



**CITY OF SACRAMENTO
CALIFORNIA**

DEVELOPMENT SERVICES
DEPARTMENT
PLANNING DIVISION

300 RICHARDS BLVD
3RD FLOOR
SACRAMENTO, CA 95811

ACTION OF THE PLANNING DIRECTOR

On June 23, 2008, the Planning Director approved with conditions a Plan Review to construct a 20 townhome unit apartment known as Glenrose Townhomes on 1.97± net acres in the Multi-Family (R-2A) zone. (P06-002) Findings of Fact and conditions of approval for the project are listed on pages 10 through 19.

FILE: Glenrose Townhomes, P06-002

PREVIOUS FILE NUMBER(S): N/A

REQUESTS:
A. Environmental Determination: Exempt
B. Planning Director Plan Review

PROJECT LOCATION: 1875 Glenrose Avenue
Council District 3

ASSESSOR'S PARCEL NUMBER(S): 266-0281-021, 003, 009, & 010

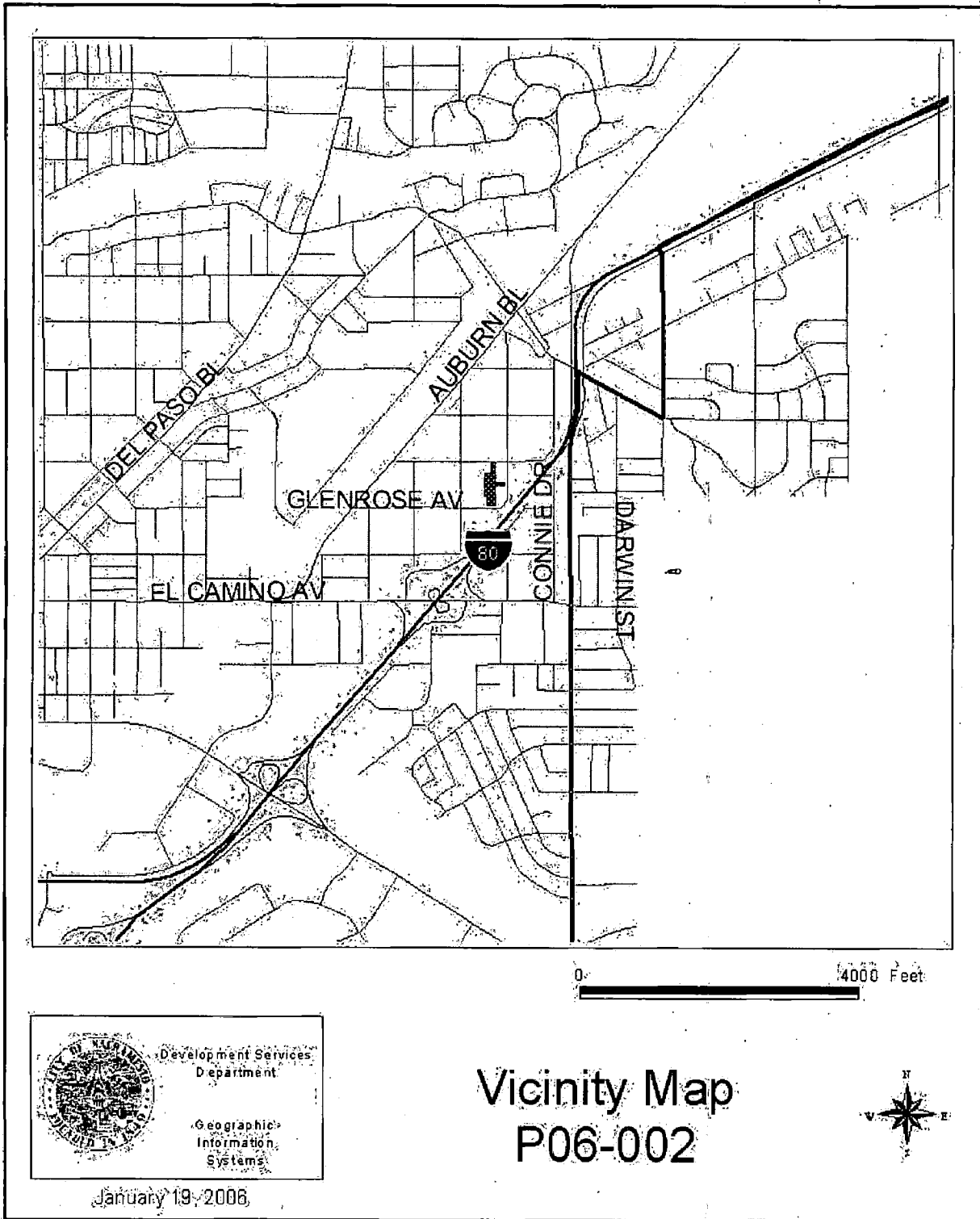
APPLICANT'S NAME/ADDRESS: v

OWNER'S NAME/ADDRESS: Glenrose Garden, LLC (Mahmoued Bazaza)
560 Regency Park Circle
Sacramento, CA 95835

DATE APPLICATION FILED: January 4, 2006

DATE APPLICATION COMPLETED: March 18, 2008

STAFF CONTACT: Elise Gumm, 808-1927
egumm@cityofsacramento.org



SUMMARY:

The applicant is proposing to construct a 20 townhome-unit apartment on 1.97± net acres in the Multi-Family (R-2A) zone. The project will include three bedroom units within 4 apartment buildings (20 units), attached garages and uncovered parking, and an outdoor recreational area. Staff is recommending approval of the project because the project is consistent with the general plan designation and all applicable policies.

BACKGROUND INFORMATION:

The site currently contains two existing duplexes abutting Glenrose Ave and an existing shed on the other side abutting Helena Ave. The project site is surrounded by existing single family homes. The subject site directly connects to Glenrose Avenue and Albatross Avenue, respectively.

The applicant proposes to demolish the existing shed, retain the two existing duplexes and construct a new single family home facing Helena Avenue on a separate parcel. The property lines will be adjusted and merged through Development Engineering so that the project site will be one parcel to allow for multi-family development. The 20 townhomes and the outdoor recreational area will be on one lot in the center of the block. The application has been revised several times based on the community group's comments and City staff's suggestions. The applicant originally proposed 22 ownership townhome units with a tentative map, and it was revised to one regular single family home and 21 townhome units including a recreational area. The house plans were again revised to accommodate a tandem parking space at the front based upon the community group's comments. Finally, the application was revised in late 2007 to rental townhomes because of the housing market and the applicant later reduced the number of units from 21 to 20 because of the community group's comments.

The entitlements for the application therefore modified from Special Permit and Tentative Map to Plan Review for Multi-Family development. A plan review pursuant to the zoning code allows for "the review of a proposed development plan to ensure, among other things, that the proposed development is consistent with the general plan and any applicable community or specific plans; that the utilities and infrastructure are sufficient to support the proposed development and are compatible with city standards; and that the proposed development is compatible with surrounding development."

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
Existing Zoning of Site:	Medium Density Multi Family Residential (R-2A)
Existing Land Use of Site:	Vacant
Proposed Density:	10 du/na

Surrounding Land Use and Zoning:

North:	Residential; Single Family (R-2A)
South:	Industrial; Storage/warehouse (M-1)
East:	Residential; Single Family, Multi Family (R-2A)
West:	Residential; Single Family (R-2A)

Setbacks:	Required	Provided
Street Side (Glenrose):	25' / 5'	157' / 15'
Street Side (Albatross):	25' / 5'	158' / 8.5'
Interior Side (N):	5'	16'
Interior Side (W):	5'	8.5'
Property Dimensions:	Irregular	
Property Area:	1.97± net acres	
Total Square Footage of Buildings:	30,240± square feet	
	BLDG 1	7,420± square feet
	BLDG 2	7,420± square feet
	BLDG 3	9,220± square feet
	BLDG 4	6,180± square feet
Height of Buildings:	17'± (28.5'± top of pitch)	
Parking Provided:	48 spaces	
Parking Required:	32 spaces (1.5 / unit plus 1 guest / 15 units)	
Exterior Building Materials:	Stucco; Stone Veneer	
Roof Material:	Concrete Tile	
Topography:	Flat	
Street Improvements:	To Be Constructed	
Utilities:	Existing and To Be Constructed	

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Off-Site Improvements	Development Engineering
Utilities Improvement	Department of Utilities
Building Permit	Building Division

PROJECT DETAILS:

A. Policy Considerations

1. General Plan

The General Plan designates the subject site as Medium Density Residential (16 - 29 du/na). Staff believes the proposed project is consistent with the goals and policies of the General Plan for the Housing Element, in that it will improve the quality of the residential neighborhood by protecting, preserving, and enhancing its character by providing a well designed multi-family development and providing adequate open space and parking spaces.

2. Multi-Family Residential Design Guidelines

The Multi-Family Residential Design Guidelines were approved by the City Council on August 5, 2000 (Resolution CC2000-487). This document articulates design principles for multi-family residences to assist the Planning Commission,

City Council, City staff and designers by identifying the City's design criteria for multi-family development. The intent is to achieve well-designed project to enhance the community's overall value and appearance.

This project has been reviewed by Design Review staff and is consistent with the Multi-Family Residential Design Guidelines. (See Attachment 4 for Design Review Conditions.) The project's consistency with the guidelines, including site planning, building orientations, setbacks, landscaping, open space and parking, will be addressed in the analysis below. The project was approved by Design staff on January 10, 2008 and the Planning Director Plan Review will complete the entitlement for multi-family development.

B. PLAN REVIEW TO DEVELOP APARTMENTS

1. Site Design / Building Orientation

The project site is zoned as Residential Multi-Family (R-2A) and is bordered by land designated Residential Multi-Family (R-2A) to the north, Light Industrial (M-1) to the south, and Multi-Family (R-2A) to the east, and Multi-Family (R-2A) to the west.

The applicant is proposing to develop an apartment complex, with a total of 20 townhomes on 1.97± net acres as detailed on Exhibits A to F. The site contains four two-story buildings, an outdoor recreational area, 28 uncovered parking spaces, and 20 attached garages.

The project site borders Glenrose Avenue and Albatross Avenue, and the site consists of four buildings with pathways in between each building. Vehicular ingress/egress is located on both Glenrose Avenue and Albatross Ave. Due to the small street frontages, no buildings are facing any street from the street side. The applicant has revised the project to reduce the number of units which results in additional pathways and landscaping buffers. Each building consists of 4-6 units. Each unit consists of three bedrooms, two baths and one attached garage. An uncovered parking space is also provided in front of each garage.

The project is consistent with the Multi-Family Residential Design Guidelines regarding Site Plan/Design in that: buildings are arranged to provide functional public and private outdoor spaces including balconies arranged toward pathways and court areas. An outdoor recreational area is also provided for residents. The site also makes active use of pedestrian pathways through the project site. The pedestrian sidewalk within the project connects to both Glenrose Avenue and Albatross Avenue. However, both Glenrose and Albatross Avenues currently do not have street improvements. This project will construct the street front improvements along Glenrose Avenue, Albatross Avenue, and Helena Avenue to the satisfaction of the Development Engineering Division. The project is consistent with the Multi-Family Residential Design Guidelines regarding building orientations in that: large windows, balconies, and entryways are provided along pathways and the buildings have pedestrian access and visual orientation to the adjacent roadways and/or open space features.

The project provides greater than 5 feet interior setbacks along all property lines, and over 150 feet from the street frontage along both Albatross Avenue and Glenrose Avenue due to the narrow frontages of the site. The project is consistent with the Multi-Family Residential Design Guidelines regarding setbacks, in that: the setbacks provided are varied on the streetscape.

2. Parking / Circulation

The vehicular access points to the project site are located on Albatross Avenue and Glenrose Avenue, respectively. Both access points have ingress/egress and landscaping.

Pedestrian circulation is provided throughout the site, with two connections to the public sidewalk along Albatross Avenue and Glenrose Avenue. The project is consistent with the Multi-Family Residential Design Guidelines in regards to pedestrian circulation, in that: the pedestrian walkways provide several connections into the public walkways; and pedestrian access is not limited to vehicular access locations.

A total of 48 parking spaces will be provided on the site, including garages and uncovered parking. There will be 20 garage spaces and 28 uncovered spaces available for tenants. Except for the handicap parking spaces, all other parking spaces will be the standard size of 8 x 18 feet for surface parking and 10 x 20 feet in garages.

The project is consistent with the Multi-Family Residential Design Guidelines regarding parking in that: garage parking and vehicle access is located away from street corners; and, landscaping and walkways are provided between buildings and paved parking areas.

According to the Sacramento City Code (Section 17.64.050), one bicycle parking facility is required for every twenty (20) off-street parking spaces required. Since 32 parking stalls are required, 2 bicycle facilities would be required. Fifty (50) percent of the required bicycle parking facilities shall be Class I; the remaining facilities may be Class I, Class II, or Class III. According to the Multi-Family Residential Design Guidelines, bicycle parking should be located close to, and with direct access to, residential buildings. The project will be conditioned to provide minimum of two bicycle facilities with a minimum of one Class I facility.

3. Landscaping

A Preliminary Landscaping Plan for the project is provided (see Exhibit 1B). The balance of the landscaping on site will consist of large and medium shade trees, small flowering trees, as well as shrubs and low ground cover. The parking area within the proposed complex shall comply with the City's Tree Shading Ordinance, requiring 50 percent tree shading within 15 years.

The project is consistent with the Multi-Family Residential Design Guidelines regarding landscaping, in that: the site design and landscaping provides functional recreational spaces and community site amenities. Furthermore, all street-facing elevations have landscaping adjacent to their foundations. The project is consistent with the Multi-Family Residential Design Guidelines regarding open space, in that: the project is organized around usable open space and common area accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system.

4. Building Design

Three apartment building types are being proposed. Building 1, 2, and 3 are all two-stories in height and measure up to 28 feet to top of the roof pitches. The maximum building height in the R-2A zone is 35 feet which is measured to the top plate line. Therefore all proposed buildings are in compliance with the maximum building height requirement per the City's zoning code.

The Following is a breakdown of the units within each building type:

Type of Building	Number of Buildings	Number of Units
1	2	5 (x2) = 10
2	1	6
3	1	4

The project is consistent with the Multi-Family Residential Design Guidelines in regards to garages, in that: the garage roofs reflect the design of the buildings, and materials and colors will be compatible with the adjacent buildings.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The City of Sacramento's Environmental Planning Services (EPS) has determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA Section 15332) due to the consistency with applicable policies and regulations as an infill project.

B. Public/Neighborhood/Business Association Comments

The project was presented to the Ben Ali Community Association (BACA) on several occasions and was noticed to the property owners within a 500 foot radius. City staff received written comments from BACA on several occasions during the review process and their comments are attached as Attachment 5. The applicant revised the application and changed the footprint of the units in order to add tandem parking spaces after meeting with BACA members in February 2007 (see Attachment 5-1). BACA stated its opposition to the density of the project after receiving the revision and as a result the applicant revised the application and eliminated one more unit from the project. The allowable density for Multi-Family (R-2A) zone is 17 du/na. The allowable


density for Standard Single Family Residential and Alternative Single Family Residential is 8 du/na and 15 du/na, respectively. The proposed density for the project now is 10 du/na and is in proximity to the allowable density for Standard Single Family residential and much less than the allowable density for Alternative Single Family Residential and Multi-Family (R-2A) Residential. BACA still considered the density to be relatively high and requested another reduction in the number of units. (See Attachment 5) The applicant indicated because of the construction cost and all the costs for off-site improvement as a result of limited infrastructure in the neighborhood, the proposed density is his best compromise to BACA's concerns.

While the project previously required a Special Permit for condominium construction, the project has been approved by Design Review on January 10, 2007 (ER06-018). The approval was noticed to adjacent neighbors and no opposition was received. After the project was modified to rental units instead of ownership housing, staff also received 17 support letters from the adjacent neighbors stating that the project will help improve the neighborhood. Letters are attached as Attachment 6. The current plan review is required for review of the overall site design. The proposed use is consistent with the General Plan and the project is within the allowable density in Multi-Family (R-2A) zone. Staff recommends approval of the project based on its consistency Design Review approval and all applicable city policies.

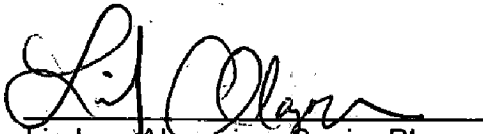
C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Comments received have been incorporated as conditions of approval and are listed in the Record of Decision as Attachment 1.

Prepared By:


Elise Gumm, Assistant Planner

Approved By:


Lindsey Alagozian, Senior Planner

Attachment 1:	Record of Decision	Page 10
Exhibit A:	Site Plan	Page 20
Exhibit B:	Landscaping Plans	Page 21
Exhibit C:	BLDG 1 Floor Plan & Elevations	Page 22
Exhibit D:	BLDG 2 Floor Plan & Elevations	Page 24
Exhibit E:	BLDG 3 Floor Plan & Elevations	Page 26
Exhibit F:	BLDG 4 Floor Plan & Elevations	Page 28
Attachment 2:	Land Use and Zoning Map	Page 30
Attachment 3:	Letter of Agreement	Page 31
Attachment 4:	Design Review Conditions	Page 32
Attachment 5:	Written Comments from Ben Ali Community Association	Page 35
Attachment 6:	Letters from Neighbors - Support	Page 46

A use for which a Plan Review is approved must be established within three years after such plan is approved. If such use is not so established the Plan Review shall be deemed to have expired and shall be null and void. A new Plan Review which requires a Building Permit shall be deemed established when such Plan Review is secured and construction there under 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 Planning Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Planning Director's decision. If an appeal is not filed, the action of the Planning Director's decision is final.

cc: File
Applicant
Development Services - Building Division

FINDINGS OF FACT

A. Environmental Determination: Categorical Exemption per CEQA 15332

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under **Section 15332, In-fill Development Projects, of the California Environmental Quality Act Guidelines** as follows:

The project consists of the subdivision of two parcels totaling less than five (5) acres into 11 residential lots for townhouse uses and two common lots, surrounded by urban uses within city limits, and it is consistent with all applicable general plan policies, zoning designation and regulations. The project site can be adequately served by all required utilities and public services. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

B. Plan Review to construct a 20-townhome-unit apartment complex on 1.97± net acres in the Multi-Family (R-2A) zone is approved subject to the following Findings of Fact and Conditions of Approval.

1. The project is consistent with the General Plan land use designations of multi family;
2. The project, as conditioned, will provide adequate infrastructure available to serve the site;
3. The project is in compliance with the development standards of the Title 17, zoning codes, and;
4. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the proposed apartment complex will incorporate safety measures into the site design such as a finished lot pad elevation above the flood level and specific throat distances for the access driveways.

CONDITIONS OF APPROVAL

PLANNING

1. The applicant shall obtain all building permits prior to commencing construction.
2. The project shall substantially conform to the approved plans as shown on the attached Exhibit A to F, except as conditioned in this approval (P06-002). Any modification to the project shall be subject to the review and approval of Planning staff (and may require

additional entitlements) prior to the issuance of building permits.

3. Prior to the issuance of any building permits, the applicant shall provide the Building Division with a copy of the certificate of compliance for the lot line adjustment/lot merger.
4. 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).
5. The applicant shall either paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached or they shall physically screen them from view, with either landscaping or other screening material, to the satisfaction of the Planning Director.
6. Pedestrian connections shall be provided as shown on the site plan (Exhibit A). The pedestrian pathways shall be delineated with special paving treatment when located within driveway and parking areas.
7. 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. The scope of this review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.
8. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking lots and driveways.
9. Screening shrubbery shall be planted where parking lots and garages are adjacent to public streets as determined by the Planning Director.
10. Landscaping shall be provided to screen ground-mounted mechanical equipment, backflow preventers, transformers, and other similar appurtenances to the satisfaction of the Planning Director.
11. In locations where planter width is less than 6' use small canopy species trees.
12. Trees planted in turf areas are to be served by a minimum of two bubblers or pop up heads w/ 3' radius nozzles installed at least 2' from trunks.
13. Trees in turf areas are to have a hardscape defined planter. Turf is not to be installed within 3' of any trunk.
14. Any fencing to be located at this site shall require the Planning Director's approval for the location and the fencing and the type of materials to be used for the fencing. Fencing along the streetscapes shall be located between the buildings, not in front of the buildings, and will require pedestrian access points.
15. A minimum of six foot high solid wall of masonry, brick or similar material shall be provided along the all property lines that are abutting single-family residences. Said six foot wall, however, shall not extend into any required front yard or street side yard

- setbacks areas of the project site or adjacent residential developments.
16. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
 17. The trash enclosure facility shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
 18. The applicant shall comply with the City's Recycling Ordinance and shall ensure that trash and recycling enclosures are provided within 250 feet of each dwelling unit.
 19. Lighting levels shall be as follows: All open parking lots and driveway shall be provided with a minimum maintained one footcandle of light as measured at the parking surface, from one half-hour before sunset until one half-hour after sunrise. All lighting devices shall be equipped with weather and vandal resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties. (Title 15.80.020)
 20. Lighting fixtures shall be of a high quality decorative design, having a color and style, which is compatible with the building architecture, as determined by the Planning Director.
 21. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
 22. Lighting shall be provided to each garage and entrance.
 23. Each unit number shall be illuminated;
 24. Parking shall be provided as required by the Zoning Ordinance and a minimum of 32 parking spaces shall be provided.
 25. Two bicycle parking facilities are required for the proposed project. one bicycle parking facilities must be Class I. The remaining facilities may be Class I, Class II or Class III.
 26. Windows, which do not have a trim or sill element, shall be enhanced with window treatments such as a sill or enhanced trim, to the satisfaction of the Planning Director.
 27. The applicant shall submit a sign application/program identifying all signage for the site including but not limited to corner monument signs, entry signs, building identification and address signs, trash enclosure signs, and directional signage prior to the issuance of any sign permits. The sign application/program shall be reviewed by both the Planning and Building departments for conformance and compatibility with the project.
 28. All signage shall comply with the City of Sacramento's Sign Ordinance.
 29. All detached signs shall be monument signs.
 30. Aisles, passageways and recesses related to and within the building complex shall be

illuminated with an intensity of at least twenty-five one-hundredths minimum maintained footcandle of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers. (Title 15.80.020)

31. All landscaping shall be maintained at a maximum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of six feet from lowest branch to the ground.
32. Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project. Landscaping shall not obscure common areas.
33. City addressing standards shall be followed by the applicant.
34. The recreation facility shall be primarily for tenant use. No public events are allowed without obtaining a City Special Events permit prior to the event.
35. Parking spaces shall be steam cleaned at a minimum of twice per year.
36. No long-term auto repair is allowed on the site.
37. Visitor parking shall be strictly enforced.
38. The applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as the applicant's agent for the sole purpose of enforcing Section 602(k) of the California Penal Code and the applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block letters, with the wording:

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

The following condition shall only apply when Police determines there is no immediate need for on-site security. If Police determines security is needed right away, the phrase in italics should be deleted, ensuring that security is provided as soon as the project is occupied.

39. On-site management shall be provided. If security becomes a concern and if deemed necessary by the Police Department and subject to appeal to the City Council, the applicant shall contract with a reputable security firm to provide on-site security, night and day, when the management office is closed.
40. For projects of fifteen (15) or more dwelling units, the project shall have a manager that resides on-site.
41. Owner/Operator shall post and maintain signage on the premises that provides the phone number to contact maintenance staff. Signage shall be subject to approval by the Planning Director.

42. Owner/Operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.
43. 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 continuous. 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 painting or retreatment upon a determination that less frequent repainting or retreatment 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.
44. Owner/Operator shall maintain landscaping and irrigation in a health and serviceable condition.
45. Owner/Operator shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto.

DEVELOPMENT ENGINEERING

46. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
47. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
48. The minimum throat distance for all site driveways shall be 25-ft (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc). This shall mean the elimination of the first parking stall closest to Glenrose Avenue.
49. The site plan shall conform to A.D.A. requirements in all respects.
50. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
51. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
52. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area

required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

53. This project shall require street lighting. There is an existing street lighting system around the project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

CITY UTILITIES

54. All public water, sanitary sewer and storm drain pipelines shall be placed within the asphalt concrete (AC) section of public-right-of-ways and easements. Public sewer and storm drain facilities shall be designed and constructed per City standards and procedures and approved by the DOU prior to acceptance of maintenance responsibilities. Public water facilities shall be designed and constructed per the approved Sacramento Suburban Water District (SSWD) standards and procedures prior to acceptance of maintenance responsibilities. Satisfy all SSWD requirements.
55. The proposed development will require the existing and recorded parcels to be merged into one parcel for the purpose of constructing a multi-family development. Prior to the issuance of any building permits the owner/developer must provide a copy of the approved and recorded lot merger (certificate of compliance).
56. An on-site drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The project will be required to provide storm water detention in the low points of the streets or roads and/or landscape areas and/or in detention vaults or oversized drainage pipes. The project area is serviced by Sump No. 151, which has a capacity of 0.35 cubic feet per second per acre. According to the City Design and Procedures Manual, the project site will be required to store 1,400 cubic feet per acre of storm water during a 10-year storm event (a rainstorm that has a 1-in-10 chance of happening in a given year). The drainage study shall also include an overland flow release map for the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. This study and shed map shall be approved by the DOU.
57. The building pad elevations shall be approved by the DOU and/or shall be a minimum of 1.5 feet above the local controlling overland release elevation or the finished floor elevation shall be a minimum of 1.8 feet above the local controlling overland flow release elevation, whichever is higher.
58. Per City Code, the proposed development may not in any way obstruct, impede, or interfere with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
59. A grading plan showing existing and proposed elevations is required. The final parcel

shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

60. A sanitary sewer study as described in Section 9.9 of the City Design and Procedures Manual is required. The study shall be approved and be to the satisfaction of the DOU.
61. This project is greater than 1 acre in size; 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 DOU 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.
62. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
63. Post construction, storm-water 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 and is greater than 1 acre, both source controls and on-site treatment control measures are required. 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 on-site treatment control measures. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures" dated May 2007 for appropriate source control measures and on-site treatment control measures.

PRIVATE/PUBLIC UTILITIES

64. Dedicate a standard 12.5 foot public utility easement (PUE) for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.
65. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities. SMUD has existing overhead 69kV lines on Glenrose Avenue & Albatross Avenue.
66. The proposed project will require the installation of new water mains to handle potential fire demands that the project will place on the Sacramento Suburban Water District's distribution system.

67. Metered water services will be required for all water services to the proposed Townhomes.
68. The Sacramento Suburban Water District will require the water mains to be looped to enhance flow and fire protection.
69. Per Sacramento Suburban Water District Regulations governing water service the developer will be required to upgrade all water facilities as required per District Regulations.
70. The cost to install the water facilities will be the developer's responsibility. Connection fees will be required for each water service.

FIRE DEPARTMENT

71. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.

BUILDING DIVISION

72. A minimum of 10% of the dwelling shall be handicap accessible.
73. Garages that are to be handicap accessible shall have an 8 foot wide loading and unloading aisle.
74. Handicap parking shall be provided for the onsite parking stalls.
75. An onsite handicap path of travel shall be provided.

PARKS PLANNING, DESIGN & DEVELOPMENT DIVISION

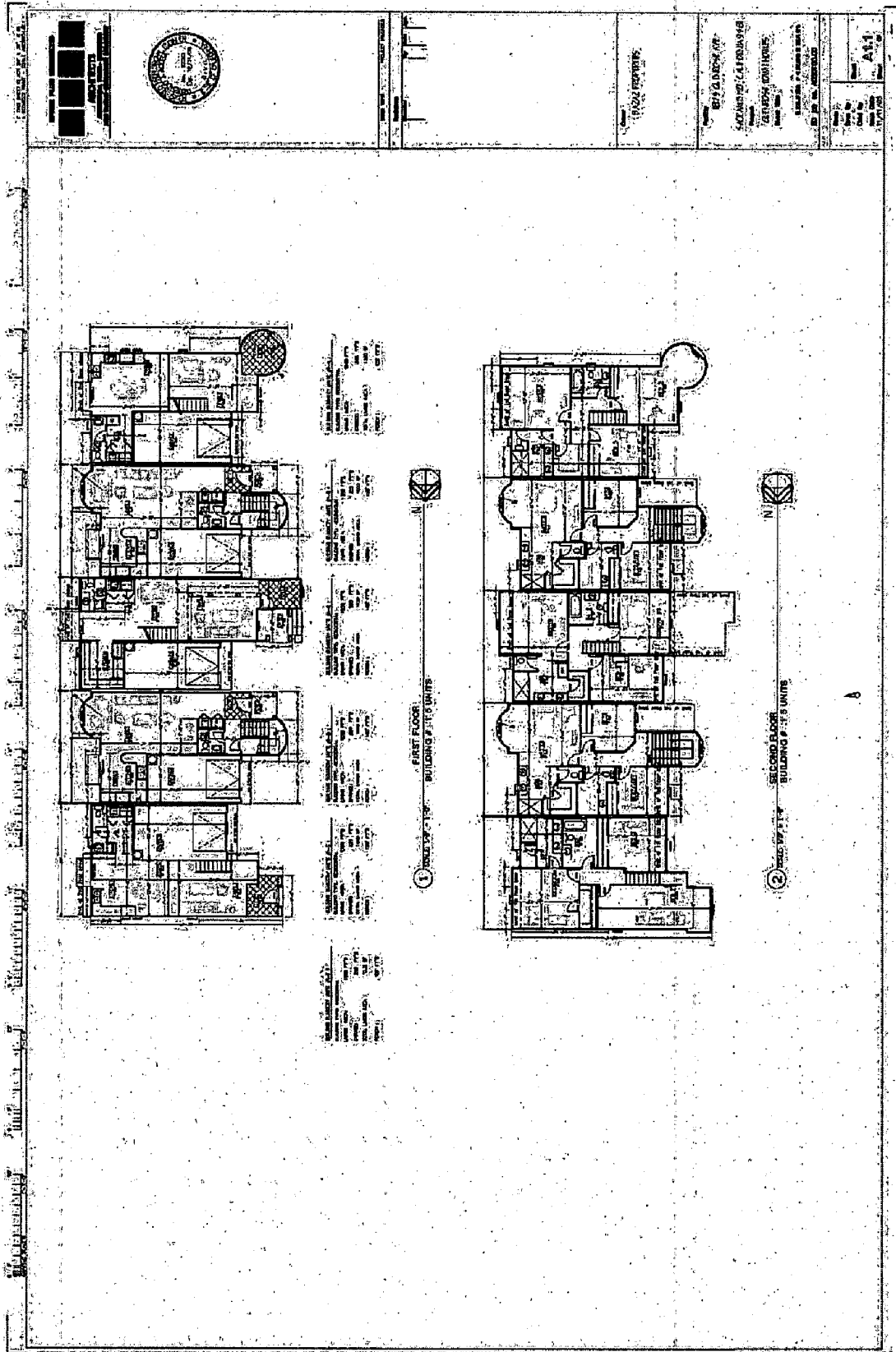
76. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager). In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

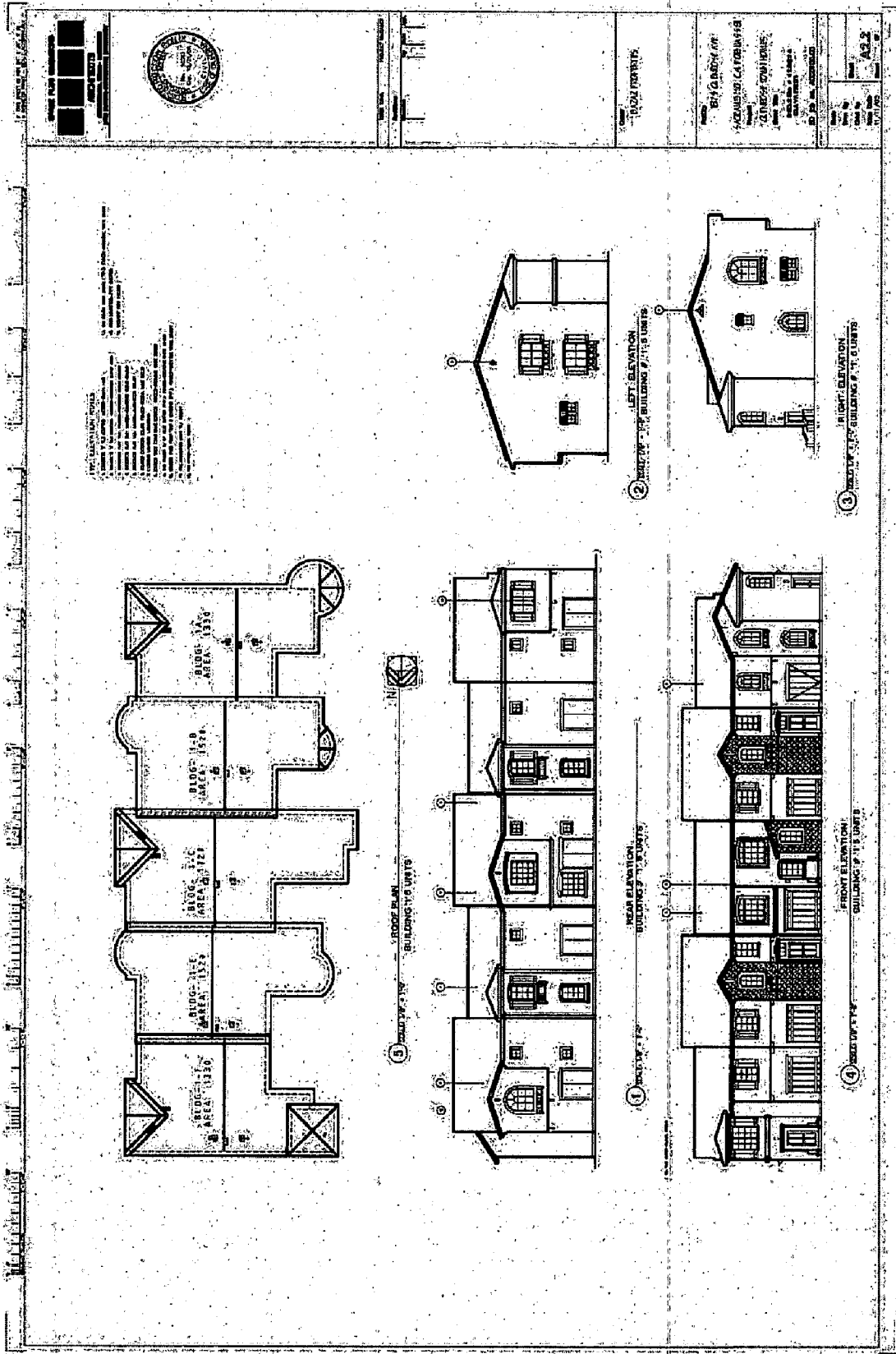
Advisory Notes:

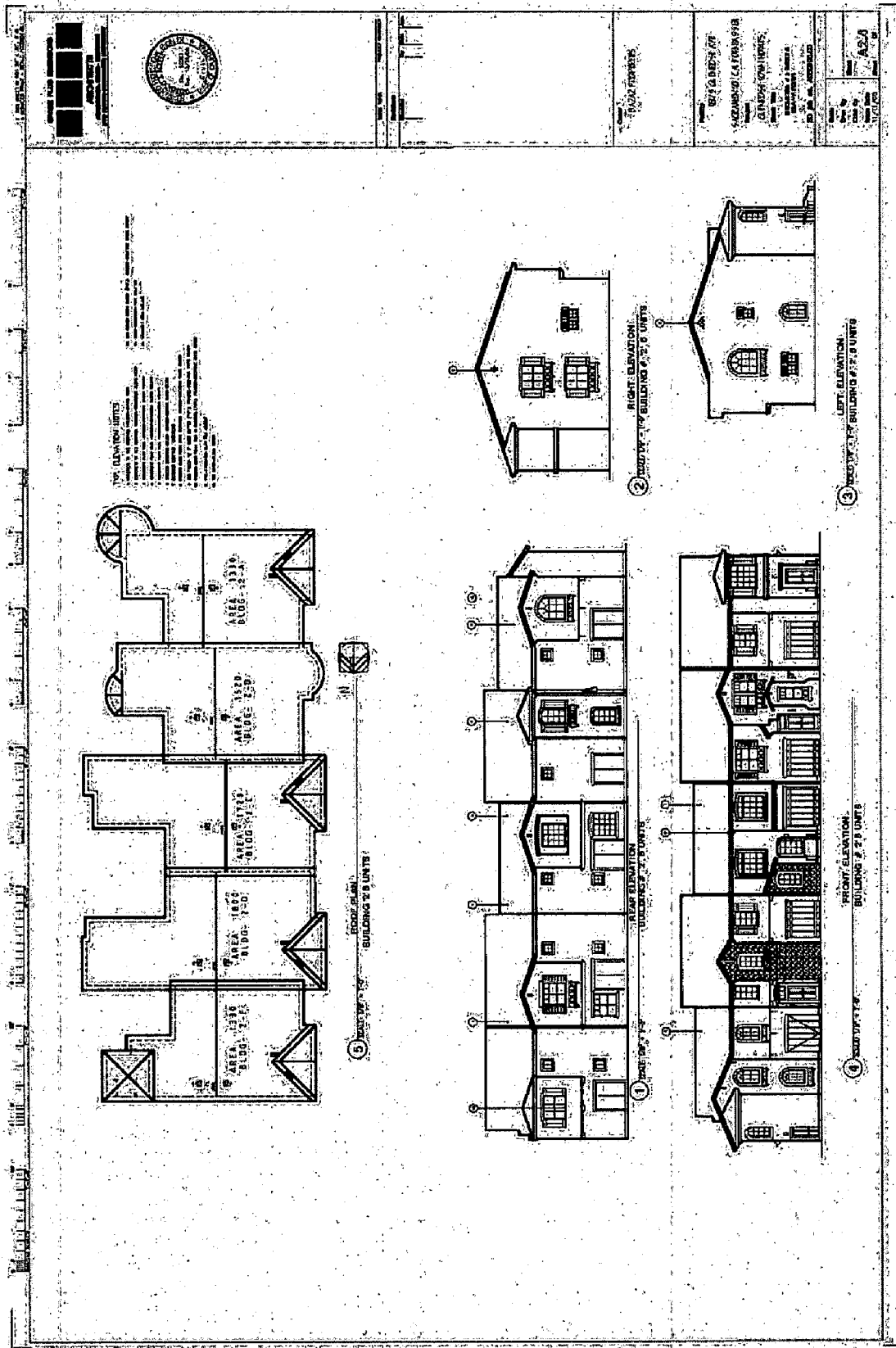
- A. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- B. Provide a water flow test. (Make arrangements at the Permit Center's walk-in counter: 300 Richards Blvd., 3rd floor, Sacramento, CA 95811)

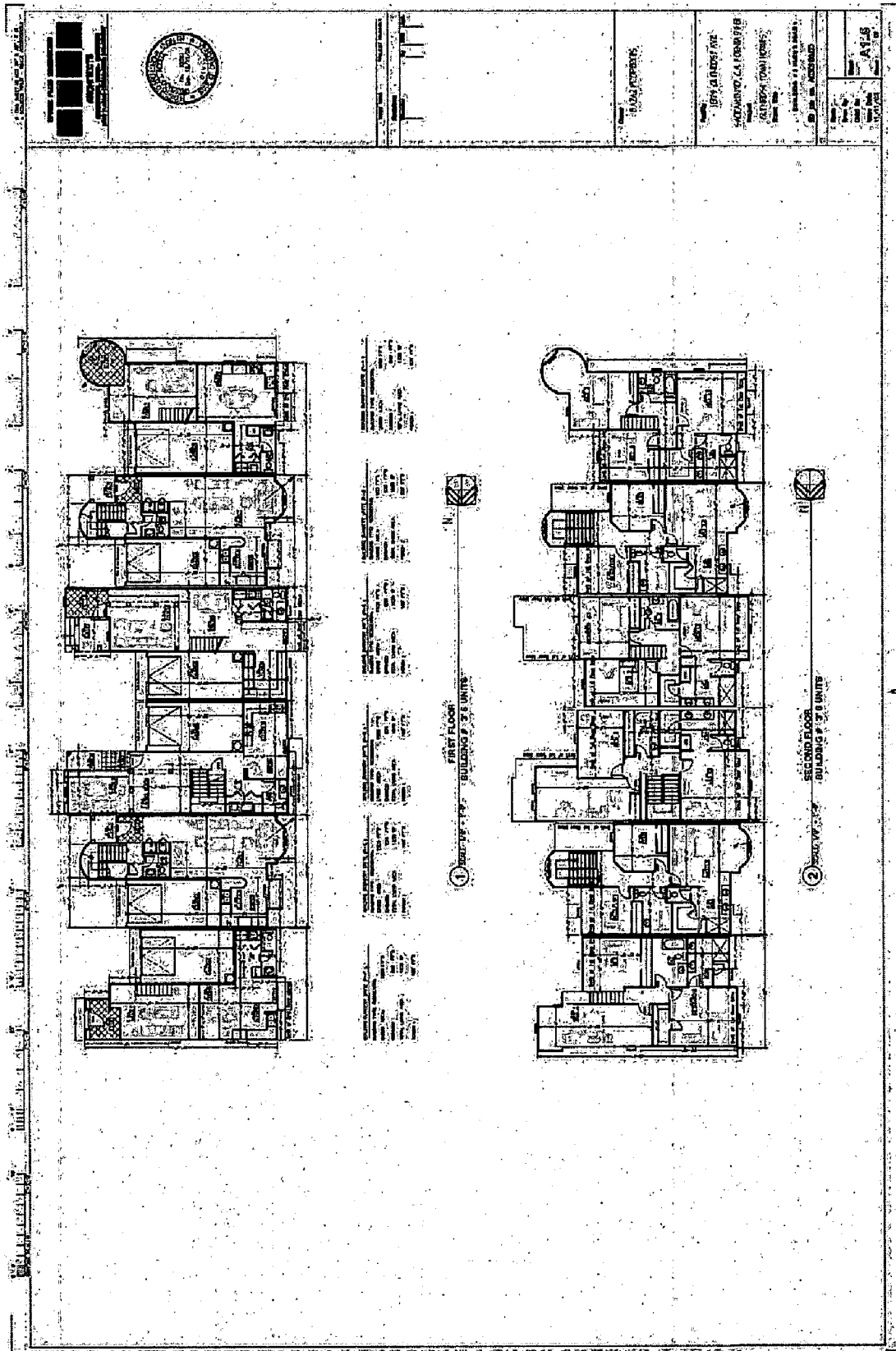
- C. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- D. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.1.
- E. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
- F. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and floods control improvements shall be in place, and fully functioning.
- G. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
- H. Properly abandon under permit from the County Environmental Health Division, any well or septic system located on the property.
- I. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of a Building Permit. The Park Development Impact Fee due for this project is estimated at \$26,580. This is based on 20 multifamily units the residential target infill rate of \$1,329 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
- J. The City adjusts its Park Development Impact Fees on July 1 of each year. Beginning July 1, 2008 the Park Development Impact Fee due for each multi-family residential unit within a residential target infill area will increase from \$1,329 per multi-family residential unit to \$1,336 per unit. The fees are assessed based upon the date of submittal of the application for a Building Permit.

- K. In the event the applicant opts to pursue a land division to allow separate ownership of the units within five years of the issuance of a Certificate of Occupancy, the following shall be applied to the land division application:
- a. The application shall be responsible to meet his/her obligation regarding Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$24,288. This is based on 20 multifamily residential units and an average land value of \$115,000 per acre for the Arden/Arcade Planning Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
- L. State the recycling capacity. This type of land use is required to design into the project one cubic yard of recycling capacity for every 16 condominium units or residential recycling, yard waste and trash collection.
- M. Recyclables: List the materials targeted for recycling.
- N. Education plan. The developer should describe how tenants will get information about the recycling program and how property management staff would be trained to ensure the success of the recycling program.
- O. The developer should submit plans that include the size of the trash/recycling enclosure and the trash and recycling containers to ensure that architectural barriers to resource recovery do not exist.









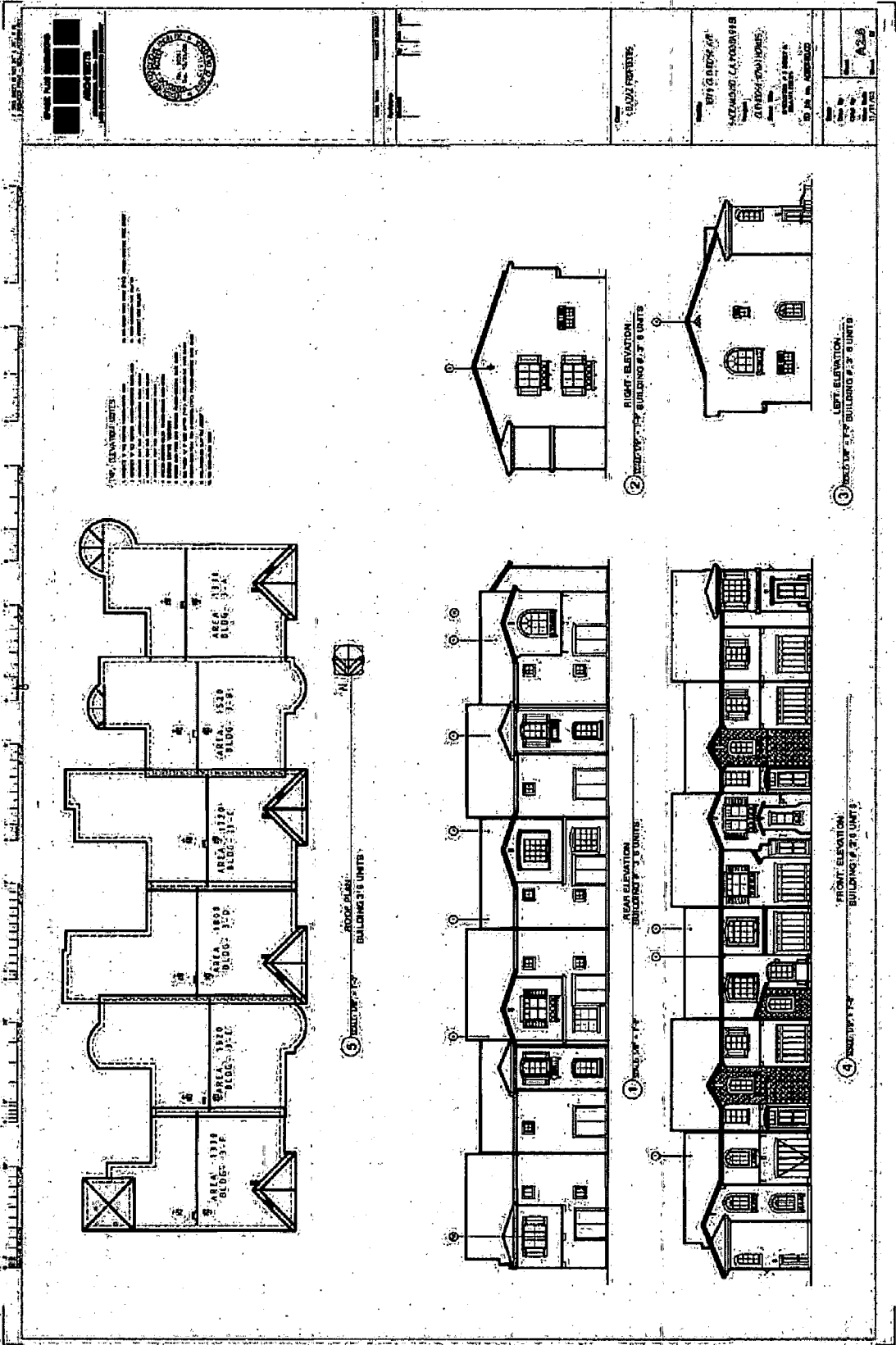
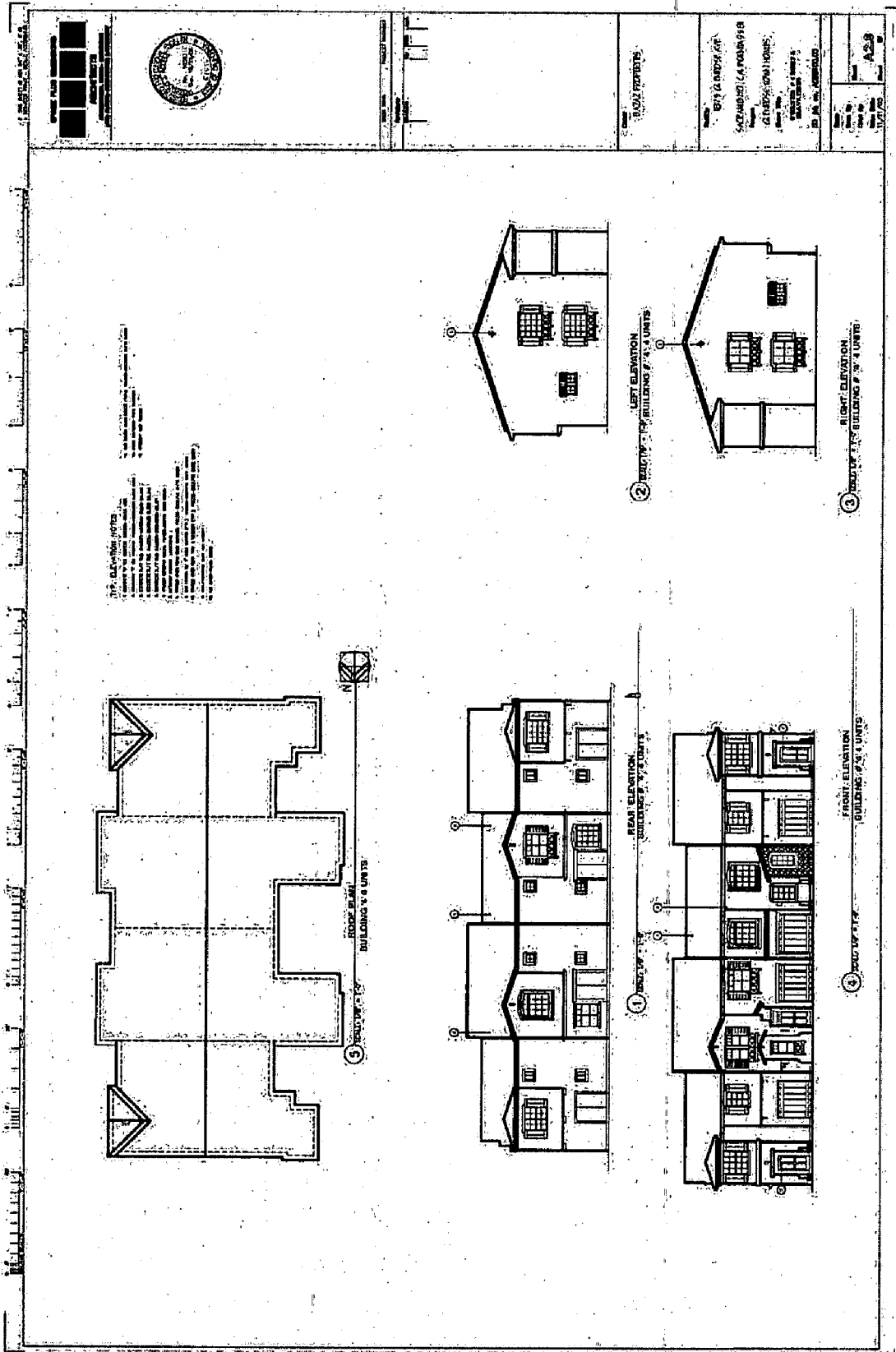
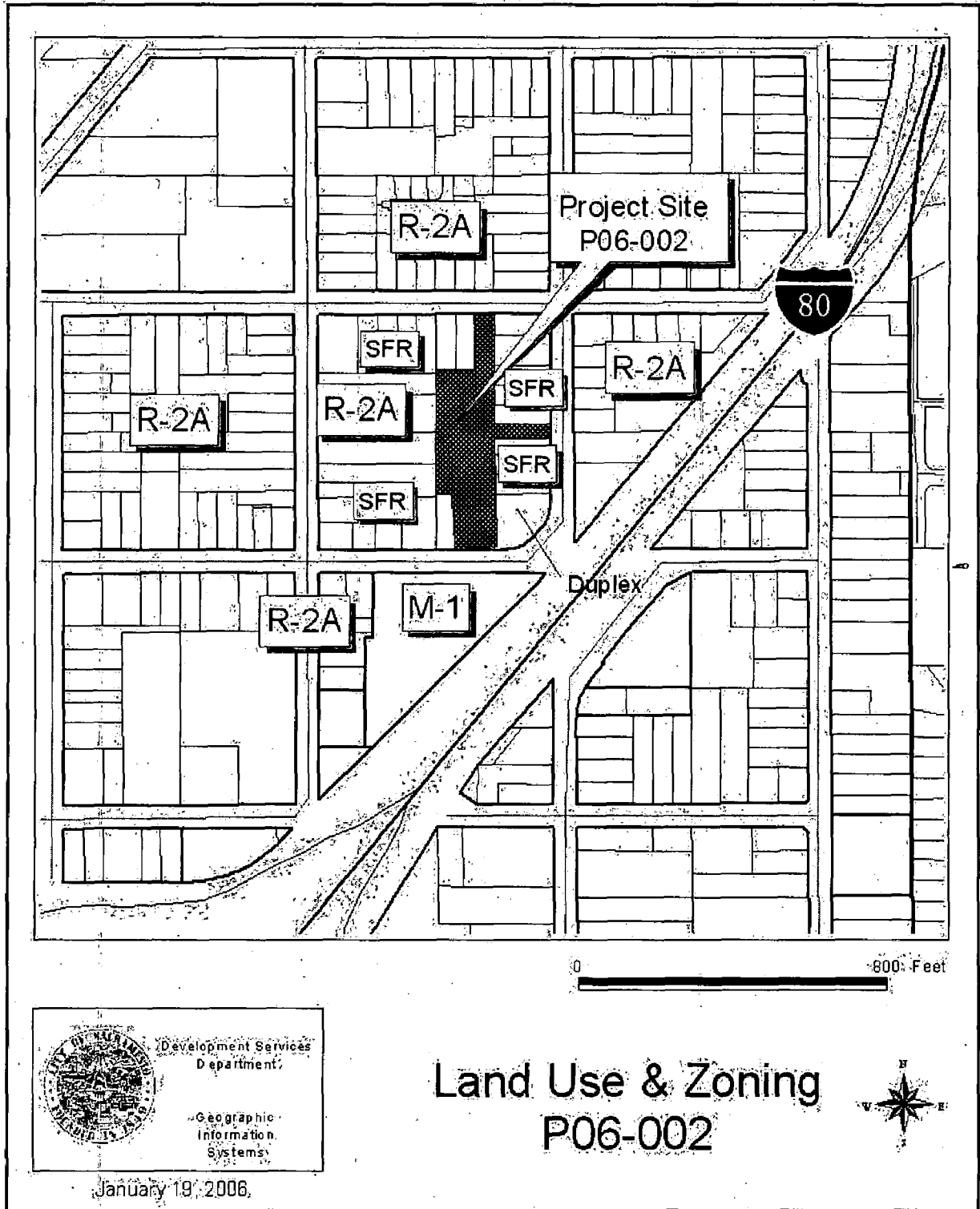


Exhibit F - BLDG 4 Elevation





DEVELOPMENT
DEPARTMENT

SERVICES

CITY OF SACRAMENTO
CALIFORNIA

300 RICHARDS BLVD
13TH FLOOR
SACRAMENTO, CA
95811

**PLANNING DIRECTOR'S PLAN REVIEW
FOR GLENROSE TOWNHOMES
LETTER OF AGREEMENT**

P06-002: GLENROSE TOWNHOMES

PROJECT NAME/FILE #: Glenrose Townhome (P06-002)

PROJECT LOCATION: 1875 Glenrose Avenue

ASSESSOR'S PARCEL NUMBER(S): 266-0281-021, 003, 009, & 010

ZONING: R-2A

APPLICANT'S NAME/ADDRESS: Space Plus Dimensions Architects
c/o Tarik Taaha
P.O. Box 160244
Sacramento, CA 95825
916-220-2824

I, MAHMOUD BAZAZ (please print and include title), agree to amend the project application, P06-002, to incorporate the attached PDPR Conditions of Approval dated June 18, 2008.

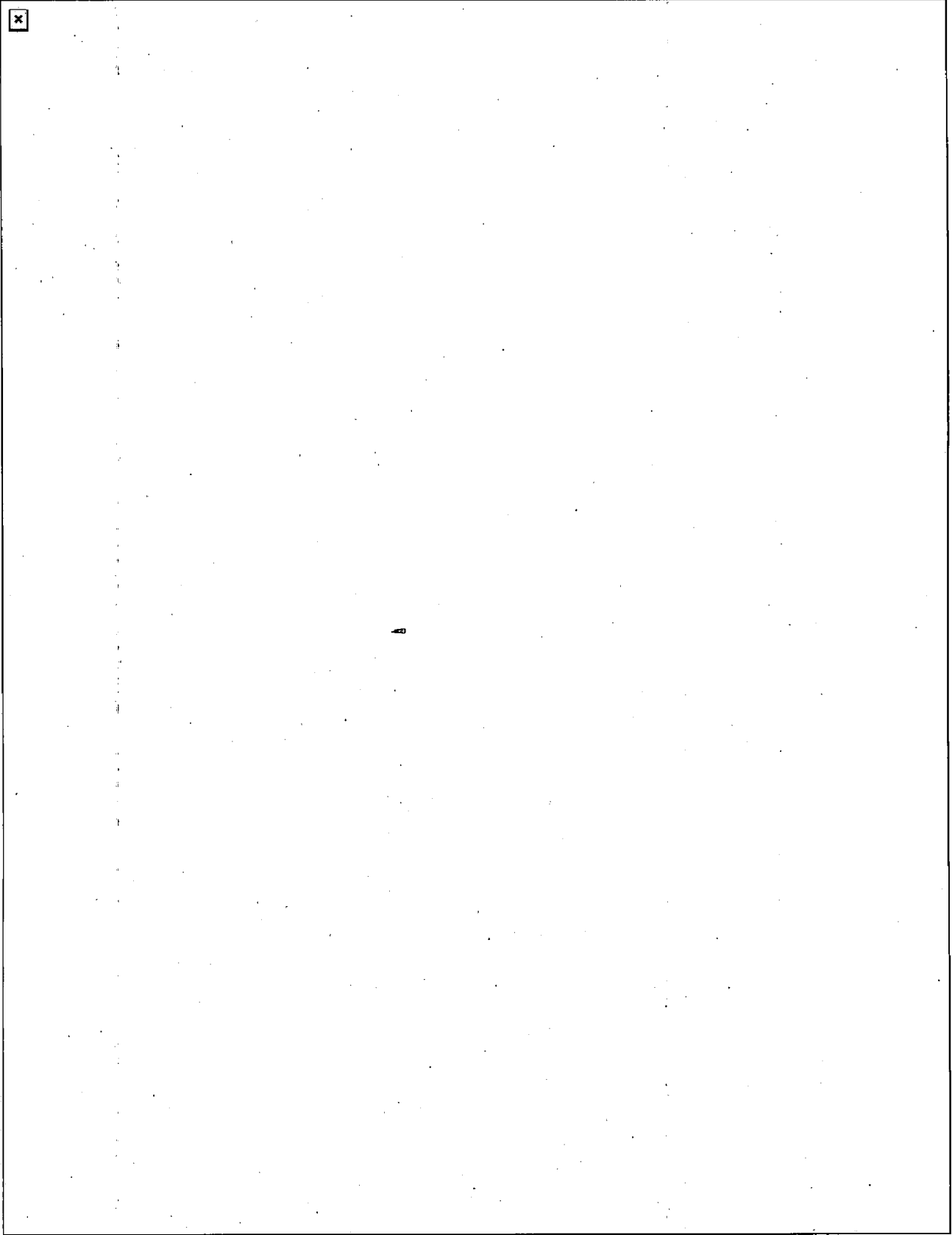
I acknowledge that this project, P05-127, is subject to these PDPR Conditions of Approval. These PDPR Conditions of Approval will establish responsibilities for the monitoring of my project by various City Departments, and by other public agencies under the terms agreed upon in the PDPR Conditions of Approval. I understand that the PDPR Conditions of Approval for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said PDPR Conditions of Approval.

Matt Baza
Signature

owner
Title

6-23-08
Date





- 23. New decorative wood corbels shall be provided at front elevation per approved plans.
- 24. New sliding door with grids and decorative stucco trim shall be provided at rear elevation per approved plans.
- 25. New decorative painted black wrought iron planter at front and rear elevations shall be provided per approved plans.
- 26. New decorative gable vent with wood louvers, 1" X 2" trim and projecting sills shall be provided at front elevation tower element per approved plans.

Unit Model C

- 27. Concrete tile roofing shall be provided per approved plans.
- 28. Smooth finish stucco siding shall be provided on all elevations per approved plans.
- 29. New stone veneer shed element at front elevation shall be provided per approved plans. Stone veneer sample shall be provided to Design Review staff for review and approval prior to issuance of Building Permit.
- 30. New pop-out with gable roof and corbels at rear elevation shall be provided per approved plans.
- 31. New arched porch entrance at front elevation shall be provided per approved plans.
- 32. New wide frame vinyl single hung windows with grids shall be provided on all elevations with the exception of two arched wide frame vinyl single hung windows with grids at second story front elevation.
- 33. New stucco arched trim and projecting sills at front and rear elevation windows shall be provided per approved plans. Stucco trim shall be provided at bathroom and kitchen windows on rear elevation per approved plans.
- 34. New raised panel man door shall be provided at front elevation per approved plans.
- 35. New sliding door with grids and decorative stucco trim shall be provided at rear elevation per approved plans.
- 36. New decorative gable vent shall be provided at rear elevation pop out element per approved plans.
- 37. New decorative wood corbels shall be provided at rear elevation per redlined plans.

Unit Model D

- 38. Concrete tile roofing shall be provided per approved plans.
- 39. Smooth finish stucco siding shall be provided on all elevations per approved plans.
- 40. New round tower element shall be provided at front and side elevations per approved plans.
- 41. New pop-out with gable roof and corbels at rear elevation shall be provided per approved plans.
- 42. New arched wide frame vinyl single hung windows with grids shall be provided on all elevations per approved plans.
- 43. New arched stucco trim with decorative keystone element shall be provided on all arched windows with the exception of arched window at front tower element per approved plans.
- 44. New stucco trim shall be provided on all 2'-0" X 2'-0" windows on rear and side elevations per approved plans.
- 45. New raised panel man door shall be provided at front elevation per approved plans.
- 46. New decorative wood corbels shall be provided at front and rear elevations per approved plans.
- 47. New sliding door with grids and decorative stucco trim shall be provided at rear elevation per approved plans.
- 48. New decorative painted black wrought iron planter at front, rear and side elevations shall be provided per approved plans.
- 49. New decorative painted metal canopy shall be provided at side elevation per approved plans.
- 50. New decorative gable vent shall be provided at rear elevation pop out element per approved plans.

Unit Model E

- 51. Concrete tile roofing shall be provided per approved plans.
- 52. Smooth finish stucco siding shall be provided on all elevations per approved plans.
- 53. New stucco tower element with gable roof at front elevation shall be provided per approved plans. New decorative gable roof pop out around first story front elevation window shall be provided per approved plans.
- 54. New pop-out with gable roof and corbels shall be provided at rear elevation per approved plans.

55. New wide frame vinyl single hung windows with grids shall be provided on all elevations per approved plans.
56. New angled stucco trim shall be provided on all windows, man door, and garage door per approved and redlined plans.
57. New wood shutters with louvers shall be provided at front, rear and side elevations per approved plans.
58. New raised panel man door shall be provided at front elevation per approved plans.
59. New decorative wood corbels shall be provided at front and rear elevations per approved plans.
60. New sliding door with grids and decorative stucco trim shall be provided at rear elevation per approved plans.
61. New decorative painted black wrought iron planter box at front and rear elevation windows shall be provided per redlined plans.
62. Decorative gable vent shall be provided at rear elevation pop out element per approved plans.

General Requirements for All Models:

63. Any proposed changes are subject to Design Review Staff review and approval.
64. Each model shall be painted a different color scheme, including different color roof tiles. Color boards shall be provided for Design Review staff review and approval prior to issuance of Building Permit.
65. Window trim and projecting sills, doors and door trim, fascia boards, bellyboards, shutters, gable vents and trim, corbels and garage door and trim, shall be painted the trim color of each residence.
66. New metal sectional carriage style garage doors shall be provided at each model per approved plans. Cut-sheets of garage doors shall be provided for Design Review staff review and approval prior to issuance of Building Permit.
67. All wood shall be smooth finish. No rough sawn or stamped grain wood.
68. New decorative light fixtures at front elevation man doors and garage doors shall be provided per approved and redlined plans.
69. Ogee gutters shall be provided at all elevations per approved plans.
70. Roof mounted mechanical equipment is not allowed.
71. No building permit shall be issued until the expiration of the ten (10) calendar day request for reconsideration period. If reconsideration is requested, no permit shall be issued until final approval is received.
72. Any person dissatisfied with the staff action has the right to request reconsideration by the Design Director. Requests for reconsideration must be received within ten (10) calendar days of the staff action. The decision of the Design Director after reconsideration shall be final and shall not be subject to appeal.
73. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes. Applicant shall comply with all current building code requirements.


 Raymond Costantino
 Assistant Planner

Attachment 5- Written Comments from Ben Ali Community Association



Report to: City of Sacramento Planning Division Development Project Routing	
Planning Project Manager Elisa Gumm, Assistant Planner (916) 808-1927 Org# 4875 915 I Street New City Hall 3rd Floor Sacramento, CA 95814	
Assessor's Parcel Number: 266-0281-021, 003, 009, & 010 Location: 1875 Glenrose Townhomes Project Name: Glenrose Townhomes Applicant's Name: Tarik Teaha Phone: 916-220-2824 Respond By: 21 days from February 14, 2006, extended to March 31, 2006	

Although, Ben Ali Community Association (BACA) welcomes redevelopment and building in the community, the following concerns were found by the members of Ben Ali Community Association (BACA):

1. **Glenrose proposed entrance:** The private road on Glenrose is currently used for, and has been since completion, parking for the residents. The parking is on the east side of what is said to be a "private road". The north side Duplex is currently using the area in front of their garages as driveways, taking up space designated in the project plans given to Ben Ali Community Association (BACA). In addition, the current driveways used by the tenants to drive into their garages, are of short length and do not hold the length of the current tenant's 4-dr short bed truck. This results in the vehicles sticking out 1 to 2 feet into the proposed "private road". Also, there are concerns with the amount of pollution caused by the additional vehicle traffic that the tenants on either side of the road will now have to contend with in the future. (see attached photos)
2. **Helena proposed entrance:** The Association has concerns with the amount of sound barrier that will restrict the sound from the current tenants on either side. The Association also has concerns on the width of the driveway entrance, since half of the area is taken up by vehicles parking. In addition, there are concerns with the amount of pollution caused by the additional vehicle traffic that tenants on either side of the road will now have to contend with in the future. (see attached photos)
3. **Albatross proposed entrance:** The Association, again, has concerns about the amount of traffic and sound barrier provided for this entrance. Albatross' empty lot appears to be the only entrance large enough to provide room for a two-lane road. Two lane roads are preferred by this Association, since currently two-lane roads match up with the current road structure of our neighborhood. (see attached photos)

Currently, most of the multi-family homes in this area are rented. This has resulted in dumping as tenants move in/out of the complexes. (see attached photos) Although, these townhomes are to be sold to individual owners, the Association has concerns that, in time, as current owners move out to larger homes, the complex will become in the same condition as other multi-family homes in the area (see photos) and any home association within the complex will become weak due to lack of ownership by one individual. Resulting, again, tenants leaving their disposed items for the city to pick up, which currently takes weeks to months, even with the association calling code enforcement. Which usually leaves the Association and its members to discard and clean up our streets.

Attachment 5- Written Comments from Ben Ali Community Association



Assessor's Parcel Number: 266-0281-021, 003, 009, & 010
Location: 1875 Glenrose Townhomes
Project Name: Glen rose Townhomes
Applicant's Name: Tarik Teaha Phone: 916-220-2824
Respond By: 21 days from February 14, 2006, extended to March 31, 2006.

Responding Party: Ben Ali Community Association

Page 2 of 2

In addition, the last three homes in the area that were built were single-family homes (attached photos). The Association finds that this avenue brings property values up in our area. The Association finds that single-family homes are more conducive with our neighborhood.

At this time, the Ben Ali Community Association (BACA) are opposed to the "Glen rose Townhomes" as the plans currently stand.

Any questions on this report can contact the Ben Ali Community Association (BACA), Planning Sub-Committee for New Construction, at 916-921-2769.

Attachment 5- Written Comments from Ben Ali Community Association

(5/29/2008) Elise Gumm - Glenrose Townhomes

Page 1

From: "Catherine Munsee" <CMunsee@thegregorygroup.com>
To: "Elise Gumm" <EGumm@cityofsacramento.org>
CC: "Gregory Bitter" <GBitter@cityofsacramento.org>, "Sue Brown" <SBrown@cit...>
Date: 03/02/2007 8:02 AM
Subject: Glenrose Townhomes

Good Morning, Elise:

Thank you for meeting with our association on Wednesday evening and providing accurate information regarding the Glenrose Townhomes. I wanted to be sure to follow-up with you so that our concerns regarding parking do not go unaddressed. I think you offered an excellent solution when you suggested tandem parking and the developer seemed amenable to that adjustment.

In addition, I also wanted to explain why our association focuses on the way the property owner has treated his property in the past, although I know that your job does not address anything beyond the design of the project. In this case, we were speaking specifically to the issue of the rental properties and the problems we have had with these properties in terms of illegal dumping and lack of upkeep. When an owner comes to our association and asks to build even more housing, we look at their track record and if the owner hasn't maintained his current property we are suspicious about whether he will maintain the project he proposes and it becomes part of our evaluation of the project. If a property owner is contributing to blight now, we feel strongly that he probably is not concerned with the health of the neighborhood and we would respond to his application accordingly. You mentioned that you have been out to the site to visit it and so you must have seen the current conditions. It might be helpful to future applicants to apprise them of association concerns regarding this issue.

Please be sure that we are kept in the loop as this project goes forward so that we are able to respond in a timely manner.

On another note I thought I would let you and Greg know about a trend we are experiencing with developers who apply to develop in our neighborhood. Two of three developers we have met with have lied to our association when presenting their projects (and it must have been a bit embarrassing to the Glenrose applicant since the information you provided us directly contradicted what he had told us prior to your arrival at the meeting). The first developer told us that he had the planning department's enthusiastic approval for 5 single-family, three-story detached homes on a lot located on Albatross when, in fact, he had not even submitted an application to the department. The meeting we had with him felt very much like we were being bullied on the playground. During this last meeting with the applicant's rep for Glenrose Townhomes, the gentleman told us it is a gated community - it

Attachment 5- Written Comments from Ben Ali Community Association

(5/29/2008) Elise Gumm - Glenrose Townhomes

Page 2

is not. He also mentioned that the owner of the property would live in the single-story home that is actually separate from the townhome community and that was not true.

Our association is very interested in collaborative development that meets the needs of our current neighbors and strives for the vision that the city has outlined in its general plan and elsewhere. Perhaps future planners might advise applicants to deal honestly with the neighborhood associations they meet with. Remind them that living in an economically-disadvantaged neighborhood has nothing to do with our intelligence or our ability to clearly articulate our goals for the neighborhood. Since planning is part of this collaborative effort, I thought it was important to provide feedback regarding our experiences to date.

Thank you, again, for meeting with our association on Wednesday evening.

Have a wonderful weekend,

Catherine Munsee

Ben Ali Community Association

(916) 719-7035

Attachment 5- Written Comments from Ben Ali Community Association

(6/9/2008) Elise Gumm - RE: Thursday, February 7th - Ben Ali Community

Page 1

From: "Catherine Munsee" <CMunsee@thegregorygroup.com>
To: "Elise Gumm" <EGumm@cityofsacramento.org>
CC: "Gregory Bitter" <GBitter@cityofsacramento.org>, <reitz@2xtreme.net>, <I...>
Date: 02/06/2008 11:10 AM
Subject: RE: Thursday, February 7th - Ben Ali Community

Hi Elise:

Thank you very much for your comments! The goal is to not recreate the situation at Frienza Estates in terms of the parking situation. We do NOT want the parking issue to spill out of the townhome community onto neighboring streets as is the case with Frienza Estates - and we are very open to your suggestions in terms of what we can do to prevent it from happening with this project. Additionally, if there is no accommodation regarding density, we would like to emphasize the pedestrian nature that the applied-for density suggests is most appropriate for the type of building the applicant is proposing here. We do understand what the zoning allows in our neighborhood, however, we are not constrained by that parameter when we consider the appropriateness of the application. Our goal is to add benefit to the community rather than create additional challenges for the existing residents. During our most recent appearance before the Planning Commission we were successful in arguing our case that the densities proposed in a recent application were not well suited to our semi-rural neighborhood. At the appeal before City Council, it was mentioned over and over that the zoning for our neighborhood is one of the many areas in the City that is out of sync with the reality on the ground, so to speak. So, I think many city representatives and agencies are aware of the disconnect between the current zoning and the reality of the land use pattern in our neighborhood. That disconnect, combined with the city's goal of creating the most livable, walkable city in the US, provides the opportunity for us to raise challenges to high-density development that does not integrate well with the surrounding homes.

The bottom line, of course, is that this project, like Frienza Estates, does not seem to integrate well with the existing community. The density is not representative of the current land use patterns surrounding the project and throughout the neighborhood, as has been demonstrated by a survey of the neighborhood and the lot sizes and densities throughout. Building fewer units, increasing the opportunity for green space, and emphasizing pedestrian access would be preferred, however all of these are old issues that we have presented before.

I am hoping we can find a way to create a more livable development here and I welcome your suggestions.

Sincerely,
Catherine
Ben Ali Community Association

-----Original Message-----

From: Elise Gumm [mailto:EGumm@cityofsacramento.org]
Sent: Wednesday, February 06, 2008 10:58 AM
To: Catherine Munsee
Cc: reitz@2xtreme.net; lebreuxl@aol.com; Gregory Bitter; Janine Martindale; Stacia Cosgrove; Sal_Reyes@dca.ca.gov; Mara;

Attachment 5- Written Comments from Ben Ali Community Association

(6/9/2008) Elise Gumm - RE: Thursday, February 7th - Ben Ali Community

Page 2

funyun501@juno.com; Marilyn.B.Aldridge@kp.org; kaleniks@netzero.com;
packratgrandma@sbcglobal.net
Subject: RE: Thursday, February 7th - Ben Ali Community

Hi Catherine,

I got your email, but please help me to understand your concerns a little bit better because it is unclear to me your primary concern to the project. The applicant can remove the parking spaces along the side street exits onto Albatross to accommodate a wider pedestrian path and more landscaping. However, removing the parking spaces will be contradictory to your first comments about shortage of parking. The project will meet parking requirement without the eight parking spaces on the side street but visitor parking will be eliminated by removing those spaces. I appreciate if you can clarify your primary concern so that I can ask the applicant to revise the plan accordingly. I would suggest the applicant to remove couple spaces to plan couple more medium to large canopy trees along the side street if you would accept the suggestion.

Regarding the density, as you may have known from the previous meeting, the project is a "by-right" project that requires only plan review. The proposed density is approximately 10 du/na, which is far less than the allowable density in R-2A zone. Thus, just to clarify, the project is not required planning commission's approval unless the planning director's decision of the plan review is appealed.

I hope that I have answered your questions/concerns. Please let me know if you have any other questions regarding the project.

Elise

Elise Gumm, Assistant Planner
City of Sacramento
Development Services Department
Current Planning
915 I Street, New City Hall, 3rd Floor
Sacramento, CA 95814
Phone: (916) 808-1927
Fax: (916) 808-5328
E-mail: egumm@cityofsacramento.org

>>> "Catherine Munsee" <CMunsee@thegregorygroup.com> 02/04/2008 8:51 AM

>>>

Hi Elise:

As we mentioned at the first meeting with the developer, we remain very concerned with parking and would ask that you, or other planners, visit Frenza Estates to see what the reality of the kind of density the applicant is proposing means in terms of autos and parking. The cars spill out of Frenza Estates onto the nearby road and the congestion is not only unappealing from an aesthetic perspective, it is glaringly

Attachment 5- Written Comments from Ben Ali Community Association

(6/9/2008) Elise Gumm - RE: Thursday, February 7th - Ben Ali Community

Page 3

inconsistent with the existing land use pattern and dangerous in terms of providing enough space for an emergency vehicle to enter and turn around within the cul-de-sac.

We would prefer the density to be less, per our earlier meeting.

We would prefer that the small side street that exits onto Albatross be NO PARKING and instead is a more narrow road with a larger pedestrian footpath area with increased landscaping there.

We are meeting on Thursday of this week and I will forward additional comments to you on Friday. I appreciate your efforts and please let me know what the response is to our suggestions/concerns so that we have enough time to prepare for the Planning Commission.

Sincerely,
Catherine Munsee
Ben Ali Community Association

-----Original Message-----

From: Elise Gumm [mailto:EGumm@cityofsacramento.org]
Sent: Monday, February 04, 2008 8:33 AM
To: Catherine Munsee
Cc: Stacia Cosgrove
Subject: Re: Thursday, February 7th - Ben Ali Community

Catherine,

How are you? I have not heard from you since last email. Instead of having another community meeting, is it possible for you to provide written comments for the project? Based on your previous comments for the project, the applicant has revised the plan accordingly. I thought written comments may be more efficient so the project can move forward. I appreciate your time and comments. Do not hesitate to contact me if you should have any questions regarding the project.

Elise

Elise Gumm, Assistant Planner
City of Sacramento
Development Services Department
Current Planning
915 I Street, New City Hall, 3rd Floor
Sacramento, CA 95814
Phone: (916) 808-1927
Fax: (916) 808-5328
E-mail: egumm@cityofsacramento.org

>>> Elise Gumm 01/29/2008 10:50 AM >>>
Hi Catherine,

Attachment 5- Written Comments from Ben Ali Community Association

(6/9/2008) Elise Gumm - RE: Thursday, February 7th - Ben Ali Community

Page 4

Unfortunately, there will be a planning commission special meeting on Feb. 7, so Stacia, Greg, and I cannot attend your community meeting. Can we schedule a different time to discuss the project? Thanks in advance.

Elise

Elise Gumm, Assistant Planner
City of Sacramento
Development Services Department
Current Planning
915 I Street, New City Hall, 3rd Floor
Sacramento, CA 95814
Phone: (916) 808-1927
Fax: (916) 808-5328
E-mail: egumm@cityofsacramento.org

>>> "Catherine Munsee" <CMunsee@thegregorygroup.com> 01/28/2008 3:12 PM

>>>

Hello Elise:

Thank you for your voicemail regarding the Glenrose Townhome review. We are meeting on Thursday, February 7th at the Sheriff's substation, located at 2500 Marconi Avenue and would love to review the plans at that time if you and the applicant are available.

Please let me know.

Sincerely,
Catherine Munsee

Ben Ali Community Association

Attachment 5- Written Comments from Ben Ali Community Association

(5/29/2008) Elise Gumm - Glenrose Townhomes

Page 1

From: "Catherine Munsee" <CMunsee@thegregorygroup.com>
To: "Elise Gumm" <EGumm@cityofsacramento.org>
CC: <reitz@2xtreme.net>, <lebreuxl@aol.com>, <furiyuri501@juno.com>, <kaleniks...>
Date: 02/08/2008 10:04 AM
Subject: Glenrose Townhomes

Good Morning, Elise:

As I mentioned in an earlier email, our Board reviewed the revised Glenrose Townhome application last night during our monthly meeting and I wanted to provide some initial impressions. Individual board members may also be sending you more detailed comments/suggestions in the next few days.

The general consensus was a sort of astonishment that we find ourselves engaging in the same sort of conversation we have been having with Planning for the past two years, namely: High density development that would be appropriate in an urban, pedestrian-friendly, environment does not integrate well with the existing land use patterns in our neighborhood. The proposed development is in stark opposition to the stated goals of the city in terms of infill development as well as the overall goals of creating a more walkable, livable city. Additionally, it was difficult for the members of the Board to distinguish between this application and the already-built Fianza Estates which has been roundly criticized at City Council meetings and the Planning Commission by council members, the Mayor, and Planning Commission members. As I mentioned in an earlier email, we welcome suggestions from your department to assist us in alleviating the concerns we have with this project in terms of safety, parking, and the impact of eliminating even more exposed ground if this development proceeds on the already dire winter flooding issues we face. I am afraid, however, that your hands may be tied due to the zoning issues and the fact that the applicant is under no legal obligation to build fewer homes than the zoning provides for...

We understand that both the Planning Department and the developers interested in new development in our area are working within the current zoning. Unfortunately, as has been pointed out by City Council members and the Mayor, there are quite a few areas within the City where the zoning is disconnected from the actual land use patterns and that has created conflict between existing neighborhoods and new development. It is a problem that we have tried to address, first by approaching the Councilmember Cohn to request a change in zoning two years ago and then by trying to learn how we could more expeditiously and efficiently change the zoning through conversations with Greg Bitter of Planning. Again unfortunately, there is no quick fix and we have been advised to wait for the General Plan, participate in community plans for our neighborhood, and allow the EIR conducted as part of the General Plan update to cover our zoning issues and rectify the discrepancy at that time. We are looking forward to a community plan meeting scheduled for

February 20th. Everyone seems to lose as a result of the zoning issue. Developers aren't able to proceed with applications that meet the zoning criteria but don't meet the test for integrating within the existing community. Planning loses because of the resources devoted to projects that may not be built, and the community loses when projects that are inappropriate are approved based on compliance with zoning. We all have great empathy for the developers who get to the end of the line (appeal at City Council), who have followed all the rules only to have their project denied. At the same time, we also feel strongly that neighborhoods should not suffer negative consequences because of an oversight with regard to historical zoning issues. We have been willing to engage in the process to correct this error and have been told, repeatedly, that we need to wait. While we are waiting (and participating in the way we have been told will be most efficient - community planning meetings), we feel it would be remiss of the City to push through development that contradicts its own development strategy and increases the challenges faced by our neighborhood.

If you could provide some assistance in detailing how this project will not encumber the neighborhood with additional challenges in the way that Fianza Estates has, we welcome that information.

In the absence of a significant reduction in the number of units, we would appreciate it if you would please let us know when a final decision is made by the Director of Development Services (and how does that process work - does she simply review the recommendation of Planners and adopt that?) so that we may appeal this project in its current iteration.

Again, if there is information that we have misinterpreted or a way to deal with our concerns that we have not thought of, please do not hesitate to contact me at your earliest convenience. We remain committed to a working partnership with the City agencies toward an improved Ben Ali Community.

Sincerely,

Catherine Munsee

Ben Ali Community Association

(916) 719-7035

Attachment 5- Written Comments from Ben Ali Community Association

(5/29/2008) Elise Gumm - Re: Glenrose Townhomes

Page 1

From: "funyun501@juno.com" <funyun501@juno.com>
To: <EGumm@cityofsacramento.org>
CC: <CMunsee@thegregorygroup.com>
Date: 02/15/2008 1:02 PM
Subject: Re: Glenrose Townhomes

The Ben Ali Community Association is still apposed to the property development.

The property buildings and landscape areas have the following flaws:

1. Inadequate space in backyard, less than 6ft from back fence, we continue to be concerned on the amount of privacy this gives to residences both on the property and their neighbors.
2. Inadequate open ground to soak up ground water, that will increase the flooding situations we have in the neighborhood. The building site will take up with housing and roads and sidewalks more than 90% of the land that currently soaks up the winter rain water.
2. Frontal area in front of garage on property is only enough room for a small car even with alterations made to the plan, and this can only be done if using the sidewalk, which will continue to inhibit pedestrians and wheel chairs from using the sidewalk adequately and safely.
3. Frontal street parking only allows for one car per home, if they use part of their driveway to park in, which will not allow for cars parked in the driveway to exit easily in emergency situations.
4. Inadequate space for current duplexes to park their cars in their driveway because the plan calls for the entrance to be enlarged which will only allow for small cars to park in driveways if they use the new sidewalk that will be provided. Which then the builders will knowingly cause the sidewalks not be used by pedestrians and wheel chairs.

We do approve of the green areas, but their was talk from the developer that their would be playground equipment, and I do not currently see that on the plans.

We still continue to have reservations about this plan, and that the lack of space around each building and parking will look similar to Frienza Estates.

Thank you,

Verlene Castoreño
Ben Ali Community Association
(916) 921-2769

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<http://thirdpartyoffers.juno.com/TGL2121/fc/loyw6i3cHgMgs9za8MFj1ziD33FXOGR081TSIO1DRnfp2jmsOpiwVz/>

From: LaQuisha Eskridge
1875 Glen Rose Ave. #4
Sacramento, CA 95815

Date: 2/7/07

Subject: Project: 1875 Glenrose Town Homes Sacramento CA,
Planning -P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

Att: Elise Gumm, Assistant Planner

Dear Elise:

After we review the architectural design, we would like to inform, we really appreciate the design. We support the project to be multi-family units. We would like to see this development in our Community.

Therefore, I am requesting to accept this proposed architectural design.

Sincerely,



Attachment 6 – Letters from Neighbors - Support

From: Rickey James & Stephanie James
1875 Glenrose Ave #9
Sacramento, Ca 95815

Date: 2/7/07

Subject: Project: 1875 Glenrose Town Homes Sacramento CA ;

Planning – P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

Att: Elise Gumm, Assistant Planner

Dear Elise,

Per our conversation with our family about the architectural design, we would like to inform, we really appreciate the design. We like The proposed project is to build an elegant and Affordable Units two-story models with Spanish architecture. Each unit is designed to create separate identity with varied setbacks and distinctive window looks.

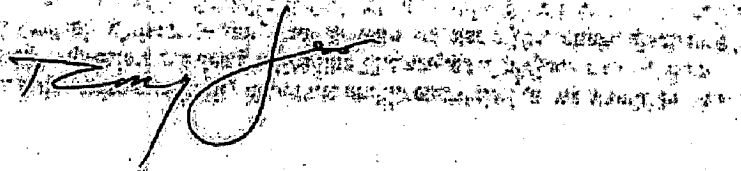
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Therefore, I am requesting to accept this proposed construction based on the justifications stated above so we can have future families be able to call it home.

We support the project to be multi family units. We would like to see this development in our Community, as a member Ben Ali Community we would like to see this project happing.

Thank you for your coop reaction and hope to hear from you soon.

Sincerely,



From: Samir Mofleh
1825 Helena Ave
Sacramento CA 95815

Date: 2/7/07

Subject: Project: 1875 Glenrose Town Homes Sacramento CA,

Planning - P06-012.

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

Att: Elise Gumm, Assistant Planner

Dear Elise;

As a member community of Ben Ali, I would like to express my response, we like the design and we support the project to be multi family units. We would like to see this development.

Therefore, I am requesting to accept this proposed architectural design.

Sincerely, Samir Mofleh

Attachment 6 –Letters from Neighbors - Support

2740 Plover St
Sacramento, CA 95815

From:

Date: 2/2/07

Subject; Project: 1875 Glenrose Town Homes Sacramento CA;
Planning -P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

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Thank you for your coop reaction and hope to hear from you soon.

Sincerely,



Attachment 6 – Letters from Neighbors - Support

From:

1828 Helena Ave
Sacramento CA 95815

Date: 2/7/07

Subject: Project: 1875 Glenrose Town Homes Sacramento CA,
Planning - P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

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Therefore, I am requesting to accept this proposed architectural design.

Sincerely,

Rayetta B. Woods

From: Kimberly Hamm
1824 Hebera Ave
SACRA. CALIF. 95815

Date: 2/7/07

Subject: Project: 1875 Glenrose Town Homes Sacramento CA,

Planning -P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

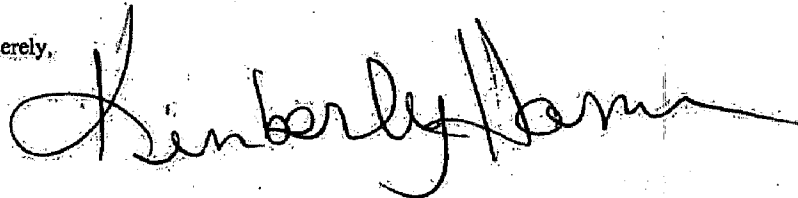
Att: Elise Gumm, Assistant Planner

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Therefore, I am requesting to accept this proposed architectural design.

Sincerely,



Attachment 6 – Letters from Neighbors – Support

From: *Nelya Akhmedov*
2725 Plover St.
Sacramento, CA 95815

Date: 2/7/07

Subject: Project: 1875 Glenrose Town Homes Sacramento CA

Planning -P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

Att: Elise Gumm, Assistant Planner

Dear Elise:

Per our conversation with our family about the architectural design, we would like to inform, we really appreciate the design. We like The proposed project is to build an elegant and Affordable Units two-story models with Spanish architecture. Each unit is designed to create separate identity with varied setbacks and distinctive window looks.

This building this would rejuvenate and beautify the area with its new Spanish look. Leaving the lots undeveloped is not a smart business decision and may attract unwanted people and become annoyance to the neighbors

Therefore, I am requesting to accept this proposed construction based on the justifications stated above so we can have future families be able to call it home.

We support the project to be multi family units. We would like to see this development in our Community, as a member Ben Ali Community we would like to see this project happening.

Thank you for your coop reaction and hope to hear from you soon.

Sincerely,



Attachment 6 – Letters from Neighbors - Support

From: *Raffa Nelson*
1875 Glenrose Ave # 1
Sacramento CA 95815

Date: 2/7/07

Subject: Project: 1875 Glenrose Town Homes Sacramento CA,

Planning - P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

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Thank you for your coop reaction and hope to hear from you soon.

Sincerely, *Raffa Nelson*

Attachment 6 – Letters from Neighbors - Support

From:

Date: 2/7/07

Subject; Project: 1875 Glenrose Town Homes Sacramento CA ,
Planning –P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

Att: Elise Gumm, Assistant Planner

Dear Elise;

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Therefore, I am requesting to accept this proposed architectural design.

Sincerely,

Tom Perry
1847 Glenrose Ave
Sac Ca 95815

648-1148

Attachment 6 – Letters from Neighbors - Support

From: 1800 Glenrose Ave
Sacto CA 95815

Date: 2/7/07

Subject: Project: 1875 Glenrose Town Homes Sacramento CA ,
Planning - P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

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Thank you for your coop reaction and hope to hear from you soon.

Sincerely,

Luis Rojas

Attachment 6 – Letters from Neighbors - Support

From: Christina Grieco
2905 - November 2007

Date: 2/2/07

Subject; Project: 1875 Glenrose Town Homes Sacramento CA ,
Planning -P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

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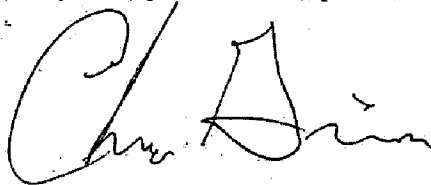
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Thank you for your coop reaction and hope to hear from you soon.

Sincerely,



Attachment 6 – Letters from Neighbors - Support

From: *Cecilia Valencia*

1875 Glenrose Ave #2

Date: 2/7/07

Subject; Project: 1875 Glenrose Town Homes Sacramento CA ,

Planning --P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

Att: Elise Gumm, Assistant Planner

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Sincerely,



Attachment 6 – Letters from Neighbors - Support

From: [Faded text]

Date: 2/7/07

Subject: Project: 1875 Glenrose Town Homes Sacramento CA.

Planning - P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
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Thank you for your coop reaction and hope to hear from you soon.

Sincerely,

Sadonna Mae
648-1148 Ave.
1847 Glenrose
95815

From: *Vickie BRADY*
2728 Plover St. SAC. CA. 95815

Date: 2/2/07

Subject: Project: 1875 Glenrose Town Homes, Sacramento CA
Planning - P06-012

To: City of Sacramento
Development Services Department: Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

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Thank you for your coop reaction and hope to hear from you soon.

Sincerely, *Vickie Brady*

1844

Melena Ave Sacramento

2000 (916) 808-1927 FAX: (916) 808-5328
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

From:

Date: 2/7/07

Subject: Project: 1875 Glenrose Town Homes Sacramento CA ,

Planning -P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
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Attachment 6 – Letters from Neighbors - Support

From: Ryan Grieve SR
2903 Plover St
Sacramento CA 95815

Date: 2/7/07

Subject; Project: 1875 Glenrose Town Homes Sacramento CA ,

Planning –P06-012

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
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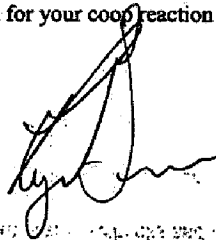
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Sincerely,



Attachment 6 – Letters from Neighbors - Support

From: Philip Thresher 2700 Plover Street

Date: 2/7/07

Subject: Project: 1875 Glenrose Town Homes Sacramento, CA ,
Planning -P06-012.

To: City of Sacramento
Development Services Department Current Planning
915 I Street, New City Hall, 3rd Floor Sacramento, CA 95814
Phone: (916) 808-1927 Fax: (916) 808-5328

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Sincerely, P Thresher