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CITY OF SACRAMENTO

CALIFORNIA

APPROVED
JUL 2 2 2003
OFFICE OF THE
CITY CLERK

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SACRAMENTO, CA

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PLANNING AND BUILDING
DEPARTMENT

PLANNING DIVISION

July 1, 2003

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: COUNCILMEMBER CALL-UP OF SACRAMENTO PINES APARTMENTS,
P01-126**

- A. Environmental Determination: Mitigated Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. Plan Review of a proposed 168-unit apartment complex on 10.2± gross acres in the R-2B-R zone;
- D. Special Permit for a gated development in the R-2B-R zone;
- E. Inclusionary Housing Plan

LOCATION AND COUNCIL DISTRICT: Northeast corner of Calvine Rd. & Franklin Blvd.;
APN:117-0160-050
District 8

RECOMMENDATION: Planning Staff recommends that City Council approve the project by adopting the attached Resolution.

CONTACT PERSON: Thomas Pace, Senior Planner, 264-6848

FOR COUNCIL MEETING OF: July 22, 2003 (Evening Session)

SUMMARY: The applicant is requesting the entitlements listed above to develop the site. The only outstanding issue is the applicant's disagreement with staff and the Planning Commission regarding the design of perimeter fencing of the site. This project is being heard before the Council at the request of Councilmember Pannell.

COMMITTEE/COMMISSION ACTION: The Planning Commission conducted public hearings on May 22, 2003 and June 12, 2003. On June 12, 2003, the Commission voted 5-1 (with three Commissioners absent) to support staff's recommendation, approving the project.

BACKGROUND INFORMATION: The subject site is located on Franklin Boulevard across from the Regional Sanitation District's open space buffer land. Existing single family homes surround the parcel to the north, east and south. The site was rezoned from agriculture use to multifamily use in 1989 (P88-444). A 166 unit apartment project was approved with the rezoning, but the development was never constructed and the approval expired. No other apartments are located in the vicinity.

The Planning Commission initially conducted a public hearing on May 22, 2003. At the hearing, several neighbors of the site expressed opposition to apartment development due to traffic concerns, the height of the three story buildings, and concerns about crime and long-term maintenance. Also, the applicant indicated disagreement with staff's recommended condition requiring changes to the perimeter fencing to comply with the Multifamily Design Principles. Staff had concerns that the proposed continuous perimeter fencing would create a "fortress-like" appearance that is contrary to the design principles, which call for fencing to be located between the sides of buildings rather than in front of them, separating them from the street. To this end, staff prepared a condition that would require modification of the fence design. The applicant did not agree with the condition, stating that a lack of fencing between the perimeter buildings and the street would pose a safety concern for children living in the units. At the close of public testimony, several Commissioners commented that the proposal was a good project and that it met the City's standards, with the exception of the fencing issue.

The Commission continued the item to allow staff and the applicant more time to resolve the fence issue. Although the applicant failed to propose an alternative design, staff did suggest a modified condition to address the applicant's concern by allowing fencing to be placed around building entrances that were adjacent to the street. However, the applicant did not agree with staff's revised condition. On June 12, the Commission voted 5-1 (with three Commissioners absent) to support staff's recommendation, approving the project with staff's recommended conditions. The applicant has not filed an appeal. However, Councilmember Pannell has called up the project for Council review.

FINANCIAL CONSIDERATIONS: None.

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

POLICY CONSIDERATIONS: The project is consistent with the General Plan designation of Medium Density Residential, the South Sacramento Community Plan designation of Residential 11-21 dwelling units per net acre, and the Zoning Ordinance requirements for apartments.

Smart Growth Principles – City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The proposed project furthers the following Smart Growth Principles:


- Create a range of housing opportunities and choices.

- Policies adopted by regional decision-making bodies should discourage urban sprawl, promote infill development and the concentration of development in the urban core of the region, and promote the equitable distribution of affordable housing and social services.

Strategic Plan Implementation – The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing areas, allowing for efficient use of existing facilities, features and neighborhoods.

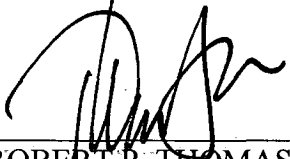
E/SBD CONSIDERATIONS: No goods or services are being purchased under this report.

Respectfully submitted,



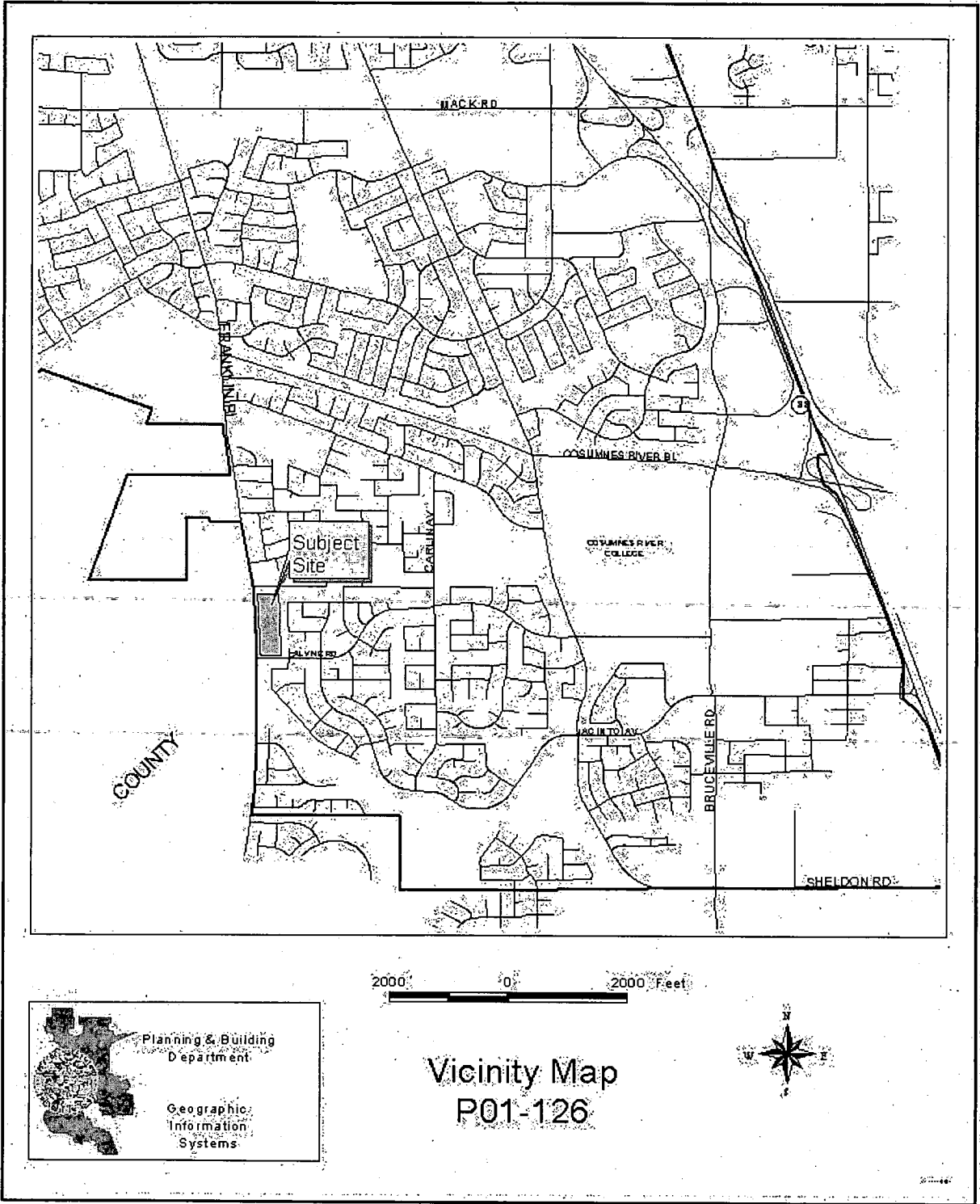
 GARY L. STONEHOUSE
 Planning Director

RECOMMENDATION APPROVED:



 ROBERT P. THOMAS
 City Manager

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Amended

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT FOR SACRAMENTO PINES APARTMENTS, LOCATED ON THE NORTHEAST CORNER OF CALVINE ROAD AND FRANKLIN BOULEVARD IN THE MULTIPLE FAMILY (R-2B-R) ZONE; SACRAMENTO, CALIFORNIA (P01-126)

(APN: 117-0160-050)

WHEREAS, the City Council conducted a public hearing on July 22, 2003, concerning the above project and based on documentary and oral evidence submitted at the public hearing, the Council hereby adopts the Notice of Decision and Findings of Fact, as set forth herein.

NOTICE OF DECISION

At the regular meeting of July 22, 2003, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council took the following actions for the location listed above:

- A. Approved the Mitigated Negative Declaration;
- B. Adopted the Mitigation Monitoring Plan;
- C. Approved the Plan Review of a proposed 168-units apartment complex on 10.2± gross acres in the R-2B-R zone;
- D. Approved the Special Permit for a gated development in the R-2B-R zone;
- E. Approved the Inclusionary Housing Plan.

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

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FINDINGS OF FACT

- A. Negative Declaration: The Negative Declaration is approved based upon the following findings of fact:
1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project; and
 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings of fact:
1. One or more mitigation measures has been added to the above-identified project;
 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1A;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6; and
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Plan Review: The Plan Review of a proposed 168-unit apartment complex on 10.2± gross acres in the R-2B-R zone is approved based upon the following findings:
1. The proposed development, including but not limited to the density, is consistent with the general and community plan land use designations.
 2. Facilities, including utilities, access roads, sanitation, and drainage, are adequate and consistent with City standards, and the proposed project adequately relates to Calvin and Franklin roads.

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3. The 10.2 +/- gross acre parcel is of adequate size and shape to accommodate the proposed 168 apartment units and required building coverage, setback, parking area, and other development standards;
4. Project approval will not be contrary to the public health or safety nor be injurious to the property or improvements of adjacent properties in that conditions have been included to ensure adjacent properties are buffered by appropriate building setbacks, masonry walls and landscaping to protect the neighbors' privacy and reduce noise levels, the structures and landscaping have been designed to be architecturally compatible with the community and are of high quality, and the project will be required to comply with applicable building codes and public infrastructure improvement standards.

D. Special Permit: The Special Permit for a gated development in the R-2B-R zone is hereby approved based upon the following findings:

1. The project is based upon sound principles of land use in that the proposed use is allowed in the R-2B-R zone.
2. The project as proposed will not be detrimental to the public health, safety, or welfare, and will not result in the creation of a nuisance in that the design of gates and access points has been reviewed by the City to ensure appropriate emergency vehicle access and to reduce vehicle queuing at driveways and conditions require that adequate pedestrian access gates be provided.
3. The proposed use will not conflict with the objectives of the General Plan and South Sacramento Community Plan and multifamily development is consistent with the applicable land use designations.
4. The project will not impede public access to a public resource or interfere with existing or planned traffic circulation patterns in that there are no existing or planned traffic patterns crossing the site and there is no way for adjacent residents to access the public resource buffer lands to the west through the site due to the fact that adjacent properties are fenced along the property lines and adequate access is provided along existing public streets.
5. The project is consistent with City regulations and guidelines relating to the establishment of gated developments in that the gates have been set back from the street to accommodate vehicle queuing off-street, a vehicle turn around is provided, access will be provided to authorized maintenance and service personnel, emergency access

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hardware will be provided, adequate pedestrian access gates have been conditioned, and anti-directional devices are not included in the proposal.

E. Inclusionary Housing Plan: The Inclusionary Housing Plan attached hereto as Attachment 4 and is hereby approved based upon the following findings:

1. The plan implements the Housing Element of the General Plan and the Mixed Income Ordinance in that it provides for inclusion of housing affordable to low- and very-low income families.
2. The plan provides for rental units in the following quantities: ten percent of the dwelling units subject to the Mixed-Income Ordinance will be affordable to very-low income families, and five percent of the dwelling units subject to the Mixed-Income Ordinance will be affordable to low-income families.
3. The inclusionary units will be disbursed throughout the project site so as to avoid over-concentration of inclusionary units in compliance with Ordinance requirements.
4. The Plan provides for an appropriate variety of unit sizes as required by the Ordinance in that the Planning Director, upon recommendation of the SHRA Director, has determined that one-, two-, and three-bedroom units are appropriate for the project.
5. The exterior appearance of the inclusionary units will be compatible with the market rate units in that external building materials and finishes of the inclusionary units will be of the same type and quality as the market rate units.

CONDITIONS OF APPROVAL

C. Plan Review: The Plan Review of a proposed 168-unit apartment complex on 10.2+/- gross acres in the R-2B-R zone is hereby approved subject to the following conditions of approval:

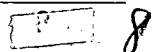
Planning

- C1. Comply with all requirements included in the Mitigation Monitoring Plan developed by and kept on file (P01-126) in the Planning and Building Department.
- C2. The applicant shall obtain all necessary building permits prior to construction. Prior to issuance of building permit, the applicant shall execute and record on the parcel the inclusionary housing agreement approved by the director of SHRA.

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- C3. 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 entitlement) prior to the issuance of building permits.
- C4. The applicant shall provide the required seven class I bicycle racks at locations to be distributed evenly throughout the site as shown on the site plan. These racks shall be available on a first come, first served basis to residents. Racks shall be installed on a concrete pad. Racks shall provide at least 13 total bicycle spaces for the project.
- C5. The applicant shall provide ribbon-style bicycle racks at locations to be distributed evenly between all residential or individual buildings. These racks shall be available on a first come, first serve basis to residents. Racks shall be installed on a concrete pad and shall provide at least 7 total bicycle spaces for the project.
- C6. The applicant shall provide handicap parking spaces as required by the California Accessibility Standards.
- C7. The color of all exterior building materials shall be as specified (color board on file—P01-126) and adhered to. Colors shall be subject to review and approval of Planning Division staff.
- C8. All mechanical equipment shall be shielded from view using landscaping or structural screening built from materials similar to that on buildings.
- C9. Applicant shall provide water, electric, and gas hookup provisions in each apartment unit, as well as adequate space for a clothes washer and dryer.
- C10. City apartment addressing standards shall be followed by the applicant.
- C11. The project shall comply with the Uniform Fire Code, including but not limited to the following: fire flow checks, hydrant spacing, KNOX boxes on all electric gates (including pedestrian gates), emergency egress, and sprinklering.
- C12. The applicant shall construct an 8-foot masonry wall along the property line on the project's northern and eastern boundaries.
- C13. The design of the 16-car carport shall match the other carports and is subject to planning staff approval.

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- C14. The applicant shall modify fencing to be placed only between buildings except as otherwise shown on Exhibit II. Fencing and gates in front of building doorways shall be four foot in height and shall match fencing elsewhere on the site.
- C15. The fence shall be constructed of wrought iron, tubular steel, or similar material and shall have masonry posts every 50 feet on center and on either side of each pedestrian and vehicular gate. Masonry posts shall be wrapped in stucco and painted to match building colors, and capped with decorative concrete capstones to the satisfaction of the Planning Director.
- C16. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon hearing report which specifies the tax rate and method of apportionment.

Maintenance and Operation

- C17. 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.
- C18. Owner/operator shall conduct periodic inspection, not less than twice monthly, of the exterior of all buildings, trash enclosures, and recreation facilities.
- C19. 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.

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- C20. Owner/operator shall indicate and maintain all locations of parking stall for handicap/disabled access and strictly enforce rules related thereto.
- C21. The Manager of the project shall reside on the site.
- C22. Owner/operator shall maintain all landscaping at a maximum plant and/or shrub height of 30 inches; trees shall be maintained at a minimum distance of six feet from lowest branch to the ground.
- C23. Owner/operator shall maintain decorative planting so as not to obstruct or diminish lighting level throughout the project. Landscaping shall not obscure common areas.
- C24. Owner/operator shall pressure wash parking spaces a minimum of once per year.
- C25. Owner/operator shall not allow long-term auto repair to be conducted on the project site.
- C26. Owner/operator shall strictly enforce visitor parking rules.
- C27. Owner/operator shall participate in area neighborhood association meetings on an as-requested basis.
- C28. Signage shall comply with all provisions of the City's Sign Ordinance.
- C29. The parking of boats, trucks (one-ton and over), trailers and or recreational vehicles on the property is not allowed.
- C30. The speed limit in the parking area and driveway shall be 5 miles per hour.
- C31. "NO PARKING" areas will be identified by red curbs or signs. Handicap parking areas will be identified by the signs and markings on the pavement. Vehicles parked illegally in these zones are subject to immediate towing at the owners expense. Vehicles parked in reserved spaces will be tagged and towed per the State of California Vehicle Code. Illegally parked vehicles that block thoroughfares or the ingress or egress of traffic are subject to immediate towing at the owners expense.
- C32. Owner/Operator shall remove graffiti within 72 hours of it having been observed.

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- C33. The Owner/Operator will institute a preventive maintenance program giving priority to the health and safety of the residents and the habitability of the Project. Preventive maintenance shall include the following:
- A. Emergency shut-off location charts. The site will have available a location chart identifying locations of gas main valves, electrical main breakers, water shut-off valves, fire equipment locations and sewer cleanouts;
 - B. Operations Manual. The developer will establish an operations manual to assist staff and service vendors in maintaining equipment in good working condition. Information provided in the manual will include emergency information and procedures, utility locations, and equipment system identification. For large equipment, such as boilers and water heaters, this manual will include age and service vendor names, addresses and phone numbers. A summary of telephone numbers for police, fire, plumbing, mechanical, electrical and/or structural engineers will be maintained;
 - C. Daily Inspections. Maintenance and management staff will walk the property twice monthly.
 - D. Annual Inspections. Maintenance and management staff will conduct a routine maintenance inspection annually.

Landscaping

- C34. Owner/Operator shall maintain landscaping and irrigation in a healthy and serviceable condition.
- C35. Applicant shall irrigate and landscape front and street side setback areas.
- C36. Continuous 6 inch high, 6 inch wide, concrete curbing shall be provided around all planter areas within or adjacent to parking lots and driveways.
- C37. Tree shading (50 percent of paved parking areas) shall be provided in accordance with Zoning Ordinance requirements (carports count toward shading requirements).
- C38. Landscaping shall be provided to screen ground-mounted mechanical equipment, backflow preventers, transformers, and other similar appurtenances to the satisfaction of the Planning Director.

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C39. No more than 25 percent of the trees in the landscape setback along Calvine Road and Franklin Boulevard may be evergreens. The remaining trees must be deciduous varieties subject to Planning staff approval.

Exterior Lighting

C40. Owner/Operator shall maintain lighting levels 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 project during the same hours.

C41. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

C42. Each building address number shall be illuminated.

Trash Enclosures/Solid Waste

C43. 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.

C44. The trash enclosure structure shall have heavy gauge metal gates and be 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.

C45. The trash enclosure facility shall be designed to allow walk-in access by residents without having to open the main enclosure gates.

C46. The trash enclosure facility shall be screened with landscaping, including shrubs.

C47. 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.

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- C48. The applicant shall divert construction waste. The applicant should plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery.

Public Works

- C49. Construct standard frontage improvements on Franklin Boulevard and Calvine Road per City Codes and standards and to the satisfaction of the Department of Public Works. Franklin Boulevard shall have a separated sidewalk.
- C50. Construct standard driveways on all entrances to and from the site from Franklin Boulevard and Calvine Road. The construction of said driveways shall be per City Codes and standards and to the satisfaction of the Department of Public Works.
- C51. Dedicate sufficient right-of-way (approximately 3.5 feet) on Franklin Boulevard to be consistent with the new standards for a 4 lane arterial.
- C52. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.
- C53. Dedicate 5 feet on Calvine Road for a future proposed bike lane.
- C54. Dedicate a 12.5-foot public utility easement (PUE) adjacent to all public roadways.
- C55. Access on Franklin Boulevard shall be right-in and right-out only.
- C56. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition
- C57. The northern most driveway on Franklin Boulevard shall be for emergency exit only. The gate at that driveway shall be equipped with a Knox lock to the satisfaction of the Fire Department.
- C58. All gates shall be constructed a minimum of 20 feet behind the right-of-way and shall swing inward into the site (if not a sliding gate).

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- C59. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards. The applicant shall replace/repair the handicapped ramp located at the north-east corner of the intersection of Franklin Boulevard and Calvine Road if found to be non-ADA compliant. The applicant is also responsible for upgrading the receiving end of said ramp across Calvine Road. The reconstruction of said ramps (if needed) shall be to the satisfaction of the Department of Public Works.
- C60. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- C61. 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.
- C62. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P01-126).

Utilities

Water

- C63. Only one domestic water service per parcel will be allowed. Any new domestic water services shall be metered.
- C64. Multiple fire services are allowed per parcel and may be required.

Sewer

- C65. The proposed project is located within the Sacramento County Sanitation District No. 1. Meet all County Sanitation District requirements. (Call 875-6820)

Drainage

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C66. 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. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities. Depending upon the need to mitigate peak flows, an on-site detention facility may be required. All detention facilities shall be designed for dual purpose (flood control and water quality), where possible.

Grading and Water Quality

- C67. 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 on site and off-site improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- C68. 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. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C69. 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 (e.g. vegetated swale, media filtration, water quality pond) are required. **On-site treatment control measures are also required and may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures and recommended on-site control measures.
- C70. 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

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Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be 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 that 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.

Advisory notes

- C71. 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 on-site domestic, irrigation and fire suppression systems.
- C72. The proposed project is designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs). Within the X zone, there are no requirements to elevate or flood proof.

Public Works, Electrical

- C73. There is an existing street lighting system in the project area. Improvements to the right-of-way may require modifications to the existing system.

Building

The following comment is a code requirement and can be waived only by the Construction Codes Advisory Appeals Board:

- C74. First floor units shall be handicap accessible per UBC Chapter 11A.

County Sanitation District 1

- C75. Connection to the public sewer system shall be required to the satisfaction of County Sanitation District 1.

Advisory note:

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C76. 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.

Fire

C77. Fire apparatus access: Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1

C78. Fire hydrant systems: Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2

C79. 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

C80. Fire-protection equipment and fire hydrants: Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3

C81. Dimensions: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1

C82. Surface: Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fireflow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2

C83. Turning radius: The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3

C84. 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

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DATE ADOPTED: _____ 6/18

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

- C85. 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
- C86. Fire service: The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1
- C87. 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 Joyce Pilgrim with the Department of Utilities at 264-1430, for flow test required for sprinkler submittal.
- C88. 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
- C89. Gated system: Shall be reviewed by fire single gate 20' clear width, dual gate 16' each side.
- C90. All egress gates shall have Knox and the community building shall have a Knox box. The fire panel shall be in the community building.
- C91. Hydrants shall have 300' average hydrant spacing and Fire Department connections (FDCs) shall have a hydrant within 35 feet.

Police

- C92. The applicant shall post the property "No Trespassing" and sign an agreement with

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RESOLUTION NO.: _____

DATE ADOPTED: _____

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the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and in the Police Department.

- C93. 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.
- C94. No public telephones shall be installed at the site.
- C95. No public pay telephones shall be maintained on the exterior of the premises.
- C96. Project lighting shall be provided as follows: 1.5 footcandles of minimum maintained illumination per square foot of parking space during business hours and .25 footcandles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, etc., from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant.
- C97. All illegal activities observed on or around the property shall be promptly reported to the Police Department.
- C98. Decorative planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project.

Sacramento Air Quality Management District

- C99. District Rule 403 - Fugitive Dust will apply during the construction phase(s) of this project. For further information regarding this rule, the applicant may wish to contact the District main office at (916) 386-6650.
- C100. During the construction phases(s) of the project, we recommend the use of reduced-emission diesel-powered heavy-duty off-road equipment. Such equipment is now available, and will significantly reduce ozone-forming emissions from the construction phases of the project, and is increasingly becoming available to contractors. The applicant/developer should be encouraged to award contracts to companies utilizing such equipment.
- C101. Since the project area is currently served by SMUD, we recommend that portable electric equipment be powered by available electricity instead of gasoline or diesel-powered generators.

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DATE ADOPTED: _____

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D. Special Permit: The Special Permit for a gated development in the R-2B-R zone is hereby approved subject to the following conditions:

- D1. Pedestrian gates shall be provided at the locations indicated on Exhibit 11.
- D2. Gate controller hardware shall be designed to allow 24 hour a day, seven day a week access to emergency personnel, public works and utility service providers, mail and parcel delivery services and cable providers.
- D3. Anti-directional devices shall not be permitted.

Public Works

- D4. Access on Franklin Boulevard shall be right-in and right-out only.
- D5. The northern most driveway on Franklin Boulevard shall be for emergency exit only. The gate at that driveway shall be equipped with a knox lock to the satisfaction of the Fire Department.
- D6. All gates shall be constructed a minimum of 20 feet behind the right-of-way and shall swing inward into the site (if not a sliding gate).
- D7. 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.

MAYOR

ATTEST:

CITY CLERK

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DATE ADOPTED: _____

2018 21

**SACRAMENTO PINES APARTMENTS PROJECT
MITIGATION MONITORING PLAN**

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

PROJECT DESCRIPTION

Project Name: Sacramento Pines Apartments Project

Contact Person: Julie Sontag, Project Manager

Planning and Building Division
1231 I Street, Suite 300
Sacramento, CA 95814
(916) 264-5691

Project Location

The project site is located at the northeast corner of Calvine Road and Franklin Boulevard in City of Sacramento's South Sacramento Community Plan Area. The project site is bordered by single family residential housing to the north, Franklin Boulevard and undeveloped land to the west, single family housing to the east and Calvine Road and single family housing to the south.

Project Description

The project, if approved, would allow for the construction of a two and three-story 168-unit apartment complex. The project totals approximately 161,773 square feet of building space. Parking would be contained on-site.

MITIGATION MONITORING PLAN

Introduction

The California Environmental Quality Act (CEQA) requires review of any plan or project that could have significant adverse effects on the environment. In 1988, CEQA was amended to require reporting on and monitoring of mitigation measures adopted as part of the environmental review process. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the Proposed Project.

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RESOLUTION NO.: _____

DATE ADOPTED: _____ 22

Mitigation Measures

The mitigation measures are taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

MRP Components

The components of each monitoring form are addressed briefly, below.

Mitigation Measure: All mitigation measures that were identified in the Initial Study are presented, and numbered accordingly. The mitigation measures are presented by topic (e.g., Air Quality).

Implementing Responsibility: This item identifies the entity that will undertake the required action.

Monitoring Responsibility: This item identifies the entity that will monitor the required action.

Compliance Standards: This item identifies the specific actions that are required in each mitigation measure.

Timing: Each action must take place prior to the time at which a threshold could be exceeded. Implementation of the action must occur prior to or during some part of approval, project design or construction, or on an ongoing basis. The timing for each measure is identified.

Verification of Compliance: The individual assigned to assure compliance with identified mitigation measures will initial the form when the measure has been successfully implemented. The individual assigned to assure compliance will date the form when the measure has been successfully implemented.

Remarks: The individual assigned to assure compliance can include remarks concerning the implementation of the mitigation measure. At no time is it acceptable to remark that the implementation of the mitigation measure is/was unsuccessful.

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DATE ADOPTED: _____

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MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
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4.4 WATER

1. If the drainage study conducted for the Proposed Project determines that the project would result in the exceedance of the capacity of the existing drainage system, then the project applicant shall create a detention basin of appropriate size to ensure drainage from the project site does not exceed the capacity of the surrounding drainage system. The detention basin may be landscaped to prevent aesthetic impacts on the area.

Applicant

City Planning and Building Department

Measure shall be reflected on the final construction plans for the project.

Measure shall be reflected on construction plans prior to receipt of building permit.

4.7 BIOLOGICAL RESOURCES

- 2.
- a. If construction activities are to occur during the nesting season (approximately February-September), pre-construction surveys for nesting white-tailed kite and other raptor species shall be conducted by a qualified biologist within 500 feet of the proposed project site. If active nests are identified in these areas, the California Department of Fish and Game shall be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include the establishment of buffers and biological monitoring.
 - b. If construction activities are to occur during the nesting season, pre-construction surveys for active Swainson's hawk nests shall be conducted by a qualified biologist between March 1 and June 30 to identify any active nest sites within ¼ mile of the project site. If active nests are identified in these areas the California Department of Fish and Game shall be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include

Applicant

City Planning and Building Department

Measures a and b: Applicant shall provide City Planning and Building Department with pre-construction survey results conducted by a qualified biologist if construction activities are to occur during the nesting season.

Measures shall be implemented prior to the issuance of demolition/grading permit.

Applicant shall provide City Planning and Building Department with copy of CDFG consultation and avoidance measures if active nests are identified.

Measure c: Applicant shall provide City Planning and Building Department with verification of compensatory

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DATE ADOPTED:

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Page 3
June 12, 2003

MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
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- the establishment of buffers and biological monitoring.
- c. The project applicant shall purchase compensatory Swainson's hawk foraging habitat at a 1:1 ratio from an approved mitigation bank or develop other arrangements acceptable to the California Department of Fish and Game prior to project development.
 - d. A pre-construction survey for burrowing owls shall be conducted by a qualified biologist within the 30 days prior to construction activities to establish the status of this species on the project site. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed. If burrowing owls are detected within approximately 500 feet of the proposed project site, the California Department of Fish and Game shall be consulted to develop measures to avoid "take" of this species prior to the initiation of any construction activities.
 - e. If construction activities are to occur during the nesting season, pre-construction surveys for active migratory bird nests within the proposed project site shall be conducted by a qualified biologist. If active migratory birds nests are identified within proposed construction areas, the U.S. Fish and Wildlife Service shall be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities.

Swainson's hawk foraging habitat purchase and verification of CDFG approval of mitigation.

Measure d: Applicant shall provide City Planning and Building Department with pre-construction survey results conducted by a qualified biologist.

Applicant shall provide City Planning and Building Department with CDFG consultation and avoidance measures if western burrowing owls are identified.

Measure e: Applicant shall provide City Planning and Building Department with pre-construction survey results conducted by a qualified biologist if construction activities are to occur during the nesting season.

Applicant shall provide City Planning and Building Department with copy of USFWS consultation and avoidance measures if active nests are identified.

FORM # 3-10-03 2/10/03

RESOLUTION NO.: _____
 DATE ADOPTED: _____

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MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
4.10 NOISE					
3. The construction of an 8-foot tall solid noise barrier at the locations shown on Figure 4-9 of the Sacramento Pines Apartments Initial Study would reduce future Franklin Boulevard traffic noise levels to within compliance of the Sacramento 60 dB Ldn exterior noise level standard.	Applicant	City Planning and Building Department	Measure shall be reflected on the final construction plans for the project.	Measure shall be reflected on construction plans prior to receipt of building permit.	
4. To reduce future Franklin Boulevard traffic noise levels to 45 dB Ldn or less within those units, windows from which Franklin Boulevard is visible will have a minimum Sound Transmission Class Rating (STC) of 30. In addition, mechanical ventilation (air conditioning) will be included to allow occupants to close doors and windows as desired for acoustical isolation.	Applicant	City Planning and Building Department	Place note on construction documents, including plans and specifications.	Measure shall be reflected on construction plans prior to receipt of building permit.	
4.10 CULTURAL RESOURCES					
5. a. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level. b. Pursuant to State Health and Safety Code §7050.5(c) and State Public Resources Code §5097.98, If human bone or bone of unknown origin is found during construction, all	Applicant	City Planning and Building Department	Implementation of measure in the field prior to and during operation.	Measures shall be implemented in the field during grading and construction activities.	

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RESOLUTION NO.:

DATE ADOPTED:

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Page 27
 3 June 12, 2003

MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
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work shall stop in the vicinity of the find and the Sacramento County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for reinterment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been implemented.

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Item # 3
 pg 28
 June 12, 2003

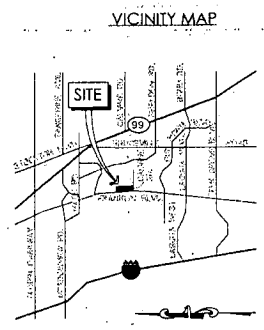
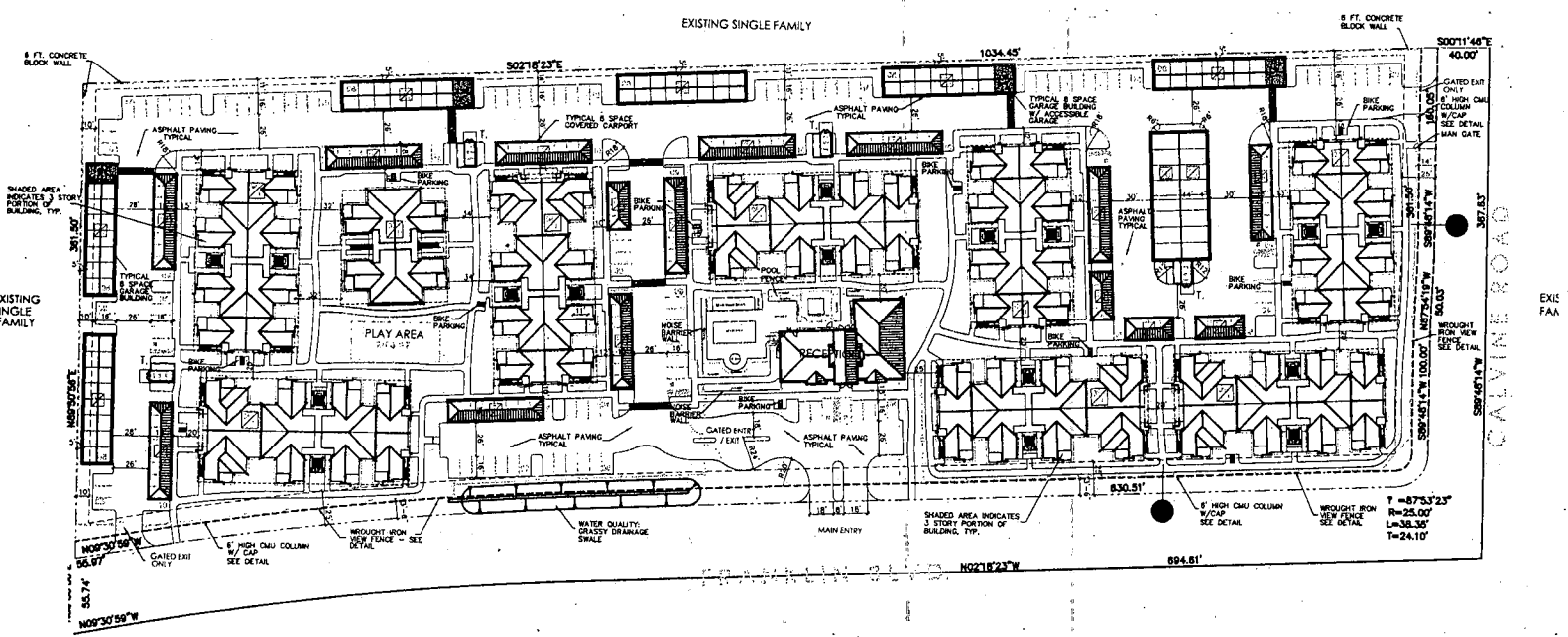
RESOLUTION NO.:

DATE ADOPTED:

12-1-03

028

1000 # 0
 Date: 12, 2003
 Site Plan
 Page 2



PROJECT DATA

APPLICANT: SACRAMENTO PINES, LLC
 2001 SW BIRCH, SUITE # 1
 NEWPORT BEACH, CA 92660
 TEL: 949-851-4383

ASSESSOR PARCEL NUMBER: 124-0100-010-010

ZONING: R-10
 R-10 (20 PLEX)
 R-10 (20 PLEX)
 R-10 (20 PLEX)

LOT DENSITY: 100 UNITS PER ACRE

LOT COVERAGE: 100%

PARKING: 100 SPACES

BICYCLE PARKING: 10 SPACES

BUILDING TYPE	QTY.	1 BD	2 BD	3 BD	TOTAL
I (20 PLEX)	5	4 (20)	12 (60)	4 (20)	100
II (20 PLEX)	3	8 (24)	12 (36)	-	60
III (8 PLEX)	1	-	8 (8)	-	8
GROSS TOTAL	9	44	104	20	168

UNIT DATA:	1 BD	1 BTH	2 BD	1 BTH	3 BD	2 BTH
UNIT A	869 S.F.					
UNIT B	879 S.F.					
UNIT C	1,245 S.F.					
(PATIO-BALCONY)	41 S.F.					
(STORAGE)	16 S.F.					
GROSS TOTAL	728 S.F.					

BUILDING SIZE, TYPE I: (GROSS)	18,332 S.F.
x 5 BUILDINGS	91,660 S.F.
BUILDING SIZE, TYPE II: (GROSS)	17,040 S.F.
x 3 BUILDINGS	51,120 S.F.
BUILDING SIZE, TYPE III: (GROSS)	7,488 S.F.
x 1 BUILDING	7,488 S.F.
RECEPTION BLDG.	4,213 S.F.
GRAND TOTAL S.F. OF PROJECT	159,481 S.F.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY IS LYING AND BEING IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL A, AS SAID PARCELS ARE SHOWN ON THE NORTHWEST QUARTER SECTION 21 T. 7N. 1 E. MERIDIAN, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 10, PAGE 25.

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RESOLUTION NO.:

DATE ADOPTED:

Sacramento Pines

Sacramento, California

P01-126
 REVISED
 Received 4-1-03

Site Plan

DEVELOPED BY:
 SACRAMENTO PINES, LLC.

Scale: 1:40

Date: April 1, 2003
 Project Number: 202020



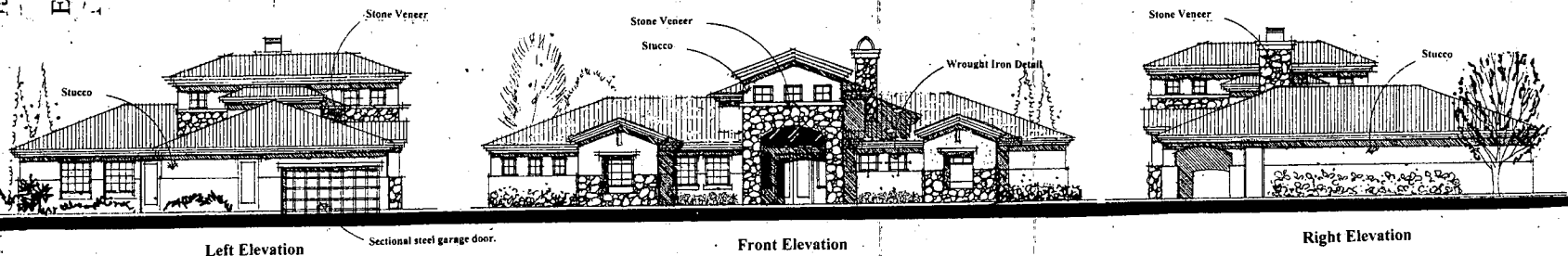
PERLMAN ARCHITECTS OF CA, INC
 20101 SW BIRCH, SUITE # 1
 NEWPORT BEACH, CA 92660
 949 851-8200 949 851-4383 (F)

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Item # 1 Date 12, 2002

Elevations: Recreation Center
Page 30

P01-126
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Note: All Overhangs at hips are @ 24" and @ gables 12"



Rear Elevation

Recreation Center

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RESOLUTION NO.:

DATE ADOPTED:

29

Sacramento Pines

Sacramento, California

Conceptual Exterior Elevations

DEVELOPED BY:
SACRAMENTO PINES, LLC.

Scale: 1/8"=1'

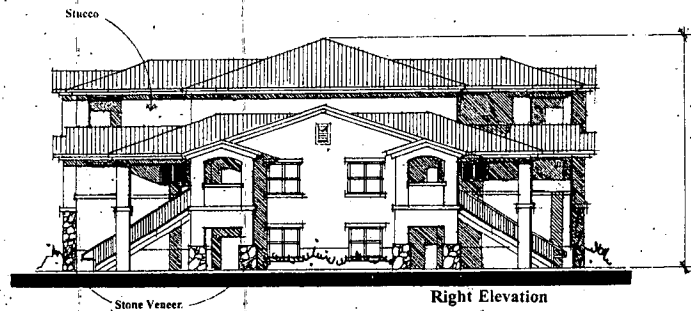
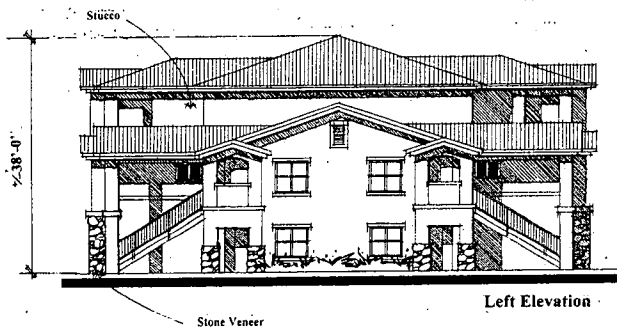
Date: May 5, 2003
Project Number: 202020



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949 851-8200 949 851-4383 (F)

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12.2003
 Elevations: Building Type I



Note: All Overhangs at hips are @ 24" and @ gables 12"

Sacramento Pines

Sacramento, California

Building Type I

Conceptual Exterior Elevations

DEVELOPED BY:
 SACRAMENTO PINES, LLC.

Scale: 1/8" = 1'

Date: May 22, 2003
 Project Number: 202020

Perlman
 ARCHITECTS
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 20101 SW. BIRCH, SUITE # 140
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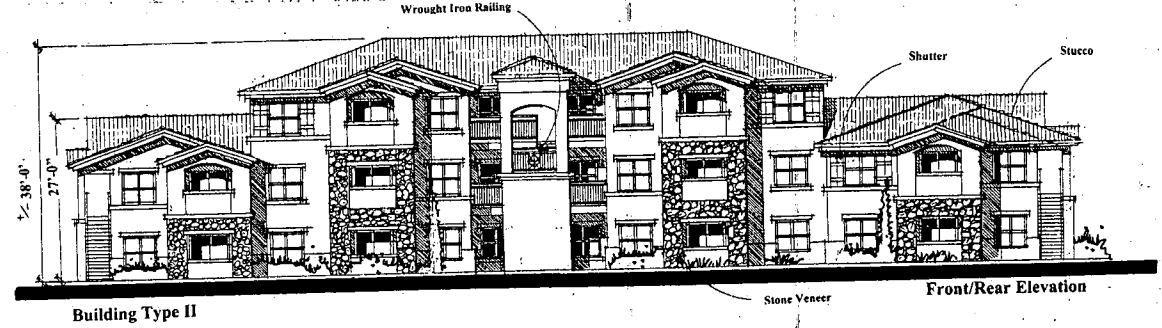
DATE ADOPTED:

30

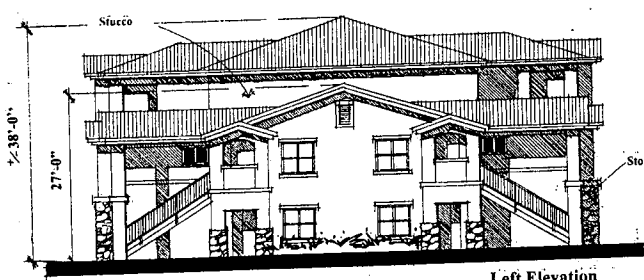
POI-126 Revised
 Received 5-21-03

June 12, 2003

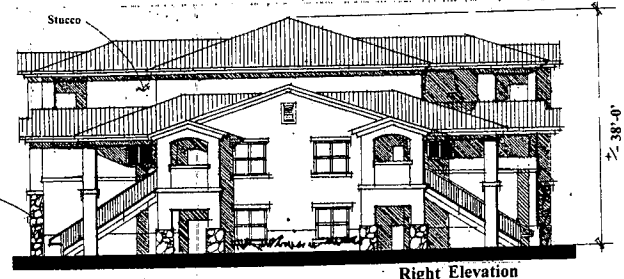
Elevations: Building Types II & III



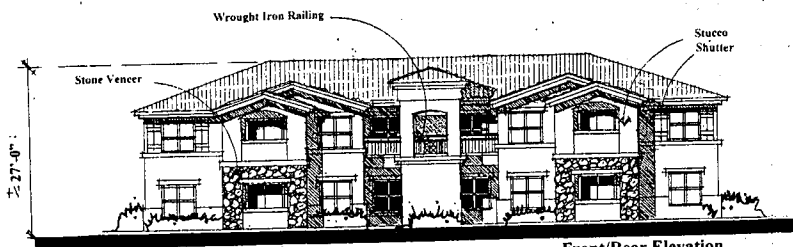
Building Type II



Left Elevation

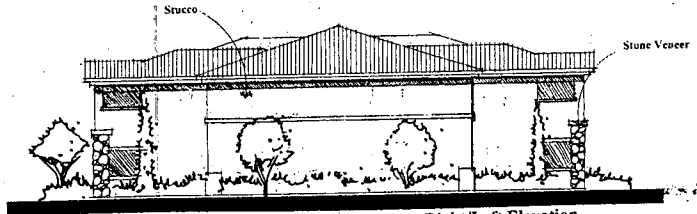


Right Elevation



Building Type III

Front/Rear Elevation



Right/Left Elevation

Note: All Overhangs at hips are @ 24" and @ gables 12"

Sacramento Pines

Sacramento, California

Building Type II & III

Conceptual Exterior Elevations

DEVELOPED BY:
SACRAMENTO PINES, LLC.

Scale: 1/8" = 1'

Date: May 22, 2003
Project Number: 202020



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949 851-8200 949 851-4583 (F)

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DATE ADOPTED:

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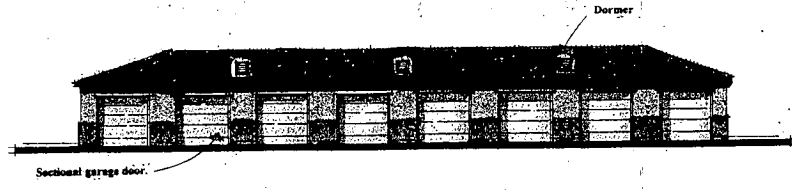
POI-126 Revised
Received 5.27.03



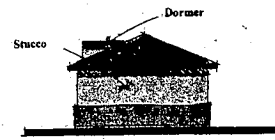
8 Car Garage Front / 8 Car Garage Rear Elevation



Side Elevation



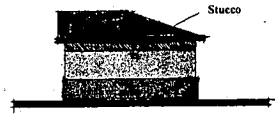
8 Car Garage Front Elevation / with Dormer



Side Elevation



8 Car Garage Front Elevation / with Gable



Side Elevation



Typ. 8 Car Covered Carport



Side Elevation



Typ. 4 Car Covered Carport

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DATE ADOPTED: _____

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Sacramento Pines

Sacramento, California

Conceptual Garage & Carport Elevations

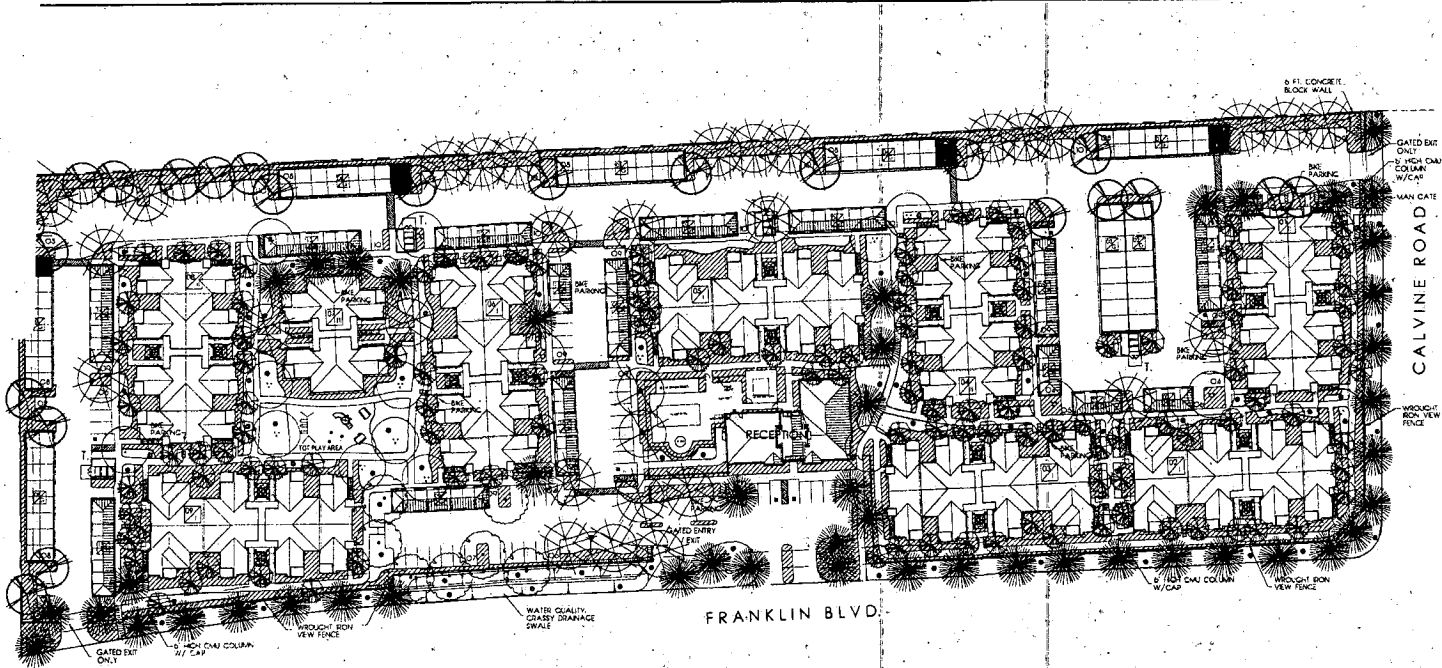
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 SACRAMENTO PINES, LLC.

Scale: 1/8" = 1'

Perlman
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 20101 SW BIRCH, SUITE # 7
 NEWPORT BEACH, CA 92660
 949 851-8200 949 851-4383

Date: May 5, 2003
 Project Number: 202020

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PLANT LEGEND

SYMBOL BOTANICAL NAME COMMON NAME SIZE

TREES		
	<i>Quercus agrifolia</i>	Coast live oak 24" box
	<i>Cinnamomum camphora</i>	Camphor tree 24" box
	<i>Platanus a. 'Bloodgood'</i>	Bloodgood sycamore 24" box
	<i>Koelreuteria paniculata</i>	Golden rain tree 24" box
	<i>Pinus edulis</i>	Mondel pine 24" box
	<i>Callistemon viminalis</i>	Weeping bottlebrush 15 gallon
	<i>Brachycthon populineum</i>	Bottle tree 15 gallon
	Lagerstroemia species	Crape myrtle 15 gallon
	<i>Pinus canariensis</i>	Canary island pine 15 gallon
	<i>Podocarpus gracillior</i>	Fern pine 15 gallon
	<i>Pyrus kawakami</i>	Evergreen pear 15 gallon
	<i>Rhus lancea</i>	African sumac 15 gallon
	<i>Magnolia grandiflora</i>	Southern Magnolia 36" box

Indicates Marathon Sod

Indicates *Gazania leucoleuca* 'Yellow' planted from flats at 12" on center with a 2" layer of mulch

Indicates 30" high hedge screen of *Ligustrum Texanum* - Texas privet

SHRUBS - 1 & 5 gallon sizes

	<i>Agapanthus africanus</i>	Lily-of-the-nile
	<i>Abelia 'Edward Goucher'</i>	Abelia
	<i>Baccharis 'Centennial'</i>	Centennial Coyote bush
	<i>Buxus japonica</i>	Japanese boxwood
	Euonymus species	Euonymus
	<i>Euryops viridifolius</i>	Green-leaved daisy
	Hemerocallis species	Daylily
	Juniperus species	Junipers
	Lantana species	Bush lantana
	<i>Ligustrum Texanum</i>	Texas privet
	<i>Dietes bicolor</i>	Fortnight lily
	<i>Muhlenbergia 'Regal Mist'</i>	Deer grass
	<i>Nandina domestica</i>	Heavenly bamboo
	<i>Philodendron 'Fraseri'</i>	Philodendron
	Pittosporum species	Mock orange
	Pyracantha species	Fire thorn
	Raphiolepis species	Indian hawthorne
	<i>Rosmarinus species</i>	Rosemary
	Stralitzia species	Bird of paradise
	<i>Trachelospermum j.</i>	Star jasmine
	Viburnum species	Viburnum
	Xylosma species	Xylosma

VINES - 1 & 5 gallon size

	<i>Parthenocissis tricuspidata</i>	Boston ivy
	<i>Distictis 'Rivers'</i>	Red trumpet vine
	<i>Ficus repens</i>	Creeeping fig
	<i>Cyrtosoma callistegioides</i>	Violet trumpet vine
	<i>Maccladyena unguis-cati</i>	Yellow trumpet vine

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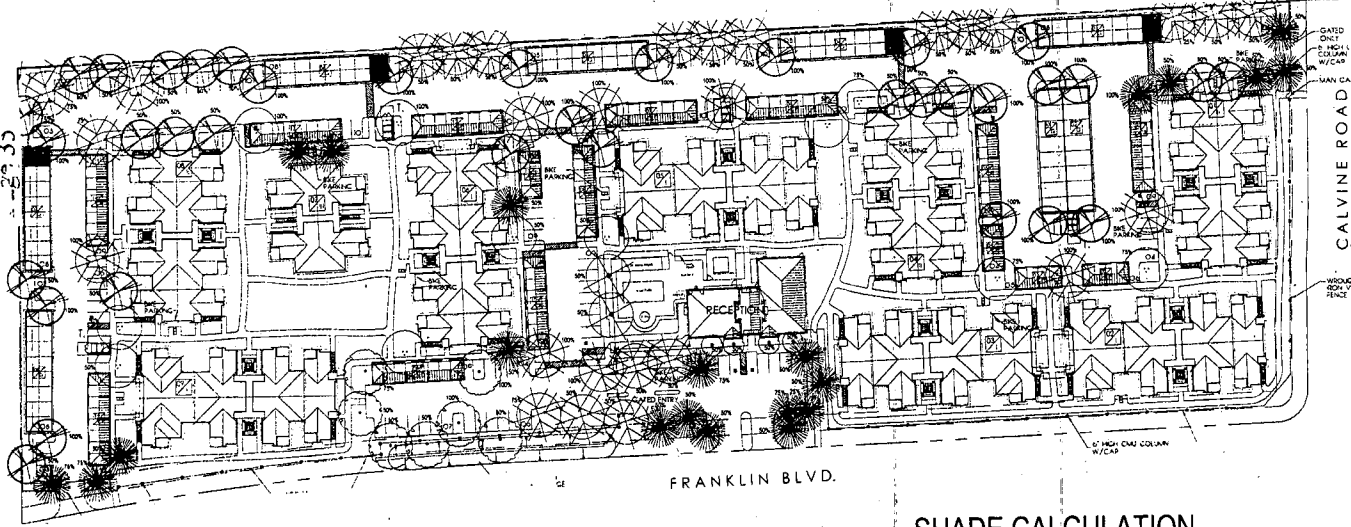
MILLENNIUM DESIGN ASSOCIATES, INC. LANDSCAPE ARCHITECTS
2225 SOUTH PARKWAY, SUITE 200
COSTA MESA, CALIFORNIA 92626
TEL: 714.440.1111 FAX: 714.440.1112

PRELIMINARY LANDSCAPE PLAN

SACRAMENTO PINES RENTAL COMMUNITY
FOR CITY CLERK USE ONLY

DATE: 5/12/03
SCALE: 1" = 10'-0"

RESOLUTION NO.:
DATE ADOPTED:



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TREE DIA.	PLANTER SIZE
TREES					
	Quercus agrifolia	Coast live oak	24" box	35"	6'
	Cinnamomum camphora	Camphor tree	24" box	35"	8'
	Platanus a. 'Bloodgood'	Bloodgood sycamore	24" box	35"	8'
	Koelreuteria paniculata	Golden rain tree	24" box	30"	5'
	Pinus elderica	Mondel pine	24" box	30"	6'
	Magnolia grandiflora	Southern Magnolia	36" box	35"	8'
	Lagerstroemia species	Crape myrtle	15 gallon	20"	4'

SHADE CALCULATION

35' DIAMETER TREES	SUB-TOTAL
12 trees x 962 sq ft (100%) = 11,544 sq ft	
7 trees x 722 sq ft (75%) = 5,054 sq ft	
27 trees x 481 sq ft (50%) = 12,987 sq ft	
0 trees x 240 sq ft (25%) = 0 sq ft	29,585 sq ft

30' DIAMETER TREES	SUB-TOTAL
18 trees x 707 sq ft (100%) = 12,726 sq ft	
6 trees x 530 sq ft (75%) = 3,180 sq ft	
29 trees x 354 sq ft (50%) = 10,266 sq ft	
1 trees x 177 sq ft (25%) = 177 sq ft	26,349 sq ft

20' DIAMETER TREES	SUB-TOTAL
0 trees x 314 sq ft (100%) = 0 sq ft	
0 trees x 236 sq ft (75%) = 0 sq ft	
4 trees x 157 sq ft (50%) = 626 sq ft	
0 trees x 79 sq ft (25%) = 0 sq ft	626 sq ft
TOTAL	56,560 sq ft

PARKING/DRIVEWAY AREA = 95,812 sq ft

TREE SHADE AREA DIVIDED BY PARKING/DRIVEWAY AREA
 56,560 sq ft = 59% SHADE COVERAGE
 95,812 sq ft

ADDITIONAL SHADED AREA - COVERED CARPORTS = 16,302 sq ft

TREE SHADING PLAN

SACRAMENTO PINES RENTAL COMMUNITY
 SACRAMENTO, CALIFORNIA

MILLENNIUM DESIGN
 ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 1220 N. STREET
 SACRAMENTO, CALIFORNIA 95811-1114
 (916) 441-1114

FOR CITY CLERK USE ONLY

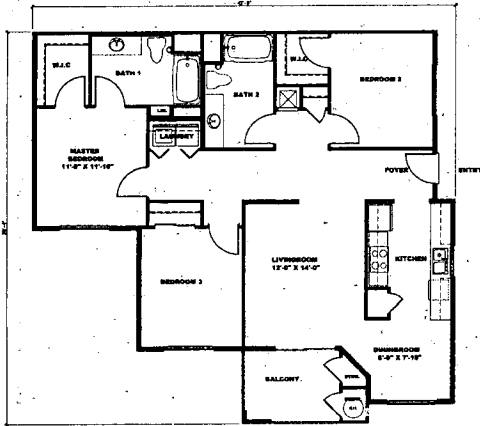
RESOLUTION NO.:

DATE ADOPTED:

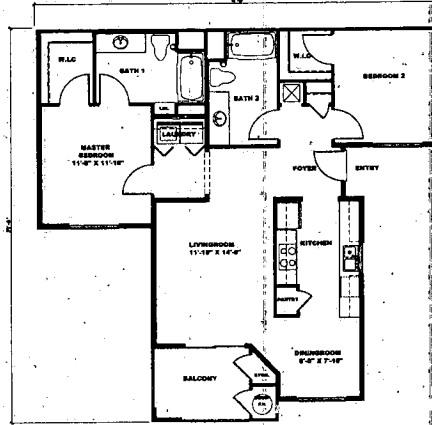
34

3
 Exhibit 1K - Floor Plans
 33

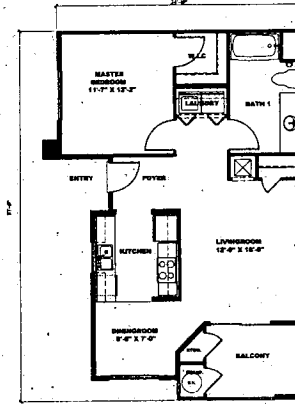
P01-126
 REVISED
 RECEIVED 5/12/03



3 BED/2 BATH
 UNIT C
 1257 S.F. LIVABLE



2 BED/2 BATH
 UNIT B
 1056 S.F. LIVABLE



1 BED/1 BATH
 UNIT A
 720 S.F. LIVABLE

Exhibit 1J - Floorplans
 Item # 4, May 22, 2003
 39
FOR CITY CLERK USE ONLY

RESOLUTION NO.:

DATE ADOPTED:

37

Sacramento Pines

Sacramento, California

Floor Plans

DEVELOPED BY:
 SACRAMENTO PINES, LLC.

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

Perlman
 ARCHITECTS

PERLMAN ARCHITECTS OF CA, INC.
 20101 SW. BIRCH, SUITE # 14
 NEWPORT BEACH, CA 92660
 949 851-8200 949 851-4383 (F)

Date: May 5, 2003
 Project Number: 202020

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INCLUSIONARY HOUSING PLAN

For the

SACRAMENTO PINES

Introduction

Sacramento LLC is the owner and developer (the "Developer") of certain real property in the City of Sacramento known as Sacramento Pines (the "Development Project") on which it proposes to build on 10.22+ Gross acres, located at the Northeast Corner of Calvine Road and Franklin Blvd., a 168 unit multi family residential development, in the South Sacramento Community Plan area. Discretionary entitlements requested for the project include a:

- Negative Declaration;
- Mitigation Monitoring Plan; and
- Plan Review

Proposed Inclusionary Housing Plan

The Development Project is subject to the requirements of the Mixed Income Housing Ordinance, City of Sacramento City Code Chapter 17.190 which requires that ten percent (10%) of the units in a residential development project be affordable to very low income households and five percent (5%) to low income households (the "Inclusionary Requirements" and "Inclusionary Units").

A very low income household is one that is restricted to occupancy by households with incomes that, at the time of occupancy, do not exceed fifty percent (50%) of the Sacramento area median income (including utility allowance), adjusted for family size. Rents for these units shall not exceed one twelfth of thirty percent (30%) of fifty percent (50%) of the Sacramento area median income, adjusted for family size.

A low income household is one that is restricted to occupancy by households with incomes that, at the time of occupancy, do not exceed eighty percent (80%) of the Sacramento area median income (including utility allowance), adjusted for family size. Rents for these units shall not exceed one twelfth of thirty percent (30%) of eighty percent (80%) of the Sacramento area median income, adjusted for family size.

Pursuant to the City Code Section 17.190.110 (B), an Inclusionary Housing Plan ("Plan") setting forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the Residential Development must be approved prior to or concurrent with the approval of legislative, or as applicable in this case, adjudicative entitlements for the Project. This document constitutes that Plan; and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary Requirement. All future approvals for the Project shall be consistent with this Inclusionary Housing Plan.

The Inclusionary Requirement for the Residential Project will be set forth in more detail in the Inclusionary Housing Agreement executed by the Developer and the Sacramento Housing and Redevelopment Agency ("SHRA ") and recorded against the Development Project site. The Inclusionary Housing Agreement will describe with particularity the site, building schematics and size of the Inclusionary Units, pursuant to Section 17.190.110 C. The Inclusionary Housing Agreement shall be consistent with this Plan.

The Developer proposes that the Residential Project include 168 multi-family units. Based on this submission, the Inclusionary Requirement is 17 units affordable to very-low income households and 8 units affordable to low income households.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

38

If the project approvals for the Sacramento Pines property decrease or increase the number of residential units, this Plan will be amended to reflect a number equal to five percent (5%) Low Income Units and ten percent (10%) Very Low Income Units of the total residential units in the Sacramento Pines entitlements.

The Inclusionary Component

The 25 Inclusionary Housing Units will be rental apartment units within the overall rental project. The Inclusionary Units will be a mixture of one, two and three bedroom units in proportion to the overall mixture in the project to accommodate diverse family sizes.

The term of affordability for the Inclusionary Housing Units will be a minimum of 30 years from the date of Certificate of Occupancy.

Proposed Phasing/Linkages for Inclusionary Units

- Approval of discretionary entitlements for the Sacramento Pines Apartments will be contingent upon the approval of the Inclusionary Housing Plan.
- The Inclusionary Housing Agreement shall be executed and recorded prior to the issuance of any building permits for the Sacramento Pines Apartments.
- The Inclusionary Units will be developed concurrently with the development of the overall project.

Amendment and Administration of this Inclusionary Housing Plan

This Inclusionary Housing Plan shall be administered by the Planning Director with the advice of the Executive Director of SHRA. The Planning Director may make minor administrative amendments to the text of this Plan as provided in Sacramento City Code section 17.190.030.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

39

P01-126 – SACRAMENTO PINES APARTMENTS

- REQUEST:**
- A. Environmental Determination: Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Plan Review of a proposed 168-unit apartment complex on 10.2+/- gross acres in the R-2B-R zone
 - D. Special Permit for a gated development in the R-2B-R zone
 - E. Inclusionary Housing Plan

LOCATION: Northeastern corner of Calvine and Franklin roads

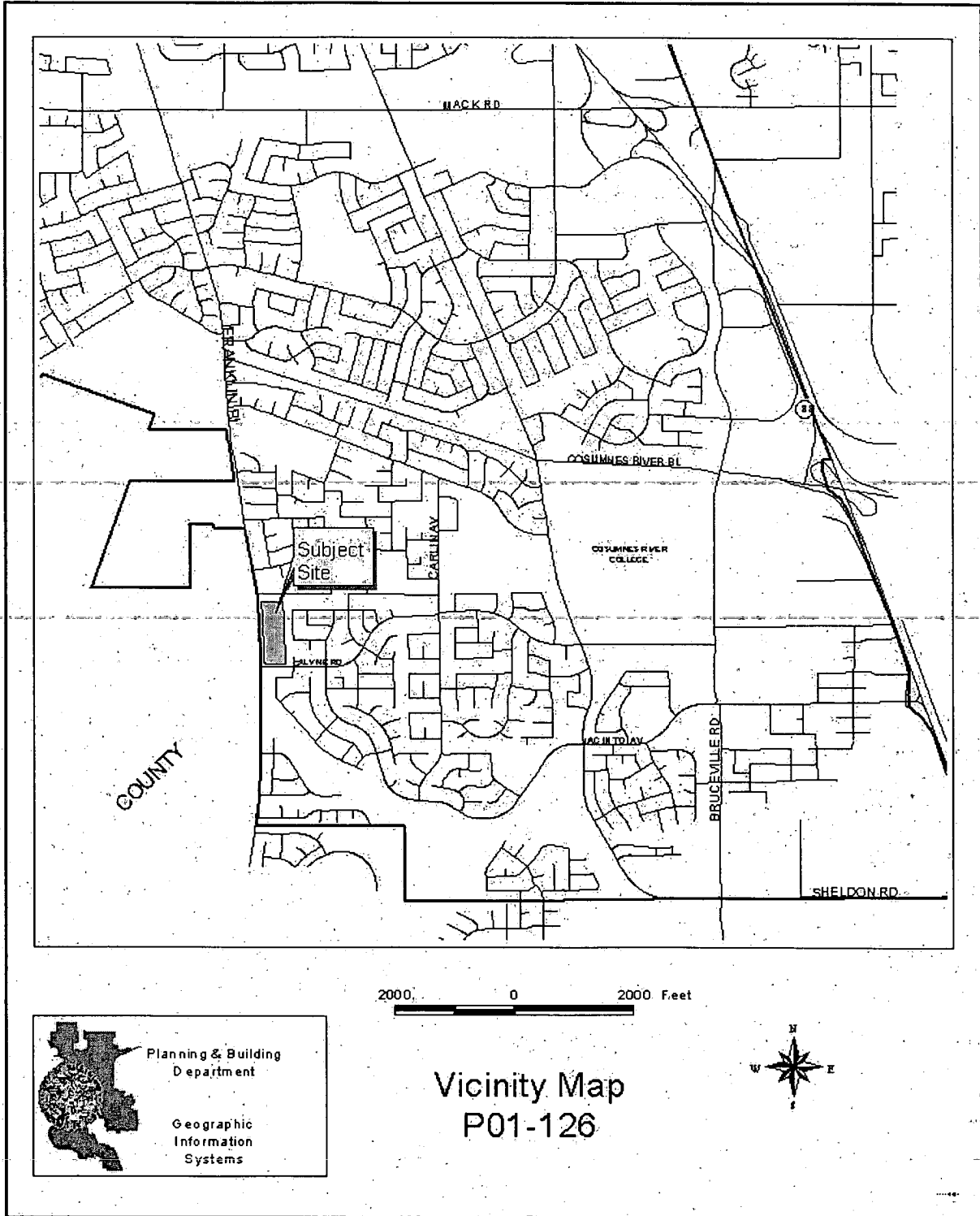
APN: 117-0160-050
South Sacramento Community Plan Area
Council District 8

APPLICANT AND OWNER: Sacramento LLC
Mark Schnippel
2685 South Rainbow Boulevard, Suite 212
Las Vegas, Nevada
(702) 362-8774 x126

APPLICATION FILED: October 3, 2001

APPLICATION COMPLETED: October 3, 2001

STAFF CONTACT: Julie Sontag, Associate Planner, 264-5691



SUMMARY:

The applicant seeks to construct a two- and three-story, 168-unit apartment complex with 281 parking spaces on a +/-10.2-gross acre parcel at the northeastern corner of Calvine and Franklin roads. The parcel is zoned Multifamily Review (R-2B-R) and is therefore subject to Plan Review by the Planning Commission.

RECOMMENDATION:

Staff recommends approval of the project based on the project's consistency with the General Plan, South Sacramento Community Plan, and zoning designation.

PROJECT INFORMATION:

General Plan Designation:	Medium density residential, 16-29 du/na
South Sacramento Community Plan Designation:	Residential, 11-21 du/na
Existing Land Use of Site:	Undeveloped
Existing Zoning of Site:	Multifamily Review (R-2B-R)
Surrounding Land Use and Zoning:	

North:	Standard single-family residential (R-1)
South:	Standard single-family residential (R-1)
East:	Standard single-family residential (R-1)
West:	County (open space)

Property Dimensions:	388' x 1,034'
Property Area:	10.2 gross acres
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:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project is consistent with the General Plan land use designation of residential with 11-21 du/na. It is also zoned for multifamily development (R-2B-R).

B. Site Plan Design and Zoning Requirements

The site is zoned Multifamily (R-2B-R). Apartments are allowed in this zone with a plan review.

1. Setbacks

The required and provided setbacks are shown below.

Setback	Required	Provided
South (front)	25 feet	25 feet
West (side)	25 feet	25 feet
North (rear)	15 feet	15 feet
East (side)	5 feet	11 feet

The project meets all setback requirements. There will be garages in a portion of the rear (northern) setback area, as allowed by zoning code section 17.80.050, which allows a maximum of 33 percent of the surface area of the required rear yard setback to be covered by accessory structures. The proposed garages meet this requirement, and the project therefore complies with all setback requirements.

The project also meets court spacing requirements, which require at least ten or twenty feet between buildings, depending on entrance locations (City zoning code, section 17.60.030). The project also meets height requirements: the maximum height allowed in the R-2B-R zone is 35 feet at the plateline and none of the proposed buildings will exceed this height.

2. Parking and Circulation

The project will provide adequate bicycle and auto parking. Section 17.64.020 of the zoning code states that 1.5 parking spaces per dwelling unit, as well as 1 guest space per 15 units, must be provided. The applicant proposes to construct 168 units; therefore 252 spaces for residents and 11 guest spaces are required, for a total of 263 spaces. The applicant proposes to provide 281. Eight of those spaces will be handicap parking, which exceeds the required number by 2; and 168 of them will be covered. The rest will be uncovered.

The project will also provide adequate bicycle parking spaces. Section 17.64.050 of the zoning code states that one bicycle parking space must be provided for every required 20 off-street vehicle parking spaces. Since 263 spaces are required, the project has been conditioned to provide 13 bicycle parking spaces. The spaces will be dispersed throughout the site and seven of them will be class I facilities.

3. Vehicular Gates

Vehicles will enter the site by using the main entrance on Franklin Boulevard. Visitors will park in spaces near the entrance outside the gate, and residents will go through a gate to park in the garages, carports, or uncovered spaces that will be located throughout the site.

To exit the site, drivers will have two options: the main entrance on Franklin Boulevard; or the exit-only driveway on Calvine Road. There will be an emergency-only driveway on Franklin Boulevard on the northwestern corner of the site. Both of these exits will be gated to prevent vehicles from entering them.

Section 17.76.070 of the Zoning Code outlines the findings the Planning Commission must make in reviewing gated development requests. First, the Commission must find that the project will not impede public access to a public resource or interfere with existing or planned traffic circulation patterns. Staff finds that there is no need for the public to have access across the subject site for any reason. No public trails, roads, or other access routes currently cross the site, nor are any such routes proposed in any City plan or policy. The public must currently travel around the project site's perimeter, and will continue to do so in the future, whether or not the site is gated.

Second, the Commission must find that the project is consistent with City regulations and guidelines relating to the establishment of gated developments. The project meets these guidelines. Third, the Commission must find that the project is consistent with the objective of the general plan, community plan, or other local plan for the area in which the project is to be located, and that fourth, the project will not be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance. The proposed project is consistent with the objective of the General Plan, and is not expected to be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance. Staff therefore supports the applicant's proposal to gate the development.

4. Pedestrian Access and Fencing

The applicant proposes to restrict pedestrian access to the site by fencing it off with a 6-foot wrought iron fence with 6-foot concrete masonry unit columns with caps. **Staff does not support this proposal because it directly contradicts the City's Multifamily Residential Design Principles.**

In the fencing and walls discussion of site design, the Principles state on page 19 that "(t)he establishment of new walled developments or developments which are isolated or barricaded from the surrounding community is discouraged." Walled-off projects are discouraged because

they separate a project from its surrounding community. Fences should be designed as an integrated part of the site, rather than as a separate element, therefore, staff recommends that the proposed 6-foot wrought iron fence be placed between buildings only, and with pedestrian gates as shown in Exhibit 1L, the Proposed Fence and Gate Plan.

5. Landscaping

The parking lot will meet the City's tree shading ordinance. A 25-foot landscape setback has been provided along public street frontages. Trees, shrubbery, and other plants will be planted on the site. The applicant has submitted a landscaping plan, which is attached as Exhibit 1G. Staff finds the plan acceptable, except for the preponderance of pine trees (*pinus elderica*) proposed for the landscape setbacks along Calvine and Franklin roads. The project has therefore been conditioned that no more than 25 percent of the trees in that area may be evergreen. The remaining must be deciduous to provide wintertime sunlight to the nearby apartments and to avoid the visual monotony of having only one type of tree.

C. Site Plan and Building Design

The proposed apartment complex will be located on a +/-10.2 gross acre parcel on the northeastern corner of Calvine and Franklin roads. To the north and east of the site are single-family homes. To the south is Calvine Road, and south of that are more single-family homes. To the west is Franklin Road, and beyond that a buffer area for the County Sanitation facility.

The proposed project consists of ten buildings: one 4,213+/- square foot reception building; one 2-story, eight-unit building; and eight 3-story, 20-unit buildings. The buildings' facades will be of stucco with stone veneer and concrete tile roofs. The colors will be terra cotta and tan, with brown roofs. Balconies will have sliding glass doors, and all other windows will have four lights. The garages will be fully enclosed and have stucco exterior finish, sectional doors, concrete tile roofs, and dormers. Carports will be open to the front and rear and have stucco sides and concrete tile roofs.

The site's northern and eastern perimeters will have ten- and eleven-foot landscaping strips, uncovered parking spaces, and enclosed 8-car garages. As allowed by city zoning code section 17.80.050, the garages will encroach into the rear yard setback by five feet to cover no more than 33 percent of the surface area of the required setback.

D. Inclusionary Housing Plan

The applicant has worked with the Sacramento Housing and Redevelopment Authority (SHRA) to create an inclusionary housing plan that will ensure that 10 percent of the project's units be affordable to very-low income persons and 5 percent be affordable to

low-income persons. SHRA has recommended approval of the plan, which is included as Attachment 4. The May 15, 2003, letter from SHRA indicating its support for the plan is also included as Attachment 3.

PROJECT REVIEW PROCESS:

A. Environmental Determination

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

One comment letter was received regarding the Negative Declaration: Mrs. Doris Bond e-mailed a letter on March 27, 2003. That letter is attached as Attachment 7, and staff's response to the comments is Attachment 8.

B. Public/Neighborhood/Business Association Comments

Project information was routed to the following neighborhood associations:

- North Laguna Creek Neighborhood Association
- Villagers' Neighborhood Association
- Valley Center Neighborhood Association
- Neighbors of Valley Hi Park
- Regency Place Homeowners' Association
- Wood Park Neighborhood Association
- Deerfield/Mesa Grande Neighborhood Association
- Parkway Neighborhood Association
- Center Crossroads Neighborhood Association

The Deerfield/Mesa Grande Neighborhood Association responded that it had no comments on the project. The North Laguna Creek Neighborhood Association and some neighbors of the project have written to the Planning Division, stating their opposition to the proposed project. The writers all object to having apartments built on the site. Their concerns include a lack of nearby parks, loss of privacy from third-story apartments, and potential increases in traffic and crime. Attachments 5, 6, and 7 are letters received regarding the project.

Three community meetings were held regarding this project. As a result of the first two meetings, the applicant made several architectural design changes. However, many neighbors remain opposed to development of the site with apartments.

C. Summary of Agency Comments

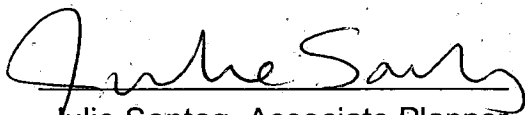
The project has been reviewed by several City Departments and other agencies. The comments have been incorporated as conditions of approval and are listed in the Notice of Decision and Findings of Fact.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, C, D, and E. 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 ratifying the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Plan Review of a proposed 168-unit apartment complex on 10.2+/- gross acres in the R-2B-R zone;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit for a gated development in the R-2B-R zone; and
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Inclusionary Housing Plan.

Report prepared by:


Julie Sontag, Associate Planner

Report reviewed by:


Thomas Pace, Senior Planner

Attachments

Attachment 1 Notice of Decision and Findings of Fact
Attachment 2 Land Use and Zoning Map

P01-126 – SACRAMENTO PINES APARTMENTS

- REQUEST:**
- A. Environmental Determination: Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Plan Review of a proposed 168-unit apartment complex on 10.2+/- gross acres in the R-2B-R zone
 - D. Special Permit for a gated development in the R-2B-R zone
 - E. Inclusionary Housing Plan

LOCATION: Northeastern corner of Calvine Road and Franklin Boulevard.

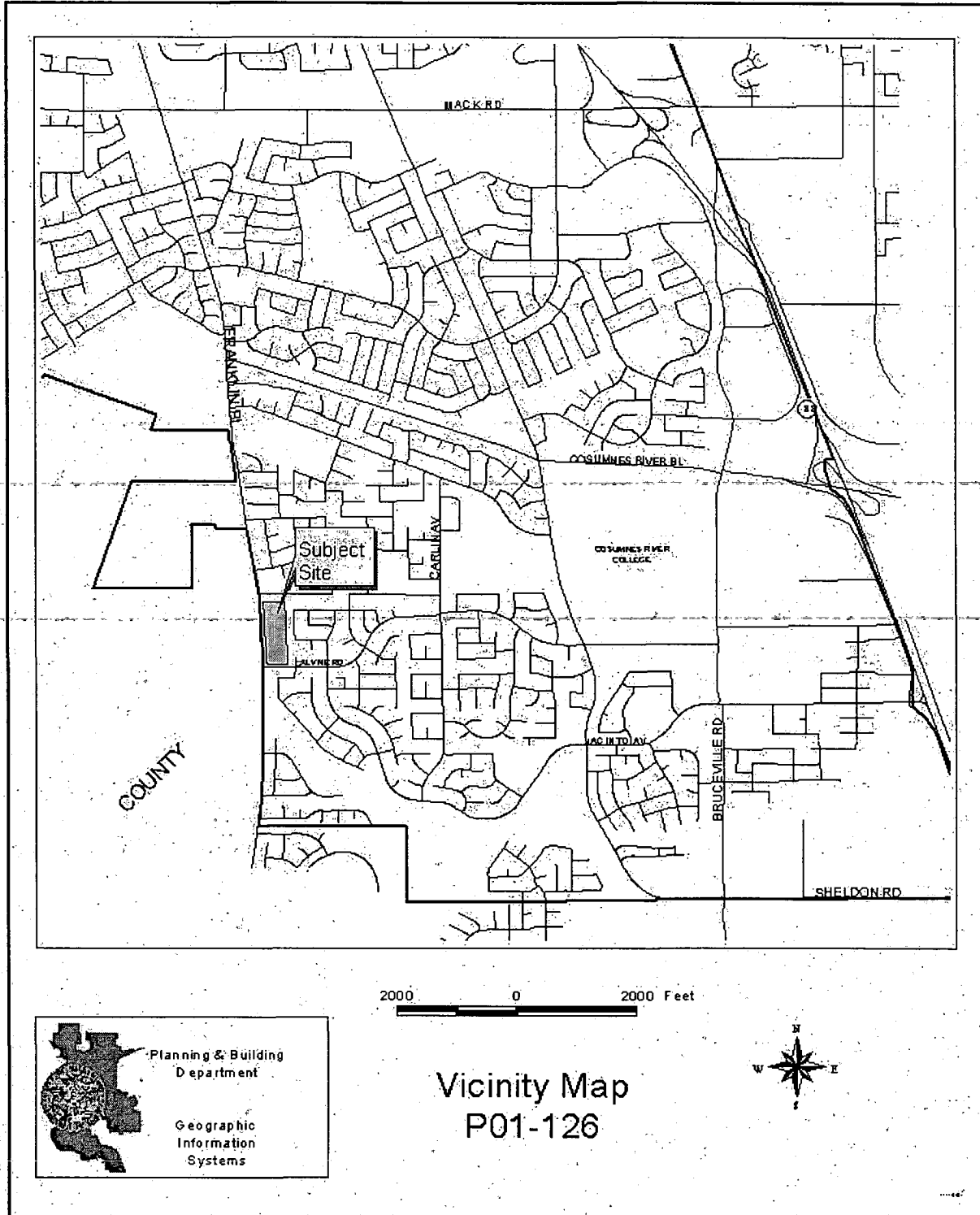
APN: 117-0160-050
South Sacramento Community Plan Area
Council District 8

APPLICANT AND OWNER: Sacramento LLC
Mark Schnippel
2685 South Rainbow Boulevard, Suite 212
Las Vegas, Nevada
(702) 362-8774 x126

APPLICATION FILED: October 3, 2001

APPLICATION COMPLETED: October 3, 2001

STAFF CONTACT: Julie Sontag, Associate Planner, 264-5691



SUMMARY:

This project was heard by the Planning Commission at its May 22, 2003 meeting. At that time, the Commission expressed its support for the project, but directed staff to work with the applicant to reach an agreement on site fencing and to add conditions amounting to a "good neighbor policy" to address neighbors' concerns. The applicant and planning staff have agreed upon good neighbor conditions, and staff has suggested fencing which would address the applicant's reason for seeking to fence off the entire site. However, the applicant does not agree with the staff suggestion and still proposes to fence off the site.

The applicant seeks to construct a two- and three-story, 168-unit apartment complex with 281 parking spaces on a +/-10.2-gross acre parcel at the northeastern corner of Calvine and Franklin roads. The parcel is zoned Multifamily Review (R-2B-R) and is therefore subject to Plan Review by the Planning Commission.

RECOMMENDATION:

Staff recommends approval of the project as conditioned, based on its consistency with the General Plan, South Sacramento Community Plan, and zoning designation.

STAFF EVALUATION: Staff has the following comments:**A. Pedestrian Access and Fencing**

The applicant continues to propose a continuous perimeter fence in the landscape setback area. The applicant has not submitted an alternate plan, but indicated in telephone conversations a desire to maintain a fence design similar to his original proposal as shown in Exhibit 1B, the site plan. The height of the fence would be 5 feet instead of 6, as originally proposed. Staff proposes that 6-foot wrought iron fencing be placed between buildings and around the parking lot along Franklin Boulevard, and that building doorways along the street have 4-foot fences with gates (Exhibits 1I and 1J). These fences and gates would be either flush with the buildings or project a few feet in front of them. They would be identical to the 6-foot wrought iron fences and gates between buildings. Their aesthetic impact would be minimal, while the applicant's concerns would be addressed by preventing young children from straying onto nearby Calvine Road and Franklin Boulevard.

Staff still does not support the applicant's fence proposal because it directly contradicts the City's Multifamily Residential Design Principles. In the fencing and walls discussion of site design, the Principles state on page 19 that "(t)he establishment of new walled developments or developments which are isolated or barricaded from the surrounding community is discouraged." Walled-off projects are discouraged because they separate a project from its surrounding community. Fences should be designed as an integrated part of the site, rather than as a separate element, therefore, staff recommends that the proposed 6-foot wrought iron fence be placed between buildings only, and with 4-foot fences and gates in

front of street-facing doorways as shown in Exhibit 1I, the Proposed Fence and Gate Plan.

B. Good Neighbor Policy

Conditions have been added to address neighbors' concerns as stated at the May 22, 2003 Planning Commission hearing. These new conditions, C28 through C33 in the attached Notice of Decision and Findings of Fact (Attachment 1), address graffiti removal, enforcement of parking regulations, and a preventative maintenance program. The applicant has agreed to these conditions.

PROJECT REVIEW PROCESS:

A. Environmental Determination

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

One comment letter was received regarding the Negative Declaration: Mrs. Doris Bond e-mailed a letter on March 27, 2003. That letter is attached as Attachment 7, and staff's response to the comments is Attachment 8.

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

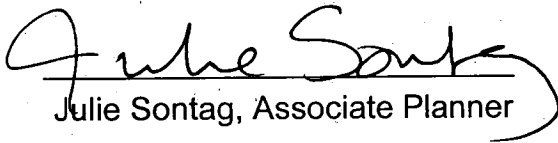
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- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Plan Review of a proposed 168-unit apartment complex on 10.2+/- gross acres in the R-2B-R zone;

- D. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit for a gated development in the R-2B-R zone; and
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Inclusionary Housing Plan.

Report prepared by:

Report reviewed by:


Julie Sontag, Associate Planner


Thomas Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision and Findings of Fact
Attachment 2	Land Use and Zoning Map
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Site Plan
Exhibit 1C	Elevations: Recreation Center
Exhibit 1D	Elevations: Building Type I
Exhibit 1E	Elevations: Building Types II and III
Exhibit 1F	Elevations: 8-Car Garage and Carports
Exhibit 1G	Landscaping Plan
Exhibit 1H	Shading Plan
Exhibit 1I	Fence and Gate Plan: Staff Proposal, Northern Portion of Site
Exhibit 1J	Fence and Gate Plan: Staff Proposal, Southern Portion of Site
Exhibit 1K	Floor plans
Attachment 3	May 15, 2003, Letter From Emily Hottle of SHRA in Support of the Inclusionary Housing Plan
Attachment 4	Inclusionary Housing Plan
Attachment 5	February 13, 2002, Letter From the North Laguna Creek Neighborhood Association
Attachment 6	April 8, 2003, Letter From Andrew J. Bornhoeft
Attachment 7	March 27, 2003, Letter from Mrs. Doris I. Bond Commenting on the Initial Study/Negative Declaration
Attachment 8	Staff Response to Mrs. Bond's March 27, 2003 Comment Letter Regarding the Initial Study/Negative Declaration