

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Cynthia Easton, Architect - 2122 J Street, Sacramento, CA 95816  
OWNER Housing Authority of Sacramento - P.O. Box 1834, Sacramento 95812-1834  
PLANS BY Cynthia Easton, Architect - 2122 J Street, Sacramento, CA 95816  
FILING DATE 2-24-89 ENVIR. DET. Negative Dec. 5-4-89 REPORT BY PW:sg  
ASSESSOR'S PCL. NO. 011-0200-012

- APPLICATION:
- A. Negative Declaration
  - B. Rezone 2.9+ vacant acres from Two-Family-Review (R-2-R) to the Multi-Family-Review (R-2A-R) zone to develop 24 apartment units.

LOCATION: Northwest corner of Broadway and Fairground Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop 24 family residence apartments.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential 4-15 du/ac  
Existing Zoning of Site: R-2-R  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Apartments; R-1A	Front:	25'	25'
South: Senior apartments, residential; R-2A-R	Side(Int):	5'	15'
East: Apartments; R-1A	Side(St):	25'	25'
West: Office, vacant; OB-R, R-1	Rear:	15'	15'

Parking Required: 36 spaces, at 1.5:1 ratio  
Parking Provided: 36 spaces  
Property Dimensions: 1,000+' x 127  
Property Area: 2.9+ acres  
Density of Development: 8.2 d.u. per acre  
Square Footage of Building: 12 buildings, each a duplex unit with 1,850 sq. ft. per building  
Height of Building: 16'  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco, wood trim, brick  
Roof Material: Fiberglass shingles  
Exterior Building Colors: Earthtones

BACKGROUND INFORMATION: The subject site and proposed development has been acquired by the Housing Authority of the City of Sacramento and therefore is considered a public housing project. The project will be maintained and supervised by the Housing Authority.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 2.9+ vacant acres located in the Two-Family-Review (R-2-R) zone. The General Plan designates the site for low density residential

at a density of 4-15 du/ac. The site is a long narrow piece of land situated at the northwest corner of Broadway and Fairgrounds Drive. Surrounding land uses include condominiums zoned R-1A to the north and east; senior apartments and two-family homes zoned R-2A-R to the south; and office uses and vacant residential to the west.

B. Project Proposal

The applicant proposes to develop 24, three bedroom units on the 2.9+ acre site. Each unit will consist of 925 square feet attached to an identical unit in a duplex type of building design. However, the layout of the site does not allow the project to be developed as an individual lot, duplex development. Therefore, the applicant is requesting to rezone the site from Two-Family-Review (R-2-R) to Multi-Family-Review (R-2A-R) zone. The existing zoning if subdivided with a standard duplex design would allow the development of 36 units. The subject proposal with a total of 24 units results in an overall density of 8.2 units per acre, which is well within the density range allowed for the site in the City's General Plan. Therefore, staff supports the rezoning subject to site plan revisions.

C. Site Plan

The submitted site plan indicates 12 buildings, each a duplex unit with 1,850 square feet per building, i.e. each dwelling unit is 925 square feet. The buildings are clustered into four groups with driveways leading back to rear parking areas from Fairgrounds Drive. No parking area will be directly visible from either Fairgrounds Drive or Broadway. The original submitted site plan proposed to split off a front 9,000+ square foot lot for future sale. Staff has recommended to the applicant that this front lot along Broadway be incorporated into the overall project. Staff sees no justification to separate this lot out and leave vacant. By incorporating this added area to the project the overall site plan is improved. Staff suggests a 25 foot landscape setback along Broadway. This landscape setback should include a 3-1/2 foot high undulating turf berm with clusters of trees. the remaining 50+ feet should be used to spread out the entire project including increasing the size of the lot, increasing the landscape area between driveways and structures and maintaining a minimum 15 foot landscape setback at the rear of the property. These recommendations will give much better use of the additional front lot area and add to the integration of the project in terms of open space and privacy. Staff also suggests a 3-1/2 foot turfed berm with trees along Fairgrounds Drive. The applicant should submit a revised site plan and landscape plan incorporating staff's suggestion for review and approval by planning staff prior to issuance of building permits.

In addition, staff suggests a six foot high decorative masonry wall be installed 25 feet back and parallel to Broadway and Fairgrounds Drive (see site plan). This will mitigate noise from Broadway and screen the back end of the structures.

D. Building Design

The submitted building elevations were reviewed by Design Review staff and found to be generally acceptable. No changes to the exterior building materials including the fiberglass shingles were suggested. Staff does suggest the selection of interesting contrasting colors for the base and trim of the buildings.

E. Agency Comments

The proposed project was reviewed by the City's Traffic Engineering, Engineering, Building Inspections, and Police Divisions as well as the Redevelopment Agency. The following comments were received.

Traffic Engineering

1. Dedicate Fairgrounds Drive to a 22 foot half-section and construct standard improvements (sidewalk required).
2. Construct standard improvements along Broadway as per current alignment.

Engineering

1. All on-site sewer, water and drainlines shall be privately owned and maintained.
2. Driveway permits required along Fairgrounds Drive.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have an adverse environmental effect and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval to rezone 2.9+ vacant acres from Two-Family-Review (R-2-R) to Multi-Family-Review (R-2A-R) zone to develop 24 Family Residence Apartments subject to conditions and forward to City Council.

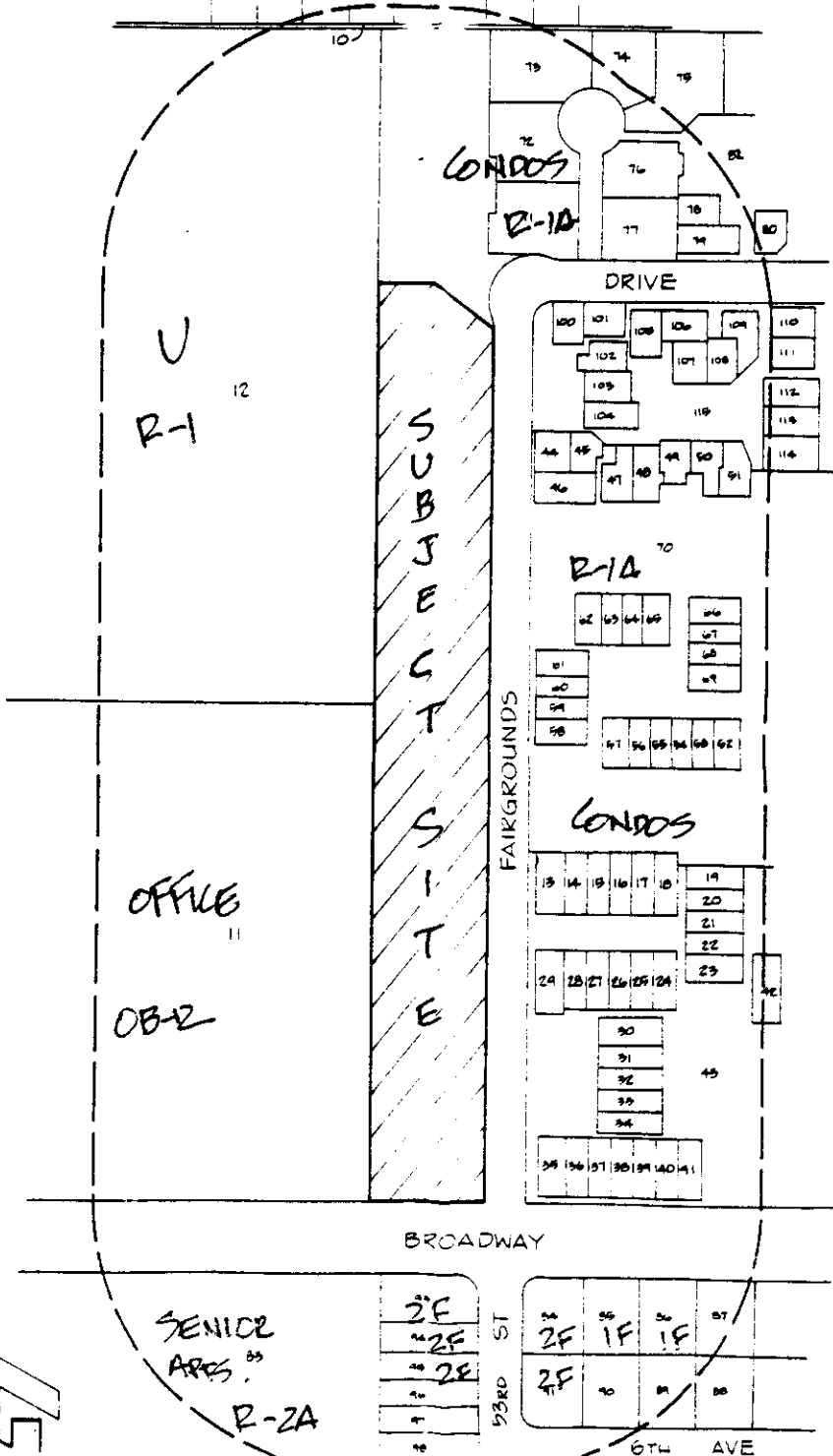
Conditions

1. The applicant shall submit a revised site plan to planning staff for review and approval prior to issuance of building permits. The revised plan should include the following:
  - a. incorporate the front lot into the overall project (eliminate proposed parcel line);

- b. provide a 25 foot landscape setback along Broadway;
  - c. spread out the entire project, providing more open space;
  - d. maintain a 15 foot building setback along the north property line;
  - e. increase the width of landscape area between driveways; and
  - f. increase the size of the tot lots.
2. The applicant shall submit a detailed landscape plan to planning staff for review and approval prior to issuance building permits. Landscape plan should include the following:
    - a. 25 foot landscape setback along Broadway and Fairgrounds Drive;
    - b. 25 foot landscape setback shall consist of a 3-1/2 foot turfed berm with tree clusters;
    - c. increased width of landscaping between driveways; and
    - d. all landscaping shall be fully automated irrigation.
  3. A six foot, cedar wood fence shall be constructed along the perimeter of the site (north and west property line).
  4. A six foot high decorative masonry wall shall be installed 25 feet back and parallel with Broadway. This wall shall be rounded and reduced to three feet in height along Fairgrounds Drive to the first driveway. A three foot high wrought iron fence shall be installed on top of the three foot high masonry wall.
  5. The trash enclosures shall meet the design requirements of the Zoning Ordinance.



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# LAND USE & ZONING MAP

# SITE PLAN

SPREAD OUT ENTIRE PROJECT TO PROVIDE ADDITIONAL OPEN SPACE

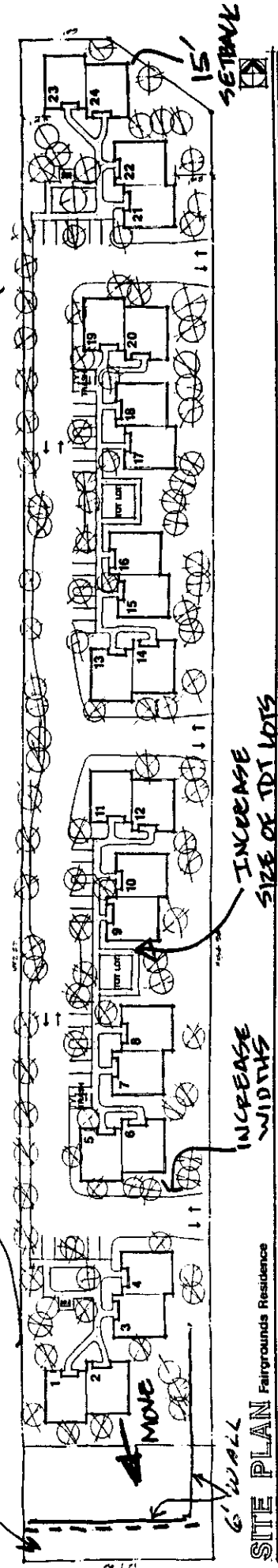
25' LANDSCAPE SETBACK

6' WALL

INCREASE SIZE OF IDI LOTS

INCREASE WIDTHS

15' SETBACK



SITE PLAN Fairgrounds Residence







