

# CITY OF WEST SACRAMENTO

## ZONING ADMINISTRATOR ACTION FORM

On May 6, 2019, after a noticing period that ran from April 8, 2020 through April 29, 2020, the Zoning Administrator approved the following request:

Request: Minor modification of a previously approved design review for ±292-unit multifamily apartment project on a 11.4-acre project site in the Mixed-Use Neighborhood Commercial (MU-NC) zone. The modification increases the number of multifamily units by 10% (30 units) and condenses the number of buildings on the site from sixteen down to six. It also reduces the height of the main building fronting Jefferson Boulevard down to four stories from the previously approved five.

Property Location: 2305-2415 Jefferson Blvd

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

Applicant: American Property Development

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

The original conditions of this project, as approved by the Design Review Administrator on October 6, 2019, are attached. Any conditions that have been modified, deleted or modified are noted with strikethrough and are italicized.

~~**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 Zoning Administrator regarding approval, denial, or conditions, may be appealed to the Planning Commission. To be considered, an appeal must be filed with the office of the City Clerk (1110 West Capitol Avenue, 3<sup>rd</sup> 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.

*David W. Tilley*

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David Tilley, Principal Planner  
Zoning Administrator

## JEFFERSON VILLAGE APARTMENTS 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 *as determined by the Community Development Director* 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 *original approval 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.
18. *To keep the modifications from intensifying any determinantal impacts of the project the total amount of parking stalls provided shall not exceed 550 and the overall approximate greenspace provide shall roughly be 150,000 square feet or greater.*

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.

Project Specific (Fire)

1. *Project needs to meet minimum fire code requirements which includes 26' wide aerial access roads and all driveways need to have a turning radius of 26' inside and 46' outside.*

Attachments

1. Project Plans