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CITY OF SACRAMENTO  
DEC 4 10 11 AM '91

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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

December 10, 1991

APPROVED  
BY THE CITY COUNCIL

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

DEC 10 1991

PLANNING  
916-449-5604

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 91062047)
  2. FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS
  3. MITIGATION MONITORING PLAN
  4. TENTATIVE MAP TO CREATE TWO SEPARATE LOTS FOR A 25 UNIT CONDOMINIUM PROJECT ON 1.27± PARTIALLY DEVELOPED ACRES IN THE MULTIPLE FAMILY (R-3A) ZONE.

LOCATION: Southwest Corner of 5th and T Streets  
**DISTRICT 1**

Owner: Sacramento Housing & Redevelopment Agency, 630 I Street, Sacramento, CA

Applicant: Mogavero Notestine Associates, 2229 J Street, Sacramento, CA

### SUMMARY

This is a request for a tentative map to create two separate lots for a 25 unit condominium project on 1.27± partially developed acres in the Multiple Family (R-3A) zone. The Planning Commission and staff recommend approval of the request.

### VOTE OF PLANNING COMMISSION

On October 24, 1991, the Planning Commission with a vote of eight ayes and one abstention recommended approval of the Environmental Impact Report, Mitigation Monitoring Plan and the Tentative Map.

## **RECOMMENDATION**

The Planning Commission recommends the following action by the City Council:

1. Certify the Environmental Impact Report as being adequate and complete with respect to the provision of CEQA;
2. Adopt the attached Resolution which approves Findings of Fact and Statement of Overriding Consideration;
3. Adopt the attached Resolution approving the Mitigation Monitoring Plan; and
4. Adopt the attached Resolution adopting the Findings of Fact and approving the Tentative Map

## **BACKGROUND**

The subject site consists of a nine lots totaling 1.27± partially developed acres in the Multiple Family (R-3A) zone. The site is separated by an alley which runs east and west. The front (northern) portion of the site, which totals 0.9± acres, is bounded by T Street on the north and 5th Street on the east. This portion of the site is developed with three residential units, two of which are classified as Listed Structures on the City's Historical Structures list. The rear (southern) portion of the site, which totals 0.3± acres, is located south of the alley. This portion of the site is an interior lot without street frontage, developed with a warehouse. The subject site is located in the Southside Preservation Area.

The site is proposed as a "Co-housing" condominium project. Co-housing involves an approach to the development process and interaction within the built community. The development process is structured around the principle that all or most of the households are identified prior to site selection. The households are then involved in selecting the site, design, general contractor and general management of the development process. Common facilities such as garden area, play areas, workshop and the common house are co-housing's most distinctive characteristics. Community responsibilities, such as preparing dinner or cleaning shared space, are rotated among work groups.

The proposed sites are to be developed to interact with each other. The front portion of the site will be developed with 17 units, play area, tot lot, workshop, carports and common house. One of the listed structures, the Potter House (referred to as residence #1 in the FEIR), at the southwest corner of 5th and T Streets, will be restored as two units and incorporated into the site. The rear portion of the site will be developed with eight units, tot lot, garden area and carports.

Surrounding land uses and zoning are as follows:

North:	Vacant & Residential; R-3A
South:	Residential; R-3A
East:	Vacant & Residential; R-3A
West:	Residential & Vacant; R-3A

School District: Sacramento City Unified School District

### **ENVIRONMENTAL CONSIDERATIONS**

The 5th and T Co-housing Environmental Impact Report evaluated a 25 unit condominium project located on the southwest corner of 5th and T Streets. A focused EIR was prepared because the project proposed the demolition of a listed historic structure. Other features that were addressed in the EIR included sewer/storm drainage, plant life, and cultural resources. The EIR considered three alternatives to the proposed project including no-project, an off-site relocation, and an on-site rehabilitation. Attached is correspondence from the Sacramento Housing and Redevelopment Agency regarding the feasibility of Rehabilitating and Relocating residence #3 (see Attachment A).

A portion of Mitigation Measure 5.3-1 was erroneously struck out of the Final EIR. The language ("All salvageable materials from residence #3 shall be either used for rehabilitation of residence #1 or be stored by the SHRA to be used for rehabilitation of other structures in the Southside Preservation Area.") should remain as a portion of Mitigation Measure 5.3-1.

The EIR found that the impacts to plant life, sewer/storm drainage and cultural resources can be mitigated to less than significant; however, the impacts to historical resources cannot.

### **FINANCIAL DATA**

None.

### **POLICY CONSIDERATIONS**

The proposed project is consistent with the General Plan and the 1980 Central City Plan which promote neighborhood revitalization and preservation, residential infill, mix of housing unit types and sizes for varying income levels and household sizes, and compatibility of design to existing structures in the neighborhood.

**MBE/WBE EFFORTS**

None.

FOR CITY COUNCIL INFORMATION:  
WALTER J. SLIPE  
CITY MANAGER

Development

**Contact Person:**

Will Weitman, Principal Planner  
(916) 449-5381

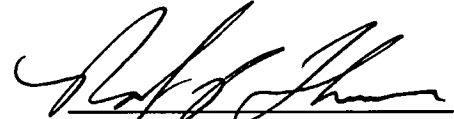
RPT:GS:WW:pc  
Attachments

Respectfully submitted,



GARY L. STONEHOUSE  
Planning Director

APPROVED:



ROBERT P. THOMAS  
Acting Director, Planning &

November 26, 1991  
District No. 4

# ATTACHMENT A



## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



November 20, 1991

RECEIVED

NOV 21 1991

Diana Parker  
Environmental Services  
Department of Planning and Development  
1231 "I" Street, Room 301  
Sacramento, CA 95814

ENVIRONMENTAL SERVICES

**SUBJECT:** Economic Infeasibility of Rehabilitating or Relocating and Rehabilitating the Residential Structure Located 406 "T" Street

Dear *Diana* Ms. Parker

Agency staff, based on its experience with residential rehabilitation projects in the downtown area, believes that it is economically infeasible to rehabilitate or relocate and rehabilitate the dilapidated residential structure located at 406 "T" Street.

This 84 year old, single family dwelling had experienced extensive deferred maintenance, dry rot and termite infestation when, in 1984, it was damaged by fire, boarded, and abandoned. The fire gutted the rear half of the structure and burned through the roof exposing the interior to water damage over the past six years.

In December 1990, the agency issued an RFP to solicit proposals for the purchase, relocation, and rehabilitation of the structure. The agency offered to sell the structure for one dollar and offered up to \$67,000 in low interest rehabilitation financing; no proposals were submitted in response to the RFP.

Staff estimates that it would cost \$95,000 to rehabilitate the structure and an additional \$5,000 to relocate the structure (the rehabilitation estimate includes the cost of a new foundation that will be required whether or not the structure is moved). The estimated fair market value of a 40' x 80' parcel for the structure is \$30,000. The estimated total cost of the unit after rehabilitation at its current location would be \$125,000 (\$125 per sq. ft.); on-site rehabilitation would preclude development of seven of the proposed cohousing units planned for the site. The cost to relocate and rehabilitate the unit would be 130,000 (\$130 per sq. ft.); the structure would need to be moved to a site that could otherwise accommodate two to three units. The cost of rehabilitation, in each instance, would exceed the anticipated cost of new construction (\$100 per sq. ft.). Were the agency to undertake this project, we would likely be required to pay Davis-Bacon wages which would add approximately 20 percent to the cost.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Diana Parker  
Page 2

In summary, given the high cost of rehabilitation, the high per unit land cost, and the under-utilization of multi-family (R-3A) zoned land, we believe that rehabilitation of this substantially dilapidated structure, on- or off-site, is not warranted. If you have any questions regarding this matter, please feel free to contact me at 440-1359.

Sincerely,



LESTER SMITH  
Program Manager

cc: Jeanne Corcoran  
Laura Matteoli  
Craig Stradley

# RESOLUTION NO. 91-992

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

DEC 10 1991

OFFICE OF THE  
CITY CLERK

## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 5TH AND T COHOUSING PROJECT.

WHEREAS, the City Council on December 10, 1991, does hereby find, and resolve as follows:

1. The City Council finds that the Final Environmental Impact Report for the Proposed 5th and T Cohousing project (herein FEIR) which consists of the Draft Environmental Impact Report and the Final Impact Report Response to Comments, has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA), and the State CEQA Guidelines and the City of Sacramento CEQA Procedures.
2. The City Council certifies that the FEIR was prepared, publicized, circulated and reviewed in accordance with the constitutes an adequate, accurate, objective and complete final Environmental Impact Report in accordance with the requirements of the California Environmental Quality Act (CEQA), the State Guidelines and the City of Sacramento CEQA Procedures.
3. The City Council certifies that the FEIR has been presented to it and that the City Council has reviewed it and considered the information contained therein prior to acting on the proposed project.
4. The City Council hereby adopts the attached Findings of Fact and Statement of Overriding Considerations and a Mitigation Monitoring Plan to require all reasonable feasible mitigation measures be implemented.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P91-101

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# RESOLUTION NO. 91-993

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

ADOPTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO  
ON DECEMBER 10, 1991.

THE CITY COUNCIL OF THE CITY OF SACRAMENTO MAKES FINDINGS  
OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS  
REGARDING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE  
PROPOSED 5TH AND T STREETS COHOUSING PROJECT

Whereas, the City Council of the City of Sacramento does hereby find, determine, resolve and order as follows:


### I. PROCEDURAL FINDINGS

A. An application was filed with the City of Sacramento Department of Planning and Development by Mogavero-Notestine Associates on April 30, 1991. The two-story, 25 unit condominium project includes a 2200 square foot common house; miscellaneous site structures for a workshop, storage and storage of garden tools and bicycles; and 27 parking spaces, of which 22 will be covered, in the Southside Preservation Area of the Central City Community Plan area. The project, which is requesting tentative map, special permit and variance entitlements, proposes to rehabilitate a listed priority historic structure at 430 T Street, demolish a fire damaged listed historic structure at 408 T Street, relocate a listed supportive structure from 2014 5th Street to 1924 4th Street, and demolish a non-historic warehouse structure located at 405 U Street.

B. The City of Sacramento caused an Environmental Impact Report (EIR) on the Project to be prepared pursuant to the California Environmental Quality Act, Public Resources Code, Section 21000 et. seq. (CEQA), the CEQA Guidelines, Code of California Regulations, Title XIV, Section 15000 et. seq., and the City of Sacramento Environmental Guidelines.

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DATE ADOPTED: \_\_\_\_\_ 



C. A notice of preparation of the draft EIR was filed with the Office of Planning and Research. The public review period for the draft EIR began on July 24, 1991 and concluded on September 6, 1991.

D. Copies of the draft EIR were distributed to the State Clearinghouse to those public agencies which have jurisdiction by law with respect to the Project and to other interested parties and agencies. The comments of such persons and agencies were sought.

E. After the close of the commenting period, the City responded to the written comments received by the closing date of the commenting period.

F. The Draft EIR was thereafter supplemented to incorporate comments received and the City's responses to said comments. As so revised, the Final EIR, which included the Draft EIR, (collectively the EIR), was prepared and submitted to the Planning Commission and City Council.

G. Following notice duly and regularly given as required by law, and all interested parties expressing a desire to comment thereon or object thereto having been heard, and the final EIR and comments and responses thereto having been considered, the Planning Commission and the City Council make the following determinations:

1. The final EIR consists of the draft EIR and the final EIR responses to comments and errata.
2. The final EIR was prepared and completed in compliance with CEQA.
3. The final EIR has been presented to the Planning Commission and the City Council which reviewed and considered the information therein prior to acting on the proposed 5th and T Co-housing Project.

H. The following information is incorporated by reference and made part of the record supporting these findings:

1. The draft and final EIR and all documents relied upon or incorporated by reference therein;

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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2. Testimony, documentary evidence and all correspondence submitted or delivered to the City in connection with the Planning Commission and City Council hearings on this project and associated EIR on October 24, 1991 and December 10, 1991, or otherwise relating to this project or the EIR.

3. The Mitigation Monitoring Plan dated November 8, 1991.

4. All staff reports, memoranda, maps, letters, minutes of meetings and other documents relied upon or prepared by City staff relating to the project including but not limited to City of Sacramento General Plan, the draft and final Environmental Impact Report for the City of Sacramento General Plan Update, the Central City Community Plan, the draft and final EIR for the Land Use Planning Policy Within the 100-Year Flood Plain in the City and County of Sacramento, the Zoning Ordinance of the City of Sacramento, and the Preservation Area Plan-Design Guidelines of the City of Sacramento.

## II. FINDINGS AND STATEMENT OF FACTS SUPPORTING THE FINDINGS

The Environmental Impact Report for the 5th and T Streets Co-housing Project, prepared in compliance with the California Environmental Quality Act, evaluates the potentially significant and significant adverse environmental impacts which could result from adoption of the project or alternatives to the project.

Because the EIR indicates the implementation of the project(or project alternatives would result in certain avoidable adverse impacts, the City is required under CEQA, and the State and City guidelines adopted pursuant thereto, to make certain findings with respect to these impacts. The required findings appear in the following sections of this document. This document lists all identified potentially significant and significant impacts of the project. Each of the remaining potentially significant or significant impacts is considered acceptable by the Planning Commission and City Council based on a determination that the benefits of the project (listed in the Statement of Overriding Considerations) outweigh the risks of the potentially significant environmental effects of the project.

### A. Inventory of Impacts Mitigated to a Level of Insignificance

As authorized by Public Resources Code Section 21081 and Title 14, California Administrative Code Sections 15091, 15092, and 15093, the City finds that changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant environmental impacts listed below, as identified in the EIR.

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DATE ADOPTED: \_\_\_\_\_

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These findings are supported by substantial evidence in the record of proceedings before the City as stated below.

**WATER**

**Significant Effect**

Implementation of the proposed project would add to sewage/storm drainage impacts on the combined system.

**Finding**

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR.

**Facts in Support of Finding**

The significant effect has been substantially lessened to the extent feasible by virtue of the following mitigation measures identified in the EIR and incorporated into the project.

-The applicant shall pay such lawful fees, taxes, or assessments imposed through development fees to improve the combined system.

**CUMULATIVE--WATER**

**Significant Effect**

Cumulatively, implementation of the proposed project would add to sewage impacts on the combined system.

**Finding**

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR.

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**Facts in Support of Finding**

The significant effect has been substantially lessened to the extent feasible by virtue of the following mitigation measure identified in the EIR and incorporated into the project.

-The applicant shall pay such lawful fees, taxes, or assessments imposed through development fees to improve the combined system.

**PLANT LIFE**

**Significant Effect**

Development of the site may endanger a cedar and an english walnut tree located on the on the project site.

**Finding**

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR.

**Facts in Support of Finding**

The significant effect has been substantially lessened to the extent feasible by virtue of the following mitigation measure identified in the EIR and incorporated into the project.

-The applicant shall save the cedar tree located on APN 009-0113-005 and the english walnut tree located along the southeastern property line of APN 009-0113-006 per Exhibit 5.2-1 of the EIR.

**CULTURAL RESOURCES**

**Significant Effect**

Development of the site may disturb significant historic cultural resources.

**Finding**

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR.

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DATE ADOPTED: \_\_\_\_\_

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**Facts in Support of Finding**

The significant effect has been substantially lessened to the extent feasible by virtue of the following mitigation measure identified in the EIR and incorporated into the project.

-If subsurface archaeological or historical remains are discovered, work shall stop and a qualified archaeologist of the Native American Heritage Commission shall be consulted.

**B. Significant Environmental Effects Which Cannot Be Avoided If Project is Implemented**

Impacts associated with the following environmental issue will be mitigated to the extent feasible by the implementation of the applicable standard city policies and requirements and recommended mitigation measure. However, the following issue cannot be mitigated to a level of insignificance.

**HISTORIC PRESERVATION**

**Significant Effect**

The project proposes the demolition of a listed Historic Structure.

**Findings**

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR.

Specific economic, social or other considerations make infeasible the mitigation measure or project alternatives identified in the Final EIR (Section 15091 of the Guidelines).

**Facts in Support of Findings**

The significant effect has been substantially lessened to the extent feasible by virtue of the following mitigation measures identified in the EIR and incorporated into the project.

-The applicant shall conduct a photographic recordation of the exterior/interior of residence #3. All salvageable materials from residence #3 shall be either used for the rehabilitation of residence #1 or be stored by the SHRA to be used in the rehabilitation of other historic structures in the Southside Preservation Area.

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DATE ADOPTED: \_\_\_\_\_

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The facts in Section III (Alternatives) support a finding of specific social, economic or other considerations finding, rejecting the alternatives for infeasibility to mitigate the potential effect. For a brief description of each alternative and a rejection of the alternatives, please refer to the Project Alternatives section of this document.

### III. ALTERNATIVES

CEQA mandates that every EIR evaluate a no-project alternative and alternative project locations. Alternatives provide a basis of comparison to the proposed Project in terms of beneficial, significant, and unavoidable impacts. This comparative analysis is used to determine the most feasible alternative for implementation.

#### Alternative 1 - No Project

Under the no-project alternative, the project would not be built and development of the site would not occur beyond the existing uses, which include three vacant residential structures and one warehouse structure. The environment would remain as it is described in the existing setting section of each environmental topic in the EIR.

The no-project alternative will avoid the significant sewer/storm drainage, plant life, historic preservation, and cultural resources impacts generated by this project.

#### **Finding**

Specific economic, social or other considerations make infeasible the project's No Project alternative identified in the EIR and described above in that:

Selection of the no-project alternative would not attain the basic objectives of the project sponsor or the City of Sacramento to provide additional housing units in the Central City Community Plan area. Furthermore, the project is consistent with the current zoning and General and Community Plan land use designations and policies to provide neighborhood revitalization and preservation, residential infill and a mix of housing types and sizes for varying income levels and household sizes. Additionally, the City Building Division has identified residence #3 as substandard due to the amount of deterioration and fire damage in the structure, evidence of transient occupation, and the length of time that the building has been abandoned. The Sacramento Housing and Redevelopment Agency has estimated that rehabilitation of the structure would cost approximately \$95,000.

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DATE ADOPTED: \_\_\_\_\_

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Please see attached correspondence from the City Building Division and the Sacramento Housing and Redevelopment Agency.

Alternative 2 - Rehabilitation

Under this alternative the site would remain for multi-family residential use as proposed. The listed residential Historic Priority Structure to be demolished (408 T Street, residence #3) would remain on site and be rehabilitated. In this alternative, this residential structure would be incorporated into the 25 unit cohousing project. The general design of the project would remain as proposed. The other listed Historic Priority Structure (430 T Street, residence #1) would be rehabilitated. The third residential structure is a Supportive Structure and would be relocated to 1924 4th Street, and the fourth structure, a warehouse, would be demolished, as proposed.

This alternative would not avoid significant impacts on sewer/storm drainage, plant life, and cultural resources. However, it would avoid the demolition of the historic priority structure at 408 T Street.

**Finding**

Specific economic, social, or other considerations make infeasible the project's Rehabilitation Alternative identified in the EIR and described above in that:

Selection of this alternative is financially infeasible because the 84 year old structure has experienced extensive deferred maintenance, dry rot and termite infestation and fire damage. In 1984 the structure was damaged by fire, boarded and abandoned. The fire gutted the rear half of the structure and burned through the roof exposing the interior to water damage over the past six years. In 1990, SHRA issued an RFP to solicit proposals for the purchase, relocation and rehabilitation of the structure. The Agency offered to sell the structure for one dollar and offered up to \$67,000 in low interest rehabilitation financing; no proposals were submitted in response to the RFP. Agency staff estimates that it would cost \$95,000 to rehabilitate the structure. The cost of rehabilitation would exceed the anticipated cost of new construction(\$100/square foot). In addition, on-site rehabilitation may preclude development of seven of the proposed cohousing units planned for the site resulting in under-utilization of the multi-family zoned land.

Please see attached correspondence from the City Building Division and the Sacramento Housing and Redevelopment Agency.

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DATE ADOPTED: \_\_\_\_\_

Alternative 3 - Relocation

Under this alternative the site would remain for multi-family residential use as proposed. The listed residential Historic Priority Structure to be demolished (residence #3) would be relocated to another site, yet to be determined. The other listed residential Historic Priority Structure (residence #1) would be rehabilitated and kept on site and the third residential structure is a Supportive Structure which would be relocated to 1924 4th Street, as originally proposed. The fourth structure, a warehouse, would be demolished. The general design of the project would remain as proposed and would include green lawns, tot lots, a garden area and 25 carport spaces.

This alternative would not avoid significant impacts on sewer/storm drainage, plant life, and cultural resources. However, it would avoid the demolition of the historic priority structure at 408 T Street.

**Finding**

Specific economic, social other considerations make infeasible the project's Relocation Alternative identified in the EIR and described above in that:

Selection of this alternative is not economically feasible. The 84 year old structure has experienced extensive deferred maintenance, dry rot and termite infestation. In 1984, the structure was damaged by fire, boarded and abandoned. The fire gutted the rear half of the structure and burned through the roof exposing the interior to water damage over the past six years. In December 1990, SHRA issued an RFP to solicit proposals for the purchase, relocation, and rehabilitation of the structure. The agency offered to sell the structure for one dollar and offered up to \$67,000 in low interest rehabilitation financing; no proposals were submitted in response to the RFP.

Agency staff estimate that it would cost \$95,000 to rehabilitate the structure and an additional \$5,000 to relocate the structure. The estimated fair market value of a 40' x 80' parcel for the structure is \$30,000. The estimated total cost of the unit after rehabilitation at its current location would be \$125,000 (\$125 per square foot). The cost to relocate and rehabilitate the unit would be \$130,000(\$130/square foot). The structure would need to be moved to a site that would otherwise accommodate two to three units. The cost of rehabilitation and relocation would exceed the anticipated cost of new construction (\$100/square foot).

Please see attached correspondence from the City Building Division and the Sacramento Housing and Redevelopment Agency.

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

(16)



STATEMENT OF OVERRIDING CONSIDERATIONS

The California Environmental Quality Act (CEQA) requires a public agency to balance the benefits of a proposed project against its avoidable environmental risks in determining whether to approve a project. The City of Sacramento has determined that the loss of a historic priority structure is acceptable when balanced against the benefits of this project.

**5TH AND T STREETS COHOUSING PROJECT**

In making this determination, the following factors and public benefits were considered or decisions made with respect to the proposed 5th and T Streets Cohousing Project:

1. The proposed project is consistent with the land use designations of the General and Central City Community Plans and the zoning designation of the City Zoning Ordinance.
2. The housing project is consistent with City policies to provide neighborhood revitalization and preservation, residential infill, and a mix of housing types and sizes for varying income levels and household sizes.
3. The 84 year old single family structure is in poor physical condition due to extensive deferred maintenance, dry rot and termite infestation, and fire damage which resulted in water damage over the past six years.
4. Efforts in 1990 by the SHRA to solicit proposals for the relocation and rehabilitation of the structure at an offer of \$1 for sale and up to \$67,000 in low interest rehabilitation financing received no response.
5. The cost to rehabilitate (\$95,000) and/or to relocate (\$125,000) the structure would exceed the anticipated cost of new construction. This is due to the extensive structural damage, need for a new foundation, and the cost of land in the vicinity of the project site.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK  
P91-101

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DATE ADOPTED: \_\_\_\_\_

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**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



November 20, 1991

RECEIVED

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Diana Parker  
Environmental Services  
Department of Planning and Development  
1231 "I" Street, Room 301  
Sacramento, CA 95814

ENVIRONMENTAL SERVICES

**SUBJECT:** Economic Infeasibility of Rehabilitating or Relocating and Rehabilitating the Residential Structure Located 406 "T" Street

Dear *Diana*  
Ms. Parker

Agency staff, based on its experience with residential rehabilitation projects in the downtown area, believes that it is economically infeasible to rehabilitate or relocate and rehabilitate the dilapidated residential structure located at 406 "T" Street.

This 84 year old, single family dwelling had experienced extensive deferred maintenance, dry rot and termite infestation when, in 1984, it was damaged by fire, boarded, and abandoned. The fire gutted the rear half of the structure and burned through the roof exposing the interior to water damage over the past six years.

In December 1990, the agency issued an RFP to solicit proposals for the purchase, relocation, and rehabilitation of the structure. The agency offered to sell the structure for one dollar and offered up to \$67,000 in low interest rehabilitation financing; no proposals were submitted in response to the RFP.

Staff estimates that it would cost \$95,000 to rehabilitate the structure and an additional \$5,000 to relocate the structure (the rehabilitation estimate includes the cost of a new foundation that will be required whether or not the structure is moved). The estimated fair market value of a 40' x 80' parcel for the structure is \$30,000. The estimated total cost of the unit after rehabilitation at its current location would be \$125,000 (\$125 per sq. ft.); on-site rehabilitation would preclude development of seven of the proposed cohousing units planned for the site. The cost to relocate and rehabilitate the unit would be 130,000 (\$130 per sq. ft.); the structure would need to be moved to a site that could otherwise accommodate two to three units. The cost of rehabilitation, in each instance, would exceed the anticipated cost of new construction (\$100 per sq. ft.). Were the agency to undertake this project, we would likely be required to pay Davis-Bacon wages which would add approximately 20 percent to the cost.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Diana Parker

Page 2

In summary, given the high cost of rehabilitation, the high per unit land cost, and the under-utilization of multi-family (R-3A) zoned land, we believe that rehabilitation of this substantially dilapidated structure, on- or off-site, is not warranted. If you have any questions regarding this matter, please feel free to contact me at 440-1359.

Sincerely,



LESTER SMITH  
Program Manager

cc: Jeanne Corcoran  
Laura Matteoli  
Craig Stradley

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
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July 5, 1991

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JUL 05 1991

BUILDING INSPECTIONS  
916-449-5710

PLANNING  
916-449-5014

**MEMORANDUM:**

ENVIRONMENTAL SERVICES

TO: Laura Matteoli, Environmental Services

FROM: Todd S. Hamilton, Building Inspections Division (F)

SUBJECT: 406 T Street, Sacramento, California 95814

A substandard building case was started on the above mentioned property on February 14, 1980. Since this case was started it has been an ongoing securement problem. No effort has been made to prevent the continued deterioration caused by termite infestation and water intrusion.

On June 7, and June 19, 1991, inspections were made by our section to determine the structural stability of the building. The following is a list of the deficiencies noted:

1. The front porch has dryrot damage in its structural members and floor boards. The Northeast support post is gone.
2. The rear porch has dryrot damage and has suffered extensive fire damage to the structural floor and wall members. The southwest support posts are missing. The rear porch section is in danger of collapsing.
3. The roof covering and structural members have deteriorated to the point that it will need to be stripped off and rebuilt. The dryrot damage extends into the bearing walls and ceiling joists.
4. Wall coverings have suffered extensive water damage. They will need to be stripped off and re-done. Inspections of the framing underneath was not done but due to the extent of the surface damage you can expect to do a fair amount of framing repairs.

5. The foundation has failed and is rolling over. There is extensive dryrot and termite damage throughout the substructure. The framing underneath has been altered. The center bearing beam was removed and a center wall of 2 X 3 single-plate top and bottom, and studs spaced 2 ft. on center were installed. The wall is offset and doesn't sit on a footing.

Due to the amount of deterioration in the structure, evidence of transient occupation, and the length of time this building has been a nuisance we do not feel that is economically feasible to repair it. We feel that this structure poses a threat to the health and safety of the public and should be demolished as soon as possible.

If you have any questions feel free to contact me at 449-5404.

TH:gh

(0406TST.TH:gh)

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**RESOLUTION NO. 91-994**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

DEC 10 1991

OFFICE OF THE  
CITY CLERK

**MITIGATION MONITORING PLAN FOR 5TH AND T COHOUSING  
PROJECT (P91-101) TO CONSTRUCT A 25 UNIT CONDOMINIUM  
COMPLEX. APN'S #009-113-004 THROUGH 011 AND 016.**

WHEREAS, the City Council on December 10, 1991, held a public hearing to review the above described project;

WHEREAS, the Environmental Coordinator has prepared an Environmental Impact Report for the above described project;

WHEREAS, the proposed Final Environmental Impact Report identifies impacts and mitigation measures for those impacts;

WHEREAS, the adoption and implementation of the mitigation measures will reduce the magnitude of one impact and mitigate the other impacts to less than significant; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be adopted for the mitigation measures which it has adopted or made a condition of project approval;

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

1. The Mitigation Monitoring Plan for the 5th and T Cohousing (P91-101) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated November 8, 1991.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK  
P91-101

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

*(Handwritten initials)*

Recording  
Not  
Required

-  
-  
-

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# MITIGATION MONITORING PLAN

FOR

5th & T Cohousing/P91-101

*Initial Study*

Prepared By:  
City of Sacramento Environmental Services Division  
November 8, 1991

Adopted By:  
City of Sacramento City Council

Date: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
City Clerk

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# CITY OF SACRAMENTO

## MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 449-2037, pursuant to California Environmental Quality Act Guidelines Section 21081.

### SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: 5th & T Cohousing/P91-101  
Project Location: southwest corner of 5th and T Streets  
Applicant - Name: Mogavero Notestine Associates ATTN: Craig Stradley  
Address: 2229 J Street, Sacramento, CA 95816

Legal Description of Property (if recorded):

See Attachment A

### SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on Water, Plant and Animal Life, Historic Preservation and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Environmental Impact Report for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant identified above.

The 5th & T Cohousing project consists of a 25 unit condominiums a common house, garden area and a total of 27 parking spaces. The proposed project intends to provide affordable housing compatible with the Central City Community area.

### SECTION 3: PLAN CONTENTS

**A: Project Specific and Cumulative Sewage Impacts on the Combined Sewer/Storm Drain Cease and Desist Area (Utilities: Water):**

The applicant agrees to pay such lawful fees, taxes or assessments imposed through the



use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.

**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

City Attorney, City of Sacramento

Department of Planning and Development, City of Sacramento

Department of Public Works, City of Sacramento

**MONITORING PROGRAM**

Prior to issuance of a Notice to Proceed by the Department of Public Works, and prior to issuance of any Underground and Utilities Permit and/or Building Permit by the Building Division, the applicant shall execute an agreement as described above subject to approval by the City Attorney. The applicant shall provide the two City Entities with a copy of the executed agreement prior to the issuance of a Notice to Proceed or any Building Permit.

**B: Tree Preservation Plan (see Attachment B, Tree Location)**

- A. Save the 18" cedar tree located on APN #009-0113-005 and the English walnut tree located along the western property line of APN #009-0113-005.
- B. A six foot chain link construction barrier shall be placed around the dripline of the trees to be saved prior to the commencement of any work on the site. No storage of materials, surface or grade changes, or trenching shall occur within the dripline of these trees. These restrictions shall be noted on the grading plans and all other site plans for the project.

**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

Department of Planning and Development, City of Sacramento

Department of Public Works, City of Sacramento

**MONITORING PROGRAM**

Prior to the issuance of any Building Permit, the Building Division shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. Prior to the issuance of any Notice to Proceed, the Public Works Department shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. In the case of trees to be transplanted or of replacement tree planting, the Building Division/Public Works Department shall transmit the project plans to the City Arborist for verification that planting requirements

have been correctly shown on the project plans.

If any protective barriers are penetrated, moved or removed as a result of construction activities, the Building Division/Public Works Department shall require the developer to provide an analysis from a certified arborist identifying the condition of the affected trees. In such a case, the responsible City department shall be that department with responsibility for inspection of the particular component of the project which is affected by the discovery.

In the event that any protective barriers are penetrated, moved or removed as described above, the responsible City department shall require that all work within the driplines of affected trees, as shown on the original project plans, be ceased. The responsible City department shall verify the accuracy of the required arborist report by referring the report to the Environmental Services Division for review. If the trees are determined to be damaged or removed as a result of construction activities, the Building Division/Public Works Department shall require that alternative mitigation measures be developed and implemented subject to approval by the Environmental Services Division. The Building Division/Public Works Department shall require the approved alternative measures to be incorporated into the project plans, prior to resumption of work within the affected area.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

- The Building Division shall document implementation of all mitigation measures prior to issuance of final building permits, a Certificate of Occupancy or a Certificate of Compliance for the project.
- The Public Works Department shall document implementation of all mitigation measures prior to issuance of a Notice of Completion.

### **C: Historic Preservation**

- A. 1) **The applicant shall conduct a photographic recordation of the exterior/interior of residence #3. One set of 4" x 8" glossy black and white prints and the negatives shall be filed with the Design Review/Preservation Board Director. The photographic recordation must meet Historic American Building Survey (H.A.S.B.) standards.**
- 2) **All salvageable materials from residence #3 shall be either used for the rehabilitation of residence #1 or be stored by the SHRA to be used for**

**the rehabilitation of other historic structures in the Southside Preservation Area.**

**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

Department of Planning and Development, City of Sacramento

**MONITORING PROGRAM**

After determining that all required mitigation measures have been completed, the Design Review Preservation Director shall approve the issuance of the demolition permit. The Building Inspections Division shall not issue any Building Permits until the Design Review Preservation Board Director has approved issuance of the demolition permit.

The Design Review Preservation Board staff will assist the Sacramento Housing Redevelopment Agency (SHRA) staff to identify salvageable materials, from residence #3, which may be used for the rehabilitation of residence #1 or to be stored by the SHRA to be used in the rehabilitation of other historic structures within the Southside Preservation area.

The list of salvageable materials to be used in the rehabilitation of residence #3 and to be stored by the SHRA shall be reviewed and approved by the Design Review Preservation Board Director.

Sacramento Housing and Redevelopment Agency shall submit a letter to the Design Review Preservation Board staff indicating that the materials on the list have been salvaged and/or stored.

**D: Cultural Resources**

**If buried archeological materials, such as flakes, tools, grindstone, or human bone are encountered during the course of construction, work in the immediate vicinity shall be temporarily halted until a qualified archeologist is consulted.**

**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

Department of Planning and Development, City of Sacramento

Department of Public Works, City of Sacramento

**MONITORING PROGRAM**

Both the subdivision improvement plans and the building permit plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted in the

event that any archeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall watch for any potential archeological resources during site visits. A Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Services Division shall be notified in case of an archeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.

**DESCRIPTION OF APN: 009-113-04, 05, 06**

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:

LOT 2 AND A PORTION OF LOT 1 IN THE BLOCK BOUNDED BY "T" AND "U" AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, SITUATE ON THE SOUTHERLY LINE OF "T" STREET; THENCE SOUTH 18°29'46" WEST, ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE WESTERLY LINE OF LOT 3, 160.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SITUATE ON THE NORTHERLY LINE OF THE ALLEY; THENCE NORTH 71°31'47" WEST ALONG THE SOUTHERLY LINE OF LOT 2 AND THE NORTHERLY LINE OF THE ALLEY 80.31 FEET TO THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 18°29'39" EAST ALONG THE WESTERLY LINE OF LOT 2 AND THE EASTERLY LINE OF LOT 1, 80.37 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF SAID LOT 2 BEARS NORTH 18°29'39" EAST, 80.37 FEET; THENCE NORTH 71°32'30" WEST, ALONG THE SOUTHERLY LINE OF THE NORTHERLY ONE-HALF OF SAID LOT 1, 40.16 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF SAID LOT 1 BEARS THE FOLLOWING TWO COURSES; THENCE (1) NORTH 71°32'30" WEST ALONG SAID SOUTHERLY LINE OF THE NORTHERLY ONE-HALF OF LOT 1, 40.16 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, SITUATE ON THE EASTERLY LINE OF 4TH STREET; THENCE (2) NORTH 18°29'32" EAST, ALONG SAID WESTERLY LINE OF LOT 1 AND THE EASTERLY LINE OF 4TH STREET, 80.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 18°29'35" EAST ALONG THE WESTERLY LINE OF THE EASTERLY ONE-HALF OF LOT 1, 80.36 FEET TO A POINT SITUATE ON THE NORTHERLY LINE OF LOT 1 AND THE SOUTHERLY LINE OF "T" STREET, FROM WHICH THE NORTHWEST CORNER OF LOT 1 BEARS NORTH 71°33'13" WEST, 40.16 FEET; THENCE SOUTH 71°33'13" EAST ALONG THE NORTHERLY LINE OF LOT 1 AND LOT 2 AND THE SOUTHERLY LINE OF "T" STREET, 120.48 FEET TO THE POINT OF BEGINNING.

**DESCRIPTION OF APN: 009-113-07**

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:

ALL THAT PORTION OF LOT 3, IN THE BLOCK BOUNDED BY "T" AND "U" AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, SITUATE ON THE SOUTHERLY LINE OF "T" STREET; THENCE THE FOLLOWING FOUR COURSES; THENCE (1) SOUTH 71°33'13" EAST, 40.16 FEET, ALONG THE SOUTHERLY LINE OF "T" STREET AND THE NORTHERLY LINE OF LOT 3 TO A POINT WHICH BEARS NORTH 71°33'13" WEST, 40.16 FEET FROM THE NORTHEAST CORNER OF LOT 3; THENCE (2) SOUTH 18°29'49" WEST, 160.78 FEET TO A POINT SITUATE ON THE SOUTHERLY LINE OF LOT 3 AND THE NORTHERLY LINE OF THE ALLEY, FROM WHICH POINT THE SOUTHEAST CORNER OF LOT 3 BEARS SOUTH 71°31'47" EAST, 40.16 FEET; THENCE (3) NORTH 71°31'47" WEST, ALONG THE SOUTHERLY LINE OF LOT 3 AND THE NORTHERLY LINE OF THE ALLEY 40.15 FEET TO THE SOUTHWEST CORNER OF LOT 3; THENCE (4) ALONG THE WESTERLY LINE OF LOT 3 AND THE EASTERLY LINE OF LOT 2, NORTH 18°29'46" EAST, 160.77 FEET TO THE POINT OF BEGINNING.

**DESCRIPTION OF APN: 009-113-08**

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:

ALL THAT PORTION OF LOT 3 IN THE BLOCK BOUNDED BY "T" AND "U" AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, SITUATE ON THE SOUTHERLY LINE OF "T" STREET; THENCE THE FOLLOWING FOUR COURSES; THENCE (1) ALONG THE LOT LINE COMMON TO LOT 3 AND LOT 4 SOUTH 18°29'53" WEST, 160.80 FEET TO THE SOUTHEAST CORNER OF LOT 3, SITUATE ON THE NORTHERLY LINE OF THE ALLEY; THENCE (2) ALONG THE NORTHERLY LINE OF THE ALLEY AND THE SOUTHERLY LINE OF LOT 3, NORTH 71°31'47" WEST, 40.16 FEET TO A POINT WHICH BEARS SOUTH 71°31'47" EAST, 40.16 FEET FROM THE SOUTHWEST CORNER OF LOT 3; THENCE (3) NORTH 18°29'49" EAST, 160.78 FEET TO A POINT ON THE SOUTHERLY LINE OF "T" STREET AND THE NORTHERLY LINE OF LOT 3, SAID POINT BEARS SOUTH 71°33'13" EAST, 40.16 FEET FROM THE NORTHWEST CORNER OF LOT 3; THENCE (4) ALONG THE SOUTHERLY LINE OF "T" STREET AND THE NORTHERLY LINE OF LOT 3 SOUTH 71°33'13" EAST, 40.16 FEET TO THE POINT OF BEGINNING.

P91-101

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## DESCRIPTION OF APN-009-113-09

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:  
ALL THAT PORTION OF LOT 4 IN THE BLOCK BOUNDED BY "T" AND "U" AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 THENCE THE FOLLOWING FOUR COURSES; THENCE (1) ALONG THE EASTERLY LINE OF SAID LOT 4 AND THE WESTERLY LINE OF 5TH STREET SOUTH  $18^{\circ}30'00''$  WEST, 83.00 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF LOT 4 BEARS SOUTH  $18^{\circ}30'00''$  WEST, 77.83 FEET; THENCE (2) LEAVING THE EASTERLY LINE OF LOT 4 AND THE WESTERLY LINE OF 5TH STREET ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF LOT 4 NORTH  $71^{\circ}33'13''$  WEST, 80.32 FEET TO THE EASTERLY LINE OF LOT 3 AND THE WESTERLY LINE OF LOT 4 FROM WHICH POINT THE SOUTHWEST CORNER OF LOT 4 BEARS SOUTH  $18^{\circ}29'53''$  WEST, 77.80 FEET; THENCE (3) ALONG THE EASTERLY LINE OF LOT 3 AND THE WESTERLY LINE OF LOT 4 NORTH  $18^{\circ}29'53''$  EAST, 83.00 FEET TO THE NORTHWEST CORNER OF LOT 4 SITUATE ON THE SOUTHERLY LINE OF "T" STREET; THENCE (4) ALONG THE SOUTHERLY LINE OF "T" STREET AND THE NORTHERLY LINE OF LOT 4 SOUTH  $71^{\circ}33'13''$  EAST 80.32 FEET TO THE POINT OF BEGINNING

## DESCRIPTION OF APN 009-113-10

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:  
ALL THAT PORTION OF LOT 4 IN THE BLOCK BOUNDED BY "T" AND "U" AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERY LINE OF LOT 4 AND THE WESTERLY LINE OF 5TH STREET FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 4 BEARS NORTH  $18^{\circ}30'00''$  EAST, 83.83 FEET; THENCE THE FOLLOWING FOUR COURSES; THENCE (1) ALONG THE EASTERLY LINE OF LOT 4 AND THE WESTERLY LINE OF 5TH STREET SOUTH  $18^{\circ}30'00''$  WEST, 38.00 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF LOT 4 BEARS SOUTH  $18^{\circ}30'00''$  WEST 39.00 FEET; THENCE (2) LEAVING THE EASTERLY LINE OF LOT 4 AND THE WESTERLY LINE OF 5TH STREET ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOT 4 NORTH  $71^{\circ}31'47''$  WEST, 80.32 FEET TO THE EASTERLY LINE OF LOT 3 AND THE WESTERLY LINE OF LOT 4, FROM WHICH POINT THE SOUTHWEST CORNER OF LOT 4 BEARS SOUTH  $18^{\circ}29'53''$  WEST, 39.00 FEET; THENCE (3) ALONG THE EASTERLY LINE OF LOT 3 AND THE WESTERLY LINE OF LOT 4 NORTH  $18^{\circ}29'53''$  EAST, 38.00 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF LOT 4 BEARS NORTH  $18^{\circ}29'53''$  EAST, 83.80 FEET; THENCE (4) ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOT 4 SOUTH  $71^{\circ}31'47''$  EAST, 80.32 FEET TO THE POINT OF BEGINNING.

## DESCRIPTION OF APN: 009-113-11

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:  
ALL THAT PORTION OF LOT 4 IN THE BLOCK BOUNDED BY "T" AND "U", AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 4 AND THE WESTERLY LINE OF 5<sup>th</sup> STREET FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 4 BEARS NORTH  $18^{\circ}30'00''$  EAST 121.83 FEET; THENCE THE FOLLOWING FOUR COURSES; THENCE (1) ALONG THE EASTERLY LINE OF LOT 4, AND THE WESTERLY LINE OF 5<sup>th</sup> STREET SOUTH  $18^{\circ}30'00''$  WEST 39.00 FEET TO THE SOUTHEAST CORNER OF LOT 4 SITUATE ON THE NORTHERLY LINE OF THE ALLEY; THENCE (2) ALONG THE SOUTHERLY LINE OF LOT 4 AND THE NORTHERLY LINE OF THE ALLEY NORTH  $71^{\circ}31'47''$  WEST 80.32 FEET TO THE SOUTHWEST CORNER OF LOT 4; THENCE (3) ALONG THE LINE COMMON TO LOTS 3 AND 4 NORTH  $18^{\circ}29'53''$  EAST 39.00 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF LOT 4 BEARS NORTH  $18^{\circ}29'53''$  EAST 121.80 FEET; THENCE (4) ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOT 4 SOUTH  $71^{\circ}31'47''$  EAST 80.32 FEET TO THE POINT OF BEGINNING.

APN: 009-0113-016

The land referred to in this report is situated in the State of California, County of Sacramento and is described as follows:

CITY OF SACRAMENTO

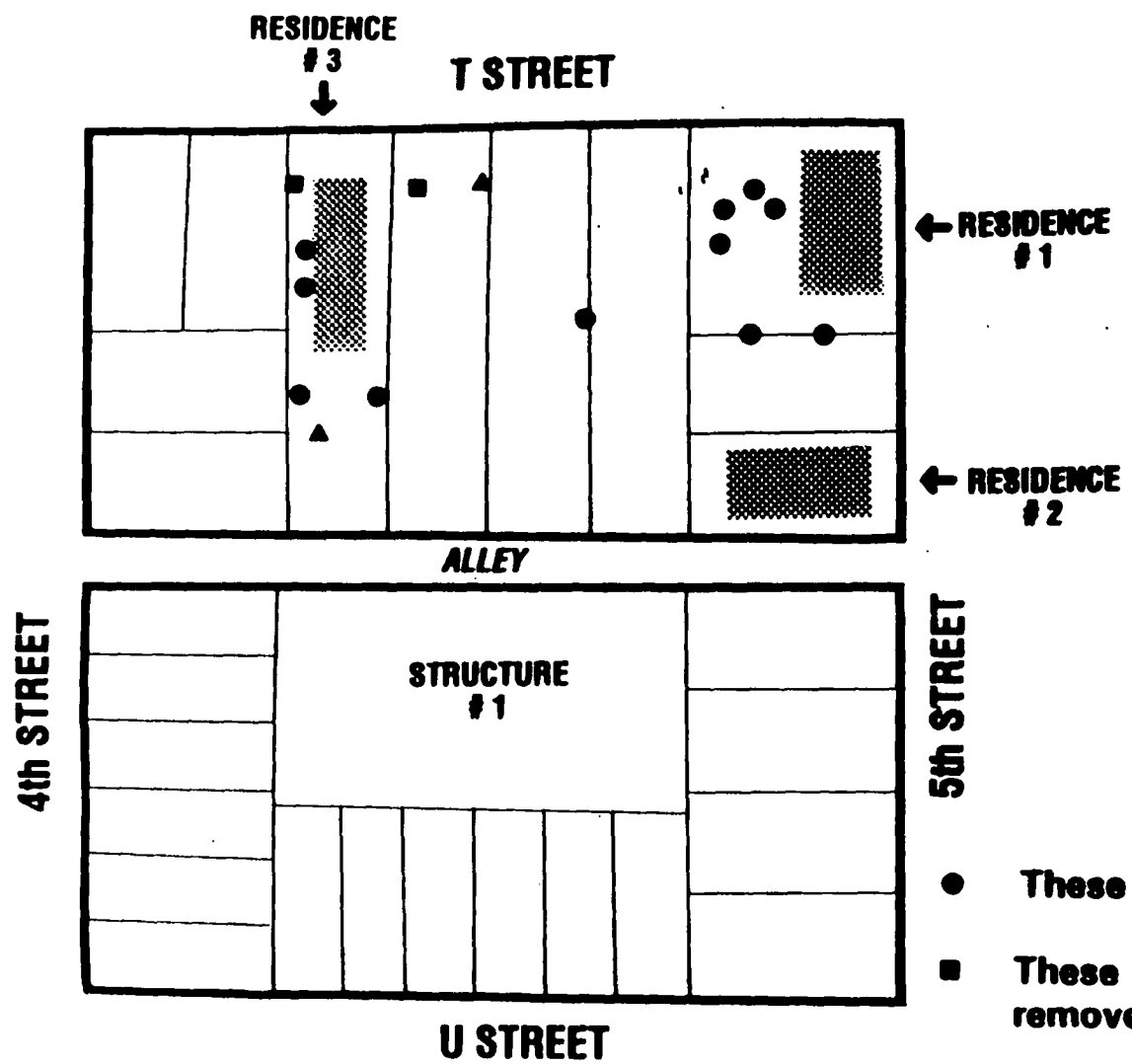
LOTS 6, 7 AND 8 IN THE BLOCK BOUNDED BY 'T' AND 'U', 4TH AND 5TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE, ALONG THE EAST LINE OF SAID LOT 6, NORTH 19 DEGREES 30' EAST 75 FEET; THENCE NORTH 70 DEGREES 30' WEST 165.83 FEET, TO A POINT IN SAID LOT 8, LOCATED NORTH 70 DEGREES 30 1/2' WEST 75 FEET FROM THE WEST LINE OF SAID LOT 8; THENCE NORTH 19 DEGREES 30' EAST 85 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE NORTH 70 DEGREES 30' WEST 75 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE, ALONG THE WEST LINE OF SAID LOT 8, SOUTH 19 DEGREES 30' WEST 160 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE SOUTH LINE OF SAID LOTS 8, 7 AND 6 SOUTH 70 DEGREES 30' EAST TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER 009-0113-016-0000

ATTACHMENT B



- These Trees should be removed
- These Trees may be saved or removed at developers discretion
- ▲ These Trees should be saved



**RESOLUTION NO. 91-995**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**APPROVED**  
BY THE CITY COUNCIL  
DEC 10 1991

ON DATE OF \_\_\_\_\_

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND SUBDIVISION MODIFICATION FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF 5TH & T STREETS;**

**(P91-101) (APN: 009-0113-004 THROUGH 011 & 009-0113-016)**

WHEREAS, the City Council on \_\_\_\_\_, held a public hearing on the request for approval of a 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, as the City Council has certified the Environmental Impact report to be adequate and complete for the tentative map with respect to the provision of CEQA;

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.

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

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

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City's General Plan which designates the site for Medium Density Residential.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - B. 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. Parkland dedication fees shall be adjusted to include credits as allowed by the City Code and as approved by the Department of Parks and Community Services;
  - C. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-101);
  - D. 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;

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- E. Show all existing easements;
- F. Pursuant to City Code Section 40.319-1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
- G. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- H. Provide a water study for the review and approval of the Department of Public Works. Study shall show services to be provided to the proposed development and assess the condition of the existing 6 inch water main in the alley (replacement may be required);
- I. Note: Private on-site water distribution system within the condominium development shall be designed and constructed to City standards at the time of obtaining building permits, but shall be privately owned and maintained;
- J. Provide a single domestic water service to each of the two lots of the condominium development;
- K. Note: Water meters shall be required for this project if building permits are not obtained prior to January 1, 1992.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- L. Prepare a sewer and drainage study for the review and approval of the Department of Public Works. The study shall include both sewer and storm water runoff flows (with appropriate peaking factors) for both the existing and proposed land uses. The study shall be used to identify proposed project's net impacts on the combined sewer system as well as recommend rehabilitative measures for those impacts. The project's design shall incorporate the rehabilitative measures to the satisfaction of the Department of Public Works;
- M. Remove the existing 8 inch sewer main in the alley and replace with PVC pipe per City Standards. Replace or abandon existing services and provide new services as required
- N. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system;
- O. Note: Private on-site drainage and sewer systems will be required at the time of obtaining building permits;
- P. Existing deteriorated curbs, gutters and sidewalks shall be removed and reconstructed per City standards. Coordinate with the City Arborist;
- Q. Reconstruct entire alley between 4th and 5th Streets and replace existing drains within alley per City standards;
- R. A Homeowner's Association shall be formed and CC&R's shall be approved by the City and recorded for this project. The Homeowner's Association shall maintain on-site lighting and landscaping as well as on-site sewer, drain and water systems. The Homeowner's Association shall also be billed for domestic water service;
- S. Provide an on-site grading and drainage plan for the review and approval by the Building Division to ensure compliance with City Standards prior to issuance of building permits;
- T. Construct handicapped ramps per City standards at the southwest corner of 5th and 'T' Streets;

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- U. Remove existing structures noted to be removed on the tentative map and properly abandon all utility services.
- V. Dedicate the common area, excluding all structures and pools. as a Public Utility Easement for overhead and underground public utilities and appurtenances;
- W. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit.
- X. Prior to recordation of the final map, applicant shall negotiate with the Sacramento City Unified School District a mutually agreeable and voluntary written agreement to the satisfaction of the proposed subdivision's school facilities impacts on the District, subject to ratification by the District's Board of Trustees.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



ROCKER  
ART  
ALLERY

SANTO DOMINGO  
1 4 2 2 4

ROOSEVELT  
PARK

HOLY  
ANGELS  
SCHOOL

WILLIAM  
LAND  
SCHOOL

SOUTH

SIDE

SUBJECT SITE

3 RD

4 TH

5 TH

6 TH

7 TH

8 TH

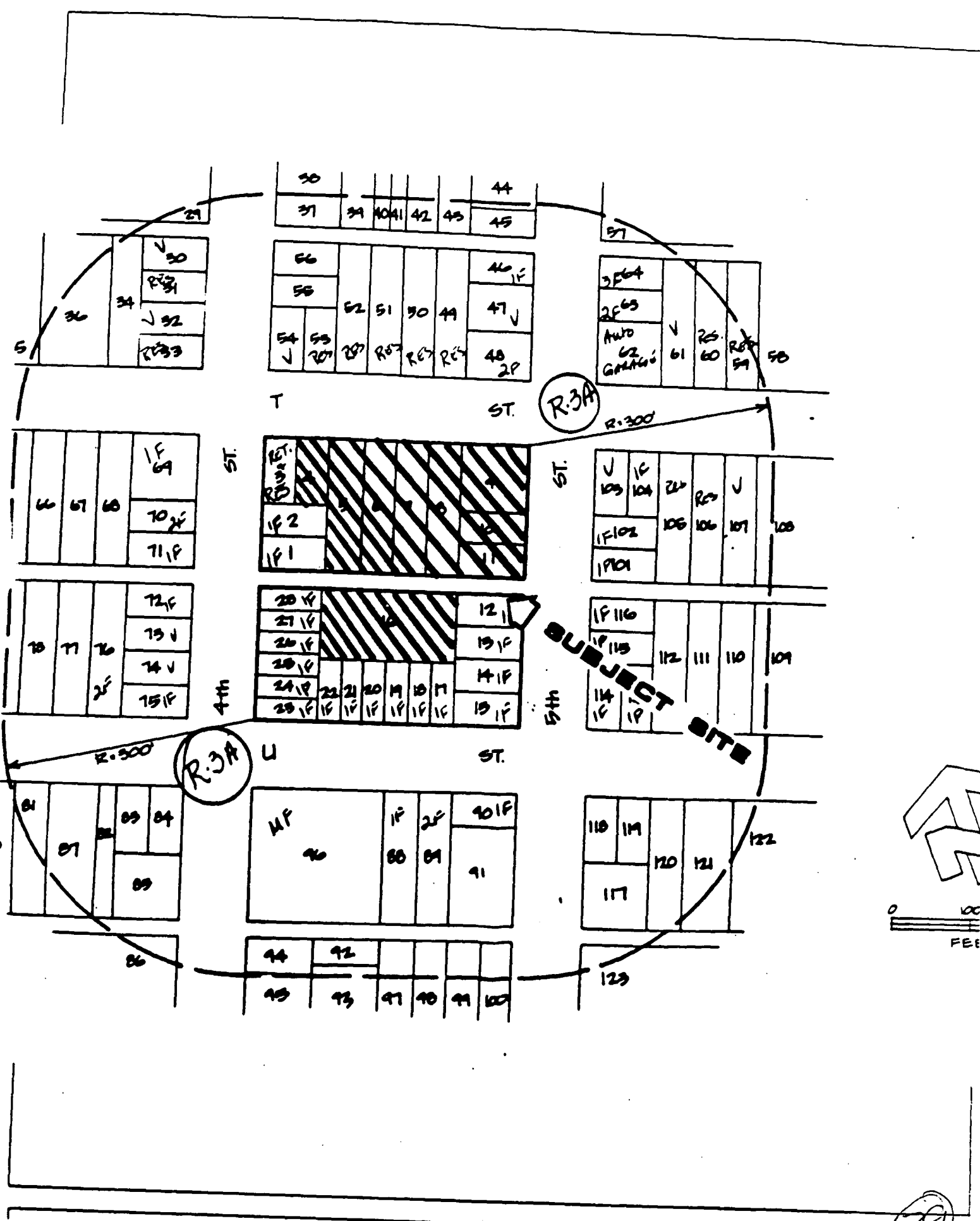
9 TH

10 TH

W.B.K. No 11

W.B.K. No 75

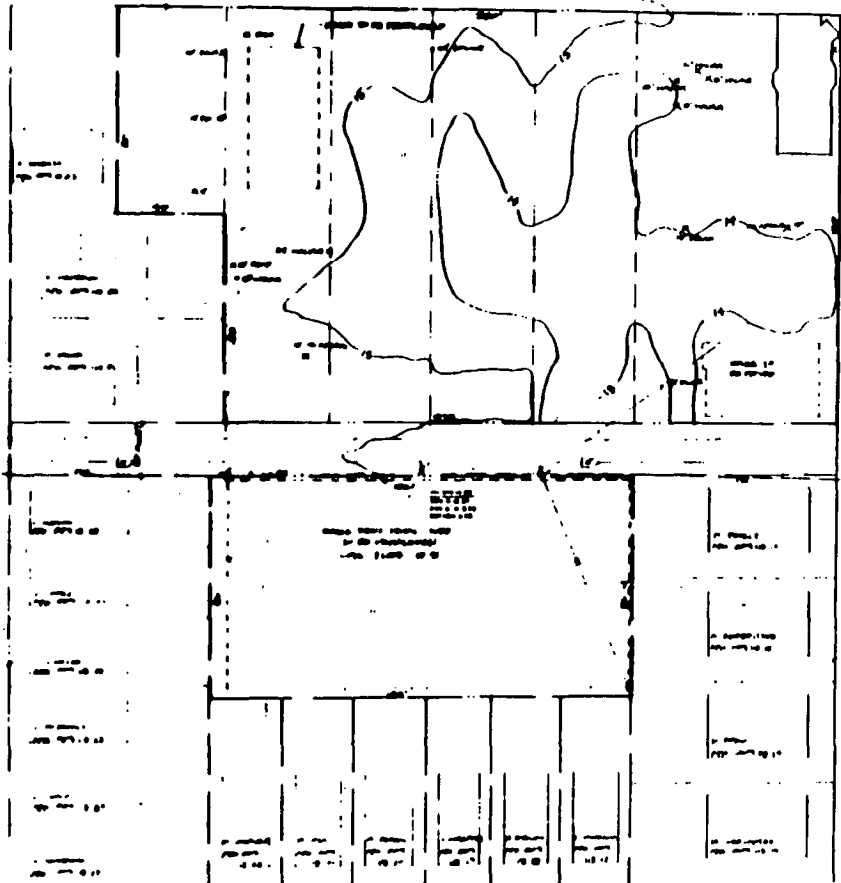
SANTO DOMINGO



4TH STREET

T STREET

5TH STREET



TENTATIVE SUBDIVISION MAP OF  
RIVER CITY COHOUSING

CITY OF SACRAMENTO  
CALIFORNIA

12-11-88 1991

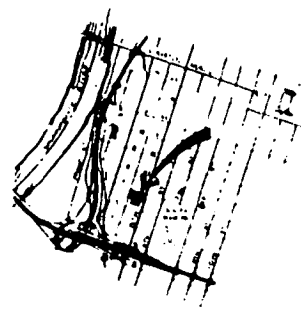


RIVER CITY COHOUSING

- APN: SAC 001 001 011 & 12
- APPLICANT: Sacramento Housing & Redevelopment Agency  
1341 S Street  
Sacramento, CA 95814  
(916) 682-2210
- SURVEY: Varsity Land Survey  
2187 Oak Avenue  
Sacramento, CA 95822  
(916) 995-2222  
February 6, 1991
- 1111 Land Surveying  
6426 Sacramento Blvd  
Sacramento, CA 95821  
(916) 397-7500  
November 28, 1988
- CIVIL ENGINEER: Gertman Wang & Associates, Inc.  
201 Folsom Way Suite 2  
Sacramento, CA 95811  
(916) 908-4262
- PRESERVATION AREA: Suisun Wetlands Preservation Area
- LOT AREA: 0.312 ac ± (0.955 ac ± 1.267 Total Area)
- WATER SUPPLY: City of Sacramento
- SEWERAGE: City of Sacramento
- EXISTING USE: Vacant land (one single family, one two-unit house)
- PROPOSED USE: 25 condominium units (177 sq. ft. each)
- ZONING: R-1A
- SUBMIT: City of Sacramento School District



RIVER CITY  
COHOUSING  
5TH & T  
STREETS



VICINITY MAP  
NO SCALE

- Existing boundaries
- Boundaries as shown on Survey, Water and other Plans
- Water
- Lot Lines
- Unrecorded Plans
- Unrecorded Plans and Easements
- Easements
- Street Right-of-Way
- Easement Right-of-Way
- Easement Right-of-Way
- Easement Right-of-Way



TENTATIVE  
MAP  
**EXHIBIT - A**  
**TENTATIVE MAP**

Handwritten initials 'CP' in a circle.



**SACRAMENTO CITY PLANNING COMMISSION  
VOTING RECORD**

**ENTITLEMENTS**

Meeting Date
<u>October 24, 1991</u>
Item Number
<u>4C</u>
Permit Number
<u>P91-101</u>

- |   |  |
|---|--|
| <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 type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER _____                 |

Staff Recommendation
<input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable w/conds.
<input checked="" type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION: <u>SW corner of 5th &amp; T Streets</u>
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R  
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P  
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N  
E  
N  
T  
S

NAME	ADDRESS

O  
P  
P  
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E  
N  
T  
S

NAME	ADDRESS

MOTION # \_\_\_\_\_

MOTION

	Yes	No	Motion	Second
BECERRA	✓			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓			✓
MYERS	✓			
REYNA	✓			
WALKER	✓			
YEE	✓			✓
NOTEStINE	<i>nk</i>			

- |   |  |
|---|--|
| <input type="checkbox"/> To Approve   | <input type="checkbox"/> To recommend approval & forward to City Council                             |
| <input type="checkbox"/> To Deny  | <input checked="" type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report       | <input type="checkbox"/> To ratify negative declaration  |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report                     | To continue to _____   |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> meeting   |
|   | <input type="checkbox"/> Other _____   |

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

APPLICANT Mogavero Notestine Associates, 2229 J Street, Sacramento, CA 95814  
OWNER Sacramento Housing and Redevelopment, 630 I Street, Sacramento, CA 95814  
PLANS BY Mogavero Notestine Associates, 2229 J Street, Sacramento, CA 95814  
FILING DATE 4-30-91 ENVIR. DET. EIR REPORT BY Jeanne Corcoran  
ASSESSOR'S PCL. NO. 009-0113-004 through 011 & 009-0113-016

- APPLICATION:
- A. Certification of Environmental Impact Report (SCH No. 91062047)
  - B. Mitigation Monitoring Plan
  - C. Tentative Map to create two separate lots for a 25 unit condominium project on 1.27± partially developed acres in the Multiple Family (R-3A) zone.
  - D. Special Permit to develop a 25 unit condominium project on 1.27± partially developed acres..
  - E. Variance to develop eight units on a lot with less than 20 feet of street frontage.
  - F. Variance to reduce the five foot sideyard setback to 0 feet.
  - G. Variance to reduce the 15 foot rearyard setback to ten feet.
  - H. Variance to reduce the 26 foot maneuvering area to 23 feet for 21 parking spaces.

LOCATION: Southwest corner of 5th and T Streets

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 25 unit "Co-Housing" condominium project in the multiple family (R-3A) zone.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential  
1980 Central City  
Community Plan Designation: Multiple Family Residential  
Existing Zoning of Site: R-3A  
Existing Land Use of Site: Warehouse, Vacant, Three Residential  
Structures (two of which are listed  
structures)

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Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Vacant & Residential; R-3A	Front:	5'	0' (Existing)
South:	Residential; R-3A	Side(Int):	5'	0'
East:	Vacant & Residential; R-3A	Side(St.):	5'	6'
West:	Residential & Vacant; R-3A	Rear:	15'	10'

Parking Required: 25  
 Parking Provided: 27  
 Property Dimensions: 160' X 240' (northern portion of site)  
 85' X 164' (southern portion of site)  
 Property Area: 1.27± acres  
 Density of Development: 19.6 du/ac  
 School District: Sacramento City Unified School District  
 Square Footage of Building: 4-one bedroom units 600 sq. ft.  
 2-two bedroom flat units 1,000 sq. ft.  
 6-two bedroom townhouse units 1,000 sq. ft.  
 8-three bedroom townhouse units 1,225 sq. ft.  
 5-four bedroom townhouse units 1,425 sq. ft.  
 Common House 2,220 sq. ft.  
 Work Shop 312 sq. ft.  
 Height of Building: 27 feet (2 stories)  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Wood Siding  
 Roof Materials: Asphalt Composition

Subdivision Review Committee: On October 16, 1991, by a vote of 7 ayes and 2 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions listed below.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of nine lots totaling 1.27± partially developed acres in the Multiple Family (R-3A) zone. The site is separated by an alley which runs east and west. The front (northern) portion of the site, which totals 0.9± acres is bounded by T Street on the north and 5th Street on the east. This portion of the site is developed with three residential units, two of which are classified as Listed Structures on the City's Historical Structures list. The rear (southern) portion of the site, which totals 0.3± acres, is located south of the alley. This portion of the site is an interior lot without street frontage, developed with a warehouse. The subject site is located in the Southside Preservation Area. The General Plan designates the site as Medium Density Residential (16-29 du/ac). The 1980 Central City Community Plan designates the site as Multi-family Residential. The surrounding land uses and zones are residential and vacant, R-3A to the north, south, east and west.

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B. Applicant's Proposal

The applicant is requesting the necessary entitlements to develop a 25 unit "Co-housing" condominium project on the subject site. Three of the existing structures on the site will be removed. The fourth structure, the Potter House at the southwest corner of 5th and T Streets, will be restored as two units and become a part of the condominium development.

Co-housing involves an approach to the development process and interaction within the built community. The development process is structured around the principle that all or most of the households are identified prior to site selection. The households are then involved in selecting the site, design, general contractor and general management of the development process. Common facilities such as garden area, play areas, workshop and the common house are co-housing's most distinctive characteristics. Community responsibilities, such as preparing dinner or cleaning shared space, are rotated among work groups.

C. Policy Considerations

The proposed project is consistent with the General Plan and the 1980 Central City Plan which promote neighborhood revitalization and preservation, residential infill, mix of housing unit types and sizes for varying income levels and household sizes, and compatibility of design to existing structures in the neighborhood.

D. Site Plan

The front portion of the subject site will be developed with 17 units, play area, tot lot, workshop, carports and the common house. The rear portion of the subject site will be developed with eight units, tot lot, garden area and carports. The two sites are proposed to be developed to interact with each other. The applicant originally proposed to abandon the alley, however, the applicant was unable to obtain the consent of the neighbors adjacent to the alley. The alley may be abandoned at a later date.

The applicant has designed the eleven units located along T Street and 5th Street with front doors and porches oriented towards the street. The applicant feels this will reinforce a definition of ownership of the street. The units and their common spaces will create three courtyard areas grouped around the common house activity. Staff supports this concept and commends the applicant for designing the project to interact with the neighborhood while maintaining a sense of community for the condominium project. The central location of the common house will facilitate its use by all the community residents and encourage social interaction. Each unit will have a private yard; some of these yards face the common space, some face the houses at the edge of the development. The plan indicates a ten foot rear setback for the unit located along the southwestern (rear) portion of the site, the standard rear setback is 15 feet. Staff supports the ten foot setback since the useable rear yard area for this unit is proposed to the south of the unit. Staff feels that the private rear yard area will not be used as

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frequently as a standard single family home since the residents are encouraged to utilize the common area. Staff further feels that the ten feet will provide adequate building setback since the adjacent lot's unit is 30 feet from the common rear property line.

The plan indicates the common house, the trash enclosure and the transformer, on the northern portion of the project site, to be between 3' and 0' from the side property line, which is along the alley. Staff surveyed the existing units along the alley and found the existing houses to be 18 inches to three feet from existing side property lines. Furthermore, the trash enclosure, transformer and the common house will be constructed in the center of the project and will only impact the portion of the project site south of the alley and not other adjacent property owners.

The rear (southern) portion of the subject site does not have public street frontage, therefore, a variance is requested. The variance is required in order to determine access and setbacks. As the plan indicates the site will be accessed by the existing alley. The proposed setback of three feet for the carports with units above will be adequate since the site is to interact with the portion of the project site north of the alley. The three foot setback along with the 20 foot alley will provide adequate area between the buildings on the southern and northern sides of the alley.

The proposed carports, north and south of the alley, are located three feet from the property lines. Twenty-six feet of maneuvering area is required for any parking spaces. The plan indicates 23 feet for maneuvering area, three feet on site and 20 feet of alley. Staff recommends an easement be recorded to allow the northern and southern portions of the project to utilize the additional three feet north and south of the alley to provide the 26 feet of maneuvering.

The site plan does not indicate a wall along the property line and the parking area. A wall is required when the parking area for a multi-family complex abuts a single family or two family residential use or zone. A wall is required along the southwest property line on the northern portion of the subject site and the east and west property lines of the southern portion of the site (Exhibit B). Staff has spoken to the applicant and he is aware of this requirement. Staff recommends the wall be constructed along the entire rear property line of the affected single family lots to prevent a difference in fence material for these lots.

The applicant indicates that the security of the site is enhanced through clear definition of entry points to the interior of the project, a clear definition of territory in all areas of the site with the provision of surveillance for all parts of the site. This is accomplished by designing the units in the interior of the development to open onto pedestrian walkways and shared green spaces. Further, the alley is treated as a street providing porches and units overlooking the alley which provides a sense of security for the alley.

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E. Building Design

This project is located in the Southside Preservation Area and will be reviewed by the Preservation/Design Review Board. The proposed development will consist of two story structures with porches and raised wood floors. The building materials will include horizontal lap wood siding with wood trim at corners and on all architectural features. The roofs will be composition roof shingles. Windows shall be primarily single hung aluminum with a baked enamel finish. The windows will be trimmed out to reflect the existing fenestration in the neighborhood. Architectural features, which will emulate some of the functional elements of the neighborhood include raised wood porches, bay windows and dormers to provide a massing which is characteristic of the neighborhood. A variety of architectural details will be utilized in places such as porch handrails, entry way covers, columns, eaves and gable end trims. Staff finds the elevations well thought out and compatible to the existing neighborhood.

F. Agency Comments

The proposed project has been reviewed by the City's Traffic Engineer, Engineering - Development Section, Water & Sewer Division, Building Inspections, City Arborist, City Fire Department, Police Department, Sacramento Old City Association, Sacramento Unified School District. The following comments were received.

Traffic Engineering

If alley is not abandoned, parking spaces shall be redesigned to comply with the 26 feet of required maneuvering area behind parking spaces or an easement shall be recorded allowing reciprocal maneuvering area on the two lots.

Police Department

All security and lighting requirements of Section 9.920 Sacramento City Code will apply to this project.

Security for carports at the west (5th Street) entrance to be approved by Sacramento Police Department.

Sacramento Old City Association

SOCA enthusiastically supports this proposal. See attached letter Exhibit D.

Sacramento City Unified School District

The school district strongly request that the developer be required to meet with the school district to explore other means of mitigating this project's impact on the district.

The applicant has been informed of the School District's request.

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The Co-housing group has met with the Southside Neighborhood Association concerning the proposed plans, no comments were received from these meetings.

Environmental Determination: The 5th & T Co-housing Environmental Impact Report (EIR) evaluated a 25 unit condominium project located on the southwest corner of 5th and T Streets. A focused EIR was prepared since the project included the demolition of a listed historic structure. Other issues which were addressed within the focused EIR were: storm water, plant life and cultural resources. The EIR considered three (3) on-site alternatives for the proposed project. These alternatives were:

1. the No Project - This alternative assumes no development on the project site beyond the existing uses.
2. Rehabilitation - Under this alternative, the site would remain for multi-family uses as proposed; however, the listed historic structure, to be demolished, would remain on-site and would be rehabilitated.
3. Relocation - Under this alternative, the site would remain for multi-family uses as proposed; however, the listed historic structure, to be demolished, would be relocated to another site, yet to be determined.

The EIR found that issues of plant life and cultural resources could be mitigated to less-than-significant levels; however, the issues of water and historical significance could not be mitigated to less than significant levels.

Recommendation: Staff recommends the Planning Commission take the following action:

- A. Recommend certification of Environmental Impact Report and forward to City Council.
- B. Recommend adoption of the Mitigation Monitoring Plan and forward to City Council.
- C. Recommend approval of the Tentative Map, subject to conditions and forward to City Council.
- D. Approve the Special Permit to develop a 25 unit condominium project, subject to conditions and based upon findings of fact which follow.
- E. Approve the Variance to develop eight units on a lot with less than 20 feet of street frontage subject to conditions and based upon findings of fact which follow.
- F. Approve the Variance to reduce the five foot sideyard setback to 0 feet subject to conditions and based upon findings of fact which follow.

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- G. Approve the Variance to reduce the 15 foot rearyard setback to ten feet subject to conditions and based upon findings of fact which follow.
- H. Approve the Variance to reduce the 26 foot maneuvering area to 23 feet subject to conditions and based upon findings of fact which follow.

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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. 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. Parkland dedication fees shall be adjusted to include credits as allowed by the City Code and as approved by the Department of Parks and Community Services;
3. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-101);
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;
5. Show all existing easements;
6. Pursuant to City Code Section 40.319-1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
7. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th



Street, Room 100;

8. Provide a water study for the review and approval of the Department of Public Works. Study shall show services to be provided to the proposed development and assess the condition of the existing 6 inch water main in the alley (replacement may be required);
9. Note: Private on-site water distribution system within the condominium development shall be designed and constructed to City standards at the time of obtaining building permits, but shall be privately owned and maintained;
10. Provide a single domestic water service to each of the two lots of the condominium development;
11. Note: Water meters shall be required for this project if building permits are not obtained prior to January 1, 1992.
12. Prepare a sewer and drainage study for the review and approval of the Department of Public Works. The study shall include both sewer and storm water runoff flows (with appropriate peaking factors) for both the existing and proposed land uses. The study shall be used to identify proposed project's net impacts on the combined sewer system as well as recommend rehabilitative measures for those impacts. The project's design shall incorporate the rehabilitative measures to the satisfaction of the Department of Public Works;
13. Remove the existing 8 inch sewer main in the alley and replace with PVC pipe per City Standards. Replace or abandon existing services and provide new services as required
14. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system;
15. Note: Private on-site drainage and sewer systems will be required at the time of obtaining building permits;
16. Existing deteriorated curbs, gutters and sidewalks shall be removed and reconstructed per City standards. Coordinate with the City Arborist;
17. Reconstruct entire alley between 4th and 5th Streets and replace existing drains within alley per City standards;
18. A Homeowner's Association shall be formed and CC&R's shall be approved by the City and recorded for this project. The Homeowner's Association shall maintain on-site lighting and landscaping as well as on-site sewer, drain and water systems. The Homeowner's Association shall also be billed for domestic water service;

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19. Provide an on-site grading and drainage plan for the review and approval by the Building Division to ensure compliance with City Standards prior to issuance of building permits;
20. Construct handicapped ramps per City standards at the southwest corner of 5th and 'T' Streets;
21. Remove existing structures noted to be removed on the tentative map and properly abandon all utility services.
22. Dedicate the common area, excluding all structures and pools. as a Public Utility Easement for overhead and underground public utilities and appurtenances;
23. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit.
24. Prior to recordation of the final map, applicant shall negotiate with the Sacramento City Unified School District a mutually agreeable and voluntary written agreement to the satisfaction of the proposed subdivision's school facilities impacts on the District, subject to ratification by the District's Board of Trustees.

Conditions - Special Permit/Variances

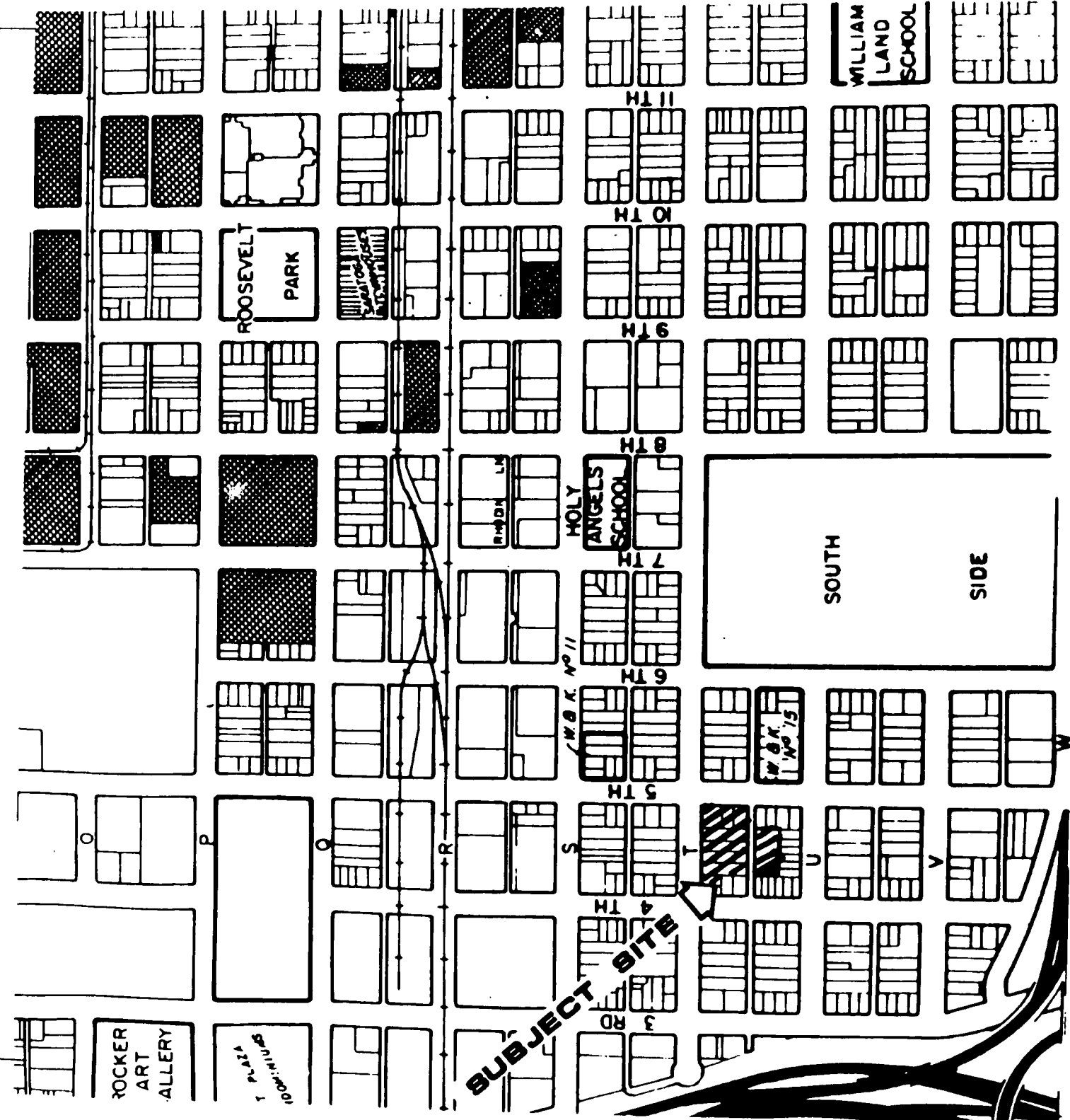
1. The project shall be reviewed by the Preservation/Design Review Board.
2. The trash enclosure shall conform to the recycling and solid waste disposal regulations of the Zoning Ordinance. A statement of recycling information shall be submitted prior to issuance of a building permit.
3. A masonry wall shall be constructed along the entire rear property line of the single family lots which are adjacent to the parking area of the condominiums. These lots are located on the north and south side of the alley along 4th Street and the south side of the alley along 5th Street.
4. The parking spaces shall be redesigned to comply with the 26 feet of maneuvering area or an easement shall be recorded allowing reciprocal maneuvering area on the two lots prior to issuance of building permits.
5. Security and lighting requirements shall conform to Section 9.920 Sacramento City Code.
6. Security for carports shall be approved by Sacramento Police Department prior to issuance of building permits.
7. Construction shall commence within one year from date of Planning Commission approval. If construction has not commenced within the

one year period, the variances shall be deemed to have expired. A variance time extension for one year may be requested, in writing, 30 days prior to expiration.

8. The special permit shall expire two years from date of Planning Commission approval. A special permit time extension for one year may be requested, in writing, 30 days prior to expiration.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed condominium project provides for a mixture of housing types in the area;
  - b. provides an alternative housing choice in the area, and;
  - c. will help revitalize the area and encourage surrounding property owners to enhance their property.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of nuisance in that:
  - a. adequate parking and setbacks will be provided; and
  - b. orientation of the units will provide surveillance of the streets, alley and open space of the project by the residents.
3. The variances requested is not a special privilege extended to one property owner in that:
  - a. Existing units in the area are 18 to three feet from the property line;
  - b. adequate setbacks between buildings is provide;
  - c. adequate maneuvering area is provided, and;
  - d. the variances would be granted to any other property owner facing similar circumstances.
4. The variances requested are not a use variances in that the proposed multiple residential uses are permitted in the R-3A zone.
5. The proposed project is consistent with the General Plan and the 1980 Central City Community Plan which designates the site as Medium Density Residential and Multi-family Residential.



ROCKY ART GALLERY

14th St

ROOSEVELT PARK

HOLY ANGELS SCHOOL

WILLIAM LAND SCHOOL

SOUTH SIDE

SUBJECT SITE

W.B.K. No 11

W.B.K. No 15

3 RD

4 RD

5 RD

6 RD

7 RD

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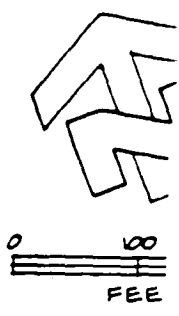
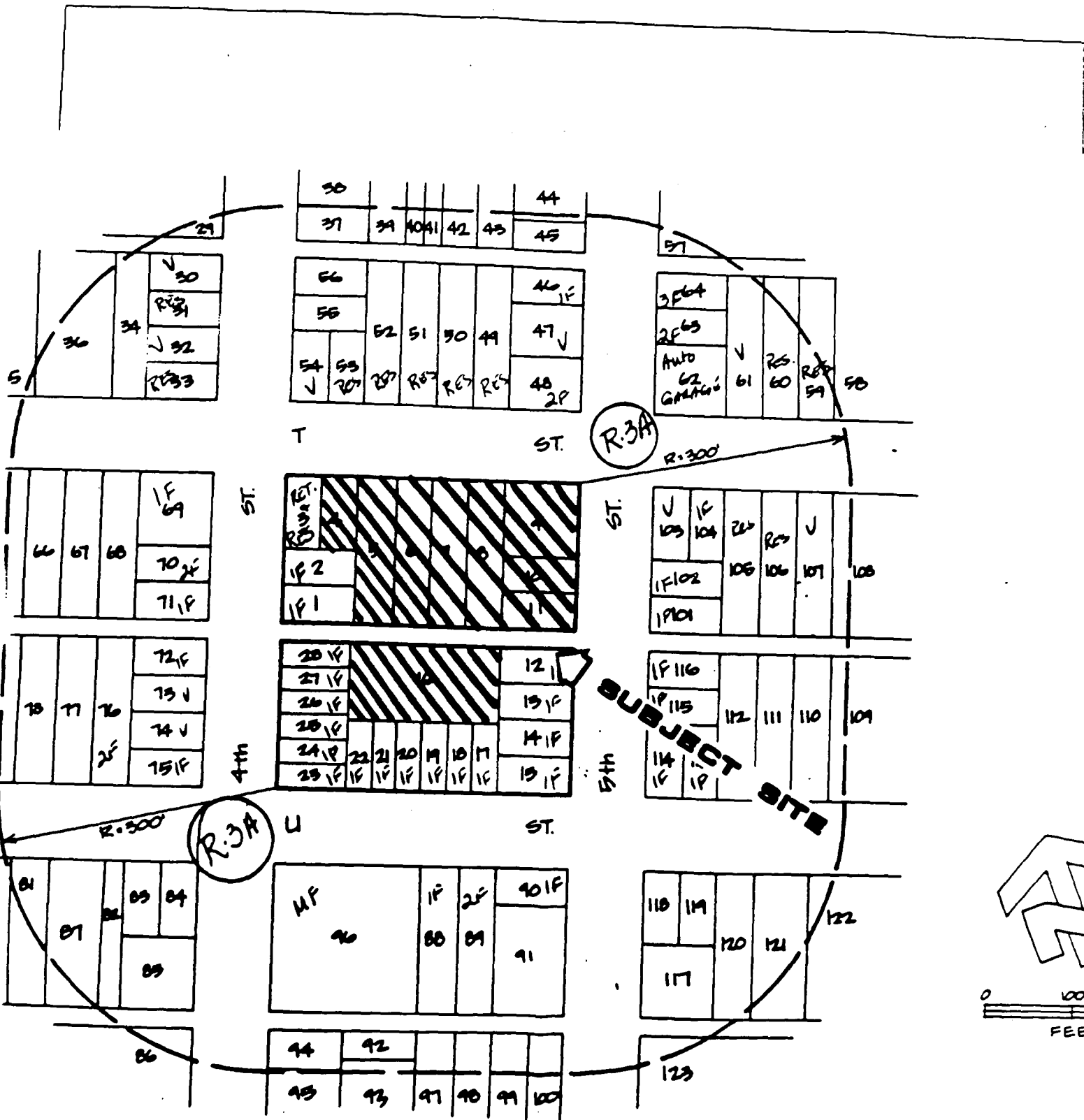
96 RD

97 RD

98 RD

99 RD

100 RD

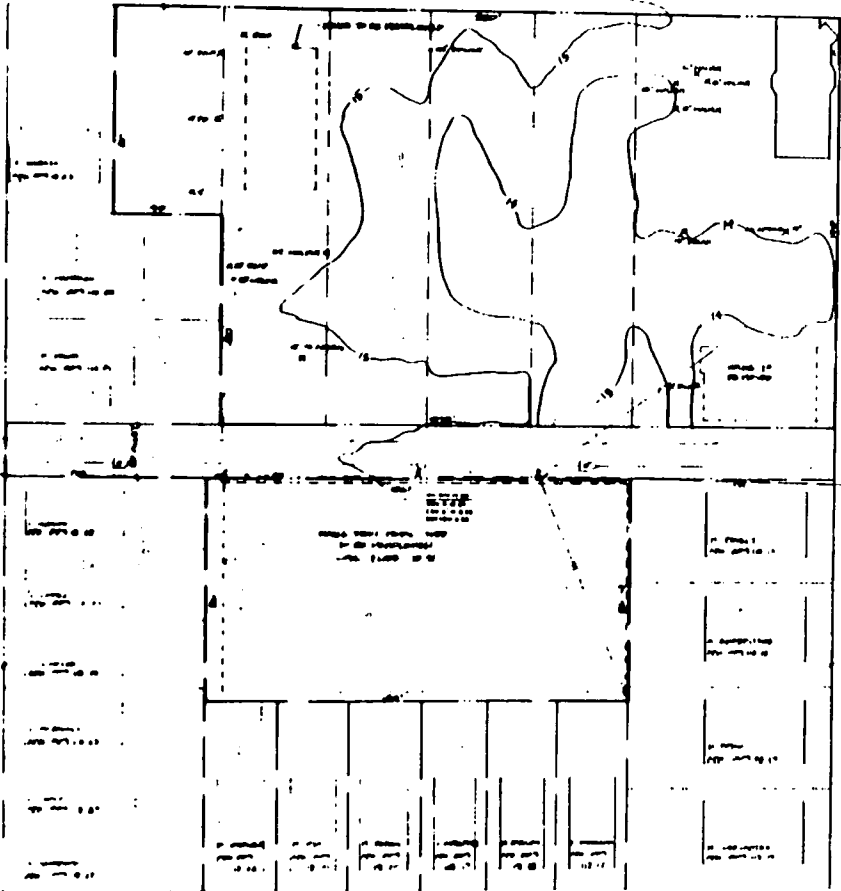


A circled number "53" located in the bottom right corner of the page.

4TH STREET

T STREET

5TH STREET



TENTATIVE SUBDIVISION MAP OF  
RIVER CITY COHOUSING  
CITY OF SACRAMENTO  
CALIFORNIA

LA 11888 (1991)



RIVER CITY COHOUSING

APN: 00911100-010 & 10

RECORDS  
ENGINEER Sacramento Housing & Redevelopment Agency  
840 I Street  
Sacramento, CA 95814  
(916) 680-0210

MINUTE  
Survey Land Survey  
2185 40th Avenue  
Sacramento, CA 95822  
(916) 945-2822  
February 6, 1991

1111 Land Surveying  
66 So. Sacramento Blvd  
Sacramento, CA 95821  
(916) 391-0500  
November 28, 1988

LEVEL  
ENGINEER Getman Wong & Associates, Inc.  
201 Lathrop Way Suite 2  
Sacramento, CA 95815  
(916) 908-0262

PREDEVELOPMENT  
AREA Suisunville Perimeter Area

TOT AREA 0.212 ac = 9,255 sq. ft. (267' total Area)

WATER SUPPLY City of Sacramento

SEWER DISPOSAL City of Sacramento

EXISTING USE Vacant land (vacant single family house structure)

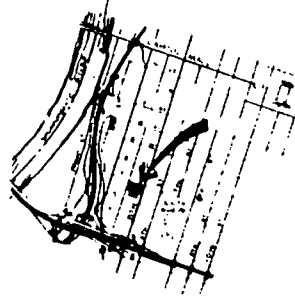
PROPOSED USE 25 condominium units (117' units per unit)

ZONING R-2A

SCHOOL City of Sacramento School District



RIVER CITY  
COHOUSING  
5TH & T  
STREETS



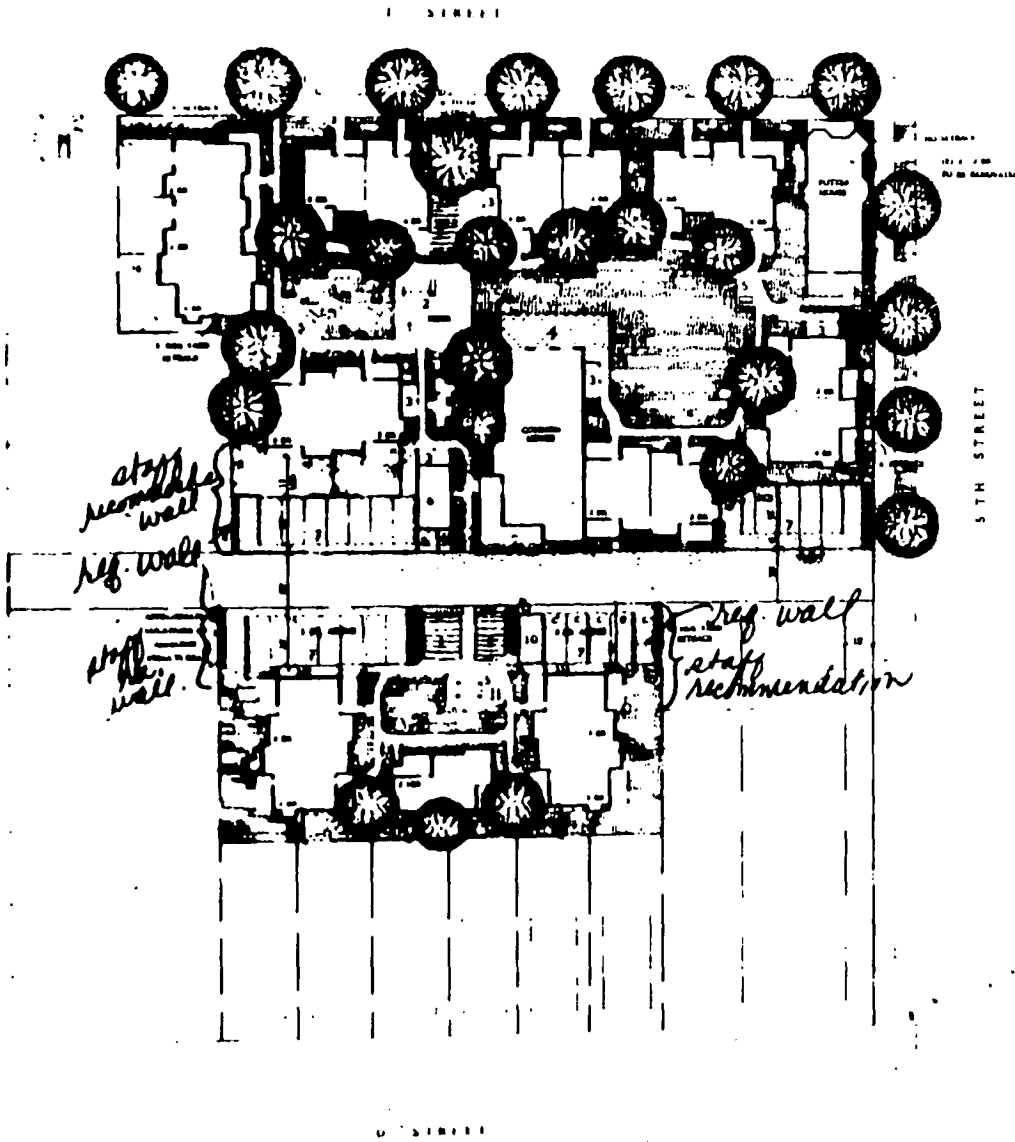
VICINITY MAP  
NO SCALE

- Elevation
- Contour
- Street
- Alley
- Canal
- Railroad
- Power Line
- Telephone Line
- Gas Line
- Water Line
- Sewer Line
- Fire Hydrant
- Fire Station
- School
- Church
- Park
- Cemetery
- Public Building
- Private Building
- Other Building
- Other Structure
- Other Feature
- Other



EXHIBIT - A  
TENTATIVE MAP

712



**PROJECT DATA**

APN 009 011 04 11 & 12  
 SITE AREA 1.266 ACRES  
 ZONING R JA  
 4 1 BR UNITS  
 8 2 BR UNITS  
 8 3 BR UNITS  
 5 4 BR UNITS  
 25 TOTAL UNITS  
 27 PARKING SPACES REQUIRED  
 27 PARKING SPACES PROVIDED

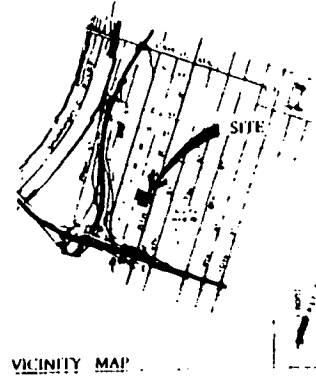


MODAVERO  
 NOTESTINE  
 ASSOCIATES

**LEGEND**

- 1 GARDEN
- 2 PLAY AREA
- 3 BIKE STORAGE
- 4 TERRACE
- 5 DECK / GATHERING NOOD.
- 6 WORKSHOP
- 7 CARPORT
- 8 TRANS. ENCLOSURE
- 9 TRANSFORMER
- 10 STORAGE

RIVER CITY  
 COHOUSING  
 5TH & 6  
 STREETS



VICINITY MAP

SITE PLAN

**EXHIBIT - B**  
**SITE PLAN**

59







EXHIBIT C - 2

MANA  
ELEVATION  
ELEVATION

RIVER CITY  
CORPORATION  
SHEETS

MOAVANO  
NOTESTINE  
ASSOCIATES



SECOND FLOOR PLAN

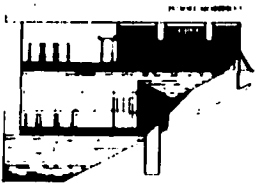


FIRST FLOOR PLAN

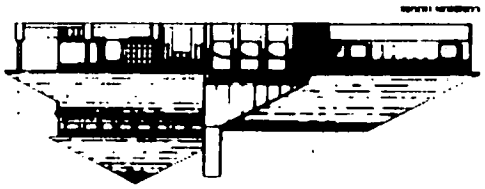


- LEGEND
- 1. FINISH FLOOR
  - 2. FINISH
  - 3. FINISH FLOOR
  - 4. FINISH FLOOR
  - 5. FINISH FLOOR
  - 6. FINISH FLOOR
  - 7. FINISH FLOOR
  - 8. FINISH FLOOR
  - 9. FINISH FLOOR
  - 10. FINISH FLOOR
  - 11. FINISH FLOOR
  - 12. FINISH FLOOR

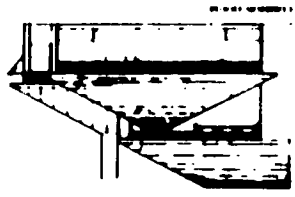
SIDE ELEVATION



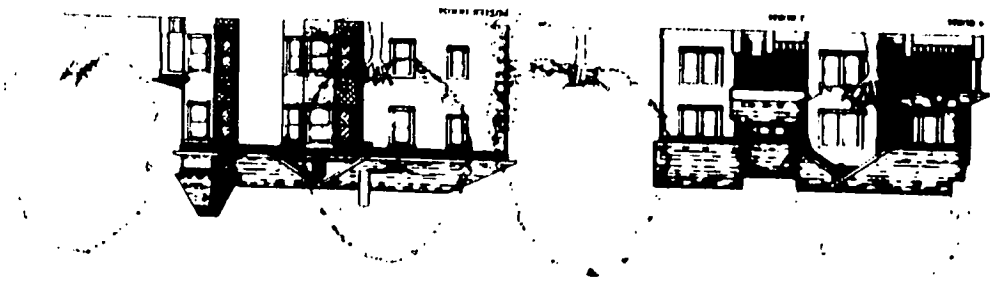
FRONT ELEVATION



SIDE ELEVATION



3111 STREET ELEVATION





COMMONS ELEVATION



1/2/21 SIDE ELEVATION



1/2/1 SIDE ELEVATION



1/2/1 COMMONS ELEVATION



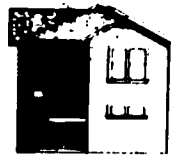
MOGAVERO  
NOTESTINE  
ASSOCIATES



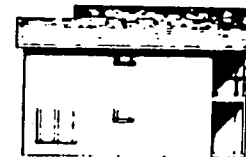
1/2/1 ELEVATION



1/2/21 SIDE ELEVATION



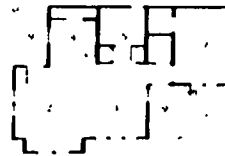
1/2/1 SIDE ELEVATION



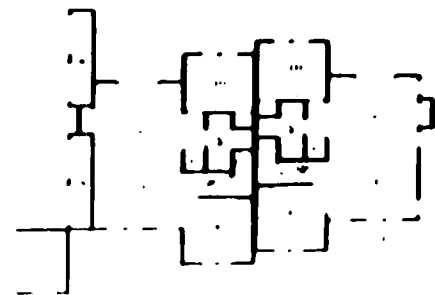
1/2/1 REAR ELEVATION

**MAJOR MATERIALS**

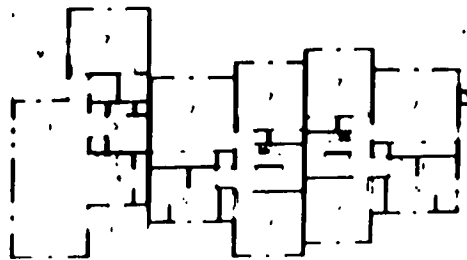
- 1. HEAVY DUTY COMPOSITION
- 2. SHINGLES
- 3. BRICKWORK
- 4. ALUMINUM
- 5. WOOD TRIM



1/2/1 SECOND FLOOR PLAN



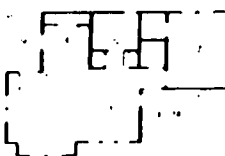
1/2/1 FIRST FLOOR PLAN



1/2/21 SECOND FLOOR PLAN

**LEGEND**

- 1. FRONT PORCH
- 2. LIVING ROOM
- 3. DINING ROOM
- 4. KITCHEN
- 5. BATH
- 6. WASH CLOSET
- 7. BEDROOM
- 8. CLOSET
- 9. HALL
- 10. STAIRS



1/2/1 FIRST FLOOR PLAN

1/2/1

1/2/21

1/2/1

1/2/1

RIVER CITY  
COHOUSING

5TH & I  
STREETS

1/2/1

PLANS &  
ELEVATIONS  
1/2/1, 1/2/21

1/2/1

1/2/21

1/2/1

1/2/21

1/2/1

1/2/21

1/2/1

1/2/21

**EXHIBIT C - 3**

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## EXHIBIT - D

MARK WHISLER, President  
KAY KNEPPRATH, Vice President, Planning  
LINDA WHITNEY, Vice President, Administration  
DAN FLYNN, Secretary  
BRUCE POMER, Treasurer  
ROGER LATHE, Preservation Chair  
SUSAN WYCKOFF, Newsletter Editor  
MARK FLEMING, Newsletter Distribution  
MARY PRUD'HOMME, Membership Chair



SACRAMENTO OLD CITY ASSOCIATION  
Post Office Box 1022, Sacramento, CA 95812

ANTHONY PRUD'HOMME, Development Director  
PEGGY BOHL, Public Relations and Home Tour Chair  
DENNIS NEUFELD, Planning Chair  
MARK RUSCONI, Architectural Chair  
KATHRYN TOBIAS, Legal Chair  
JOHN KERSS, Volunteer Coordinator  
ROBBIN WARE, Arts Chair  
TOM WINTER, Member-at-Large  
STEVE SANDERS, Past President

May 29, 1991

Planning Commission  
City of Sacramento  
1231 I Street  
Sacramento, CA 95814

RE: File Number 91-101

Dear Commissioners:


Thank you for the opportunity to comment on Southside Commons, located at the Southwest corner of 5th and T Streets. The Sacramento Old City Association (SOCA) enthusiastically supports this proposal.

SOCA believes that this proposal demonstrates the promise of excellent design:

- o **Context.** The proposal's design draws from elements of the surrounding structures such as gabled roofs, generous porch and horizontal lap siding. The proposal fits in with the neighborhood.
- o **Security.** The proposal creatively sites social and residential spaces to encourage surveillance of the street and alley.
- o **Preservation.** The proposal rehabilitates the historic structures on the site and uses them for inspiration in designing new structures.
- o **Transportation.** The proposal reduces the parking required and generously provides bicycle storage space, recognizing that the automobile loses importance in an urban center.

SOCA urges approval of this proposal.

Sincerely,

  
DAN FLYNN  
Vice-President/Planning Chair

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

JUN 06 1991

RECEIVED

Recording  
Not  
Required

---

**MITIGATION MONITORING PLAN**

**FOR**

**5th & T Cohousing/P91-101**

*Initial Study*

Prepared By:

**City of Sacramento Environmental Services Division**

**October 10, 1991**

Adopted By:

**City of Sacramento City Council**

Date: \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**City Clerk**

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CITY OF SACRAMENTO  
MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 449-2037, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: 5th & T Cohousing/P91-101  
Applicant - Name: Mogavero Notestine Associates ATTN: Craig Stradley  
Address: 2229 J Street  
Sacramento, CA 95816

Project Location / Legal Description of Property (if recorded):

See Attachment A

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on Water, Plant and Animal Life and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant identified above.

The 5th & T Cohousing project consists of a 25 unit condominiums a common house, garden area and a total of 27 parking spaces. The proposed project intends to provide affordable housing compatible with the Community area.

SECTION 3: PLAN CONTENTS

**A: Project Specific and Cumulative Sewage Impacts on the Combined Sewer/Storm Drain Cease and Desist Area (Utilities: Water)**

The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.

**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

City Attorney, City of Sacramento  
Department of Planning and Development, City of Sacramento  
Department of Public Works, City of Sacramento



**MONITORING PROGRAM**

Prior to issuance of a Notice to Proceed by the Public Works Department, and prior to issuance of any Underground and Utilities Permits by the Building Inspections Division, the applicant shall execute an agreement as described above subject to approval by the City Attorney. The three City Entities shall obtain a copy of the executed agreement prior to issuance of a Notice to Proceed or any building permit.

**B: Tree Preservation Plan (see Attachment ~~B~~)**

- A. Save the 18" cedar tree located on APN #009-0113-005 and the English walnut tree located along the western property line of APN #009-0113-005.
- B. A six foot chain link construction barrier shall be placed around the dripline of the trees to be saved prior to the commencement of any work on the site. No storage of materials, surface or grade changes, or trenching shall occur within the dripline of these trees. These restrictions shall be noted on the grading plans and all other site plans for the project.

**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

Department of Planning and Development, City of Sacramento  
Department of Parks and Community Services, City of Sacramento  
Department of Public Works, City of Sacramento

**MONITORING PROGRAM**

Prior to issuance of any Building Permits or grading permit and prior to the issuance of a Notice to Proceed, the Building Inspections Division and Department of Public Works shall require that all site and/or grading plans incorporate the tree protection measures as specified by the above mitigation measure. If the protective barrier is penetrated or removed as a result of construction activities or grade changes have been made within the dripline of the trees, the Building Inspections Division and/or the Department of Public Works shall require a letter from a certified arborist approved by the Environmental Services Division (See Attachment **C**) stating whether the trees were damaged as a result of construction activities. If the trees are determined to be seriously damaged or removed as a result of construction activities, the Building Inspections Division shall require that suitable mitigation measures be developed and implemented subject to approval by the Environmental Services Division and the City Arborist prior to finaling any Building Permits or issuance of a Notice of Completion.

**C: Historic Preservation**

- A. The applicant shall conduct a photographic recordation of the exterior/interior of residence #3. One set of 4" x 8" glossy black and white prints and the negatives shall be filed with the Design Review/Preservation Board Director.
- B. Alternative B (Rehabilitation) or C (Relocation) shall be adopted, as specified in the final Environmental Impact Report (FEIR).

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

After determining that all required mitigation measures have been completed, the Design Review Preservation Director shall approve the issuance of the demolition permit. The Building Inspections Division shall not issue any Building Permits until the Design Review Preservation Board Director has approved issuance of the demolition permit.

D: Cultural Resources

If buried archeological materials, such as flakes, tools, grindstone, or human bone are encountered during the course of construction, work in the immediate vicinity shall be temporarily halted until a qualified archeologist is consulted.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento  
Department of Public Works, City of Sacramento

MONITORING PROGRAM

Both the public improvement plans and the building plans shall be noted to state that work shall be stopped and an archaeologist shall be consulted in the event that any archaeological materials are found.

If subsurface archaeological or historical remains (including, but not limited to, unusual amounts of bones, stones, or shells) are discovered during excavation or any construction at the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to evaluate the site and develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Site inspections by the Building Inspections Division and the Department of Public Works shall watch for any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archeological discovery. The Building Inspections Division shall attach this requirement to the approved plans and include this measure as a random inspection item on the Special Conditions Attachment.

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**DESCRIPTION OF APN: 009-113-04, 05, 06**

EXHIBIT E - PAGE 5 of 9

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:

LOT 2 AND A PORTION OF LOT 1 IN THE BLOCK BOUNDED BY "T" AND "U" AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, SITUATE ON THE SOUTHERLY LINE OF "T" STREET; THENCE SOUTH 18°29'46" WEST, ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE WESTERLY LINE OF LOT 3, 160.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SITUATE ON THE NORTHERLY LINE OF THE ALLEY; THENCE NORTH 71°31'47" WEST ALONG THE SOUTHERLY LINE OF LOT 2 AND THE NORTHERLY LINE OF THE ALLEY 80.31 FEET TO THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 18°29'39" EAST ALONG THE WESTERLY LINE OF LOT 2 AND THE EASTERLY LINE OF LOT 1, 80.37 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF SAID LOT 2 BEARS NORTH 19°29'39" EAST, 80.37 FEET; THENCE NORTH 71°32'30" WEST, ALONG THE SOUTHERLY LINE OF THE NORTHERLY ONE-HALF OF SAID LOT 1, 40.16 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF SAID LOT 1 BEARS THE FOLLOWING TWO COURSES; THENCE (1) NORTH 71°32'30" WEST ALONG SAID SOUTHERLY LINE OF THE NORTHERLY ONE-HALF OF LOT 1, 40.16 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, SITUATE ON THE EASTERLY LINE OF 4TH STREET; THENCE (2) NORTH 18°29'32" EAST, ALONG SAID WESTERLY LINE OF LOT 1 AND THE EASTERLY LINE OF 4TH STREET, 80.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 18°29'35" EAST ALONG THE WESTERLY LINE OF THE EASTERLY ONE-HALF OF LOT 1, 80.36 FEET TO A POINT SITUATE ON THE NORTHERLY LINE OF LOT 1 AND THE SOUTHERLY LINE OF "T" STREET, FROM WHICH THE NORTHWEST CORNER OF LOT 1 BEARS NORTH 71°33'13" WEST, 40.16 FEET; THENCE SOUTH 71°33'13" EAST ALONG THE NORTHERLY LINE OF LOT 1 AND LOT 2 AND THE SOUTHERLY LINE OF "T" STREET, 120.48 FEET TO THE POINT OF BEGINNING.

**DESCRIPTION OF APN: 009-113-07**

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:

ALL THAT PORTION OF LOT 3, IN THE BLOCK BOUNDED BY "T" AND "U" AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, SITUATE ON THE SOUTHERLY LINE OF "T" STREET; THENCE THE FOLLOWING FOUR COURSES; THENCE (1) SOUTH 71°33'13" EAST, 40.16 FEET, ALONG THE SOUTHERLY LINE OF "T" STREET AND THE NORTHERLY LINE OF LOT 3 TO A POINT WHICH BEARS NORTH 71°33'13" WEST, 40.16 FEET FROM THE NORTHEAST CORNER OF LOT 3; THENCE (2) SOUTH 18°29'49" WEST, 160.78 FEET TO A POINT SITUATE ON THE SOUTHERLY LINE OF LOT 3 AND THE NORTHERLY LINE OF THE ALLEY, FROM WHICH POINT THE SOUTHEAST CORNER OF LOT 3 BEARS SOUTH 71°31'47" EAST, 40.16 FEET; THENCE (3) NORTH 71°31'47" WEST, ALONG THE SOUTHERLY LINE OF LOT 3 AND THE NORTHERLY LINE OF THE ALLEY 40.15 FEET TO THE SOUTHWEST CORNER OF LOT 3; THENCE (4) ALONG THE WESTERLY LINE OF LOT 3 AND THE EASTERLY LINE OF LOT 2, NORTH 18°29'46" EAST, 160.77 FEET TO THE POINT OF BEGINNING.

**DESCRIPTION OF APN: 009-113-08**

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:

ALL THAT PORTION OF LOT 3 IN THE BLOCK BOUNDED BY "T" AND "U" AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, SITUATE ON THE SOUTHERLY LINE OF "T" STREET; THENCE THE FOLLOWING FOUR COURSES; THENCE (1) ALONG THE LOT LINE COMMON TO LOT 3 AND LOT 4 SOUTH 18°29'53" WEST, 160.80 FEET TO THE SOUTHEAST CORNER OF LOT 3, SITUATE ON THE NORTHERLY LINE OF THE ALLEY; THENCE (2) ALONG THE NORTHERLY LINE OF THE ALLEY AND THE SOUTHERLY LINE OF LOT 3, NORTH 71°31'47" WEST, 40.16 FEET TO A POINT WHICH BEARS SOUTH 71°31'47" EAST, 40.15 FEET FROM THE SOUTHWEST CORNER OF LOT 3; THENCE (3) NORTH 18°29'49" EAST, 160.78 FEET TO A POINT ON THE SOUTHERLY LINE OF "T" STREET AND THE NORTHERLY LINE OF LOT 3, SAID POINT BEARS SOUTH 71°33'13" EAST, 40.16 FEET FROM THE NORTHWEST CORNER OF LOT 3; THENCE (4) ALONG THE SOUTHERLY LINE OF "T" STREET AND THE NORTHERLY LINE OF LOT 3 SOUTH 71°33'13" EAST, 40.16 FEET TO THE POINT OF BEGINNING.



**DESCRIPTION OF APN-009-113-09**

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:  
ALL THAT PORTION OF LOT 4 IN THE BLOCK BOUNDED BY "T" AND "U" AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 THENCE THE FOLLOWING FOUR COURSES; THENCE (1) ALONG THE EASTERLY LINE OF SAID LOT 4 AND THE WESTERLY LINE OF 5TH STREET SOUTH 18° 30' 00" WEST, 83.00 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF LOT 4 BEARS SOUTH 18° 30' 00" WEST, 77.83 FEET; THENCE (2) LEAVING THE EASTERLY LINE OF LOT 4 AND THE WESTERLY LINE OF 5TH STREET ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF LOT 4 NORTH 71° 33' 13" WEST, 80.32 FEET TO THE EASTERLY LINE OF LOT 3 AND THE WESTERLY LINE OF LOT 4 FROM WHICH POINT THE SOUTHWEST CORNER OF LOT 4 BEARS SOUTH 18° 29' 53" WEST, 77.80 FEET; THENCE (3) ALONG THE EASTERLY LINE OF LOT 3 AND THE WESTERLY LINE OF LOT 4 NORTH 18° 29' 53" EAST, 83.00 FEET TO THE NORTHWEST CORNER OF LOT 4 SITUATE ON THE SOUTHERLY LINE OF "T" STREET; THENCE (4) ALONG THE SOUTHERLY LINE OF "T" STREET AND THE NORTHERLY LINE OF LOT 4 SOUTH 71° 33' 13" EAST 80.32 FEET TO THE POINT OF BEGINNING

**DESCRIPTION OF APN 009-113-10**

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:  
ALL THAT PORTION OF LOT 4 IN THE BLOCK BOUNDED BY "T" AND "U" AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EASTERY LINE OF LOT 4 AND THE WESTERLY LINE OF 5TH STREET FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 4 BEARS NORTH 18° 30' 00" EAST, 83.83 FEET; THENCE THE FOLLOWING FOUR COURSES; THENCE (1) ALONG THE EASTERLY LINE OF LOT 4 AND THE WESTERLY LINE OF 5TH STREET SOUTH 18° 30' 00" WEST, 38.00 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF LOT 4 BEARS SOUTH 18° 30' 00" WEST 39.00 FEET; THENCE (2) LEAVING THE EASTERLY LINE OF LOT 4 AND THE WESTERLY LINE OF 5TH STREET ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOT 4 NORTH 71° 31' 47" WEST, 80.32 FEET TO THE EASTERLY LINE OF LOT 3 AND THE WESTERLY LINE OF LOT 4, FROM WHICH POINT THE SOUTHWEST CORNER OF LOT 4 BEARS SOUTH 18° 29' 53" WEST, 39.00 FEET; THENCE (3) ALONG THE EASTERLY LINE OF LOT 3 AND THE WESTERLY LINE OF LOT 4 NORTH 18° 29' 53" EAST, 38.00 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF LOT 4 BEARS NORTH 18° 29' 53" EAST, 83.80 FEET; THENCE (4) ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOT 4 SOUTH 71° 31' 47" EAST, 80.32 FEET TO THE POINT OF BEGINNING.

**DESCRIPTION OF APN: 009-113-11**

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:  
ALL THAT PORTION OF LOT 4 IN THE BLOCK BOUNDED BY "T" AND "U", AND 4<sup>th</sup> AND 5<sup>th</sup> STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 4 AND THE WESTERLY LINE OF 5<sup>th</sup> STREET FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 4 BEARS NORTH 18° 30' 00" EAST 121.83 FEET; THENCE THE FOLLOWING FOUR COURSES; THENCE (1) ALONG THE EASTERLY LINE OF LOT 4, AND THE WESTERLY LINE OF 5<sup>th</sup> STREET SOUTH 18° 30' 00" WEST 39.00 FEET TO THE SOUTHEAST CORNER OF LOT 4 SITUATE ON THE NORTHERLY LINE OF THE ALLEY; THENCE (2) ALONG THE SOUTHERLY LINE OF LOT 4 AND THE NORTHERLY LINE OF THE ALLEY NORTH 71° 31' 47" WEST 80.32 FEET TO THE SOUTHWEST CORNER OF LOT 4; THENCE (3) ALONG THE LINE COMMON TO LOTS 3 AND 4 NORTH 18° 29' 53" EAST 39.00 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF LOT 4 BEARS NORTH 18° 29' 53" EAST 121.80 FEET; THENCE (4) ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOT 4 SOUTH 71° 31' 47" EAST 80.32 FEET TO THE POINT OF BEGINNING.

65

The land referred to in this report is situated in the State of California, County of Sacramento and is described as follows:

CITY OF SACRAMENTO

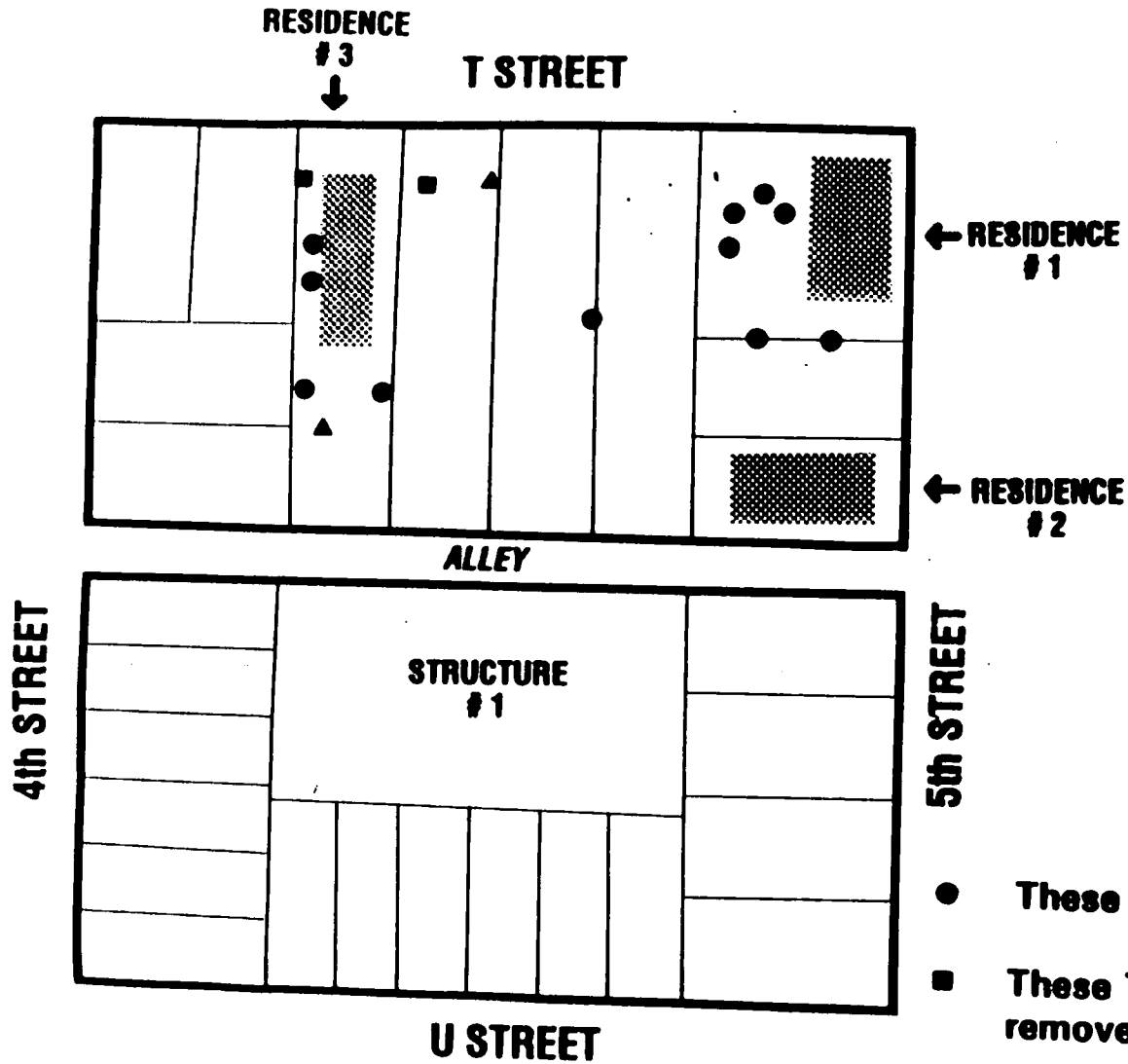
LOTS 6, 7 AND 8 IN THE BLOCK BOUNDED BY 'T' AND 'U', 4TH AND 5TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE, ALONG THE EAST LINE OF SAID LOT 6, NORTH 19 DEGREES 30' EAST 75 FEET; THENCE NORTH 70 DEGREES 30' WEST 165.83 FEET, TO A POINT IN SAID LOT 8, LOCATED NORTH 70 DEGREES 30 1/2' WEST 75 FEET FROM THE WEST LINE OF SAID LOT 8; THENCE NORTH 19 DEGREES 30' EAST 85 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE NORTH 70 DEGREES 30' WEST 75 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE, ALONG THE WEST LINE OF SAID LOT 8, SOUTH 19 DEGREES 30' WEST 160 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE SOUTH LINE OF SAID LOTS 8, 7 AND 6 SOUTH 70 DEGREES 30' EAST TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER 009-0113-016-0000

(66)



- These Trees should be removed
- These Trees may be saved or removed at developers discretion
- ▲ These Trees should be saved

**CERTIFIED ARBORISTS**

1. Austin B. Carroll & Son, Inc.  
P.O. Box 112  
North Highlands, CA 95660  
(916) 929-6037

Contact: William A. Carroll, President

2. Kemper Tree Care  
P.O. Box 1271  
Roseville, CA 95661  
(916) 781-3777

Contact: Kevin Kemper, Owner/Operator

3. June A. Ritzman  
8209 Sanwood Court  
Orangevale, CA 95662  
(916) 725-6541

Contact: June A. Ritzman, Operator

4. R-B Enterprises  
9980 Calvine Road  
Sacramento, CA 95829  
(916) 689-9426

Contact: Gene Robinson, Owner/Operator

5. Sta-Green Tree Service  
P.O. Box 856  
Carmichael, CA 95608  
(916) 485-4303

Contact: Michael Hutnick, Owner/Operator

CITY OF SACRAMENTO  
PLANNING DIVISION

OCT 23 1991

RECEIVED

IRV RIOS  
1727 7th Avenue  
Sacramento, CA  
95818

October 23, 1991

Chairman and Members  
Planning Commission  
City of Sacramento  
1231 'I' Street  
Sacramento, CA 95814

Re: Final EIR for 5th and T Co-Housing Project

Dear Commission Members:

On September 6, 1991, I submitted comments to the Environmental Services Division regarding the adequacy of the Draft EIR for the 5th and T Co-Housing project. Those comments have been addressed in the Final EIR which is now before the Commission for certification. However, it is my opinion and that of my attorney that the Final EIR and response to comments are not sufficient to correct the deficiencies of the Draft EIR. The EIR remains legally inadequate for the following reasons.

1. Response to Comment 1 is Inadequate. Although the response acknowledges that the Relocation Alternative is not a true "off-site" alternative, the Final EIR provides no correction for the draft's misleading text which implies that a true "off-site" alternative was considered. Additionally, the Final EIR misconstrues the Supreme Court's holding in *Goleta II*. The Court did not hold, as the Final EIR suggests, that off-site alternatives not owned by the applicant need not be discussed. Rather, the Court held the EIR need not fully discuss off-site alternatives which are inaccessible to the applicant. The Final EIR does not address the accessibility issue. Moreover, if it is determined that no accessible site is available, the EIR must still discuss, in summary fashion, how that conclusion was derived.

2. Response to Comment 2 is Inadequate. To be consistent with other EIRs recently produced by the City, and to comply with CEQA, this EIR must acknowledge that the project's impact on overflow conditions of the sewer and drainage system is significant and unavoidable. It is immaterial that the proposed project is consistent with the Sacramento General Plan Update. The significant physical impact remains unless the system is modified to avoid overflows before completion of the proposed project.

3. Response to Comment 5 is Inadequate. This response suggests that the "health" of a tree is the standard for determining whether tree removal is significant. However, included in the City's determination of "health" is poor limb structure, improper grafts, and insect damage. With the exception of insect damage, which may or may not be lethal, this standard is purely aesthetic. In other words, according to the City, removal of a tree that doesn't look right because of "poor limb structure" is not a significant impact. This standard must be reexamined. Would this standard apply to Heritage oaks around the City?

4. Response to Comment 6 is Inadequate. This response demonstrates a misunderstanding of the requirements of CEQA. Under that law, the impacts of the project as proposed must be described. As proposed, the project would result in the demolition of an historical structure. The only mitigation offered for that significant impact is the production of a photographic record. However, as the response to comment suggests, "[t]aking pictures of the structure prior to demolition will reduce the magnitude of the impact but not to a less than significant level." Notwithstanding, this language in the response to comment, the Errata section to the Draft EIR contained in the response to comments still states that the impact may be mitigated to below a level of significance. This is based on the supposition that either Alternative B or C is selected. But, CEQA is not satisfied with such a subterfuge. Selection of an alternative to the proposed project does not constitute mitigation of the project as proposed. The Final EIR must acknowledge that the demolition is significant and unavoidable as proposed.

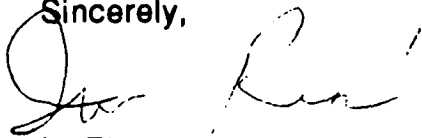
5. Responses to Comments 7, 8, 10, 11, 12 & 15 are Inadequate. These responses state that the various impacts raised in my letter of September 6, 1991, are not significant and/or need no further discussion because they are consistent with buildout under the Sacramento General Plan Update. However, the courts have unequivocally ruled that the buildout under the General Plan is not a proper threshold to determine the significance of an environmental impact. Rather, the courts require the project impacts to be assessed against the existing physical environment. See *Christward Ministry v. Superior Court* (1986) 184 Cal.App.3d 180; *Environmental Planning & Information Council v. County of El Dorado* (1982) 131 Cal.App.3d 350.

6. Response to Comment 9 is Inadequate. This response fails to acknowledge that Mandatory Findings of Significance were not fully discussed in the EIR even though the Initial Study identified such impacts. It is no answer to refer merely to the Proposed Scope of Work for the DEIR. The Mandatory Findings of Significance never found their way into the actual document as required by CEQA.

For the foregoing reasons, I strongly urge this Commission not to certify the EIR as adequate under CEQA. It surely is not.

I would further request that these comments be made part of the administrative record which both the Planning Commission and City Council will have before them in considering whether to certify this EIR.

Sincerely,

A handwritten signature in cursive script, appearing to read "Irv Rios".

Irv Rios