

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815				
OWNER	R & A Builders, Inc., 620 E. Main Street, Sacramento, CA 95620				
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815				
FILING DATE	6/9/83	50 DAY CPC ACTION DATE		REPORT BY:	SD:mmm
NEGATIVE DEC	7/1/83	EIR		ASSESSOR'S PCL. NO.	por. of 117-011-25

APPLICATION: 1. Environmental Determination

2. Rezone 13± vacant acres from Garden Apt. (R-2B) to Light Density Multiple Family (R-3)

LOCATION: South side of Mack Road approximately 500 feet west of Center Parkway

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 376 unit apartment complex on 13± vacant acres.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Medium Density Residential
Existing Zoning of Site:	R-2B
Existing Land Use of Site:	Vacant
Proposed zoning:	R-3
Surrounding Land Use and Zoning:	
North:	Vacant and Multiple Family: R-3
South:	Vacant: R-1
East:	Vacant: R-2B
West:	Single Family R-1
Parking Required:	376 spaces
Parking Provided:	566
Parking Ratio:	1.5 spaces/dwelling unit
Number of Units:	376
Property Area:	13± acres
Density of Development:	28.9 du/ac
Square Footage of Building:	910 s.f. (One bedroom) 1,365 s.f. (Two bedroom)
Significant Features of Site:	None
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Colors:	Earthtone
Exterior Building Materials:	Wood, stucco

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BACKGROUND INFORMATION: The subject site is the multi-family portion of Valley Hi Unit 29 (P-7862) which was approved by the City Council on October 18, 1977. The site was zoned R-3. That subdivision consisted of 49± acres divided into 179 single family lots and the 2 multi-family lots. The map was never recorded. On March 9, 1982 the City Council approved a subsequent request to develop the subject site with 246 condominium units (P-9645). The site was rezoned to R-2B to coincide with the proposed density of development.

STAFF EVALUATION: Staff has the following observations and comments with regard to this project:

1. The subject site is currently R-2B as the result of the previous request to develop condominiums. In light of the fact that the site was previously zoned R-3, staff believes the request is reasonable. In addition, the site fronts on a major street, Mack Road, the single family zoned property to the south is vacant, and the site is located near the intersection of two major streets and shopping facilities. Therefore, for these reasons, given appropriate site development and unit design, staff would support the requested R-3 zoning. However, staff would recommend that this zoning include an R review overlay to insure design consistency.
2. Staff finds the submitted site and elevation plans deficient in several aspects. Specifically staff recommends that these plans be revised in accordance with the following:

Site Plan:

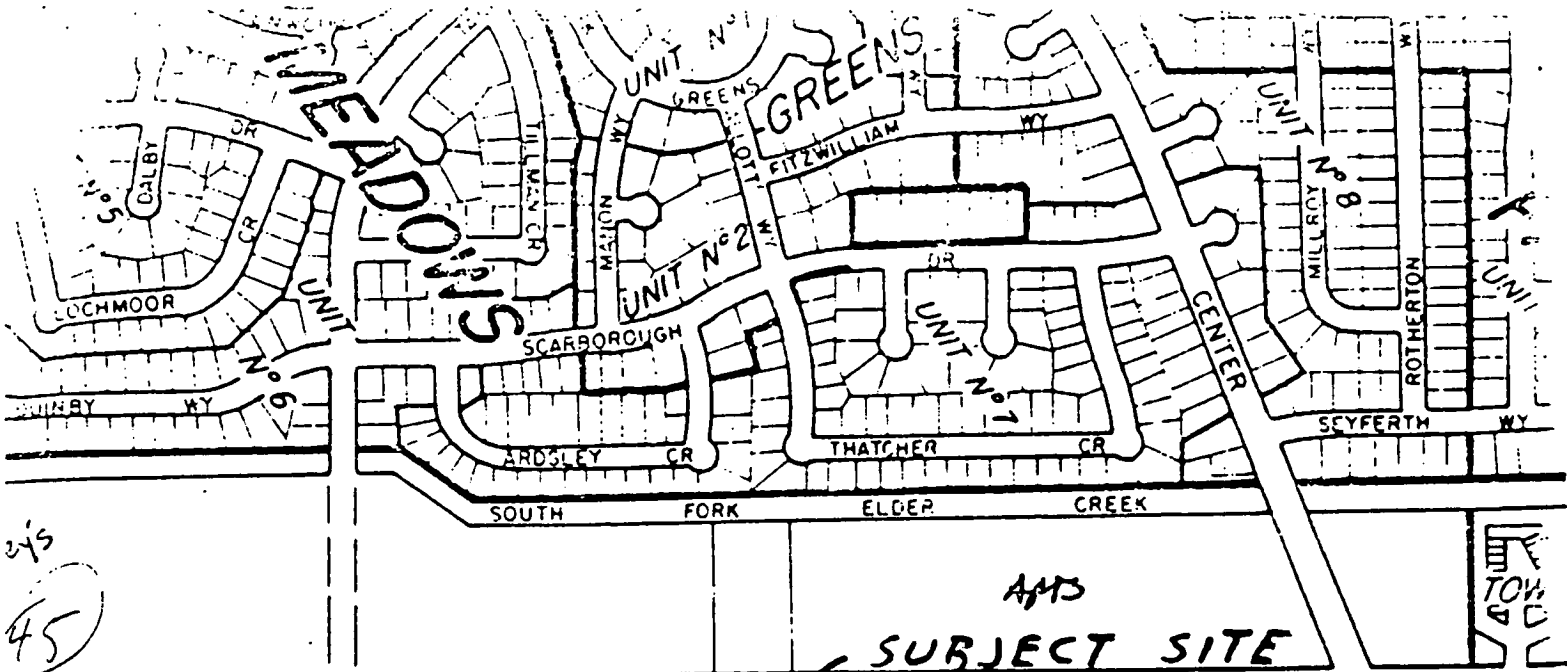
- a. The planter area along the interior perimeter of the site should be a minimum of ten feet in width and contain heavy landscaping. A decorative masonry wall 6 feet in height should also surround the sites. This is intended to buffer the adjacent residential area.
- b. The site plan should be redesigned so that parking spaces are located as closely as possible to the living unit or communal facility it is intended to serve.
- c. The long, straight parking aisle along the back of the site should be more curvilinear and interrupted with landscape planters to prevent speeding through the parking area.
- d. Walkways to the streets should be eliminated to discourage on-street parking along Mack Road and Summersdale Drive.
- e. Units within the structures should be divided into smaller unit clusters and staggered to give the site visual interest.
- f. Provision should be made for conveniently located trash enclosures and bicycle storage.
- g. The setback along the street frontage is a minimum of 25 feet. It must be entirely landscaped except for driveways.
- h. Access to the units should be provided from all ends of the apartment structure to provide for additional visual interest.

Elevations:

- a. Detailed elevations for sides of the structures and the recreational buildings should be submitted to staff for review.
 - b. A variety of building materials and colors should be used.
 - c. Roofs should be of shake or similar material.
 - d. Trim should be placed around the windows.
3. Staff is including multi-family design criteria to guide the applicant in developing plans for the site.
 4. In order to provide the Commission with a comprehensive analysis and a complete staff report of the submitted project, the applicant should revise the project as indicated in the above items and submit to staff for review. Staff, therefore suggests this item be continued so that modifications can be made.

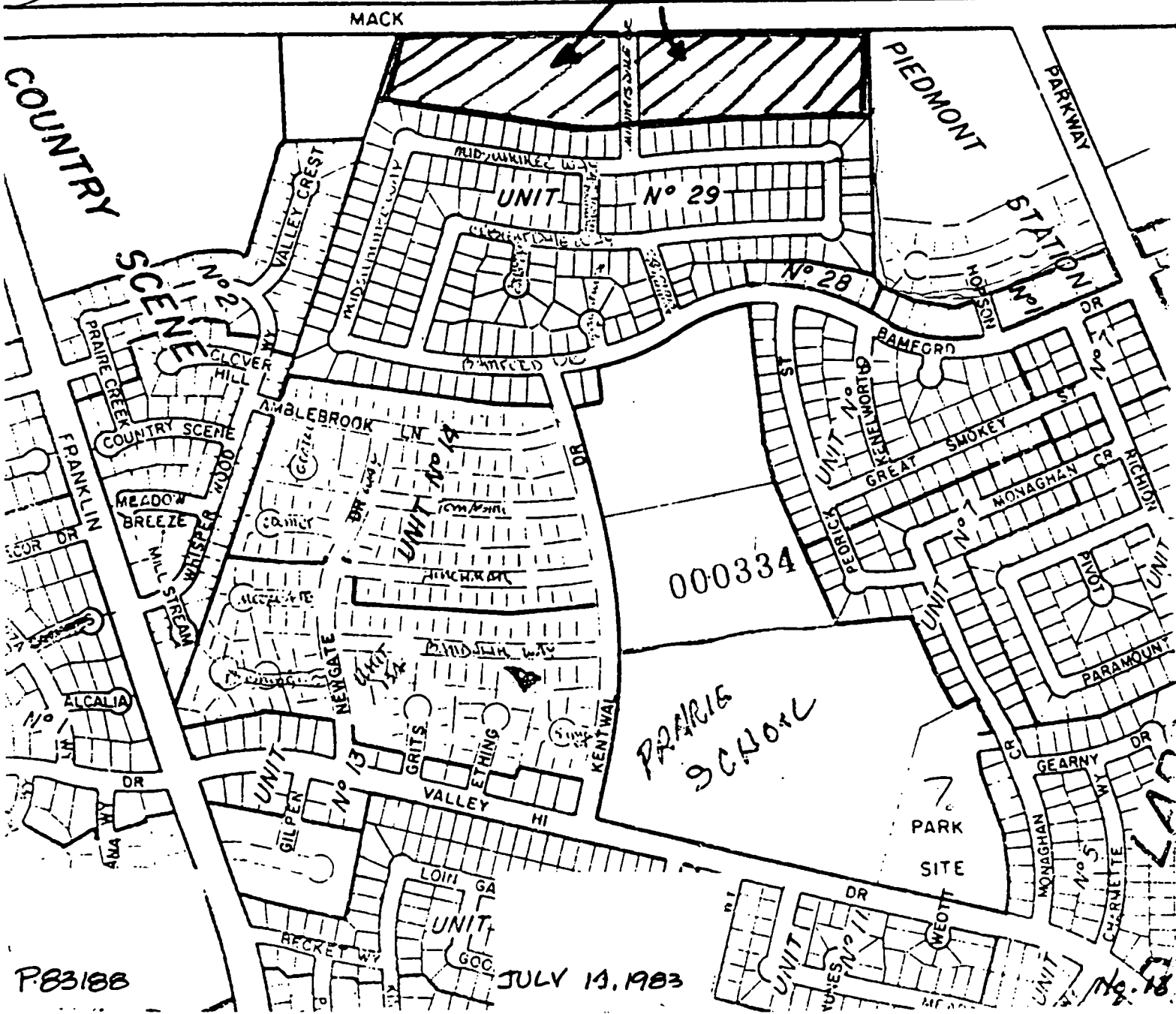
STAFF RECOMMENDATION: Staff recommends continuing the project to July 28, 1983 in order to give the applicant time to redesign the elevations and site plan as indicated in the staff evaluation.

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AMS
SUBJECT SITE



P-83188

JULY 13, 1983

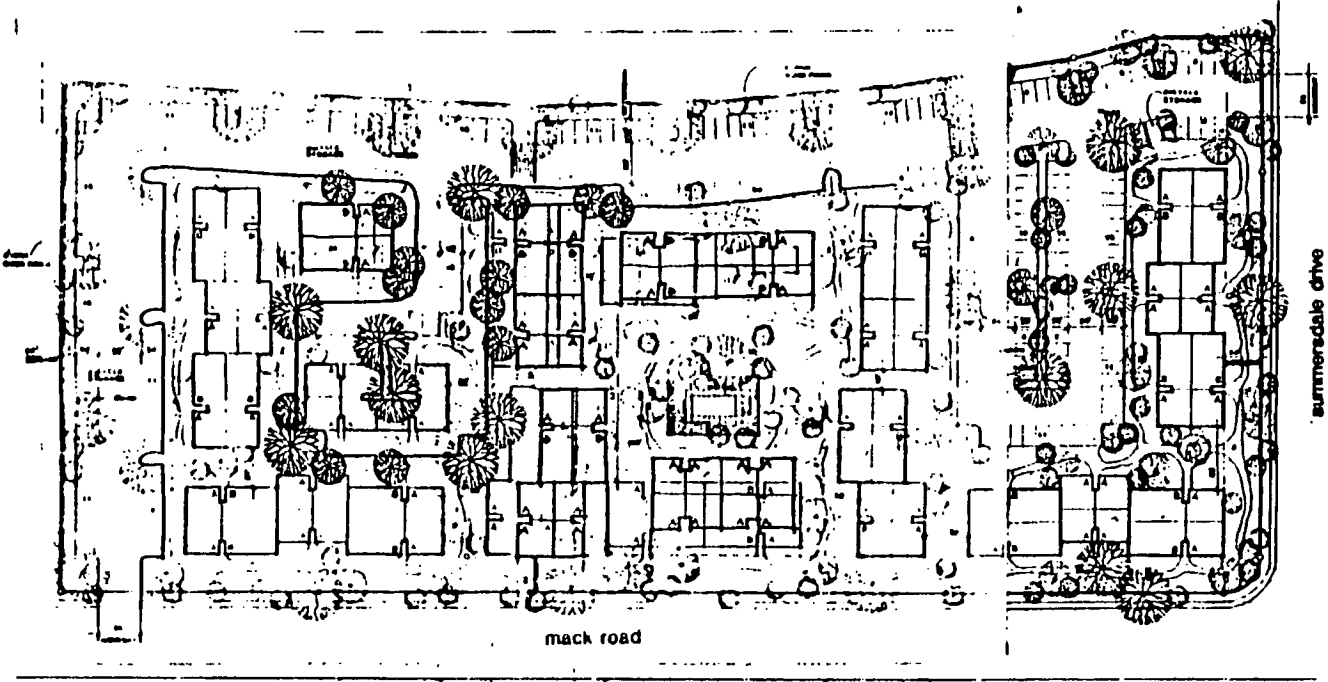
LAG

P 93-188

8-25-83

No. 18

000335



SITE PLAN

lot B



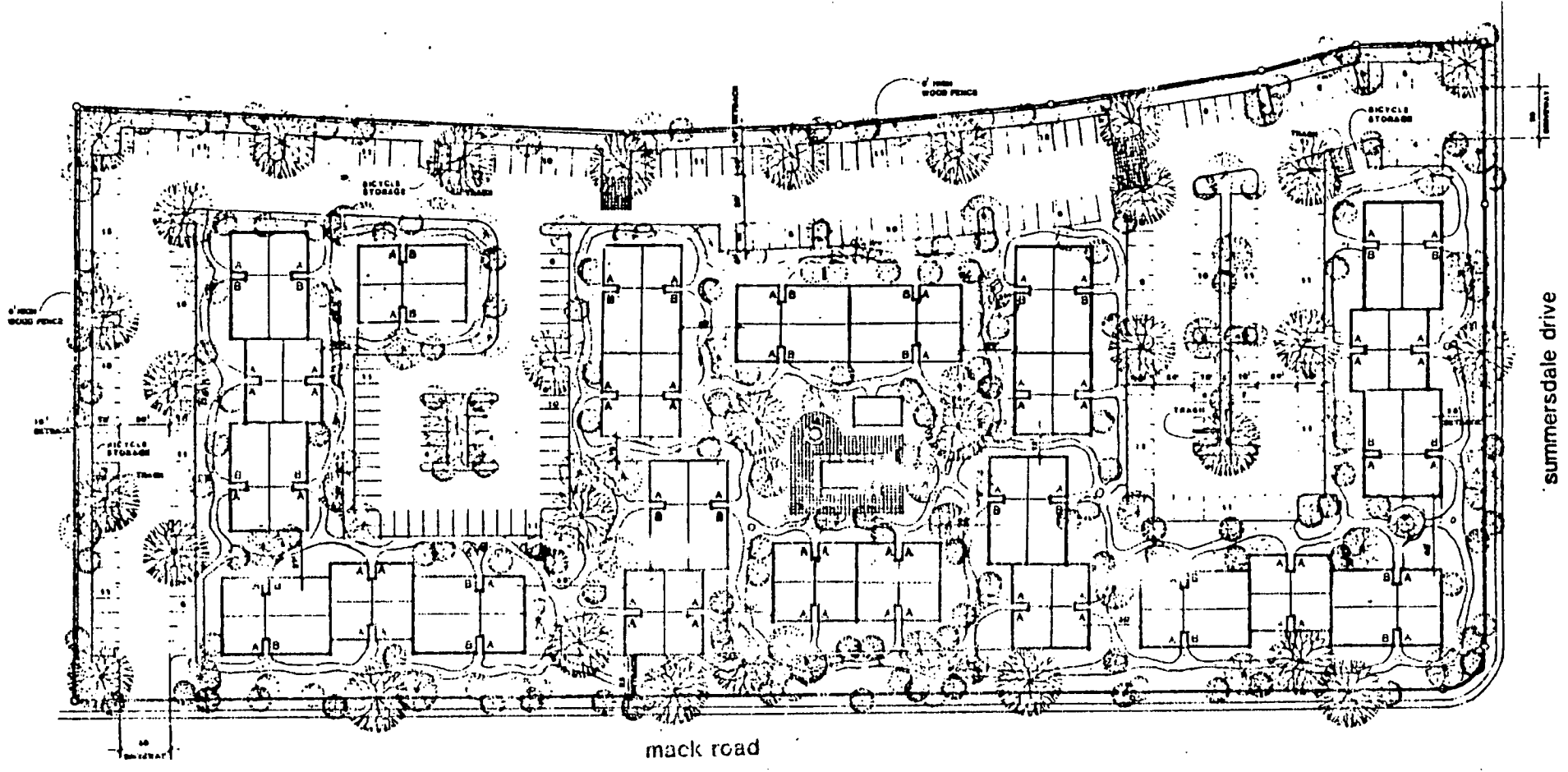
TABULATION	
TOTAL ACRES	6.87 ACRES
DENSITY	29 UNITS/ACRE
140 UNIT A&AR	
60 UNIT B&BR	
200 UNITS TOTAL	
PARKING	
311 SPACES	1.5 SPACES/UNIT

REVISED SITE PLAN

HEDENKAMP & ASSOCIATES
ARCHITECTURE
PLANNING
1331 INDIA ST. SAN DIEGO, CA 92101 (619) 232-3034

SACRAMENTO
VALLEY IN
MACK ROAD
APARTMENTS
PLA BUILDERS, INC. ET ALON, CA

183-188



SITE PLAN

lot B



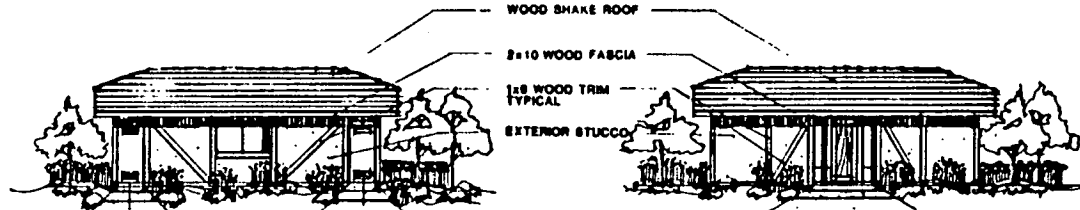
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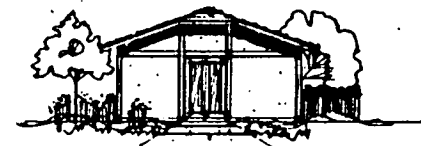


LEFT

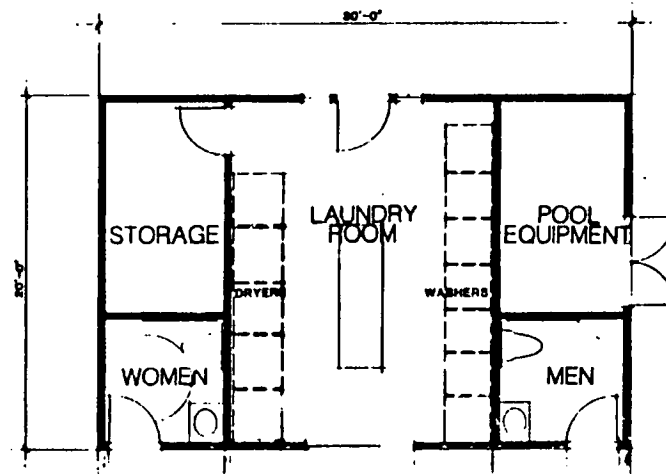


REAR

FRONT
1/8"=1'-0"



RIGHT



FLOOR PLAN

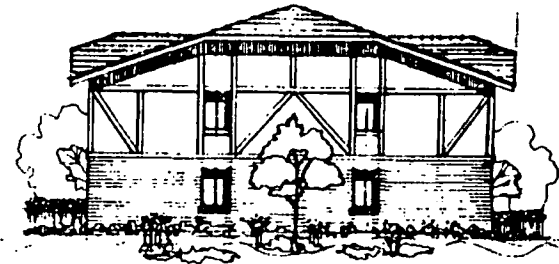
1/4"=1'-0"

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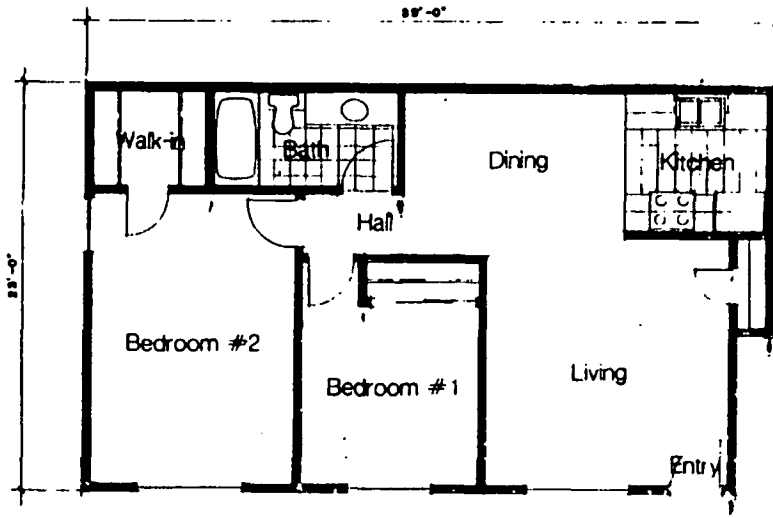
- WOOD SHAKE ROOF
- 2x10 WOOD FASCIA
- EXTERIOR STUCCO
- 1x6 WOOD TRIM TYPICAL
- BRICK VENEER WALL



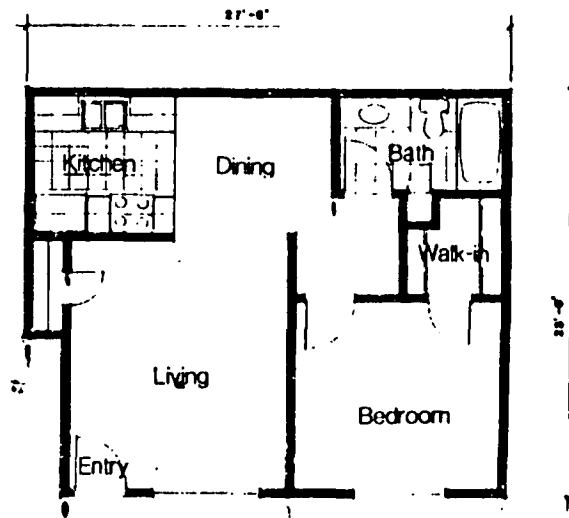
TYPICAL EXTERIOR BUILDING ELEVATION / FRONT & REAR
SCALE 1/8"=1'-0"



TYPICAL EXTERIOR ELEVATION / SIDE



TWO BEDROOM 900 SQ. FT. UNIT B



ONE BEDROOM 624 SQ. FT. UNIT A

TYPICAL FLOOR PLANS

SCALE 1/4"=1'-0"

000338