

STAFF REPORT AMENDED 7-26-84
CITY PLANNING COMMISSION

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

APPLICANT	National Church Res. 1055 Wykoff Way, Laguna Beach, CA 92651		
OWNER	J. Mohamed Sr., 4405 Collage Oak Drive, Sacramento, CA 95841		
PLANS BY	Peoples Housing Inc., 1424 No. Old Topanga Canyon Rd., Topanga Canyon, CA 90290		
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: SC:pb	
NEGATIVE DEC. 7/3/84	EIR	ASSESSOR'S PCL NO. 262-211-03 & 04	

APPLICATION: 1. Negative Declaration
2. Plan Review for a 20 unit apartment in the Garden Apartment - Review (R-2A-R) zone. (Sec. 13-A-(4))

LOCATION: 511-531 Wilson Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 20 unit apartment complex for physically disabled, low income individuals.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential 4-21 du per/ac
Existing Zoning of Site: R-2AR
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Church & Single Family; R-1
South: Single Family; R-1
East: Multiple Family; R-2AR & R-1
West: Retail & Single Family; R-1, C-2

Parking Required: 20
Parking Provided: 20
Property Dimensions: 220'x310'
Property Area: 1.57 acres
Density of Development: 1.27 du per/ac
Square Footage of Units: 412 sq. ft. - studio; 527 sq. ft. - 1 bedroom & 758 sq. ft. - 2 bedrooms
Height of Structure(s): 12 ft.
Significant Features of Site: Existing trees
Topography: Flat
Street Improvements: Existing and to be improved
Utilities: Existing and to be provided
Exterior Building Colors: Grey blue and tan
Exterior Building Materials: Stucco and wood trim

APPLC. NO. P84-231

MEETING DATE July 26, 1984

CPC ITEM NO. 33

002786

BACKGROUND INFORMATION: At the present time, the subject site consists of two separate parcels totalling 1.5+ acres. On June 14, 1984, the Commission approved a request to merge the two parcels which is necessary for the proposed low income housing development. This lot line merger will have to be recorded prior to issuance of building permits since the existing property line will cross through the proposed buildings.

PROJECT EVALUATION:

1. The subject site is located in the South Natomas Community and in the Gardenland Neighborhood. The area surrounding the subject site is developed with single and multiple family residential uses. The site is zoned for Garden Apartment use subject to review. As proposed, the applicant will be developing the site with a 20 unit, low income housing complex, which consists of a recreation building and six apartment buildings containing studio, one and two bedroom units. Staff has no objections to the proposed housing development since the density does not exceed that allowed in the Garden Apartment zone.
2. The site plan indicates that seven structures will be developed in clusters around a private cul-de-sac in the center of the site. The site will be developed with varied building sizes and configurations which help to provide a more interesting site design. Staff does, however, have concern over the building elevations which lack detail and visual interest. The applicant is proposing to use stucco exterior throughout the project, which will distract from the overall site design. Staff, therefore, recommends that the applicant utilize horizontal wood siding as the exterior finish for the recreation building and the apartment structure located on the southwest corner of the site. In an effort to create interest in the front elevations, staff also recommends the use of greenhouse windows in the kitchen area of each unit or some other window treatment that will assist in providing relief and interest to these elevations.
3. As proposed, the 20 unit complex will require 20 parking spaces based upon a ratio of one space per unit. The applicant is providing 20 spaces and in addition, each space is oversized to allow for handicapped use. The handicapped parking is being provided since this project will be developed for use by handicapped individuals. The paved parking must meet the 50% shading requirement. The applicants landscape plans do, however, indicate that adequate parking lot shading will be provided. On-site landscaping also appears to be well planned and planter areas have been dispersed throughout the site in a manner that adds interest to the site design. Staff does, however, recommend the applicant provide additional deciduous trees on the south, east and west sides of each structure where none are shown in the site design. This provision will assist in reducing future energy costs for the project.
4. The applicants plans do not indicate the material and design of the on-site trash enclosure. Staff recommends the applicant submit detailed plans of the trash enclosure for staff review and approval. This trash enclosure should be six feet in height and constructed of a masonry material.
5. The site plan indicates that a number of trees exist on the site at the present time. Some of these trees will be retained and incorporated into the proposed landscape plan for the site. The trees that will be removed are not significant, and therefore, staff has no objections to the proposal.

- 6. The applicant's plans were sent to the City Traffic Engineer, Real Estate Division and Water and Sewer Division. They have indicated no objections to the applicant's proposal. The Real Estate Division did, however, indicate that the recently approved lot line merger has not yet been recorded and this will be necessary prior to issuance of a building permit on the site.
- 7. This proposal was transmitted to the South Natomas Advisory Council for review and comments. No comments have been received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

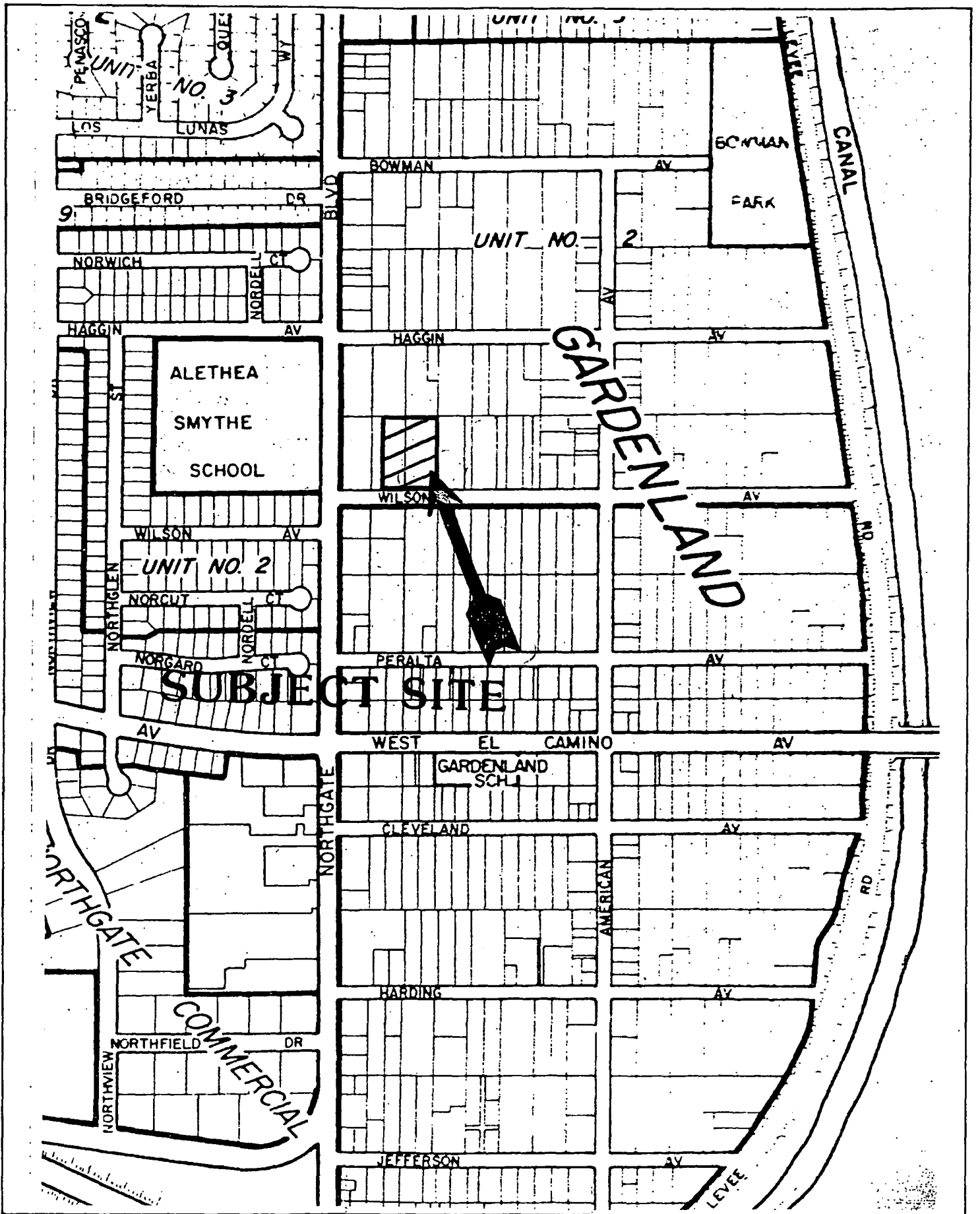
STAFF RECOMMENDATION: Staff recommends approval of the Plan Review, subject to the following conditions:

Conditions - Plan Review

- * 1. *The applicant shall modify the plans by providing horizontal wood siding on the recreation building and the apartment building located on the southwest corner of the site. Modified plans shall be submitted to planning staff for review and approval prior to issuance of a building permit. The plans shall also indicate the use of greenhouse windows in all kitchen areas or some other type of window treatment that will relieve the monotony of the front elevations.*
- 2. The applicant shall submit detailed plans for the on-site trash enclosure for staffs review and approval prior to issuance of a building permit. The trash enclosure shall be six feet in height and consist of a masonry material.
- 3. Revised landscape plans indicating the location and type of deciduous trees to be added on the south, east and west sides of the structures shall be submitted for staff review and approval. The minimum size of all trees to be used on the site shall be 15 gallon containers.
- 4. The applicant shall record the lot line merger approved on the site prior to issuance of a building permit.

*Planning Commission amended to:

- 1. *The applicant shall submit detailed plans for review and approval by staff.*



VICINITY MAP

PROJECTS HOUSING INC.

