

3. The design of the project complies with applicable setback, lot coverage, density and height. Conditions have been added to ensure compliance with landscaping requirements; and

4. The project will not pose a threat to the public health nor be injurious to the surrounding area in that it will be a compatible land use adjacent to commercial development and within close proximity to the future light rail station.

B. Special Permit: The Special Permit to exceed the allowable 25% residential use within the Arena Corporate Center Planned Unit Development lying within the specific area delineated being bounded by the East Drain, I-5, Del Paso Road and Arena Boulevard is **approved** based on the following findings of fact:

1. The project is based on sound principles of land use for providing the component of affordable housing for seniors with on-site amenities and close proximity to transit and commercial uses;

2. The project will not be injurious to the surrounding area in that it will be a compatible land use adjacent to commercial development and within close proximity to the future light rail station;

3. The proposed high-density senior housing development is consistent with General Plan and Community Plan goals to provide housing options for people of all ages and income levels;

4. The proposed increase in residential use is compatible with adjacent uses in the PUD as well as with adjacent uses within contiguous PUDs;

5. The proposed project offers a component of affordable housing;

6. The proposed project will improve the balance of jobs and housing as provided in the NNCP by ensuring an adequate number of dwelling units within the Community Plan area;

7. The proposed increase in residential use will contribute to a variety of housing types available in the community;

8. The project meets the NNCP 'factors' in that the proposed project is not in close proximity to the Interstate 5 corridor and will be shielded from noise by future office structures to the west, the residential use is compatible with the adjacent/proposed future uses within the PUD, and the site can be adequately served by public facilities, transit and open space; and

9. The total amount of acreage devoted to residential uses within this geographic area does not exceed twenty-five (25) percent.

C. Special Permit: The Special Permit to reduce required parking for senior housing is **approved** based on the following findings of fact:

1. Staff finds that the parking reduction is appropriate for the project since senior housing typically requires less parking for the residents and because the site is adjacent to retail centers that can be easily accessed by residents;
2. Staff finds that the proposed parking will be adequate for users within the senior housing development and that the reduction will not be detrimental to the safety and welfare of its residents; and
3. The proposed project, in providing high density development adjacent to future light rail line, is consistent with the residential land use policies and density requirements of the General Plan and North Natomas Community Plan.

D. Special Permit: The Special Permit to establish gates at private vehicular entrance to a multi-family residential development is **approved** based on the following findings of fact:

1. The proposal for vehicular gates will not impede public access to a public resource or interfere with existing or planned traffic circulation patterns and gates will be opened during business hours on weekdays;
2. The proposal for vehicular gates will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that the gates will provide security and privacy to the residents from the adjacent commercial developments and from clients of Arco Arena; and
3. The proposal for vehicular gates will be constructed to of high quality materials and compatible with City standards.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

Conditions of Approval

A. The **Plan Review** to construct a 240-unit apartment complex in the Employment Center 40 Planned Unit Development (EC-40-PUD) and Employment Center 80 Planned Unit Development (EC-80-PUD) zones is hereby approved subject to the following conditions:

Planning

- A1. This approval is for the construction of 240 apartment units shown on attached exhibits. Development of this site shall be in compliance with the attached exhibits except as conditioned. Final plans shall be submitted to Current Planning for review prior to the issuance of building permits.
- A2. The applicant shall obtain all necessary building permits prior to commencement of construction; any modification to the project shall be subject to review by Current Planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.
- A3. Prior to issuance of a Building Permit the applicant will submit a Transportation Management Plan for review and approval by the City's Alternate Modes Coordinator and Planning Director or show compliance with an existing AQTMP.
- A4. The applicant shall comply with all requirements included in the Mitigation Monitoring Plan for P08-013, on file at the Planning Division.
- A5. Landscaping & Walls and Fencing:
- a. The project shall comply with the City's Tree Shading Ordinance which requires 50 percent shading of the parking area within 15 years.
 - b. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
 - c. All mechanical equipment shall be located within enclosed cabinets or screened by landscaping and/or screening/fencing.
 - d. Continuous concrete curbing shall be provided around all planter areas within or adjacent to parking lots and driveways.
 - e. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section of the Parks & Recreation Department. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.
 - f. Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at intersections and driveways.
 - g. Fencing shall be decorative wrought iron or tubular steel painted to complement the buildings.
 - h. Fencing shall be constructed behind the multi-use trail abutting Truxel Road.

- i. Install a man-gate within the western perimeter of the community garden between Buildings 1 and 3.

A6. Trash Enclosures:

- a. The applicant shall comply with the City's Recycling Ordinance (Section 17.72).
- b. Trash enclosures shall be constructed of solid masonry material with exterior surface finish compatible to the main structures in color and texture. Walls shall be a minimum of six feet in height.
- c. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open and closed positions.
- d. All trash enclosure facilities shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines such that enclosures will not be noticeable when viewed from surrounding streets
- e. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size, and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup.
- f. Each recycling and trash enclosure shall be no greater than two hundred fifty (250) feet from the nearest point of each unit. Each recycling and trash enclosure or receptacle shall be designed to allow the convenient disposal of recyclable materials and trash by residents without having to open the main enclosure gates.

A7. Signage:

- a. All detached signs shall be monument-type, constructed of masonry with finish materials and colors, which are consistent with building architecture.
- b. Attached signage shall consist of address numbers only. Building addresses should be clearly visible from the public street or from the abutting driveway. The numbers/letters should be at least 5" high, and of a contrasting color to the background to which they are attached. The addressing numbers/letters should be illuminated during hours of darkness.

- c. All signage must be reviewed and approved by Planning Director prior to issuance of building permits; all signage shall comply with the Sign Ordinance, City Code Section 15.148, and the Arena Corporate Center PUD Guidelines; a sign permit shall be obtained prior to construction of any sign.
- A8. Lighting:
- a. The type and location of the outdoor lighting (building, parking lot, walkway, etc.) must be approved by the Planning Director prior to issuance of a building permit. Each building address number shall be illuminated.
 - b. Project lighting shall be provided as follows: one footcandle of minimum maintained illumination per square foot of parking space and exterior walkways/sidewalks during hours of darkness and 0.25 footcandle of minimum maintained illumination per square foot of surface on any interior walkway, alcove, passageway, etc., from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant.
 - c. Per Section 17.68.030(B), exterior lighting, if provided, shall reflect away from residential areas and public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- A9. Bicycle parking facilities shall be provided per section 17.64.050 of the Zoning Ordinance. A total of 19 bicycle facilities will be required for this project and shall be located in close proximity to each of the apartment buildings and the community building.
- A10. The applicant shall provide a minimum of four marked visitor parking spaces adjacent to the community building.
- A11. Provide pedestrian passages and connections as shown on plans; such passages shall comply with handicap accessibility requirements.
- A12. Roofing at all structures, including community building and carports, shall be concrete tile.
- A13. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.
- A14. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached.

- A15. On site management shall be provided. If security becomes a concern and if deemed necessary by the Police Department, the applicant shall contract with a reputable security firm to provide on site security, night and day, when the management office is closed.
- A16. The final color palette for all buildings shall be submitted for review and approval by the Planning Director prior to the issuance of building permit. A minimum of two field colors plus a third color for accent or trim shall be used at each building.
- A17. Prior to the submittal for building permits, the applicant shall coordinate with Regional Transit, SMUD and the City regarding the development within the light rail station easement on the site and to determine if any additional Irrevocable Offer of Dedication is needed.
- A18. Prior to the issuance of any building permits, the applicant shall provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
- A19. The project shall participate in the North Natomas Financing Plan.
- A20. The project shall reasonably maintain the buildings and landscaping.
- A21. The community building shall be used by tenants and their guests only.
- A22. Auto repairs are not permitted at any time, except in emergencies, such as flat tire or dead battery.
- A23. Parking spaces shall be steam cleaned a minimum of twice per year.
- A24. Visitor parking shall be strictly enforced.

Development Engineering

- A25. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any required street lights and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- A26. The applicant must provide proof that the proposed driveway on the Arena Connector Road is allowed. Said new driveway (if allowed) shall be constructed to City Standards.

- A27. The minimum throat distance for the driveway on the Arena Connector Road shall be 25' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- A28. The site plan shall conform to A.D.A. requirements in all respects.
- A29. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

Utilities Department

- A30. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of constructing all common drainage facilities within detention basin 15 and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for basin 15 and other applicable drainage plans and criteria for North Natomas. For this purpose "other financing mechanism" includes but is not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City of unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.
- A31. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the above condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or successor shall, notwithstanding the provisions of Articles XIIC and/or XIID of the California Constitution, or any other applicable federal or state law, rule of regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.

- A32. This development will be required to form a regional maintenance district and/or participate in the existing regional maintenance district, which is created to incorporate stormwater quality measures through “extraordinary maintenance procedures”. This maintenance district shall be formed to the satisfaction of the Department of Utilities. The extraordinary maintenance procedures are implemented to meet post construction, stormwater quality control measures to minimize the increase of urban runoff caused by development of the area.
- A33. Prior to submittal of improvement plans, prepare a project specific drainage study for review and approval by the DOU. The 10-year and 100-year hydraulic grade lines (HGL’s) for this study shall be calculated using the City’s Storm Water Management Model (SWMM) or North Natomas Drainage Design and Procedures Manual, dated July 1998 and amendments thereto, shall be shown on the improvement plans. The drainage study shall be developed using the Master Drainage Study for the project area. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.
- A34. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. Drain inlets shall be at least 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release.
- A35. The applicant shall annex to the existing district for Basin 15 and/or pay the fair share contribution of common drainage facilities (pump station, detention basin, trunk lines, etc.) for Basin 15.
- A36. All water connections shall comply with the City of Sacramento’s Cross Connection Control Policy.
- A37. Any new domestic water services shall be metered. A single street tap for a metered domestic water service is required for the apartment units. The clubhouse and pool area shall have a separate street tap for a metered domestic water service and common area landscaping shall have a separate street tap for a metered irrigation service.
- A38. Multiple fire services are allowed per parcel and may be required.
- A39. The apartment units shall have a separate tap from the public distribution system for a metered domestic water service.

- A40. The clubhouse and pool area have a separate tap from the public distribution system for a metered domestic water service.
- A41. Per City Code, the point of service for water and storm drain service is located at the public street right-of-way. The onsite water and drainage systems shall be private systems.
- A42. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service.
- A43. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements.
- A44. 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 served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) vehicle/equipment wash areas, and (2) waste management areas. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures" for appropriate source control measures.
- A45. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- A46. This project is greater than 1 acre in size; therefore, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

Fire

- A47. Emergency Vehicle Access gate shall be minimum 20' single gate and split gates shall have 16' clear access minimum for each gate. Gate shall be provided with

Key override switch (Knox) and Radio controlled Click2Enter. ***This shall also apply to gate being proposed at the main entrance.***

- A48. All turning radii for fire access shall be designed as 35' inside and 55' outside. *Median located at the main entrance appears to interfere with fire apparatus turning radius. Design median to meet fire apparatus turning radius to the satisfaction of the Fire Department.*
- A49. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- A50. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. CFC 503.2.3
- A51. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
- A52. 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.
- A53. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- A54. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)
- A55. Provide appropriate Knox access for site
- A56. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- A57. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. *City Code that will provide amendments to Article 9, Section 903, is forthcoming.*
- A58. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- A59. Provide at least 5' setback for second story bedroom windows to allow for fire ladder rescue operations. Provide clear access to buildings openings, free to landscaping and other obstructions. Exterior doors and openings required by this

code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.1

Building

- A60. A Building code analysis shall be provided to show that the building height and allowable area is in compliance with CBC Sections 504 and 506.
- A61. A minimum of 2% of the total parking stalled provided shall be accessible. They shall be equal disperses between the different type of parking facilities.

Parks

- A62. **Maintenance District**: The applicant shall provide proof of annexation into a parks maintenance district (assessment or Mello-Roos special tax district).
- A63. **Multi-Use Trail**: A multi-use trail shall be dedicated and constructed as specified below and in compliance with the PPDS.
- a) Location and width. The applicant shall provide an easement for the off-street multi-use trail to the satisfaction of PPDS. The trail will be a total of 12' wide including 8' of concrete pavement with a 2' wide decomposed granite shoulder on each side.
 - b) The applicant shall submit and obtain PPDS approval of the alignment and design of the multi- use trail prior to submitting improvement plans for the trail.
 - c) Design. Until such time as the light rail station is constructed, the trail shall be a stand alone facility. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 8' of concrete paving, with clear, graded shoulders that are a minimum of 2' in width. Shoulders should be decomposed granite or an alternate material approved by PPDS. Pavement sections shall be 3" minimum concrete over 6" min of aggregate base. PPDS will only be responsible for maintenance of the multi-use trail.
 - d) Access and connectivity. Pedestrian access points from the project site shall be located along the multi-use trail from the sidewalk at Sports Parkway, from the pedestrian path adjacent to Building 3, and from the adjacent development to the south of the project site(as shown on the Site Plan, 4/28/08). Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs). The multi-use trail shall connect to the pedestrian crosswalk at the Sports Parkway intersection.

Urban Forest Services

- A64. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/4' radius nozzles installed 4' to 5' from center trunk line. Other irrigation designs may be approved pending review of the City Landscape Architecture department and the Urban Forest Services Division.
- A65. All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".
- A66. Revise plan to show no turf, groundcover or shrubs planted within 4' of any tree trunk, (it appears that less than 10% of the trees are in turf which is acceptable).
- A67. Eliminate the following species from the plant legend:
-Pyrus calleryana, replace with Carpinus, fastigiata, Nyssa sylvatica or Tilia cordata.
-Platanus acerifolia (is over planted in Sacramento and is susceptible to canker stain, powdery mildew and anthracnose). Replace w/ Quercus shumardii, Quercus cerris, Accolade Elm or Acer saccharum 'Legacy'.

Sacramento Area Sewer District

- A68. Connection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to any on and off-site sewer construction.
- A69. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the District public sewer line.
- A70. In order to obtain sewer service, construction of on-site District sewer infrastructure may be required.
- A71. Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.
- A72. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by District

maintenance and repair operations, including landscaping, channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. The District will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If the repair is of decorative or stamped concrete, the District will only replace with standard concrete.

- A73. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to the issuance of building permits, the applicant shall submit an utility improvement plan to the District to demonstrate that this condition is met.
- A74. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the District can properly maintain the sewer line.

Regional Transit

- A75. Provide right of way for the proposed traction power substation (36 feet by 64 feet) in the form of an IOD.
- A76. Project construction shall not have an impact on transit service or pedestrian access to transit stops.
- A77. Contact Robert Hendrix, RT Facilities (916) 649-2759 to determine if a bus shelter pad shall be provided. If determined appropriate (by RT) provide a bus shelter pad as directed.
- A78. Transit information shall be displayed in a prominent location in the residential sales/rental office. Please contact Devra Selenis, Marketing Department at (916) 556-0112 for more information.

Advisory Notes: Utilities Department

1. Per the Letter of Map Revision effective February 18, 2005, of the FIRM (Flood Insurance Rate Map), the parcel is located in a shaded Zone X area, defined as areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by

levees from 100-year flood. Accordingly, the project site lies in an area with no flood restrictions.

2. The proposed project is an area expected to be redesigned into a 100-year flood plain, designated as an AE zone of the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs); the DOU expects the re-designation will be effective December 08, 2008. Contact Nancy Dorfer (916.808.3539) for more information and updates on this issue.
3. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

Advisory Notes: Building

4. Each dwelling shall be accessible and adaptable to comply with CBC Chapter 11A.
5. The distance between each building should be checked to allow unprotected open so that emergency escape can be provided per CBC Section 1026.

Advisory Notes: Parks

6. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$684,720. This is based on 240 units at the Multi-family rate of \$2,853 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - b) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Advisory Notes: Police

7. Site Plan
 - a. The perimeter of the site shall be adequately fenced with a chain link fence containing necessary construction gates to be locked after normal construction hours while project is under construction.
 - b. A security person shall be provided to patrol the project after normal working

- hours during all phases of construction as necessary.
- c. Security lighting shall be provided to illuminate vulnerable equipment and materials.
 1. Lighting shall be at a level to allow adequate visibility of the presence of any person on or about the site during hours of darkness.
8. Open Space
- a) Recreational areas shall be located so that they can be observed from nearby homes/windows.
 - b) Lighting should be provided around the perimeter and interior (where appropriate) of recreational areas in accordance with minimum IES lighting standards.
 - c) Pedestrian paths should be clearly marked and should not be isolated to encourage use and discourage criminal activity.
9. Fencing / Access Control
- a) Vertical wrought-iron fencing material is recommended for use on all fences between private lots and open space, Tot Lots, pools, picnic areas, parks, right-of-ways, or other public access land.
 1. This is to allow visibility to those areas; encourage residents to view activities in those areas; and make those areas less attractive to loiters and others seeking to use those locations for criminal or mischievous purposes.
10. Landscaping
- Landscaping should not create blind spots or hiding spots and should be situated in locations that maximize observation while still providing the desired degree of aesthetics. Landscaped areas should be planned for maximum growth while at the same time providing unobstructed observation of buildings, parking areas, and walkways, day and night. The following guidelines are recommended:
- a) Groundcover plants, including perennial and annual wildflowers, should be used within five feet (5') of the edge of walkways and areas requiring visual surveillance.
 - b) Groundcover plants should not exceed a height of two feet (2') at maturity in order to allow for adequate natural surveillance.
 - c) Shrubs should be placed five feet (5') from the edge of walkways requiring natural surveillance and should not be placed within five feet (5') of any fire hydrant or cluster-type postal receptacle.
 - d) The height of shrubs should not exceed three (3) feet at maturity. Shrubs that exceed a height of three feet (3') due to natural growth are not recommended with the exception of security-planting materials utilized as barrier plants.
 - e) Security-planting materials are recommended along property lines and under vulnerable windows throughout landscaped areas.
 - f) Security-planting materials containing thorns or needles, or those dense in structure may exceed three feet (3') and should be used adjacent to perimeter

walls, fences and other walls where desirable to discourage pedestrian cut-through-traffic.

- g) Landscaping rock such as river rock and other masonry material such as brick, etc. that are normally used for landscaping accents or borders, frequently lend themselves for use as weapons and/or tools for the commission of crimes. When river-rock and other masonry materials are used, the material should be grouted to prevent removal by hand. River rock should be grouted so that only one-third (1/3) of the rock is exposed above ground.
- h) Landscaping should not cover any exterior doors or windows; block or screen the visibility of building address numbers from a public or internal street; block or screen the view of any seated driver from oncoming vehicles or pedestrians at driveways.
- i) Trees of an appropriate number, size and species are encouraged throughout landscaped areas and shall be maintained at a minimum distance of eight feet (8') from the lowest branch to the ground.
- j) The use of trees, maintained at a minimum distance of eight feet (8') from the lowest branch to the ground, may also be used in such areas to provide shade for pedestrians.
- k) Trees shall be placed as not to inhibit the light pattern of electroliers.
- l) A minimum distance of fifteen (15) feet from the fixture shall be maintained when planting trees in order to meet required illumination levels.

11. Lighting

- a) All hallways, external doors, parking areas, and walkways should be well lit.
 - 1. Walkways should be illuminated at a minimum intensity of 0.5 foot-candles per square foot at 18 inches above the surface.
 - 2. Parking areas should be illuminated at a minimum intensity of 1.0 foot-candle per square foot at 18 inches above the surface.
 - 3. Parking areas and walkways shall be illuminated with high intensity, metal halide lighting with sufficient lumens to provide adequate illumination to provide a safe, secure environment for persons, property, and vehicles.
- b) All lighting fixtures should be of a type and kind to resist breakage and shall be equipped with vandal-resistant covers and photocell control.
- c) Alleyways should be illuminated at a minimum intensity of 0.5 foot-candles per square foot at 6-18 inches above the surface to discourage loiters and others seeking to use those locations for criminal or mischievous purposes.
- d) Pedestrian scale street lighting should be used in high pedestrian traffic areas.

12. Residential Building Design

- a) The entrance to the outside parking areas and other highly visible locations on-site shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner/manager's request.
- b) Parking spaces and garages shall not be numbered to coincide with dwelling unit numbers. Guest spaces shall be clearly marked and assigned open