

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & BUILDING
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 17, 2004, the Zoning Administrator ratified the Negative Declaration and approved the Mitigation Monitoring Plan for the project known as 631 Garden Highway Apartment (Z03-294). On the same day, the Zoning Administrator approved with conditions a Zoning Administrator Parcel Merger and a Zoning Administrator Plan Review to construct 73 apartment units on 3.17± gross acres in the Multi-Family Plan Review (R-3R) zone for the project known as 631 Garden Highway Apartment (Z03-294). Findings of Fact and conditions of approval for the project are listed on pages 4-16.

Project Information

- Request: **A. Environmental Determination: Negative Declaration**
- B. Mitigation Monitoring Plan**
- C. Zoning Administrator Parcel Merger** to merge five parcels into one parcel totaling 3.17±gross vacant acres in the Multi-Family Plan Review (R-3R) zone in the South Natomas Community Plan area.
- D. Zoning Administrator Plan Review** to construct 73 apartment units on 3.17± gross acres in the Multi-Family Plan Review (R-3R) zone.

Location: 631 Garden Highway, South Natomas, City of Sacramento

Assessor's Parcel Numbers: 274-0243-008, 009, 010, 002 and 001

Applicant: Surjit Mahal (916) 240-5459
 P.O. Box 1082 Sacramento, CA 95812

Property Owner: Surjit Mahal (916) 240-5459
 P.O. Box 1082 Sacramento, CA 95812

Project Planner: Kenny Wan, Assistant Planner

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential
Community Plan Designation: Residential 21-29 du/na
Existing Land Use of Site: Vacant
Existing Zoning of Site: Multi-Family (R-3R)

Surrounding Land Use and Zoning:

North: R-3R & OB (Apartments and Medical office)
South: C-2 SPD (Mini-Self Storage)

East: OB & C-2 SPD (Medical office, Retail)
 West: R-3 (Condominium)

Property Dimensions: Irregular
 Property Area: 3.17±gross acres

Total Units: 73 units
 Project Density: 23 du/na
 Height of Building: Two Stories, 26 feet
 Parking Required: 115 spaces
 Parking Provided: 114 spaces (to be revised)
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing / Will be constructed

Project Plans: See Exhibit B through H

Previous Files: M94-044

Background Information

There has been no development activity on the five parcels. The applicant is requesting to construct a 73-unit apartment project on 631 Garden Highway. Under the Multi-Family Streamlining Ordinance (M00-069), any new apartment project 100 units or less outside of a Planned Unit Development (PUD) and is consistent with all applicable plans will be streamlined from Planning Commission approval and will be reviewed under the Planning Director Plan approval.

However, since the project entitlements include a parcel merger of five existing parcels which requires a public hearing, the project was elevated to the Zoning Administrator for decision.

Additional Information

The project site is at the northeast corner of Garden Highway and Northview Drive. The 3.17±gross acres land is zoned Multi-Family (R-3R) Review zone. The applicant is requesting a parcel merger and a Zoning Administrator Plan Review to construct a 73-unit apartment known as 631 Garden Highway Apartment. The project has six building structures that consist of 73 two bedroom and two bathroom units. The square footage of each apartment unit is approximately 1,000 sq.ft. Each unit will have its own kitchen, washer and dryer.

The project has two points of entry located on Northfield Drive and Garden Highway. There will be no gates at the entrance. The project will provide at least 115 parking spaces in the form of open parking stalls, garages and carport spaces. On site facilities include a swimming pool, an open grass lawn area with a tot lot. A 6' foot high masonry wall will be required to be constructed on the eastern boundary of the property to separate the residential and retail uses.

The project is concurrent with Design Review file ER03-187, comments and conditions has been incorporated into the conditions of approval. Staff supports the application because it adheres to high standard architectural design and material use. The project is consistent and complies with the South Natomas Community Plans, Zoning Ordinance requirements and the Multi-Family Design Guidelines.

Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Air Quality and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

Neighborhood Comments

Project plans were sent to the Del Paso Improvement Association, Robla Community Association, Natomas Community Association and the Gardenland Northgate Neighborhood Association (GNNA) on October 2003. No comment was received before the hearing notice. The site was posted and public notices were mailed to property owners within 500 feet of the subject site. Residents of the River Garden Estates and Natomas Court Apartment received the public notice from their property owner and expressed their concerns the day before the first hearing day, February 25, 2004. The project was continued due to the applicant's concern on one Utilities Department's condition. It also allowed additional time for staff to follow-up with the residents.

Upon the request of residents, a neighborhood meeting was held the next Monday, March 1, 2004, at River Garden Estates. The following points sum up the resident divergent concerns:

Resident who opposed the development:

- 1) The elementary schools are overcrowded
- 2) More apartment development will led to more crime
- 3) The existing apartments units are overcrowded
- 4) Lack of on street parking due to parking overflow from all the rental properties around the area.
- 5) Drug dealing in the subject site (vacant land)
- 6) More parkland is needed
- 7) Highest number of children in a square block within the eight countries region.
- 7) Gardenland Northgate Neighborhood Association did not receive the project notification

Resident who support the development:

- 1) Happy to see this is a high quality project
- 2) Happy to see the vacant land finally developed
- 3) Happy to see the developer joining their meeting and willing to work with them on various issues
- 4) Provide on-site management
- 5) Provide home for the needs
- 6) Problems of the kids are the responsibility of the parents, not related to the project

On March 11, 2004, staff and the applicant attended the evening meeting of Gardenland Northgate Neighborhood Association (GNNA) for project presentation. At the meeting, some of the concerns expressed at the previous neighborhood meeting, such as overcrowded schools, high crime, and

overcrowded apartment units in the area were bought up again. At the meeting the applicant agreed to join the membership of GNNA and provide 24 hour on-site management or tighter security if necessary.

Conditions of Approval:

The **Zoning Administrator Parcel Merger** to merge five parcels into one parcel totaling 3.17± gross vacant acres in the Multi-Family Plan Review (R-3R) zone is hereby approved subject to the following conditions of approval:

1. The applicant shall file an application for a Certificate of Compliance with the Department of Public Works. The applicant must submit all documents required by the submittal requirements checklist and pay the necessary fees;
2. The applicant must file for a Waiver of Parcel Map;
3. The applicant shall pay off or segregate existing assessments;
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance.
5. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel. Excess domestic services shall be abandoned to the satisfaction of the Department of Utilities.

The **Zoning Administrator Plan Review** to construct 73 apartment units on 3.17± gross acres in the Multi-Family Plan Review (R-3R) zone is hereby approved subject to the following conditions of approval:

General

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The project shall be constructed in compliance with submitted plans. Any other changes or additions to the site shall require additional Planning review and approval.

Planning

3. The project shall substantially conform to the approved plans as shown on the attachments (Exhibits 1 to 8), any modification shall be subject to the Planning Director Plan Review Modification process:

- a. The apartment complex shall contain 73 units with a mix of one and two bedroom units.
- b. A swimming pool, a tot lot, a manager office, parking garage and bicycle racks shall be included as part of the development;
- c. One additional parking space shall be provided to achieve 115 parking spaces for a 73 unit apartment complex. Of these spaces a minimum of 12 garage parking spaces shall be provided and a minimum of 20 spaces shall be covered by carports.
- d. The project shall provide at minimum 6 bicycle parking spaces for this development. Fifty percent of the required spaces shall be class I facility. Bicycle parking is required to be located close to, and with direct access to, residential buildings;

4. Building & Site Design:

- a. Plans shall be submitted to Building Division demonstrating compliance with setbacks, landscaping, building height, and building design for multi-family building standards. In particular, the setbacks shall meet the following:

Front (Northfield Drive): 25' ft minimum from property line
Rear (Garden Highway): 25' ft minimum from property line
Interior side (Eastern boundary next to the CMU wall): 5' ft
Street side (Northview Drive): 25' ft minimum

Above setbacks are allowed to the extent consistent with the public utility easement, and no structures nor parking spaces shall encroach into the setback;

- b. Provide a tot lot and a seating area on the open space east of the swimming pool;
- c. Roofing at apartment buildings and carports shall have at least 4:12 pitch and shall be concrete tile roofing;
- d. Mail delivery units shall be provided within the site.
- e. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached.

5. Landscaping & Walls & Fencing:

- a. The project shall comply with the City's Tree Shading Ordinance which requires 50 percent shading of the parking area within 15 years;

- b. The builder shall provide and install, at minimum, 15-gallon size Large Shade Trees at an average spacing of 30' on center, as measured along the entire length of the street.
 - c. All mechanical equipment shall be located within enclosed cabinets or screened by landscaping and/or screening/fencing. Final designs of landscaping and/or screening shall be shown on the final landscaping plan;
 - d. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking lots and driveways;
 - e. Construct a 6' high solid wall of masonry, brick, or similar material along the eastern boundary of the property. The color of the masonry wall shall be a light color to compliment building colors;
 - f. No fencing or wall shall be built facing Garden Highway, Northview Drive and Northfield Drive except as shown on the Site Plan;
 - g. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section of the Parks & Recreation Department. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all *plants and shrubs* are to be maintained at maximum height of thirty inches (30"); the lowest branch height shall be at least six feet (6'). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.
6. Trash Enclosures:
- a. Trash enclosures shall be constructed of solid masonry material with exterior plaster finish compatible to the main structures (the apartment buildings) in color and texture;
 - b. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength, and number to adequately support the metal gates;
 - c. The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;
 - d. The trash enclosure facility shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines;

- e. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size, and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;
- f. The minimum dimensions of the concrete apron for a single two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Plan Checker;
- g. Paving material shall consist of 5" aggregate base rock and 6" portland cement paving;
- h. The applicant shall comply with the City's Recycling Ordinance (Section 17.72) and shall ensure that trash and recycling enclosures are provided within 250 feet of each dwelling unit.

7. Signage:

- a. All detached signs shall be monument-type and ground-mounted in appropriate landscape area. Sign base shall be constructed of split-faced block, consistent with that found throughout the community. One detached monument sign per driveway entrance is permitted;
- b. Attached signage shall be used to identify address numbers only; bottom of sign may be no closer than 3'-0" from the ground and sign may not be located closer than 1'-0" from the sides of the walls or roofline. One (1) sign per street frontage per building is allowed;
- c. All signage must be reviewed and approved by North Area Planning Staff prior to issuance of a building permits; all signage shall comply with the Sign Ordinance, City Code Section 15.148, a sign permit shall be obtained prior to construction of any sign.

8. Exterior Lighting:

- a. The type and location of the outdoor lighting (building, parking lot, walkway, etc.) must be approved by the Zoning Administrator prior to issuance of a building permit.
- b. Adequate lighting shall be provided in garage, carport, tot lot and the pool area, and each building address number shall be illuminated;
- c. Per Section 17.68.030(B), exterior lighting shall reflect away from residential areas and public streets;

- d. Fixtures should be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public;
 - e. Project lighting shall be provided as follows: 1 footcandle of minimum maintained illumination per square foot of parking space and exterior walkways/sidewalks during hours darkness and 0.5 footcandle of minimum maintained illumination per square foot of surface on any interior walkway, alcove, passageway etc., from one-half hour before dusk to one-half hour after dawn.
 - f. All light fixtures should be equipped with vandal-resistant covers and photocell control.
- 9. The project shall comply with all applicable mitigation measures (MMP) per this application.
 - 10. Prior to the issuance of any building permits, the applicant shall provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
 - 11. Owner/Operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.
 - 12. Owner/Operator shall maintain landscaping and irrigation in a healthy and serviceable condition.
 - 13. Owner/Operator shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto. Guest parking shall be clearly marked and shall be strictly enforced.
 - 14. Auto repairs are not permitted at any time, except in emergencies, such as flat tire or dead battery.
 - 15. The recreation facility shall be for tenant and their guests use only.
 - 16. Owner/Operator shall establish and conduct a regular program of routine maintenance for the property. Such a program shall include common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuously. Owner/Operator shall repaint or retreat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.

17. Owner/Operator shall post and maintain signage on the premises that provides the phone number to contact maintenance and management staff. Signage shall be subject to approval by the Planning Director.
18. The owner/operator (Surjit Mahal) shall join the Gardenland Northgate Neighborhood Association and shall show prove of membership.

Police Department:

19. The property shall be posted prohibiting trespassing. The posting shall consist of notices, in block lettering, with the wording:

NO TRESPASSING
VIOLATORS WILL BE PROSECUTED
UNDER 602 (K) C.P.C

20. Applicant shall work with the William J Kinney Patrol Police Facility to ensure that the property is posted in accordance with 602 (k) P.C. An agreement is to be filed with the Police Department which will allow officers to remove loiterers and reflects to operator/owners agreement to prosecute. This agreement shall be kept on file on the premises and in the Police Department.
21. On-site management (manager resides on-site) shall be provided. Contact information for the manager shall be posted on-site in a visible location. *If security becomes a concern and if deemed necessary by the Police Department*, the applicant shall contract with a reputable security firm to provide on-site security, night and day, when the management office is closed.
22. Each individual building within the complex should display a building number/letter at least 5" high.
23. The addressing numbers/letters should be illuminated during hours of darkness.
24. Main pedestrian entrances to the complex shall be provided with illustrated diagrammatic representations of the complex which shows the location of the viewer and the unit designations within the complex.
25. All exterior wood doors shall be solid core with a minimum thickness of 1-3/4 inches.
 - Doors leading into individual family units and the recreation building shall be secured with a single-cylinder deadbolt lock with a minimum throw of one inch, in addition to door latches with a one-half inch minimum throw.
 - The locks shall be so constructed that both deadbolt and deadlocking latch can be retracted by a single action of the inside doorknob.
 - Strike plates shall be secured to wooden jambs with at least 2-inch wood screws.

- A viewing device (or peephole) shall be installed in main entrance doors and shall allow for 180-degree vision.
26. Sliding glass doors
- Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.
 - Secondary dead locks shall be installed on all single sliding glass doors.
27. Vision panels in exterior doors (if used) or within reach of the inside activating device, shall be of burglary-resistant glazing or equivalent (5/16" security laminate, 1/4" polycarbonate, or approved security film treatment, minimum).
28. Windows
- Shall be constructed so that when the window is locked, it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the movable section to defeat the locking mechanism.
 - The sliding portion of the sliding glass window shall be on the inside track.
29. Ground level patio fences should be low profile to allow observation while still providing a sense of privacy.

Building

30. All first floor units shall be handicap accessible per UBC Chapter 11A.

Design Review

31. All windows visible from street-facing elevations shall be single-hung, gridded vinyl windows with decorative trim and sill. All other windows shall be gridded with decorative trim and sill.
32. All front entry doors and garage doors shall have a raised panel design.
33. Two sets of color scheme shall be provided for the project as submitted. Each color scheme shall contain at least a minimum of two color plus a third color for accent or trim. Both color schemes shall be provided along building façade facing Garden Highway and Northview Drive.
34. For this approval, buildings shall be painted to match approved color scheme, which includes the colors Sedona Clay and Mesa Tan. Final door color shall be a light color to compliment building colors.
35. Fencing around lower patio areas shall be stucco and painted to match lower portion of

building.

36. Provide decorative metal railing at exterior stairs and upper porch areas, design to be approved by the Planning Department.
37. All exterior stairs shall have closed risers with bullnose treads.
38. Provide stone detailing with decorative cap where indicated on approved drawings.
39. Roofing at all buildings, garages and carports shall be decorative concrete tile, design and color to be approved by Design Review staff.
40. Garages shall be smooth plaster finish with roof tiles to match tiles at the apartment buildings. All materials, colors and roof pitch of garages and carports shall match those of the apartment buildings.
41. Provide decorative vents at gable ends with decorative trim and sill.
42. Provide decorative corbels below pop-outs, where indicated on approved drawings.
43. Gutters and downspouts shall be provided at each building.
44. Provide decorative light fixtures as indicated on drawings.
45. Any woodwork shall be smooth finish. No rough sawn.
46. No roof-mounted mechanical equipment is allowed.
47. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Final set of revised plans shall be submitted to staff including revisions to final door color, metal railing design, and exterior stair design. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.
48. Any change in the design, material, or colors shall be submitted to the Planning Director for review and approval.
49. The applicant and the owners of all properties adjoining the subject property have the right to appeal this decision to the Planning Commission. Appeals must be filed within 10 days of the staff action.

Public Works

50. Remove and replace any deteriorated curb, gutter, curb ramp, and sidewalk per city standards and to the satisfaction of Public Works.

51. Construct all driveways per city standards and to the satisfaction of public works.

Public Works – Solid Waste Division

52. Applicant shall divert construction waste for this project. The project proponent should target concrete, asphalt, cardboard, wood waste, scrap metal, and dry wall for recovery.

Fire

53. Provide minimum turning radius of 35' inside and 55' outside.
54. Dead-end fire apparatus access roads in excess of 150 in length shall be provided with an approved turnaround.
55. Provide adequate fire flow and hydrants.
56. Provide Knox access to the any Recreation Center/Room (if applicable) and pool area.
57. All roads for fire access 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.
58. 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.

Utilities

59. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel. Excess domestic services shall be abandoned to the satisfaction of the Department of Utilities.
60. Multiple fire services are allowed per parcel and may be required.
61. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
62. 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. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

63. An onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. Storm drain service taps shall drain on-site shed areas which conform to the master storm drain plan for the area. An onsite drainage study and shed map is required. This study and shed map shall be approved by the Department of Utilities. The onsite storm drain system shall be sized per the latest design standards for infill areas. Onsite flood control storage may be required in the parking lot, which will affect site design. Contact the Department of Utilities for the latest infill design criteria. Finished floor elevations shall be a minimum of 1.50 feet above the 100-year HGL and 1.70 feet above the controlling overland release elevation. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
64. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
65. Show all existing easements on the improvement plans.
66. The existing 8-inch water line running east-west on the property and the existing 8-inch water line running north-south on the property line shall be relocated to Northview Drive and Garden Highway. If the water line in Garden Highway is constructed by another project to the intersection of Northview Drive and Garden Highway, then the applicant shall be responsible for only constructing the water line in Northview Drive (approximately 200 feet). The relocation and construction shall be to the satisfaction of the Department of Utilities. The applicant shall prepare separate public improvement plans for the water line construction. Prior to preparation of improvement plans, contact the Department of Utilities (264-1423) for design layout and specifications.
67. Show on the improvement plans, the existing 8-inch water lines and associated easements. The location of the water lines shall be field verified and the as-built location shall be noted on the improvement plans. Per the following condition, the applicant shall execute a hold harmless agreement for any portion of the 8-inch water line which remains in service after the water lines are relocated.
68. No permanent structure or landscaping (including without limitation fencing, garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water line or anywhere within the associated water easements, unless approved by the Department of Utilities upon execution of a hold harmless agreement approved by the City Attorney.
69. The proposed development is located within County Sanitation District No. 1. Satisfy all County Regional Sanitation District requirements.
70. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of

the area. Since the project is not served by a regional water quality control facility, both source controls and on-site treatment control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

71. This project is greater than 1 acre, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

Parks Planning

72. The applicant must provide proof of compliance with City Code 16.64 (Parkland Dedication) prior to approval of special permit or issuance of building permit.
73. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello Roos special tax district), or annex the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon the hearing report, which specifies the tax rate and method of apportionment.

County Sanitation District 1:

74. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to on-site sewer construction.

Sacramento Metropolitan Air Quality Management District (SMAQMD):

75. Any architectural costing used must comply with District Rule 442 – Architectural Coatings. The developer/contractor is required to use coatings that comply with the volatile organic compound content limits specified in Rule 442. Questions regarding Rule 442 should be directed to the District's Compliance Assistance Hotline at (916) 874-4884.

Advisory Note:

Fire

1. The applicant shall comply with the following advisories: timing and installation of fire protection, fire-protection equipment and fire hydrants, key boxes, gates and barriers, fire service, required water supply for fire protection, required installations, and gated systems.

Utilities

2. Prior to design of the subject project, the Department of Utilities recommends that the applicant request a water supply test to determine the available pressure and flow in the public water distribution system. This information can then be used to assist the engineers in the design of the on-site fire suppression systems.

Sacramento Metropolitan Air Quality Management District (SMAQMD):

3. District Rule 403 – Fugitive Dust will apply during the construction phases(s) of this project. For further information regarding this rule, the applicant may wish to visit the District web site at <http://www.airquality.org>

Findings of Fact

- A. Negative Declaration: The Zoning Administer approves the Negative Declaration (the Negative Declaration is approved), based upon the following findings:
 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings of fact:
 1. One or more mitigation measures have been added to the above-identified project;

2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Zoning Administrator Parcel Merger to merge five parcels into one parcel totaling 3.17± gross vacant acres in the Multi-Family Plan Review (R-3R) zone in the South Natomas Community Plan area is approved based upon the following findings of fact:
1. The parcel merger is consistent with the General Plan and the South Natomas Community Plan which designates the site for Multi-Family (R-3R) zone.
 2. All existing streets and/or utility easements of record are reserved; and
 3. The resulting parcel conforms to the requirements of this Subdivision Ordinance, title 16 of the City Code, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.
- D. Zoning Administrator Plan Review to construct 73 apartment units on 3.17± gross acres in the Multi-Family Plan Review (R-3R) zone is approved based upon the following findings of fact:
1. The proposed residential development is consistent with the objectives of the General Plan and the 1988 South Natomas Community Plan in that:
 - The project is consistent with the General Plan land use designations;
 - The project is consistent with the 1988 South Natomas Community Plan land use designations;
 - The project is consistent with policies related to land use, including residential densities and open space proximity;
 - The project begins to develop planned South Natomas neighborhoods each focused on an elementary school, with a variety of housing densities and types, and commercial, civic, transit, and park uses close by; and
 - The project advances City transportation management and air quality goals.
 2. The proposed residential development is consistent with the adopted Multi-Family Design Guidelines in that the housing designs provided meet the purposes and criteria stated in the City Zoning Code, Sections 17.180.010 and 17.180.020 to assure that new development is viable and of long lasting benefit to the South Natomas community and the City; and
 3. The proposed residential development will not be detrimental to the public health, safety or welfare in that the multiple family residential development will be in harmony with the general purposes and intent of the Zoning Ordinance in that the approved elevations are

well-designed; and that the proposed uses will not create a negative impact on nearby sensitive uses.


Joy D. Patterson
Zoning Administrator

A use for which a Plan Review is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Plan Review use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)
ZA Log Book
Applicant

Exhibit A	Mitigation Monitoring Plan
Exhibit B	Parcel Map
Exhibit C	Site Plan
Exhibit D	Preliminary Landscape Plan
Exhibit E	Street Elevations: Northview Drive and Garden Highway
Exhibit F	Building Elevations
Exhibit G	Floor Plan – Building A
Exhibit H	Floor Plan – Building B, C
Exhibit I	Floor Plan – Building D, E, F
Exhibit G	Vicinity Map
Exhibit H	Land Use & Zoning Map

MITIGATION MONITORING PLAN

FOR:
GARDEN HIGHWAY APTS. (Z03-294)

PREPARED BY:
CITY OF SACRAMENTO
PLANNING AND BUILDING DEPARTMENT

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE:
January 21, 2004

ADOPTED BY:
CITY OF SACRAMENTO, ZONING ADMINISTRATOR

DATE:
3/17/04

ATTEST:
J. Patterson

GARDEN HIGHWAY APTS. (Z03-294) MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Planning and Building Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Garden Highway Apts. (Z03-294)

Owner/Developer: Surjit Mahal
P.O. Box 1082
Sacramento, CA 95812
(916) 240-5459

Project Location:

The proposed project site consists of five undeveloped parcels on 3.17± net acres, zoned as Residential (R-3-R), within South Natomas Community Plan area. The site is at the northeast corner of Northview Drive and Garden Highway. The site is identified as Assessor's Parcel Numbers (APNs) 274-0243-008, 009, 010, 002, and 001.

Project Description:

The current applicant proposes to merge five parcels into one to develop an apartment complex with seven buildings on 3.17 acres, consisting of 73 units, 114 parking spaces and a six-foot tall wrought iron fencing on the perimeter of the complex.

The proposed project is consistent with the land use and zoning designations of the South Natomas Community Plan and the City of Sacramento General Plan Update to provide Commercial in that location. The project proposes entitlements for a **Special Permit** for the apartment complex and a **lot line merger** to reconfigure five parcels into one parcel.

SECTION 2: GENERAL INFORMATION

The MMP includes mitigation for Air Quality, Biological Resources, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

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GARDEN HIGHWAY APTS. (P02-180/Q120) Mitigation Monitoring Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>Air Quality:</p> <ol style="list-style-type: none"> 1. Water exposed soils twice daily to control wind borne dust. 2. Enclose, cover, or water twice daily any exposed piles of dirt, sand, gravel, or other construction debris. 3. At a minimum of three times per week, remove from all neighborhood streets, all dirt and mud which has been generated from or deposited by construction equipment going to and from the construction site. 4. Construction activities shall comply with SMAQMD Rule 403 on dust and condensed fumes, so that emissions do not exceed hourly levels as regulated per processing weight. 5. On-site vehicle speed shall be limited to 15 miles per hour on unpaved surfaces. 6. Revegetate disturbed areas immediately after the completion of construction to reduce wind erosion. 7. The loads on all haul/dump trucks shall be covered securely or at least two feet of freeboard shall be maintained on trucks hauling loads. 8. Construction vehicle trips shall be reduced via carpool, transit, and other alternative modes. 9. Compliant asphalt materials (Rule 453) and architectural coatings (Rule 442) shall be used. 	<p>Applicant</p>	<p>City of Sacramento – Planning and Building Department and SMAQMD</p>	<p>Note shall be included on the improvement plans and within the Standard Construction Specifications.</p>	<p>Measures shall be implemented during grading and construction activities.</p>	

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GARDEN HIGHWAY APTS. (P02-180/Q120) Mitigation Monitoring Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>Air Quality:</p> <ol style="list-style-type: none"> 1. Construction equipment shall be maintained and tuned at the interval recommended by the manufacturers to minimize exhaust emissions and odors and increase fuel efficiency. 2. Equipment idling shall be kept to a minimum when equipment is not in use. No piece of equipment shall be left to idle in one place for more than 30 minutes. 	Applicant	City of Sacramento – Planning and Building Department	Note shall be included on the improvement plans and within the Standard Construction Specifications.	Measures shall be implemented during grading and construction activities.	
<p>Biological Resources:</p> <ol style="list-style-type: none"> 1. According to the CNDDDB, one active nest occurs within 1.5 miles of the project site. The applicant shall consult with the CDFG to determine if the loss of potential Swainson's hawk foraging habitat on the site requires mitigation. Any required permitting and/or mitigation shall be obtained prior to the development of the site. The following mitigation measures shall be implemented if the CDFG determines that the proposed project could lead to a loss of Swainson's hawk foraging habitat: <ol style="list-style-type: none"> a. The Developer shall pay into a fee program established jointly by the City of Sacramento and the Department of Fish and Game, if available. OR b. The Applicant shall satisfy any other mitigation measures that the 	Applicant	City of Sacramento – Planning and Building Department; Ca. Dept. of Fish and Game	Measures shall be included with construction specifications.	Construction specifications shall be included on the construction plans prior to the issuance of a grading permit. Measures shall be implemented prior to and during construction activities.	

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GARDEN HIGHWAY APTS. (P02-180/Q120) Mitigation Monitoring Plan

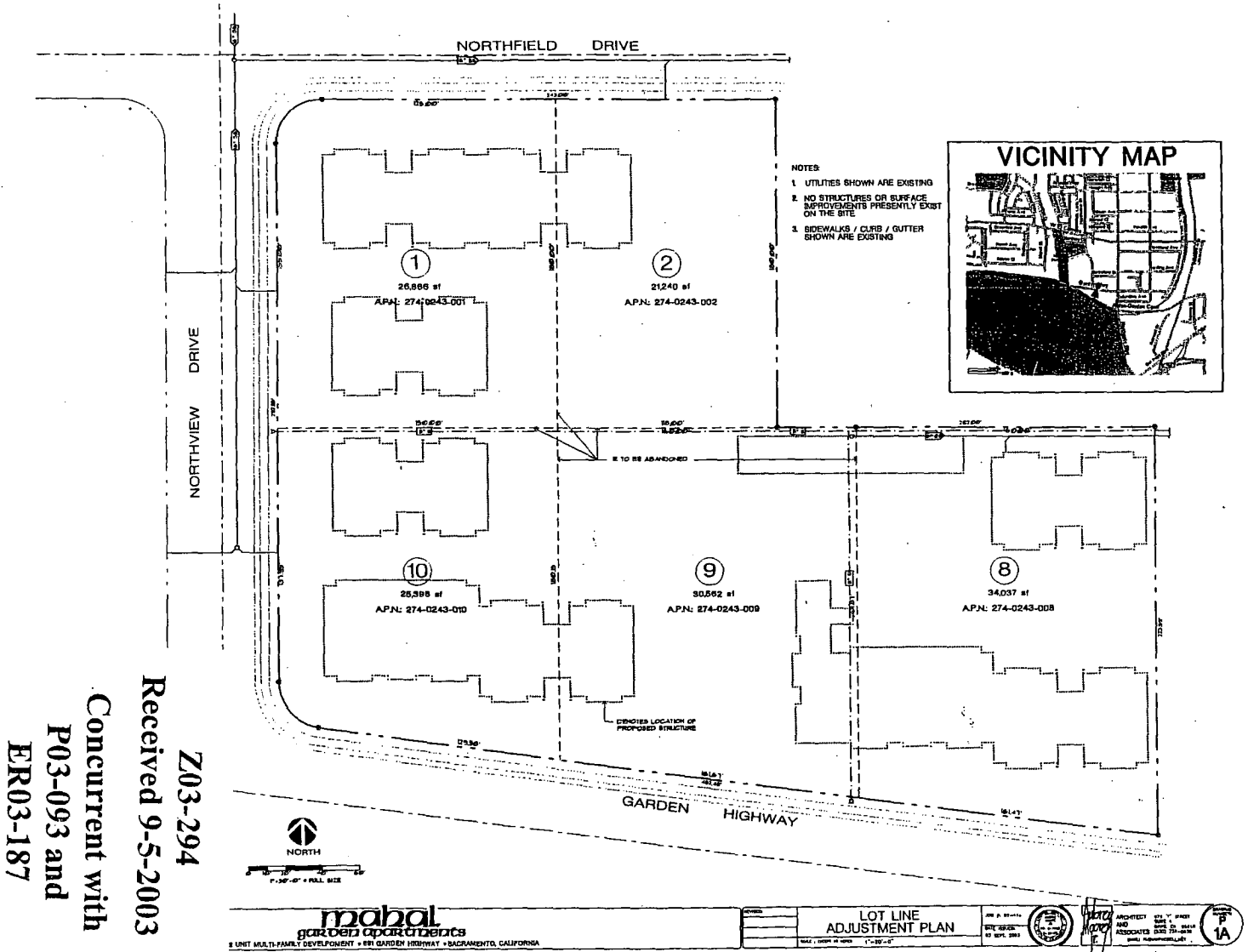
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>Department of Fish and Game develops and deems appropriate.</p> <p>2. For white-tailed kite, other raptor species, and loggerhead shrike foraging habitat, mitigation will be included per CDFG guidelines to ensure a less-than-significant impact.</p> <p>a. If no nests have been established in the project area, no mitigation will be necessary.</p> <p>b. If nests are found in the project area, construction exclusion zones shall be established around each active nest. No disturbance shall occur within 250 feet of a nest site during the breeding season.</p>					
<p>Cultural Resources:</p> <p>1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.</p> <p>2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be</p>	Applicant	City of Sacramento – Planning and Building Department;	Measures shall be included with construction specifications.	Construction specifications shall be included on the construction plans prior to the issuance of a grading permit. Measures shall be implemented during construction activities.	

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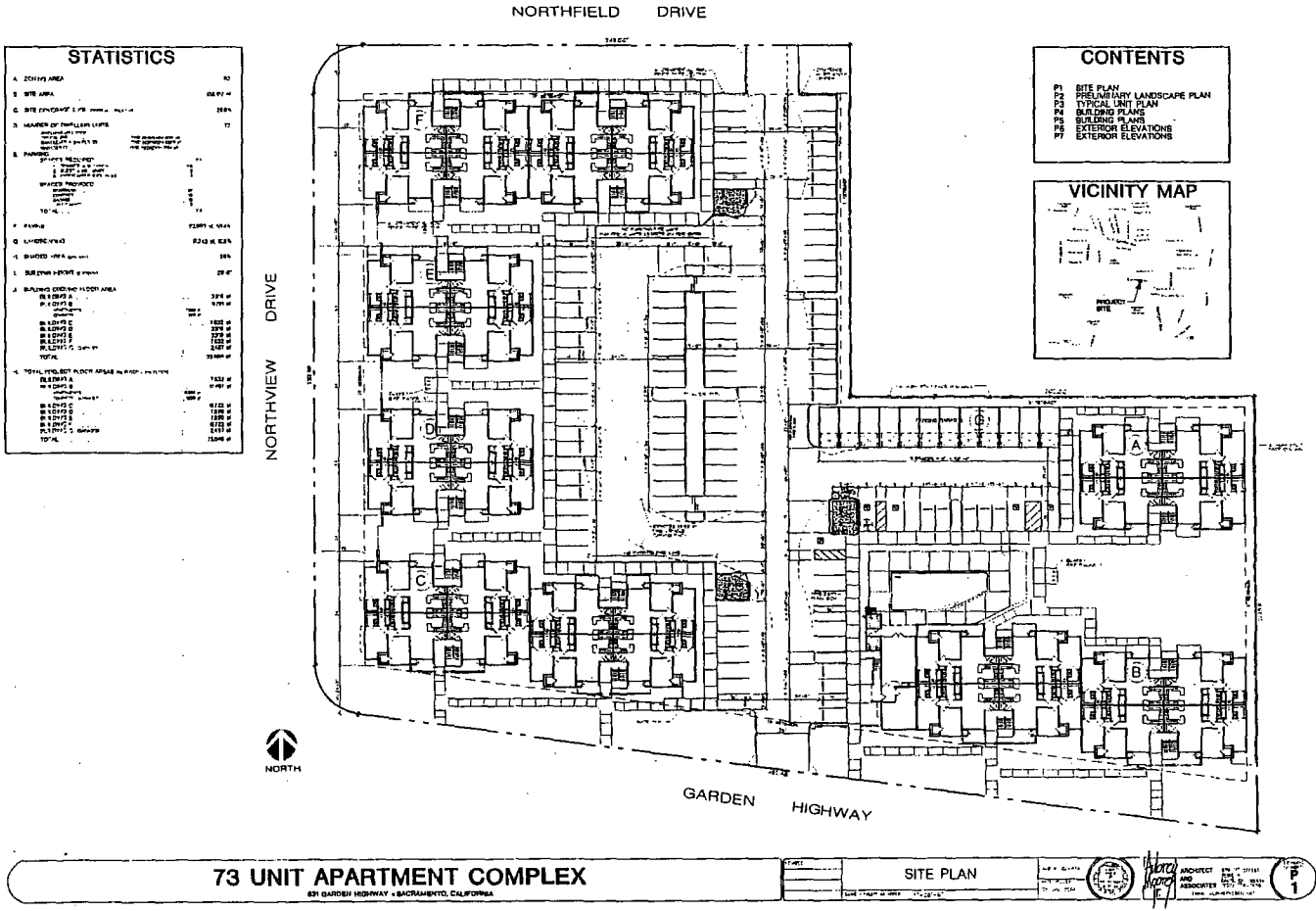
GARDEN HIGHWAY APTS. (P02-180/Q120) Mitigation Monitoring Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.					

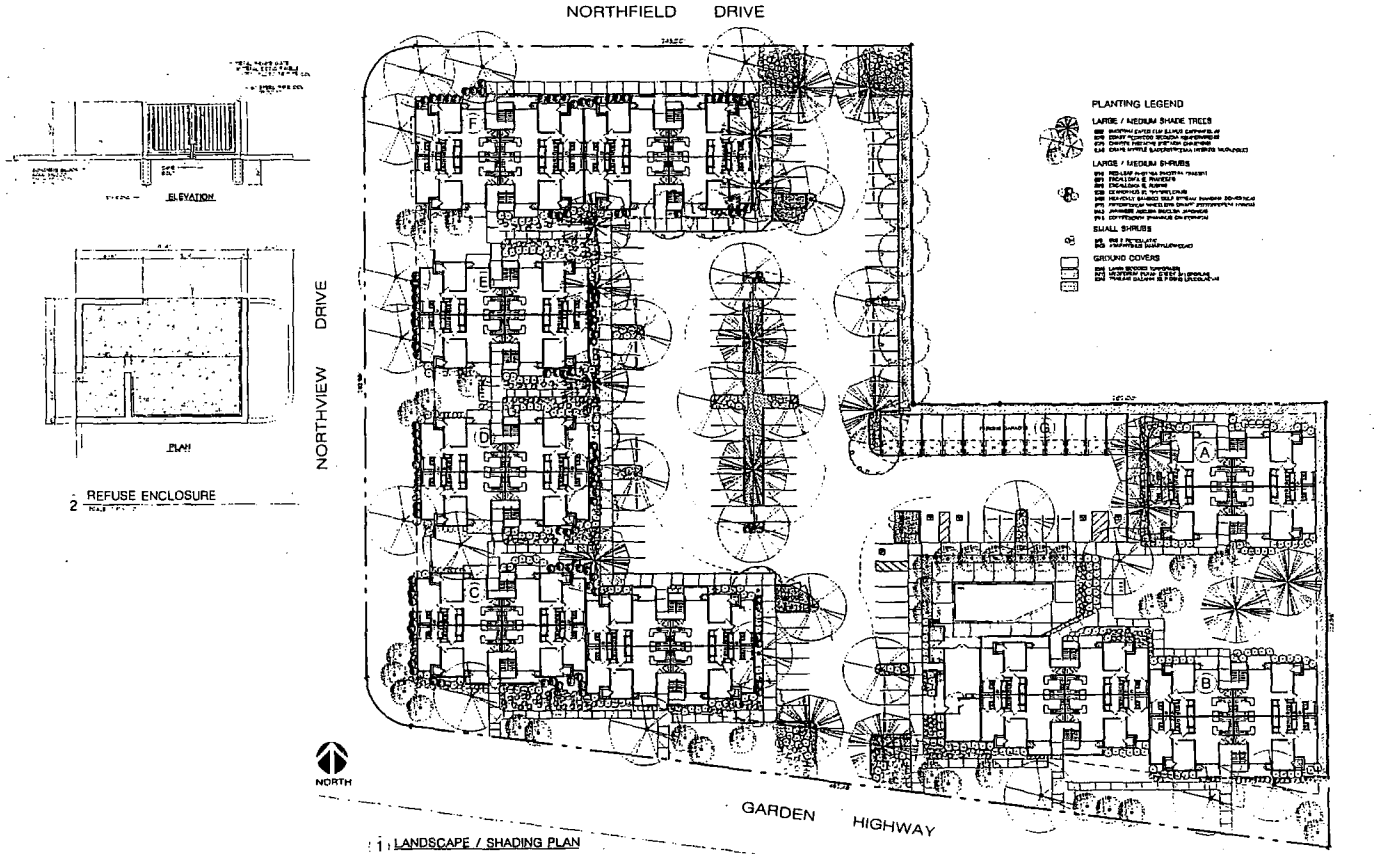
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Received 9-5-2003
 Z03-294
 Concurrent with
 P03-093 and
 ER03-187



203-294



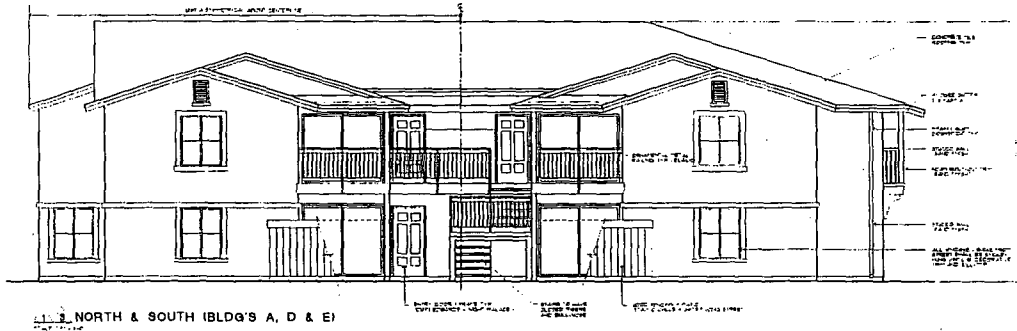
73 UNIT APARTMENT COMPLEX
 827 GARDEN HIGHWAY • SACRAMENTO, CALIFORNIA

PRELIMINARY LANDSCAPE SHADING PLAN

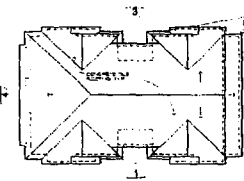
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P 2

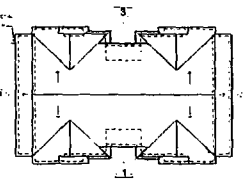
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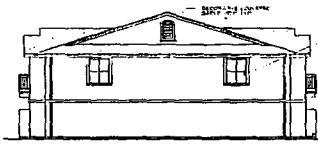
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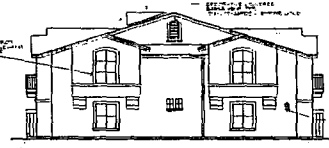
ROOF PLAN (BLDG'S D & E)



ROOF PLAN (BLDG A)



2. WEST (AND EAST - BLDG A)



3. EAST (BLDG'S C & F)



STREET ELEVATION (NORTHVIEW DRIVE)



STREET ELEVATION (GARDEN HIGHWAY)

73 UNIT APARTMENT COMPLEX
 827 GARDEN HIGHWAY • SACRAMENTO, CALIFORNIA

EXTERIOR ELEVATIONS
 BLDG'S. A, D AND E

DATE: 05-11-11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

ARCHITECT: [Signature]
 REGISTERED ARCHITECT
 STATE OF CALIFORNIA

SCALE: 1/8" = 1'-0"

6

BUILDING B
 SOUTH
 WEST
 NORTH
 EAST

BUILDING C
 NORTH (SEE PG. 10 (GARDEN HIGHWAY) FOR SOUTH ELEV.)
 EAST
 SOUTH
 WEST
 NORTH
 EAST

BUILDING F
 SOUTH
 WEST

BUILDING G - PARKING GARAGES
 SOUTH
 WEST

ROOF PLAN (multiple instances for buildings B, C, F, and G)

GENERAL NOTES AT ELEVATIONS

1. ALL FINISHES UNLESS NOTED OTHERWISE SHALL BE FINISHES SHOWN ON THE ARCHITECTURAL DRAWINGS AND SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
2. ALL FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
3. ALL FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
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5. ALL FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

73 UNIT APARTMENT COMPLEX
 531 GARDEN HIGHWAY • DAKEMONT, CALIFORNIA

EXTERIOR ELEVATIONS
 BLDG'S. B, C, F AND G

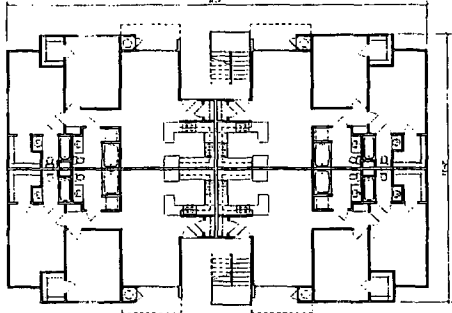
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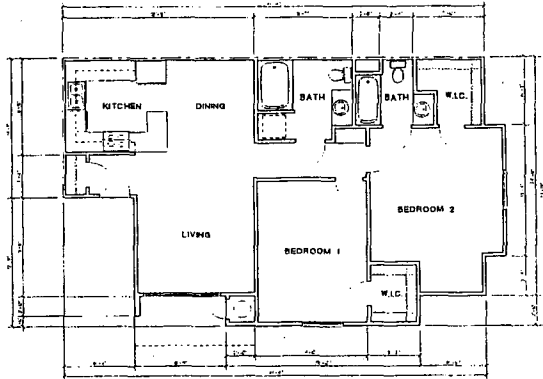
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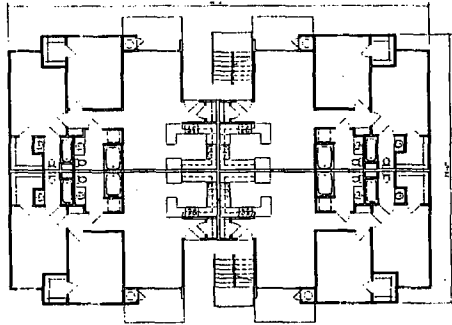
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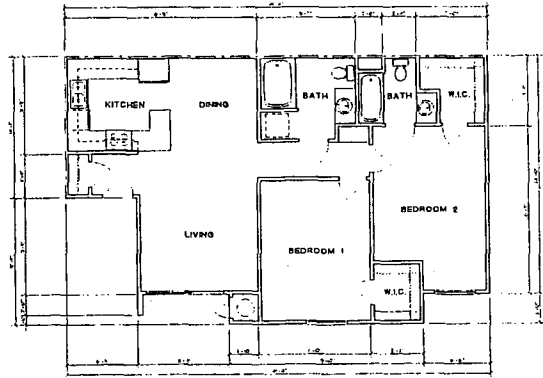
SECOND FLOOR - BUILDING A



TYPICAL UNIT PLAN (2ND FLOOR)



FIRST FLOOR - BUILDING A



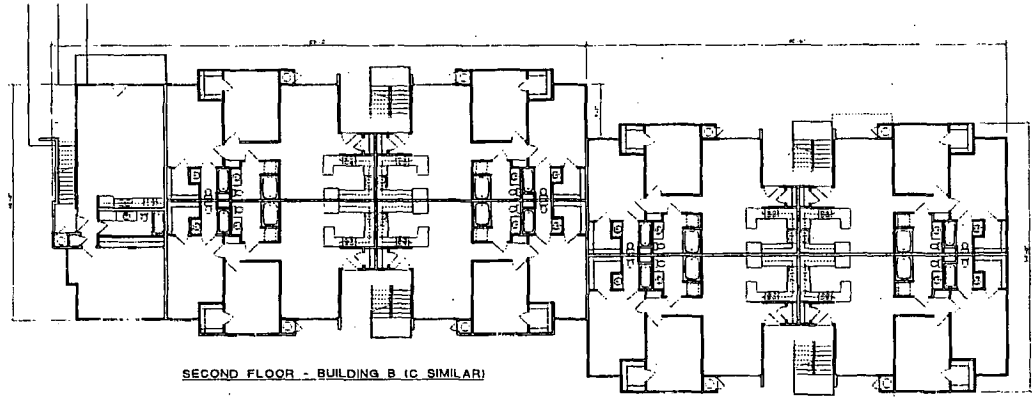
TYPICAL UNIT PLAN

73 UNIT APARTMENT COMPLEX
631 GARDEN HIGHWAY - SACRAMENTO, CALIFORNIA

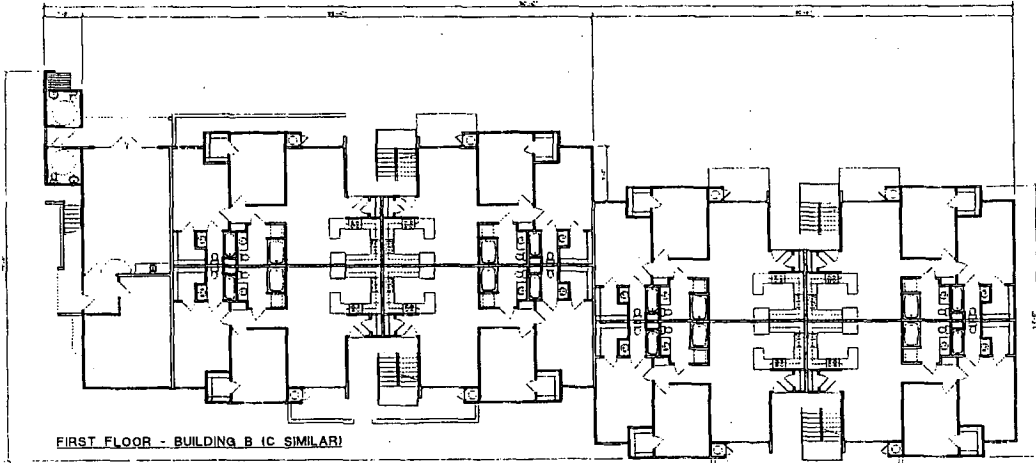
TYPICAL UNIT PLAN / BUILDING A

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 CHECKED BY: [Signature]
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 SHEET NO.: [Sheet No.]
 TOTAL SHEETS: [Total Sheets]

203-294



SECOND FLOOR - BUILDING B (C SIMILAR)



FIRST FLOOR - BUILDING B (C SIMILAR)

73 UNIT APARTMENT COMPLEX

837 SARDEN HIGHWAY - SACRAMENTO, CALIFORNIA

**BUILDING PLAN
B (C SIMILAR)**

JOB NO. 20011

DATE: 10/1/74

SCALE: 1/8" = 1'-0"

DATE: 10/1/74

DATE: 10/1/74

DATE: 10/1/74

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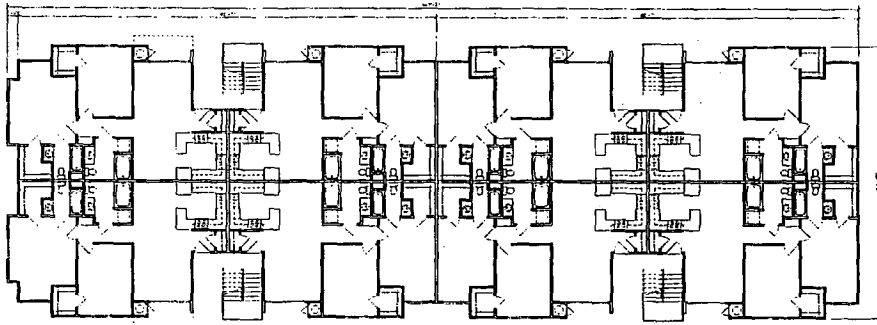
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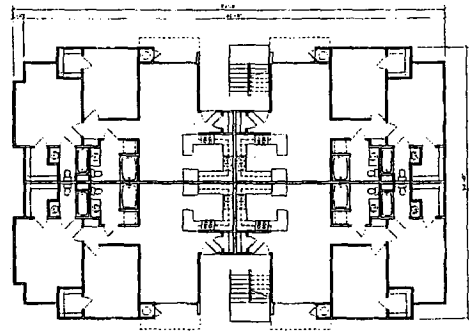
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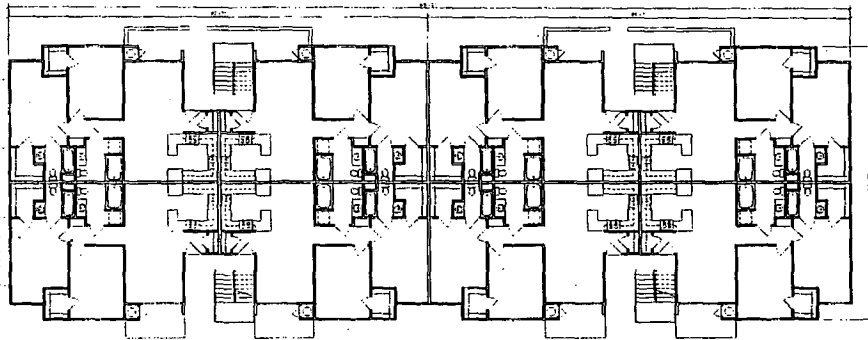
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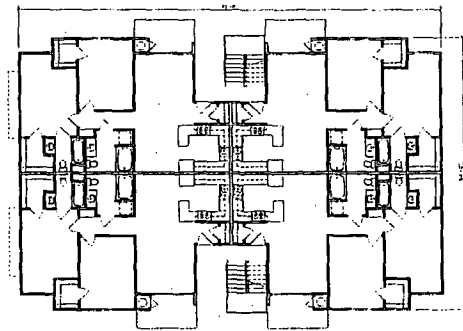
SECOND FLOOR - BUILDING F



SECOND FLOOR - BUILDING D, E



FIRST FLOOR - BUILDING F



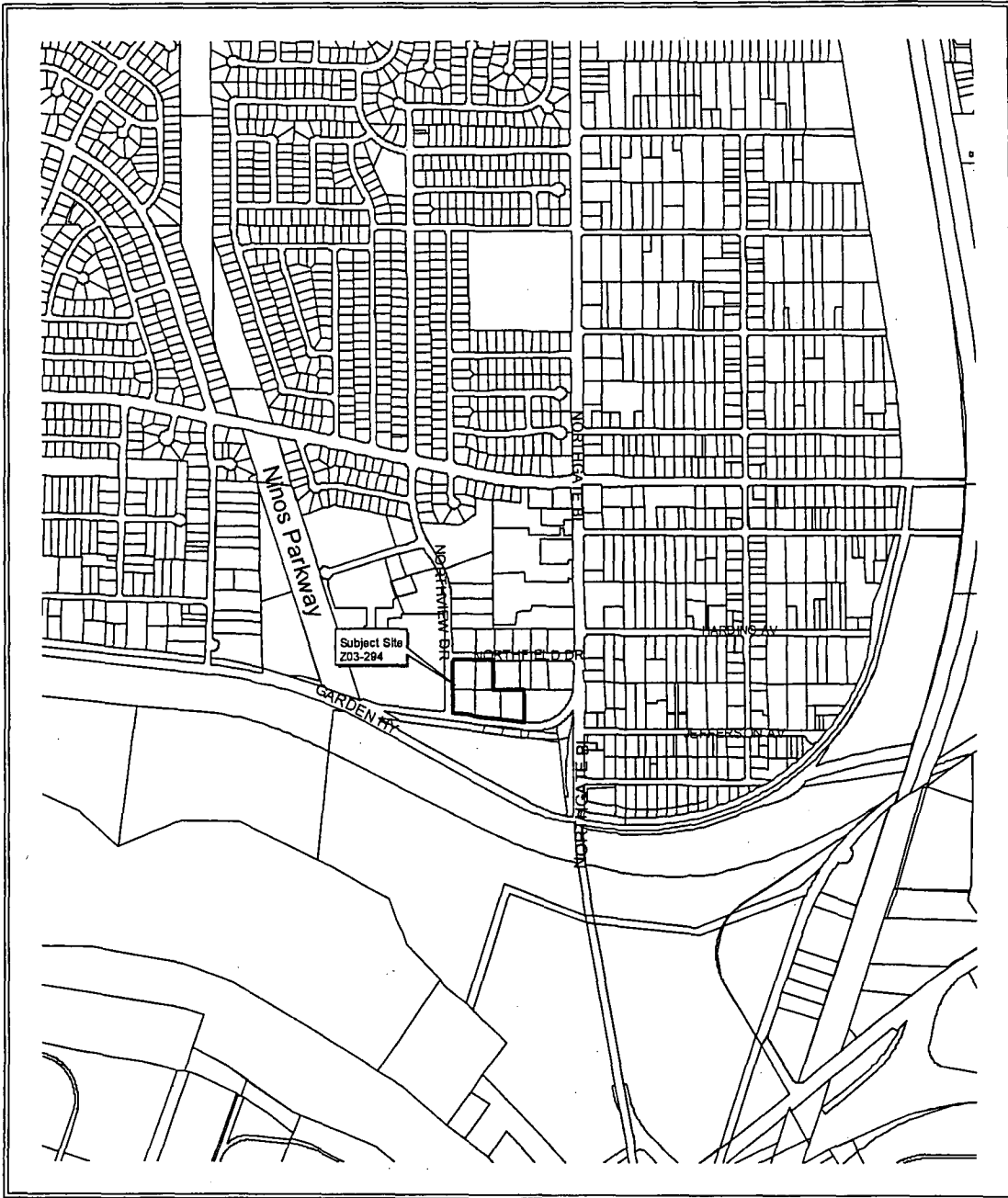
FIRST FLOOR - BUILDING D, E

73 UNIT APARTMENT COMPLEX

831 GARDEN HIGHWAY • SACRAMENTO, CALIFORNIA

BUILDING PLANS
D, E AND F

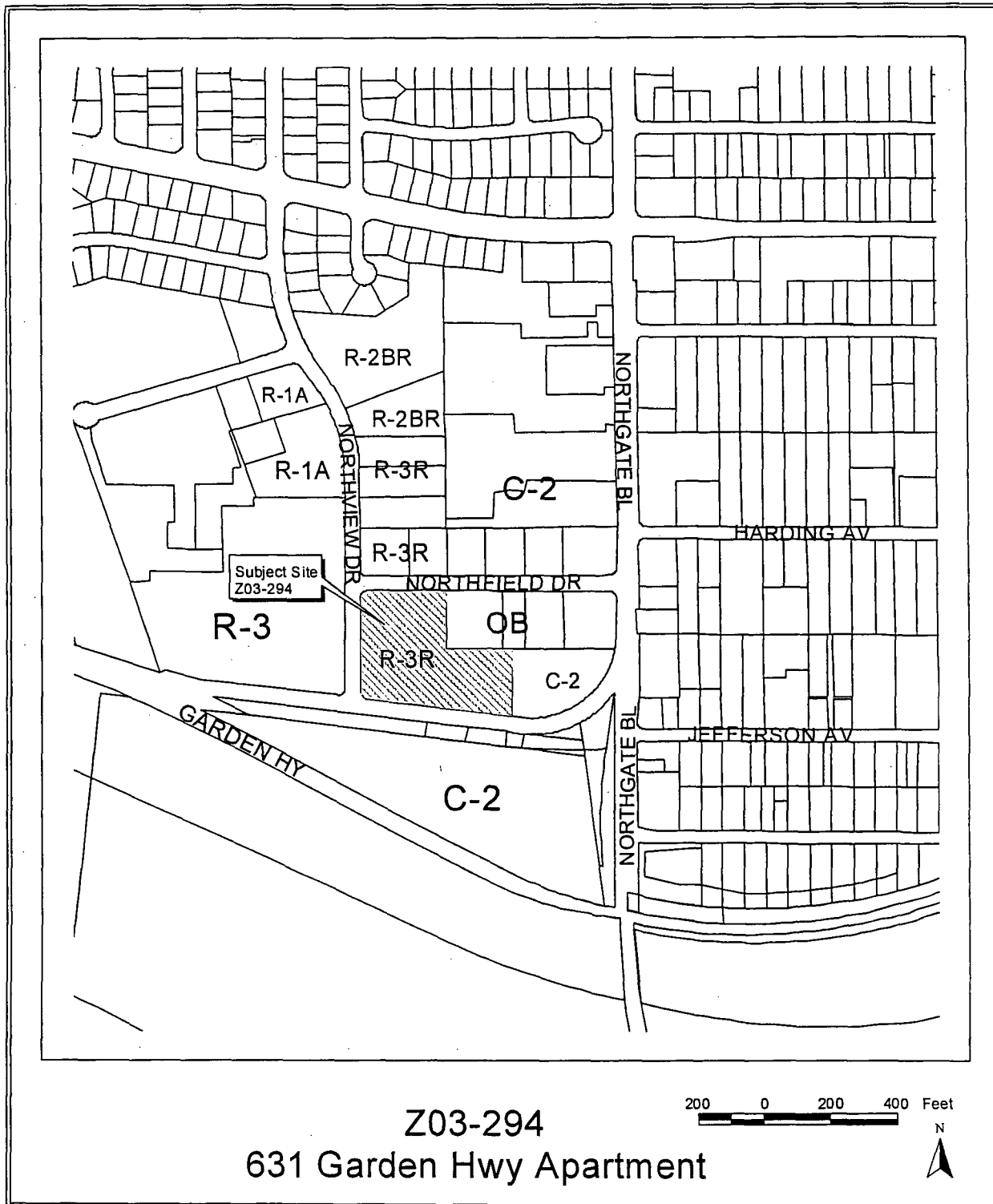
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 CHECKED BY: [Signature]
 PROJECT: 73 UNIT APARTMENT COMPLEX
 AND
 PROPOSED 100% PLAN
 SHEET NO. 4



Z03-294
Vicinity Map



Z03-294



Z03-294
631 Garden Hwy Apartment

Z03-294