



CITY OF SACRAMENTO

24

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

February 5, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. An amendment to the Westbridge PUD Schematic Plan student dormitories to apartments for 3.598+ acres.
 2. Rezoning from Light Density Multiple Family, Parkway Corridor, R-3 (PC) zone to Medium Density Multiple Family R-4 zone. (P-9167)

LOCATION: 1025 University Avenue - Westbridge PUD

SUMMARY

This is a request for entitlements necessary to convert an existing student dormitory to a 132-unit apartment complex on a 3.598+ acre parcel. The Planning Commission in concurrence with staff recommended approval of the amendment to the PUD Schematic Plan and rezoning to R-3A(PC). The Planning Commission also approved a special permit to allow the dormitory conversion to a 127-unit apartment complex subject to conditions.

BACKGROUND INFORMATION

The subject property is located in an area that is developed with apartments, townhouses and commercial/retail uses. The property is also located adjacent to the American River Parkway. The staff has no objection to the proposal because it is compatible with surrounding land uses and is consistent with the residential designation of the General Plan.

The staff and Planning Commission, however, believe the proposed R-4 zone allows a density that is too excessive for the Campus Commons neighborhood and therefore recommended the R-3A zone. The R-3A is more appropriate for this zone. Staff determined the density-acre ratio is based on 3.5+ acres. The actual acreage however is 3.598+ acres. This corrected acreage figure would therefore allow 36.3 dwelling units per acre, or a total of 130 apartment units for the subject property.

By the City Council
Office of the City Clerk

Cont 40
2-24-81
FEB 10 1981

On June 2, 1978 the applicant filed for conversion of the dormitories to apartments. This submittal also included the conversion of the accessory student dining hall to office use; however, the entire application was withdrawn. For the Council's information the applicant proceeded with the conversion of the complex from dormitories to apartments without the benefit of obtaining a special permit approval to rezone. He is near completion of the project. Also, a portion of the site is presently being used for offices which are not allowed in a residential zone.

There were several neighbors that appeared before the Commission in opposition to the project. They were concerned with the proposed density of the apartments.

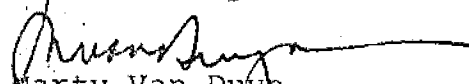
VOTE OF COMMISSION

On January 8, 1981 the Planning Commission, by a vote of nine ayes, recommended approval of the staff's recommendation to rezone the property to R-3A(PC).

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Westbridge PUD Schematic Plan Amendment and Rezoning by adopting the attached ordinance and resolution.

Respectfully submitted,


Marty Van Duhn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:bw
Attachments
P-9167

February 10, 1981
District No. 3

RESOLUTION No.

Adopted by The Sacramento City Council on date of

February 10, 1981

RESOLUTION AMENDING THE WESTBRIDGE PUD
SCHEMATIC PLAN FROM STUDENT DORMITORIES
TO APARTMENTS, LOCATED AT 1025 UNIVERSITY
AVENUE (P-9167) (APN: 295-040-08,09)

WHEREAS, the City Council conducted a public hearing on February 10, 1981 concerning the above amendment, and based on documentary and oral evidence submitted at the public hearings, the City Council hereby finds:

1. The proposed plan amendment will not adversely affect the surrounding uses;
2. The subject site contains three-story residential structures and adequate off-street parking is located on the site.
3. The proposal is consistent with the policies of the 1974 General Plan;

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

That the property on the west side of University Avenue, south of Guy West Bridge (1025 University Avenue) in the City of Sacramento is hereby designated on the Westbridge PUD Schematic Plan for apartments.

MAYOR

ATTEST:

CITY CLERK

P-9167

5. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 1025 University Avenue FROM THE R-3(PC) Light Density Multiple Family Parkway Corridor ZONE AND PLACING SAME IN THE R-3A(PC) Light Density Multiple Family Parkway Corridor ZONE (FILE P-9167) (APN: 295-040-08, 09)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-3(PC) Light Density Multiple Family (Parkway Corridor)zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-3A(PC) Light Density Multiple Family (Parkway Corridor) zone. This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve the rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission January 8, 1981 /City Council February 10, 1981, on file in the office of the Planning Department, or any provision or modifications thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission for site plan review in accordance with Section 13 of the Zoning Ordinance, No. 2550, Fourth Series, as amended.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

P-9167

LEGAL DESCRIPTION

P-9167

PARCEL 2

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE FROM WITHIN THE POINT OF INTERSECTION OF THE CENTERLINE OF UNIVERSITY AVENUE WITH THE SOUTHWESTERLY BOUNDARY OF CAMPUS COMMONS UNIT NO. 1, AS SAID POINT OF INTERSECTION IS SHOWN ON THE OFFICIAL PLAT ENTITLED "CAMPUS COMMONS UNIT NO. 1," RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, IN BOOK 73 OF MAPS, MAP NO. 3, BEARS THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) N00°15'55"E, 98.00 FEET; (2) N40°29'27"W, 274.20 FEET; (3) N23°07'30"W, 695.89 FEET; (4) N04°48'40"W, 400.00 FEET; (5) N23°22'18"E, 1205.23 FEET; (6) N09°17'30"E, 124.26 FEET; THENCE FROM SAID POINT OF BEGINNING S40°52'48"W, 215.05 FEET TO THE NORTHEASTERLY BOUNDARY OF THE CERTAIN RIGHT-OF-WAY GRANTED TO SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT BY DEED RECORDED IN BOOK 2482, PAGE 414, OFFICIAL RECORDS OF SACRAMENTO COUNTY; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1950.00 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S56°42'30"E, 750.88 FEET; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY N22°22'29"W, 217.48 FEET TO THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1635.00 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N62°36'27"W, 1062.48 FEET; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1938.00 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N57°01'08"W,

N55°04'18"E, THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1638.00 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N47°59'58"W, 124.52 FEET TO THE POINT OF BEGINNING, CONTAINING 2.598 ACRES MORE OR LESS.

END OF DESCRIPTION.

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 8, 1981
 ITEM NO. 62 FILE NO. P- 4107
 M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

- Favorable to R-3A(PC)
 Unfavorable Petition Correspondence

LOCATION: 1025 University Avenue

PROPOSERS

NAME

ADDRESS

Javed Siddiqui - 811 J Street, Sacramento

Jerry Stravenski - 4420 St. Martin Blvd, Sacramento

George Imkopoulos - 300 Florin Road, Sacramento

OPPOSERS

NAME

ADDRESS

Milton Swartz - 501 Elmhurst, Sacramento

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Goodin	✓			
Holloway	✓			
Hunter	✓			✓
Larson	✓			
Muraki	✓			
Simpson	✓			
Silva	✓		✓	
Fong	✓			

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL to R-3A(PC) & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping

STAFF REPORT AMENDED 1-8-81
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering Consultants, Inc., 811 J Street, Sacramento, CA 95814				
OWNER	Jerry/Penny Staveris, 4420 St. Martin Court, Sacramento, CA 95825				
PLANS BY	Dreyfuss & Blackford, 3840 Folsom Boulevard, Sacramento, CA 95816				
FILING DATE	8/25/80	50 DAY CPC ACTION DATE		REPORT BY	RL:bw
NEGATIVE DEC.	- - -	EIR		ASSESSOR'S PCL. NO.	295-040-08 & 09

- APPLICATION:
1. Environmental Determination
 2. Rezone 3.5+ acres from R-3(PC) Light Density Multiple Family Parkway Corridor to R-4 Medium Density Multiple Family
 3. Schematic Plan Amendment from student dormitories to apartments in Westbridge PUD
 4. Special Permit for 132 apartment units to be converted from student dormitories

LOCATION: 1025 University Avenue, Westbridge PUD

PROJECT INFORMATION:

General Plan Designation:	Residential
Westbridge PUD Schematic Plan Designation:	Student dormitories (Proposed: apartments)
Existing Zoning of Site:	R-3(PC) and C-1(PC)
Existing Land Use of Site:	Apartment

Surrounding Land Use and Zoning:

North: Former student dining hall approved as office building; open space; vacant land approved for offices; C-1, OB-RA
South: Apartments; R-3(PC)
East: Condominiums; R-1A-R
West: American River Parkway; ARP-F

Parking Required:	132	Parking Provided:	200
Ratio Required:	1:1	Ratio Provided:	1.5:1
Area:			3.5+ acres
Proposed Density of Development:			37.7 units/acre
Significant Features of Site:			American River Parkway abutting to the west

BACKGROUND INFORMATION: The applicant had previously filed for conversion of the student dormitories to apartments on June 2, 1978. The submittal (P-8258) also included the conversion of the assessor's student dining hall to office use. The entire application was subsequently withdrawn.

The applicant in the meantime proceeded with the remodeling of the building interior on the basis of building permits already issued. The conversion of the dining facility to office use was ultimately approved by the Commission (July 10, 1980) and Council (August 12, 1980) through application P-9071.

STAFF EVALUATION: Staff has the following comments and concerns:

1. Staff has no objection to the conversion of the structures to general apartment use.
2. The conversion of the student dining facility (P-9071) necessitated an adjustment of the property lines. The project was approved subject to the maintenance of the median strip on University Avenue by the ownerships of the apartments and the approved office building. The responsibility of maintenance should be reiterated in any approval rendered for the conversion of the student housing.
3. According to the applicant, the conversion of dormitory suites to conventional apartments will result in an overall reduction of bedrooms from 408 to 176. Assuming double occupancy, there would be a substantial reduction in tenancy from 816 to 352 persons.

Although this reduction of tenancy is substantial, staff nevertheless considers the R-4 zone and the 37.7 du/ac density to be excessive for the Campus Commons neighborhood.

4. Apparently what had been indoor recreation area is now used office space. Staff is of the opinion that some indoor recreation space should be available to tenants.

Any office space used for other than the management of the complex should be converted back to indoor recreation use if it had in the past been used for such.

5. Staff suggests the elimination of five of the 132 units proposed. This space could be used as communal space. The reduction would also bring the residential unit density to within that permitted in the R-3A zone.
6. The owner has apparently been operating an investment office from the subject site (see Exhibit "A"). Other than for the purpose of managing the apartments, or for home occupations, the use of the subject site for non-residential uses is forbidden by the Zoning Ordinance.
7. Previous inspections of the subject site revealed the use of illegal real estate signs.
8. The westerly parking lot is highly visible from University Avenue. Additional landscaping in the form of hedges along the interior property line would remedy this problem.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration.
2. Approval of the rezoning from R-3(PC) to R-3A(PC).

3. Approval of the Schematic Plan Amendment from student dormitories to apartments.
4. Approval of the special permit for conversion of student dormitory suites to 127 apartments subject to conditions and based on the findings of fact that follow.

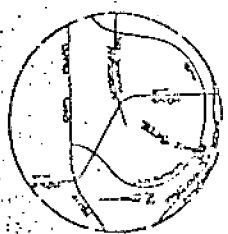
Conditions

- a. The conversion shall be limited to the creation of no more than 127 apartment units;
- b. The apartment ownership shall be responsible for the maintenance of the median strip on University Avenue for the portion opposite the apartment's frontage;
- c. The illegal real estate signs shall be removed, and future signage shall be in accordance with the City Sign Ordinance;
- d. The business operated by the applicant shall vacate the premises;
- e. Additional landscaping in the form of hedges and trees, or other alternative acceptable to the City, shall be provided along the west interior property line in order to screen the parking from the view along University Avenue;
- f. Restriping of parking areas shall be accomplished according to approved site plan. Modifications thereafter shall be subject to Planning Department approval.
- g. Prior to further apartment occupancy and issuance of occupancy permits by the Building Division, all the above conditions shall be met by the applicant and verified as such by the Building Division and Planning Department.
- h. *Applicant shall redesign building elevations to eliminate view of exterior gas pipes.*
(added by CPC)

FINDINGS OF FACT:

1. The proposed project, as conditioned, is based on sound principles of land use in that the uses at the intensities proposed are compatible with the surrounding uses.
2. The project, as conditioned, will not be injurious to the surrounding area or the general public in that no significant increase in traffic or parking demand is anticipated.
3. The project is consistent with the 1974 General Plan in that:
The apartments will provide greater housing opportunities for the general population.
4. The proposed uses will conform with the Westbridge PUD Schematic Plan as to be modified by the subject plan amendment.

P 9167

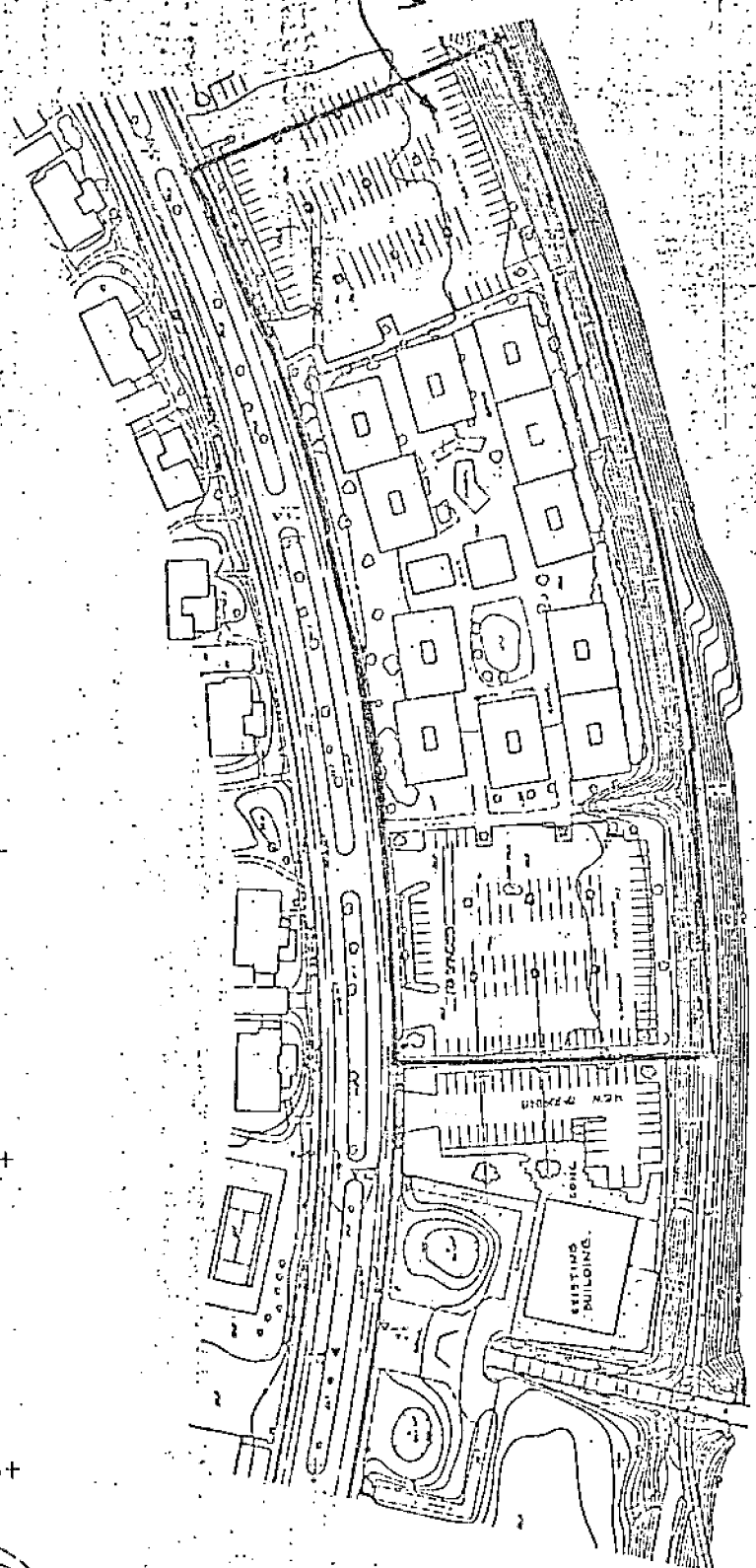


VICINITY MAP

P-9167

-10-
JAN. 8, 1981

ITEM # 6



PROJECT
WESTBRIDGE

AREA PLAN
 AS SHOWN ON THIS PLAN, THE PROJECT IS LOCATED ON THE WEST SIDE OF WESTBRIDGE AVENUE, BETWEEN 10TH AND 11TH AVENUES. THE PROJECT AREA IS APPROXIMATELY 100 FEET WIDE AND 1,000 FEET LONG. THE EXISTING BUILDING IS LOCATED IN THE SOUTHWEST CORNER OF THE PROJECT AREA.

- EXISTING BUILDING
- EXISTING DRIVEWAY
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING UTILITY
- EXISTING CONCRET

UTILITY REPRESENTATIVES	
UTILITY	REPRESENTATIVE
WATER	...
SEWER	...
ELECTRICITY	...
TELEPHONE	...
TRASH	...
STREET LIGHTS	...
TELEVISION	...
POSTAL	...
OTHER	...

ENGINEERING CONSULTANTS, INC.

1025 UNIVERSITY AVE

EXHIBIT "A"

Office (916) 920-3262

1025 University Ave.
Sacramento, CA 95825



Staveris & Son
Development & Investment Co.

Jerry Staveris
Executive Director



-11-

P-9167

JAN 8, 1981

MEM # 6

**JTS ENGINEERING
CONSULTANTS, INC.**

811 J STREET
SACRAMENTO, CA 95814
(916) 441-6708

"ENGINEERING FOR PUBLIC WORKS & INDUSTRY"

December 8, 1980

#80-110

CITY PLANNING COMMISSION

Mr. Randy Lum
Planning Department
City of Sacramento
725 J Street
Sacramento, California 95814

DEC - 8 1980

RECEIVED

Re: 1025 University Avenue
Schematic Plan Amendment, Special Permit and Rezoning for
Mr. Jerry Staveris, City P-1967

Dear Randy;

As discussed over the telephone on December 6, 1980, the original notice of public hearing which was sent during September, 1980, called for amendment of Campus Commons PUD Schematic Plan from dormitory to multiple family residential, and a special permit to convert 41,000 square feet, 111 unit dormitories to 111 apartment units on 4 ± acres in light density, multiple family parkwood corridor C-1 (PC Zones) located at 1025 University Avenue, Assessor's Parcel Number 295-040-09.

The request is to rezone the property from R-3 into a higher density zone such that the new zoning would allow a total of 132 dwelling units on the property. Please also note that the building size as shown on the application for rezoning shows 110,000 square feet excluding the office space. The original application only showed the area of the building envelope which indicated the land area occupied by the buildings, because these buildings are multi-story, you may want to change the area to what is reflected on the new application.

According to the information provided to me by the current owner, I have the following information to report to you. The dorms initially had 408 bedrooms. Two students were allowed per bedroom, totaling to 816 students. According to the owner, there will only be 176 bedrooms, some will only have one tenant and the density will be considerably reduced. Assuming, two people per apartment, the occupancy will be reduced from 816 to approximately 352.

-12-

Mr. Randy Lum

-2-

#80-110

December 8, 1980

I hope that the above information is helpful to you. If there is anyway that I can be of assistance to you, please feel free to give me a call. Please let me know the date of hearing if this project has been continued.

Thank you.

Very truly yours,

Javed T. Siddiqui

Javed T. Siddiqui, P.E.
JTS Engineering Consultants, Inc.

JTS:rd

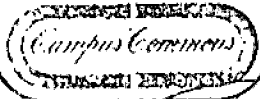
cc: Mr. Jerry Staveris

-13-

0.911.1

22N. 8.1981

JTS
ITEM #6



#11

July 26, 1978

CITY PLANNING COMMISSION
RECEIVED
JUL 27 1978

Sacramento City Planning Commission
City Hall
Sacramento, Ca.

Re: P-8258-Amendments and special development use permit
Westbridge PUD schematic plan.

Commission Members:

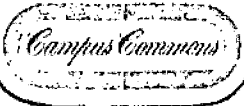
As President of Nepenthe Homeowners Association (which controls all of the property across University Avenue from the project) I would like to comment on the above mentioned application.

Nepenthe Association will agree to the issuance of a special permit for the conversion of existing student dormitories to 131 apartments, and the existing student dining facility to office use if the following details can be resolved between Nepenthe and the applicant.

1. Appropriate occupancy standards and renter screening techniques need to be established.
2. Control of resident parking.
3. Applicant to prepare acceptable pre-rent profile and or brochure explaining the surrounding neighborhood.
4. Investigate the possibility of recording appropriate deed restrictions that will help promote the semi-luxury apartment concept the applicant proposes.
5. Clarification related to the installation of tennis courts and ways to control renter use of Nepenthe Recreation Facilities.

The applicant has stated that he is willing to meet with Nepenthe representatives and resolve the above mentioned details. It is hoped the Planning Commission will allow this to take place before granting approval.

R. Dee Reynolds
President
Nepenthe Association



November 26, 1980

Sacramento City Planning Commission
City Hall
Sacramento, California 95814

RECEIVED
0381 98 AGU
COMMUNITY DEVELOPMENT

Re: P-9167 - Amendment to Rezone, and Special
Permit Re PUD Schematic Plan Which is on
Agenda for November 26

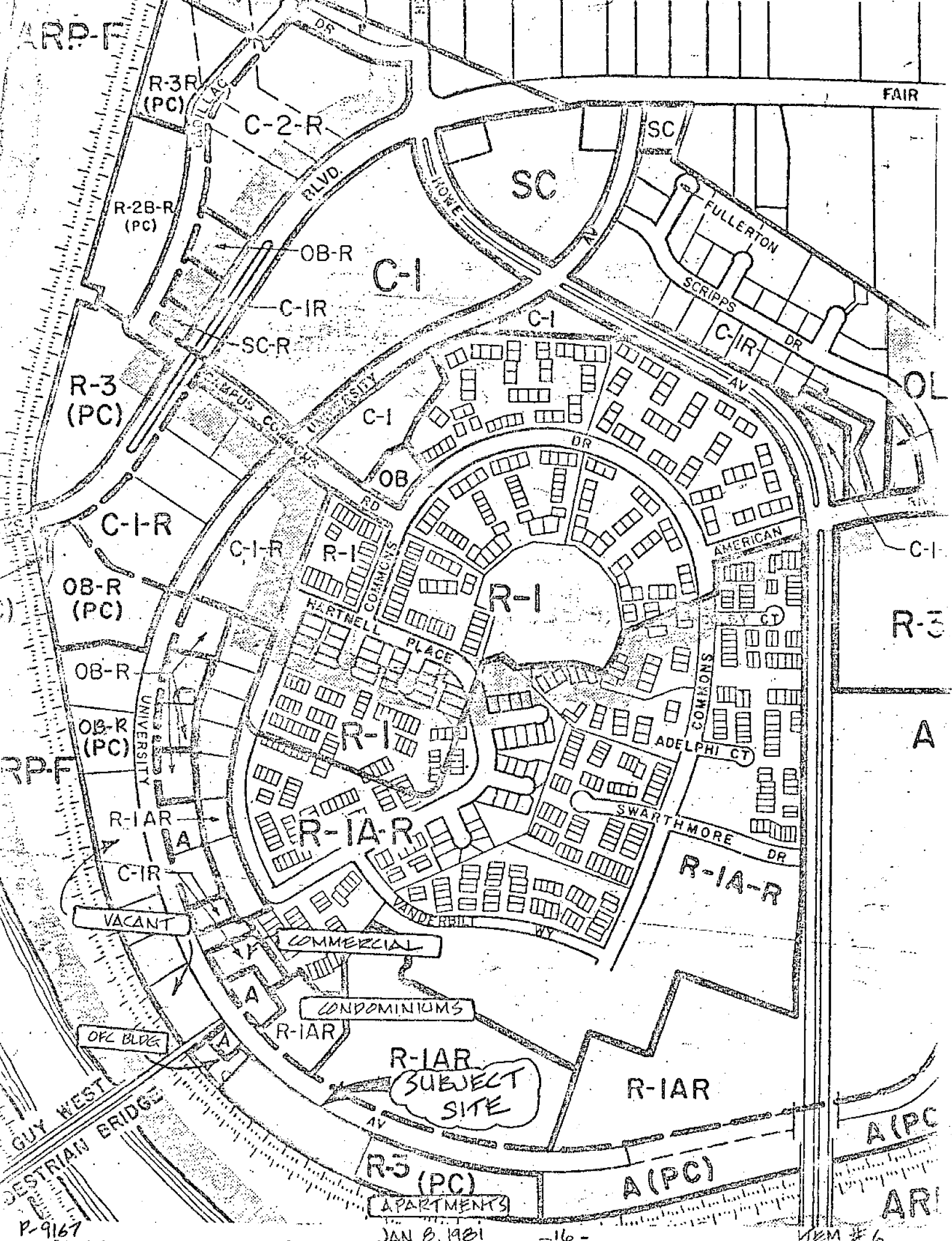
Commission Members

The Nepenthe Homeowners' Association will oppose the above proposal unless we are assured that the following procedures be adopted:

1. The initiation of occupancy standards limiting occupancy of each unit.
2. Good renter screening techniques be employed.
3. Parking controls must be established and followed (detering public street use).
4. Noise control should be enforced by use of curfews.
5. Residents should be given a proper briefing, making them aware that Nepenthe recreation and common areas are for homeowners only.

Sincerely,

R. DEE REYNOLDS



R-3R (PC)

C-2-R

R-2B-R (PC)

OB-R

C-1

C-IR

SC-R

R-3 (PC)

C-1-R

OB-R (PC)

OB-R

OB-R (PC)

R-1AR

C-IR

VACANT

COMMERCIAL

CONDOMINIUMS

OPC BLDG

R-1AR
SUBJECT SITE

R-3 (PC)

APARTMENTS

R-1AR

A (PC)

FAIR

R-3

A

A (PC)

AR