

APPROVED BY BOARD WITH AMENDED CONDITIONS 7-21-99

DESIGN REVIEW/PRESERVATION BOARD
SACRAMENTO, CALIFORNIA

ITEM NO. 4
July 21, 1999

MEMBERS IN SESSION:

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DR98-185 - PROPOSED MIXED USE RESIDENTIAL DEVELOPMENT

- REQUEST:**
- A. Ratify Negative Declaration
 - B. Adopt the Mitigation Monitoring Plan
 - C. Design Review of a proposed mixed use project including 154 apartments and 9,600± square feet of retail/commercial use.

LOCATION: North side of L Street, between 18th and 19th Streets
APN: 007-0082-012, 013, 014
Central City Design Review District
Council District 3

APPLICANT:	Shasta Real Estate Company, Al Esquivel, 449-8919 1215 19 th St., #101-A, Sacramento, CA 95814
OWNER:	18 th and L Venture
PLANS BY:	Kuchman Associates/Vrilakas Architect, Builders
APPLICATION FILED:	12-18-98
STAFF CONTACT:	Luis R. Sanchez, AIA 264-5957 Jeanne Corcoran, 264-5317

SUMMARY: The applicant proposes a mixed use project, including 154 apartments, 9,600± square feet of retail/commercial space on L Street, a 154 space subterranean parking garage and 16,157± square foot interior courtyard. The ground floor retail/commercial will be topped with 3 stories of apartments, in addition to penthouse levels for some units along L Street.

The applicant proposes plaster and split-faced block exteriors, with brick veneer and cement tile roof. The applicant's design is compatible with the adjacent building design, scale and massing; provides clearly defined entries; and, detailing of residential and commercial portions of the development proposal. The project complies with a majority of the design principles of the Central City Neighborhood Design Guidelines such as placemaking, private and common open space, parking, height, scale and massing and pedestrian edges.

RECOMMENDATION: *Staff recommends that the Board ratify the Negative Declaration and approve the project subject to conditions of approval and findings of fact.*

PROJECT INFORMATION:

Existing Land Use of Site: predominately vacant/pool
 Existing Zoning of Site: RMX (UN) & C-2(UN-R)

Surrounding Land Use and Zoning:

North: multi-family (Sutter Place Condominiums), R-4
 South: commercial (restaurant, laundry), vacant lots, residential (2 and 3 story), C-2(NC), RMX(UN)
 East: commercial (car wash, office bldg.) C-2(NC)
 West: commercial (floral gallery, auto shop), C-2(NC)

Property Dimensions: 234' X 322'
 Square Footage of Building: 154 apartment units varying from 465 to 1541 s.f.; 9,600 s.f./retail/commercial; 16,157± s.f./ courtyard; 1,072± fitness center
 Height of Building: approx. 50'-0" top of parapet (4th level), approx. 60'-0" top of highest penthouse roof
 Exterior Building Colors/Materials: plaster, split-faced block, brick, (colors to be determined)
 Roof Color(s)/Material(s): membrane for flat roofs, cement tile
 Parking Proposed/required: 155 proposed/188 required

BACKGROUND INFORMATION: On January 20, 1999, the Design Review Board reviewed and commented on this project. Attachment B is a summary of the Board's comments and people addressing the board.

The proposed project also requires action by the Planning Commission, the following entitlements are requested:

- A. Negative Declaration
- B. Mitigation Monitoring Plan
- C. General Plan amendment from Community Neighborhood Commercial and Office to Residential Mixed Use
- D. Community Plan amendment from General Commercial to Residential Mixed Use
- E. Rezone of 0.55± acres from C-2 (UN-R) to RMX (UN)
- F. Special Permit to reduce the required parking from 188 spaces to 153 spaces (waive 35 spaces)
- G. Special Permit to allow four tandem parking spaces
- H. Variance to reduce the street side yard (L Street) setback from six feet to zero feet
- I. Variance to reduce the interior side yard for balconies from six feet to three feet
- J. Variance to reduce the rear setback (19th Street) from six feet to three and half feet
- K. Variance to increase the compact spaces from 40% to 42% (65 compact spaces)
- L. Lot Line Merger merging three lots into one lot totaling 1.77 acres.

In January 1999, the Sacramento Housing and Redevelopment Agency (SHRA) released a Notice of Funding Availability (NOFA) of \$8 million for the development of housing in the Central City. SHRA received four proposals which include, this project, 18th & L Mixed Use Development; the CADA Warehouse at 1108 R Street; R Street Condominiums at 2631 R Street; and, Capital Terrace Apartments at 21st & L Streets.

In May 1999, the City Council approved the Phase 2 implementation of the Central City Housing Strategy. Phase 2 of the Central City Housing Strategy, approved various Central City Community Plan text and land use amendments and amended zoning of certain properties and various City Code requirements. These amendments were adopted to support and assist in the development of housing within the Central City area. Parcels affected by the Community Plan and Zoning Ordinance amendments include the parcels proposed for development under this project, therefore the entitlements are different than those initially stated in the January of 1999 staff report.

With the adoption of the Phase 2 Central City Housing Strategy, the site has been designated as an Urban Neighborhood (UN) overlay. The UN designation promotes higher intensity housing and mixed use projects, particularly along this section of L Street, to serve as a transition between Midtown and the Central Business District and to support the Arts and Entertainment District and nearby employment. The uses, height, and density proposed for this project are consistent with those set forth in the existing and proposed zoning, and encouraged in the Central City Housing Strategy.

On June 1, 1999, the City Council adopted the Sacramento Central City Neighborhood Design Guidelines. The Neighborhood Design Guidelines establish design principles and guidelines to be utilized by the City of Sacramento Design Review and Preservation Board and staff when reviewing proposed buildings, alterations, or public improvements within the Central City Design Review District neighborhoods.

STAFF EVALUATION: Staff has the following comments:

A. Site Design

1. The Zoning Ordinance defines the front of a lot as that portion of the lot with the narrowest street frontage. In this case, the project has three street frontages (18th, 19th & L Street), 18th & 19th are the narrowest portion of the lot with street frontages. In order to minimize setback variances required for this project, staff has determined the 18th Street frontage to be the front of this lot. The proposed project encroaches into the interior side yard setback (north elevation) the rear yard area (19th Street) and the street side yard (L Street).

The plan indicates a minimum 2.8 foot setback for the commercial portion of the development and a variable setback from seven feet to 10.6 feet for the residential portion of the project along 18th Street. Along 19th Street, the setback for the commercial portion of the project is 2.8 feet with a variable residential setback of 2.8 feet to 10.6 feet. Since

the 19th Street frontage has been determined to be the rear of the site, a variance to reduce the setback is required. Staff supports the variance since the rear is a street frontage and the Board and Planning Commission prefer to see buildings built to the property line to create a more urban edge to the streetscape. The proposed setbacks along 18th & 19th Streets provide adequate setbacks to accommodate necessary stairs and landings and preserve the street tree canopy air space.

A six foot setback is required for an interior side yard setback for this project. A variable interior building wall setback ranging from six feet to approximately 10 feet is proposed. A few of the balconies will encroach into the required setback up to three feet. These balconies encroach in an area where the property line is being realigned to accommodate building code requirements for the condo project to the north. The proposed setback should provide adequate light and air for the property to the north since the setback to building wall complies with the ordinance requirements. Furthermore, the applicant has provided landscaping to interrupt the line of sight to ensure privacy of the existing private open space of the property to the north.

Lastly, the setback along L Street is proposed at zero feet; however, the setback required is six feet. While the proposed setback along L Street creates a strong urban edge, the proposed setback may create an undue hardship on the existing street tree canopies. The Central City Neighborhood Guidelines suggest balancing the long-term viability of trees with the need for greater or lesser setbacks where conflicts with existing street trees exist. Typically, the design guidelines permit buildings to be constructed at the property line for the first and second stories. For buildings greater than two stories, a setback of 10 feet is required to provide an 18 foot tree canopy space. The City Arborist has reviewed these trees and has determined that the proposed zero setback will require the existing street trees to be radically trimmed to allow for construction of the building and the building itself. The applicant has provided documentation from their arborist that the third tree in from 18th Street, the most affected by the proposed setback, will require radical trimming, but it should not affect the health of the tree. The applicant's arborist has also indicated that the proposed development will affect the roots of all the street trees.

The Central City Design Guidelines indicate that street trees should be deciduous with large broad canopies. These trees serve to cool the ambient air of the surrounding neighborhoods by providing shading not only for the sidewalks but for the streets as well; trees also assist in reducing air quality impacts. While the trees may be trimmed to protect and preserve the trees, the trees will have an unbalanced canopy, which may create safety issues in wind and rain storms. The Guideline principles, in the spirit of flexibility, permit the Board to review developments on a case by case basis to determine the specific functional and spatial requirements that best serve the interest of the development and the City.

2. Auto access to the site will be via driveways mid-block at 18th and 19th Streets leading to the subterranean parking lot. This is in keeping with the Board's guidelines stating that "parking areas are encouraged to be located in the rear or side of projects rather than

- prominently placed at the front".
3. Although a landscaping plan was not submitted for review and comment by the Board, the applicant proposes to retain the mature existing street trees on 18th, 19th, and L Streets. Staff recommends that the public landscaping planter adjacent to this development be irrigated and maintained by this development and that the applicant work with the Public Works Department and the City Arborist to provide irrigation to the landscaping planter. The applicant has submitted a landscape representation for development of the courtyard. This representation does not provide adequate detail for review. Prior to issuance of the building permit, a landscaping plan for the public landscaping planter, the setback areas and the courtyard, shall be reviewed by Design Review staff and the City's landscape architect.
 4. Currently there are cobra head street lights mid block at L and 19th Streets. Staff recommends that the applicant coordinate with the City's Traffic Department to install decorative acorn lighting at 18th, 19th, and L Streets.
 5. Two trash enclosures are proposed for this development. These trash enclosures are located within the building, at the corners of 18th Street and 19th Streets at the ground floor level. Each unit will be provided a chute to the dumpster. The trash enclosure storage area appears to be adequate. However, the location of the storage areas present several questions as to pick up. The trash containers need to be wheeled out to the curb to allow pick up. It appears very unlikely that this will occur due to the landscaping strip and the vertical curb. Staff recommends that the applicant work with Design Review staff, Public Works Department and Solid Waste Division to provide the most appropriate location for the trash enclosure which comply with the criteria that states "service access should not block the flow of pedestrians", and that "trash storage should be located in a visually unobtrusive location". The trash enclosure final location shall be reviewed by the Design Review staff prior to issuance of building permit.
 6. Mechanical equipment is proposed to be screened behind parapet walls per the Board's guidelines. Backflow prevention devices, SMUD boxes, etc., should also be placed where not visible from street views, and screened from any pedestrian view.
 7. The Guidelines state that the exterior lighting style and design should be compatible and consistent with the building design, and that the site should be adequately illuminated for safety and security. As mentioned previously, historic street lights should be utilized for the street, and exterior building lighting should also complement the building's design character. Lighting shall be reviewed by the Design Review staff prior to issuance of building permit.
 8. Currently, no concrete sidewalks exist, and some of the walkway areas consist of asphalt paving. The applicant has not provided details on the sidewalk. Staff recommends, that new concrete sidewalks should be cast in the historic score pattern and concrete color typical of the Central City.

9. All site signage must meet the Board's criteria that signage "complement the building design". The applicant has provided a proto-typical sign program. The applicant suggests hanging signs at corners of retail/commercial component and live work units with the main retail/commercial space having externally lit lettered signs or placard signage. Final signage to be reviewed by Design Review staff prior to issuance of building permits.

B. Building Design

10. The height of the building is approximately 50 feet to top of parapet on the north elevation, and 55 feet on the south elevation (L Street), 60 feet to roof peak. Buildings surrounding the project are 2 and 3 stories in height, and the proposed project will be 4 stories tall at the north elevation and 5 stories on the L Street elevation. The Central City Neighborhood Design Guidelines provides that a "building or group of buildings shall be compatible with its surroundings through the 1) Rhythm of spaces between buildings, 2) Building scale, mass, and setbacks, 3) Building orientation and relation to the street, and 4) Continuity of storefront on commercial streets."

The proposed project generally complies with the Scale/Height/Massing principle. The proposed building appears to be responsive to the existing neighborhood context. While the proposed building is taller than the adjacent structure, the applicant appears to have complied with the intent of the guidelines by providing a 20 foot distance between structures before increasing the height. The applicant has broken down the massing with vertical and horizontal planar changes, and insets in the plan. The massing is further articulated vertically with offsets in plane, and a variety of fenestration groupings. Decorative railing at patios and balconies provide additional texture to the facade. A variety of oversized cornice treatments are proposed. The applicant has submitted details acceptable to staff.

11. The applicant proposes a plaster exterior with masonry at the base; brick veneer at the residential portion of the project, and split-faced block at the commercial portion. The project material palette meet's the Board's guidelines stating that "structures should be harmonious to the existing surroundings". Adjacent structures incorporate plaster, brick, tile, and wood shingles. The immediate neighborhood has an eclectic blend of architectural styles.
12. The residential units have individual porches, balconies and entries with decorative railing and trellis treatment. The applicant proposes concrete steps with brick sidewalls and steel pipe railing with steel flat bar balusters with a painted finish. The commercial component proposes traditional storefronts, with raised sills clad with masonry, and covered with awnings suspended on cables. The applicant proposes steel awnings at the corners with the interior awnings of canvas. The applicant still needs to clarify the color and size of the proposed awnings. Prior to issuance of building permit, the Design Review staff shall review the awnings.

13. Pedestrian access to the interior courtyard area is provided through the building hallways opening to the courtyard, at both the north and south elevations. Outdoor access to the courtyard is provided from the street via L Street. The plan indicates that gates will be provided at the street level (bottom of stairway) for privacy and security. The Central City Neighborhood Design Guidelines encourage internal courtyard areas to be "as visible as possible to and from the street, and provide a 'place transition' between the street and private areas near the building or courtyard. The applicant has provided entry to the courtyard from L Street, access to the courtyard is an issue of privacy and security. To provide additional entries from 18th & 19th will require a redesign of the building and result in the loss of units. Staff recommends moving the gates proposed to be located at the street level of L Street to the mid-point of the commercial use. This will provide more of inviting facade for the commercial uses and give the allusion of providing greater visibility to the interior while protecting the privacy and security of the courtyard area.
14. Storefront frame colors, and types of glazing proposed at upper levels must be determined. Clear glazing must be used at ground floor commercial.
15. Parapet walls are proposed, with pitched, concrete tile roof. Staff feels that tile is the most appropriate roofing material for the project in this neighborhood.
16. The Board's criteria encourages all elevations to have similar design features. Staff feels that the project as designed is cohesive on all facades. Colors have not been selected, and the applicant requested input from the Board on color selection. Staff feels that bold colors can add a sense of place to the project, with several examples being the St. Francis Terrace and Pensione K projects. The applicant should also explore the use of one color at the commercial corners to tie together the taller corner building with the surrounding larger building mass. A color and materials board shall be provided for review and approval by the Board.
17. For the Board's final review of the project, the applicant should provide a color and materials palette, detailed landscaping and lighting plans, details of the treatment at doors, windows, stairs, porches, cornice, wainscots, awnings, fascia at tile roofs, trellises, fencing and gates at driveways, patio/balcony railings, storefront frame color/window tinting at upper floors, and any other pertinent exterior details. Any details not reviewed by the Board must be reviewed and approved by staff prior to issuance of a building permit.

PROJECT APPROVAL PROCESS: The Board may approve or deny the project, or continue the project for more information or for redesign. The Board action may be appealed to the Planning Commission. The appeal must occur within 10 calendar days of the Design Review and Preservation Board action.

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will

not have a significant impact on 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 impacts to the combined stormwater sewer system, construction impacts on the street trees, noise and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan.

B. Public/Neighborhood/Business Association Comments

Midtown Business Association, Downtown Partnership, Sacramento Old City Association (SOCA), Neighborhood Association Advisory Group (NAAG), Downtown Neighborhood Association, Fremont Park Neighborhood Association and Winn Park/Capitol Avenue Neighborhood Association have been informed of this project. In addition, an early notification was mailed to property owners within 500 feet of this project.

Staff has received various letters and phone messages from the surrounding property owners regarding the lack of parking for this project. The applicant has also worked with the property owners of Marbro Commons to the north to address their concerns.

At their homeowners association meeting on June 23, 1999, the adjacent owners discussed the applicant's proposal. The adjacent owners are still concerned with the effect the four stories will have on the light and air of their units. They have suggested that the applicant decrease to two stories the interior units along the north elevation. The exterior elevation along 18th and 19th could remain four stories. This would amount to a loss of four to six units.

RECOMMENDATION: Staff recommends that the Design Review/Preservation Board approve the project subject to the conditions of approval and findings of fact.

Prepared by,

Report reviewed by,

Jeanne Corcoran
Associate Planner

Art Gee
Assistant Planning Director

Attachments

Attachment A
Exhibit A-1

Notice of Decision
Negative Declaration

Exhibit A-2	Mitigation Monitoring Plan
Exhibit A-3	Elevations
Exhibit A-4 through A-9	Site Plans
Exhibit A-10	Roof Plan
Exhibit A-11 through A-14	Floor Plans
Exhibit A-15	Section
Exhibit A-16	Tree Plan
Exhibit A-17	18 TH St. Streetscape
Exhibit A-18	Massing Detail with property to north
Exhibit A-19	Section Detail with property to north
Exhibit A-20	Setback Detail with property to north
Exhibit A-21	Chimney Detail
Exhibit A-22	Eave/Arbor Columns
Exhibit A-23	Cornice Detail
Exhibit A-24	Awning/Entry
Exhibit A-25	Awning/Window Opening
Exhibit A-26	Stair & Railing
Exhibit A-27	Balcony Railing Typical
Exhibit A-28-31	Sign Program Typical
Attachment B	Board Comments from January Meeting
Attachment C	Letter Sutter Place Homeowners Association

ATTACHMENT A
AMENDED BY BOARD 7-21-99

**NOTICE OF DECISIONS AND FINDINGS OF FACT FOR
PROPERTY LOCATED AT NORTHEAST CORNER 18 & L STREETS
(APN: 007-0082-012, 013, 014), SACRAMENTO, CALIFORNIA
IN THE CENTRAL CITY DESIGN REVIEW AREA (DR98-185)**

At the regular meeting of **July 21, 1999**, the City Design Review/Preservation Board considered evidence in the above design matter. Based on verbal and documentary evidence at said hearing, the Board took the following action for the location listed above:

- A. Ratified the Negative Declaration**
- B. Approved the Mitigation Monitoring Plan**
- C. Approved the design of the proposed project.**

This action was made based on the following Findings of Fact and subject to the following conditions:

FINDINGS OF FACT

- A. Negative Declaration:** The City Planning Commission ratifies the Negative Declaration (the Negative Declaration is approved), based upon the following findings:
 - 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;
 - 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:
 - 1. One or more mitigation measures have 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.
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

C. Design Review

1. The project, as conditioned, enhances the surrounding neighborhood.
2. The project, as conditioned, will complement structures in the surrounding area, and conforms with the Board's design criteria.

CONDITIONS OF APPROVAL:

- A. The design of the site (see plans attached) is hereby approved subject to the following conditions:
1. ~~The building elevation along L Street will be setback above the second floor to accommodate the street trees. The amount of setback shall be determined by the City Arborist and the Board's Landscaped Architect. (Deleted by Board 7-21-99)~~
 2. Existing street trees shall be retained. *Prior to issuance of any building permit, the applicant shall submit, to the City Tree Services, a five year program for maintenance of street trees along L Street, based upon the applicant/developer's arborist recommendations. The tree maintenance program shall be implemented and maintained by the developer under the supervision of the City Tree Division.*(Added by the Board 7-21-99)
 3. The applicant shall explore the use of one color at the commercial corners to tie together the taller corner building with the surrounding larger building mass. A color and materials board shall be provided for review and approval by the Board, prior to issuance of a building permit.
 4. Detailed landscaping and lighting plans, details of the treatment at doors, windows, stairs, porches, cornice, wainscots, awnings, fascia at tile roofs, trellises, fencing and gates at driveways, patio/balcony railings, storefront frame color/window tinting at upper floors, and any other pertinent exterior details. Any details not reviewed by the Board must be reviewed and approved by staff prior to issuance of a building permit.
 5. Prior to issuance of building permit, a landscaping plan for the public landscape planter, the setback areas and the courtyard shall be reviewed and approved by the

City Arborist, the Board's Landscape Architect, the City's Landscape Architect and Design Review staff.

6. Historic street lights shall be installed adjacent to the development.
7. Exterior lighting style and design shall be complementary to the building. Final fixture selection shall be viewed and approved by staff.
8. Prior to issuance of building permit the trash enclosure location shall be reviewed and approved by Public Works Department, Solid Waste Division and Design Review staff.
9. Mechanical equipment proposed shall be screened behind parapet walls with design, color and material that matches the building. Backflow prevention devices, SMUD boxes, etc., shall be placed where not visible from street views, and screened from pedestrian view.
10. Bicycle parking shall be appropriately located, with final location and design to be reviewed and approved by staff.
11. Sidewalks shall be cast in the historic score pattern and concrete color.
12. Signage shall be reviewed and approved by Design Review staff prior to issuance of building permit.

B. The design of the building (see plans attached) is hereby approved subject to the following conditions:

13. The proposed structure shall be constructed as indicated in the report and the exhibits, and as amended by Board action. Final materials and colors as approved by the Board, shall be verified by staff.
14. Clear glazing shall be used at ground floor commercial. Storefront frame colors and types of glazing at upper floor levels shall be reviewed and approved by staff.
15. Awnings material, color and size shall be reviewed by staff.
16. Fencing and gates into project along L Street shall be relocated from the street level (bottom of steps) to the mid-portion of the commercial use, fitness center and lounge area.
17. Decorative lighting that "complements the building design" shall be provided. Final building lighting shall be reviewed and approved by staff.
18. All required new and revised plans shall be submitted for review and approval of staff prior to issuance of building permits. **A set of the appropriate plans shall be submitted directly to Design Review staff.** Any necessary planning entitlements

shall have been approved by the Planning Commission prior to final Design Review sign off of plans.

19. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.
20. Final occupancy shall be subject to approval by Design Review staff and shall involve an on site inspection.
21. *The project shall be developed per the submitted plans which include interior cascade down of the third and fourth floors adjacent to the north property line. (Added by Board 7-21-99)*

ATTEST:

Design Review/Preservation Board Staff

ADVISORY NOTES

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES. FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD.

THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE. THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

Attachments

Attachment A	Notice of Decision
Exhibit A-1	Negative Declaration
Exhibit A-2	Mitigation Monitoring Plan
Exhibit A-3	Elevations
Exhibit A-4 through A-9	Site Plans
Exhibit A-10	Roof Plan
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Exhibit A-27	Balcony Railing Typical

Exhibit A-28-31

Sign Program Typical