



COMMUNITY DEVELOPMENT
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

300 RICHARDS BOULEVARD
3rd FLOOR
SACRAMENTO, CA
95811-0218

Planning Division Development Project Routing Form

DATE: June 11, 2013

FILE NUMBER: P13-033

MRC DATE: 7/3/13

TO: Standard Recipients:

<input checked="" type="checkbox"/> Building Division	<input checked="" type="checkbox"/> Environmental Services	<input checked="" type="checkbox"/> Police Department
<input checked="" type="checkbox"/> City Attorney's Office	<input checked="" type="checkbox"/> Fire Department	<input checked="" type="checkbox"/> Sacramento Area Sewer District
<input checked="" type="checkbox"/> City Council District - 5	<input checked="" type="checkbox"/> GIS - Josh Cannon	<input checked="" type="checkbox"/> Senior Planner
<input checked="" type="checkbox"/> Current Planning	<input checked="" type="checkbox"/> Long Range Planning	<input checked="" type="checkbox"/> Solid Waste Division
<input checked="" type="checkbox"/> DOT Traffic Engineering	<input checked="" type="checkbox"/> Media & Communications	<input checked="" type="checkbox"/> Team Lead -
<input checked="" type="checkbox"/> Economic Development	<input checked="" type="checkbox"/> Neighborhood Services	<input checked="" type="checkbox"/> Urban Forest Services
<input type="checkbox"/> Electrical Division	<input checked="" type="checkbox"/> Parks & Recreation	<input checked="" type="checkbox"/> Utilities

Route As Needed:

FROM: Evan Compton, Associate Planner
Phone#: 916-808-5260

E-mail: ecompton@cityofsacramento.org

PLEASE RESPOND BY: 7/3/2013

PROJECT DETAILS:

Project Name: Curtis Park Village
Project Location: 3675 W PACIFIC AVE
Assessor's Parcel Number: 013-0010-008-0000, 013-0010-009-0000, 013-0010-021-0000,
013-0010-022-0000, 013-0010-023-0000, 013-0010-024-0000,
013-0010-025-0000, 013-0010-026-0000, 013-0010-027-0000,
013-0010-028-0000, 013-0062-001-0000, 013-0062-002-0000
Applicant's Name: Philip Harvey
Applicant's Phone Number: 916-442-4600 (ext 212)

PROJECT DESCRIPTION:

A request to revise the previously approved project which will increase the number of single family homes and reduce the number of multifamily units and overall commercial square footage. This request requires approval from City Council for General Plan Amendments, Rezones, Schematic Plan Amendment, Tentative Map, and Subdivision Modifications.

File Number:

P13-033

**Planning Division
Development Project Routing Form**

Entitlements:

- * Plan Amendment-General Plan to increase the Traditional Neighborhood Low designation by 10.2 acres, increase the Urban Neighborhood Medium designation by 4.9 acres, reduce the Traditional Neighborhood High designation by 13.9 acres, and reduce the Traditional Center designation by 1.2 acres.
- * Rezone/Prezone to increase the Single Family Alternative (R-1A PUD) zone by 9.3 acres, reduce the Multifamily (R-4A PUD) zone by 4.3 acres, and reduce the Shopping Center (SC PUD) zone by 5 acres.
- * Planned Unit Dev-Schematic Pln Amended to amend the Schematic Plan to show an increase of 75 single family homes and a reduction of 112 multifamily homes and reduction of 78,000 square feet of commercial.
- * Tentative Map to modify the previous Tentative Map by subdividing the site for an additional 75 single family homes.
- * Subdivision Modification to create single family home lots with private drive frontage.



X		Urban Forest Services- Duane Goosen
X	XL	Utilities- Robert Armijo (mail code #13400) *(email and hard copy)
X		GIS - (routings of all P-files, citywide) Josh Cannon (4811)
X		Sacramento Press – (routings of all nonresidential P and Z-files, citywide) jared.goyette@sacramentopress.com
X		Sacramento Business Journal – (nonresidential P and Z-files, citywide) Ben van der Meer: bvandermeer@bizjournals.com and Kelly Johnson kjohnson@bizjournals.com
Email Sent	Mail Hard Copy	Other City Departments (*Route as needed)
X		Alternative Modes Coordinator- Ed Cox (3131) *Bikeways
		Design Review- Luis Sanchez and Greg Taylor
		Historic Preservation- Roberta Deering
		New Growth Manager- Scot Mende (Annexations, North Natomas, and Delta Shores)
		Real Estate- Bill Sinclair (3285) *Projects that include or are adjacent to City owned property.
X		Streets- Sheryl Fox (3191) *Projects that are subdivisions, doing median work, adding right turn lane
		Parking Services- Howard Chan (3461) *Projects that have parking issues.
		Convention, Culture, and Leisure-Old Sacramento Division – Liz Brenner, lbrenner@cityofsacramento.org *Projects in Old Sacramento
		Department of Transportation- Fedolia "Sparky" Harris (3416)
Email Sent	Mail Hard Copy	Agencies (*Route as needed)
		American River Flood Control District (ARFCD)- Tim Kerr, tkerr@arfdc.org 165 Commerce Circle, Suite D, Sacramento, CA 95815, 929-4006 *North Area Levees
		CADA- Wendy Saunders, wsaunders@cadanet.org , 1522 14th Street, Sacramento, CA 95814 *Central City projects: 4 or more residential units plus office/commercial
		Central Valley Regional Water Quality Control Board- (Sacramento Main Office) 11020 Sun Center Drive, #200, Rancho Cordova, CA 95670-6114, (916) 464-3291, (916) 464-4645
X		Native American Heritage Commission- nahc@pacbell.net 915 Capitol Mall, Room 364, Sacramento, CA 95814 *Projects that include GP, CP, or Rezone entitlements
		North Natomas TMA- Becky Heieck, 1960 Del Paso Road, Suite 146, Sacramento, CA 95834, 916-419-9955, becky@northnatomastma.org *North Natomas projects
		Reclamation District 1000- P. Devereux, pdevereux@rd1000.org 1633 Garden Hwy, Sacramento, CA 95833 (*All projects in the Natomas Basin only)

X		Regional Transit- Traci Canfield tcanfield@sacrt.com & Chris Pair cpair@sacrt.com P.O. Box 2110, Sacramento, CA 95810 *All projects with ½ mile of a light rail station, residential subdivisions, large apt complexes, or major projects
		Sacramento Area Council of Governments (SACOG)- Greg Chew, gchew@sacog.org ; 1415 L Street, #300, Sacramento, CA 95814-3910 *Projects within 2 mile of airports
		Sacramento Suburban Water District- Warren Jung, PE 3701 Marconi Avenue, Suite 100, Sacramento, CA 95821
		Sacramento Transportation Management Association- c/o Marilyn Bryant 917 7 th Street, Sacramento, CA 95814 (sactma@surewest.net) *Major projects that are requesting parking reductions
		South Natomas Transportation Management Association (TMA)- Director 2529 Capitol Oaks Dr., #275, Sacramento, CA 95833-2978 *South Natomas projects
		Telecommunications- Scott Andrews (new construction or remodels over 5,000 sq ft)
X		Traffic Engineering- Samar Hajeer *Projects requiring traffic studies
		U.S. Corps of Engineers 1325 J Street, Sacramento, CA 95814, *Projects adjacent to a river or levee
		USPS Growth Management- Scott Crowe, 2000 Royal Oak Drive, Sacramento, CA 95813 (*North Natomas projects only)
Email Sent	Mail Hard Copy	School Districts (*Route as needed) No emails over 5 MB
		Natomas Unified School District- Pat Hargreaves, phargreaves@natomas.k12.ca.us 1901 Arena Boulevard, Sacramento, CA 95834, 567-5468 *All development proposals in North & South Natomas
		Twin Rivers Unified School District – Mike Rathbone, mike.rathbone@twinriversusd.org, 286-4950
		Robla Elementary School District- Ralph Friend, sbattimarco@robla.k12.ca.us 5248 Rose Street, Sacramento, CA 95838, 991-1728 ext. 507 *All building proposals in North Sacramento/Robla area
X		Sacramento City Unified School District- Jim Dobson, jimd@sac-city.k12.ca.us 5735 47 th Avenue, Box 806, Sacramento, CA 95824, AND Crystal Hoff, crystal-hoff@scusd.edu , 425 1 st Avenue, Sacramento, CA 95818 *All residential projects within SCUSD boundaries
		Elk Grove Unified School District- Terresa Thomas, tdthomas@egusd.net *Only send coversheet, application and tentative map. No elevations, site plans, or large files.

Email Sent	Mail Hard Copy	County Departments (*Route as needed)
		Sacramento County Airport System- Greg Rowe, 6900 Airport Boulevard, Sacramento, CA 95837
		Sacramento County Department of Transportation- Matthew Darrow, darrown@saccounty.net 906 G Street, Suite 510, Sacramento, CA 95814, 874-7052 *Any projects that would affect the county with traffic
		Sacramento County Environmental Health- Attn: Steve Kalvelage 8475 Jackson Road, Suite 240, Sacramento, CA 95826, 845-8416 (*Septic systems)
		Sacramento County Environmental Management Department – Attn: Lisa Todd, REHS, 10590 Armstrong Avenue, Suite A, Mather, CA 95655, Toddli@saccounty.net , 916-876-7883. *All large recycling facilities
		Sacramento County Health Department- Aida Rubio, Rubioa@saccounty.net 827 7 th Street, Sacramento, CA 95814, 874-6429 (Commercial Pools & Restaurants)
		County of Sacramento, Office of Communications and Information Technology Radio and Electronic Services Division- Mike Newburn, newburnm@saccounty.net . 3700 Branch Center Road, Suite D, Sacramento, CA 95827, 875-6506 * All building proposals exceeding 80' in height above existing ground level, and very large developments
		Sacramento County Parks Department- Jill Ritzman, Deputy Director, ritzmanj@saccounty.net 3711 Branch Center Road, Sacramento CA 95827, 876-5134 *All development proposals in and around American River Parkway
		Sacramento County Planning Department- Attn: Tricia Stevens, stevenst@saccounty.net and Cindy Storelli, storellic@saccounty.net 827 7 th Street, Room 230, Sacramento, CA 95814, 874-6141 (Projects within ½ mile of unincorporated areas)
X		Sac-Yolo Mosquito & Vector Control District- Marty Scholl, Ecological Management Supervisor, mscholl@fightthebite.net , Ph: (916) 405-2085; AND Kevin Combo, kcombo@sac-yolomvcd.com , Ph: (916) 405-2093 *Subdivisions, drainage basins, projects near water features
Email Sent	Mail Hard Copy	State Agencies (*Route as needed)
		CA State Reclamation Board- Sterling Sorenson or Carol Calton P.O. Box 942836, Sacramento, CA 94236 (Projects adjacent to a river, creek, or levee)
Email Sent	Mail Hard Copy	Utility Agencies (*Route as needed)
		Citizens Utilities- Greg Bordelon, greg.bordelon@frontiercorp.com *Residential and commercial projects in South Sacramento
		Natomas Central Mutual Water Company (NCMWC)- staff@natomaswater.com , 2601 West Elkhorn Blvd, Rio Linda, CA 95673, 419-5936 * North and South Natomas projects
		Sacramento Area Flood Control Agency (SAFCA)- Pete Ghelfi, ghelfip@saccounty.net 1007 7 th Street, 7 th Floor, Sacramento, CA 95814, (916) 874-8733. *Projects adjacent to a river or creek, citywide

Email Sent	Mail Hard Copy	Neighborhood Advisory Groups *** Add from list on Neighborhood Services website *** (Groups below are citywide and not listed on the website; route as needed.)
X		Sacramento Housing Alliance- Patrick Johnson, Patrick@sachousingalliance.org 1800 21 st Street, Suite 100 Sacramento, CA 95818 *Inclusionary Housing Plan projects, residential plans for low income residents
X		Walk Sacramento- Chris Holm, cholm@walksacramento.org 909 12 th Street, Sacramento, CA 95814 *All P and Z files. No emails over 10 MB
X		Sacramento Area Bicycle Advocates – Jim Brown, jim@sacbike.org and Jordan Lang, jordan.lang@att.net *Projects with 50+ units, shopping centers, or abandonments
Email Sent	Mail Hard Copy	Additional Neighborhood Advisory Groups ***Please Note these Groups are geographically specific and should be coordinated with the Neighborhood Services Department***
X		Land Park Community Association (Att: Mark Abrahams) P.O. Box 188285, Sacramento, CA 95818 president@landpark.org acimpa@surewest.net
X		Upper Land Park Neighborhood Association (Att: Luree Stetson) 959 Fremont Way, Sacramento, CA 95818 lstetson2@earthlink.net r.dan.hood@google.com cchaffe@adp.ca.gov
X		Sierra Curtis Neighborhood Association (Att: Terri Shettle) 2791 24 th Street, Sacramento, CA 95818 terri@sierra2.org
X		College Plaza Neighborhood Association (Att: Don Lockhart) 2283 11 th Avenue, Suite 100, Sacramento, CA 95818 djtlock@msn.com
X		Hollywood Park Neighborhood Association (Att: Andrea Sexton) P.O. Box 22278, Sacramento, CA 95822 HPNA95822@gmail.com
X		North Franklin District Business Association (Att: Kathy Tescher) 5383 Franklin Boulevard, Suite F, Sacramento, CA 95820 northfranklindistrict@gmail.com



Community Development Department

300 Richards Boulevard 3rd Floor Sacramento, CA 95811

Help Line: (916) 264-5011

www.cityofsacramento.org/dsd



Planning Division Universal Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help us in expediting the application process. Please complete all sections providing as much detail as possible regarding the scope of your proposal. Questions regarding this application can be emailed to planning@cityofsacramento.org or you can visit the public counter from 9:00 a.m. to 12:00 p.m., or from 1:00 p.m. to 4:00 p.m. at 300 Richards Boulevard 3rd Floor, Sacramento California to speak to a City Planner.

Subject Site Information

Site address or location of property: 2401 Sutterville Road, Sacramento, CA
Assessor's Parcel Number: 013-0010-008 & -009 / 013-0010-021 thru -028 / 013-0062-001 & -002
Total property size in acres (Gross/Net): 71.7 acres
Square feet if less than one (1) acre: not applicable
Lot dimensions: irregular shaped property, approx. 4,270 ft. x 1,330 ft. (north-south x east-west, longest dimensions)

Applicant Information


Contact name: Philip Harvey
Company name: Petrovich Development Company
Mailing Address: 825 K Street
City: Sacramento State: CA Zip: 95814
Phone: (916) 442-4600 Ext: 212 Fax: (916) 442-6313
Email Address: phil@petrovichdevelopment.com

Owner Information

Contact name: Paul S. Petrovich, Manager
Company name: Calvine & Elk Grove - Florin, LLC
Mailing Address: 825 K Street
City: Sacramento State: CA Zip: 95814
Phone: (916) 442-4600 Ext: Fax: (916) 442-6313
Email Address: paul@petrovichdevelopment.com

P13-033
JUN 06, 2013

Staff Use Only

Received By: 

Zoning Information

Zoning: PUD including SC (PUD), R-1A (PUD), R-2B (PUD), and R-4A (PUD) zoning
 Overlay Zone: None
 Special Planning District: None
 Planned Unit Development: Curtis Park Village PUD
 Design Review District: None
 Historic District: None Landmark Structure: ☐ YES ☒ NO
 Community Plan Designation: Land Park Community Plan
 General Plan Designation: Traditional Neighborhood Medium, Traditional Neighborhood Low, Traditional Center

Zoning & Existing Land Use Adjacent To The Project Site

	Zone	Existing Land Use (i.e., residential, commercial, industrial)
North	<u>R-1</u>	<u>Residential</u>
South	<u>HC/C-4-R</u>	<u>Heavy Commercial</u>
East	<u>R-1</u>	<u>Residential</u>
West	<u>C-2</u>	<u>Transportation Corridor (Union Pacific railyard, tracks, and RT light rail)</u>

Project Information

Name of your project: Curtis Park Village
 (Please enter a name you would like to give your project for future reference.)

Previous Land Use

List existing and previous land use(s) of site for the last 10 years. Vacant land

Has the project or project site received previous planning entitlements? ☒ YES ☐ NO

If yes please identify the project number and date of approval: P04-109 EIR Approved April 1, 2010 and project entitlements approved Sept. 28, 2010 / P12-26 Post Subdivision Modification and PUD Schematic Plan Amendment

Planning Entitlement Type

<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Zoning Administrator	<input type="checkbox"/> Planning Director	<input type="checkbox"/> Design Review	<input type="checkbox"/> Preservation
<input type="checkbox"/> Special Permit	<input checked="" type="checkbox"/> Tentative Map	<input type="checkbox"/> Preliminary Review		
<input type="checkbox"/> Major Modification	<input type="checkbox"/> Subdivision Modification	<input checked="" type="checkbox"/> General Plan Amendment		
<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Variance	<input type="checkbox"/> Community Plan Amendment		
<input type="checkbox"/> Plan Review	<input type="checkbox"/> Time Extension	<input type="checkbox"/> Planned Unit Development		
<input type="checkbox"/> Major Modification	<input type="checkbox"/> (File Number)	<input checked="" type="checkbox"/> Schematic Plan Amendment		
<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Special Permit	<input type="checkbox"/> Guidelines Amendment		
<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Plan Review	<input type="checkbox"/> Preservation Staff		
<input type="checkbox"/> Design Review Staff	<input type="checkbox"/> Variance	<input type="checkbox"/> Preservation Director		
<input type="checkbox"/> Design Director	<input type="checkbox"/> Tentative Map	<input type="checkbox"/> Preservation Commission		
<input type="checkbox"/> Design Commission		<input type="checkbox"/> Reasonable Accommodation		
		(For Residential Projects Only)		

*If you are unsure of the planning entitlement type you are applying for, please meet with a Planner-on-duty to review your project at our public counter.

Statement of Intent

Curtis Park Village Project Application

April 26, 2013

The purpose of this application is to revise the approved Curtis Park Village Tentative Map (P12-026) to allow for the following changes to the project:

1. Revise the R4-A (PUD) areas of the approved Tentative Map that are located to the west and south of the park down to the northern boundary of the "Flex Zone" area of the Curtis Park Village project to accommodate a new proposed "Paseo" home development as shown on the new Tentative Map included with this application. This revision will require changing the 9.3 acres of Villages 4, 5, and 6 as shown on the approved P12-026 Tentative Map from a General Plan designation of Traditional Neighborhood High to a General Plan designation of Tradition Neighborhood Low and a zoning change of the same area from R4-A to a new zoning designation of R1-A.
2. Move the uses of the senior affordable housing in Village 4 and the high density multi-family housing in Village 5 to the "Flex Zone" resulting in a change in the General Plan designation for the "Flex Zone" from SC (PUD) to Urban Neighborhood High and a rezone of the "Flex Zone" from SC (PUD) to R4-A (PUD).

To accomplish these revisions to the Curtis Park Village project the applicant requests a General Plan Amendment, Rezone, Tentative Map, and Schematic Plan Amendment from the City of Sacramento. The requested project changes will increase the overall single-family home units on the Curtis Park Village development by 75 lots from a total of 193 units to a new total of 268 units. The multi-family housing units will be reduced by 113 as result of the elimination of the multi-family housing designation of Village 6 and changing Village 6 to the "Paseo" home single-family development. The overall number of housing units within the Curtis Park Village project will be reduced from the previously approved 527 units to 490 units for an overall reduction of 37 housing units within the project. Additionally, the relocation of the senior affordable housing project and the high density multi-family housing to the "Flex Zone" will eliminate approximately 78,000 square feet of commercial development that was originally anticipated to occupy the "Flex Zone". This change will bring an overall reduction in commercial square footage within Curtis Park Village from the approved 259,000 s.f. to a new level of 181,000 s.f. All commercial development at Curtis Park Village will now occur within the existing 12.3 gross acres of the SC (PUD) area of the plan that lies to the south of 10th Avenue and the north of Sutterville Road. The changes to the Curtis Park Village project as requested by this application are summarized as follows:

<i>Use</i>	<i>A. EIR Proposed Project</i>	<i>B. Approved Project (P12-026)</i>	<i>C. This App.</i>	<i>Difference App. – Orig. (C-B)</i>	<i>EIR Difference App. - DEIR (C-A)</i>
Single Family Homes	178 Units	193 Units	268 Units	+75 Units	+90 Units
Multi-Family Housing	292 Units	334 Units	222 Units	-112 Units	-70
TOTAL HOUSING UNITS	470 Units	527 Units	490 Units	-37 Units	+20 Units
Commercial Uses	330,000 SF	259,000 SF	181,000 SF	-78,000 SF	-149,000 SF

As can be seen in the above chart this project application will lead to a reduction in the number of commercial square footage on the site as well as the reduction in the overall number of residential units that will occupy the Curtis Park Village site. This application will, therefore, result in a overall project with lower levels of impacts from those levels of impact previously evaluated in the Curtis Park Village project Environment Impact Report (EIR) or reviewed in subsequent CEQA documentation for P12-026. The mitigation measures for Curtis Park Village as identified in the project EIR, Traffic Study, Mitigation Monitoring Report, and previously approved project Conditions of Approval, however, will remain the same despite the reduced levels of impact resulting from this project application. This application, therefore, will have less environmental impacts than the project evaluated in the EIR or the January 31, 2013 approved Post Subdivision Modification Map project (p12-026).

These revisions to the Curtis Park Village project are being proposed for the following reasons:

1. Meet the current and anticipated market demand for single-family homes on in-fill sites within the City of Sacramento that are accessible to transit and close to the urban core employment base.
2. Provide in the new "Paseo" development as identified on the proposed Tentative map a higher density single-family housing area at within the project that connects the park on the north and the multi-family housing and commercial areas to the south with a separated pedestrian and bicycle system of sidewalks and places the emphasis on pedestrian and bicycles with separate private driveways for vehicle access to the Paseo homes.
3. Provide in the new "Paseo" development as identified on the proposed Tentative map a higher density ownership opportunity that will be another level of affordability within the Curtis Park Village project to homeowners.
4. Relocate the senior affordable housing and the high density multi-family housing to be on 10th Avenue and immediately adjacent to the pedestrian/bicycle bridge to enhance the transit connectivity of these two higher intensity uses on the Curtis Park Village site to transit.
5. Reduces the square footage of the possible commercial uses on the site by the addition of single-family home lots and moving of the senior affordable apartment and high-density multi-family housing projects to the "Flex Zone" responding to concerns stated by the Sierra Curtis Neighborhood Association as to the size of the commercial square footage allowed on the project site.
6. Provide changes to the Curtis Park Village project that will reduce the overall environmental impacts of the project while maintaining the same levels of mitigation and Conditions of Approval required by the more intense project as previously approved by the City of Sacramento.

Neighborhood Contact

Please describe contact with property owners and/or neighbors adjacent to the subject site:

April 8, 2013: meeting and discussion of the project revisions that are the subject of this application with Eric Johnson, President of the Sierra Curtis Neighborhood Association

April 12, 2013: meeting with Rosanna Herber, past

Please describe any contact you have had with Neighborhood Associations, Community Groups, and/or Business Associates in the area surrounding your project site:

April 24, 2013: presentation of the proposed Curtis Park Village revisions that are the subject of this application to the Sierra Curtis Neighborhood Association at the Neighborhood Concerns Committee public meeting

Site Characteristics

Are there any structures on the project site? ☐ YES ☒ NO

If yes, how many? Not applicable

If yes, are any 50 years old or older? Not applicable

Proposed use of existing structure(s) Single and Multi-Family Residential / Commercial Retail

Are any structures to be demolished? ☐ YES ☒ NO

If yes, the age? _____

Are there any trees on the project site? ☐ YES ☒ NO

If yes, the age? _____

Are there trees to be removed? ☐ YES ☒ NO No trees to be removed with this application

Are there any easements crossing the site? ☒ YES ☐ NO If yes, please show on site plan.

Residential Projects: Part 1

Fill in the next three sections if your project has residential units.

Complete both residential and non-residential sections if you are submitting a mixed-use project.

Total Number of Lots: Additional New 75 SFH Lots Gross Density/ Acre: New SFH area is 8 units/acre

Total Dwelling Units: New total of 268 SFH Lots Total Acreage: New SFH area is 9.4 acres

Acreage gross and/ or net: Gross Square feet per Unit: TBD

Number of Single Family Units: 268 SFH units (original approval was 193 SFH units)

Number of Two Family/ Duplex/ Halfplex Units: None

Number of Multi-Family/ Apartments/ 3+ Units: 222 MFH units (original approval was 334 MFH units)

Number of Condominium Units: Not applicable

Are any of these proposed units to be subsidized? ☒ YES ☐ NO

If yes, please state the number of units and describe the type and source of the subsidy. 90 Senior Affordable Apartments to be funded by Federal HOME Loan and 9% Tax Credit allocations.

Have the required number of low-income units been provided? ☒ YES ☐ NO Number 60 required per Inclusionary Housing Ord.

Relocation of Senior and 41 DU/Acre MFH uses to the "Flex Zone:" will result in a Gross Square Footage of: reduction of square footage of commercial use on the CPV site by approximately 78,000 s.f.

Warehouse Area: _____	Sales Area: _____
Office Area: _____	Medical Office Area: _____
Storage Area: _____	Church Area: _____
Restaurant/ Bar Area: _____	Theater Area: _____
Other Area*: _____	Other Area*: _____

*Describe use type of "other" areas

Non-Residential Projects: Part 2

Structure Size

Size of all existing structures (Identify separately):

Commercial	Gross square footage: _____
Other	Gross square footage: _____
Other	Gross square footage: _____
Size of new structure(s) or building addition(s):	Gross square footage: _____
	Total square footage: _____

Building Height

Existing building height (Measured from ground to highest point): _____ ft. _____ # of floors
 Proposed building height (Measured from ground to highest point): _____ ft. _____ # of floors

Lot Coverage

Building Coverage Area* (sq. ft.): _____ Project Site Lot Area (sq. ft.): _____
 Total lot coverage percentage: _____ %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects: Part 3

Exterior Materials

Existing Exterior Building Materials: _____
 Existing Roof Materials: _____
 Proposed Exterior Building Materials: _____
 Proposed Roof Materials: _____
 Existing Exterior Building Colors: _____
 Proposed Exterior building Colors: _____

Parking Requirements

Total number of on-site parking spaces: Required _____ Proposed _____
 Total number of off-site parking: _____

(Include a signed lease agreement or letter of agency)

Signage

Does this proposal include signs? ☐ Yes ☐ No

City of Sacramento Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: April 26, 2013

To: City of Sacramento
Community Development Department
300 Richards Boulevard
Third Floor
Sacramento, CA 95811

Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Philip J. Harvey Phone: (916) 442-4600 extension 212

Applicant's Address: Petrovich Development Company, 825 K Street, Sacramento, CA 95814

to apply for the following entitlement(s):

- | | | |
|---|--|--|
| <input type="checkbox"/> Special Permit | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Community Plan Amendment |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Parcel Merge | <input checked="" type="checkbox"/> Schematic Plan Amendment |
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Guidelines Amendment |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> File # _____ | <input type="checkbox"/> Design Review Staff |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Special Permit | <input type="checkbox"/> Design Director |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Plan Review | <input type="checkbox"/> Design Commission |
| <input checked="" type="checkbox"/> Tentative Map | <input type="checkbox"/> Variance | <input type="checkbox"/> Preservation Staff |
| <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Preservation Director |
| <input type="checkbox"/> Subdivision Modification | <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Preservation Commission |

The subject property located at: 2401 Sutterville Road, Sacramento, CA

Assessor's Parcel Number: 013-0010-008 & -009 / 013-0010-021 thru -028 / 013-0062-001 & -002

Printed Name of Owner of Record: Calvine & Elk Grove - Florin, LLC

Address of Owner of Record: 825 K Street, Sacramento, CA 95814 Phone: (916) 442-4600

Signature of Owner of Record: _____

(must be original signature)

Paul S. Petrovich, Manager
Calvine & Elk Grove - Florin, LLC

Per the previous Curtis Park Village EIR

Environmental Questionnaire P04-109 and Addendum Letter P12-26

Providing the following information regarding the environmental setting with your application is one of the most effective ways to expedite your environmental review. If your site contains structures more than 49 years old, large trees, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project. If you are quite certain that your project includes the demolition of older structures, removal of trees or impacts wetlands you may wish to provide the appropriate information with your original submittal.

Environmental Questionnaire: Part 1

Describe the project site as it exists today, including information on topography, water features, soil stability, plants and animals and any cultural, historical or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site.

Environmental Questionnaire: Part 2

Describe the surrounding properties, including information on plants and animals, water features and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.) intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.) Attach photographs of the vicinity.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Signature:

Date:

Recycling Information

Per the previous Curtis Park Village EIR
P04-109 and Addendum Letter P12-26

A Statement of Recycling Information is required for all new multi-family residential units of 5 or more and commercial, office, industrial and public/ quasi-public uses. New development is defined as the construction of a new building or an addition that is greater than 10% of the existing building. The statement shall include at least the following:

- A. **Information describing the flow of recyclable materials** through the building or operation including: the location of collection points, how materials are collected and transferred to the main trash/recycling enclosure, and what materials will be recycled initially by the project. (Attach information)
- B. **Site plan and elevations of the trash/recycling enclosure(s)** indicating the location and size of the enclosure(s), the types and sizes of dumpsters/receptacles, and the access and security measures planned for the enclosure(s). (Attach plans).
- C. **Construction Plan:** What recycled material(s) will be used in the construction of the new building(s) or addition(s) (e.g. reused brick, recycled steel beams)
- D. **Demolition Plan:** Are there any buildings to be demolished on the site? ☐ YES ☐ NO
If yes, what material(s) are proposed to be separated and collected for recycling (e.g. brick, steel beams, aluminum)

E. Education/Public Relations Information:

Please indicate how users of the trash/recycling receptacles will be instructed about how to use the enclosure(s). (Attach information)

Please answer the following questions regarding recycling and solid waste disposal for the proposed project:

Number of Trash/ Recycling Enclosures: _____

Size of Trash/ Recycling Enclosures: _____

Total Number of Cubic Yards allocated for Recycling: Required: _____ Proposed: _____

Materials to be recycled during the operations of the business/ apartment complex: _____

Please note that once this application is submitted to the
City of Sacramento, your information may be subject to public record.
However, please note that the City will not sell your data or information for any purposes.