

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Howard Brandis, 100 Sonia Street, Oakland, CA 94618	415-547-3687	
OWNER	Quad-Reside & G.B.C., 100 Sonia Street, Oakland, CA 94618		
PLANS BY	Howard Brandis, 100 Sonia Street, Oakland, CA 94618		
FILING DATE	9/22/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	10/7/83	EIR	ASSESSOR'S PCL. NO. 015-284-08,09

APPLICATION: 1. Environmental Determination  
2. Special Permit to construct eight townhouses in the R-1A zone

LOCATION: 1355-60th Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a complex of eight one-story multi-family dwelling units on 0.59± vacant acres.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1963 East Broadway Community Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1  
South: Shopping Center; C-2  
East: Residential; R-1  
West: Gas Station, Hamburger Stand; C-2

Parking Required: 8 spaces  
Parking Provided: 8 spaces  
Property Dimensions: 126' x 200'  
Property Area: 0.59± acres  
Density of Development: 13.3 du/ac  
Square Footage of Dwelling Units: 1,190± sq. ft. each  
Height of Structure(s): One-story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Colors: Sand Color with Chocolate Trim  
Exterior Building Materials: Plywood, Composition shingles, Redwood fascia, Anodized aluminum windows

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BACKGROUND INFORMATION: On February 12, 1980 the City Council approved the necessary entitlements to develop eight condominium units on the subject site (P-8884). The entitlements approved consisted of an amendment to the community plan from commercial to light density residential, rezoning from C-2 to R-1A and a special permit and tentative map.

The two-year term of the special permit has expired. The applicant is submitting a new special permit application with revised plans for the residential units.

APPLICANT'S PROPOSAL: The subject site is a vacant 126' x 200' lot surrounded by commercial uses (Tallac Village Shopping Center, gas station and a fast food restaurant) to the south and west and single family homes to the north and east. The site was formerly zoned C-2 and was rezoned to R-1A by the applicant several years ago in order to construct an eight unit condominium project.

The applicant's current proposal is to maintain the same density for the site as previously submitted, but the design and layout of the project has been substantially changed. The applicant proposes to construct two, one-story quadplex structures developed around a central courtyard which is sub-divided into four private courtyard areas designed to provide an outdoor patio for each unit.

A total of four units are oriented west toward 60th Street and the other four units are oriented east toward the alley. The site plan indicates landscape setbacks as follows:

14th Ave. - 29½ ft.  
60th St. - 24½ ft.  
13th Ave. - 25½ ft.  
Alley - 20 ft.

STAFF EVALUATION: Staff comments regarding this proposal relate primarily to the architectural design and landscaping aspects of the project:

1. Design: The project site is located in a well-established neighborhood bordered on two sides by one-story single family residences constructed primarily of stucco. Tallac Village Shopping Center is located to the south and is constructed of board and batten siding with a wood shake roof.

The applicant is proposing to use four-inch pattern plywood siding with composition shingle roof. Staff has no major objection to the overall design configuration of the proposed buildings but recommends that the applicant incorporate the architectural theme of the Tallac Village Shopping Center by using board and batten style siding and a wood shingle roof. The batten design would add vertical elements and architectural interest to the long, uninterrupted plywood siding of the side elevations. This design modification would make the project compatible with the surrounding neighborhood.

2. Setbacks and Landscaping: The building setbacks proposed are compatible with the residential setbacks in the neighborhood. However, in order to buffer the proposed residential use from existing adjacent commercial uses and for aesthetic reasons, staff recommends that berming be provided along the perimeter of the subject site fronting on 13th and 14th Avenues and 60th Street. The landscape plan should incorporate a significant number of trees with deciduous trees planted along those portions of the site with southern and southwesterly exposures for energy conservation purposes.

The site plan shows four sets of driveways with a width of 28 feet. In order to break up the large expanse of concrete, staff recommends that the applicant install either a three-foot wide turf or turf block strip down the middle of each driveway separating each garage. (See Exhibit A.)

3. The applicant should be aware that if the project is to be developed as condominium units, a tentative map application would be required.
4. Regional Transit requests that the applicant retain the existing bus stop located at the northeast intersection of 60th Street and 14th Avenue.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified;
2. The Special Permit be approved, subject to conditions and based on the Findings of Fact which follow.

Conditions

- a. The applicant shall submit revised final building plans to the Planning Director for review and approval, prior to issuance of building permit with the following changes:
  - 1) the exterior siding shall be board and batten design;
  - 2) the roofing material shall be wood shake or shingle.
- b. The applicant shall submit a detailed landscaping and irrigation plan to the City staff for review and approval prior to issuance of building permit. The plan shall include:
  - 1) undulating berms around the perimeter of the subject site with an average height of three feet;
  - 2) planting of 15 gallon trees and five-gallon shrubs in the landscaped setback areas with deciduous trees planted along the south and southwesterly exposures;
  - 3) a three-foot wide turf or turf block strip bisecting each set of driveways.
- c. The applicant shall retain the Regional Transit bus stop at the northeast intersection of 60th Street and 14th Avenue;
- d. The applicant shall remove all existing driveways and restore curbs, gutters and sidewalks. The applicant shall repave existing alley.

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**TENTATIVE PARCEL MAP OF:  
 LOT B LAWRENCE TRACT  
 CITY OF SACRAMENTO, CALIFORNIA  
 OCTOBER 1984 SCALE: 1" = 10'**

**RECORD OWNER & SUBDIVIDER**

LIUAD - RESIDE  
 100 SONIA STREET  
 OAKLAND, CALIFORNIA 94612  
 (415) 547-3467

**SURVEYOR**

TIMOTHY S. TRAIN, L.S. 2487  
 8409 31st STREET  
 SACRAMENTO, CALIFORNIA 95818  
 (916) 481-7793

**ASSESSOR'S PARCEL NUMBER**

015-809-03

**EXISTING ZONING & USE**

ZONED R-1-A & VACANT

**PROPOSED ZONING & USE**

R-1-A ZONE & THREE SINGLE FAMILY RESIDENCES

**PROPOSED SEWAGE DISPOSAL & DRAINAGE**

EXISTING PUBLIC SEWERS & DRAINS

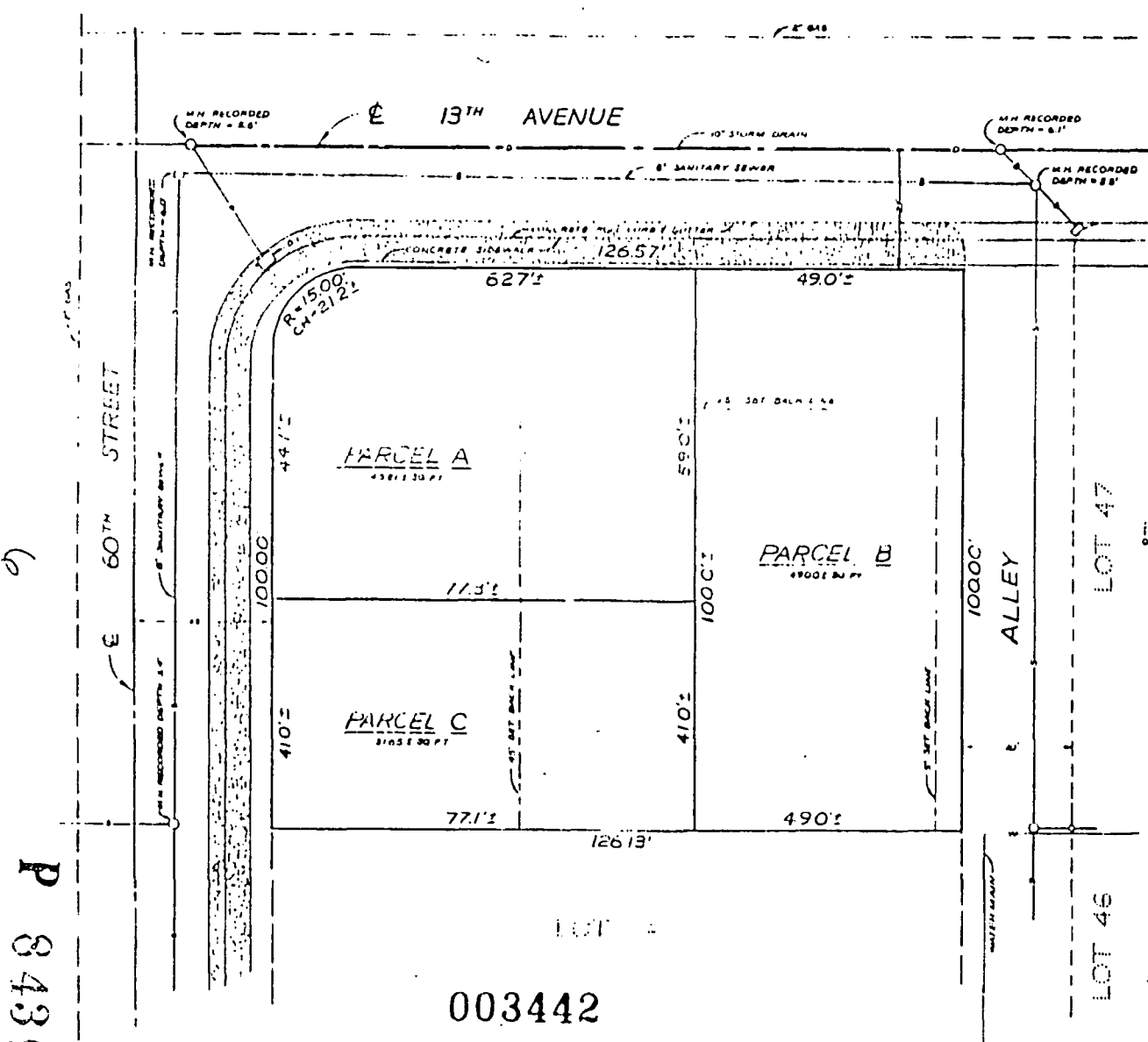
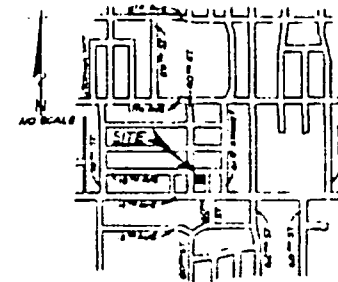
**PROPOSED WATER SUPPLY**

EXISTING PUBLIC WATER MAINS

**SCHOOL DISTRICT**

SACRAMENTO CITY UNIFIED

**VICINITY MAP**



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1/4-27-83

1/6.23

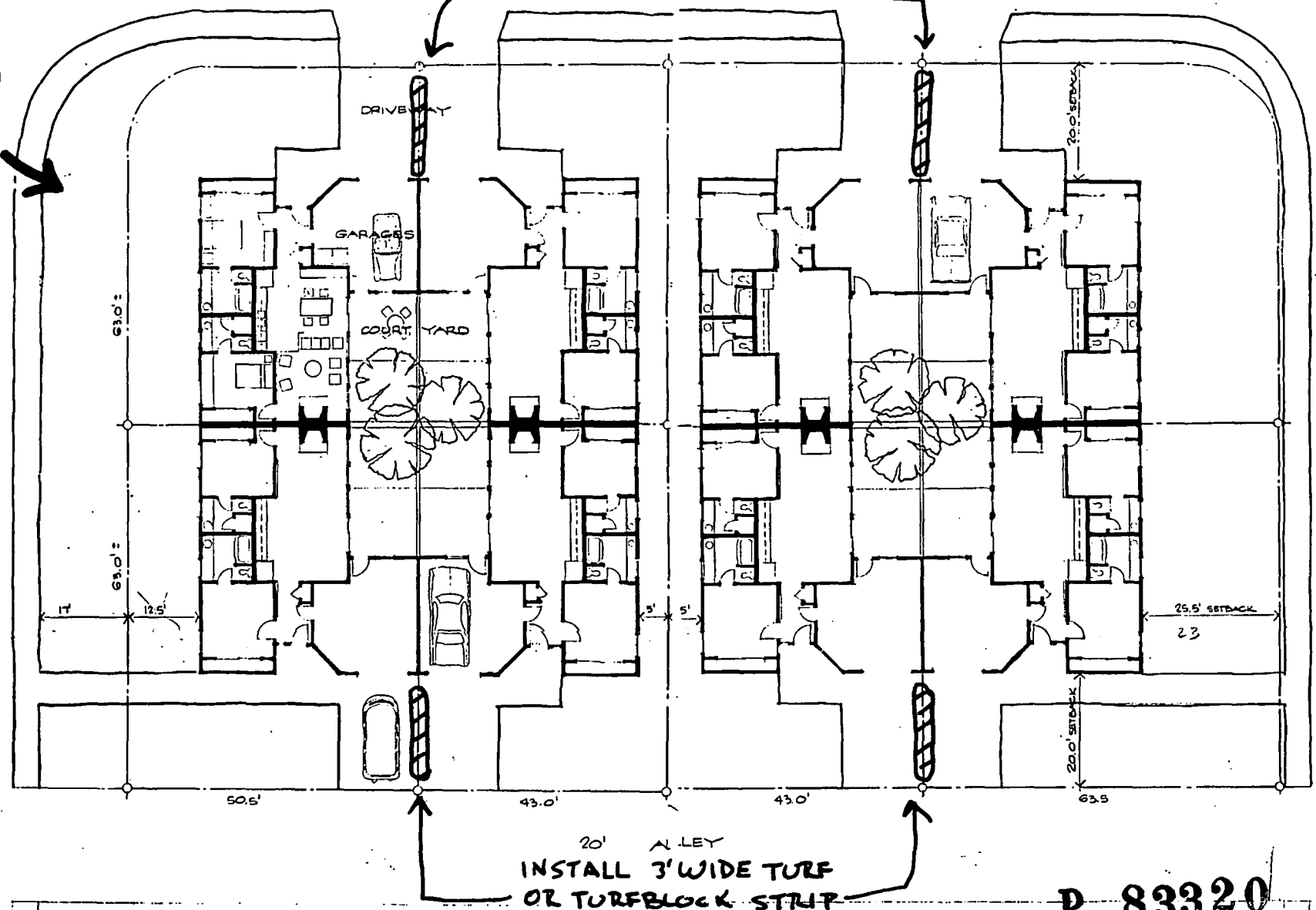
60<sup>TH</sup> ST.

C- 60<sup>TH</sup> STREET

INSTALL 3' WIDE TURF OR TURFBLOCK STRIP

BUS STOP

14<sup>TH</sup> AVE.



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SITE PLAN  
1/8" = 1'-0"  
9/21/83

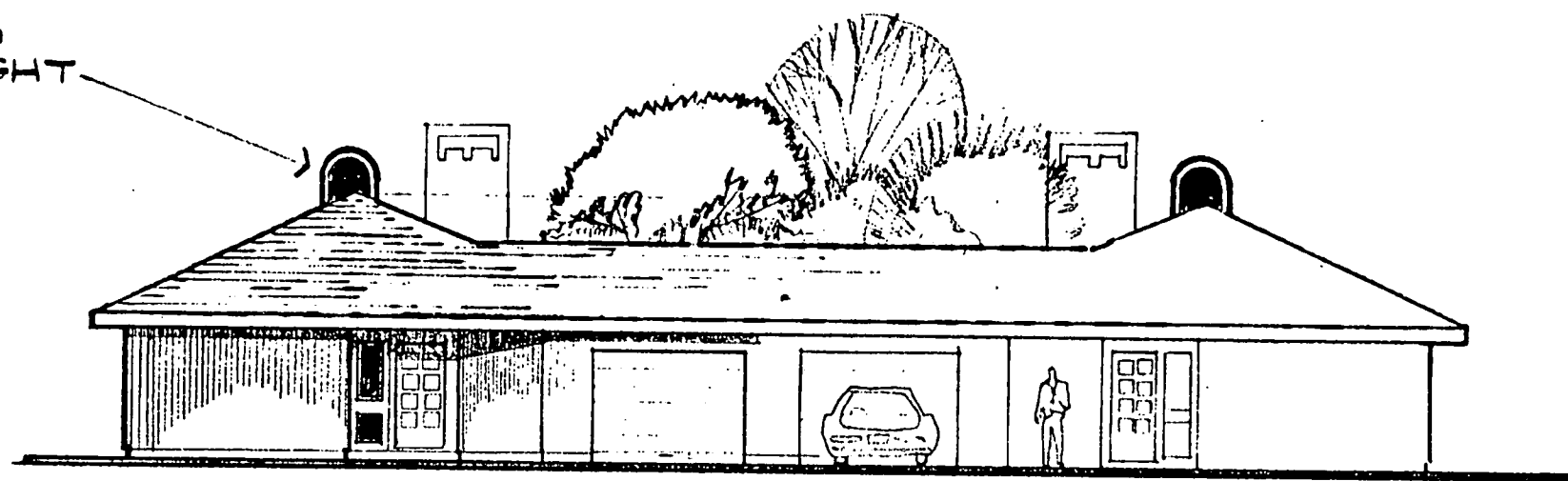


EXHIBIT A

E 13<sup>TH</sup> AVE.

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DOMED SKYLIGHT



10-27-83

FRONT ELEVATIONS  
1/8" = 1'-0"

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EXHIBIT B

10-23

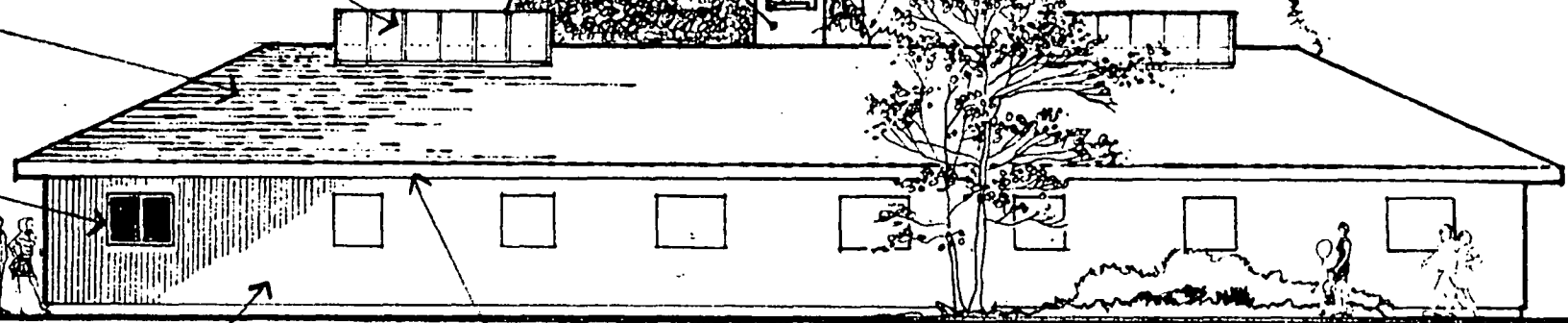
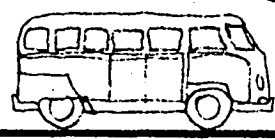
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COMPOSITION  
SHINGLES  
JOINED  
WINDOWS

GLASS  
SKYLIGHT

CHIMNEY  
PLYWOOD

10-27-83



4" PATTERN  
PLYWOOD  
SIDING

2X10  
REDWOOD  
FASCIA

SIDE ELEVATIONS  
1/8" = 1'-0"

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EXHIBIT C

10-27-83