Thursday June 27, 2024
1:00 p.m.

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Attendance Assistance
If you have general questions or require special assistant to participate in the meeting, call (916) 264-5011 or email commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.
1. **700 J Street Hotel Conversion (PB24-002) (Noticed 6/10/2024) [Continued from 6/20/2024]**
   
   **Location:** 700 J St; APN: 006-0094-003-0000; (District 4, Represented by Councilmember Valenzuela)
   
   **Entitlements:** Item A. Environmental Exemption (Per CEQA 15301-Existing Facilities); Item B. Site Plan and Design Review to convert an existing office building on a 0.31-acre parcel within the Central Business (C-3-SPD) Zone and the Central Core Design Review area into a 107-key hotel and restaurant with a proposed deviation from off-street loading requirements. The building is a landmark and contributing resource to the Merchant Street Historic district.

   **Contact:** Henry Feuss, Preservation Planner, 916-808-5880, HFeu$$@cityofsacramento.org

   *Item continued to July 18, 2024.*

2. **1601 Wentworth Avenue Tentative Parcel Map and New House (Z23-003) (Noticed 6/10/2024) [Continued from 6/20/2024]**

   **Location:** 1601 Wentworth Ave; APN: 017-0142-010-0000; (District 7, Represented by Councilmember Jennings)

   **Entitlements:** Item A. Environmental Exemption (Per CEQA 15315-Minor Land Divisions, 15301-Existing Facilities, and 15303-New Construction or Conversion of Small Structures); Item B. Tentative Parcel Map to subdivide a 0.30-acre lot into two lots within the Single-Unit Residential (R-1-EA-4) Zone; and Item C. Site Plan and Design Review for the Tentative Parcel Map with a deviation to lot width development standard and for the construction of a new dwelling unit. The existing house is proposed to be demolished (IR22-016).

   **Contact:** Daniel Abbes, Associate Planner, 916-808-5873, DAbbes@cityofsacramento.org

3. **2900 29th Avenue Childcare Center (Z24-010) (Noticed 6/10/2024) [Continued from 6/20/2024]**

   **Location:** 2900 29th Ave; APN: 019-0221-035-0000; (District 5, Represented by Councilmember Maple)

   **Entitlements:** Item A. Environmental Exemption (Per CEQA 15301-Existing Facilities); Item B. Conditional Use Permit to convert an existing church into a childcare center on a 0.9-acre site within the Single-Unit Dwelling (R-1-EA-4) Zone. There are no proposed physical changes to the site or building.

   **Contact:** Daniel Abbes, Associate Planner, 916-808-5873, DAbbes@cityofsacramento.org

   *Item withdrawn to be renoticed.*
4. **6240 Freeport Boulevard (Z23-047) (Noticed 6/14/2024)**
   
   **Location:** 6240 Folsom Boulevard; APN: 035-0084-040-0000; (District 5, Represented by Councilmember Maple)
   
   **Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Conditional Use Permit (CUP) to sell tobacco products within a ±3,799-square foot gas station convenience store within the General Commercial (C-2-EA-4) Zone.
   
   **Contact:** Angel Anguiano, Associate Planner, 916-808-5519, AAnguiano@cityofsacramento.org

5. **Heartlands Wellness Center (Z24-012) (Noticed 6/14/2024)**
   
   **Location:** 811 Grand Avenue; APN: 251-0051-024-0000; (District 2, Represented by Councilmember Thao)
   
   **Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit (CUP) Major Modification to expand an existing medical care clinic, on an approximately 2.46-acre parcel in the General commercial (C-2) Zone and Single-Unit Dwelling (R-1) Zone; and **Item C.** Site Plan and Design Review for the construction of a 2,678-square foot addition and related site improvements.
   
   **Contact:** Deja Harris, Associate Planner, 916-808-5553, DNHarris@cityofsacramento.org
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Community Development Department - Planning Division
planning@cityofsacramento.org
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DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator and Design Director approve with conditions the Tentative Parcel Map and Site Plan and Design Review entitlements to subdivide one lot into two lots with a deviation to lot width development standards, and to construct a new single-unit dwelling for the project known as **Z23-003**. Draft Findings of Fact and Conditions of Approval are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide one 0.30-acre lot into two lots within the Single-Unit Residential (R-1-EA-4) zone.

2. **Site Plan and Design Review** for the Tentative Parcel Map with a deviation to lot width development standards, and for the construction of a new dwelling unit. The existing house is proposed to be demolished (IR23-016).

PROJECT INFORMATION

**Location:** 1601 Wentworth Avenue

**Parcel Number(s):** 017-0142-010-0000

**Council District:** 7 (Councilmember Rick Jennings)

**Applicant:** JTS Engineering Consultants c/o Javed T. Siddiqui, P.E.
1808 J Street
Sacramento, CA 95811

**Property Owner:** Lynda Munoz
1516 Sherwood Avenue
Sacramento, CA 95822

**Project Planner:** Danny Abbes, Associate Planner, (916) 808-5873

**Hearing Date:** June 27, 2024

**Land Use Information**

- **General Plan Designation:** Suburban Neighborhood Low Density (SNLD)
- **Community Plan Area:** Land Park
- **Specific Plan:** N/A
- **Zoning:** Single-Unit Dwelling (R-1-EA-4)
- **Special Planning District:** N/A
- **Planned Unit Development:** N/A
- **Design Review Area:** Citywide
- **Parking District:** Suburban
- **Historic District:** N/A
- **Existing Land Use of Site:** Residential
Surrounding Zoning and Land Uses

North: R-1 Residential
South: R-1 Residential
East: R-1 Residential
West: R-1 Residential

Site Characteristics

Existing Property Area: 1 lot: 12,870 square feet / 0.30 acres
Proposed Property Areas: 2 lots: 6,435 sq. ft. / 0.15 acres each
Topography: Flat
Street Improvements: Existing
Utilities: Existing

ATTACHMENTS

Attachment 1: Project Plans (Tentative Parcel Map, Site Plan, Floor Plan, Elevations)
Attachment 2: Arborist Report
Attachment 2: Demolition Request Preservation Review

PROPOSED PROJECT AND ANALYSIS

Background

The subject site is an interior residential lot located on Wentworth Avenue between Mead Avenue and Monterey Way. The lot contains one existing dwelling unit which is proposed for demolition (IR23-016). One of the proposed new lots would contain a new single-story, ±1,770 square foot dwelling unit.

Project Details

The proposed split of the subject site into two residential lots and construction of a new dwelling unit requires entitlements for a Tentative Parcel Map (TPM) to analyze lot size, lot width and lot depth, and Site Plan and Design Review (SPDR) to analyze compatibility with development standards and design guidelines. This request requires a public hearing and decisions by the Zoning Administrator and Design Director.

Tentative Parcel Map (TPM)

The applicant is proposing to subdivide the existing 0.30-acre residential lot into two residential lots and is requesting deviations to minimum lot width development standards. Table 1 below shows the proposed dimensions of the lots with deviations identified, where applicable. Staff supports the lot width deviation requests since 1) the deviations are minor (2 feet, 4 percent), 2) the proposed parcels can accommodate residential development, and 3) it would result in an additional individual home ownership opportunity within a neighborhood that is walkable to William Land Park, Sacramento City College, commercial stores (including grocery), and multiple schools [Sutterville Elementary, Leonardo Da Vinci (K-8), Hollywood Park Elementary, and Saint Robert (K-8)].

<table>
<thead>
<tr>
<th>Lot</th>
<th>Proposed Lot Size</th>
<th>Deviation</th>
<th>Proposed Lot Width</th>
<th>Deviation</th>
<th>Proposed Lot Depth</th>
<th>Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6,435 sq. ft.</td>
<td>N</td>
<td>± 50 feet</td>
<td>Y</td>
<td>± 128 feet</td>
<td>N</td>
</tr>
<tr>
<td>2</td>
<td>6,435 sq. ft.</td>
<td>N</td>
<td>± 50 feet</td>
<td>Y</td>
<td>± 128 feet</td>
<td>N</td>
</tr>
</tbody>
</table>
**Subdivision Review Committee**

The proposed map was heard at the Subdivision Review Committee on August 16, 2023. During the meeting, the proposed conditions of approval for the Tentative Parcel Map were accepted by the applicant and forwarded by the Committee. The resulting conditions are listed under Conditions of Approval.

**Site Plan and Design Review (SPDR)**

**New house**

The proposed ±1,770 square foot single-unit dwelling on proposed Parcel 2 meets applicable development standards including setbacks, height, and lot coverage. Table 2 below shows the R-1 zone development standards and Parcel 2 project compliance.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
<th>Proposed</th>
<th>Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Setback (N)</td>
<td>15'</td>
<td>39'</td>
<td>No</td>
</tr>
<tr>
<td>Front Setback (S)</td>
<td>18 - 36'</td>
<td>25'</td>
<td>No</td>
</tr>
<tr>
<td>Internal Side-Yard Setback (E)</td>
<td>3'</td>
<td>5'</td>
<td>No</td>
</tr>
<tr>
<td>Internal Side-Yard Setback (W)</td>
<td>3'</td>
<td>5'</td>
<td>No</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>≤ 50%</td>
<td>37%</td>
<td>No</td>
</tr>
<tr>
<td>Building Height</td>
<td>35'</td>
<td>12'</td>
<td>No</td>
</tr>
</tbody>
</table>

The proposed home has three bedrooms, two bathrooms, and a two-car garage. It is designed with exterior materials, including painted stucco and stone veneer at the front bedroom pop-out and porch column, and scalloped siding decorating the gable ends. As designed, the dwelling is consistent with the principles of the Single Unit and Duplex Dwelling Design Guidelines and compatible with the surrounding neighborhood.

**On-site Trees**

There are three existing private protected trees at the site (#7, #34, #40 within attached Arborist Report). No regulated trees are proposed for removal with this project. The proposed new house on proposed Parcel 2 does not encroach into the dripline of any on-site protected tree. Future development of Parcel 1 will need to take into account a 28-inch camphor tree located near the middle of that parcel.

**Demolition of Existing House**

The Preservation Director has made a preliminary determination that the structure is NOT ELIGIBLE as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (Preliminary Determination expires in 3 years).

**PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was routed to the Land Park Community Association, the South Land Park Neighborhood Association, Preservation Sacramento, Civic Thread, and Sacramento Area Bicycle Advocates.

All property owners and residents within 500 feet of the subject site were mailed a public hearing notification. The site was also posted at least 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions. At the time of the writing of this report, staff has not received any comments.
ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15301 - Existing Facilities, 15303 - New Construction or Conversion of Small Structures and Sections 15315 - Minor Land Divisions.

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.

Conditions of Approval – Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z23-003). 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 Parcel 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 Department of Public Works.

GENERAL: All Projects

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

2. Show all continuing and proposed/required easements on the Final Map.

Public Works

3. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map 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 per City standards to the satisfaction of the Department of Public Works.

4. 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 Department of Public Works.

Solid Waste

5. Project shall meet the requirements outlined in City Code Chapter 13.10. Sacramento City Code can be found online at: Chapter 13.10: http://www.qcode.us/codes/sacramento/view.php?topic=13-13_10

6. Solid waste trucks shall be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely per City standards to the satisfaction of the Solid Waste Division.

SMUD

7. SMUD has existing overhead 21kV and low voltage/secondary facilities along the north side of both parcels 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.

8. 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.

9. 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.

10. 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.

11. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City’s IOD.

12. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

13. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical
utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

**Department of Utilities (DOU)**

14. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.

15. Records show one domestic water and sewer service for the property. The applicant shall provide separate domestic water and sewer service for Parcel 2.

16. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 10,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.11 cfs/acre. 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 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.)

17. 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.

18. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

19. 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.

20. 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.

**Parks**

21. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
22. 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, Jessica Steinhauer, (916) 808-8243).

Urban Forestry

23. The following Tree Preservation Measures shall be included in 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 Private Protected Trees

1. This project shall contract with a Project Arborist experienced with tree protection and construction that is required to:
   a. Attend preconstruction meetings to approve of and inform contractors of all tree protection measures.
   b. 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.
   c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
   d. The Project Arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

2. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
   a. 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.

3. 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.

4. 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@cityof sacramento.org and refer to the planning project number or off-site project number.

5. 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.

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

7. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
8. There shall be no soil compaction within the dripline of protected trees.
9. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
10. 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.
11. 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.
12. All trees shall be watered regularly according to the recommendation of the Project Arborist.

Advisory Notes:

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

24. 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.

25. House plans shall comply with City Code Chapter 17.508 Driveways which includes:
   17.508.040.J All driveways shall be at least 5-ft away from the property line.
   17.508.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.

26. Future development plans must show where cans will be stored on the property and placed for collection:
   a. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.
   b. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required. All lots must place their cans along Wentworth Avenue for service.

27. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City’s web site at http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition. Please contact the Solid Waste C&D team if you have any questions:
   Phone: (916) 808-0965
28. 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.

29. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

30. 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.

31. 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.).

32. 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. Applicant shall coordinate individual service panel location placement with SMUD Design Department.

33. There are existing private protected trees at the Tentative Map site. No regulated trees are proposed for removal with this project.

34. Subdivision of this parcel may result in a change to how a private protected tree is defined. Native trees are protected at 12 inches in diameter on any parcel. Non-native trees on parcels that have a single-family home, or a duplex are protected at 32 inches in diameter. On a parcel without a single-family home or a duplex, non-native trees are protected at 24 inches. If this tentative map subdivision results in trees 24 inches in diameter or greater on an undeveloped lot, they will become private protected trees and will be subject to the provisions in Sacramento City Code 12.56.

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

   a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $2,565. This is based on the creation of 1 new unit at an average land value of $225,000 per acre for the Land Park Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.

   b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
Conditions of Approval – Site Plan and Design Review

Planning and Design Review

1. Provide the following building materials as indicated per approved plans.
   a) Smooth painted stucco
   b) Stone veneer at front bedroom pop-out and porch column
   c) Fiber cement scalloped siding and vents at gable ends
   d) Vinyl windows

2. HVAC unit(s) shall be ground-mounted and screened from street view.

3. The applicant shall obtain all necessary building permits prior to commencing construction.

4. 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 or work undertaken.

5. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

Department of Utilities

6. Records show one domestic water and sewer service for the property. The applicant shall provide separate domestic water and sewer service for Parcel 2.

7. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 10,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.11 cfs/acre. 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 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.)

8. 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.

9. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

10. 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.

Parks

11. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland
Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

12. 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, Jessica Steinhauer, (916) 808-8243).

Advisory Notes

Department of Utilities (DOU)

13. 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.

Building Division

14. 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. (BLDG) 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

Regional Sanitation

15. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

Parks

16. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
   a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $2,565. This is based on the creation of 1 new unit at an average land value of $225,000 per acre for the Land Park Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.
   b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
**Flood Finding**

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).

**Findings of Fact – Environmental Determination: Exempt**

1. Based on the determination and recommendation of the City’s Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Zoning Administrator finds that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section Number 15301(l) which consists of the demolition and removal of individual small structures, Class 3, Section Number 15303 consists of the new construction or conversion of small structures and Class 15 Section Number which consists of the minor land divisions in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels.

**Findings of Fact – Tentative Parcel Map**

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

   a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;

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

   c. The site is physically suitable for the type of development;

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

   e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

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

   g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);

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

5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Findings of Fact – Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Suburban Neighborhood High Density (SNHD). There is no specific plan or transit village plan applicable to this project.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards. Deviations proposed to reduce lot width standards are consistent with the purpose and intent of the Planning and Development Code in that the proposed lots can accommodate residential site development.

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

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the layout and design of the proposed new dwelling is compatible with the design of existing neighborhood dwellings.

5. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.

6. The design, layout, and physical characteristics of the proposed development 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 in that the project design is compatible with surrounding development.
The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator’s hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.
April 4, 2024

Frank and Lynda Munoz
1601 Wentworth Avenue
Sacramento, CA 95678
VIA Email: Athena16@comcast.net

RE: Project Arborist Consulting Services for the Tentative Parcel Map
1601 Wentworth Avenue, Parcel 017-0142-010, City of Sacramento jurisdiction

Arborist Report Addendum

Mr. & Mrs Munoz,

Thank you for contacting Focal Point Arboriculture Consulting to provide an Addendum to the previous arborist report for your project prepared by Consulting Trees, Kelly Gilleran, dated January 2, 2024. The trees surveyed by Mr. Gilleran are located solely on the property at 1601 Wentworth Avenue in the City of Sacramento, California. The new trees included as a part of this report are located on the neighboring properties at 1613 Wentworth, 1514 Sherwood Avenue, and 1529 Wentworth. (See Supporting Information – Tree Location Map.)

I visited the property on April 4th, 2024, to evaluate the offsite trees. There are 9 additional trees which are included in the summary (Table 1) below which are now included in the inventory and shown on the plans.

A total of 3 trees are protected by the City of Sacramento. Two are located along the property line between 1529 Wentworth and 1601. One is located in the northeast corner on the property 1613 Wentworth.

Table 1 - Summary of Tree Data

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Trees Invented</th>
<th>Trees located on the Parcel</th>
<th>Protected Trees</th>
<th>Total Protected Trees for Removal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coast Live Oak, Quercus agrifolia</td>
<td>3</td>
<td>(?) 1’</td>
<td>3</td>
<td>0’</td>
</tr>
<tr>
<td>Camphor, Cinnamomum camphora</td>
<td>4</td>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

1 One tree, #40, appears to be fully located on this parcel. Tree #7 is offsite and tree #34 appears to span 2 parcels.
2 Two of these trees will need protection during any construction activities including demolition of the existing structures.
<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Trees inventoried</th>
<th>Trees located on the Parcel</th>
<th>Protected Trees</th>
<th>Total Protected Trees for Removal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chinese Hackberry, Celtis sinensis</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Chinese Pistache, Pistacia chinensis</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0³</td>
</tr>
<tr>
<td>Chinese Tallow Tree, Triadica sebifera</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Citrus sp.</td>
<td>3</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Glossy Privet, Ligustrum lucidium</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pin Oak, Quercus palustris</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pittosporum sp.</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Valley Oak, Quercus lobata</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Walnut, Juglans sp.</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>23</strong></td>
<td><strong>13</strong></td>
<td><strong>3</strong></td>
<td>0</td>
</tr>
</tbody>
</table>

Tree #32, the camphor previously listed with 2 different measurements, measures 28” DSH at 12” above the ground. See Site Photographs, Appendix 3, for verification.

A comparison of the submitted plans from January 2023 and October 2023 shows the following changes:

1. Trees 42-45 were not originally included in the January 2023 plan. The previous arborist report lists these trees as stumps but does not indicate any of these trees were protected before removal.

2. Two trees are shown on the property between the existing house and the neighbor’s property (1613 Wentworth) were removed. The January plan shows the locations closer to the backyard than the street views and I suspect there may have been more trees, however, the street views do not show any substantially sized trees that would be considered protected. Of the two trees shown that can be verified with the street views (if we assume the locations are incorrect) the smaller tree was privet. The larger tree appeared to be Ginkgo. Neither tree appears to have been of a size to be considered protected. The street views show them present in December 2020 and then removed before the next view, November 2022.

See Appendix 4 – Historical Google Imagery.

Methodology and other details about the information contained within this report is not included in this brief summary. If you need further information, please contact me.

---

³ This tree will also need protection during demolition and may need clearance pruning.
Respectfully Submitted:

[Signature]

Nicole Harrison
Registered Consulting Arborist #719
ISA Certified Arborist and Municipal Specialist #WE-6500AM
ISA Qualified Tree Risk Assessor

Attachments
  - Appendix 1 – Site and Tree Location Map
  - Appendix 2 – Tree Data
  - Appendix 3 – Site Photographs
  - Appendix 4 – Historical Google Imagery
1. All trees to be preserved shall have their root zones and trunk(s) protected with a four (4) foot high orange or yellow plastic, high visibility exclusionary fence surrounding the trees root zone. The fence shall be staked 18" above maximum spacing, with 2 x 2 steel T posts, 2 x 2 square or 2+ wood posts. The exclusionary area shall be under the trees branches. canopy and extend out to the trees largest drip line plus one foot, as a circle. The fencing shall completely surround the protected root zone and not be shaped or open at any point. Whenever possible, include as many trees that are to be preserved into one fencible exclusionary Protected Root Zone.

2. Soil contamination shall be avoided by eliminating chemical dumping on the property that may infiltrate into the protected root zone. No: washing, dumping, or contaminating the site including but not necessarily limited to the following: concrete from tools or trucks, paint materials, sheetrock mud or stucco materials, other chemicals, solvents, herbicides, etc. Limestone gravel should not be used as base material or for drain rock as it will change the pH to be more alkaline, and may harm the native oaks.

3. Do not nail, tie, screw, or fasten any signs, braces, etc. to the trees that are to remain.

4. Clearance or any other type of pruning shall be directly supervised by the project arborist. All cutting, pruning, trimming, cabling, gaging, and or bracing systems shall conform to the most current standards of the American National Standards Institute (ANSI). The current ANSI Tree Care Standards are AS306 (Parts 1-4) 2000 to 2002 (copies at: www.ansi.org). The Best Management Practices (BMPs) are a compilation publication to the ANSI Tree Care Standards, printed by the ASA (copies at: www.assoc-arborisc.com). The BMP booklets explain the details of the ANSI Tree Care Standards and how to follow them correctly.

5. Pruning of branches under 3 in diameter should be made with sharp hand tools: pruners, loppers, and/or hand saws, not chain saws.

6. Additional requirements may be added by the project arborist to enhance the likelihood of survival of the trees. These measures will be identified in the arborist reporting.

Project Arborist

Nicole Harrison, Consulting Arborist
ISA Certified Arborist WE-6500AM, TRAQ
Nicole@FocalPointTrees.net
530.305.0165

City of Sacramento, CA

1601 WENTWORTH

Directions:
N 0° 0' 0" 0 Feet 14,943 Miles

General Protection Guidelines
Unless specifically stated in a Tree Protection Plan, all of the following guidelines shall be followed for every tree to be preserved (on and off the site).

1. All trees to be preserved shall have their root zones and trunk(s) protected with a four (4) foot high orange or yellow plastic, high visibility exclusionary fence surrounding the trees root zone. The fence shall be staked 18" above maximum spacing, with 2 x 2 steel T posts, 2 x 2 square or 2+ wood posts. The exclusionary area shall be under the trees branches. canopy and extend out to the trees largest drip line plus one foot, as a circle. The fencing shall completely surround the protected root zone and not be shaped or open at any point. Whenever possible, include as many trees that are to be preserved into one fencible exclusionary Protected Root Zone.

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<table>
<thead>
<tr>
<th>Offsite</th>
<th>Tree #</th>
<th>Protected</th>
<th>Species Common Name</th>
<th>Species Botanical Name</th>
<th>DBH</th>
<th>DSH</th>
<th>Canopy</th>
<th>Notes</th>
<th>Arborist Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>1</td>
<td>No</td>
<td>Pin Oak</td>
<td>Quercus palustris</td>
<td>12</td>
<td>12</td>
<td>14</td>
<td>Codominant Junction at 6 feet narrow otherwise fair too good</td>
<td>Not Rated</td>
</tr>
<tr>
<td>Yes</td>
<td>2</td>
<td>No</td>
<td>Glossy Privet</td>
<td>Ligustrum sp.</td>
<td>6, 5, 4</td>
<td>10</td>
<td>8</td>
<td>Mult stem, couldn't be seen behind fence</td>
<td>Not Rated</td>
</tr>
<tr>
<td>Yes</td>
<td>3</td>
<td>No</td>
<td>Chinese Pistache</td>
<td>Pistacia chinensis</td>
<td>14</td>
<td>14</td>
<td>20</td>
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<tr>
<td>Yes</td>
<td>4</td>
<td>No</td>
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<td>9</td>
<td>10</td>
<td>Not measured. Lower not visible behind fence</td>
<td>Not Rated</td>
</tr>
<tr>
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<td>5</td>
<td>No</td>
<td>Chinese Tallow Tree</td>
<td>Triadica sebifera</td>
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<td>8</td>
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<td>Not measured. Lower not visible behind fence</td>
<td>Not Rated</td>
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<tr>
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<td>Chinese Tallow Tree</td>
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<tr>
<td>Yes</td>
<td>7</td>
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<td>Coast Live Oak</td>
<td>Quercus agrifolia</td>
<td>16</td>
<td>16</td>
<td>25</td>
<td>Not measured, 2 stems above fence, growing thru fence, pruned for high voltage</td>
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</tr>
<tr>
<td>Yes</td>
<td>8</td>
<td>No</td>
<td>Pittosporum</td>
<td>Pittosporum sp.</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>Not Rated</td>
<td>Not Rated</td>
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<tr>
<td>Yes</td>
<td>9</td>
<td>No</td>
<td>Citrus sp.</td>
<td>Citrus sp.</td>
<td>4, 5, 4</td>
<td>9</td>
<td>6</td>
<td>Not Rated</td>
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<tr>
<td></td>
<td>32</td>
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<td>Camphor</td>
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<td></td>
<td>33</td>
<td>No</td>
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<td>Citrus sp.</td>
<td>13</td>
<td>13</td>
<td>8</td>
<td>Not Rated</td>
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<td>34</td>
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<td>Quercus agrifolia</td>
<td>28</td>
<td>28</td>
<td>30</td>
<td>3 - Fair</td>
<td>Not Rated</td>
</tr>
<tr>
<td>Offsite</td>
<td>Tree #</td>
<td>Protected</td>
<td>Species Common Name</td>
<td>Species Botanical Name</td>
<td>DBH</td>
<td>DSH</td>
<td>Canopy</td>
<td>Notes</td>
<td>Arborist Rating</td>
</tr>
<tr>
<td>---------</td>
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<td>6</td>
<td>12</td>
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<td>Cinnamomum camphora</td>
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<td>15</td>
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<td>37</td>
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<td>6</td>
<td>10</td>
<td></td>
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<tr>
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<td>6</td>
<td>10</td>
<td></td>
<td>Not Rated</td>
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<td>39</td>
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<td>Valley Oak</td>
<td>Quercus lobata</td>
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<td>7</td>
<td>10</td>
<td></td>
<td>Not Rated</td>
</tr>
<tr>
<td>40</td>
<td>Yes</td>
<td>Coast Live Oak</td>
<td>Quercus agrifolia</td>
<td></td>
<td>21</td>
<td>21</td>
<td>30</td>
<td>3 - Fair</td>
<td></td>
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<tr>
<td>41</td>
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<tr>
<td>42</td>
<td>No</td>
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<td>0</td>
<td></td>
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</tr>
<tr>
<td>43</td>
<td>No</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td></td>
<td>10</td>
<td>10</td>
<td>0</td>
<td></td>
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</tr>
<tr>
<td>44</td>
<td>No</td>
<td>Walnut</td>
<td>Juglans sp.</td>
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<td>18</td>
<td>18</td>
<td>0</td>
<td></td>
<td>Not Rated</td>
</tr>
<tr>
<td>45</td>
<td>No</td>
<td>Chinese Hackberry</td>
<td>Celtis sinensis</td>
<td></td>
<td>8</td>
<td>8</td>
<td>0</td>
<td></td>
<td>Not Rated</td>
</tr>
</tbody>
</table>
Appendix 3 – Site Photographs

Tree #32. Measured at 1’ due to widening of codominant attachment, total is 28’.

Focal Point Arboriculture Consulting
Current view of the East side of the house. Right to Left: Tree 1 (pin oak on the right at front), tree #2 privet (showing second with leaves), tree #3 Chinese pistache (still dormant), smaller trees are the Chinese tallows, and then tree #7 (the protected coast live oak). The other trees were all removed.
Tree #8 shown as extending over the fence.

Tree #7 growing thru the fence. Note one-sided from utility pruning.
Appendix 4 – Historical Google Imagery

Historical images show 2 trees along the side of the house that are no longer there. Note: neither appears large enough to be considered private-protected.
DESTRUCTION REQUEST PRESERVATION REVIEW (DRPR)

SECTION 1: To be completed by Planning Staff.

☐ Yes  ☐ No  The project proposes demolition of 50-percent or more of building footprint, or 50-linear feet or more of exterior wall?
If checked NO, No DRPR or Demolition I&R Form required.
If checked YES, proceed to Section 2 below.

SECTION 2: To be completed by Planning Staff.

☐ Yes  ☐ No  The project proposes only demolition and is not part of a development proposal.
If checked NO, proceed to Section 3 below.
If checked YES, No DRPR required. Complete Demolition I&R (Form CDD-0113).

SECTION 3: To be Completed by Planning Staff. Attach color photos. Large format printed or digital preferred.

Project Information
Date of Pre-Application Meeting:  N/A
Date Application Submitted:  1-18-23
Date Application Deemed Complete:  1-18-23
Application Number:  IR23-016
Address:  1601 Wentworth Avenue
Assigned Planner:  Danny Abbes
Planner Phone Extension:  (916) 808-5873

Type of Structure:
☐ Accessory
☐ Residential (1 or 2 units)
☐ Commercial (3+ units, or other commercial/industrial)
☐ Other (bridge, water tower, etc.)  Description:  

Scope of Work
☐ Demolition and New Construction
☐ Demolition of ACCESSORY STRUCTURE ONLY and New Construction
☐ Residential Addition
☐ Commercial Addition (3+ units, or other commercial/industrial)
☐ Other  Description:  

PAGE 2 TO BE COMPLETED BY THE PRESERVATION DIRECTOR

CDD-0424  Revised 04-16-2020

PAGE 1
HISTORIC RESOURCE PRELIMINARY EVALUATION

SECTION 4: To be completed by the Preservation Director.

☐ Project is part of a discretionary development proposal such as a SPDR Entitlement: Attach completed DRPR to Record of Decision. Refer to Section 5 below.

☐ Project is part of a ministerial review, such as an ADU I&R: Route to Preservation Director prior to completing Record of Decision. Attach completed DRPR to Record of Decision. Refer to Section 5 below.

☐ The 45-day review period has expired, and the property is deemed not eligible for listing in the Sacramento Register: Attach completed DRPR to Record of Decision.

SECTION 5: Preservation Director determination or request for information.

☐ PROPOSED WORK COMPLIES WITH HISTORIC STANDARDS: Therefore, whether the property includes a historical resource, there would not be a significant impact on any historical resources for CEQA purposes.

☐ NOT ELIGIBLE: The Preservation Director has made a preliminary determination that the structure is NOT ELIGIBLE as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (Preliminary Determination expires in 3 years)

☐ ELIGIBLE: The Preservation Director has made a preliminary determination that the structure IS ELIGIBLE as a historical resource for CEQA purposes and may be eligible as a historic resource for listing in the Sacramento Register. Project requires evaluation for compliance with historic standards or for possible impacts to historical resource and additional environmental review.

☐ ADDITIONAL RESEARCH NEEDED: The Preservation Director has determined that additional research and evaluation on the history and potential significance of the structure is required in order to make a preliminary determination, and:
  ☐ $500 research fee required (may be a deposit); or
  ☐ Applicant will hire qualified historical consultant to research and evaluate the property.

☐ REQUEST MEETING WITH APPLICANT: The Preservation Director has questions about the property, the photos provided, or the project and would like to meet with the applicant to discuss the project, its potential compliance with the historic standards, or to determine if an eligibility determination is warranted.

Notes:

________________________________________________________

________________________________________________________

Preservation Director's Signature: Date: 6-18-24
Guidelines for photographing a project site

1. Take pictures of all sides of the building/site to be reviewed and each of the adjacent properties. If access to the rear of the project is limited, take photos on the corner of the lot within actual property lines. *Please upload all photos as a single PDF attachment, rather than as individual files.*

2. If your application involves a historic property with work proposed for publically-accessible interiors, provide color pictures of surfaces of each interior area where work is proposed.

3. Submit an aerial photograph showing your property and the immediately adjoining parcels.
STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve a Conditional Use Permit for tobacco retail sales within a gas station convenience store located within the C-2-EA-4 General Commercial zone and Executive Airport Overlay. The project is known as file Z23-047. Draft Findings of Facts for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit** to sell tobacco products within a ±3,799-square foot gas station convenience store within the General Commercial (C-2-EA-4) zone. The gas station and convenience store received planning entitlement approval in 2018 (P16-039) for operation, inclusive of a car wash and off-site sales of beer and wine. The current request requires Zoning Administrator approval of a Tobacco Retail Conditional Use Permit.

PROJECT INFORMATION

Location: 6220 Freeport Boulevard (Council District 5)
Assessor's Parcel Number: 035-0084-040-0000
Applicant: Steve Rawlings, BP Products North America c/o Rawlings Consulting
26023 Jefferson Avenue, Ste D
Murrieta, CA 92562

Property Owner: Alan Lo
Willow Station, LLC
P.O. Box 78435
San Francisco, CA 94107

Project Planner: Angel Anguiano, Associate Planner, (916) 808-5519

Public Hearing: June 27, 2024

General Plan Designation: Employment Mixed Use
Community Plan Area: South Area
Parking District: Traditional
Design Review Area: Citywide
Existing Land Use of Site: Gas station
Existing Zoning of Site: C-2-EA-4 (General Commercial, Executive Airport Overlay)

Surrounding Zoning and Land Use
North: C-2-EA-4 Multi-unit dwellings
South: C-2-EA-4 Mini storage
East: R-1-EA-4 Sacramento Executive Airport
West: C-2/R-1-EA-4 Residential and Light Industrial

Property Area: ±67,017 sq. ft. / ±1.54 acres
Property Dimensions: ±140.05W x ±322.34”L
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Vehicle Parking: 17 parking spaces
Project Plans: See attached site plan and floor plan exhibits
Previous Planning Files: P16-039 and P87-392

Additional Information

Existing Site

The subject site is located at the northwest corner of Freeport Boulevard and Blair Avenue, directly west of the Sacramento Executive Airport. On June 28, 2018, the Planning and Design Commission approved entitlements for a new Arco gas station with a new 3,799 square foot convenience market and eight fuel islands (16 fuel pumps), a self-service car wash, and beer and wine sales (P16-039).

Proposed Project and Analysis

Conditional Use Permit (CUP)

The City adopted an ordinance that requires a Conditional Use Permit citywide for tobacco retailing within buildings less than 15,000 square feet or with shelf space of more than 250 square feet (OR2019-0027). All tobacco retailers are also required to obtain a license and comply with the requirements established in City Code section 5.138. As part of the Title 5 licensing requirements, no license shall be issued, and no existing license shall be renewed, to authorize tobacco retailing within 1,000 feet of a tobacco retailer already licensed (SCC 5.138.040.B), unless the licensee devotes no more than 5% of total shelf space to tobacco product and at least 10% of shelf space to all of the following: fresh or healthy food; fresh fruits; protein, juice and dairy products; fresh baked goods, breads, and cereals products, and readymade meals. Based on current licensing information available to staff, there is one other approved tobacco retailer located outside a 1,000-foot radius of the subject site, located approximately 0.4-miles away.

The applicant is requesting to sell tobacco products within a gas station convenience store. The proposed floor plan indicates the tobacco products display and stock would be located beneath the sales counter and behind the counter inside cabinets, hidden from customer view. The floor plan...
dedicates less than 5% of total shelf space to tobacco product and is providing 55 linear square feet (29%) of total shelf space for fresh and/or healthy food such as fresh fruits; fresh baked goods, breads, and cereals products, and readymade meals.

The project is conditioned such that 1) tobacco products shall not be visible to customers, 2) any advertisement of tobacco products is prohibited, and 3) fresh or healthy food; fresh fruits; protein, juice and dairy products; fresh baked goods, breads, and cereals products, and readymade meals shall be stocked and available for purchase, consistent with the approved floor plan.

In order to approve a CUP for tobacco retail sales, the project must be able to meet each of the standard four findings for CUPs. Staff finds that the sale of tobacco would meet all four findings because the proposal is consistent with the General Plan and zoning designations, and adequate access to the site will be provided.

Regarding the fourth finding related to “public health and safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood, not resulting in the creation of a nuisance, Staff determined the purchasing of tobacco products at the subject site is not expected to be detrimental to the surrounding neighborhood as the site is not in close proximity to sensitive land uses such as schools, parks, libraries, etc. Retail tobacco sales will not become a nuisance because security measures are currently in place including adequate cameras, interior and exterior lighting, anti-loitering best practices as well as having tobacco products that will not be visible to the customers. Staff recommends approval of the CUP for tobacco retail sales, subject to conditions of approval, based upon meeting all four findings.

Community/Neighborhood Contact

The project was routed to South Land Park Neighborhood Association (SLPNA), Pocket Greenhaven Community Association, Freeport Renovation on the Move (FROM), and Preservation Sacramento. Staff received a letter from SLPNA, dated August 7, 2023 opposing the tobacco sales use permit request because three comments previously made were not implemented with the gas station project (P16-039). The comments were the following:

- Sater Oil Company and AM/PM will fund the acquisition and installation of a Sacramento Police Department (POD) Police Observation Device at a location chosen by the Department, near the proposed location of the AM/PM project.

- Sater Oil Company and AM/PM will provide the Police Department with a ‘stand up desk’ within the store to encourage law enforcement to visit the store on a regular basis so as to have a convenient place to do paperwork, provide a presence in the neighborhood, make calls during their shift or just take a break. The officer utilizing the “stand up desk” will be provided coffee at no charge.

- Sater Oil Company and AM/PM Provide a designated parking stall will be provided adjacent to the store for the convenience of the Police representative.

The opposition letter was sent to the applicant for their review. On February 9, 2024, staff received an updated letter from SLPNA rescinding their opposition and expressing support for the tobacco sales use permit. In their letter, SLPNA confirmed the installation of the Police Observation Device and a dedicated parking stall. The stand up desk is no longer requested by the Police Department and therefore SLPNA is no longer requiring it. SLPNA is also supporting the “under the counter” sales approach for tobacco products.
The site was posted with information for the public hearing and all property owners and occupants within 500 feet of the subject site were mailed a notification of the June 27 public hearing for the proposed project. Staff did not receive any comments.

Agency Comments

The project was reviewed by City departments including Police, Regional Sanitation District, and Sacramento Area Sewer District. Those comments and conditions of approval appear below in the report as proposed conditions of approval for the project.

California Healthy Places Index

The subject site is located within a census tract that has healthier community conditions than 56.9% of other California census tracts. It scores in the 80th percentile or above in social, neighborhood, and clean environment indicators, 56th percentile for economic indicators, and 60th percentile for housing and healthcare access indicators. The site scores lower than average in two of the eight indicators, “education” and “transportation” due to a relatively low rate of active transportation commuting and proximity to nearby schools.

Over 60th percent of adults within the census tract have healthcare insurance. The tract scores in the 73rd percentile of Low-Income Homeowner Severe Housing Cost Burden and the 24th percentile of Low-Income Renter Severe Housing Cost Burden. Overall, approval of the tobacco retail sales CUP within the subject census tract does not have indications of contributing to a community that is particularly vulnerable to negative economic, social, or healthcare outcomes.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15332 – Infill Development.

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.

Recommended Findings of Fact – Environmental Determination

1. Based on the determination and recommendation of the City’s Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Zoning Administrator finds that:
a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations with approval of deviation requests.

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

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

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

e. The site can be adequately served by all required utilities and public services.

**Recommended Findings of Fact – Conditional Use Permit for Tobacco Retail Sales**

1. The proposed tobacco retail use is consistent with the Employment Mixed Use land use designation and the goals and policies of the 2040 General Plan by supporting a small business that will support employment generating and residential uses in this area.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the General Commercial (C-2-EA-4) zone and Planning and Development Code. The project is an allowable use in the zone and has been evaluated for any potential impacts it may have on adjacent residential developments.

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public and private services and utilities. The project will manage its stormwater through appropriate grading and paving and will be served by the required public and private utilities needed to ensure proper operation of the use.

4. The proposed use would not be 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. The purchasing of tobacco products at the subject site is not expected to be detrimental to the surrounding neighborhood or a nuisance because the project will provide a point of sale (POS) identification check to ensure tobacco is not sold to minors in addition to the project implementing several security measures as part of establishing the gas station.

**Recommended Conditions of Approval – Conditional Use Permit for Tobacco Retail Sales**

**Planning**

1. The applicant shall obtain required licensing by the Revenue Department prior to operating.

2. This Conditional Use Permit expires after three years from date of approval if no tobacco retail license has been obtained and if the selling of tobacco has not commenced, or upon final suspension or revocation of the Tobacco Retail License, per SCC 5.138.110

3. The following “Good Neighbor” measures shall be implemented by the applicant and any operator: a. Establish a process for neighbors to communicate directly with the management staff of the market should there be any problems or issues. b. Provide signage at the building
storefront that includes a 24-hour emergency contact person and phone numbers on-site that is located in a clearly identified place and kept up to date.

4. Tobacco products shall be located behind and beneath the sales counter and shall not visible to customers.

5. Any advertisement of tobacco products is prohibited.

6. Healthy foods such as fresh fruit and deli products shall be stocked and available for purchase consistent with the approved floor plan and shall not be reduced below the 29% illustrated on the floor plan (Exhibit A.)

**ATTACHMENTS: Exhibit A – Site and Floor Plan**

____________________
Angel Anguiano

____________________
Angel Anguiano

____________________
Marcus Adams

The decision of the Zoning Administrator may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the date of the action by the Zoning Administrator/Design Director. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.
DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator and Design Director approve with conditions a Conditional Use Permit Major Modification and Site Plan and Design Review, for the project known as file Z24-012. Draft Findings of Facts and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit Major Modification** of a Conditional Use Permit (CUP) to expand an existing medical care clinic, on a parcel of approximately 2.46 acres in the General Commercial (C-2) zone and the Single-Unit Dwelling (R-1) zone.

2. **Site Plan and Design Review** for the construction of a 2,678 square foot addition and related site improvements.

PROJECT INFORMATION

| Location: | 811 Grand Ave (Council District 2) |
| Assessor's Parcel Number: | 251-0051-024-0000 |
| Applicant: | Sarah Ellis, Ellis Architects, Inc. 4132 C Street, Sacramento, CA 95819 |
| Property Owner: | Jeffrey Wilkinson, Heartland Child and Family Services 811 Grand Avenue, Suite D, Sacramento, CA 95838 |
| Project Planner: | Deja Harris, Associate Planner, (916) 808-5853 |
| Hearing Date: | June 27, 2024 |
| General Plan Designation: | Neighborhood (N) |
| Community Plan Area: | North Sacramento |
| Parking District: | Traditional |
| Design Review Area: | Del Paso Heights |
| Existing Land Use of Site: | Medical Care Clinic |
| Existing Zoning of Site: | General Commercial (C-2)/Single-Unit Dwelling (R-1) |
Surrounding Zoning and Land Use

North: R-1 Residential
South: R-3A Residential
East: C-2/R-2A Commercial / Residential
West: R-1 Sacramento Northern Parkway

Property Area: 2.46 acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Vehicle Parking: 95 Spaces Existing (78 Spaces Proposed)

Project Plans: See attached site plan and floor plan exhibits
Previous Planning Files: P5499

ATTACHMENTS

Attachment 1: P5499 Special Permit
Attachment 2: Zoning Map
Attachment 3: Project Plans

BACKGROUND

The subject site, located at the corner of Grand Avenue and Rio Linda Boulevard, is developed with approximately 25,295 square feet of existing medical office buildings and is operating under a Special Permit approved in 1971 for a medical care clinic. It is surrounded by residential and commercial uses. The site is located within the General Commercial (C-2) zone and the Single-Unit Dwelling (R-1) zone. The applicant is proposing to construct an addition on the north side of the existing building in parking Lot A. The expansion of the use will occur within the R-1 zone.

The applicant is seeking to modify the Conditional Use Permit [(CUP) (formerly Special Permit #P5499)] to construct a 2,678 square foot addition with a 617 square foot atrium, modify the existing parking layout, and construct a new trash enclosure. Site Plan and Design Review is needed to evaluate the addition and other site improvements for adherence to the City’s design standards.

PROPOSED PROJECT AND ANALYSIS

The proposed project requires the following entitlements:

Conditional Use Permit (CUP) Major Modification

The applicant seeks to modify the existing Conditional Use Permit (formerly Special Permit #P5499) for a medical care clinic to expand further into the R-1 zone with the construction of a 2,678 square foot addition and a 617 square foot atrium. A medical office is not permitted in the R-1 zone; however, the Special Permit from 1971 permitted the use in the R-1 zone and the business has maintained the permit by
continuously operating a medical use since establishment. The proposal will not modify any existing
driveways, on-site circulation, or the nature of use on the site. The addition will be used as respite space
for families and office spaces for clinical and management staff. The business hours of operation for the
wellness center will remain from 8 AM until 6 PM, Monday through Friday and are not proposed to change.
HeartLand intends to hire up to five new staff members when the project is complete.

This site currently provides 95 vehicles spaces comprised of two parking lots, with 56 spaces in Lot A and
39 spaces in Lot B. The applicant seeks to modify parking Lot A by removing 17 parking spaces to facilitate
the construction of the proposed addition. Currently, Lot A does not comply with the 50% tree shading
requirement and is considered nonconforming; pursuant to SCC 17.612.040(A)1, when a parking facility
that does not comply with the shading requirement is expanded by an amount, in area or number of
spaces, less than 50%, only the expansion must comply with the shading requirement. Since the proposal
does not expand the surface area of the parking lot nor the number of spaces, the parking lot is not subject
to compliance with the tree shading requirements for nonconforming parking lots. The applicant is
proposing to restripe Lot A and add additional landscaping and trees. The proposed parking lot
improvements will increase tree shading on Lot A to 41 percent tree shading. No modifications are
proposed to Lot B.

The proposal also includes the construction of a new trash enclosure on the northwest portion of the
parking lot which also complies with the development standards prescribed in SCC 17.616.040. A new
landscape planter will shield the trash enclosure from public view.

Site Plan and Design Review

Site Plan and Design Review confirms the compliance of this project with applicable development
standards and design guidelines as they apply to developments citywide. As illustrated below in Table 1,
the project complies with the applicable development standards of the R-1 zone.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Provided</th>
<th>Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>Max. 35’</td>
<td>13’</td>
<td>No</td>
</tr>
<tr>
<td>Front Setback</td>
<td>20’</td>
<td>400’</td>
<td>No</td>
</tr>
<tr>
<td>Rear-Yard Setback</td>
<td>15’</td>
<td>142’</td>
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</tr>
<tr>
<td>Interior Setback</td>
<td>5’</td>
<td>97” (Westside Setback) &amp; 17’ (Eastside Setback)</td>
<td>No</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>Greater of 40% or 2,500 square feet</td>
<td>11%</td>
<td>No</td>
</tr>
</tbody>
</table>

*The site is located within the General Commercial (C-2) zone and the Single-Unit Dwelling (R-1) zone.
The addition will be constructed within the approximately 30,707 square foot portion of the site, located in the (R-1) zone and is subject to the development standards of the R-1 zone.

The existing building design consists of a continuous parapet, with exterior finishes of cement plaster,
T111 siding, and white vinyl vertical windows. The proposed addition includes similar parapet roofing,
fiber cement siding and vertical windows. The color palette for the project is generally cool toned with
bright colored accents at the existing mansard. The applicant intends to apply for new entitlements to
modify the existing building materials to match the new addition at a later date.

Site Access, Fencing & Parking
The site is located at the corner of Grand Avenue and Rio Linda Boulevard. While the project does not propose any modifications to the existing onsite circulation, or driveways, new manual vehicle gates are proposed at Rio Linda Boulevard and Grand Avenue. A 6-foot high wrought iron fence currently exists along the western property line and a portion of Grand Avenue adjacent to the existing building. No changes are proposed to the existing fencing. Wrought iron fencing is proposed along a portion of Rio Linda Boulevard adjacent to the existing garden. The Department of Public Works has reviewed the location of the new vehicle entry gates and has no concerns.

Parking is provided in two parking lots north (Lot A) and east (Lot B) of the existing medical buildings. There is no minimum or maximum parking requirement for this development, consistent with General Plan Policy LUP-4.14 of the 2040 General Plan. A total of 78 vehicle spaces will be provided. The subject site is located in a Traditional Parking District. The bicycle parking standards are listed in Table 2 below. The applicant will install the required short- and long-term bicycle parking with the approval of this CUP.

<table>
<thead>
<tr>
<th>Use</th>
<th>Proposed Long-Term</th>
<th>Proposed Short-Term</th>
<th>Deviation Required?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office/Medical Clinic – 27,973 Square Feet</td>
<td>4 spaces</td>
<td>2 spaces</td>
<td>No</td>
</tr>
</tbody>
</table>

1 Long-Term bicycle space per 6,667 gross square feet of building.
2 Short-Term bicycle space for every 20,000 gross square feet of building.

**PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was noticed to property owners and residents within 500 feet of the subject site and the site was posted for the hearing. Neighborhood associations that were notified for the hearing include Del Paso Heights Community Association, Rancho Del Paso Neighborhood Association, North Sacramento Chamber Of Commerce, Benito Juarez Neighborhood Association, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff has received no comments from the above listed groups or any members of the public at the writing of this report.

**ENVIRONMENTAL DETERMINATION**

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities. This project qualifies for this exemption as it applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project proposes a 2,678 square foot addition to an existing 25,295 square feet medical office building and minor onsite improvements such as parking lot restriping and landscaping. This project is not modifying the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

**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.

CONDITIONS OF APPROVAL

Conditional Use Permit Major Modification

Planning
1. Any modification(s) to this permit are subject to City Code section 17.808.440.
2. The site shall be properly maintained free of debris and weeds.
3. The number and square footage of attached and detached signage shall be in compliance with the city sign code. A sign permit shall be obtained prior to construction or installation of any signage.
4. At least one sign near the entrance of the building, conforming to City Code Sec.15.148.600(B), shall include the following information:
   - Hours of operation
   - Name and phone number of the permittee with accompanying text of, “For any question or concerns, please contact [insert permittee name & phone number].”

Fire
5. Any modifications to the facility must be done under permit by way of plan review for compliance to the Fire and Building Codes.
6. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division. Contact # 916-808-1300.
7. Provide documentation to verify that any fire and life safety systems such as fire suppression and fire alarm systems have been serviced, maintained and certified in accordance with the required maintenance schedules as may be applicable (quarterly, annual and 5-years service).

Site Plan and Design Review

Planning
1. This approval is for the construction of a 2,678 square feet addition, a 617 square feet atrium, and related site improvements. Any changes to this approval may require additional planning review.
2. Building materials and finishes shall be provided in accordance with the materials and colors shown on the plans. The building shall be constructed with the following materials where provided in the approved plans:
a. Fiber cement vertical siding  
b. Metal panel siding and backlit translucent panels  
c. Steel atrium structure with metal screen panels  
d. Translucent polycarbonate roofing and single-ply membrane roofing  
e. Vertical storefront windows

3. Obtain all necessary building permits prior to construction.

4. All mechanical equipment shall be screened. All rooftop mechanical equipment and communications equipment shall be completely screened from view from public streets by the use of building parapets, screen walls, and architectural projections which are integral to the project design.

5. Trash enclosures shall meet all requirements of Sacramento City Code Section 17.616, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance and signs. All landscaping and plantings shall conform to City standards for sight line requirements at intersections and driveways.

6. Landscaping shall be provided as indicated on the approved plans.

7. Provide a minimum of 2 short-term bicycle parking stalls and 4 long-term parking stalls. Location and number of short- and long-term bicycle parking shall be provided as indicated on the approved plans. All bicycle parking facilities shall comply with the City’s Bike Rack Design & Placement Standards.

8. Parking lot layout shall be consistent with approved plans; parking stalls and drive aisle shall comply with Title 17 development standards.

**Public Works**

9. 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 Rio Linda Blvd per City standards to the satisfaction of the Department of Public Works.

10. All existing driveways shall be designed and constructed to meet current ADA requirements to the satisfaction of the Department of Public Works.

11. The proposed gates shall be set back a minimum of 20-ft from the property line and remain open during operating hours of business to the satisfaction of the Department of Public Works.

12. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.

13. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.

14. 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.

**DOU**

15. 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 and include a backflow device (commercial only). Excess services shall be abandoned to the satisfaction of the DOU.

16. This project is served by the Separated Sewer System. Therefore, the developer/property owner will be required to pay the Separated Sewer System Development Fee prior to the issuance of building permit per City Council Resolution 2023-0338. The fee will be used to upsize City sewer mains and sewer pumps. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a separated sewer fee estimate.

17. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.

18. 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.

19. 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.

20. 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.

21. This project may be required to incorporate certified full capture trash control devices, please refer to Appendix H in the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for more details. A maintenance agreement is required for all on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for full capture trash control. Construction drawings must include all on-site full capture trash control features and devices selected for the site. Please refer to Appendix H in the latest edition of the “Stormwater Quality Design Manual for the Sacramento Region" for more details.

**Solid Waste**

22. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.

23. The project shall obtain waste services or utilize the existing waste containers located at the site for the separation and disposal of trash, recycling, and organics. Containers may be used with an increase in collection frequency as an alternative to bins. Minimum service levels for recycling and organics can be found City Code Chapter 13.24.600.

**Police Department**

During Construction:
24. 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.

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

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

**SMUD**

27. SMUD has existing overhead 12kV and secondary facilities right outside the parcel (running north-south on the east side of the parcel) and along Grand Avenue 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.

28. SMUD has existing underground 12kV on the parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 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.

29. 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.

30. 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.

31. 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.

32. 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.).

33. 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.

**Sac Sewer**

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

**ADVISORY NOTES**

**Parks**
1. 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 for this project is estimated at $663. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $0.30 per square foot for retail, commercial, or other uses. 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.

DOU

2. 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.

3. The proposed project is located in 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.

Sac Sewer

4. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City Collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

Fire

5. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code Section 507.4

6. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

Building

7. Each addition to an existing building or facility shall comply with the requirements for new construction and shall comply with CBC Section 11B-202.4.

8. Be sure to include an analysis to demonstrate compliance with CBC Section 503.1.2 for buildings on the same lot.

FINDINGS OF FACT

Environmental Determination: Exempt

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities. This project qualifies for this exemption as it applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing
or former use. This project proposes a 2,678 square foot addition to an existing 25,295 square feet medical office building and minor onsite improvements such as parking lot restriping and landscaping. This project is not modifying the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

**Conditional Use Permit Major Modification**

1. The proposed use is consistent with the Neighborhood (N) land use designation and the goals and policies of the 2040 General Plan in that the modification enhances an existing neighborhood support use and will provide additional employment opportunities.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the General Commercial C-2 zone and Single-Unit Dwelling (R-1) zone and Planning and Development Code in that the existing medical clinic use was permitted with a Special Permit in 1971 and has maintained operations under that use permit, and this project seeks to modify the former Special Permit (now referred to as a Conditional Use Permit) to further expand the use with additional respite and office space for use by the medical clinics’ patients and staff.

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and is adequately served by public and private services and utilities, in that the project site has existing public and private utilities and infrastructure needed to ensure proper operation of the use. The project is not proposing any modifications to the site layout regarding ingress/egress to the site.

4. The proposed use would not be 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. The project as conditioned, will not be a significant impact to the adjacent properties because it does not modify any onsite circulation, or driveways, nor will the expansion of 3,295 square feet in total result in significant operational changes from what is currently occurring within the medical care clinic.

**Site Plan and Design Review**

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2040 General Plan which designates the site as Neighborhood (N) in that the modification enhances an existing neighborhood support use and will provide additional employment opportunities. The North Sacramento Community Plan does not have any applicable goals or policies for this area and the site is not subject to a transit village.

2. The design, layout, and physical characteristics of the proposed development are consistent with all applicable design guidelines and with all applicable development standards in that the proposal complies with the development standards of the R-1 zone related to height, setbacks, and lot coverage and the design is consistent with the Del Paso Heights design guidelines with the variation of materials.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards in that the medical clinic has been in operation since the early 1970s.

4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood in that the massing and the materials of the proposed addition are architecturally compatible with the nearby buildings in the
neighborhood, while also proposing a unique architectural design that will foster architectural variety to a revitalizing neighborhood.

5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that Lot A is increasing its tree shading which helps shade the buildings and heat absorbent surfaces such as asphalt, ultimately reducing the urban heat island effect, which translates to reduced energy consumption needed to condition or cool the interior of the building.

6. The design, layout, and physical characteristics of the proposed development as conditioned 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 in that the medical office has been operating at this location since the early 1970s and the proposed addition complies with all applicable development standards and is compatible with the surrounding development.

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).

ATTACHMENTS:
Attachment 1: P5499 Special Permit
Attachment 2: Zoning Map
Attachment 3: Project Plans

Deja Harris, Associate Planner

Garrett Norman, Senior Planner

The decision of the Zoning Administrator may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the date of the action by the Zoning Administrator/Design Director. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.
Property Description: The West 100 ft. of Lot #1 Block #2 and all of Lots 2, 3 and 4 inclusive as shown on the official plat of "Del Paso Heights".

Assessors Parcel No. 251-051-01, 23, 22, 21
Address SE, corner of Harris Ave. and Rose Street

☐ Rezone: From .......................... To..........................

☐ Special Permit: ☐ Variance ☐ A.B.U. ☐ Staff Permit ☐ Other

Present Use of Property: Vacant

Request: construct a 62-space parking facility in conjunction with a medical care clinic in the R-1 zone

Owner: Redevelopment Agency City of Sacramento 2020 J St. 95814
Applicant: Medical Care Foundation of Sacramento 650 Howe Ave. 95825 929-1480

Date Filed: 6/7/73 Hearing Date: 6/26/73

Action - Planning Director
Action - Planning Comm. Approved with conditions
Action - City Council

This Request Granted Subject to the Following: Item #9
1) Subject to site plan review and approval by staff.
2) Subject to compliance with City Traffic Engineer.
3) Subject to approval of required drainage plans by the City Engineer.
4) Subject to City Council approval of the requested abandonment of the easterly 18' feet of Rose St.

Letter of Agency Filed: yes
P/O List & Map Filed: yes
Plans Filed: yes
Exhibit No's: A, B, C, D
Filing Fee: $50.00 Receipt 6650
Appl. Rec'd By: G.C.S.
Issued By: ____________________________
Date of Action: ________________________
Expiration Date: ________________________
Renewed To: ___________________________
CPC File No: ___________________________
Posted By: ____________________________
GROUND FLOOR

T.O. PARAPET 13' - 0"
GRADE - 2' - 4"

METAL PANEL MANSARD
VERTICAL FIBER CEMENT SIDING

STEEL ATRIUM STRUCTURE BEYOND
ALUMINUM STOREFRONT SYSTEM

WINDOWS TO MATCH EXISTING
RAMP RAILING
PAINT BLACK
CEMENT PLASTER FINS

Existent BUILDING
BACKLIT TRANSLUCENT PANELS

METAL PANEL MANSARD (MP1)
FIBER CEMENT VERTICAL SIDING (EP1)

BUILDING ADDITION
Existent BUILDING BEYOND
METAL PANEL MANSARD BEYOND (EP3)

CEMENT PLASTER FINS (EP2)
WINDOW TO MATCH EXISTING
RAMP HANDRAIL
PAINT BLACK
METAL PANEL

PRE-FINISHED: OLD TOWN GRAY

FIBER CEMENT PANEL:

BODY COLORS:

METAL SCREEN PERFORATED PANELS
COLOR: POSITIVE RED
SW 6871

EXPOSED STEEL / HANDRAILS:

ATRIUM STEEL MEMBERS
METAL SCREEN PERFORATED PANELS
COLOR: POSITIVE RED
SW 6871

HANDRAILS
COLOR: TRICORN BLACK
SW 6258

POLYCARBONATE:

3FORM CHROMA XT TRANSLUCENT RESIN PANELS

ACRE

JELLO

CALYPSO

ACRE

LILY

PRINCE

METAL SCREEN PERFORATED PANELS: