

CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	Niiya Architects, Inc., 1860 Howe Avenue, #340, Sacramento, CA 95825		
OWNER	Stamford Properties, Inc. 1435 River Park Drive, #310, Sacramento, CA 95825		
PLANS BY	Niiya Architects, Inc., 1860 Howe Avenue, #340, Sacramento, CA 95825		
FILING DATE	7-19-85	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	6-26-85	EIR	ASSESSOR'S PCL NO. 016-161-36,37

- APPLICATION:
- A. Negative Declaration
 - B. Plan Review of 32 unit apartment complex
 - C. Lot Line Adjustment to merge two lots

LOCATION: Between Captain's Table Road and Rio Lane, West of Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 32 unit apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Sutterville Heights Community Plan Designation:	Multiple Family Residential
Existing Zoning of Site:	R-3R
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:

North: Vacant; R-3
 South: Residential; R-3
 East: Vacant; R-2R
 West: Apartments; R-3

Setbacks:	Required	Provided
Front:	25 feet	25 feet
Side(Int):	5 feet	5 feet
Rear:	15 feet	15 feet

Parking Required:	32 spaces
Parking Provided:	48 spaces
Property Dimensions:	190' x 309'
Property Area:	1.32+ acres
Density of Development:	24.2 d.u. per acre
Square Footage of Building:	813+/unit
Height of Building:	30 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Materials:	Plywood siding
Roof Material:	Asphalt shingles

000523

APPLC. NO. P85-309

MEETING DATE 9-12-85
August 22, 1985

CPC ITEM NO. 2112

BACKGROUND INFORMATION: On December 12, 1978, the City Council approved a request to rezone the subject site from Single Family (R-1) to Light Density Multiple Family (R-3) and an 'R' review designation was placed on the site (P8381).

On November 24, 1981, the City Council approved entitlements necessary to construct 14 condominium units on a portion of the subject site (P9069). The map was never recorded and the Special Permit expired.

On April 11, 1985, the Commission approved the necessary entitlements to develop a 14 unit condominium project on the north half of the subject site (P85-115). This project, however, was never developed.

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use: The subject site is designated Residential and Multiple Family Residential in the 1974 General Plan and the 1965 Sutterville Heights Community Plan respectively. The subject site is zoned R-3-R which permits a density of up to 29 du/acre. The site is surrounded by vacant and developed property which is zoned for single and multiple family development. The proposed project is consistent with applicable plans and surrounding development. The proposed density of 24.2 is consistent with the R-3-R zoning.
- B. Site Design: The site is 1.32+ acres in size and consists of two lots. The applicant is proposing to construct eight structures along the west and south property lines in an 'L' shaped pattern. Parking is located on the northerly two-thirds of the site with ingress/egress from Captain's Table Road. In order to locate the buildings, as proposed, nine trees will have to be removed from the site. Staff has the following comments regarding the site layout:
1. It is likely that the relationship of the parking lot and the units located along Rio Lane will create a situation where the tenants will park along Rio Lane which would be a shorter walking distance than the parking lot. A field survey of the Rio Lane area indicates that many of the apartment tenants and their guests park on the street. Staff recommends that either the parking layout or the units along Rio Lane be relocated in the manner outlined in Exhibit B (A.2.).
 2. The site plan does not indicate the location of the trash enclosures. The enclosures must be constructed and located in the manner outlined in Exhibit B (F). In addition, the applicant is required to provide five bicycle storage lockers on-site in accordance with the criteria outlined in Exhibit B (D).
 3. The applicant should also provide a complete landscape and irrigation plan indicating compliance with the 50% parking lot shading requirement.
- C. Building Design: The applicant is proposing to construct eight buildings on-site. Each building will contain four units. All the apartment units will be two bedrooms. The building elevations indicate that the primary construction materials will be vertical plywood siding and asphalt shingle roofs.

000524

000514

To enhance the aesthetics of the project, staff suggests the following:

1. Stairs will not protrude significantly into the open space areas. All stairways are to have stringers on each side.
 2. The submitted elevations indicate the roofing material as asphalt composition. Staff suggests that the roofing material be a medium wood shake or similar material and subject to the Planning Director's approval.
 3. Building materials should be a mixture of horizontal wood siding and stucco or lap siding subject to the Planning Director's approval.
 4. The carport structures, if any, shall be compatible in design and materials with the main buildings.
 5. Staff is including multi-family site development criteria to be conditions of approval of this project (See Exhibit B).
- D. The applicant's project will also necessitate the processing of a lot line adjustment to merge the two lots. Staff has no objections to the proposed lot line merger.
- E. The proposal has been reviewed by the Traffic and Water Divisions. The following comments were received.

Engineering: Full improvements required.

Traffic: Maximum 4% slope within 20 feet of public right-of-way (Captain's Table Road). Captain's Table Road and Riverside Boulevard roadways are not shown in true alignment.

Water: Water main extension required for Captain's Table Road.

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

- A. As replacement for the nine trees identified for removal, the applicant shall plant six 24-inch box specimen Valley Oak trees on the property in an area that will promote their growth. The planting of these trees to the satisfaction of the City Arborist shall occur prior to issuance of the final inspection permit for this project.
- B. Grading, trenching, cutting, and/or filling within the dripline of those trees designated on the site plan for preservation, shall not occur.
- C. No actions shall be taken that will harm the health, vitality, or longevity of those trees identified on the site plan for preservation.

~~000010~~

000525

- D. 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.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Approval of the 'R' review, subject to conditions and based upon Findings of Fact which follow.
- C. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions:

- 1. The applicant shall submit a revised site plan indicating the relocation of units and parking area for review and approval by the Planning Director prior to the issuance of building permits.
- 2. A detailed landscaping and irrigation plan which conforms to Exhibit B shall be submitted and approved prior to issuance of building permits.
- 3. The applicant shall comply with the following environmental mitigation measures:
 - a. As replacement for the nine trees identified for removal, the applicant shall plant six 24-inch box specimen Valley Oak trees on the property in an area that will promote their growth. The planting of these trees to the satisfaction of the City Arborist shall occur prior to issuance of the final inspection permit for this project;
 - b. Grading, trenching, cutting, and/or filling within the dripline of those trees designated on the site plan for preservation, shall not occur;
 - c. No action shall be taken that will harm the health, vitality, or longevity of those trees identified on the site plan for preservation;
 - d. 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.
- 4. Stairs shall not protrude significantly into the open space areas. All stairways are to have stringers on each side.
- 5. The roofing material shall be a medium wood shake or similar material and subject to the Planning Director's approval.

~~000516~~

000526

6. Building materials shall be a mixture of horizontal wood siding and stucco or lap siding subject to the Planning Director's approval.
7. The carport structures, if any, shall be compatible in design and materials with the main buildings.
8. Staff is including multi-family site development criteria to be conditions of approval of this project (See Exhibit B).
9. *The existing single family home shall be made available for 30 days for re-location to any interested party prior to issuance of demolition permits. Such party shall have a minimum of 60 days during which to move the structure. Review of the move by the City Design Review Board shall be completed prior to any house move. (Amended by staff)*

Findings of Fact - Review:

1. The plan review is based on sound principles of land use planning in that the condominium uses are compatible with adjacent uses which consist of apartments and single family residences.
2. The plan review will not be detrimental to public health, safety or welfare in that adequate parking, landscaping and setbacks are provided.
3. The plan review is in compliance with the 1974 General Plan which encourages a variety of housing types.
4. The plan review is in compliance with the 1965 Sutterville Heights Community Plan which designates the site Multiple Family Residential.

000527

~~070817~~

EXHIBIT B

MULTIFAMILY RESIDENTIAL DESIGN CRITERIA

P85-309

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:
 - a. minimize location of main entry doors of units facing the public street
 - b. orient ends of building toward public street
 - c. break up long buildings containing many units into smaller building clusters or incorporate a breezeway through mid-section of a long building which provides closer access to off-street parking area for residents
 - d. locate off-street parking areas between the public street and building (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4)
3. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
4. Buildings shall be designed and oriented to reduce overview of private backyards and patio areas of on-site and adjacent developments and windows from second story units.
5. Accessory structures shall be compatible in design and materials with main building.
6. Communal facilities shall be centrally located.
7. Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.
8. Solar heating and cooling of units shall be achieved to the maximum extent possible.
9. Site planning shall take into account optimum solar orientation of structures.

10. Site planning shall minimize the incidences of one building shading another.
11. Private outdoor or garden areas shall be oriented to the south as much as possible.
12. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile, or other imitation shakes, subject to Planning Director approval.
13. The location of second story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first floor open space areas.

B. OFF STREET PARKING DESIGN CRITERIA

1. Off-street parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly) of which a minimum 1:1 shall be covered parking. Six foot decorative masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development. The design and materials used for covered parking structures shall be compatible to the main building structures.
2. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports. If adjacent to nonresidential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.

9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.
11. The parking stall depth shall be reduced by two feet.
 - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
 - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
12. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
13. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.
3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bike paths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.
6. Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual enclosed garages.

2. Fifty percent (50%) of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
3. Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

1. Landscape 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. The major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
 - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and fortwo story structures.
 - d. Consistency with energy conservation efforts.
 - e. Trees located so as to screen parking areas and private first floor ares and windows from second story units.
 - f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
 - g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
 - h. For crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.
 - i. Large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.

3. Landscaping of parking areas is discussed in Section B

F. TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary, for adequate screening.
5. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number and distribution.

G. SIGNAGE

With the exception of the main project identification sign(s), all other signage shall comply with the City Sign Ordinance.

A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type or incorporated into a low profile decorative entry wall(s). The height of the monument sign shall not exceed six feet.

The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco or similar material which complements the design of the main buildings.

Individual letters and Project logo are permitted. The signage program shall be subject to the review and approval of the Planning Director

H. PERSONAL SAFETY DESIGN CRITERIA

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building project including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and projects identification, door locking standards, etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.

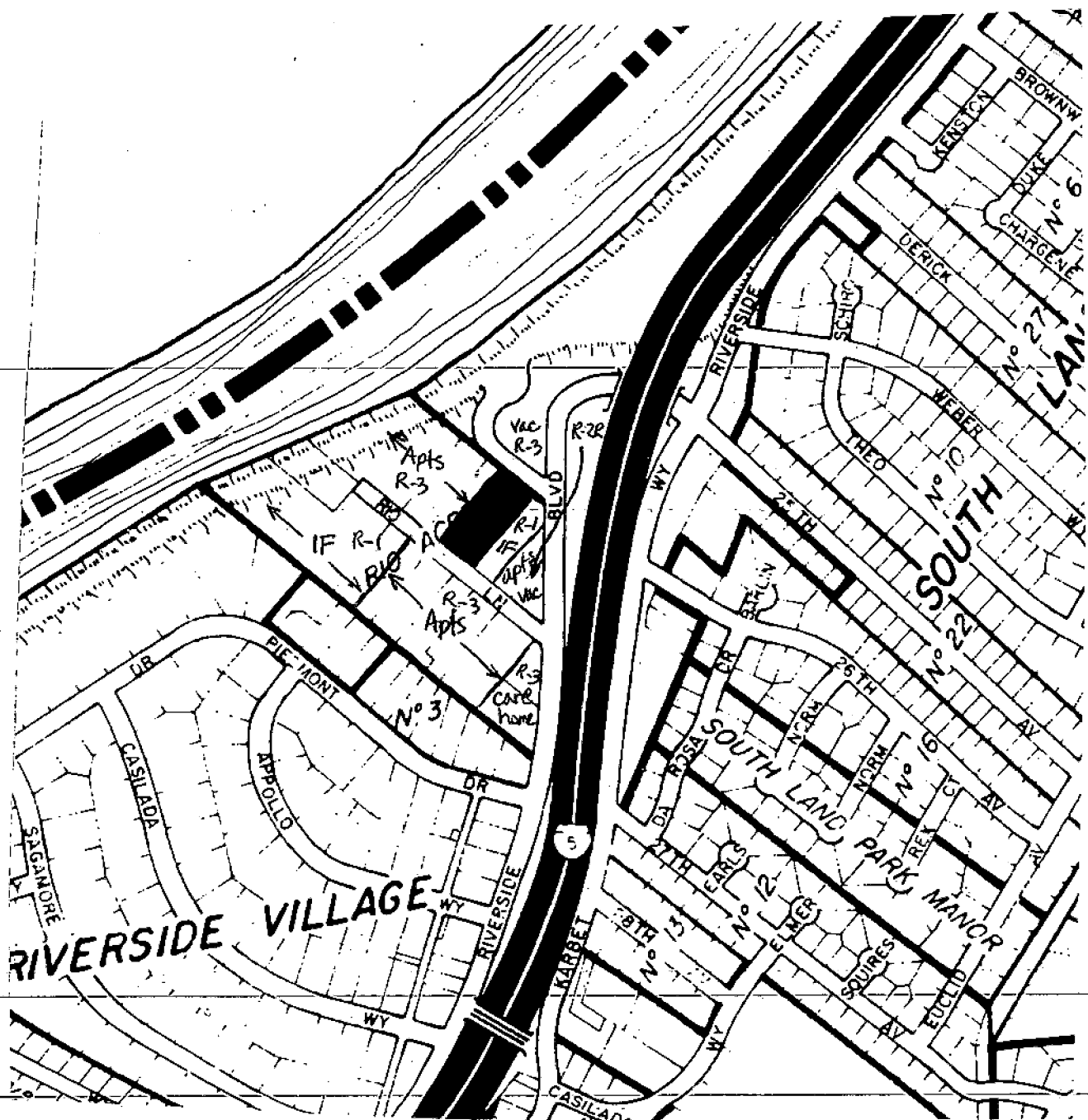
P85-309

000533

August 22, 1985

Item #21

~~000533~~

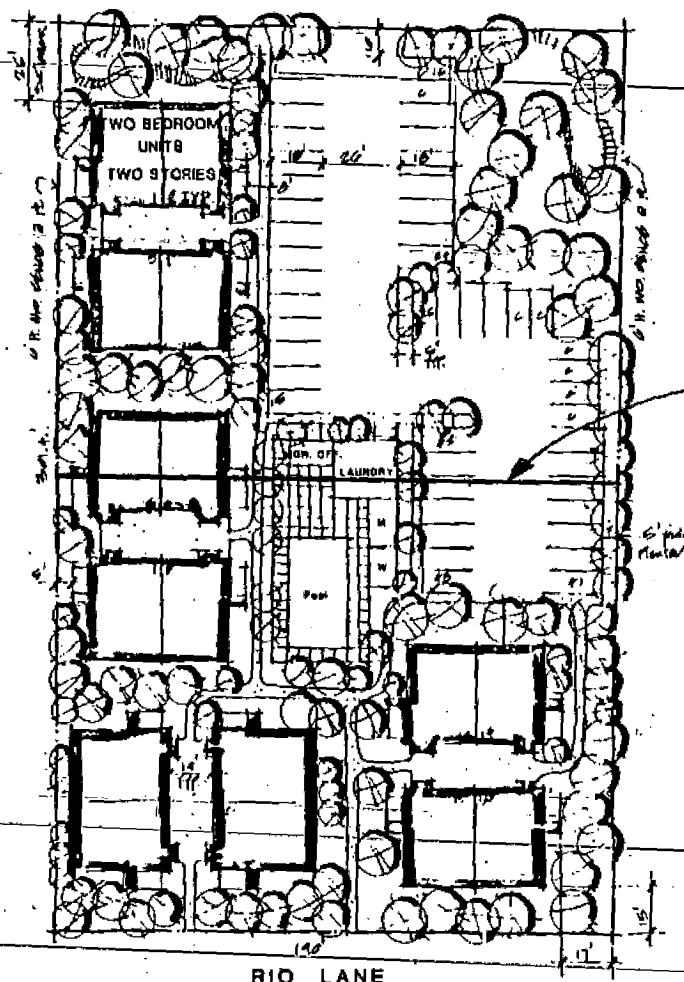


000534

~~000534~~

VICINITY - LAND USE - ZONING

CAPTAINS TABLE RD.



Lot Line to be removed

000536

P85-309

8-22-85

Item 21

EXHIBIT D

LEGAL DESCRIPTION

West 73.34 feet of Lot 11, Rio acres

Exc: Portion lying within Rio Lane and

Exc: portion lying northerly of southwesterly
line of Riverside Boulevard

All of Lot 12 and East 43.53 feet of Lot 13,

Rio acres Exc: Portion lying within Rio Lane

000515

