

RESOLUTION NO. 2019-0135

Adopted by the Sacramento City Council

April 23, 2019

Adopting Findings of Fact and Approving the Ventriss Project Located at the Northwest Corner of the Intersection of Jacinto Avenue and Starburst Way (APN:117-0930-003 and 117-0930-004) (P17-041)

BACKGROUND

- A. On February 14, 2019, the Planning and Design Commission conducted a public hearing on and forwarded to the City Council a recommendation to approve with conditions the Ventriss Place project.
- B. On April 23, 2019, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030(B)(1)(2), and (3) (publication, posting, and mail), and received and considered evidence concerning the Ventriss Place project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the verbal and documentary evidence received at the hearing on the Ventriss Place project, the City Council approves the project based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the Project entitlements based on the following findings of fact:
 - A. The **Tentative Map** to subdivide 5.15± acres into 37 single unit dwelling lots, in the Single-Unit or Duplex Dwelling (R-1A) zone is approved based on the following findings:
 - 1. None of the conditions described in Government Code section 66474 exist with respect to the proposed subdivision as follows:
 - a) The proposed map is consistent with the proposed 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
 - 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 proposed 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).
 5. The City 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).
- B. The **Site Plan and Design Review** of the Tentative Subdivision Map and for the construction of 37 single family units with deviations to lot size, lot coverage, and reduced setbacks is approved based on the following findings:
1. The design, layout, and physical characteristics of the proposed development are consistent with the proposed general plan and any applicable specific plan or transit village plan, in that: the development is consistent with the general plan goals and policies

within the Suburban Neighborhood Medium Density designation in that: 1) the proposed project is providing for a residential use that complies with the minimum density requirement of the Suburban Neighborhood Medium Density, 2) connects a community to an existing park through the construction of a pedestrian cross walk along Jacinto Avenue, and 3) develops an underutilized property with five housing types compatible with the surrounding neighborhood.

2. The design, layout, and physical characteristics of the proposed development are consistent with the purpose and intent of the applicable design guidelines and development standards, in that the single family homes engage the street with reduced setbacks and vehicle parking accessed from the private drives in the rear of the property. The deviation for reduction in lot size will not affect the livability of the lots. The deviation for lot coverage and setbacks will not negatively impact public sidewalks, bike lanes, or tree canopy areas and will further activate the street frontage by creating a pedestrian scale community, which will improve the walkability within the subdivision and further encourage a community environment that supports walking and bicycling.
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 project has been analyzed by City departments and it is determined that 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 project will provide single-unit dwelling units that are compatible with the size and height of the existing dwellings in the area. The proposed home designs are traditional (Bungalow and Cottage) with a variety of colors and decorative treatments. The surrounding neighborhood contains a mix of traditional residential styles which include garage forward ranch style homes. The existing home designs and community character were considered in the creation of the proposed design in order to complement the existing neighborhoods, while also incorporating modern treatments through the use varied roof pitches, gable treatments, and enhanced treatments on all street facing elevations. Overall, the project is consistent with the Design Guidelines intended to encourage consistent design while allowing a variety and innovation.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged, in that staff recommends that the project, to the extent possible, incorporate green building methods in the construction of the proposed structures. Adequate space is provided in both the right of way on Starburst Way and in the front yards of the homes to allow the planting of large trees to assist with passive cooling.
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 1) the proposed development is compatible with other uses found in the surrounding neighborhood, and 2) Designed as an alley loaded product, access to the garages will be from private drives off of Starburst Way. Alley loaded products have several benefits that support pedestrian travel and public health. The design provides for an efficient flow of traffic and pedestrian circulation, while also eliminating conflicts at each residential driveway from a public road. There will be four private drives, all accessed from Starburst way, and an Emergency Vehicle access easement that is also designed as a pedestrian paseo. A pedestrian crossing will be built from Starburst Way, across Jacinto Avenue, to North Laguna Creek Park

C. The 200-Year Flood Protection:

1. 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 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, intended to be protected by the system, as demonstrated by 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 accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2018 Adequate Progress Annual Report accepted by City Council Resolution No. 2018-0445 on November 20, 2018.

Conditions Of Approval

- C.** The **Tentative Map** to subdivide 5.15± acres into 37 single unit dwelling lots, in the Single-Unit or Duplex Dwelling (R-1A) zone is approved subject to the following Conditions of Approval:

General

- C1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
- C2. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.
- C3. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from appropriate parcels, at no cost, at the time of sale or other conveyance of either parcel.
- C4. Show all continuing and proposed/required easements on the Final Map.

Department of Public Works

- C5. 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.
- C6. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, undulations, additional 4-way intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.
- C7. Dedicate sufficient additional right-of-way and construct the extension of Starburst Way adjacent to the subject property as a 53-ft right-of-way street section per City standards to the satisfaction of the Department of Public Works.

- C8. 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.
- C9. 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.
- C10. 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.
- C11. Construct A.D.A. compliant ramps at Starburst Way at the intersection of Jacinto Road per City standards to the satisfaction of the Department of Public Works.
- C12. The applicant shall install an all-way stop sign at the intersection of Starburst Way and Jacinto Road if deemed warranted per City standards to the satisfaction of the Department of Public Works.
- In the event that the intersection of Starburst Way and Jacinto Road does not meet the warrants for an all-way stop control treatment, the applicant shall install a stop sign along Starburst Way at the intersection of Jacinto Road per City standards to the satisfaction of the Department of Public Works.
- C13. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of Regional Transit.
- C14. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.
- C15. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, undulations, additional 4-way intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.

- C16. The applicant shall install truncated domes on both existing ADA ramps at the corner of the intersection of Starburst Way and Jacinto Road per City standards to the satisfaction of the Department of Public Works.
- a) The applicant shall install all-way stop signs at the intersection of Starburst Way and Jacinto Road per City standards to the satisfaction of the Department of Public Works. The construction of the all-way stop control treatment shall include the following: Stop signs with stop bars at all legs of the intersection;
 - b) Standard crosswalks on all legs of the intersection;
 - c) Pedestrian island along the south leg of Jacinto Rd;
 - d) Pedestrian island along the north leg of Jacinto Rd;
 - e) Two ADA ramps along the park site (subject to park impact fee credit);
 - f) 5-ft sidewalk along the park site to connect the two new ADA ramps to the existing ped path to the north (subject to park impact fee credit);

Department of Public Works: Private Streets

C17. Design the structural section of all private streets to meet the City standards. Private streets shall be inspected to the satisfaction of the Department of Public Works.

C18. Designate private streets as Public Utility Easements.

C19. Provide a standard driveway at the entrance to the private street.

Electrical

C20. New ornamental street lights are required for this project on Jacinto Avenue, Starburst Way and all public streets within the development. The number and locations of these lights will be determined when development plans are submitted for review.

SMUD

C21. 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.

- C22. 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.
- C23. 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.
- C24. The Applicant shall dedicate the Landscape Corridors or the common area as a public utility easement for underground facilities and appurtenances, except for those areas where structures or pools are located.
- C25. The Applicant shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10-feet or 5-ft adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances or to the satisfaction of SMUD. All access roads shall meet minimum SMUD requirements for access roads.
- C26. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Sacramento Area Sewer District (SASD)

- C27. To obtain sewer service for this proposed project, construction of onsite and offsite sewer infrastructure shall be required to the satisfaction of SASD. Field modifications to new or existing precast manhole bases are not allowed.
- C28. Sewer easements may be required to service these parcels. All public sewer easements will be dedicated to SASD in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and requires continuous access for installation and maintenance. SASD will only provide maintenance in public right-of-ways and SASD dedicated sewer easements.
- C29. SASD requires each lot and each building with a sewage source to have a separate connection to the 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 shall have a separate connection to a private onsite sewer line.

C30. Developing these properties will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. The applicant should contact the Permit Services Unit at (916) 876-6100 for sewer impact fee information.

Department of Utilities (DOU)

C31. The applicant shall grant and reserve easements as needed, for water and drainage facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for utilities, water and drainage facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."

C32. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Water Planning Section (916-808-1400) at the early planning stages to address any water related requirements.

C33. A three-foot easement adjacent to the private drive shall be dedicated to the City for water meters.

C34. An easement shall be provided over the private drive assuring unrestricted access at all times for DOU personnel and maintenance vehicles.

C35. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Design and Procedures Manual, for review and approval by the DOU. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Planning Section (916-808-1400) at the early planning stages to address any drainage related requirements. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

Fire Department

C36. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4.

- C37. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
CFC 503.2.1
- C38. 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 *The proposed usage of Grass Pavers on the 20' EVA/Paseo shall be submitted for review and approval by the Fire Marshal. The aggregate bas sections shall be to the manufacture's specifications or should be 12 inches thick to support 70,000 pounds. Compaction shall be verified in writing to the Fire Marshal by a licensed engineer.*
- C39. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.
Note: Appendix C, Table C105.1 has been amended by the City of Sacramento so that the required number of hydrants is based on the required GPM of Table B105.1 before any allowed fire sprinkler reduction with modified spacing distances between hydrants.
- C40. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:
- a) Provisions for the necessary repair and maintenance of the roadway surface
 - b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
 - c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
 - d) Unrestricted use of and access to the roadways covered by the agreements.
 - e) Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.

Parks Department

- C41. **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)

- C42. **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 Planning Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

Miscellaneous

- C43. Form a Homeowner's Association with CC&R's. CC&R's shall be recorded assuring maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation and noise barriers.

Abandonment

- C44. The applicant shall satisfy the conditions of approval of the abandonment.
- C45. Final Map shall be recorded concurrently with the recordation of the abandonment.

SMUD

- C46. SMUD does approve of the abandonment requested above provided the "Public Service Easement/Reservation of Easement" clauses as cited in Sections 8306 and 8340 f the State of California Streets and Highways Code are incorporated into the abandonment Resolution reserving all rights for the District to construct, reconstruct, maintain, operate, replace, remove, renew, and enlarge electrical and/or communication facilities within the subject abandonment area. The district has overhead facilities within the area requested for abandonment.

Advisory Notes

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

- C47. 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.

- C48. House plans shall comply with City Code Chapter 17.508 Driveways. This project has been granted a driveway variance permit to allow a commercial driveway within 10-ft of the side property line (DRV18-0015).
- C49. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
- C50. 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.
- C51. The applicant is encouraged to consider Low Impact Development (LID) strategy for the site design and utilize LID practices (i.e. stormwater planters) for stormwater treatment. The applicant can obtain LID runoff reduction credits following the guidance in the Stormwater Quality Design Manual. LID runoff reduction will reduce the required treatment volume which could potentially reduce the surface area requirements for the stormwater treatment measures. A private maintenance agreement may be required. Contact City of Sacramento Utilities Department Stormwater Program (808-1449) if you have additional questions.
- C52. 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.
- C53. 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 Sewer Fee Quote Desk at (916) 876-6100.
- C54. All gravity main lines shall be a minimum of 8-inches in diameter.
- C55. All structural setbacks shall be a minimum of 14-feet from the edge of the roadway right-of-way. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained.
- C56. 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.).

- C57. 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/customer-service/support-and-services/designconstruction-services.htm>.
- C58. 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.
- C59. 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 \$99,123. This is based on 37 units at an average land value of \$235,000 per acre for the South Area Community Plan Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. 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.
 - b) Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$184,834. This project proposes a total of 37 Residential Units, with 33 units over 2000 square feet, and the remaining 4 units totaling 6,484 square feet. The PIF due on this project is based the Remainder City Rate of \$2.55 per square foot for residential projects, with a minimum rate of \$1,913 for units under 750 square feet and a maximum of \$5,100 for units over 2000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - c) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

- D.** The **Site Plan and Design Review** with deviations to lot size, lot coverage, and setbacks and development of 37 single-unit dwellings is approved subject to the following Conditions of Approval:

Planning Division

- D1. The applicant shall obtain all necessary building permits and encroachment permits prior to commencing construction. Building permits shall not be issued unless the Final Map has been approved.

- D2. A model home/temporary sales office application and approval will be required for any model homes or temporary sales trailer.
- D3. The project shall be constructed per approved plans and shall be consistent with the attached exhibits.
- D4. The building exterior elevations shall have a consistency of detail and quality as indicated on the approved plans and attached exhibits.
- D5. Any change in the design, materials, or colors shall be submitted to the Planning staff for review and approval and may require additional entitlements.
- D6. The Prairie style for each of the house plans feature enhanced side elevations for corner lots, concrete tile roofing, exterior stucco, lap, and shake siding, brick and stone accents, window grid pattern, window trims and on garage doors, and four-color accents
- D7. The Bungalow style for each of the house plans feature enhanced side elevation for corner lots, composite and shake roofing, exterior stucco and lap and shake siding walls, brick and stone, window trims and garage doors, gridded windows, and four colors accents.
- D8. All corner lots shall provide for enhanced side elevations that faces a public or private street.
- D9. All HVAC units shall be ground mounted and shall not be visible from any street or pedestrian views. No roof mounted HVAC allowed.
- D10. None of the same house plans may be placed on more than two adjacent/consecutive lots and shall be different elevation when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.
- D11. Provide photocell outdoor LED wall mounted lighting at garage door; no switch.
- D12. This approval shall expire in three years from the approval date.

Fire Department

- D13. 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
- D14. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4

- D15. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)
- D16. 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.
- D17. Per the newly adopted 2010 California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

Urban Forestry

- D18. Trees planted in public rights-of-way shall be planted 40 feet apart, giving consideration to driveways, street lights, hydrants, and other above and below ground utilities and to the satisfaction of Urban Forestry.
- D19. Designated planter areas in public rights-of-way shall be sized for large canopy shade trees (at least seven feet wide excluding curbs).
- D20. Large canopy shade trees planted in designated planter areas of public rights-of-way shall be selected from Appendix A of the Parking Lot Tree Shading Design and Maintenance Guidelines and to the satisfaction of Urban Forestry.

Department of Public Works

- D21. 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 per City standards to the satisfaction of the Department of Public Works.
- D22. Dedicate sufficient additional right-of-way and construct the extension of Starburst Way adjacent to the subject property as a 53-ft right-of-way street section per City standards to the satisfaction of the Department of Public Works.

D23. The applicant shall install all-way stop signs at the intersection of Starburst Way and Jacinto Road per City standards to the satisfaction of the Department of Public Works. The construction of the all-way stop control treatment shall include the following:

- a. Stop signs with stop bars at all legs of the intersection;
- b. Standard crosswalks on all legs of the intersection;
- c. Pedestrian island along the south leg of Jacinto Rd;
- d. Pedestrian island along the north leg of Jacinto Rd;
- e. Two ADA ramps along the park site (subject to park impact fee credit);
- f. 5-ft sidewalk along the park site to connect the two new ADA ramps to the existing ped path to the north (subject to park impact fee credit).

D24. 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.

D25. The applicant shall install truncated domes on both existing ADA ramps at the corner of the intersection of Starburst Way and Jacinto Road per City standards to the satisfaction of the Department of Public Works.

Note: The citywide curb ramp installation and replacement program will reconstruct the round corners to provide for dual ADA ramps (if needed) at the time of the installation of the crosswalks and receiving ramps along the park site

D26. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, undulations, additional 4-way intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.

D27. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

Note: This project has been granted a driveway variance permit to allow 2 commercial driveways / driveways serving more than 2 residential units, to be located within 10-ft of the side property line (DRV18-0015).

- D28. Reciprocal access easements are required for shared use of the driveways, if not already in place.
- D29. All garages must be set back from the private drive to meet the 24-ft minimum maneuvering space requirement to the satisfaction of the Department of Public Works.
- D30. The proposed emergency vehicle access along Jacinto Road adjacent to the subject property shall be designed and constructed per City standards to the satisfaction of the Department of Public Works and the Fire Department.
- D31. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- D32. 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.
- D33. 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.

Adopted by the City of Sacramento City Council on April 23, 2019, by the following vote:

Ayes: Members Ashby, Carr, Guerra, Hansen, Harris, Jennings, Warren and Mayor Steinberg

Noes: None

Abstain: None

Absent: Member Schenirer

Attest: **Mindy Cuppy** Digitally signed by Mindy Cuppy
Date: 2019.04.29 17:31:49
-07'00'
Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.