

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Reynolds-Webber Architects, Inc., 1608 'H' Street, Sacramento, CA 95814		
OWNER	Ronald Parr & Richard Wertz, 3970 American River Drive, Sacramento, CA 95825		
PLANS BY	Reynolds-Webber Architects, Inc., 1608 'H' Street, Sacramento, CA 95814		
FILING DATE	2-7-84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	2-27-84	EIR	ASSESSOR'S PCL NO. 274-245-02,03

- APPLICATION:
1. Environmental Determination
 2. Plan Review for 26 apartment units on 1± acres in the R-3-R zone
 3. Lot Line Adjustment to merge two parcels (Subdivision Ord. Sec. 40.107)

LOCATION: Northeast corner of Northview and Northfield Drives

PROPOSAL: The applicant is requesting the necessary entitlements to develop 26 apartment units on a one-acre site in the R-3-R zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential (11-29 units/ac.-22 average)
Existing Zoning of Site:	R-3-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-3-R
South:	Vacant; SC
East:	Vacant; C-2
West:	Condominium/Apartments; SC

Parking Required:	26 spaces
Parking Provided:	29 spaces
Property Dimensions:	150' x 268'
Property Area:	0.91 acre
Density of Development:	29 units/acre
Square Footage of Units:	26 two-bedroom units: 845± sq. ft. each
Height of Structure(s):	Two-story; 25 feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Gray with pastel color trim (subject to change)
Exterior Building Materials:	Subject to change

BACKGROUND: The subject site consists of two parcels approximately 0.9 acre in size and zoned R-3-R. This zone permits a maximum density of 29 units per acre. The applicant is proposing to construct two, two-story buildings consisting of 26 apartment units with 29 off-street parking spaces. The applicant is also requesting a lot line adjustment to merge the two parcels into one.

STAFF EVALUATION: Staff has the following comments and concerns regarding this project.

1. The original project (Exhibit A) consisted of two rectangular structures, two-stories in height constructed of T-111 plywood siding and composition shingle roof.

The staff, as well as the South Natomas Advisory Committee, had serious concerns regarding the design, configuration of the buildings and overall site layout.

The applicant and owner met with staff as a result of these concerns and have offered to modify the project. A letter listing the changes is included as Exhibit B. The modifications relate to the following changes:

- a. The south facing elevation of the building abutting Northfield Drive shall be redesigned to incorporate three stepped back sections with each offset set setback a minimum of two and one-half feet;
- b. The north building shall be moved back two and one-half feet to the north to the minimum five foot side yard setback to retain the interior courtyard space as approximately the same size as originally proposed;
- c. The south elevation of the south building shall have alternating dipped and overhung eaves, fin walls and wood sun trellis;
- d. The north building shall have continuous 30-inch eave overhang at the north and south elevations;
- e. Horizontal hardboard siding shall be used in lieu of T-111 siding as originally proposed;
- f. Thirty percent of the on-site parking spaces shall be compact car spaces;
- g. Pedestrian access from the court area to Northview Drive shall be eliminated. A three-foot high decorative open metal (wrought iron) type fence without gate shall be installed between structures to discourage tenant parking on street;
- h. Intensive landscape planting with specimen size trees and shrubs shall be utilized throughout the project and particularly around the perimeter landscape setback areas.

The staff supports the proposed changes and recommends approval of the project based on these design modifications.

2. The applicant proposes to merge two parcels to allow development of the subject project. The request was reviewed by the offices of Traffic, Public Works and City Real Estate. There were no objections to the lot line merger. The City Public Works Department requests the following conditions:
 - a. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office;
 - b. The proposed lot lines are to be monumented.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Plan Review for 26 apartment units on 1± acres in the R-3-R zone, subject to the conditions which follow;
3. Approval of the Lot Line Adjustment to merge two parcels by adopting the attached resolution.

Conditions

- a. The applicant shall submit detailed landscape, irrigation and shading plans to the Planning Director for review and approval prior to issuance of building permit;
- b. The applicant shall revise the site plan, building elevations and floor plans (if applicable) and submit them to the Planning Director for review and approval prior to issuance of building permit. The revisions shall include the following modifications:
 - 1) The south facing elevation of the building abutting Northfield Drive shall be redesigned to incorporate three stepped back sections with each offset setback a minimum of two and one-half feet;
 - 2) The north building shall be moved back two and one-half feet to the north to the minimum five feet side yard setback to retain the interior courtyard space as approximately the same size as originally proposed;
 - 3) The south elevation of the south building shall have alternating dipped and overhung eaves, fin walls and wood sun trellis;
 - 4) The north building shall have continuous 30-inch eave overhang at the north and south elevations;
 - 5) Horizontal hardboard siding shall be used in lieu of T-111 siding as originally proposed;
 - 6) Thirty percent of the on-site parking spaces shall be compact car spaces;
 - 7) Pedestrian access from the court area to Northview Drive shall be eliminated. A three-foot high decorative open metal (wrought iron) type fence without gate shall be installed between structures to discourage tenant parking on street.
- c. Landscape treatment shall include:
 - 1) Larger specimens of trees and shrubs along the site periphery;
 - 2) Greater intensity of landscaping at the ends of buildings;
 - 3) Undulating landscape berms along the front and street side yard setback area achieving a minimum height of four feet measured off of the street sidewalk level;
 - 4) Deciduous trees shall be utilized along the south and west facing building walls to allow solar access.
- d. The applicant shall adhere to the design guidelines for trash enclosure facilities and personal safety as outlined in Exhibit C.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT
FOR LOTS 45 & 46, AS SHOWN ON THE PLAT
OF NORTHGATE COMMERCIAL, FILED IN BOOK 79
OF MAPS, MAP NO. 11, OFFICIAL RECORD OF
SACRAMENTO COUNTY (P84-076)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located northeast corner of Northview and Northfield Drives; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1978 South Natomas Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the northeast corner of Northview and Northfield Drives,

City of Sacramento, be approved as shown and described in Exhibits 1 and 2 attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

PARR APARTMENTS

Reynolds • Webber

Architects, Inc.

1808 H Street
Sacramento, CA 95814
916-443-2008

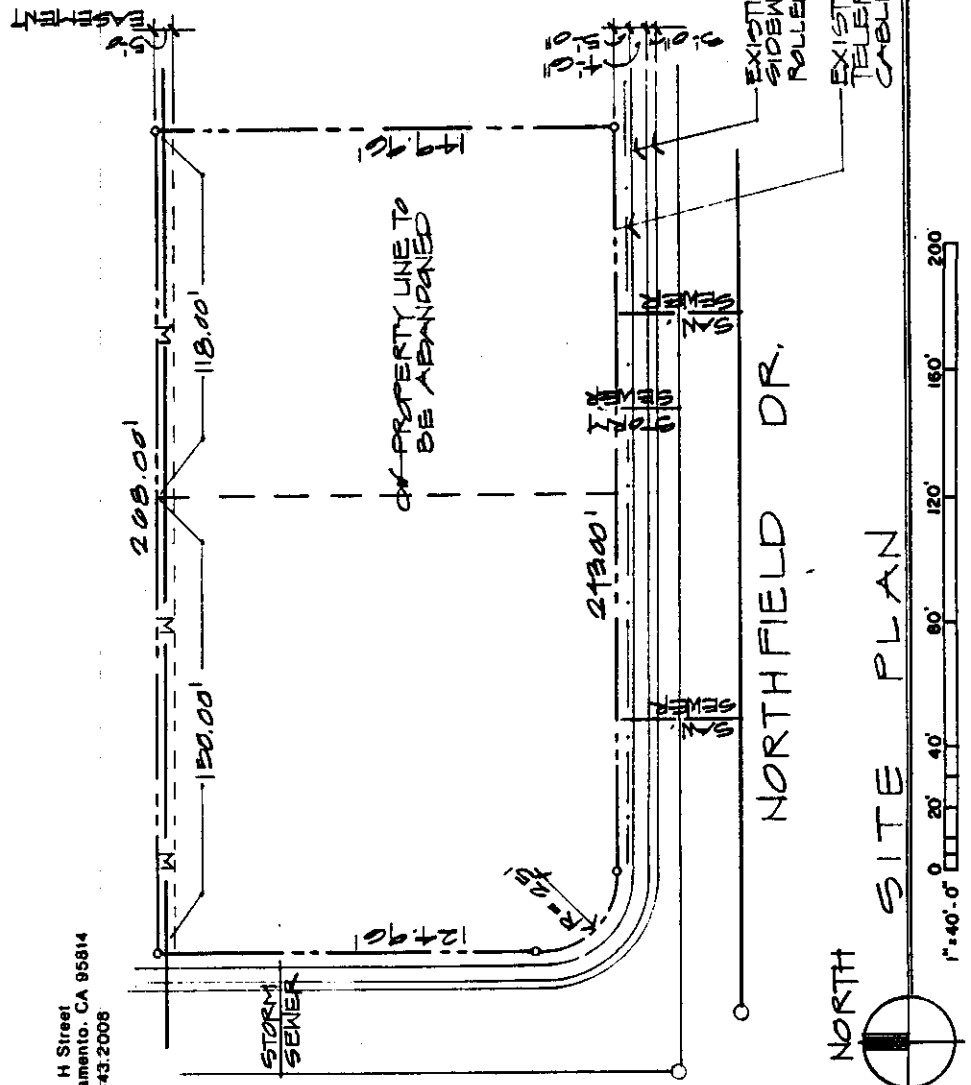
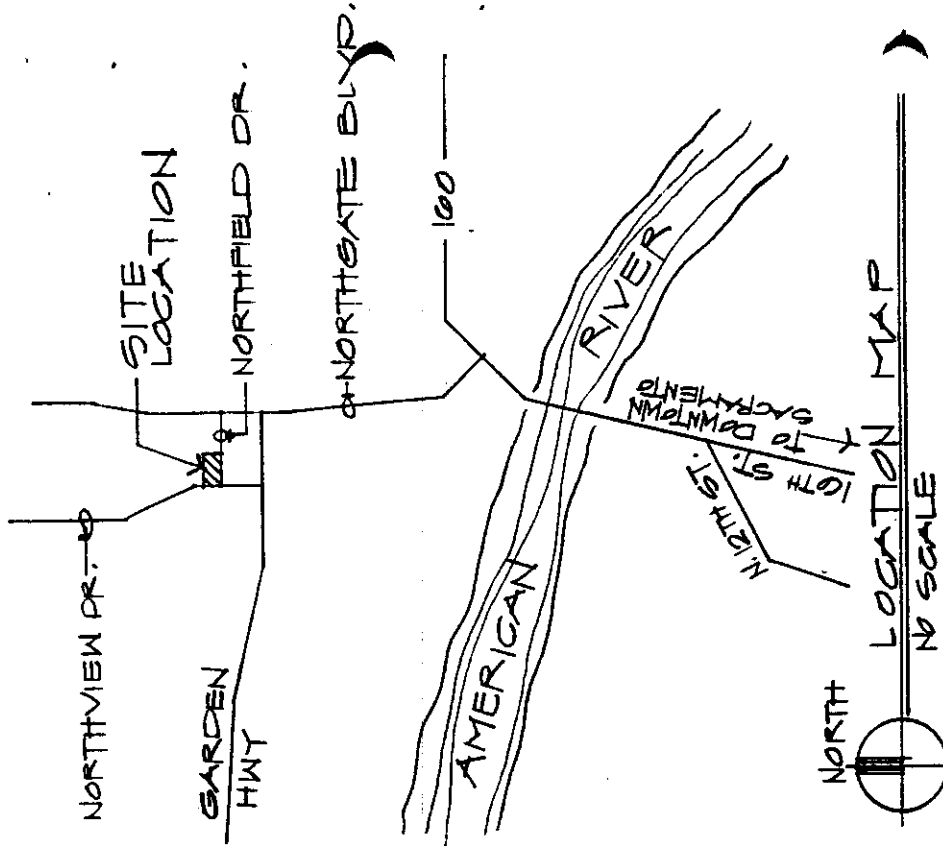


EXHIBIT 1



MORTON & PITALO, INC.

Civil Engineering, Planning, Surveying
1767 J Tribute Rd., Sacramento, Ca 95815
916/920-2411

February 14, 1984
840037

ADJUSTED PARCEL DESCRIPTION

LOT LINE ADJUSTMENT
EXISTING APN 274-245-02 AND 03

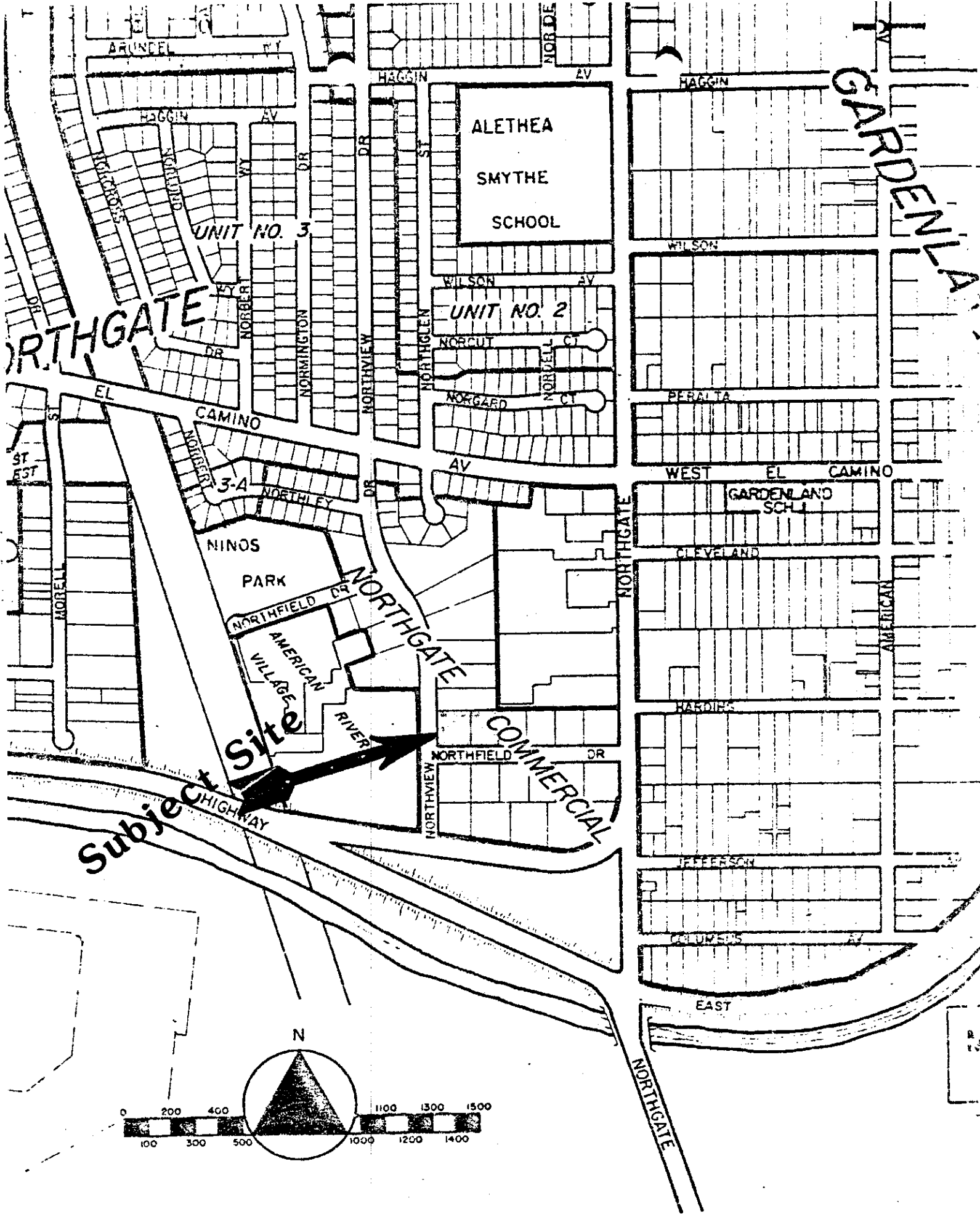
All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 45 and 46, as shown on the Plat of Northgate Commercial, filed in Book 79 of Maps, Map No. 11, Official Records of Sacramento County, described as follows:

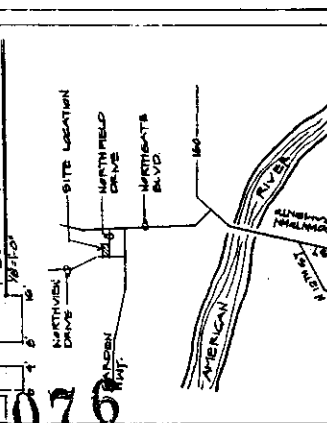
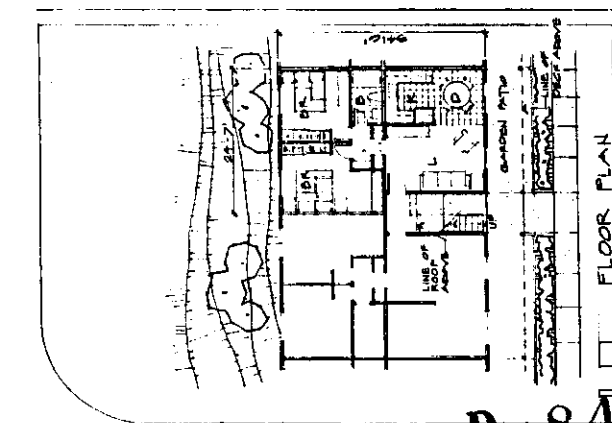
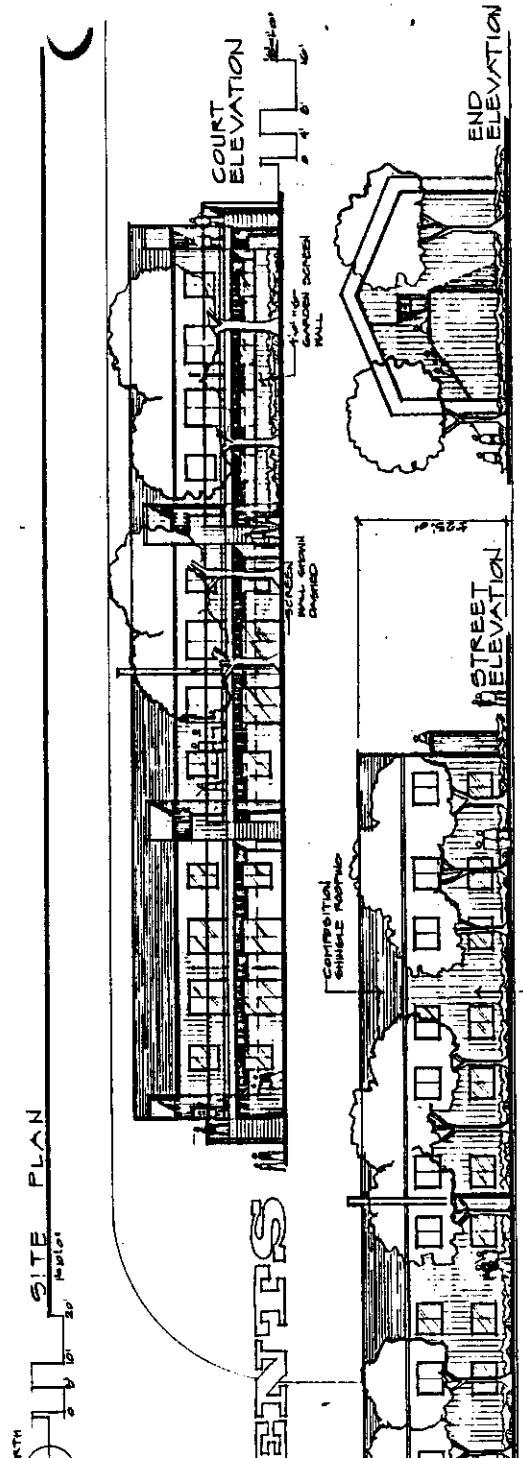
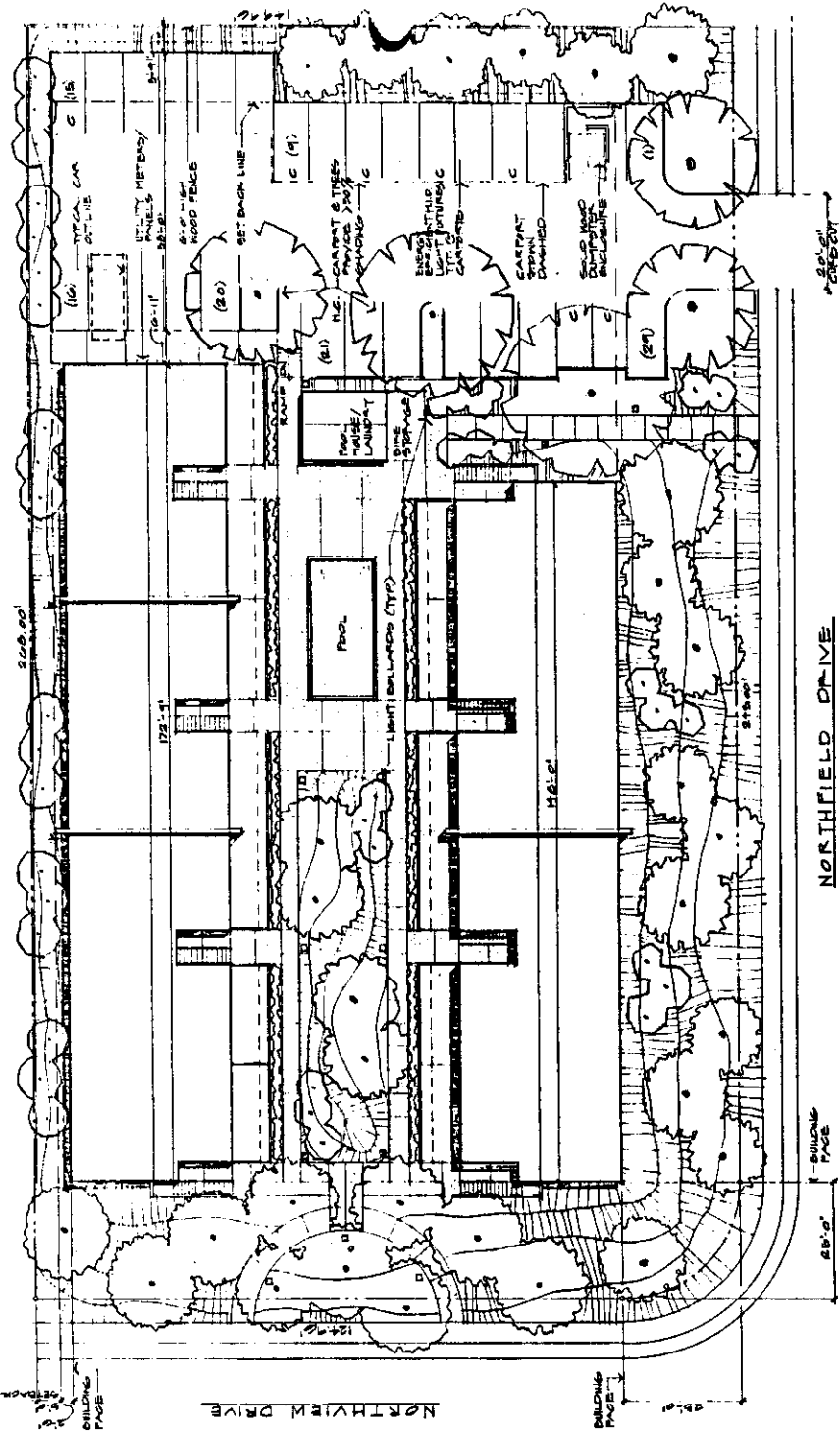
BEGINNING at the Southeast corner of said Lot 45; thence, from said point of beginning, along the Southerly line of said Lots 45 and 46, along the Westerly line of said Lot 46, along the Northerly lines of Lots 46 and 45, and along the Easterly line of Lot 45, the following five (5) courses: (1) North 89°51'20" West 243.00 feet; (2) along the arc of a tangent curve to the right, concave Northeasterly, having a radius of 25.00 feet, subtended by a chord bearing North 44°51'20" West 35.35 feet; (3) North 00°08'40" East 124.96 feet; (4) South 89°51'20" East 268.00 feet; and (5) South 00°08'40" West 149.60 feet to the point of beginning.

Refer this description to your title company before incorporating it into any document.

P 84076



VICINITY MAP



P 84076

EXHIBIT A

PAPER THINETS

DES. 12.11.11

March 15, 1984

Mr. Gene Masuda, Planner
Sacramento Planning Department
927 10th Street
Sacramento, CA 95814

Re: Natomas Court Apartments
2280 Northview Drive
Application No. P 84076

Dear Gene:

Pursuant to our telephone conversation and Mr. Parr's meeting with Planning Staff on March 13, 1984, I am writing to summarize the changes accepted by Mr. Parr. It is our understanding that Staff will now write a favorable report and recommend to the Commission that the project be a consent item.

The design changes are:

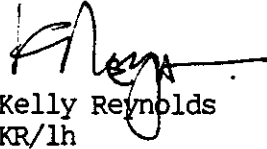
1. The south building (facing Northfield Drive) shall be stepped back to create three (3) sections. Each offset shall be 2'-6".
2. The north building (at the interior side yard) shall be moved north 2'-6".
3. The south elevation of the south building shall have alternating clipped and overhung eaves, fin walls and wood sun trellis' per the design sketch in your possession.
4. The north building shall have continuous 30" eave overhangs at the north and south elevations.
5. Horizontal hardboard siding shall be used in lieu of T1-11 plywood.
6. Thirty percent (30%) of the on-site parking spaces shall be compact with the stall widths of 7'-6".
7. Landscape planting shall not be reduced from the original application.

EXHIBIT B

8. Pedestrian access to the court from northview (west) shall be eliminated. A three (3) foot high fence, without a gate, will block access to the complex at this end.

If you have any questions or if items in this letter are not as you require, please notify me at once.

Sincerely yours,



Kelly Reynolds
KR/lh

EXHIBIT C

- A. TRASH ENCLOSURES - The trash enclosure shall be designed as follows:
1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main residential structures.
 2. The trash enclosure structure shall have 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 screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
 6. The enclosures shall be adequate in capacity, number, and distribution.
- B. PERSONAL SAFETY DESIGN CRITERIA - The project shall incorporate the following safety features:
1. Dead Bolt Locks. The following shall be minimum requirements for dead-bolt locks: 1) bolt shall have throw of at least one(1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
 2. Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one(1) footcandle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.
 3. Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of the location of the viewer and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.

4. Smoke detectors.
5. Solid core doors.
6. Separate attic space shall be accessible only from individual units.
7. Protection of roof openings.
8. Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except for doors requiring a fire protection rating which prohibits them, such view may be provided by a door viewer having a field of view of not less than 180 degrees or through windows or view ports. Mounting height shall not exceed fifty-four (54) inches from the floor.
9. The residents' parking spaces shall be numbered and in such a manner that the space numbers do not correspond to the address or unit numbers of the residents for safety purposes.