

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

| | | |
|--------------------|--|------------------------|
| APPLICANT | C.N.A. Engineering, 2550 Valley Rd., Sacramento, Ca. 95821 | 985-3746 |
| OWNER | JMA Corporation, 425 University Ave., Sacramento 95825 | |
| PLANS BY | C.N.A. Engineering, 2550 Valley Pd., Sacramento, Ca. 95821 | |
| FILING DATE | 3/5/85 | 50 DAY CPC ACTION DATE |
| REPORT BY: | SD:jl | |
| NEGATIVE DEC | 4/1/85 | EIR |
| ASSESSOR'S PCL NO. | 16-161-36 | |

APPLICATION: A. Negative Declaration

B. Tentative Map - Riverbend Condos (P85-115)

C. Special Permit for a 14 unit condominium development (Sec 2-B-4)

D. Plan Review to develop 14 condominium units

LOCATION: South side of Captains Table Road, West of Riverside Blvd.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 14 unit condominium on .65± acres of land located in the R-3 Light Density Multiple Family Zone.

PROJECT INFORMATION:

| | |
|--|-----------------------------|
| 1974 General Plan Designation: | Residential |
| 1965 Sutterville Heights Community Plan Designation: | Multiple Family Residential |
| Existing Zoning of Site: | R-3-R |
| Existing Land Use of Site: | Vacant |

Surrounding Land Use and Zoning:

North: Vacant; R-3
South: Residential; R-3
East: Vacant; R-1
West: Apartments; R-3

| | |
|------------------------------|------------------------------|
| Parking Provided: | 20 |
| Parking Ratio: | 1.4/1 |
| Property Dimensions: | 150' x 190' |
| Property Area: | 28,500 sq. ft., .65 ± acres |
| Density of Development: | 21.5 d.u. per acre |
| Square Footage of Building: | 762 sq. ft. to 1,064 sq. ft. |
| Height of Building: | 29 Feet |
| Topography: | Flat |
| Street Improvements: | To be provided |
| Utilities: | To be provided |
| Exterior Building Colors: | Earthtones |
| Exterior Building Materials: | Wood |

Subdivision Review Committee Recommendation: On March 27, 1985, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the following conditions:

APPLC. NO. P85-115

MEETING DATE April 11, 1985

CPC ITEM NO. 17

BACKGROUND INFORMATION: On December 12, 1978, the City Council approved a request to rezone the subject site from Single Family (R-1) to Light Density Multiple Family (R-3, P8381). The applicant presented a site plan indicating 10 duplex units. No specific floor plans or elevations were presented at that time and an "R" review designation was placed on the site.

On November 24, 1981, the City Council approved entitlements necessary to construct 14 condominium units on the subject site. The map was never recorded and the Special Permit approval has expired.

PROJECT EVALUATION: Staff has the following comments:

1. Land Use: The subject site is designated Residential and Multi-Family Residential in the 1974 General Plan and the 1965 Sutterville Heights Community Plan respectively. The subject site is zoned R-3-R which permits a density of up to 29 units per acre. The site is surrounded by vacant and developed property zoned for single and multi-family development. The proposed project is consistent with applicable plans and surrounding development. The proposed density of 21.5 units per acre is consistent with the zoning (R-3).
2. Site Design: The site plan indicates 25 foot wide parking aisles. The minimum requirement is 26 feet. This will necessitate a minor adjustment on the site plan.
3. Building Design: To enhance the aesthetics of the project, staff suggests the following:
 - a. The submitted plans indicate straight-run stairways on the "B" models. Staff suggests these stairways be redesigned as an "L"-shaped stairway. The "L"-shape stairs will not protrude significantly into the open space areas. All stairways are to have stringers on each side.
 - b. The submitted elevations indicate the roofing material as asphalt composition. Staff suggests that the roofing material be a medium wood shake or similar material and subject to the Planning Director's approval.
 - c. Building materials should be a mixture of T-1-11 siding and stucco subject to the Planning Director's approval.
 - d. Private patio areas should have solid enclosures.
 - e. The carport structures shall be compatible in design and materials with the main buildings.
 - f. Staff is including multi-family site development criteria to be conditions of approval of this project (See Exhibit G).
4. Policies: The Planning and Community Services Divisions have determined that Parkland dedication in-lieu fees are appropriate. Fees will be based upon .123 acres multiplied by the per acre value established by the applicant's appraiser.

STAFF RECOMMENDATION:

Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map subject to conditions which follow;
3. Approval of the Special Permit subject to conditions and based on findings of fact which follow;
4. Approval of the R review based upon findings of fact which follow.

CONDITIONS - SPECIAL PERMIT:

1. A detailed landscaping and irrigation plan which conforms to Exhibit G shall be submitted and approved prior to issuance of building permits.
2. The stairway to the second story Model B units shall be redesigned as an "L"-shaped stairway and be approved by the Planning Director.
3. Roofing materials shall be a medium wood shake or similar material and subject to Planning Director's approval.
4. Patios shall be enclosed with solid building material.

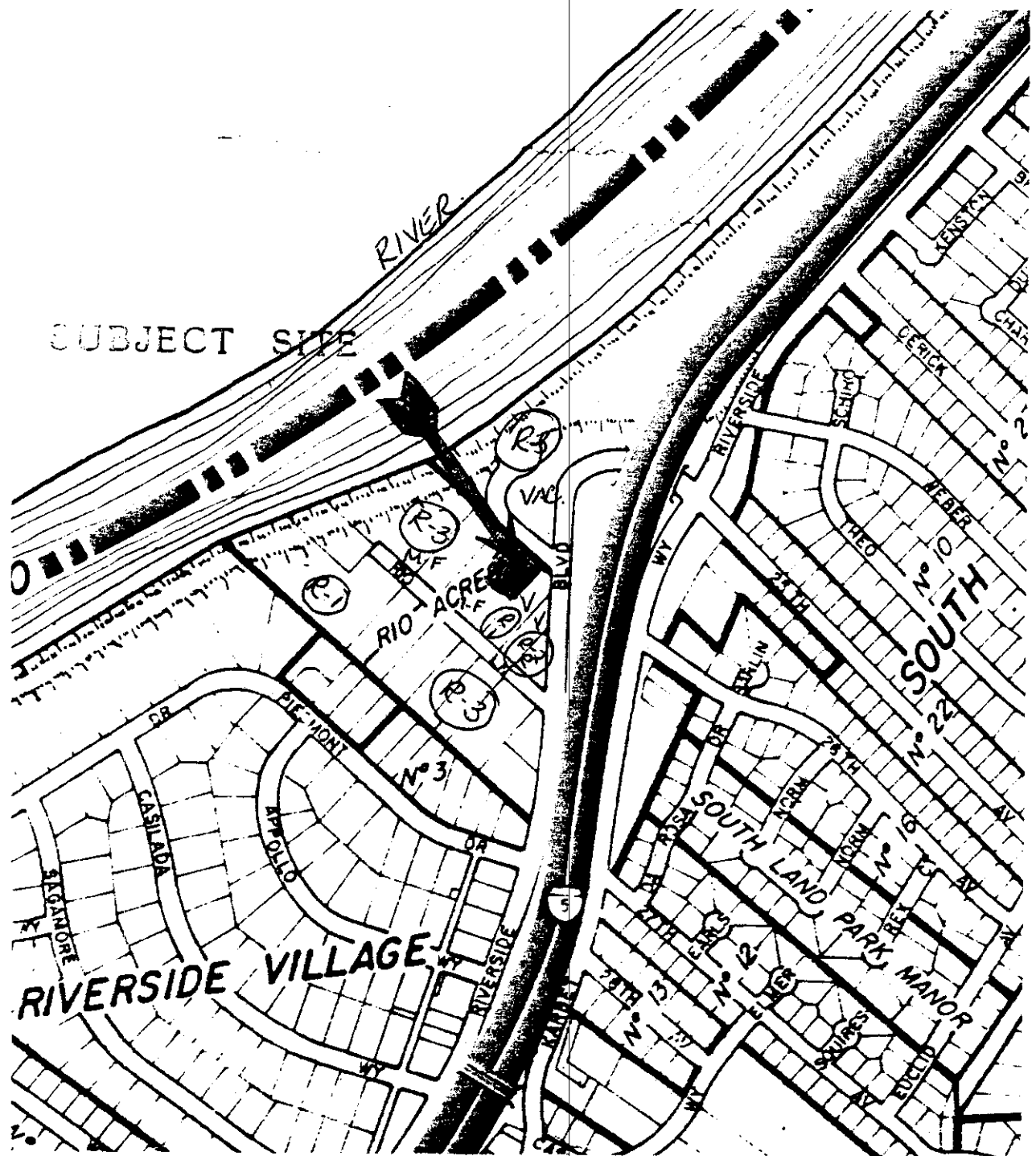
FINDINGS OF FACT - SPECIAL PERMIT AND R REVIEW:

1. The special permit is based on sound principles of land use planning in that the condominium uses are compatible with adjacent uses which consist of apartments and single family residences.
2. The special permit will not be detrimental to public health, safety or welfare in that adequate parking, landscaping and setbacks are provided.
3. The special permit is in compliance with the 1974 General Plan which encourages a variety of housing types.
4. The special permit is in compliance with the 1965 Sutterville Heights Community Plan which designates the site Multiple Family Residential.

CONDITION TENTATIVE MAP: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require extensions.

3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
5. Prepare a right-of-way study for Captains Table Road; dedication may be required.



VICINITY - LAND USE - ZONING

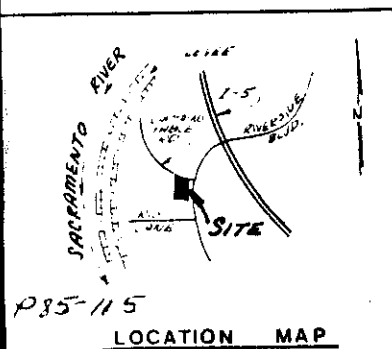
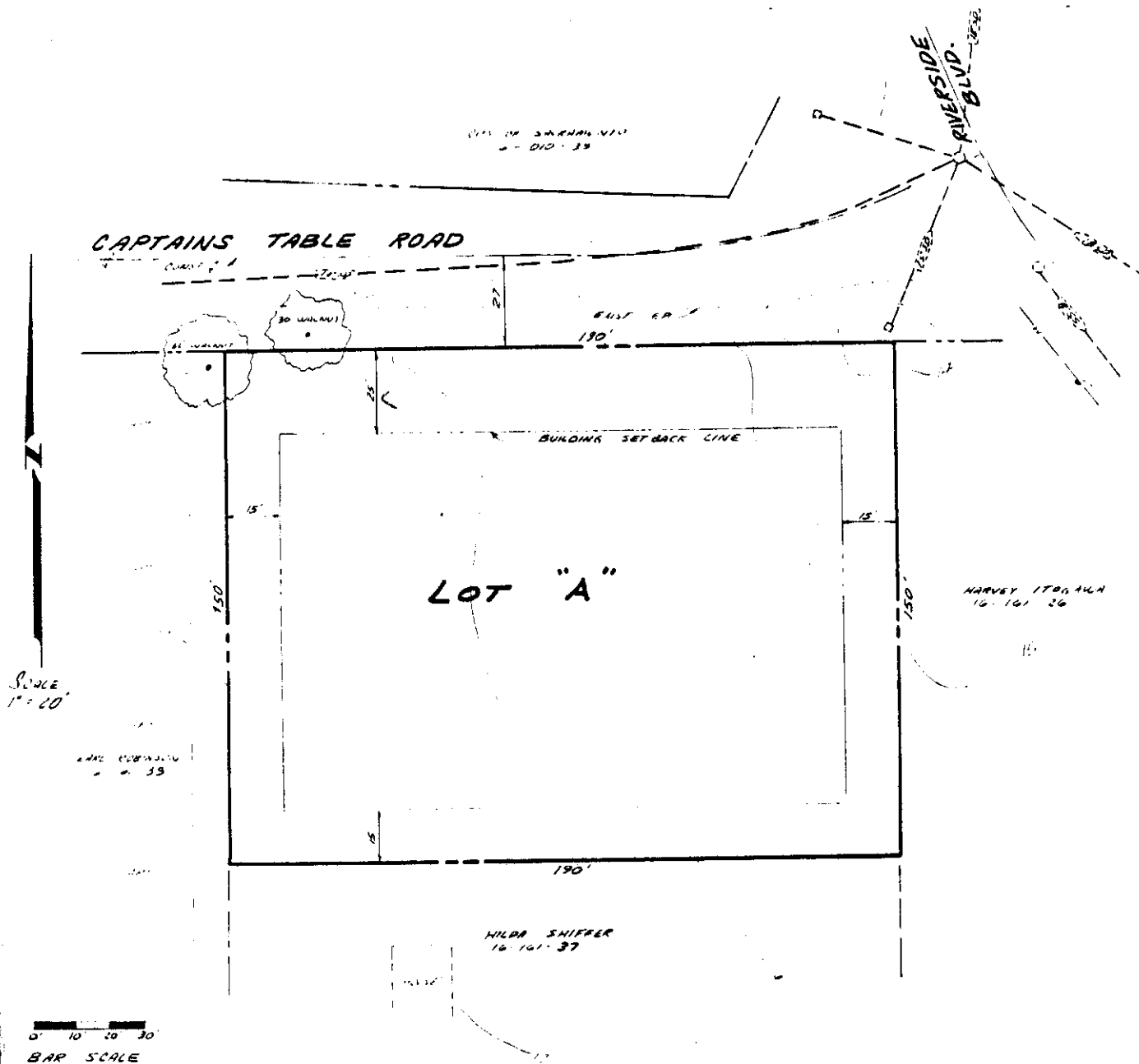
TENTATIVE RIVERBEND CONDOMINIUMS

EXHIBIT A



CNA ENGINEERING INC.
CIVIL ENGINEERING · LAND SURVEYS · PLANNING · STRUCTURE

TENTATIVE MAP



| | | | |
|---|--|--|---------------------------------------|
| <p>OWNER JMA CORPORATION 425 UNIVERSITY AVE SUITE 222 SACRAMENTO, CA 95814</p> | <p>ENGINEER CNA ENGINEERING 2550 VALLEY RD SACRAMENTO, CA 95821</p> | <p>PARCEL NO. 16-161-26</p> | |
| <p>EXISTING USE VACANT</p> | <p>PROPOSED USE 14 CONDOMINIUM UNITS</p> | <p>SEWER DISPOSAL CITY OF SAC.</p> | <p>WATER CITY OF SAC.</p> |
| <p>SCHOOL DISTRICT SAC CITY SCHOOL DIST</p> | <p>FIRE DISTRICT CITY OF SACRAMENTO 22-11-85</p> | <p>PARK DISTRICT CITY OF SACRAMENTO</p> | <p>ELECTRICAL S.M.C.D.</p> |

CPC FILE COPY
 REV. NO. P 9598
 EXHIBIT B

DEVELOPMENT STATISTICS

SITE AREA: 2450 ± SQ. FT. = 56 ± ACRES
 BUILDING AREA: 9500 ± SQ. FT. = 217 ± ACRES
 SURFACE AREA: 105 ± ACRES
 LANDSCAPE AREA: 16,375 ± SQ. FT. = 375 ± ACRES
 * EXCLUDING CARPET AREAS

6 'A' UNITS @ 765 SQ. FT. EA.
 6 'B' UNITS @ 1034 SQ. FT. EA.
 14 CONDOMINIUM UNITS TOTAL

14 COVERED RESIDENT PARKING
 2 OPEN VISITOR PARKING
 20 PARKING SPACES TOTAL

PLANT LIST

| KEY | PLANT SIZE | SYMBOL | PLANT NAME | COMMON NAME |
|-----|------------|----------|-----------------|-----------------|
| CG | 10' | (Symbol) | CONYSEUS FLYING | ANIZONA CYPRESS |
| LB | 15' | (Symbol) | LEUCODENDRUM | LEUCODENDRUM |
| LE | 15' | (Symbol) | LEUCODENDRUM | LEUCODENDRUM |
| PC | 15' | (Symbol) | PLANTAGINIS | PLANTAGINIS |
| AP | 10' | (Symbol) | ADONIS | ADONIS |
| PT | 10' | (Symbol) | PLANT | PLANT |

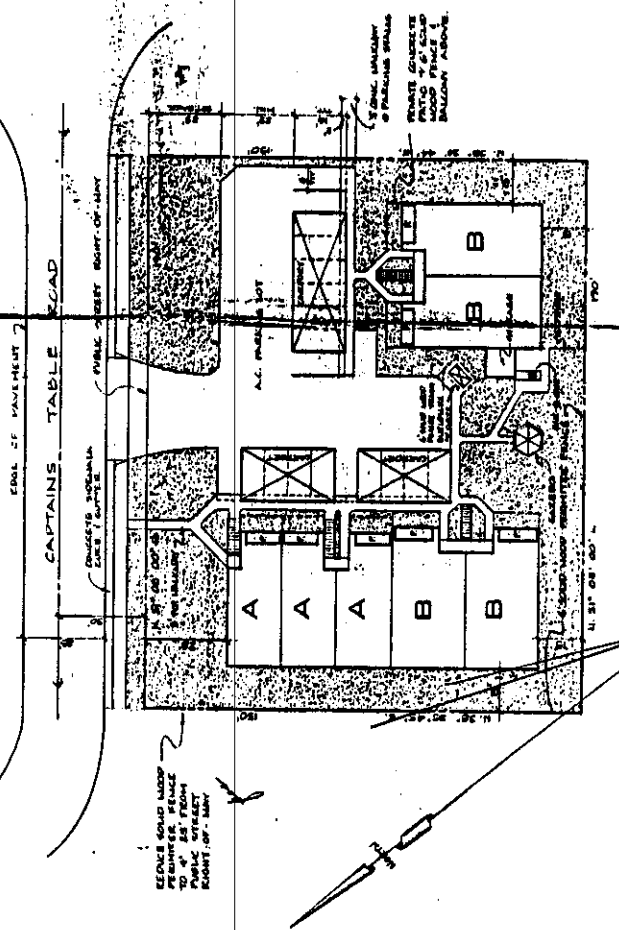
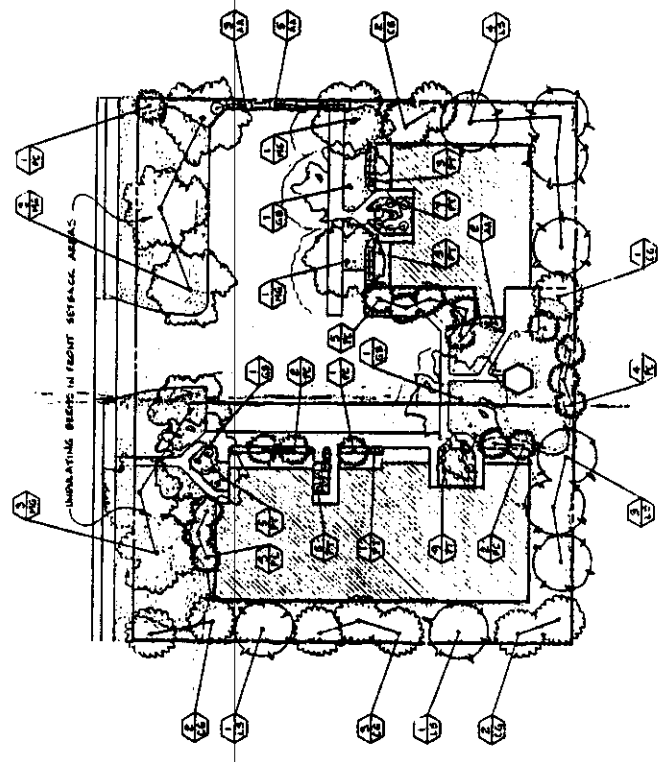
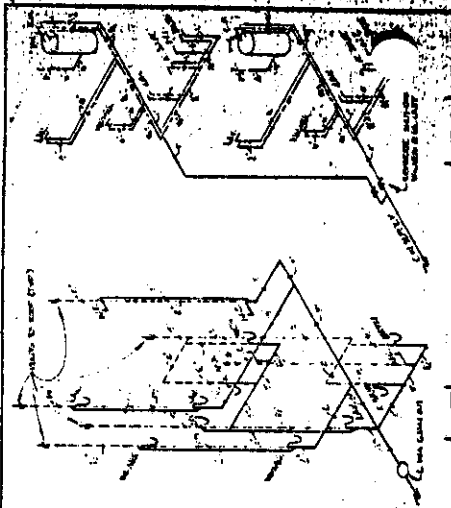
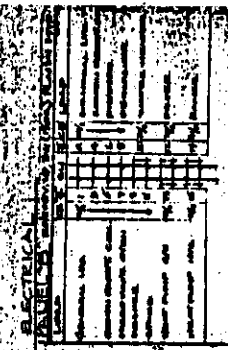


EXHIBIT B

EXHIBIT D

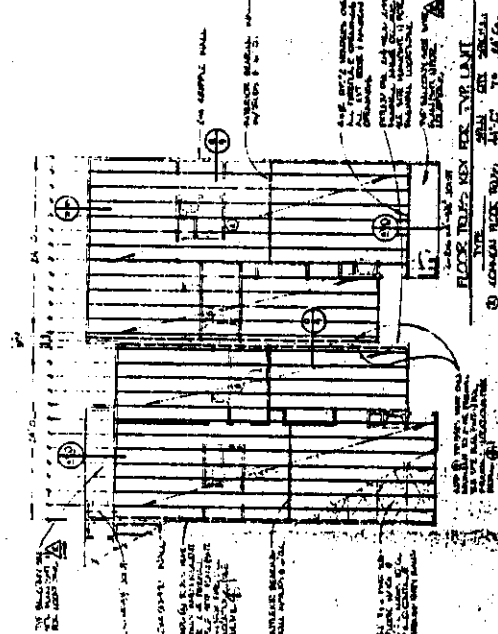


PLUMBING SCHEMATIC



ELECTRICAL SCHEDULE

| NO. | DESCRIPTION | QTY | UNIT |
|-----|-------------------------------|-----|------|
| 1 | 40 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 2 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 3 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 4 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 5 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 6 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 7 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 8 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 9 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 10 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 11 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 12 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 13 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 14 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 15 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 16 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 17 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 18 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 19 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 20 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 21 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 22 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 23 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 24 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 25 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 26 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 27 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 28 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 29 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 30 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 31 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 32 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 33 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 34 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 35 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 36 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 37 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 38 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 39 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 40 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 41 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 42 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 43 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 44 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 45 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 46 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 47 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 48 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |
| 49 | 15 AMP 2-POL. CIRCUIT BREAKER | 1 | EA |
| 50 | 15 AMP 1-POL. CIRCUIT BREAKER | 1 | EA |



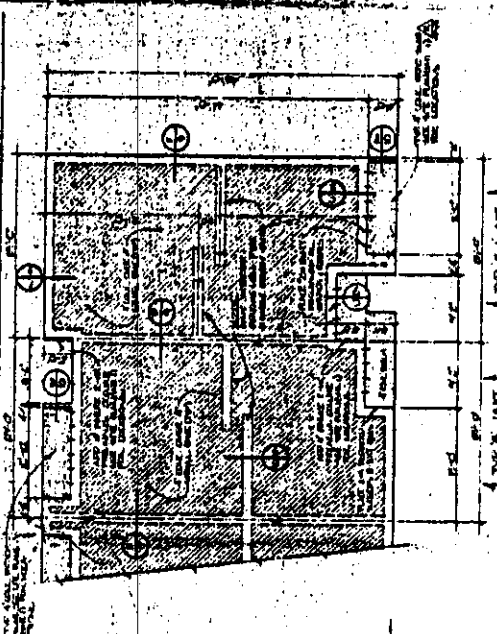
FLOOR FRAMING PLAN

NOTE: ALL WALLS TO BE DIMENSIONED BY CENTERLINE UNLESS OTHERWISE NOTED.

NOTE: ALL WALLS TO BE DIMENSIONED BY CENTERLINE UNLESS OTHERWISE NOTED.

NOTE: ALL WALLS TO BE DIMENSIONED BY CENTERLINE UNLESS OTHERWISE NOTED.

NOTE: ALL WALLS TO BE DIMENSIONED BY CENTERLINE UNLESS OTHERWISE NOTED.



FOUNDATION PLAN

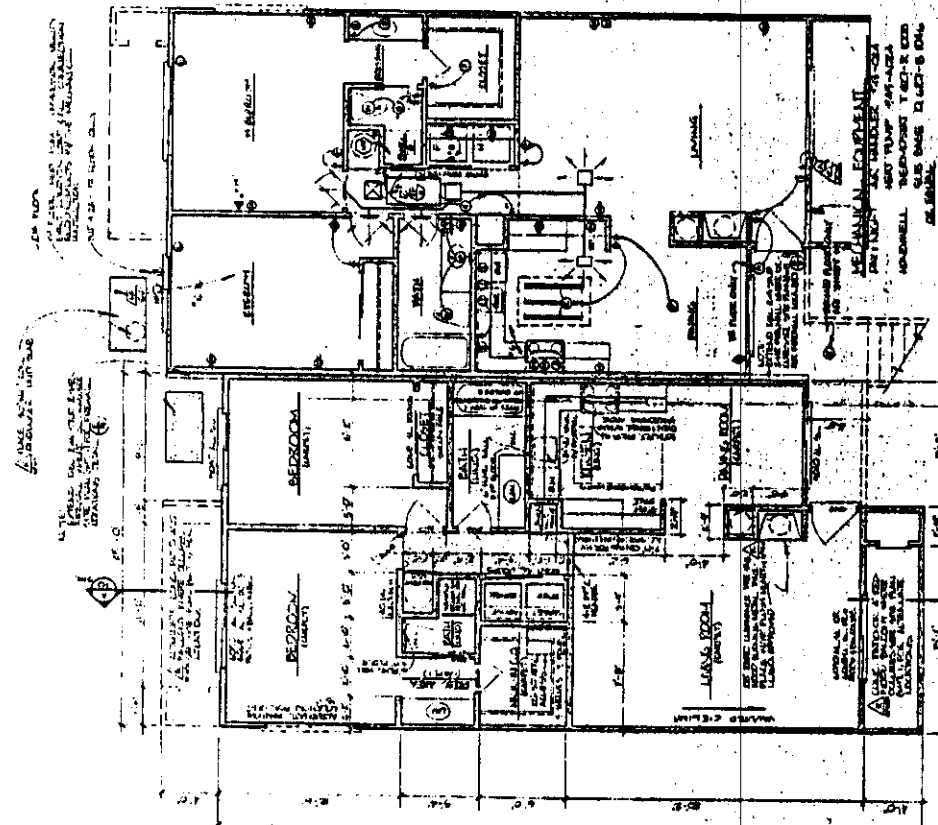
NOTE: ALL WALLS TO BE DIMENSIONED BY CENTERLINE UNLESS OTHERWISE NOTED.

NOTE: ALL WALLS TO BE DIMENSIONED BY CENTERLINE UNLESS OTHERWISE NOTED.

NOTE: ALL WALLS TO BE DIMENSIONED BY CENTERLINE UNLESS OTHERWISE NOTED.

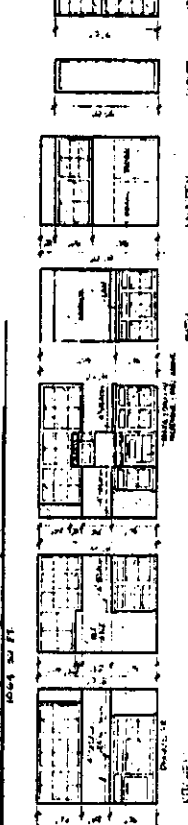
NOTE: ALL WALLS TO BE DIMENSIONED BY CENTERLINE UNLESS OTHERWISE NOTED.

- NOTES:
1. SEE SECTION 11.0 FOR WALL JOINTS.
 2. SEE SECTION 11.0 FOR WALL JOINTS.
 3. SEE SECTION 11.0 FOR WALL JOINTS.
 4. SEE SECTION 11.0 FOR WALL JOINTS.
 5. SEE SECTION 11.0 FOR WALL JOINTS.
 6. SEE SECTION 11.0 FOR WALL JOINTS.
 7. SEE SECTION 11.0 FOR WALL JOINTS.
 8. SEE SECTION 11.0 FOR WALL JOINTS.
 9. SEE SECTION 11.0 FOR WALL JOINTS.
 10. SEE SECTION 11.0 FOR WALL JOINTS.
 11. SEE SECTION 11.0 FOR WALL JOINTS.
 12. SEE SECTION 11.0 FOR WALL JOINTS.
 13. SEE SECTION 11.0 FOR WALL JOINTS.
 14. SEE SECTION 11.0 FOR WALL JOINTS.
 15. SEE SECTION 11.0 FOR WALL JOINTS.
 16. SEE SECTION 11.0 FOR WALL JOINTS.
 17. SEE SECTION 11.0 FOR WALL JOINTS.
 18. SEE SECTION 11.0 FOR WALL JOINTS.
 19. SEE SECTION 11.0 FOR WALL JOINTS.
 20. SEE SECTION 11.0 FOR WALL JOINTS.
 21. SEE SECTION 11.0 FOR WALL JOINTS.
 22. SEE SECTION 11.0 FOR WALL JOINTS.
 23. SEE SECTION 11.0 FOR WALL JOINTS.
 24. SEE SECTION 11.0 FOR WALL JOINTS.
 25. SEE SECTION 11.0 FOR WALL JOINTS.
 26. SEE SECTION 11.0 FOR WALL JOINTS.
 27. SEE SECTION 11.0 FOR WALL JOINTS.
 28. SEE SECTION 11.0 FOR WALL JOINTS.
 29. SEE SECTION 11.0 FOR WALL JOINTS.
 30. SEE SECTION 11.0 FOR WALL JOINTS.
 31. SEE SECTION 11.0 FOR WALL JOINTS.
 32. SEE SECTION 11.0 FOR WALL JOINTS.
 33. SEE SECTION 11.0 FOR WALL JOINTS.
 34. SEE SECTION 11.0 FOR WALL JOINTS.
 35. SEE SECTION 11.0 FOR WALL JOINTS.
 36. SEE SECTION 11.0 FOR WALL JOINTS.
 37. SEE SECTION 11.0 FOR WALL JOINTS.
 38. SEE SECTION 11.0 FOR WALL JOINTS.
 39. SEE SECTION 11.0 FOR WALL JOINTS.
 40. SEE SECTION 11.0 FOR WALL JOINTS.
 41. SEE SECTION 11.0 FOR WALL JOINTS.
 42. SEE SECTION 11.0 FOR WALL JOINTS.
 43. SEE SECTION 11.0 FOR WALL JOINTS.
 44. SEE SECTION 11.0 FOR WALL JOINTS.
 45. SEE SECTION 11.0 FOR WALL JOINTS.
 46. SEE SECTION 11.0 FOR WALL JOINTS.
 47. SEE SECTION 11.0 FOR WALL JOINTS.
 48. SEE SECTION 11.0 FOR WALL JOINTS.
 49. SEE SECTION 11.0 FOR WALL JOINTS.
 50. SEE SECTION 11.0 FOR WALL JOINTS.



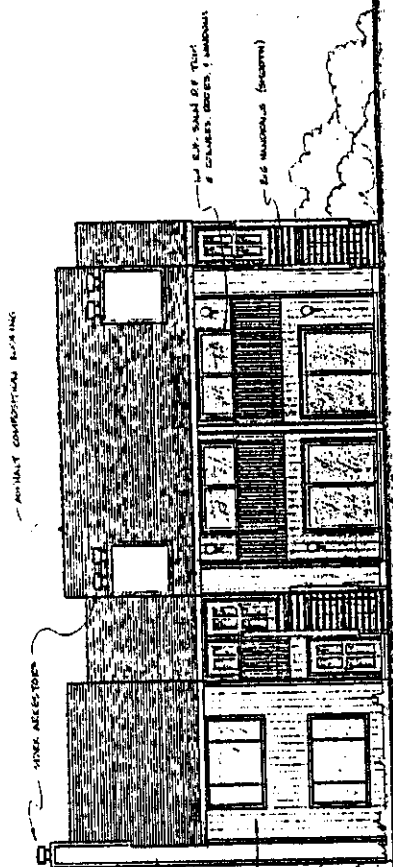
TYPICAL FLOOR PLAN FOR UNITS B1B1

TYPICAL ELECTRICAL MECHANICAL PLAN FOR UNITS B1B1

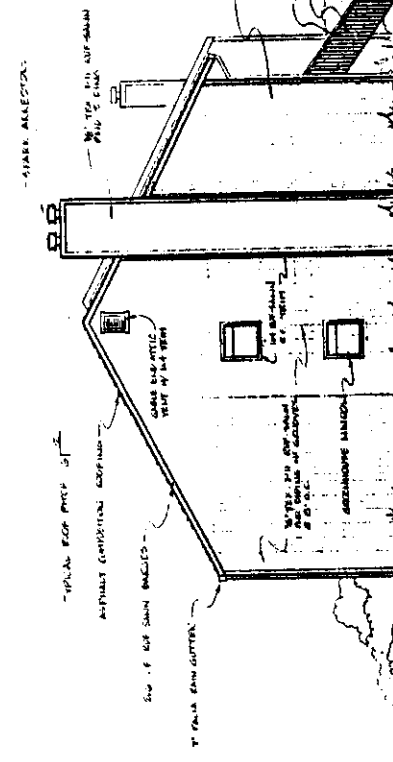


INTERIOR ELEVATIONS

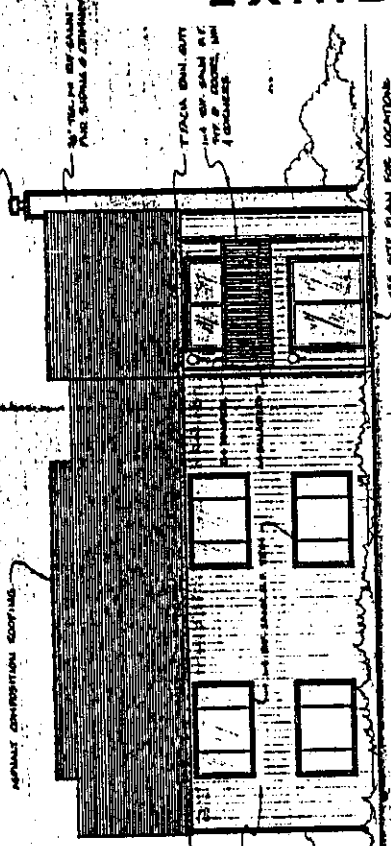
EXHIBIT E



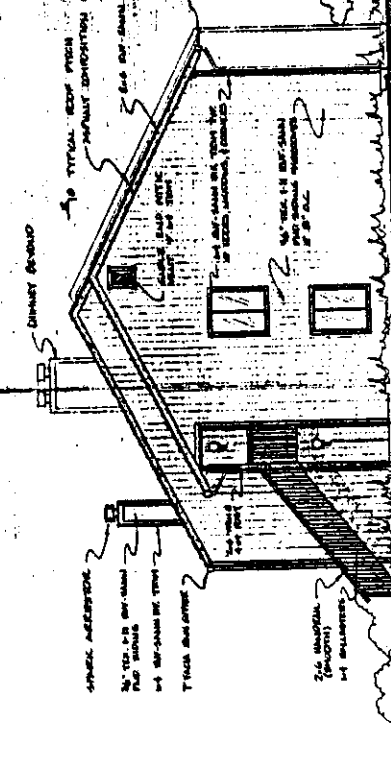
FRONT ELEVATIONS
SCALE: 3/8" = 1'-0"



SIDE ELEVATION
TYPE UNIT 'A'



REAR ELEVATIONS
SCALE: 3/8" = 1'-0"

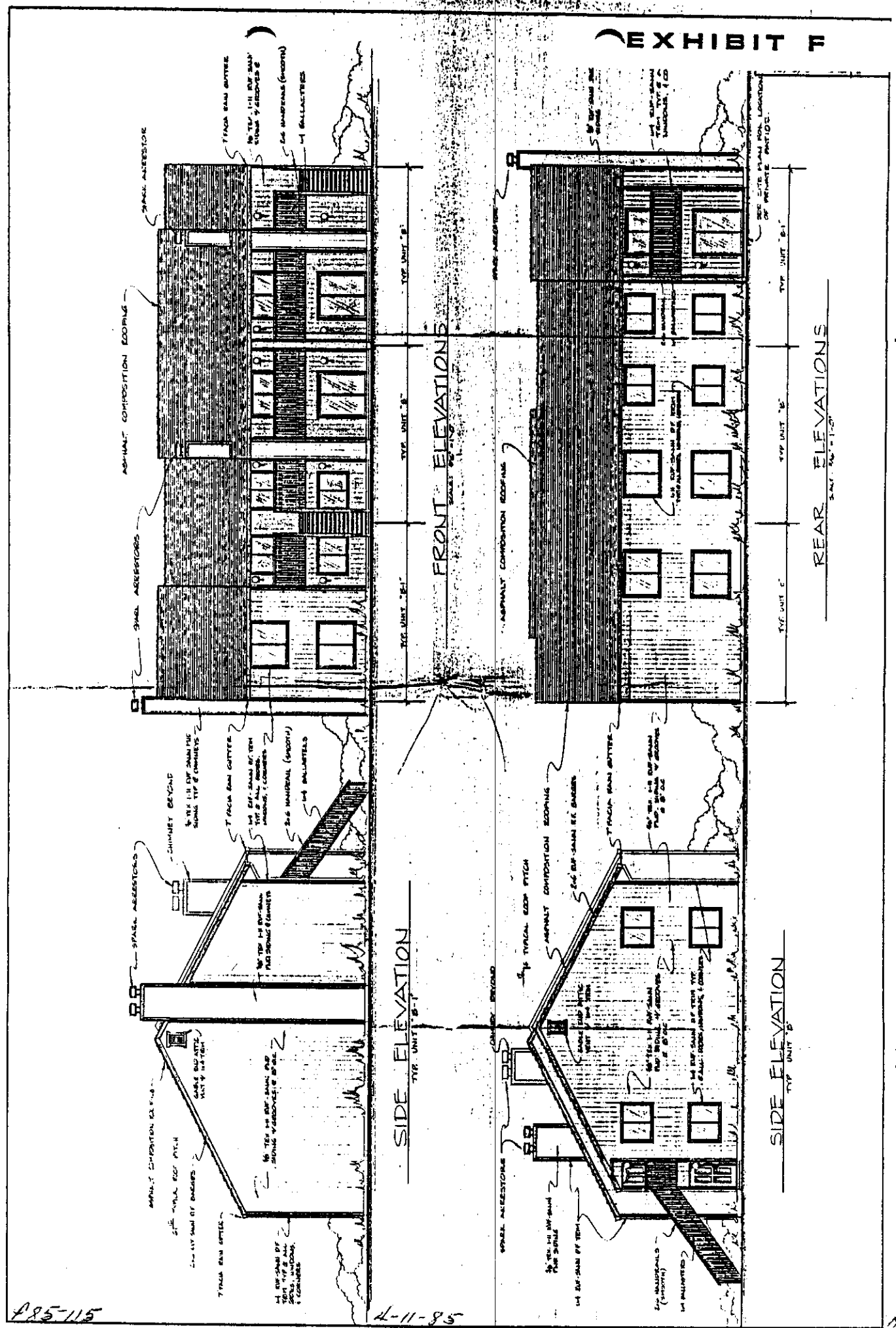


SIDE ELEVATION
TYPE UNIT 'A'

P85-115

4-11-85

No. 17



A85-115

4-11-85

No. 17

MULTIFAMILY RESIDENTIAL SITE DEVELOPMENT
P85-115

A. OFF STREET PARKING DESIGN CRITERIA

1. Off-street parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly) of which a minimum 1:1 shall be covered parking. Six foot decorative masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development. The design and materials used for covered parking structures shall be compatible to the main building structures.
2. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design and walkways to streets shall be eliminated.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
8. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
9. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

B. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual enclosed garages.

2. Fifty percent (50%) of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
3. Bicycle racks and lockers shall be provided throughout the development.

C. LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscape treatment shall include:
 - a. The major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
 - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
 - d. Consistency with energy conservation efforts.
 - e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
 - g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
 - h. For crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.

1. Large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.

3. Landscaping of parking areas is discussed in Section B.

D. TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either 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 point of dumpster pickup.

The minimum demensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number, and distribution.

E. SIGNAGE

With the exception of the main project identification sign(s), all other signage shall comply with the City Sign Ordinance.

A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type or incorporated into a low profile decorative entry wall(s). The height of the monument sign shall not exceed six feet.

The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco or similar material which complements the design of the main buildings.

Individual letters and project logo are permitted. The signage program shall be subject to the review and approval of the Planning Director.

F. PERSONAL SAFETY DESIGN CRITERIA

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building project including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.