

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Special Permit Time Extension (P85-405)

PROPOSAL: The applicant is requesting a one year time extension for a Special Permit for an 18 percent density bonus approved by the Planning Commission on November 14, 1985.

LOCATION: Northwest corner of Fruitridge Road and 65th Street Expressway.

APN: 023-0252-005,006,017,018

PROPERTY AREA: 2.0+ acres

EXISTING ZONING: R-2A-R

BACKGROUND INFORMATION: On November 14, 1985, the Planning Commission approved the necessary entitlements to develop a 40 unit apartment complex on the two acre site. The approval included R-2A-R zoning which would allow 34 units on the site and a Special Permit for an 18 percent density bonus under the City's Infill Program for an additional six units.

APPLICANT'S REQUEST: The applicant is requesting that the Planning Commission extend for a period of one year, the special permit that was approved on November 14, 1985. The applicant contends that they have been unable to get the development started as planned because of a change in the apartment market in Sacramento. They have not yet been able to complete arrangements for financing. The applicant expects to start the development by early spring of next year and completing it by fall of 1988 (see Exhibit A-1).

STAFF EVALUATION: Staff has reviewed the staff report for the project that was approved on November 14, 1985. Staff finds that the report, including all conditions, still apply to the proposal and should be included as a part of this extension approval (see Exhibit B-1). Staff has taken a field survey of the area and determined that surrounding land uses are unchanged from the original approval date.

STAFF RECOMMENDATION: Staff recommends the Commission approve a one year time extension of the special permit to allow an 18 percent density bonus to construct a 40-unit apartment complex subject to conditions and based on findings of fact in the attached original staff report.

Respectfully submitted,

  
Will Weitman,  
Senior Planner

WW:PW:vf  
12/3/87

4017-001  
**EXHIBIT A** -1

November 9, 1987

City of Sacramento  
Planning Division  
1231 I Street, Room 200  
Sacramento, CA 95814

Gentlemen:

We respectfully request that you extend for a period of one year our Special Development Permit issued to us as a part of Project Number P85-405. The permit was approved by the City Planning Commission on November 14, 1987.

We have been unable to get our development started as planned because of a change in the apartment market in Sacramento. It was overbuilt as far as lenders were concerned and we have not yet been able to complete arrangements for financing.

We are in discussions with Sacramento Housing and Redevelopment about the possibility of forming a non-profit entity and joint venturing the project with them as a low income development. One way or the other we expect to be starting this development by early spring of next year with a hope of completing it by late Fall of 1988.

Thank you for your kind consideration in this matter. We are looking forward to being underway with this project soon. If you require any further information please contact the undersigned at your convenience.

Yours very truly,

  
ED Boggus, Co-owner.

P 85-405  
ITEM #23

P85-405

12-17-87

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

<b>APPLICANT</b>	E. D. Boggs - 5137 Robertson Avenue, Carmichael, CA 95608		
<b>OWNER</b>	William D. & Patricia V. Miles - 7127 S. Land Park Dr., Sacto. 95831		
<b>PLANS BY</b>	Marg Truscott - 5137 Robertson Avenue, Carmichael, CA 95608		
<b>FILING DATE</b>	10-1-85	<b>ENVIR. DET.</b>	<b>REPORT BY</b> JP:sg
<b>ASSESSOR'S-PCL. NO.</b>	023-252-,5,6,17,18		

- APPLICATION:**
- A. Negative Declaration
  - B. Amend 1965 Colonial Community Plan from Light Density Residential to Light Density Multiple Family
  - C. Rezone 2.0+ acres from R-1 to R-2A
  - D. Special Permit for 18% density bonus
  - E. Lot Line Adjustment to combine four lots

**LOCATION:** Northwest corner of 65th Street Expressway and Fruitridge Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 40 unit apartment complex.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
 1965 Colonial 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: Vacant; R-1	Front:	25'	32'
South: Single family residential; R-1	Side(Int):	5'	20'
East: Cemetery & baseball field; R-1	Side(St):	25'	95'
West: SMUD substation & single family residential; R-1	Rear:	15'	75'

Parking Required: 40 spaces  
 Parking Provided: 72 spaces (to be revised)  
 Property Dimensions: Irregular  
 Property Area: 2.0+ acres  
 Density of Development: 20 d.u. per acre  
 Square Footage of Building: One bedroom units - 605 sq. ft.:  
 two bedroom units - 745 sq. ft.  
 Height of Building: 28 ft. (two story)  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Stucco with wood trim  
 Roof Material: Asphalt shingle

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

A. Land Use and Zoning

The subject site consists of four lots totaling 2.0+ acres in the Single Family (R-1) zone. The site is located at the intersection of two major streets, Fruitridge Road and the 65th Street Expressway. Surrounding land uses include vacant land which is part of adjacent deep lots to the north, single family residential to the south and west and St. Mary's Cemetery and baseball field to the east across 65th Street. A SMUD substation is also located adjacent to the site on the west. The 1974 General Plan currently designates the site for residential uses. The 1965 Colonial Community Plan originally designated the site for Light Density Multiple Family; however, this designation was amended in 1981 when a single family subdivision was approved for the site. The Colonial Community Plan currently designates the site for Light Density Residential.

The applicant proposes to construct an apartment complex on the two acre site and is requesting a rezoning and community plan amendment. Originally the applicant proposed a 48 unit apartment complex at a density of 24 units/acre. Staff advised the applicant that, while a higher density than single family could be supported by staff due to site constraints, a density of 24 units to the acre was unacceptable. The applicant indicated that he was willing to revise his plans for a total of 40 units (20 units per acre), apply for a rezone to Garden Apartment (R-2A, maximum 17.4 units per acre) and a special permit for an 18% density bonus.

Staff finds that the proposed 40 unit apartment complex is an appropriate land use for the subject site. The site is restricted in that, due to its location on two major streets, greater building setbacks are required in order to buffer noise from these throughfares. A multiple family development will be able to provide these setbacks. The site qualifies for infill development in that it is surrounded by major streets on two sides and residential development on a third. Staff has noted that little development activity has occurred recently within a half of a mile of the subject site and the incentive of an 18% density bonus would be appropriate for the site. The proposed density of 20 dwelling units per acre will be a density that is compatible with the adjacent single family residential to the west.

B. Site Plan Design

The submitted site plan indicates 48 residential units. The applicant is currently revising the site plan to indicate 40 units and a greater setback between building clusters.

Seventy-two parking spaces are currently shown on the site plan for a parking ratio of 1.5 spaces per unit. On the revised site plan the 1.5:1 parking stall ratio should be retained.

One trash enclosure is indicated at the northern portion of the site. A second trash enclosure should also be indicated somewhere on the southern portion of the site. Trash enclosures shall follow the guidelines found in the attached Multiple Family Residential Design Criteria (Exhibit F).

A solid block wall is indicated along the north property line and a portion of the west property line. This block wall should extend south to the parcel where the

SMUD substation is located (Exhibit C). If a solid block wall is not required along the SMUD parcel as a noise mitigation measure, a wooden fence or a chainlink fence with wood slats should be provided as a visual buffer between the substation and apartment units.

A four foot high undulating berm is indicated in the setback area along 65th Street and Fruitridge Road. A landscape plan for this area indicating a variety of trees and screening shrubs for parking areas and plans for the remainder of the site should also be submitted for staff review and approval. Staff also recommends that, in order to prevent public access to the site from the 65th Street Expressway, that a decorative wrought iron fence be provided along the east property line if a solid masonry wall is not required as a mitigation measure.

The submitted site plan has been reviewed by the City Traffic Engineering Division. Traffic Engineering indicated that the single driveway off of Fruitridge Road was in an appropriate location and no modifications to the site plan were necessary.

C. Building Design

The applicant proposes to construct the one and two bedroom apartment units utilizing stucco with wood trim and asphalt shingle roofing. Staff finds the proposed building elevations compatible with the surrounding residential neighborhood. Staff, however, does recommend that thick butt shingle be utilized as the roofing material. End building elevations shall also be provided to staff for review and approval prior to issuance of building permits to insure design compatibility with the submitted elevations.

The applicant proposes to provide a maximum of 20 enclosed garages for tenants of the apartments. The design and material of these garages and all carport shall be compatible with the main apartment units, subject to Planning Director review and approval. The location of any garages shall also be subject to Planning Director review.

D. Lot Line Adjustment

The applicant is requesting a lot line adjustment to merge four lots in order to create the subject site. The proposed adjustment has been reviewed by the City Engineer, Traffic Engineering, Planning and Water Divisions. There were no objections to the proposed merger.

E. Conclusion

Staff finds the proposed 40 unit apartment complex an appropriate land use for the subject site and compatible with existing adjacent residential uses. The building design is compatible with the neighborhood and adequate parking and landscaping will be provided. Staff therefore recommends approval of the requested entitlements.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration, based upon compliance with the following mitigation measures.

The proposed apartment complex is adjacent to Fruitridge Road, 65th Street Expressway, and a SMUD substation, and therefore may be exposed to potentially significant noise levels. This potential impact can be reduced to a less than significant level by providing an accoustical study assessing the proposed project for consistency with the City General Plan Noise Element and City Noise Ordinance prior to issuance of a building permit. The findings and recommendation made in the study must meet the approval of the County Health Department, and the applicant is responsible for complying with all mitigation measures prior to project occupancy.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Community Plan Amendment from Light Density Residential to Light Density Multiple Family;
- C. Recommend approval of the Rezoning from R-1 to R-2A-R;
- D. Approve the Special Permit for an 18% density bonus, subject to conditions and based upon findings of fact which follow;
- E. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions

1. The applicant shall revise the submitted site plan for the review and approval of the Planning Director prior to issuance of building permits. The revised site plan shall indicate the following:
  - a. A maximum of 40 apartment units;
  - b. A parking ratio of 1.5 spaces per unit;
  - c. A minimum of two trash enclosures;
  - d. A solid block wall along the north property line and a portion of the west property line as indicated on Exhibit C. The design and materials of the wall are subject to Planning Director review and approval;
  - e. A wood fence or chainlink fence with wood slats along the west property line adjacent to the SMUD substation (this condition is void if a solid wall is required as a noise mitigation measure);
  - f. A decorative wrought iron fence along the east property line adjacent to 65th Street (this condition is void if a solid wall is required as a noise mitigation measure);
  - g. The location of carports and any enclosed garages.
2. A revised landscape, shading and irrigation plan shall be submitted for staff review and approval prior to issuance of building permits. The revised plans shall indicate a minimum four foot high undulating berm

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12-17-87

A 23

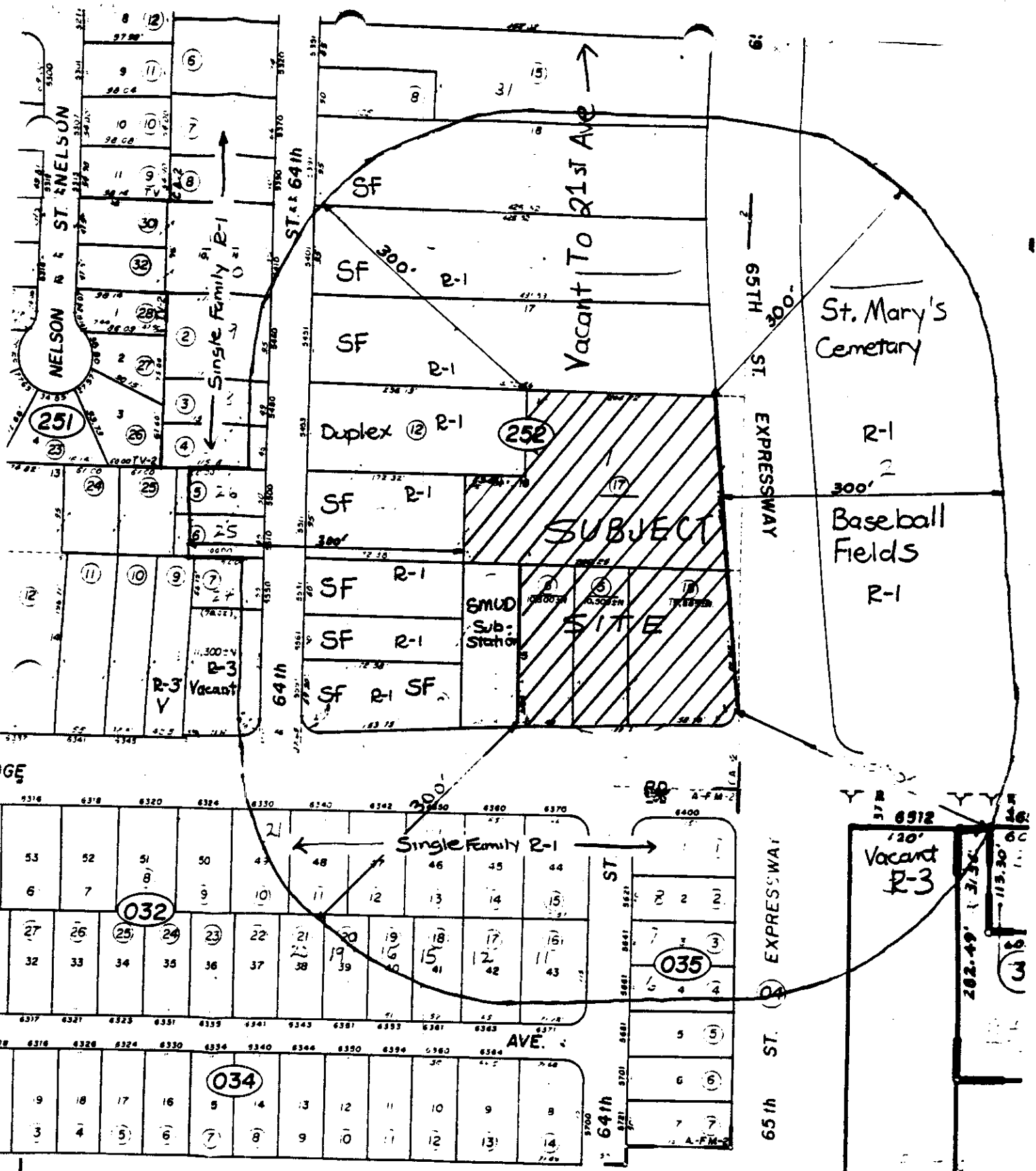
- along Fruitridge Road and 65th Street and screening shrubs for proposed parking areas.
3. Thick butt shingles shall be used as roofing material, subject to Planning Director review and approval.
  4. Revised elevations, including the ends of the buildings shall be submitted for Planning Director review and approval prior to issuance of building permits. All mechanical equipment shall be screened.
  5. The proposed building design and materials for garage and carport structures shall be subject to Planning Director review and approval prior to issuance of building permits. Wood trim shall be utilized on carports and the garages and carports shall be compatible with the main apartment units.
  6. The design and materials of any required sound walls shall be subject to Planning Director review and approval prior to issuance of building permits.
  7. The applicant shall utilize the attached Multiple Family Residential Design Criteria (Exhibit F).
  8. *The project shall comply with the mitigation measures of the Environmental Coordinator. (CPC added)*

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed apartment complex is located on a major street; and
  - b. the proposed density of 20 dwelling units per acre is compatible with surrounding residential uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor to neighboring properties in that:
  - a. adequate parking, building setbacks and landscaping have been provided; and
  - b. the design of the structures are compatible with surrounding land uses.
3. The project is consistent with the 1974 General Plan and 1965 Colonial Community Plan as amended, which designate the site for residential and light density multiple family uses, respectively.







# LAND USE & ZONING MAP

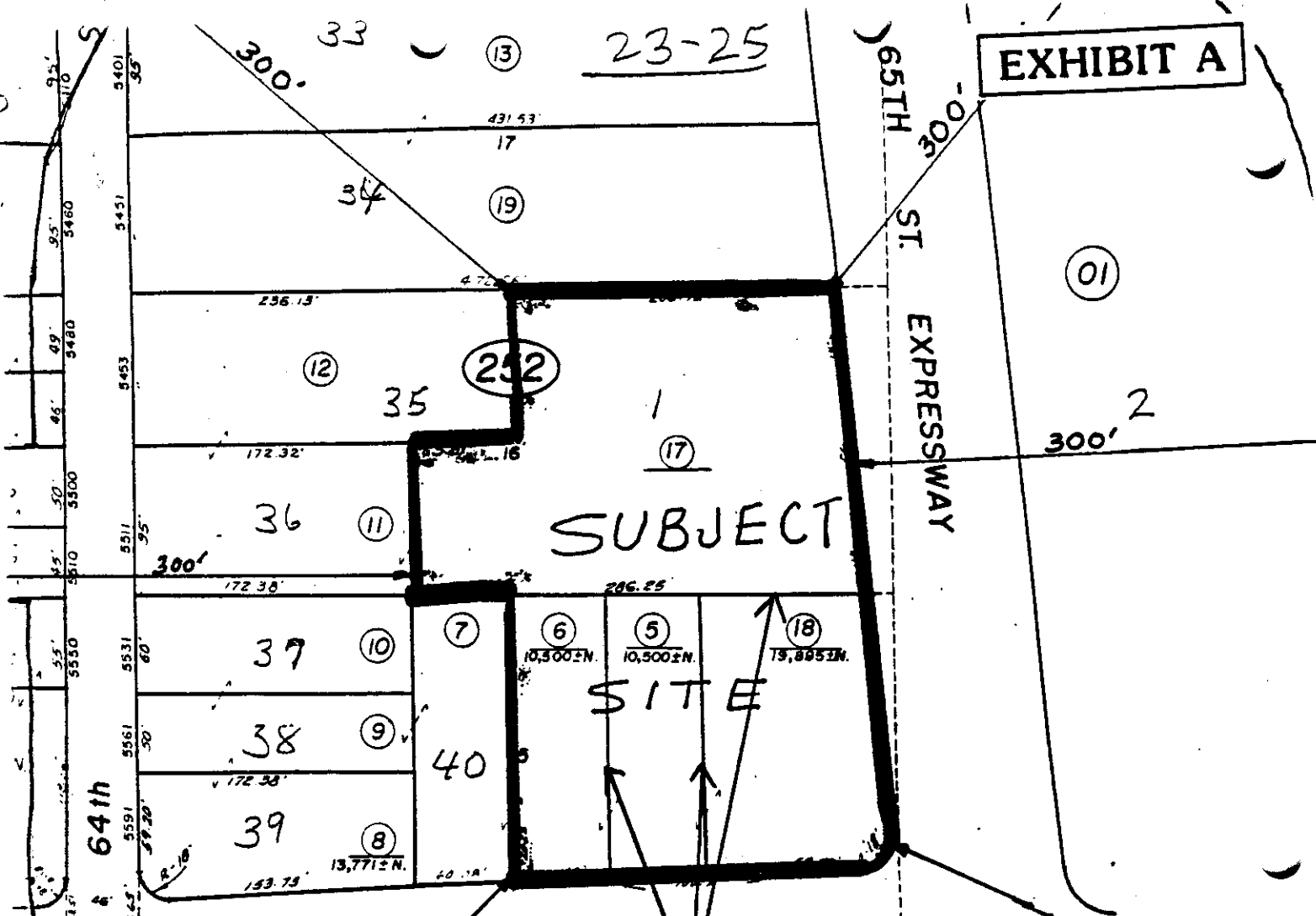
P85-405

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EXHIBIT A

23-25



Fruitridge Rd.

LOT LINES TO BE REMOVED

21	18	17	14	13	10
49	48	47	46	45	44
(10)	(11)	(12)	(13)	(14)	(15)
(22)	(21)	(20)	(19)	(18)	(17)
37	28	19	16	15	11
	38	39	40	41	42
			40	41	43

9	1	(1)
8	2	(2)
7	3	(3)
(035)		
6	4	(4)
5		(5)
6		(6)
7		(7)

(34)					
14	13	12	11	10	9
(8)	(9)	(10)	(11)	(12)	(13)
					8

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12-19-87

65th ST. EXPRESSWAY

64th ST.

282.49' 431.5'

October 11, 1985

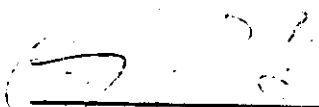
LEGAL DESCRIPTION

Ptn. of Lots 15 and 16  
Colonial Acres No. 2, (15/M/22)

All that certain real property situate in the City and County of Sacramento, State of California, more particularly described as follows:

All that portion of Lots 15 and 16, as shown on the "Plat of Colonial Acres No. 2", recorded July 10, 1915, in Book 15 of Maps, Map No. 22, Records of said County, described as follows:

BEGINNING at a point located at the intersection of the North line of said Lot 16 and the Westerly right of way line of a city street commonly known as 65th Street Expressway, from which the Northeast corner of said Lot 16 bears North 89° 38' 00" East 32.01 feet; thence from said point of beginning along said westerly right of way line South 0° 52' 27" East 290.47 feet and along a curve to the right with a radius of 950.00 feet said curve being subtended by a chord bearing South 04° 13' 34" East 54.64 feet; thence South 87° 25' 18" West 2.00 feet; thence along a curve to the right with a radius of 18.00 feet, said curve being subtended by a chord bearing South 43° 26' 00" West 25.90 feet; thence along the northerly right of way line of a city street commonly known as Fruitridge Road South 89° 27' 00" West 58.70 feet, South 88° 18' 15" West 100.02 feet, South 89° 27' 00" West 40.00 feet, and South 86° 39' 26" West 20.23 feet; thence North 0° 24' 00" West 176.10 feet; thence along the Southerly line of aforesaid Lot 16 South 89° 38' 00" West 60.59 feet; thence North 00° 21' 30" West 95.00 feet; thence North 89° 38' 00" East 63.81 feet; thence North 00° 21' 30" West 95.00 feet; thence along aforesaid Northerly line of Lot 16 North 89° 38' 00" East 204.12 feet to the point of beginning.

  
Patrick Dare Osborne  
California L.S. 3538

P85-405

~~11-11-85~~  
SUBMISSIONS CONSTRUCTION SURVEYS  
PARCEL MAPS  
LAND PLANNING & DEVELOPMENT

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**ASSESSORS PARCEL**  
 89-000-001-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016

**OWNER**

1100 14th St  
 2007 P. 19th St  
 Sacramento, CA 95832

**DEVELOPERS**

810 Broadway, 4th Floor  
 1000 14th St  
 Sacramento, CA 95832

**DESIGNER**

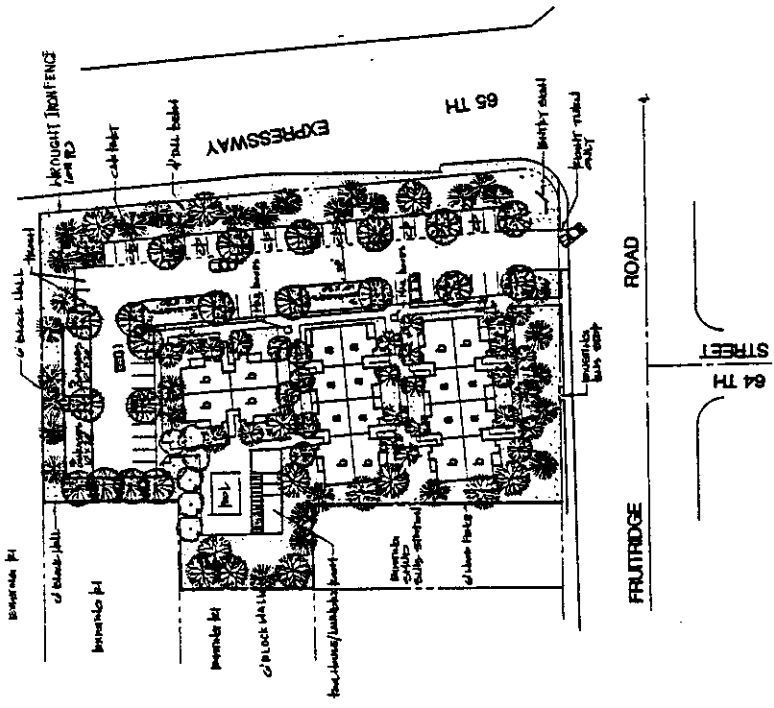
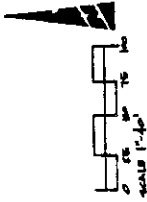
1100 14th St  
 2007 P. 19th St  
 Sacramento, CA 95832

**ZONING**

F1 - Single Family

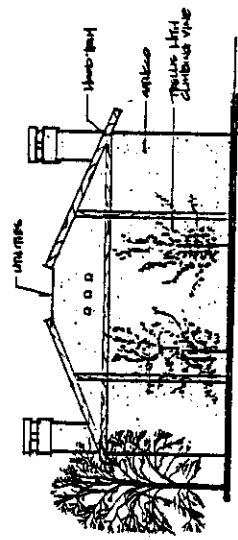
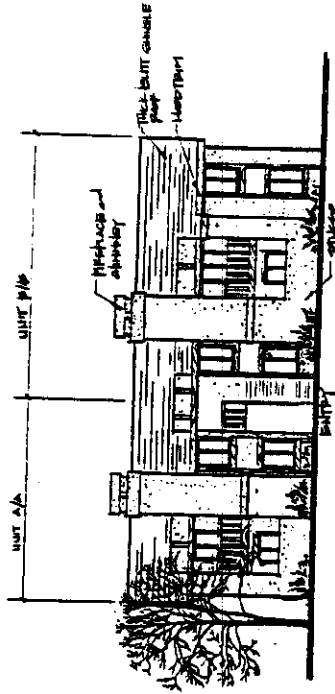
**AREA**

2.02 Acres

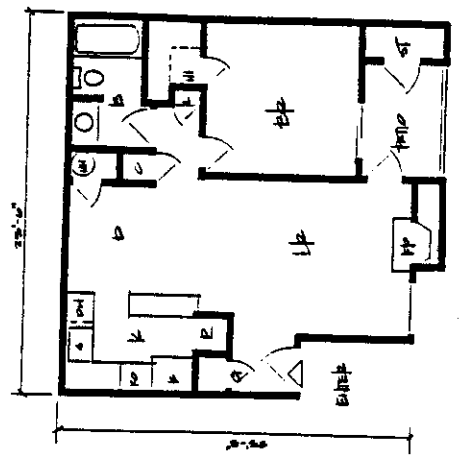
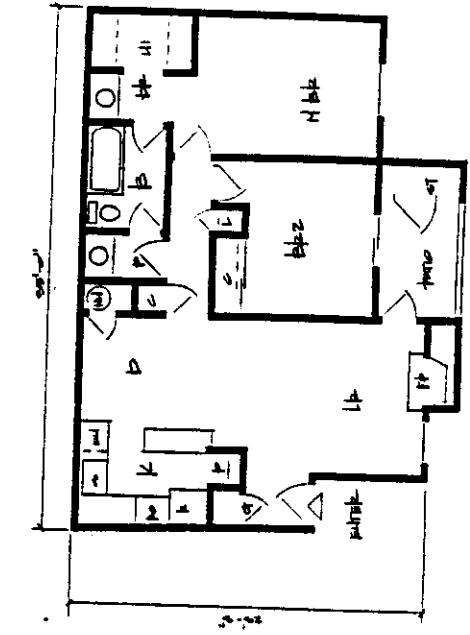


Revised 12-13-85  
 Per CPC Conditions

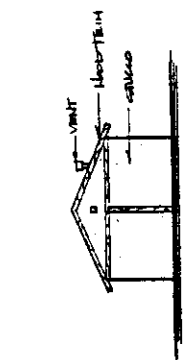
# FRUITRIDGE VILLAGE



TYPICAL FRONT ENTRYWAY

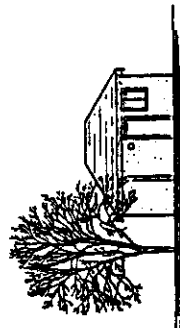
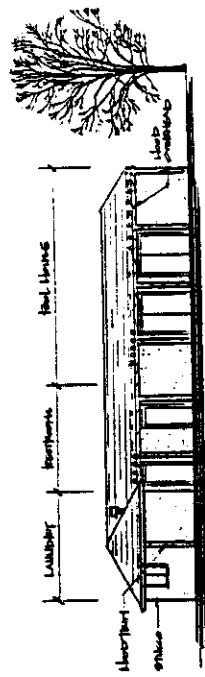


Revised 12-13-85  
Per CPC Conditions



SCALE 1/8" = 1'-0"

TYPICAL GARAGE UNITS



SCALE 1/8" = 1'-0"

POOL HOUSE/LAUNDRY ROOM

Revised 12-13-85  
Per CPC Conditions