



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www. CityofSacramento.org

Consent  
**April 22, 2008**

**Honorable Mayor and  
Members of the City Council**

**Title: Administrative Matter: Correction to Resolution 2008-166**

**Location/Council District:** Citywide

**Recommendation:** Adopt a **Resolution 1**) correcting a typographical error on condition of approval F10 listed in Resolution 2008-166.

**Contacts:** Paul Philley, Junior Planner, (916) 808-5714; Nedzlene Ferrario, Senior Planner (916) 808-7826.

**Presenters:** Not Applicable

**Department:** Development Services

**Division:** Current Planning

**Organization No:** 4885

### **Description/Analysis**

**Issue:** A previous resolution was adopted on March 18, 2008 approving the CopperStone Village I (P07-124) and CopperStone Villages II & III (P07-125) projects. There was a typographical error in condition of approval F10, which lists decorative pilasters in fencing at 35 feet instead of 40 feet. Staff is submitting an amendment to that resolution with the correction.

**Policy Considerations:** It is in the best interest of the City to preserve and ensure a clear and concise legislative history.

**Environmental Considerations:** None

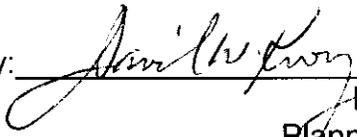
**Commission/Committee Action:** None

**Rationale for Recommendation:** Resolution 2008-166 was adopted March 18, 2008, approving the development of the projects known as CopperStone Village I (P07-124) and CopperStone Villages II & III (P07-125). Staff's original recommended distance between decorative pilasters along commercial properties and street frontages in the perimeter fencing was at most one every

35 feet, at changes in fence direction, and flanking pedestrian and vehicle gates, but that created odd spacing and staff issued a supplemental packet asking the City Planning Commission to increase the distance to 40 feet. While condition of approval E10 was updated, condition F10 was not. To have consistency between projects and prevent irregular spacing of pilasters, staff recommends revising the resolution to increase pilaster spacing to 40 feet.

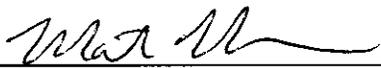
**Financial Considerations:** There are no fiscal considerations.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully Submitted by:   
David Kwong  
Planning Manager

Approved by:   
William Thomas  
Director of Development Services

Recommendation Approved:

  
for Ray Kerridge  
City Manager

**Table of Contents:**

Report Page 1

**Attachments:**

1 Resolution Page 3

Exhibit A: Amended page of R2008-166 Page 4

**Attachment 1**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**AMENDING COPPERSTONE VILLAGES I, II & III (P07-124/125)**

**BACKGROUND**

- A. On February 28, 2008, the City Planning Commission approved a perimeter fence for the project with a decorative pilaster along street frontages and commercial properties at distance of at least one every 40 feet, at changes in fence direction, and when flanking a pedestrian or vehicle gate.
- B. While Condition of Approval E10 was changed, Condition of Approval F10 was erroneously left at 35 feet.
- C. On March 18, 2008, the City Council adopted Resolution 2008-166 with this discrepancy.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. Resolution 2008-166 is amended so Condition of Approval F10 shall read:

“F10: Fencing shall have a decorative pilaster at least every 40 feet along street frontages and commercial properties. Decorative pilasters shall also flank every pedestrian and vehicle gate, as well as be present at every change in fence direction.”

**Table of Contents:**

Exhibit A: Amended page of R2008-166

Exhibit A: Amended page of R2008-166

CopperStone Village I (P07-124)  
Copperstone Villages II & III (P07-125)

March 18, 2008

- F3. Applicant shall provide one accessible pedestrian gate between CopperStone Village and 7700 W. Stockton Blvd.
- F4. The project shall be substantially consistent with all approved plans and exhibits. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
- F5. The applicant shall obtain all necessary building and/or encroachment permits prior to commencement of construction.
- F6. This development is approved for 270 apartment units located on APN 117-1460-032.
- F7. Prior to the issuance of any building permits, the applicant shall demonstrate compliance with the Mixed Income Housing Ordinance by demonstrating the Inclusionary Housing Agreement has been recorded.
- F8. Any change in the design or materials shall be submitted to the Planning Director for review and approval.
- F9. All mechanical equipment shall be screened to prevent visibility from the street.
- F10. Fencing shall have a decorative pilaster at least every 40 35 feet along street frontages and commercial properties. Decorative pilasters shall also flank every pedestrian and vehicle gate, as well as be present at every change in fence direction.
- F11. Residents of CopperStone Village I shall have access to all common areas (including parking, driveways, pedestrian paths, gates, bicycling parking facilities, family areas, club house and pool area) of CopperStone Village II and III.
- F12. Applicant shall have at least 11 class I bicycle parking spaces and 21 total bicycling parking facilities located on parcel 117-1460-032.
- F13. Applicant shall install vehicle gates
  - a. Design and location of gates shall be consistent with Section 17.76.070 (B) of the City Code.
  - b. Fencing shall not exclude use of hydrants or fire department connects or hydrants. All gates should have "knox" access for emergency use subject to review and approval by the City of Sacramento Fire Department.