

RESOLUTION NO. 2019-0342

Adopted by the Sacramento City Council

August 27, 2019

Adopting Findings of Fact and Approving I & 23rd Multi-Family Development Project (PB17-067) 2226 I Street (APNs 007-0024-028 & -011)

BACKGROUND

- A. On September 5, 2018, the Preservation Commission conducted a public hearing and upon its conclusion approved with conditions the I & 23rd Multi-Family Development Project (PB17-067) ("Project").
- B. On September 17, 2019, Trees for Sacramento submitted a third-party appeal of the Preservation Commission decision.
- C. On August 27, 2019, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.812.010 (2)(b) and received and considered evidence concerning the third-part appeal of the Project.

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

Findings of Fact:

- Section 1. Based on the verbal and documentary evidence received at the hearing the 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.

FINDINGS OF FACT

- A. Section 15332 of the CEQA Guidelines provides a categorical exemption for infill development projects that meet the following criteria:
 - 1. The project is consistent with the applicable general plan designation and all applicable general plan polices as well as with applicable zoning designation and regulations.

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 for

the site. The Traditional Neighborhood Medium Density (TNMD) designation provides for a wide diversity of development, including higher-intensity and medium-density housing and neighborhood-support uses. The TNMD designation establishes a residential density range between eight and 36 dwellings units per acre. The seven dwelling units on a 0.22-acre project site results in a residential density of 31.8 dwelling units per acre, consistent with the density range of this designation. The General Plan recognizes infill sites within the Central City as opportunities to support increased livability for Sacramento residents. The proposed project helps achieve the city's 2035 General Plan goals and policies related to infill development by creating seven well planned housing units on a site that has been vacant for over 50 years. With deviations the project complies with zoning requirements of Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District. The lot coverage required under this zone is 60% and no buildings would exceed the lot coverage. The maximum density for this zone is 36 dwelling units per acre, and the proposed project results in one dwelling units per acre, which is below the maximum density required within this zone. No parking is required for lots smaller than 3,200 square feet in the central city and the new lots are between 900 square feet and 2,160 square feet. A secure short-term bike parking area is located on Lot 7, while long term bike parking is accommodated by providing storage units for each new unit.

2. The proposed development occurs within the city limits on the project site of no more than five acres substantially surrounded by urban uses.

The project site is within the city limits, 0.22 acres in area, and is surrounded by urban uses.

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

Staff has visited the site on multiple occasions, including during nesting season, and saw no evidence the site has value as habitat for endangered, rare or threatened species.

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

The project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Specifically, the City's Department of Public Works has worked with the project proponent to ensure the design will not result in any significant traffic effects. The urban setting can easily accommodate noise generated by the project, ensuring no significant noise effects would occur. The project would minimize impervious surfaces and provides adequate landscaping to ensure no significant effects to water quality.

5. The site can be adequately served by all required utilities and public services.
The City's Department of Public Utilities has confirmed the site can be adequately served by all required utilities and public services.

In addition, the project will not result in a substantial adverse change in the significance of a historical resource. The project site is currently vacant, and the construction of the

proposed project does not involve the demolition, destruction, relocation, or alteration of any historical resource. The project is within the Boulevard Park Historic District and has been designed to complement the material composition of the district, while maintaining the spaces and spaces relationships that define the district, as explained in greater detail under Section 1.B below. As such, the project complies with the Secretary of Interior Standards for the Treatment of Historic Properties and would not result in a substantial adverse change to a historical resource as defined in the CEQA Guidelines section 15064.5.

- B. The **Tentative Subdivision Map** to subdivide the 0.22-acre project site into seven residential lots within the R-3A-SPD zone, the Central City Special Planning District, and Boulevard Park Historic District is **approved** based on the following findings of fact:

1. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned.

The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code with the exception of the deviation for reduced street frontage on Lots 2, 3, and 6. However, the lots require no vehicle access and have no other obstructions to the public street. These lots are in an urban area where need for greater access is minimized. Finally, the lot width is below the minimum by one to two feet. For these reasons, even with the deviation, the width of Lots 2, 3, and 6 meet the purpose and intent of the development standard that requires a minimum lot width of 20 feet.

2. The site is physically suitable for the type of development.

The site is flat, within an urbanized area, and therefore suitable for this type of infill development.

3. The site is physically suitable for the proposed density of development.

The site is within an urbanized area and the proposed density is within that specified in the City's General Plan land use designation for the site.

4. 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 or their habitat.

The site does not contain any fish, wildlife or their habitat and the proposed project would not cause substantial environmental damage.

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

The proposed improvements are consistent with the land use in the Central City and will not result in public health problems.

6. 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.

City Utilities and Public Works staff, including the Subdivision Review Committee, have reviewed the project and confirmed the subdivision will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.

7. 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).

This infill site has been considered and accounted for in the design and capacity of the City's sewer system. The City's sewer system can accommodate this development without resulting in a violation of the applicable waste discharge requirements.

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

The site is surrounded by mature street trees and preserves a mature black walnut tree to provide passive cooling of all proposed new units on the site.

9. The City 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).

The urban infill site results in a development that requires a nominal increase in public service needs and available fiscal or environmental resources. The City has considered these factors when deciding to support the project's approval.

- C. The **Site Plan and Design Review** of the tentative subdivision map and for the construction of seven single-unit dwellings with deviations for lot size, width, and depth on a vacant 0.22-acre site within Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District, and Boulevard Park Historic District is **approved** based on the following findings of fact:

1. The project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and Title 17 of the City of Sacramento's Planning & Development Code.

When applying the Standards involving new buildings within a historic district, the Standards focus on understanding how the new construction would affect the spaces and spatial relationships that define the historic property (districts and landmarks). Staff also reviewed the new building's materials, massing, street scape that date from the district's period of significance. These buildings contain entrances facing the sidewalk and are of similar height and massing as the residential buildings in proposed new development. Staff has concluded that the proposed design is respectful of the Boulevard Park Historic District's character and would complement the residential

context of this portion of the district. Staff's analysis of the Standards below demonstrates the project design complies with the Standards as required by city code.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

This parcel was used for residential buildings and the current project proposes a residential use. The project complies with Standard number 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

This portion of the Boulevard Park Historic District contains several other multi-family residential buildings that have similar bulk, massing, and setback as the proposed project. The project proponent has divided the development into two separate buildings, which is consistent with development patterns found in the historic district. The proposed project complies with Standard number 2 as it pertains to significant spaces and spatial relationships found in the historic district.

Standard 3: Each property will be recognized as a physical record of its time, place and use.

Standard number 3 is typically applied to projects involving restoration of a building. This Standard applies to the proposed project in terms of use, which will remain residential in a scale consistent with other multi-unit residential buildings in the district. The project complies with Standard number 3.

Standard 4: Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposed project is not trying to emulate historic features found in the district in a way that would create a false sense of historical development. The project complies with Standard number 4.

Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

This Standard is applied when projects involve work to existing buildings (i.e. when distinctive materials, features, finishes, and construction techniques are present) and typically does not apply to infill within historic districts. Standard number 5 does not apply.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible,

materials. Replacement of missing features will be substantiated by documentary and physical evidence.

This Standard is applied when projects involve work to existing buildings (i.e. when historic features are present) and typically does not apply to infill within historic districts. Standard number 6 does not apply.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

This Standard is applied when projects involve work to existing buildings (i.e. when historic materials are present) and typically does not apply to infill within historic districts. Standard number 7 does not apply.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

This Standard is applied when projects involve work with the potential to damage significant archeological resources, and typically does not apply to infill within historic districts. Standard number 8 does not apply.

Standard 9: New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

This portion of the Boulevard Park Historic District contains several other multi-family residential buildings that have similar bulk, massing, and setback as the proposed project. Staff has also analyzed historic materials found throughout the district such as stucco, wood siding, and exposed brick and compared those to new materials on the proposed project. Staff also analyzed historic features found in the district, including front stairs for each unit that face the street. The proposed project design reimagines these historic materials and features on the proposed project in a modern form. The proposed project complies with Standard number 9 as it pertains to respecting materials, features, and spatial relationships found in the historic district.

2. The design, layout, and physical characteristics of the proposed development are consistent with all applicable design guidelines and with all applicable development standards with the exception of deviations for lot size, lot width, lot depth, and building setbacks, which are consistent with the purpose and intent of the applicable code requirements.

The rear-yard setback for this zone is 15 feet, and the applicant has requested a deviation to allow for reduced setbacks on all lots. The purpose of providing a rear-yard setback of 15 feet is to prevent a new development from depriving adjacent existing residential buildings of air, light, and privacy. When the distance from the buildings on

Lots 1 and 2 are measured taking into account the pathway alongside the building on Lot 5, 16 feet separates the units from the adjacent building, ensuring light and air are provided for the residents of these two lots. Lots 3 and 4 may not have the adequate rear-yard setback, but since space is provided for the black walnut tree there is no building adjacent to the rear yard, providing these units adequate light and air. The applicant has reduced the height of the new buildings by a full story to ensure adequate light and air for the surrounding buildings is provided, despite the rear-yard setback deviations for lots 5-7. Moreover, the patios are in front of the buildings on Lots 5-7 and are setback over 35 feet setback from the sidewalk, providing sufficient light and air for these units, and privacy for the adjacent residences. Therefore, the requested setback deviations, would meet the purpose and intent of the setback requirement within this zone.

D. The **Tree Permit** for the nonstandard pruning of five city street trees is **approved** based on the following findings of fact:

1. There is a need for the proposed work in order to develop the property.
2. The nonstandard pruning of the City street trees is necessary to accommodate the building placement while preserving the trees.

E. The **200-Year Flood Protection**

1. State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2018-0445 on November 20, 2018.

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

CONDITIONS OF APPROVAL

B. The **Tentative Subdivision Map** to subdivide the 0.22-acre project site into seven residential lots within the R-3A-SPD zone, the Central City Special Planning District, and Boulevard Park Historic District is **approved** subject to the following conditions of approval:

General

- B.1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
- B.2. Pursuant to City Code Section 17.500.190, 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 Department of Public Works after consultation with the U.S. Postal Service.
- B.3. Show all continuing and proposed/required easements on the Final Map.

Public Works

- B.4. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.020 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along I Street and 23rd Street per City standards and to the satisfaction of the Department of Public Works.
- B.5. The applicant shall remove any existing driveways not proposed for use with the approved project and reconstruct the frontage improvements to the satisfaction of the Department of Public Works.
- B.6. Bulb outs/curb extensions are required where there is on-street parking in the central City area or as directed by the Department of Public Works. Locations of bulb outs must be reviewed and approved by the City Traffic Engineer. The applicant shall construct bulb-outs/ curb extension at the following locations to the satisfaction of Public Works:
 - a. South-West corner of the intersection of I and 23rd Street
- B.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-foot sight triangle). Walls shall be set back three feet 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 Department of Public Works.

SMUD

- B.8. SMUD has existing secondary service overhead along the east side of the property (west side of 23rd Street) and will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities

Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

- B.9. Structural setbacks less than 14 feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
- B.10. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
- B.11. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
- B.12. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
- B.13. The Applicant shall not place any building foundations within five feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
- B.14. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
- B.15. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B.16. The Applicant shall dedicate the following public utility easement (PUE) for overhead and underground facilities and appurtenances:
 - a. The south five feet of Lot 7;
 - b. The west five feet of Lots 5, 6, & 7;
 - c. The south five feet of Lots 1, 2, 3, & 4;
 - d. The east four feet of Lot 4;
 - e. The east thirty one feet of Lots 5, 6, & 7
- B.17. SMUD may consider reduced PUE's outlined above prior to final map recordation, once the following conditions have been met: Applicant has provided building size and locations; Applicant has provided improvements plans for review and approval; SMUD is provided sufficient time to review the required materials; and SMUD provides written approval of any reduced PUE's.

- B.18. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20 feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15 feet from the drivable surface.
- B.19. The applicant shall dedicate space on the lot for service transformers of sufficient size and quantity to serve the lot as directed by SMUD Line Design. The location of the transformer(s) shall meet all SMUD access and clearance requirements. If the applicant cannot dedicate space on the lot for transformer(s), the applicant can build an "alcove" within one of the structures on the parcel pursuant to SMUD's alcove requirements, or an underground transformer vault pursuant to SMUD's underground transformer vault requirements. Additional spacing requirements for switches or other equipment may be required. Please consult with SMUD's Line Design for additional information.
- B.20. Service to this lot may require underground line extensions along 23rd Street from the I/J Alley.

Regional San

- B.21. Developing this property will require the payment of Regional San sewer impact fees (Connection Fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.

Utilities

- B.22. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Subdivision Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
- B.23. The development of this site must comply with the current drainage design standards. To meet this requirement 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Planning Section (916-808-1400) at the early planning stages to address any drainage related requirements. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.

Parks

- B.24. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district, form an endowment, or other means of mitigating the impact of the project on the park system to the satisfaction of the City Attorney's Office. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts). 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.

Fire

- B.25. Any proposed construction shall be built such that the furthest projection of the exterior wall of any building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)

Advisory Notes – Tentative Map

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

- B.26. 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.
- B.27. If a common sewer service for Lots 1-4 is proposed, a privately funded maintenance district shall be formed, and C.C.&R's shall be approved by the City and recorded assuring maintenance of sewer within the common area. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- B.28. Any proposed construction shall be built such that the furthest projection of the exterior wall of any building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)
- B.29. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation

of the final map. The Quimby fee due for this project is estimated at \$14,213. This is based on the creation of 7 new units, capable of development with up to 36 dwelling units per net acre; at an average land value of \$360,000 per acre for the Central City Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

b. Title 18, 18.56 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 \$12,682. This project proposes a total of 7 Residential Units, with 0 units under 750 square feet, 0 units over 2,000 square feet, and the remaining units totaling 7,460 square feet. The PIF due on this project is based on the Central City Incentive Rate of \$1.70 per square foot for residential projects, with a minimum rate of \$1,274 for units under 750 square feet and a maximum of \$3,397 for units over 2,000 square feet. 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.

c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

C. The **Site Plan and Design Review** of the tentative subdivision map and for the construction of seven single-unit dwellings with deviations for lot size, width, and depth on a vacant 0.22-acre site within Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District, and Boulevard Park Historic District is **approved** subject to the following conditions of approval:

C.1. The proposed project shall be constructed per the final approved plans and exhibits provided of proposed materials and these conditions of approval.

C.2. The 47-inch DSH black walnut (TREE-34) located on the east-side of Lots 5, 6, and 7 is a private protected tree pursuant to City Code Chapter 12.56. Prior to project completion (i.e. Certificate of Occupancy), the applicant shall establish a homeowner's association, or other similar property owner's organization, to maintain the private protected tree and other associated improvements for the life span of the private protected tree. CC&Rs or deed restrictions that include a tree management plan prepared by a qualified arborist and include specifications for future routine maintenance with the ability to adjust for unforeseen circumstances or events (such as storm damage) shall be submitted to Preservation staff for review and approval. No subsequent changes to the CC&Rs or deed restrictions relating to the private protect tree shall be made without the approval of Preservation staff. The tree management plan does not superseded any regulated work subject to City Code Chapter 12.56.

C.3. Wood siding shall be smooth finish. No rough-sawn or raised-grain pattern is allowed.

C.4. New exterior concrete shall have a rough broom finish.

- C.5. NO OTHER EXTERIOR WORK IS ALLOWED per this approval.
- C.6. 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 approved by Preservation staff shall be subject to review and approval prior to any changes.
- C.7. Any modification to the project shall be subject to the review and approval of Preservation staff (and may require additional entitlements).
- C.8. The applicant shall obtain all necessary building permits prior to commencing construction.
- C.9. This approval shall expire in three years from the approval date.

Utilities

- C.10. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
- C.11. 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 building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-1400 for a CSS fee estimate.
- C.12. Prior to the initiation of sewer service to Lots 1-4, a privately funded maintenance district shall be formed, and C.C.&R's shall be approved by the City and recorded assuring maintenance of sewer within the common area. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- C.13. The onsite water, sewer and storm drain systems shall be private systems maintained by the owner or other approved entity. Onsite sewer and drainage facilities shall be separated systems.
- C.14. Finished floor elevations shall be a minimum of six inches above the 100-year HGL or one foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
- C.15. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by

means of a storm drain service tap. All on-site systems shall be designed to the standard specified in the DOU onsite manual.

- C.16. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
- C.17. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- C.18. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

Police

- C.19. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 75 or better and a light loss factor of .95 or better.

Fire

- C.20. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4
- C.21. Per the most recently adopted California Residential Code, all new residential construction including one and two family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

Advisory Notes – Site Plan and Design Review

- C.22. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).
- C.23. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$14,213. This is based on the creation of seven new units, capable of development with up to 36 dwelling units per net acre; at an average land value of \$360,000 per acre for the Central City Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

- C.24. Title 18, 18.56 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 \$12,682. This project proposes a total of 7 Residential Units, with 0 units under 750 square feet, 0 units over 2,000 square feet, and the remaining units totaling 7,460 square feet. The PIF due on this project is based on the Central City Incentive Rate of \$1.70 per square foot for residential projects, with a minimum rate of \$1,274 for units under 750 square feet and a maximum of \$3,397 for units over 2,000 square feet. 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.
- C.25. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
- C.26. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- C.27. Water meters shall be located at the point of service, which is back of curb for separated sidewalks.
- C.28. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.
- C.29. Beginning January 1, 2018 all new multi-family residential construction will require sub- metering of each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.
- C.30. The subject property is outside the boundaries of SASD but within the Urban Service Boundary and Sacramento Regional County Sanitation District (Regional San) boundaries. Regional San will provide ultimate conveyance and treatment of the sewer generated from this site, but the Sacramento City Utilities Department's approval will be required for local sewage service if necessary.
- D. The **Tree Permit** for the nonstandard pruning of four City street trees: one 26-inch DSH black walnut (TREE-68501), one 18-inch DSH Chinese pistache (TREE-68500), one 18- inch DSH Chinese pistache (TREE-68498), one 17-inch DSH London plane (TREE-68497) tree is **approved** with the following conditions:
- D.1. The applicant shall apply for a tree permit and arrange for and meet with his project arborist and the City arborist to determine specific details regarding the pruning of the City street trees prior to pruning.

- D.2. Any Regulated Work within the Tree Protection Zone of a City Tree or a Private Protected Tree shall be separately permitted prior to the start of construction and supervised by an ISA Certified Arborist who shall make recommendations to minimize the impact of approved work on the trees. Submit a tree permit application to UrbanForestry@cityofsacramento.org and refer to the planning project number.
- D.3. Trees to be preserved within or adjacent to the construction area shall be protected from disturbance prior to and throughout construction by the following methods or as approved by the City Arborist:
- a. Place a 6-ft high chain link fence at the edge of the TPZ.
 - b. When the full TPZ cannot be enclosed by chain link fencing, the applicant shall provide protection for the trunk and the soil within the root zone as approved by the City Arborist.
 - c. Accepted practices are:
 - i. Add four to six inches of wood chip mulch covered by trench plates or ¾ inch plywood on the ground within the TPZ
 - ii. Retain all existing sidewalk, driveway or other concrete that covers roots of existing trees
 - iii. Wrap foam around the trunk and secure 2x4s vertically around all sides.
 - iv. Protection measures shall remain in place throughout the duration of the project, including landscape installation.
 - v. Any Regulated Work (see definition below) shall be directly supervised or performed by the project arborist who shall be a Qualified Arborist.
 - vi. Excavation, grading or trenching within the TPZ tree shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging.
 - vii. All street trees shall be watered regularly throughout the construction process per project arborist's recommendations.
 - viii. The contractor shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

TABLE OF CONTENTS:

Exhibit A: Project Plans

Adopted by the City of Sacramento City Council on August 27, 2019, by the following vote:

Ayes: Members Ashby, Carr, Guerra, Hansen, Harris, Jennings, Schenirer, Warren and Mayor Steinberg

Noes: None

Abstain: None

Absent: None

Attest: **Mindy Cuppy** Digitally signed by Mindy Cuppy
Date: 2019.09.05 12:37:49
-07'00'

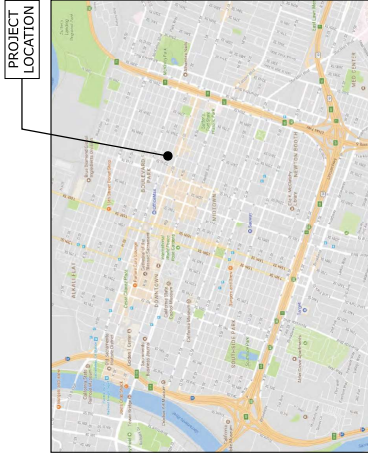
Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.



Project Location:	I & 23rd
Parcel No:	007-0024-010 007-0024-011
Zoning:	R-3A
Building Use:	Residential
Occupancy:	R-3
Building Setbacks:	Front & Street Side-Yard: 5' Side-Yard: 0'
Irr. Residential Floor Areas:	
Level 1:	Lots 1,4 540 sf
Level 2:	Lots 5,7 530 sf
Average Unit SF:	1,040 sf
Total Bldg Area:	
Lot 1 Residence:	1,040 sf
Lot 2 Residence:	1,040 sf
Lot 3 Residence:	1,040 sf
Lot 4 Residence:	1,040 sf
Lot 5 Residence:	1,100 sf
Lot 6 Residence:	1,100 sf
Lot 7 Residence:	1,100 sf
Total Unit Areas:	7,460 sf

PROJECT DATA



AREA MAP

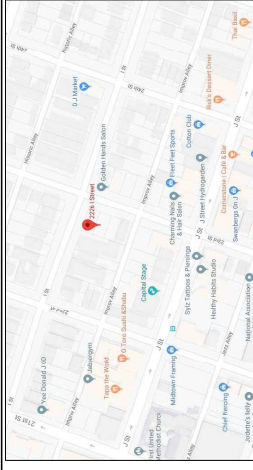


VICINITY MAP

I & 23RD
I AND 23RD STREET | SACRAMENTO, CA
0722.19



TENTATIVE SUBDIVISION MAP FOR: 23rd & I SUBDIVISION SACRAMENTO, CALIFORNIA 95816



VICINITY MAP

OWNER:
VILLAKAS FAMILY TRUST
1221 18TH STREET
SACRAMENTO, CA 95811

APPLICANT:
VILLAKAS FAMILY TRUST
1221 18TH STREET
SACRAMENTO, CA 95811

CONTACT: NON VILLAKAS PH# (916)505-3246

ENGINEER:
PEBODDY ENGINEERING
1700 ALHAMBRA BLVD., SUITE 102
SACRAMENTO, CA 95816

CONTACT: JACK VAROZZA PH# (916)731-8088

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE SOUTH OF LOT 4, IN THE BLOCK BOUNDED BY
Y AND 'J' AND 22ND AND 23RD STREETS, OF THE CITY OF SACRAMENTO.
THE NORTH 1/2 OF LOT 4, IN THE BLOCK BOUNDED BY 'Y' AND 'J' AND
22ND AND 23RD STREETS, OF THE CITY OF SACRAMENTO.

ASSESSOR'S PARCEL NUMBER:
007-0024-028-0000 & 007-0024-011-0000

ZONING:
PROPOSED: R-3A- MULTI-FAMILY RESIDENTIAL

LOT SIZES:

LOT 1: 23' X 50'
LOT 2: 19' X 50'
LOT 3: 19' X 50'
LOT 4: 24' X 80'
LOT 5: 24' X 80'
LOT 6: 19' X 80'
LOT 7: 27' X 80'

NUMBER OF LOTS:
PROPOSED: 7

AREA:
GROSS: 9,600 ± s.f.
NET: 9,600 ± s.f.

DENSITY:
DENSITY CALCULATION:
BASED UPON ZONING MIN. DENSITY:
7 UNITS/0.2204 AC. = 31.76 UNITS PER ACRE

USES:
PROPOSED: RESIDENTIAL

SCHOOL DISTRICT:
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

SOURCE OF WATER:
CITY OF SACRAMENTO

FIRE DISTRICT:
CITY OF SACRAMENTO

SANITATION FACILITIES:
CITY OF SACRAMENTO

DRAINAGE FACILITIES:
CITY OF SACRAMENTO

IMPROVEMENT REQUIREMENTS:
IMPROVEMENT REQUIREMENTS AS REQUIRED BY THE
CITY OF SACRAMENTO

LEGEND.

- EASEMENT LINE
- (EX) TREE
- (EX) TREE TO BE REMOVED
- (EX) COMBINED SYSTEM MANHOLE & MAIN
- BOUNDARY
- EXIST OVERHEAD POWER/TELEPHONE POLE
- D-Ø EXIST STREET LIGHT
- EXISTING WOOD FENCE
- EXISTING EDGE OF PAVEMENT
- RIGHT OF WAY
- EXISTING ROAD, CURB & GUTTER

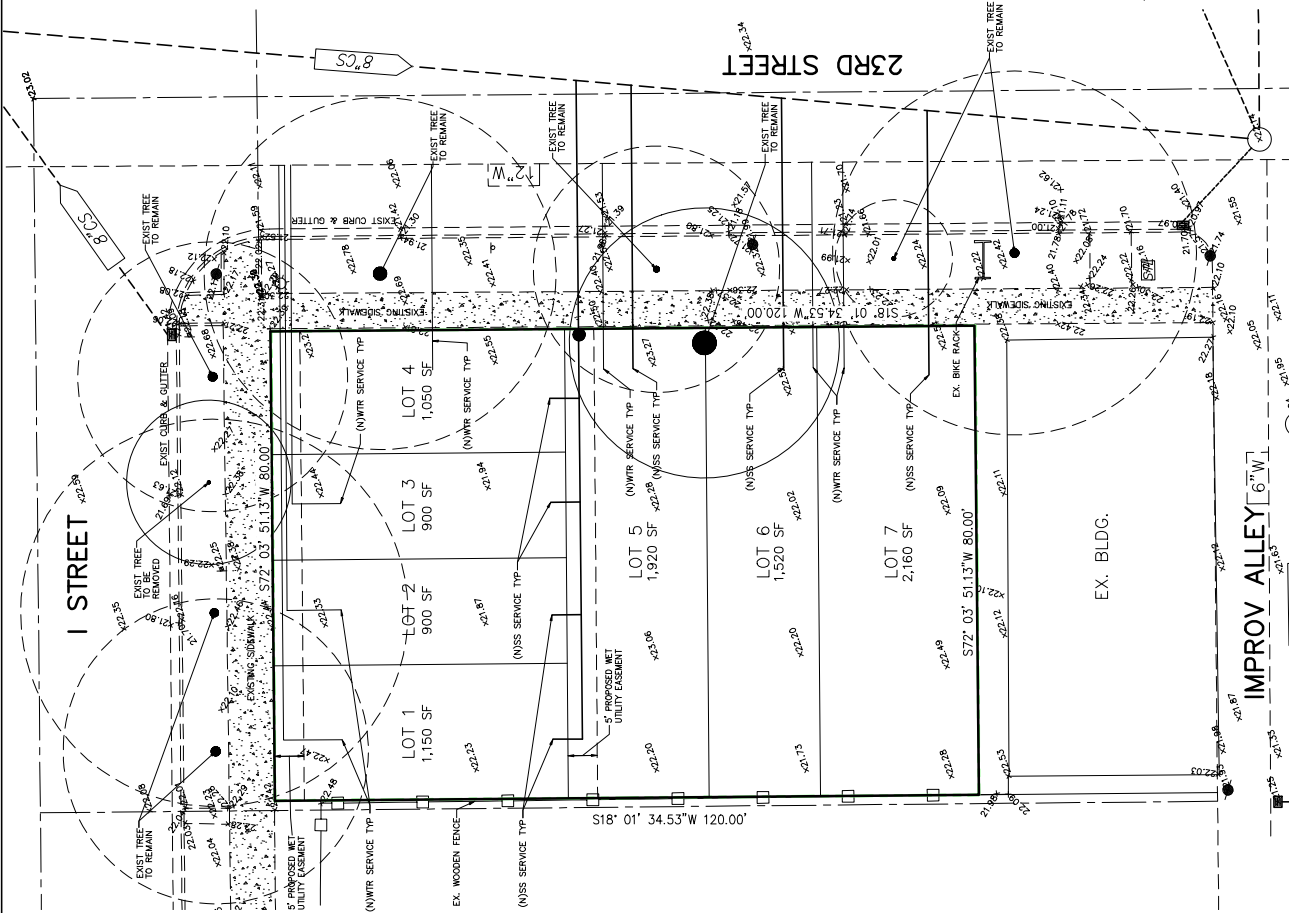
SURVEYOR'S STATEMENT:
I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN STEWART
TITLE COMPANY PRELIMINARY TITLE REPORT NO. 201010237-OF
SACRAMENTO, CALIFORNIA, HAVE BEEN REVIEWED AND FOUND TO
BE ACCURATE FOR IN NOTE PLACED HEREON. ALL EASEMENTS THAT
CANNOT BE LOCATED ARE NOTED HEREON.

JOHN MATTHEW L.S. 4080

DATE: _____
LICENSE REGISTRATION EXPIRES: _____

PROPOSED LAYOUT

SCALE: 1"=10'



IMPROV ALLEY [6'W]

SCALE: 1"=10'



Pedbody Engineering
1700 Alhambra Blvd., Suite 102
Sacramento, CA 95816
(916) 731-8088 office (916) 731-8089 fax

TENTATIVE SUBDIVISION MAP FOR:
VILLAKAS FAMILY TRUST
1221 18TH STREET
SACRAMENTO, CA 95811

DATE: MAY 2019

SHEET
1/1



PROJECT AREAS:

<u>Typical Unit Floor Areas:</u>	
Level 1	540 sf
Level 2	500 sf
<u>Total Unit SF:</u>	+/- 1,040 sf
<u>Total Homes:</u>	(7) single family
<u>Total Built SF:</u>	+/- 7,460 sf
<u>Total Lot SF:</u>	9,600 sf

SITE NOTES:

- NEW TWO STORY SINGLE FAMILY HOME
- NEW PERMEABLE PATHWAY & LANDSCAPE
- NEW LANDSCAPE AND DRIP IRRIGATION
- LANDSCAPE:
SEE LANDSCAPE PLAN NEXT SHEET
- PARKING:
OFF SITE PARKING ONLY, NO ON-SITE

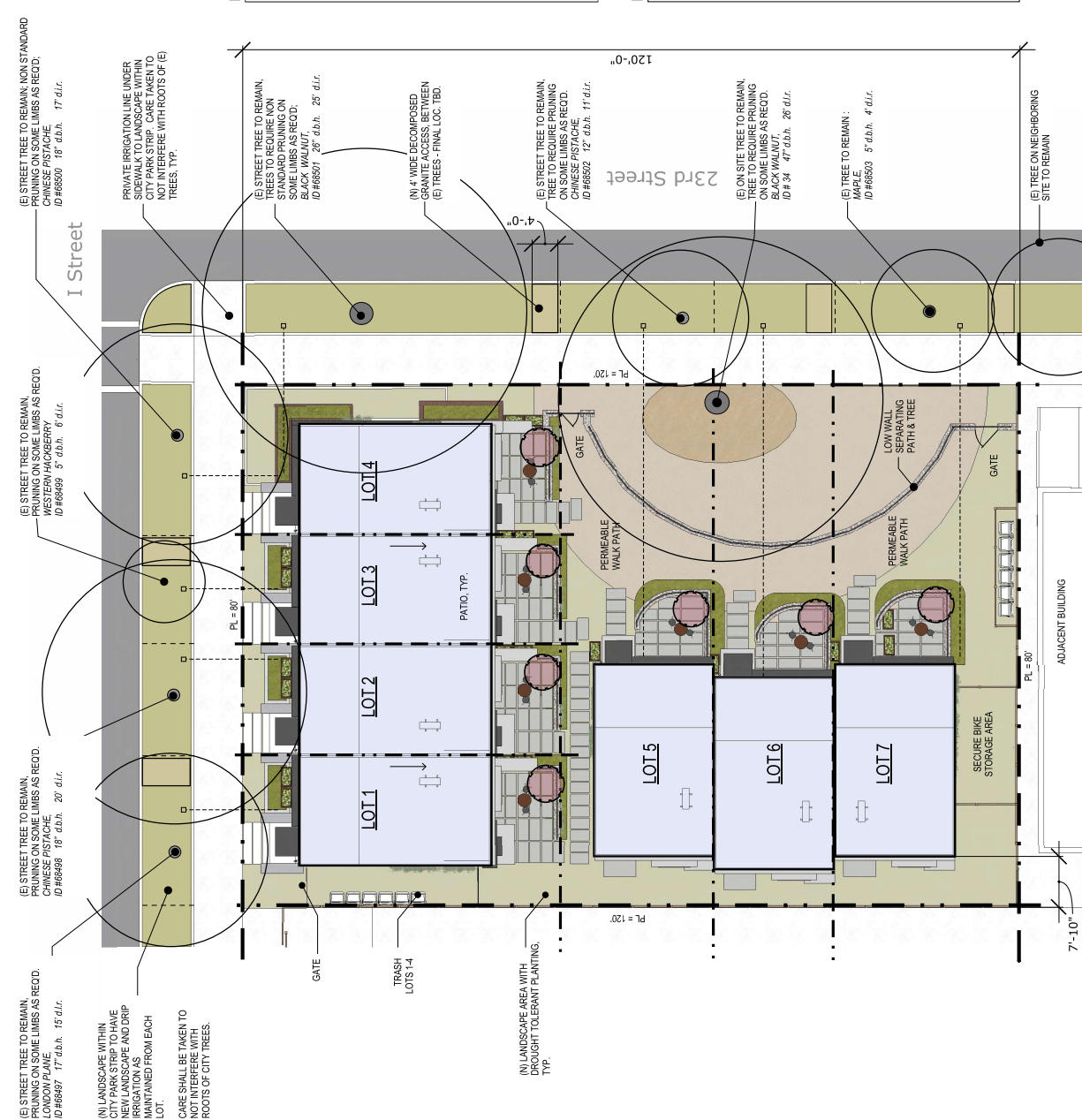
SITE PLAN

I AND 23RD STREET | SACRAMENTO, CA
07.22.19

VRILAKAS | GROEN
www.vq-architects.com

 $1/8 = 1/0$ 

Month	Number of people
Jan	4
Feb	8
Mar	12
Apr	16
May	12
Jun	8
Jul	4
Aug	4
Sep	4
Oct	4
Nov	4
Dec	4



LANDSCAPE LEGEND:

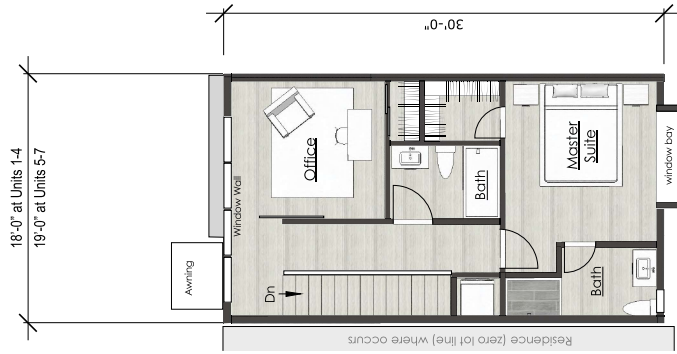
- NEW TWO STORY SINGLE FAMILY HOME
- NEW LANDSCAPE W/ DRIP IRRIGATION
- NEW PERMEABLE WALK PATHWAY & LANDSCAPE
- EXISTING TREE TO REMAIN, NON-STANDARD PRUNING TO OCCUR AT SELECT TREES; SEE PLAN FOR SPECIES/SIZE & ID NUMBER
- EXISTING TREE TO BE PRUNED; SEE PLAN FOR SPECIES/SIZE & ID NUMBER
- OPTIONAL RESIDENT PATIO PLANTING/TREE
- IRRIGATION TO CITY PARK STRIP

- LANDSCAPE NOTES:**
1. EACH LOT SHALL HAVE NEW LANDSCAPE W/ DROUGHT TOLERANT PLANTS, AND A DRAINAGE STRIP TO OFF SITE IRRIGATION SHALL STUB TO OFF SITE PARK STRIP IN FRONT OF PROPERTY.
 2. LOT OWNERS TO MAINTAIN THE OFF SITE PARK STRIP IN FRONT OF THEIR PROPERTY. NEW LANDSCAPE AND IRRIGATION SHALL NOT INTERFERE WITH ROOTS OF CITY TREES.
 3. ON SITE TREE, ID# 34 - BLACK WALNUT, TO BE MAINTAINED JOINTLY BY OWNERS OF LOT 5 AND LOT 6.
 4. TREE PERMIT APPLICATION SHALL BE OBTAINED FOR ALL EXISTING TREES AND PRIVATE PROTECTED TREES.
 5. LOTS SHALL DRAIN ON SITE AND/OR TOWARD STREETS AS REQ'D.

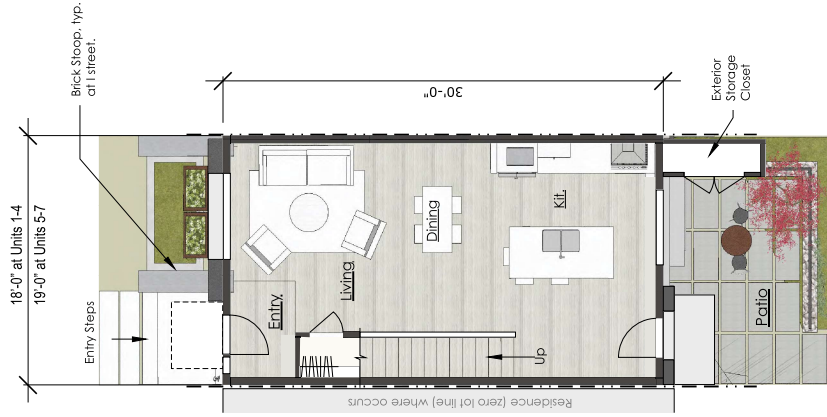
LANDSCAPE PLAN
1 AND 23RD STREET | SACRAMENTO, CA
0922.19

VILLAKAS | GORDEN
www.vg-architects.com

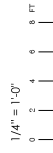




LEVEL 2



LEVEL 1



PROJECT AREAS:

Typical Unit Floor Areas:	
Level 1	540 sf
Level 2	500 sf
Total Unit SF:	+/- 1,040 sf
Total Homes:	(7) single family
Total Built SF:	+/- 7,460 sf
Total Lot SF:	9,600 sf

UNIT PLANS
I AND 23RD STREET | SACRAMENTO, CA
07.22.19

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I STREET PERSPECTIVE



INTERIOR WALK PATH AT TREE



23rd STREET PERSPECTIVE



23rd AND I STREET BIRDS EYE VIEW

PROJECT VIEW

I AND 23RD STREET | SACRAMENTO, CA
07.22.19

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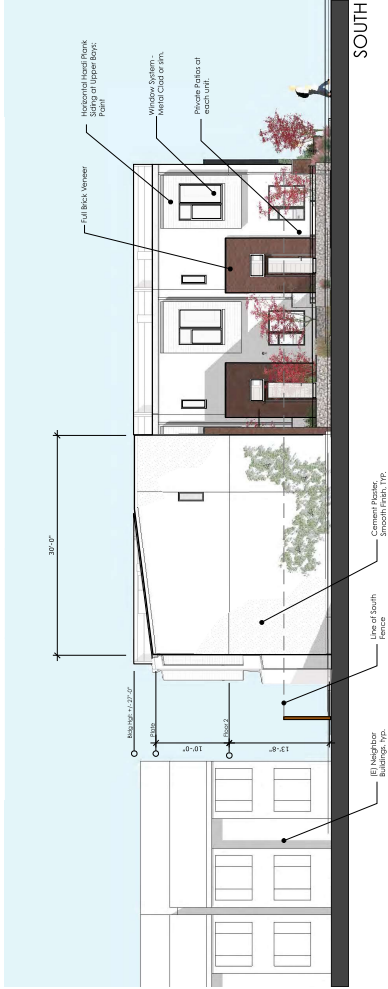
MATERIALS SUMMARY:

1. CEMENT PLASTER	SMOOTH FINISH	LIGHT GREY
2. FULL BRICK	VENEER	DARK RED
3. PAINTED WOOD SIDING		LIGHT GREY

1/8" = 1'-0"
0 4 8 12 16 FT

ELEVATIONS
1 AND 23RD STREET | SACRAMENTO, CA
07.22.19





MATERIALS SUMMARY:

	SMOOTH FINISH VENER	LIGHT GREY VENER
1. CEMENT PLASTER		
2. PAINTED WOOD SIDING		
3. PAINTED WOOD SIDING		

ELEVATIONS
1 AND 23RD STREET | SACRAMENTO, CA
07.22.19

1/8" = 1'-0"
0 4 8 12 16 FT



CONTEXTUAL ELEVATIONS

1 AND 23RD STREET | SACRAMENTO, CA
07.22.19

1/8" = 1'-0"

0 4 8 12 16 FT





SMOOTH COAT PLASTER



DARK RED BRICK VENEER

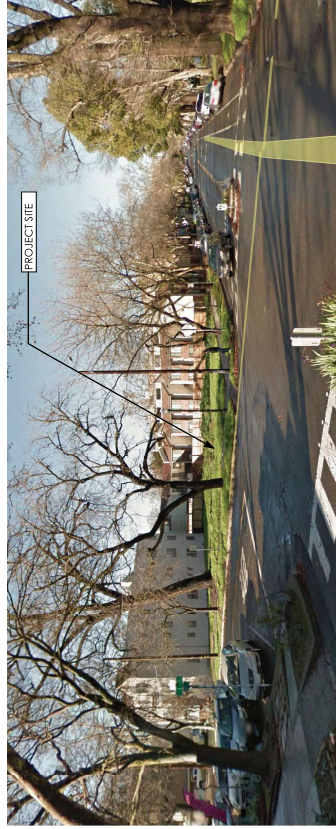


WOOD SIDING

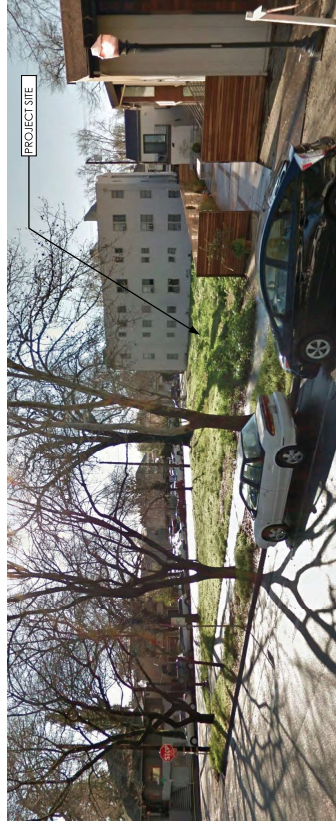
MATERIAL PRECEDENT

1 AND 23RD STREET | SACRAMENTO, CA
07.22.19

VILAKAS | GROEN
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A - View South West From I Street - Site and Adjacent Buildings



B - View South East from I Street - Site and Adjacent Buildings



C - View South East Down I Street - Site and Adjacent Buildings

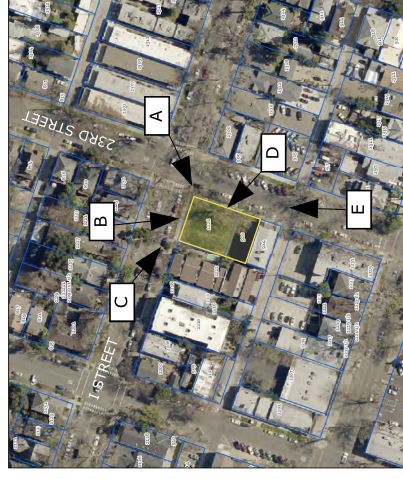
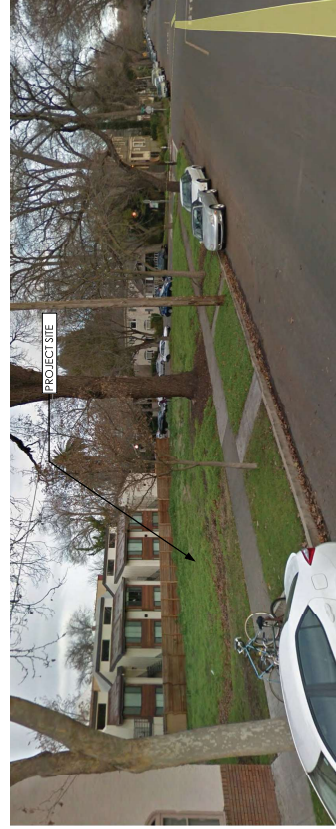
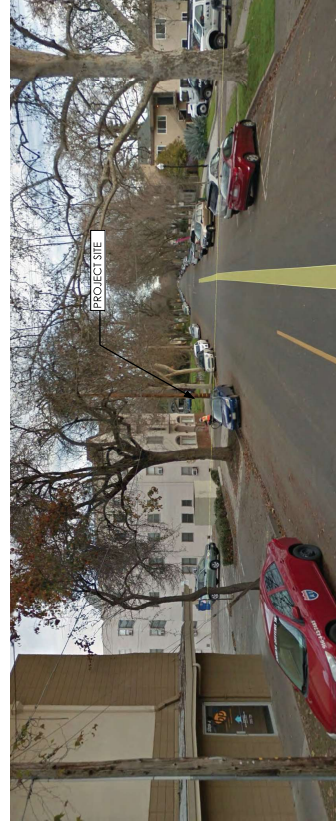


Photo Map



D - View North West From 23rd - Site and Adjacent Buildings



E - View North Down 23rd - Site and Adjacent Buildings

SITE PHOTO SURVEY

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07.22.19

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