

CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	<u>RBS Architectural Group, 2460 Watt Avenue #200, Sacramento, CA 95825</u>		
OWNER	<u>College Meadows Inventors, P.O. Box 100 Roseville, CA 95661</u>		
PLANS BY	<u>RBS Architectural Group, 2460 Watt Ave., #200 Sacramento, CA 958235</u>		
FILING DATE	<u>7-28-89</u>	ENVIR.DET	<u>N.D. 10-3-89</u>
			REPORT BY: <u>PW:ei</u>
ASSESSOR'S PCL. NO.	<u>117-0140-030</u>		

APPLICATION: A. Negative Declaration

B. Special Permit to develop a 178 unit apartment complex on 8.85± vacant acres in the Multi-Family Planned Unit Development (R-2B PUD) zone and within the Laguna Meadows PUD

LOCATION: Southwest corner, Jacinto Avenue and Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 178 unit apartment complex.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential 11-29 du/na
1986 South Sacramento Community Plan Designation:	Residential 11-21 du/nc
Existing Zoning of Site:	R-2B PUD
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-2B	Front:	25'	25'
South: Vacant; R-1	Side(Int):	15	15
East : Vacant; R-2B PUD	Side(Int):	25'	25'
West : Vacant; R-1A	Rear:	15'	15'

Parking Required:	279 spaces
Parking Provided:	359 spaces
Property Dimensions:	irregular
Property Area:	8.82 ± acres
Density of Development:	20.18 d.u.per acre
Square Footage of Building:	A units: 660 sq. ft., B units: 881 sq. ft., C units: 926 sq. ft.
Height of Building:	30 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Horizontal wood siding and stucco
Roof Materials:	Composition Shingle

02974

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 8.82± vacant acres in the Multi-Family Planned Unit Development (R-2B PUD) zone. The site is known as parcel L of the Laguna Meadows PUD and is designated for apartment use in the PUD schematic plan. Surrounding land use includes vacant land zoned for single family and multi-family residential uses. The sites southern boundary is adjacent to a single family subdivision currently under construction and adjacent to the east is an existing home. The site is located at the southwest corner of Jacinto Avenue and Bruceville Road in the Laguna Creek area of the City.

B. Applicant's Proposal

The applicant is proposing to construct a 178 unit apartment complex on the subject 8.82± acre site. The proposed project is located within the Laguna Meadows PUD and is subject to the requirements of the PUD Development is Guidelines: The density of the proposed development is consistent with the PUD schematic plan and Guidelines. A special permit is required for all development projects within a PUD.

C. Site Plan Review

The submitted site plan indicates thirteen building clusters consisting of three unit types. Proposed unit breakdown is as follows:

Unit A	50	660 sq. ft.	1 bdrm/1 bath
Unit B	80	881 sq. ft.	2 bdrm/1 bath
Unit C	48	926 sq. ft.	2 bdrm/ 2 bath

Buildings are two-story consisting of eight or sixteen units per building. Proposal includes pool, recreation center, tennis courts and tot lot.

Access into the project is from both Jacinto Avenue and Bruceville Road. Based on the PUD parking standards, 279 parking stalls are required. The applicant has provided 359 stalls, of which 178 are to be covered in carports. The PUD and zoning ordinance requires a six foot decorative masonry wall on interior property lines between parking lot areas and existing or proposed residential development.

Planning staff also suggests locating a 5 foot high decorative wrought iron fence along the entire length of the Jacinto Avenue frontage. The use of the wrought iron fence will discourage on-street parking by project residents. The submitted landscape plan illustrates this wrought iron fence. The landscape plan indicates the use of contrasting paving materials at the entrances. Staff wants to note that this paving must meet Zoning Ordinance requirements. Staff suggests the use of stamped concrete or boumanite in these areas. The submitted preliminary landscape looks acceptable. However, staff needs to review and approve the final landscape plan prior to issuance of building permits.

No proposal for signage was submitted with the application. The applicant should be aware that a Planning Director's Special Permit is required for this sign prior to issuance of a sign permit. The sign should adhere to the requirements of the PUD and the City's Sign Ordinance.

D. Building Design

The applicant proposes building exteriors consisting of cement plaster and plywood siding with composition shingle roofs. Staff has some concerns with the quality of the exterior materials. Staff had stated these concerns in the preliminary review prepared for this project. Staff recommends the following revisions to the elevations:

- * 4 inch horizontal wood siding should be utilized instead of the proposed plywood siding.
- * Patio fencing should be compatible with the horizontal wood siding on the main structures.
- * Roofing material should be concrete tile or equivalent approved by staff prior to issuance of building permits.
- * Carports should be compatible in design with main buildings. Flat roofs are discouraged in the PUD Guidelines. Staff suggests pitched roof or other roof variation.

The applicant should submit revised building elevations for review and approval by Planning staff prior to issuance of building permits.

E. Agency Comments

The proposed project was reviewed by the City's Traffic Engineering, Engineering, Fire Inspections, Water and Sewer, and Community Services Division. The following comments were received.

Traffic Engineering

1. Maximum Driveway width is 35 feet.
2. Medium Islands in driveway will be a minimum of 20 feet back of property line.
3. Access on Bruceville will be right in/right out only.
4. Remove turn-out at entrance of main driveway.

Engineering

1. A master plan for construction of public improvements of all parcels within the Laguna Meadows PUD is required prior to approval.
2. Comply with PUD Guidelines.
3. Align main entrance with street in Laguna Verde Subdivision (P88-220).

Fire Division

1. Automatic Sprinkler system shall be installed throughout every apartment project containing three (3) or more stories or 15 total units.
2. Required to have fire hydrants throughout the site.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have adverse environmental impacts to the environments and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Approve the Special Permit to develop a 178-unit apartment project with conditions and based upon findings of fact which follow:

CONDITIONS

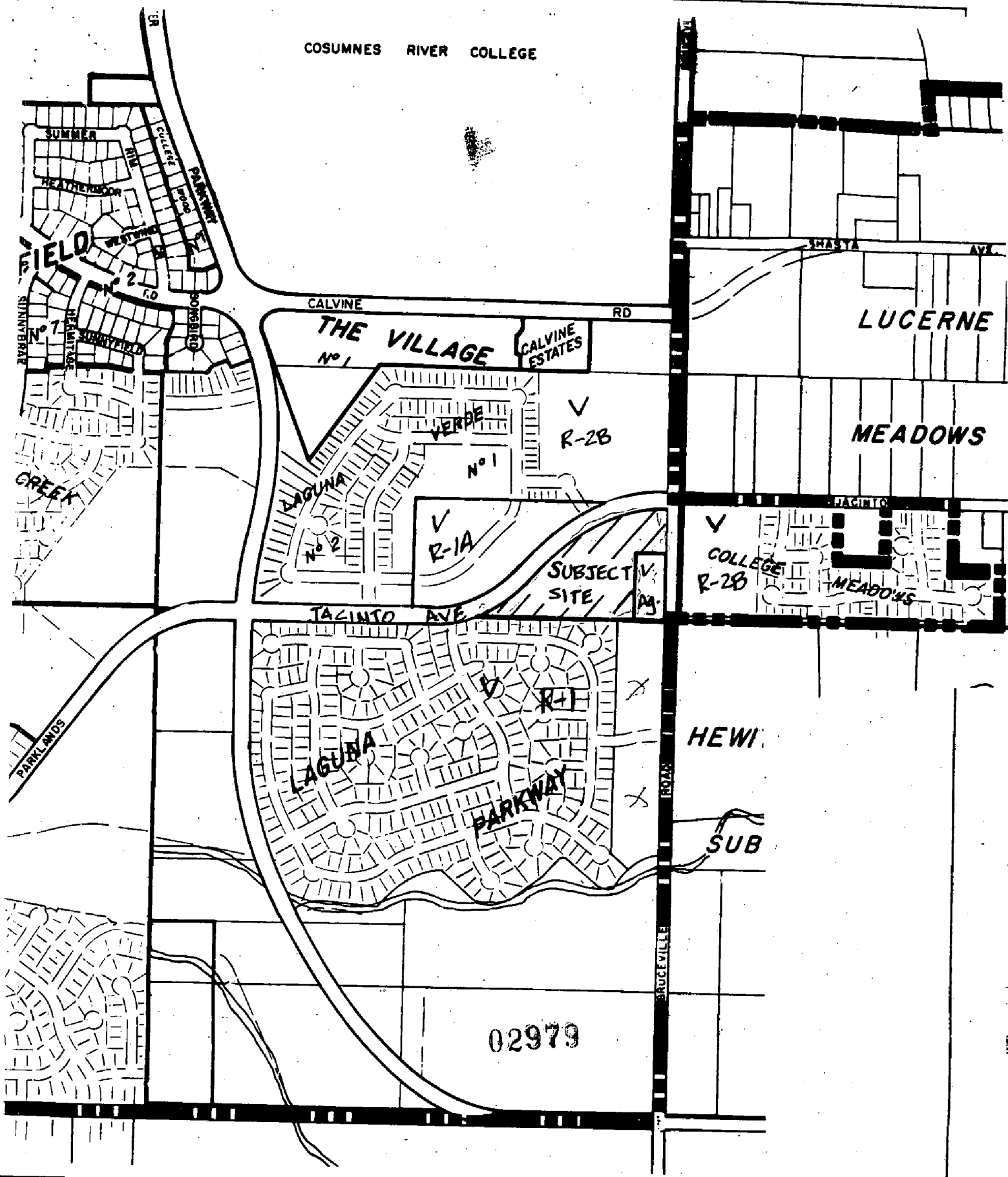
1. The applicant shall submit a revised site plan to planning staff for review and approval prior to issuance of building permits.
2. The applicant shall construct a six (6) foot decorative masonry wall along the south and east property lines adjacent to proposed and existing single family development. The design of the wall shall be reviewed and approved by staff prior to issuance of building permits.
3. The applicant shall construct a five (5) foot decorative wrought iron fence along the entire Jacinto Avenue frontage.
4. Trash enclosures and bicycle storage facilities shall conform to the City's Zoning Ordinance.
5. A final landscape plan shall be submitted for review and approval by Planning staff prior to issuance of building permit.
6. The building elevations shall consist of cement plaster, individual 4 inch wood siding with concrete tile roofing material or equivalent to be approved by staff. Revised elevations shall be submitted for staff review and approval prior to issuance of building permits.
7. All signage shall comply with the PUD and Sign Ordinance and require a Planning Director's Special Permit prior to issuance of sign permits.
8. Driveways shall be to the satisfaction of the City Traffic Engineering Division.
9. Access on Bruceville Road shall be right in/right out only.
10. Applicant shall align main entrance with street in Laguna Verde Subdivision.
11. Building plans shall be to the satisfaction of the City Fire Division.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the design and density of the proposed multi-family units are compatible with the proposed residential development in the area.
2. The project, as conditioned, will not result in the creation of a nuisance in that:
 - a. adequate parking and landscaping shall be provided;
 - b. the project adheres to the Laguna Meadows PUD Guidelines.
3. The proposed project is consistent with the 1986 South Sacramento Community Plan which designates the site for residential uses at 11-21 du/ac in that the proposed apartment complex conforms to the plan designation.

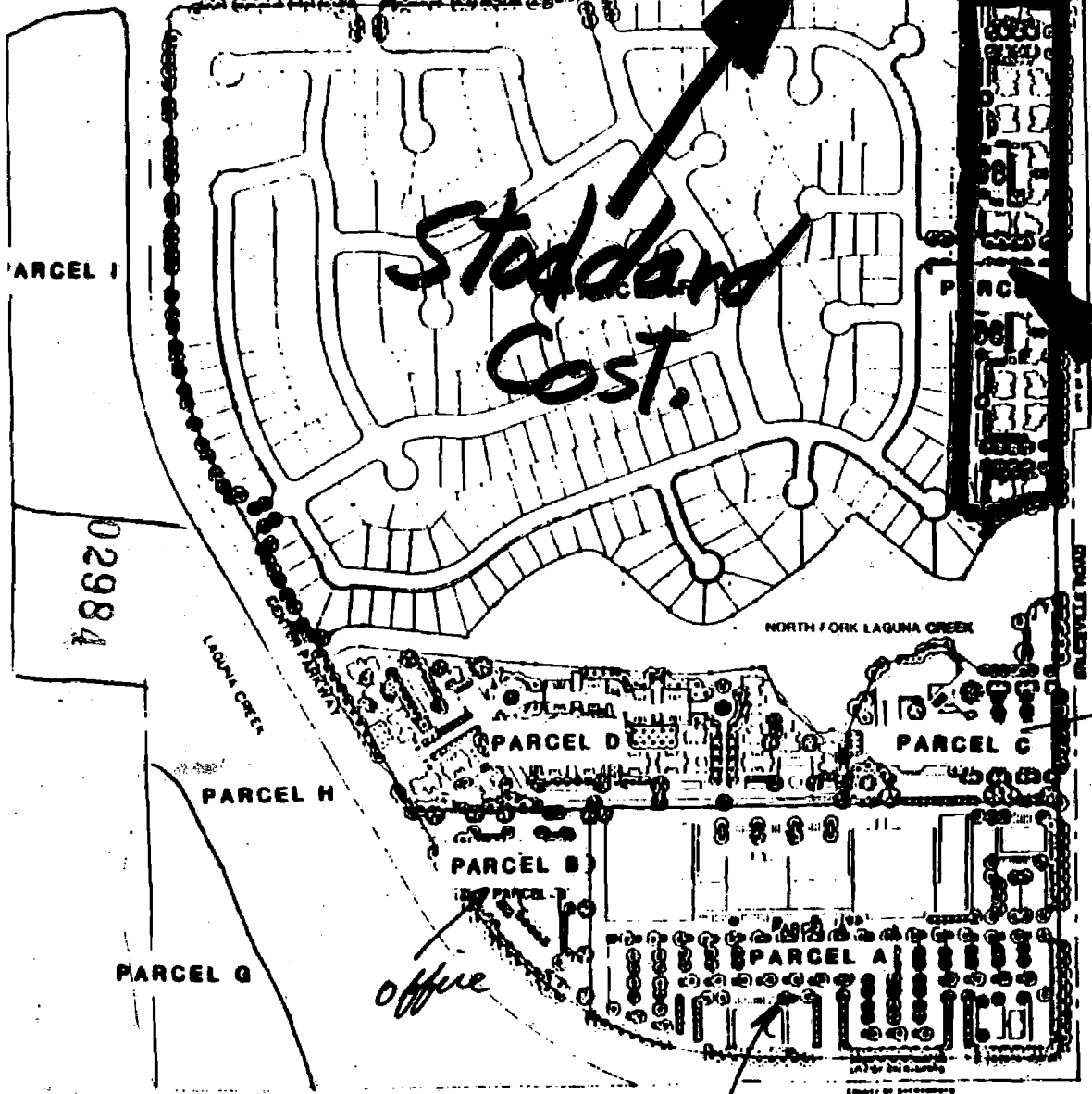
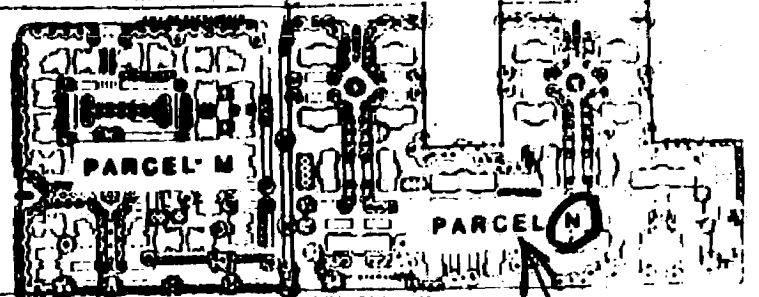
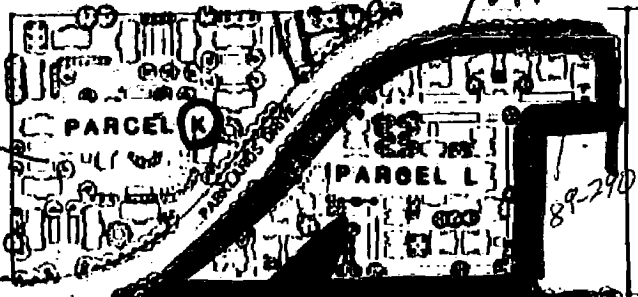
02977

COSUMNES RIVER COLLEGE



VICINITY - LAND USE - ZONING

SCHOOL



LAGUNA MEADOWS

Approved

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES
DEVELOPMENT

LTA DEVELOPMENT

PARCEL NO.	ACRES	UNIT TYPE	NO. OF UNITS	NO. OF PARKING SPACES
PARCEL A	1.00	CONDO	10	10
PARCEL B	1.00	CONDO	10	10
PARCEL C	1.00	CONDO	10	10
PARCEL D	1.00	CONDO	10	10
PARCEL E	1.00	CONDO	10	10
PARCEL F	1.00	CONDO	10	10
PARCEL G	1.00	CONDO	10	10
PARCEL H	1.00	CONDO	10	10
PARCEL I	1.00	CONDO	10	10
PARCEL J	1.00	CONDO	10	10
PARCEL K	1.00	CONDO	10	10
PARCEL L	1.00	CONDO	10	10
PARCEL M	1.00	CONDO	10	10
PARCEL N	1.00	CONDO	10	10

Simple family

*John
Mottler
(Steve)*

APR



ILLUSTRATIVE SITE PLAN



EXHIBIT A

Screening Center

HUNTERS POINTE

GARDEN APARTMENTS

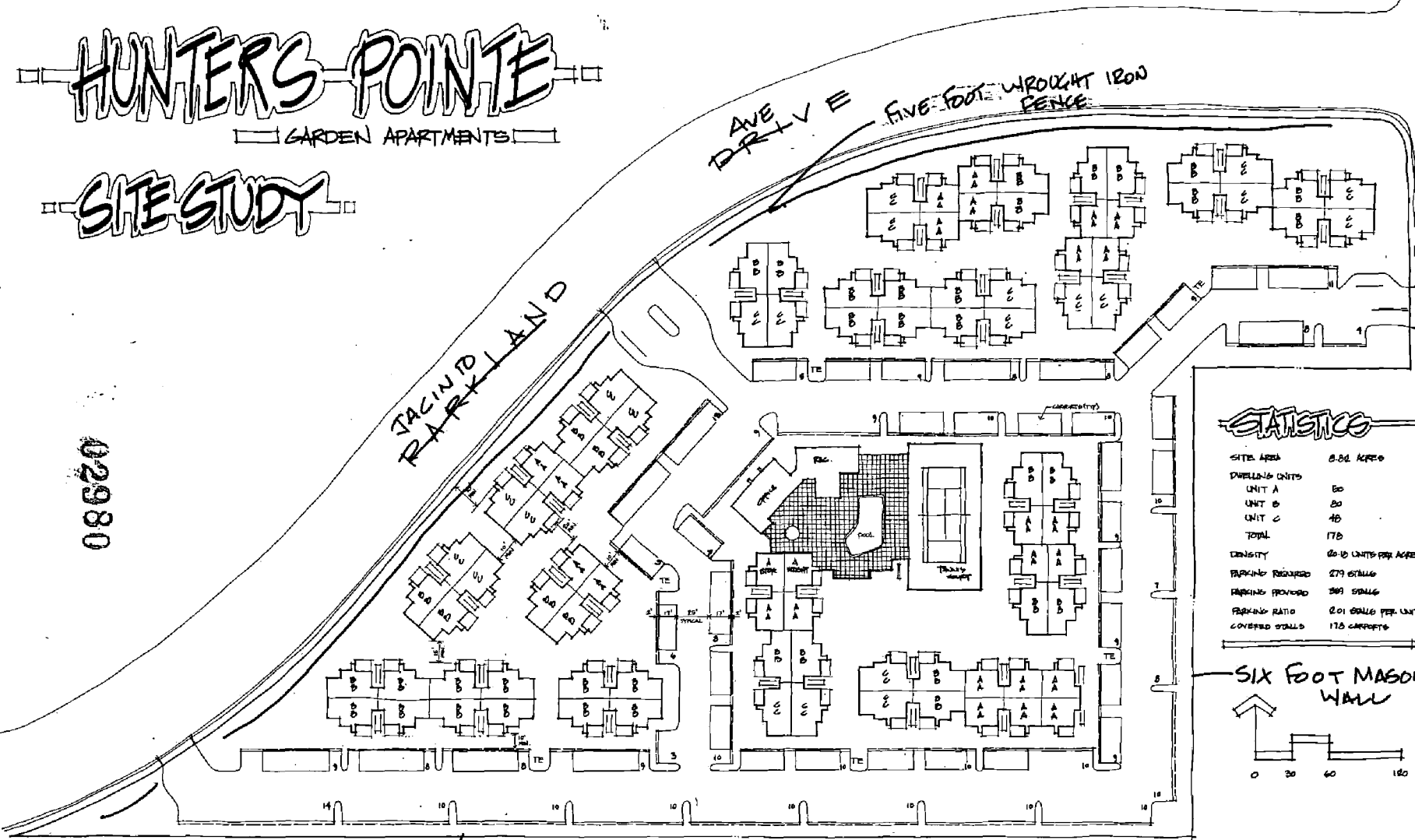
SITE STUDY

02980

JACINTO RIVERLAND

AVE DRIVE FIVE FOOT WROUGHT IRON FENCE

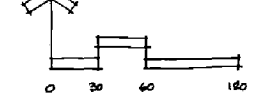
BRUCEVILLE ROAD



STATISTICS

SITE AREA	8.82 ACRES
DWELLING UNITS	
UNIT A	50
UNIT B	50
UNIT C	45
TOTAL	145
DENSITY	16.3 UNITS PER ACRE
PARKING PROVIDED	279 STALLS
PARKING PROVIDED	269 STALLS
PARKING RATIO	2.01 STALLS PER UNIT
COVERED STALLS	175 CARPORTS

SIX FOOT MASONRY WALL



SIX FOOT MASONRY WALL

DEVELOPED BY
STODDARD CONSTRUCTION COMPANY
P. O. BOX 100 ROSEVILLE, CALIFORNIA 95661



3/12/89 A/M

HUNTERS-POINTE

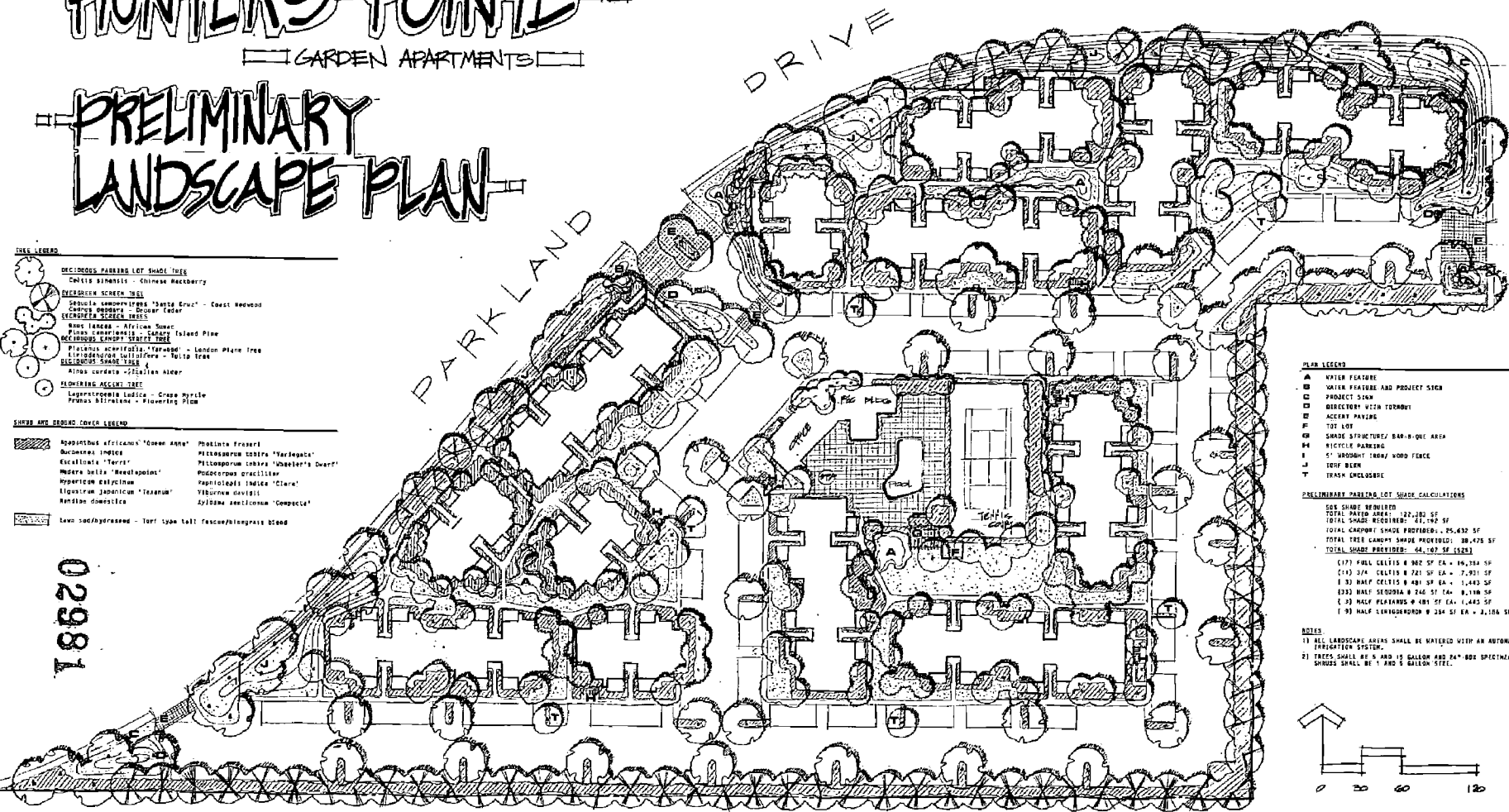
GARDEN APARTMENTS

PRELIMINARY LANDSCAPE PLAN

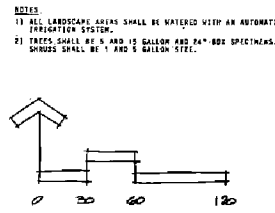
- TREE LEGEND**
- DECIDUOUS PARKING LOT SHADE TREE
 - Celtis sinensis* - Chinese Honeyberry
 - PERGOLA SCREEN TREE
 - Sabalia camponotifera* "Santo Cruz" - Coast Redwood
 - Calceolaria* - "Golden Gate"
 - STANDARD SCREEN TREE
 - Barec Island - African Sweetgum
 - Pinus Lambertiana* - Canary Island Pine
 - DECIDUOUS PARKING LOT SHADE TREE
 - Platanus acerifolia* "Farand" - London Plane Tree
 - Liquidambar styraciflua* - Tulip Tree
 - DECIDUOUS SHADE TREE
 - Ailanthus cordata* - Tree-of-heaven
 - SHEDDING ACCENT TREE
 - Lagerflora lucida* - Crane Myrtle
 - Fraxinus bipinnata* - Flowering Plum

- SHRUB AND BOUND COVER LEGEND**
- Agave attenuata* "Queen Anne"
 - Philadelphus* (unintelligible)
 - Buxsema implexa*
 - Pittosporum tobira* "Varkopaki"
 - Kalocalina "Terra"*
 - Pittosporum tobira* "Varkopaki's Dwarf"
 - Madrera hata* "Kewalopaki"
 - Podocarpus gracillima*
 - Hypericum japonicum*
 - Papilionopsis indica* "Clara"
 - Ligustrum japonicum* "Teanum"
 - Viburnum davidii*
 - Kunzia domestica*
 - Zylisma americana* "Compecta"
 - Lawn sac/parsade* - Torti Lyon ball / facade/longgrass blend

02981



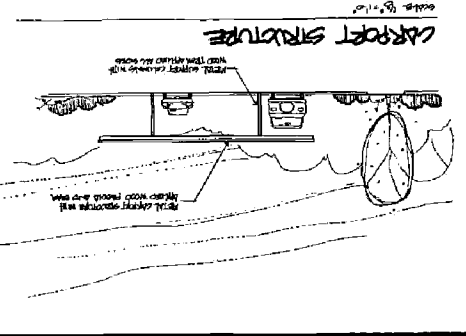
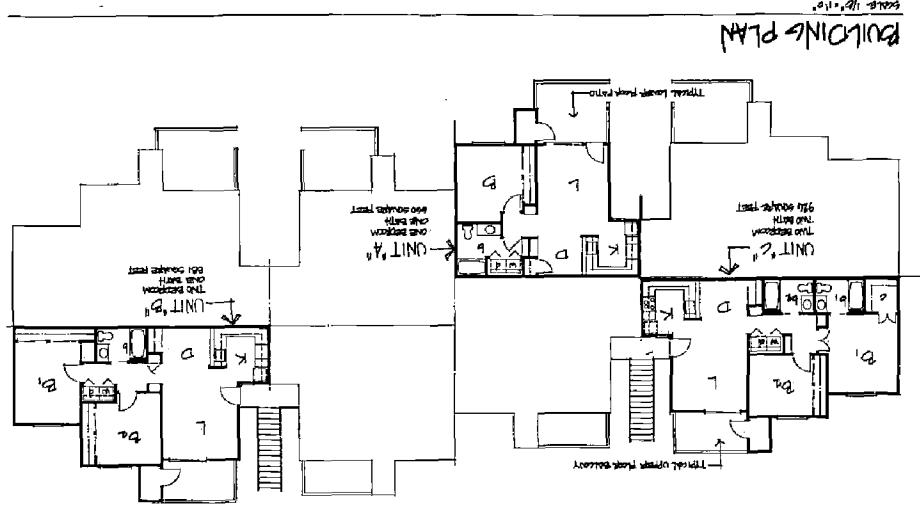
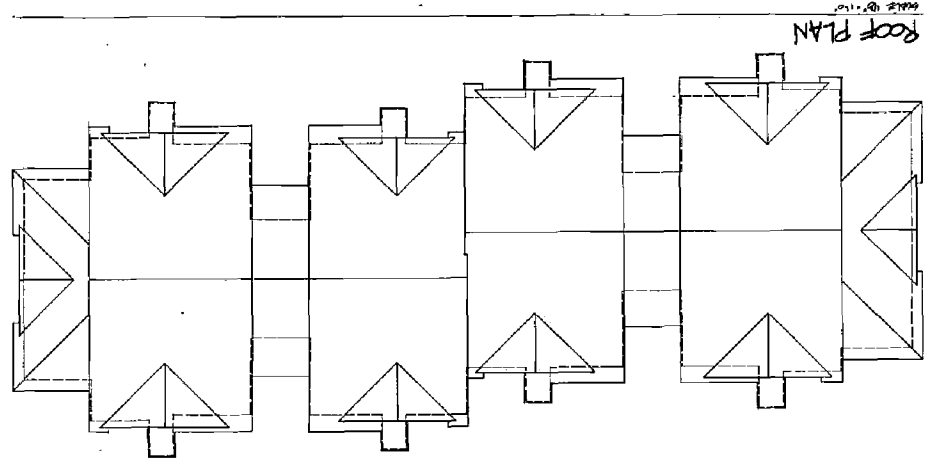
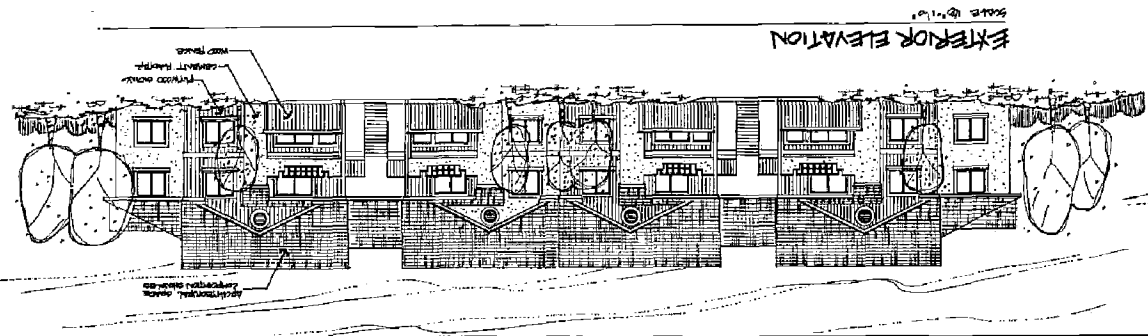
- PLAN LEGEND**
- ▲ WATER FEATURE
 - WATER FEATURE AND PROJECT SIGN
 - PROJECT SIGN
 - ▣ BICYCLE RACK
 - ▤ ACCENT PAVING
 - ▥ TOT LOT
 - ▧ SHADE STRUCTURE/ BAR-B-QUE AREA
 - ▨ BICYCLE RACKING
 - ▩ 5' BROADWAY/ DRIVE/ WOOD FENCE
 - TYP. BENCH
 - TRASH ENCLOSURE
- PRELIMINARY PARKING LOT SHADE CALCULATIONS**
- SOE SHADE REQUIRED
- TOTAL PARKING AREA - 122,100 SF
 - TOTAL SHADE PROVIDED - 41,190 SF
 - TOTAL GARAGE SHADE PROVIDED - 25,430 SF
 - TOTAL TREE CANOPY SHADE PROVIDED - 30,470 SF
 - TOTAL SHADE PROVIDED - 66,620 SF (54%)
- (17) 4" DBL CELTIS @ 800 SF EA. = 14,000 SF
 - (14) 3" DBL CELTIS @ 720 SF EA. = 10,080 SF
 - (8) 3" DBL CELTIS @ 480 SF EA. = 3,840 SF
 - (20) 1" DBL SCODIA @ 240 SF EA. = 4,800 SF
 - (3) 1" DBL PLATANUS @ 480 SF EA. = 1,440 SF
 - (1) 1" DBL LARIX @ 240 SF EA. = 240 SF



BRICEVILLE ROAD

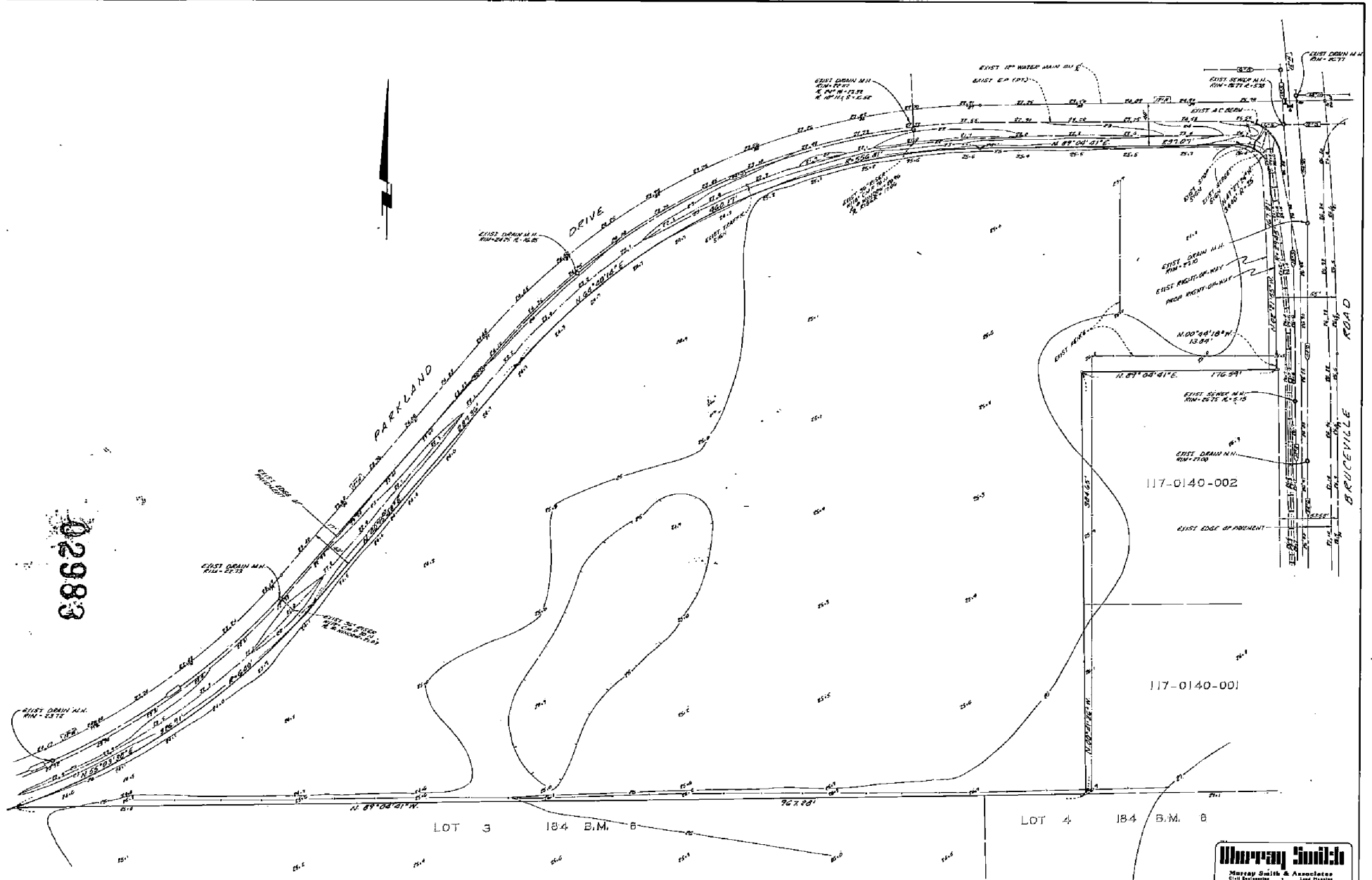
The RBS Architectural Group

HUNTERS POINTE
 GARDEN APARTMENTS



02882

02988



NOTE:
THIS BOUNDARY IS PER RECORD
INFORMATION AS SHOWN ON THE PLAT
OF LAGUNA MEADOWS & RECORDED IN
BOOK 184 OF MAPS, MAP NO. 6.

BENCH MARK CITY OF SACRAMENTO ELEVATION 12.5124	CITY OF SACRAMENTO, CALIFORNIA	DATE
		12.01
SHEET NO. 1	LOT 2, LAGUNA MEADOWS, 184 B.M. 6	SCALE
		1" = 50'
PROJECT NO. 4352		SHEET OF 1

Murray Smith
Murray Smith & Associates
Civil Engineers and Surveyors
1000 J Street, Sacramento, California 95811
Phone 555-1234