

RESOLUTION NO. 1179

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF July 26, 1990

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOT  
163 AND LOT 164 OF TERMINAL TRACT, ACCORDING  
TO THE OFFICIAL PLAT THEREOF, FILED IN THE  
OFFICE OF THE RECORDER OF SACRAMENTO  
COUNTY, CALIFORNIA, ON NOVEMBER 12, 1910, IN  
BOOK 11 OF MAPS, MAP NO. 14  
(APN: 018-0025-020; 018-0025-021) (P90-147)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2314 16th Avenue; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 2341 16th Avenue, City of Sacramento, be approved as shown and described in Exhibit A attached hereto, subject to the following conditions:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
  - A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
  - B. File a waiver of Parcel Map.
  - C. Pay off or segregate any existing assessments.
  - D. Notice: Property to be adjusted in accordance with this Certificate of Compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
2. Applicant shall complete the following Environmental conditions prior to a lot line adjustment being recorded:
  - A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:

1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
  2. Cover stockpiles of sand, soil, and similar materials with a tarp.
  3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension or PM 10 through vehicle movements over these surfaces.
  5. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. Per City Arborist's recommendations, tree shall be saved, with a chain link barrier around drip line of tree during all phases of construction. No storage of vehicles or material, or change of grade within drip line of this tree. (City Arborist, 5-28-90 and 6-21-90).
- C. General
1. All joints in exterior walls shall be grouted or caulked airtight.
  2. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
  3. Window or through the wall ventilation or air conditioning units shall not be permitted.
  4. All sleeping spaces shall be provided with carpet and pad.
  5. There shall be no through the door or through the wall mail or paper chutes.
  6. Basic wall construction shall include:
    - a. 2x4 wood studs;
    - b. R-11 insulation in the cavities;
    - c. 1/2" gypsum wall board interior, fully taped, finished and sealed around the perimeter with a resilient caulking; and
    - d. minimum 5/8" exterior plywood finish panels.
  7. Ceilings shall be finished with a minimum 1/2" gypsum board, with minimum R-19 insulation in the attic.
  8. Roof shall have weight per square foot equal to 1/2' plywood, and 220 lb./square composite shingles. Skylights shall not be used unless they have an STC rating of 28 or better.

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9. Windows must have a minimum STC rating of 28 or better. Windows shall comprise less than 30% of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 DFM/lin. ft. when tested with a 25 mph wind per ASTM standards.
  10. Exterior entrance doors should have a minimum STC rating of 28. They must include complete perimeter door seals.
  11. A mechanical ventilation system shall be installed that will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, door, or other exterior openings to provide adequate ventilation.
  12. Gravity vent openings in attic space shall not exceed code minimums in number and size. (Ibid., p.8.)
- D. Resilient channels shall be used between the wood studs and the interior gypsum board on all exterior walls except the kitchen and bathroom.
- E. All exterior lighting will be directed away from properly shaded to eliminate glare on existing residential uses and oncoming traffic.

  
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CHAIRPERSON

ATTEST:

  
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Secretary to the Planning Commission

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