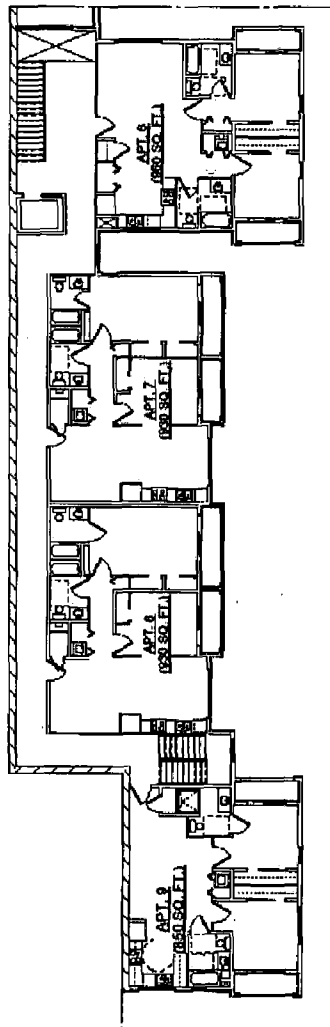
PRELIMINARY -
NOT FOR CONSTRUCTION

DARRYL CHINE ARCHITECTS
2013 STREETS
SACRAMENTO, CA
95833-4013
TEL: 916-442-7200
FAX: 916-442-7200
WWW.DCHINE.COM

JUNE 2007

Exhibit 1D – Floor Plans for Third Floor

E STREET HOUSING
1523 E ST. - SACRAMENTO, CALIFORNIA



THIRD FLOOR

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

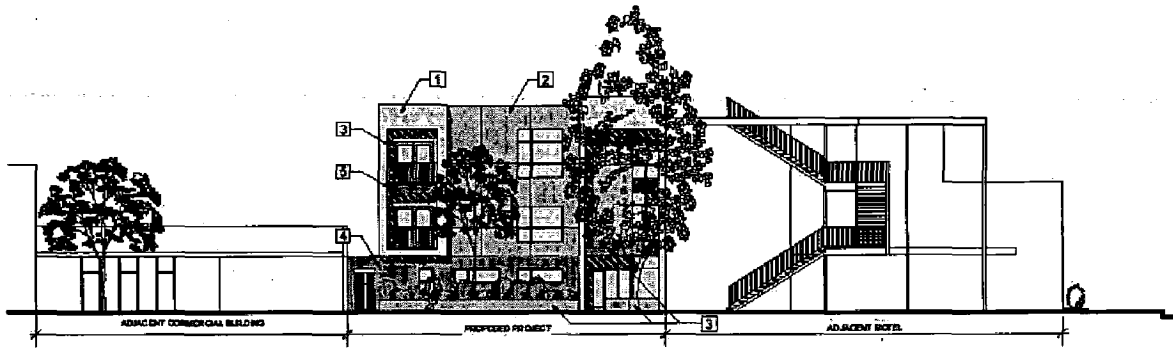
PRELIMINARY -
NOT FOR CONSTRUCTION

DATE	06/14/07
BY	DARYL CHINN
CHECKED	DARYL CHINN
DATE	06/14/07

DARYL CHINN ARCHITECTS
201 JARVIS ST.
SACRAMENTO, CA
95811-4128
TEL: 916.441.4128
FAX: 916.441.4129
WWW.DCHINNARCHITECTS.COM
JUNE 2007

E STREET HOUSING

1523 E ST. - SACRAMENTO, CALIFORNIA



STREETSCAPE / SOUTH ELEVATION

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

ELEVATION NOTES / KEY

COLOR/MATERIAL 1
VISTA-14 "WINTER MIST" ON FINE TEXTURE CEMENT PLASTER

COLOR/MATERIAL 2
VISTA-7688 "MAJESTIC MOUNTAIN" ON FINE TEXTURE CEMENT PLASTER

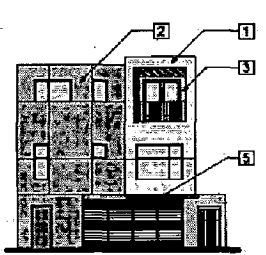
COLOR/MATERIAL 3
VISTA-25 "DOVETAIL" ON FINE TEXTURE CEMENT PLASTER

COLOR/MATERIAL 4
RED CLAY THIN BRICK

COLOR/MATERIAL 5
EXTERIOR DOORS, FRAMES, AND ALL EXTERIOR METAL PAINTED TO MATCH WINDOW FRAMES

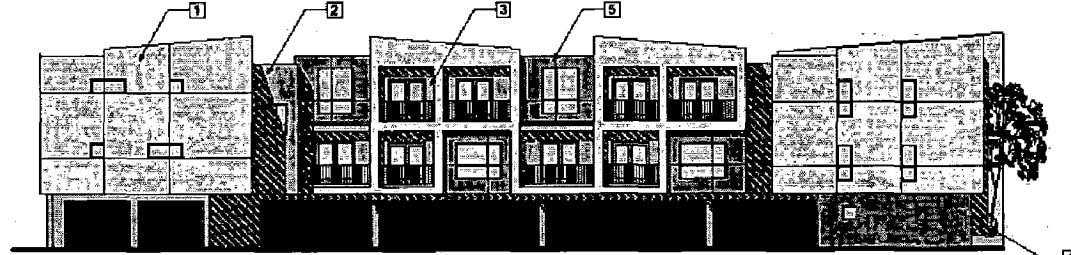
GLAZING IS TO BE CLEAR LOW-E TYP.

WINDOW AND STOREFRONT FRAMES TO BE ALUMINUM WITH "AUTUMN GRAY" ACRYLIC FINISH



NORTH ELEVATION

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



WEST ELEVATION

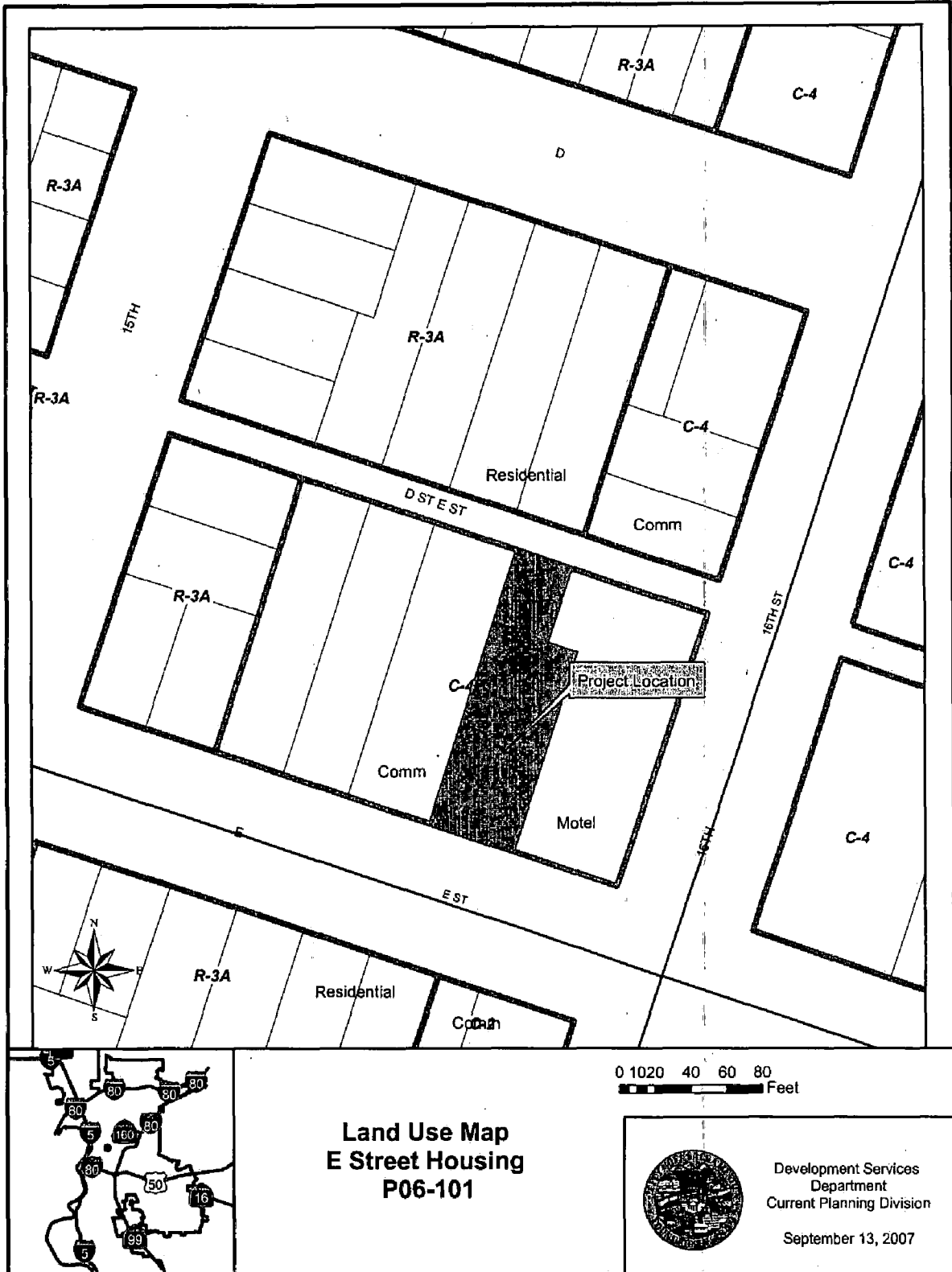
SCALE: 1/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

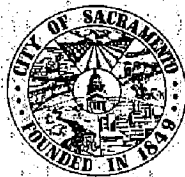


JUNE 2007

Attachment 6 - Land Use and Zoning Map



Attachment 7 – Design Director Record of Decision



**CITY OF SACRAMENTO DESIGN DIRECTOR
RECORD OF DECISION**

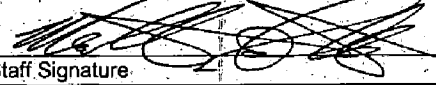
New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name:	E Street Housing		
Project Number:	DR06-162		
Project Location:	1523 E Street		
Assessor's Parcel No.:	002-0131-025		
Applicant:	Darryl Chinn Architects		
Action Status:	Approved with attached Conditions	Action Date:	08/02/2007
REQUESTED ENTITLEMENT(S):	A request to develop a nine (9) unit, 3-story residential building on 7,528 sq. ft. lot in the C-4 (Heavy Commercial) zone.		

- A. Environmental Determination: Exempt per CEQA 15332, In-Fill Development Projects
- B. Design Review request to construct a nine (9) unit, 3-story residential building on 7,528 sq. ft. lot in the C-4 zone.

ACTIONS TAKEN: On August 2, 2007, the Design Director took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Action: Approved with Amended Conditions.

Action certified by: 
William Crouch, AIA, NCARB, FRAIA, Urban Design Manager

Sent to Applicant: 8/6/07 Date: 8/6/07 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 three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Director 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 Director decision of this item to the Design Commission must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 08/13/07. If the 10th day falls on a Saturday, 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 to construct a nine (9) unit, 3-story residential building is approved subject to the following Findings of Fact and Conditions of Approval:**
 - 1. The project, as conditioned, enhances the surrounding neighborhoods.
 - 2. The project, as conditioned, will complement structures in the vicinity.
 - 3. The project is based upon sound principles of land use in that the proposed use is allowed in the Heavy Commercial (C-4) zone and includes conditions addressing building and site design and signage.
 - 4. The proposed use will be consistent with the objectives of the City of Sacramento General Plan.

Conditions Of Approval

The Design Review request to construct a nine (9) unit, 3-story residential building 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 Building Permit submittal:

1. Project shall be sited per approved plans.
2. Applicant shall provide landscape plans for review and approval by Design Review staff prior to submitting for Building Permit. Final tree species shall be coordinated with Urban Forest staff. All landscaping shall have automatic irrigation. Final landscape plans shall be provided for review and approval by Design Review staff prior to submitting for Building Permit.
3. Planter box shall be cast in place concrete.
4. Applicant shall provide a site lighting plan for review and approval by staff prior to submitting for Building Permit. Exterior lighting style and design shall 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. Appropriate lighting should light up wall surfaces or landscape areas. The applicant shall submit all site light fixtures cut sheets and plan locations for review and approval by Design Review staff prior to submitting for Building Permit.
5. Trash enclosure shall have prefinished metal doors to match project color palette.
6. Site mechanical equipment shall be integrated into the building design as proposed. Backflow prevention devices, SMUD boxes, etc., shall be placed where not visible from street views, screened from any pedestrian view. The Applicant shall submit final site mechanical locations and screening for review and approval by staff prior to Building Permit submittal.

B. The design of the building (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to Building Permit submittal:

7. All buildings massing and articulation shall be constructed per approved plans. With the exception that the two leftmost wall planes at 2nd and 3rd floors be extended an additional 12".
8. Cement plaster shall be smooth finished with reveal lines per approved plans.
9. Wide profile (minimum 1-1/2") pre-finished aluminum windows with clear glazing shall be provided per approved plans. Final plans shall indicate operations of windows, and include details, sections, and cut sheets that shall be provided to Design Review staff for review and

approval prior to Building Permit submittal.

10. Pre-finished metal entry and balcony doors with clear or translucent panels shall be provided per approved plans.
11. Any roof mounted HVAC or mechanical equipment shall not be visible from any street views. Any proposed mechanical equipment shall be screened by the raised parapet wall. Roof mounted photovoltaic systems shall be integrated into the roof structure to the extent possible. A final roof plan showing equipment heights and locations along with a site line section shall be provided for review and approval by Design Review staff prior to Building Permit submittal.
12. Final material and colors shall be provided for review and approval by Design Review staff prior to Building Permit submittal.

C. The design of the signage is hereby approved subject to the following conditions. These conditions must be met prior to the issuance of a building permit:

13. Applicant shall submit a sign program to Design Review staff for review and approval prior to issuance of a Building Permit.

D. General Conditions

14. All final details affecting the exterior building design that are not determined at the time of the Director's final review shall be reviewed and approved by Design Review staff prior to Building Permit submittal.
15. **All required new and revised plans shall be submitted for review and approval by Design Review staff prior to Building Permit submittal. A set of the appropriate plans (reduced to 11 x 17 set) along with a Letter of Compliance with these conditions shall be submitted directly to Design Review Staff prior to Building Permit submittal. All necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator prior to final Design Review sign-off of plans.**
16. No building permit shall be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
17. The applicant and the owners of all properties adjoining the subject property have the right to appeal this decision to the Design Commission. Appeals must be filed within 10 days of written notice of the Design Director action.
18. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes. Applicant shall comply with all current building code requirements.

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: 1523 E Street
Assessor's Parcel Number 002-0131-025
Total Property Size in acres (Gross/Net) 0.172
or square feet if less than 1 acre: 7528 sq ft.
Lot Dimensions: 51.55' X 160 X 33.55 X 40 X 18 X 120
(IRREGULAR)

APPLICANT INFORMATION

Contact Name: JOHN LAU
Company Name: Dickson Consulting Group, Inc.
Mailing Address: 5616 Geary Blvd. #201
City: San Francisco State: CA Zip: 94121
Phone: (415) 831-7180 Ext: _____ Fax: (415) 831-7181
E-Mail dicksongroup@yahoo.com

STAFF USE ONLY

Dated Filed: 6-13-06 Received By: Max Neubauer
File Number(s): (206-127) P06-101

(VOIDED)

Concurrent with DR06-162

P06-101

June 23, 2006

OWNER INFORMATION

Property Owner Name: SAM KRITKO
 Mailing Address: 101 GREENBANK DR
 City: Lafayette State: CA Zip: 94549
 Phone: (415) 864-1095 Ext: _____ Fax: (415) 751-9609
 E-Mail: eguzhavin@net2000.com

ZONING INFORMATION

Zoning: C-4
 Overlay Zone: _____
 Special Planning District: _____
 Planned Unit Development: _____
 Design Review District: Central City Design Review
 Preservation Area: _____ Landmark Structure: _____ Yes No
 Community Plan Designation: Heavy Commercial
 General Plan Designation: Community/Neighborhood Com. & Offices

ZONING & EXISTING LAND USE ADJACENT TO THE PROJECT SITE:

	Zone	Existing Land Use (i.e., residential, commercial, industrial)
North	<u>R-3A</u>	<u>Residential/Single Fam/Sub</u>
South	<u>R-3A/C-2</u>	<u>Residential/Duplex</u>
East	<u>C-4</u>	<u>Small Retail</u>
West	<u>C-4</u>	<u>" "</u>

06-15-06
 ZIPS
 JAC

ZIPS
 6/15/06
 JAC

PROJECT INFORMATION

Name of your Project: 1523 E street
(Please enter a name you would like to give your project for future reference.)

PLANNING ENTITLEMENT TYPE

- | | | |
|--|---|---|
| <input 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 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"/> Community Plan Amendment |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Time Extension
(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 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:

Vacant Land

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

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

DR 87223, P87389

*309
21P5
06-15-06*

STATEMENT OF INTENT

Your Statement of Intent will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Special Permit, Variance, Design Review, Preservation, etc.). Provide as much detail as possible regarding all the characteristics of your project. Explain the reasons why you are applying for this project.

The project proposed to construct a 11 units residential building in the central city C.A zoning district. It will be a 3 stories building with roof top storage rooms. The ground floor will be a ADA unit with 11 parkings.

A design review is requested.

The project will provided need residential units in the central city area.

NEIGHBORHOOD CONTACT

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

*Two meetings with "Alkali & Mansion Flats
Historic Neighborhood Ass." 05.11.06 & 04.07.06
Sean Wright 916-806-9198*

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

*Associations have reviewed our plans and like the concept.
There are a few changes:
1. This project should be strictly residential with no
retail components.
2. The project should have double hung windows
3. The front elevation should consist of brick and
period style side to blend into the neighborhood.*

SITE CHARACTERISTICS

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

If yes, how many? _____

Proposed use of existing structure(s) _____

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

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

Are trees to be removed? No Yes.

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: 1 Gross Density/Acre: N/A
 Total Dwelling Units: 11 Total Acreage: 0.172
 Acreage gross and/or net: 7528 SQ.FT. Square Feet per Unit: 684 SF/unit
 Number of Single-family Units: 0
 Number of 2-family/Duplex/Halfplex Units: 0
 Number of Multi-family/Apartments/3+ Units: 11
 Number of Condominium Units: N/A
 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.

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

**RESIDENTIAL PROJECTS
PART 2**

Structure Size

Size of all existing structures. (Identify separately):

Residence	Gross square footage	<u>0</u>
Garage	Gross square footage	<u>0</u>
Other	Gross square footage	<u>0</u>

Size of new structure(s) or building addition(s):
 Gross square footage 20,800 S.F.
 Total Sq. Ft. 20,800 SQ.FT

Building Height

Existing Building Height
 (Measured from Ground to Highest Point): N/A Ft. _____ Number of floors.
 Proposed Building Height
 (Measured from ground to Highest Point): 42.0 Ft. 3 + penthouse Number of floors.

Lot Coverage

Building Coverage Area* (Sq. Ft.): 6190 Project Site Lot Area (Sq. Ft.): 7528 SF.
 Total lot Coverage Percentage 82 %

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: N/A

Proposed Roof Materials: Composite roofing w/ Clay Tiles Trims

Existing Exterior Building Colors: N/A

Proposed Exterior Building Colors: Walls - Stucco (Beige Color) G/F red Brick

Parking Requirements

Total Number of Off-Street Parking Spaces: On site req. 11 Proposed 11

Total Number of Off-Site Parking: N/A

(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 authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: _____

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: JOHN W. LAU Phone: (415) 831-7180

Applicant Address: 5616 Geary Blvd. #201 San Francisco CA 94121

to apply for the following entitlement(s):

- | | | |
|---|---|---|
| <input type="checkbox"/> Special Permit | <input 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"/> Lot Line Adjustment | <input type="checkbox"/> General Plan Amendment |
| <input 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 checked="" 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: 1523 E-Street

Assessor Parcel Number: 002-0131-025

Signature of owner of record: [Signature] G.P.C.
(must be original signature)

Printed name of owner of record: SAM KUITKO

Address of owner of record: 101 Greenbank Dr. Lafayette, CA 94549 Phone: 415-867-1095

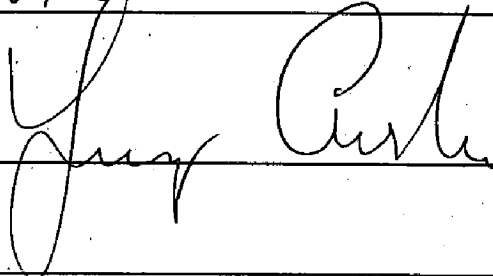
**ENVIRONMENTAL QUESTIONNAIRE
PART 2**

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.

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: 06.07.08

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:

P06-101
June 23, 2006

GENERAL NOTES

Help of drawings of the lot, easement, and not conditions including easements, unimproved, improved, and utility lines in the property, as set forth in adjacent properties. No construction shall conform to local building codes.

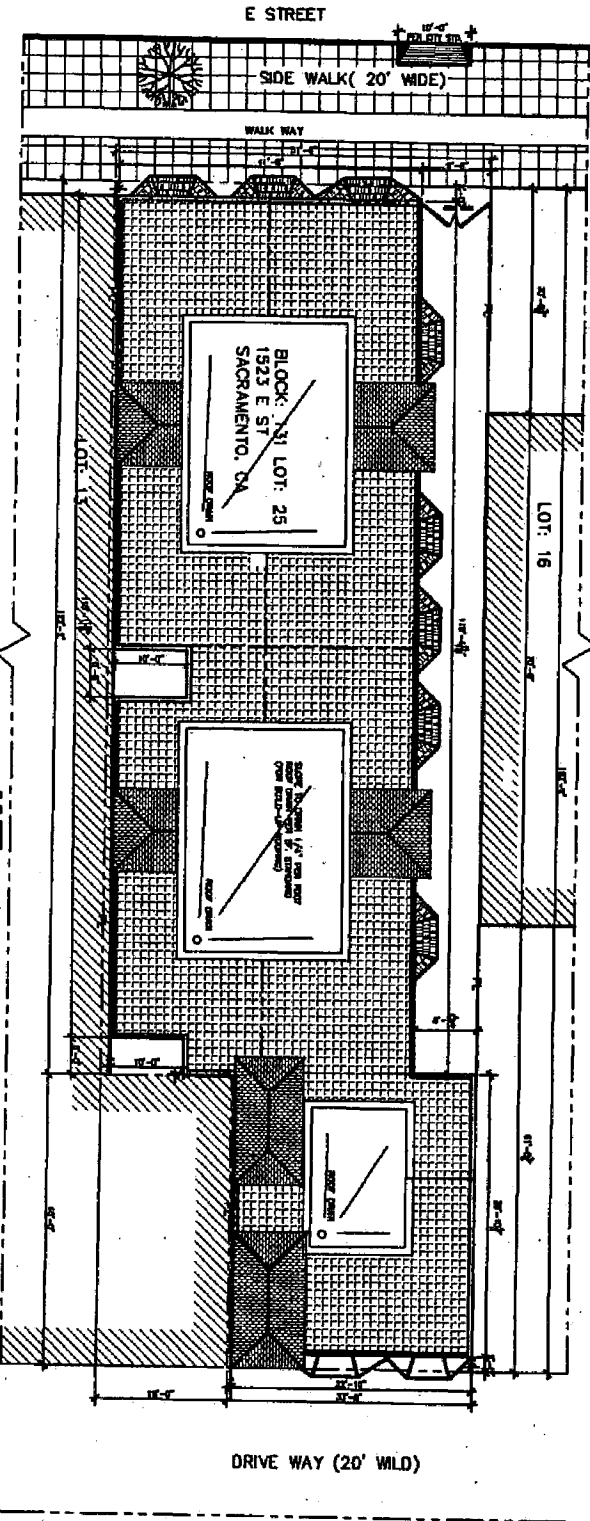
The drawings are prepared by the architect and are not to be construed as a contract. The contractor shall be responsible for the construction of the work shown on the drawings. The contractor shall be responsible for the construction of the work shown on the drawings. The contractor shall be responsible for the construction of the work shown on the drawings.

Should any error or discrepancy appear in the drawings, the contractor shall notify the owner and architect/engineer in writing immediately upon discovery of the error or discrepancy. The contractor shall be responsible for the construction of the work shown on the drawings.

Work included: Design of site plan, including all utility lines, easements, and other features shown on the drawings. The contractor shall be responsible for the construction of the work shown on the drawings.

Exclusions: The contractor shall be responsible for the construction of the work shown on the drawings. The contractor shall be responsible for the construction of the work shown on the drawings.

At the time of the construction, the contractor shall be responsible for the construction of the work shown on the drawings. The contractor shall be responsible for the construction of the work shown on the drawings.



DATA

JOB ADDRESS: 1523 E STREET
APR: 000-010-000
PERM: 000-010-000
TYPE OF CONSTRUCTION: V - R
OCCUPANCY: B-3
NUMBER OF UNITS: 10
NUMBER OF STORIES: 3-4-FAMILYHOUSE
BUILDING TYPE: TYPE V, NR

AREA CALCULATION

500 SQ. FT.
 500 SQ. FT.
 500 SQ. FT.
 500 SQ. FT.
 500 SQ. FT.
 500 SQ. FT.
 500 SQ. FT.
 500 SQ. FT.

- HEAVY INDEX**
- A-1: GENERAL NOTES AND PROPOSED SITE/ROOF PLAN
 - A-2: FIRST & SECOND FLOOR PLANS
 - A-3: THIRD & FOURTH FLOOR PLANS
 - A-4: SEPARATIONS

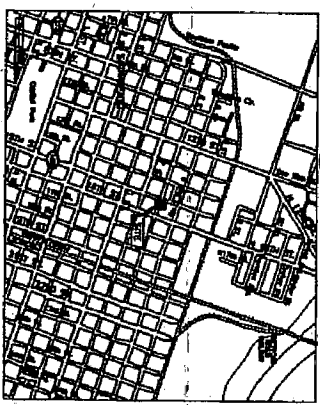


PERMITS TO BE OBTAINED

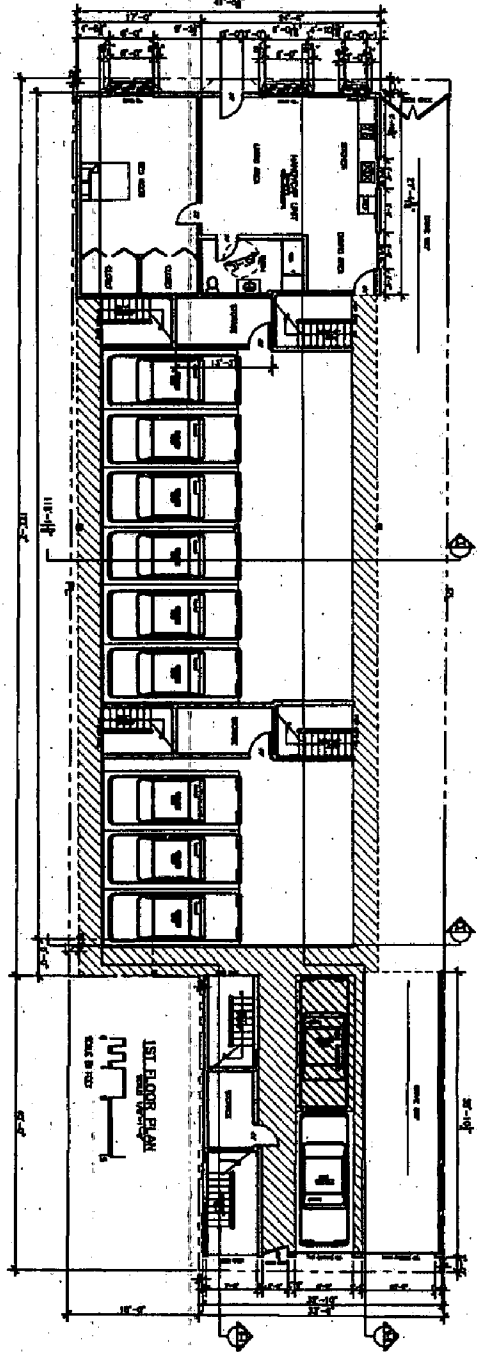
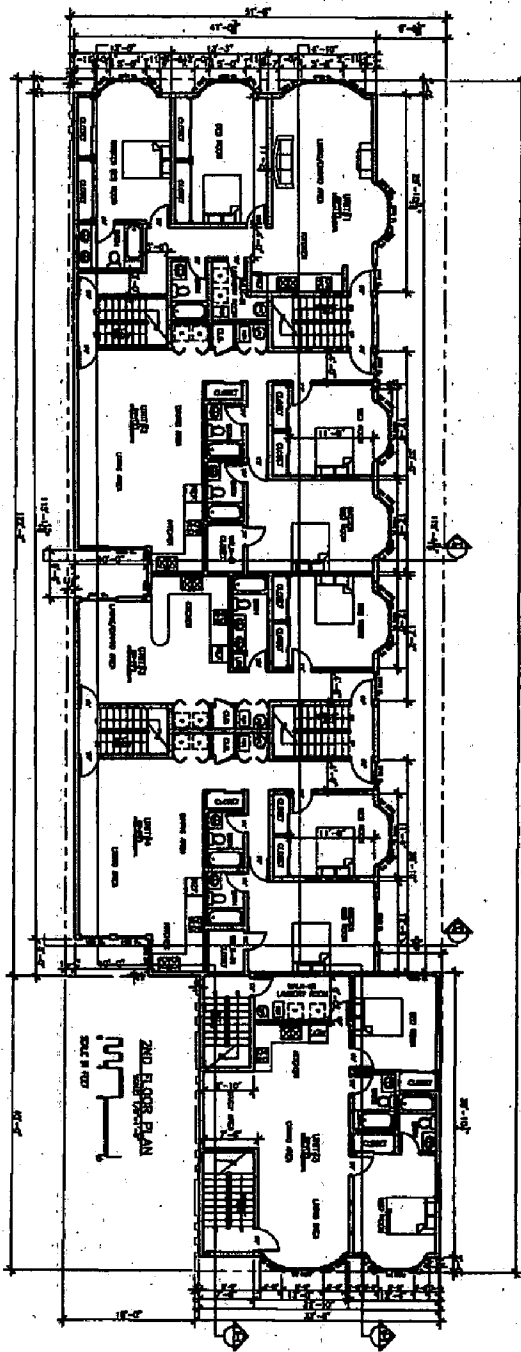
CITY OF SACRAMENTO, CALIF. PERMITS
 CALIFORNIA FIRE MARSHAL'S OFFICE
 CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS
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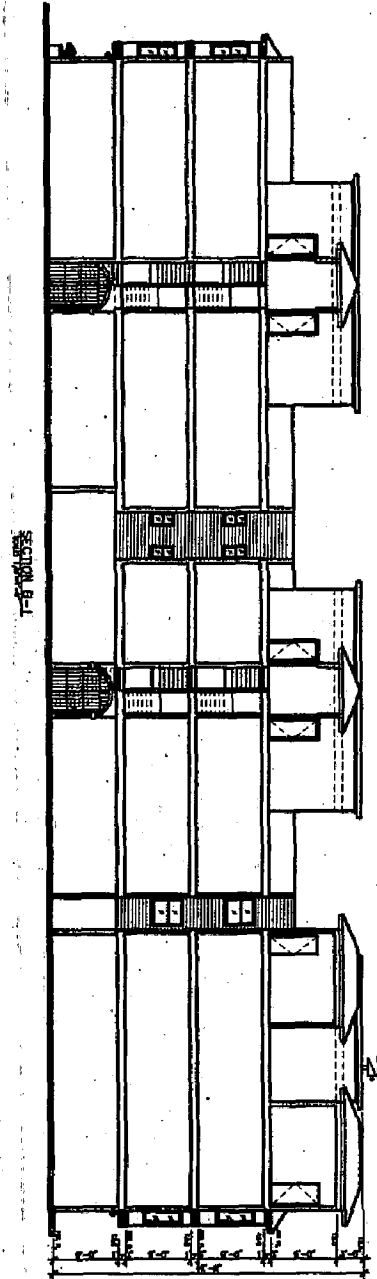
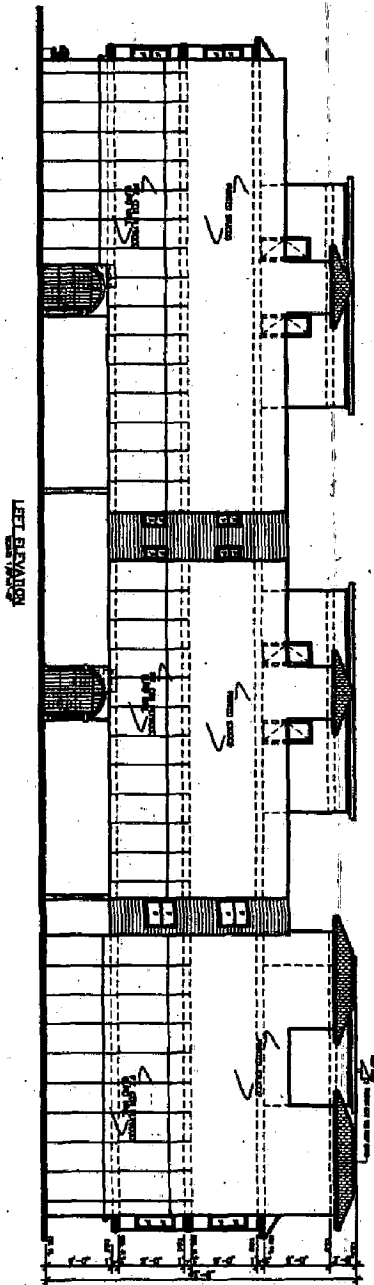
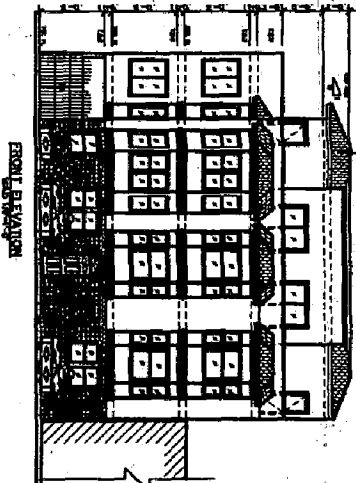
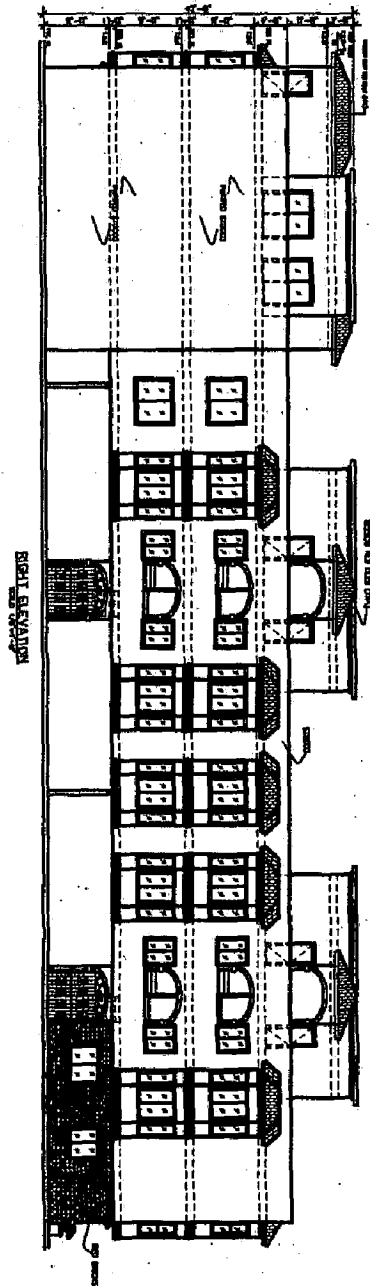
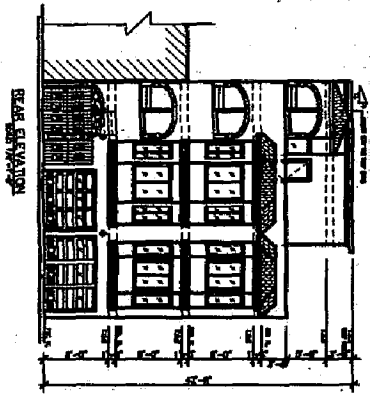
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Any existing or changing issued without the approval stamp, signed and dated by the Building Dept. shall be considered in the preliminary design and shall not be used for construction.



SHEET A-2	DATE: 08/17/00 DRAWN: JVS/ST-CT CHECKED: [] SCALE: 1/8" = 1'-0"	1523 E. ST. SACRAMENTO, CA	FIRST & SECOND FLOOR PLANS	DICKSON CONSULTING GROUP 2516 Geary Blvd., Suite 201 San Francisco, Ca. 94111 Phone: (415) 831-7180 Fax: (415) 831-7188	REVISION NO.
	NO.				DESCRIPTION



A-4
SHEET

1623 E. ST.
SACRAMENTO, CA

SECTION
ELEVATIONS

DICKSON
CONSULTING GROUP

2810 Geary Blvd., Suite 201
San Francisco, Ca. 94132
Phone: (415) 831-7182
Fax: (415) 831-7181

DATE