

CITY OF WEST SACRAMENTO
ZONING ADMINISTRATOR (ZA) ACTION
MINOR REVISION TO PREVIOUSLY APPROVED DESIGN REVIEW

DATE: May 6, 2020

LOCATION: 2305-2415 Jefferson Boulevard (APN: 046-010-038-000, 046-010-051-000, 046-010-004-000)

CEQA: Categorically Exempt (Class 32)

REQUEST/
ZA ACTION: Minor revision to previous approval

Description of Request

The applicant requests a minor modification to the previously approved design review of the Jefferson Village Apartments which received approval on October 2, 2019. The applicant requests a modification to the site plan, building type and unit count. The revised design 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. The revised site plan is provided as Attachment 1 and the revised aerials are provided as Attachment 2.

Code Reference

The project is being processed as a minor revision to an approved project subject to §17.35.110 and §17.37.070 of the City's Municipal Code.

Background and Project History

On October 2, 2019, the Community Development Director approved the design review for the Jefferson Village Apartments. The original design review application was submitted December of 2018.

The approval was for a ±292-unit multifamily apartment project on a 11.4-acre project site in the Mixed-Use Neighborhood Commercial (MU-NC) zone. The approved design included a 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.

The applicant submitted a modification request in February of 2020. Public notices were mailed on April 8, 2020 and the public comment period ended on April 29, 2020. No comments were received.

General Plan and Zoning Designation

The project site in the Mixed-Use Neighborhood Commercial (MU-NC) zone. The MU-NC Zone is intended to provide areas for a mix of medium-density residential units that support commercial retail, office, and open space uses. This Zone provides for lower intensity mixed-use development that contains a mix of residential townhomes, condominiums, and apartments that support pedestrian-oriented shopping, office, and open space. This Zone is intended to accommodate uses that provide essential daily services and retail needs as well as recreational amenities, within walking distance of the surrounding neighborhood. Residential densities range between 12.0 and 60.0 units per acre.

The MU-NC zone requires a Conditional Use Permit for multifamily residential. The past zoning Code, effective in 2018 when the application for the original project was submitted, permitted multifamily by right.

Because the original application for design review was submitted prior to the effective date of the current zoning code the project was originally reviewed for conformance with the prior zoning code. This modification request was determined to be minor (see findings later in this report) and is thus not treated as a new application subject to the current code.

Environmental Determination

The Jefferson Village Apartments required design review approval when submitted in 2018. The Zoning Code in effect at the time considered Design Review a ministerial action and thus the action was not considered a project and subject to the California Environmental Quality Act. This follow up minor modification request is not considered a new application because it is deemed a minor request. Although the Zoning Administrator is making an action on this minor modification request, it is not a discretionary action because the findings are limited to making sure the modification is consistent with the original approval's findings and conditions, that the floor area is not substantially increasing and the modification would not substantially intensify any potentially detrimental effects of the project. As such, the modifications are not considered a project and the modifications are not subject to CEQA per CEQA Guidelines Section 15378.

Coordination and Review

The modification request was reviewed by the Community Development Department and Fire Marshal.

Findings and Analysis

Minor Revisions to previously approved projects are subject to the Common Procedures Section 17.35.110 of the Zoning Code which does not require new findings for Zoning Administrator approval of previously approved design review. However, the Zoning Administrator found the request to be a minor revisions because the following conditions were met:

- 1. The revised plan is consistent with the original findings and conditions approved by the Review Authority.*

Analysis: The modified site plan and building types were reviewed for conformance with the Southport Design Guidelines and updated Zoning Code, where applicable. The original conditions of approval are largely maintained and any modifications have been indicated with strikethrough and italics.

Finding 1 appears to be met.

- 2. The revised plans do not substantially expand the approved floor area, and would not intensify any potentially detrimental effects of the project.*

Analysis: The proposed plan increases the number of units by 30 units (10%), however the impact of those units on traffic and air quality would not be substantially increased because the amount of parking stalls provided would remain the same as the initial submittal. The revised site plan also consolidates the units into six buildings down from the original 16. This consolidation increases the pervious green space by roughly 19,000 square feet and reduces the urban heat island effect. The consolidation also increases the energy efficiency of the units as there will now be more shared floors, ceilings and demising walls so the average unit is better insulated by surrounding units compared to the approved design. Lastly, the revised site plan has more "eyes on the trail" with the addition of a dog park and playground near the trail and a four story building overlooking the trail. The original design only had two story buildings overlooking the trail with no community areas.

Considering the entire scope of the changes proposed, the increase in units and floor area is determined to be minimal and not an intensification of the detrimental effects of the project.

Finding 2 appears to be met.

PREPARED BY: Seamus Laffey, Associate Planner

ATTACHMENTS:

- 1) Revised Site Plan
- 2) Revised Aerial
- 3) Applicant's Narrative
- 4) Action Form