

# CITY PLANNING COMMISSION

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

APPLICANT Morton & Pitalo, Inc. 1430 Alhambra Boulevard, Suite #200, Sac., CA 95816  
OWNER Robert E. Burke, 112 Scenic Drive, Orinda, CA 94563  
PLANS BY Buzz Garcia Associates, 1610 Arden Way, Suite #225, Sacramento, CA 95815  
FILING DATE 8/12/88 ENVIR. DET. 10/24/88 REPORT BY DH:vf  
ASSESSOR'S PCL. NO. 119-070-031

- APPLICATION:
- A. Negative Declaration
  - B. Tentative Map to establish one air space condominium lot.
  - C. Special permit to develop 100 condominium units on 9.8 vacant acres in the Single Family Alternative (R-1A) zone.

LOCATION: Southwest corner Mack Road and Morrison Creek

PROPOSAL: The applicant is requesting the necessary entitlements to construct 100 unit condominium project on 9.8 acres.

PROJECT INFORMATION:

General Plan Designation: Residential Low Density 4-15 du/net acre  
1986 South Sacramento Community  
Plan Designation: 7-15 du/net acre Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential Single Family; R-1	Front:	25'	25'
South: Residential Single Family; R-1	Side(Int):	5'	0'
East: Residential Single Family & vacant; R-1	Side(St):	15'	100'
West: Morrison Creek & Mobile Home Park; R-1 and A	Rear:	15'	120'

Parking Required: 160 spaces at 1.5 space per unit plus 1 guest per 15 units  
Parking Provided: 217 spaces; 100 garages 100 open spaces  
Property Dimensions: Irregular  
Property Area: 9.8± acres  
Density of Development: 10.1 d. u. per acre  
Square Footage of Building: Unit A = 751 sq. ft.  
Unit B = 825 sq. ft.  
Unit C = 1,005 sq. ft.  
Height of Building: 2 Stories  
Topography: Flat with 15 foot high soil pile 300 ft. long

Street Improvements:	Existing
Utilities:	Existing/to be extended
Exterior Building Materials:	Stucco, aluminum windows, steel tubing
Roof Material:	Composition asphalt shingle

PROJECT BACKGROUND: On December 5, 1985, the Planning Commission voted eight ayes and one absent to approve a special permit for a 100 unit condominium project in 12 buildings. The City Council approved the Tentative Map on January 14, 1986 (P85-456). The request was never finalized, therefore, all permits expired. The applicant submitted a new request on May 22, 1987 to develop 120 unit condominium site. On January 5, 1988, the request was withdrawn. During the review process, neighborhood residents expressed opposition and concerns regarding access onto Mack Road, security and possible rental problems (P87-252).

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 8, 1989, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the Tentative Map subject to the attached conditions:

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a vacant 9.85+ acre lot which is zoned Single Family Alternative (R-1A) zone and is designated for residential use in the 1988 General Plan and Residential 7-15 du/acre in the 1986 south Sacramento Community Plan. The site is bordered by Morrison Creek to the west, Mack Road, single family and vacant lands to the east and north, and single family uses to the south.

B. Project Description:

The applicant is proposing a one lot subdivision and 100 airspace condominium units. A total of eight one bedroom Unit A's, 40 one bedroom with den, Unit B's and 52 two bedroom, two bathroom Unit C's are proposed. A comparison of the previous unit size follows:

	<u>Unit A</u>	<u>Unit B</u>	<u>Unit C</u>
(P85-456) 100 Units	759 sq. ft.	820 sq. ft.	1,010 sq. ft.
(P87-252) 120 Units	751 sq. ft.	825 sq. ft.	1,005 sq. ft.
(P88-359) 100 Units	751 sq. ft.	825 sq. ft.	1,005 sq. ft.

The square footage is the same and the project is basically a redesign of the exterior buildings. The applicant proposes 217 parking spaces with 100 garage spaces.

The applicant proposes a cluster of eight buildings. Three buildings each contain 3,300 sq. ft., 7,320 sq. ft. and 7,024 sq. ft. All structures are two stories in height. The site is constrained by a 95 foot wide drainage easement along the west property line and a 100 foot wide power line easement along the south property line. Structures will require relocation to the north 15 feet from the power line towers.

The exterior building materials for the units will include stucco/wood siding and composition shingle roofs. Staff observes that the building design provides good architectural relief on both the front and end elevations for the A and C units. The B unit end elevations shall be revised to show more relief (windows, recesses, etc.).

C. Site Plan - Elevation Analysis

1. A total of 100 garages are shown on the site plan but no elevations were provided. Staff recommends review of detailed elevations of the garages for compatibility with the architecture of the dwellings. A sloped roof on the garages is preferred.
2. A six foot high solid masonry wall is required along Mack Road as a sound attenuation measure. Staff recommends the continuation of the six foot high decorative masonry wall along the south property line to separate the parking lot from the rear of the residences to the south. A six foot wide landscape planter strip with evergreen trees and shrubbery is recommended along the south property line masonry wall.
3. The recreational vehicle storage area is to be paved and all parking areas required to meet the City Tree Shading Ordinance requirements.
4. No bicycle parking is shown on the site plan. Staff recommends that the applicant provide one bicycle parking facility for every 10 parking spaces as required by the Zoning Ordinance. A revised site plan indicating the bicycle parking areas shall be submitted for review and approval prior to issuance of building permits. Bicycle parking shall be located close to the dwellings or recreation area.
5. The applicant did not submit landscape/irrigation plans. Such plans must be submitted for staff review and approval prior to issuance of building permits. The 25 foot landscape area along Mack Road is to be planted with lawn and trees at a density of one tree per 20 lineal feet and placed in clusters if possible.

6. Other site amenities include a pool and recreation building. A common storage area is also indicated for homeowner's use. The clubhouse design shall be compatible with residential structures shall be reviewed and approved by staff.

D. Morrison Creek Buffer

Along Morrison Creek, an existing six foot high chainlink fence is constructed. Staff recommends the applicant provide a landscape strip sufficient in width (10) feet to provide room for evergreen trees on 20 foot centers. The landscape strip shall be continued adjacent to the six foot high masonry wall along the south property line. Trees should be a mix of five and 15 gallon container sizes.

E. Residential Design Guidelines

The project has been reviewed by staff and in addition to the above mentioned comments, the applicant shall comply with the Multi-Family Residential Design Guidelines, Exhibit A.

The project includes the additional guidelines for condominium development listed in Section I of Exhibit A. The purpose of these additional design amenities are to encourage owner occupancy through higher quality residential amenities than normally associated with conventional multi-family development. Among the modifications to be shown on the revised site plan and floor plans are:

1. Each unit should have one enclosed parking space in a garage.
2. Washing and dryer hook ups are to be provided in each unit.
3. Each unit shall have an enclosable space for storage.
4. An area is to be designated for outdoor vehicle storage for residents.
5. Since the project contains 100 units, a centrally located recreation building with space for association meetings shall be included.
6. At least 50 percent or 50 units should be either two or three bedroom units.

F. Homeowners Concerns

Area residents have provided letters in opposition to the previous project. Concerns relate to increased traffic on Mack Road and lack of visibility at the proposed intersection. Also, the issue of owner occupied units versus rental units was raised. The City does not have the authority to require

owner occupancy if the builder retains common ownership and decides to rent the units. A third letter concerned environmental issues and is responded to in a July 9, 1987 letter from the City. Area residents may be present at the hearing to indicate their position.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. The applicant shall provide a geo-technical report prepared by a recognized professional engineering geologist or firm to the satisfaction of the City Building Official prior to the issuance of a building permit.
- B. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.
- C. Raise all habitable buildings to a minimum elevation of 15 feet or provide a Letter of Map Revision (LOMR) for a changed base flood elevation of 11.65 feet (FEMA case 88-09-19R).
- D. The subdivision map shall indicate contour lines with intervals of one foot.
- E. Construct a six foot masonry wall along the Mack Road frontage of the project site to reduce the exterior noise level to 60 dB.
- F. All security and perimeter lighting shall be directed toward the center of the site. Perimeter lights shall be shielded or directed so that adjacent residential areas are not subject to light and glare.

Noncompliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map subject to conditions which follow;
- C. Approval of the special permit, subject to conditions and based upon Findings of Fact which follow:

Tentative Map Conditions: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map; (1.120 fee acres).
5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service.
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building code.
7. Meet all County Sanitation District requirements.
8. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways.
9. Coordinate with County Sanitation District for sanitary sewers.
10. Construct a chainlink fence or solid board fence along the canal right-of-way to the satisfaction of the City Engineer.
11. All public improvements shall be completed as part of Phase I, should the applicant wish to construct in Phases.
12. Conform to all Building Code requirements for condominium airspace developments.
13. Provide a 10 foot maintenance easement at the toe of the Morrison Creek levee.

14. Show all existing easements and reciprocal easements on the final map.
15. All or a portion of the property lies in an area the Federal Emergency Management Agency (FEMA) has identified as a special flood hazard area (Zone AH, elevation 14). A flood hazard warning note shall be placed on the final map. This note will be prepared by the Public Works Department.
16. Prior to recordation of final map, all asphalt, rubbish and concrete shall be removed to a legal dump site.
17. The final map shall show P. G. & E electrical transmission and gas transmission line across the southern portion of the site. All structures, including fences and light poles shall be grounded. The final site plan shall show easements to be observed. Any grading in the vicinity of the gas easement may be restricted due to the depth of the gas line.
18. The final map shall contain the following note: "Final site design shall comply with mitigation measures stated in the Negative Declaration for P88-359 on file at the City Planning Department."
19. All of Lot 1 shall be reserved as a Public Utility Easement for underground and overhead public utility facilities with the exception for all structures or pool area are located. A note referencing this shall be recorded on the face of the final map and in all deeds.

Special Permit - Conditions

1. The applicant shall comply with the Multi-Family Residential Design Guidelines, Exhibit A including revisions stated in Section E.
2. The applicant shall submit detailed landscaping, irrigation and shading plans for staff review and approval prior to issuance of building permits.
3. The applicant shall provide on-site bicycle parking spaces. A revised site plan indicating the bicycle parking areas shall be submitted for staff review and approval prior to issuance of building permits.
4. Trash enclosures shall be provided in sufficient number and in a convenient location. Additional trash enclosures shall be located on site and a revised site plan shall indicate the additional enclosures. Trash enclosures shall have trellis covers to screen

view from second story units.

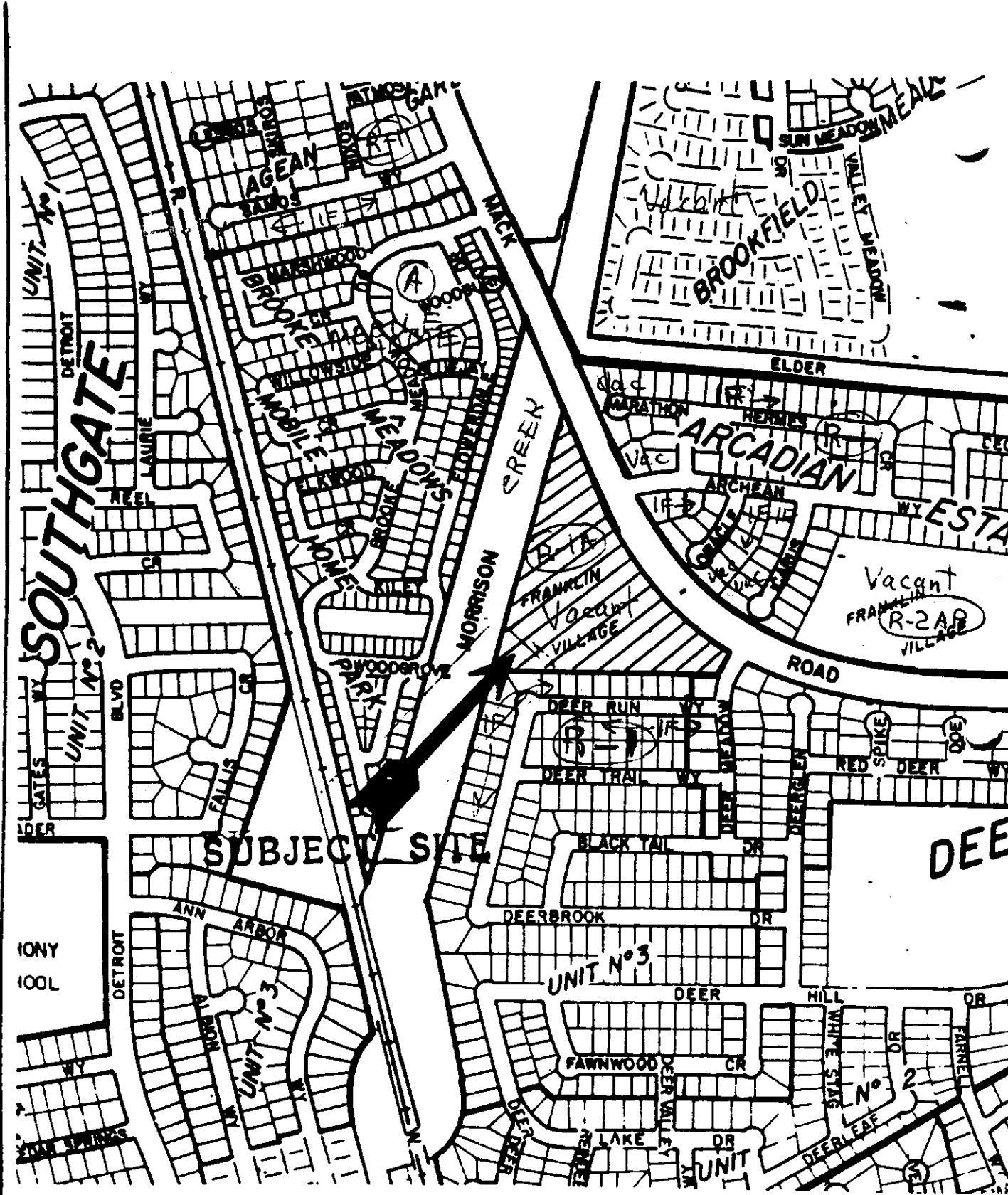
5. A six foot high solid decorative masonry block wall shall be constructed along the east and south property line.
6. The applicant shall submit elevations of the garage structure. Garages shall be trimmed with a material which is compatible with the proposed condominium units and painted a color to match the residential units.
7. The buildings shall include the following items:
  - a. exterior materials shall include horizontal and/or wood stucco siding with windows or variation on all exterior and elevations of the units.
  - b. stairs shall have double stringers.
  - c. all roofs shall be covered with wood shake, shingle, tile material or heavy butt composition shingle (30 year life) that is approved by the Planning Director.
8. The applicant shall provide a swimming pool, a clubhouse facility and tennis or handball courts. Design of facilities shall be reviewed and approved by the Planning Director. No common laundry area shall be shown.
9. Roof line on two story buildings shall be broken up and not a continuous line.
10. Buildings two stories in height shall be relocated to the north to be a minimum of 15 feet from the P. G. & E. power line easement due to wind sway of the line.
11. Applicant shall install a six foot high decorative masonry wall along the Mack Road frontage. Design and specific location of wall shall be reviewed and approved by the Planning Director prior to issuance of building permits.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. adequate parking is provided;
  - b. the subject site is logically situated for this type of development in that it is conveniently located adjacent to a major street and within 1/2 mile of shopping facilities.



2. The project, as conditioned, will not be injurious to surrounding properties in that provisions have been incorporated to insure its proper development.
3. The project is consistent with the General Plan goal to:  
"Achieve safe and adequate housing for all citizens and provide each with an opportunity for choice between alternative living environments."
4. The proposed project is consistent with the City's 1988 General Plan in that the site is designated for residential uses by the 1986 South Sacramento Community Plan and the proposed condominium project conforms with the plan designation.



Scale: 1" = 500'

**VICINITY - LAND USE - ZONING**



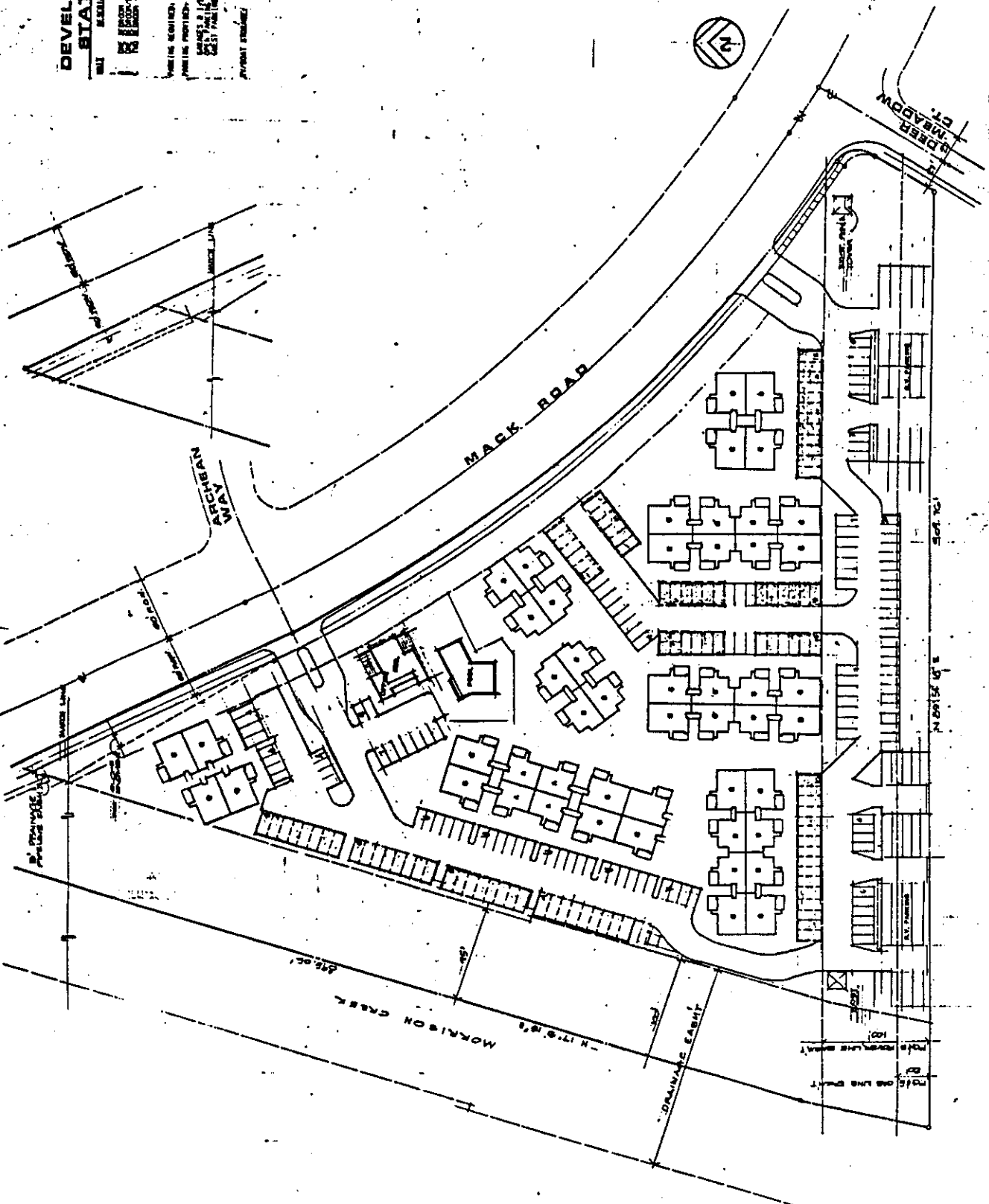
LEGAL DESCRIPTION

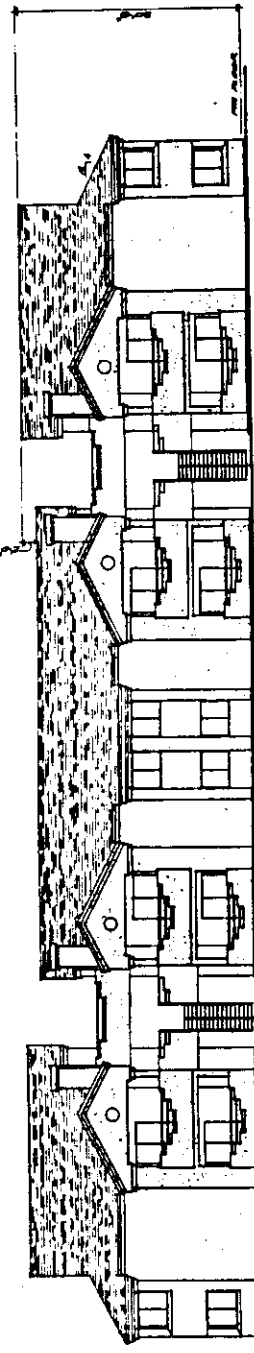
All that certain real property situate in the County of Sacramento, State of California, described as follows:

All of Lot A as shown on that certain plat of Parcel Map as recorded in the Office of the Recorder of Sacramento County in Book 40 of Maps, Page No. 34.  
Containing 9.85 acres more or less.

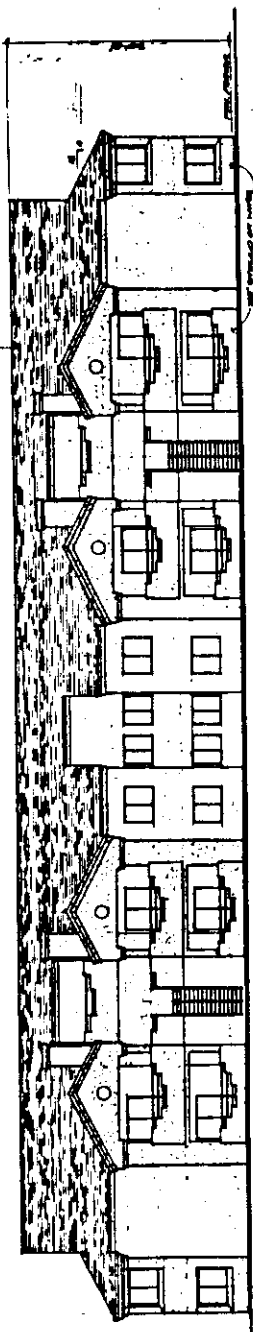
**DEVELOPMENT STATISTICS**

SITE	800,000 sq. ft.	SUBJECT	10
MAXIMUM	100,000 sq. ft.	NO. UNITS	100
MINIMUM	50,000 sq. ft.	NO. UNITS	50
MINIMUM	10,000 sq. ft.	NO. UNITS	10
MINIMUM	5,000 sq. ft.	NO. UNITS	5
MINIMUM	1,000 sq. ft.	NO. UNITS	1

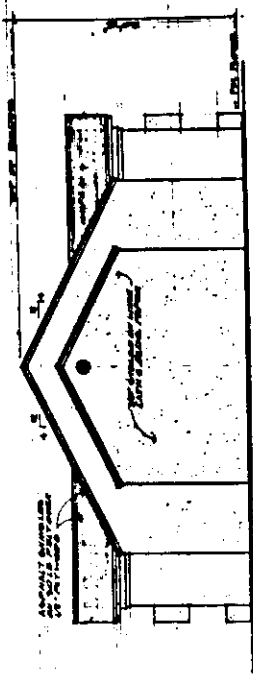




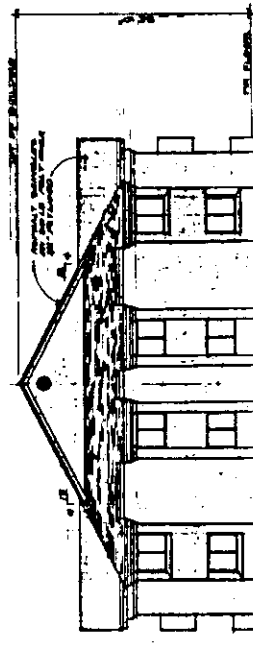
FRONT / REAR ELEVATION N  
 SCALE: 1/8" = 1'-0"



FRONT / REAR ELEVATION N  
 SCALE: 1/8" = 1'-0"



END ELEVATION S  
 SCALE: 1/8" = 1'-0"



END ELEVATION S  
 SCALE: 1/8" = 1'-0"

P-88-359

2-23-89

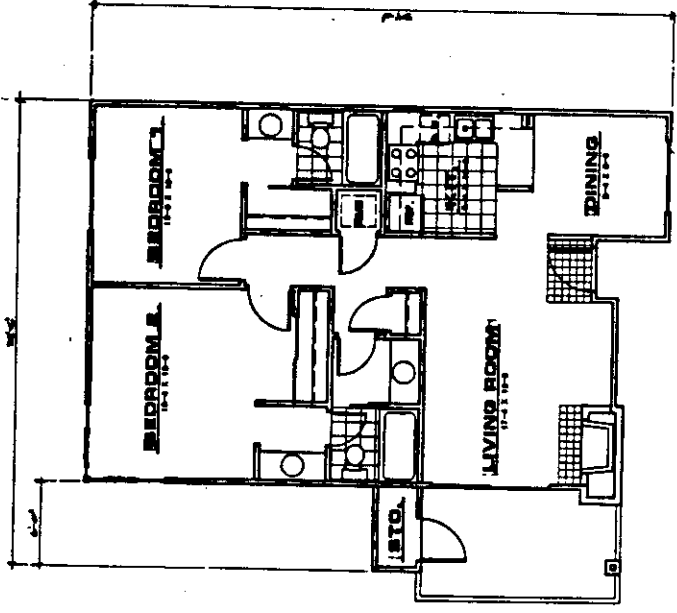
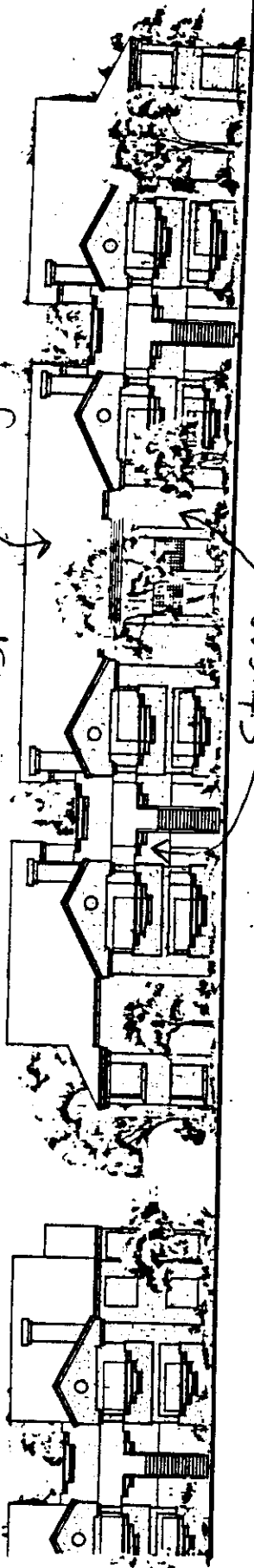
item 13

# FLOOR PLAN

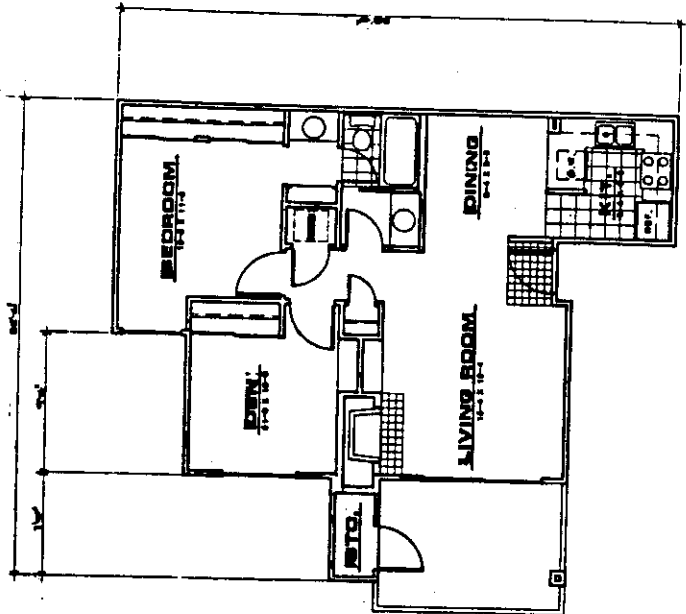
Asphalt Shingles

Stucco

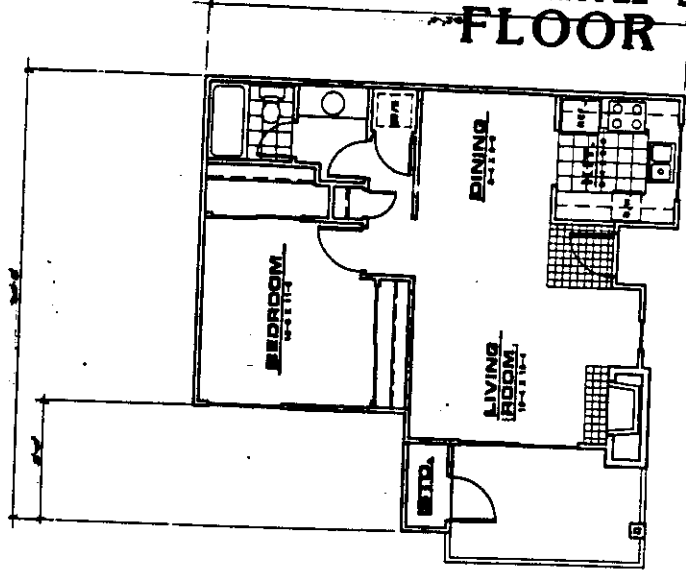
CONCEPTUAL RENDERING



1,005 sq. ft.



825 sq. ft.



751 sq. ft.

## MULTIFAMILY RESIDENTIAL DESIGN CRITERIA

P-88-359,

## A. GENERAL BUILDING DESIGN AND ORIENTATION

1. Large multi-family projects (exceeding 100 units) shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided.

Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.

2. 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.
3. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:
  - minimize location of main entry doors of units facing the public street
  - orient ends of building toward public street
  - break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
  - locate off-street parking areas between the public street and building (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4).
4. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
5. Buildings shall be designed and oriented to reduce overview of private backyards and patio areas of on-site and adjacent developments and windows from second story units.
6. Accessory structures shall be compatible in design and materials with main building.
7. Communal facilities shall be centrally located.



8. Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.
9. Solar heating and cooling of units shall be achieved to the maximum extent possible.
10. Site planning shall take into account optimum solar orientation of structures.
11. Site planning shall minimize the incidence of one building shading another.
12. Private outdoor or garden areas shall be oriented to the south as much as possible.
13. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile or other imitation shakes, subject to Planning Director approval.
14. The location of second story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first floor open space areas.
15. A minimum building setback of 50 feet shall be utilized on multiple family projects from interior and rear property lines abutting existing or future low density residential developments where two story structures are proposed. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut existing or future low density development.

B. OFF STREET PARKING DESIGN CRITERIA

1. Off-street parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 and one guest space per 15 units (this ratio may be reduced for projects designed strictly for the elderly) of which a minimum 1:1 shall be covered parking. Six foot decorative masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development. The design and materials used for covered parking structures shall be compatible to the main building structures.
2. For the convenience of tenants and guests and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.

3. 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.
4. 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).
5. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis work.
6. The project shall comply with the 50 percent shading of surfaced areas requirements of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports. If adjacent to nonresidential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use. If adjacent to power lines or drainage canals setbacks shall be 10 feet and landscaped.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking area.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.
11. The parking stall depth shall be reduced by two feet.
  - a. the two feet gained shall be incorporated into adjacent landscaping or walkways.
  - b. 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).
12. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
13. 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 may shall be installed at each major driveway and entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.
3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bike paths shall provide convenience 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 textures.
6. Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking spaces 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.

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. the major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated gradient, anticipated seasonal rain, etc. may result in erosion or other problems.
- b. larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
- 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 three and one-half 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.
- h. for crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.
- i. large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.

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 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 structure 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 pick up by 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 pick up.

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'. Large 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 five inch aggregate base rock and six inch portland cement paving.

7. The enclosures shall be adequate in capacity, number and distribution.
8. A trellis structure covering the trash facility shall be construct to screen these units from view of second floor of the apartments.

G. 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 compliments 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.

#### H. 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 apartments 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.

#### I. ADDITIONAL GUIDELINES FOR CONDOMINIUM AND TOWNHOUSE PROJECTS

1. Each unit should have a minimum of one parking space in an enclosed garage.
2. Each unit should have an area designed for a washer and dryer. The area should be properly vented, wired electrically and with proper plumbing for a washer and dryer.
3. Each unit should have an enclosed space usable for general storage.
4. The site should set aside an area for outdoor storage needs. The storage area should be enclosed by a solid wall and secured by attractive metal gates.
5. Larger projects should provide a centrally located recreation building with space set aside for meetings.
6. At least 50 percent (50%) of the units should be either two or three bedroom units.

ATTACHMENT A  
DISCUSSION OF INITIAL STUDY FOR FRANKLIN VILLAGE  
P88-359

PROPOSED PROJECT

This project proposal consists of a 100 unit condominium development on 9.85 acres located at the southwest corner of Mack Road and Morrison Creek in the Single Family Alternative (R 1-A) zone. Parking is provided for 215 vehicles, with 58 of these spaces located beneath a 100 foot wide overhead utility line easement. Thirty-eight recreational vehicle parking spaces are also proposed beneath this easement. The site also contains a 95 to 100 foot wide drainage easement adjacent to Morrison Creek. The plans do not indicate the proposed treatment of this drainage easement.

BACKGROUND

The project as proposed was originally approved by the Planning Commission in December of 1985. In August of 1987, the applicant proposed to increase the number of units to 120; the design was modified also by changing the number of buildings from 12 smaller complexes to 9 larger ones. This revised project was never considered by the Planning Commission.

ENVIRONMENTAL EFFECTS

1. Earth

Development of the site would lead to overcovering of the soil. The project site is located in an urban area and has been allocated to urban uses. This potential impact is not considered to be significant.

Recent studies of potential earthquake intensity have identified the maximum credible earthquake that might occur in the Sacramento area as having an intensity of VIII. The modified Mercalli Scale describes the impacts of an intensity VIII earthquake to be as follows

"Damage slight in specially designed structures; considerable in ordinary substantial buildings with partial collapse; great in poorly built structures. Panel walls thrown out of frame structures. Chimneys, factory stacks, columns, monuments, and walls fall. Heavy furniture overturned. Disturbs persons driving vehicles."

The applicant must comply with the following mitigation

measures to reduce identified potential impacts to earth to less than a significant level:

A. The applicant shall provide a geotechnical report prepared by a recognized professional engineering geologist or firm to the satisfaction of the City Building Official prior to the issuance of a building permit.

B. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.

### 3. Water

The current Flood Insurance Rate Maps (February 4, 1988) identify the project site as lying within the Zone AH floodplain. This zone is defined as having flood depth of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

The elevation for this site is 14 feet. The applicant is therefore required to provide the following:

C. Raise all habitable buildings to a minimum elevation of 15 feet or provide a Letter of Map Revision (LOMR) for a changed base flood elevation of 11.65 feet (FEMA case 88-09-19R);

D. The subdivision map shall indicate contour lines with intervals of one foot.

A channel modification program for Morrison Creek is currently under review according to the Department of Public Works. Development of the site, while eliminating channel design alternatives, may not preclude development of flood control measures on Elder Creek. This impact, if addressed during consultation with the Flood Control division, is considered to be less than significant.

### 6. Noise

The citywide noise study conducted as a portion of the 1986-2006 General Plan identifies noise levels adjacent to the project site generated by traffic on Mack Road as being 70 dB Ldn at 75 feet from centerline. The proposed structures on-site nearest Mack Road are located 85 feet from centerline. Because of this distance, sound is attenuated to a level of 69 dB Ldn for occupied portions of the project site. The Noise element of the General Plan requires that for multi-family residential developments, exterior noise



levels for common outdoor areas cannot exceed 60 dB and interior noise levels cannot exceed 45 dB. In order to mitigate potential noise impacts to less than significant levels, the applicant shall comply with the following mitigation measures:

E. Construct a 6 foot masonry wall along the Mack Road frontage of the project site to reduce the exterior noise level to 60 dB.

#### 7. Light and Glare

Light and glare generated by perimeter and security lighting could potentially impact residences adjacent to the rear of the site. In order to mitigate this potential impact below a level of significance, the applicant shall comply with the following mitigation measure:

F. All security and perimeter lighting shall be directed toward the center of the site. Perimeter lights shall be shielded or directed so that adjacent residential areas are not subject to light and glare.

#### 13. Traffic and Circulation

The project will generate additional traffic to Mack Road. However, Mack Road is not expected to exceed Level of Service "A" along this section. The impacts of traffic from the project are therefore at a less than significant level and do not require mitigation.