

CITY PLANNING COMMISSION

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

APPLICANT	Vitello-Niiya, Architects, Inc., 1931 'H' Street, Sacramento, CA 95814				
OWNER	Rush River Associates, 1450 Harbor Blvd., W. Sacramento, CA 95691				
PLANS BY	Vitello-Niiya, Architects, Inc., 1931 'H' Street, Sacramento, CA 95814				
FILING DATE	3-21-84	50 DAY CPC ACTION DATE		REPORT BY:	RL:bw
NEGATIVE DEC	4-16-84	EIR		ASSESSOR'S PCL. NO.	031-020-60 & pr. of 83

- APPLICATION:
1. Negative Declaration
 2. Development Plan Review of 134-unit apartment complex on 6.4± acres in the R-2B-R zone (13-A-3-C-4) (P84-113)

LOCATION: Northwest corner of Rush River Drive and Windbridge Drive

PROPOSAL: The applicant is requesting the necessary entitlement to develop a 134-unit apartment complex on a 6.4 acre site.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Multi-Family
Existing Zoning of Site:	R-2B-R zone
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1
South:	Vacant; A
East:	Vacant; R-2B-R
West:	Vacant; R-1A

Parking Required:	134 spaces
Parking Proposed:	186 spaces
Parking Ratio:	1.4 per unit
Property Area:	6.4 acres
Density of Development:	20.9 du/ac.
Street Improvements:	In process
Utilities:	Available to site
Exterior Building Colors:	Tan
Exterior Building Materials:	Cement plaster
Height of Structures:	32 feet; 2 stories

Unit Information:

36 Unit A	-	719 sq. ft.	-	1 Bedroom/1 Bath
18 Unit B	-	802 sq. ft.	-	1 Bedroom/1 Den, 1 Bath
16 Unit C	-	949 sq. ft.	-	2 Bedroom/1-1/4 Bath
64 Unit D	-	838 sq. ft.	-	1 Bedroom/1 Den, 1-1/4 Bath
<u>134 Total Units</u>				

STAFF EVALUATION: Staff has the following comments and concerns:

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1. The site plan indicates a cluster of units that will be located along the westerly boundary of the site adjacent to future single family units. These units are approximately 20 feet from the property line. In order to reduce overview of the second story apartment units into the rear yards of abutting residences, staff suggests that the setback be increased to a minimum of 25 feet.

APPLC. NO. P84-113

MEETING DATE April 26, 1984

CPC ITEM NO. 32

3. Parking shall be screened from second story units by trees or lattice work.
4. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
5. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
6. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
7. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
8. Parking stall depth shall be reduced by two feet and the two feet gained shall be incorporated as additional landscaping or walkway area.
9. 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).
10. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
11. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

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.
3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface texture.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking 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.
 - 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.
 - g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main residential structures.

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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 screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosures shall be adequate in capacity, number, and distribution.

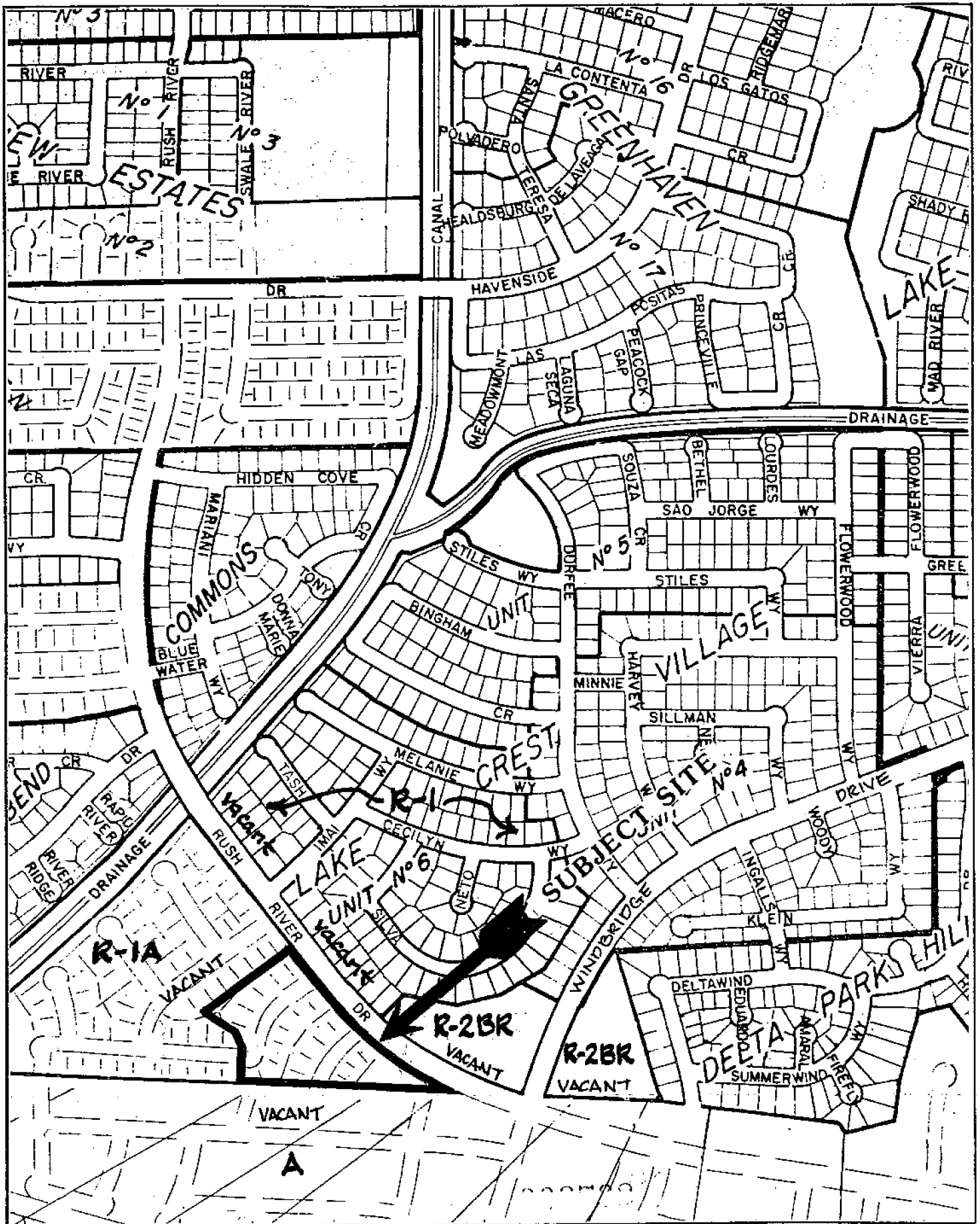
G. PERSONAL SAFETY DESIGN CRITERIA

1. Dead Bolt Locks. The following shall be minimum requirements for dead-bolt locks: 1) bolt shall have throw of at least one(1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
2. Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one(1) footcandle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.
3. Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of of the location of the viewer and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.
4. Smoke detectors.
5. Solid core doors.
6. Separate attic space shall be accessible only from individual units.

7. Protection of roof openings.
8. Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except for doors requiring a fire protection rating which prohibits them, such view may be provided by a door viewer having a field of view of not less than 180 degrees or through windows or view ports. Mounting height shall not exceed fifty-four (54) inches from the floor.
9. The residents' parking spaces shall be numbered and in such a manner that the space numbers do not correspond to the address or unit numbers of the residents for safety purposes.

002701



LAND USE & ZONING MAP

P84-439

1-18-85

No 17

TENTATIVE PLAT MAP RUSH RIVER CONDOMINIUMS

OWNER:
JVA CORPORATION
410 081 CORPORATION
P. O. BOX 733
SACRAMENTO, CALIFORNIA 95601

DEVELOPER:
JVA CORPORATION
410 081 CORPORATION
P. O. BOX 733
SACRAMENTO, CALIFORNIA 95601

ENGINEER:
JTS ENGINEERING CONSULTANTS, INC.
811 J STREET
SACRAMENTO, CALIFORNIA 95611
(916) 441-8700

IMPROVEMENTS:
STREET IMPROVEMENTS: CURB, GUTTER AND SIDEWALKS, STREET LIGHTS AND UTILITIES ARE UNDER CONSTRUCTION ON RUSH RIVER DRIVE.

SCHOOL DISTRICT:
RIVER DELTA UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION:
ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1) PARCEL "01" AS SHOWN ON THE PARCEL MAP ENTITLED "PORTION OF PARCEL A, S1 P. M. 17" FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY ON APRIL 21, 1966, IN BOOK 80 OF MAPS, MAP NO. 17.

2) PARCEL "02" AS SHOWN ON THE PARCEL MAP ENTITLED "PORTION OF PARCEL A, S1 P. M. 17" FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY ON APRIL 21, 1966, IN BOOK 80 OF MAPS, MAP NO. 17.



Frank N. Walker
FRANK N. WALKER
REGISTERED PROFESSIONAL ENGINEER
No. 25635
CIVIL
STATE OF CALIFORNIA

ASSISTANT PARCEL NUMBER:
APN: 031-020-60
APN: 031-020-68

ZONING:
R28

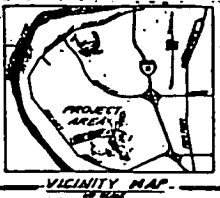
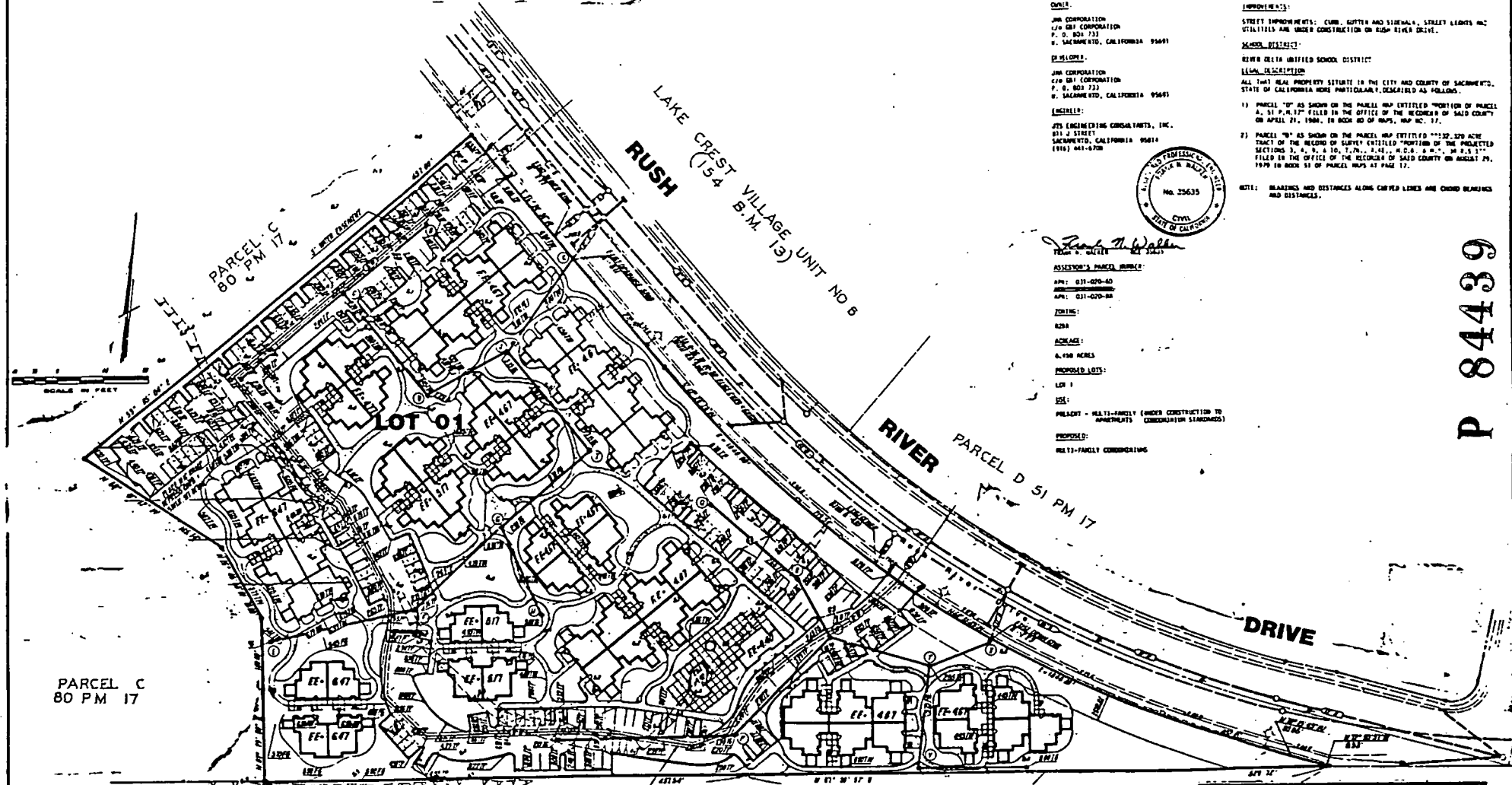
ACREAGE:
6.430 ACRES

PROPOSED LOTS:
LOT 1

USE:
PRELIMINARY - MULTI-FAMILY (UNDER CONSTRUCTION TO APARTMENTS OR CONDOMINIUMS)

PROPOSED:
MULTI-FAMILY CONDOMINIUMS

P 84439



PLACER SAVING
031-030-38

WILLARD SLATER R EMMA. M
031-030-08

KING LEE
031-030-09

JTS ENGINEERING CONSULTANTS, INC.
811 J STREET
SACRAMENTO, CALIFORNIA 95614 (916) 441-8700

DESIGNED BY	SCALE
CHECKED	1"=40'
DATE	
APPROVED	

TENTATIVE PLAT MAP
7563 RUSH RIVER DRIVE
APN: 031-020-60 / POR. OF 03

NO. 17
1/1

UTILITY	REPRESENTATIVE	PHONE
GAS	REG. E.	833-6666
ELECTRICITY	SACRED	432-3227
TELEPHONE	PACIFIC BELL	462-3289
WATER	CITY OF SACRAMENTO	442-8273
SEWER	CITY OF SACRAMENTO	442-8273
DRAINAGE	CITY OF SACRAMENTO	442-8273
LANDSCAPING	BERGEE & ASSOCIATES	442-8273
TRUCK	CITY OF SACRAMENTO	442-8273

002703

JOB NO. 2451

RUSH RIVER APARTMENTS

SITE TABULATION

6.4 TOTAL ACRES

A UNITS (719 sf) : 36

B UNITS (802 sf) : 18

C UNITS (949 sf) : 16

D UNITS (838 sf) : 64

TOTAL UNITS : 134

Parking Required : 134 Spaces

Parking Provided : 186 Spaces

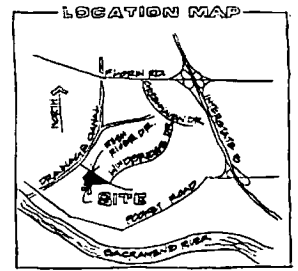
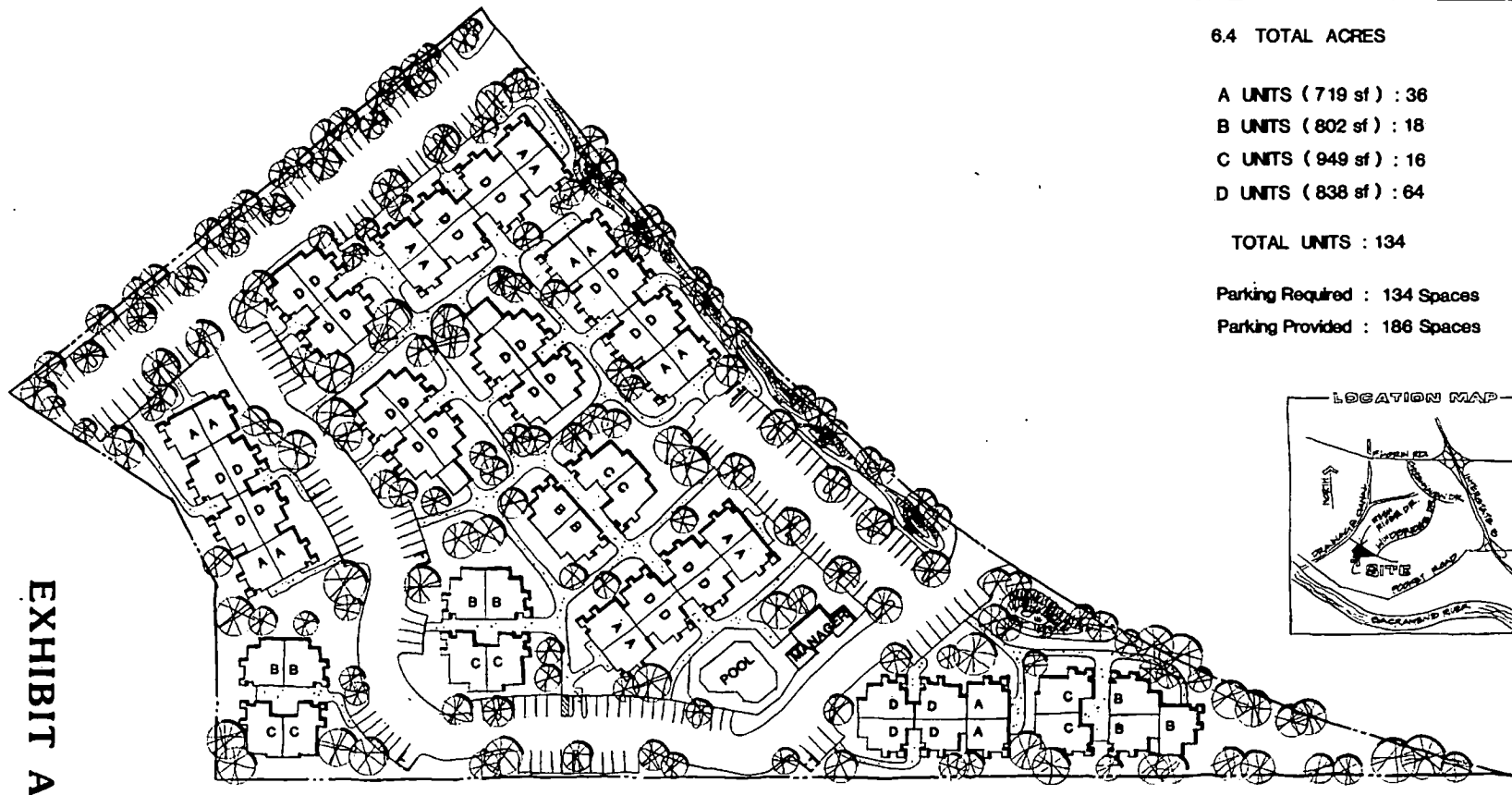


EXHIBIT A

site plan

002704

Scale 1":40'-0"



GBF CORPORATION

vitiello · niiya, inc. · architects

EXHIBIT C

Multiple Family Residential Design Criteria

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. 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.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.
13. Six foot masonry walls are required on interim property lines between parking lot areas and existing or proposed residential development.

B. PARKING LOTS

1. 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.
2. 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).

In addition, staff suggests intense landscaping be provided along the westerly property line.

2. Parking is to be provided along the northwesterly property line. Intense landscaping is also appropriate as a buffer between the apartment parking and the rear yards of zero lot line residences.
3. The site plan does not provide dimensioning of setbacks, parking spaces, distances between buildings, etc. There are no apparent problems; however, the project will be reviewed on the more detailed plan to be submitted at the time of building permit application. Compliance with the Zoning Ordinance, Building Codes, and the attached Multiple Family Design Criteria (see Exhibit C) will be required at that time.

STAFF RECOMMENDATION: Staff recommends approval of the development plans, subject to the following:

1. Increased setback of structures along the southwest property line to a minimum of 25 feet;
2. Intense landscaping along the westerly and northwest property lines for purposes of visual and noise buffering shall be provided;
3. Compliance with the Multiple Family Design Criteria;
4. A detailed landscaping and irrigation plan shall be submitted for staff review and approval prior to issuance of any building permit.

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