

CITY OF WEST SACRAMENTO

DESIGN REVIEW ADMINISTRATOR ACTION FORM

On October 2, 2019, after a noticing period that ran from July 18, 2019 through August 2, 2019, the Design Review Administrator approved the following project:

Request: Design review approval of a ±292-unit multifamily apartment project on a 11.4-acre project site in the Mixed-Use Neighborhood Commercial (MU-NC) zone. The project has a main five story apartment building fronting Jefferson Boulevard, two story buildings surrounding the project site along the eastern and southeastern edge of the site along the Clarksburg Branch Line Trail, and three story apartment buildings in the center of the property that surround a leasing office/recreational building and swimming pool.

Property Location: 2415 Jefferson Blvd

APN(s): 046-010-038-000, 046-010-051-000, 046-010-004-000

Applicant: American Capital Group

Owner: Jefferson Village at Southport, LLC
Address: 110-110th Ave NE Suite 550
Bellevue, WA 98004

The conditions of this project, as approved by the Design Review Administrator, are attached.

This action is approving a development project that was submitted prior to the effective date of the current zoning code and as such the project was reviewed for conformance with the prior zoning code for development standards. The project was submitted December 2018 and the new zoning code became effective March 22, 2019. However, the project was reviewed for conformance with the current Southport Design Guidelines and the General Plan 2035 policies and land use densities.

The action of the Design Review Administrator regarding approval, denial, or conditions, may be appealed to the City Council. To be considered, an appeal must be filed with the office of the City Clerk (1110 West Capitol Avenue, 3rd Floor) within 15 calendar days of the date of this action. This approval is not final until the appeal period has expired without the filing of an appeal.



Charline Hamilton
Director of Community Development
Design Review and Zoning Administrator

JEFFERSON VILLAGE APARTMENTS DESIGN REVIEW CONDITIONS OF APPROVAL

Standard

1. Development of this site shall be in substantial compliance with the attached exhibits and plans, except as conditioned, including exterior building materials and landscape palette. Any modifications to the project that are not in substantial compliance shall be subject to review by Planning Division staff and may require subsequent entitlements.
2. The applicant shall obtain all necessary building, grading, and/or encroachment permits prior to construction.
3. Prior to approval of building permit plans, all monies owed on the project's work order account shall be paid in full.
4. Applicant shall hold harmless the City, its Council members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.
5. The applicant shall comply with requirements of the City of West Sacramento and all other agencies of jurisdiction.
6. No building permit shall be issued until the expiration of the 15-day appeal period. If an appeal is filed, no permit shall be issued until the appeal is completely adjudicated.
7. This approval will expire in 24 months from the date of approval by the Design Review Administrator if building permits have not been issued.

Project Specific (Planning Division-Community Development Department)

1. The chain link fencing shown on the provided site plan shall be replaced with an alternative fence material such as decorative wrought iron or brushed metal and shall be in a location not interfering with any City easements or Reclamation District 900 easements that restrict their ability to access their drainage canal. Chain link fencing is prohibited by the Southport Framework Plan.
2. To meet bike/pedestrian connectivity requirements the developer shall connect the pedestrian and bike access trail, identified on the eastern side of the site plan, from the property line to the Clarksburg Branch Line Trail. The new connecting trails shall be constructed of an impervious material.
3. A lot line adjustment/merger shall be completed prior to building permit issuance such that the proposed buildings do not cross existing property lines.
4. If the proposed project involves grading greater than twenty thousand cubic yards or a clearing in excess of ten acres, then the project shall be reviewed by the Planning Commission for a determination on whether the proposed grading and/or clearing are consistent with the City's General Plan. This determination shall be made prior to grading or building permit issuance, whichever comes first.
5. All rooftop mechanical equipment shall be screened and not be visible from any adjacent public right-of-way. Final plans indicating size and location of rooftop units shall be reviewed and approved by Planning staff prior to issuance of building permits to ensure full compliance of requirement to fully screen all mechanical equipment. Line of sight drawings may be required.
6. Tree permits shall be obtained prior to the removal or work within the dripline of any existing protected trees pursuant to the City's Tree Preservation Ordinance (WSMC 8.24).
7. Project shall comply with all applicable mitigation measures in Southport Framework Plan EIR.

8. Per the General Plan 2035 EIR, the project site has multiple landcover types (oak woodland and annual grassland) that provide foraging habitat for rare, threatened, and endangered species. To comply with General Plan Goal NCR-2 and Policies NCR-2.2, NCR-2.7 and NCR-2.8, which relate to the protection of rare, threatened, and endangered species and their habitat, developer shall comply with the Yolo Habitat Conservation Program/ Natural Community Conservation Plan (Yolo HCP/NCCP), including payment of applicable Yolo HCP/NCCP fees, prior to issuance of a grading permit.
9. No vehicular gates shall be constructed at project ingress/egress points on Jefferson Boulevard and Gateway Drive pursuant to Policy 6.9 of the Southport Design Guidelines.
10. Apartments fronting the Clarksburg Branch Line Trail shall be built with materials meeting the minimum Sound Transmission Class (STC) noise ratings that would comply with the noise produced from a potential future Light Rail line running down the Clarksburg Branch line Trail.
11. Apartments shall be constructed with materials meeting the minimum STC ratings to not exceed General Plan interior noise thresholds for exposure to hazardous levels of noise.
12. Prior to building permit issuance, applicant shall enter into an affordable housing agreement with the City pursuant to Chapter 15.40 of the Municipal Code.
13. Project access onto Jefferson Boulevard shall be in a right-in/right-out only configuration as this design review approval does not include a traffic signal on Jefferson Boulevard. Consideration of a traffic signal on an arterial roadway requires a separate application to the Capital Projects and Transportation Department for consideration by the City Council.
14. An acceleration and deceleration lane on Jefferson Boulevard shall be provided at the project entrance off Jefferson Boulevard. This may necessitate moving the project entrance driveway towards Gateway Drive as required by the City Engineer. The acceleration and deacceleration lanes shall meet the minimum lengths required for the road type and volume as determined by the City Engineer and City Traffic Engineer.
15. A full secondary vehicular access point onto Gateway Drive shall be provided per City Standard Specifications and the Southport Framework Plan.
16. The drive aisle which parallels the eastern property line north to south shall be constructed in such a manner that a future extension to the south of the project is not precluded.
17. The project entrance along Jefferson Boulevard shall have strong thematic entry landscaping and a drop-off zone to comply with Policy 6.5 and 6.13 of the Southport Design Guidelines. Additionally, the guard shack should have a slanted roof and low-level accent lighting.

Project Specific (Development Engineering Division-Community Development Department)

1. The Project shall comply with all requirements set forth in the Post Construction Standards Plan. The preliminary site plan indicates the Project is a 'Regulated Project'.
2. All frontage on public rights-of-way shall be improved to City Standards.
3. Structures shall not be permitted within existing City or Reclamation District 900 easements.

Project Specific (Capital Projects and Transportation Department)

1. Site access onto Gateway Drive (a residential collector street) shall be located as close as possible to the Clarksburg Branch Line Trail and shall be signalized for the safety of pedestrians and cyclists at the trail crossing.

Attachments

1. Project Plans



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SUBMITTAL/REVISIONS

| NO. | DATE | DESCRIPTION |
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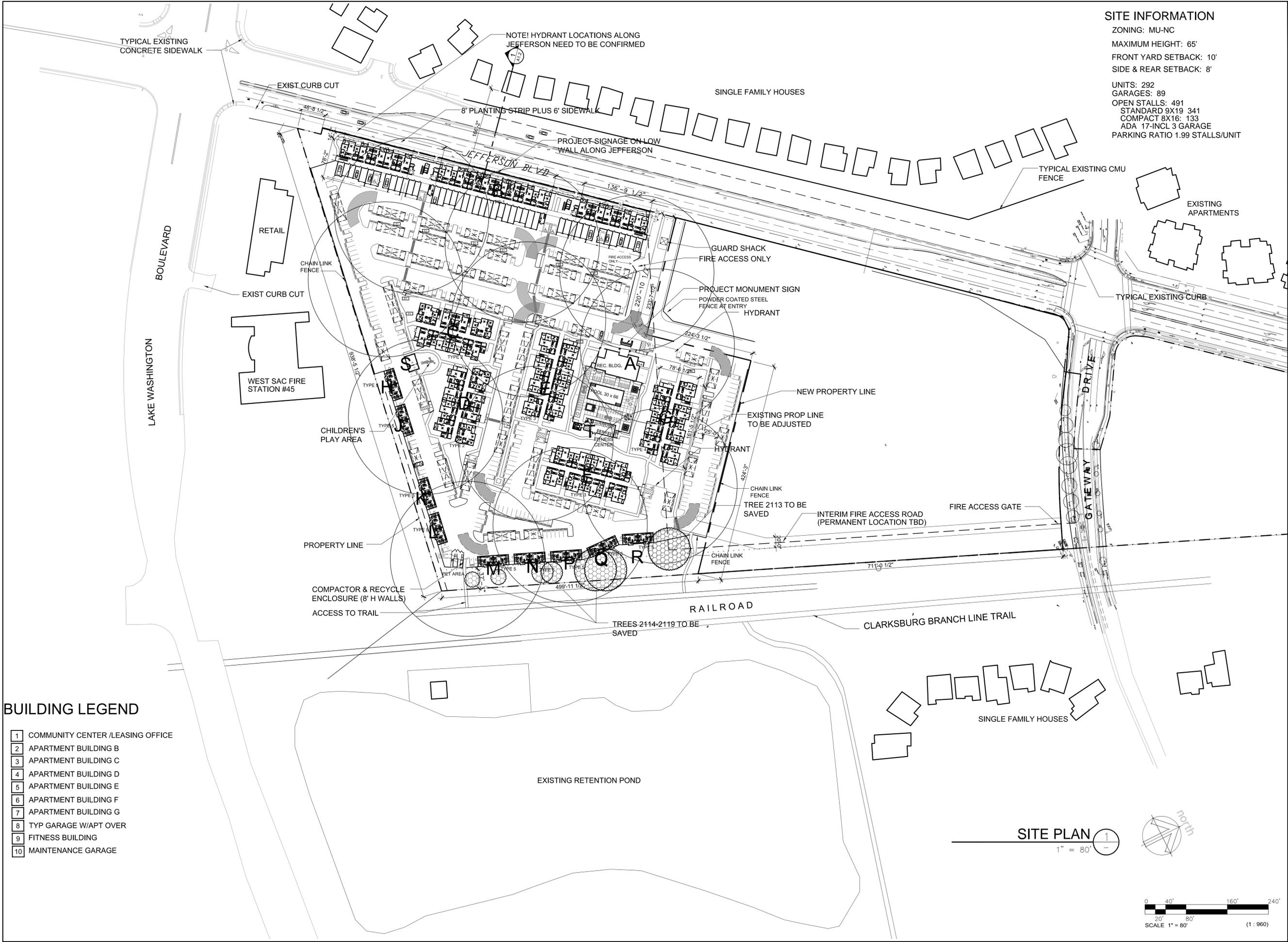
PROJECT TITLE
JEFFERSON VILLAGE
2301 JEFFERSON BLVD
 W. SACRAMENTO, CALIFORNIA

SHEET TITLE
SITE PLAN
FIRE COVERAGE

DRAWN BY
 GC
 SHEET NUMBER

A1.1a

SITE INFORMATION
 ZONING: MU-NC
 MAXIMUM HEIGHT: 65'
 FRONT YARD SETBACK: 10'
 SIDE & REAR SETBACK: 8'
 UNITS: 292
 GARAGES: 89
 OPEN STALLS: 491
 STANDARD 9X19: 341
 COMPACT 8X16: 133
 ADA 17-INCL 3 GARAGE
 PARKING RATIO 1.99 STALLS/UNIT



- BUILDING LEGEND**
- 1 COMMUNITY CENTER / LEASING OFFICE
 - 2 APARTMENT BUILDING B
 - 3 APARTMENT BUILDING C
 - 4 APARTMENT BUILDING D
 - 5 APARTMENT BUILDING E
 - 6 APARTMENT BUILDING F
 - 7 APARTMENT BUILDING G
 - 8 TYP GARAGE W/APT OVER
 - 9 FITNESS BUILDING
 - 10 MAINTENANCE GARAGE



AERIAL VIEW – LOOKING SOUTHEAST

PROPOSED JEFFERSON VILLAGE APARTMENT COMMUNITY

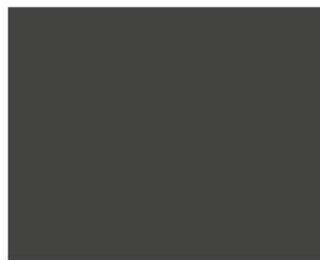


BUILDING B – JEFFERSON BOULEVARD VIEW

PROPOSED JEFFERSON VILLAGE APARTMENT COMMUNITY



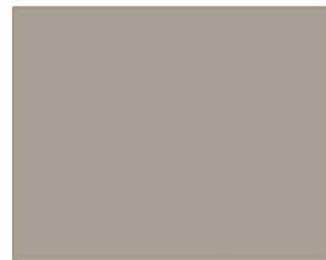
1 Sherwin Williams
SW 2913 Classy Red*



2 Sherwin Williams
SW 7069 Iron Ore*



3 Sherwin Williams
SW 7047 Porpoise*



4 Sherwin Williams
SW 7640 Fawn Brindle*



5 Sherwin Williams
SW 6231 Rock Candy*



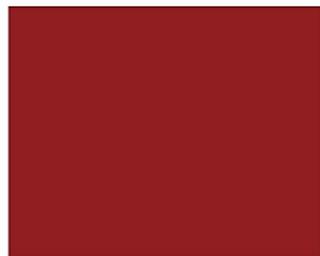
6 Innowood
Golden Oak



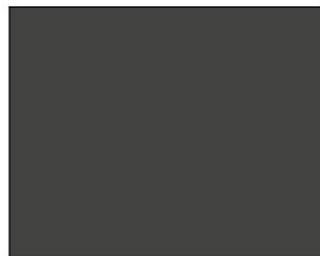


BUILDING B – SOUTH VIEW

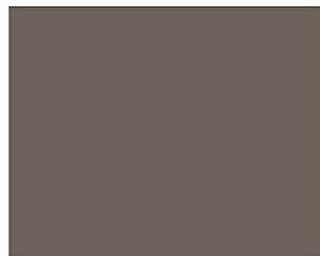
PROPOSED JEFFERSON VILLAGE APARTMENT COMMUNITY



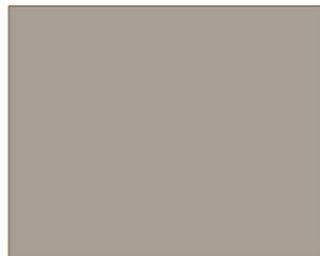
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