

CITY PLANNING COMMISSION

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

APPLICANT	Speath Engineering, Inc., 5710 Garfield Ave., Ste. B, Sacramento, CA 95841		
OWNER	Clarence & Alice Azevedo, 5731 Stockton Blvd., Sacramento, CA 95824		
PLANS BY	Haggett & Shaw, 7419 Winding Way, Fair Oaks, CA 95628		
FILING DATE	8-19-83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	9-12-83	EIR	ASSESSOR'S PCL. NO. 013-142-29,30

- APPLICATION:
1. Environmental Determination
 2. Amend Oak Park Community Plan from Shopping or Commercial to Medium Density Multiple Family (Sec. 13-B)
 3. Rezone 0.21± acres from General Commercial (C-2) to Medium Density Multiple Family (R-4) zone (Sec. 13)
 4. Lot Line Adjustment to merge two parcels (Sec. 66499.20½ Subdivision Map Act) (P83-273)

LOCATION: Southeast corner 34th Street and 4th Avenue

PROPOSAL: To develop a 12-unit apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 Oak Park Community Plan Designation:	Commercial
Oak Park Redevelopment Plan Designation:	Multi-Family Residential
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Parking
Surrounding Land Use and Zoning:	
North:	Single Family, vacant; C-2
South:	Multiple Family; C-2
East:	Abandoned Fire Station; C-2
West:	Office; R-4
Parking Required:	12 spaces
Parking Proposed:	12 spaces
Parking Ratio:	1 space per unit
Property Dimensions:	75' x 120'
Property Area:	9,000 square feet
Density of Development:	58 du/ac
Height of Building:	Two stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Wood, stucco, composition shingles

Unit Information:

Unit A - 3 units; 1 bedroom, 595 square feet
Unit B - 3 units; 1 bedroom, 589 square feet
Unit C - 6 units; Studio; 395 square feet

001290

APPLC. NO. P83-273

MEETING DATE September 22, 1983

CPC ITEM NO. 9

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is designated on the community plan and zoned for commercial uses. However, it is located in an area with a predominance of residential rather than commercial uses. The commercial strip along Broadway is more than one block away.
2. The Redevelopment Agency supports the proposed residential use which is consistent with the Agency's intent for residential on the entire City block on which the subject site is located. In addition, the Oak Park PAC has reviewed the project and indicated support of the project.
The Agency's concern is with respect to the building design. Its recommendation is for review by the Design Review and Preservation Board.
3. Staff notes that four and one-half feet of planting width along the south property line is not adequate for the proposed shade trees. A minimum planting width of six feet is necessary.
4. Although an area is designated for trash storage, no enclosure for the trash container is proposed. Staff suggests that a masonry enclosure with metal gate is essential as a visual screen and as a means of reducing the potential for scattering of trash.
5. For the sake of security, staff suggests the following:
 - a. extensive lighting of the parking area and along walkways and the building perimeter, and at doorways;
 - b. solid core exterior doors, with deadbolt locks and door viewers; and
 - c. shrubbery with thorns or prickly leaves placed along window areas.
6. The location of bicycle parking at the end of the drive obstructs the backing movement from the adjacent parking spaces. Staff suggests relocation of bicycle parking.
7. The Traffic Engineering Division notes that the proposed 20-foot wide driveway is substandard. A 24-foot minimum is necessary.
8. The City Engineer requests new deed description for the proposed merger.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Amendment of the Oak Park Community Plan from Shopping or Commercial to Medium Density Multiple Family;
3. Approval of the Rezoning from General Commercial (C-2) to Medium Density Multiple Family-Review (R-4-R) zone, subject to the conditions that follow;
4. Approval of the Lot Line Adjustment by adoption of the attached resolution.

Conditions

- ✓ a. The planter along the southerly property line shall have a minimum planting width of six feet. The parking lot shall be adjusted to accommodate the increased planter width;
- ⓑ. The units shall have solid core exterior doors with deadbolt locks and door viewers;
- ✓ c. Five-gallon shrubs with thorns and/or prickly leaves shall be planted along windows;
- ⓓ. Exterior lighting shall be provided in the following areas at illumination levels no less than those indicated:
 - 1) parking lot - three average maintained foot candles;
 - 2) walkways and building perimeters - two average maintained foot candles;
 - 3) along building perimeter and at exterior door entrances - one average maintained foot candle;
 - 4) lighting fixtures shall be of vandal resistant materials and design and oriented to minimize glare to windows. Lighting specifications and locations shall be included in the revised site plan.
- ✓ e. Bicycle parking shall be relocated to the satisfaction of staff;
- ⓕ. The applicant shall submit the building design for Design Review/ Preservation Board review and approval;
- ✓ g. Revised site plan, detailed landscape and irrigation plans, and a shading plan shall be submitted for review and approval of staff prior to issuance of building permits;
- ✓ h. The premises shall be inspected by the Planning Director prior to issuance of occupancy permits to assure compliance with approved plans;
- ✓ i. The driveway shall meet Traffic Engineering Division requirements.

✓ site plan mod.
o zoning cond.

001292

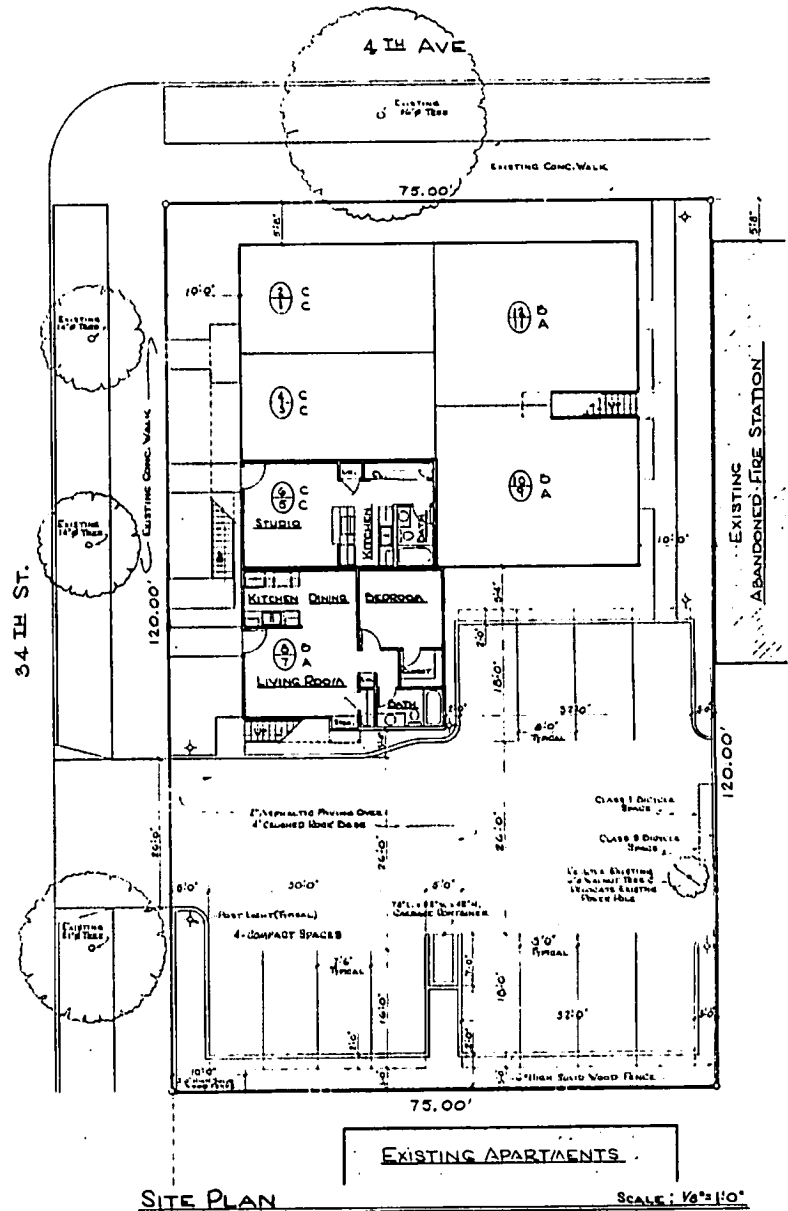


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ITEM 9

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AREA TABULATION

UNIT 'A' 1-BEDROOM	595.00 Sq. Ft.	3 UNITS	1787.40 Sq. Ft.
UNIT 'B' 1-BEDROOM	569.14 Sq. Ft.	3 UNITS	1707.48 Sq. Ft.
UNIT 'C' STUDIO	595.02 Sq. Ft.	6 UNITS	3574.92 Sq. Ft.
TOTAL		12 UNITS	5929.60 Sq. Ft.

PARKING REQUIREMENTS

PARKING REQUIRED: 1 SPACE PER LIVING UNIT = 12 PARKING SPACES.
 PARKING PROVIDED: 8 REGULAR SPACES + 4 COMPACT SPACES = 12 PARKING SPACES.

LOT COVERAGE REQUIREMENTS

R-4 ZONE MINIMUM LOT AREA PER DWELLING UNIT IN SQ. FT. = 750
 9000 SQ. FT. OF LOT AREA DIVIDED BY 12 DWELLING UNITS = 750 SQ. FT.



P 83273



haggett & shaw

building designers
 7410 winding way (616) 965-3341
 fair oaks, calif. 94628

G.F.T. CONSTRUCTION
 LOUIS CONZALEX 929-2024

A 12 UNIT 2 STORY APARTMENT
 DEVELOPMENT HAVING A TOTAL OF
 5929.60 SQ. FT.

occupancy group	
division	
construction	
type	
fire zone	
seismic zone	
sq. ft. of building	

bearing of building	
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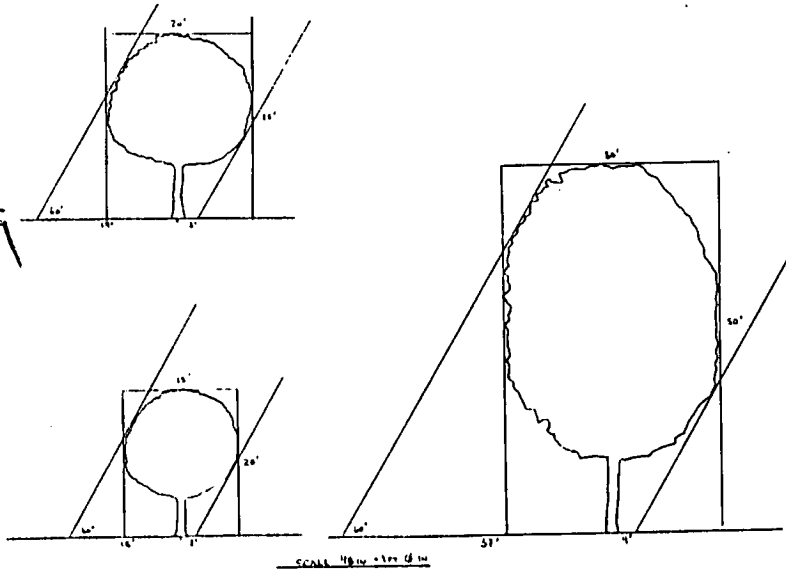
revisions	by	job no.
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		drawn by
		BOB
		file no.



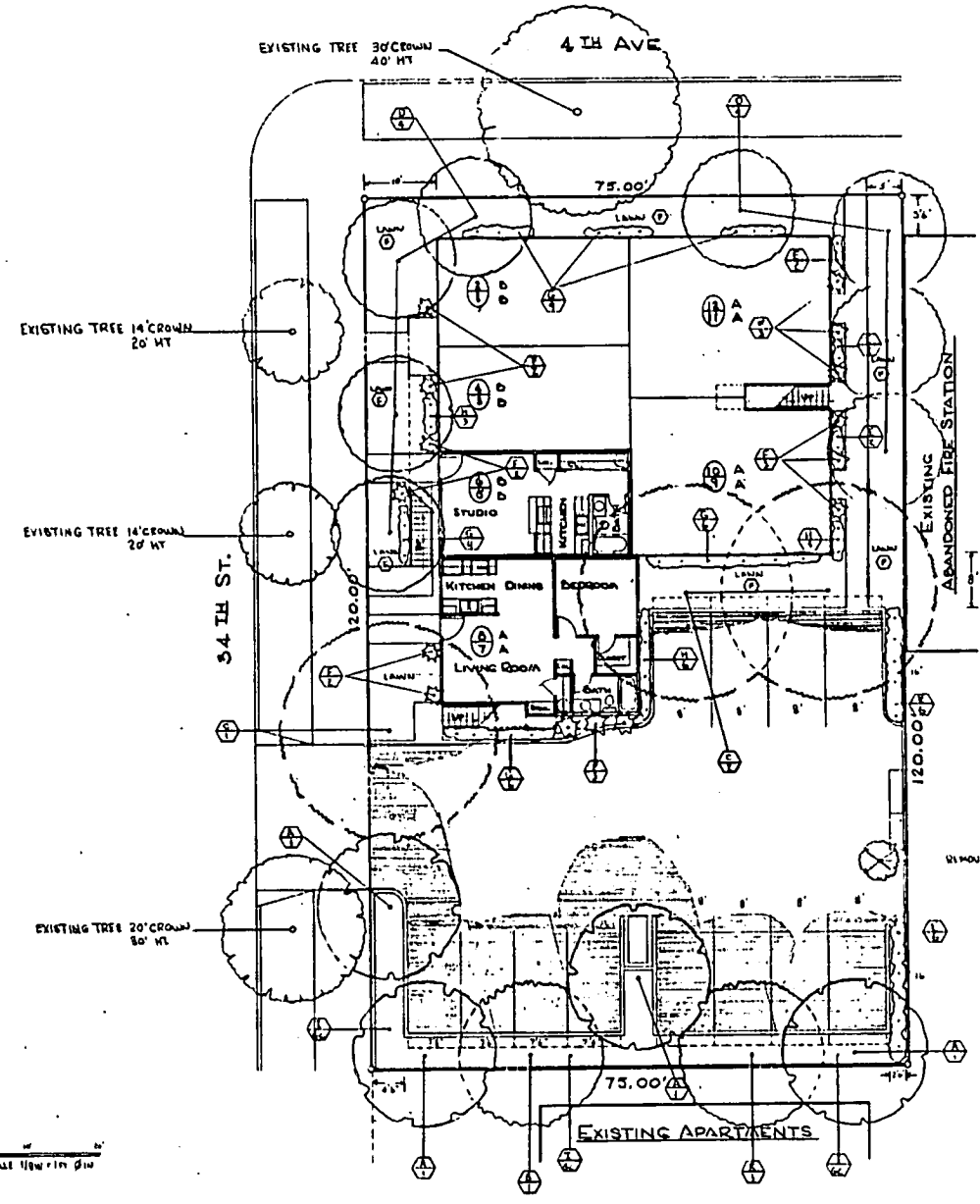
I.D.	BOTANICAL NAME	DIAMETER HEIGHT	FULL SHADE	PLANTER SIZE	Quantity
⊕	LAURUS NOBILIS	24" 26'	314	4'	4
⊕	PRUNUS BLIREIOWA	20" 22'	314	4'	2
⊕	CELTIS SINENSIS	36" 38'	707	6'	3
⊕	PYRUS KAWAKAMI	18" 20'	177	4'	8
⊕	JUNIPERUS CHM TORULOSA	-	-	-	15
⊕	LAWN - BLUEGRASS - MONMOUTH RYE	-	-	-	-
⊕	PRUNUS LAUROCESRWIA	-	-	-	26
⊕	NANDINA DOMESTICA	-	-	-	12
⊕	POTENTILLA VERNA	-	-	-	PLANT

PARKING LOT DIMENSIONS 52' x 16' x 51'2" 32' x 16' x 51'2" TOTAL 1504 SQ. FT.

SHADED AREA OF PARKING 10.56 SQ. FT.
SHADE 7% OF PARKING AREA 70 7%



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SCALE 1/8" = 1' IN PLAN

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9-22-83

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P 8327



haggett & shaw

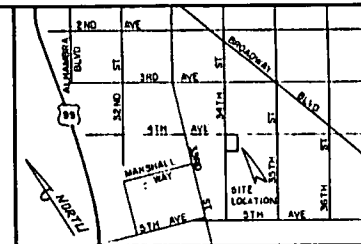
building designers
2410 winding way (916) 968-3341
fair Oaks, Calif. 94629

PRELIMINARY LANDSCAPE PLAN

occupancy group	division	revision	by	job no.
construction				870010
type				drawn by
fire zone				
seismic zone				file no
sq ft. of building				



PROPOSED REZONE FOR:
APN's 13-142-29 & 30



VICINITY MAP
NTS

083-213

9-22-83

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LOT LINE
TO BE
REMOVED

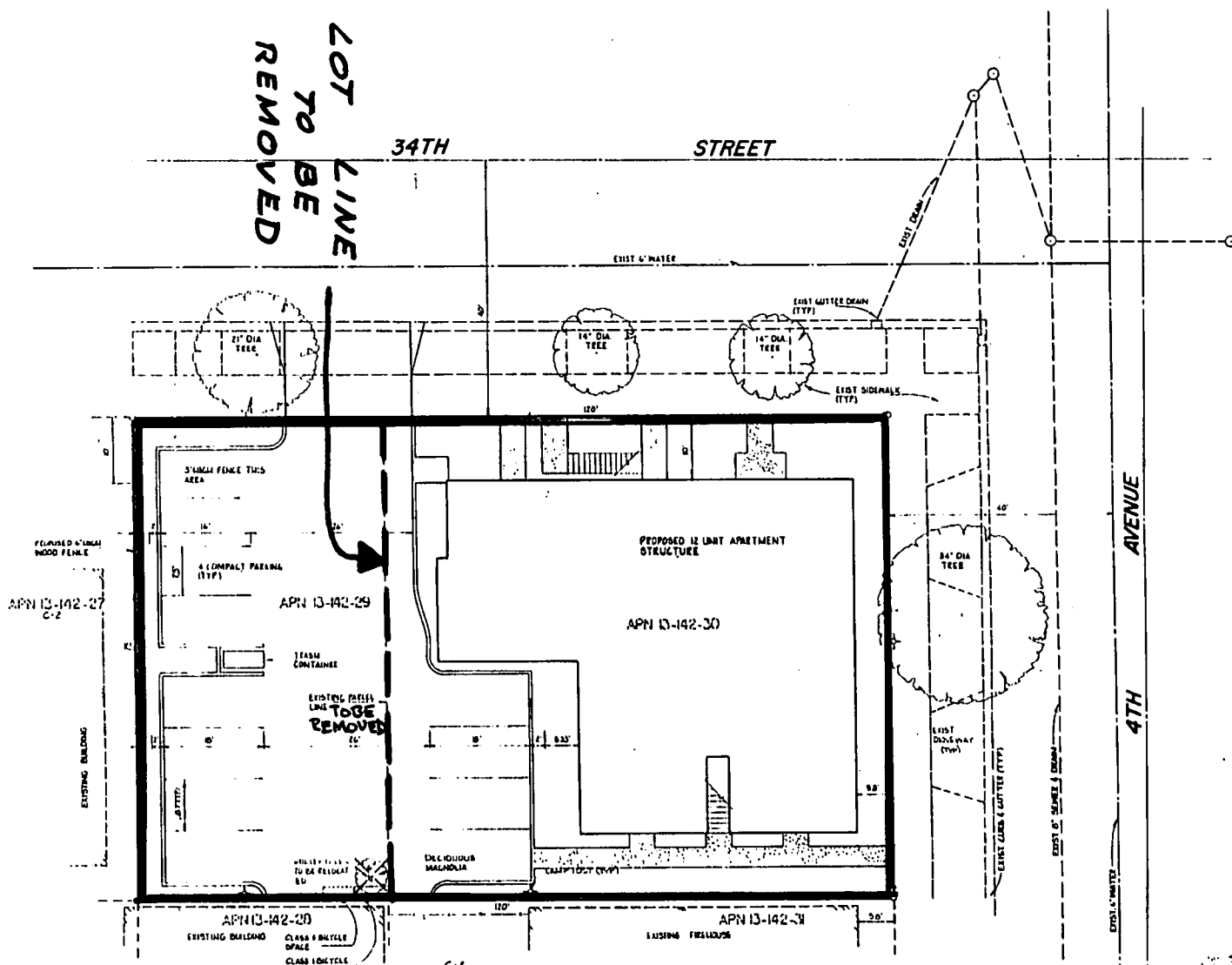
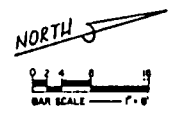


EXHIBIT "A"

001298

- OWNER:
CLARENCE L. AZEVEDO
5731 STOCKTON BLVD
SACRAMENTO, CALIFORNIA
95824
- PRESENT ZONING:
C-2
- PROPOSED ZONING:
R-4
- PRESENT USE:
VACANT
- PROPOSED USE:
12 UNIT APARTMENT COMPLEX
- LOT AREA:
9000 S.F.
- NUMBER OF LOTS:
TWO (EXISTING)
- SCHOOL DISTRICT:
BRET HARTE ELEMENTARY
CALIFORNIA JR. HIGH
SACRAMENTO HIGH
- SOURCE OF WATER:
SACRAMENTO CITY
- SANITARY DISTRICT:
SACRAMENTO CITY
- STORM DRAINAGE FACILITIES:
SACRAMENTO CITY
- REDEVELOPMENT AGENCY:
SACRAMENTO REDEVELOPMENT AGENCY
ATTN: MR. MIKE HOFESTINE

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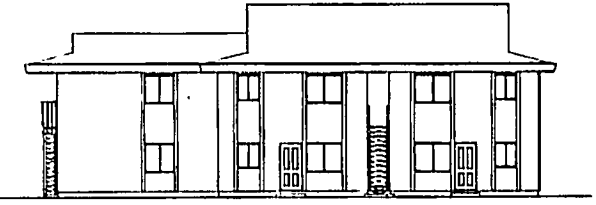
SPEATH ENGINEERING, INC.
Civil Engineers
8710 Garfield Ave., Suite "B"
Sacramento, CA 95841 (916) 834-8306

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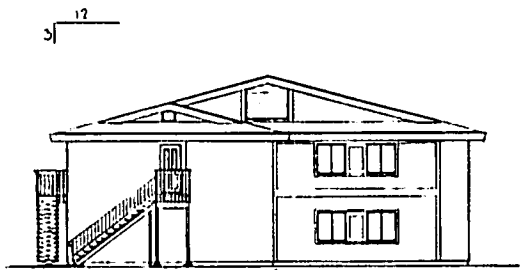
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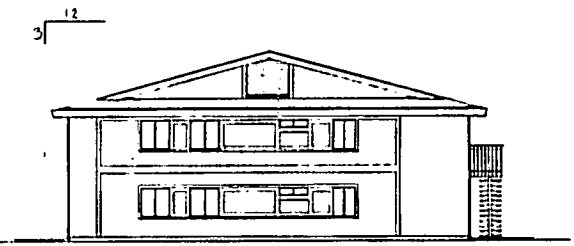
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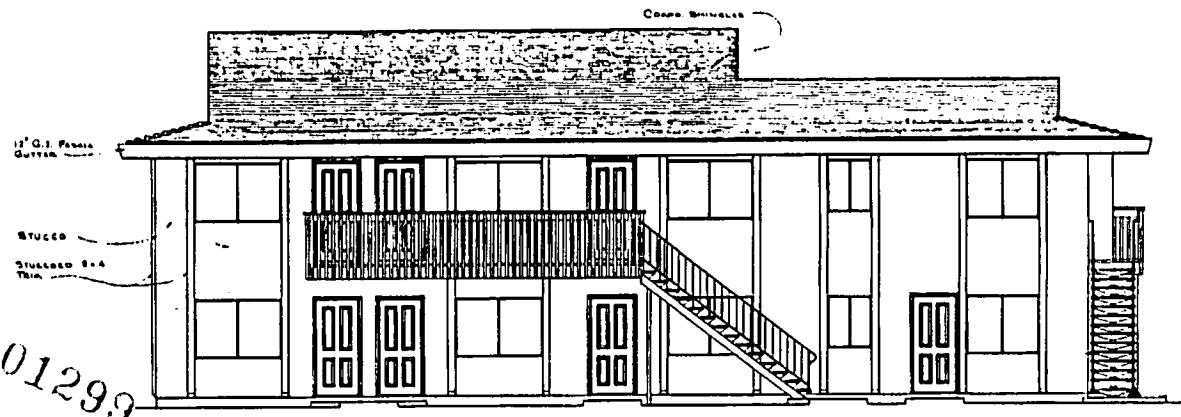
LEFT ELEVATION SCALE 1/8" = 1'-0"



REAR ELEVATION SCALE 1/8" = 1'-0"



FRONT ELEVATION SCALE 1/8" = 1'-0"



RIGHT ELEVATION SCALE 1/8" = 1'-0"

001299



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LOUIS GONZALES 919-0024

A 12 UNIT 2 STORY APARTMENT
DEVELOPMENT HAVING A TOTAL OF
5117.00 sq. Ft.

occupancy group	bearing of building	revisions	by	job no.
division				870010
construction				drawn by
type				KAMEL
fire zone				file no.
seismic zone				
sq. ft. of building				

