

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Murray-Smith & Associates - 3020 Explorer Drive, Sacramento, CA 95827		
OWNER	Buhler, Stoddard Etal. - P.O. Box 100, Roseville, CA 95678		
PLANS BY	Jerol Moore & Associates - 9983 Folsom Blvd., Suite C, Sacramento, CA 95827		
FILING DATE	3-11-83	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC.	4-4-83	EIR	ASSESSOR'S PCL. NO. 037-301-07 & 08

- APPLICATION:
1. Negative Declaration
 2. Special Permit for 192 condominium units
 3. Tentative Map

LOCATION: North side of 47th Avenue opposite 54th Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert 192 apartment units under construction into 192 condominium units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Fruitridge Community Plan Designation:	Light Density Multiple Family
Existing Zoning of Site:	R-2B-R
Existing Land Use of Site:	Apartment units under construction
Surrounding Land Use and Zoning:	
North: Cemetery; RD-5	
South: Single Family and Multiple Family; RD-5 and RD-20	
East: Vacant; R-1A	
West: Multiple Family; R-2B	
Parking Required:	192
Parking Provided:	384
Ratio Required:	1 space per unit
Ratio Provided:	2 spaces per unit
Property Dimensions:	568' x 716'
Property Area:	9± acres
Density of Development:	21 units per acre
Square Footage of Building(s):	604 sq. ft. (one bedroom and 824 sq. ft. (two bedroom)
Height of Structure(s):	26± feet
Significant Features of Site:	Units currently under construction
Street Improvements:	To be provided
Utilities:	Available to site
Exterior Building Colors:	Earthtones
Exterior Building Materials:	Stucco with wood trim
North/South Lot/Structure Solar Access:	60%

Background Information: On July 20, 1982 the Council approved an annexation request for the subject site which permitted the development of 192 apartment units (P-9587). The applicant subsequently obtained building permits for the apartments and commenced construction. The applicant currently requests a special permit and tentative map to develop the 192 units as condominiums rather than apartments.

000831

APPLC. NO. P83-081

MEETING DATE ²⁸ April 14, 1983

CPC ITEM NO. 133

Subdivision Review Committee Recommendation: On March 30, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. 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;
3. 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.

Informational Items:

1. On-site sewer and water systems must be constructed to condominium standards and structural requirements for condominiums shall be met;
2. Water services are provided by Fruitridge Vista Water - not City of Sacramento.

Staff Evaluation: Staff has the following comments regarding this request:

1. Staff does not oppose the request to revise this project from apartment units to condominium units. The condominium project will provide an additional housing type in the area and also provide opportunities for ownership by moderate income persons.
2. The individual dwelling units consist of a mixture of 604 square foot one-bedroom units and 824 square foot two-bedroom units. Each residence will have a balcony/patio area with an enclosed storage space for bicycles. Exterior materials consist of stucco with roughsawn wood trim and shingles.
3. The Planning and Community Service Departments have calculated that 1.69 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 filing of the final map with the City Council.

Based upon a preliminary estimate of the on-site recreational facilities, it appears that a credit of 40% is possible. This would reduce the parkland dedication requirement to 1.0 acres of equivalent in-lieu fees.

4. The subject units currently under construction must be structurally altered to comply with development standards for new condominiums as mandated by Section 28-D(2) of the Zoning Ordinance prior to the issuance of occupancy permits. In general, this section specifies that separate services must be provided for each unit as well as two hour fire separation between each unit.

Staff Recommendation: Staff recommends the following action:

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 pursuant to Section 40.811 of the City Code;
- b. 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;
- c. 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.
- d. The dwelling units shall be constructed to development standards for new condominiums as specified by Section 28-D(2) of the Zoning Ordinance.

Informational Items:

- a. On-site sewer and water systems must be constructed to condominium standards and structural requirements for condominiums shall be met;
- b. Water services are provided by Fruitridge Vista Water - not City of Sacramento.

Special Permit - Conditions

- a. The landscaped areas shall be developed as indicated in the existing building permit plans prior to issuance of occupancy permits. Exhibit A shall serve as landscape standards for future alterations.
- b. Prior to issuance of occupancy permits the dwelling units shall be constructed to development standards for new condominiums as specified by Section 28-D(2) of the Zoning Ordinance.

Special Permit - Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the project provides for an alternative housing opportunity for residents of the area.

- b. The special permit, as conditioned, is not detrimental to the public health, safety or welfare, nor will result in the creation of a nuisance, in that adequate setbacks, landscaping, and adherence to condominium development standards has been required.
- c. The special permit, as conditioned, is consistent with the General Plan residential policy to "Encourage more privately owned recreational and open space facilities as well as other amenities in residential projects."

MULTIPLE FAMILY LANDSCAPING CRITERIA

1. Landscaping materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscape treatment shall include:
 - a. Larger specimens of shrubs and trees along the site periphery.
 - b. The utilization of group plantings of deciduous trees on the western and southern facing walls so as to reduce energy consumption in the summer yet allowing for sunlight access in the winter.
 - c. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - d. Undulating landscaped berms located along street frontages and achieving a minimum height of three feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
3. Public open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
4. Landscaping of parking areas in compliance with the 50% parking lot shading requirement.

Trash Enclosures:

1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening, doors shall be provided on all trash enclosures.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution, as approved by the City Waste Removal Department.

PS-081

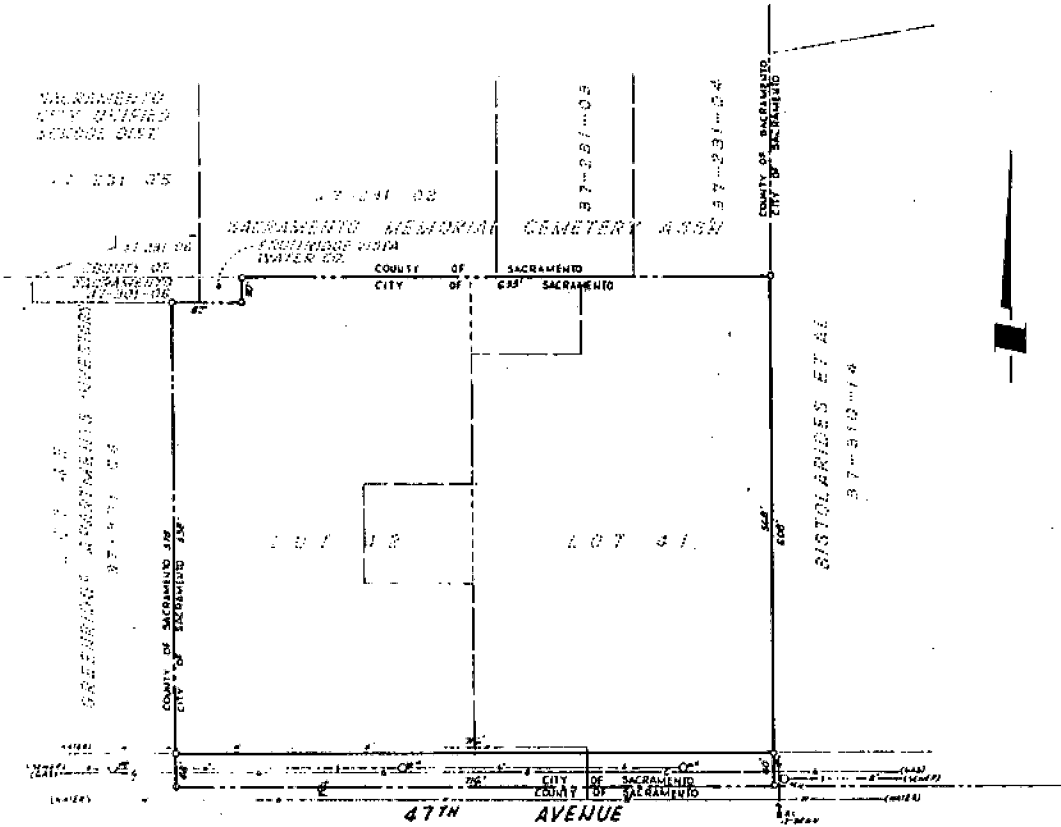
4-H-83 7

Item 13

TENTATIVE MAP GREENRIDGE

LOT 41 AND A PORTION OF LOT 42, EL PARAISO (G.B.M. 60)
CITY OF SACRAMENTO, CALIFORNIA

MARCH 1983 SCALE: 1"=100'
MURRAY SMITH AND ASSOCIATES



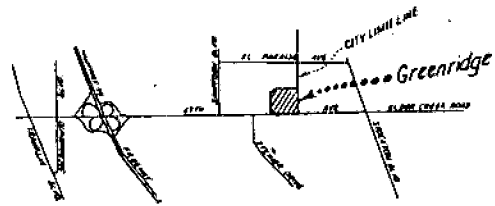
- OWNER: STODDARD CONSTRUCTION
P.O. BOX 100
ROSEVILLE, CALIF. 95678
PH: 969-1881
- SUBDIVIDER: SAME AS ABOVE
- ENGINEER: MURRAY SMITH & ASSOCIATES
ENGINEERING INC.
3020 EXPLORER DRIVE
SACRAMENTO, CALIF. 95827
- IMPROVEMENTS: AS REQUIRED BY CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: CONDOMINIUMS
- EXISTING ZONING: RD-20
- ASSESSOR'S PARCEL NO'S: 37-101-07 & 08
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- ACREAGE: 9.30 AC.± NET
- NO. OF LOTS: 1
- LOT SIZE: AS SHOWN

TOPO: SITE HAS BEEN GRADED PER APPROVED CITY PLANS
AND BUILDINGS ARE CURRENTLY UNDER CONSTRUCTION.

47-101-07
47-101-08
47-101-09
47-101-10
47-101-11
47-101-12
47-101-13
47-101-14
47-101-15
47-101-16
47-101-17
47-101-18
47-101-19
47-101-20
47-101-21
47-101-22
47-101-23
47-101-24
47-101-25
47-101-26
47-101-27
47-101-28
47-101-29
47-101-30
47-101-31
47-101-32
47-101-33
47-101-34
47-101-35
47-101-36
47-101-37
47-101-38
47-101-39
47-101-40
47-101-41
47-101-42
47-101-43
47-101-44
47-101-45
47-101-46
47-101-47
47-101-48
47-101-49
47-101-50
47-101-51
47-101-52
47-101-53
47-101-54
47-101-55
47-101-56
47-101-57
47-101-58
47-101-59
47-101-60

LA LOMA ASSOCIATES, LTD.
LOT A
39-115-01
FRUITRIDGE VISTA UNIT NO. 16

WORMS
99-121-01
TREVINO
99-121-02
MILFENIA
99-121-03
TALLAS VILLAGE
UNIT NO. 9



000839

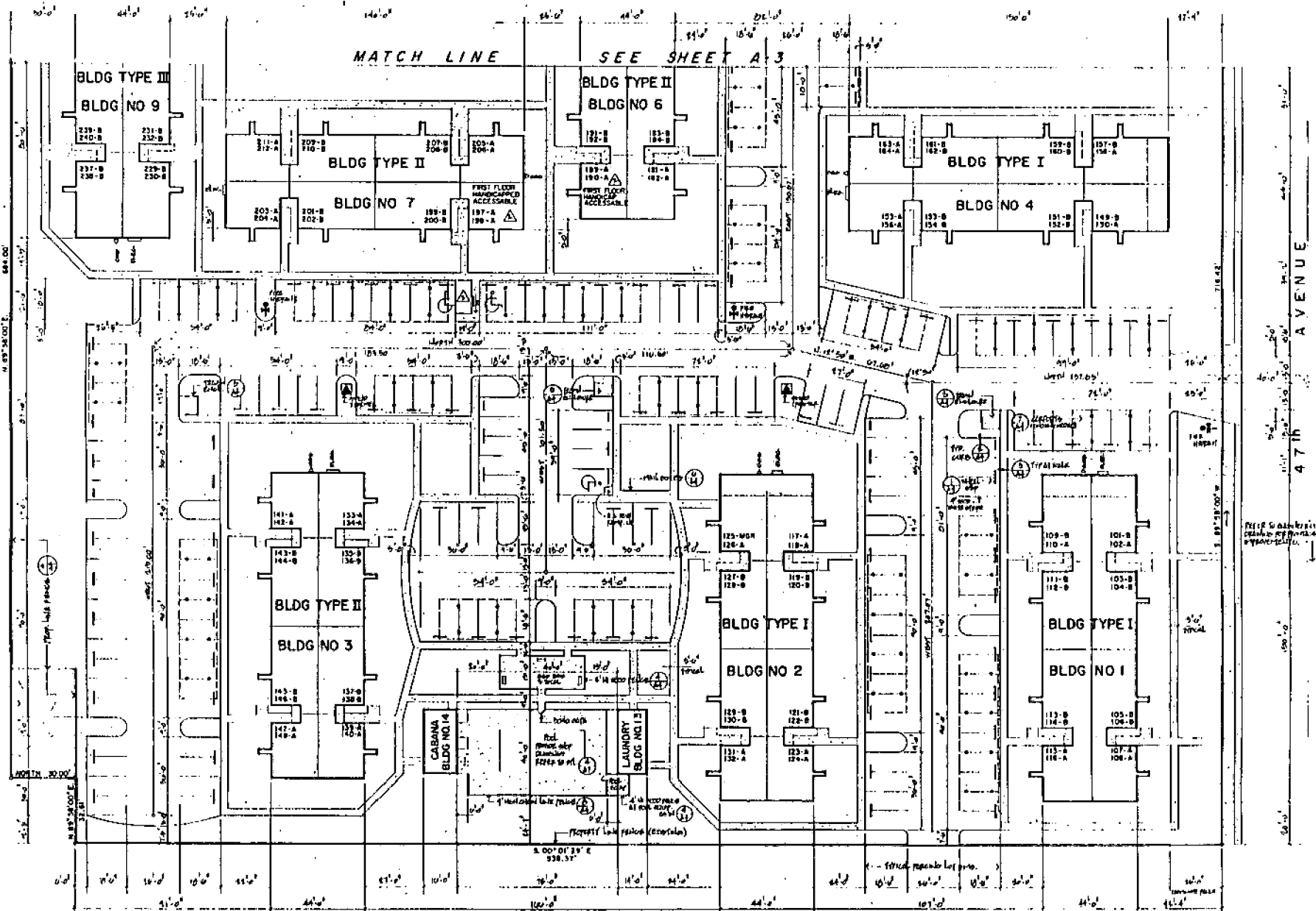
LOCATION MAP
NOT TO SCALE

83081

P89-081

28
4-11-83 16

Item 13



000840

ALL CONCRETE SHALL BE 60 POUNDS PER CUBIC FOOT, REINFORCING STEEL SHALL BE 10" DEEP. CURBS AND (10" DEEP) SHALL BE 180 POUNDS PER CUBIC FOOT.

SITE PLAN 

SCALE: 1" = 20'

PERMITS 10-15-84

1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
2046
2047
2048
2049
2050

Jerol Moore & Associates
Architectural & Planning
9827
Sacramento, CA 95827 (916) 361-2003

Jerol Moore & Associates

GREENRIDGE APARTMENTS TWO
47TH AVENUE
City of Sacramento

DATE	REV
10/15/84	1
11/15/84	2
12/15/84	3
1/15/85	4
2/15/85	5
3/15/85	6
4/15/85	7
5/15/85	8
6/15/85	9
7/15/85	10
8/15/85	11
9/15/85	12
10/15/85	13
11/15/85	14
12/15/85	15
1/15/86	16
2/15/86	17
3/15/86	18
4/15/86	19
5/15/86	20
6/15/86	21
7/15/86	22
8/15/86	23
9/15/86	24
10/15/86	25
11/15/86	26
12/15/86	27
1/15/87	28
2/15/87	29
3/15/87	30
4/15/87	31
5/15/87	32
6/15/87	33
7/15/87	34
8/15/87	35
9/15/87	36
10/15/87	37
11/15/87	38
12/15/87	39
1/15/88	40
2/15/88	41
3/15/88	42
4/15/88	43
5/15/88	44
6/15/88	45
7/15/88	46
8/15/88	47
9/15/88	48
10/15/88	49
11/15/88	50
12/15/88	51
1/15/89	52
2/15/89	53
3/15/89	54
4/15/89	55
5/15/89	56
6/15/89	57
7/15/89	58
8/15/89	59
9/15/89	60
10/15/89	61
11/15/89	62
12/15/89	63
1/15/90	64
2/15/90	65
3/15/90	66
4/15/90	67
5/15/90	68
6/15/90	69
7/15/90	70
8/15/90	71
9/15/90	72
10/15/90	73
11/15/90	74
12/15/90	75
1/15/91	76
2/15/91	77
3/15/91	78
4/15/91	79
5/15/91	80
6/15/91	81
7/15/91	82
8/15/91	83
9/15/91	84
10/15/91	85
11/15/91	86
12/15/91	87
1/15/92	88
2/15/92	89
3/15/92	90
4/15/92	91
5/15/92	92
6/15/92	93
7/15/92	94
8/15/92	95
9/15/92	96
10/15/92	97
11/15/92	98
12/15/92	99
1/15/93	100

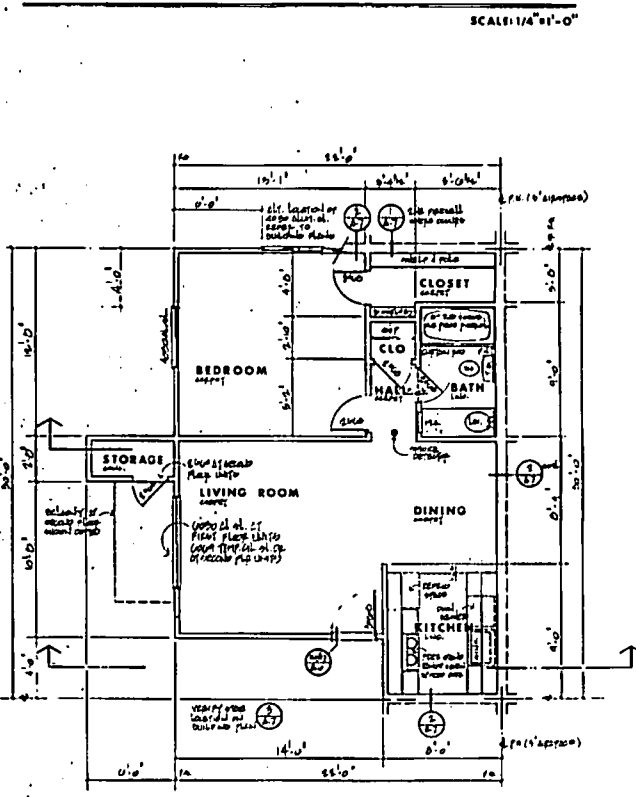
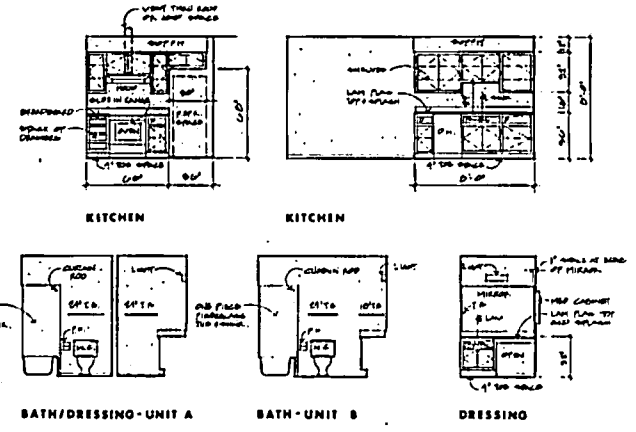
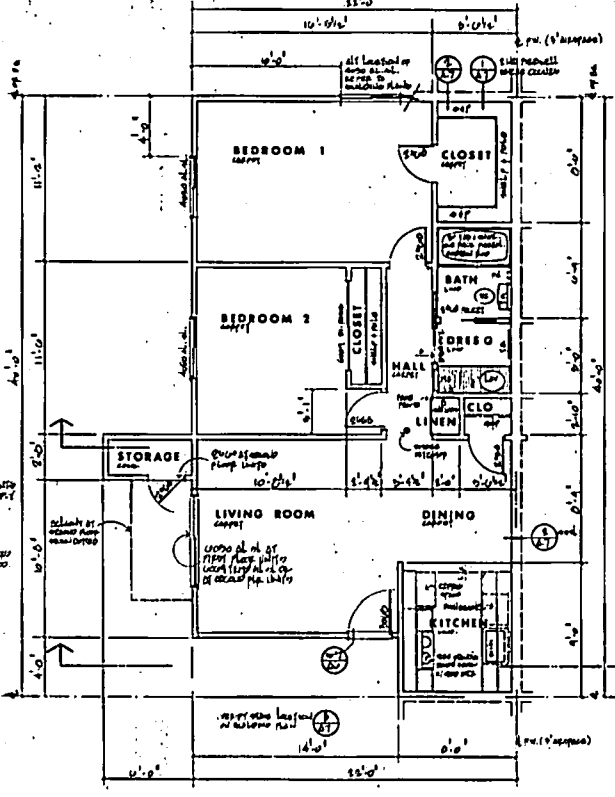
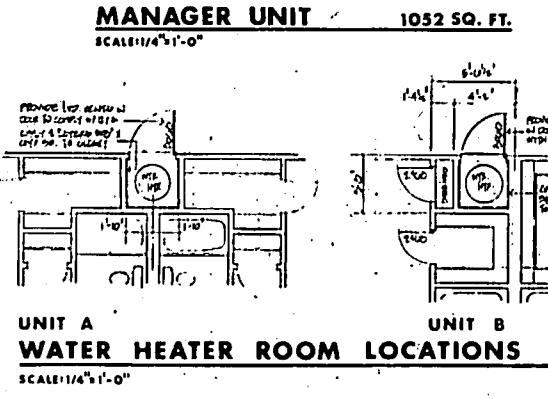
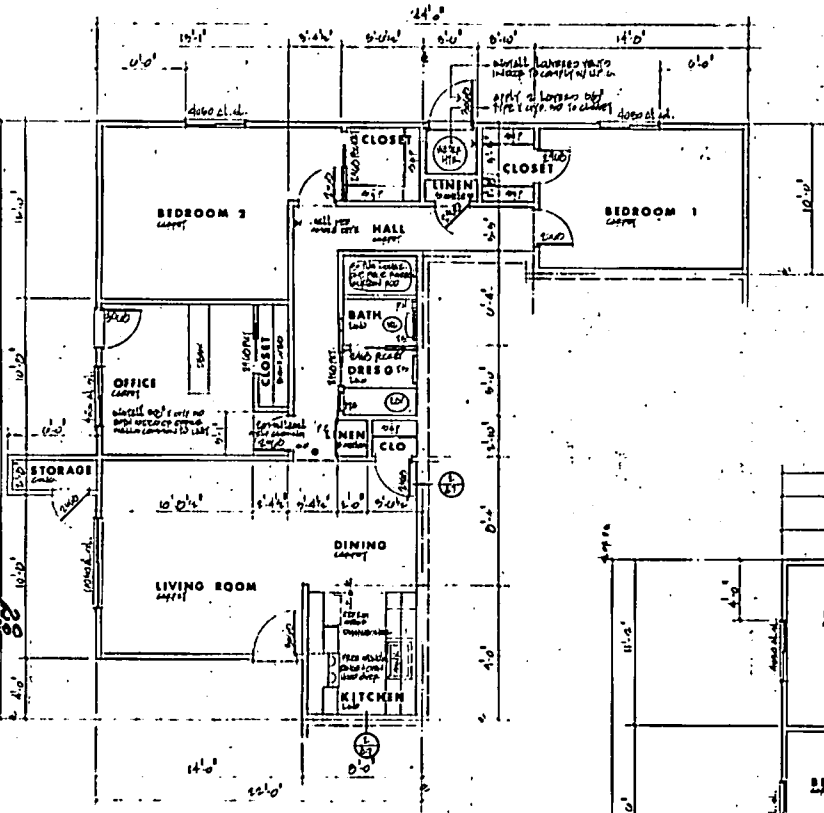
83081

P85-081

4-14-93

22

Item #3



DATE: 11/11/92
DRAWN BY: J. MOORE
CHECKED BY: J. MOORE
PROJECT: GREENRIDGE APARTMENTS TWO
SHEET: 1 OF 1

Jerald Moore & Associates
1983 Coliseum Blvd., Suite C
Sacramento, CA 95827 (916) 361-7033

Jerald Moore & Associates

GREENRIDGE APARTMENTS TWO
47TH AVENUE
City of Sacramento

DATE	11/11/92
BY	J. MOORE
CHECKED	J. MOORE
NOTED	
DATE	6-30-92
BY	
CHECKED	
NOTED	
DATE	8/02/92
BY	
CHECKED	
NOTED	

A5

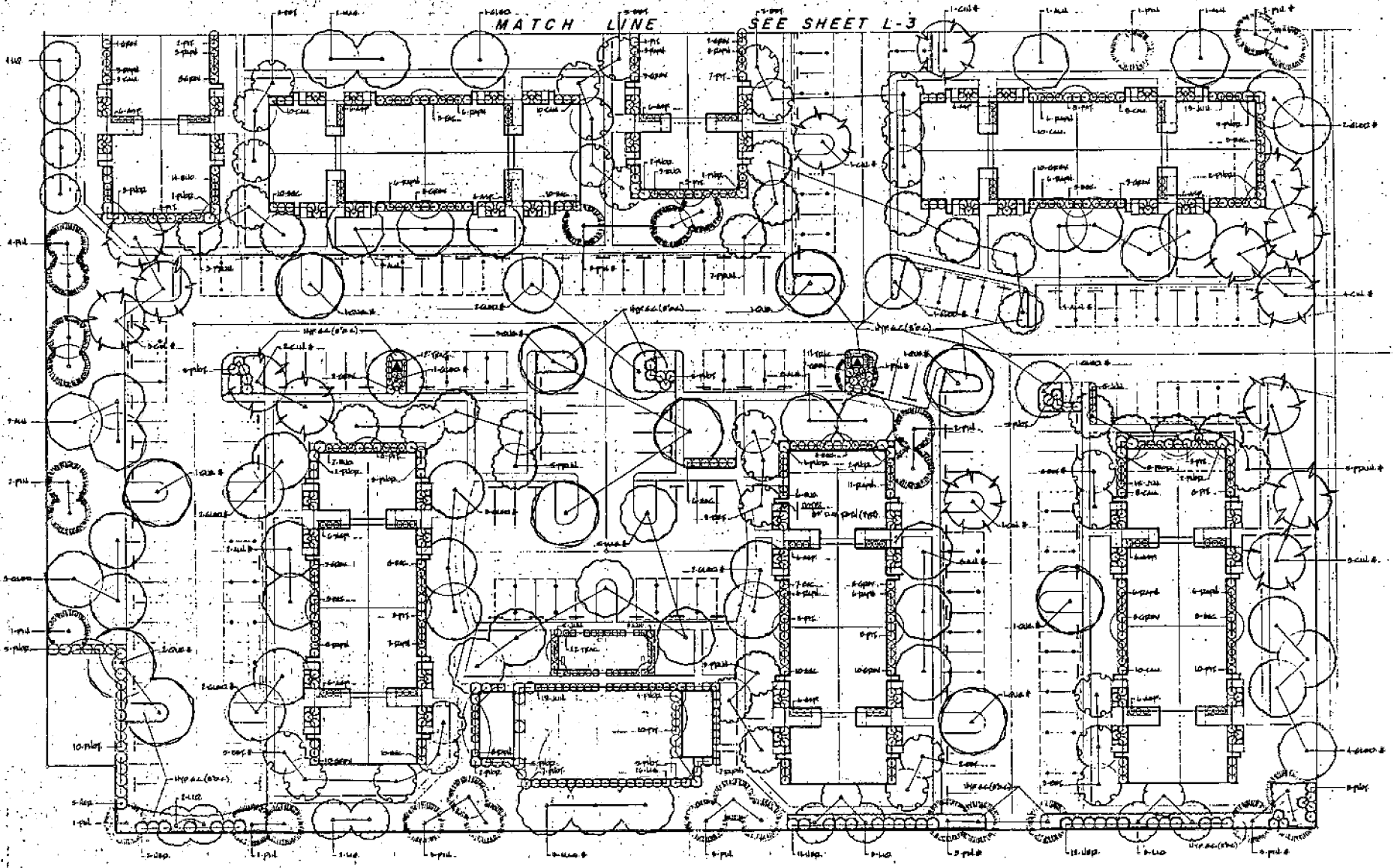
000841

P 83081

PS3-081

28
4-A-83 17

Item 3



000845

LANDSCAPE PLAN



GEORGE M. TORAKI
LANDSCAPE ARCHITECT
1000
1000
1000
1000

1000
1000
1000
1000

Local Home & Associate
Architect & Planning
9181 Fallon Blvd
Sacramento, CA 95822 (916) 481-3013

Jerol Moore & Associates

GREENRIDGE APARTMENTS TWO
47TH AVENUE
City of Sacramento

DATE	07
SCALE	1"=40'
PROJECT	030000
DRAWN	01047

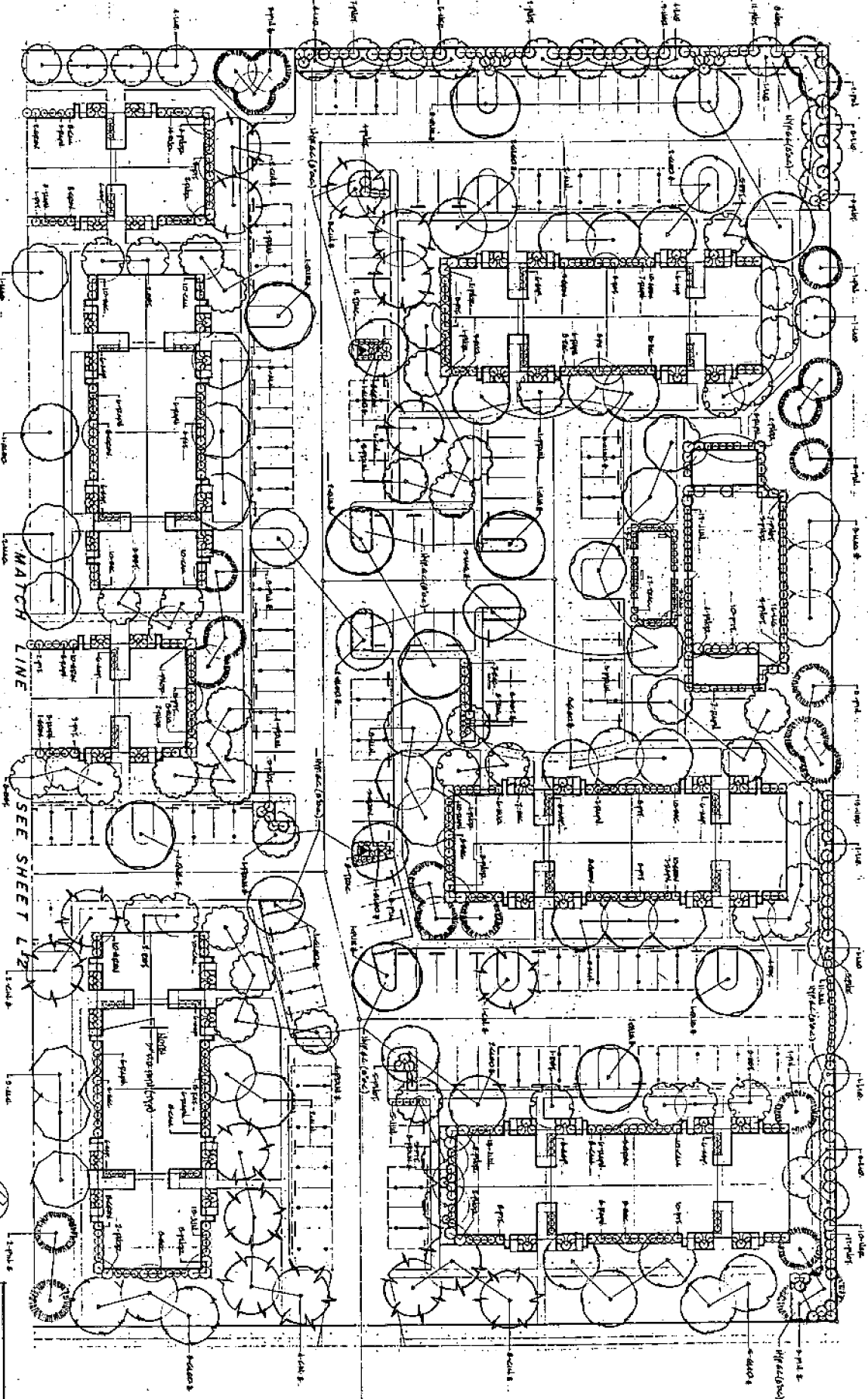
L2

P 83081

P83-081

4-14-83 18

Item B



LANDSCAPE PLAN



GEORGE M. TOMANI
 LANDSCAPE ARCHITECT
 1515 17TH AVENUE
 SACRAMENTO, CALIF. 95811

DATE	10/27/82
BY	GT
CHECKED BY	GT
SCALE	AS SHOWN
PROJECT	GREENRIDGE APARTMENTS TWO
SHEET	L3

GREENRIDGE APARTMENTS TWO
 47TH AVENUE
 City of Sacramento



Jerol Moore & Associates
 Architecture & Planning
 9483 Folsom Blvd., Suite C
 Sacramento, Cal. 95827 (916) 361-2033

DATE: 10/27/82
 SHEET: L3 OF 3
 THIS DRAWING IS THE PROPERTY OF JEROL MOORE & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JEROL MOORE & ASSOCIATES.

