

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR HEARING**
300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

STAFF RECOMMENDATION

Staff recommends the Design Director approve with conditions the Site Plan and Design Review for multi-unit residential apartment buildings and the removal of one City tree for a project known as file **DR20-166**. Draft Findings of Fact and Conditions of Approval for the project are included below.

Requested Entitlements:

1. **Site Plan and Design Review** to construct two multi-unit residential buildings with 28 dwelling units and associated landscaping and site improvements within the Multi-Unit Dwelling (R-2B-R) zone.
2. **Tree Permit** to remove one City tree.

Location: 6450 Lemon Hill Avenue, Sacramento, CA 95824 (District 6)

Assessor's Parcel Numbers: 038-0101-001-0000

Applicant: Cathy Nguyen
6853 65th Street, Sacramento, CA 95824

Property Owner: Tam T. Nguyen
PO Box 245503, Sacramento, CA 95824

Project Planner: Armando Lopez Jr., Assistant Planner, (916) 808-8239

General Plan Designation: Traditional Neighborhood Medium Density (TNMD)
Community Plan Area: Fruitridge/Broadway
Zoning: Multi-Unit Dwelling Zone (R-2B)
Design Review Area: Citywide SPDR
Parking District: Traditional
Existing Land Use of Site: Residential

Surrounding Zoning and Land Use:

North (corner):	(R-1)	Will C. Wood Middle School
South (interior):	(R-2B-R)	Vacant
East (corner):	(R-1A)	Residential
West (interior):	(R-2B-R)	Residential

Previous Entitlements:

Previous Files: IR19-289

Site Information:

Existing Property Dimensions:	200.00' wide x 300.00' deep; 1.377 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Setback Information:

Parcel:	Required:	Proposed:
North (Front)	10' – 0" to 25' – 0"	25' – 0"
West (Interior)	None	30' – 5"
East (Street)	10' – 0" to 25' – 0"	20' – 4"
South (Rear)	15' – 0"	57' – 0"

Development Standards:

Parcel:	Required:	Proposed:
Density (21 per acre)	29	28
Height (per 17.600.145.B)	35' – 0"	32' – 0" (Pitched Roof: 37' – 10")
Vehicle Parking	28	32
Bicycle Parking (Long-term)	14	14
Bicycle Parking (Short-term)	3	3
Open Space Req.	2,800 square feet	2.846 square feet (common and private)
Parking Lot Tree Shading	50%	59%
Trash Enclosure	Required	Provided

Background:

The project site is located on the corner of Lemon Hill Avenue and 65th Street Expressway within the Fruitridge/Broadway Community plan Area. The site is bordered by a residential lot to the west and a vacant parcel to the south. The parcel currently contains a single-family residence with four accessory structures and trees covering the site. There is one City tree proposed for removal which is discussed later in this report. The site has existing public infrastructure serving the public street frontage improvements, sidewalks, and utilities.

Site Plan:

The project proposes to construct one two-story multi-unit residential building and one three-story multi-unit residential building that consists of 28 apartment dwellings on one lot. The first floor of the two-story building located closest to Lemon Hill Avenue will consist of office space, bike storage, laundry room, and four dwelling units with the second floor consisting of six dwelling units. The three-story building located at the rear of the site consists of six dwelling units on each floor. The dwelling units each are approximately 907 square foot 2-bedroom units. The building adheres to setback requirements within the R-2B zone. The site provides 32 parking stalls which is over the requirement of 28 within the traditional parking district for multi-unit dwelling (3 units or more) land use. The site provides adequate open space for multi-unit residential use through a combination of private patios/balconies and common space. Enhanced landscaping will be installed along Lemon Hill Avenue and 65th Street Expressway with retaining the existing Oak tree and removing the City tree to support the pedestrian walkability because it conflicts with the placement of the proposed sidewalk along 65th Street Expressway. The proposal meets height and setback allowances for the R-2B zone.

Building Design:

The two buildings will feature twenty-eight (28) 2-bedroom units and approximately 1,115 square feet of office space. Each unit features either a 48 square foot balcony or patio. The exterior architectural vernacular features: exterior balconies and/or yard spaces located immediately outside of the living room spaces, decorative two-colored cement plaster walls with nature stone wainscot and full height nature stone pilasters, window systems with accent cement plaster trim on all sides, and concrete tile roofing. The design is compatible and stays in context with the surrounding neighborhood.

As designed, the project meets all applicable development standards for the R-2B zone and the architectural design standards for multi-unit dwelling design guidelines. Furthermore, the project is deemed consistent with the citywide design principles in relation to massing and scale. The planning staff support the project and recommends approval of the multi-unit residential building and removal of one City tree.

The project was noticed to property owners and tenants within 500 feet of the subject site and the site was posted for the hearing on Thursday, April 29, 2021. Staff has not received any public comment letters.

Tree Removal:

Pursuant to Sacramento City Code (SCC) 12.56, the removal of City trees requires a tree removal permit. This project proposes to remove one City tree, a 27-inch pecan.

The City tree is proposed for removal because it conflicts with the placement of the proposed sidewalk.

The applicant has provided a replacement plan that is consistent with the replacement requirements described in tree ordinance that includes the payment of in-lieu fees totaling \$8775.00.

Environmental Considerations:

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section number 15332 which consists of projects characterized as in-fill development meeting the conditions described in this section. The project is for new construction (a) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (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, and (e) the site can be adequately served by all required utilities and public services; therefore, the project is exempt per 15332(a-e).

200-Year Flood Protection:

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 2020 Adequate Progress Annual Report accepted by the City Council on October 13, 2020 (Resolution No. 2020-0326).

Findings of Fact:

Site Plan & Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and TNMD designation. The project proposes a density consistent with the allowable density within the R-2B zone. The project will support the housing demands on the immediate neighborhood and activates a currently blighted corner of 65th Street Expressway and Lemon Hill Avenue.
2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with the applicable development standards for the R-2B zone and Citywide Design Review Area. The proposed building meets height and setback requirements consistent with the R-2B zone.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the subject site and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the proposed project will result in the construction of housing and commercial space that will activate street frontage. The project is consistent with the scale, massing, setbacks, and complimentary to other development within the neighborhood.
5. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged in that the building will have to comply with Title 24 energy compliance standards.
6. The design, layout, and physical characteristics of the proposed project are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance and will not be a detriment to the neighborhood.

Urban Forestry

7. The Tree Permit for the removal of one City tree **is approved** based on the following Findings of Fact:
 - a. The location of the City tree conflicts with placement of the proposed sidewalk.
 - b. The replacement plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

Draft Conditions of Approvals:**Planning / Design Review – Armando Lopez Jr.**

1. The new multi-unit residential development shall be constructed per approved plans and conditions of approval.
2. Provide single-ply roof membrane and flat concrete tile roofing around perimeter per approved plans.
3. Provide trim and gutters per approved plans.
4. Provide cement plaster on all elevations with a stone wainscot and full height stone pilasters per approved plans.
5. Provide metal stairs and railings at patios, balconies, and stairways on all elevations per approved plans.
6. Provide decorative gable end attic vent on gable ends along the north and south elevation per approved plans.
7. Provide vinyl-frame gridded sliders windows with cement plaster over foam trim per approved plans.
8. Provide a minimum 6x6 wood post at all patios and balconies per approved plans.
9. Provide decorative lighting on all elevations per approved plans.
10. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day reconsideration period.
11. 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.
12. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
13. This approval shall expire in three (3) years from the approval date.

Public Works – Alex Switzgable

14. 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 Lemon Hill Avenue and 65th St. Expressway per City standards to the satisfaction of the Department of Public Works.

15. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed, and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
16. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The applicant shall remove any driveway not proposed with the project and reconstruct improvements to match the proposed improvements.
17. The applicant shall dedicate sufficient right-of-way and construct 65th Street Expressway to a City Standard 99-ft. street section to the satisfaction of the Department of Public Works. The applicant shall transition the existing attached sidewalk along 65th Street Expressway to a standard separated sidewalk to the satisfaction of the Department of Public Works.
18. The applicant shall dedicate sufficient right-of-way in the form of an Irrevocable Offer of Dedication (IOD) along Lemon Hill Avenue to accommodate a future expanded intersection consistent with City DPM Plate 15-9, including a City Standard 150-ft. long right-turn lane with 50-ft. taper, to the satisfaction of the Department of Public Works. The applicant shall maintain the area within the IOD until the City's acceptance of the IOD.
19. The applicant shall construct a 3-ft. wide concrete median with appropriate signing and striping along Lemon Hill Avenue opposite the proposed driveway to prevent left-in and left-out movements to the satisfaction of the Department of Public Works.
20. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
21. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
22. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
23. 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.

Department of Utilities – Saraí Ochoa

24. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. (Note: Tapping to the 30-inch City water transmission Main in 65th Street Expressway is not allowed.)
25. Common area landscaping shall have a separate street tap for a metered irrigation service.
26. The onsite water and storm drain systems shall be private systems maintained by the owner or other approved entity.

27. 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 DOU onsite project storage method, 7,000 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.20 cfs/acre or per the latest approved onsite criteria. 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.)
28. 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.
29. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
30. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard specified in the DOU onsite manual.
31. 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.
32. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's **Storm Water Multiple Application and Report Tracking System** (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.
33. 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.
34. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

35. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the “Stormwater Quality Design Manual for the Sacramento Region (July 2018)” for more details.
36. A maintenance agreement is required for all on-site treatment control measures. Contact DOU for a list of accepted proprietary devices if considered for treatment control or full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the “Stormwater Quality Design Manual for the Sacramento Region” for appropriate measures.

Sacramento Area Sewer District – Haley MacGowan

37. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD’s sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.
38. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Regional San – Robb Armstrong

39. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or by email at PermitServices@sacsewer.com.

SMUD – Sara Christian

40. SMUD has existing overhead 12kV facilities on East of the project side along 65th Ave and North of the project site along Lemon Hill Ave 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.
41. 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.
42. 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.
43. 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.

44. 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.).
45. 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.
46. 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>
47. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

Police – Matt Young

Lighting:

48. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.
49. Light poles, if applicable, shall be no higher than 16'.
50. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
51. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.
52. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.
53. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.
54. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
55. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping:

56. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

57. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.

58. Sidewalks and walkways shall be a minimum of 6' in width.

Security:

59. The perimeter shall be fenced. Fencing shall be of decorative tubular steel, no climb type and a minimum of 6' in height.

60. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.

61. Manager with access to VASS storage shall be able to respond to any activation within two hours.

62. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.

63. Each driveway entrance and exit and each building entrance and exit shall be covered by a camera set at 100 pixels per foot or higher to capture license plates and faces.

64. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.

65. VASS shall be capable of storing no less than 30 days' worth of activity.

66. VASS shall provide comprehensive coverage of:

- a. areas of ingress and egress
- b. parking lots
- c. coverage of all four (4) exterior sides of the property
- d. adjacent public rights of way
- e. common areas (e.g., community rooms, playgrounds, etc.)

67. Community laundry machines shall NOT accept currency. Laundry machines shall operate with a pre-loaded debit card purchased through on-site management. Adding to the balance of a laundry debit card shall be done through the leasing office.

68. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures shall be slatted to allow visual surveillance of the interior.

69. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

70. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

71. Property management shall be responsible for the daily removal of all litter from the site.

72. Applicant shall install a law enforcement “Knox Box” for police access to common areas on the premises, including, but not limited to the main entrance lobby, exterior gates, community rooms, etc.
73. Applicant shall employ a Private Patrol Operator (PPO) security company to conduct regular checks (no less than 6 times daily) of the premises and respond to resident calls related to disturbances, 7 days a week. The PPO security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department’s CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.
74. A final security plan for the project shall be submitted for review and approval by the Sacramento Police Department CPTED Sergeant (or designee) prior to the issuance of a building permit. The security plan MUST be prepared by a qualified professional (Qualified Manager of a licensed PPO or Certified Professional Designation from ASIS International).
75. Applicant shall implement a tenant parking registration system that includes registration of tenant vehicles, designated tenant parking, designated visitor parking, tow vendor contract, etc.

During Construction:

76. 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.
77. The location shall be monitored by security after normal construction hours during all phases of construction.
78. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Urban Forestry – Jodi Carlson

79. The Tree Permit for the removal of one City tree, a 27-inch pecan is approved with the following conditions:
- a. The applicant shall pay an in-lieu fee of \$8775.00 to the Tree Planting and Replacement Fund upon receipt of the invoice.
 - b. The applicant shall retain all trees permitted for removal until after all fees associated with the application for a building permit have been paid.

Draft Advisories:**Fire – Morten Myers**

- ADV1 Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4
- ADV2 Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4
- ADV3 Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- ADV4 Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- ADV5 Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4
- ADV6 Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C102.1 as amended the Sacramento Municipal Code.
- ADV7 Provide appropriate Knox access for site. CFC Section 506
- ADV8 Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.
- ADV9 An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire Code Official. Fire Control rooms shall be located within the building at a location approved by the Fire Code Official, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control rooms shall not be less than 50 square feet for rooms without a fire pump and 200 square feet when a fire pump is present. CFC Amendments 901.4.7
- ADV10 Automatic gates shall have AC power and be provided with Key override switch (Knox) and Radio operated controller (Click2Enter). For gates that do not fail safe in the open position upon loss of AC power or are provided with battery back-up power, an approved pedestrian gate shall be installed within 10 feet of all vehicle gates. An approved key box (Knox) shall be installed at least 48 inches above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate.

Department of Utilities – Saraí Ochoa

- ADV11 The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

- ADV12 As of January 1, 2018, all new multi-family residential construction will require sub-metering of each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.
- ADV13 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.

Parks – Brianna Moland

- ADV14 As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Impact Fee is estimated at \$52,524. The PIF due for this project is based on the Housing Incentive Zone Rate of \$1.81 per residential square foot with a minimum rate of \$1,354 for units under 750 square feet and a maximum rate of \$3,612 for units over 2,000 square feet. The applicant would likely receive credit for the demolition of existing structures. Note that the Park Development Impact Fee increased on July 1, 2020. 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.

Sacramento Area Sewer District – Haley MacGowan

- ADV15 ONGOING: The existing building is currently connected to public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SASD prior to the approval of improvement plans. SASD Design Standards and Specifications apply to any onsite and offsite public sewer construction.
- ADV16 ONGOING: SASD Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings. Demolishing of the building may require replacing the existing 4-inch lower lateral to a 6-inch lower lateral.

Regional San – Robb Armstrong

- ADV17 The Sacramento Area Sewer District (SASD) 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 SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.

Air Quality Management District – Teri Duarte

- ADV18 Reducing the Urban Heat Island Effect: In May 2020, the Sac Metro Air District concluded a two-year study on urban heat island effect impacts on the Sacramento region called the Capital Region Transportation Sector Urban Heat Island Mitigation Project (UHI Project). The UHI Project found that the heat island effect already presents a serious challenge for our region, with urbanized areas in Sacramento some 3 to 9 degrees Fahrenheit warmer than surrounding areas. In addition, the State of California's Cal-Adapt tool projects that extreme heat days and heat waves will

increase in the Sacramento region, with an average of 38 days over 100 degrees Fahrenheit per year for the 2025-2055 period. To help reduce temperatures near the project, as well as to contribute regionally to a reduction in urban heat island effect, the Sac Metro Air District recommends that (1) any new pavement have an albedo of at least 0.25-0.5; and (2) any new structures utilize certified cool roofs. The California Energy Commission's Title 24, Part 6, suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and minimum thermal emittance of 0.75. Cool roofs come in a broad range of forms, colors, and materials. The installation cost is not necessarily more expensive than a conventional roof. The Practical Guide to Cool Roofs and Toolkits and the Cool Roof Rating Council offer help to select the best roof for the needs of the project while maximizing energy-savings and other benefits.

These recommendations are consistent with City General Plan Policy LU 2.6.8, which stipulates that the City shall reduce the 'heat island effect' by promoting and requiring, where appropriate, such features as reflective roofing, green roofs, light-colored pavement, and urban shade trees and by reducing the unshaded extent of parking lots.

ADV19 Asbestos: The project involves the demolition of a building that may contain asbestos, since prior to 1975, asbestos was used extensively in building construction. Because of the risk of exposure to asbestos, demolition or renovation of existing buildings are subject to Sac Metro Air District's Rule 902 in order to limit asbestos emissions and the disturbance of regulated asbestos-containing material generated or handled during these activities. If you have any questions on Rule 902, please contact John Angi at jangi@airquality.org or 916-874-1326.

ADV20 Construction: All projects are subject to Sac Metro Air District rules in effect at the time of construction and any construction project, regardless of the size, is required to implement the Sac Metro Air District's Basic Construction Emission Control Practices. The Basic Construction Emission Control Practices and the Rules & Regulations Statement are attached for your reference. A complete listing of current rules is available at www.airquality.org or by calling 916-874-4800.

Police – Matt Young

ADV21 City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

WalkSacramento – Chris Holm

ADV22 The project has also been improved by the addition of outdoor common space around the existing oak tree. The hardscape, picnic tables and benches will provide a place for residents to get outside and socialize. We note, however, that access to the common space from Building 2 will be indirect. Although the distance of indirect travel is short, there will be an inclination to cross the curbed driveway between the common space and the sidewalk at the northeast corner of Building 2. Curb ramps that would make the direct path safer, accessible, and reduce damage to the landscape strip along the east side of the driveway should be considered if feasible and practical.

ADV23 Lemon Hill Apartments will provide much needed market rate housing in the Lemon Hill neighborhood that will also be affordable. The project site is within walking and biking distance of schools, retail and services. One block to the south is Morrison Creek, which could be transformed into an active transportation route in the future.

- ADV24 The building designs will provide "eyes on" Lemon Hill Avenue and 65th Street Expressway, and the street will be activated by entrances, living rooms and patios of the units facing Lemon Hill Avenue and 65th Street Expressway.
- ADV25 Although we discourage applicants from gating residential projects, we think the proposed ornamental metal fences, gates and sound wall will help prevent small children playing outside on the property from wandering over to the 65th Street Expressway.
- ADV26 WALKSacramento is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. The benefits include improved public health and physical fitness, better air quality, a stronger sense of cohesion and safety in neighborhoods, and more sustainable communities and local economies.



Armando Lopez Jr. (May 5, 2021 16:56 PDT)

Armando Lopez Jr., LEED AP
Assistant Planner



Luis Sanchez (May 6, 2021 08:57 PDT)

Luis R. Sanchez, AIA LEED AP
Senior Architect

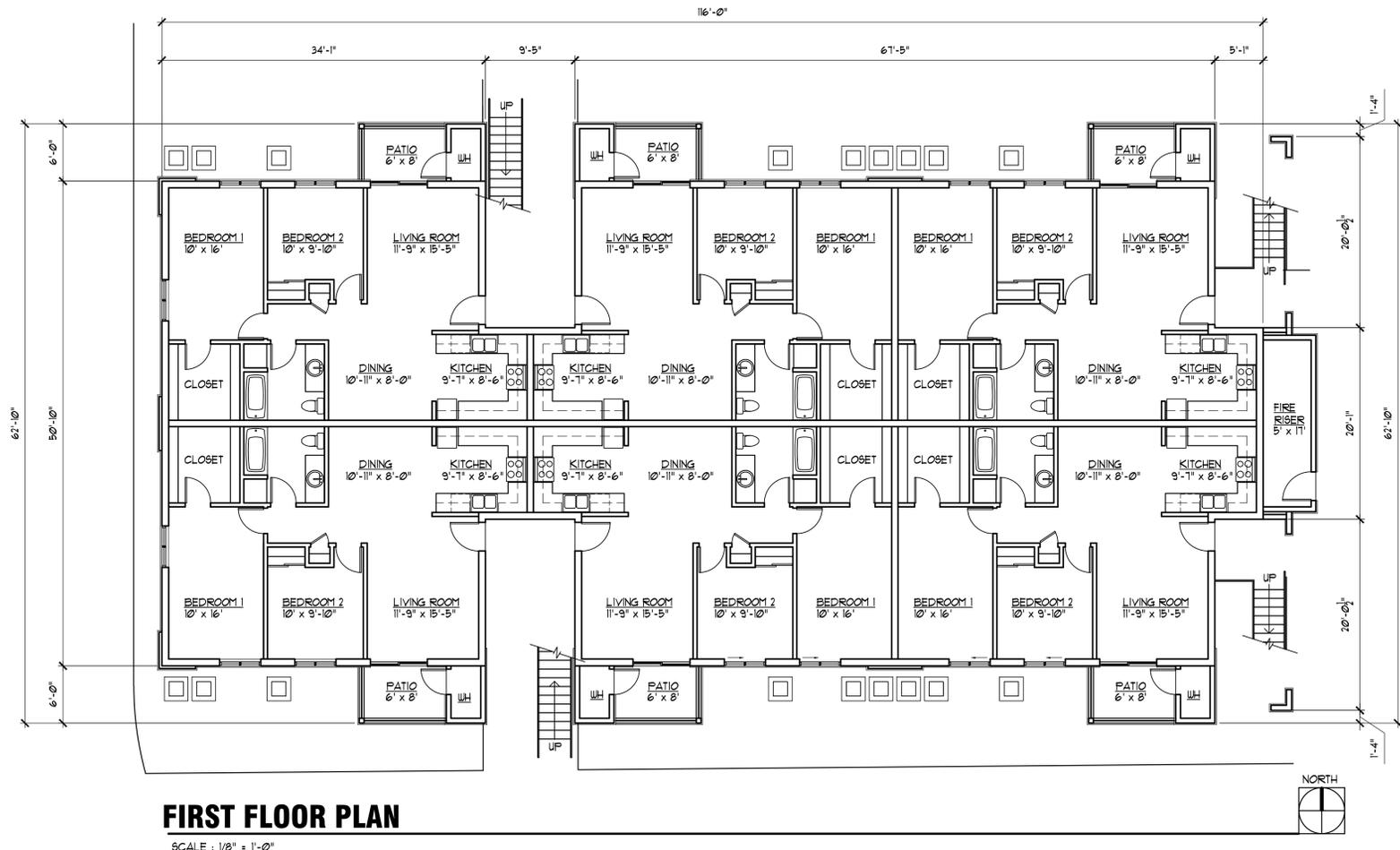
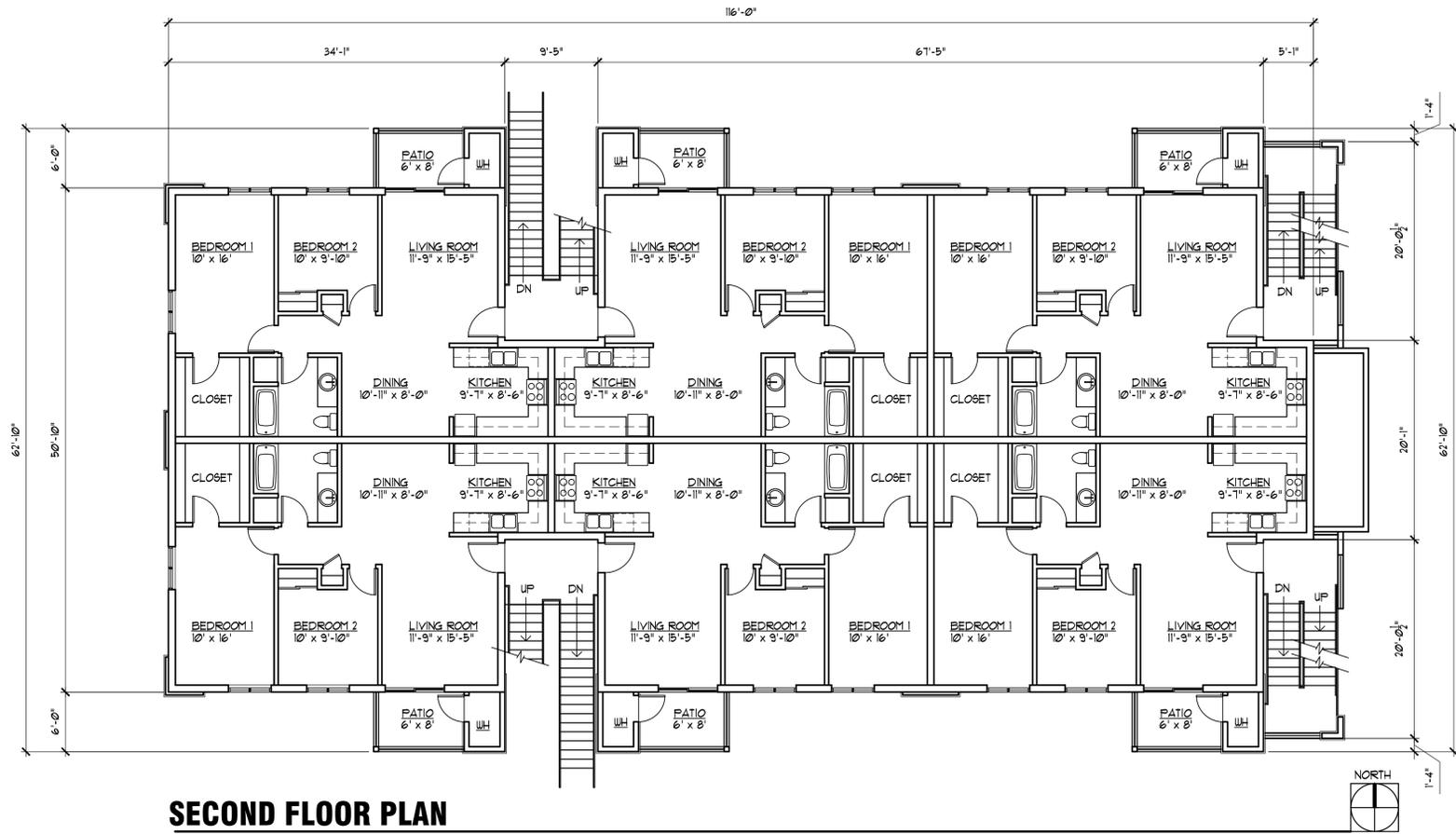
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The undersigned architect does not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part at any other site.

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

This drawing is not final or to be used for construction until signed by the architect and owner.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without written consent of the Architect.

Architect		
Drawn By		
Revisions		
NO.	DATE	DESCRIPTION
	MAR 2021	PLANNING RESUBMITTAL
	SEPT 2020	PLANNING SUBMITTAL
Job No. 19182		
Date NOV 2019		
Drawing No.		



TREE LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	CALLISTEMON VIMALIS/WEeping BOTTLEBRUSH	15 GALLON	3
	CERCIS CANADENSIS 'OKLAHOMA'/REDBUD	15 GALLON	10
	LAURUS NOBILIS 'SARATOGA'/GRECIAN LAUREL	15 GALLON	3
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	6
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	3
	QUERCUS WISLIZENII/INTERIOR LIVE OAK	15 GALLON	5
	ULMUS WILSONIANA 'PROSPECTOR'/PROSPECTOR ELM	15 GALLON	12
	UMBELLULARIA CALIFORNICA/CALIFORNIA BAY	15 GALLON	4

	SHRUB & GROUND COVER AREA (SEE PALETTE AT RIGHT)
	CHIPPED TREE TRIMMINGS TO 4" DEPTH UNDER EXISTING OAK
	'MOSS ROCK' WEATHERED VOLCANIC BOULDERS SET 1/3 TO 1/2 DEPTH BELOW FINISH GRADE.

PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/FULL	QUANTITY	1/4	1/2	3/4	SUBTOTAL	TOTAL
20' DIA. TREES							
CERCIS CANADENSIS	314 S.F.	0	0	2	0	314 S.F.	
20' TOTAL:							314 S.F.
25' DIA. TREES							
UMBELLULARIA C.	490 S.F.	0	0	4	0	980 S.F.	
25' TOTAL:							980 S.F.
30' DIA. TREES							
PISTACIA CHINENSIS	706 S.F.	5	2	1	0	4942 S.F.	
ULMUS W. 'PROSPECTOR'	706 S.F.	0	0	9	0	3177 S.F.	
30' TOTAL:							8119 S.F.
35' DIA. TREES							
QUERCUS LOBATA	962 S.F.	0	0	3	0	1443 S.F.	
QUERCUS WISLIZENII	962 S.F.	0	0	4	0	1924 S.F.	
35' TOTAL:							3367 S.F.
PARKING AREA:							21490 S.F.
SHADE REQUIRED:							10745 S.F.
SHADE PROVIDED:							12780 S.F.

SHRUB & GROUND COVER PALETTE

BOTANIC NAME/COMMON NAME	SIZE
ACANTHUS MOLLIS/BEARS BREECH	5 GALLON
ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA	5 GALLON
AGAVE WEBER/WEBER AGAVE	5 GALLON
BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON
CHONDRPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON
CISTUS X. 'SUNSET'/ROCKROSE	1 GALLON
CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON
COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON
CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON
DIETES BICOLOR	1 GALLON
DIANELLA REVOLUTA 'LITTLE REV'/BLACK FLAX LILY	1 GALLON
HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON
IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON
JUNIPERUS C. 'SAN JOSE'/SAN JOSE JUNIPER	1 GALLON
LOMANDRA LONGIFOLIA 'BREEZE'/DWF. MAT RUSH	1 GALLON
LANTANA MONTEVIDENSIS/LANTANA	5 GALLON
MAHONIA A. 'COMPACTA'/COMPACT OREGON GRAPE	5 GALLON
NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON
NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON
PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE	1 GALLON
PYRACANTHA F. 'MOHAVE'/MOHAVE PYRACANTHA	5 GALLON
PYRACANTHA F. 'SANTA CRUZ'/PROSTRATE PYRACANTHA	1 GALLON
ROSA CALIFORNICA/MILD ROSE	5 GALLON
SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE	5 GALLON
TEUCRIUM CHAMAEDRYS/DWARF GERMANDER	1 GALLON
TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON
VERBENA PERUVIANA 'HOMESTEAD PURPLE'/HYBRID VERBENA	1 GALLON

NOTE: ALL PROPOSED PLANTS ARE RATED AS 'LOW' OR 'VERY LOW' WATER USERS BY THE STATE OF CALIFORNIA'S WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES IV LIST.



INTERIOR LIVE OAK
QUERCUS WISLIZENII TO REMAIN.



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Project:

65th STREET & LEMON HILL AVENUE APARTMENTS

6450 LEMON HILL AVENUE
CITY OF SACRAMENTO
CALIFORNIA

FOR: MS. TAMMY NGUYEN

Sheet Title:

PRELIMINARY LANDSCAPE PLAN

Date: MAR. 18, 2021
Scale: 1"=20'-0"
Job Number: 40042
Sheet Number: LA of 1