DIRECTOR REPORT

STAFF RECOMMENDATION
Staff recommends the Design Director approve, with conditions, Site Plan and Design Review for the project known as Democracy Alley Residences (DR23-285). Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. Site Plan and Design Review to construct four single-unit dwellings across four contiguous parcels with deviations for bulk control and lot coverage across approx. 0.29 acres in the Multi Unit Dwelling Zone (R-3A-SPD) within the Central City Special Planning District and Alhambra Corridor Design Review Area.

PROJECT INFORMATION

Location: 2816 D Street, Sacramento, CA 95816
Parcel Number: 003-0230-004-0000 / 1,614 square foot / 0.037-acres
          003-0230-005-0000 / 1,616 square foot / 0.037-acres
          003-0230-006-0000 / 1,614 square foot / 0.037-acres
          003-0230-007-0000 / 1,616 square foot / 0.037-acres
Council District: 4 (Representative is Katie Valenzuela)
Applicant/Property Owner: Yana Kruhliak & Ruslan Bachinsky
                         Riverside Builders, Inc.
                         PO Box 2346, North Highlands, CA 95660
Project Planner: Armando Lopez Jr., Associate AIA
Hearing Date: June 20, 2024

Land Use Information
General Plan: Neighborhood
Community Plan Area: Central City
Specific Plan: Central City
Zoning: Multi-Unit Dwelling Zone (R-3A-SPD)
Special Planning District: Alhambra Corridor
Planned Unit Development: N/A
Design Review Area: Central City Neighborhood / Citywide
Parking District: Traditional – No Minimum Requirement
Open Space District: N/A
Historic Landmark: No
Historic District: N/A

Surrounding Land Use and Zoning
North: R-1B-SPD Residential
South: R-3A-SPD / C-2-SPD Residential / Commercial
East: C-2-SPD Commercial / Office
West: R-3A-SPD Residential

Site Characteristics
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Existing Land Use: Residential

Other Information
Concurrent Files: N/A
Previous Files: P05-155 Subdivision

ATTACHMENTS
Exhibit A: Project Plans

PROPOSED PROJECT AND ANALYSIS

Background

The subject interior parcels are in the Alhambra Corridor Special Planning District within Central City, southwest of D Street and 29th Street, and is currently one common lot serving seven vacant residential parcels. The development will reduce the number of parcels to seven total with four sites fronting Democracy Alley and three fronting D Street. The existing structure on site is not within the scope of work. The sites are surrounded by residential, commercial, and office uses. No private protected or City trees will be removed during the construction process.

Project Analysis

The applicant is proposing to construct four 1,859 square foot single-unit dwellings on four separate contiguous lots fronting Democracy Alley.
This request includes exceeding the bulk control guidelines on the side elevations and lot coverage on all parcels. The applicant is requesting deviations through a public hearing to allow the development to not meet standards established in the Citywide Single-Unit Dwelling and Duplex Dwelling Design Guidelines under Design Guidelines for Bulk Control for Infill Construction and Additions Section 2-11, and Title 17 for exceeding the lot coverage within the R-3A zone by a range of 0.21% and 0.28%.

**Site Plan and Design Review**

Site Plan and Design Review is required for the project to ensure compliance with applicable development standards and design guidelines. Site Plan and Design Review does not take into consideration the use for which the property will be used (SCC §17.808.110.B). The project is in the Multi-Unit Dwelling Zone (R-3A-SPD), Central City Neighborhood, and Citywide Design Review Area. The proposed project complies with most of the applicable development standards of the R-3A zone, as shown in Table 1 below.

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<thead>
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<th>Table 1: Applicable Development Standards R-1 Zone</th>
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<td><strong>Standard</strong></td>
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<td>Rear-Yard Setback</td>
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<td>Lot Coverage</td>
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**Architectural Analysis**

This project should comply with standards listed within the Central City Neighborhood and Citywide Residential Design Guidelines. These guidelines seek to provide design principles for residential structures which will improve the character of neighborhoods by making them more attractive and inviting places to live while maintaining visual interest and a sense of place. Overall, the Design Guidelines are intended to encourage contextual design solutions while allowing for variety and innovation.

The development incorporates a contemporary architectural style into each home utilizing a warm color palette throughout the various materials. It accents the smooth coat cement plaster finish with fiber cement horizontal wood grain lap siding and grey tone brick along Democracy Alley to create a sleek, modern entry. To help reduce the massing, the project uses vertical control joints along the side elevations and staggered the buildings to avoid a continuous building façade. As designed, the project meets all
applicable architectural design standards and applicable design guidelines for a single-family residence and is commensurate with the existing design aesthetic within the neighborhood.

**Bulk Control Deviation**

The purpose of bulk control respect earlier, established homes by minimizing the appearance of bulk and mass through site layout and architectural design and maintain privacy of adjacent homes relative to views between structures and into rear yards. The project is proposing to exceed the allowable extension outside the bulk control envelope on the side elevations of all homes (60’-0” in length and 35 square feet). The allowable extensions should not exceed a maximum of 40 square feet of front profile on each side of the structure that is outside of the base building envelope and not be longer than 15 feet aggregate. The length exceeds the allowable extension by 25 feet. Staff supports the deviation since:

- Development proposes various siding materials along the alley façade to minimize the massing;
- The proposed encroachment does not visually impede on the adjacent neighbors and surrounding community as the dwelling units are alley facing; and
- Pursuant to Central City Neighborhood Design Guideline, the architectural style of alley development shall be compatible with the better of the surrounding existing structures located along the alley. The architectural style is commensurate with the adjacent California Hotel & Lodging Association Building to the east (414 29th Street) and the D Street Apartments to the west (2812 D Street).

**Lot Coverage Deviation**

The purpose of the lot coverage is to ensure building occupants have access to private outdoor space with views of the sky, and to ensure a project’s development footprint does not overwhelm and is in substantial conformance with adjacent properties. In this case, the proposed new homes technically exceed the 60% maximum lot coverage percentage by a range of 0.21% and 0.28%. Each residence will provide approximately between 350 and 250 square feet of useable open space for each dwelling unit. Staff supports the deviation since:

- The square footage over the lot coverage maximum is approximately 4.5 square feet which is minimal; and
- The parcels are located 0.2 miles away from Leland Standford Park which is approximately a 4-minute walk.
Staff Recommendation

The planning staff supports the project and recommends approval of the four single-unit dwellings with bulk control and lot coverage deviations as the design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood. The new residential structures built on the alley will enhance the general livability, visual quality and safety of the alley by providing eyes on the alley via fenestrations, entries, and lighting. Furthermore, it will provide a greater variety of housing types within the Alhambra Corridor and Central City area.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

All property owners and residents within 500 feet of the subject site, as well as the neighborhood associations, were mailed a public hearing notification. The site was posted with project information after submittal of the application and prior to the public hearing. No comments were received as of the drafting of this report.

FLOOD HAZARD ZONE

“State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.”

DRAFT CONDITIONS OF APPROVAL

Design Review / Planning

1. The proposed construction of the single-unit dwellings is approved per attached plans and conditions of approval.

2. Any modifications to the approved project shall be subject to the review and approval of Planning staff (and may require additional entitlements).
3. Height and setbacks requirements shall conform to approved plans unless otherwise conditioned.

4. Provide the following building materials on the single-unit dwellings as indicated per approved plans:
   a. Single-ply roofing membrane
   b. Smooth coat cement plaster siding with control joints
   c. Fiber cement horizontal wood grain lap siding
   d. Cultured brick veneer
   e. Black composite or vinyl windows
   f. Solid core wood or metal front door with integrated glass
   g. Metal frame garage door with integrated glass and trim
   h. Decorative wood privacy slates at entries between dwellings
   i. Decorative lighting

5. Provide a minimum of one tree in the front yard (private yard facing D Street) when the yard permits full canopy growth.

6. Any new HVAC units shall be attic or ground mounted and shall be screened from street view. No roof mounted HVAC units are allowed.

7. All fencing proposed shall conform to SCC 17.620.110(B)1, where a wall or fence not exceeding 6 feet in height may be placed along the rear or interior side property lines or within the rear or interior side yard setback area.

8. The applicant shall obtain all necessary building and encroachment permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.

9. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit.

10. This approval shall expire in three (3) years from the approval date.

Environmental Planning Services

11. In the event that archaeological resources or human remains are encountered during construction, work within 100 feet of the discovery shall cease until a notice to proceed is issued by the City. The applicant shall notify the City of Sacramento Manager of Environmental Planning Services (phone 311 or (916) 799-1531; email tbuford@cityofsacramento.org) and shall comply with City direction, and federal and State regulations and guidelines regarding the treatment of cultural resources and human remains. The Coroner shall be notified in the event human remains are discovered; the applicant shall be
responsible for the employment of a qualified archaeologist to advise regarding treatment of any artifacts.

12. The project applicant shall conduct any tree removal activities required for project construction outside of the migratory bird and raptor breeding season (February 1 through August 31) where feasible. All trees slated for removal during the nesting season shall be surveyed by a qualified biologist no more than 48-hours before removal to ensure that no nesting birds are occupying the tree. (See federal Migratory Bird Treaty Act, California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3800)

13. For any construction activities that will occur between February 1 and August 31, the applicant shall employ a qualified biologist to conduct preconstruction surveys in suitable nesting habitat on or near the construction area for nesting raptors and migratory birds. If the biologist determines that construction may occur without impacting the breeding effort, the nest(s) shall be monitored by the biologist during construction. If the biologist concludes that the project would impact the nest, construction activities will cease until the nest is no longer active. Completion of the nesting cycle shall be determined by the biologist.

14. Sacramento Metropolitan Air Quality Management District Basic Construction Emission Control Practices apply and compliance is required. See www.airquality.org. Other air district rules may apply and the air district should be consulted.

Department of Utilities

15. The Per City Code Section, 13.04.070, multiple water services to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. Note: Provide separate water service taps and City meters to each parcel. Tapping to the 30-inch water transmission main in D Street is not allowed.

16. Proposed Parcel 1, 2, and 3 are not contiguous to an existing public water main. Therefore, the owner/developer shall obtain private easements from Parcel 4, 5, 6, and/or 7 to allow for separate water services and City meters from the existing 6" City water main in Democracy Alley.

17. Provide separate sanitary sewer service taps and cleanouts to each parcel to the satisfaction of the DOU.

18. Proposed Parcel 1, 2, and 3 are not contiguous to an existing public combined sewer main. Therefore, the owner/developer shall obtain private easements from Parcel 4, 5, 6, and/or 7 to allow for separate sewer services and cleanouts from the existing 8" City combined sewer main in Democracy Alley.

19. Onsite sewer and drainage facilities shall be private and separate systems.
20. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.

21. There is an existing City combined sanitary sewer main in the Alley that is over 80 years old and is in need of an assessment. Prior to design, the applicant shall provide a CCTV report the City of Sacramento Utilities Department Sewer CIP Section to determine if the main requires repair or replacement. In which case, the applicant prior to any alley resurfacing, shall coordinate the work and any required agreements with DOU Sewer CIP. Note: The owner/developer must provide a CCTV report that complies with the City of Sacramento Specifications and Standards, Section 26-12 Procedures for Closed-Circuit Television (CCTV) Inspections of Piping Systems.

22. Utility records indicate the existing water and sewer services for the existing structure at 2816 D Street (APN: 003-0230-003-0000) may run through the following parcels: APN: 003-0230-004-0000, 003-0230-005-0000, 003-0230-006-0000, and/or 003-0230-007-0000. City maintenance responsibilities of the services are to the point of service within the alley right of way. The property owner is responsible for the maintenance and repair of the services on their property. The applicant shall locate, verify, and provide a drawing to the DOU showing all utility services to the existing structure on APN: 003-0230-003-0000. Any utility services that cross property lines to serve the existing structure shall be relocated to the satisfaction of the DOU.

23. The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU’s Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any onsite drainage related requirements. Failure to submit the drainage study may delay review and approval. Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.

24. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
25. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

26. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

Fire Department

27. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

Parks Department

28. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. **(Contact Infrastructure Finance, Brent Mueller, (916) 808-5715, bmueller@cityofsacramento.org).**

Pacific Gas and Electric Company

29. Recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

   a. I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

30. The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please
note that this is our preliminary review and PG&E reserves the right for future review as needed.

Public Works

31. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along D Street per City standards to the satisfaction of the Department of Public Works.

32. The applicant shall repair, or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property’s northern property line to the property’s southern property line) per City standards to the satisfaction of the Department of Public Works.

33. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

34. The applicant shall record the lot line adjustment which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

35. The design of walls fences and signage 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 at maturity. The area of exclusion shall be determined by the Department of Public Works.

Public Works - Lighting

36. Streetlighting is not required for this project. The frontage of this development project is within the boundaries of an established City street lighting system along D Street.

Sacramento Area Sewer District

37. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916)
876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Sacramento Police Department

During Construction:

38. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

39. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

40. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Sacramento Municipal Utility Department

41. SMUD has existing overhead 21kV facilities and low voltage/secondary along the south side of the property (south side of Democracy Alley) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

42. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

43. Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.

44. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

45. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
46. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

47. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.

Urban Forestry

48. **General Tree Protection** – The following Tree Preservation Measures shall appear on all future plans in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan, and the offsite plans if the trees will be impacted by work proposed on each sheet. This does not replace any request for a Project Arborist’s tree protection plan.

*Required Tree Preservation Measures for City and Private Protected Trees*

- This project shall contract with a Project Arborist experienced with tree protection and construction that is required to:
  - Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
  - Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
  - Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure corrective action was properly implemented.
  - The Project Arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

- All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
  - Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
• Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.

• Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

• Any Regulated Work within the dripline or Tree Protection Zone of a regulated tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

• All excavation, grading, or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation, or hand digging and shall be directly supervised by a Certified Arborist.

• There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.

• There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

• There shall be no soil compaction within the dripline of protected trees.

• There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.

• The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning, or boring.

• The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids, and any other activities that may have negative impacts on the trees and soil.

• All trees shall be watered regularly according to the recommendation of the Project Arborist.
The applicant shall be financially responsible for any damage to City trees associated with the project. Accidental or negligent actions that damage City trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

Advisory Notes

The following advisory notes are informational in nature:

ADV1. **Alternate Water Systems Requirement.** Pursuant to Chapter 15.24.030, 15.24.040 and 15.24.050 of Sacramento City Code, beginning on July 1, 2023, new buildings that are 10,000 square feet or greater must include a gray water system to provide subsurface irrigation and buildings that are 50,000 square feet or greater must include installation of a separate, additional piping system for an on-site treated non-potable gray water system for water closets and urinals. Limited exceptions apply. Please see City webpage for more details.

Complete building permit applications (including payment of all required fees) filed with and accepted by the City’s Building Division prior to July 1, 2023, will not be subject to Alternate Water Systems requirements. Applicants are advised to plan for alternate water systems beginning with initial early design. For more information, please visit the City’s website: https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/General-Plan/About-The-Project/Climate_Change/Onsite-Water-Reuse-Study

ADV2. Please consider our policy on the Classifications of Multiple Dwelling Units Constructed with Common Building Elements if the intent is to follow the California Residential Code rather than the California Building Code.

ADV3. The DOU Field Services will assist in field verifying the location of the City Utilities. The applicant shall call the following number for assistance: Customer Service at 311 in the City or (916) 264-5011 outside the City.

ADV4. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV5. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks or at the inside edge of the right-of-way for public alleys. Water meter boxes located in
driveways shall be traffic rated per the requirements of the City Standard Specifications.

ADV6. Sewer cleanouts are to be installed in the landscape strip two feet towards the property from the back of curb, two feet towards the property from the back of sidewalk, within the alley two-feet from the alley edge, or two-feet outside the easement.

ADV7. On October 24, 2023 and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

ADV8. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $13,547. The Park Development Impact Fee due for this project is based on the Central City Incentive Zone Rate of $2.18 per square foot for residential projects, with a minimum rate of $1,624 for units under 750 square feet and a maximum of $4,333 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

ADV9. Work with PG&E’s Service Planning department at www.pge.com/ccp for additional services you may require, or for any modification and/or relocation requests.

ADV10. Sac Metro Air District recommends that project vegetation incorporate species selected from our Landscaping Guidance to the full extent feasible.

ADV11. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction.
DRAFT FINDINGS OF FACT

Environmental

Environmental Determination: The project is also determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section Number 15332, In-Fill Development.

Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed project are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Neighborhood. Pursuant to LUP-6.3, The City shall promote the development of a greater variety of housing types and sizes in all existing and new growth communities to meet the needs of future demographics and changing household sizes, which this project upholds by providing alley-facing dwelling units.

2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards for the R-3A zone, with exception of the bulk control and lot coverage requirements. Furthermore, the project meets the Citywide and Central City design principles in relation to single-family residences.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the subject site and comply with all applicable design guidelines and development standards.

4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent residential dwellings along Democracy Alley.

5. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged.

6. The design, layout, and physical characteristics of the proposed project are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance and will not be a detriment to the neighborhood.
200-Year Flood Protection

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer’s Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

Respectfully Submitted:
Armando Lopez Jr
Design Review Staff, Assoc. AIA

Recommendation Approved:
Matthew Sites
Senior Architect, AIA

The decision of the Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Design Director’s hearing. If an appeal is not filed, the action of the Design Director is final.
MATERIAL & COLOR BOARD

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LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

LOT 4
LOT 5
LOT 6
LOT 7

ELEVATIONS
LOTS 4-7

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A2 SITE ELEVATIONS
A3 FLOORPLANS LOTS 4-7
A4 ELEVATIONS LOTS 4-7
A5 CITY PLANS LOTS 4-7
A6 BODY PLANS LOTS 4-7
A7 GENERAL VIEW
A8 SITE PHOTOGRAPHY
A9 CONSTRUCTION DOCUMENTS
### Material & Color Board

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### Elevations

- **Lot 4**
  - Front View
  - Rear View

- **Lot 7**
  - Front View
  - Rear View

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- A3: Floor Plan LOTS 4 - 7
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