

CITY PLANNING COMMISSION

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

APPLICANT	Gardner-Feusi Co. - 2532 Garfield Avenue, Carmichael, CA 95608				
OWNER	Ruth P. Alfred, c/o applicant				
PLANS BY	Gardner-Feusi Co. - 2532 Garfield Avenue, Carmichael, CA 95608				
FILING DATE	2-5-85	50 DAY CPC ACTION DATE		REPORT BY:	GM:sg
NEGATIVE DEC.	2-19-85	EIR		ASSESSOR'S PCL. NO.	038-101-05 & 06

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 2+ acres from Single Family (R-1) to Garden Apartment (R-2B) zone
 - C. Lot Line Adjustment to combine two lots

LOCATION: 6131-6141 63rd Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 41 unit apartment complex in the Colonial Community Plan area.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Colonial Community
Plan Designation: Light Density Multiple Family
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Apartments; R-3
South: Single family; R-1
East: Vacant; R-1
West: Apartments; R-3

Parking Required: 41 spaces
Parking Provided: 57 spaces
Property Dimensions: 198' x 440'
Property Area: 2+ acres
Density of Development: 20.5 d.u. per acre
Square Footage of Units: 2 bedrooms @ 798 sq. ft. each
Height of Building: 2 stories
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Charcoal, biege & gray
Exterior Building Materials: Stucco & composition roof

BACKGROUND INFORMATION: The subject site consists of two vacant acres (198' x 440') located between 63rd Street and 65th Expressway, south of Lemon Hill Road. The surrounding land uses include two story stucco apartments to the north and west, a single-family home to the south, and large landlocked vacant parcel to the east.

The 1965 Colonial Community Plan designates the subject site for light density multiple family. The site is currently zoned R-1, Single Family.

PROJECT EVALUATION: The staff has the following comments on this project:

- A. Land Use: The applicant proposes to develop 41 apartment units consisting of all two bedroom, one bathroom units. A total of 57 off-street parking spaces are proposed.

The applicant is requesting a rezoning of the subject site from R-1 to R-2B. The existing community plan designates the site for low density multi-family. The requested R-2B zone is consistent with this community plan designation. The proposed project is also compatible with the surrounding apartment projects to the north and west.

- B. Circulation: The subject site is bordered by a one acre landlocked parcel to the east. Potential access to this parcel can be provided by a 50 foot wide cul-de-sac street as shown on Exhibit D. In order to allow a portion of the cul-de-sac bulb on the subject site, the buildings located on the east half of the subject site will have to be shifted south a sufficient distance to accommodate the bulb and a 25 foot building setback from this future street. The final site plan shall be revised accordingly to accommodate this future street design.

- C. Site and Building Design: The applicant proposes eight two story buildings containing a total of 41 apartment units. The buildings are to be constructed of stucco with composition roofing material. The staff has discussed design modifications to the project with the applicant.

The modifications, which the applicant has agreed to incorporate in the final building plans, are summarized below:

1. Patio fences to be lowered to five feet from six feet.
2. "Thick butt" composition roofing to be used.
3. Varied colors to be used in the design motif.
4. Double stair stringers instead of single stringers as shown on elevations to be used.
5. Utilize wood handrails on stairs.
6. Windows and door trims shall be 2" x 6" sills, and 1" x 4" trims.
7. A directory board at the main entrance with auto turn-out lane.
8. Undulating landscape berm along 63rd Street.
9. Sidewalls at balconies to provide privacy to upper units.
10. Balcony decks on upper units to be constructed with 1/2" CDX plywood with fiberglass decking material on top.
11. Two trash enclosure facilities to be provided and designed in accordance with new City guidelines.

In addition to these modifications, staff requests the development of a tot lot recreation facility given the likelihood of families with young children locating in the subject apartment complex. The landscape plan shall also incorporate extensive landscaping of all setback and common areas using a variety of trees, shrubs, and live groundcover.

- D. Lot Line Merger: The applicant is also requesting a lot line merger to combine two lots in order to develop the subject project. The project was reviewed by the offices of City Real Estate, Traffic, and Engineering. There were no objections to this request.

STAFF RECOMMENDATION: The staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Approval of the rezoning, subject to conditions which follow;
- C. Approval of the lot line merger by adopting the attached resolution.

Conditions Rezoning:

1. The applicant shall submit a revised site, building, landscape, irrigation, and 50% shading plans to the Planning Director for review and approval prior to issuance of building permit, which incorporate the following changes.

a. Site Plan

The location of buildings on the east half of the subject site shall be shifted south a sufficient distance to accommodate a 40 foot radius bulb as shown on Exhibit D and a 25 foot building setback from the property line of this future street.

b. Building Design

- (1) Patio fences shall be five feet in height.
- (2) Roofing material shall be "thick butt" composition.
- (3) Color scheme shall include one primary color with contrasting color trim.
- (4) Staircases shall use double stringer support columns.
- (5) Handrails shall be wood.
- (6) All window trims shall consist of 2" x 6" sill and 1" x 4" wood trims. Door trims shall be 1" x 4" wood.
- (7) An apartment directory board with auto turnout lane shall be located at the main entrance.

- (8) Side walls shall be incorporated on each balcony to enhance privacy.
- (9) Balcony decks shall use 1/2" CDX plywood with fiberglass decking surface material.

c. Landscape Plan

- (1) Landscape material shall be varied in size - 15 and five gallon trees, five and one gallon shrubs, and live lawn for groundcover.
- (2) Larger specimen of trees and shrubs shall be planted along the site periphery, particularly along setback areas adjacent to public streets and within the parking areas.
- (3) Greater intensity of landscaping shall occur at ends of buildings when those elevations lack window and door openings or other details that provide visual interest.
- (4) Undulating landscape berms shall be located along the street frontage achieving a minimum average height of three feet measured off the street sidewalk.
- (5) Deciduous trees shall be utilized along south and west facing building walls to allow solar access during the winter.
- (6) For crime deterrent reasons, shrubs planted below first floor windows shall be a variety which has thorns and/or prickly leaves.
- (7) The site and landscape plan shall incorporate a tot lot recreation facility.

d. Trash Enclosures

- (1) The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative 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 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.

e. Signage

With the exception of the main project identification sign(s), all other signage shall comply with the City Sign Ordinance.

A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type or incorporated into a low profile decorative entry wall(s). The height of the monument sign shall not exceed six feet.

The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco or similar material which complements the design of the main buildings.

Individual letters and project logo are permitted. The signage program shall be subject to the review and approval of the Planning Director.

f. Personal Safety Design Criteria

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building projects including apartment and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE MERGER FOR
ASSESSOR PARCEL NUMBERS 038-101-05
AND 06, RECORDED IN OFFICE OF RECORDER
OF SACRAMENTO COUNTY, LEMON HILL
TRACT, ON OCTOBER 25, 1906, IN
BOOK 7 OF MAP #28 (P85-076)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 6131 and 6141 63rd Street; and

WHEREAS, the lot line merger has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1965 Colonial Community Plan;

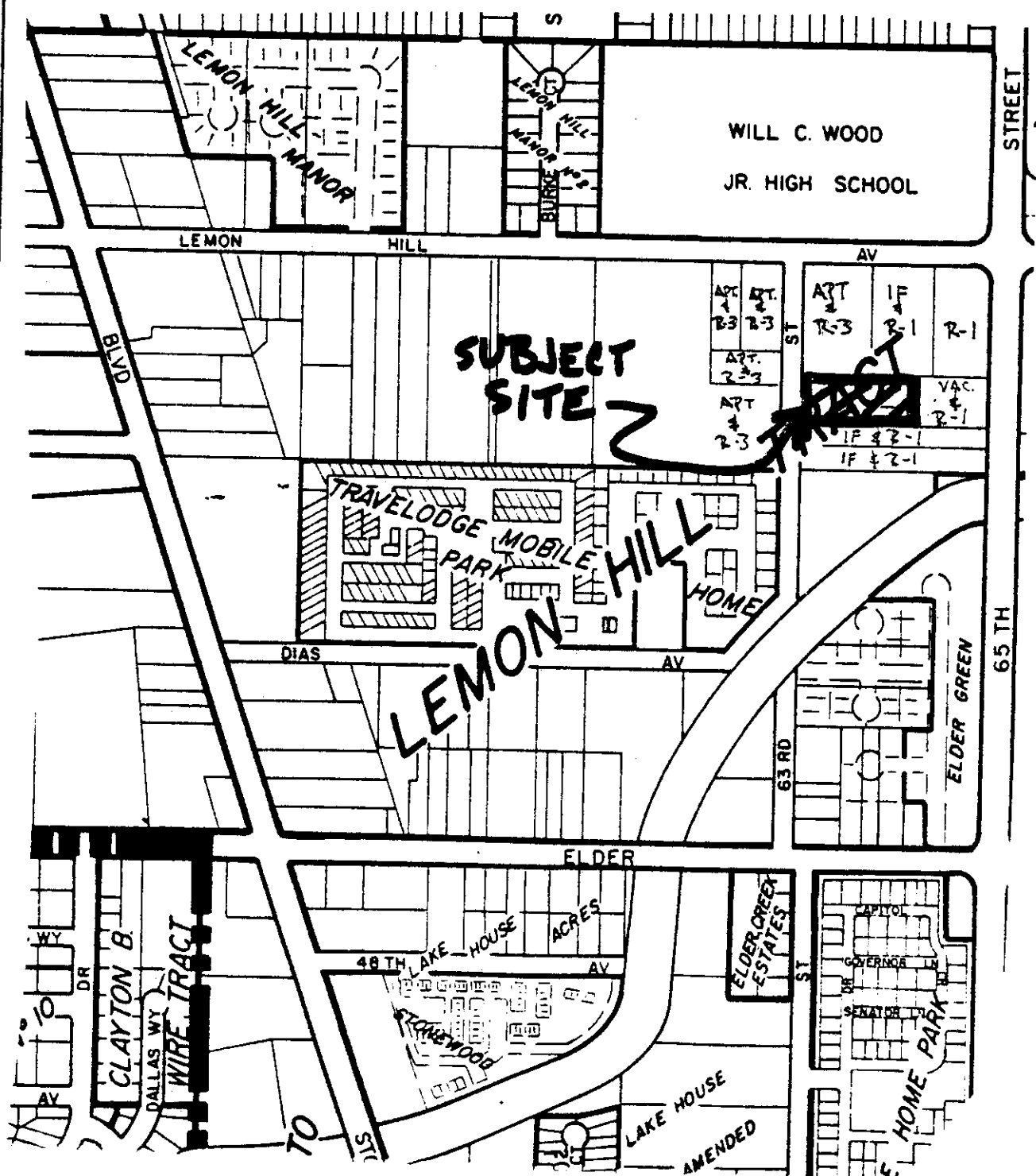
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at 6131 and 6141 63rd Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

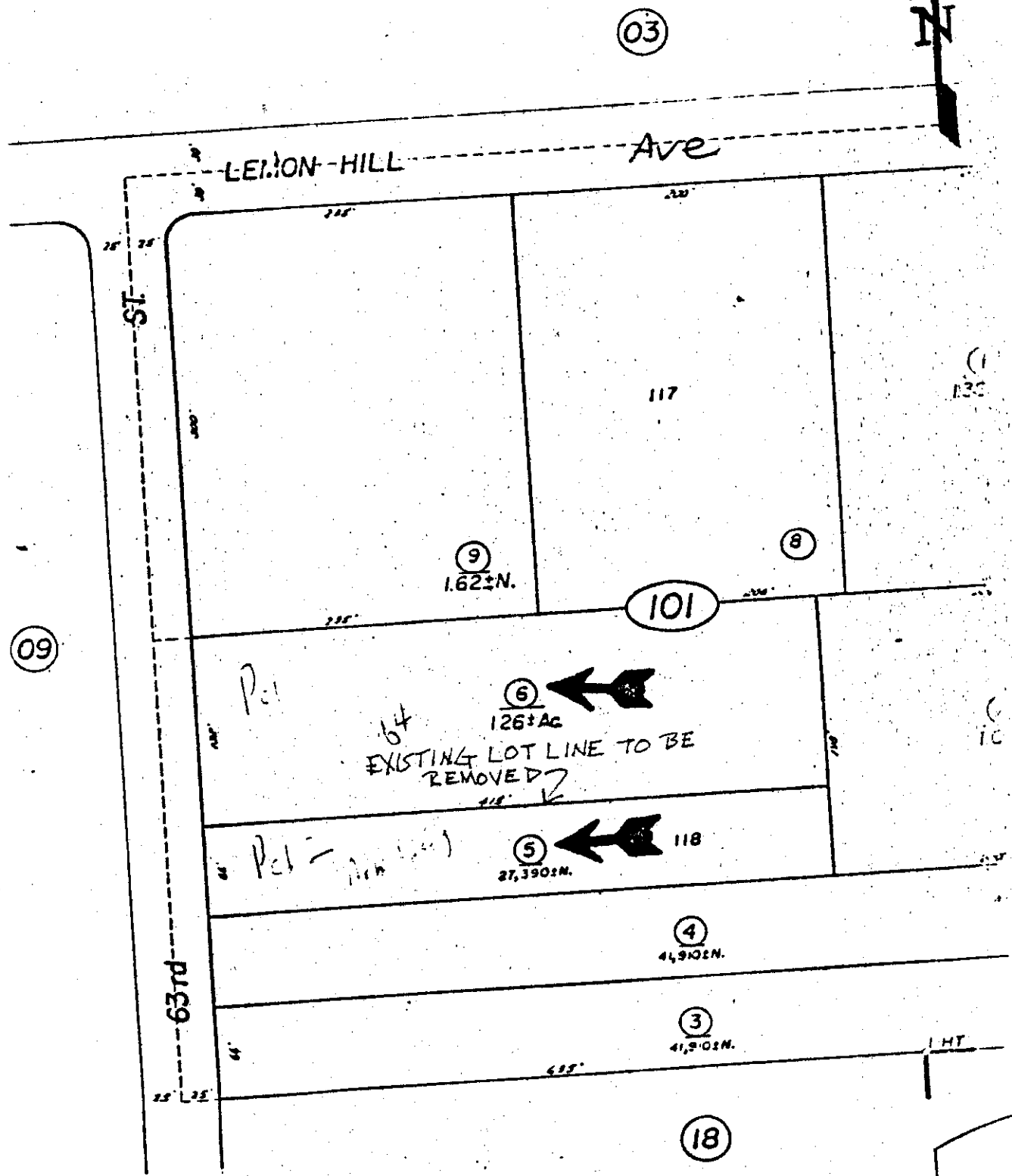
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING

POR. LEMON HILL TRACT 38-10



P 85076

EXHIBIT A

Legal Description
Merged Assessor Parcel Nos. 38-101-05 and 06

The North 132.00 feet of the West 440.00 feet of Lot 118 of Lemon Hill Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 25, 1906, in Book 7 of Maps, Map No. 28.

ALSO: The West 440.00 feet of the North 66.00 feet of the South 198.00 feet of Lot 118, of Lemon Hill Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 25, 1906, in Book 7 of Maps, Map No. 28.

The subdivision of said Lot 118 being made on the basis that the lot area includes one-half of the adjoining county road on the West of said Lot 118.

GARDNER - FEUSI COMPANY

P 85076

EXHIBIT B

P 85-076

4-11-85

#8

LEMON HILL ROAD

25' 25'

POTENTIAL FUTURE STREET

4259

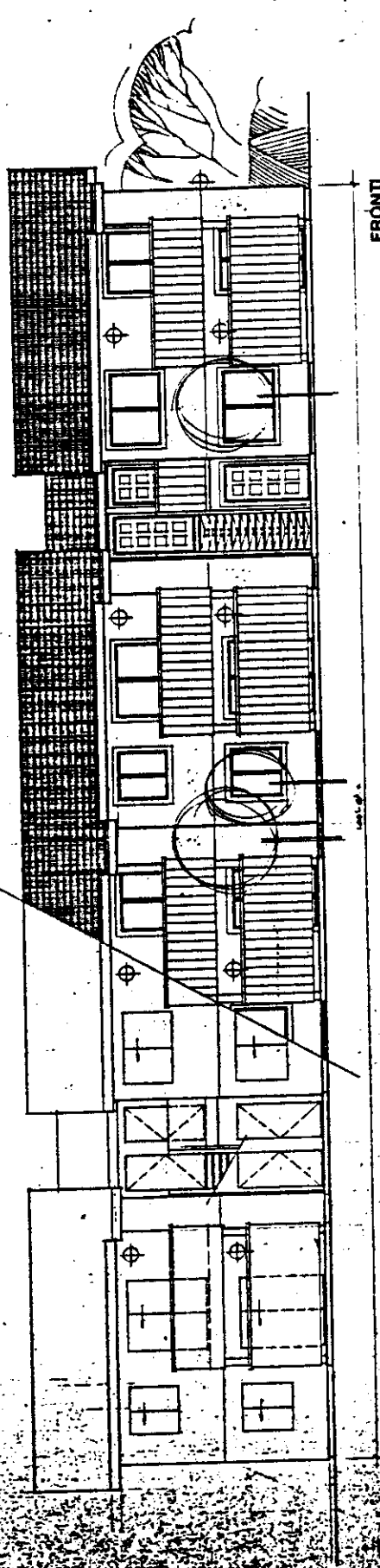
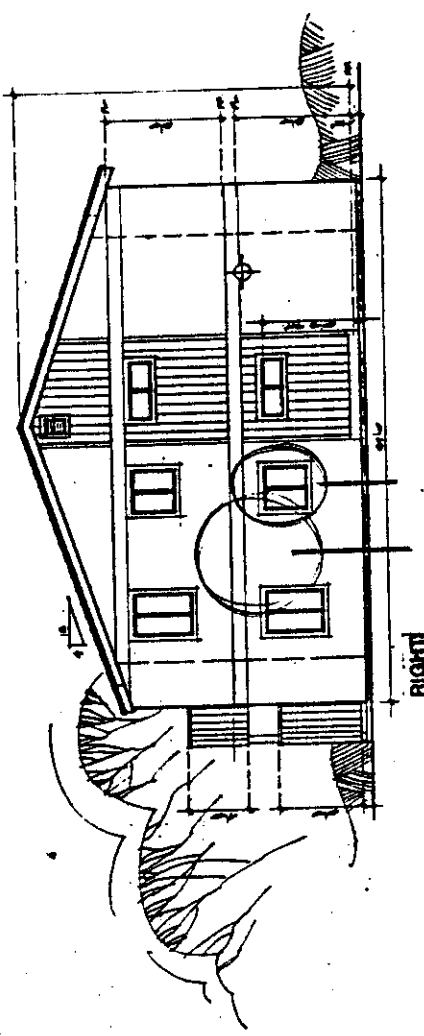
63rd St.

SUBJECT SITE

REQUIRE 25' BLDG. SETBACK FROM FUTURE COL-DE-SAC

LANDLOCKED PARCEL

10'



AS BUILT
 84-76

LEMON TREE
 APARTMENTS

EXTERIOR
 ELEVATIONS



DATE	DESIGNED BY
SCALE	CHECKED BY
REVISED BY	DATE
FILE NO.	

BENCHMARK	

LEMON TREE APARTMENTS

FLOOR PLAN

1000 48th AVENUE
 3008 Northside Avenue
 Columbus, Ga. 31906



HOME SCALE (1/4"=1')	DRAWN BY (initials)
VERT SCALE (1/4"=1')	DESIGNED BY (initials)
SUBMITTED BY (initials)	CHECKED BY (initials)
FIELD BOOK NO. 704	DATE
APR 1984	FILE

BENCHMARK	1/4" = 1'
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NO.	DATE	DESCRIPTION

EXHIBIT G

