

RESOLUTION NO. 17-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH,
APPROVING A DEVELOPMENT PERMIT AND USE PERMIT ASSOCIATED WITH
DEVELOPMENT APPLICATION 15-18 (1400 RAMONA AVENUE)**

WHEREAS, the Planning Commission for the City of Grover Beach received for its review and consideration a Staff Report and presentation in connection with Development Application 15-18, requesting approval for a Development Permit and Use Permit to construct a thirteen unit apartment complex and two live/work units at 1400 Ramona Avenue (APN 060-246-016); and

WHEREAS, the Planning Commission of the City of Grover Beach has reviewed and considered Development Application 15-18 at a Public Hearing on December 14, 2016 and recommended the City Council approve a Development Permit and Use Permit in connection with Development Application 15-18; and

WHEREAS, the notice of Public Hearing was sent to adjoining property owners and advertised in the manner required by law; and

WHEREAS, the City has prepared an Initial Study and Mitigated Negative Declaration in compliance with California Environmental Quality Act and determined in their independent judgment that Development Application 15-18 would not have a significant impact on the environment.

WHEREAS, the City Council of the City of Grover Beach has reviewed and considered Development Application 15-18 at a Public Hearing on January 9, 2017; and

WHEREAS, the City Council of the City of Grover Beach makes the following findings in accordance with Grover Beach Municipal Code (GBMC) Article IX, Sections 6.20.060(F) and 6.20.090.(F), subject to the Conditions of Approval contained herein:

1. The proposed development is consistent with the General Plan, the Development Code, the West Grand Avenue Master Plan, and other City goals, policies, and standards, as applicable. A summary of the project's consistency with the General Plan is included as Exhibit B. The proposed project is consistent with Land Use Element policies regarding infill development because the materials and color of the proposed project is compatible with other existing homes in the neighborhood. Although the size, height, and massing are larger than most development in the neighborhood, the project is consistent with the Land Use Element policies related to infill development and meets all development standards.
2. The subject site is physically suitable in terms of design, location, operating characteristics, shape, size, and topography. The site is currently vacant and contains very little vegetation. The site would be developed with a 13-unit apartment complex and two live/work units. The project has been designed to meet all development standards of the Central Business Open Zone. The site location, lot size, and topography of the proposed residential project are suitable for the development of a multi-family residential and live/work complex.

3. The site's suitability ensures that the type, density, and intensity of use being proposed will not constitute a hazard to the public interest, health, safety, or welfare. The use, density, and intensity of the live/work use are consistent with the Central Business Open Zone. The project has been conditioned to meet all applicable Building and Fire Codes to ensure the project will not constitute a hazard to the public interest, health, safety, or welfare.

WHEREAS, the City Council of the City of Grover Beach makes the following findings in accordance with Grover Beach Municipal Code (GBMC) Article IX, Section 4.10.090(H), subject to the Conditions of Approval contained herein:

1. The proposed use of each live/work unit is compatible with residential activities and will not affect the health or safety of residents because the work spaces will consist of two offices which will not create emissions, odors, or noise, and will be compatible with residential uses.
2. The establishment of live/work units will not conflict with nor inhibit commercial uses in the area where the project is proposed because it will share a parking lot with the neighboring retail establishment, which is also owned by the project applicant, and offers adequate parking for both uses.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grover Beach **HEREBY** approves the Development Permit and Use Permit associated with Development Application 15-18, subject to the following conditions:

CONDITIONS OF APPROVAL:

GENERAL

- G-1. This Development Application will not take effect until the Applicant and Property Owner sign the Planning Commission Resolution agreeing to the terms and Conditions of Approval. Failure to sign within thirty (30) calendar days of Planning Commission approval shall constitute non-compliance with said conditions resulting in an automatic withdrawal of the approval.
- G-2. Failure to appeal the Planning Commission action or a specific condition imposed as provided in GBMC Article IX, Section 6.30.020 within 10 working days of Planning Commission action shall be deemed as agreement to all conditions of approval.
- G-3. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition. Applicant's acceptance of this resolution or

commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions contained in this resolution.

- G-4. All notes and specifications as shown on the plans shall be considered Conditions of Approval. If there is a conflict between the approved plans and the Conditions of Approval, the Conditions of Approval shall prevail.
- G-5. The approval granted by this Resolution shall be valid for twenty-four (24) months of the Planning Commission final approval date, and shall expire unless a valid building permit is issued and construction commenced. A request for a time extension shall be submitted to the Community Development Department as provided in GBMC Article IX, Section 6.30.060.
- G-6. The project shall comply with all Federal, State, Local and City codes, regulations, and standards.
- G-7. Prior to commencement of construction, construction plans shall be approved and applicable permits obtained. The hours of construction shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday, Sunday, and holidays, in accordance with Municipal Code Section 3120.1. All construction traffic shall access the site utilizing the truck route(s) closest to the site as defined in the City Circulation Element and as approved by the City's Police Department. Violations are subject to citation and fines.
- G-8. All Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: "The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which it is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner	Date
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Contractor	Date	License No.
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Architect	Date	License No.
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Engineer	Date	License No.
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COMMUNITY DEVELOPMENT DEPARTMENT

- CDD-1. This approval authorizes construction of a thirteen unit apartment complex and two live/work units in substantial conformance with the project plans attached as Exhibit A. The project approval shall not be effective until the Zoning Map Amendment

- takes effect.
- CDD-2. Prior to issuance of a building permit, the applicant shall submit a final landscape plan in compliance with GBMC Article IX Section 3.30 Landscaping Standards and the State's Model Landscape Ordinance.
- CDD-3. Prior to building permit issuance, the applicant shall prepare a deed restriction to be recorded for the two live/work units that includes all the limitation on uses, occupancy requirements, design standards and operating requirements as required by Development Code Section 4.10.090. The deed restriction shall be approved by the City Attorney.
- CDD-4. All roof and ground mounted equipment shall be screened in compliance with Development Code Section 3.10.020.G.
- CDD-5. Prior to occupancy of any of the units, all public improvements and landscaping shall be completed or bond posted.
- CDD-6. Prior to the issuance of a building permit, the applicant shall revise the site plan to add two feet between buildings 2 and 3 to comply with the building separation standard pursuant to Development Code Section 4.10.120, which requires, a minimum distance between structures to be equal to the sum of the height of the buildings divided by two.

FIRE DEPARTMENT

- FD-1. Installation of a NFPA 13D Fire Protection System is required and shall be installed in accordance with adopted building and fire codes in effect at the time of submittal. Plans shall be submitted to the City and Five Cities Fire Authority for review and approval prior to installation.
- FD-2. Riser must have a water flow alarm with a dedicated electrical circuit and an approved lock on device installed.
- FD-3. Fire sprinkler riser shall be installed inside the garage in a fire rated protective enclosure.
- FD-4. Main control valve must only shut off domestic water service and not the fire water.
- FD-5. A dedicated minimum 1" water service line and 1" water meter shall be installed to each residence, calculated and approved by Fire Protection Engineer.
- FD-6. A warning sign, with a minimum ¼ inch letters, shall be affixed adjacent to the main shutoff valve and shall state the following:
WARNING: The water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtration systems, and automatic shutoff valves, shall not be added to the system without a review of the fire sprinklers system by a fire protection specialist. **DO NOT REMOVE THIS SIGN.**

- FD-7. Smoke detectors and Carbon Monoxide Detectors shall be installed in all sleeping areas and in corridors leading to the sleeping areas and be electrically interconnected with battery back-up.
- FD-8. Address number shall be Arabic numerals or Alphabet Letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch in Residential/Commercial zones.
- FD-9. Due to the installation of Fire Protection System, driveway width may be reduced to 18'. However, driveway must remain at an unobstructed height of 13' 6", as per CFC 503.2.1.
- FD-10. As per CFC 503.2.3, driveways and roadways must be designed and maintained to support the imposed loads of fire apparatus.
- FD-11. Driveway must be designated and posted as "Fire Lane, No Parking"
- FD-12. Five Cities Fire Authority shall be contacted to do a rough fire sprinkler inspection prior to the installation of insulation/drywall and then a final fire sprinkler inspection upon completion.

PUBLIC WORKS DEPARTMENT/CITY ENGINEER

- PW/CE-1. Prior to the issuance of a building permit, the applicant shall submit a public improvement plan depicting the proposed public improvements to be approved by the City Engineer as required by applicable City and ADA standards. The public improvement plan shall include:
- i. Reconstruction of the street to the centerline on each street frontage due to the pavement rating being less than 50.
 - ii. Concrete curb, gutter, sidewalk and pedestrian access ramps.
- The public improvements shall be completed and accepted prior to occupancy. All public improvements shall be installed consistent with City standards, as required by the City Engineer.
- PW/CE-2. Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professionals as required.
- PW/CE-3. Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies and signatures from applicable public utilities and pay all outstanding plan check fees.
- PW/CE-4. Prior to issuance of a building permit, all overhead utilities shall be undergrounded and all services are to be underground as required by Municipal Code Article IX Section 5.40.
- PW/CE-5. Prior to issuance of a building permit, an engineered grading and drainage plan shall be submitted for approval and the following is required:
- A. A soils and geotechnical report.
 - B. All existing and proposed easements, including setbacks.

- C. All street trees planted on North 14th Street and Ramona Avenue shall be planted approximately 5-feet behind the sidewalk consistent with City standards as approved by the Public Works Director. Spacing will depend on the tree variety.
- D. Fire hydrant locations to be determined by the Public Works Director.
- E. All storm water generated by the proposed project shall be collected and retained on the lot as required by Development Code Section 5.50.080. The Drainage Plan shall provide the following information to ensure that the preliminary drainage concept is feasible and meets City standards as follows:
 - i. Provide calculations for the area of impervious paving and the required storage volume to meet the City’s on-site drainage requirements.
 - ii. Clarify and/or provide a spec sheet on the pervious paving material.
 - iii. Roof water and surface flows of storm water must be conveyed to an on-site storage area.
 - iv. Safe overland routes shall be provided for retention overflow in the event of flooding.

PW/CE-6. Prior to issuance of a building permit, the applicant shall comply with Municipal Code Article IX Development Code, Chapter 5.60 Stormwater Construction and Post Construction Management. This will require submittal of an Erosion Control Plan utilizing best management practices and a Water Pollution Control Plan. The submittal and recordation of the following may also be required:

- A. Post Construction Stormwater Management System Operations & Maintenance plan, checklist and maintenance agreement.

Upon motion by _____, seconded by _____, and on the following roll-call vote, to wit:

AYES: Council Members –
 NOES: Council Members –
 ABSENT: Council Members –
 ABSTAIN: Council Members –

the foregoing RESOLUTION NO. 17-__ was **PASSED, APPROVED**, and **ADOPTED** at a Regular Meeting of the City Council of the City of Grover Beach California this 9th day of January, 2017.

**** D R A F T ****

 JOHN P. SHOALS, MAYOR

Attest:

 DONNA L. McMAHON, CITY CLERK

APPROVED AS TO FORM:

 DAVID P. HALE, CITY ATTORNEY

Exhibit A



DELLA ARCHITECTS
 10100 W. 14TH STREET, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 WWW.DELLAARCHITECTS.COM

ARCHITECTS OF RECORD
 10100 W. 14TH STREET, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 WWW.DELLAARCHITECTS.COM

PROJECT
 10100 W. 14TH STREET, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 WWW.DELLAARCHITECTS.COM

DATE
 08/11/2016

REVISIONS
 1. 08/11/2016
 2. 08/11/2016
 3. 08/11/2016

SCALE
 1" = 20'

DATE
 08/11/2016

BY
 JHE

DATE
 08/11/2016

SHEET
 1

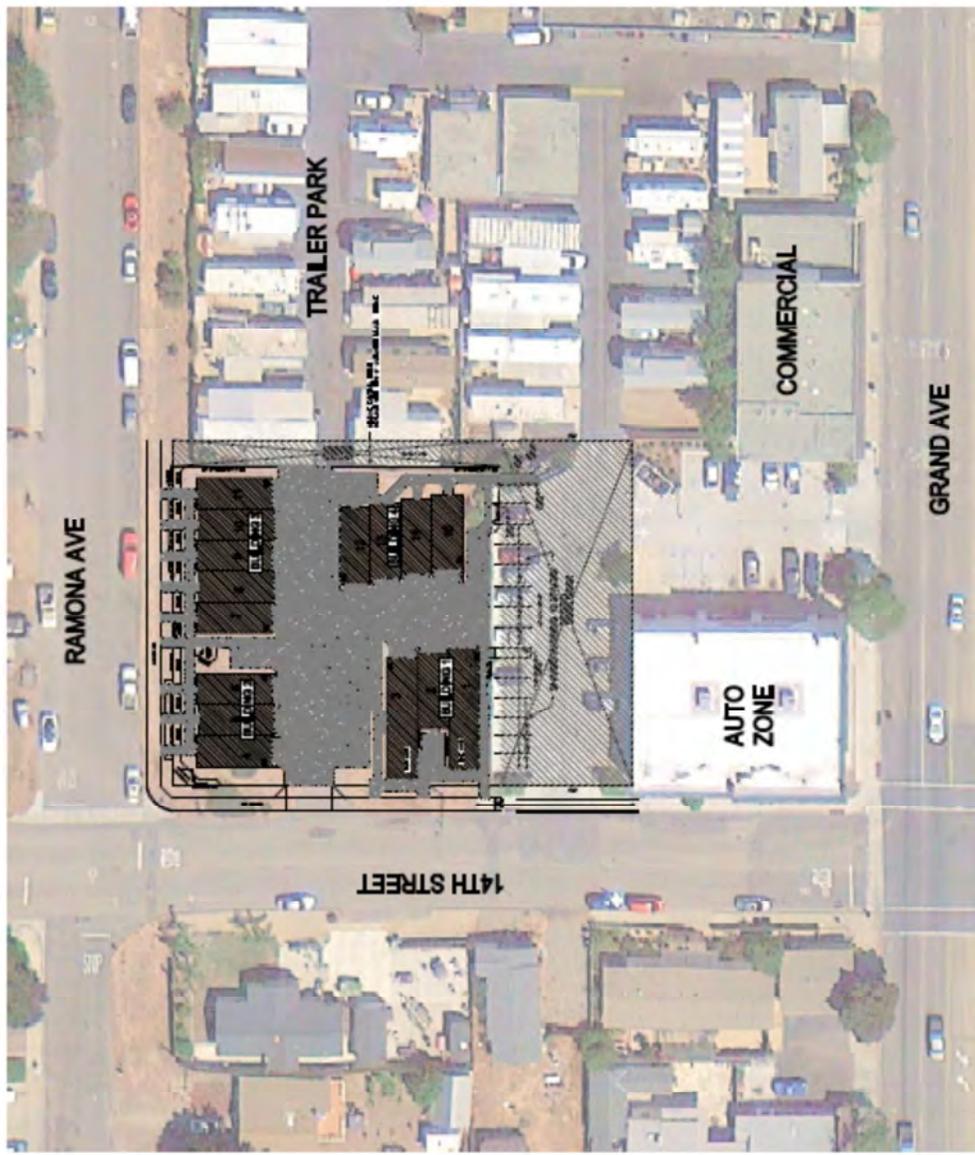
SITE PLAN
 SCALE 1" = 20'

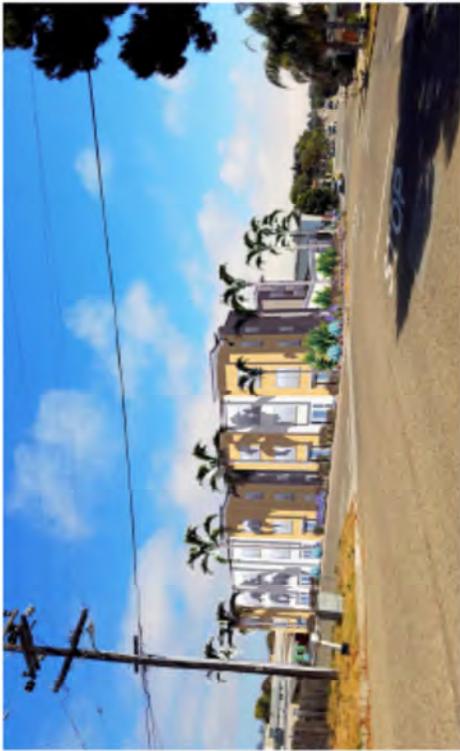
VICINITY MAP



SITE

N





View from the corner of 14th and Ramona



View from the corner of 14th. and Grand



CEBULA ASSOCIATES
 1111 N. 10th St.
 Phoenix, AZ 85006
 Phone: 602.944.2000
 www.cebulaassociates.com

PROJECT:
 1111 N. 10th Street
 Phoenix, AZ 85006
 1111 N. 10th Street
 Phoenix, AZ 85006
 1111 N. 10th Street
 Phoenix, AZ 85006



REVISIONS:
 1111 N. 10th Street
 Phoenix, AZ 85006
 1111 N. 10th Street
 Phoenix, AZ 85006
 1111 N. 10th Street
 Phoenix, AZ 85006

DATE: JUL 13, 2011

SHEET
1.1



CELLELLA ASSOCIATES
10101 W. 4th
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.CELLELLAASSOCIATES.COM

PROJECT:
10101 W. 4th
SUITE 100
DENVER, CO 80202
OWNER:
C-3143



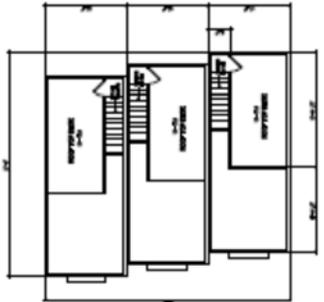
DATE:
LARRY GIBSON (C-3143)
ALAN W. WILSON (C-3143)
LARRY GIBSON (C-3143)

DATE: 11/17/2011

SHEET
4



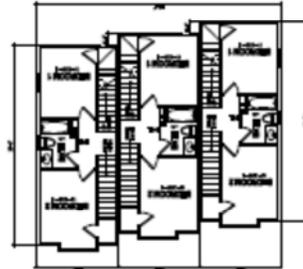
THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"



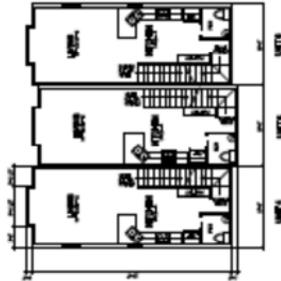
ROOF TOP DECK
Scale: 1/8" = 1'-0"



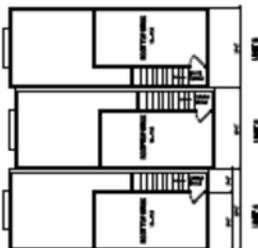
FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"
BUILDING 1
UNITS 1, 2, 3



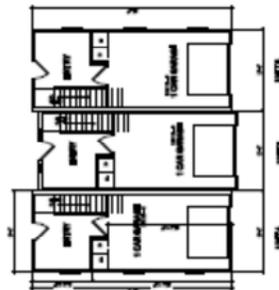
SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



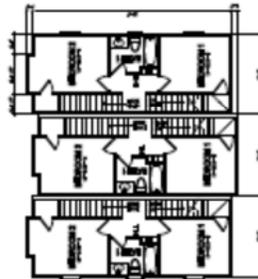
THIRD FLOOR PLAN



ROOF TOP DECK

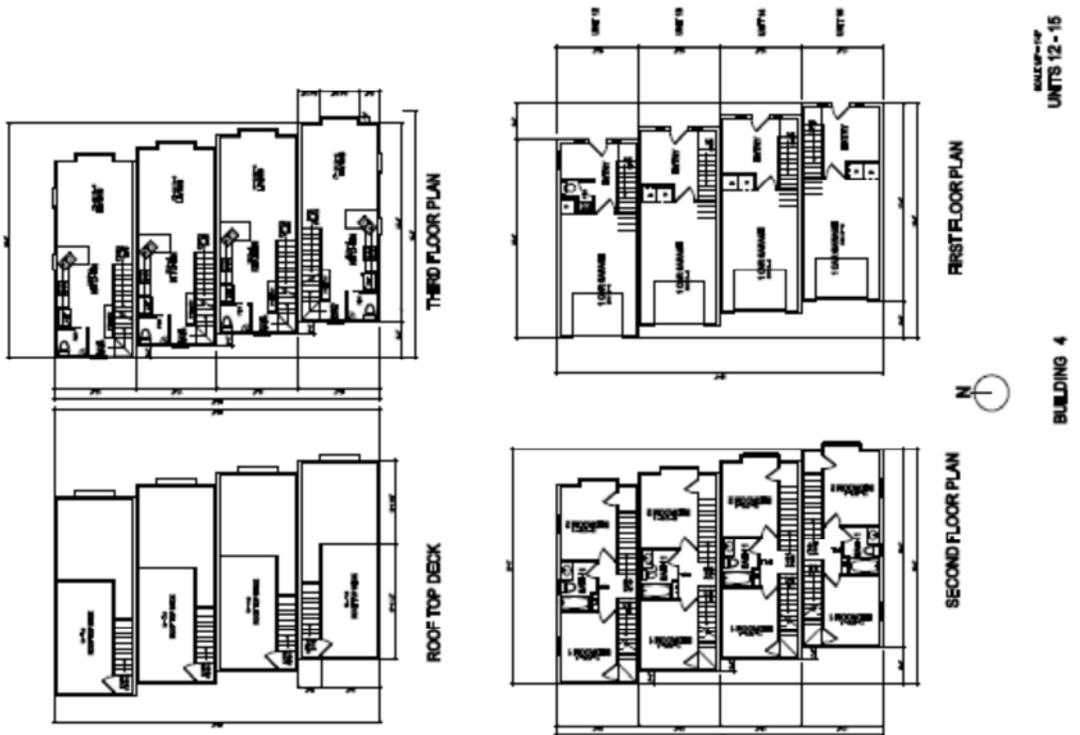
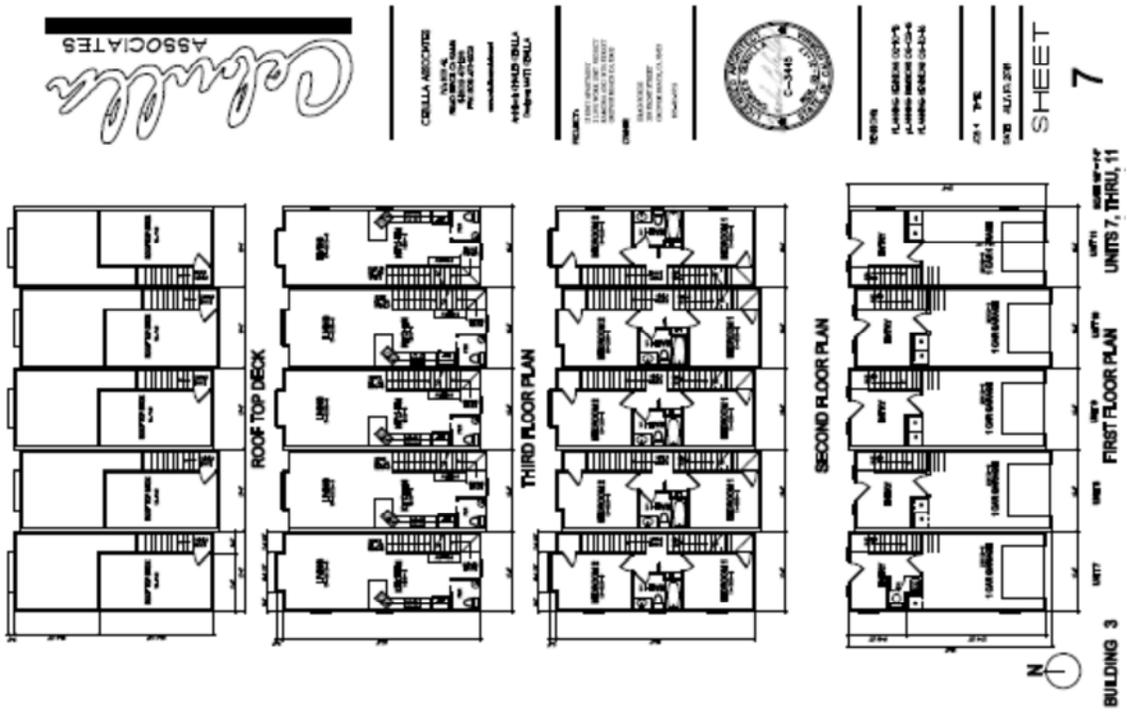


FIRST FLOOR PLAN



SECOND FLOOR PLAN

BUILDING 2
UNITS 4, 5, 6





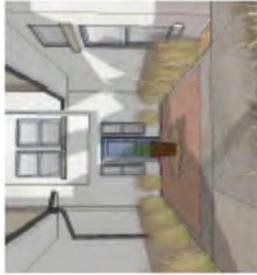
Catalina Associates
P.O. Box 40
Marina Beach, CA 95048



City of Marina

Job # 17-211
Date: 07-21-2017

**Sheet
11**



**Unit 2
Court Yard entry**



Unit 3 Entry



Unit 3 roof top deck



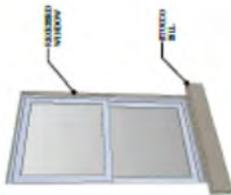
Unit 4 front door



Unit 4 Corner View



Trash Enclosure



Typical Window



Unit 15 Entry



Colville Associates
 P.O. Box 40
 Fresno, CA 93748

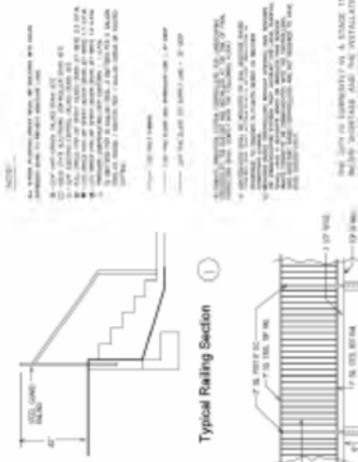
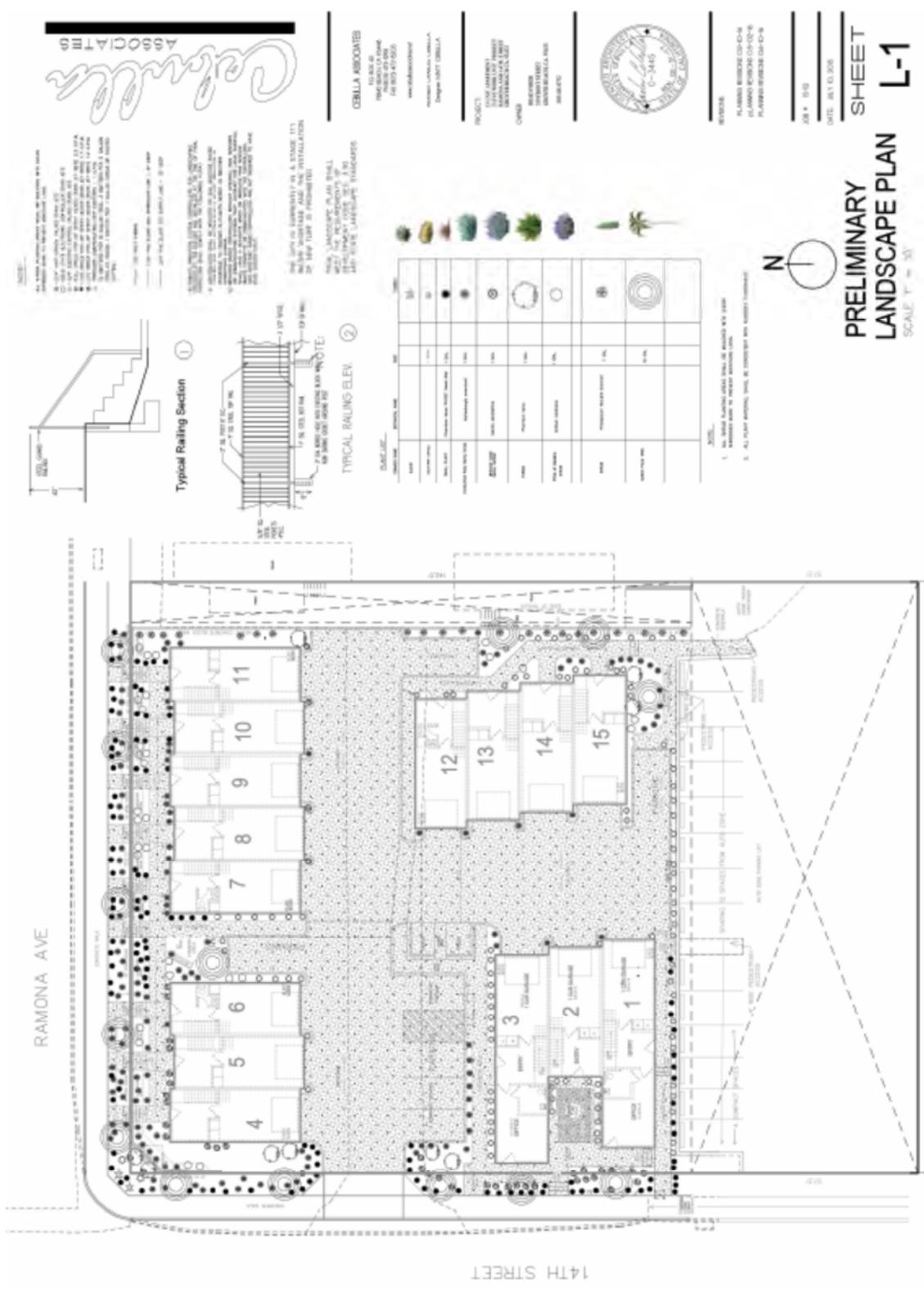
Unit 15 garage side



14TH STREET VIEW

DRIVEWAY ENTRANCE OFF 14TH STREET


 Job # 17-010
 Date: 07-20-2017
Sheet 12



NOTES:

1. ALL PLANT MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL PLANT MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR.
3. ALL PLANT MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR.
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12. ALL PLANT MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR.
13. ALL PLANT MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR.
14. ALL PLANT MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR.
15. ALL PLANT MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR.

CELILLA ASSOCIATES
 4000 N. 10TH AVE.
 SUITE 100
 DENVER, CO 80232
 (303) 733-1111
 www.celilla.com
 Project: 17-0000000000

PROJECT:
 17-0000000000
 17-0000000000
 17-0000000000
 17-0000000000

OWNER:
 UNIVERSITY OF DENVER
 17-0000000000
 17-0000000000
 17-0000000000

PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	QUANTITY	NOTES
1	(Symbol)	...	...	...
2	(Symbol)	...	...	...
3	(Symbol)	...	...	...
4	(Symbol)	...	...	...
5	(Symbol)	...	...	...
6	(Symbol)	...	...	...
7	(Symbol)	...	...	...
8	(Symbol)
9	(Symbol)
10	(Symbol)
11	(Symbol)
12	(Symbol)
13	(Symbol)
14	(Symbol)
15	(Symbol)

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 DENVER, CO 80232
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 Project: 17-0000000000

PROJECT:
 17-0000000000
 17-0000000000
 17-0000000000
 17-0000000000

OWNER:
 UNIVERSITY OF DENVER
 17-0000000000
 17-0000000000
 17-0000000000

REVISIONS:
 NO. DATE BY
 1 11/15/17 JLD
 2 11/15/17 JLD
 3 11/15/17 JLD

JLD + DWG
DATE: 11/15/17

PRELIMINARY LANDSCAPE PLAN SHEET L-1

SCALE: 1" = 30'



EXHIBIT B

General Plan Policy Consistency

Development Application 15-18 is consistent with the following General Plan policies:

Land Use Element

- LU-1.2:** *"Complete" neighborhoods.* The project will promote the establishment of complete neighborhoods based on the density, scale, and location.
- LU-1.3:** *Creating Walkable Neighborhoods.* The project will reconstruct Ramona Avenue and North 14th Street, including a new curb, gutter and sidewalk as well as pedestrian access ramps and steps.
- LU-3.1:** *Compatible infill development.* The project is located in a commercial area in which higher density developments are desired. The existing neighborhood consists of single-family and multi-family residential buildings and commercial uses of one to two stories in height. Directly to the north and east are single-story single family residences, and directly to the west is a mobile home park. A retail commercial establishment, currently Auto Zone, is located on West Grand Avenue, directly south of the subject property.

Single story, single-family residential uses in the R-3 zone are located to the north, across Ramona Avenue. Maximum building height in the R-3 zone is 32 feet, signifying that the City's vision for taller, denser development than what currently exists. A mobile home park in the RC zone is situated east of the project site. The mobile home park encroaches on to the subject property and is a non-conforming use. While the proposed three story apartment complex is taller than adjacent structures, it complies with the maximum height requirement of 40 feet in both the RC and the CB-O zones, ranging from 35'-9" to 39'-1" as measured from average natural grade. The massing of the buildings adjacent to Ramona Avenue are reduced based on the building foundations being approximately 3.5 feet below the street elevation.

The architectural character of the neighborhood is eclectic, with a range of styles, size, and spacing. A similarly sized residential development is located approximately 200 feet north of the project site. The massing is broken into four separate buildings, with staggered units. Each building features roofing of differing slopes. The proposed project will respect the existing neighborhood, and while larger in scale than the immediately neighboring properties, the adjacent mobile home development is nonconforming as to use and does not represent the City's vision of that area.

A palette of neutral, pastel colors are proposed. The proposed exterior materials (stucco siding, metal garage doors, and asphalt shingle roofing) will be compatible with existing surrounding structures, and the project as a whole is compatible in scale and character with the neighborhood.

- LU-7.3** *Preferences for Uses.* The Central Business District – Mixed-Use designation is generally intended for mixed use development. The Central Business-Open Zone, however, is a transition zone between higher intensity uses on West Grand

Avenue and lower intensity residential uses, and allows residential development such as the proposed project.

- LU-7.5 Infill development.* The proposed 13-unit apartment complex and two live/work units would further policy LU-7.5 by adding higher density residential development in the Central Business District, walking distance to a wide range of uses. The project site is within one block of West Grand Avenue, the city's primary commercial corridor.
- LU-16.8: Stormwater quality.* Stormwater management for the project would include full on-site stormwater retention provided in an underground system consisting of three subsurface chambers and drain rock.
- LU-18.1: Managing the pace of development.* Based on the 2010 U.S. Census, there are 5,748 dwelling units in the City. Therefore, the maximum number of units that can be built annually is 143. This development proposes a total of 15 units. In the last few years, the number of new units constructed has been fewer than 20 per year. In the last decade, aside from the two years during which the La Serena development was constructed, 2006 was had the highest number of units, 62. Given the typical number of units constructed, the number of units constructed in a year will not exceed the maximum number of 143.
- LU-19.1: Preserve neighborhood qualities.* The City shall seek to preserve the vital qualities of existing, stable residential neighborhoods and shall promote the development of new residential neighborhoods with these same qualities. The project proposes a multi-family mixed-use development, similar to neighboring developments.
- LU-19. 2: Link and define neighborhoods.* The project includes construction of a new curb, gutter, and sidewalk along North 14th Street and Ramona Avenue.
- LU-20.5: Transit facilities.* South County Transit (SCT) routes 21, 24, 27, and 28 run along West Grand Avenue, with stops currently at 13th and 16th Streets.
- LU-20.6: Architecture.* The exterior materials (stucco siding, metal garage doors, and asphalt shingle roofing) will be compatible with existing surrounding structures.
- LU-20.8: Qualities desired in residential development.* The project design addresses the desired qualities of residential development. For example, a common area is proposed adjacent to Building 2 on the east side. The project is also designed with walking paths that do not conflict with vehicular path of travel.
- LU-20 9: Building height of residential infill development.* The proposed development is three stories in height and complies with the CB-O zone height requirements.
- LU-26.2: Conservation of land resources.* The site and surrounding areas are designated for mixed use by the Land Use Element. The Central Business District – Mixed Use land use designation allows up to 20 units per gross acre. The project proposes 13 residential units, and two live/work units, for a total of 15 units on the .99 acre parcel (gross area).

LU-26.3: *Water conservation.* The project proposes to retain runoff onsite through an underground system consisting of three subsurface chambers and drain rock.

Circulation Element (CE): The project will construct new curb, gutter, and sidewalks along North 14th Street and Ramona Avenue.

Program 2.2.1: *Developments shall provide adequate access, onsite circulation, and parking.* The driveway is designed with the standard right of way width of 24 feet. One car garages are provided for each unit, as well as seven open spaces, and twelve spaces shared with the neighboring retail establishment, currently Auto Zone, which is also owned by the project applicant The Five Cities Fire Authority and South County Sanitary have reviewed the proposal for accessibility and approved the proposed circulation.

Program 2.2.1: *Developers shall provide mitigations to potential adverse impacts of development on the existing street system.* The project will include the construction of a new curb, gutter, and sidewalk around the parcel at Ramona Avenue and North 14th Street as well as pedestrian access ramps and steps.

Program 2.2.4: *Development review will analyze visibility at intersections.* Adequate visual clearance will be provided at the intersection of North 14th Street and Ramona Avenue.

Program 2.3.2: *The City shall consider the visual aspects of a development for roadways, including architectural compatibility and landscaping.* The new curb, gutter and sidewalk will be similar to those currently existing on North 14th Street and Ramona Avenue.

Program 2.3.3: *The City shall continue implementation of the utility undergrounding program.* As conditioned, all utilities adjacent and within the development shall be located underground.

Open Space and Conservation Element: There are no applicable policies.

Parks and Recreation Element (PRE): Ramona Garden Park is located within 1,600 feet of the project site. The project will contribute development impact fees to fund construction of City parks.

Noise Element: Other than construction noise, the project is not expected to create any noise not normally found in residential neighborhoods.

Scenic Routes: The project site is not located adjacent to any of the City's scenic routes.

Safety/Seismic Element: The new dwellings will meet current seismic requirements in the Building Code.