

CITY PLANNING COMMISSION

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

APPLICANT	Sacramento Architectural Service, 1300 Ethan Way, Suite 555, Sacto, CA 95825
OWNER	Sacramento University Gardens c/o Larry Rader 2612 K Street, Suite 6, Sac 95816
PLANS BY	Applicant and Dreyfuss and Blackford, 3540 Folsom Boulevard, Sacramento
FILING DATE	12/5/86
ENVIR. DET.	Neg Dec 12/29/86
REPORT BY	JP:ec
ASSESSOR'S-PCL. NO.	295-0040-010

- APPLICATION:
- A. Negative Declaration
 - B. Rezone from R-3 (PC) PUD to R-3A (PC) PUD Zone
 - C. Special Permit modification to add 22 units to an apartment complex in the Campus Commons PUD (Westbridge PUD)
 - D. Campus Commons PUD Schematic Plan Amendment from Student Apartments to Apartments

LOCATION: 1255 University Avenue

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 West Arden Community Plan Designation:	Light Density Residential
Campus Commons PUD Schematic Plan:	Student Apartments
Existing Zoning of Site:	R-3 (PC) PUD
Existing Land Use of Site:	Apartments

Surrounding Land Use and Zoning:

- North: Residential (Campus Commons Townhouses) R-1AR-PC (PUD)
- South: American River; ARP-F
- East: Residential (Campus Commons Townhouses) R-1AR-PC (PUD)
- West: Student Apartments; R-3 PC (PUD)

Parking Required:	193 spaces
Parking Provided:	195 spaces
Property Dimensions:	Irregular
Property Area:	3.5+
Density of Development:	35 d.u. per acre
Square Footage of Building:	39,249+ square feet
Height of Building:	3 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Cement Plaster
Roof Material:	Light Brown

BACKGROUND INFORMATION:

On November 26, 1968, the Planning Commission approved a special permit to develop a 101 unit student housing development on a 3.5 acre site in the Light Density Multiple Family (R-3) Zone and the Campus Commons PUD (P-3495) (Exhibits A-C). The proposed density was 29 units per acre which met the maximum density allowed in the R-3 Zone.

In 1969, however, building permits were issued for a 119 unit apartment complex. While the exterior site plans and elevations remained the same, 19 two-bedroom units were converted to one bedroom and studio units resulting in the net increase of 18 units (the manager's office was originally approved to a manager's dwelling unit; however, this was not constructed) (Exhibit D). No record of a special permit modification to permit this increase in density has been found.

In 1980, building permits were issued to convert four TV rooms in the apartment complex to four large studio apartments (Exhibit D). This increased the number of dwelling units on the site to 123, for a density of 35 dwelling units per acre. This density exceeds the allowed density of the R-3 Zone. Neither special permit modification nor rezoning was requested to allow this increase in density.

The subject site has changed owners several times since building permits for the increase in units were issued. The applicant is requesting a rezoning from R-3 (PC) PUD to R-3A (PC) PUD and a special permit modification to allow the 22 additional dwelling units to remain. The applicant is also requesting a Campus Commons Schematic Plan Amendment from student apartments to apartments in order to allow non-students to live in the complex.

PROJECT EVALUATION:

Staff has the following comments regarding this proposal:

A. LAND USE AND ZONING:

The subject site is a 3.5+ acre parcel located in the Light Density Multiple Family - Parkway Corridor (R-3 (PC)) Zone and Campus Commons PUD. Surrounding land uses include Campus Commons Townhouses to the north and east, student apartments to the west and the American River to the south. The site is designated for Residential uses by the 1974 General Plan and as Student Apartments on the Campus Commons PUD Schematic Plan.

The applicant is requesting a rezoning to R-3A (PC) PUD and a special permit modification to allow the existing 123 units on the site to remain and be legally conforming with City Zoning Ordinance requirements. As noted above, 18 of the additional units have been in existence since 1969, and the four large studios have been in existence since 1980. The approved and existing unit counts are as follows:

<u>APPROVED UNITS</u>	<u>EXISTING UNITS</u>
Manager's Unit = 1	Studios = 19
2 Bedroom Units = 100	Large Studios = 4
Total Units = 101	1 Bedroom Units = 19
	2 Bedroom Units = 81
	Total Units = 123

Staff contacted the manager of the student apartments regarding the management of the complex. The complex is operated similar to a student dorm in that all renters are charged the same flat fee each month regardless of the type of dwelling unit they live in. At the beginning of the year, the student renter may be placed in a two-bedroom unit with three other students that he/she doesn't know. If the renters

don't get along or make friends that they wish to live with, the renters may switch apartments throughout the year. A studio will have only one renter, a large studio one to two renters, a one-bedroom a maximum of two renters, and a two-bedroom a maximum of four renters.

Staff finds that if the approved 100 two-bedroom units and manager's quarters were built a maximum of 400 students could be living at the apartment complex. Under the existing unit configuration, a maximum of 379 students can live at the complex. Therefore, while the existing unit count is higher than approved, the number of students living at the complex is actually less than what could have been accommodated under the approved 101 unit apartment complex. Staff finds that the rezoning and special permit modification will not significantly alter the density or characteristics of the area and recommends approval of the entitlements.

The applicant is also requesting a schematic plan amendment from the student apartment to apartment designation. Presently, four people who are not students live at the complex. Staff has no objection to this request, as there does not appear to be a need to designate this site exclusively for student housing. Due to the physical dorm-like setup of the complex, its proximity to CSU Sacramento, and the way that the complex is managed, staff anticipates that the majority of the people who live in the complex will continue to be students.

B. SITE PLAN DESIGN:

The apartment complex is located at the center of the subject site with a 117-space parking lot on the east side of the parcel and a 78-space parking lot on the west side of the parcel (Exhibit A). The parking lots are screened from University Avenue by a hedge and large bushes are planted along the levee adjacent to the east parking lot. A trash dumpster is located in each parking lot. Recreational amenities at the site include a pool, spa, steam room, weight room, and recreation center with video games, pool table and ping-pong table. Concrete slabs with indentations for bicycles are provided along the east and west sides of the complex; however, there are no provisions for locking the bicycles to anything that is secured and subsequently, the bicycle spaces are not used. One freestanding metal bicycle rack is also provided.

In order to screen the parking lots from the American River Parkway corridor, staff recommends that screening bushes be planted along the southern property line of the western parking lot. A screening bush has been cut down along the levee adjacent to the east parking lot; this bush should also be replaced. Staff also recommends that solid masonry trash enclosures be constructed in the east and west parking lots in order to screen the existing dumpsters from the parkway corridor and enhance the aesthetics of the site. The enclosures should follow the guidelines outlined in Exhibit E.

The existing 195 parking spaces will meet the Zoning Ordinance requirements of 1.5 spaces per dwelling unit and one additional guest space for every 15 units. Staff inspection of the site found that while many of the students own bicycles, there does not appear to be adequate safe and secure places to park bicycles other than inside the apartment units. Staff therefore recommends that a minimum of 10 Class I bicycle parking spaces be provided and that nine spaces be provided which meet Class

II or Class III standards. These bicycle spaces should not be located in any required parking spaces.

Staff finds that, although four TV rooms were converted to dwelling units, there are adequate recreational amenities provided for residents of the apartment complex and not further amenities need be required.

C. Neighborhood Comments:

The proposal was submitted to the Campus Commons Neperthe Homeowners Association for their review and comment. They indicated that they had no objection to the applicant's request.

ENVIRONMENTAL DETERMINATION:

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

RECOMMENDATION:

Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the rezone from R-3 (PC) PUD to R-3A (PC) PUD;
- C. Approve the special permit modification, subject to conditions, and based upon findings of fact which follow; and
- D. Recommend approval of the Campus Commons PUD Schematic Plan Amendment from student apartments to apartments.

CONDITIONS:

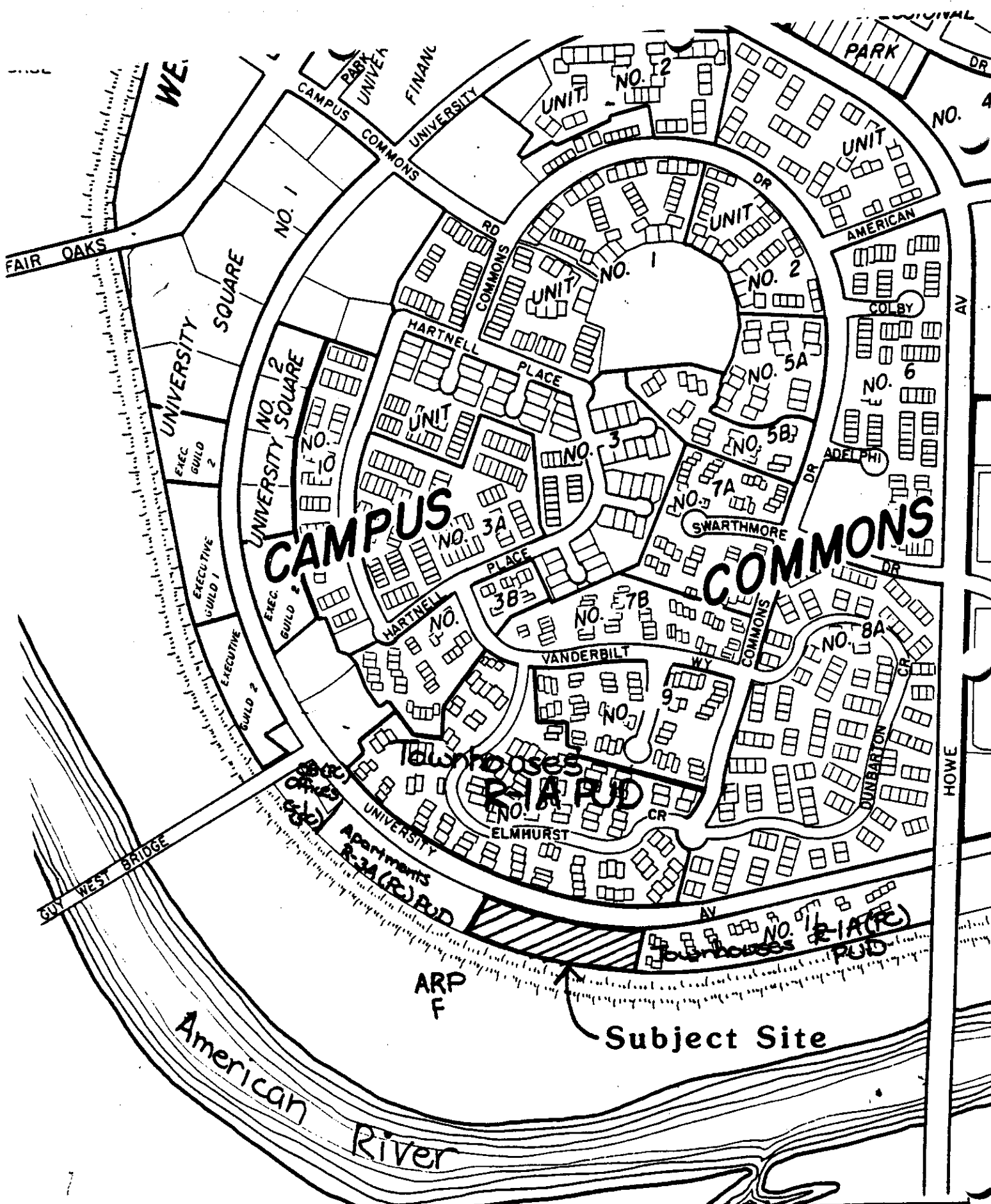
1. The apartment modification shall be limited to 123 units consisting of the following unit types:

19 Studio Units
4 Large Studio Units
19 1 Bedroom Units
81 2 Bedroom Units
2. A landscape plan indicating screening bushes along the south property line between the levee and the east and west parking lots shall be submitted to the Planning Director for review and approval. The additional landscaping shall be installed within four months of the date of special permit modification approval (by May 8, 1987).
3. The applicant shall construct trash enclosures for the two existing trash dumpsters in the east and west parking lots within four months of special permit modification approval (May 8, 1987). The trash enclosures shall be constructed per the guidelines outlined in Exhibit E.
4. A minimum of 10 Class I bicycle parking spaces and nine Class II/III bicycle parking spaces shall be provided on-site within four months of special permit modification

approval (May 8, 1987). The location of the bicycle parking spaces shall be subject to Planning Director review and approval.

FINDINGS OF FACT:

1. The project, as conditioned, is based upon sound principles of land use in that the apartment complex at the density proposed is compatible with surrounding land uses.
2. The project, as conditioned, will not be injurious to the general public or surrounding properties in that:
 - a) Adequate automobile parking, bicycle parking and landscaping will be provided;
 - b) No significant increase in traffic or parking demand is anticipated.
3. The proposed project is consistent with the City's discretionary interim land use policy in that the site is designated for Residential use by the 1974 General Plan and the proposed apartment use conforms with the plan designation.



VICINITY - LAND USE - ZONING

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Item 17

EXHIBIT A-1 SITE PLANS



ALL 3 STORY BUILDING TYPES - NOT TO SCALE
 ALL 1 AND 2 STORY UNITS TYPE II (4th, 5th, 6th)

△ INDICATES UNIT ROLES IN PLANNING
 SEE MECHANICAL, CHAS AND MECH/PLA



SITE PLAN - WEST PARKING LOT & BUILDINGS
 SCALE: 1/8"=1'-0"

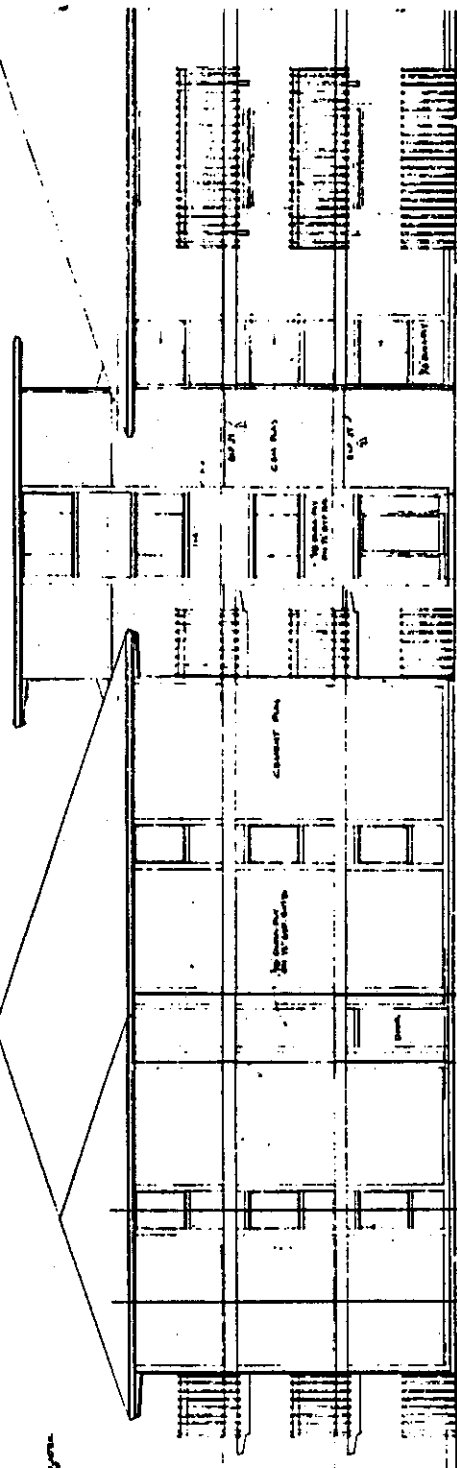
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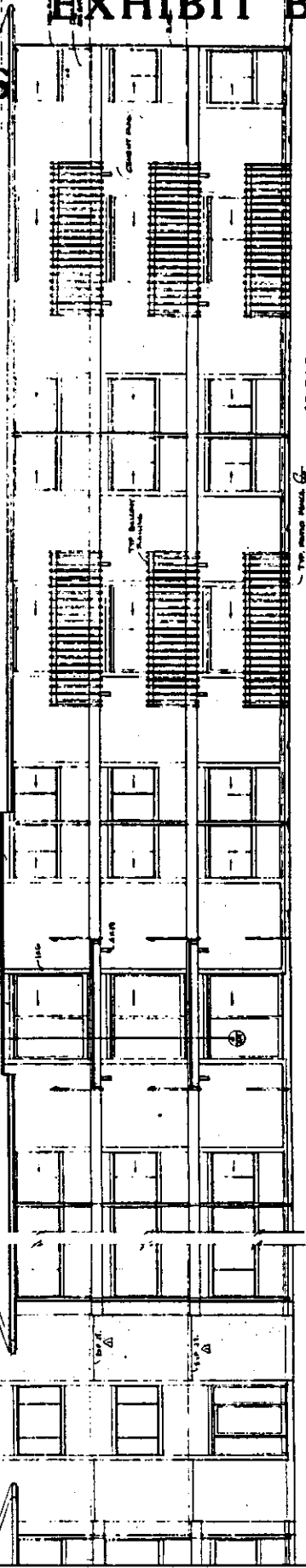
J.H.M.

EXHIBIT B-1

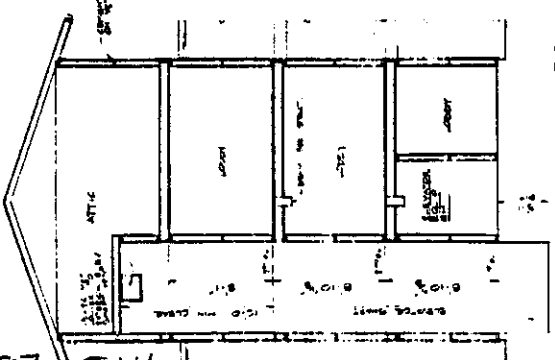
ELEVATIONS



PART EAST ELEV
WEST



SOUTH ELEV
TYPICAL EXTERIOR ELEV 3 STORY UNIT



A-S-B-1 ELEVATOR TOWER SECTION

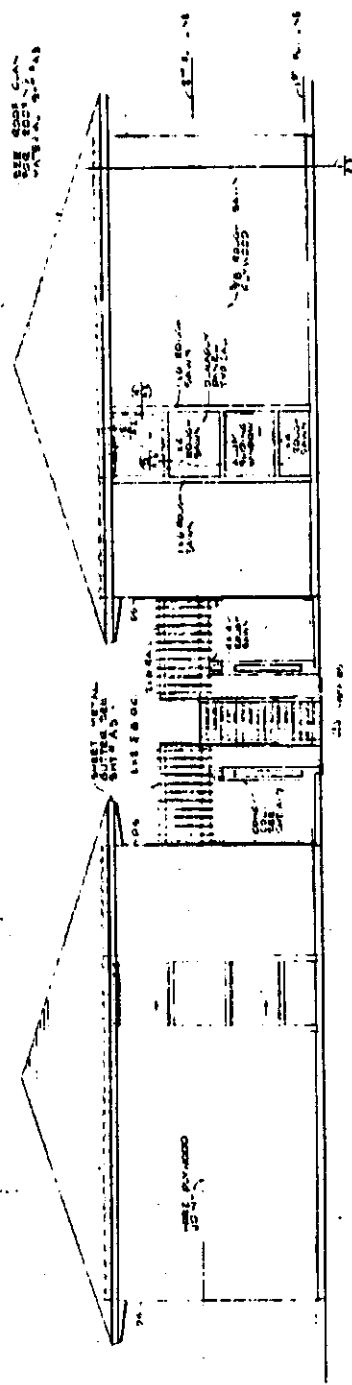
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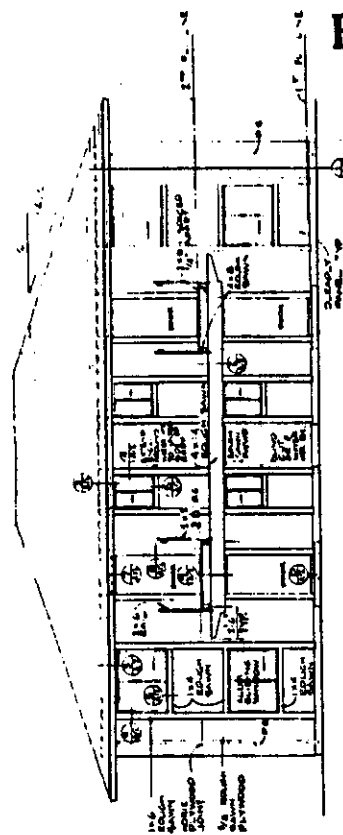
Handwritten initials or mark.

B-2

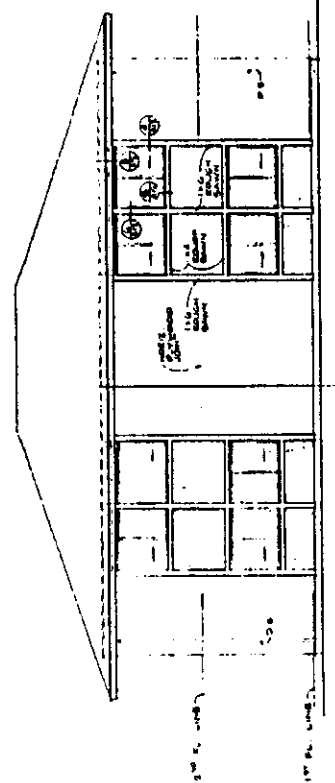
TWO STORY UNIT



(C) ELEVATION
SCALE 1/8" = 1'-0"



(A) ELEVATION
SCALE 1/8" = 1'-0"



(B) ELEVATION
SCALE 1/8" = 1'-0"

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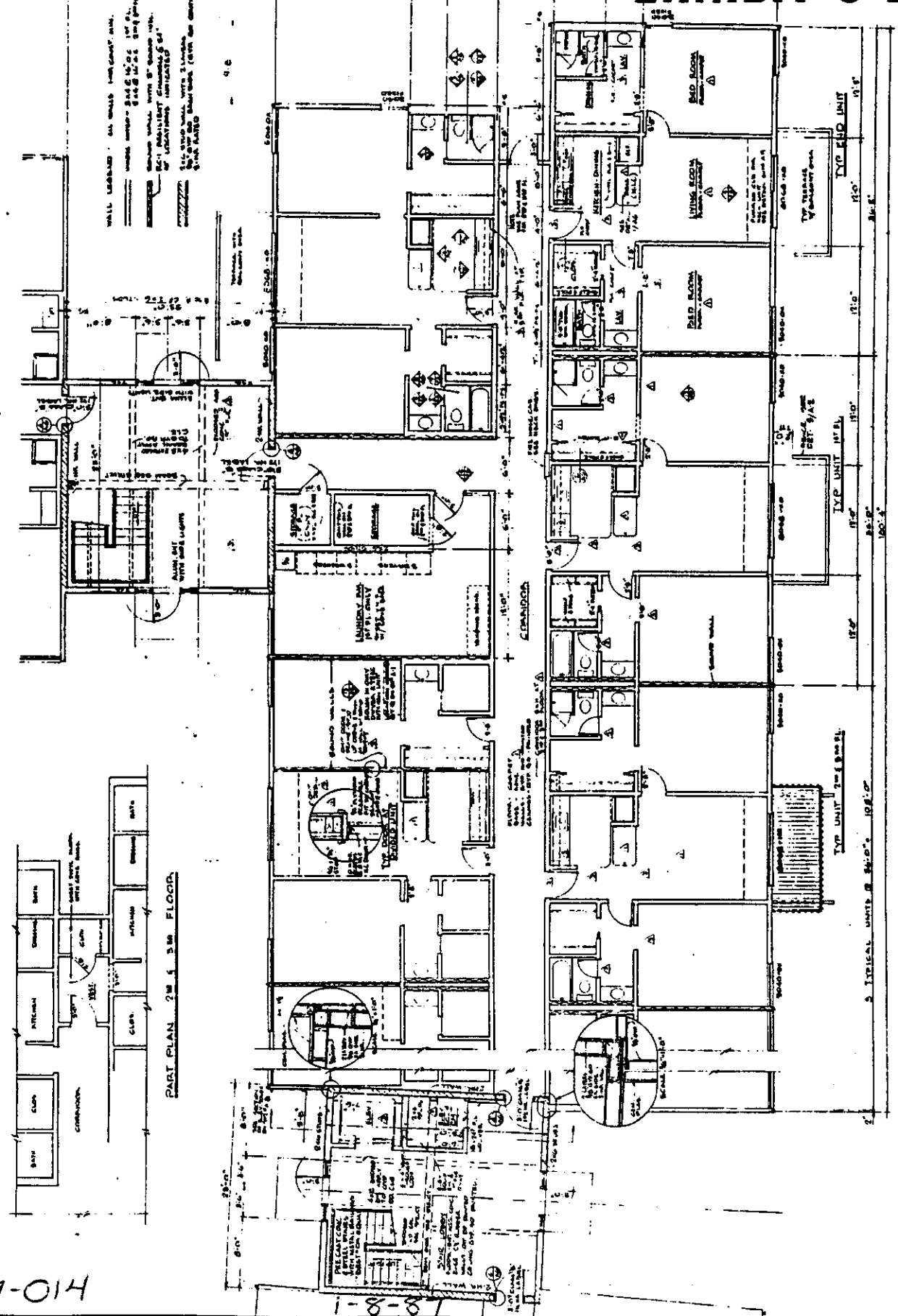
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APPROVED FLOOR PLANS EXHIBIT C-1

WESTBRIDGE - PHASE 2
 APARTMENTS
 CARPUS COMMONS STUDENT HOUSING
 CARPUS COMMONS STUDENT HOUSING
 CARPUS COMMONS STUDENT HOUSING

NO.	DATE	REVISIONS
1	10/1/17	ISSUE FOR PERMITTING
2	10/1/17	ISSUE FOR PERMITTING
3	10/1/17	ISSUE FOR PERMITTING
4	10/1/17	ISSUE FOR PERMITTING
5	10/1/17	ISSUE FOR PERMITTING
6	10/1/17	ISSUE FOR PERMITTING
7	10/1/17	ISSUE FOR PERMITTING
8	10/1/17	ISSUE FOR PERMITTING
9	10/1/17	ISSUE FOR PERMITTING
10	10/1/17	ISSUE FOR PERMITTING



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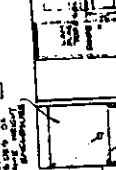
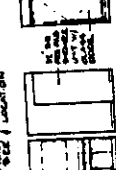
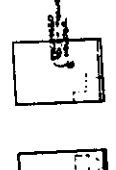
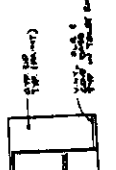
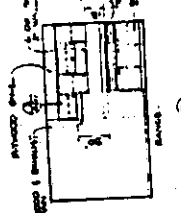
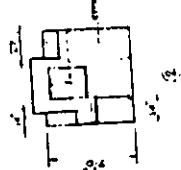
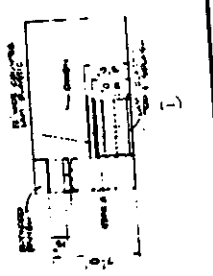
C-2

FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"

SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"

SECOND FLOOR BALCONY PLAN
 SCALE 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	11-17-87	ISSUED FOR PERMITS
2	11-18-87	REVISIONS
3	11-19-87	REVISIONS
4	11-20-87	REVISIONS
5	11-21-87	REVISIONS
6	11-22-87	REVISIONS
7	11-23-87	REVISIONS
8	11-24-87	REVISIONS
9	11-25-87	REVISIONS
10	11-26-87	REVISIONS
11	11-27-87	REVISIONS
12	11-28-87	REVISIONS
13	11-29-87	REVISIONS
14	11-30-87	REVISIONS
15	12-01-87	REVISIONS
16	12-02-87	REVISIONS
17	12-03-87	REVISIONS
18	12-04-87	REVISIONS
19	12-05-87	REVISIONS
20	12-06-87	REVISIONS
21	12-07-87	REVISIONS
22	12-08-87	REVISIONS
23	12-09-87	REVISIONS
24	12-10-87	REVISIONS
25	12-11-87	REVISIONS
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39	12-25-87	REVISIONS
40	12-26-87	REVISIONS
41	12-27-87	REVISIONS
42	12-28-87	REVISIONS
43	12-29-87	REVISIONS
44	12-30-87	REVISIONS
45	12-31-87	REVISIONS



KITCHEN
 SCALE 1/8" = 1'-0"

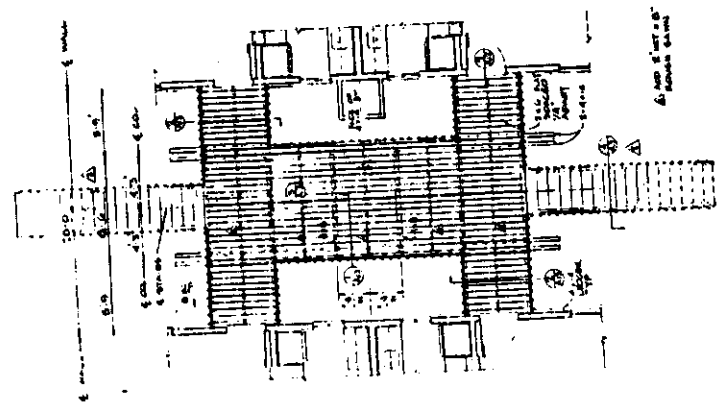
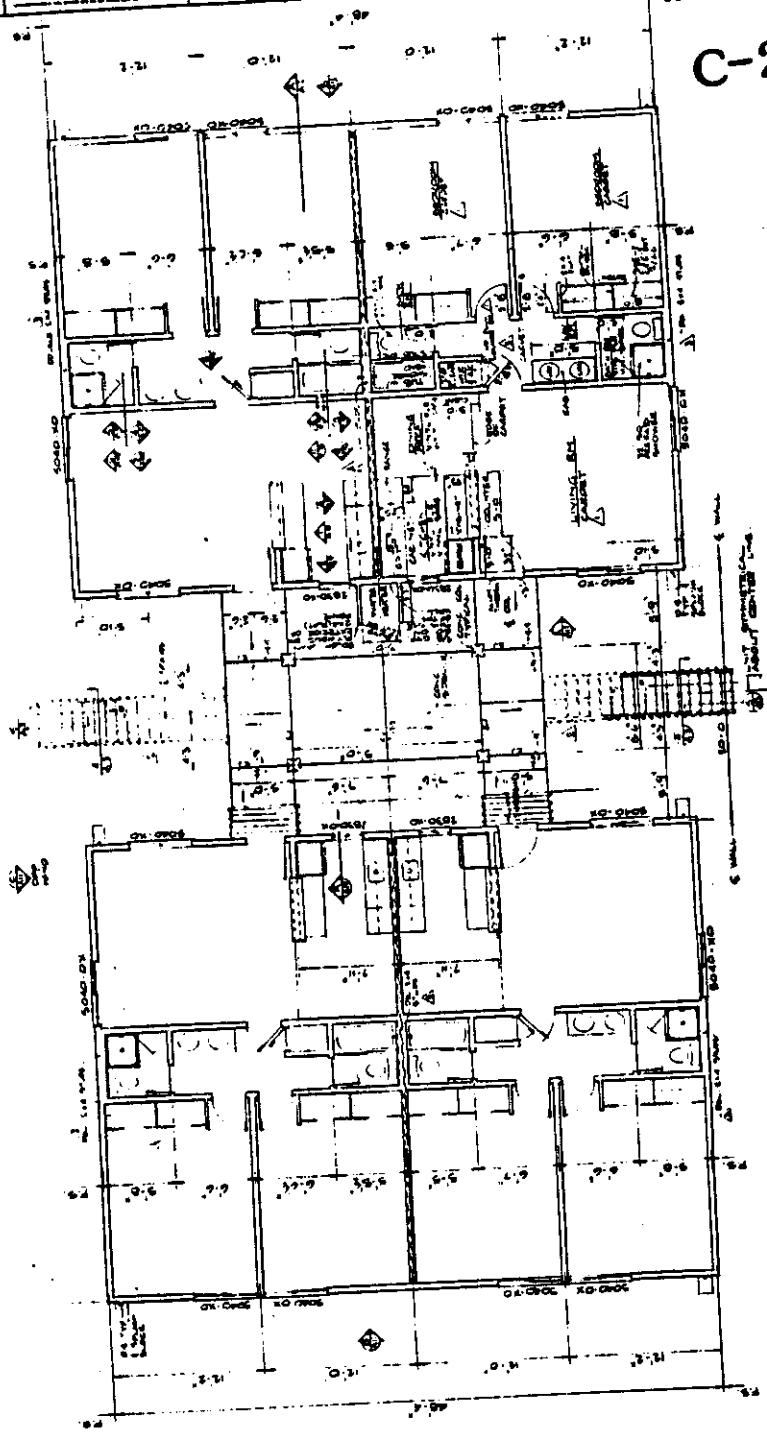
LEGEND
 1. 1/2" x 1/2" x 1/2" (3/4")
 2. 1/2" x 1/2" x 1/2" (3/4")
 3. 1/2" x 1/2" x 1/2" (3/4")
 4. 1/2" x 1/2" x 1/2" (3/4")

TOilet & LAVATORY RMS
 SCALE 1/8" = 1'-0"

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES (ROUNDED UP).
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

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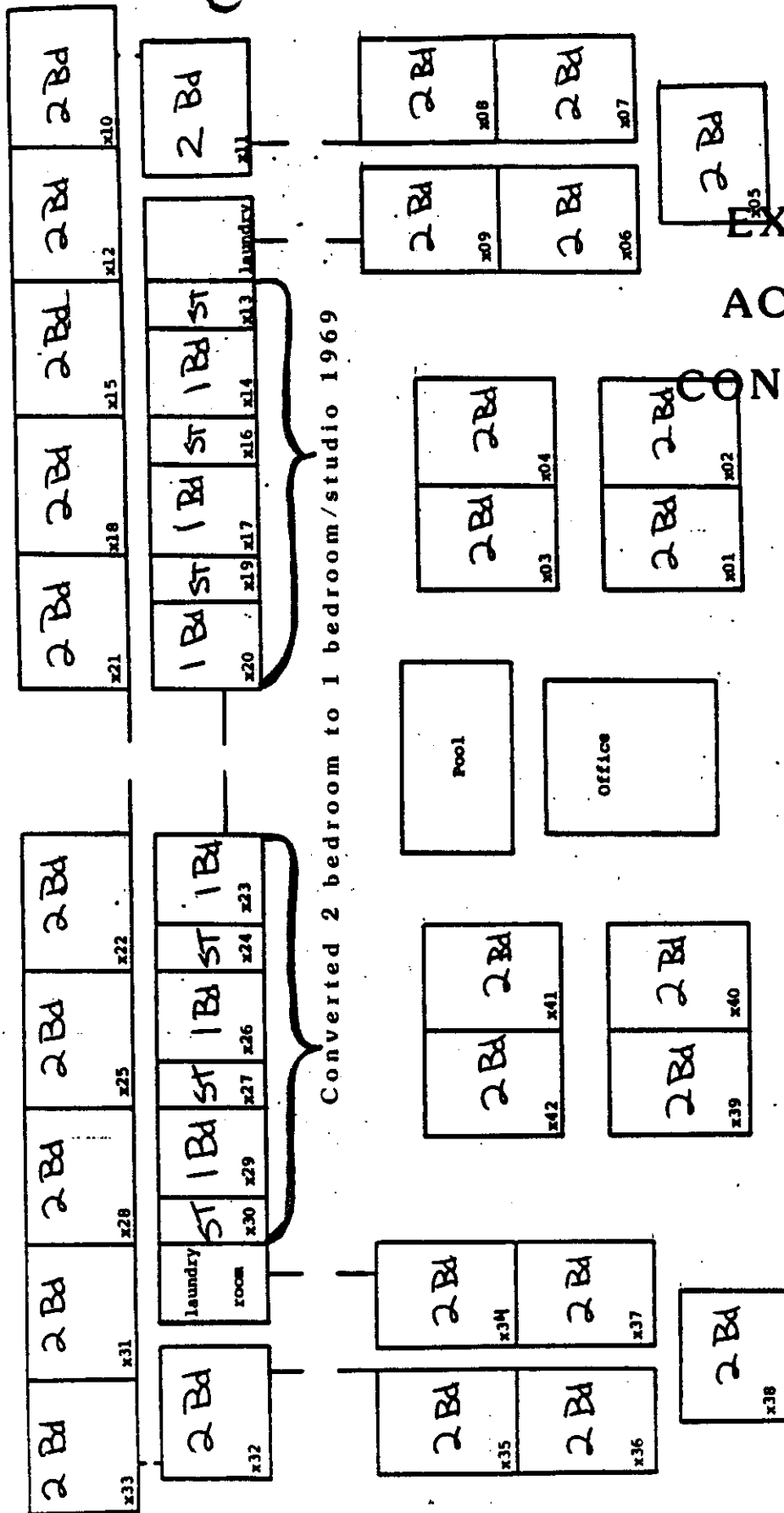


EXHIBIT D-1
ACTUAL UNIT CONFIGURATION

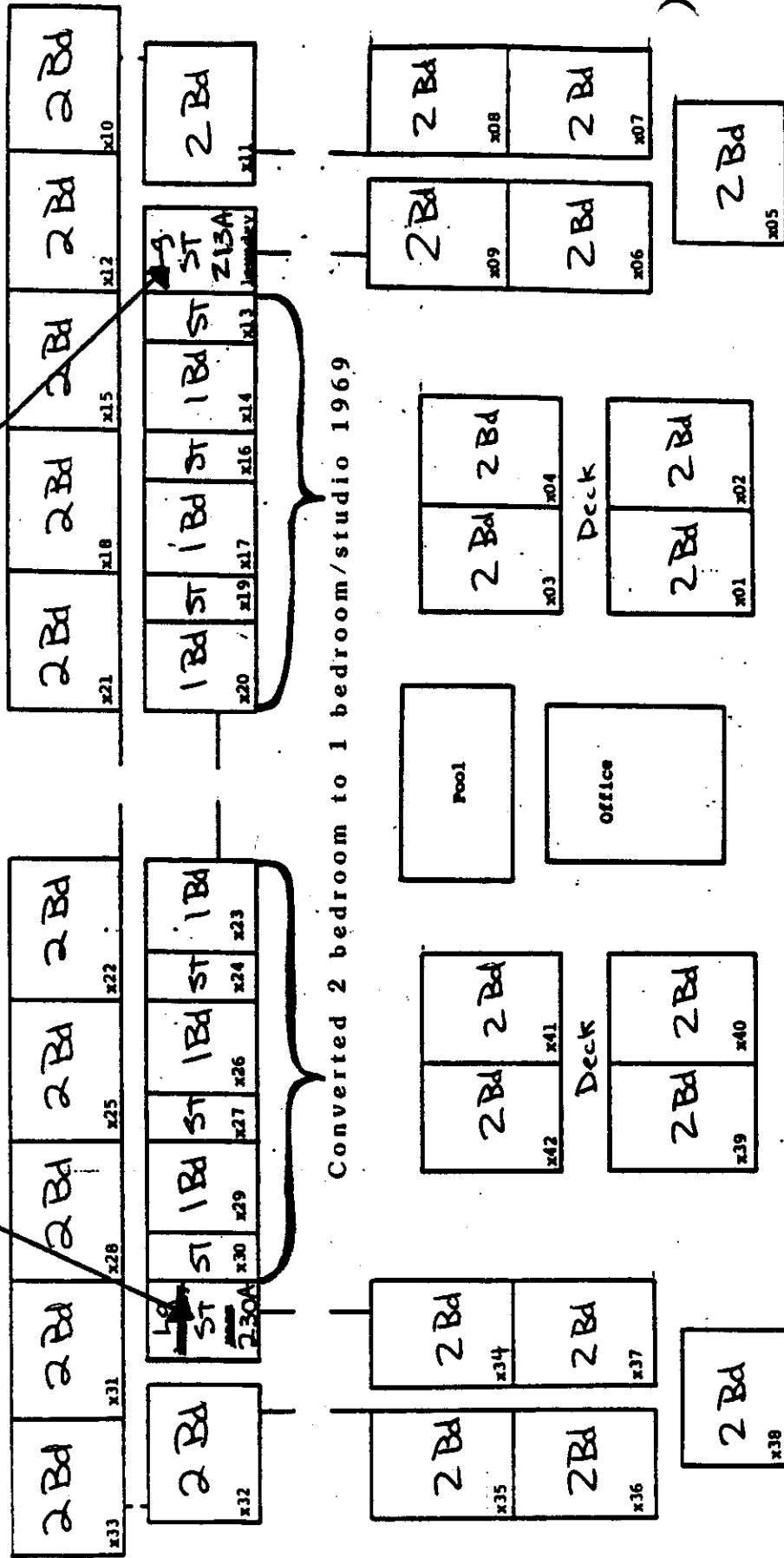
University Garden Apartments
 1255 University Ave.
 Sacramento, California 95825
 1st Floor

x30 } Two Floors
 x31 }
 x32 }
 x33 } Three Floors
 x34 }
 x35 }
 x36 }
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 x100 }

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Converted TV room to large studio 1980



University Garden Apartments
 1255 University Ave.
 Sacramento, California 95825

2nd Floor

x01 - x04 } Two Floors
 x39 - x42 }
 x05 - x38 Three Floors
 #328 is a 1 Bdrm & Studio

#18

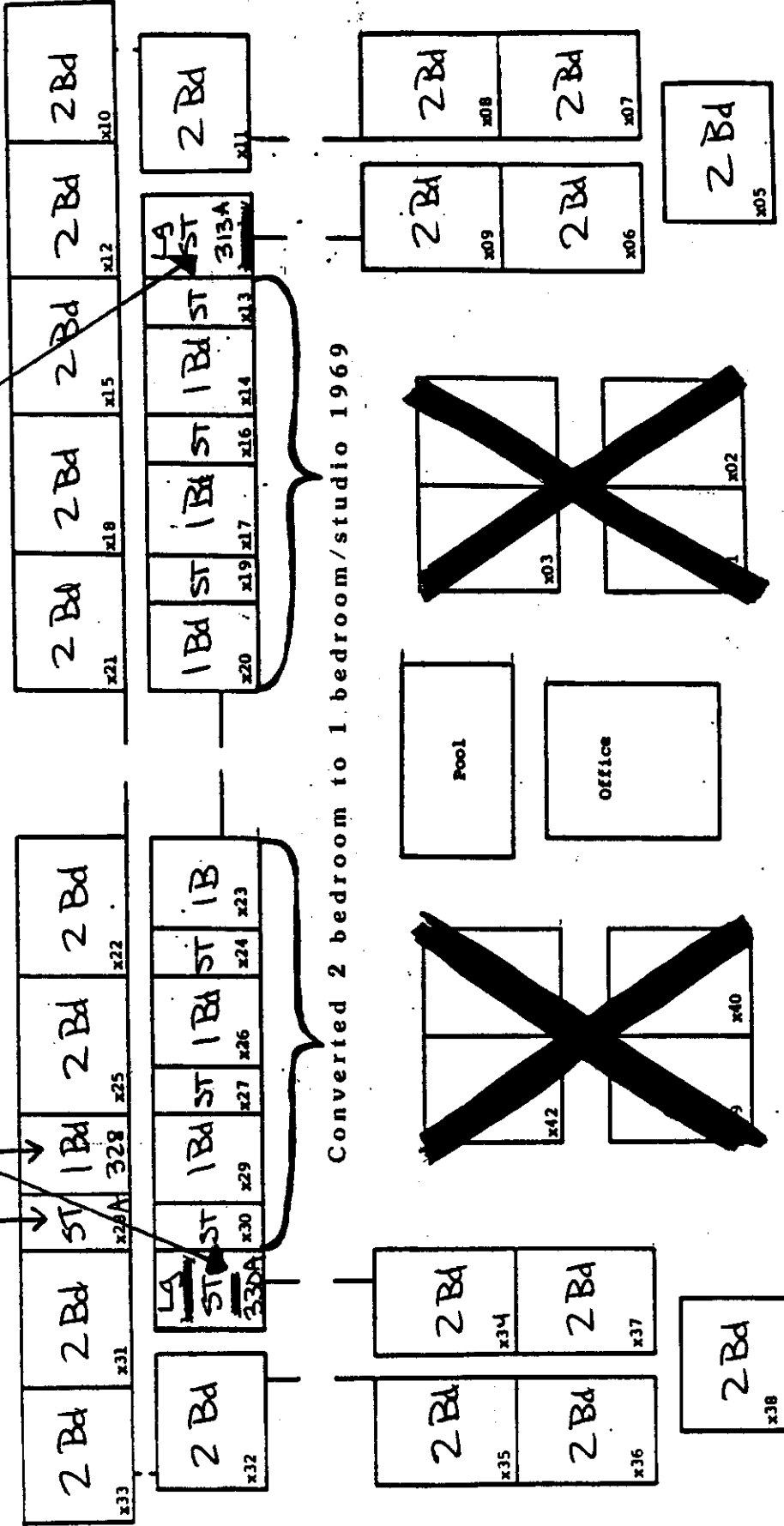
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8/18

converted TV room to large studio 1980

Converted 1969



University Garden Apartments
 1255 University Ave.
 Sacramento, California 95825

3rd Floor

x01 - x04 } Two Floors
 x39 - x42 }
 x05 - x38 Three Floors
 x328 is a 1 Bdr & Studio

EXHIBIT E

TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative 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 planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number, and distribution.

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