

P05-126 – 30<sup>th</sup> & I Street Condominiums

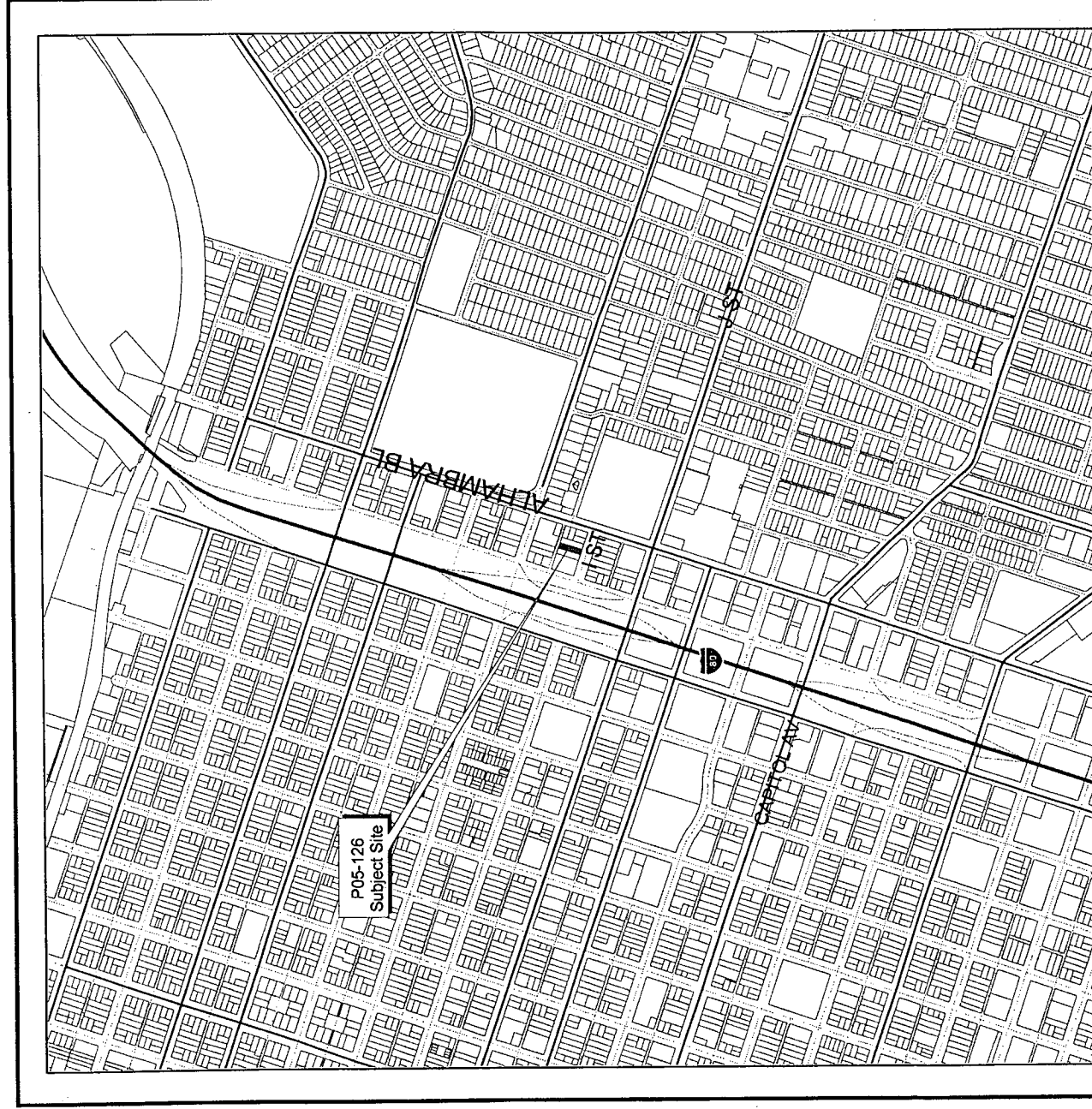
- REQUEST:
- A. **Environmental Determination:** Mitigated Negative Declaration
  - B. **Mitigation Monitoring Plan**
  - C. **Tentative Subdivision Map** to subdivide 0.29± net into one condominium lot.
  - D. **Special Permit** to develop eight (8) condominium units within the Residential Office, Alhambra Corridor Special Planning District (RO-SPD) zone.

LOCATION: 3019 & 3021 I Street  
APN: 007-0051-012 & -013  
Central City Community Plan Area  
Sacramento City Unified School District  
Council District 3

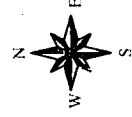
APPLICANT:	Will Weitman, Weitman & Associates (916) 812-3807 10114 Sorenstam Drive, Sacramento, CA 95829
OWNER:	Carl P. Blaine, 30 <sup>th</sup> & I House Property, LLC 1792 Tribute Road, Suite 450, Sacramento, CA 95815
APPLICATION FILED:	July 28, 2005
APPLICATION COMPLETED:	December 21, 2005
STAFF CONTACT:	Sally Shore, (916) 808-8001

**SUMMARY:** The applicant is proposing to develop two lots with two existing single family residences as a condominium project by constructing six additional units for a total of eight residential condominium units on 0.29± net acres in the Residential Office, Alhambra Corridor Special Planning District (RO-SPD) zone. The two existing units fronting I St are currently 1,344 and 1,248 square feet each. The six additional units will be constructed at the rear of the site within two structures of three units each, ranging from 916 square feet to 1,268 square feet (not including the first floor garage area). The new structure will be two stories. The ground floor of each proposed structure will contain one unit, one tandem parking garage and two individual garages all accessible from the alley. The second floor will contain two residential units. The proposed units will consist of two bedrooms and two baths. The existing units consist of two

bedrooms and one bath. The two existing residences will each have access to an off-street parking pad accessible from the alley.



0 0.3 0.6 Miles



Vicinity Map  
P05-126



Development Services  
Department  
Geographic  
Information  
Systems

August 2, 2005

The applicant has worked with staff in providing a central pedestrian path connecting the new units to I Street and relocating the entrances of the new structures to provide access from the interior courtyard. At the time this staff report was written, no comments were received from adjacent property owners within the noticing radius of the project site. Comments received from two neighborhood groups were not in opposition of the project and are included within this report. As currently proposed, staff has no issues regarding this project.

**RECOMMENDATION: Staff recommends approval of the project, subject to conditions.**

This recommendation is based on the proposal's consistency with the General Plan polices promoting infill development and smart growth principles, the Central City Community Plan designation of Residential Office, and the Residential Office, Alhambra Corridor Special Planning District (RO-SPD) zone (maximum of 36 dwelling units per net acre).

**PROJECT INFORMATION:**

General Plan Designation:	Community/Neighborhood Commercial & Office
Central City Community Plan Designation:	Residential Office
Existing Land Use of Site:	Two Single Family Residences
Existing Zoning of Site:	Residential Office, Alhambra Corridor Special Planning District (RO-SPD)

**Surrounding Land Use and Zoning:**

North: Commercial, Retail/Office/Restaurant;  
General Commercial, Alhambra Corridor Special Planning District (C-2-SPD) zone

South: Single Family Residential & Office;  
Residential Office, Alhambra Corridor Special Planning District (RO-SPD) zone

East: Single Family Residential;  
General Commercial, Alhambra Corridor Special Planning District (C-2-SPD) zone

West: Single Family Residential;  
Residential Office, Alhambra Corridor Special Planning District (RO-SPD) zone

Setbacks:	Required	Provided
Front:	Existing	9.84' (3019 I Street) & 13.31' (3021 I Street)
Side (Interior):	Determined by Special Permit	3'
Rear:	Determined by Special Permit	6'
Courtyard:	Determined by Special Permit	10'

Property Dimensions:	80' x 160'
Property Area:	0.29 acres (12,800 square feet)
Lot Coverage	37%

Density of Development:	27± dwelling units per net acre
Square Footage of Units:	916 to 1,344 square feet each (not including garage area)
Height of Building:	28 feet, nine inches (top of roof), 2 stories, 19 foot wall height
Exterior Building Materials:	Stucco
Roof Material:	Composition Shingles
Parking Provided:	1 space per unit
Parking Required:	1 space per unit
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing and To Be Constructed

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

<u>Permit</u>	<u>Agency</u>
Final Map	Development Engineering and Finance
Building Permit	Building Division
Tree Removal Permit	Department of Parks & Recreation

BACKGROUND INFORMATION: On October 12, 2005, Design Review staff approved exterior rehabilitation work on the two existing single family residences. On February 16<sup>th</sup>, 2006, the Design Review Board approved the design of the proposed condominium project with amended conditions. No other previous entitlements were found for the two properties.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

**General Plan**

The subject site has a General Plan land use designation of Community/Neighborhood Commercial and Office. The proposed use of residential condominiums is allowed within this designation subject to the approval of a Special Permit. The proposal is also consistent with the following General Plan policies:

Sec 2-17, Goal E

Provide appropriate residential opportunities to meet the City's required fair share of the region's housing needs.

Sec 3.10-2, Goal 1

Housing Supply: Provide adequate housing sites and opportunities for all households.

Sec 5-26 Goal A-

Provide adequate off-street parking for new development and reduce the impact of on street parking in established areas.

The land use designation and the zoning for the site is Residential Office (RO), which is described in the Central City Community Plan as a medium density land use, with up to 36 dwelling units per net acre. The applicant is proposing a density of  $27\pm$  dwelling units per net acre. The project will improve the quality of the residential neighborhood by protecting, preserving, and enhancing its character by providing a well-designed single-family ownership opportunity. The proposal will also promote orderly residential growth in an area where urban services are readily available or can be provided in an efficient manner and provide a mix of affordable housing units.

### Central City Community Plan

As stated above, the Central City Community Plan (CCCP) designates the subject site as Residential Office (maximum of 36 du/na). The applicant is proposing a density of  $27\pm$  dwelling units per net acre (du/na), which is consistent with the Community Plan designation. The proposed single-family alternative development is also consistent with the following goals and policies of the CCCP:

- Provide adequate housing for all residents of the Central City at all socio-economic levels, and in particular provide the opportunity for low and moderate income persons to reside within the Central City. And further, provide a choice of housing types by developing new housing and conserving existing housing (p. 6)
- Preserve and enhance existing neighborhoods and encourage additional development in the Central City and rehabilitation of historic structures (p. 7)
- Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic (p. 7).
- RO: This is a medium density multiple-family zone land use designation which also permits limited office uses subject to the granting of a special permit. The density permitted for residential developments are the same as the standards for the R-3-A zone (p. 16).
- Sacramento's Central City contains a diverse mix of housing, retail, office, cultural and entertainment, and community facilities, and a unique blend of housing types and densities. The City seeks to preserve and enhance the unique character of these areas by preserving their historic qualities and scale, pedestrian ambience, and sense of community. To accomplish this, the City seeks to promote additional residential development and appropriate commercial development:
  1. To provide for a vital, extended day Central City, active beyond the 9 to 5 workday
  2. To provide support for retail and cultural activities in the Central City
  3. To provide opportunity for housing near work place to reduce commuting and associated air pollution
  4. To preserve vital source of community history and identity (p. 21)

The proposed project is consistent with these goals and policies, and is therefore consistent with the Central City Community Plan.

### Smart Growth Planning Principles

"Smart Growth" is a term coined by the United States Environmental Protection Agency (USEPA) as an umbrella term for the many initiatives intended to address some of the negative consequences of urban sprawl. Smart Growth generally occurs when development patterns are sustainable and balanced in terms of economic objective, social goals, and use of environmental/natural resources. The following Smart Growth principles apply to the proposed project:

- Take advantage of existing community assets by emphasizing joint use of existing areas.
- Concentrate new development and target infrastructure investments within the urban core of the region to allow for efficient use of existing facilities, infill, and reuse areas.
- Strengthen and encourage growth in existing communities by targeting infrastructure investments in infill and reuse areas.

#### B. Tentative Map Design

On February 15, 2006, the Subdivision Review Committee (SRC), by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

The Tentative Map subdivides two parcels, totaling approximately 0.29± net acres, each containing one single family dwelling, into one condominium lot with eight ownership units (density of 27± du/na). The applicant is proposing to keep the existing two residential dwellings and add two residential structures each with three units for a total of eight condominium units. The proposed condominium map will create one parcel with airspace for the eight units. The main entry door of each unit is either located on the interior ten foot required courtyard or facing I Street. Common open space areas are to be shared by all the residents of the condominium project. The six new units will be provided garage parking and the two existing units will utilize parking pads. Vehicular access to the onsite parking will be provided by alley access at the rear of the parcel. Pedestrian access to the units will be provided from I Street, and the alley.

The proposed project is within the density range permitted in the Residential Office (RO) zone and the Tentative Map provides ownership opportunities for residential uses within the Central City.

The proposed tentative map is consistent with the General Plan, Central City Community Plan, and the zoning ordinance. Therefore, staff recommends approval of the tentative map, subject to conditions in the Notice of Decision.

#### C. Special Permit for Alternative Housing

The applicant proposes to maintain the existing two (2) single family units and construct six (6) single family alternative units ranging in size from 916 to 2,115 square feet. The Sacramento City Code states that a Special Permit is required for new dwellings that provide for individual

ownership in a form other than standard single-family detached dwellings. With the Special Permit, issues such as setbacks, lot coverage, and design are included in the project review. Overall design of the project has been reviewed by City Design Review staff and was approved by the Design Review and Preservation Board (DR/PB) on February 15, 2006.

Since the proposed project meets the following City Code (Title 17.24.050, footnote 8) criteria for such developments and provides ownership opportunities within the Central City, staff supports approval of the requested Special Permit:

"The proposed site development plan must integrate structures, common and private open spaces, pedestrian and vehicular circulation, parking, and other site features in such a way as to produce a development which provides for all desirable residential features and environmental amenities."

D. Site Plan Design/Zoning Requirements

**Setbacks**

As stated above, the Sacramento City Code allows the Planning Commission to determine the appropriateness of the requested setbacks for condominium projects with the Special Permit for alternative housing without requiring variances. For the proposed project, the front property line is on I Street to the south, the rear property line is on the alley to the north, and the interior side property lines are to the east and west. The front setbacks are established by the existing two units at 9.84' and 13.31' and will remain. The proposed interior side setbacks along the east and west property lines are 3'-0". The proposed rear yard setback along the alley is 6'-0". The proposed rear yard setback complies with the setback requirement for the Residential Office (RO) zone and the meets the required maneuverability for the driveway access off a 20'-0" alley. Staff is in support of the proposed 3'-0" interior side yard setbacks in order to accommodate the 10'-0" interior courtyard between buildings. This will allow for more private usable open space by the tenants while not encroaching on the neighbors since the rear structures area adjacent to the rear yards of the adjacent properties. There is an existing accessory structure constructed of block walls on the adjacent property line to the west at the rear of the parcel. A tandem two car garage is proposed adjacent to the existing accessory structure so as to avoid placing living space adjacent to the solid block wall on the property line to the west.

Due to the project site's close proximity to McKinley Park (one block to the northeast), staff is supportive of the project's proposed exterior space. The applicant is proposing to located trash carts along the interior side yards where the proposed buildings step back to five feet. The overall lot coverage for the project is approximately 37 percent, which is consistent with the RO zone which allows a maximum of 60 percent. Staff recommends approval of the setbacks and lot coverage since the proposed development provides an alternative housing type (both airspace condominiums and detached housing), provides higher densities and ownership opportunities, and has adequate open space within walking distance for each unit.

**Parking/Circulation (*Vehicular and Pedestrian*)**

The project proposes vehicular access off the alley to six enclosed garages and two unenclosed parking spaces. Pedestrian access is provided off of the I Street for the two units adjacent to the public street and to the six proposed units at the rear of the parcel. Pedestrian access is also provided to the rear units from the six foot deep shared driveway off the alley. As required by the Sacramento City Code (Section 17.64), the proposal is providing each newly constructed condominium residence with an attached one-car garage. The two existing single family residences at the front of the parcel will each be provided with an unenclosed parking space off the alley as provided prior to the proposed development. Since the project abuts an alley, Development Engineering and Finance has conditioned the project to require reconstruction of the alley from Alhambra Boulevard to the project site, since all eight condominium units will be utilizing the alley for vehicular access.

The Central City, due to different life styles and proximity to transit, is the most likely area where single family development may not generate two car families. Regional Transit is located within walking distance of the project. Bus routes are established on 29th, 30th, F, J, and L Streets. Staff does not object to the parking proposed, since this project complies with minimum parking requirements, supports alternative transportation modes and is close to transit.

**Building Design**

The proposed project is located within the Central City Design Review area and therefore requires Design Review and Preservation Board (DRPB) review. On February 15, 2006, the Design Review and Preservation Board approved the project with amended conditions that included modifying the design of the proposed units to match the existing massing, roof lines, gable-end elevations, materials and detailing of the existing front structures and to relocate the HVAC units away from the unit entrances.

**Zoning**

The project site is zoned Residential Office, Alhambra Corridor Special Planning District (RO-SPD) zone. Condominium uses are allowed within the zone subject to a Special Permit for Alternative Housing and a Tentative Map. The maximum density in the zone is 36 dwelling units per acre. With the proposed eight condominium units, the project will provide 27 dwelling units per acre. The residential use is also appropriate with the goals of the Alhambra Corridor Special Planning District which include maintaining and improving the character, quality and vitality of individual neighborhoods and maintaining the diverse character and housing opportunities provided in these urban neighborhoods.

**PROJECT REVIEW PROCESS:****A. Environmental Determination**

The proposed project has been reviewed by Environmental Planning Services and an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring Plan (MMP) have been

prepared in accordance with the California Environmental Quality Act (CEQA). The Initial Study addresses the potential impacts of the 30<sup>th</sup> and I Street Condominium project. Potentially significant impacts analyzed in the MMP included biological resources and cultural resources and included mitigating the removal of a heritage size Italian Cypress Tree. Mitigation Measures were identified to reduce the potentially significant impacts to a less than significant level and are included in the Mitigation Monitoring Plan (MMP). The Mitigation Measures are also included in the conditions of approval.

In accordance with CEQA Guidelines, the Draft Initial Study/Mitigated Negative Declaration was circulated for a twenty (20) day public review period from January 26, 2006 to February 16, 2006. No comment letters were received on the Draft Initial Study/Mitigated Negative Declaration during the public comment period.

B. Public/Neighborhood/Business Association Comments

The proposal was routed to the following neighborhood groups: Friends of H Street, McKinley Elvas Neighborhood Association, Marshall School Neighborhood Association, East Sacramento Chamber of Commerce, Midtown Business Association, East Sacramento Preservation Task Force, East Sacramento/Alhambra Triangle Association, and the East Sacramento Improvement Association.

The following comments were received from the McKinley Elvas Neighborhood Association (MENA):

There appears to be a garage currently on the rear of the property which will need to be removed. Garage parking will be provided for the new units, but from the plans it appears the existing units will need to rely on on-street parking. Otherwise, this appears to be a good infill project. MENA supports the project, given the neighbor's legitimate issues are addressed.

The East Sacramento Improvement Association also responded stating that they had no comment on this project.

According to the County Tax Assessor's office, both the 3021 I Street and the 3019 I Street properties are each being assessed for a 200 square foot garage, although there is currently no accessory structure on either parcel. Neither property has had a garage for several years as both properties are serviced by a paved and striped parking area providing ten on-site parking spaces accessible by the alley and separated from the rear yards by a wood fence. According to the Sacramento City Code, (Title 17.24.050 Footnote 26 iii) Conversion or Demolition of an Existing Garage: Conversion of an existing garage to habitable space or demolition of an existing garage is permitted if a carport or an uncovered parking pad can be provided outside the required front or street side yard setbacks. The proposed units will be provided enclosed garages as required by the ordinance, and the two existing units will continue to use two parking pads at the rear of the parcel. All of the units will be provided on-site parking. The project has been conditioned to

require that the parking spaces provided shall be for the sole use of the residential tenants within the condominium units.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Building:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
2. **Development Engineering and Finance:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
3. **Fire:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
4. **Parks Planning, Design, and Development Division:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
5. **Police:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
6. **Sacramento Regional County Sanitation District:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
7. **Solid Waste Division:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
8. **Transportation – Engineering Services – Electrical Section:** This project does not require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.
9. **Utilities:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

D. Subdivision Review Committee Recommendation

On February 15, 2006, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.


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

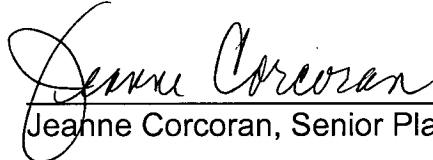
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact approving the **Mitigated Negative Declaration**;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the **Mitigation Monitoring Plan**;
- C. Adopt the attached Notice of Decision and Finding of Fact approving the **Tentative Subdivision Map** to subdivide 0.29± net into one condominium lot;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the **Special Permit** for alternative housing (eight condominium units) on 0.29± acres in the Residential-Office (RO) zone.

Report Prepared By,

Report Reviewed By,

  
\_\_\_\_\_  
Sally Shore, Assistant Planner

  
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Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Tentative Condominium Map
Exhibit 1C	Site Plan
Exhibit 1D	Floor Plans and Elevations – 3019 I Street
Exhibit 1E	Floor Plans and Elevations – 3021 I Street
Exhibit 1F	Ground Floor Plan – Proposed Units
Exhibit 1G	2 <sup>nd</sup> Floor Plan – Proposed Units
Exhibit 1H	Elevations – Proposed Units
Exhibit 1I	Elevations – Proposed Units Front and Rear
Exhibit 1J	Landscape Plan
Attachment 2	Land Use Map

**ATTACHMENT 1**  
**NOTICE OF DECISION AND FINDINGS OF FACT FOR**  
**THE 30<sup>th</sup> & I STREET CONDOMINIUMS, LOCATED AT 3019 & 3021 I STREET,**  
**SACRAMENTO, CALIFORNIA IN THE RESIDENTIAL-OFFICE, ALHAMBRA CORRIDOR**  
**SPECIAL PLANNING DISTRICT (RO-SPD) ZONE. (P05-126)**

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At the regular meeting of March 9, 2006, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Adopted the **Mitigated Negative Declaration**;
- B. Adopted the **Mitigation Monitoring Plan**;
- C. Approved the **Tentative Subdivision Map** to subdivide 0.29± net into one condominium lot;
- D. Approved the **Special Permit** to develop eight (8) condominium units within the Residential Office, Alhambra Corridor Special Planning District (RO-SPD) zone.

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

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**FINDINGS OF FACT**

- A. Mitigated Negative Declaration: The Planning Commission of the City of Sacramento finds as follows:
  - 1. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an Initial Study for the I Street Condominiums project (P05-126) to determine if the Project may have a significant effect on the environment.
  - 2. The Initial Study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed Mitigated Negative Declaration and Initial Study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

- a. On January 26, 2006, a Notice of Availability/Intent to Approve the MND (NOI) was circulated for public comments for 20 days. The public comment period began on January 26, 2006 and ended on February 16, 2006. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.
  - b. On January 26, 2006, the project site was posted with the NOI, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.
3. The Planning Commission has reviewed and considered the information contained in the MND, including the Initial Study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The Planning Commission has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.
  4. Based on its review of the MND and on the basis of the whole record, the Planning Commission finds that the MND reflects the Planning Commission's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment, and there is no evidence that the proposed project has any potential for adverse effect on wildlife resources or the habitat upon which the wildlife depends. The Planning Commission, therefore, adopts the MND for the Project.
  5. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.
  6. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.
- B. Mitigation Monitoring Plan: Pursuant to CEQA Guidelines Section 15074, and in support of its approval of the Project, the Planning Commission adopts a Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented.

- C. Tentative Subdivision Map: The **Tentative Subdivision Map** to subdivide 0.29± acres into one condominium lot in the Residential-Office, Alhambra Corridor Special Planning District (RO-SPD) zone is approved based upon the following findings of fact:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
  2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the Central City Community Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The City's General Plan and the Central City Community Plan designate the site as Community/Neighborhood Commercial & Office and Residential Office respectively. The General Plan designation of Community/Neighborhood Commercial & Office allows residential uses to support the Central City Housing Strategy.
  3. The site is physically suitable for the type of development proposed and suited for the proposed density.
  4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  5. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
  6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.
- D. Special Permit: The **Special Permit** to develop eight (8) condominium units within the Residential Office, Alhambra Corridor Special Planning District (RO-SPD) zone is **approved** based on the following findings of fact:
1. The project is based upon sound principles of land use in that the proposed use is compatible with existing development.
  2. The project will not be detrimental to the public health, safety and welfare in that the proposed project has adequate off-street parking and will not result in significant noise, traffic, or parking impacts to the surrounding area.
  3. The project is consistent with the General Plan and Central City Community Plan in that:
    - a) The use is consistent with the Central City Community Plan Residential Office (RO) land use designation for the site, since the site is to be developed a 27± du/na and provides an alternative housing type.

- b) The project is consistent with General Plan and Community Plan Goals and policies related to the production of ownership housing units on infill properties in the Central City.

**CONDITIONS OF APPROVAL**

- B. The **Tentative Subdivision Map** to subdivide 0.29± acres into one condominium lot in the Residential-Office, Alhambra Corridor Special Planning District (RO-SPD) zone is hereby approved subject to the following conditions of approval:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P05-126). The design of any improvement not covered by these conditions shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division:

**GENERAL: All Projects**

- B1) Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- B2) Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering and Finance Division after consultation with the U.S. Postal Service;
- B3) Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-126);
- B4) Show all continuing and proposed/required easements on the Final Map;
- B5) If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

**DEVELOPMENT ENGINEERING AND FINANCE DIVISION: Streets**

- B6) Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along I street per City standards and to the satisfaction of the Development Engineering and Finance Division;

- B7) Developer is required to install permanent street signs (if needed) to the satisfaction of the Development Engineering and Finance Division;
- B8) Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This conditions shall also include any needed street lighting to City standards;
- B9) The applicant shall repair/reconstruct the existing alley to City Standards and to the satisfaction of the Development Engineering and Finance Division. The limits of the construction shall be from the parcel boundary to Alhambra Boulevard. This shall include lights in the alley way;
- B10) Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction;
- B11) The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering and Finance Division;

**FIRE**

- B12) Provide a water flow test. (Make arrangements at the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834);
- B13) Provide clear access to building openings, free of landscaping and other obstructions. The landscape strip between buildings shall contain groundcover only to facilitate ladder access to second story exterior doors and openings. These openings shall be maintained readily accessible for emergency access by the Fire Department. CFC 902.3.1;

**CITY UTILITIES**

- B14) The condominium units shall have a separate street tap for a metered domestic water service with sub-meters for each condominium unit and a single street tap and domestic water service for the common areas, clubhouse, and pool area. Excess services shall be abandoned to the satisfaction of the Department of Utilities;
- B15) The project shall provide for sub-metering of all the condominium units consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the Department of Utilities;
- B16) Common area landscaping shall have a separate street tap for a metered irrigation service;

- B17) An ownership association shall be formed and C.C. & R's shall be approved by the City and recorded assuring maintenance of sanitary sewer, water and storm drainage facilities within the condominium project and non-residential portion of the project. The onsite water, sewer and storm drain systems shall be private systems maintained by the association;
- B18) Per City Code, the point of service for water, sewer and storm drain service is located at the back of curb for separated sidewalks and at the back of sidewalk for attached sidewalks. The onsite water, sewer and storm drain systems shall be private systems maintained by the ownership association;
- B19) Prior to recording the final map and prior to the initiation of water, sewer or drainage services to any airspace lot or the common lot, the various owners of such lots shall enter into an agreement (for all residential unit, and, if required by the Department of Utilities, all non-residential) authorizing one owner or an association of owners to obtain and pay for water, sewer and drainage facilities services for all lots, and such owner or association of owners shall enter into a separate agreement with the City to receive such utility services for all lots at points of service designated by the Department of Utilities (for example, the private water system serving each airspace lot and the common lot shall connect to the City's water system at a single point of service). Such separate agreement with the City shall provide for payment of all charges for the water, sewer and drainage services provided to all lots, shall authorize discontinuance of utility services to all lots in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, and shall be in a form approved by the City Attorney;
- B20) The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction;

**PPDD: Parks**

- B21) The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; and/or, as determined by PPDD, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value" per acre of land as adopted by Sacramento City Council;
- B22) The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special

tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager);

**PLANNING:**

B23) The Final Map shall be recorded prior to issuance of an occupancy permit.

**ADVISORY NOTES:**

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

- 1) This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined System Development Fee prior to the issuance of any building permit. The impact to the CSS due to the additional 6 condominium units to the 2 existing single family dwellings is estimated to be 5 ESD. The Combined System fee at time of building permit is estimated to be \$525 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS;
- 2) Many projects in the City of Sacramento require on site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system;
- 3) Foundation or basement dewatering discharges to the Foundation or basement dewatering discharges to the CSS and/or storm drainage system will not be allowed. The CSS and storm drainage system in the area does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering;
- 4) Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures;
- 5) The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof;
- 6) Developing this property will require the payment of sewer impact fees. Impact fees for

SRCS D shall be paid prior to filing and recording of the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

- C. The **Special Permit** to develop eight (8) condominium units within the Residential Office, Alhambra Corridor Special Planning District (RO-SPD) zone is hereby approved subject to the following conditions of approval:

**PLANNING:**

- C1) The applicant shall obtain all necessary building permits.
- C2) The applicant shall comply with the conditions of the Mitigation Monitoring Plan prior to the issuance of a building permit.
- C3) The applicant shall comply with all Design Review and Preservation Board conditions of approval for DR05-401.
- C4) Any modifications to the exterior or interior design of the approved plans are subject to the review of Planning and Design Review staff.
- C5) The final landscape plan shall be reviewed by Design Review staff prior to issuance of building permits.
- C6) The setbacks shall be as follows:
- The front setbacks of the existing two residences fronting I Street shall remain at 9.84 feet and 13.31 feet.
  - The interior side yard setbacks for the proposed structures shall be no less than three feet.
  - The rear yard setback shall be no less than six feet.
  - The courtyard setback extending from the alley to I Street shall be no less than ten feet.
  - The courtyard area between the existing structures and the proposed structures shall be no less than twenty feet.
- C7) A minimum four foot concrete center walkway connecting the rear alley parking area with the I Street sidewalk shall be provided.
- C8) No fencing higher than three feet is to be erected within the provided courtyard areas.
- C9) The interior garage space shall be useable by a vehicle (10' X 20').
- C10) The two unenclosed parking spaces shall be useable by a vehicle (10' X 18').

- C11) The parking spaces provided shall be for the sole use of the residential tenants within the condominium units. Parking spaces shall not be leased to anyone other than the residential tenants residing within the 30th & I Street Condominiums.
- C12) Acorn street lighting shall be provided in accordance with required street improvements.
- C13) A Homeowner's Association shall be established and reviewed by the City. A copy of the CC&Rs shall be provided to Planning staff, prior to occupancy.
- C14) To activate the Special Permit for Condominiums, one unit must be sold prior to March 9, 2009.

**DEVELOPMENT ENGINEERING AND FINANCE:**

- C15) Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards;
- C16) Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along I street per City standards and to the satisfaction of the Development Engineering and Finance Division;
- C17) The applicant shall repair/reconstruct the existing alley to City Standards and to the satisfaction of the Development Engineering and Finance Division. The limits of the construction shall be from the parcel boundary to Alhambra Boulevard. This shall include lights in the alley way;
- C18) The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering and Finance Division;
- C19) All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division;
- C20) The site plan shall conform to A.D.A. requirements in all respects.

**FIRE:**

- C21) Provide a water flow test. (Make arrangements at the North Permit Center's walk-in counter at 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834).

- C22) Provide clear access to building openings, free of landscaping and other obstructions. The landscape strip between buildings shall contain groundcover only to facilitate ladder access to second story exterior doors and openings. These openings shall be maintained readily accessible for emergency access by the Fire Department. CFC 902.3.1.

**SOLID WASTE:**

- C23) This project shall divert demolition and construction waste. The project proponent should plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer should submit the following information to the Solid Waste Division:

- Method of recovery
- Hauler information
- Disposal facility
- Diversion percentage
- Weigh tickets documenting disposal and diversion

**UTILITIES:**

- C24) The condominium units shall have a separate street tap for a metered domestic water service with sub-meters for each condominium unit and a single street tap and domestic water service for the common areas, clubhouse, and pool area. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- C25) The project shall provide for sub-metering of all the condominium units consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the Department of Utilities.
- C26) Common area landscaping shall have a separate street tap for a metered irrigation service.
- C27) This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined System Development Fee prior to the issuance of any building permit. The impact to the CSS due to additional 6 condominium units to the existing 2 single family dwelling is estimated to be 5 ESD. The Combined System fee at time of building permit is estimated to be \$525 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.
- C28) Per City Code, the point of service for water, sewer and storm drain service is located at the back of curb for separated sidewalks and at the back of sidewalk for attached sidewalks. The onsite water, sewer and storm drain systems shall be private systems maintained by the ownership association.
- C29) Foundation or basement dewatering discharges to the Foundation or basement dewatering discharges to the CSS and/or storm drainage system will not be allowed. The CSS and storm drainage system in the area does not have adequate capacity to allow for

dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.

- C30) Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.

**ADVISORY NOTES:****POLICE:**

- 1) Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.
- 2) Parking area should be posted for private parking for residents only.
- 3) All residential buildings shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than 4 inches in height and shall be of a contrasting color to the background to which they are attached. The numerals shall be lighted at night.
- 4) Each entry, patio, balcony, and pedestrian garage door shall be equipped with its own light source.
- 5) No vehicle shall overhang into or park in the alley right of way. If parking is not provided for visitors they must park on the street not in the alley.

**UTILITIES:**

- 6) Many projects in the City of Sacramento require on site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
- 7) The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO CITY PLANNING COMMISSION3.9.06  
DATE (P05-126)

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Tentative Condominium Map
Exhibit 1C	Site Plan
Exhibit 1D	Floor Plans and Elevations – 3019 I Street
Exhibit 1E	Floor Plans and Elevations – 3021 I Street
Exhibit 1F	Ground Floor Plan – Proposed Units
Exhibit 1G	2 <sup>nd</sup> Floor Plan – Proposed Units
Exhibit 1H	Elevations – Proposed Units
Exhibit 1I	Elevations – Proposed Units Front and Rear
Exhibit 1J	Landscape Plan

Exhibit 1A – Mitigation Monitoring Plan

**MITIGATION MONITORING PLAN**

**FOR:**  
1 Street Condominiums (P05-126)

**PREPARED BY:**  
CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL PLANNING SERVICES  
ERIK DE KOK  
808-2022

**TYPE OF ENVIRONMENTAL DOCUMENT:**  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**DATE:**  
January 12, 2006

**ADOPTED BY:**  
CITY OF SACRAMENTO  
PLANNING COMMISSION

**DATE:**  
  
\_\_\_\_\_

**ATTEST:**



## Exhibit 1A – Mitigation Monitoring Plan Cont.

**I STREET CONDOMINIUMS (P05-126)  
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been prepared by the City of Sacramento Development Services Department, pursuant to CEQA Guidelines Section 21081.6.

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name/File Number:** I Street Condominiums (P05-126)

**Applicant/Developer:** Wil Weitman  
Weitman & Associates  
10114 Sorenstam Drive  
Sacramento, CA 95829  
(916) 812-3807

**City of Sacramento Contact:** Erik de Kok, Associate Planner  
Development Services Dept  
New City Hall  
915 I Street, 3<sup>rd</sup> Floor  
Sacramento, CA 95814  
(916) 808-2022

**Project Location:**

The proposed project site is located on two existing parcels north of I Street, east of 30th Street, and west of Alhambra Avenue, in the Alhambra Corridor Special Planning District in the City of Sacramento (APNs: 007-0051-013 and -012).

**Project Description:**

The proposed project includes the development 6 new condominiums within two new structures behind the two existing single-family residential units on the site, for a total of 8 for-sale condominium units. The 6 new units would range in size between 916 and 1,140 square feet, for a total of approximately 6,044 square feet. Combined with the two existing single-family units, which would be preserved, a total of 8,504 square feet of residential uses would be developed on site. Proposed exterior materials for the new buildings would be stucco and composition-shingle roofing, consistent with the existing buildings.

A courtyard with landscaping and walkways would be located within the central portion of the site, providing a buffer between the existing and proposed buildings. Eight off-street parking spaces are proposed, with at-grade garage access for the 6 new units from the rear alley within the new buildings.

Requested entitlements for project approval include:

- Tentative Subdivision Map to subdivide 0.29 acres into one condominium lot; and
- Special Permit to develop eight (8) condominium units within the RO-SPD zone.

## Exhibit 1A – Mitigation Monitoring Plan Cont.

**SECTION 2: GENERAL INFORMATION**

The MMP includes mitigation for potential impacts to Biological Resources 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 owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento, along with other applicable local, state or federal agencies, will be responsible for ensuring compliance.

**MITIGATION MONITORING PLAN  
I STREET CONDOMINIUMS PROJECT (P05-126)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<b>BIOLOGICAL RESOURCES</b>					
<p><i>City and Heritage Trees</i></p> <p>BR-1: Prior to any construction activities, a Heritage Tree Removal Permit for the 43" diameter at breast height (DBH) Italian stone pine tree must be approved by the Urban Forest Services Division of the Parks and Recreation Department. Permits shall only be issued to licensed and certified contractors.</p>	Applicant	<p>City of Sacramento-Development Services Department,</p> <p>And</p> <p>Dept of Parks &amp; Recreation-Urban Forest Services Division</p>	<p>This mitigation measure must be included on the final construction plans, and shall be enforced as a condition of approval, to the satisfaction of the City Arborist.</p>	<p>Prior to any construction activities</p> <p>Ongoing during construction</p>	
<p>BR-2: Prior to the removal of the existing Heritage tree on the site, the owner/developer shall pay a fee to the Urban Forest Services Division of the Department of Parks and Recreation to compensate for the loss of the existing Heritage-sized Italian stone pine tree. The base fee shall be proportional to \$300 per inch of diameter at breast height (DBH), or \$12,900. However, this fee shall be reduced by \$1,200 to \$11,700 if all on-site tree plantings in the proposed landscape plan are approved by the City Arborist (Duane Goosen, 808-4996).</p>	Applicant	<p>City of Sacramento-Development Services Department,</p> <p>And</p> <p>Dept of Parks &amp; Recreation-Urban Forest Services Division</p>	<p>This mitigation measure must be included on the final construction plans, and shall be enforced as a condition of approval.</p> <p>The City Arborist shall verify that all mitigation fees have been paid.</p>	<p>Prior to the removal of the existing Heritage tree on the site</p>	
<p>BR-3: The project landscape plans shall include a minimum of three (3) ornamental Redbud trees (<i>Cercis canadensis</i>), and a minimum size 15-gallon replacement tree within the I Street right-of-way. No certificate of occupancy shall be issued until such trees have been planted on the site, per the review and approval of the City Arborist (Duane Goosen, 808-4996).</p>	Applicant	<p>City of Sacramento - Development Services Department, and</p> <p>Dept of Parks &amp; Recreation-Urban Forest Services Division</p>	<p>This mitigation measure must be included on the final construction plans, and shall be enforced as a condition of approval, to the satisfaction of the City Arborist.</p>	<p>Prior to certificate of occupancy, all plantings specified in this mitigation measure shall be approved by the City Arborist.</p>	

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Exhibit 1A - Mitigation Monitoring Plan Cont.

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**MITIGATION MONITORING PLAN  
I STREET CONDOMINIUMS PROJECT (P05-126)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p><b>CULTURAL RESOURCES</b></p> <p>CR-1a: In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.</p>	Applicant	<p>City of Sacramento – Development Services Department</p> <p>And</p> <p>CA Native American Heritage Commission</p>	Measures shall be included on all construction plans.	Measures shall be implemented during construction activities, as specified.	
<p>CR-1b: If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.</p> <p>If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified</p>	Applicant	<p>City of Sacramento – Development Services Department</p> <p>And</p>	Measures shall be included on all construction plans.	Measures shall be implemented during construction activities, as specified.	

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Exhibit 1A – Mitigation Monitoring Plan Cont.

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**MITIGATION MONITORING PLAN  
I STREET CONDOMINIUMS PROJECT (P05-126)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.</p> <p>In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.</p>		CA Native American Heritage Commission			
<p>CR-2: If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.</p>	Applicant	<p>City of Sacramento – Development Services Department</p> <p>And</p> <p>CA Native American Heritage Commission</p>	Measures shall be included on all construction plans.	Measures shall be implemented during construction activities, as specified.	

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Exhibit 1A – Mitigation Monitoring Plan Cont.

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MARCH 9, 2006

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Exhibit 1B - Tentative Condominium Map

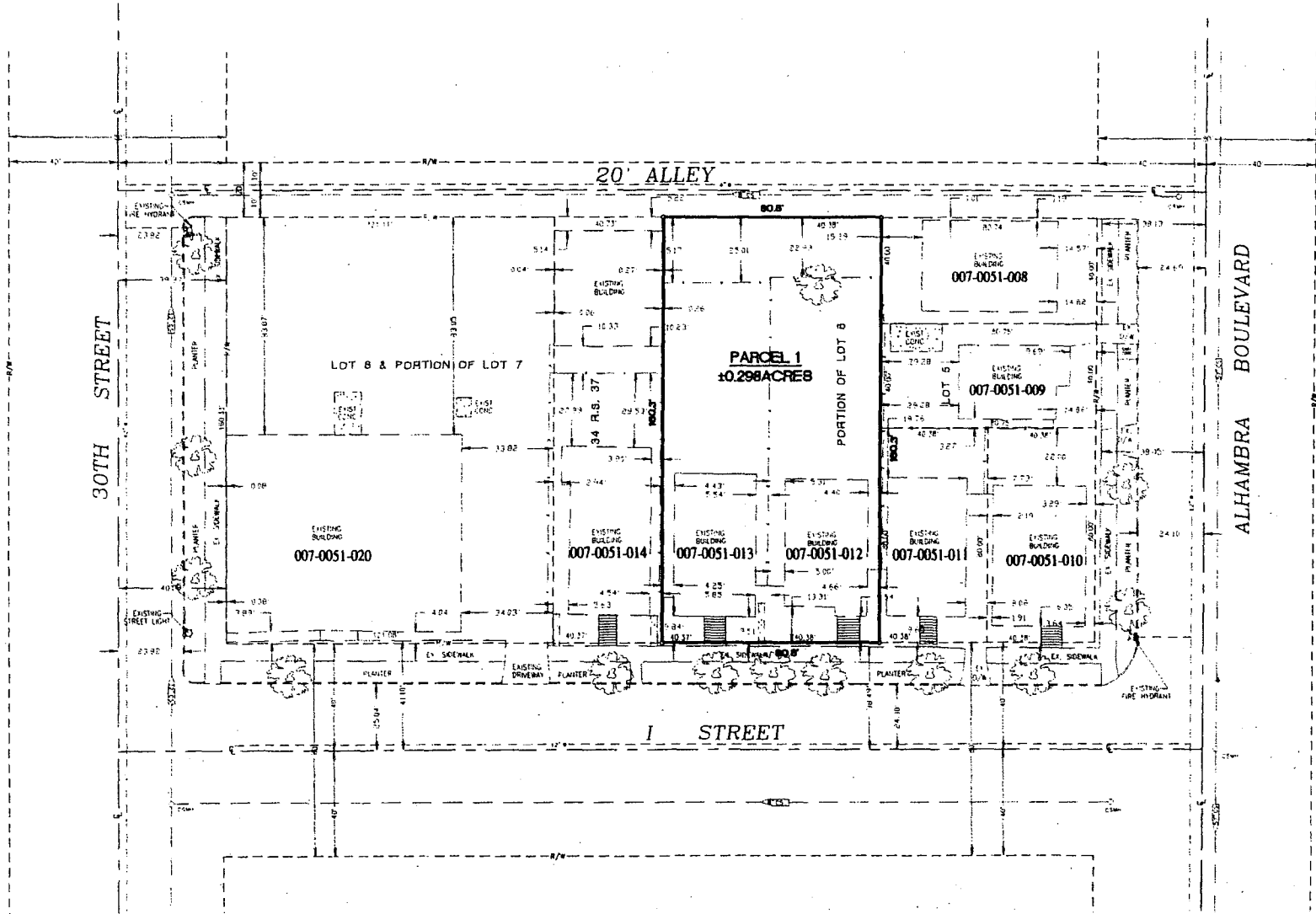


Exhibit 1C - Site Plan

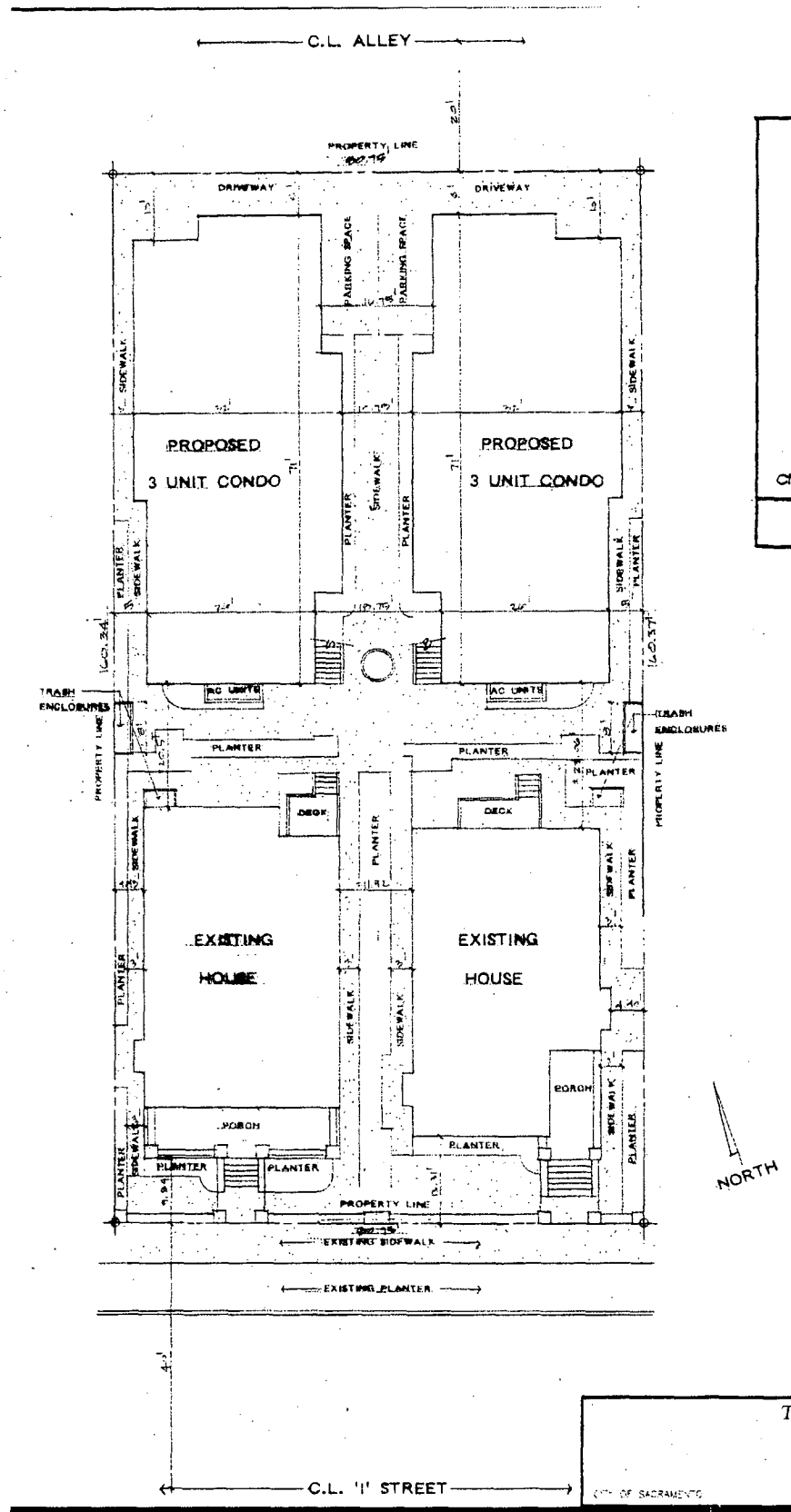


Exhibit 1D - Floor Plans - 3019 I Street

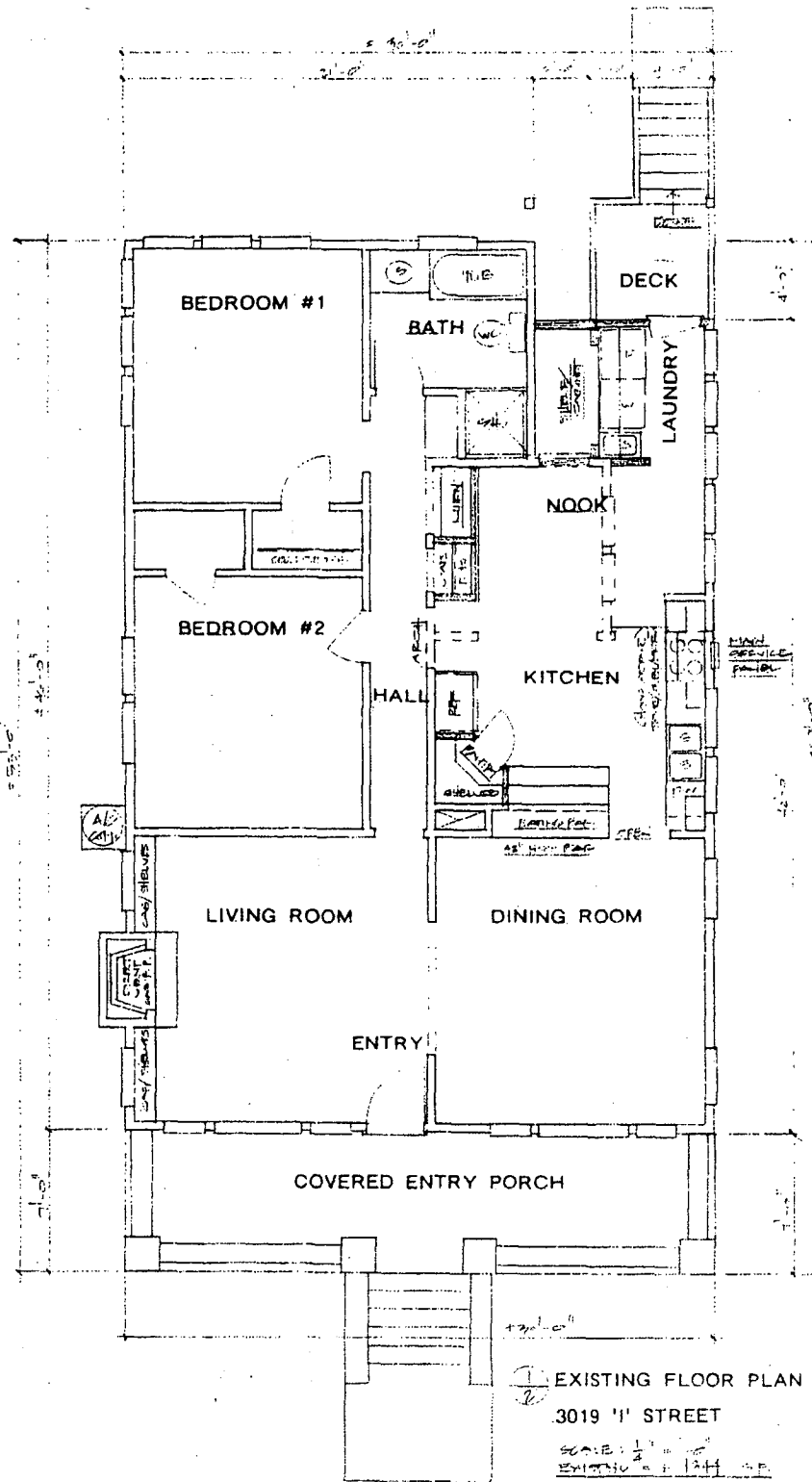
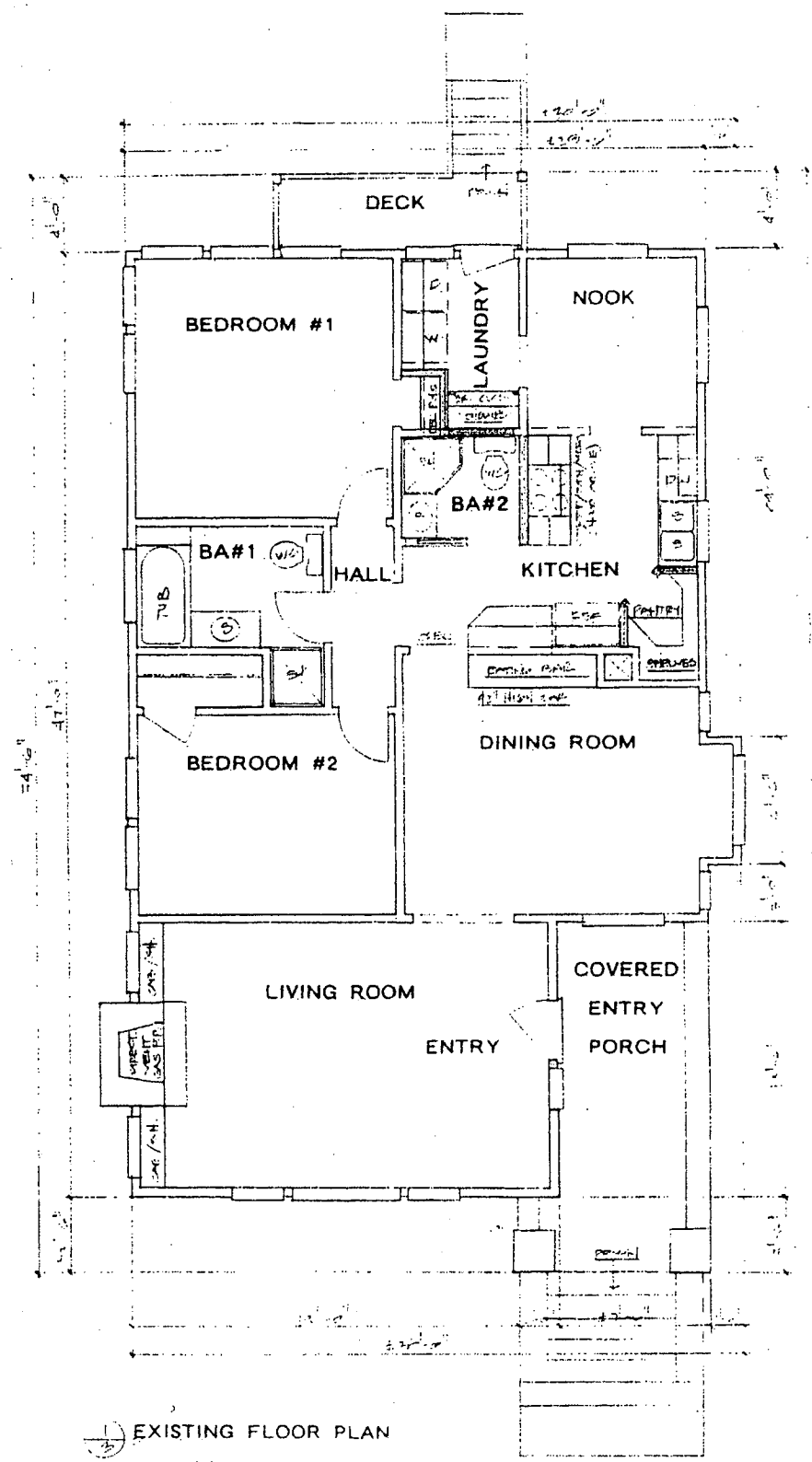
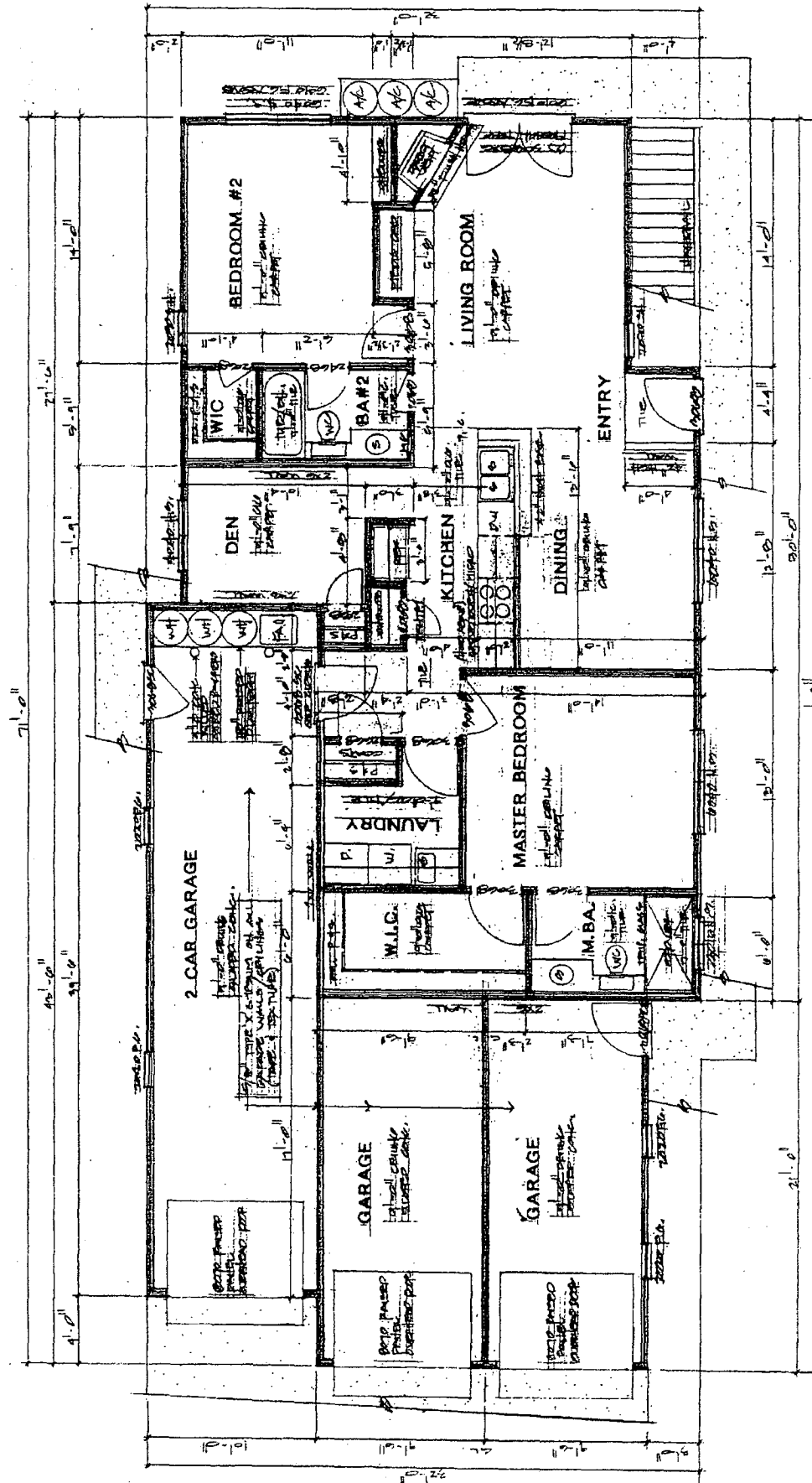


Exhibit 1E - Floor Plans - 3021 I Street



EXISTING FLOOR PLAN  
3021 'I' STREET  
SCALE: 1/8" = 1'-0"  
BY: [signature]

Exhibit 1F - Ground Floor Plan - Proposed Units

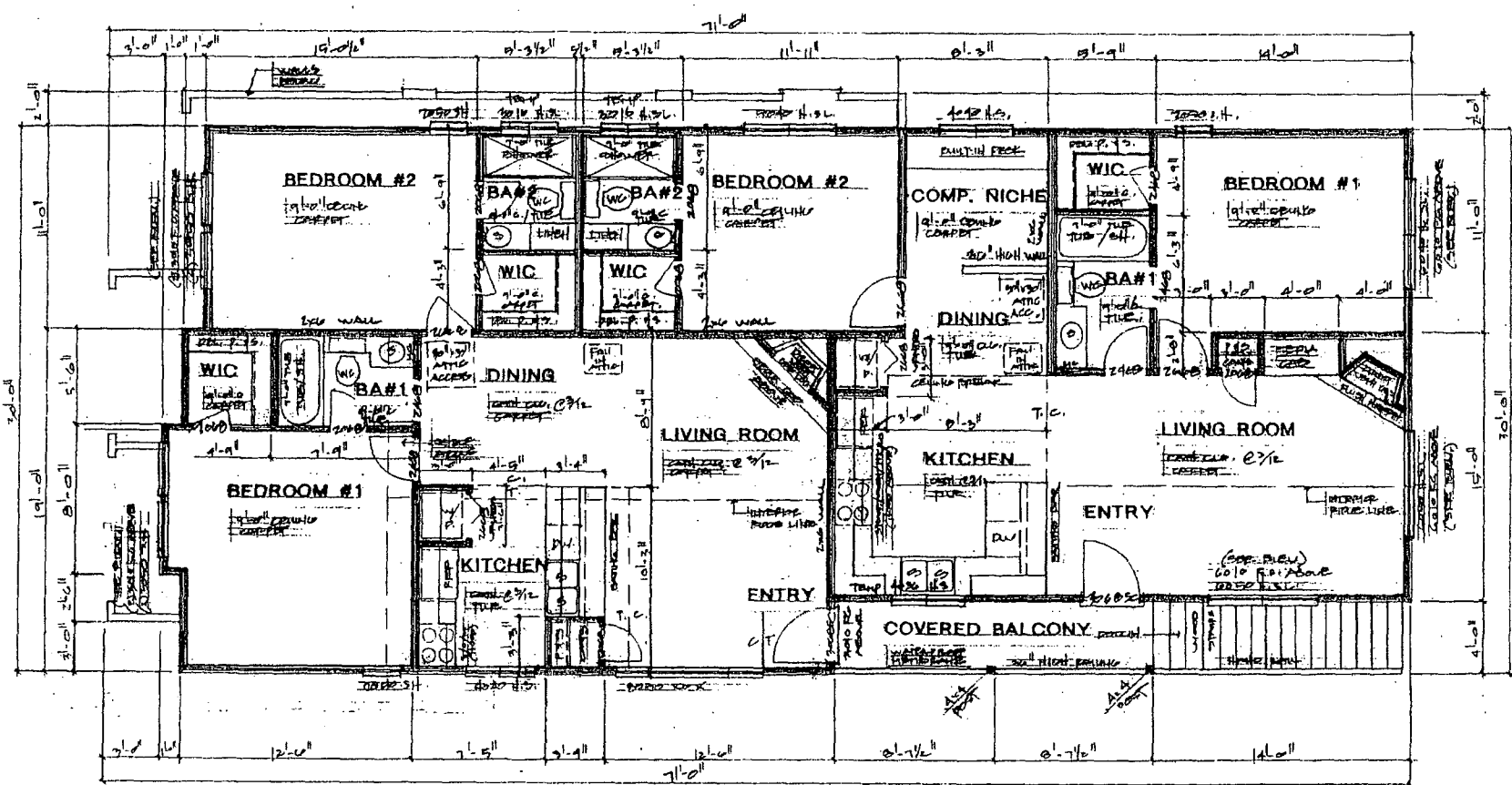


FLOOR PLAN - FIRST FLOOR

Scale: 1/8" = 1'-0"  
 Date: 3/9/06  
 Drawn by: [Signature]  
 Checked by: [Signature]

1/8" = 1'-0"

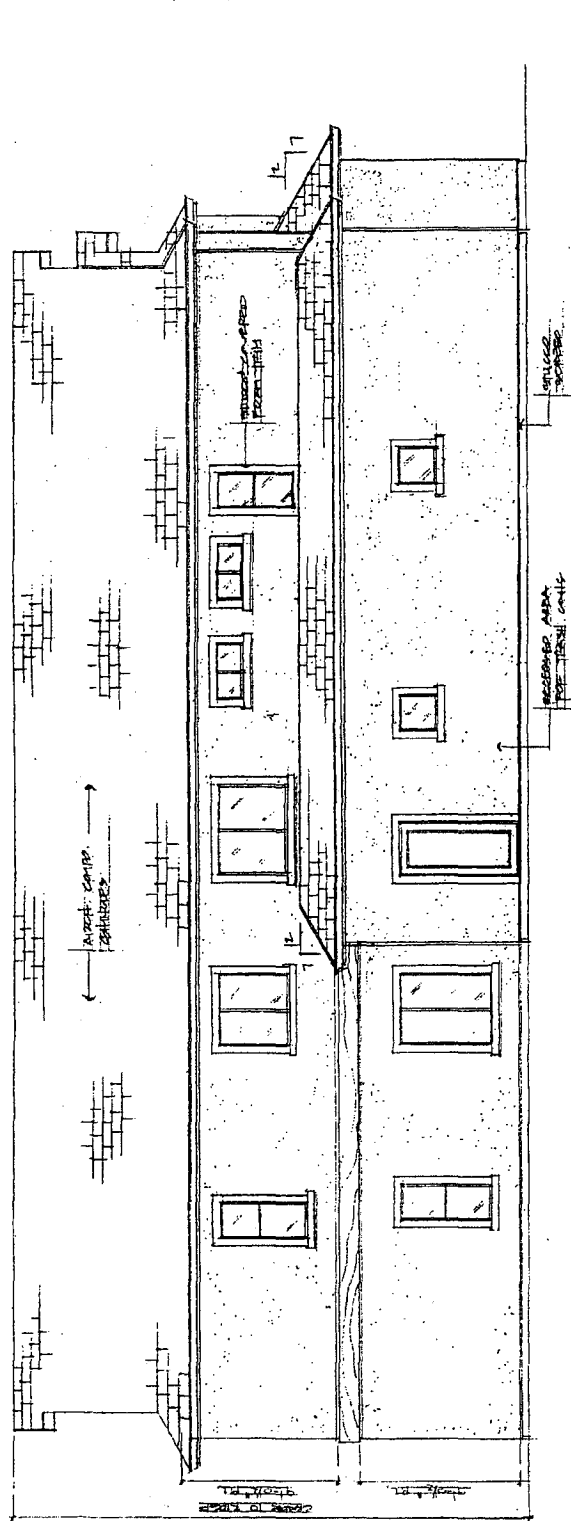
Exhibit 1G - 2<sup>nd</sup> Floor Plan - Proposed Units



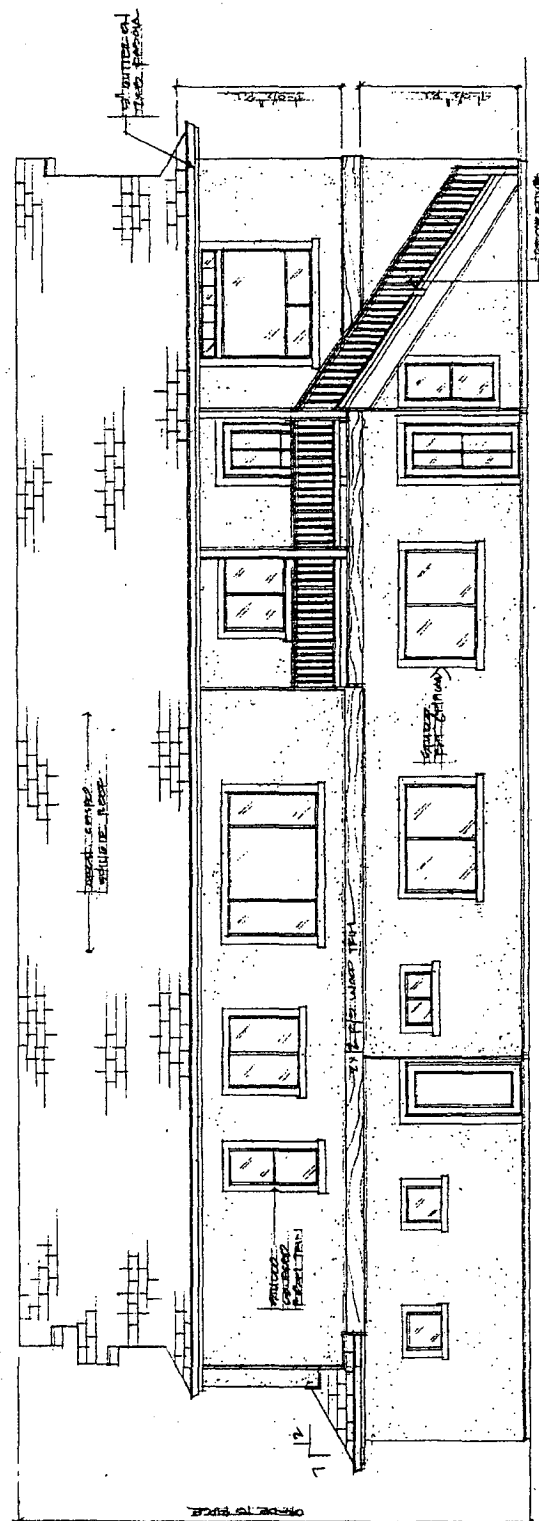
FLOOR PLAN - SECOND FLOOR

UNIT # 1 - 910 SF.  
UNIT # 2 - 910 SF.

Exhibit 1H - Elevations - Proposed Units



2 LEFT SIDE ELEVATION.

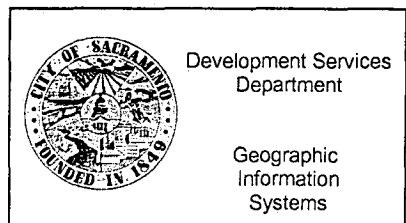
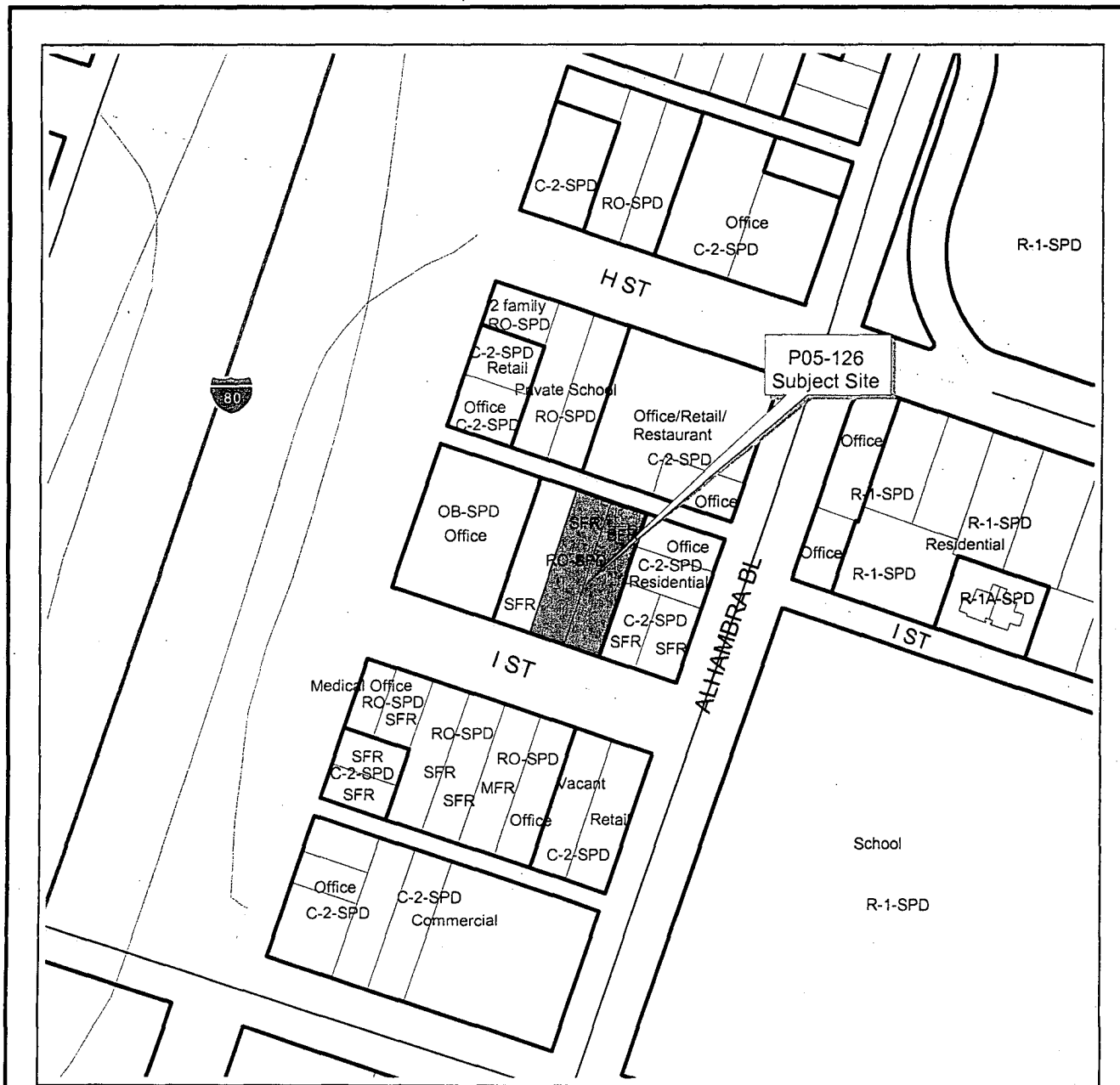


3 RIGHT SIDE ELEVATION.





Attachment 2 - Land Use & Zoning Map



August 3, 2005

Land Use & Zoning  
P05-126





DEVELOPMENT SERVICES  
DEPARTMENT

**CITY OF SACRAMENTO  
CALIFORNIA**

NEW CITY HALL  
915 I STREET, 3<sup>rd</sup> FL  
SACRAMENTO, CA  
95814

**MITIGATED NEGATIVE DECLARATION**

The City of Sacramento, California, a municipal corporation, does hereby prepare, make declare, and publish this Mitigated Negative Declaration for the following described project:

**I Street Condominiums (P05-126)**: The proposed project site is located on two existing parcels north of I Street, east of 30th Street, and west of Alhambra Avenue, in the Alhambra Corridor Special Planning District in the City of Sacramento (APNs: 007-0051-013 and -012). The proposed project includes the development 6 new condominiums within two new structures behind the two existing single-family residential units on the site, for a total of 8 for-sale condominium units. The 6 new units would range in size between 916 and 1,140 square feet, for a total of approximately 6,044 square feet. Combined with the two existing single-family units, which would be preserved, a total of 8,504 square feet of residential uses would be developed on site. Proposed exterior materials for the new buildings would be stucco and comp-shingle roofing, consistent with the existing buildings. A courtyard with landscaping and walkways would be located within the central portion of the site, providing a buffer between the existing and proposed buildings. Eight off-street parking spaces are proposed, with at-grade garage access for the 6 new units from the rear alley within the new buildings. Requested entitlements for project approval include a Tentative Subdivision Map to subdivide 0.29 acres into one condominium lot; and a Special Permit to develop eight (8) condominium units within the RO-SPD zone.

The City of Sacramento, Development Services Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, with mitigation measures as identified in the attached Initial Study, will have a significant effect on the environment. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California).

This Negative Declaration has been prepared pursuant to Title 14, Section 15070 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento. A copy of this document and all supporting documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, 915 I Street, 3rd Floor, Sacramento, California 95814.

Environmental Services Manager, City of Sacramento,  
California, a municipal corporation

By: Jennifer K.

Date: January 17, 2006