

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Collaborative Design Consultant, 1517 El Camino Ave., Sacto., Ca. 95815		
OWNER	Harry Stathos, 961 Piedmont Drive, Sacto., Ca. 95822		
PLANS BY	Collaborative Design Consultants		
FILING DATE	7/20/84	50 DAY CPC ACTION DATE	REPORT BY: EG:jl
NEGATIVE DEC.	1/17/85	EIR	ASSESSOR'S PCL NO. 31-070-49

APPLICATION: A. Negative Declaration
 B. Rezone 5+ acres from Agriculture (A) to Garden Apartment Review (R-2BR)

LOCATION: West side of Greenhaven Drive, approx. 500 feet north of Pocket Road.

PROPOSAL: The applicant is requesting the necessary entitlements to rezone 5+ vacant acres to develop 72 apartment units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Pocket Community Plan Designation:	Low Density Multiple Family
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single family; R-1A
 South: Vacant; A
 East: Single family; R-1A
 West: Vacant; A

Parking Required:	80 spaces
Parking Provided:	120 spaces
Property Dimensions:	Irregular
Property Area:	5.27 ac.
Density of Development:	13.6 units/ac (gross) 17.1 units/ac (net)
Square Footage of Building(s):	1 bdrm units - 624 sq. ft.; 2 bdrm units - 840 sq. ft.
Height of Structure(s):	2 stories
Topography:	Flat
Street Improvements:	Existing; to be provided
Utilities:	Available to site
Exterior Building Colors:	Earthtone
Exterior Building Materials:	Plywood or masonite lap siding, wood shake roof

PROJECT EVALUATION: Staff has the following comments:

A. The subject site is zoned Agriculture (A) and is designated for residential and low density multiple family residential on the General Plan and the 1978 South Pocket Community Plan respectively. The site is a vacant five acre parcel and the surrounding land uses include condominiums, single family and vacant parcels. The site is also on irregular shape, which is difficult to design.

APPLC. NO. P84-277

MEETING DATE February 14, 1985

CPC ITEM NO. 15

- B. The applicant proposes to develop 72 apartments units (density - 17.10 du/ac net). The units will be clustered in groups of 4 - 16 units per cluster. Each building will be two story (excluding the units indicated on Exhibit A which are one story) with units ranging in size from 624 sq. ft. (1 bdrm) to 840 sq. ft. (2 bdrm). The applicant will provide 120 parking spaces (both covered and uncovered). A recreation building and pool area will also be provided.
- C. The applicant proposes to use masonite lap siding on the exterior and wood shakes for the roof. Exterior colors will be earthtones. The proposed roof line and building elevations create a somewhat monotonous appearance to the eye. The building end elevations, which are devoid of windows, will create a visual barrier for both residents of the project as well as surrounding property owners and motorists. Staff has met with the applicant's architect to discuss concerns regarding the end elevations, carports and stairway construction. The applicant's architect has indicated that the plans submitted are conceptual and that the following changes will be incorporated to mitigate staff's concerns:
 - 1. End elevations - Unit configuration to be modified to change architectural relief. Windows to be added to break up blank wall.
 - 2. Stairways - Stairs are proposed to be constructed of concrete steps with a single iron stringer support. These stairways tend to be unsightly; therefore, the applicant proposes to screen the stairway by partially enclosing them with siding to match the units.
 - 3. Carports - The applicant has proposed to construct covered carports using metal roofs and poles. The applicant has indicated that alternative materials will be used so that carports will be more visually and architecturally compatible with the proposed units.

Staff also recommends that the applicant comply with the multiple family design criteria which is attached to this report (Exhibit D).

The proposed project has been reviewed by the Building Inspection, Water and Sewer, Engineering and Traffic Divisions. The following comments were received:

Water and Sewer

Standard improvements required

Engineering

- A. Recommend no more than 20 units per acre.
- B. No building permits will be issued until improvements in South Pocket Sanitary Sewer Assessment District #2 are functional.
- C. Standard improvements required.
- D. Sewer and drainage study required.
- E. Minimum lot pad = 3.5+ ft; minimum gutter grade 2.0 ft.

- F. Seepage study required.
- G. Street sections need to be designed for high ground water conditions.
- H. Right-of-way dedications required for streets.

Traffic

Coordinate street improvements and street dedications with the traffic division.

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

- A. The applicant shall protect and retain 4 oak trees identified for preservation by insuring that the following be complied with, to the satisfaction of the City Planning Director and City Arborist, prior to the issuance of a building permit.
 - Temporary 6-foot high chain link fences shall be placed around the drip line of the trees in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment, and vehicles. These fences shall remain in place until landscaping begins.
 - Grading, trenching, cutting, and/or filling within the drip line of the trees designated for preservation shall not occur.
 - Roadways and building foundations shall not extent into the trees' drip line.
 - Irrigation systems within the trees' drip line shall be prohibited.
 - Pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited.
- B. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratification of the Negative Declaration.
- B. Approve rezone of 5+ acres from Agriculture (A) to Garden Apartment Review (R-2B-R), subject to the following conditions:

Conditions:

1. The applicant shall submit revised site and elevation plans for review and approval by the Planning Director prior to the issuance of building permits. Revised plans shall include the following:
 - a. Carports shall be designed with material and color that are compatible with the building.
 - b. Stairways shall be screened from public streets with wood materials.
 - c. End elevations shall be modified to provide relief and interest.

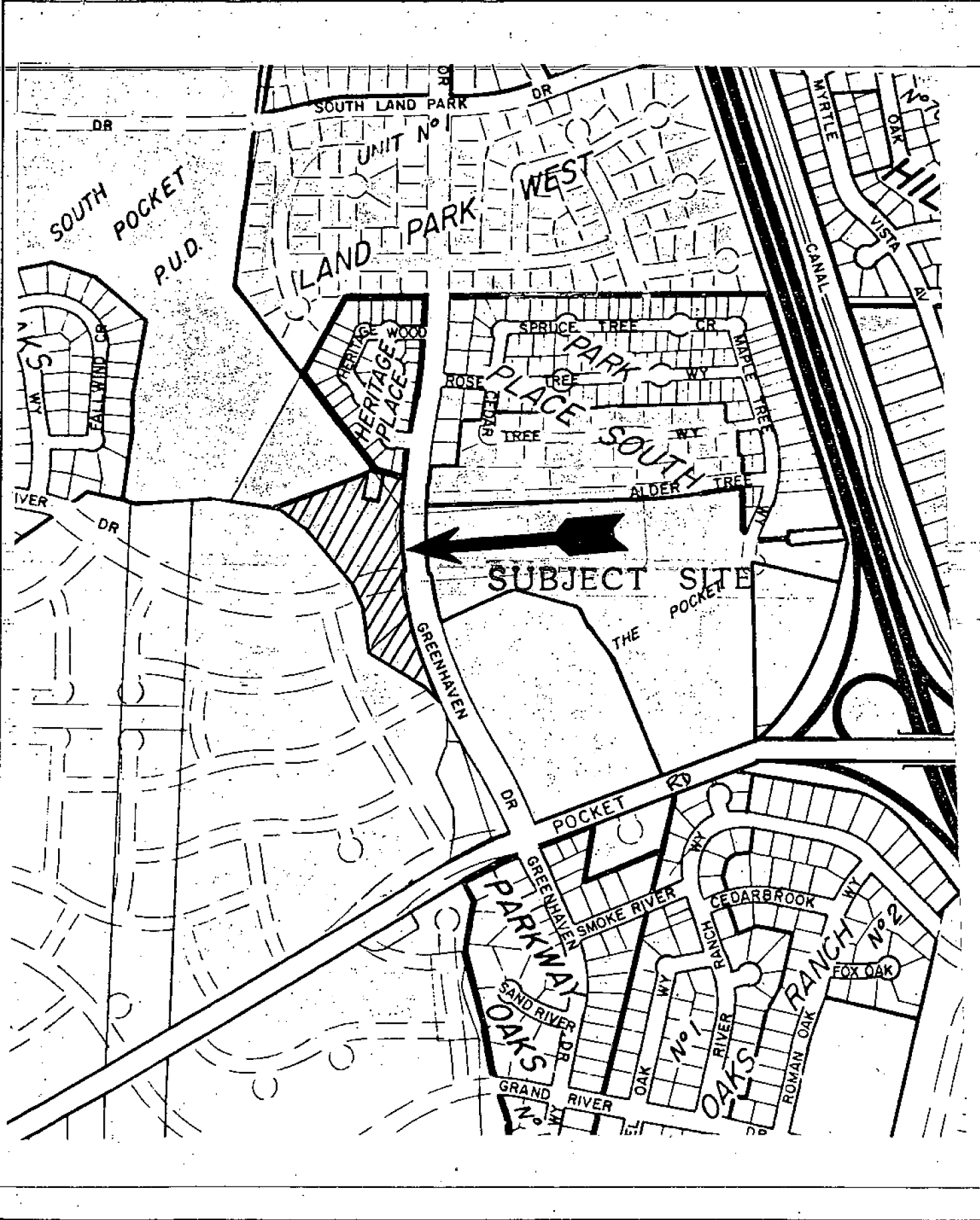
2. The applicant shall submit a detailed landscaping, irrigation and shading plan for review and approval by the Planning Director prior to the issuance of building permits.

3. The applicant shall comply with the multiple family design criteria outlined in Exhibit D.

4. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

5. The applicant shall protect and retain four oak trees identified for preservation by insuring that the following be complied with to the satisfaction of the City Planning Director and City Arborist, prior to the issuance of a building permit:
 - a. Temporary 6-foot high chain link fences shall be placed around the drip line of the trees in areas of construction to prevent soil compaction. These fences shall remain in place until landscaping begins.
 - b. Grading, trenching, cutting, and/or filling within the drip line of the trees designated for preservation shall not occur.
 - c. Roadways and building foundations shall not extend into the trees' drip line.
 - d. Irrigation systems within the trees' drip line shall be prohibited.
 - e. Pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited.

6. A maximum of 72 units shall be permitted.



VICINITY MAP



COLLABORATIVE DESIGN
CONSULTANTS

EXHIBIT A
SITE PLAN

P84-277

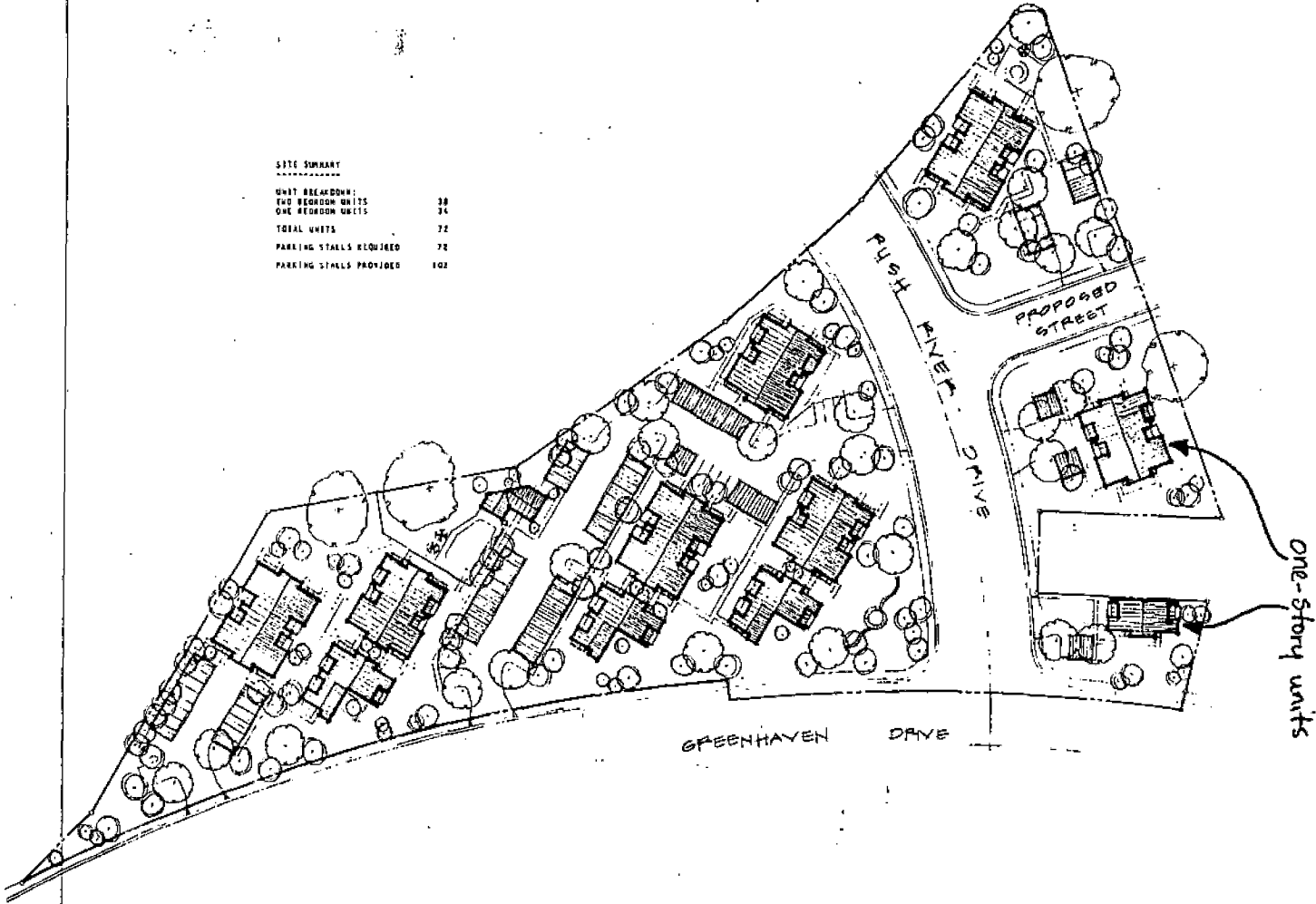
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SITE SUMMARY

UNIT BREAKDOWN:	
2ND BEDROOM UNITS	38
ONE BEDROOM UNITS	34
TOTAL UNITS	72
PARKING STALLS REQUIRED	72
PARKING STALLS PROVIDED	102



A
B
C
D
E
F
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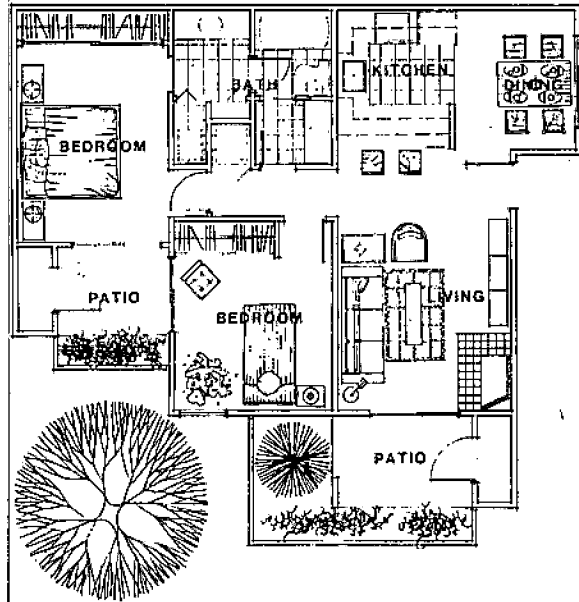


COLLABORATIVE DESIGN
CONSULTANTS

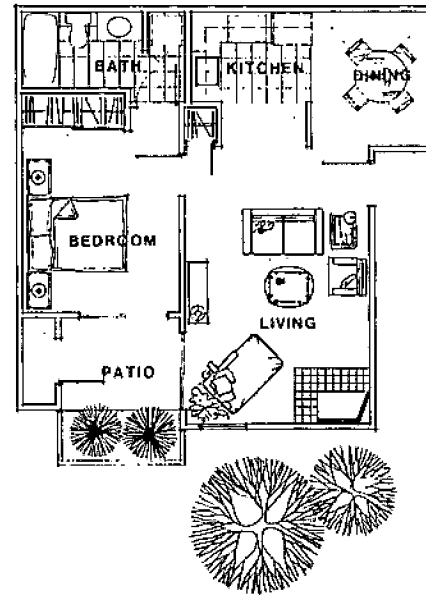
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TWO BEDROOM UNIT 116'-10"
840 Square Feet



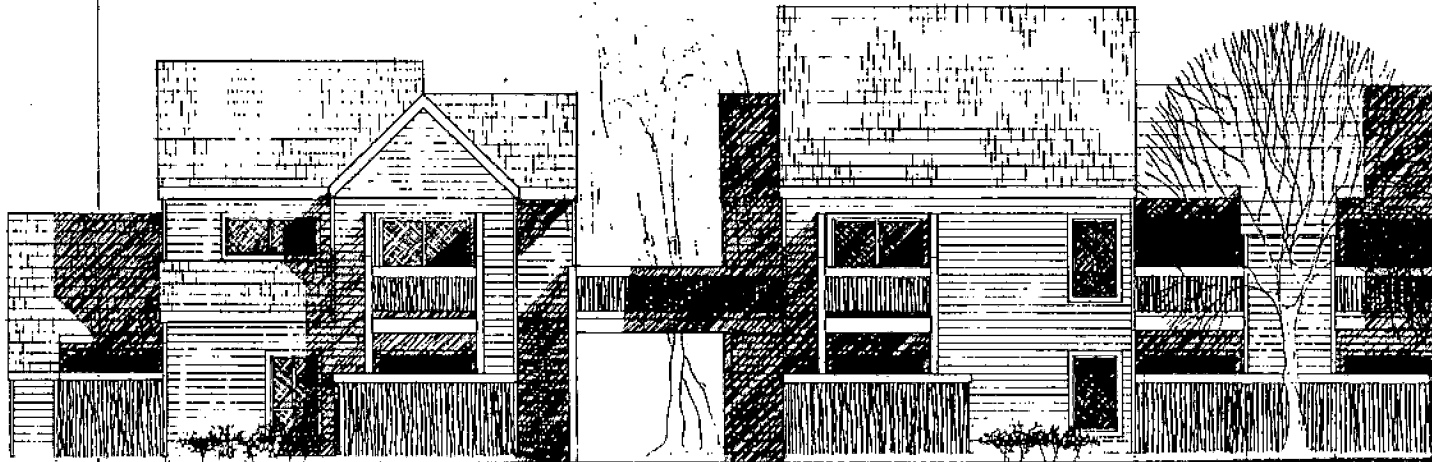
ONE BEDROOM UNIT 114'-10"
624 Square Feet

EXHIBIT B
FLOOR PLANS

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3
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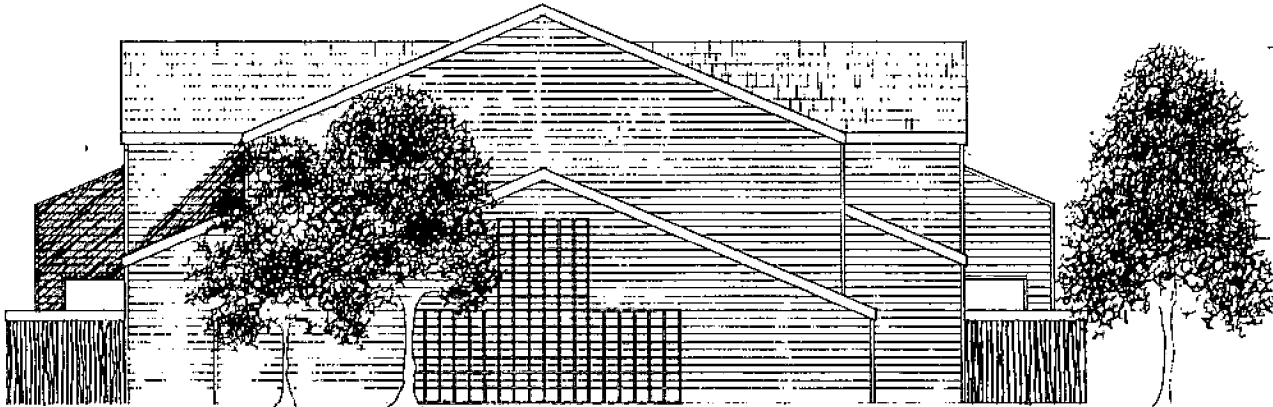
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FRONT ELEVATION 1/4" = 1'-0"

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END ELEVATION 1/4" = 1'-0"



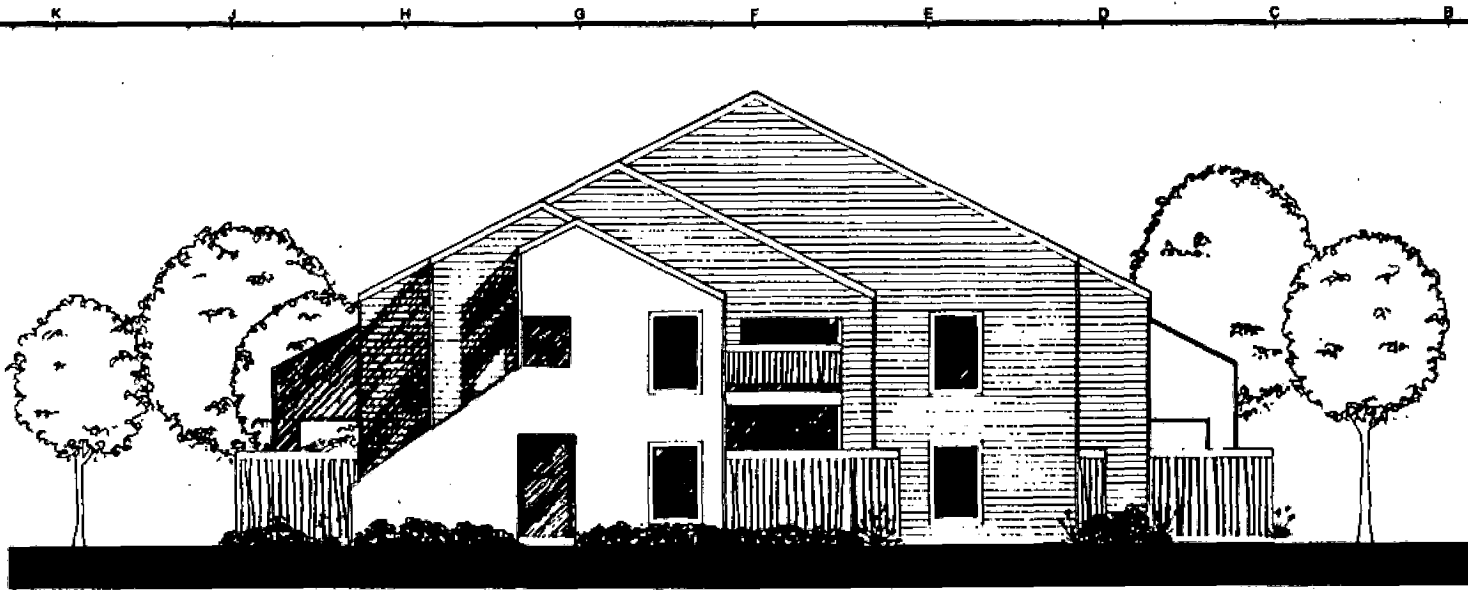
COLLABORATIVE DESIGN CONSULTANTS

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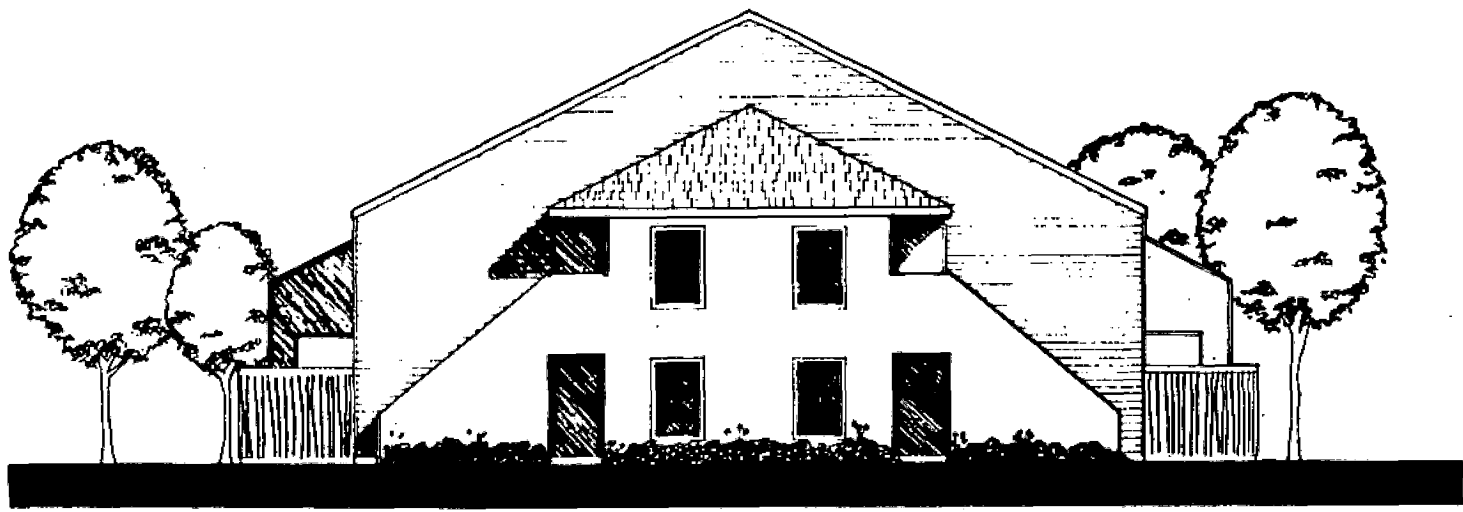
EXHIBIT C
ELEVATIONS

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END ELEVATION A 174'-0" x 17'-0"



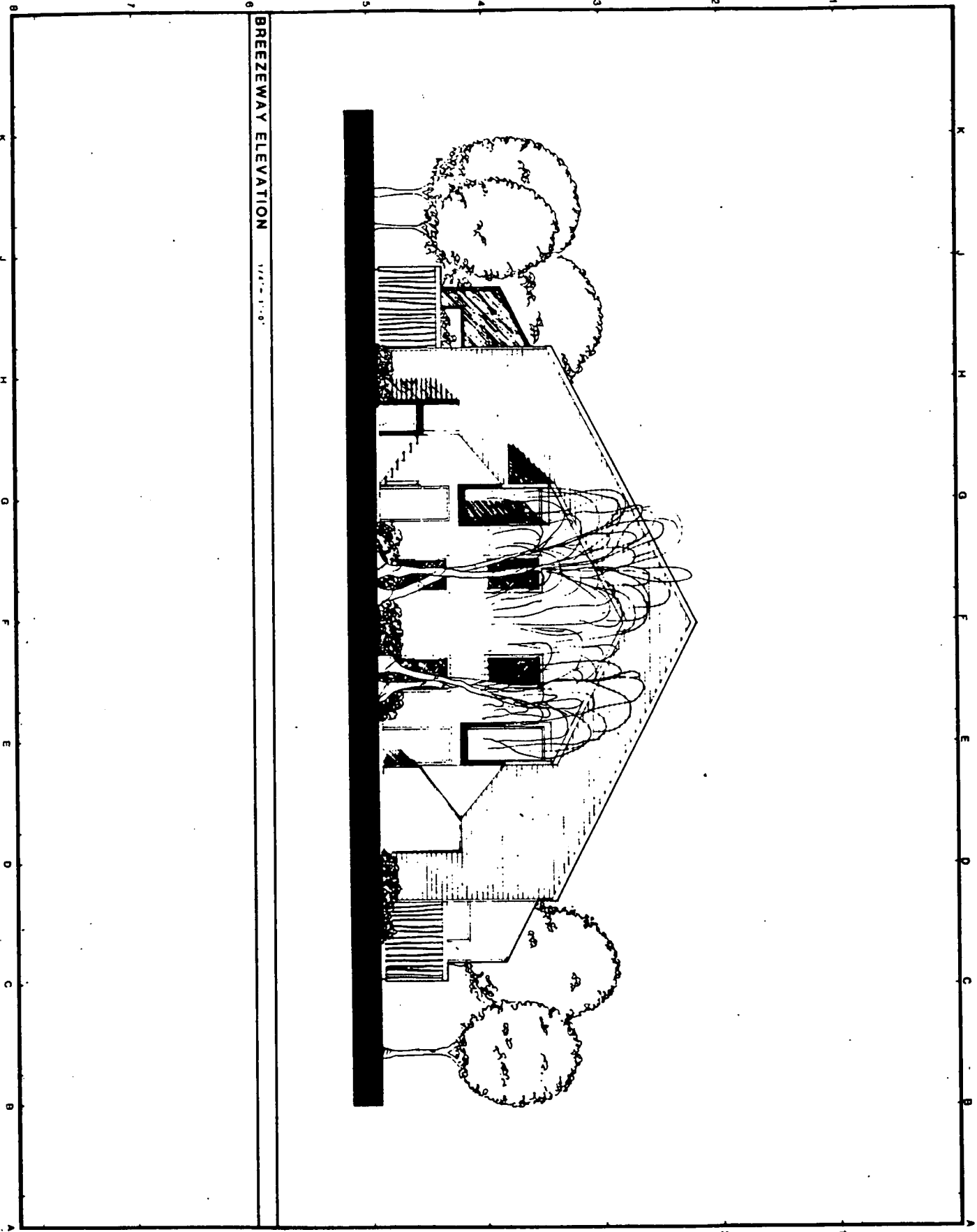
END ELEVATION B 174'-0" x 17'-0"



PHEASANT RUN
80 APARTMENT UNITS
Sacramento, California

002112

002113



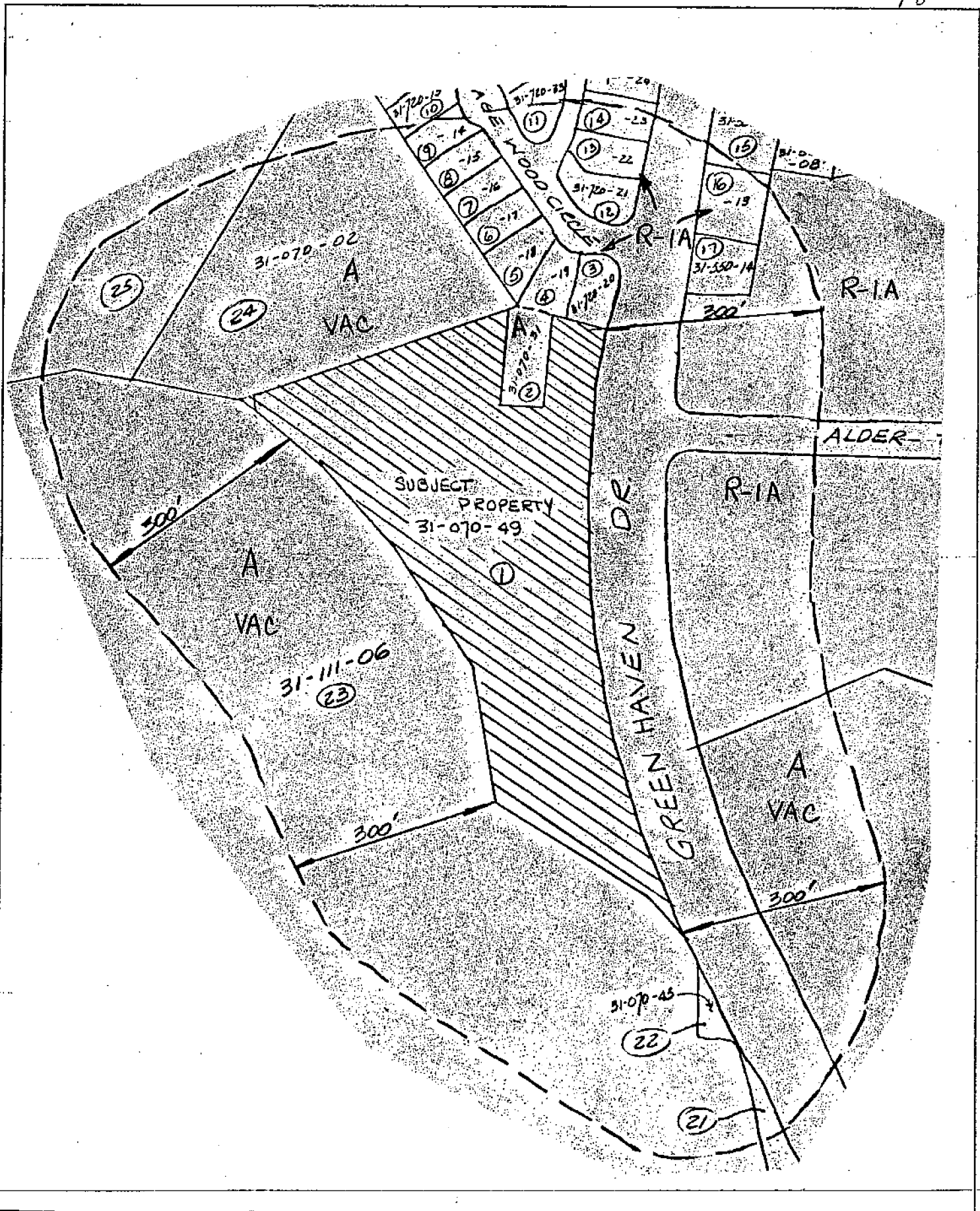
BREEZEWAY ELEVATION

1/4" = 1'-0"

PHEASANT RUN
80 APARTMENT UNITS
 Sacramento, California

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LAND USE & ZONING MAP