

REPORT AMENDED BY STAFF 3-9-89  
**CITY PLANNING COMMISSION**  
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

**APPLICANT** Joelina Investment Co., 128 Winding Canyon Lane, Folsom, CA 95630  
**OWNER** Duck's Development, Limited  
**PLANS BY** Stanton Elliott  
**FILING DATE** 10/21/88 **ENVIR. DET.** Neq. Dec. **REPORT BY** BW:vf  
**ASSESSOR'S PCL. NO.** 250-0314-017,018 & 019

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to allow a 10 percent density bonus for a 52 unit apartment complex on 2.23+ vacant acres in the Multi-family (R-2B) zone.
  - C. Lot Line Adjustment to merge three lots into one in the R-2B zone.

**LOCATION:** Southwest corner of Ford Street and Norwood Avenue.

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 52 unit apartment complex.

**PROJECT INFORMATION:**

General Plan Designation:	Medium Density Residential (16-29 DU/NA)
1984 North Sacramento Community Plan Designation:	Residential (11-29 DU/NA)
Existing Zoning of Site:	R-2B
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-2B	Front:	25'	25'
South: Apts; R-2B	Side(Int):	5'	15'
East : Vacant; R-2B	Side(St):	25'	25'
West : Single Family Restaurant; R-1	Rear:	15'	15'

**Parking Required:** 81 spaces (1.5 spaces per unit + 1 guest space per 15 units)  
**Parking Provided:** 82 spaces  
**Property Dimensions:** 427' x 227'  
**Property Area:** 2.23+ acres  
**Density of Development:** 21 d. u. per acre (52 proposed w/10 percent Density Bonus)  
**Square Footage of Building:** 895 sq. ft. per unit/avg.  
**Height of Building:** 23 ft.  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing  
**Roof Material:** Shake/shingle  
**Exterior Building Materials:** White wood w/heavy spruce trim

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three vacant parcels totaling 2.23± acres in the Multi-Family (R-2B) zone. The General Plan designates the site for Medium Density Residential (16-29 DU/NA) and the 1984 North Sacramento Community Plan designates the site Multi-Family (11-29 DU/NA). Surrounding land uses and zoning includes a vacant lot to the north and east, zoned R-2B, an apartment complex to the south, zoned R-2B and single family homes to the west, zoned R-1. The subject site is located in the Del Paso Heights Redevelopment Area.

B. Applicant's Proposal

The applicant is proposing to develop a 52 unit apartment complex on a 2.23± vacant acre lot. The proposed development on the site will consist of two and three bedroom apartment units averaging 895 square feet in size. The applicant is requesting a 10 percent density bonus under the deep lot/infill provisions. Under the City's infill program, the Planning Commission may approve up to a maximum 25 percent density increase.

The current Zoning Ordinance allows a maximum of 21 dwelling units to the acre in the R-2B zone. The total number of units allowed are 48, however, an additional four units (10 percent density bonus) are requested by the applicant under the City's infill program. The proposed additional four units will consist of low income housing.

C. Site Plan

The submitted site plan indicates apartment units on the east, west and south perimeter of the site. A laundry room, play area and an adult court is indicated on the site plan. Two trash enclosures are also identified on the plan. Two driveway entrances and exits are indicated on the site plan off of Norwood Avenue and Ford Avenue. Building configuration has allowed for 82 parking spaces. Parking is located in the center of the lot for direct access to the individual units. Staff recommends that the units be connected to the parking areas by walkways.

The site plan indicates a 25 foot front yard and street side yard setback along Ford Avenue and Norwood Avenue. A 15 foot interior side yard setback and a 15 foot rear yard setback are indicated on the site plan. The applicant has met the minimum required setbacks for the subject site. Staff, however, recommends that the 25 foot front yard and street side yard be landscaped with three and one-half foot high undulating berms with lawn and trees. The applicant has indicated to staff that a six foot high wrought iron fence will be provided along Norwood Avenue and Ford Avenue. Currently, an old wooden fence and a cyclone fence is located on the west property line. Staff recommends that a new six foot high wooden fence be provided along the west

property line to adequately screen the existing single family homes from the proposed apartment units. Trees and shrubs provided along the west property line.

Staff observed a demolished wooden fence on the south property line. Staff recommends that a 6 foot high new wooden fence be provided along the south property line. The applicant has not submitted landscape plans for the subject site. Staff recommends that landscape and irrigation plans be submitted for review and approval prior to issuance of building permits. Landscaping and the maintaining of landscaping is an integral part of a successful infill development.

Two trash enclosures are indicated on the site plan. The trash enclosures shall comply with the City's Trash Enclosure Ordinance.

D. Parking

A total of eighty-two (82) parking spaces are proposed on the site. Under the current Zoning Ordinance, the proposed number of units would only require a total of eight-one (81) parking spaces based on 1.5 spaces per each unit plus one guest space per 15 units. The applicant has, therefore, met the parking requirements for the site. Lighting in the parking area shall be provided and shall be low in height and shielded away from adjacent property. The City's Traffic Engineer had no objections to the proposed vehicle circulation within the subject site. Vehicles can enter and exit off of Norwood Avenue and Ford Avenue.

E. Building Design

The applicant submitted a site plan and elevations for the proposed apartment units. The site plan indicates 28 two bedroom units and 24 three bedroom units. The proposed apartment building's height is 23 feet. The submitted building elevations were reviewed by the Design Review staff and found to be an acceptable design. The applicant shall submit floor plans for review and approval prior to issuance of building permits. Building orientation was reviewed by staff and minor revisions were suggested. The City, typically, discourages second floor units overlooking into single-family home lots. In this instance, staff recommended that the unit's patio on the west property line be oriented to not face the single family homes. The applicant has agreed with staff on this revision and a solid wall will face the single family lots. This reorientation of the units will allow privacy for the existing single family homes.

The project is tentatively scheduled to go before the Design Review and Preservation Board for review on April 5, 1989. At this time, additional conditions regarding the design, material and color may be recommended. Screening of all mechanical equipment (including public utility boxes and wall mounted air conditioning units) shall be attractively screened either through landscaping or fencing. Trellis will be used in place of the balusters

F. Agency Comments

The proposed project has been reviewed by the City's Traffic Engineer, Engineering, Building Inspections, City Police, Water and Sewer, City Real Estate. A copy of the proposal was also routed to Del Paso Heights PAC.

Traffic Engineering

- a. construct Norwood Avenue to a 40 foot halfsection with standard improvements and Ford Avenue to a 27 foot halfsection with standard improvements to match existing;
- b. replace rolled curb with verticle curb; and
- c. construct two-way driveway off Norwood Avenue. minimum driveway width is 24 foot and maximum width is 35 feet.

Engineering Division

- a. file Certificate of Compliance and waive parcel map prior to recordation;
- b. pay off or segregate any unpaid assessments;
- c. pay Parkland Dedication fees at time of building permit; and
- d. standard frontage improvements required at time of building permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant affect on the environment and has filed a negative declaration with mitigation measures listed below.

1. Provide air conditioning units designed to operate in compliance with the UBC, Section 1205, for all dwelling units on the eastern half of the site that face Norwood Avenue.
2. All exterior windows and sliding glass doors of dwelling units on the eastern half of the site must be certified by the supplier to meet a minimum STC rating of 27. The test specimens shall be required to have a weather seal incorporating an air tight membrane.
3. All the easterly facades of the buildings on the eastern half of the site must be constructed such that openings around window

the site must be constructed such that openings around window frames must be caulked with expanding polyurethane foam or other airtight material before the mounting of trim.

Noncompliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit with a 10 percent density bonus with conditions and based upon findings of fact which follow;
- C. Approve the lot line adjustment to merge three lots into one by adopting the attached resolution.

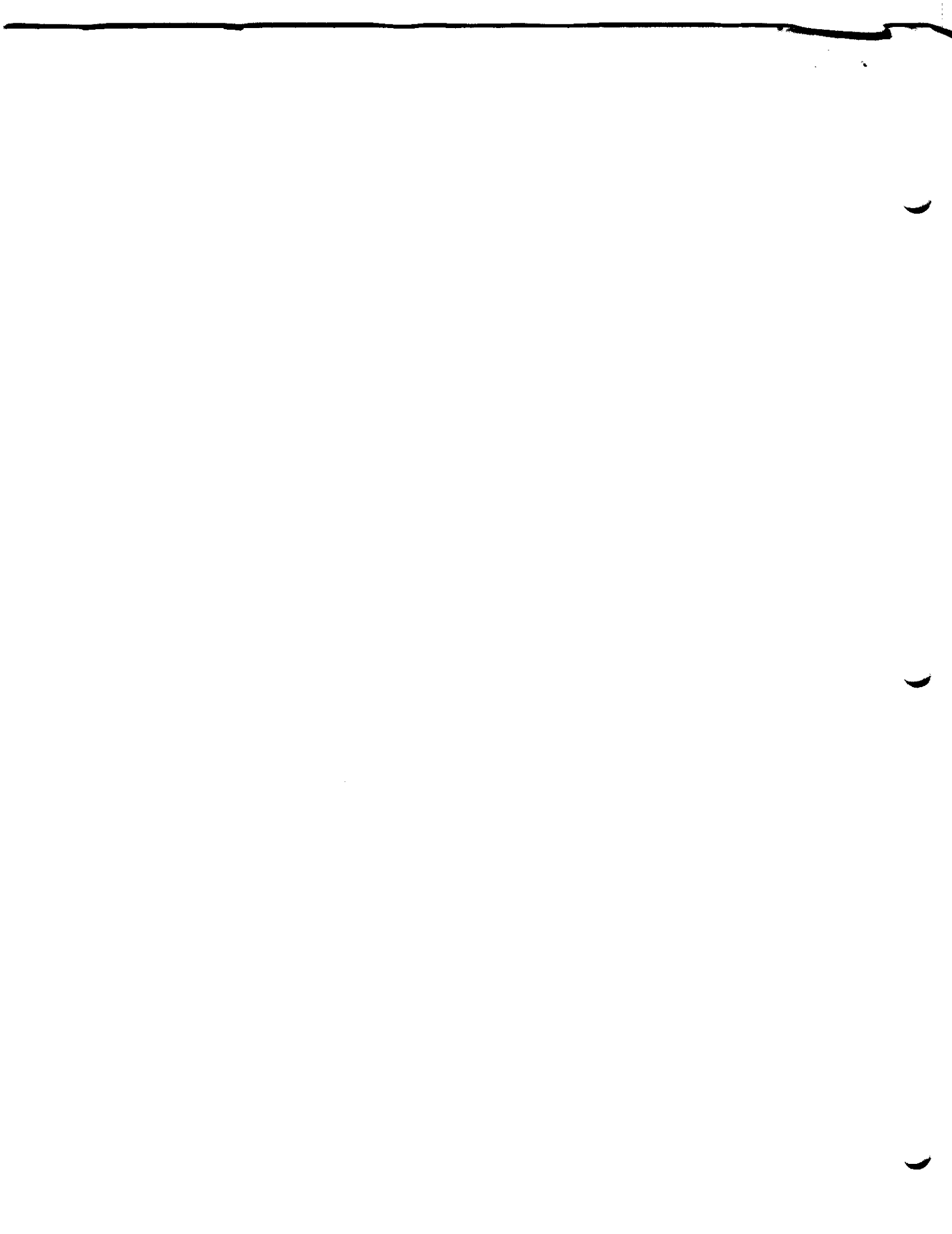
Conditions/Special Permit

1. The proposed apartment units shall be connected to the parking areas by walkways.
2. A minimum 25 foot landscape setback shall be provided along Norwood Avenue and Ford Avenue. The landscape setbacks shall consist of lawn material with three and one-half foot undulating berms and trees.
3. Landscaping and irrigation plans shall be submitted for review and approval by the Planning Director prior to issuance of building permits. The landscaping material shall consist of ground cover with shrubs and five and 15 gallon trees.
4. A six foot high wooden fence shall be provided along the west property line. One and five gallon shrubs and five and 15 gallon evergreen trees shall be provided along the west property line.
5. The applicant shall provide a six foot high new wooden fence along the south property line.
6. Trash enclosures shall comply with the City's Trash Enclosure Ordinance.
7. All mechanical equipment (including public utility boxes and wall mounted air conditioning units) shall be attractively screened either through landscaping or fencing.

8. Lighting shall be provided in the parking area and shall be low in height and shield away from adjacent property.
9. The applicant shall submit floor plans for the Planning Director's Review and approval prior to issuance of building permits.
10. The apartment unit patios located on the west property line shall not be oriented towards the existing single family homes.
11. The applicant shall construct Norwood Avenue to a 40 foot halfsection with standard improvements and Ford Avenue to a 27 foot halfsection with standard improvements to match existing as required by the City Traffic Engineer. These frontage improvements shall be required at time of building permit issuance.
12. The two-way driveway off Norwood Avenue and Ford Road shall conform to the minimum driveway width of 24 feet and maximum width of 35 feet as required by the City Traffic Engineer.
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15. All the easterly facades of the buildings on the eastern half of the site must be constructed such that openings around window frames must be caulked with expanding polyurethane foam or other airtight material before the mounting of trim.
16. The project shall be subject to review and approval by the Design Review/Preservation Board.
17. The completed project shall be inspected by the Planning Director prior to approval of the final inspection by the Building Division.
18. *The applicant shall provide a security wrought iron fence and gate along Norwood Avenue and Ford Avenue. (staff added)*

Special Permit - Findings of Fact

1. The proposed project is based upon sound principles of land use in that:
  - a. adequate space is available on the site to accommodate the density proposed on the project; and
  - b. the project is compatible with surrounding land uses and zoning which consist of apartments, single family homes and R-2B zoning.
  
2. The proposed project will not be detrimental to the public health, safety or weifare, nor result in the creation of a nuisance, in that:
  - a. the applicant shall provide adequate landscaping on the site; and
  - b. the applicant shall provide a six foot high masonry wall along the west property line and shall reorient the buildings to prohibit patios facing the single family homes.
  
3. The proposed project is consistent with the 1984 North Sacramento Community Plan and General Plan in that the subject site is designated for residential 11-29 DU/NA and medium density residential 16-29 DU/NA. The medium density residential uses and the proposed 52 units conforms to this designation.





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F. Agency Comments

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Traffic Engineering

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- b. pay off or segregate any unpaid assessments;
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- d. standard frontage improvements required at time of building permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant affect on the environment and has filed a negative declaration with mitigation measures listed below.

1. Provide air conditioning units designed to operate in compliance with the UBC, Section 1205, for all dwelling units on the eastern half of the site that face Norwood Avenue.
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RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit with a 10 percent density bonus with conditions and based upon findings of fact which follow;
- C. Approve the lot line adjustment to merge three lots into one by adopting the attached resolution.

Conditions/Special Permit

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16. The project shall be subject to review and approval by the Design Review/Preservation Board.
17. The completed project shall be inspected by the Planning Director prior to approval of the final inspection by the Building Division.

Special Permit - Findings of Fact

1. The proposed project is based upon sound principles of land use in that:
  - a. adequate space is available on the site to accommodate the density proposed on the project; and

- b. the project is compatible with surrounding land uses and zoning which consist of apartments, single family homes and R-2B zoning.
2. The proposed project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:
- a. the applicant shall provide adequate landscaping on the site; and
  - b. the applicant shall provide a six foot high masonry wall along the west property line and shall reorient the buildings to prohibit patios facing the single family homes.
3. The proposed project is consistent with the 1984 North Sacramento Community Plan and General Plan in that the subject site is designated for residential 11-29 DU/NA and medium density residential 16-29 DU/NA. The medium density residential uses and the proposed 52 units conforms to this designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THREE LOTS  
INTO ONE LOT APN: 250-0314-017,018 AND 019

(P88-452)

WHEREAS, The Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southwest corner of Ford Street and Norwood Avenue; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1984 North Sacramento Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the SW corner of Ford Street and Norwood Avenue, City of Sacramento, be approved as shown and described in Exhibit A attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or segregate any unpaid assessments.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



SCHEDULE C

The land herein referred to is described as follows:

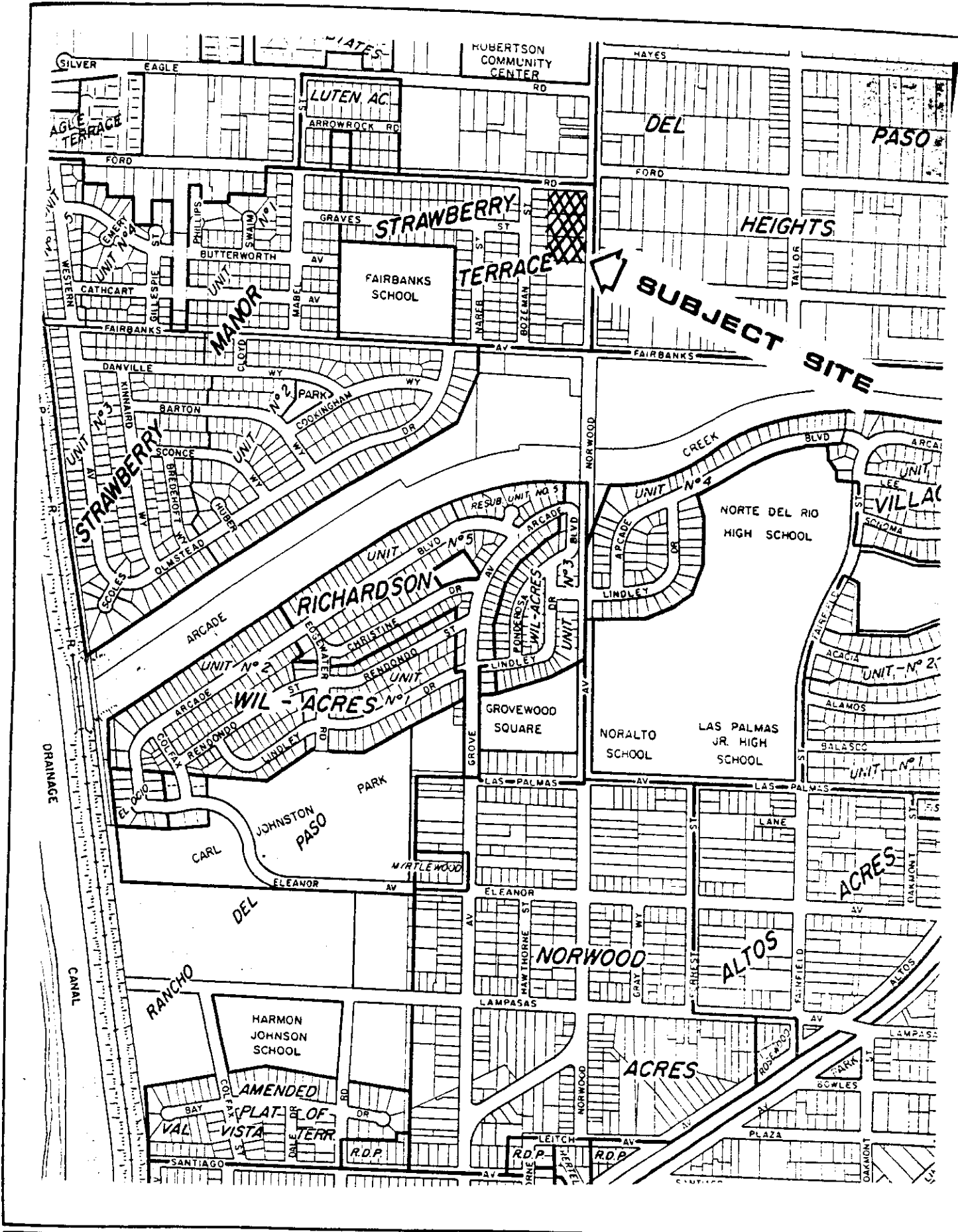
All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 102, 103 and 104, as shown on the "Plat of Strawberry Terrace", recorded in the office of the County Recorder of Sacramento County, on March 8, 1961, in Book 64 of Maps, Map No. 18.

as

P 88452





# VICINITY MAP

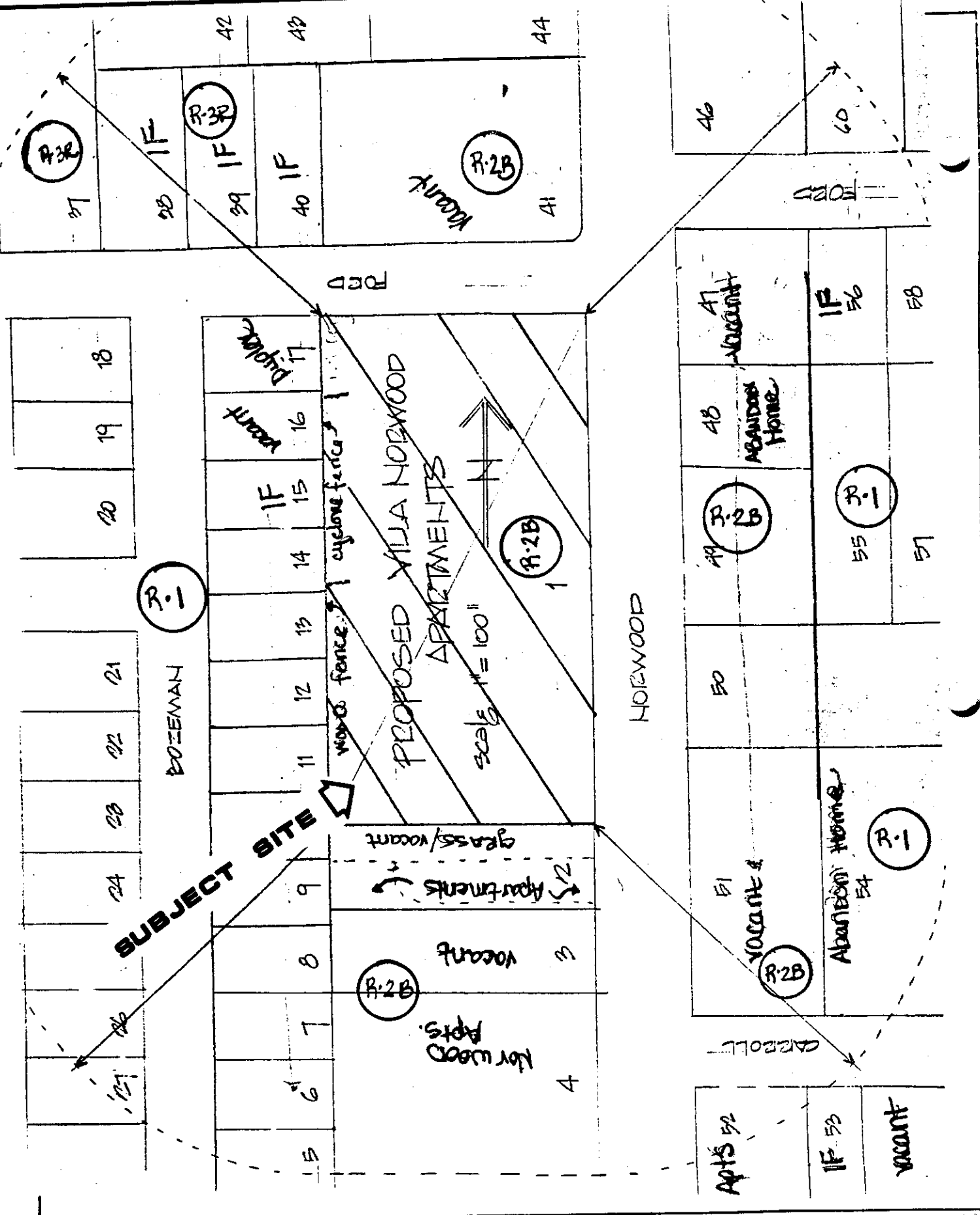


P88-458

3-9-89

#27

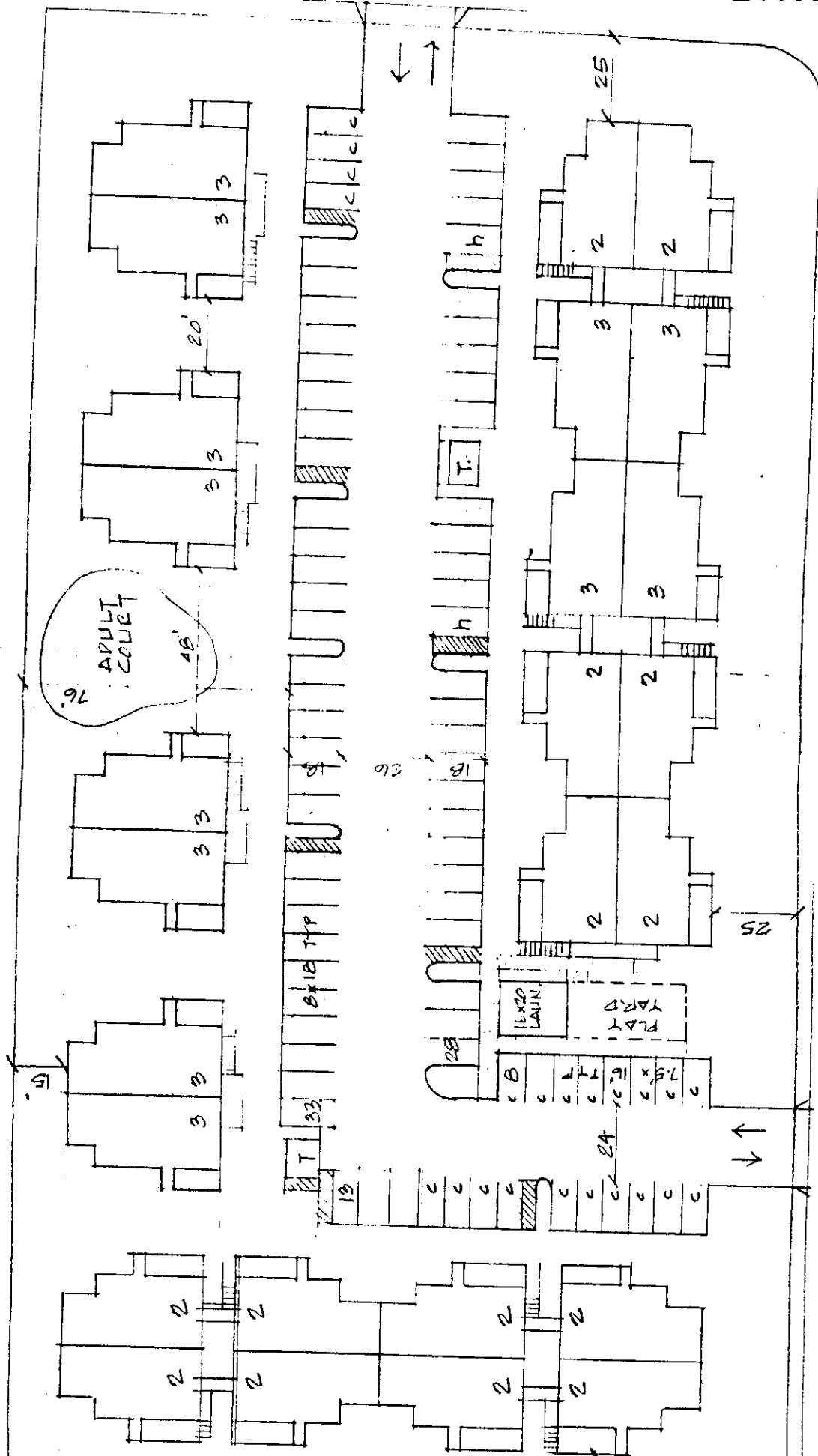
# LAND USE & ZONING MAP



132

FORD

# EXHIBIT B



COMPACT SPACES	=	22	(27%)
STANDARD	"	60	
TOTAL	=	82	
3 BEDROOM UNITS	=	24	
"	=	28	
"	=	52	
TOTAL			

NORWOOD

SITE PLAN: 1"=30'

P88-452

3-9-89

Item 22

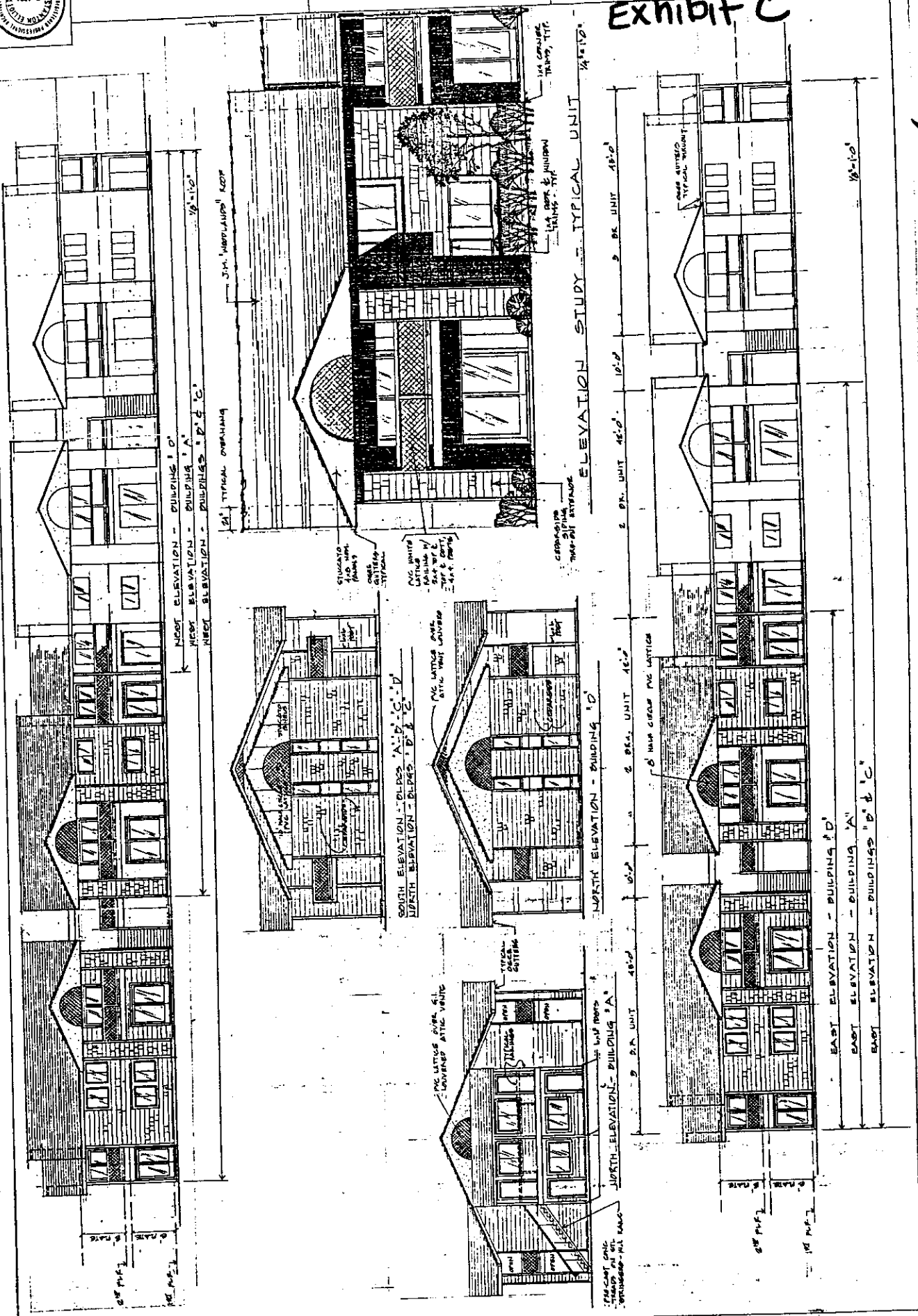


52 UNIT APARTMENT - DEV  
E. W. ONE WILSON AVE & FORD RD  
THE FORD WOODS L.L.C.

JOELINA DEVELOPMENT CO.  
112 FORD WOODS L.L.C.

ARCHITECT STANTON ELLIOTT  
1700 CONCORD AVE

# Exhibit C



P88-452

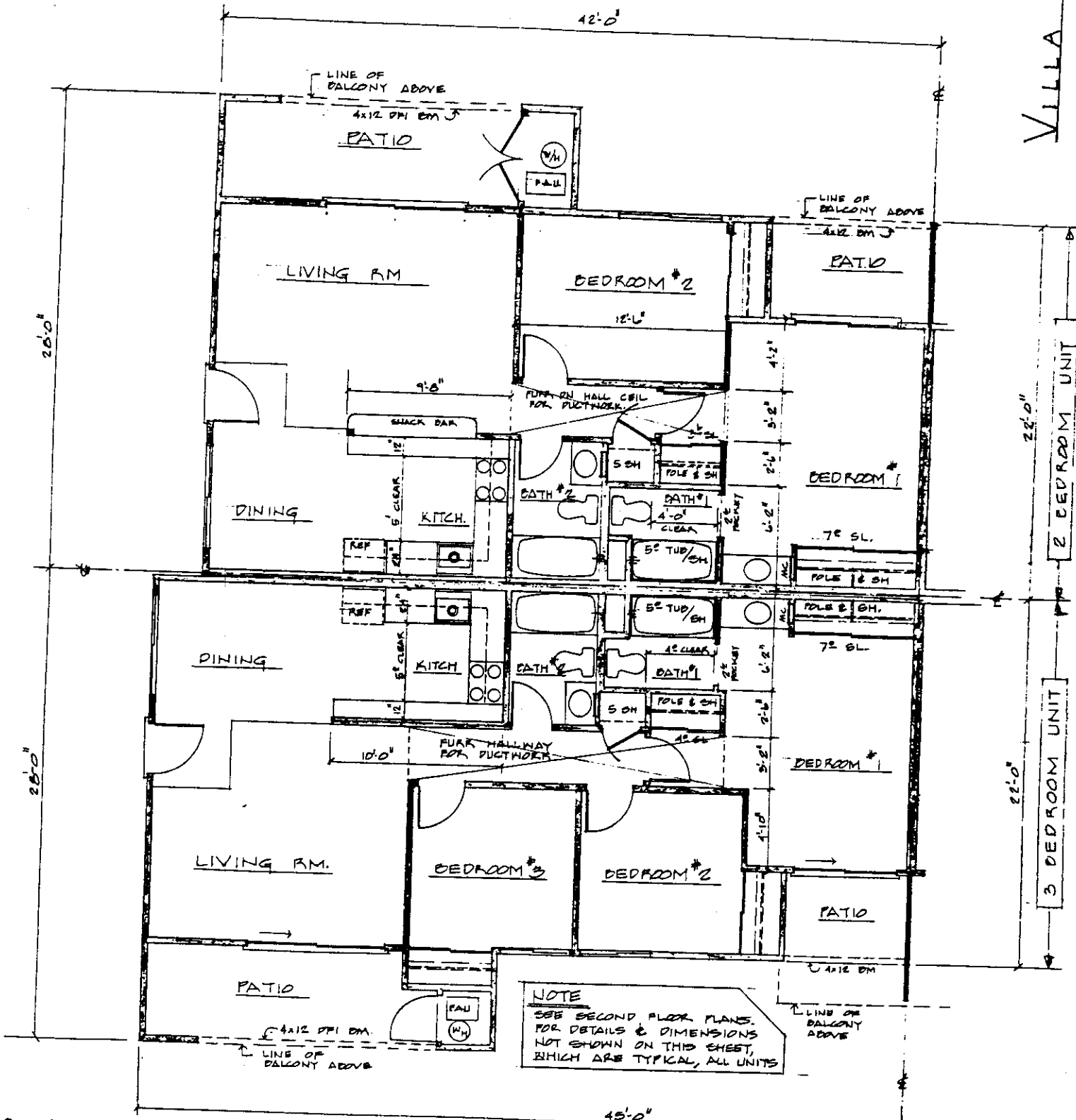
3-9-89

Item 22

VILLAS NORWIC 2

# Exhibit D

VILLA NORWOOD



**NOTE**  
SEE SECOND FLOOR PLANS FOR DETAILS & DIMENSIONS NOT SHOWN ON THIS SHEET, WHICH ARE TYPICAL, ALL UNITS

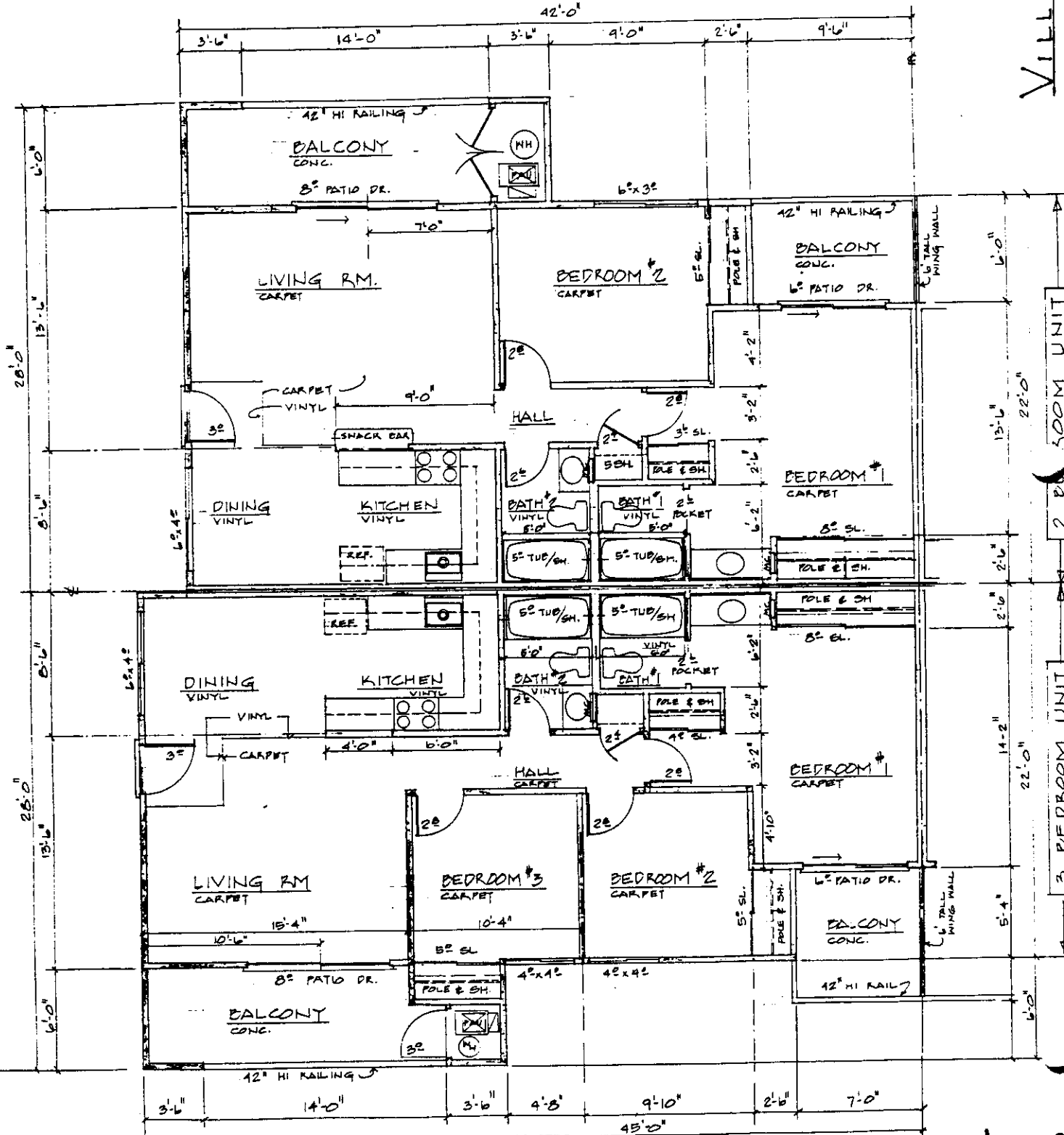
P88-452

3-9-89

FIRST FLOOR PLANS

ITEM 22

- 1/4" = 1'-0"



2 BR 3 ROOM UNIT

3 BEDROOM UNIT

P88-452

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Item 22