

**P03-150 – APPEAL OF PLANNING DIRECTOR'S DECISION
THE MERIDIAN APARTMENTS**

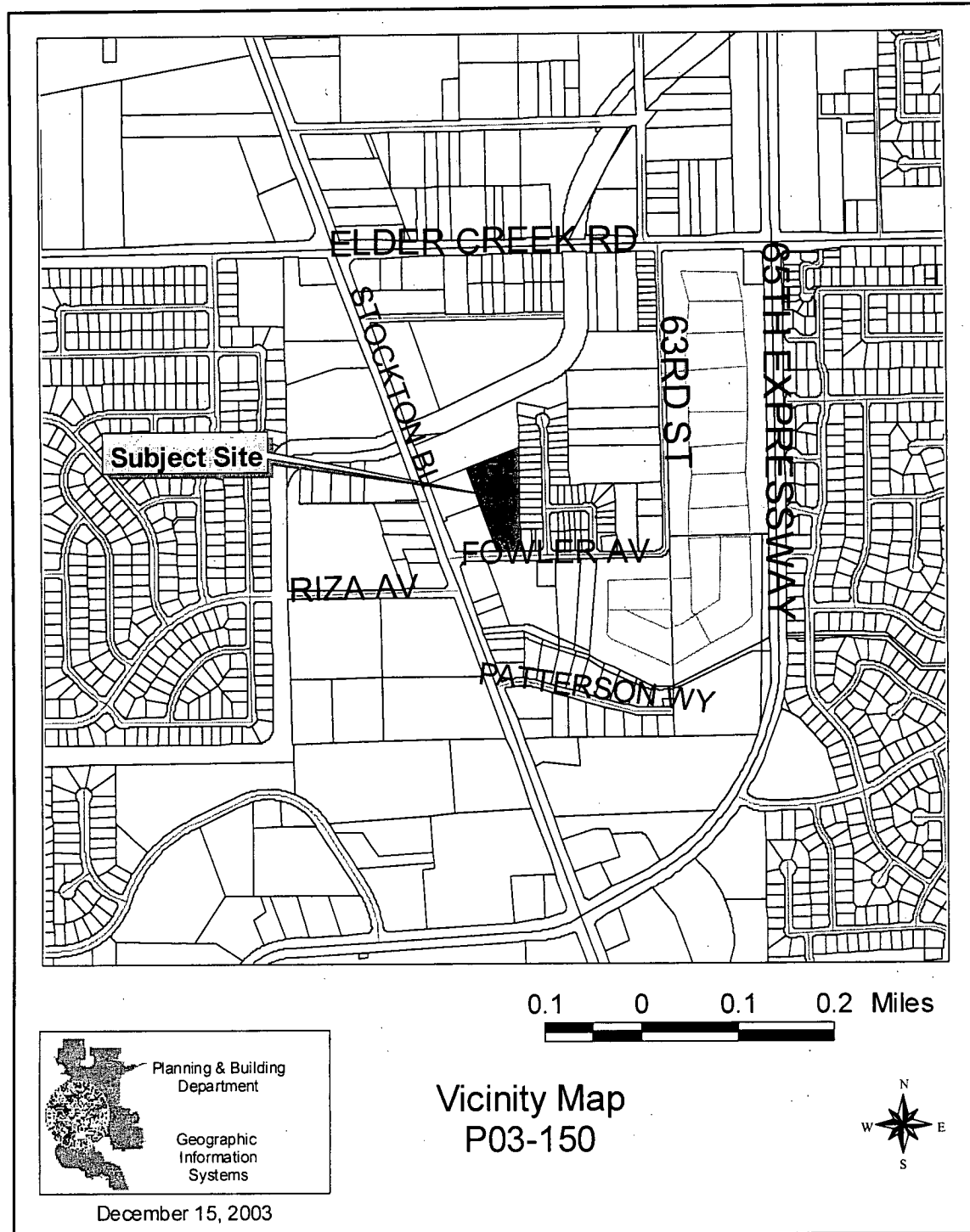
- REQUEST: **A. Environmental Determination:** Categorical Exemption (Section 15332)
- B. Appeal of the Planning Director's Plan Review** to allow the development of a 47-unit apartment complex with associated landscaping and parking on 2.53± acres in the Multi-Family (R-2A-R) zone.
- C. Density Bonus** to develop the project site at a density of 19 dwelling units per net acre, four units greater than the allowed 17 dwelling units per net acre, allowed in the Multi-Family (R-2A-R) zone.

LOCATION: North side of Fowler Avenue, 250' east of Stockton Boulevard
 APN: 040-0031-030
 Council District 6

APPLICANT:	Global Premier c/o Magdy Hanna 1012 Brioso #202 Costa Mesa, CA 92627
OWNER:	Laborers International Union No. 185 1320 National Drive Sacramento, CA 95834
APPLICATION FILED:	December 10, 2003
APPLICATION COMPLETED:	March 15, 2004
STAFF CONTACT:	Heather Forest, (916) 808-5008

SUMMARY:

Global Premier Incorporated, the applicant for the Meridian Apartments, requested the approval of a Planning Director's Plan Review to construct a 47-unit apartment complex with associated landscaping and parking, and a Density Bonus to develop the project site at a density of 19 dwelling units per net acre, four units greater than the allowed 17 dwelling units per net acre, on 2.53± undeveloped acres in the Multi-Family (R-2A-R) zone. The proposed project meets all of the City's development standards for the project site. The Planning Director approved the requested entitlements on March 25, 2004. Subsequently, a neighbor appealed this decision to the Planning Commission (Attachment 3). The neighbor states in his appeal that an over-saturation of hotels, apartments, and duplexes exist in the area, and the crime rate in the project area is high. These issues remain unresolved and are addressed in the Staff Evaluation. This project was previously scheduled for the May 13, 2004 Planning Commission hearing date. The appellant requested that the item be continued from the May 13, 2004 date to the June 24, 2004 date, due to the appellant's scheduled surgery. The Planning Commission continued the item to the June 10, 2004 hearing date.



RECOMMENDATION:

Staff recommends that the Planning Commission deny the appeal and approve the project subject to conditions and findings of fact, found in Attachment 1.

PROJECT INFORMATION:

General Plan Designation: Community Neighborhood Commercial & Offices
 Community Plan Designation: Residential 11-21 du/na
 Existing Land Use of Site: Vacant
 Existing Zoning of Site: Multi-Family (R-2A-R) zone

Surrounding Land Use and Zoning:

North: Vacant, General Commercial Broadway Stockton Special Planning District, C-2R-SPD
 South: Vacant, Multi-Family Residential, R-2A-R
 East: Half-Plexes and Single Family Homes, Multi-Family and Single Family Residential, R-2 & R-1A
 West: Commercial Buildings, General Commercial Broadway Stockton Special Planning District, C-2R-PUD

Setbacks:	Required	Provided
Street:	25'-0"	25'-0"
Side Yard:	10'-0"	10'-0"
Rear Yard:	15'-0"	15'-0"
Courtyard:	20'-0"	20'-0"

Property Dimensions:	Irregular
Property Area:	2.53± acres
Density of Development:	18.5± du/na
Height of Building:	26'-3" to roofline, 2 stories
Exterior Building Materials:	Stucco
Roof Material:	Tile
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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:

Permit
Building Permit

Agency
Building Division

BACKGROUND AND PROPOSAL:

The applicant is proposing to develop a vacant 2.53± acre site located in the Multi-family (R-2A-R) zone. Development of the project site would result in the construction of a 47-unit apartment complex, consisting of six buildings, housing a total of twenty-three (23) two-bedroom/two bathroom units, twenty-four (24) three-bedroom/two bathroom units, a community recreation room, forty-seven (47) covered parking spaces providing for one covered parking space per unit, twenty-seven (27) uncovered

parking spaces, associated landscaping, and passive walkways. Access to the apartment complex would be provided off of Fowler Avenue, which is approximately 250' east of Stockton Boulevard.

The applicant submitted project plans for the site on December 10, 2004, which the City deemed incomplete due to a lack of required information. Revised project plans were received on March 12, 2004. The revised plans met all of the City's development standards for the project site. Therefore, the applicant requested the approval of a Planning Director's Plan Review, in order to develop the project. The Planning Director's Plan Review entitlement is requested for multi-family residential projects consisting of one hundred (100) units or less, which meet all the City's development standards, such as the proposed project. Additionally, the applicant has requested the approval of a Density Bonus allowing the project site to be developed at a density of nineteen (19) dwelling units per net acre (du/na), four units greater than the allowed seventeen (17) du/na, permitted in the Multi-Family (R-2A-R) zone. The applicant has also indicated that the apartment complex would be rented to persons of very-low income and an apartment manager would be required to live onsite.

APPEAL OF THE PLANNING DIRECTOR'S DECISION

On Thursday, March 25, 2004, the Planning Director approved with conditions a Planning Director's Plan Review to develop a 47-unit apartment complex with associated landscaping and parking, and a Density Bonus allowing the project site to be developed at a density of nineteen (19) du/na on 2.53± undeveloped acres in the Multi-Family (R-2A-R) zone.

On April 1, 2004, a neighbor appealed the Planning Director's decision to the Planning Commission (Attachment 3). The neighbor states in his appeal that an over-saturation of motels, apartments, and duplexes exist near the project site, and the crime rate is high in the area.

STAFF EVALUATION: Staff has the following comments:

Staff has reviewed the appeal filed by the neighbor and has the following comments in consideration of his concerns. The proposed project, as conditioned, is consistent with the Sacramento City Zoning Code (Title 17), the City's Smart Growth Principles, and the General Plan. Additionally, the proposed project meets all of the City's development standards for this site and is consistent with the Multi-Family Residential Design Principles. The project site is zoned Multi-Family Residential (R-2A-R). Under the R-2A-R zoning designation, apartments are allowed at a density of up to seventeen (17) dwelling units per net acre. However, the applicant has requested the approval of a Density Bonus consistent with Zoning Code Chapter 17.186. The proposed density bonus would allow for the project site to be developed at a density of nineteen (19) dwelling units per net acre, which is four units greater than that allowed specifically under the R-2A-R zone. Staff notes that a need for affordable apartment housing exists in the project area, and the project site is specifically zoned to provide for apartment uses. Staff also notes that the use of the project site for apartments provides for a transition in land use and density between the commercial uses located to the west of the project site along Stockton Boulevard and the duplex/single family residential uses located to the east of the project site.

Regarding the high crime rate in the area which surrounds the project site, Staff notes that development of the proposed project would result in a multi-family housing project, rather than additional commercial or entertainment land uses such as those found along Stockton Boulevard. City Staff has incorporated all conditions and requirements from the Sacramento City Police and Fire Departments, to ensure that all safety measures are implemented. Furthermore, a manager will reside on the project site, in order to provide additional security measures.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332). Section 15332 allow for a Categorical Exemption to those projects which are characterized as in-fill development and;

- a) is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c) has no value as habitat for endangered, rare or threatened species,;
- d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) can be adequately served by all required utilities and public services.

B. Public/Neighborhood/Business Association Comments

The project was routed to the Southeast Area Neighborhood Association and the Stockton Boulevard Redevelopment Area Committee (RAC). Staff received comments from the Stockton Boulevard RAC, which stated their support for the proposed project because the project would provide affordable housing and is of good design. Additionally, property owners within a five hundred (500) foot radius of the project site were notified. Staff received approximately four telephone calls and three letters from neighbors stating opposition to the project. Those opposed to the project stated concerns over a possible increase of traffic along Fowler Avenue, a possible increase of prostitution in the area, and an overall fear of an increase in crime near the project site.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments received are included as conditions of approval.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, and/or C. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact, which finds that the project is Exempt pursuant to CEQA Section 15332;
- B. Adopt the attached Notice of Decision and Findings of Fact denying the appeal and approving the Plan Review to construct the 47-unit apartment complex with associated landscaping and parking on 2.53± undeveloped acres in the Multi-Family (R-2A-R) zone;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Density Bonus allowing the project site to be developed at a density of nineteen (19) dwelling units per net acre, four units greater than the seventeen (17) dwelling units per net acre permitted in the Multi-Family (R-2A-R) zone.

Report Prepared By,



Heather Forest, Assistant Planner

Report Reviewed By,



Thomas S. Pace, Senior Planner

Attachments

Attachment 1 Notice of Decision & Findings of Fact

Exhibit 1A – Site Plan

Exhibit 1B – Site Plan Enlarged

Exhibit 1C – Floor Plans

Exhibit 1D – Floor Plans

Exhibit 1E – Exterior Elevations

Exhibit 1F – Aerial Photo

Exhibit 1G – Photos of Surrounding Properties

Exhibit 1H – Photos of Surrounding Properties Cont.

Attachment 2 Land Use and Zoning Map

Attachment 3 Approved Planning Director's Plan Review

Attachment 4 Appeal Form

Attachment 1

NOTICE OF DECISION AND FINDINGS OF FACT FOR THE MERIDIAN APARTMENTS LOCATED ON THE NORTH SIDE OF FOWLER AVENUE, 250' EAST OF STOKTON BOULEVARD IN THE MULTI-FAMILY RESIDENTIAL (R-2A-R) ZONE, SACRAMENTO, CA. APN: 040-0031-030 (P03-150)

At the regular meeting of June 10, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination:** Finds that the project is Exempt pursuant to CEQA Section 15332;
- B. **Denied the Appeal of the Planning Director's Plan Review** and approved a request to develop a 47-unit apartment complex with associated landscaping and parking on 2.53± undeveloped acres in the Multi-Family (R-2A-R) zone.
- C. **Approved a Density Bonus** to develop the project site at a density of nineteen dwelling units per net acre, four units greater than the seventeen dwelling units per net acre, permitted in the Multi-Family (R-2A-R) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Categorical Exemption:** The City Planning Commission finds that the project is Exempt pursuant to CEQA Section 15332.
- B. **Appeal of the Planning Director's Plan Review:** the appeal of the Planning Director's Plan Review is denied. The request to develop a 47-unit apartment complex with associated landscaping and parking on 2.53± acres in the Multi-Family (R-2A-R) zone is approved subject to the following findings of fact:
 - 1. The proposed development, including but not limited to the density of the proposed residential development, is consistent with the General Plan, which designates the site Community/Neighborhood Commercial & Offices, and the South Sacramento Community Plan, which designates the site as Residential 11-21 dwelling units per net acre;
 - 2. Facilities, including utilities, access roads, sanitation and drainage for the proposed project are adequate and consistent with city standards, and the proposed project would be properly related to existing and proposed streets and highways;
 - 3. The proposed development is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setbacks, parking areas, courtyards, and other development standards set forth in the City Code are met; and

4. Granting the Planning Director's Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The project use is compatible with the uses in the vicinity of the project site in that apartments are a permitted use in the R-2A-R zone;
 - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
 - c. The architectural design of the proposed building is consistent with the Multi-Family Residential Design Guidelines.

C. Density Bonus: The request to develop the project site at a density of nineteen dwelling units per net acre, four units greater than the seventeen dwelling units per net acre, permitted in the Multi-Family (R-2A-R) zone is approved subject to the following findings of fact:

1. The Density Bonus is required pursuant to Sacramento City Code Chapter 17.186 and California Government Section Codes 65915 and 65917;
2. The applicant proposes to provide one hundred percent of the units affordable to very-low income families and is therefore, a qualifying housing development that exceeds the ten percent minimum number of very-low housing units required by the City Code and State law; and
3. The applicant has requested less than the full twenty-five percent density bonus allowed by the City Code and State law.

CONDITIONS OF APPROVAL

B. The Planning Director's Plan Review to develop a 47-unit apartment complex with associated landscaping and parking on 2.53± undeveloped acres in the Multi-Family (R-2A-R) zone is approved subject to the following Conditions of Approval:

Planning:

- B1. The applicant shall obtain all necessary building permits prior to commencing construction;
- B2. The project shall substantially conform to the approved plans as shown on the attached exhibits (including building colors and materials). Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits;
- B3. 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).

Landscaping:

- B4. The applicant/owner shall submit detailed landscape and irrigation plans to the Planning Division for review prior to issuance of a building permit. Landscape plans

shall indicate quantity, size, and species of each plant and tree and that an irrigation system shall be installed with automatic controllers;

- B5. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking lots and driveways;
- B6. Tree shading (50% of paved parking areas) shall be provided in accordance with Zoning Ordinance requirements (Carports count toward shading requirements);
- B7. Screening shrubbery shall be planted where parking lots and garages are adjacent to public streets as determined by the Planning Director;
- B8. Landscaping shall be provided to screen ground-mounted mechanical equipment, backflow preventers, transformers, and other similar appurtenances to the satisfaction of the Planning Director;
- B9. 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.
- B10. Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project. Landscaping shall not obscure common areas.

Trash Enclosures:

- B11. Trash enclosures shall be constructed of concrete block or similar masonry material and finished with stucco or other material which is comparable in color and texture to the building facades;
- B12. 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.
- B13. The trash enclosure facility shall be designed to allow walk-in access by residents without having to open the main enclosure gates.
- B14. The trash enclosure facility shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
- B15. 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.
- B16. 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.
- B17. Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

- B18. 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;

Exterior Lighting:

- B19. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
- B20. 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;
- B21. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public;
- B22. Lighting shall be provided under all carports;
- B23. Each building address number shall be illuminated;

Parking:

- B24. Parking shall be provided as required by the Zoning Ordinance. At least one covered space (by carport) shall be provided for each apartment unit; all other spaces may be uncovered;
- B25. Bicycle parking shall be provided for each building as follows: one 2-bike rack and one 2-bike locker per apartment building, plus one 2-bike rack for each clubhouse building;

Building Design:

- B26. All carports shall have pitched tile roofs to match building roofs; blank wall surfaces of carports shall be enhanced with wainscots, pilasters, trellises or other similar techniques. Columns of the carports shall also match buildings in materials and color and be minimum 6" by 6" minimum width. Carports shall be reviewed and approved by the Planning Director prior to the issuance of building permits;
- B27. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached;
- B28. Windows which do not have trim or a sill element shall be enhanced with window treatments such as a sill or enhanced trim to the satisfaction of the Planning Director.

Signage:

- B29. All detached signs shall be monument-type, constructed of masonry with finish materials and colors which are consistent with building architecture. One detached monument sign per street frontage is permitted. Maximum size allowed is 12 square feet, with a maximum height of 6 feet. Attached signage shall consist of address

numbers only. All signage shall comply with the Sign Ordinance, City Code Section 15.148.110(D), with the review and approval by the Planning Director.

Management & Security:

- B30. The applicant shall ensure that a manager resides on-site.
- B31. 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.
- B32. Owner/Operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.
- B33. Owner/Operator shall establish and conduct a regular program of routine maintenance for the property. Such a program shall 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.
- B34. Owner/Operator shall maintain landscaping and irrigation in a healthy and serviceable condition.
- B35. Owner/Operator shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto.
- B36. Parking spaces shall be steam cleaned a minimum of twice per year.
- B37. No long-term auto repair is allowed on the site.
- B38. The resident only parking shall be strictly enforced.

Police:

- B39. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and in the Police Department.
- B40. Applicant shall work with the South Patrol Police Facility to ensure that the property is posted for "No Loitering" 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.
- B41. No public telephones shall be installed at the site.
- B42. No public telephones shall be maintained on the exterior of the premises.
- B43. Decorative planting shall be maintained so as not to obstruct or diminish lighting levels

throughout the project.

- B44. The fence location shall conform to the submitted plans.
- B45. The apartment complex shall post signs which limit access to the parking area to residents only.
- B46. Each building in the complex should be clearly marked with the building number and/or address if different, for law enforcement and fire personnel.
- B47. A Knox Box should be installed at each point of entry to the complex for Fire Department and law enforcement access.

Utilities:

- B48. The applicant shall be required to provide standard subdivision improvements per Section 16.48.110 of the City Code.
- B49. Prior to design of the subject project, the Department of Utilities 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 water distribution system.
- B50. The proposed development is located within Sacramento County Sanitation District No.1. Meet all County Sanitation District requirements. (Call 875-6820).
- B51. Prior to submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. Finished building pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be approved by the Department of Utilities. The drainage study shall identify all existing off-site flows that are blocked by the proposed project and shall propose private drainage facilities and private easements to convey these flows. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation. On-site storm drain pipes shall be sized based on the latest infill criteria. Contact the Department of Utilities for this information. Note: the site is located within Drainage Shed G258, which is drained by gravity flow to Morrison Creek.
- B52. 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. One-foot off-site contours within a minimum 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.
- B53. 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.

- B54. 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 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 January 2000 for appropriate source control measures and on-site treatment control measures.
- B55. This project will disturb greater than 1 acre of property, 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 at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.

Public Works – Electrical Section:

- B56. This project does not require street lighting. There is a street lighting system in this project area. Improvements of right-of-way may require modification to the existing system.

Public Works:

- B57. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk along Fowler Avenue per City standards and to the satisfaction of the Department of Public Works;
- B58. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The minimum throat depth at the driveway shall be 20 feet;
- B59. The site plan shall conform to A.D.A. requirements in all respects;
- B60. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance). All maneuvering areas for parking shall be 26 feet in width;
- B61. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed

for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works;

Buildings:

B62. Handicapped accessible per UBC Chapter 11A shall apply.

B63. A handicapped path of travel shall be provided 1117A.

Fire:

B64. **Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2 **Note: contact utilities for flow test 264-5371.**

B65. **Turning radius.** All turning radius for fire access shall be designed as 35' inside and 55' outside. Cul-de-sac shall be 45' radius or city standard hammerhead. CFC 902.2.2.3

B66. **Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3

B67. **Gated system.** Shall be reviewed by fire single gate 20' clear width, dual gate 16' each side.

B68. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants

B69. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3

B70. **Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access. CFC 902.4

Public Works – Solid Waste:

- B71. The applicant needs to identify the recyclable commodities that will be diverted from the waste stream. The project proponent should plan to divert cardboard, office and mixed paper, metal cans, selected plastics, and glass containers.
- B72. The applicant should indicate how tenants/residents would be instructed in the use of the trash/recycling receptacles. The education component should consist of the following:
- Signage inside the trash/recycling enclosures identifying the recyclable materials and a contact number for questions or problems.
 - Instructions for tenants detailing the recycling program that includes acceptable materials, locations of recycling containers, and the benefits of the program to encourage participation.
- B73. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures. The project proponent must show the capacity and location of recycling/trash enclosures to demonstrate that sufficient capacity exists for recycling and solid waste disposal. As designed this project may have architectural barriers to resource recovery.

Parks:

- B74. The applicant must provide proof of compliance with City Code 16.64 prior to approval of special permits or issuance of building permit.
- B75. 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 annexed the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall pay all city fees for the 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. (Contact Public Works Department, Special Districts, Program Specialist)

County Sanitation District (CSD-1):

- B76. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- B77. Impact fees fro CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first.

C. The Density Bonus to develop the project site at a density of nineteen dwelling units per net acre, four units greater than the seventeen dwelling units per net acre, permitted in the Multi-Family (R-2A-R) zone is approved subject to the following Conditions of Approval:**Density Bonus:**

- C1. A density bonus of 4 dwelling units (approximately 10 percent) is granted by the

Planning Director in accordance with City Code Chapter 17.186, subject to the requirements of that chapter. It is understood that this is the maximum density bonus requested by the applicant.

- C2. Prior to issuance of any building permit, a density bonus housing agreement shall be executed and recorded on the subject site to the satisfaction of the Planning Director and the Executive Director of the Sacramento Housing and Redevelopment Agency, in accordance with the provisions of City Code Section 17.186.070.
- C3. The housing agreement shall identify the level of affordability of the restricted "target" units and the number of target units designated as affordable units and shall require that the target units be constructed on-site concurrently with the market-rate units. The target units shall remain restricted and affordable to the restricted group in accordance with City Code Section 17.186.040(B).

Advisory Notes:

Utilities:

- A. The proposed project is located in the Flood Zone designated as an X on Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

County Sanitation District (CSD-1):

- B. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

CHAIRPERSON

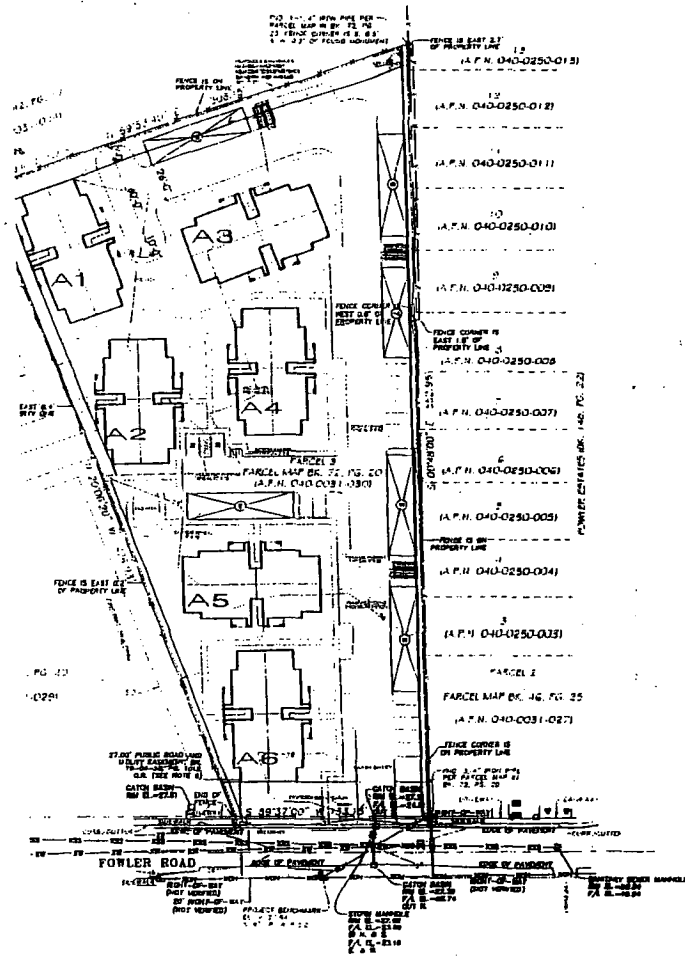
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION
June 10, 2004 (P03-150)

Exhibit 1A – Site Plan
Exhibit 1B – Site Plan Enlarged
Exhibit 1C – Floor Plans
Exhibit 1D – Floor Plans
Exhibit 1E – Exterior Elevations

Exhibit 1F – Aerial Photo
Exhibit 1G – Photos of Surrounding Properties
Exhibit 1H – Photos of Surrounding Properties Cont.

Exhibit 1A - Site Plan



CONCEPTUAL SITE PLAN
THE MERIDIAN
SACRAMENTO, CALIFORNIA

VICINITY MAP (Not to Scale)

PROJECT SUMMARY

SITE INFORMATION:
APN: 040-0031-030, Parcel Map Bk. 72, pg. 20
SITE AREA: 2.532 AC. (114,082 SQ. FT.)
DENSITY: 18.6 DU/AC

Surrounding Land Uses
North: Commercial C2R SPD
South: Multi-Family R2 AR
East: Single-Family R1-A
West: Commercial C2R SPD

BUILDING COUNT
BUILDING "A" (Approx. 8,048 Sq. Ft.) - 3 BR/2BR:

UNIT MIX:
PLAN 2: 2BR / 2BA: 23 (49%)
PLAN 3: 3BR / 2BA: 24 (51%)
TOTAL: 47 UNITS

(EXCLUDING REC CENTER LOCATED FIRST FLOOR OF BUILDING A4)

PARKING:
DIMENSIONS
OPEN:
CARPORT:
ACCESSIBLE:
BICYCLE:

REQUIRED
COVERED (1.0 SPACES / UNITS): 47
OPEN (0.5 SPACES / UNIT): 27
TOTAL: 74 SPACES

PROVIDED
COVERED: 47
OPEN: 27 (2 ACCESSIBLE SPACES)
TOTAL: 74 SPACES

- LEGEND**
- 1.000' - 1" = 100'
 - 2.000' - 1" = 200'
 - 3.000' - 1" = 300'
 - 4.000' - 1" = 400'
 - 5.000' - 1" = 500'
 - 6.000' - 1" = 600'
 - 7.000' - 1" = 700'
 - 8.000' - 1" = 800'
 - 9.000' - 1" = 900'
 - 10.000' - 1" = 1000'
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 - 12.000' - 1" = 1200'
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 - 98.000' - 1" = 9800'
 - 99.000' - 1" = 9900'
 - 100.000' - 1" = 10000'

NOTES

1. THIS SITE PLAN IS A CONCEPTUAL SITE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
2. THE INFORMATION CONTAINED HEREIN IS BASED ON THE RECORDS OF THE SACRAMENTO COUNTY RECORDER'S OFFICE AND THE SACRAMENTO COUNTY ENGINEER'S OFFICE. THE DESIGNER MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
3. THE DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.
4. THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON JANUARY 15, 2004.
5. THE RECORDS FOR THIS PROJECT ARE BASED ON THE EAST LINE OF PARCEL 3, PARCEL MAP RECORDED IN BOOK 72, PAGE 20, SACRAMENTO COUNTY RECORDER'S OFFICE AND BOOK 72, PAGE 20, SACRAMENTO COUNTY ENGINEER'S OFFICE.
6. THE PROPERTY IS BOUND BY 27' SIDE SETBACKS BY THE PUBLIC ROAD AND PUBLIC UTILITIES OVER THE CITY OF SACRAMENTO AND IS ZONED R2-AR.
7. THE BUILDING HEIGHTS ARE THE MAXIMUM PERMITTED TO THE NEAREST APPROPRIATE LOCAL CODE.

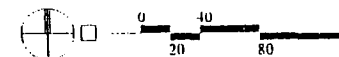
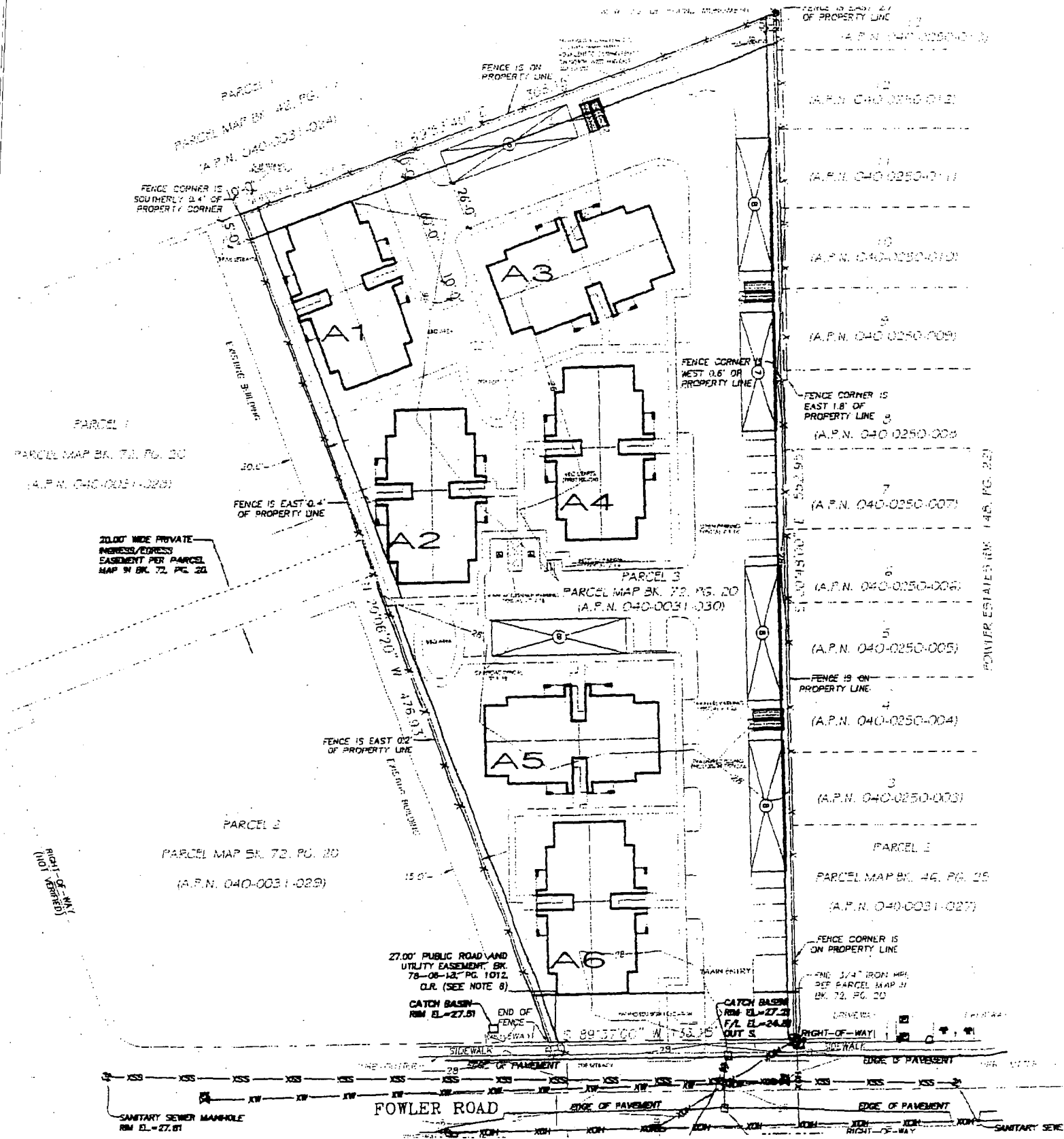
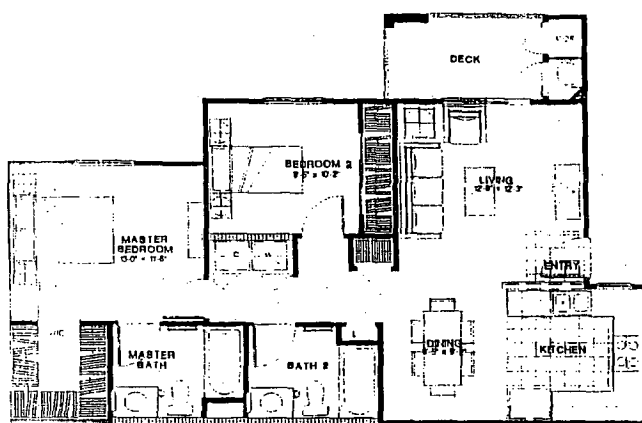
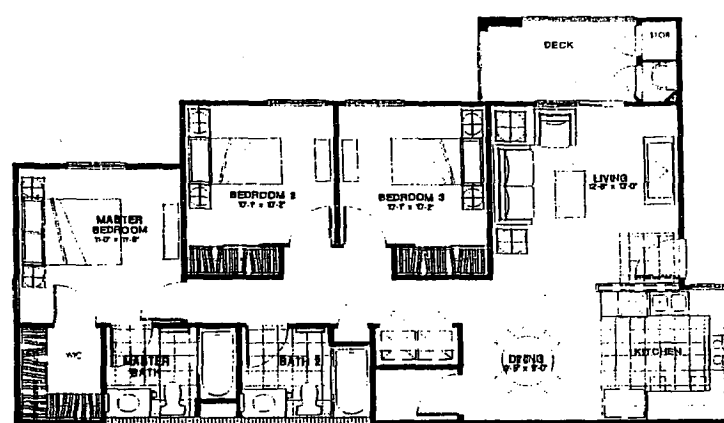


Exhibit 1B - Site Plan Enlarged

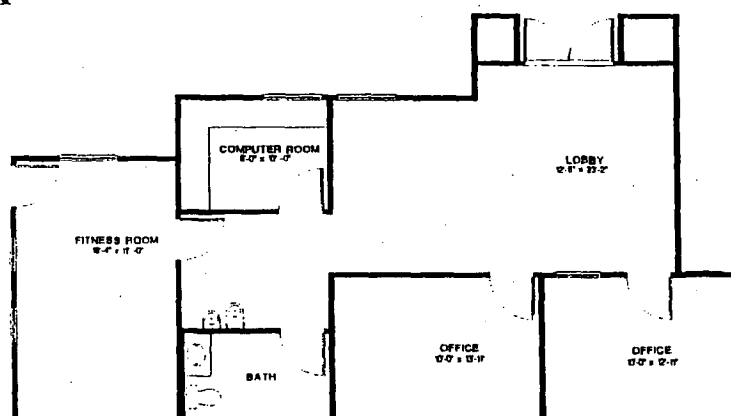




PLAN 2 - 2BR / 2BA
908 S.F.



PLAN 3 - 3BR / 2BA
1058 S.F.



REC CENTER - BLDG A4
1,123 S.F.

UNIT PLANS

THE MERIDIAN
SACRAMENTO, CALIFORNIA

SAI PREMIER MARKETING
1500 Drive, Suite 202
Folsom, California 95627
Tel: 916.980.0000 Fax: 916.980.9860

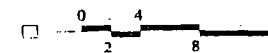
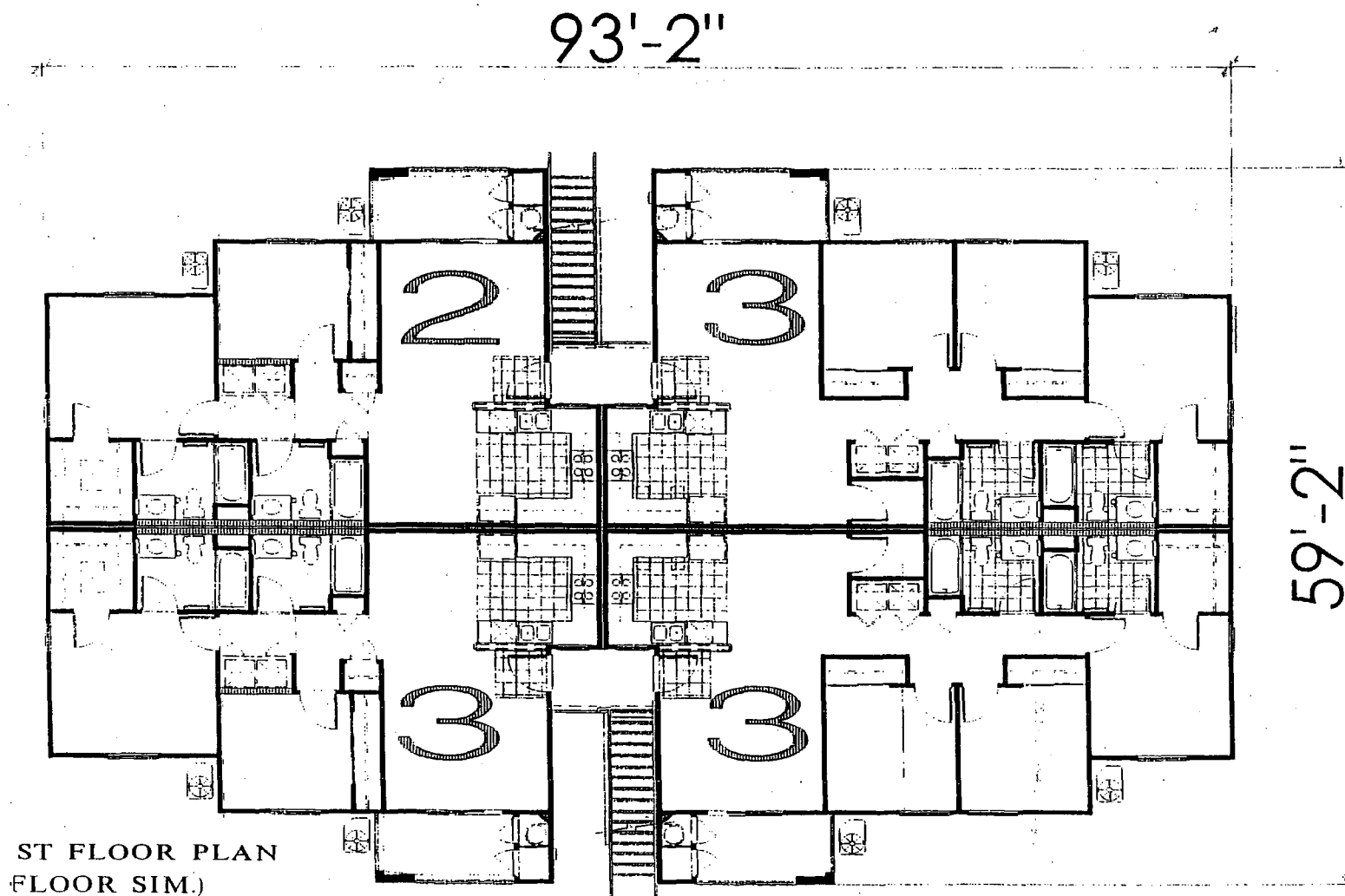


Exhibit 1C - Floor Plans

June 10, 2004

P03-150

Exhibit 1D - Floor Plans

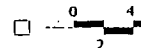


ST FLOOR PLAN
(FLOOR SIM.)

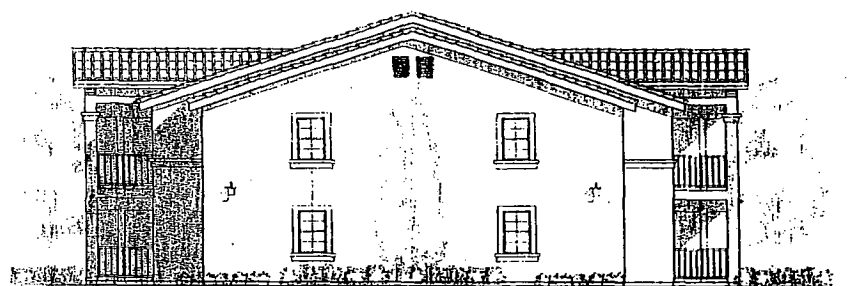
COMPOSITE PLANS

THE MERIDIAN
SACRAMENTO, CALIFORNIA

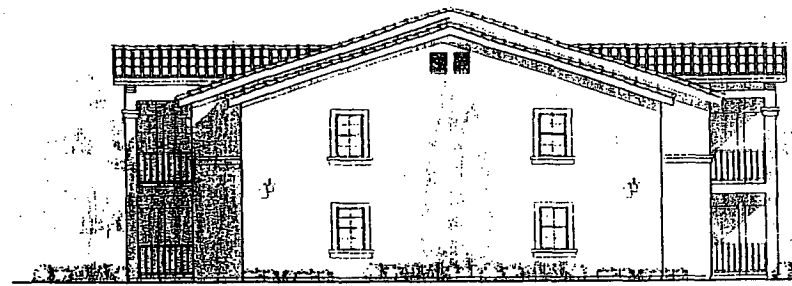
MARKETING
ite 102
ia 92627
Fax: 949-722-9860



Revised: 01/09/2004 01/29/2004 03/08/20



CONCEPTUAL EXTERIOR ELEVATION
(1-Bedroom Units)



CONCEPTUAL EXTERIOR ELEVATION
(2-Bedroom Units)



FRONT AND REAR ELEVATION

CONCEPTUAL EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

THE MERIDIAN
SACRAMENTO, CALIFORNIA

GLOBAL PREMIER MARKETING
012 Brisson Drive, Suite 202
Costa Mesa, California 92627
Tel: 949-722-8000 Fax: 949-722-9860



KTGY GROUP
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

Exhibit 1F - Aerial Photo

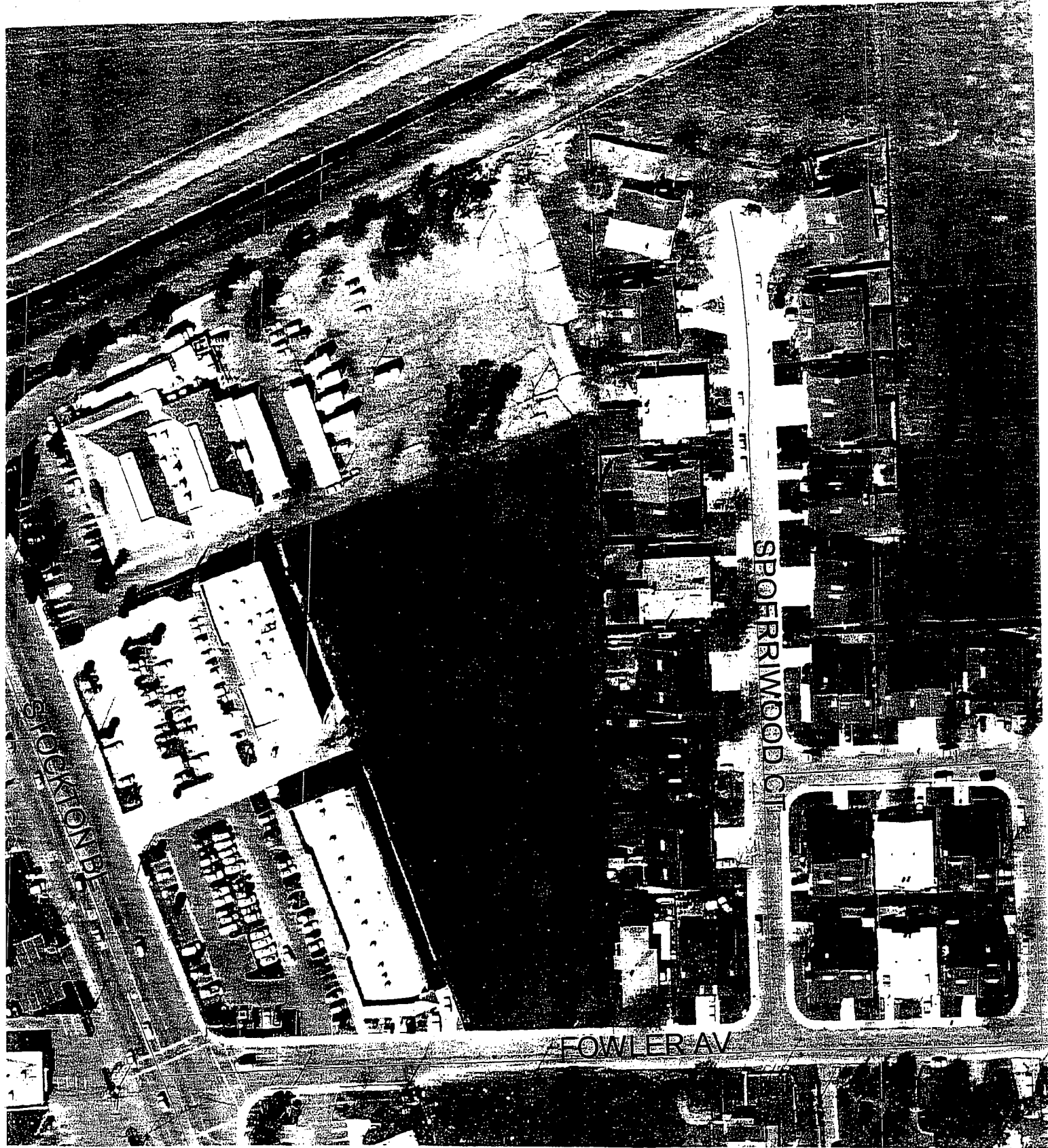


Exhibit 1G – Photos Of Surrounding Properties

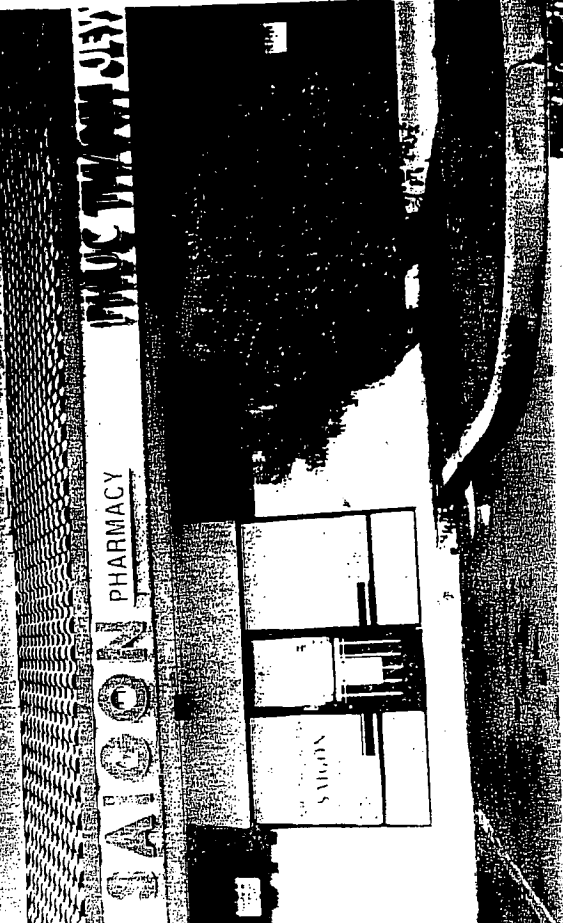
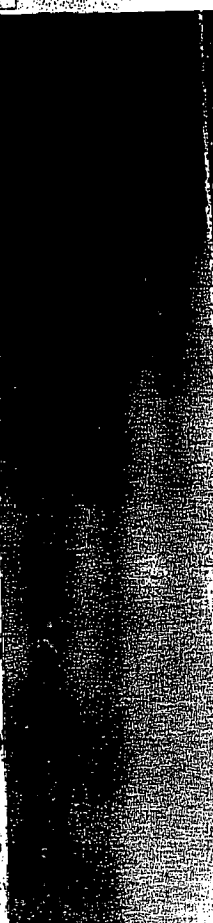
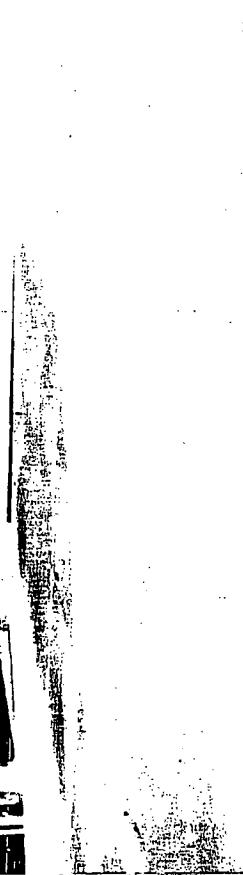
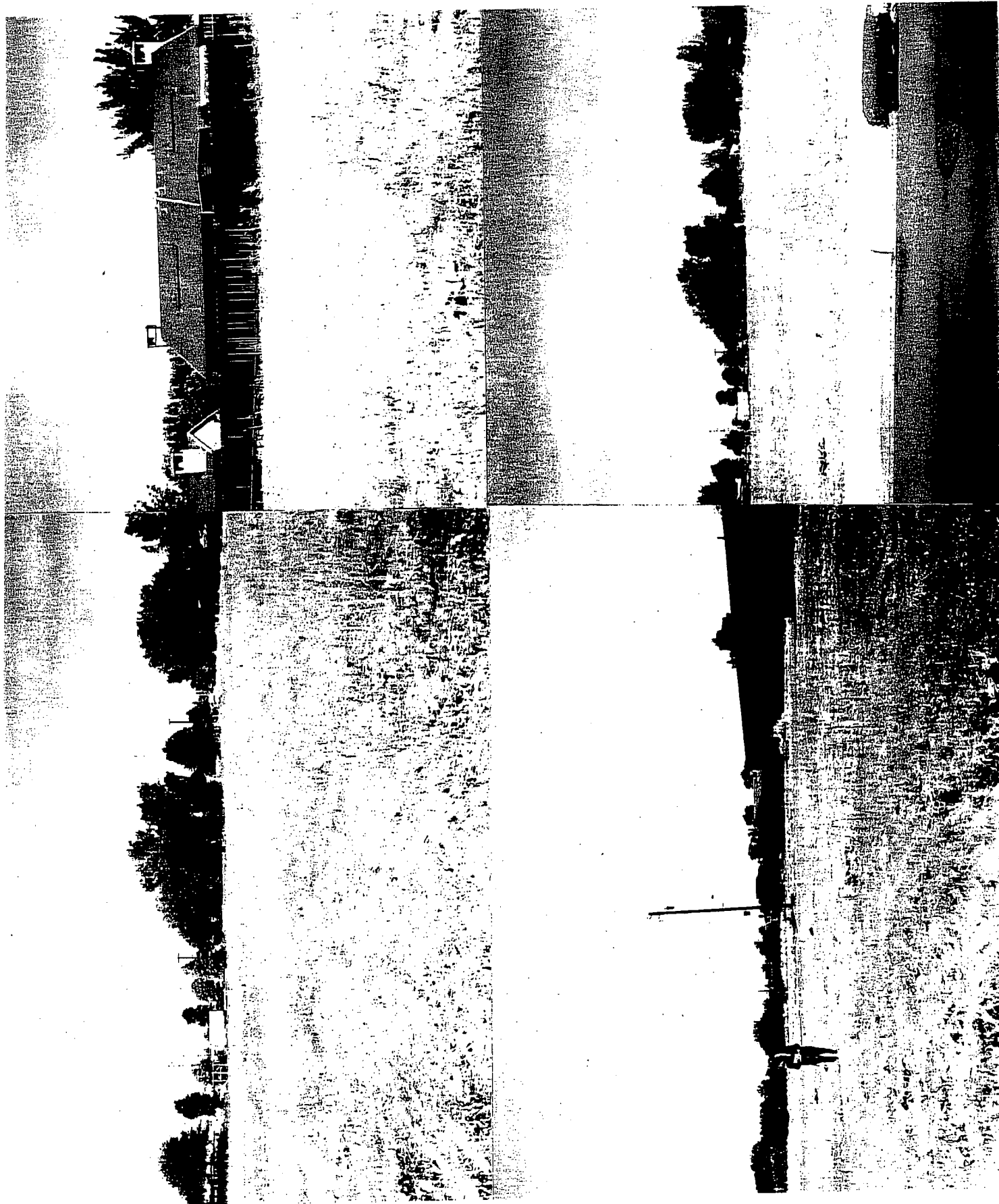
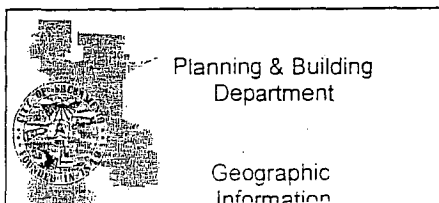
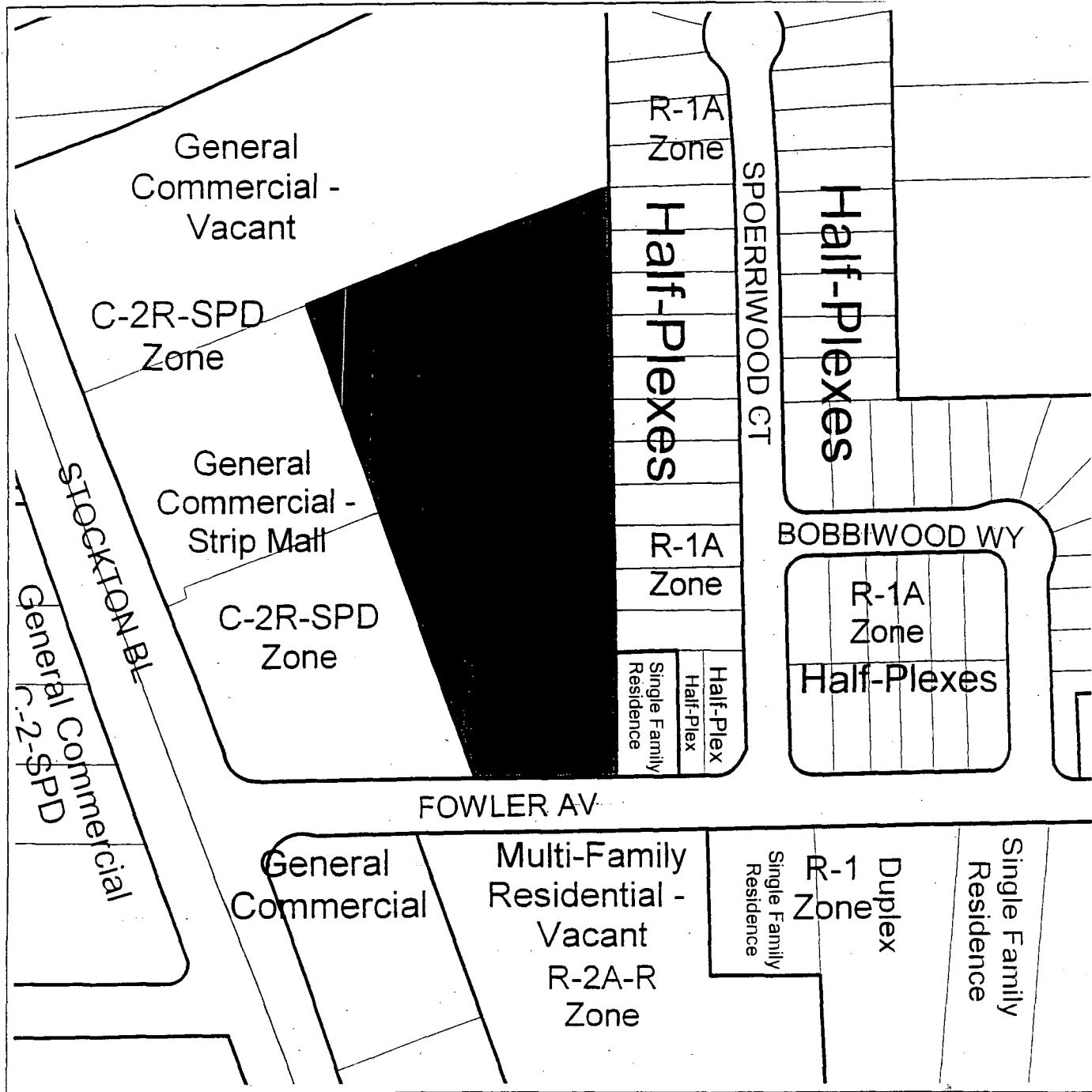


Exhibit 1H - Photos Of Surrounding Properties Cont.



Attachment 2 – Land Use and Zoning Map



Land Use & Zoning
P03-150



Attachment 3 – Approved Planning Director's Plan Review

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING DIRECTOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE PLANNING DIRECTOR

On Thursday, March 25, 2004, the Planning Director approved with conditions a Planning Director's Plan Review to develop a 47-unit complex with associated landscaping and parking and a Density Bonus allowing the project site to be developed at a density of 19 du/na on 2.53± undeveloped acres in the Multi-Family (R-2A-R) zone, for the project known as file P03-150. Findings of Fact and conditions of approval for the project are listed on pages 3-12.

Project Information

Entitlements: **Environmental Determination:** Exempt per CEQA Guidelines Section 15303(b).

Planning Director's Plan Review: to develop a 47-unit apartment complex with associated landscaping and parking on 2.53± undeveloped acres in the Multi-Family (R-2A-R) zone.

Density Bonus: to develop the project site at a density of 19 dwelling units per net acre, four units greater than the allowed 17 dwelling units per acre, allowed in the Multi-Family (R-2A-R) zone.

Location: North side of Fowler Avenue, 250' east of Stockton Boulevard

Assessor's Parcel Number: 040-0031-030

Applicant: Global Premier
c/o Magdy Hanna
1012 Brioso #202
Costa Mesa, CA 92627

Property Owner: Laborers International Union No. 185
1320 National Drive
Sacramento, CA 95834

Project Planner: Heather Forest, (916) 808-5008

General Plan Designation: Community/Neighborhood Commercial & Offices
Community Plan Designation: Residential 11-21 du/na
Existing Land Use of Site: Vacant
Existing Zoning of Site: Multi-Family (R-2A-R) zone

Surrounding Land Use and Zoning:

North: Vacant, General Commercial Broadway Stockton Special Planning District, C-2R-SPD
South: Vacant, Multi Family Residential, R-2A-R

Attachment 3 – Approved Planning Director's Plan Review Cont.

Page 2

East: Half-Plexes and Single Family Homes, Multi Family and Single Family Residential, R-2 & R-1A
 West: Commercial Buildings, General Commercial Broadway Stockton Special Planning District, C-2R-SPD

Setbacks:	Required	Provided
Street:	25'-0"	25'-0"
Side Yard:	10'-0"	10'-0"
Rear Yard:	15'-0"	15'-0"
Courtyard:	20'-0"	20'-0"

Property Dimensions:	Irregular
Property Area:	2.53± acres
Density of Development:	18.5± du/na
Height of Building:	26'-3" to roofline, 2 stories
Exterior Building Materials:	Stucco
Roof Material:	Tile
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: Exhibits 1A-1H

Previous Files: None

Background Information: The applicant submitted the original plans for the project site on December 10, 2004. The original plans included the request for the approval of a Planning Director's Plan Review and a Density Bonus to allow for the construction of a 48-unit apartment complex with associated landscaping and parking. Upon initial evaluation of the proposed apartment complex, Staff requested that the applicant revise the plans in order to meet City development standards.

Additional Information: The applicant submitted the revised project plans on March 12, 2004. Development of the proposed project would result in the construction of six (6) apartment buildings, housing a total of forty-seven units, providing twenty-three (23) two bedroom/ two bathroom units, twenty-four (24) three bedroom/ two bathroom units, one (1) recreation room, forty-seven (47) covered parking spaces allowing for one covered parking space per unit, twenty-seven (27) uncovered parking spaces, associated landscaping and passive walkways. In addition, the applicant has indicated that the apartment complex would be rented to persons of very-low income and an apartment manager would be required to live onsite. The applicant is requesting approval of a Planning Director's Plan Review in order to allow for the development of the 47-unit apartment complex with associated landscaping and parking, and a Density Bonus in order to develop the project site at a density of 19 dwelling units per net acre, four units greater than the allowed 17 dwelling units per net acre, designated for the Multi-Family (R-2A-R) zone.

The proposed project, as conditioned, is consistent with the Multi-Family Residential Design Guidelines, the Sacramento City Code (Title 17), the City's Smart Growth Principles, the General Plan, and the South Sacramento Community Plan. The Departments of Public Works and Utilities have reviewed the project and found that all necessary improvements and utilities exist at this site in order to adequately serve the project.

Attachment 3 – Approved Planning Director's Plan Review Cont.

Page 3

Staff is in support of the project because the project meets all of the City's development standards for this site and the design of the building is consistent with the Multi-Family Residential Guidelines, and a need for multi-family housing exists in the project area.

The project was routed to the Southeast Area Neighborhood Association and the Stockton Boulevard Redevelopment Area Committee (RAC). Staff received comments from the RAC, which stated support for the project because the proposed project provides affordable housing and is of good design. Additionally, the project was routed to properties located within a five hundred foot radius of the project site. Staff received two phone calls from residents opposed to the project. Those opposed stated that they had concern due to the fact that the apartments would house persons of very-low income, crime exists in the immediate area, and parking is a problem along Fowler Avenue. Staff also received two written letters of opposition (see Attachment C), further stating a concern over crime and a lack of parking along Fowler Avenue.

Environmental Determination: The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332). Section 15332 allow for a Categorical Exemption to those projects which are characterized as in-fill development and;

- a) is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c) has no value as habitat for endangered, rare or threatened species,;
- d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) can be adequately served by all required utilities and public services.

Conditions of Approval:**Planning:**

1. The applicant shall obtain all necessary building permits prior to commencing construction;
2. The project shall substantially conform to the approved plans as shown on the attached exhibits (including building colors and materials). Any modification to the project shall be subject to review and approval by 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 City with a copy of the certificate of payment of school fees for the applicable school district(s).

Density Bonus:

4. A density bonus of 4 dwelling units (approximately 10 percent) is granted by the Planning Director in accordance with City Code Chapter 17.186, subject to the requirements of that chapter. It is understood that this is the maximum density bonus requested by the applicant.
5. Prior to issuance of any building permit, a density bonus housing agreement shall be executed and recorded on the subject site to the satisfaction of the Planning Director

Attachment 3 – Approved Planning Director's Plan Review Cont.

and the Executive Director of the Sacramento Housing and Redevelopment Agency, in accordance with the provisions of City Code Section 17.186.070.

6. The housing agreement shall identify the level of affordability of the restricted "target" units and the number of target units designated as affordable units and shall require that the target units be constructed on-site concurrently with the market-rate units. The target units shall remain restricted and affordable to the restricted group in accordance with City Code Section 17.186.040(B).

Landscaping:

7. The applicant/owner shall submit detailed landscape and irrigation plans to the Planning Division for review prior to issuance of a building permit. Landscape plans shall indicate quantity, size, and species of each plant and tree and that an irrigation system shall be installed with automatic controllers;
8. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking lots and driveways;
9. Tree shading (50% of paved parking areas) shall be provided in accordance with Zoning Ordinance requirements (Carports count toward shading requirements);
10. Screening shrubbery shall be planted where parking lots and garages are adjacent to public streets as determined by the Planning Director;
11. Landscaping shall be provided to screen ground-mounted mechanical equipment, backflow preventers, transformers, and other similar appurtenances to the satisfaction of the Planning Director;
12. 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.
13. Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project. Landscaping shall not obscure common areas.

Trash Enclosures:

14. Trash enclosures shall be constructed of concrete block or similar masonry material and finished with stucco or other material which is comparable in color and texture to the building facades;
15. 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.
16. The trash enclosure facility shall be designed to allow walk-in access by residents without having to open the main enclosure gates.
17. The trash enclosure facility shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.

Attachment 3 – Approved Planning Director's Plan Review Cont.

18. 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.
19. 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.
20. Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.
21. 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;

Exterior Lighting:

22. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
23. 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;
24. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public;
25. Lighting shall be provided under all carports;
26. Each building address number shall be illuminated;

Parking:

27. Parking shall be provided as required by the Zoning Ordinance. At least one covered space (by carport) shall be provided for each apartment unit; all other spaces may be uncovered;
28. Bicycle parking shall be provided for each building as follows: one 2-bike rack and one 2-bike locker per apartment building; plus one 2-bike rack for each clubhouse building;

Building Design:

29. All carports shall have pitched tile roofs to match building roofs; blank wall surfaces of carports shall be enhanced with wainscots, pilasters, trellises or other similar techniques. Columns of the carports shall also match buildings in materials and color and be minimum 6" by 6" minimum width. Carports shall be reviewed and approved by the Planning Director prior to the issuance of building permits;

Attachment 3 – Approved Planning Director's Plan Review Cont.

30. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached;
31. Windows which do not have trim or a sill element shall be enhanced with window treatments such as a sill or enhanced trim to the satisfaction of the Planning Director.

Signage:

32. All detached signs shall be monument-type, constructed of masonry with finish materials and colors which are consistent with building architecture. One detached monument sign per street frontage is permitted. Maximum size allowed is 12 square feet, with a maximum height of 6 feet. Attached signage shall consist of address numbers only. All signage shall comply with the Sign Ordinance, City Code Section 15.148.110(D), with the review and approval by the Planning Director.

Management & Security:

33. The applicant shall ensure that a manager resides on-site.
34. 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.
35. Owner/Operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.
36. Owner/Operator shall establish and conduct a regular program of routine maintenance for the property. Such a program shall 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.
37. Owner/Operator shall maintain landscaping and irrigation in a healthy and serviceable condition.
38. Owner/Operator shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto.
39. Parking spaces shall be steam cleaned a minimum of twice per year.
40. No long-term auto repair is allowed on the site.
41. The resident only parking shall be strictly enforced.

Attachment 3 – Approved Planning Director's Plan Review Cont.**Police:**

42. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and in the Police Department
43. Applicant shall work with the South Patrol Police Facility to ensure that the property is posted for "No Loitering" 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.
44. No public telephones shall be installed at the site.
45. No public telephones shall be maintained on the exterior of the premises.
46. Decorative planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project.
47. The fence location shall conform to the submitted plans.
48. The apartment complex shall post signs which limit access to the parking area to residents only.
49. Each building in the complex should be clearly marked with the building number and/or address if different, for law enforcement and fire personnel.
50. A Knox Box should be installed at each point of entry to the complex for Fire Department and law enforcement access.

Utilities:

51. The applicant shall be required to provide standard subdivision improvements per Section 16.48.110 of the City Code.
52. Prior to design of the subject project, the Department of Utilities 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 water distribution system.
53. The proposed development is located within Sacramento County Sanitation District No.1. Meet all County Sanitation District requirements. (Call 875-6820).
54. Prior to submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. Finished building pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be approved by the Department of Utilities. The drainage study shall identify all existing off-site flows that are blocked by the proposed project and shall propose private drainage facilities and private easements to convey these flows. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow

Attachment 3 – Approved Planning Director's Plan Review Cont.

release map for the proposed project. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation. On-site storm drain pipes shall be sized based on the latest infill criteria. Contact the Department of Utilities for this information. Note: the site is located within Drainage Shed G258, which is drained by gravity flow to Morrison Creek.

55. 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. One-foot off-site contours within a minimum 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.
56. 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.
57. 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 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 January 2000 for appropriate source control measures and on-site treatment control measures.
58. This project will disturb greater than 1 acre of property, 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 at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.

Public Works – Electrical Section:

59. This project does not require street lighting. There is a street lighting system in this project area. Improvements of right-of-way may require modification to the existing system.

Attachment 3 – Approved Planning Director's Plan Review Cont.**Public Works:**

60. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk along Fowler Avenue per City standards and to the satisfaction of the Department of Public Works;
61. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The minimum throat depth at the driveway shall be 20 feet;
62. The site plan shall conform to A.D.A. requirements in all respects;
63. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance). All maneuvering areas for parking shall be 26 feet in width;
64. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works;

Buildings:

65. Handicapped accessible per UBC Chapter 11A shall apply.
66. A handicapped path of travel shall be provided 1117A.

Fire:

67. **Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2 **Note: contact utilities for flow test 264-5371.**
68. **Turning radius.** All turning radius for fire access shall be designed as 35' inside and 55' outside. Cul-de-sac shall be 45' radius or city standard hammerhead. CFC 902.2.2.3
69. **Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3
70. **Gated system.** Shall be reviewed by fire single gate 20' clear width, dual gate 16' each side.

Attachment 3 – Approved Planning Director's Plan Review Cont.

71. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approved by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants
72. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3
73. **Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access. CFC 902.4

Public Works – Solid Waste:

74. The applicant needs to identify the recyclable commodities that will be diverted from the waste stream. The project proponent should plan to divert cardboard, office and mixed paper, metal cans, selected plastics, and glass containers.
75. The applicant should indicate how tenants/residents would be instructed in the use of the trash/recycling receptacles. The education component should consist of the following:
 - Signage inside the trash/recycling enclosures identifying the recyclable materials and a contact number for questions or problems.
 - Instructions for tenants detailing the recycling program that includes acceptable materials, locations of recycling containers, and the benefits of the program to encourage participation.
76. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures. The project proponent must show the capacity and location of recycling/trash enclosures to demonstrate that sufficient capacity exists for recycling and solid waste disposal. As designed this project may have architectural barriers to resource recovery.

Parks:

77. The applicant must provide proof of compliance with City Code 16.64 prior to approval of special permits or issuance of building permit.
78. 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 annexed the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall pay all city fees for the formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of

Attachment 3 – Approved Planning Director's Plan Review Cont.

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. (Contact Public Works Department, Special Districts, Program Specialist)

County Sanitation District (CSD-1):

79. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
80. Impact fees fro CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first.

Advisory Notes:**Utilities:**

- A. The proposed project is located in the Flood Zone designated as an X on Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

County Sanitation District (CSD-1):

- B. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Findings of Fact

1. The proposed development, including but not limited to the density of the proposed residential development, is consistent with the General Plan, which designates the site Community/Neighborhood Commercial & Offices, and the South Sacramento Community Plan, which designates the site as Residential 11-21 dwelling units per net acre;
2. Facilities, including utilities, access roads, sanitation and drainage for the proposed project are adequate and consistent with city standards, and the proposed project would be properly related to existing and proposed streets and highways;
3. The proposed development is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setbacks, parking areas, courtyards, and other development standards set forth in the City Code are met; and
4. Granting the Planning Director's Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The project use is compatible with the uses in the vicinity of the project site in that apartments are a permitted use in the R-2A-R zone;
 - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and

Attachment 3 – Approved Planning Director's Plan Review Cont.

- c. The architectural design of the proposed building is consistent with the Multi-Family Residential Design Guidelines.



Thomas Pace
Senior Planner

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 Plan Review 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 Planning Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the decision of the Planning Director. If an appeal is not filed, the action of the Planning Director is final.

cc: File (original)
Applicant

Attachment 4 – Appeal Form



PLANNING DIVISION
1231 I Street, Suite 200
Sacramento, CA 95814

Telephone: (916) 808-5381
FAX: (916) 264-5543
E-Mail: planning@cityofsacramento.org

UNIVERSAL DEVELOPMENT APPLICATION

1. Applicant Edward DANDRIDGE SR. Owner Agent
Mailing Address PO BOX 22623 Engineer Lessee
City SACRAMENTO State CA Zip 95828 Architect Other
Phone (916) 422-2004 FAX () E-Mail _____

2. Property Owner Edward DANDRIDGE SR. Property owner same as applicant
Mailing Address 6237 FOWLER AVE
City SACRAMENTO State CA Zip 95828
Phone (916) - FAX () E-Mail _____

3. Site Address / Location of Property Fowler Ave near Stockton Blvd

4. Assessor's Parcel Number (s): 040-0031-030
(Use additional sheet if necessary)

5. Total property size in acres (Gross/Net) _____ or square footage if less than one acre _____

6. Project Name (if not owner's name) P03-150

7. Project Description Appeal of P03-150 (POPR)
There is too many apartments and duplexes in the area crime rate is very high with the homeless. there is also motels.

8. General Plan Designation: _____
Community Plan Designation: _____
Zoning: R-2A-R Design Review Dist. _____ Historic Dist. _____

9. Planning Permit type(s) requested:

<input type="checkbox"/> Plan Amendments	<input type="checkbox"/> Planning Director's Special Permit
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Planning Director's Plan Review
<input type="checkbox"/> PUD Designation	<input type="checkbox"/> Plan Review
<input type="checkbox"/> Subdivision Parcel Map	<input type="checkbox"/> Plan Review Modification
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Plan Review Minor Modification
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Design Review/Preservation (Board Level)
<input type="checkbox"/> Parcel Merger	<input type="checkbox"/> Design Review/Preservation (Staff Level)
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Design Review (SFR)
<input type="checkbox"/> Special Permit Modification	<input type="checkbox"/> Design Review (Expanded North)
<input type="checkbox"/> Special Permit Minor Mod	<input type="checkbox"/> Preservation (Minor COFA) (Staff Level)
<input type="checkbox"/> Variance	<input type="checkbox"/> Preservation Demolition
<input type="checkbox"/> Time Extension	<input type="checkbox"/> Preservation (SHBC)
<input checked="" type="checkbox"/> Appeal	

at P03-150 - (POPR)

(FOR OFFICE USE ONLY)
REC'D APR 01 2004
DATE FILED: _____
RECEIVED BY: R.W. Williams
FILE NUMBERS
P03-150 _____

Certification – Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

Applicant's Signature Edward Dandridge Sr Date 4-1-2004