

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811				
OWNER	Creekside Venture, P.O. Box 5027, San Mateo, CA 94102				
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811				
FILING DATE	2-22-85	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	4-15-85	EIR		ASSESSOR'S PCL NO.	274-042-12; 274-063-23

APPLICATION: A. Negative Declaration
B. Special Permit to construct 346 apartments (Sec. 8-E)
C. R-Review of 346 apartment units (WITHDRAWN)

LOCATION: 500+ feet west of the southwest corner of Truxel Road and W. El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 346 unit apartment complex in the Creekside Oaks PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community Plan Designation: Residential (11-21 du/ac) PUD
Existing Zoning of Site: R-2B PUD
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Apartments & Single Family; R-2B, R-1
South: Vacant; OB-PUD
East: Vacant; OB-PUD
West: Vacant; OB-PUD

Parking Required: 519 spaces
Parking Provided: 519 spaces
Property Dimensions: Irregular
Property Area: 16+ acres
Density of Development: 21.6 du/ac net
Square Footage of Units:

Unit A: 2 bedroom/2 bath; 868 sq. ft.
Unit B: 2 bedroom/1 bath; 756 sq. ft.
Unit C: 1 bedroom/1 bath; 646 sq. ft.

Height of Building: 30 feet; 2 story
Topography: Flat
Street Improvements/Utilities: To be provided
Exterior Building Colors: Earth tones
Exterior Building Materials: Horizontal wood siding, wood and brick trim, shake shingle roofs

Setbacks: Front Streets: 25 feet
Interiors: 20 to 40 feet

BACKGROUND INFORMATION: The subject site is the residential portion of Creekside Oaks PUD which was approved by the City Council on December 18, 1984 (P83-124).

APPLC. NO. P85-109

MEETING DATE April 25, 1985

CPC ITEM NO. 20

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use: The subject site is designated for residential uses in the 1974 General Plan. It is designated for 11 to 21 residential units per acre according to the 1978 South Natomas Community Plan. The site is designated for 21.2 residential units per acre in the Creekside Oaks PUD Schematic Plan. The applicant is proposing to construct 346 apartments. The 16 acre figure in the schematic plan approval was based upon approximate land area calculations. The actual survey acreage is 16.5 acres. This results in a net density of 21.2 units per acre which is consistent with the PUD Schematic Plan designation. The site is surrounded by vacant property also located in the Creekside Oaks PUD, which is designated for office and residential uses, senior citizens' housing and a park/library site. The property to the north is developed with single and multi-family uses. The proposed project is consistent with applicable plans, surrounding land uses, the current zoning and the approved PUD Schematic Plan designation.

B. Design: The applicant is proposing three floor plans consisting of one and two bedroom units. These are broken down as follows:

<u>Model</u>	<u>Square Feet</u>	<u>Bedroom/Bath</u>	<u>No. Units</u>
A	868	2/2	110
B	756	2/1	148
C	646	1/1	88

These units will be distributed in 27 structures consisting of 7-eight plexes, four 12-plexes, fifteen 16-plexes and one halfplex. Building materials consist of horizontal wood siding, wood and brick trim and wood shake roofs.

C. The applicant has used architectural elements to create a pleasing, varied, and interesting streetscape both along the major streets as well as internally. Dormers, variation of roof lines, window pop-outs, patios extended away from the structure, and lattice roofing over the patios lend movement and interest to all elevations. Some of the roof lines create the appearance of a variation of building heights. The structures are oriented along the major streets so that the motorist is not faced with a long row of end elevations.

Stairways are proposed to be wooden with double wood stringers. The stairways are 'T' shaped so they do not extend into the open space areas between structures. In the 12 and 16-plex structures, individual entries are not always opposite one another.

D. The applicant is proposing a 25-foot landscaped setback along all major street frontages. Interior setbacks are a minimum of 20 feet which will also be landscaped. The landscaping plans are schematic at this time. Detailed landscaping and irrigation plans, reflecting PUD guidelines, will be reviewed by staff prior to issuance of building permits. Staff finds the clustering of units reasonable and the relationship of units to open space will provide a pleasing environment.

- E. The applicant proposes parking conveniently located for each structure at a ratio of 1.5 spaces/unit. There are two major recreational facilities on the northern portion of the site. These facilities include two tennis courts, two raquetball courts, two pools and a recreation building. In addition, there is a tot lot located in the southern portion of the site. The applicant intends to orient the various portions of the project towards people with and without children.
- F. Detailed trash enclosure plans have not been submitted. Although there are trash enclosure guidelines included in the PUD guidelines, staff recommends Exhibit F be used to develop the trash enclosures. These are from the Multi-Family Design Criteria developed after the PUD guidelines.

Each unit has an individual outdoor storage locker located at the entry. These are convenient for bike lockers. A signage program has not been submitted. Signage will be regulated by the residential section of the Sign Ordinance. Plans will be reviewed by staff prior to issuance of building permits.

Ordinance No. 84-056 relating to personal safety building code requirements was 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.

- G. The submitted site plan does not indicate covered carports. If covered carports are provided they should be similar in design and materials to the proposed apartment units and utilize wood rather than metal trim.

Conclusion

Staff supports the special permit for the following reasons:

1. It is consistent with the Community and General Plan;
2. It is consistent with the PUD designated density and use;
3. Elevations are attractive and interesting;
4. The plan provides for the convenience and safety of the tenants.

Plans for this project were routed to Traffic, Engineering and the South Natomas Community Advisory Group. SNCA has expressed verbal approval of the plans.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;

- B. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions

1. Total acreage shall not be less than 16.32 acres or the number of units shall be reduced to arrive at a net overall density of 21.2 units per acre. This shall be determined at the time building permits are obtained and based upon Assessor's sheet records.
2. Approval is based upon building floor plans and elevations as submitted.
3. Detailed landscape and irrigation plans shall be reviewed and approved by the Planning Director prior to issuance of building permits.
4. Detailed trash enclosure plans shall be developed according to Exhibit F and submitted for review and approval prior to issuance of building permits.
5. If carports are provided, they shall be similar in design and materials to the proposed apartment units and utilize wood, rather than metal trim.

C. 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 feet, or width of enclosure facility, length 20 feet.

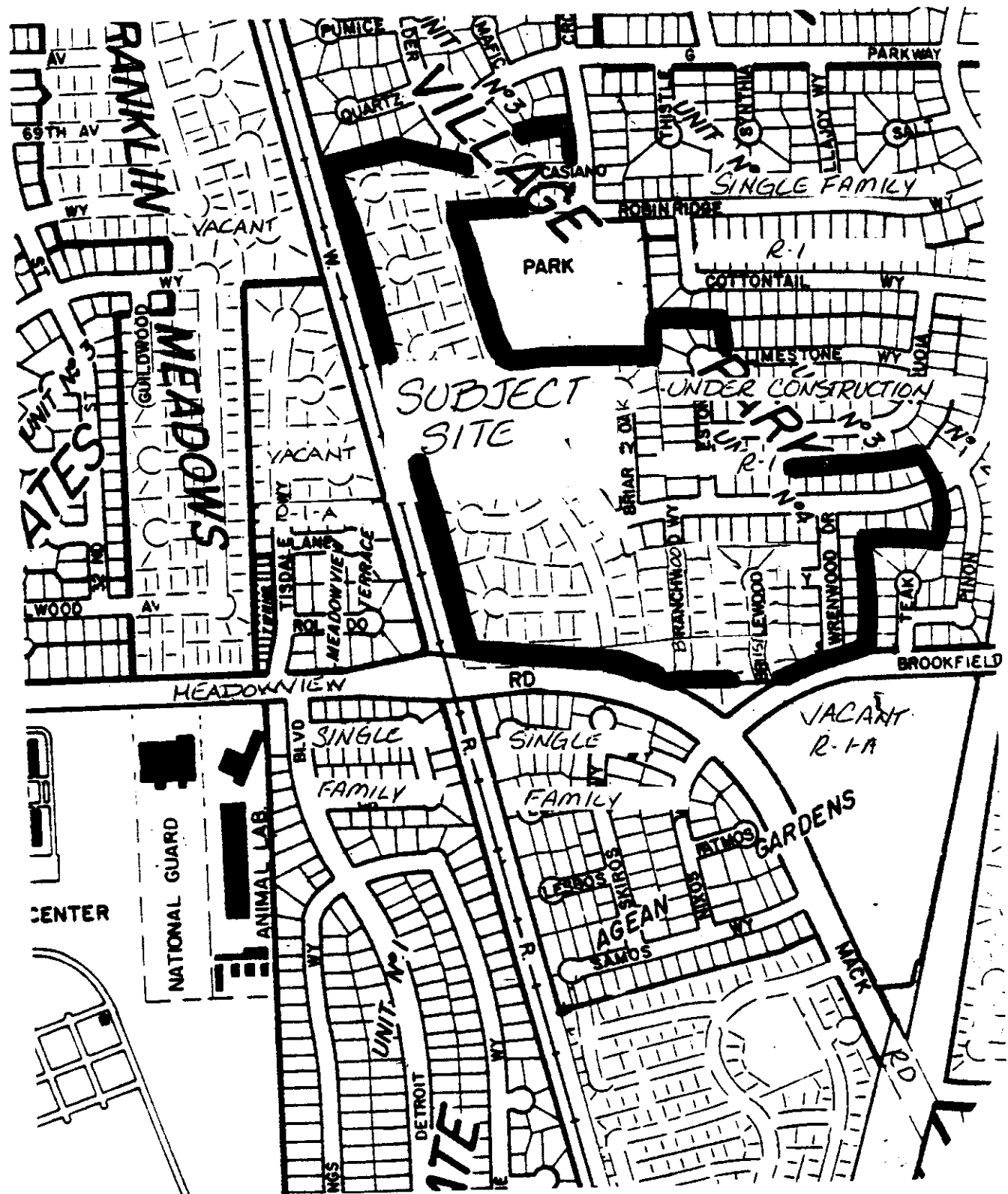
Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of five-inch aggregate base rock and six-inch portland cement paving.

7. The enclosures shall be adequate in capacity, number and distribution.
- D. The applicant shall comply with the development guidelines of the Creekside Oaks PUD.
- E. The Planning Director shall inspect the project prior to final inspection approval by the Building Division for compliance with all special permit conditions and guidelines of the Creekside Oaks PUD.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. it is consistent with the density as designated in the PUD Schematic Plan;
 - b. adequate on-site parking is provided;
 - c. adequate landscaping is provided;
 - d. personal safety and tenant convenience for parking, laundry and recreational facilities are provided.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that it is compatible with the character of the area which consists of a mixture of single and multiple family residential uses and future office/commercial use designation.
3. The project is consistent with the General Plan which designates the site for residential uses.
4. The project, as conditioned, is consistent with the Creekside Oaks PUD Schematic Plan which designates the subject site for multi-family residential uses at 21.2 units per acre.



VICINITY - LAND USE - ZONING

TENTATIVE MAP OF VILLAGE PARK UNIT NO. 4 CITY OF SACRAMENTO, CALIFORNIA

RECORDING OFFICE & COMMENTS:
 REVERSE VILLAGE PARK, A CALIFORNIA LIMITED PARTNERSHIP
 1000 W. 15TH ST., SUITE 100
 SACRAMENTO, CALIF. 95811

ENGINEER:
 THE SPINK CORPORATION
 2100 J ST., SUITE 100
 SACRAMENTO, CALIF. 95811

A.P.N.:
 000-070-010 000-000-010 000-100-0

EXISTING USE & ZONING:
 VACANT, M-1 & R-11

PROPOSED USE & ZONING:
 R10 SINGLE-FAMILY LOTS, M-1

AGE & DENSITY:
 57.6 AS (2000'S)
 57.5 AS (2001'S), 2.5 (2002'S)

AVERAGE LOT SIZE:
 6,000 SQ. FT. (140' x 45')

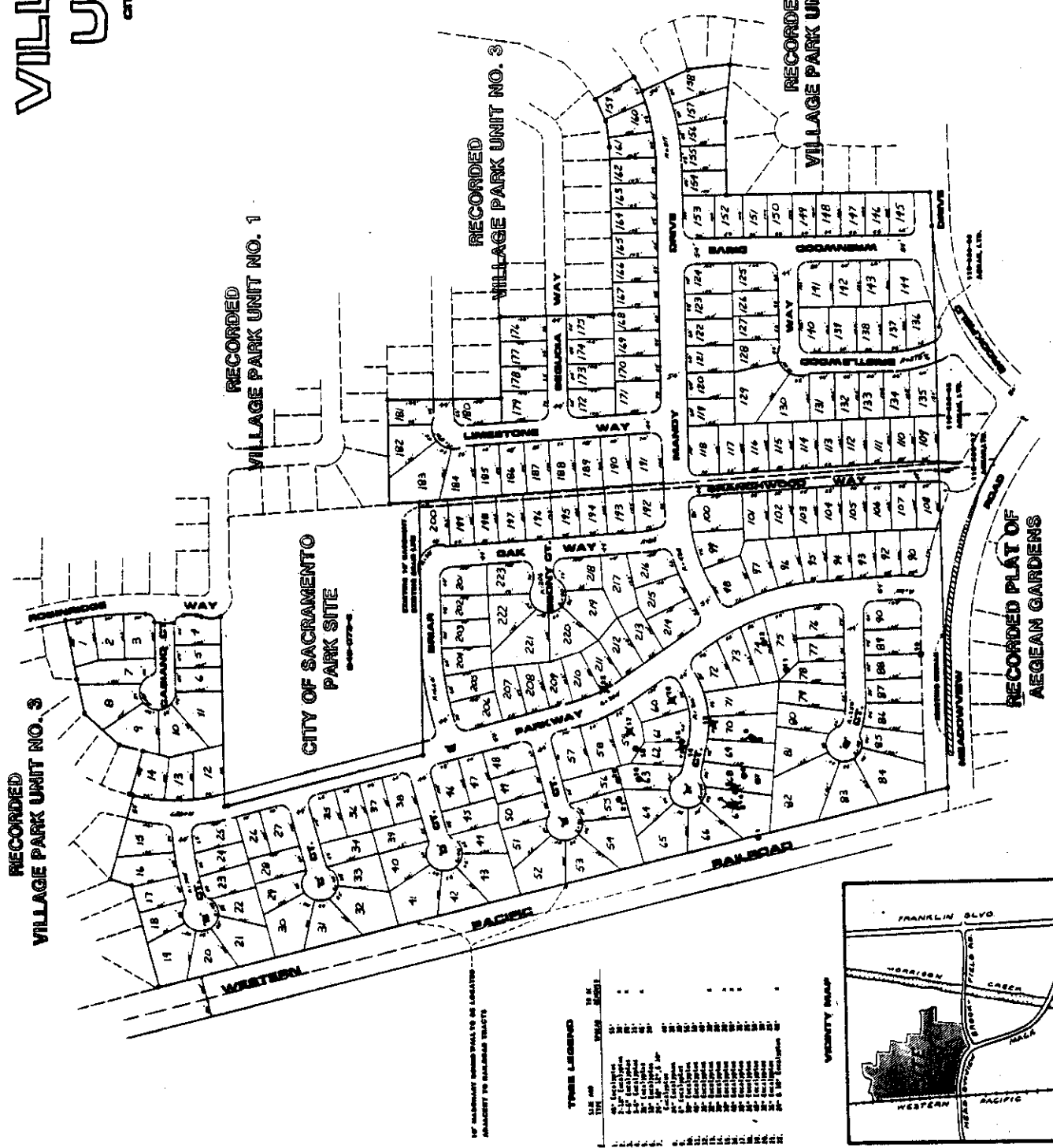
WATER SUPPLY:
 PUBLIC UTILITY

SEWER DISPOSAL:
 PUBLIC SEWER

PROPOSED IMPROVEMENTS:
 SACRAMENTO CITY STANDARDS

SCHOOL DISTRICT:
 SACRAMENTO UNIFIED SCHOOL DISTRICT

LEA HIGH COMMUNITY COLLEGE DISTRICT



IF MARKED WITH AN X TO BE LOCATED
 ACCORDING TO BALSAC TRACTS

TYPE LEGEND

LINE	TYPE	10 FT.	20 FT.
1	1" Lot Lines	---	---
2	2" Lot Lines	---	---
3	3" Lot Lines	---	---
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