

APPROVED BY STATE 11/23/87
CITY PLANNING COMMISSION

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

APPLICANT ESPINOZA ARCHITECTURAL GROUP, 3434 Marconi Avenue, East Wing, Sac., CA 95821
OWNER L & P Land Development Inc., 6355 Riverside Blvd., Sac., CA 95831
PLANS BY ESPINOZA ARCHITECTURAL GROUP, 3434 Marconi Avenue, East Wing, Sac., CA 95821
FILING DATE 6/19/87 **ENVIR. DET** Neg. Dec. 7/13/87 **REPORT BY** JP/vf
ASSESSOR'S-PCL. NO. 031-1030-019

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to construct a 69 unit apartment complex in the R-2B-PUD zone.
 - C. Variance to the LPPT PUD Guidelines to reduce 15 foot setback requirements for carports to 7 feet.
 - D. Variance to LPPT PUD Guidelines to reduce 25 foot setback for one-story structures to 15 ft.

LOCATION: North side of Rush River Drive, 300± ft. west of Greenhaven Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 69 unit apartment complex in the R-2B-PUD zone and the LPPT-PUD (site 10).

PROJECT INFORMATION:

1974 General Plan Designation:	Medium Density Residential
1976 South Pocket Community Plan Designation:	Multi-Family
Existing Zoning of Site:	R-2B-PUD
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	Zoning Ordinance
	Building Setbacks: Required Provided
North: Single Family, Vacant; R-1	Front: 25' 25'
South: Vacant; R-3, PUD, R-2B PUD	Side(Int): 5' 15'
East : Vacant; R-1	Side(St): - -
West : Single Family; R-1	Rear: 15' 15'
Parking Required:	109 Spaces
Parking Provided:	109 Spaces
Property Dimensions:	Irregular
Property Area:	3.2± acres
Density of Development:	21 d. u. per acre
Square Footage of Units:	Unit A: 965 sq. ft.
	Unit B: 1,000 sq. ft.
Street Improvements:	Existing
Utilities:	Available
Exterior Building Materials:	Stucco with wood trim
Roof Material:	Concrete Tile

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site is a 3.2± acre interior lot located in the Multi-Family (R-2B-PUD) Zone and the LPPT Planned Unit Development. Surrounding land uses are single family residences to the north and west, vacant land zoned R-1 for single family residential to the north and east and vacant land zoned multi-family (R-3 and R-2B PUD) and located in the LPPT PUD to the south. The site is designated for multi-family use by the 1976 South Pocket Community Plan and for Garden Apartments on the LPPT PUD Schematic Plan. The applicant proposes to construct a 69 unit apartment complex on the subject site. This use is in conformance with the Community Plan and Schematic Plan designations.

B. Site Plan Design

The subject site is irregular in shape and the applicant has designed the site plan so that the covered parking stalls are a minimum of seven feet from the north property line. The LPPT PUD Guidelines indicate that the covered stalls should be a minimum of 15 ft. from adjacent single family residences to act as a noise and visual buffer. The subject site, however, is at a lower grade than the adjacent single family lots and the carport structures will be lower than the lots to the north. The property line on the north runs along the middle of the slope and the applicant has an easement with the present property owner of the single family lots, Citation Homes, to landscape this slope. Planning staff recommends that, in order to minimize the impact of the parking area on future single family residences, the applicant should, if possible, construct the required six foot high masonry wall between the parking lot and the single family homes at the top of the slope and landscape the slope. If this is not possible, staff recommends that the required wall be constructed on the subject site so that it measures six feet from the highest grade of the adjacent single family lots. This height will provide the future residences to the north with an adequate noise and visual buffer. Staff also recommends that the design of the carports be subject to Planning staff review and approval with a decorative feature being incorporated on the top of the carports.

The western portion of the subject site is 109 feet in depth and in order to maintain the required 25 foot landscaped setback along Rush River Drive, a portion of the six unit, one story building proposed for this area is 15 feet away from the north and west property lines. Planning staff recommends that the six foot high masonry wall required for a portion of the north property line be extended along the entire north and west property lines to insure the occupants of these adjacent single family residences their privacy. The wall would not be required in the 25 foot landscaped setback area. The landscape plan indicates a variety of trees and shrubs between the units and the property line which will also act as a noise and visual buffer for the single family residences.

Planning staff noted, while inspecting the subject site, that there is one large oak tree and possibly several small oak trees on the slope that are located on the subject site. All oak trees on the site will be required to be retained and incorporated into the landscape plan.

The submitted site plan indicates several light fixtures along the north property line. These light fixtures need to be screened and oriented away from the adjacent single family lots so they do not produce an annoying glare to adjacent residential uses.

Several of the apartment units have their front doors facing Rush River Drive. Planning staff is concerned that due to the configuration of the buildings and the location of the parking lot at the rear of the site, people will be tempted to park on Rush River Drive and walk across the landscape setback to the apartment units. Staff finds that excess on-street parking would detract from the appearance of the apartment project and produce unnecessary wear-and-tear on the landscaped area. Staff, therefore, recommends that a four foot high decorative wrought iron fence be placed in the 25 foot landscaped setback area in order to discourage unnecessary on-street parking and maintain the appearance of the site.

One hundred and nine (109) parking spaces are indicated on the site plan. Sixty-nine (69) of these spaces are covered. These spaces meet the Zoning Ordinance and PUD parking requirements. Guest parking should be clearly marked and scattered throughout the site. Bicycle parking will need to be indicated on the revised site plan.

C. Building Design

The proposed building materials are a beige cement plaster exterior with a light brown resawn wood trim and a brown ceramic tile roof. The units are located in six buildings and each building type incorporates different design elements. At the request of Planning staff, the applicant provided more windows and building movement to the end elevations. Four of the buildings are two-story; the building on the east side of the site is single story at one end to lessen the impact of the apartments on adjacent single family uses; and the entire six unit building on the western portion of the site is one-story. Two unit types are proposed and all units will have two bedrooms, two bathrooms, fireplaces and washer/dryer hookups. Staff finds the proposed buildings to be attractively designed and compatible with existing and future residential uses in the area.

Elevations for the recreation room and manager's unit were not provided. Plans and elevations for this building will be required prior to issuance of building permits.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant impact on the environment and has filed a Negative Declaration subject to the following mitigation measures:

The project consist of a 69 unit apartment complex on the north side of Rush River Drive, 300 feet west of Greenhaven Drive. The site contains a healthy, mature oak and several smaller trees. The applicant must submit a tree preservation plan and include the following:

1. No action shall be taken which will harm the healthy, vitality or longevity of the trees to be preserved.
2. The applicant shall comply with any measures deemed necessary to preserve the trees after review and approval of the tree survey. These include, but are not limited to:
 - grading, trenching, cutting and/or filling within the driplines of the trees shall not occur;
 - a temporary six foot high chain link fence shall be placed around the driplines of the trees during construction to prevent soil compaction resulting from stacked construction materials, equipment and vehicular traffic. These fences shall be erected prior to issuance of a building permit and shall remain installed until landscaping commences;
 - irrigation within the driplines shall be prohibited for the oaks to be retained; and
 - roadway and building foundations shall not extend into any driplines.
3. The project is located in an area of potential archaeological sensitivity, consequently, the applicant shall comply with the following:
 - if unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level before construction continues.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the special permit to construct a 69 unit apartment complex, subject to conditions and based upon findings of fact which follow;
- C. Approve the variance to the LPPT PUD Guidelines to reduce the carport setback to seven feet subject to conditions and based upon findings of fact which follow; and
- D. Approve the variance to the LPPT PUD Guidelines to reduce the one-story building setback to 15 feet subject to conditions and based upon findings of fact which follow.

Conditions

1. Revised landscape, shading and irrigation plans shall be submitted for Planning Director review and approval prior to issuance of building permits. The revised plans shall indicate minimum four foot high decorative wrought iron fence in the 25 foot landscaped setback area, heavy landscaping between the single story building and the north and west property lines, and shall follow the requirements of the LPPT PUD Guidelines. AMENDED BY STAFF 7/23/87

- 1. Revised landscape, shading and irrigation plans shall be submitted for Planning Director review and approval prior to issuance of building permits. The revised plans shall indicate either a minimum four foot high decorative wrought iron fence, three foot high decorative wall, or some other decorative barrier which prevents people from walking across the landscape setback, in the 25 foot landscaped setback area. The design of this barrier is subject to Planning Director review and approval. The revised plans shall also indicate heavy landscaping between the single story building and the north and west property lines, the existing trees on the subject site and their species, and shall follow the requirements of the LPPT PUD Guidelines.
- 2. The applicant shall provide a decorative masonry wall between the parking lot and driveway areas adjacent to the north and east property lines. If possible, the applicant shall construct the northern portion of the wall off-site on the adjacent single family lots at the top of the slope and landscape the common slope area of the apartment site and adjacent single family lots. If this is not possible, the applicant shall construct the wall on the subject site so that it measures six feet in height from the highest grade of the adjacent single family lots. Wall design and materials shall be subject to Planning Director review and approval.
- 3. A lighting plan for the project shall be provided and lighting shall be screened and oriented so that it does not produce an annoying glare to adjacent residential uses.

4. The applicant shall provide a six foot high decorative masonry wall along the north and west property lines adjacent to the two existing single family residences. A portion or all of this wall may be waived if the adjacent property owners agree. The wall shall not extend into the 25 foot landscape setback area.
5. Elevations for the carports shall be submitted for Planning Director review and approval prior to issuance of building permits. The carports shall utilize a decorative wood or metal trim fascia and a decorative element shall be incorporated on the top of the carport.
6. Plans and elevations for the manager's unit and recreation building shall be submitted for Planning Director review and approval prior to issuance of building permits.
7. The design of the two trash enclosures shall follow the PUD Guideline requirements and be subject to Planning Director review and approval prior to issuance of building permits.
8. Project identification signs shall be subject to a Planning Director special permit review and approval prior to issuance of sign permits.
9. The project shall comply with all applicable regulations of the LPPT PUD Guidelines.
10. Prior to approval of the final inspection of the project by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Amended by Staff 7/23/87 Findings of Fact 11. *The applicant shall comply with the Negative Declaration Mitigation measures.*

1. The project, as conditioned, is based upon sound principles of land use in that the proposed apartment complex is compatible with existing and proposed single family multiple family development for the area.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - a. adequate on-site parking and landscaping shall be provided;
 - b. the six foot high solid masonry wall located between the existing and proposed single family uses and the proposed apartment complex will act as a noise and visual buffer; and
 - c. adequate building setbacks between the proposed apartment complex and existing and future residential uses will be provided.

3. The proposed variances do not constitute use variances in that apartment complexes are allowed in the R-2B zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Low Density Multiple Family use by the 1976 South Pocket Community Plan and the proposed apartment use conforms with the plan designation.

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LOCATION: North side of Rush River Drive, 300+ ft. west of Greenhaven Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 69 unit apartment complex in the R-2B-PUD zone and the LPPT-PUD (site 10).

PROJECT INFORMATION:

1974 General Plan Designation: Medium Density Residential
1976 South Pocket Community Plan Designation: Multi-Family
Existing Zoning of Site: R-2B-PUD
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning: Zoning Ordinance
Building Setbacks: Required Provided

North: Single Family, Vacant; R-1	Front:	25'	25'
South: Vacant; R-3, PUD, R-2B PUD	Side(Int):	5'	15'
East: Vacant; R-1	Side(St):	-	-
West: Single Family; R-1	Rear:	15'	15'

Parking Required: 109 Spaces
Parking Provided: 109 Spaces
Property Dimensions: Irregular
Property Area: 3.2+ acres
Density of Development: 21 d. u. per acre
Square Footage of Units: Unit A: 965 sq.ft.
Unit B: 1,000 sq. ft.

Street Improvements: Existing
Utilities: Available
Exterior Building Materials: Stucco with wood trim
Roof Material: Concrete Tile

Amended

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

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The subject site is a 3.2+ acre interior lot located in the Multi-Family (R-2B-PUD) Zone and the LPPT Planned Unit Development. Surrounding land uses are single family residences to the north and west, vacant land zoned R-1 for single family residential to the north and east and vacant land zoned multi-family (R-3 and R-2B PUD) and located in the LPPT PUD to the south. The site is designated for multi-family use by the 1976 South Pocket Community Plan and for Garden Apartments on the LPPT PUD Schematic Plan. The applicant proposes to construct a 69 unit apartment complex on the subject site. This use is in conformance with the Community Plan and Schematic Plan designations.

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RECOMMENDATION: Staff recommends the Commission take the following actions:

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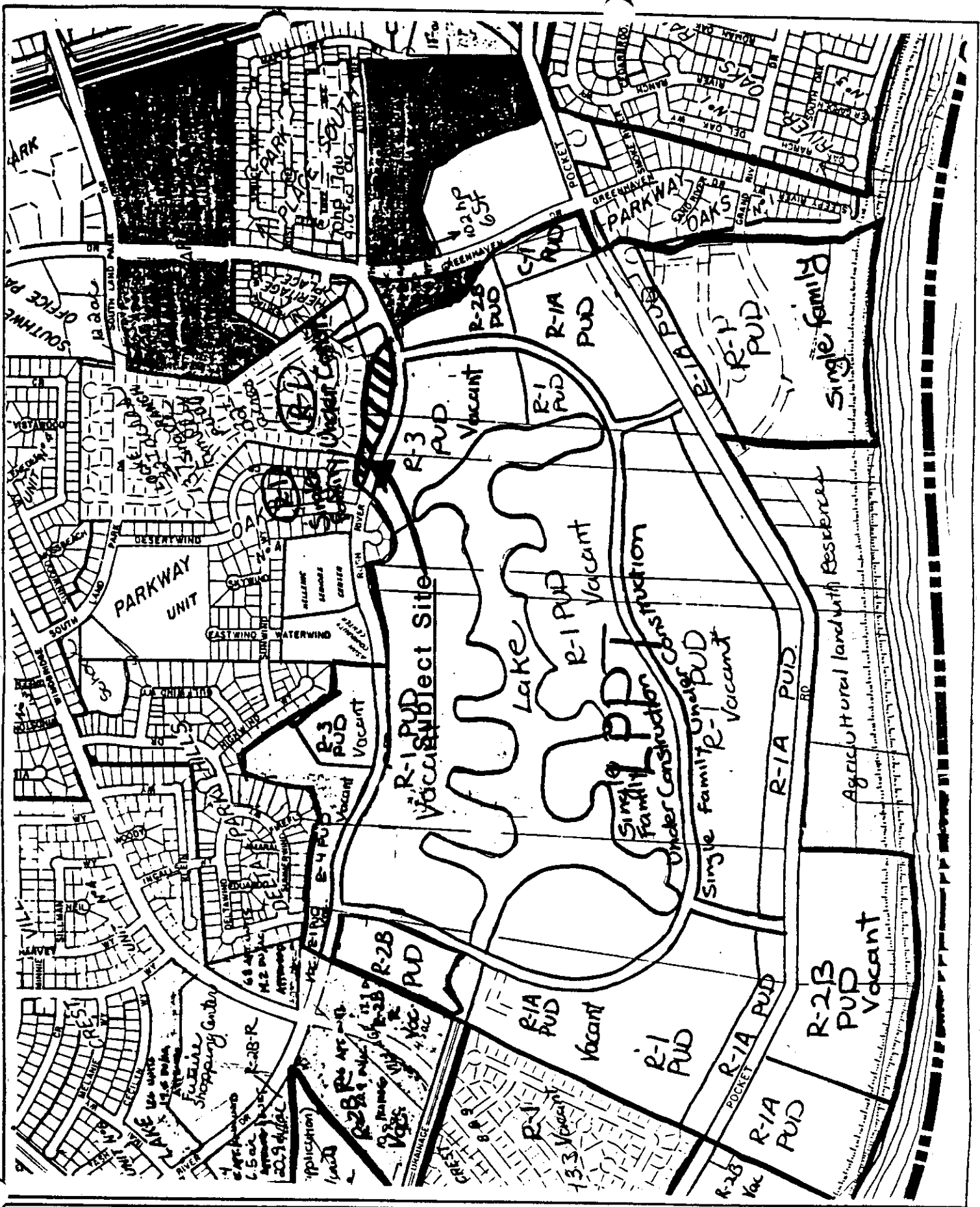
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- 3. A lighting plan for the project shall be provided and lighting shall be screened and oriented so that it does not produce an annoying glare to adjacent residential uses.
- 4. The applicant shall provide a six foot high decorative masonry wall along the north and west property lines adjacent to the two existing single family residences. A portion or all of this wall may be waived if the adjacent property owners agree. The wall shall not extend into the 25 foot landscape setback area.

5. Elevations for the carports shall be submitted for Planning Director review and approval prior to issuance of building permits. The carports shall utilize a decorative wood or metal trim facia and a decorative element shall be incorporated on the top of the carport.
6. Plans and elevations for the manager's unit and recreation building shall be submitted for Planning Director review and approval prior to issuance of building permits.
7. The design of the two trash enclosures shall follow the PUD Guideline requirements and be subject to Planning Director review and approval prior to issuance of building permits.
8. Project identification signs shall be subject to a Planning Director's special permit review and approval prior to issuance of sign permits.
9. The project shall comply with all applicable regulations of the LPPT PUD Guidelines.
10. Prior to approval of the final inspection of the project by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed apartment complex is compatible with existing and proposed single family multiple family development for the area.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - a. adequate on-site parking and landscaping shall be provided;
 - b. the six foot high solid masonry wall located between the existing and proposed single family uses and the proposed apartment complex will act as a noise and visual buffer; and
 - c. adequate building setbacks between the proposed apartment complex and existing and future residential uses will be provided.
3. The proposed variances do not constitute use variances in that apartment complexes are allowed in the R-2B zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Low Density Multiple Family use by the 1976 South Pocket Community Plan and the proposed apartment use conforms with the plan designation.



VICINITY - LAND USE - ZONING

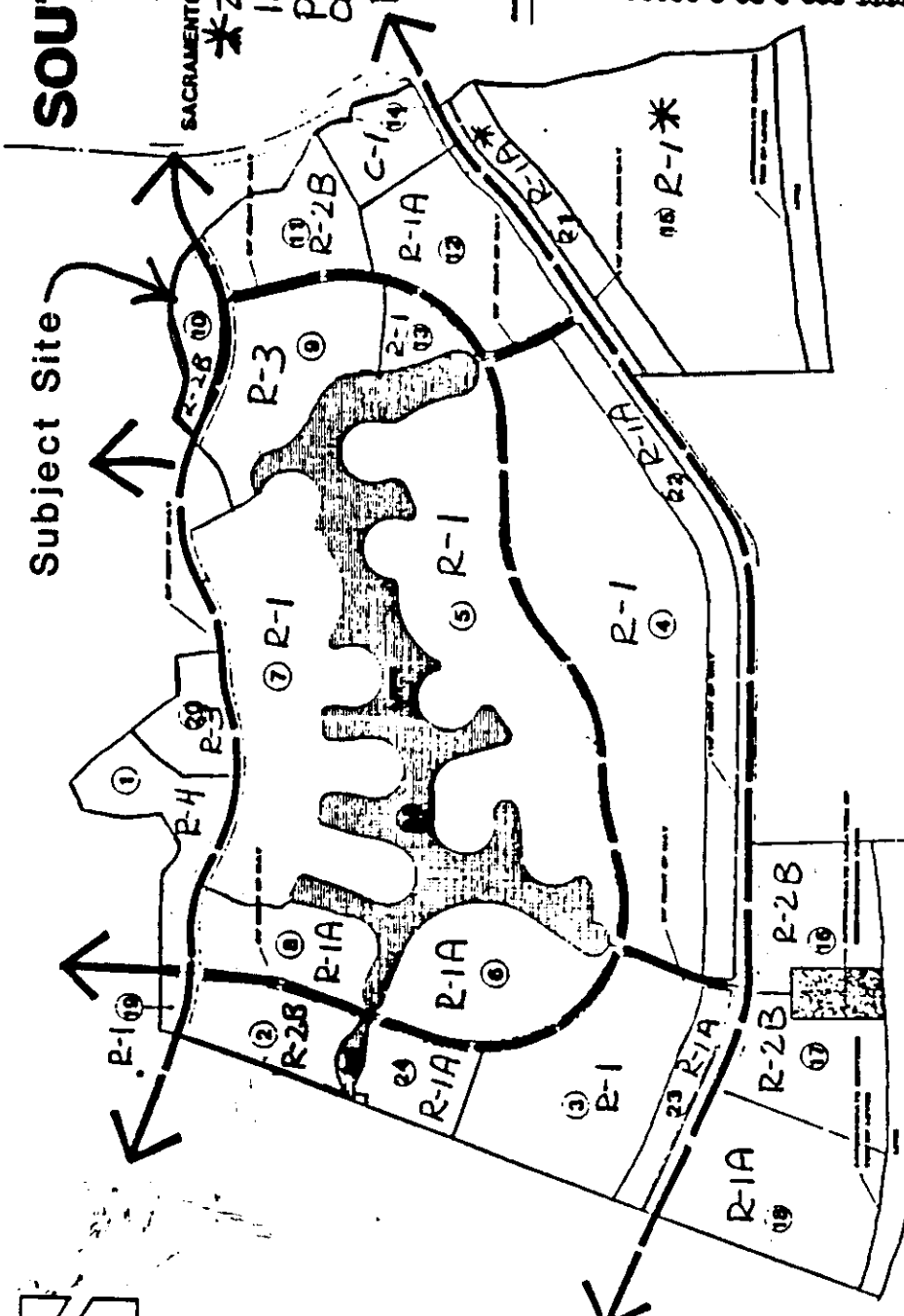
SOUTH POCKET

L.P.P.T.

SACRAMENTO CALIFORNIA

*Zoning for sites 15 and 21 have previously been approved under P85-164 (Dutra Ranch)

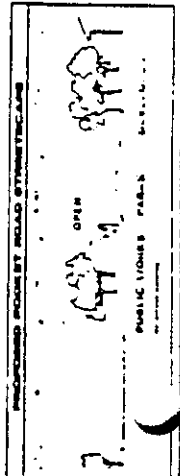
Subject Site



ADD INFORMATION

NO.	DESCRIPTION	DATE	BY
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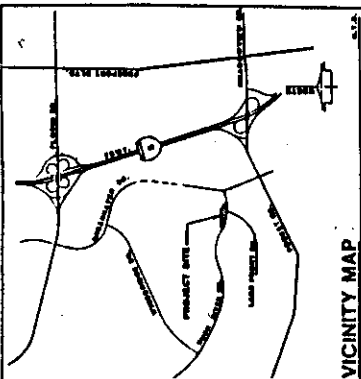
**SCHMATIC PLAN
LAND USE
EXHIBIT**



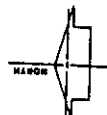
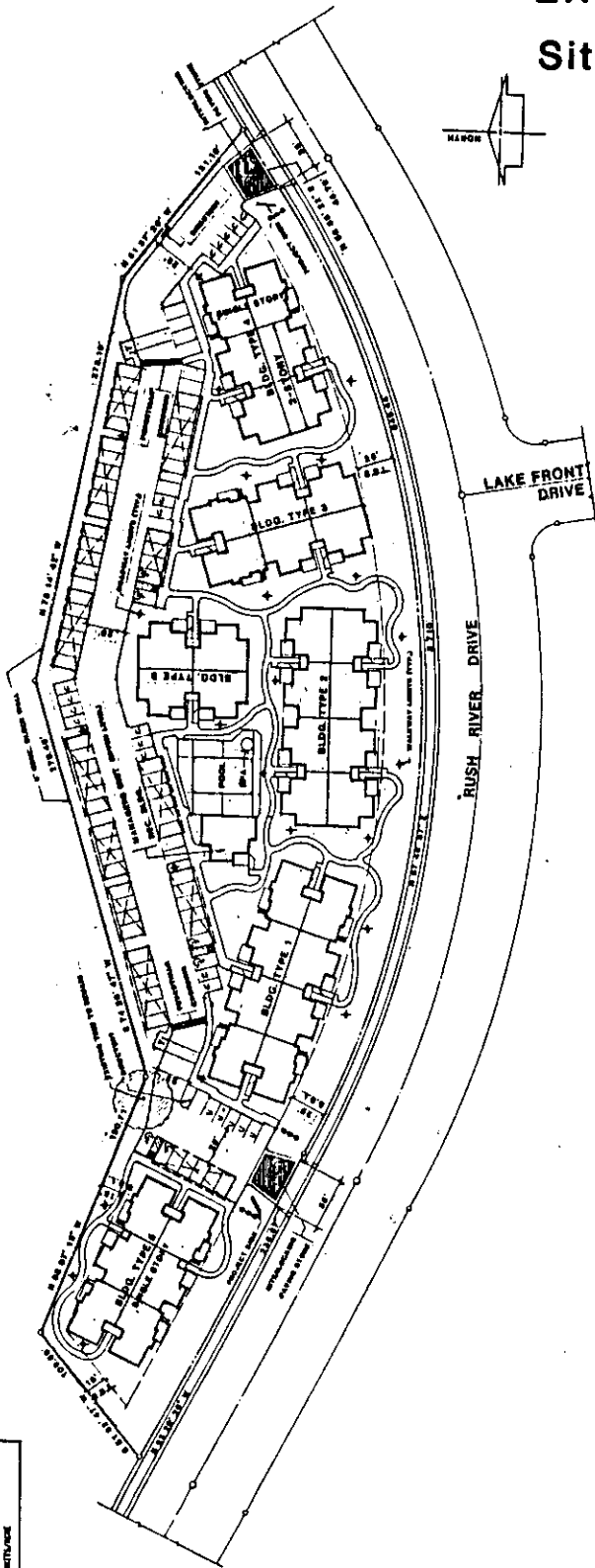
LAND PLANNER
ANTHONY M. SUZZARDO
AND ASSOCIATES INC.



EXHIBIT A Site Plan



VICINITY MAP

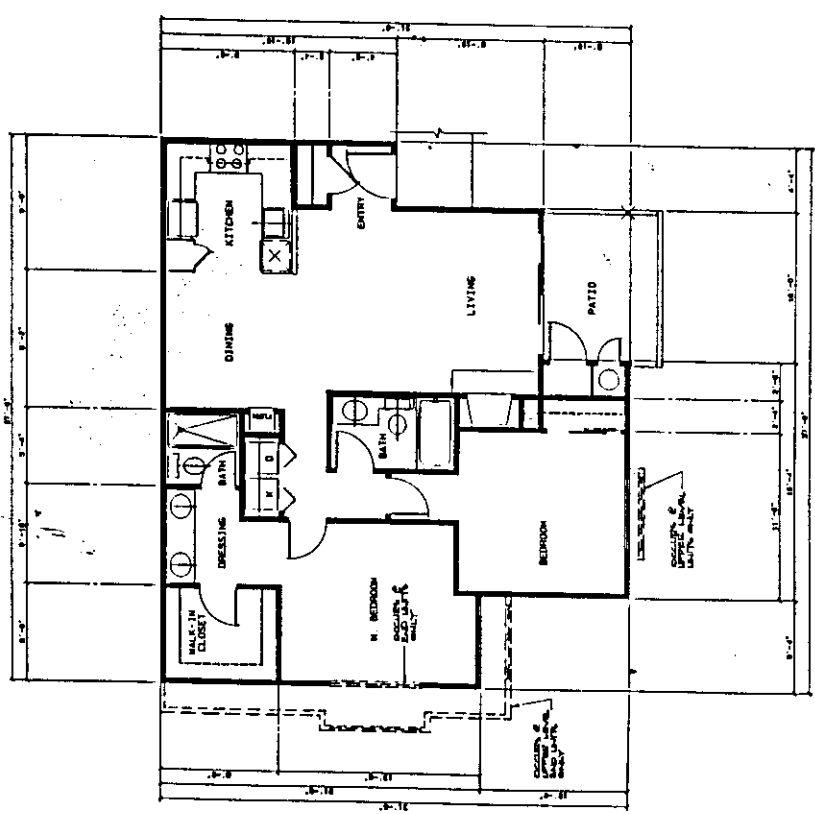
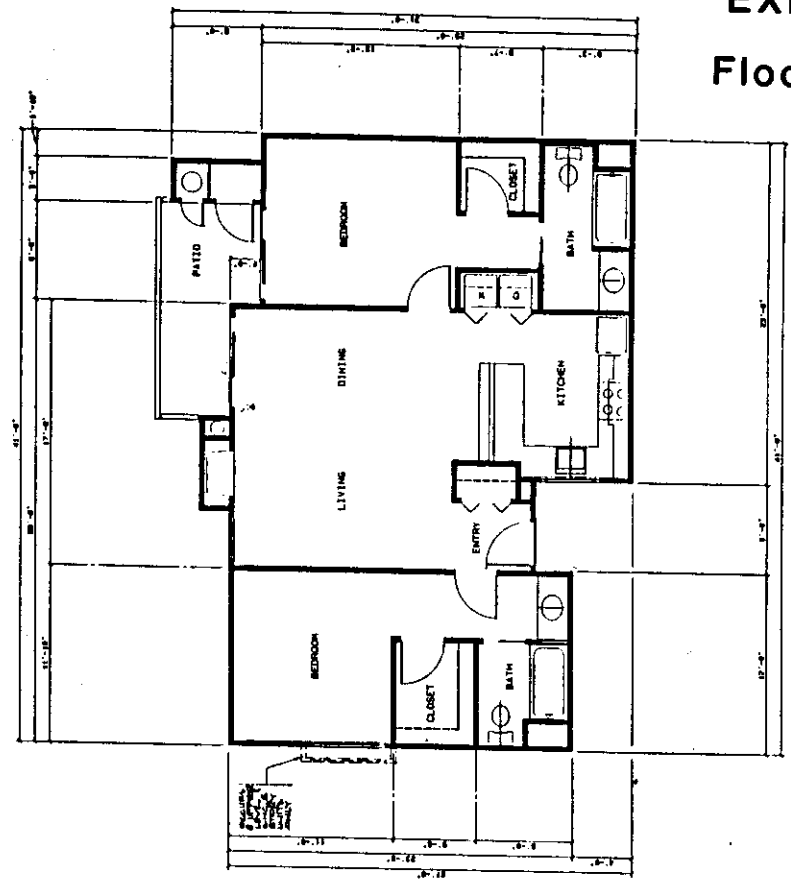


SCALE 1" = 40'

SITE PLAN

PROJECT SUMMARY		NET AREA	
NET TYPE	QUANTITY	AREA IN S.F.	TOTAL S.F.
A - 2 BLDG TYPE 1	51	700	35,715
B - 2 BLDG TYPE 2	36	1,000	36,000
TOTAL NETS	87		71,715
REGULATORY REQUIREMENTS		2,000	2,000
		TOTAL S.F.	69,715
PARKING			
PROPOSED PARKING:			
CARSPACES	80		
BICYCLES	0		
PARKING TOTAL			
REGULATORY MINIMUM	80		
LAND USE RATIOS			
MAX. COVERAGE / NET LAND	60,000 S.F.		85%
MAX. FLOOR AREA / NET LAND	20,000 S.F.		28%
LANDSCAPE / NET LAND	60,000 S.F.		85%
NET LAND AREA	2.286 ACRES	100,000 SQ. FT.	
PERCENT PAVED	47.0%		
WETLANDS (NET ACRES)	3.100		

EXHIBIT C
Floor Plans

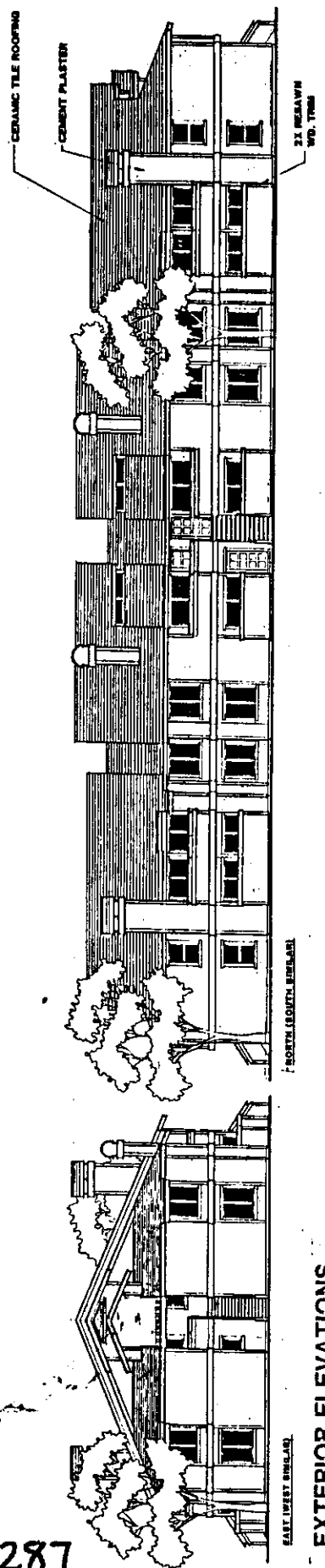
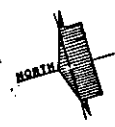


P87-287

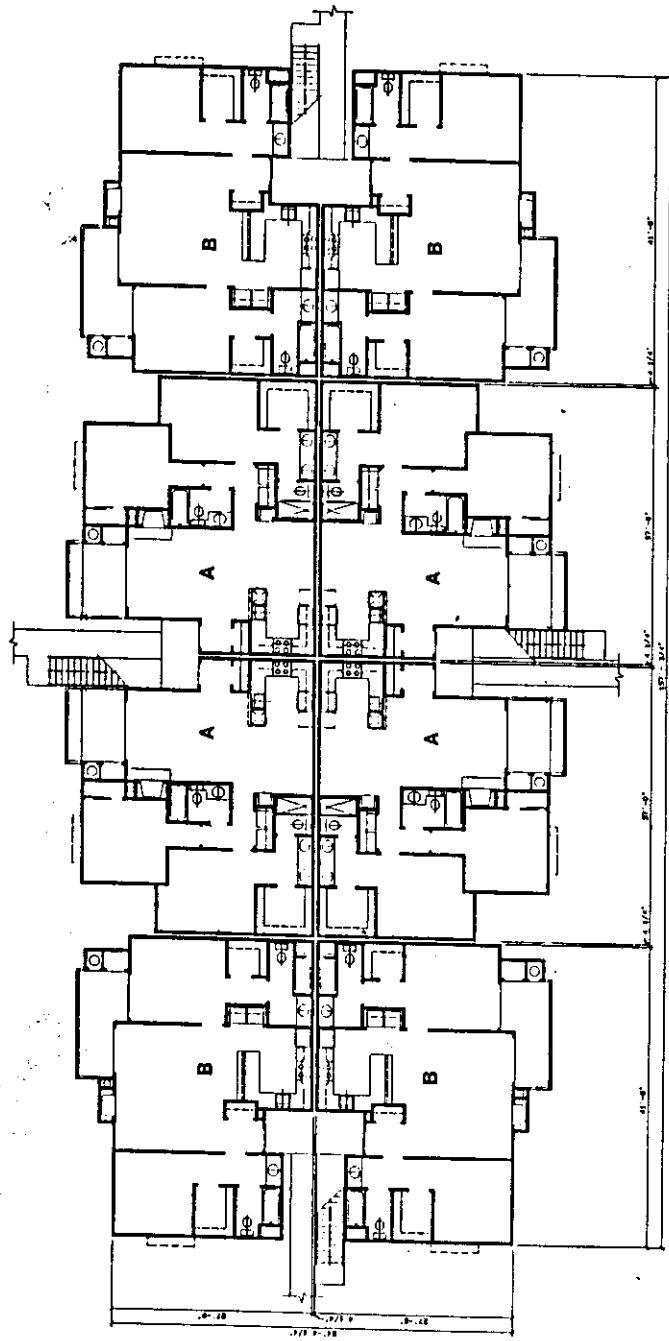
7-23-87

Item 14

EXHIBIT D Elevations



EXTERIOR ELEVATIONS



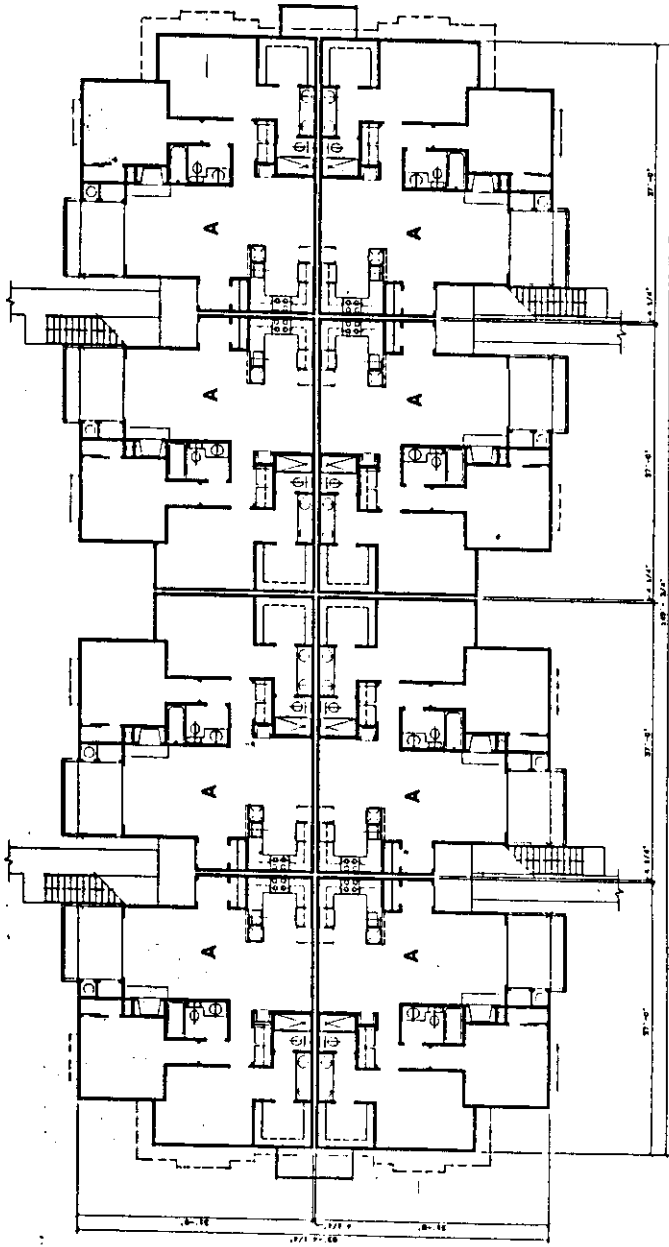
BUILDING TYPE 1

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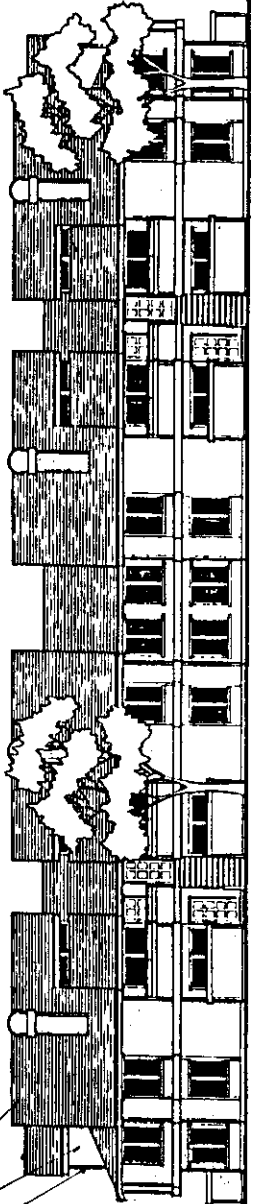
7-23-87

Item 14

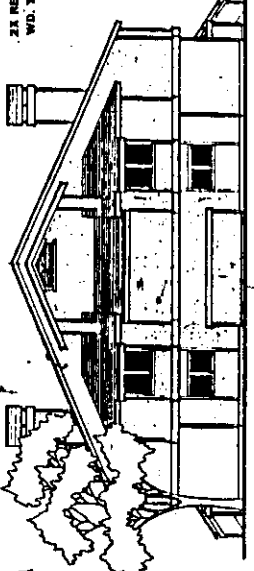
EXHIBIT E
 Elevations



BUILDING TYPE 2



EAST (WEST SIMILAR)



EAST (WEST SIMILAR)

EXTERIOR ELEVATIONS

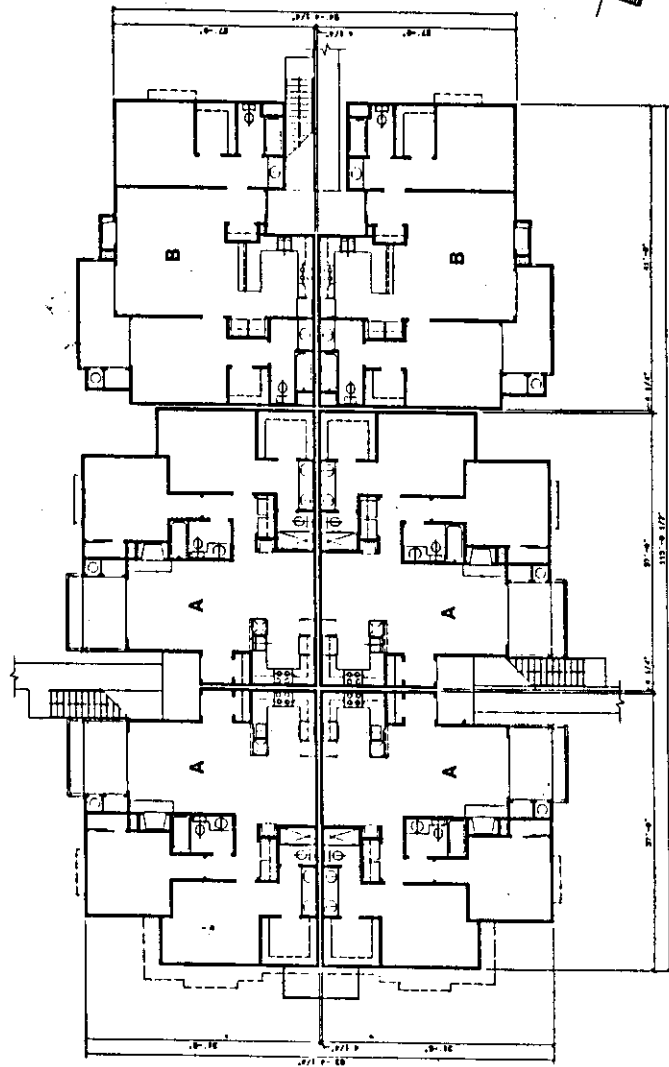
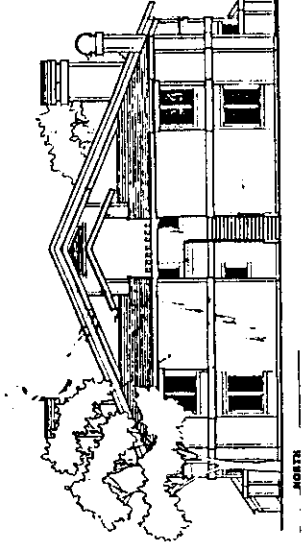
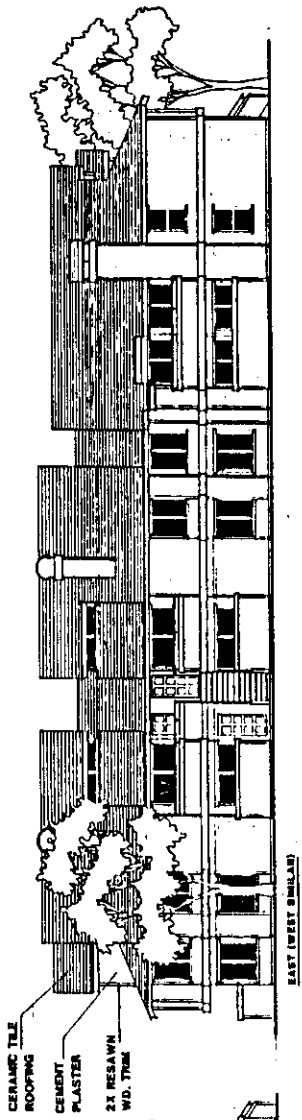
- CERAMIC TILE ROOFING
- CEMENT PLASTER
- 2X RESAWN W.D. TRIM

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EXHIBIT F
Elevations



BUILDING TYPE 3

EXTERIOR ELEVATIONS

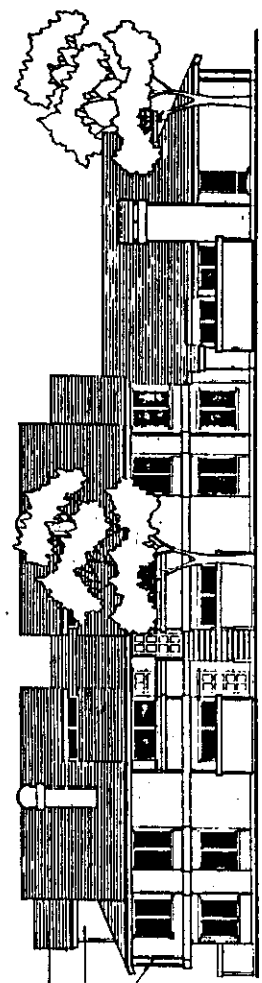
P87-287

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Item

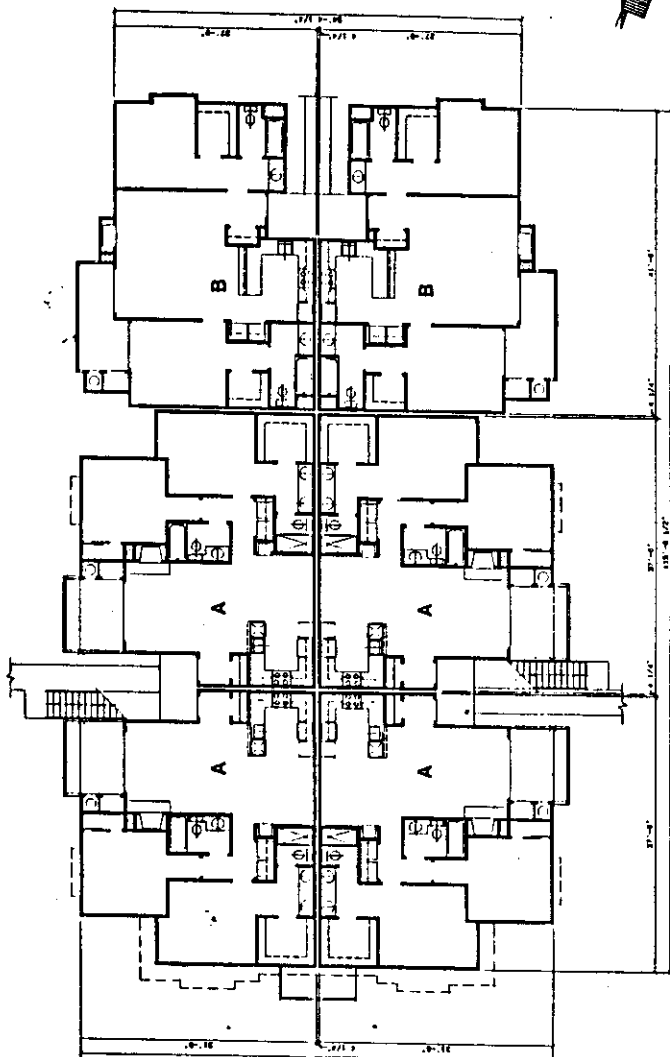
14

EXHIBIT G Elevations

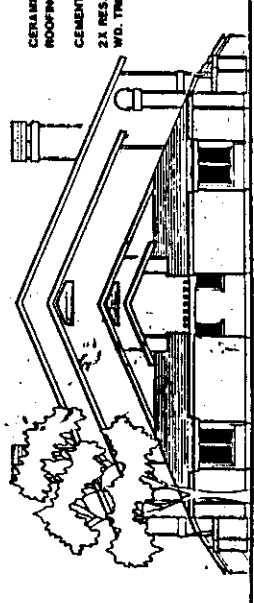


CERAMIC TILE ROOFING
CEMENT PLASTER
2x RESAWN W.D. TRIM

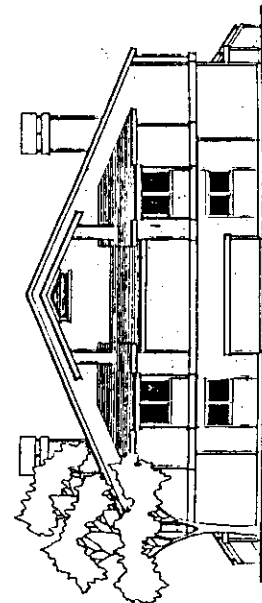
SOUTH (NORTH SIMILAR)



BUILDING TYPE 4



EAST



WEST

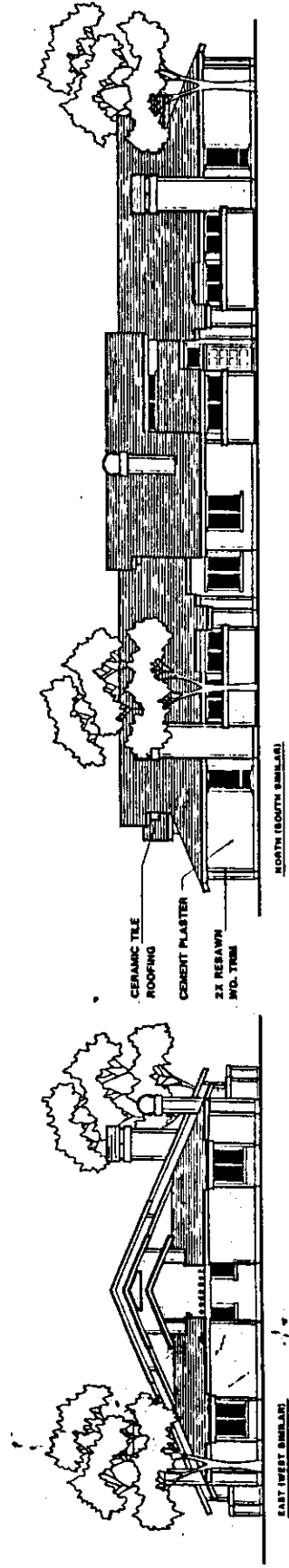
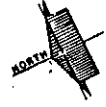
EXTERIOR ELEVATIONS

P87-287

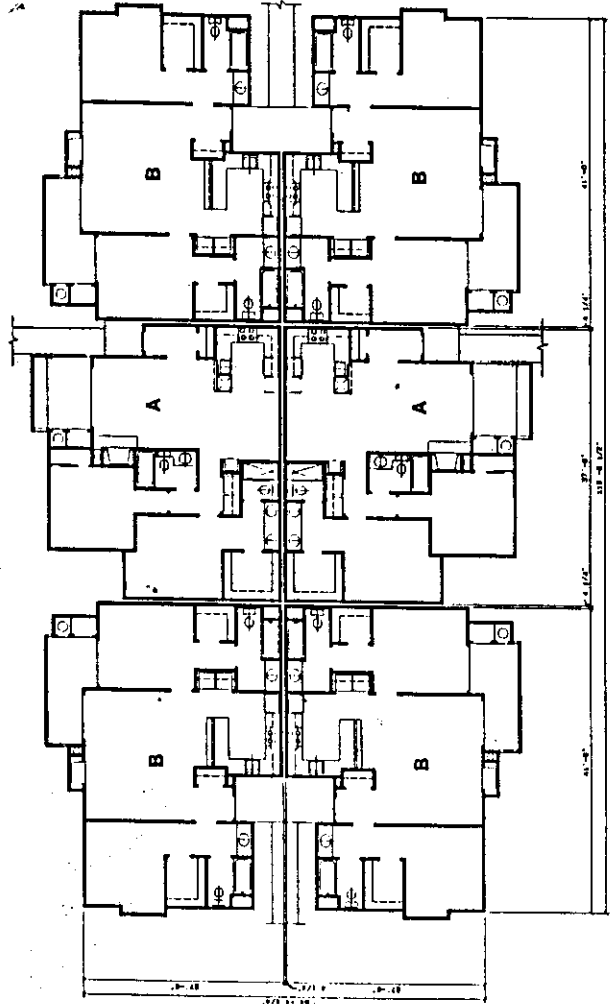
7-23-87

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EXHIBIT H
 Elevations



EXTERIOR ELEVATIONS



BUILDING TYPE 5

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Item 14