

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Larry Odber, 2216-16th Street, Sacramento, CA 95814				
OWNER	Margo and Adam Schnellbacher, 367 Newman Dr., S. San Francisco, CA 94080				
PLANS BY	Bruce Monighan, 1901 Capitol Avenue, Sacramento, CA				
FILING DATE	3/21/86	ENVIR. DET.	4/14/86	REPORT BY	JP:sg
ASSESSOR'S-PCL. NO.	011-0301-025				

APPLICATION: A. Negative Declaration

B. Rezone 0.9+ acre from R-1 to R-2A

C. Plan Review for 10 single story and four townhouse dwelling units to be known as the Broadway Courtyards

LOCATION: 2930 58th Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 14 unit multiple family complex consisting of 10 single story units and four townhouse units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential

1963 East Broadway Community

Plan Designation: Light Density Residential

Existing Zoning of Site: R-1

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

Setbacks:	Required	Provided
North: Single family; R-1	Front: 25'	25'
South: Vacant, mini-market; C-2	Side(Int): 5'	6'
East: Single & multiple family; R-1	Rear (through lot): 25'	25'
West: Multiple family; R-4		

Parking Required: 14 spaces

Parking Provided: 14 spaces

Property Dimensions: 121' x 317'

Property Area: 0.9+ acre

Density of Development: 16 d.u. per acre

Square Footage of Building: Single story - 786 sq. ft.; townhouse - 898 sq. ft.

Height of Building: Single story - 16 ft.; townhouse 28 ft.

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Cement plaster & wood siding

Roof Material: Composition

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 0.9+ acre vacant through lot located in the Single Family (R-1) zone. Surrounding land uses include single family residential to the north, a mini market and vacant commercial site to the south, a nine story multiple family complex to the west and a variety of single family, two family and multiple family uses to the east. The 1974 General Plan designates the site for residential uses.

The applicant proposes to construct a 14 unit multiple family development on the site, to be known as the Broadway Courtyards. The project consists of 10 single story two bedroom units and four two bedroom townhouse units located in the center of the project. The proposed density is 16 units per acre. Pedestrian entrances to the project are gated with common courtyards providing open space areas for the units.

Staff is supportive of the applicant's rezoning request. There are several pockets of multiple family/deep lot development in the area and the proposed project is not out of character with surrounding development in the neighborhood. The proposed 14 unit complex will also provide a good transitional land use between the commercial and medium density uses to the south and west and the single family residences to the north. A higher density than 16 units per acre, however, would not be appropriate for this area. Staff, therefore, recommends that the rezoning be conditioned to allow no more than 14 units on the site .

B. Building Design

The applicant is proposing cement plaster for the exterior of the units with wood siding in the gables. Wood fencing encloses private patio areas and the interior courtyard. The one story units are located a minimum of six feet from the north property line and the two story townhouse units are located 27 feet from this property line. The two story townhouse units are also located in the center of the project, giving the complex a single story appearance from both street frontages. Staff finds that the proposed project is a well designed multiple family complex that is reflective of the intent of the Garden Apartment zone. The project, as proposed, will be compatible in design and materials with surrounding land uses in the East Broadway community.

C. Site Plan Design

The project is designed with a 25 foot landscape setback along both street frontages. Landscaped courtyards in the interior of the structure are also provided. Parking is adjacent to the commercial sites and will not disturb the existing residential uses to the north. The parking area is also split into two lots by the trash enclosure facility. Staff approves of this division as it will prevent the driveway from becoming a shortcut between 57th and 58th Streets.

Staff approves of the proposed site plan design. Minor modifications will need to be made to the plan to meet the minimum dimensions for compact parking stalls. Staff also recommends that all the parking spaces be covered in order to protect tenant's automobiles from the elements and encourage off-street parking.

The Traffic Engineering Division has reviewed the submitted site plan and requires that the two driveway entrances be reduced in size to a maximum of 24 feet wide. Finally, staff recommends that a solid wood fence be constructed along the north and south property lines in order to insure privacy to both the single family uses to the north and the future tenants of the Broadway Courtyards.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Recommend approval of the rezoning to R-2A-R, subject to conditions; and
- C. Approval of the plan review for the 14 unit complex, subject to conditions and based upon findings of fact which follow.

Rezoning - Condition

No more than 14 dwelling units shall be permitted on the 0.9± acre site.

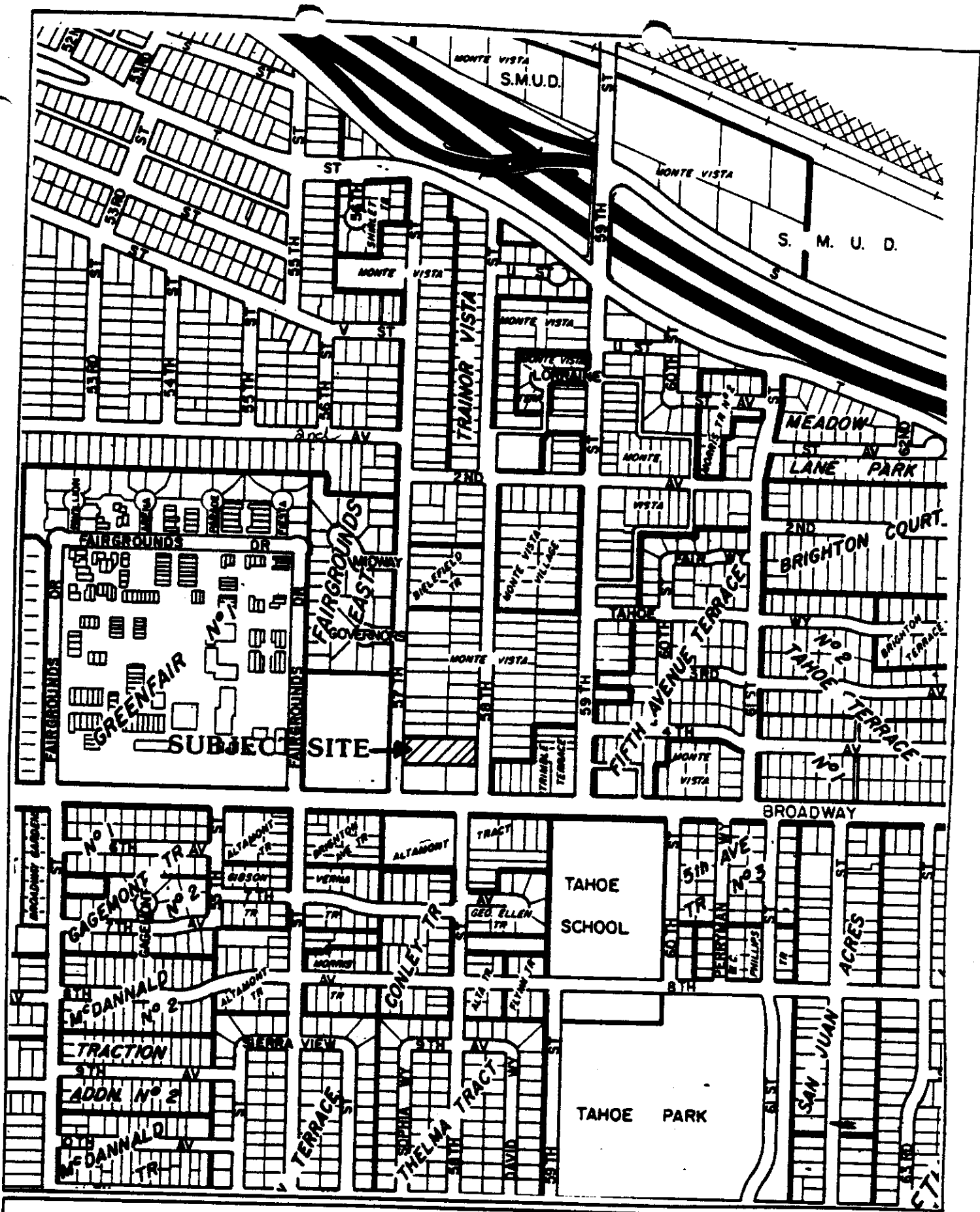
Plan Review - Conditions

1. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. Plans shall include a variety of trees and shrubs in both 25 foot landscaped setback areas and along the north property line.
2. A solid decorative wood fence shall be provided along the north and south property lines, subject to Planning Director review and approval. The fence need not be provided in the 25 foot setback areas. A solid masonry wall may be substituted for the wood fence, subject to Planning Director review and approval.
3. The composition shingles used as roofing for the complex shall be "Architect 80" or of equivalent material, subject to Planning Director review and approval.
4. The site plan shall be revised to meet minimum parking stall dimensions and the driveway entrance requirements of the City Traffic Engineering Division.
5. All mechanical equipment (including public utility boxes and air conditioning units) shall be attractively screened.
6. The project shall meet bicycle parking requirements.
7. Fourteen (14) covered parking spaces shall be provided. Carport materials shall consist of wood trim and shall be compatible in design, materials and color with the residential units. The carports are subject to Planning Director review and approval prior to issuance of building permits.
8. The trash enclosure facility shall meet the following guidelines:
 - a. 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;

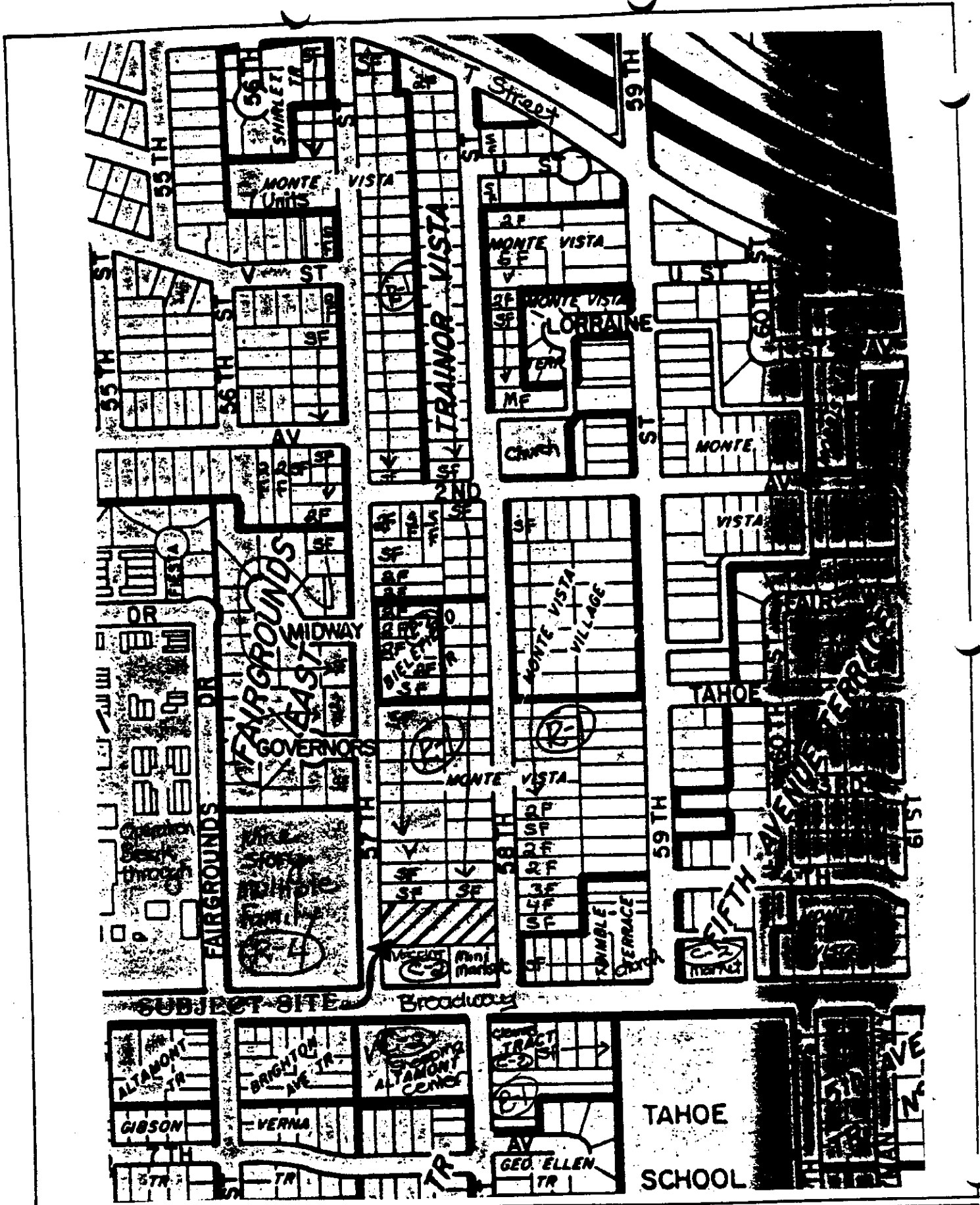
- b. The trash enclosure structure shall have heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position;
 - c. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates;
 - d. The walls shall be a minimum six feet in height, more if necessary for adequate screening;
 - e. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines;
 - f. A concrete apron shall be constructed 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 the point of dumpster pickup;
 - g. The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker); and
 - h. Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.
9. Any proposed signs shall meet Sign Ordinance requirements and are subject to staff review and approval prior to issuance of sign permits.

Findings of Fact - Plan Review

- 1. The project, as conditioned is based upon sound principles of land use in that the proposed multiple family complex is compatible with surrounding single family, multiple family and commercial land uses.
- 2. The proposed project will not be injurious to the public health, safety or welfare nor to surrounding properties in that adequate landscaping and on-site parking is provided.
- 3. The proposed project is consistent with the City's discretionary interim land use policy in that the site is designated for residential use by the 1974 General Plan and the proposed residential use conforms with the plan designation.

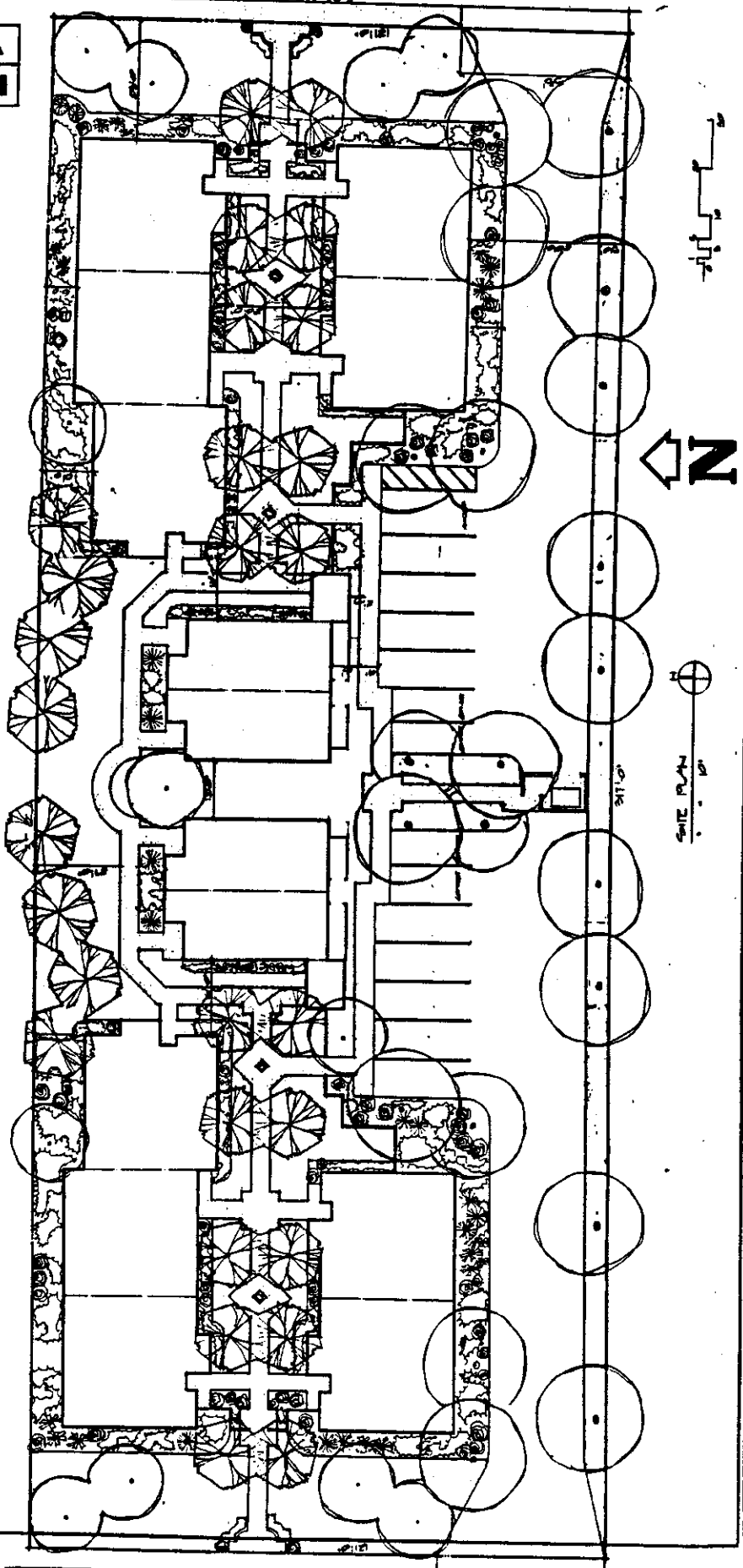


VICINITY MAP



LAND USE & ZONING MAP

**EXHIBIT A
SITE PLAN**



N

SITE PLAN
 1/8" = 1'-0"

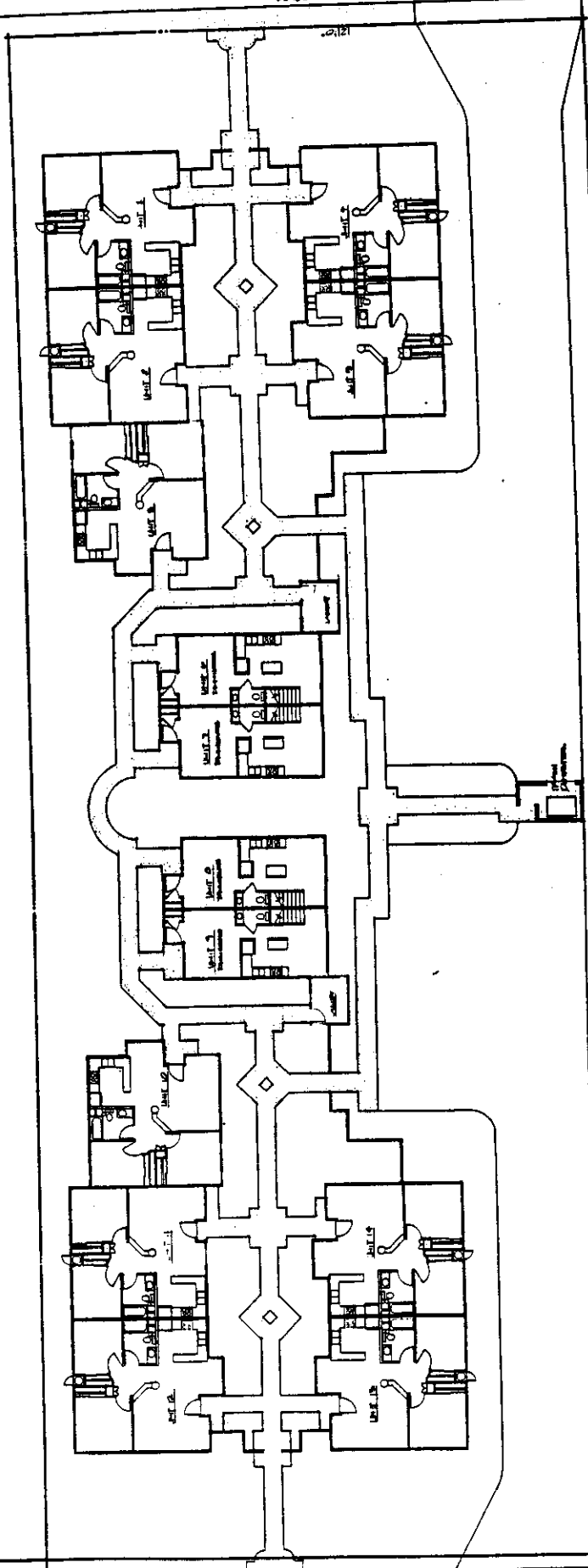
DATE	
BY	
NO.	
REV.	

The Courtyards
57th & Broadway

BRUCE A. MONGHAN
ARCHITECT
AIA
1500 Capital Avenue - Sacramento - CA
95814

NO.	
REV.	
DATE	
BY	

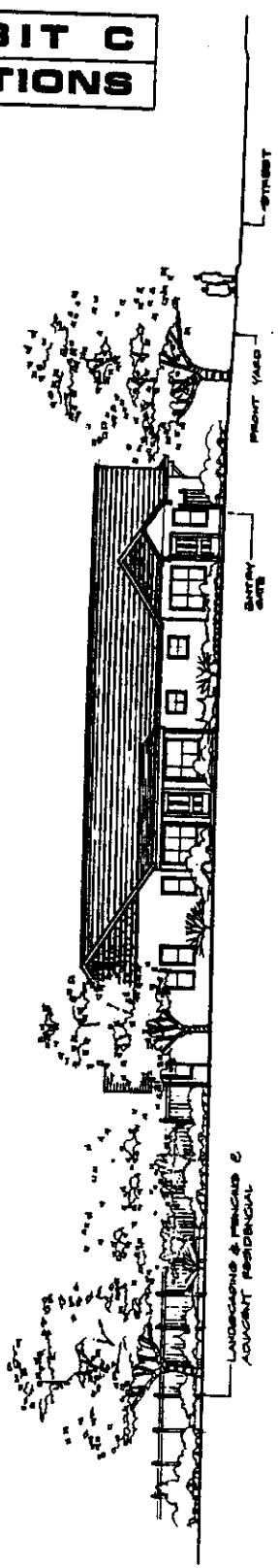
EXHIBIT B



UNIT FLOOR PLAN
1/2" = 1'-0"

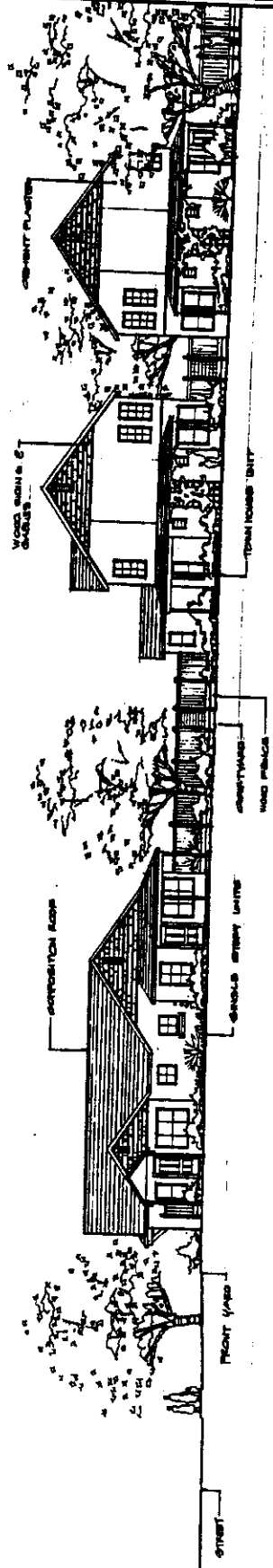
11-24-86

**EXHIBIT C
ELEVATIONS**



INTERIOR COURT ELEVATION
1/8" = 1'-0"

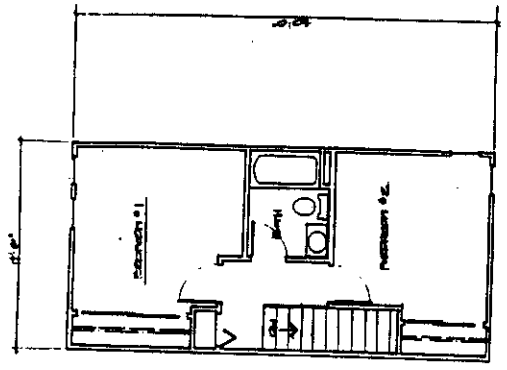
LOOKING NORTH



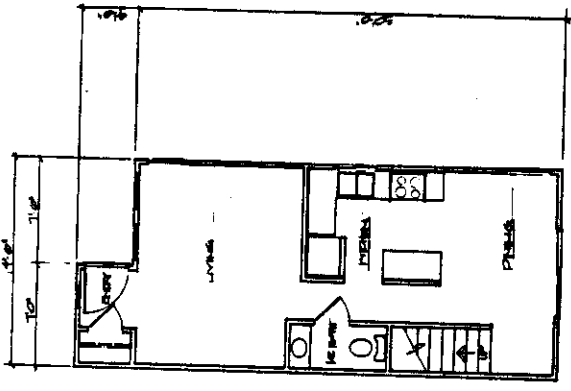
INTERIOR COURT ELEVATION
1/8" = 1'-0"

LOOKING SOUTH

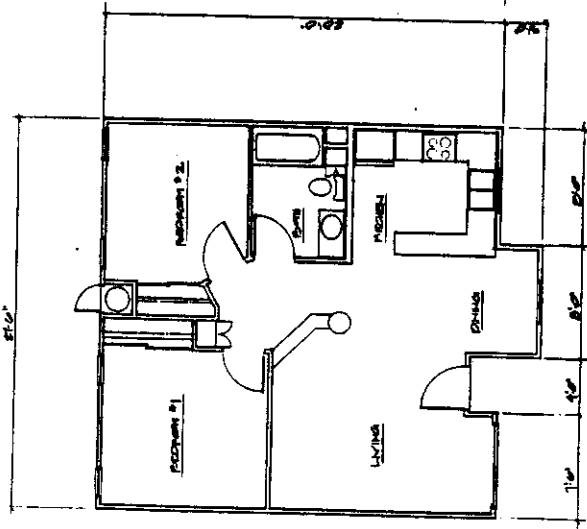
EXHIBIT E
FLOOR PLANS



SECOND FLOOR



FIRST FLOOR



SINGLE APART 2 BED PLAN 1000 SF

2 BDRY TERRACE PLAN 670 SF