



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

**PLANNING DIRECTOR'S MODIFICATION
(P92-243)**

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Date: October 7, 1992

Applicant: Mark Steiner, 11960 Heritage Oak Pl. #21,
Auburn, CA 95603.

Owner: Taylor Terrace LTD, 11960 Heritage Oak Pl.
#21, Auburn, CA 95603

Application: Planning Director's Modification to modify an
approved apartment complex design for a
proposed 168 unit apartment complex to be
located in the Multiple Family (R-3) zone.

Location: 4050 Taylor Street

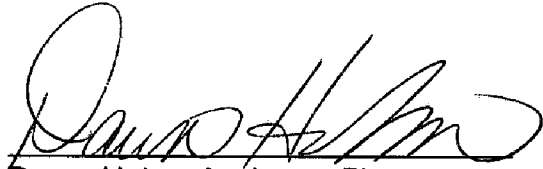
Background: On March 14, 1985, the City Planning Commission reviewed plans (P85-001), for a proposed 194 unit apartment complex and recommended approval of the necessary Community Plan Amendment and Rezoning of 7± acres from Agricultural to Multiple Family (R-3), and approved a Lot Line Adjustment to merge three parcels into one parcel. The applicant's request was forwarded to the City Council and on May 28, 1985, the City Council approved the Community Plan Amendment and the Rezoning of the 7± acres in order to allow the development of a 194 unit apartment complex. After approval of the initial application, the applicant obtained an adjacent vacant .35± acre parcel and submitted an application to incorporate this property into the project for additional parking. On December 4, 1986, the Planning Commission approved a lot line adjustment to merge three lots into one lot and recommended approval of rezoning .35± vacant acres from Agricultural to Multiple Family Review (R-3R)(P86-417). The City Council approved the rezone to Multiple Family Review (R-3R) on January 6, 1987. On February 19, 1992, the Design Review Board approved the proposed apartment complex subject to conditions (DR92-121). On February 27, 1992, a third party appeal of the Board's decision was filed. On March 26, 1992, the City Planning Commission heard the appeal and denied the appeal, thereby approving the project as originally approved by the Design Review Board on February 19, 1992.

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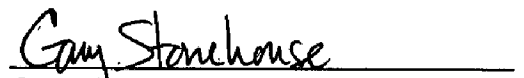
3. The applicant shall obtain all necessary building permits prior to construction.

REPORT PREPARED BY:


Dawn Holm, Assistant Planner

10/7/92
Date

REPORT APPROVED BY:


Gary Stonehouse, Planning Director

10-7-92
Date

0149

Staff Evaluation: In reviewing the proposed apartment complex plans, prior to issuance of a building permit, Planning Staff noted that the project had been changed since it was reviewed by the Planning Commission and approved by the City Council in 1985. In order to obtain a building permit, the applicant is requesting a modification to the original application in order to allow the following changes:

1. The number of apartments has decreased from 194 units to 168 units;
2. The square footage of the apartment units has been increased;
3. An adjacent half acre parcel has been merged into the subject site which will be utilized for additional parking;
4. The amount of parking to be provided on-site has increased from 288 spaces to 319 spaces; and
5. The exterior building materials and design have been modified.

The project site is approximately 7.35± vacant acres of which 7 acres is zoned Multiple Family (R-3) which does not require a plan review for the proposed project. The remaining .35± vacant acres is zoned Multiple Family Review (R-3R) which does require planning review. At the time the City Council rezoned the subject site, a condition requiring conformance with the submitted plan was placed on Ordinance 85-052 which rezoned the subject site. The changes which have been requested are based upon recommendations from the Design Review Board and the Design Review Staff. In reviewing the revised project information, Planning staff has determined that there are minimal changes to the original project and that the proposed changes will enhance the overall project design. Therefore, Planning staff has no objections to the proposed project revisions provided that final approval from the Design Review staff is obtained prior to issuance of building permits.

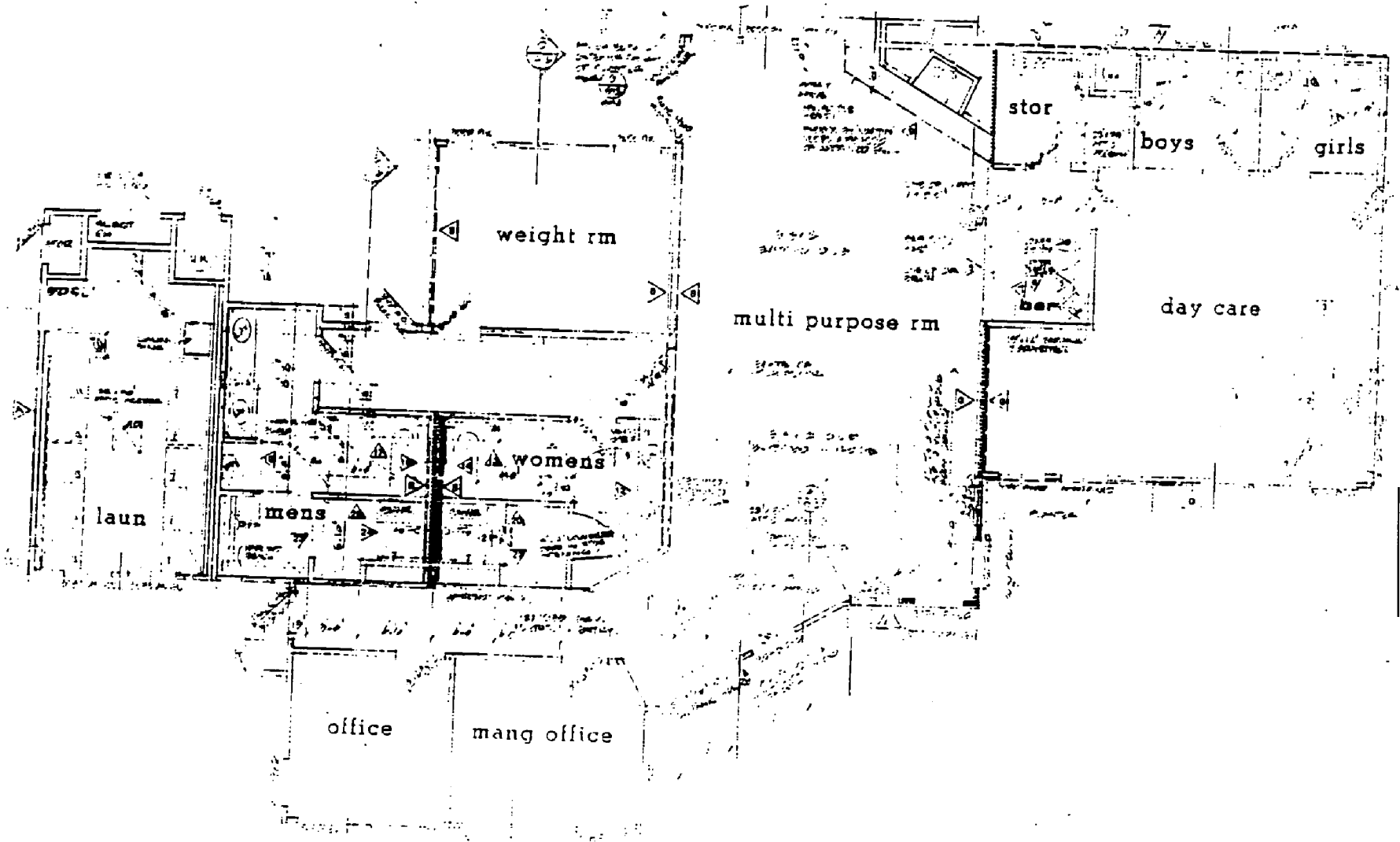
Recommendation: Staff recommends that the Planning Director approve the requested Modification subject to the conditions which follow:

Conditions:

1. The applicant shall obtain approval, of the required changes as specified by the Design Review Board, by the Design Review Staff prior to issuance of building permits;
2. All conditions as specified in Ordinance No. 85-052 (P85-001), as adopted by the City Council shall be complied with; and

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Attachment #20 - Floor Plan

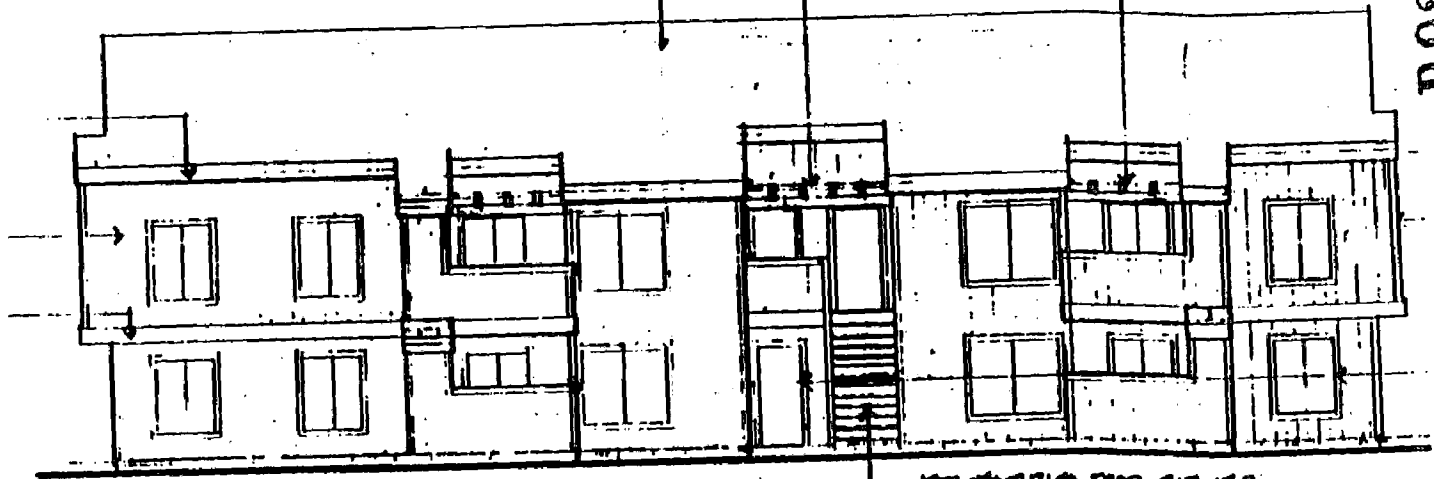
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NOTE:
SEE SHEET P-8 FOR FIREPLACE
ELEVATIONS & SITE PLAN FOR
FIREPLACE LOCATIONS

HEAVY TEXTURED THICK BUTTER
COMPOSITION SHINGLES, TIP

WD. TRILLS @ ENTRANCE
& PATIOS

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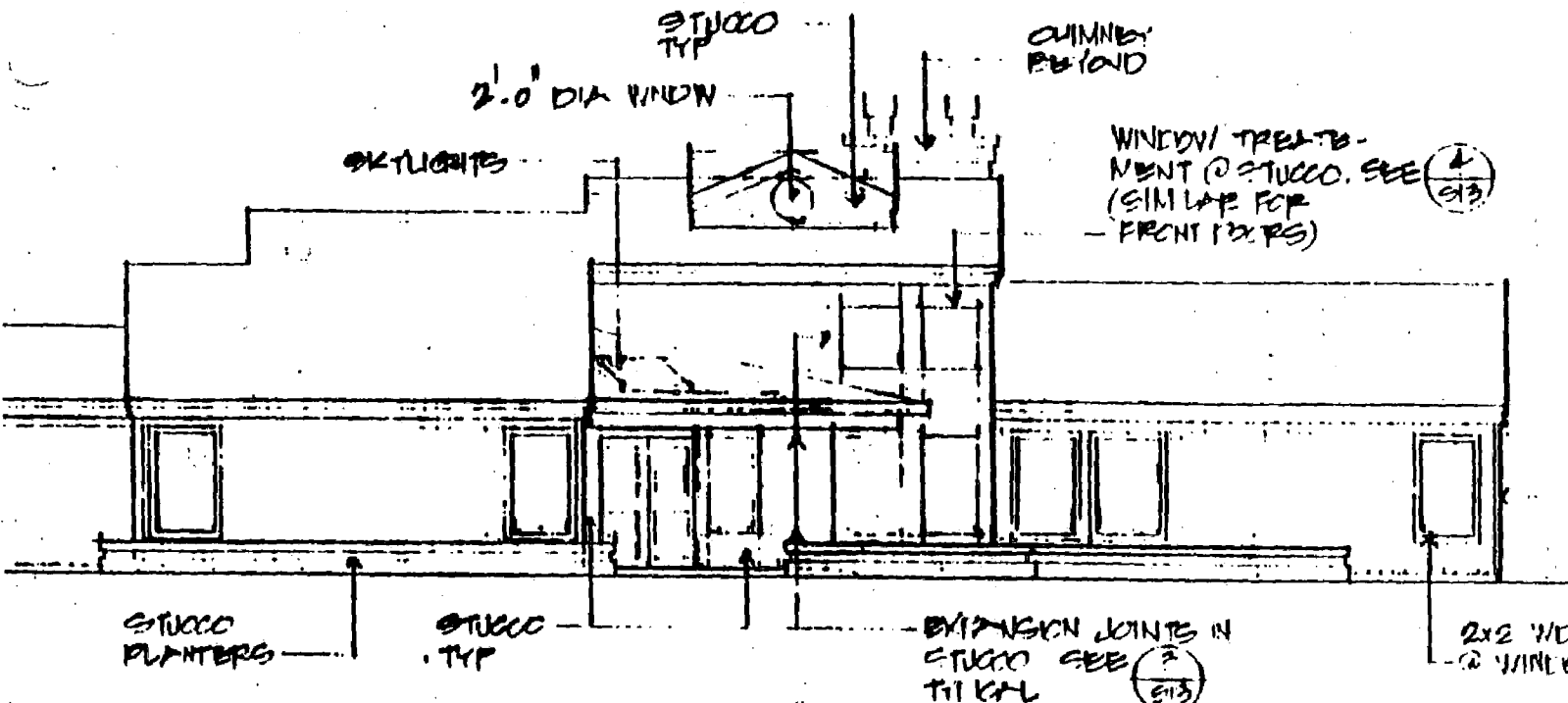


PRECASTED STAIRS

SEE (P-10)

CLUSTER TYPE

BIC



STUCCO
TYP

CHIMNEY
REAR END

2.0" DIA WINDOW

SKYLIGHTS

WINDOW TREATMENT @ STUCCO. SEE (P-11)
(SIMILAR FOR FRONT EXPOS)

(P-11)

STUCCO
PLANTERS

STUCCO
TYP

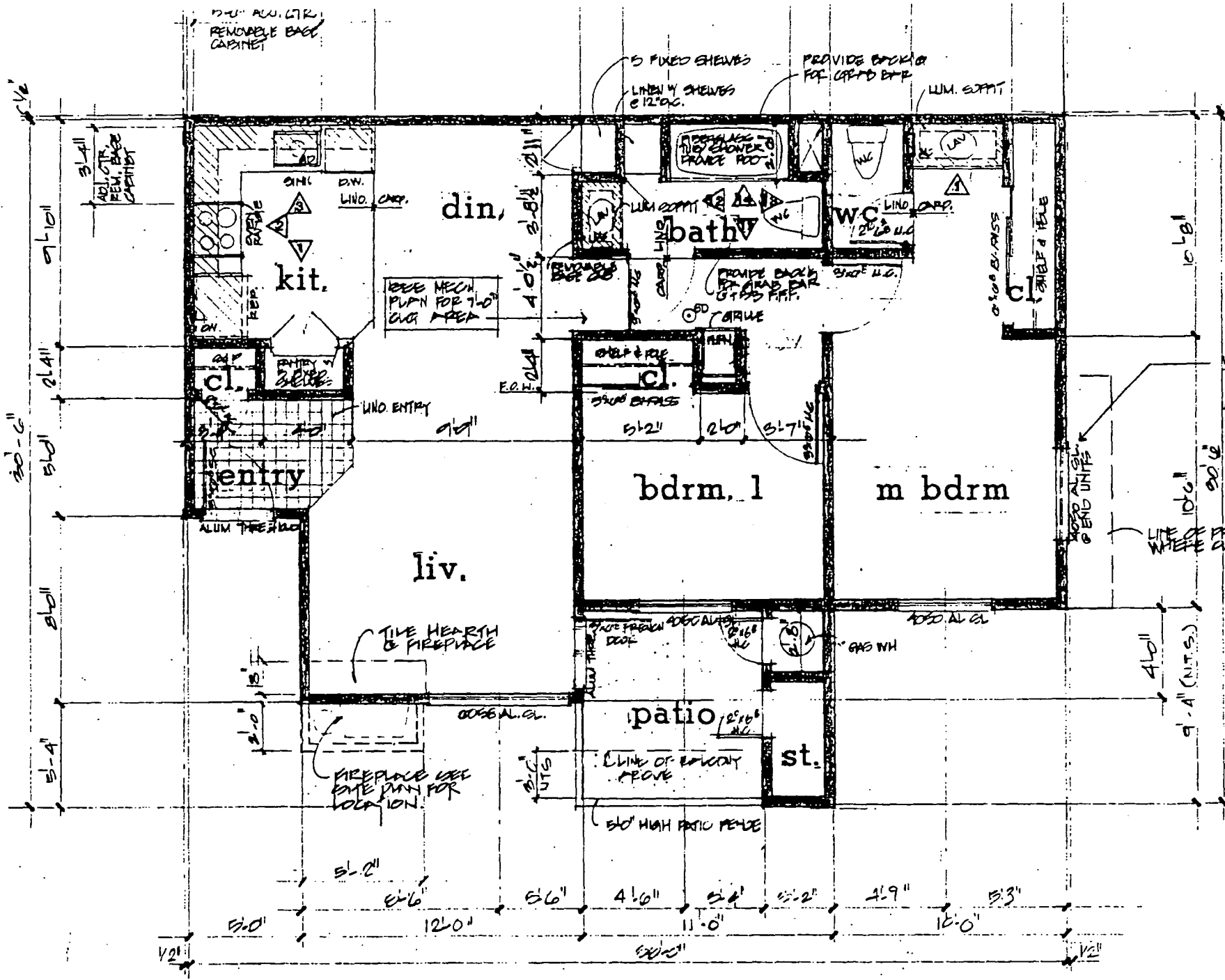
EXPANSION JOINTS IN
STUCCO SEE (P-12)
TYPICAL

2x2 W/ @ WINDOW

REAR ELEVATION

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WINDOW OCCUR	UNITS
1, 4, 16, 17, 20, 37,	
44, 69, 72, 73, 76, 1	
129, 132, 133, 136, 1	
149, 152, 153, 156, 1	
164	

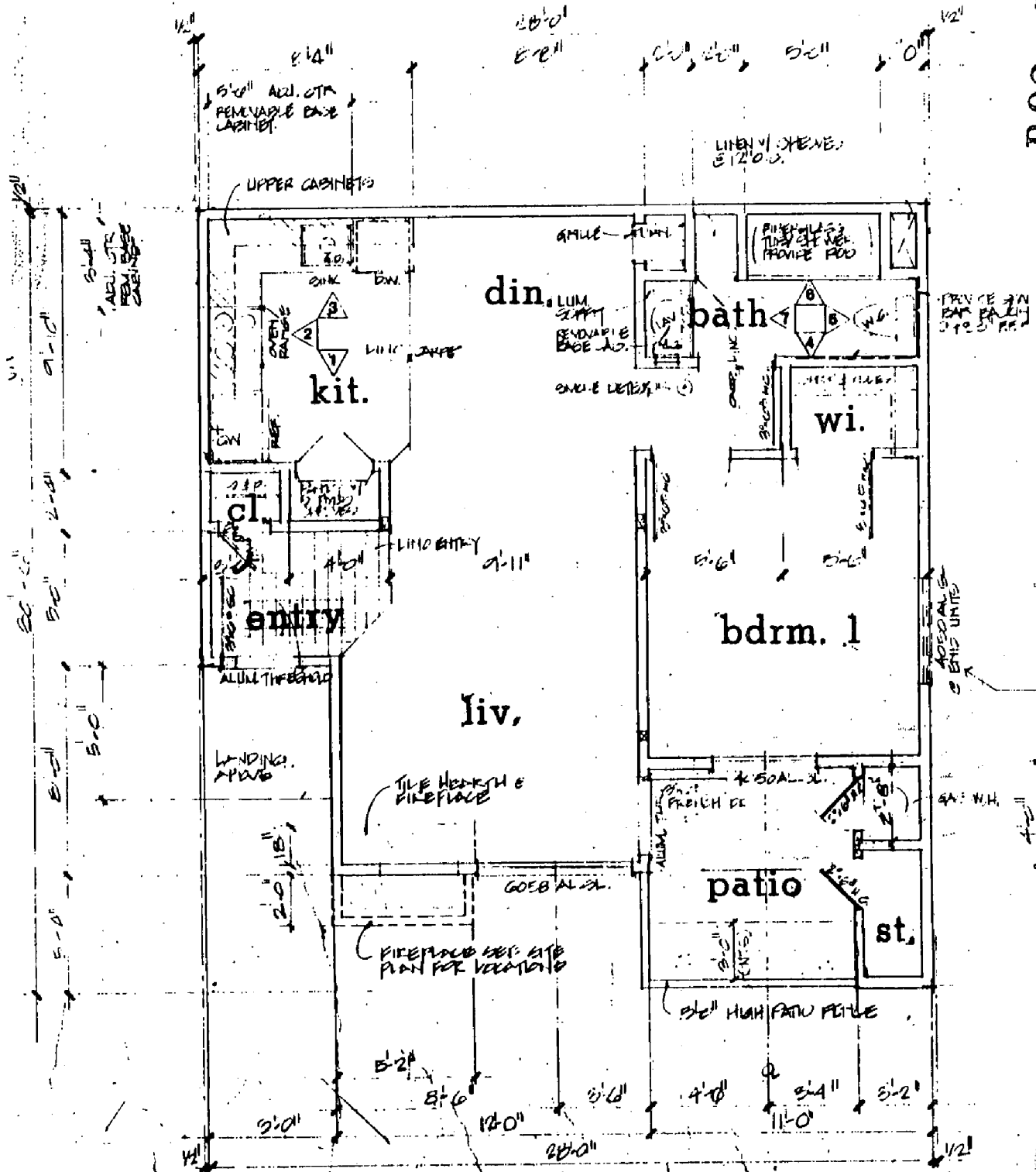
UNIT B

FOR ADDITIONAL HANDWRITTEN NOTE SEE SHEETS MB & H.C.

H.C

1/4" = 1'-0"

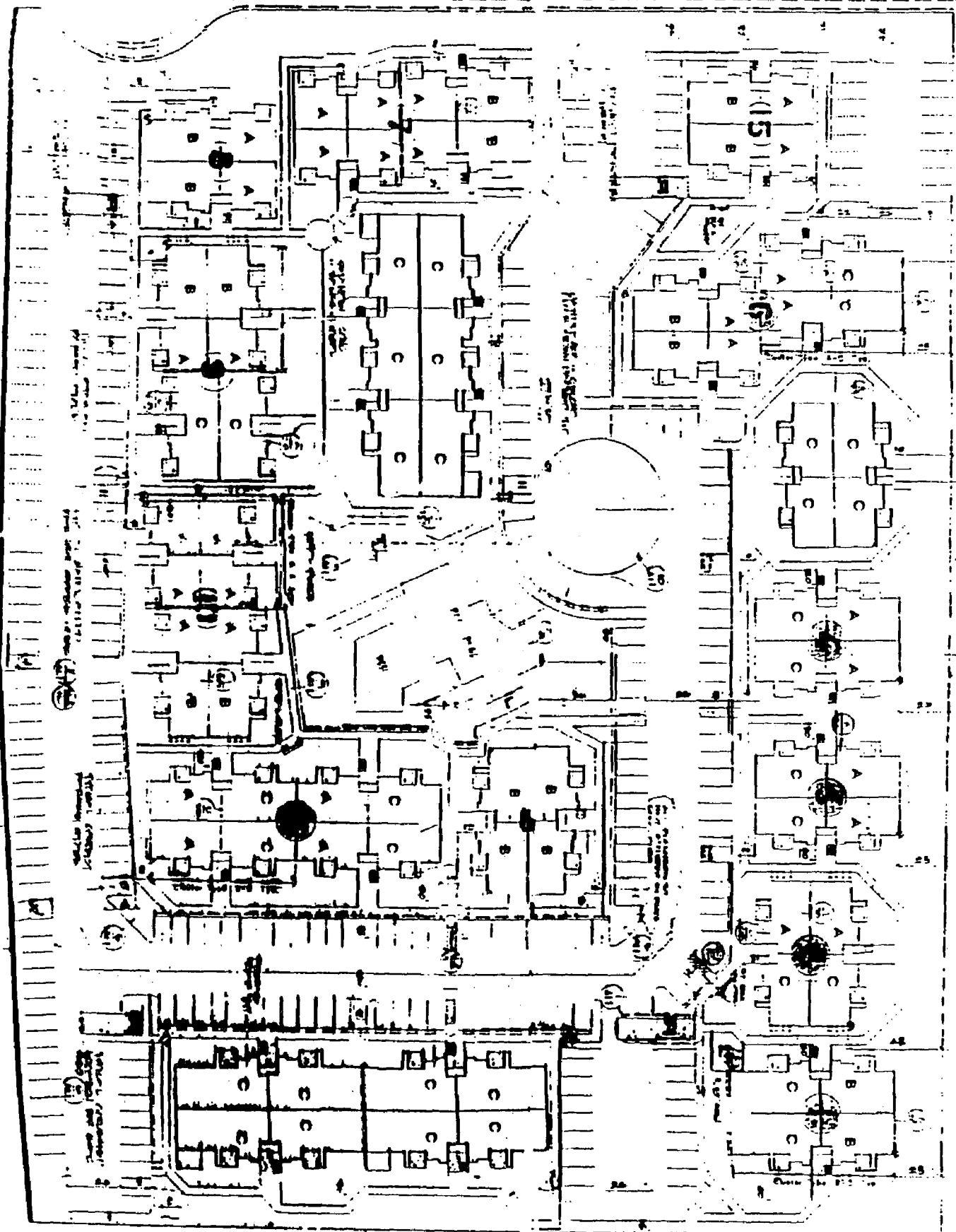
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UN T.A. N.D. 1/4" = 1'-0"

FOR ADDITIONAL HANDICAPPED ACCESS NOTE SEE SHEETS PG. 6 & 10

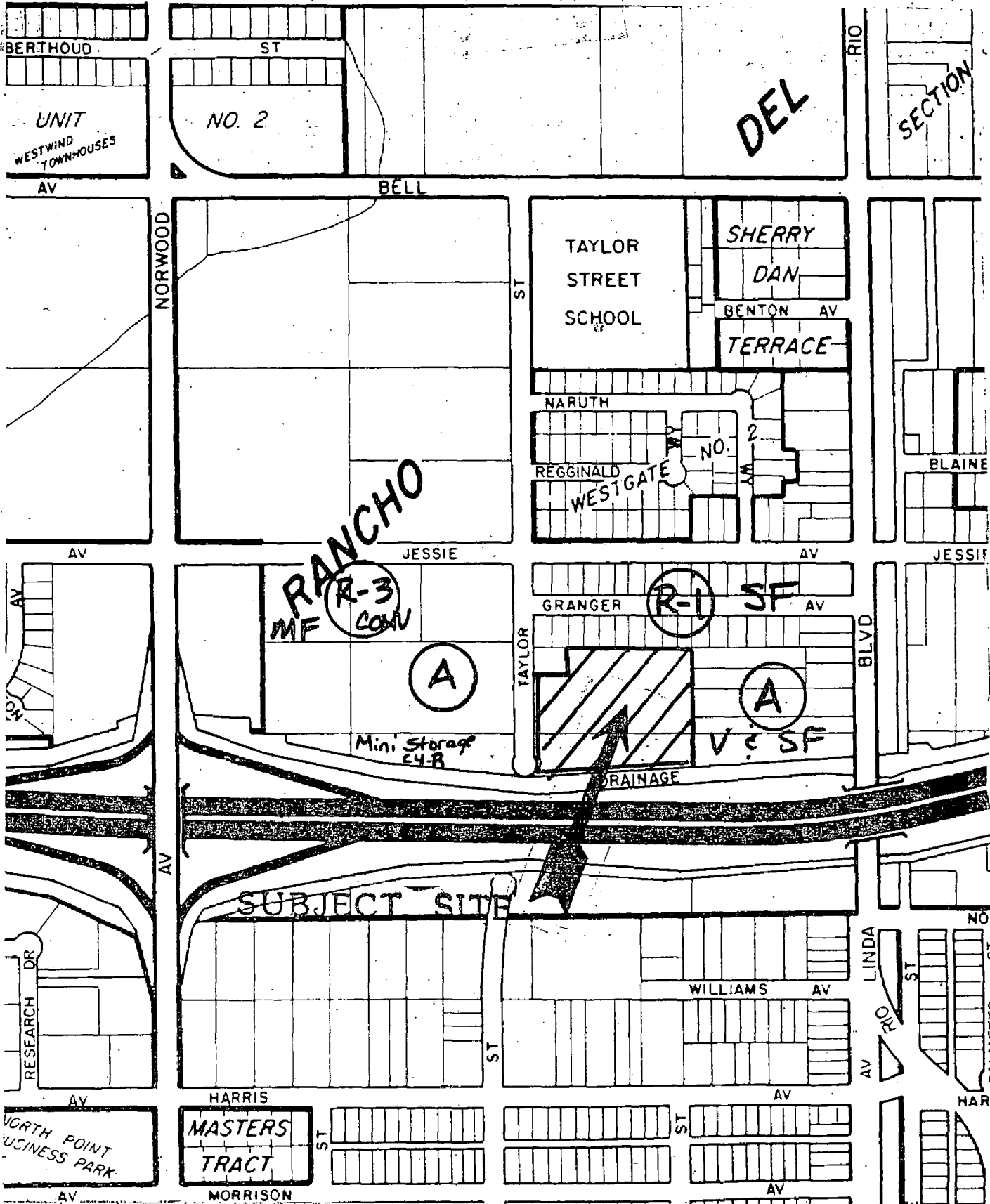
TAYLOR STREET



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VICINITY - LAND USE - ZONING

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