

# CITY PLANNING COMMISSION

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

APPLICANT	Cooper, Thorne & Associates, Inc., 2011 Arden Way, Ste. 10, Sacto., CA 95825				
OWNER	Colbertson, Roda & Wyatt, 6013 Alberta, Bakersfield, CA 93304				
PLANS BY	Bruce E. Keith, 2011-8th Street, Ste. 1, Bakersfield, CA				
FILING DATE	3-25-83	50 DAY CPC ACTION DATE		REPORT BY:	TM:bw
NEGATIVE DEC.	4-18-83	EIR		ASSESSOR'S PCL. NO.	250-331-19

APPLICATION:

1. Environmental Determination
2. Special Permit to develop 48 condominium units
3. Subdivision Modification to waive cul-de-sac of Mobley Avenue (Withdrawn)
4. Tentative Map

LOCATION: 3801 Norwood Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 48-unit condominium project on 2.3± vacant acres zoned Medium Density Multiple Family (R-3).

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 North Norwood Community Plan Designation:	Multiple Family Residential
Proposed North Sacramento Land Use Designation:	Multiple Family Residential
Existing Zoning of Site:	R-3
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family and Vacant; R-3
South:	Multiple Family and Vacant; R-3
East:	Vacant; R-3
West:	Multiple Family; R-3

Parking Required:	48 spaces
Parking Provided:	86 spaces
Ratio Required:	1 parking space per unit
Ratio Provided:	1.8 parking spaces per unit
Property Dimensions:	356' x 252'
Property Area:	2.05 net acres
Density of Development:	24 units per net acre
Square Footage of Building(s):	Studio units: 400 sq. ft.

One-bedroom units:	528 sq. ft.
Two-bedroom units:	647 sq. ft.

Significant Feature of Site:	Located within Del Paso Heights Redevelopment Area
Topography:	Flat to sloping
Street Improvements:	To be provided
Utilities:	Available to site
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Stucco
North/South structure Orientation:	67 percent

001471

APPLC. NO. P83-095

MEETING DATE May 12, 1983

CPC ITEM NO. 6

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 13, 1983, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map, but denial of the Subdivision Modification to waive the cul-de-sac of Mobley Avenue. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated:

1. Provide standard subdivision improvements for Norwood Avenue and termination of Mobley Avenue;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer (may require off-site 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. Dedicate sufficient right-of-way on Norwood Avenue to provide a 45-foot half-section;
6. Provide for the standard terminus (cul-de-sac or knuckle) of Mobley Avenue to the satisfaction of the City Traffic Engineer.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The subject site is designated and zoned for multiple family uses. The proposed condominium use will provide for an alternative housing type within the North Sacramento Community Plan area.
2. The subject site is also located within the Del Paso Heights Redevelopment Area. A subcommittee of the project area committee (PAC) reviewed the project on May 3, 1983 and recommended that the full committee approve the project. Staff will present the PAC's final recommendation at the Commission hearing.
3. The applicant originally included a subdivision modification request to waive the cul-de-sac of Mobley Avenue (see Exhibit 'E'). Subsequent to the Subdivision Review Committee hearing it was determined that as an acceptable alternative Mobley Avenue could be abandoned east of Modell Way and reconstructed to "knuckle" into Modell Way. Staff of the Redevelopment Agency has expressed interest in assisting in this procedure. Therefore, Planning staff recommends that the termination of Mobley Avenue be left to the approval of the City Traffic Engineer as indicated in condition 6.
4. The Planning and Community Services Departments have calculated that .42 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted not more than 90 days prior to the finaling of the final map with the City Council.

5. The site plan indicates massing of the units in the middle of the site with a looped drive around the perimeter. Twenty-one open spaces and 60 carport spaces are provided. No on-site recreational facilities are indicated on the site plan. Condominium developments generally include on-site amenities such as swimming pools, surfaced courts and tot lots, etc. The applicant has indicated a willingness to provide some facilities. Staff recommends that the amount and kind of recreational facilities be submitted to staff for review and approval prior to the issuance of building permits.

Staff wishes to point out that the Parkland Dedication Ordinance allows for a reduction of fees (see Item 4) for on-site recreational facilities.

6. Three unit types are provided: a 400 square foot studio unit, a 528 square foot one-bedroom unit and a 647 square foot two-bedroom unit.

These units are arranged in clusters of eight and 16 units. The individual cluster consists of a two-story, flat topped, stucco building. Design relief consists of stucco balconies, stairways and awnings on the front (interior) elevations only. No windows or other design relief is provided on the side or rear elevations.

Staff has concerns regarding the design and suggests the project be reviewed by the Design Review Board. Staff also suggests that further design considerations, such as windows and awnings on the rear and side elevations and off-setting of units be required. Not only will these changes improve the outward appearance, but they will also provide for solar access as well as overview into the parking lot areas. Staff also recommends that additional secure storage space for bicycles be provided within the carport areas.

7. The overall project attains only a 67 percent north/south unit orientation. However, only 33 percent of the units have glazing on the southern exposures.

To provide for solar access staff recommends that south facing glazing be required on the units indicated on Exhibit 'D'. This exhibit indicates side on units as well as units with the rear of the units facing south. Staff notes that this recommendation is consistent with the design modifications discussed under Item 6.

If the solar access is provided on this unit indicated in Exhibit 'A' the overall north/south orientation and solar access combined will equal 80 percent as required by the General Plan.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Tentative Map, subject to the following conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements for Norwood Avenue and termination of Mobley Avenue;

- b. Prepare a sewer and drainage study for the review and approval of the City Engineer (may require off-site extensions);
  - c. 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;
  - d. 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;
  - e. Dedicate sufficient right-of-way on Norwood Avenue to provide a 45-foot half-section;
  - f. Provide for the standard <sup>performance</sup> terminus (cul-de-sac or knuckle) of Mobley Avenue to the satisfaction of the City Traffic Engineer. *(CPC added)*
- Informational Item. The applicant shall check with the County Sanitation District and meet all requirements.

Special Permit - Conditions

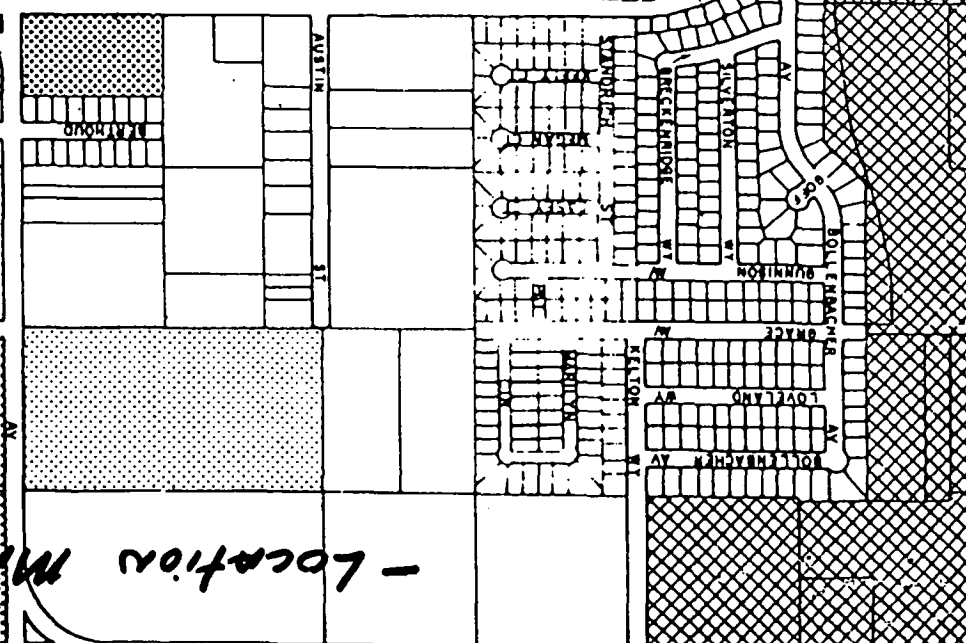
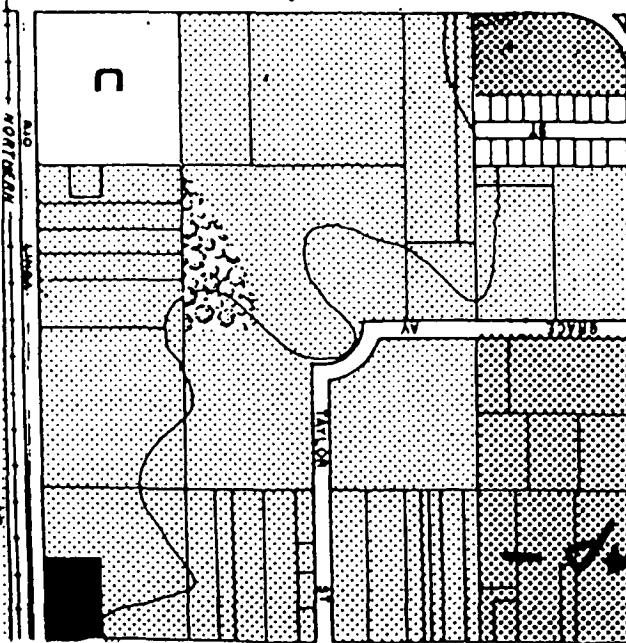
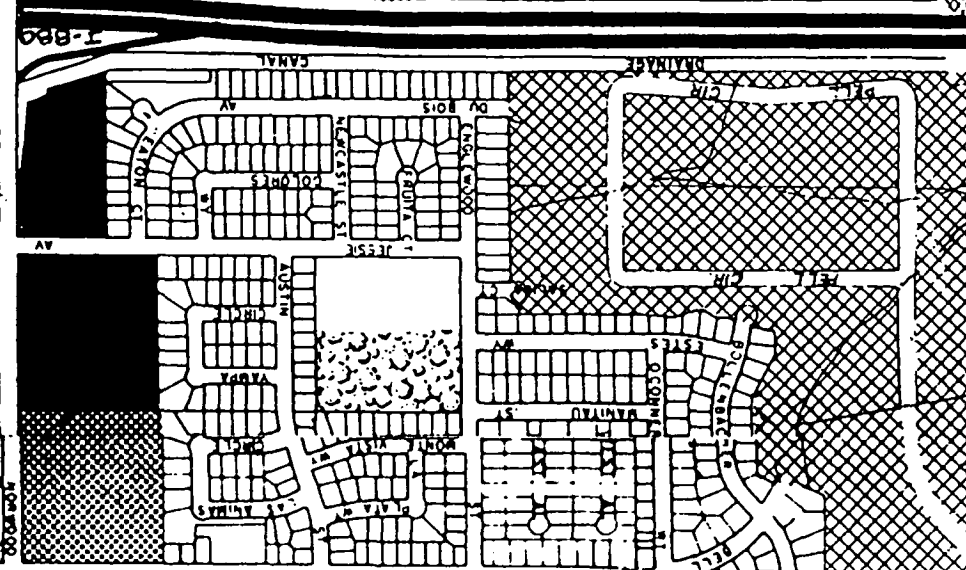
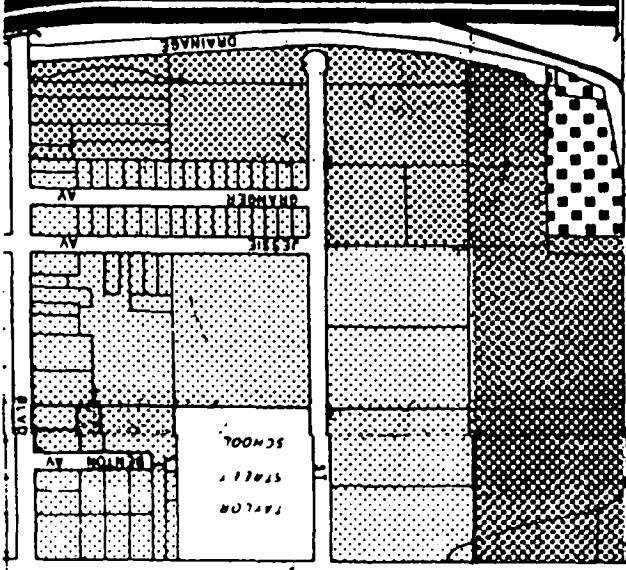
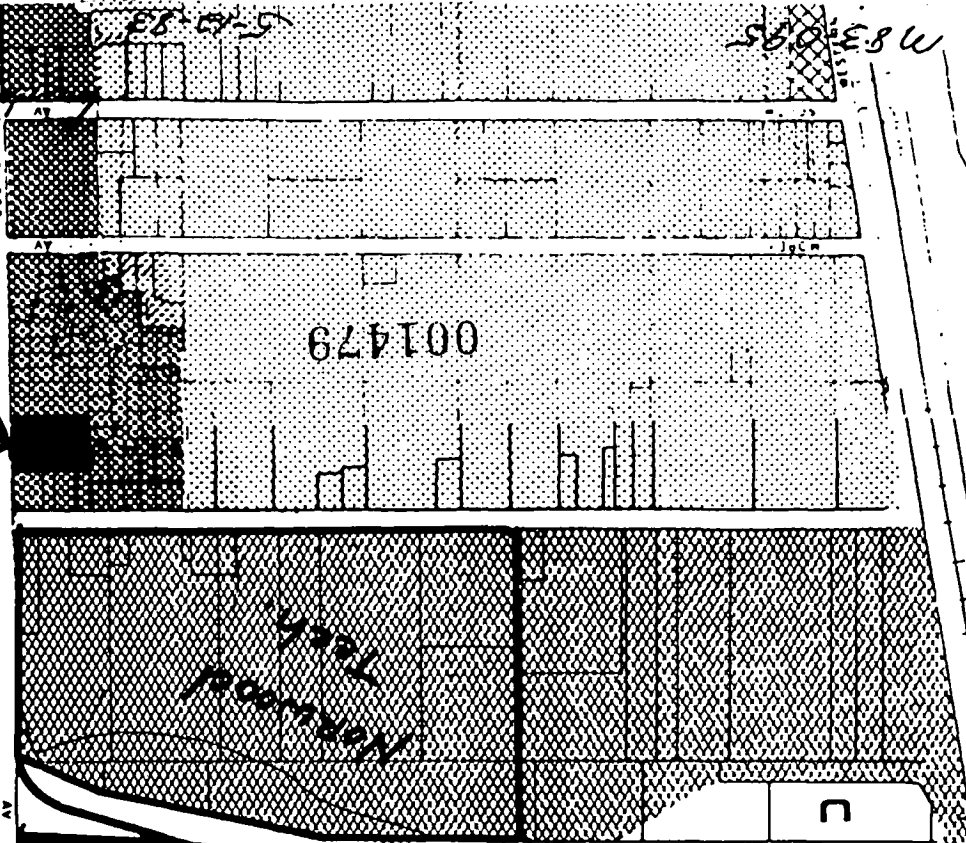
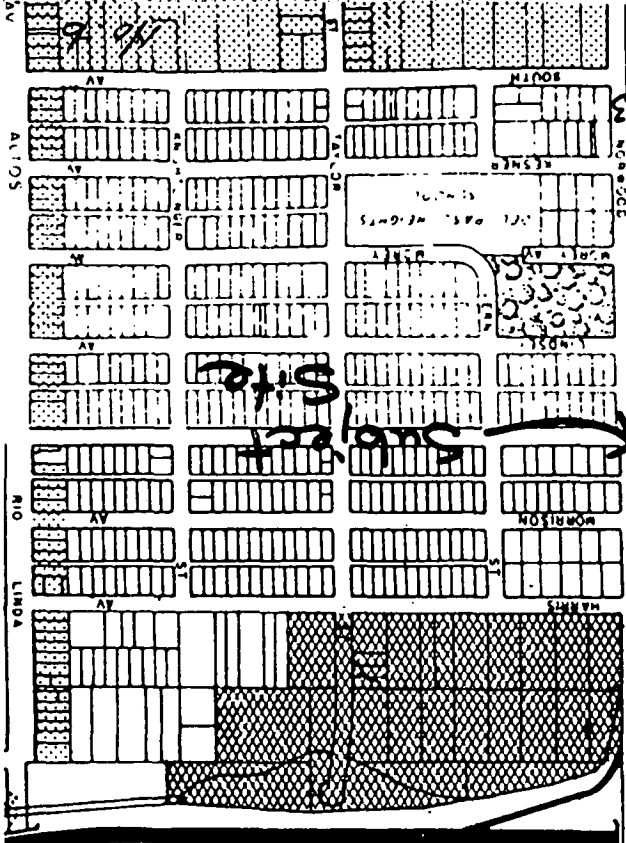
- a. The applicant shall submit revised plans for review and approval of the Planning Director prior to the issuance of building permits for each of the following conditions:
  - 1) on-site recreational facilities, such as a swimming pool, tot lot, or surfaced court area shall be provided;
  - 2) storage bike lockers shall be included within the carport areas for each unit;
  - 3) a detailed landscape plan shall be submitted which includes the following elements:
    - extensive plantings of deciduous trees which are not less than five-gallon specimens;
    - berming and sodding of the front yard setbacks;
    - landscaping of the interior setback areas exclusive of the paved parking areas;
    - use of deciduous trees adjacent to southern exposures to provide for energy conservation;
    - trash enclosures designed out of materials compatible to the structures and screened by landscaping;
    - compliance with the City's 50 percent shading requirement of surfaced parking areas.
- b. Subject to review and approval of the Design Review/Preservation Board. The Board shall consider additional windows, awnings and other design enhancements in the rear and sides of the units to provide design relief and solar access.

Findings of Fact - Special Permit

- a. The special permit, as conditioned, is based upon sound principles of land use in that the condominium development is compatible with the adjacent single family and multiple family developments;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare in that adequate parking and setbacks are provided;
- c. The special permit, as conditioned, is consistent with the Land Use Element goal of the General Plan to:  
"Provide safe, stable and attractive residential areas in which to live; functional and efficient commercial and industrial areas in which to work."

W 83-085

ET-025



- Location map -

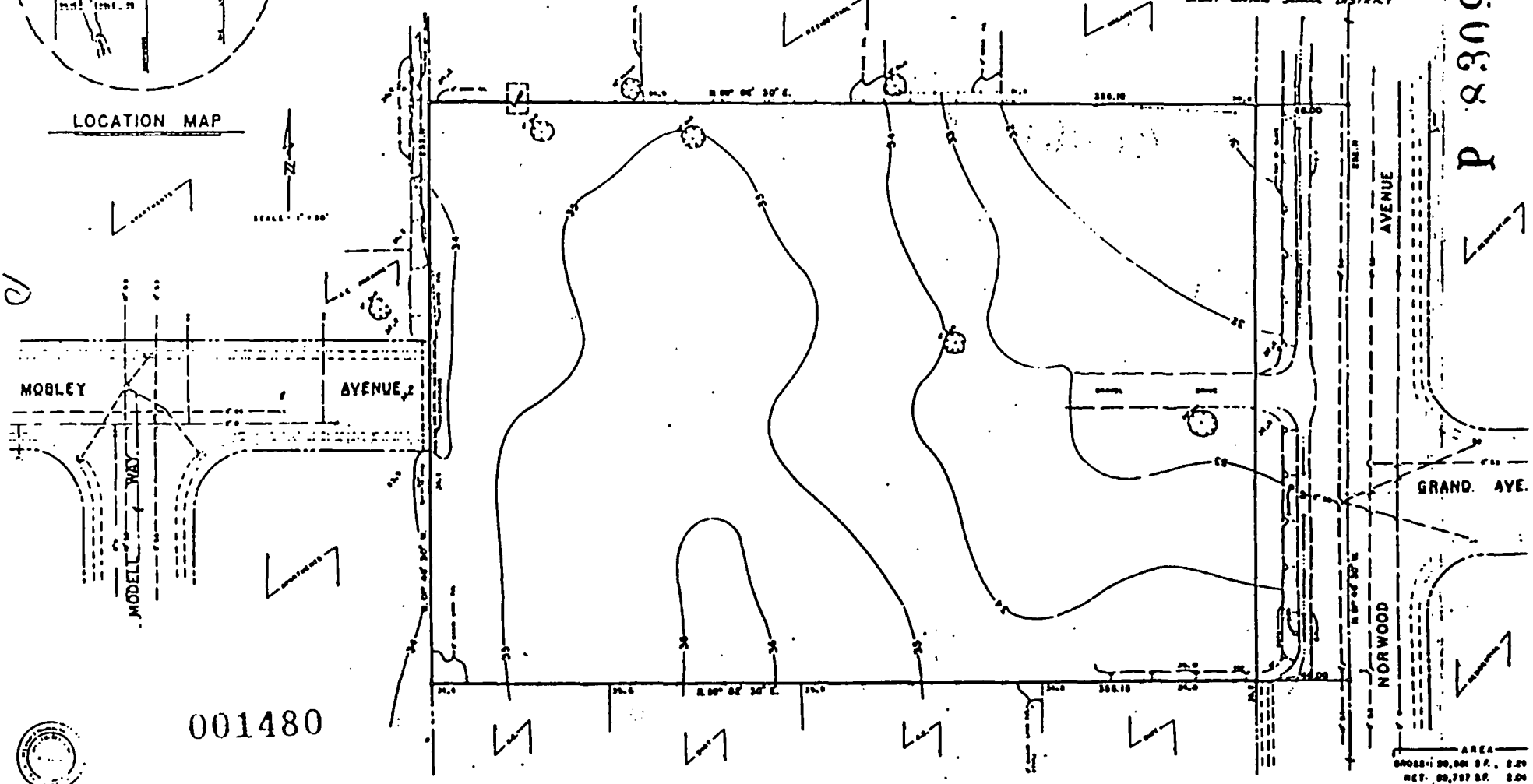
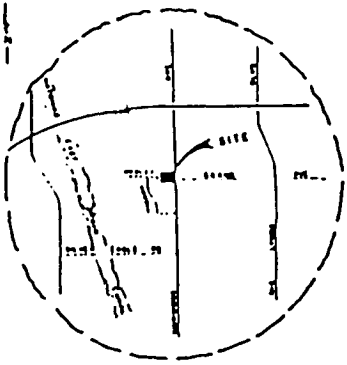
083-095

5-12-83

No. 6

# TENTATIVE SUBDIVISION MAP

OWNER/DEVELOPER	ENGINEER	AREA	ZONING/USE	UTILITIES
COLBERTSON, RODA / WYATT 6013 ALBERTA DAKERSFIELD, CA 95304 (909) 831-5553	COOPER, THOMAS / ASSOC. 2011 ARDEN WAY, ST. 10 SACRAMENTO, CA 95825 (916) 925-0431	GROSS: 2.29 AC. NET: 2.06 AC.	EXIST: R-3 PROP: R-30-70 40 CONDO'S.	STREETS SEWER WATER DRAINAGE CITY OF SACRAMENTO POWER: S MUD GAS: P O F F TELEPHONE: P T T GRANT UNION SCHOOL DISTRICT



P 83095



PROJECT NO.	001
DATE	5-12-83
SCALE	1" = 30'
DATE	APR. 1983

COOPER, THOMAS & ASSOCIATES, INC.  
Civil, Surveying and Land Surveyors  
2011 ARDEN WAY, SUITE 10  
SACRAMENTO, CA 95825

cta

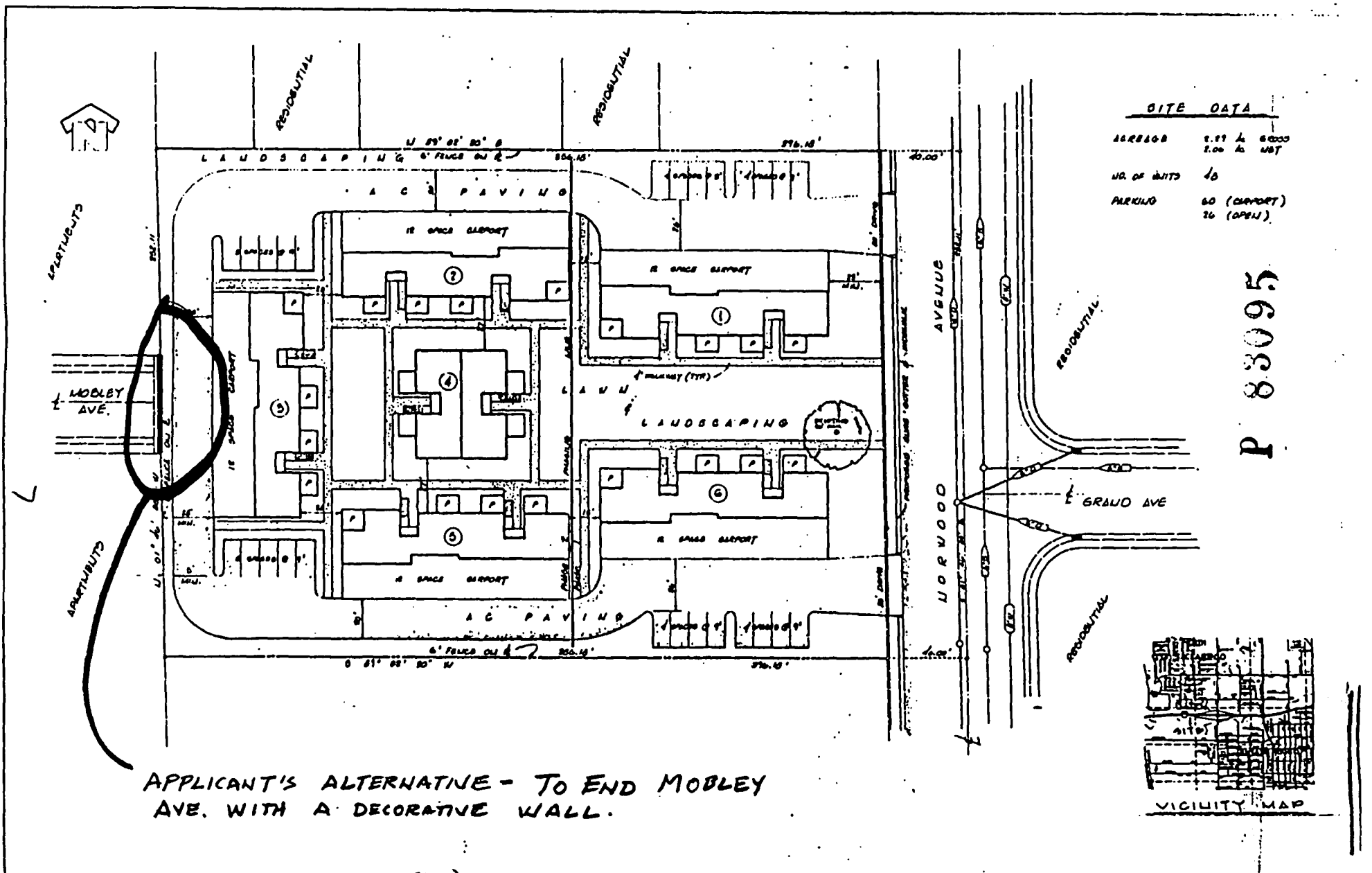
PREPARED UNDER THE SUPERVISION OF  
*David L. Cooper*  
DAVID L. COOPER  
CIVIL ENGINEER  
No. 12,110

A.P.M. 230-027-06  
TENTATIVE SUBDIVISION MAP  
CITY OF SACRAMENTO  
CALIFORNIA

1783-095

5-12-83

1/6.6



**SITE DATA**

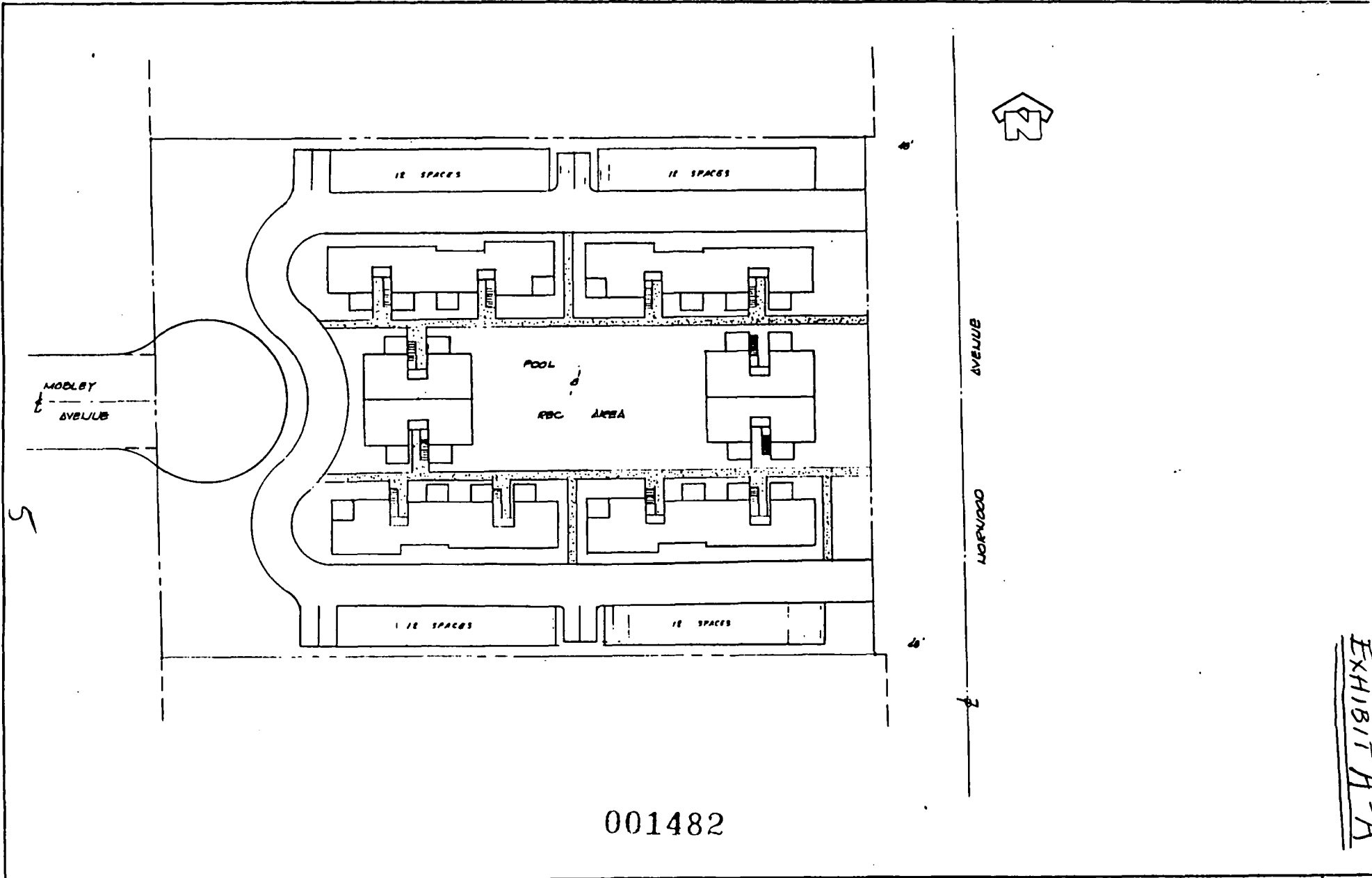
ACRES	2.11 A 6000
	1.00 A 147
NO. OF UNITS	10
PARKING	60 (CLOSED)
	26 (OPEN)

5600 P 8302

APPLICANT'S ALTERNATIVE - TO END MOBLEY AVE. WITH A DECORATIVE WALL.

<p>COOPER, THORNE &amp; ASSOCIATES, INC.          2000 S. 10TH ST. SUITE 100          SACRAMENTO, CALIF. 95811          PREPARED BY: [Signature]          DATE: 5-12-83</p>		<p>PRELIMINARY SITE PLAN  <b>HORWOOD CONDOMINIUMS</b>          CITY OF SACRAMENTO CALIFORNIA</p>
---	--	--

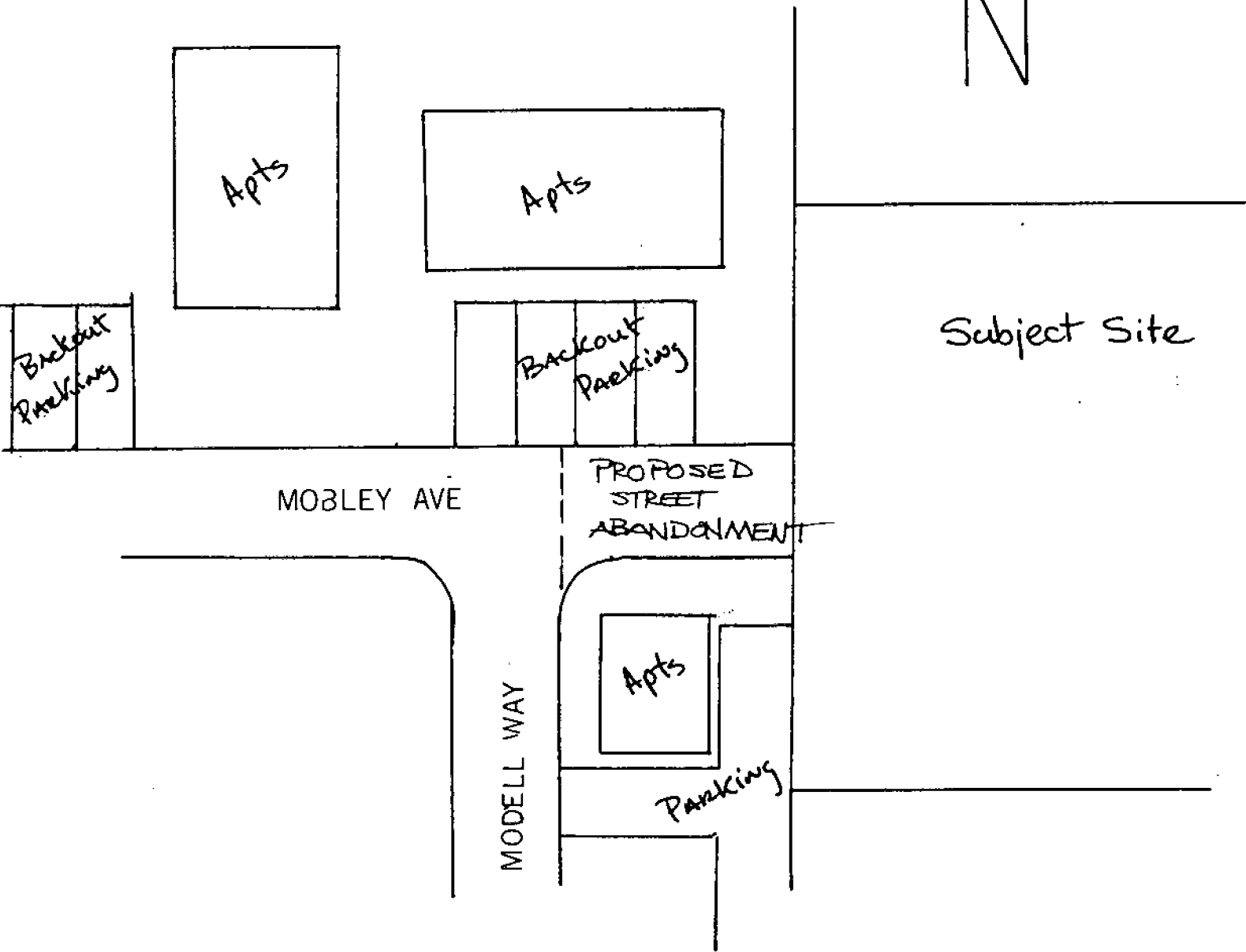
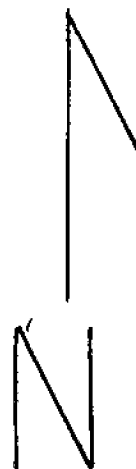




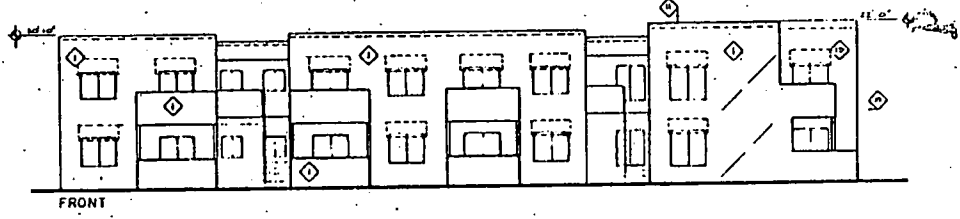
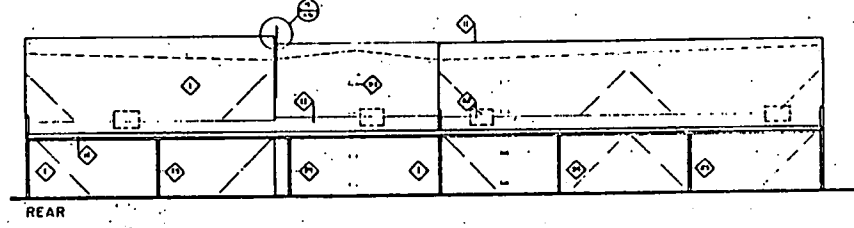
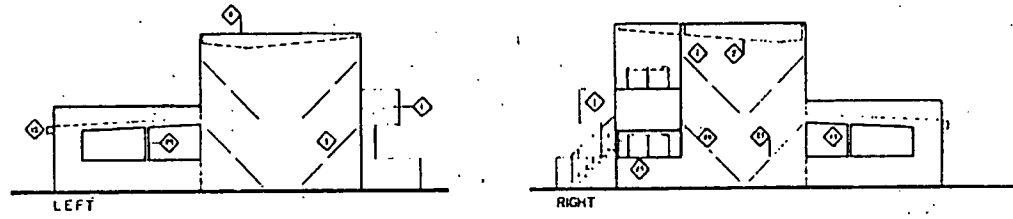
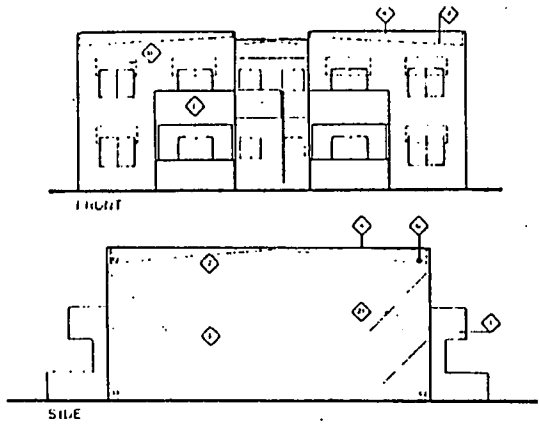
001482

EXHIBIT H-1

<p>PROJECT NO. 08-000106          DRAWING NO. DB-000106          SCALE: 1" = 20'          SHEET: 100</p>	<p>DESIGNED BY: O.B. COOPER          DRAWN BY: O.B. COOPER          CHECKED BY: [Signature]          DATE: 1/13/00</p>	<p>COOPER, TROTT &amp; ASSOCIATES, INC.          CIVIL ENGINEERS AND LAND SURVEYORS          281 JAMES ST., SUITE 10          SACRAMENTO, CA 95811-2811</p>	<p>cta</p>	<p>REVISED SITE PLAN          NORWOOD CONDOMINIUMS          CITY OF SACRAMENTO, CALIFORNIA</p>	<p>2/3/00</p>
--	--	---	------------	--	---------------



1783-095

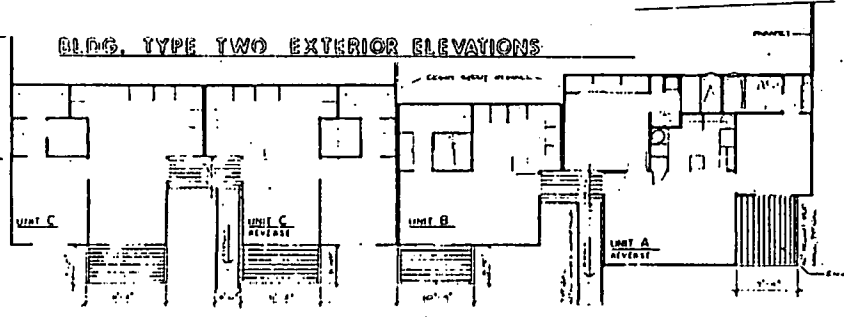


BLDG. TYPE TWO EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

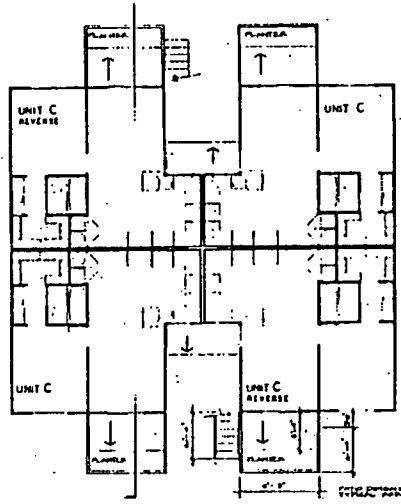
1/8" = 1'-0"

5-12-83



SECOND FLOOR PLAN

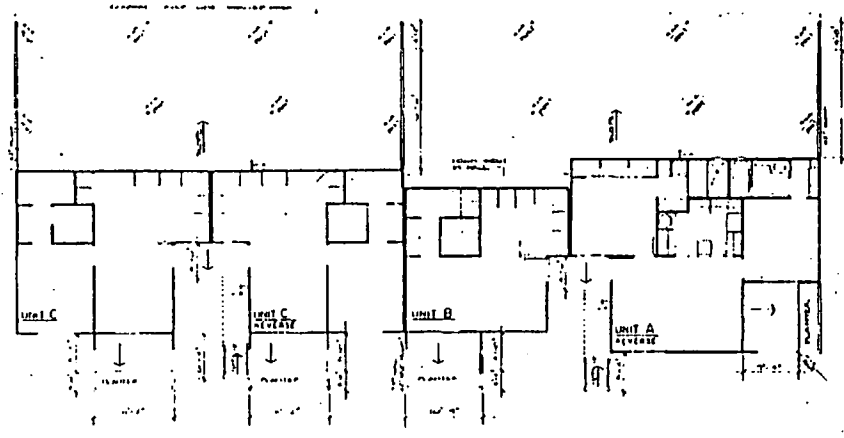
1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"

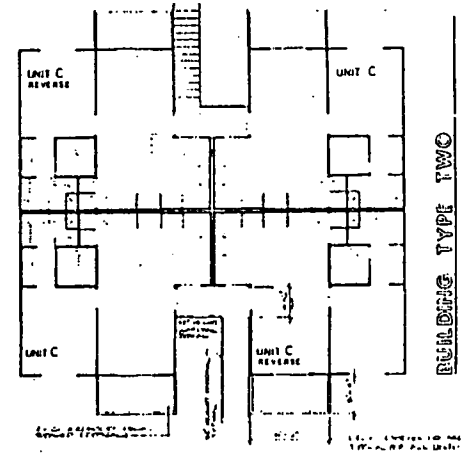
No. 6



FIRST FLOOR PLAN

1/8" = 1'-0"

001483



SECOND FLOOR PLAN

1/8" = 1'-0"

BUILDING TYPE TWO

EXHIBIT C

BRUCE E. KEITH AIA

DRAWN: CAROL R. B.

DATE: 01/28/83

SCALE: 1/8" = 1'-0"

8

C-10-237 - AMERICAN INSTITUTE OF ARCHITECTS 2011 W. W. STREET, SUITE 1, BAYSHIELD, CA 94022-7261

NORWOOD CONDOS

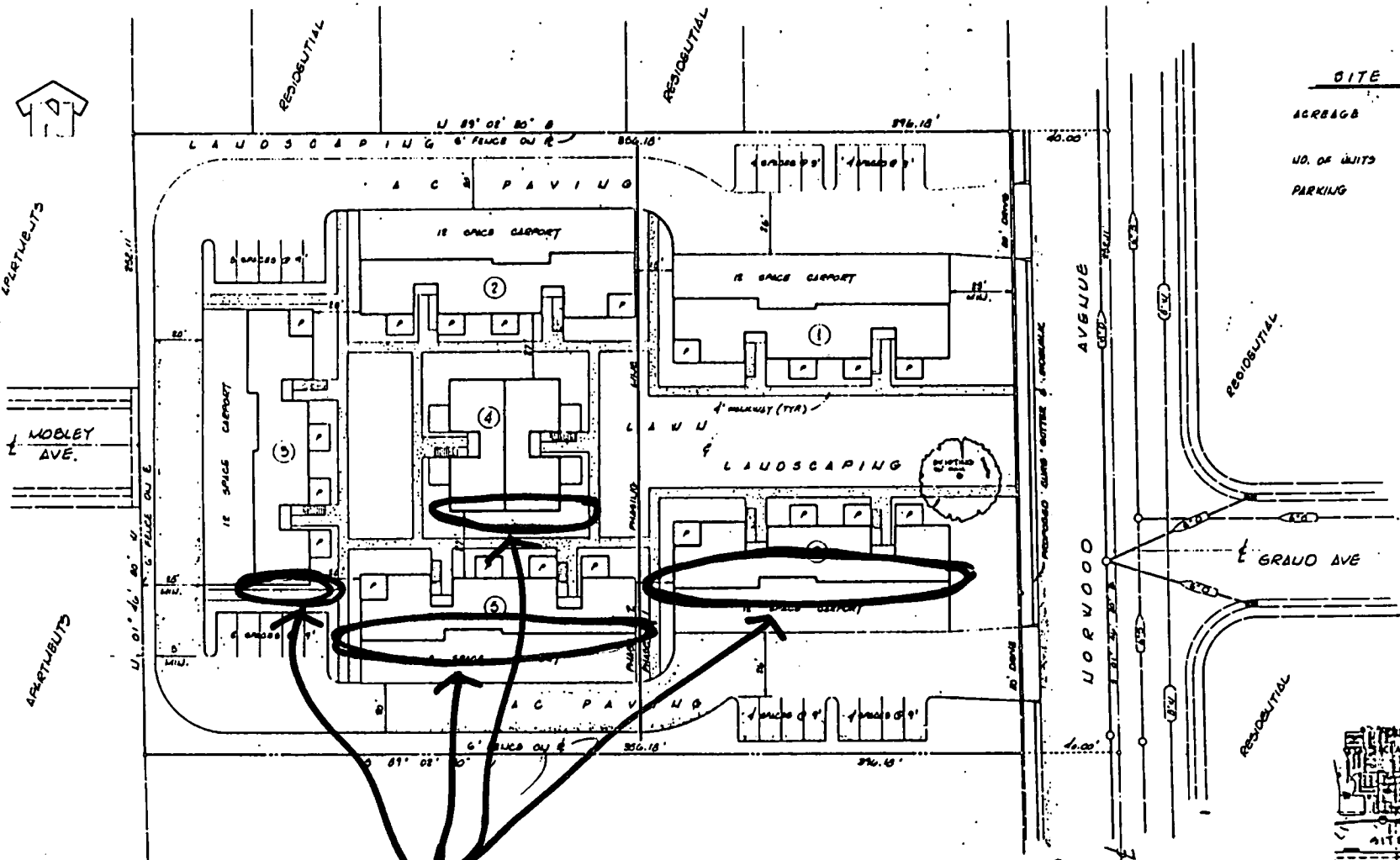
7/8 PAGE

M 83-095

5-12-83

No. 6

# Exhibit "B"

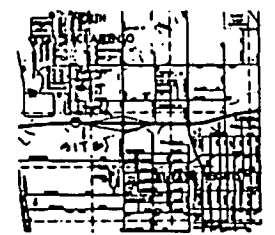


SITE DATA	
ACREAGE	2.27 ± GROSS 2.00 ± NET
NO. OF UNITS	40
PARKING	60 (CURB) / 20 (OFF-SITE)

56000 P

Exhibit "B"

Additional Windows required for Solar access



VICINITY MAP

001481

COOPER, THORNE & ASSOCIATES, INC. CIVIL & SURVEY ENGINEERS 501 ANDERSON WAY, SUITE 10 SACRAMENTO, CA 95811-2000	PREPARED UNDER THE SUPERVISION OF: DAVID P. COOPER	PRELIMINARY SITE PLAN <b>HORWOOD CONDOMINIUMS</b> CITY OF SACRAMENTO CALIFORNIA	11
	DATE: MARCH 1983	SCALE: 1" = 10'	29.01.000