

CITY PLANNING COMMISSION

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

APPLICANT	Reiners & Hayes, 3451 Longview Drive, No. 150, North Highlands, CA 95660				
OWNER	Barratt of Northern California, 2135 Butano Dr., Sacramento, CA 95825				
PLANS BY	Reiners & Hayes, 3451 Longview Drive, No. 150, North Highlands, CA 95660				
FILING DATE	12-21-84	50 DAY CPC ACTION DATE		REPORT BY:	SC:bw
NEGATIVE DEC	12-28-84	EIR		ASSESSOR'S PCL NO.	119-220-58

APPLICATION: A. Negative Declaration
B. Plan Review for a 216-unit apartment complex (Sec. 13-3-C(4))

LOCATION: South side of Brookfield, west of Franklin Boulevard at Valley Wind Way

PROPOSAL: The applicant is requesting the necessary entitlement to develop a 216-unit apartment complex in the R-3-R zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Southgate Community Plan Designation: Light Density Multiple Family
Existing Zoning of Site: R-3-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-3 & R-3-R
South: Vacant; R-3-R
East: Residential & Commercial; R-3 & C-2
West: Residential; R-1A

001948

Parking Required: 324 spaces @ 1.5 spaces per unit
Parking Provided: 356 spaces
Property Dimensions: Irregular
Property Area: 9.4+ acres
Density of Development: 23 units per acre
Square Footage of Units: A-600; B-668; C-735; D-816
Height of Structure: 29 feet
Significant Feature of Site: Existing trees
Topography: Flat
Street Improvements: Existing and to be improved
Utilities: To be provided
Exterior Building Colors: Green, brown or earth tones
Exterior Building Materials: T-111 plywood siding with composition shingle roof

BACKGROUND INFORMATION: On July 10, 1980 (P-9070) the Planning Commission approved a conceptual site plan to rezone the site to R-3-R. At that time the site consisted of 30+ acres. In November of 1983, a parcel map (P83-341) was approved separating the subject site from 20 acres of vacant land south of the site. In August of 1984 the applicant submitted a Plan Review (P84-304) to develop 272 apartment units on the subject site. The applicant withdrew this request during the September 27th Commission hearing.

APPLC. NO. P85-025

MEETING DATE January 24, 1985
February 14, 1985

CPC ITEM NO. 27

13

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

Land Use

- A. The subject site consists of 10+ acres and an area developed with single family, multiple family and commercial uses. The applicant is proposing to develop the site with 216 apartment units. As proposed, the density of the project is consistent with the zoning and plan designations.
- B. Access to the site will be provided from Brookfield Drive, Franklin Boulevard and on the Sunmeadow Drive extension to the south. The site is bounded on the west side by Valley Wind Way; however, no access is provided on this street in an effort to minimize traffic and parking problems for the adjacent single family development.

001949

Project Design

- A. The applicant is proposing to develop the site with 216 apartment units which will be located in five different building sizes. The following indicates the number of each building type and unit size.

BUILDING MIX:

FLOOR PLAN MIX:

<u>Bld'g. Type</u>	<u>No. Bldg's</u>	<u>%</u>	<u>Unit Size</u>	<u>Floor Plan No.</u>	<u>No. Units</u>	<u>%</u>
1	3	18	A - 600 sq. ft.	A (1 BRM/1 BA)	56	25
2	7	40	B - 668 sq. ft.	B (1 BRM/1 BA)	32	25
3	3	18	C - 735 sq. ft.	C (2 BRM/1 BA)	64	30
4	2	12	D - 816 sq. ft.	D (2 BRM/2 BA)	64	30
5	2	12			<u>216</u>	<u>100%</u>
	<u>17</u>	<u>100%</u>				

- B. The site plan indicates that a minimum 25-foot landscaped setback will be provided along all public street frontages. Additional setbacks and landscaping have been provided along Franklin Boulevard to accommodate the realignment and modification of Franklin Boulevard at the Florin Creek bridge.
- C. Extensive berming and landscaping have been provided along all street frontages to discourage on-street parking by residents and their guests. A recreational area, pool and tot lot have been included in the on-site amenities and as part of the open landscape space for this project.
- D. As proposed, the structures consist of two-story buildings finished in R-111 siding and stucco with composition roofs. The original plans provided minimal relief to the elevations by the use of stucco in the entry way and on the storage walls. The applicant has met with the staff to discuss modifications to the end elevations and reduce the use of T-111 material. Subsequently, the applicant has submitted revised plans to address staff's concerns. Additional relief has been provided on the end elevations with the use of window elements and stucco.

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

Land Use

- A. The subject site consists of 10+ acres and an area developed with single family, multiple family and commercial uses. The applicant is proposing to develop the site with 216 apartment units. As proposed, the density of the project is consistent with the zoning and plan designations.
- B. Access to the site will be provided from Brookfield Drive, Franklin Boulevard and on the Sunmeadow Drive extension to the south. The site is bounded on the west side by Valley Wind Way; however, no access is provided on this street in an effort to minimize traffic and parking problems for the adjacent single family development.

Project Design

001950

- A. The applicant is proposing to develop the site with 216 apartment units which will be located in five different building sizes. The following indicates the number of each building type and unit size.

BUILDING MIX:

Bld'g. Type	No. Bldg's	%
1	3	18
2	7	40
3	3	18
4	2	12
5	2	12
	<u>17</u>	<u>100%</u>

FLOOR PLAN MIX:

reviewed

Floor Plan No.	No. Units	%
A (1 BRM/1 BA)	56	25
B (1 BRM/1 BA)	32	25
C (2 BRM/1 BA)	64	30
D (2 BRM/2 BA)	64	30
	<u>216</u>	<u>100%</u>

- B. The site plan indicates that a minimum 25-foot landscaped setback will be provided along all public street frontages. Additional setbacks and landscaping have been provided along Franklin Boulevard to accommodate the realignment and modification of Franklin Boulevard at the Florin Creek bridge.
- C. Extensive berming and landscaping have been provided along all street frontages to discourage on-street parking by residents and their guests. A recreational area, pool and tot lot have been included in the on-site amenities and as part of the open landscape space for this project.
- D. As proposed, the structures consist of two-story buildings finished in R-111 siding with composition roofs. Minimal relief has been provided to the elevations by the use of stucco in the entry way and on the storage walls. In an effort to improve the exterior elevations staff recommends the following modifications:

Also, additional stucco is utilized to reduce the abundance of the T-111 wood siding. However, staff suggests the applicant finish the stair stringers with a color that is compatible with the exterior wood siding. Also, stair railing should consist of wood over metal. The applicant should also consider screening the stairs with a trellis element or a stucco wing wall element.

In addition, to discourage parking on the street as well as screening the on site parking areas from public view, additional screening shrubs should be planted along the perimeter of the project.

- E. No elevations were provided for the carports. The carports shall be compatible to design and material with the apartment structures. The applicant has not submitted elevations or floor plans of the recreation building. It appears the recreation structure is not large enough to serve the number of units proposed. Staff is currently considering criteria that provide for recreation area relative to the number of units. The applicant should, therefore, work with staff to design an expanded recreation structure that will adequately serve the dwellers of the 216 units.
- F. The applicant's plans do not include details for the bicycle storage facilities. It is, therefore, recommended that general compliance with the attached Multiple Family Residential Design Criteria be required (see Exhibit A).
- G. As a condition on the map for this site, parkland dedication fees were deferred until the site was further subdivided or building permits were issued. The applicant should note this condition as well as other conditions noted on the tentative map.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and determined that it will not have a significant adverse impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Planning Commission approve the applicant's request, subject to the following conditions:

Conditions - Review

001951

- 1. The applicant shall adhere to the setbacks indicated in the attached site plan.
- 2. Applicant shall finish stair stringers with a color that is compatible with the exterior wood. Railing shall consist of wood over metal;
- 3. Plans for carports shall be submitted for Planning Director review prior to issuance of a building permit. The design and material of the carports shall be compatible in material and design of the main structure on the site.
- 4. The applicant shall adhere to the attached Multiple Family Residential Design Criteria in Exhibit A.

001952

1. On all end elevations more movement of wall plane and change in surface detailing is needed to provide relief.
 2. The overhang on all shed roofs shall be extended.
 3. Provide additional overhang on the gable ends of the buildings.
 4. Utilize horizontal wood siding on some buildings or reduce the percentage of T-111 by providing additional stucco over what is proposed. (A change in material should only occur with a change of surface plane.)
 5. Utilize two stringers on the entry stairs. Railing and balusters should consist of wood or wood over metal.
 6. No elevations were provided for the carports. The carports shall be compatible in design and material with the apartment structures.
- E. The applicant's plans do not include details for the bicycle storage facilities. It is, therefore, recommended that general compliance with the attached Multiple Family Residential Design Criteria be required (see Exhibit A).
- F. As a condition on the map for this site, parkland dedication fees were deferred until the site was further subdivided or buiding permits were issued. The applicant should note this condition as well as other conditions noted on the tentative map.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and determined that it will not have a significant adverse impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Planning Commission approve the applicant's request, subject to the following conditions:

Conditions - Review

1. The applicant shall adhere to the setbacks indicated in the attached site plan.
2. The buiding elevations and material shall be modified as follows:
 - a. On all end elevations more movement of wall plane and change in surface detailing is needed to provide relief;
 - b. The overhang on all shed roofs shall be extended;
 - c. Provide additional overhang on the gable ends of the buildings.
 - d. Utilize horizontal wood siding or reduce the percentage of T-111 by providing additional stuccoed siding. (A change in material should only occur with a change of surface plane.)

See revised page

5. The applicant shall provide additional shrubs planting along the perimeter of the project. The landscape plan indicating this condition shall be submitted to the Planning Director for review and approval.
6. The applicant shall expand the recreation structure to adequately serve the project. The design of this structure shall be compatible in materials and colors with the apartment structures. Final elevations and floor plans shall be reviewed and approved by the Planning Director.

001953

NOTE:

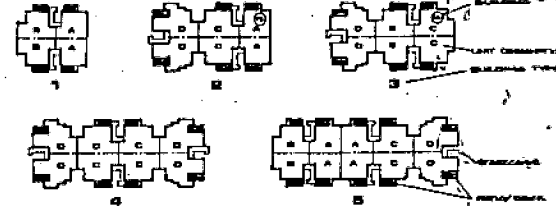
This site plan & architectural drawings are prepared pursuant to the provisions of the Planning Code of the City of Sacramento, California. All buildings shown are intended to be constructed in accordance with the provisions of the Planning Code of the City of Sacramento, California. The applicant warrants that the information contained herein is true and correct to the best of his knowledge and belief. The City of Sacramento is not responsible for the accuracy of the information contained herein.

GENERAL NOTES:

APPLICANT: SUNMEADOW APARTMENTS
PROJECT: SUNMEADOW APARTMENTS
ADDRESS: 1200-1204 (PORTION OF) BROOKFIELD DRIVE
AREA: 1.14 AC
PLANNING USE: M-2 (MEDIUM DENSITY RESIDENTIAL)
MITIGATIONS: NONE
UTILITIES: WATER, SEWER, GAS, TELEPHONE, FIBER OPTIC

FILE NO.: 1200-1204 (PORTION OF) BROOKFIELD DRIVE
DATE: 12/1/84

PROJECT CONTACT: CITY OF SACRAMENTO
FILE NO.: 1200-1204 (PORTION OF) BROOKFIELD DRIVE
DATE: 12/1/84
PROJECT CONTACT: CITY OF SACRAMENTO
FILE NO.: 1200-1204 (PORTION OF) BROOKFIELD DRIVE
DATE: 12/1/84



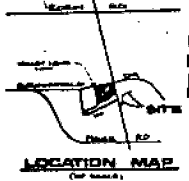
BUILDING DIAGRAMS

BUILDING MIX			ROOM COUNT MIX		
NO.	TYPE	%	R	B	%
1	2	10	A (1 bed/1 bath)	20	20
2	3	10	B (2 bed/1 bath)	20	20
3	4	15	C (3 bed/1 bath)	30	30
4	5	15	D (4 bed/1 bath)	40	40
5	6	50	E (5 bed/2 bath)	100	100

PARKING SPACE REQUIRED: 120 SPACES

PARKING PROVIDED: 120 SPACES

TYPE	NO.	%
Garage	120	100



site plan

SUNMEADOW APARTMENTS

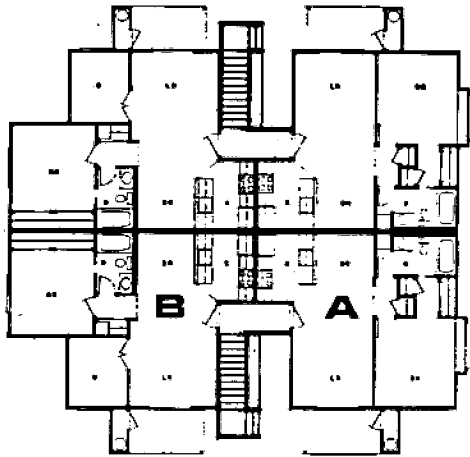
CITY OF SACRAMENTO, CALIFORNIA

DECEMBER 1984

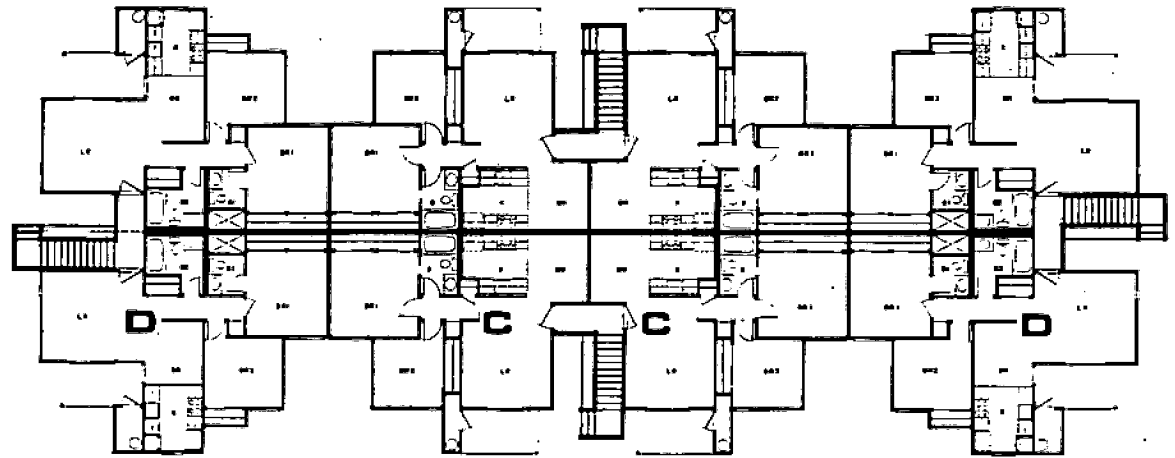
SHEET 1 OF 5 SHEETS

STONHAM & BECKER
 ARCHITECTURE
 PLANNING

REINERS & HAYES
 CONSULTANTS
 IN PLANNING



BUILDING 1 FLOOR PLAN



BUILDING 4 FLOOR PLAN

001955



FRONT/REAR ELEVATION



FRONT/REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

architectural plans
SUNMEADOW APARTMENTS

CITY OF SACRAMENTO, CALIFORNIA

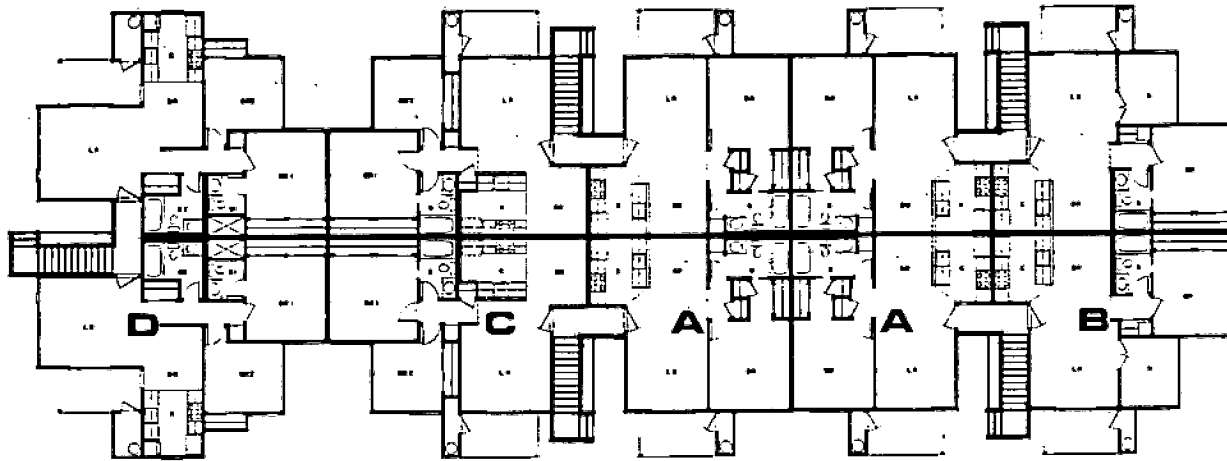
DECEMBER 1994
 SHEET 3 OF 6 SHEETS

REV. 1/15/95
 STONHAM
 & BECKER
 ARCHITECTURE
 PLANNING

REINERS
 & HAYES
 CONSULTANTS
 IN PLANNING

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BUILDING 5 FLOOR PLAN



FRONT / REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

architectural plans
SUNMEADOW APARTMENTS

CITY OF SACRAMENTO, CALIFORNIA

DECEMBER 1984

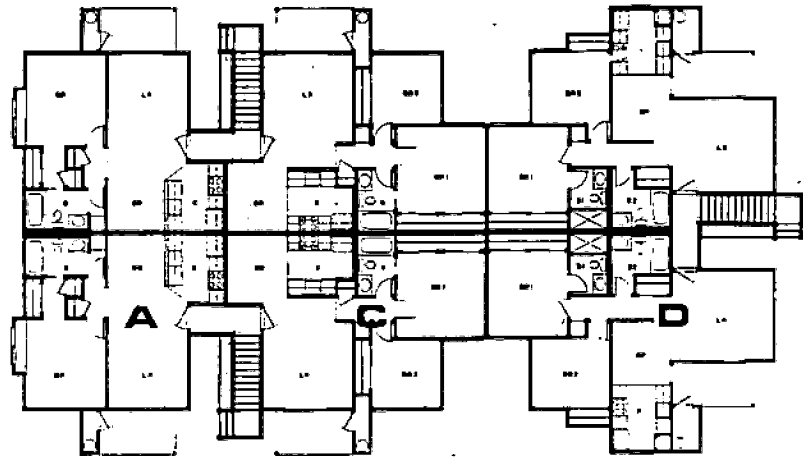
SHEET 5 OF 5 SHEETS

STONHAM
& BECKER
ARCHITECTURE
PLANNING

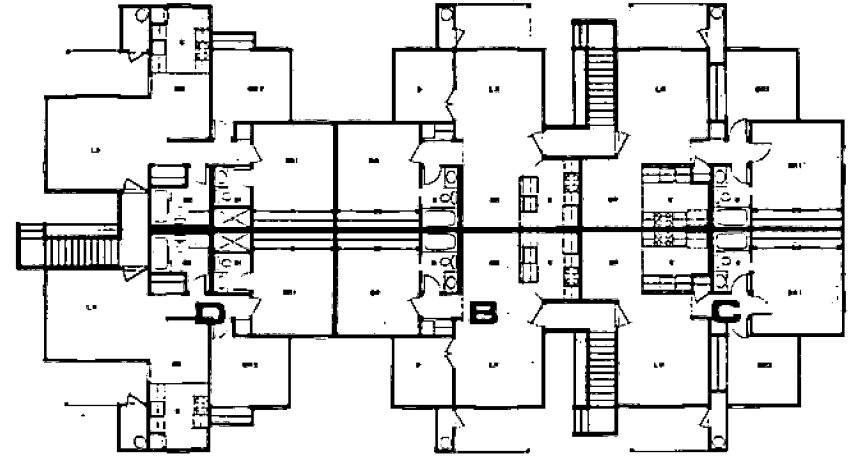
REV 11/26/85

REINERS
& HAYES
CONSULTANTS
IN PLANNING

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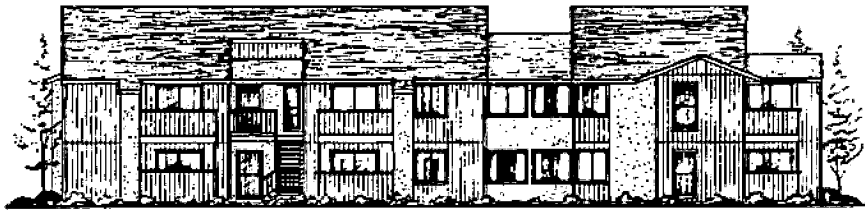


BUILDING 2 FLOOR PLAN



BUILDING 3 FLOOR PLAN

001957



FRONT/REAR ELEVATION



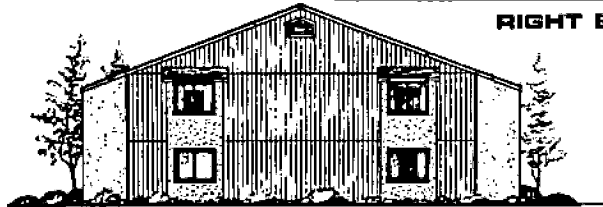
FRONT/REAR ELEVATION



RIGHT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



LEFT ELEVATION

architectural plans
SUNMEADOW APARTMENTS

CITY OF SACRAMENTO, CALIFORNIA

DECEMBER 1984
 SHEET 4 OF 5 SHEETS

<p>STONHAM & BECKER ARCHITECTURE PLANNING</p>	<p>REINERS & HAYES CONSULTANTS IN PLANNING</p>
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PLANT LIST

- DECIDUOUS TREES**
 PINUS COCCIFERA - MOUNTAIN PINE
 QUILCIS CALIFORNICA - COMMON BLACK PINE
 LIQUIDAMBAR FORMICOSA - FLAME TREE
 FRAXINUS OXYPHYLLA - WHITE OAK
 NYSSA BIFLORA - BLACK WALNUT
 PRUNUS PRINCEPS - PINK BLOSSOM PRUNELLA
- EVERGREEN TREES**
 LIQUIDAMBAR FORMICOSA - FLAME TREE
 TAXUS CALIFORNICA - CALIFORNIA REDWOOD
 QUERCUS LAEVOLEVIS - WHITE OAK
- ACCENT TREES**
 LAURUS NOBILIS - LAUREL
 PACHYSTYLIS ALATA - CHINA PINE
 PIPER FOLIOLATA - BIRCH
- SHRUBS AND GROUNDCOVERS**
 SCOPOLIA PIPERIFOLIA - NIGHTSHADE
 RIVERIA BILIMBURNI - POLYANTHUS
 ERIGONIA BALTICA - POLYANTHUS
 GERANIUM 'WATSON' - POLYANTHUS
 LIGULARIA STRONGII - POLYANTHUS
 MACHONIA PUNICATA - POLYANTHUS
 PHLOX FRANKII - POLYANTHUS
 PILEOSTEMMATA LINDLEYANA - POLYANTHUS
 PEGAEANUS MACROCARPA - POLYANTHUS
 PASTORIS HERBA - POLYANTHUS
 PASTORIS HERBA - POLYANTHUS
- TYPE**
 BLUEGRASS / PERENNIAL PTE MIX

LEGEND

- A SHIFT SIGN
- B DIRECTORY WITH SIGNPOST
- C POOL AREA AND RECEPTION BLDG
- D B&B-OLD AREA
- E 10' LO"
- F LAUNDRY BLDG
- G 10' HIGH DECKS AND SHADES
- H SUPER PLANTING AND DECKS

SHADE CALCULATIONS

TOTAL PLANTED AREA: 122,214 SQ. FT.
 TOTAL CANOPY AREA: 122,214 SQ. FT.
 TOTAL TREE SHADE: 122,214 SQ. FT.
 TOTAL SHADE PERCENT: 100%
 FULL SHADE: 122,214 SQ. FT.
 HALF SHADE: 0 SQ. FT.

NOTES

ALL PLANTINGS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED OTHERWISE

001950

**preliminary
 landscape plan
 SUNMEADOW APARTMENTS
 CITY OF SACRAMENTO, CALIFORNIA
 DECEMBER 1964
 SHEET 2 OF 5 SHEETS**



STONHAM & BECKER
 ARCHITECTURE
 PLANNING
 1400 J ST. SACRAMENTO, CALIFORNIA 95811

REINERS & HAYES
 CONSULTANTS
 IN PLANNING
 1400 J ST. SACRAMENTO, CALIFORNIA 95811

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MULTIFAMILY RESIDENTIAL DESIGN CRITERIA
P85-025

001959

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. Large multi-family projects (exceeding 100 units) shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided.

Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.

2. 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.
3. 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:
 - minimize location of main entry doors of units facing the public street
 - orient ends of building toward public street
 - break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
 - 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).
4. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
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 minimize the incidences of one building shading another.
10. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile, or other imitation shakes, subject to Planning Director approval.
11. A minimum building setback of 50 feet shall be utilized on multiple family projects from interior and rear property lines abutting existing or future low density residential developments where two story structures are proposed. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut existing or future low density development.

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 non-residential 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.

001961

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. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.

5. 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. 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 for two story structures.
 - d. Consistency with energy conservation efforts.
 - e. Trees located so as to screen parking areas and private first floor areas 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.

001962

- 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.
3. Landscaping of parking areas is discussed in Section B.

001963

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 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 demensions 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 project identification, door locking standards, etc.

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

001964