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APPROVED
BY THE CITY COUNCIL

FEB 12 1991

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY CLERK 231 I STREET
SACRAMENTO, CA

January 29, 1991

CONTINUED

FROM 1-29-91
TO 2-12-91

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

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

City Council
Sacramento, California

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

Honorable Members In Session:

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. TENTATIVE MAP TO SUBDIVIDE 5.0± ACRES INTO 26 SINGLE FAMILY LOTS IN THE R-1 ZONE (P90-361)
3. SUBDIVISION MODIFICATION TO CREATE THREE BACK-ON LOTS

LOCATION: 4252 Dry Creek Road
 Owner: Viola Warren, 3490 Astoria Street, Sacramento, CA
 Applicant: Bissell and Karn, Inc., 10293 Rockingham Drive, Sacramento, CA

SUMMARY

This is a request for a tentative map to subdivide 5.0± vacant acres into 26 single family lots. A subdivision modification to allow three back-on lots is also requested. The Planning Commission and Planning staff recommend approval of the request.

BACKGROUND

The subject site consists of 5.0± acres of vacant property in the Standard Single Family (R-1) zone. The General Plan designates the site for low density residential (4-15 du/na) and the North Sacramento Community Plan designates the site for residential (4-8 du/na). The project proposes 5.2 du/na.

The request is to subdivide 5.0± vacant acres into 26 single family lots. Access would be from Dry Creek Road and Fell Street. A subdivision modification to create three back-on lots is also requested. Because Dry Creek Road is a major collector street with a substantial volume of traffic, the City Traffic Division recommended against front-on lots.

①

City Council
Tentative Map (P90-361)
January 29, 1991
Page 2

Therefore, a six foot high wall/fence is required along Dry Creek Road to mitigate noise for backyards. The typical lots in this subdivision are 54'x 100'.

VOTE OF THE PLANNING COMMISSION

On November 19, 1990, the Planning Commission voted six ayes, three absent to recommend approval of the request.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

The project is consistent with the General Plan and North Sacramento Community Plan.

MBE/WBE EFFORTS

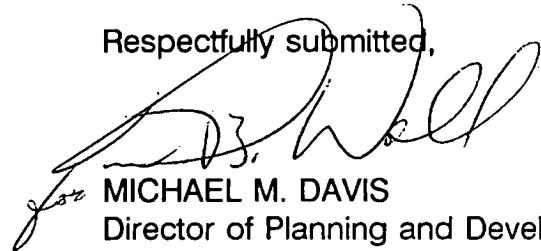
Not applicable.

RECOMMENDATION

The Planning Commission and Planning staff recommend the following actions by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution which approves the tentative map and subdivision modification.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

January 29, 1991
District No. 2

Contact Person:

Will Weitman, Principal Planner
(916) 449-5604

MMD:WW:vr
P90-361.CC
Attachment

RESOLUTION NO. 91-122

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
FEB 12 1991
OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 4252 DRY CREEK ROAD

(P90-361) (APN: 237-0154-003)

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

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

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

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

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

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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. The preparation of the Negative Declaration has included consideration of the following:
 - A. An initial study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
4. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
5. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).
6. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
8. In the matter of the hereby approved requested subdivision modification to create three back-on lots:
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the property is located on a major collector street where front-on lots would create a traffic hazard.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the subdivider will provide individual ownership and provide a soundwall to mitigate noise to the backyards.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that other properties are under similar condition.
 - d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses.
9. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
- A. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
 - B. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; including a minimum of 12' of paving on the south side of the off-site street.
 - C. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 - D. Meet all County Sanitation District requirements.
 - E. Submit a soils test prepared by a registered engineer to be used in street design.
 - F. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.
 - G. Dedicate a 12.5-foot Public Utility Easement for underground and over-head facilities and appurtenances adjacent to Fell Street.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- H. Improvements on Dry Creek Road and Fell Street shall match recently completed improvements on Linda Woods Unit #2 subdivision (north).
- I. Require off-site dedication along south side of east - west street (Longshore Court). The City will condemn at developers expense, if necessary.
- J. Extend off-site sewer in Fell Street.
- K. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first.
- L. Show all existing easements.
- M. Owner shall join Bell Avenue Sewer fee district to reimburse assessment district for various improvements provided.
- N. Developer shall be required to notify potential residents of the overflights by aircraft from McClellan Air Force Base, by recording on the property deed for each lot as follows:

Disclosure Regarding Overflight: All owners are advised that the lots in this subdivision are subject to overflight from aircraft going to and coming from McClellan Air Force Base. As a result, the use and enjoyment of the lots may be subject to noise, vibration, discomfort and inconvenience. This disclosure is not intended to be a covenant.
- O. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.
- P. Developer shall join a landscape and maintenance assessment district, or other suitable entity, for the maintenance of landscaping, irrigation and sound walls in the common areas designated for lots 1, 24, 25, and 26. Developer shall maintain landscaping and wall for two years, or until a maintenance district is formed (whichever is less). The two year period shall begin following the acceptance by the City (issuance of a notice of completion).

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- Q. Because backyard noise levels along the west side of proposed project will be subject to noise levels exceeding the maximum 60 dB Ldn, as specified in the SGPU (DEIR, AA-28) for single family uses. A six foot high barrier for lots #1, #24, #25 and #26 is necessary to reduce the backyard noise level to an acceptable level. Any barrier constructed must have a minimum surface weight of 3.75 to 4lb/sq.ft. No air gaps are permitted along the barrier or at the bottom. Either a masonry or wood barrier can be erected if it meets these requirements. It is suggested that the barrier be constructed on ground above the pad elevation, i.e., using a partial berm as the base. The total barrier height is to be the height of the earth berm plus the constructed wall.
- R. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures as amended by the Environmental Services Manager and on file with the Planning Division Office (P90-361).
- * S. No private driveway access is permitted from Dry Creek road for Lots 1, 24, 25 and 26.
- * T. A curb and gutter shall be installed as part of the street improvement along the Dry Creek Road street frontage to prevent driveway access.
- * U. A 25 foot building setback shall be provided on Dry Creek Road for Lots 24, 25 and 26. This setback area shall be landscaped and maintained by perspective lot owners.
- * V. The proposed dwellings on Lots 24 and 25 shall be designed to located the building front facing Dry Creek Road and the garage and driveway access shall be from the new cul-de-sac. The site plan and building design shall be reviewed and approved by the Design Review staff prior to issuance of building permits for Lots 24 and 25.
- * W. To mitigate backyard levels along the west side of the project, a six foot high masonry wall or wood fence shall be constructed for any lots with backyards directly adjacent to Dry Creek Road. Any barrier constructed must have a minimum surface weight of 3.75 to 4 lbs./sq.ft.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- * X. To provide adequate outdoor yard area and adequate setbacks for Lots 24, 25 and 26, the tentative map shall be redesigned by shifting the proposed cul-de-sac to the east by 12 feet.

MAYOR

ATTEST:

CITY CLERK

P90-361.cc
revised 2/12/91

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 4252 DRY CREEK ROAD

(P90-361) (APN: 237-0154-003)

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

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

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

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

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

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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



VICINITY MAP

P90-361

11-19-90 (10)

Item No. 27

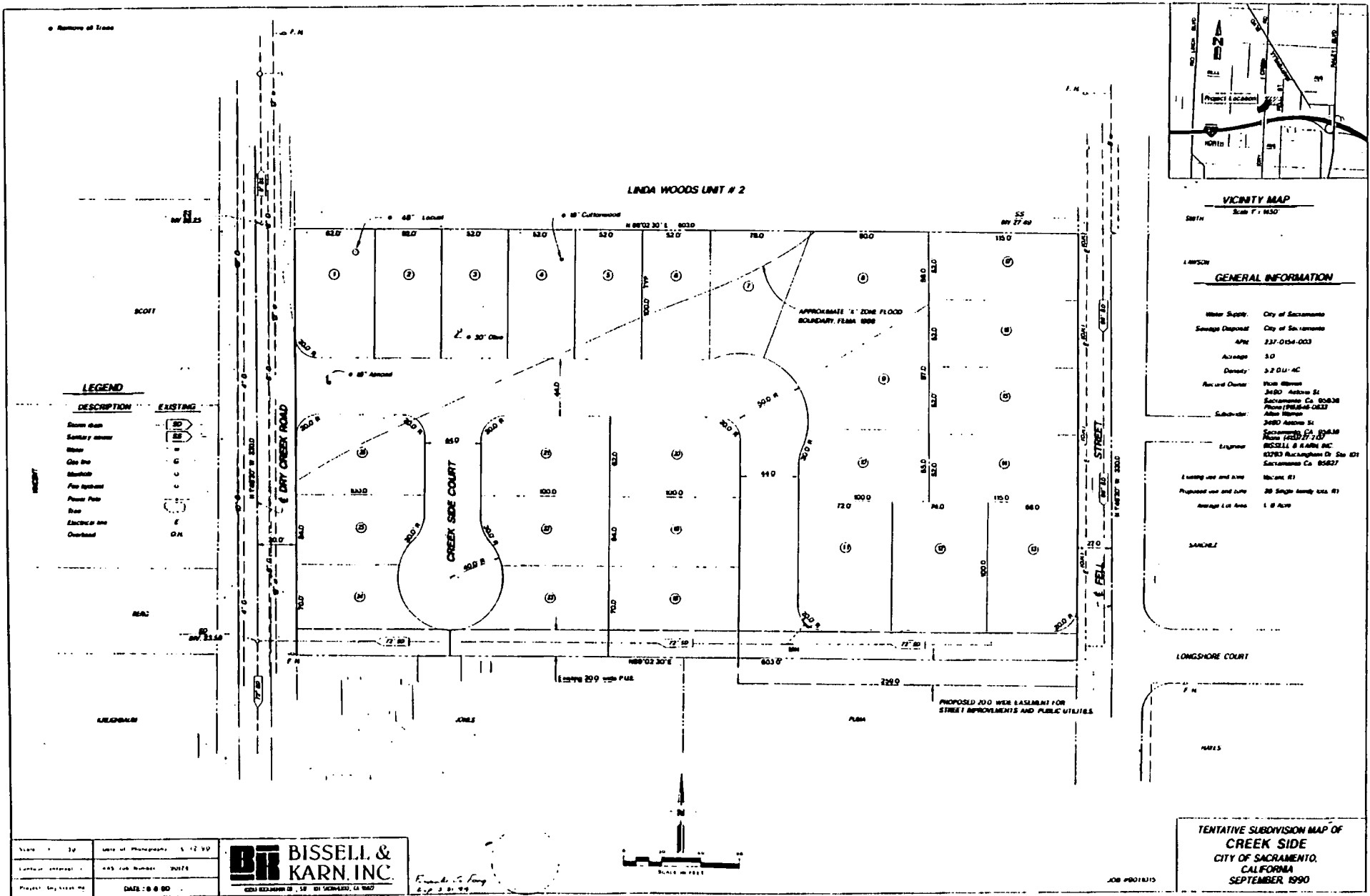
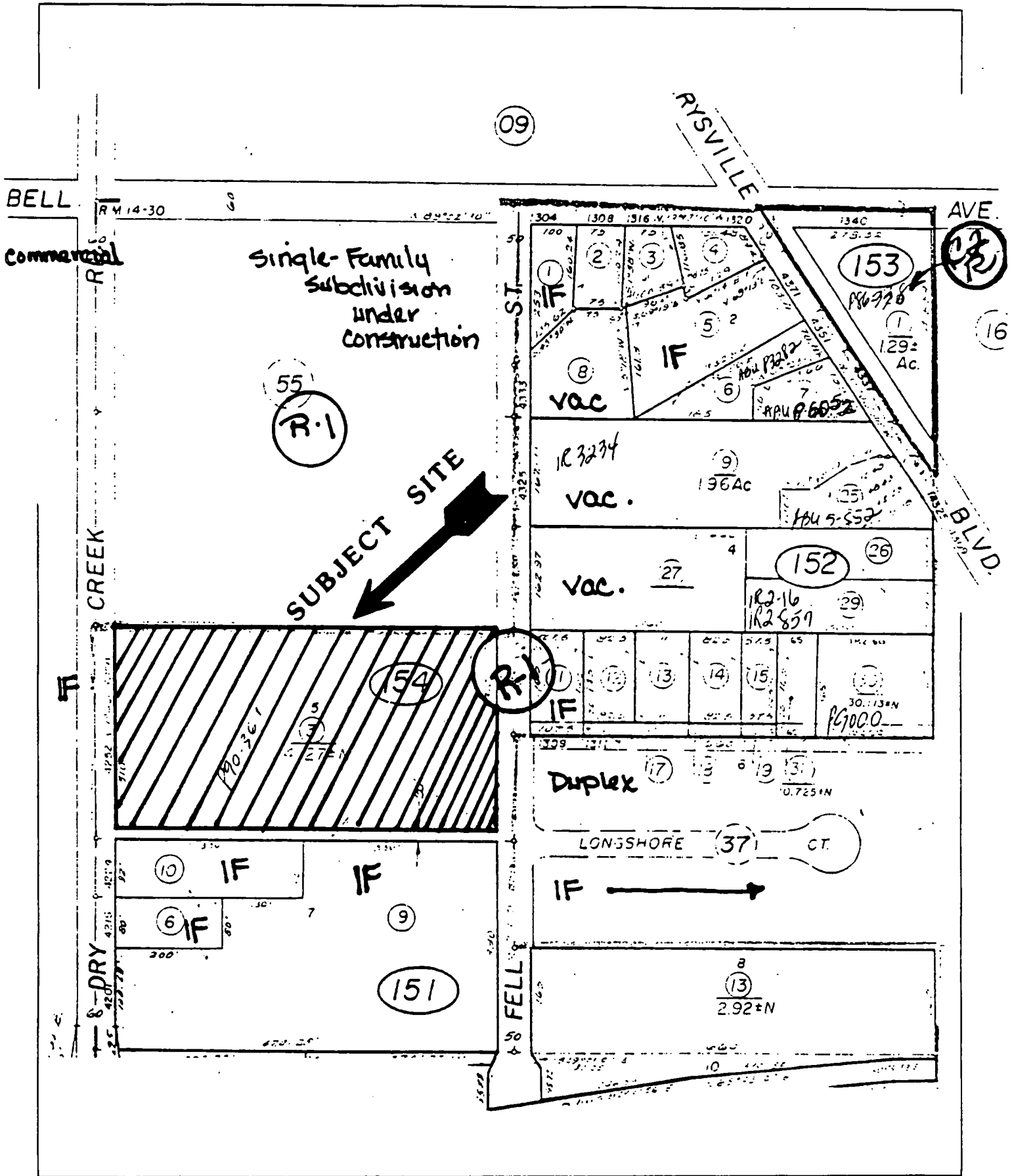


Exhibit A



LAND USE & ZONING MAP

11

Sacramento City Planning Commission VOTING RECORD

MEETING DATE
November 19, 1990

ITEM NUMBER
27A + 27B

PERMIT NUMBER
P 90-361

ENTITLEMENTS

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

STAFF RECOMMENDATION

Favorable Unfavorable
Rec. Favorable - subject to conditions

Correspondence

Petition

LOCATION 4252 Dry Creek Road

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NAME	ADDRESS

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NAME	ADDRESS

MOTION # Yes No Motion Second

RECERRA	✓			
CHINN				✓
HOLLOWAY	<i>absent</i>			
NOTESTINE	<i>absent</i>			
OTTO	✓			✓
REYNA	<i>absent</i>			
ROSEN	✓			
YEE	✓			
HOLLICK	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE

MOTION

- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL *amended*
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

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

APPLICANT Allen Warren 3490 Astoria Street Sacto. CA. 95838
OWNER Viola Warren 3490 Astoria Street Sacto. CA. 95838
PLANS BY Rissell & Karn, Inc: 10293 Rockingham Dr. Ste. 101 Sacto. CA. 95827
FILING DATE 8-23-90 ENVIR. DET. Neg. Dec. REPORT BY hw
ASSESSOR'S PCL. NO. 237-0154-003

APPLICATION: A. Negative Declaration
B. Tentative Map to subdivide one vacant parcel on 5.0+ vacant acres into 26 single family lots in the Standard Single-Family (R-1) zone.

LOCATION: 4252 Dry Creek Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide one lot into 26 lots and construct 26 single family homes in the R-1 zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
1984 North Sacramento Community
Plan Designation: Residential (4-8 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: vacant

Surrounding Land Use and Zoning:

North: Single-Family under construction; R-1
South: Single-Family; R-1
East: Single-Family, Duplex; R-1
West: Single-Family; R-1

Parking Required: 26 spaces
Parking Provided: 52 spaces
Property Dimensions: 310' x 660'
Property Area: 4.69±
Density of Development: 5.2 du/na
Building Square Footage: Typical Bldg. size 1,850 sq.ft.
Height of Building: 24' two-story
Topography: Flat
Street Improvements: To Be Provided
Utilities: To Be Provided
Exterior Building Material: unknown
Roof Materials: unknown

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 24, 1990, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:A. Land Use and Zoning

The subject site consists of one vacant lot totaling 5.0+ acres in the Standard Single-Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). Surrounding land uses and zoning includes a single-family subdivision under construction to the north (Linda Woods Unit #2), zoned R-1; single family to the south and west, zoned R-1; and single-family and a duplex to the east, zoned R-1.

B. Applicant's Proposal

The applicant is requesting a Tentative Map to subdivide the subject site into 26 single family lots. The density of 5.2 units per net acre is within the range of both the General Plan and the 1984 North Sacramento Community Plan designations.

C. Site Plan Design

The typical lot sizes are 54' x 100'. The submitted site plan indicates 26 single family lots which will have access onto Dry Creek Road and access off of the proposed road extension of Longshore Court. Four of the new lots will front on Fell Street. Fell Street is 50 feet in width which should not present a problem with standard size lots. A new cul-de-sac is proposed to be known as Creek Side Court. The proposed street design eliminates the need to back out onto Dry Creek Road and Fell Street (see Exhibit A). Staff feels that the proposed tentative map is compatible with the existing and proposed single family subdivisions in the area.

Because of the potential backyard noise levels along the west side of the proposed subdivision, the Environmental staff is requiring that a six foot high barrier wall is provided along the proposed lots 1, 24, 25, and 26.

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

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map subject to conditions which follow and forward to City Council.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
2. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; including a minimum of 12' of paving on the south side of the off-site street.
3. Prepare a sewer and drainage study for the review and approval of the City Engineer.

4. Meet all County Sanitation District requirements.
5. Submit a soils test prepared by a registered engineer to be used in street design.
6. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.
7. Dedicate a 12.5-foot Public Utility Easement for underground and over-head facilities and appurtenances adjacent to Fell Street.
8. Improvements on Dry Creek Road and Fell Street shall match recently completed improvements on Linda Woods Unit #2 subdivision (north).
9. Require off-site dedication along south side of east - west street (Longshore Court). The City will condemn at developers expense, if necessary.
10. Extend off-site sewer in Fell Street.
11. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first.
12. Show all existing easements.
13. Owner shall join Bell Avenue Sewer fee district to reimburse assessment district for various improvements provided.
14. Developer shall be required to notify potential residents of the overflights by aircraft from McClellan Air Force Base, by recording on the property deed for each lot as follows:

Disclosure Regarding Overflight: All owners are advised that the lots in this subdivision are subject to overflight from aircraft going to and coming from McClellan Air Force Base. As a result, the use and enjoyment of the lots may be subject to noise, vibration, discomfort and inconvenience. This disclosure is not intended to be a covenant.

15. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.
16. Developer shall join a landscape and maintenance assessment district, or other suitable entity, for the maintenance of landscaping, irrigation and sound walls in the common areas designated for lots 1, 24, 25, and 26. Developer shall maintain landscaping and wall for two years, or until a maintenance district is formed (whichever is less). The two year period shall begin following the acceptance by the City (issuance of a notice of completion).

Mandatory Mitigation Measures:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 (suspended particulate matter - pollutant) levels in the vicinity of construction zones. Elements of this program should include the following:
 1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions.

Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.

2. Cover stockpiles of sand, soil, and similar materials with a tarp.
3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
5. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

B. General

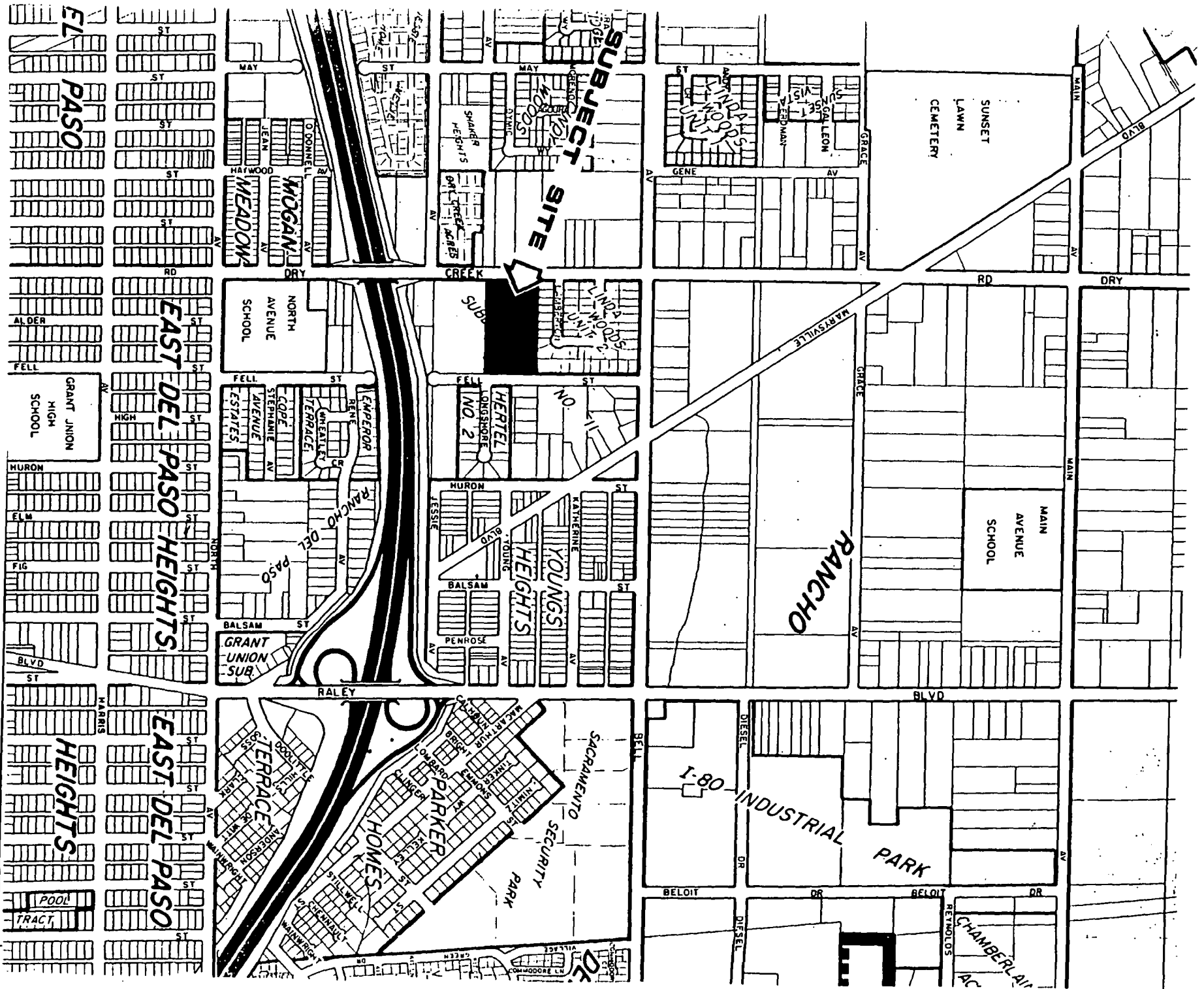
1. Developer will replace the two almond trees located within roadway improvements with 24 inch box almond trees and will plant two trees on site for every almond tree removed.
2. Developer shall be required to notify potential residents of the overflights by aircraft from McClellan Air Force Base, by recording on the property deed for each lot as follows:

Disclosure Regarding Overflight: All owners are advised that the lots in this subdivision are subject to overflight from aircraft going to and coming from McClellan Air Force Base. As a result, the use and enjoyment of the lots may be subject to noise, vibration, discomfort and inconvenience. This disclosure is not intended to be a covenant.

3. All joints in exterior walls shall be grouted or caulked airtight.
4. All penetrations of exterior wall shall include a 1/2 inch airspace, this space shall be sealed loosely with fiberglass insulation. The space shall then be filled airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
5. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
6. All sleeping spaces shall be provided with carpet and pad.
7. There shall be no through-the-door or through-the-wall mail or paper chutes.
8. Basic wall construction shall include:
 - a. 2x4 wood studs
 - b. R-11 insulation in the cavities
 - c. 1/2" gypsum wall board interior, fully taped, finished and sealed around the perimeter with a resilient caulking.
9. Ceilings shall be finished with a minimum 1/2" gypsum board with minimum R-19 insulation in the attic.
10. Roof shall have weight per square foot equal to 1/2" plywood and 220 lb./square composite shingles. Skylights shall not be used.

11. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
12. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
13. Exterior entrance doors should have minimum STC rating of 30. They must include complete perimeter door seals.
14. Fireplaces are not recommended because the chimney serves as a conduit for the sound however, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Assuming fireplaces are included in the design, they shall include a fully operable damper. The damper shall permit less than 0.75 CFM/lin.ft. of air infiltration when completely closed.
15. A mechanical ventilation system shall be installed that will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
16. Gravity vent openings in attic shall not exceed code minimums in number and size. The openings shall be fitted with transfer ducts at least 3 ft. in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90 degree bend such that there is not direct line of sight from the exterior through the duct into the attic.
17. If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 22 gauge galvanized steel. The duct shall be a minimum of 6 feet long and lined for its entire length with 1" duct liner. Each duct shall include a lined 90 degree bend to prevent direct line of sight.
18. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 feet duct, lined with 1" fiberglass liner and containing on 90 degree bend with the exception of the kitchen range exhaust.
19. Domestic range exhaust ducts connecting the interior space, to the outdoors shall contain a baffle plate across the exterior termination which allows proper ventilation. The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct. The baffle plate shall be of the same material and thickness as the vent duct material.
20. Because backyard noise levels along the west side of proposed project will be subject to noise levels exceeding the maximum 60 dB Ldn, as specified in the SGPU (DEIR, AA-28) for single family uses. A six foot high barrier for lots #1, #24, #25 and #26 is necessary to reduce the backyard noise level to an acceptable level. Any barrier constructed must have a minimum surface weight of 3.75 to 4lb/sq.ft. No air gaps are permitted along the barrier or at the bottom. Either a masonry or wood barrier can be erected if it meets these requirements. It is suggested that the barrier be constructed on ground above the pad elevation, i.e., using a partial berm as the base. The total barrier height is to be the height of the earth berm plus the constructed wall.

21. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.



VICINITY MAP

P90-361

11-19-90

Item No. 27

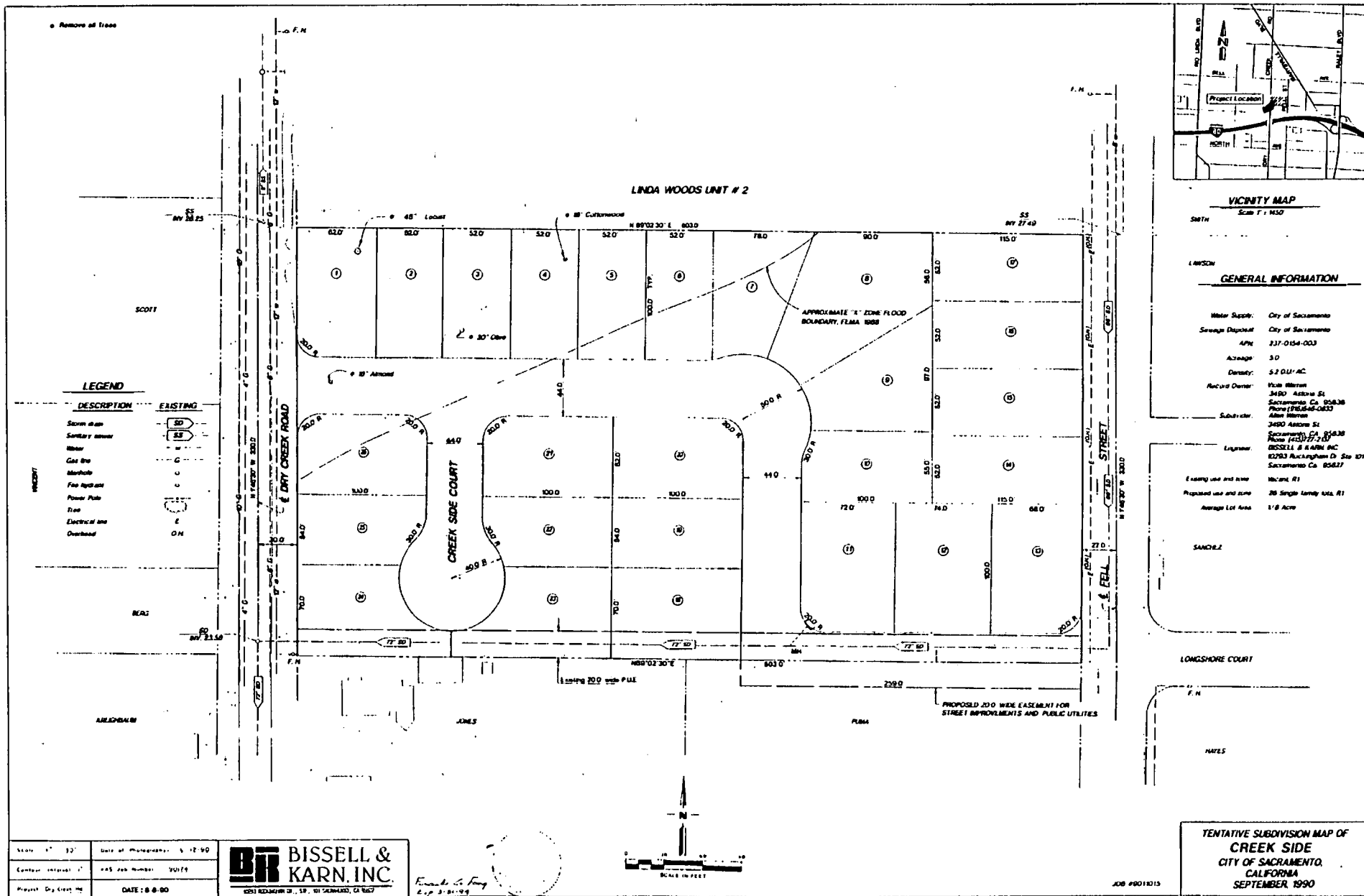
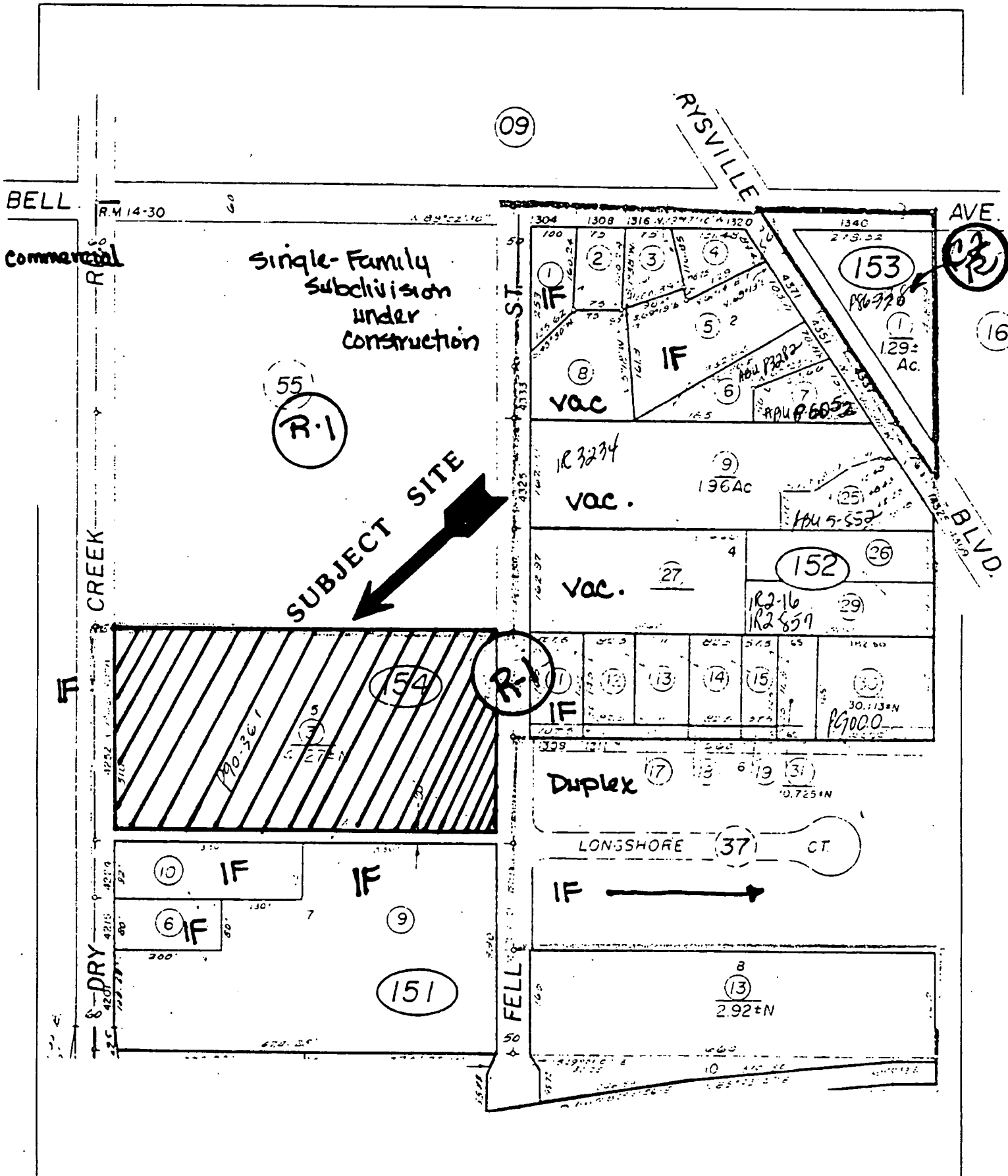


Exhibit A



LAND USE & ZONING MAP

27

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various Requests for E side of 3rd St., 65±' S of S St. (P90-059)

The staff report on this item is being prepared and will be forwarded to you at the earliest possible time.

Respectfully submitted,



Suzanne Glimstad,
Secretary to Commission

sg

- b. Design guidelines to assure security and pedestrian amenities and compatibility with existing development.
 - c. Up to 20% of the non-parking floor area may be used for neighborhood-serving retail and commercial uses, on the ground floor. This percentage may be increased up to 100% for projects which proposed to renovate existing structures of historic or aesthetic significance that are presently in commercial use in order to provide neighborhood services or specialty retail, so long as the project does not increase total square footage of the existing structure by more than 25%.
 - d. Parking requirements may be reduced to allow for a maximum of 30% of commercial parking requirements to be used to meet the need for residential parking spaces within or directly adjacent to the project.
12. **General Commercial - Mixed Use (GC-MU)** Establish a or General Commercial-Mixed Use zone for the area bounded by 16th to 17th Streets from the alley south of Q Street to S Street subject to the following development standards:
- a. 75' maximum height;
 - b. Land use mix of 50% residential and 50% office;
 - c. Ground floor retail required along 16th Street;
 - d. Waive housing options and housing trust fund requirement.
13. **Heavy Commercial (C-4 Zone)** - Modify the development standards for the area designated HC or Heavy Commercial to limit the maximum height to 45' (continue currently permitted C-4 uses in these areas).
14. **Fee Waivers**

Staff does not support the Committee recommendation to seek State legislation for waiver of park and school impact fees. Staff supports appropriate financial incentives for private housing development that do not impair the City's ability to provide essential services. These additional incentives should include utilization of the build option under the Housing Trust Fund Ordinance, construction of the requisite units or donation of land as outlined above. This credit in addition to the Committee recommendations to designate the corridor as infill (water fee waivers of \$1500/unit) will help accomplish housing in the Corridor.

15. *Open Space - Investigate the designation of a park site between 18th and 19th Streets and other open space and park measures, including the conversion of "R" Street into a landscaped pedestrian boulevard and specifying open space ratios for future projects located in the corridor to meet the "R" Street Corridors open space needs.*

16. *Regional Transit - Commercial and/or office projects of more than 75,000 square feet located within the "R" Street Redevelopment Project Area shall be required to contribute a pro-rata share of the light rail extension and transit service expansion in order to provide a transit linkage between the "R" Street Corridor and the Central Business District.*

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SAC REG TRANSIT

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REGIONAL TRANSIT'S PROPOSED
GOALS & POLICIES
FOR THE "R" STREET CORRIDOR

Parking

Prohibit/restrict free employee parking

Offer free or partially subsidized transit passes

Require TSM to be submitted and approved in conjunction with project approvals

Decrease parking requirements for developments which incorporate transit improvements

Do not allow parking immediately adjacent to LRT stations

Discount carpool/vanpool parking, providing preferential locations as a percentage of total spaces

Establish Transit and Parking Improvement Fund

Establish Transit Development Fund for the western portion of the corridor to fund extension of LRT. Upon extension, western portion would be included in Transit and Parking Improvement Fund.

Require developments in the western portion to fund and provide shuttle service to LRT until it is extended

Satellite parking should be prohibited. If allowed, then only temporarily and along transit lines

Access/Mobility

Require visible and convenient building access to transit service

Provide bus and rideshare amenities

Mix land uses that reduce the need for off-site trips

Require convenient and safe internal walkways and pedestrian amenities

Require internal circulation system for larger developments

Develop signage guidelines for areas adjacent to LRT tracks and stations

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