

CITY PLANNING COMMISSION

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

APPLICANT	Maryam & David Inc. - 8400 Carbide Ct., Ste. B, Sacramento, CA 95828
OWNER	Maryam & David Inc. - 8400 Carbide Ct., Ste. B, Sacramento, CA 95828
PLANS BY	Maryam & David Inc. - 8400 Carbide Ct., Ste. B, Sacramento, CA 95828
FILING DATE	6-5-87
ENVIR. DET. Ex.	15061b1
ASSESSOR'S-PCL. NO.	049-250-027.028.029
REPORT BY	JP:sg

APPLICATION: Plan Review of three duplex structures on 0.6+ acre in the Multi-Family-Review (R-3-R) Zone

LOCATION: West terminus of Coral Gable Court

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 Airport-Meadowview
Community Plan Designation: Residential 11/29 du/na
Existing Zoning of Site: R-3-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family residential; R-1	Front:	25'	30'
South: Multiple family residential; R-3	Side(Int):	5'	5'
East: Multiple family residential; R-3	Rear:	15'	15'
West: Vacant; R-2B			

Parking Required: 2 spaces per duplex
Parking Provided: 3 spaces per duplex
Property Dimensions: Irregular
Property Area: 0.6+ acres (each lot approximately 0.2+ acre)
Square Footage of Building: Each duplex structure approximately 3,350+ sq. ft.
Height of Building: 16'
Topography: Flat
Street Improvements: Existing
Utilities: Available
Exterior Building Materials: Grooved plywood siding and resawed plywood siding
Roof Material: Asphalt shingle

BACKGROUND INFORMATION: On December 2, 1986 the City Council approved rezoning the 0.6+ acre subject site from the R-3 to the R-3-Review Zone. This rezoning, which provides for a plan review of development on these three lots, was initiated by the City in order to allow the City to take a more active role in encouraging better design and quality of new construction in the Meadowview Community Plan area.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of three lots totaling 0.6+ vacant acres in the Multi-Family-Review (R-3-R) Zone. The applicant proposes to construct a duplex on each of the three lots. Surrounding land uses include single family residences zoned R-1 to the north, apartment complexes zoned R-3 to the south

an east, and vacant land zoned for multiple family residences (R-2B) to the west. The site is designated for residential uses by the 1974 General Plan and the 1984 Airport-Meadowview Community Plan.

B. Proposed Design

The applicant has met with Planning staff to discuss the design of the subject site and the proposed duplexes and has made revisions to the proposed plans as suggested by Planning staff.

The proposed site plan and landscape plans indicate front yard landscaping for each duplex and 6' high solid wood fences designating the rear yard area of each unit. Planning staff recommends that the landscape plans be revised to indicate a minimum of two 15-gallon trees in the front yard of each lot (one tree per unit as shown on landscape plan for Lot 3), grass in the rear and side yard areas, and that the applicant provide an automatic sprinkler system for each of the duplexes. In the rear yard areas staff also recommends that a concrete patio be provided adjacent to the sliding door of each unit.

The applicant has proposed two different building elevations. Type A is proposed for Lot 2 and Type B is proposed for Lots 1 and 3. The exterior materials proposed for Type A are grooved plywood siding with wood trim. The exterior materials proposed for Type B are resawed plywood siding with wood trim for the front and side elevations and either resawed plywood siding or stucco with wood trim on the rear elevation. Proposed roofing material for all three duplexes is asphalt shingle. Building colors for the three duplexes have not been determined.

Planning staff recommends that the windows located on the front elevations of all three duplexes be paned windows in order to provide a more attractive appearance from the street. A brick veneer wainscoting should also be added to the front elevation of Type B and constructed on Lot 1 and/or Lot 3. Staff also recommends that the roof plan of Type B be revised to provide more movement from the street frontage. A previous roof plan previously submitted by the applicant is more attractive (Exhibit J). The air conditioning units for the duplexes are located on the roofs and these should be screened so that they do not visually intrude on neighboring properties. Staff recommends that the roofing material be a thick butt asphalt shingle with a 25 year rating. As building colors are not proposed at this time, staff recommends that each duplex structure have a different color scheme and that two compatible colors be used on each duplex (i.e. the trim of the duplex should be different from the rest of the structure).

C. Conclusion

Planning staff finds that the applicant did make an attempt to comply with the intent of the "R" review designation in designing the proposed plans. With the revisions suggested by staff to these plans the proposed project should result in an attractive and well-designed multiple-family project for the Meadowview community area.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061b1).

RECOMMENDATION: Staff recommends approval of the plan review for three duplex structures subject to conditions and based upon findings of fact which follow.

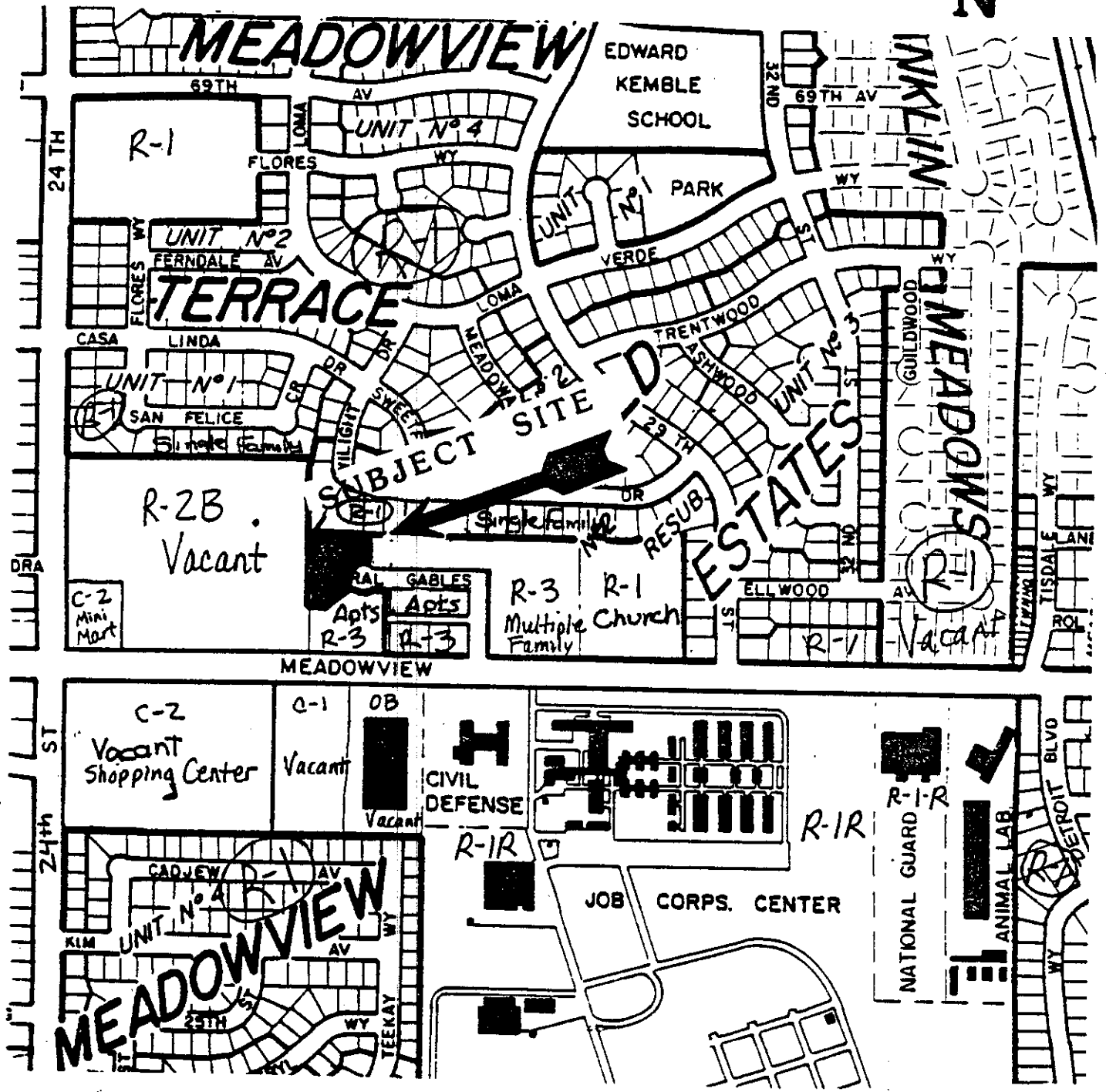
Conditions

1. A solid 6' high wood fence shall be provided as shown on the submitted site plan (Exhibit A).
2. Revised landscape and irrigation plans shall be submitted for Planning Director review and approval prior to issuance of building permits. The revised plans shall indicate the landscaping shown in Exhibits G, H and I and the following additional information:
 - a. Two 15-gallon trees per lot, located in the front yard setback area (one on each side of the duplex driveway) for a total of six trees;
 - b. Grass in the side yard and rear yard areas; and
 - c. Installation of an automatic sprinkler system.
3. The applicant shall revise the site plan to indicate a concrete patio area adjacent to the sliding door of each unit prior to issuance of building permits.
4. Revised elevations shall be submitted for Planning Director review and approval prior to issuance of building permits. The revised plans shall indicate the design and materials shown in Exhibits C, D, E and F with the following revisions:
 - a. The windows located on the front elevations of all three duplexes shall be paned windows;
 - b. A brick veneer wainscotting shall be added to the front elevation of Type B and constructed on the duplex on Lot 1 and/or Lot 3;
 - c. The roof plan of Type B shall be revised to provide more movement from the street frontage, subject to Planning Director review and approval (suggested roof plans are indicated in Exhibit J);
 - d. The roof-mounted air conditioning units shall be screened with materials, subject to Planning Director review and approval;
 - e. The roofing material shall be a thick butt asphalt shingle with a 25-year rating;
 - f. Each duplex structure shall have a different color scheme and two compatible colors shall be used on each duplex, 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 proposed duplex development is compatible with surrounding single family and multiple family land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare in that adequate on-site parking and landscaping will be provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses by the 1984 Airport-Meadowview Community Plan and the proposed duplex development use conforms with the plan designation.

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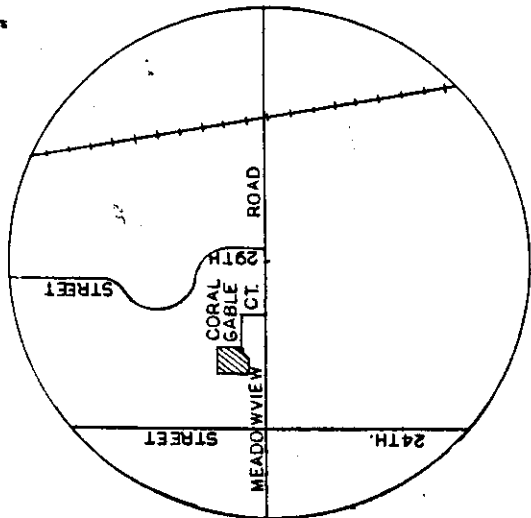
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VICINITY - LAND USE - ZONING

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LOCATION MAP
NO SCALE

LEGEND

- MAN HOLE (EXIST.)
- FIRE HYDRANT (EXIST.)
- PROPOSED FENCE
- POWER POLE
- STREET LIGHT (EXIST.)

NOTE: 6' High solid wood
Fence required around
site.

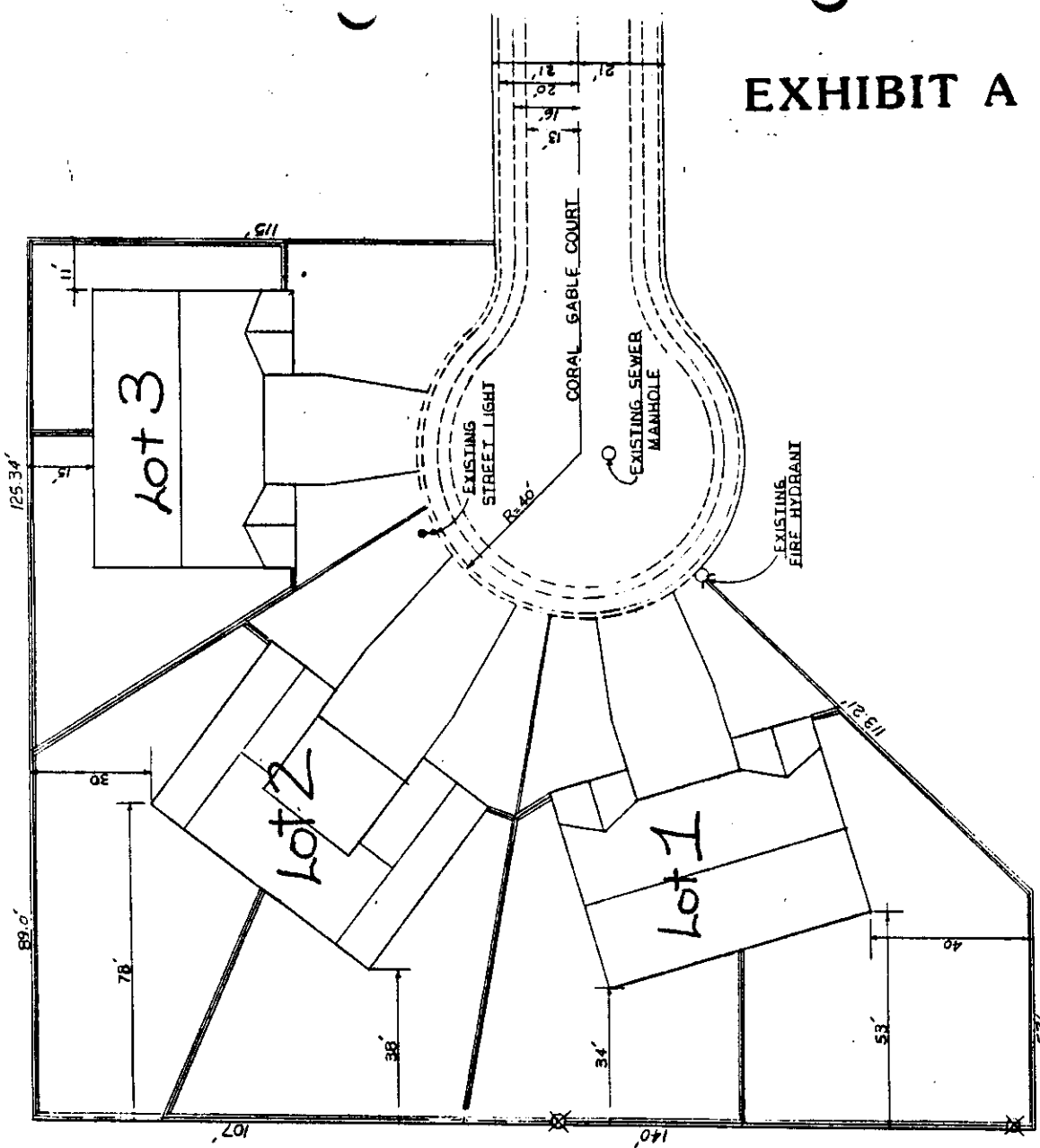


EXHIBIT A

MARYAM AND DAVID INCO	
SCALE: 1"=20'	DATE: 7/9/87
SITE PLAN	
DESIGNED BY: M. HOSSEINI	APPROVED BY:

EXHIBIT B

MARYAM AND DAVID INC.

SCALE: 1/4" = 1'-0"

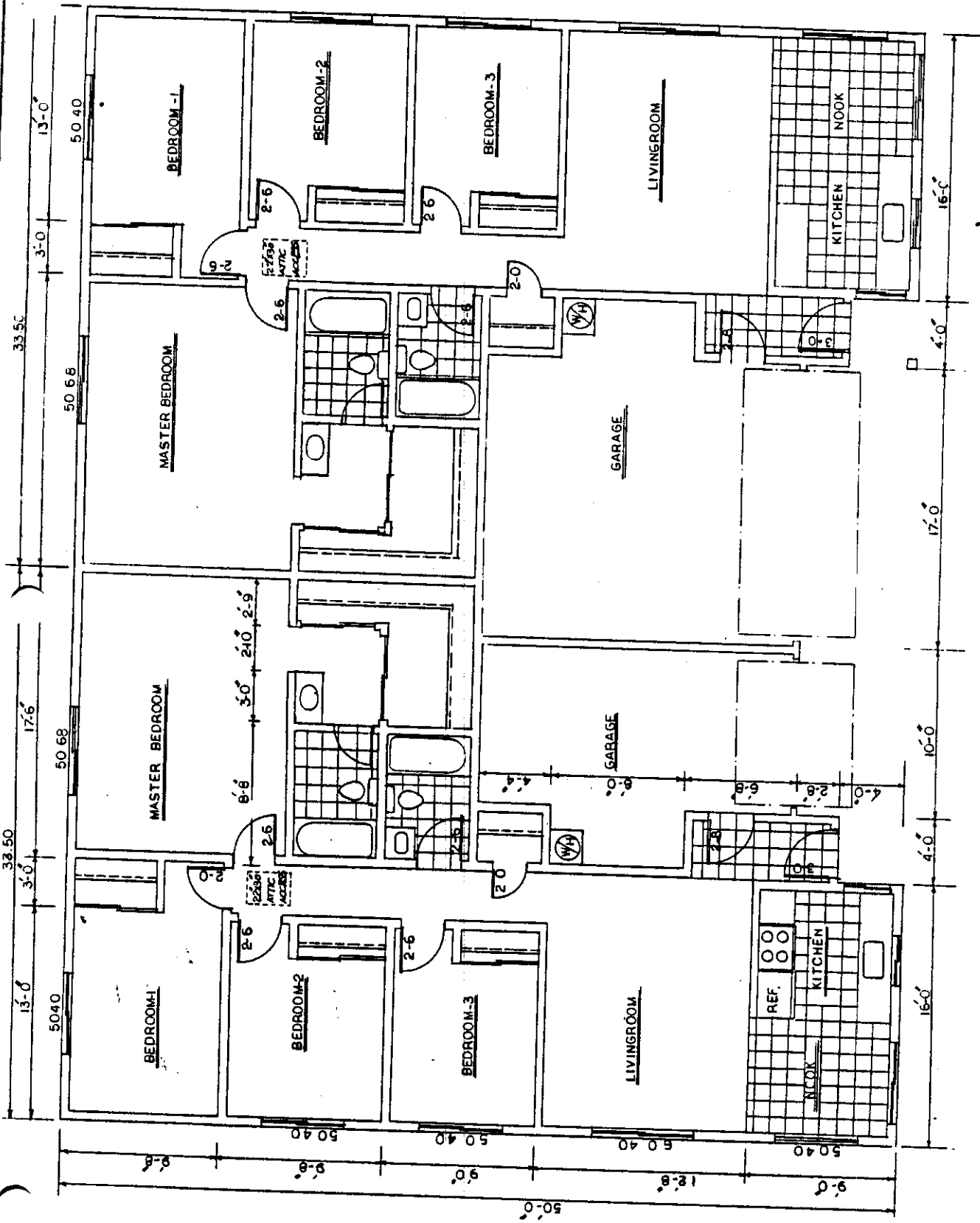
FLOOR PLAN

APPROVED BY

DATE

PROJECT NUMBER

REGISTERED ARCHITECT

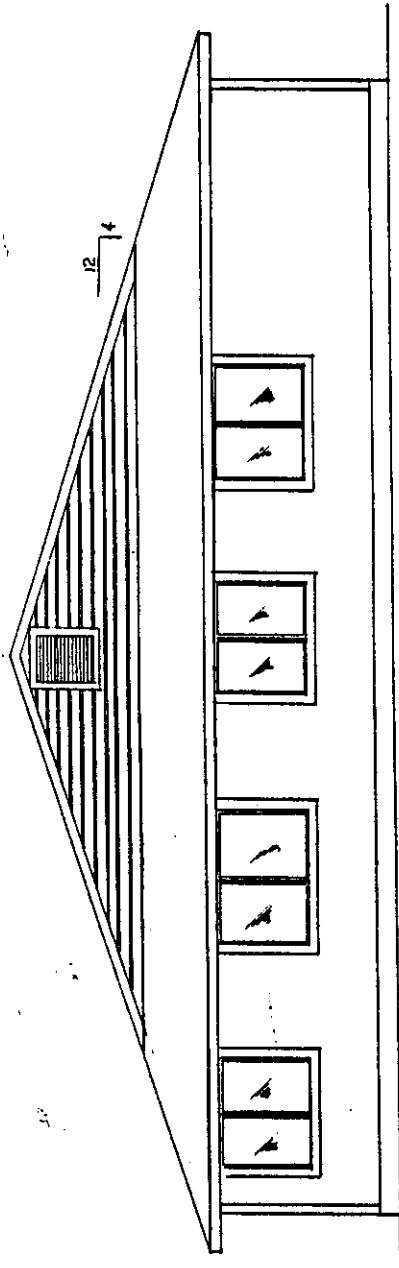


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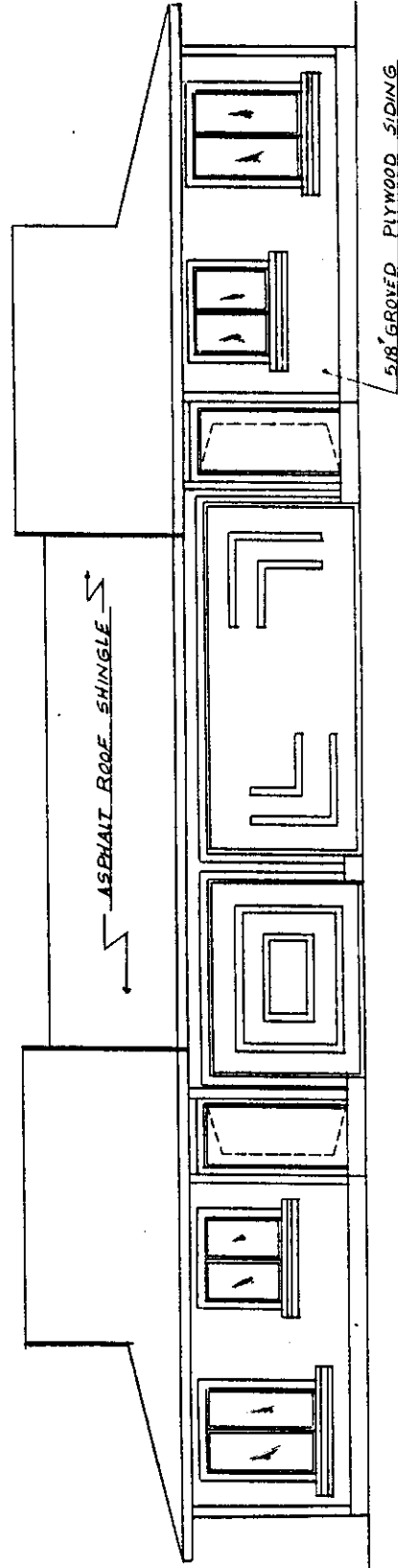
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EXHIBIT C



SIDE ELEVATION TYPE(A)
SCALE 1/4"=0'



FRONT ELEVATION TYPE(A)
SCALE 1/4"=0'

MARYAM AND DAVID INC.

DATE 1-4-87

BY M. HOSSEINI

PROJECT BUILDING ELEVATIONS

DATE

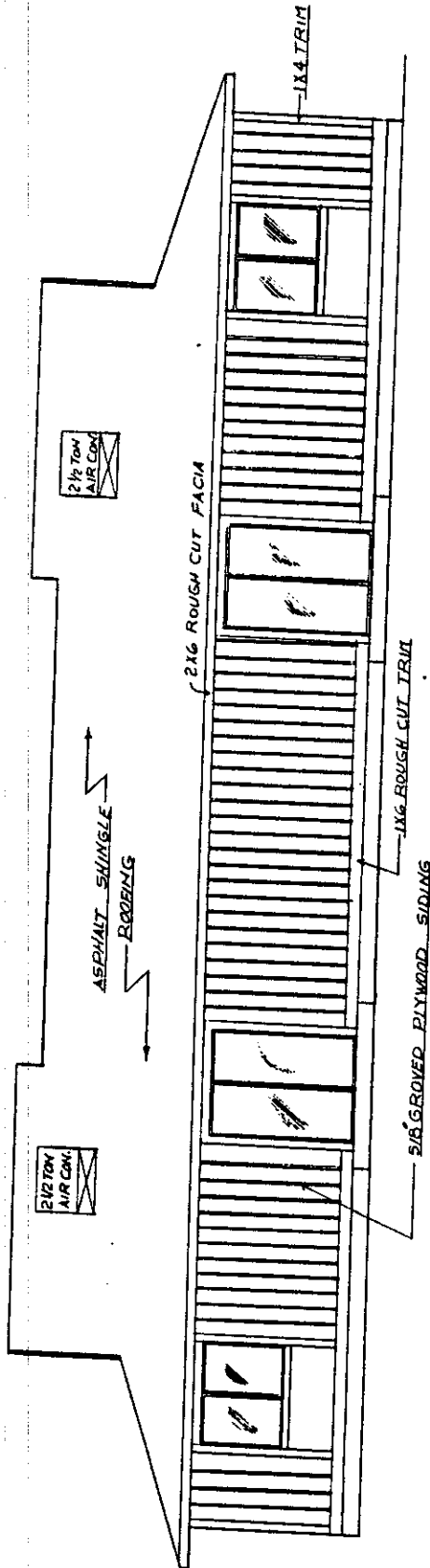
SCALE

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EXHIBIT D



REAR ELEVATION TYPE(A)
SCALE 1/4"=1'-0"

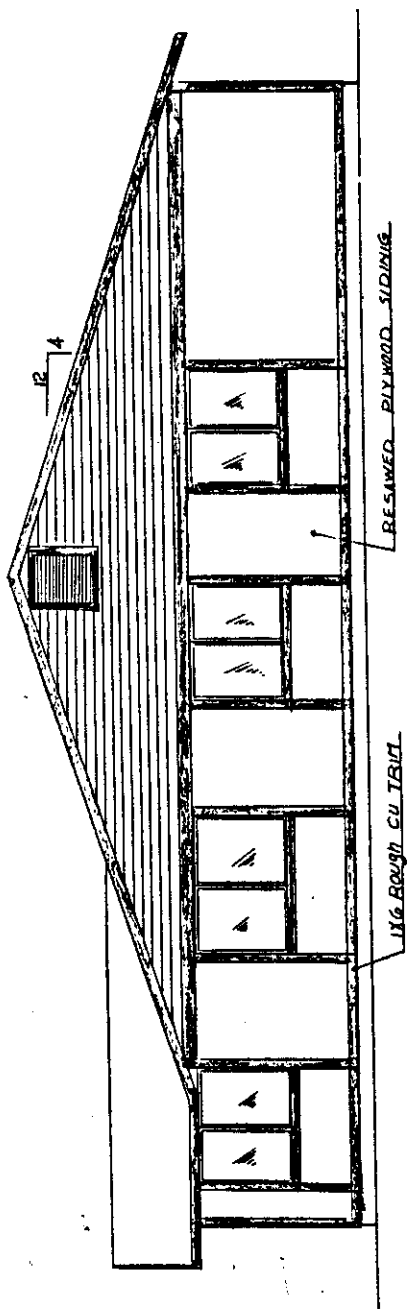
DATE	APPROVED BY	DRAWN BY	SCALE	PROJECT NUMBER

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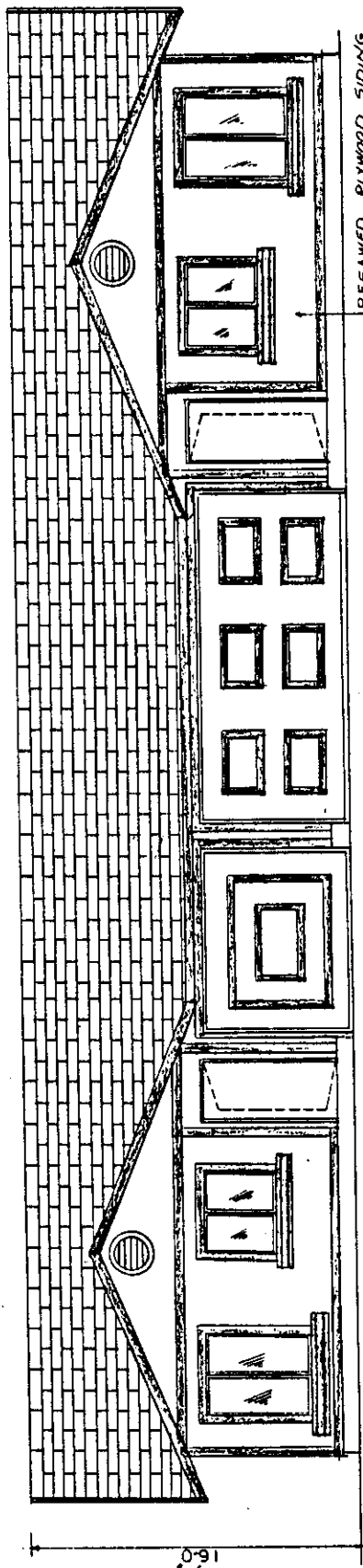
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EXHIBIT E



SIDE ELEVATION TYPE (B)
SCALE 1"=4'-0"



FRONT ELEVATION TYPE (B)
SCALE 1"=4'-0"

MARYAM AND DAVID INC.

BUILDING ELEVATIONS

DATE: 1-4-87
DRAWN BY: [blank]
APPROVED BY: [blank]

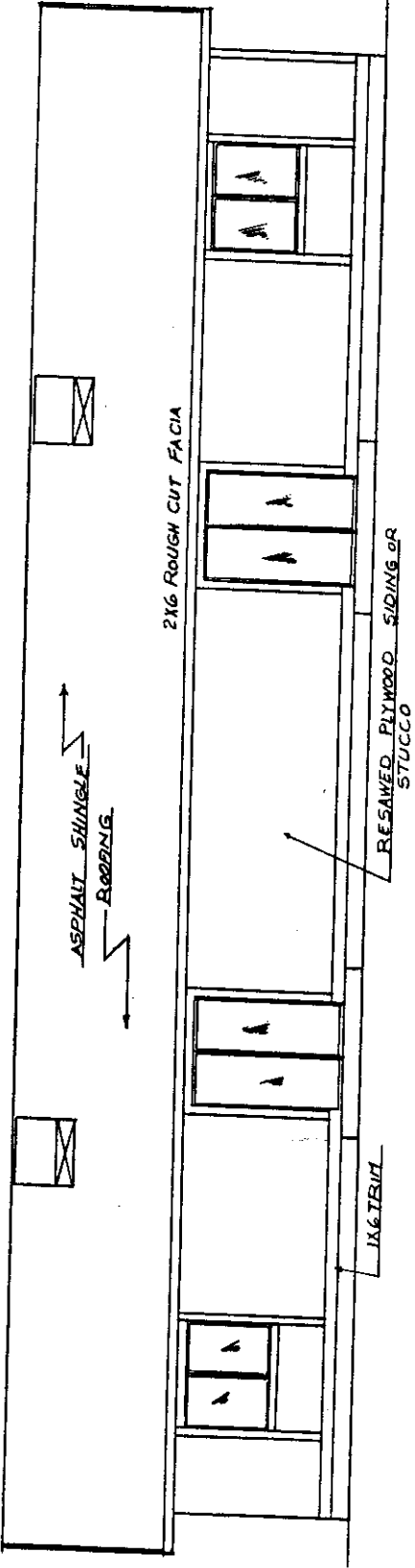
MADE IN U.S.A.

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EXHIBIT F



REAR ELEVATION TYPE (B)
SCALE 1/4"=1'-0"

DATE	APPROVED BY	DATE	APPROVED BY

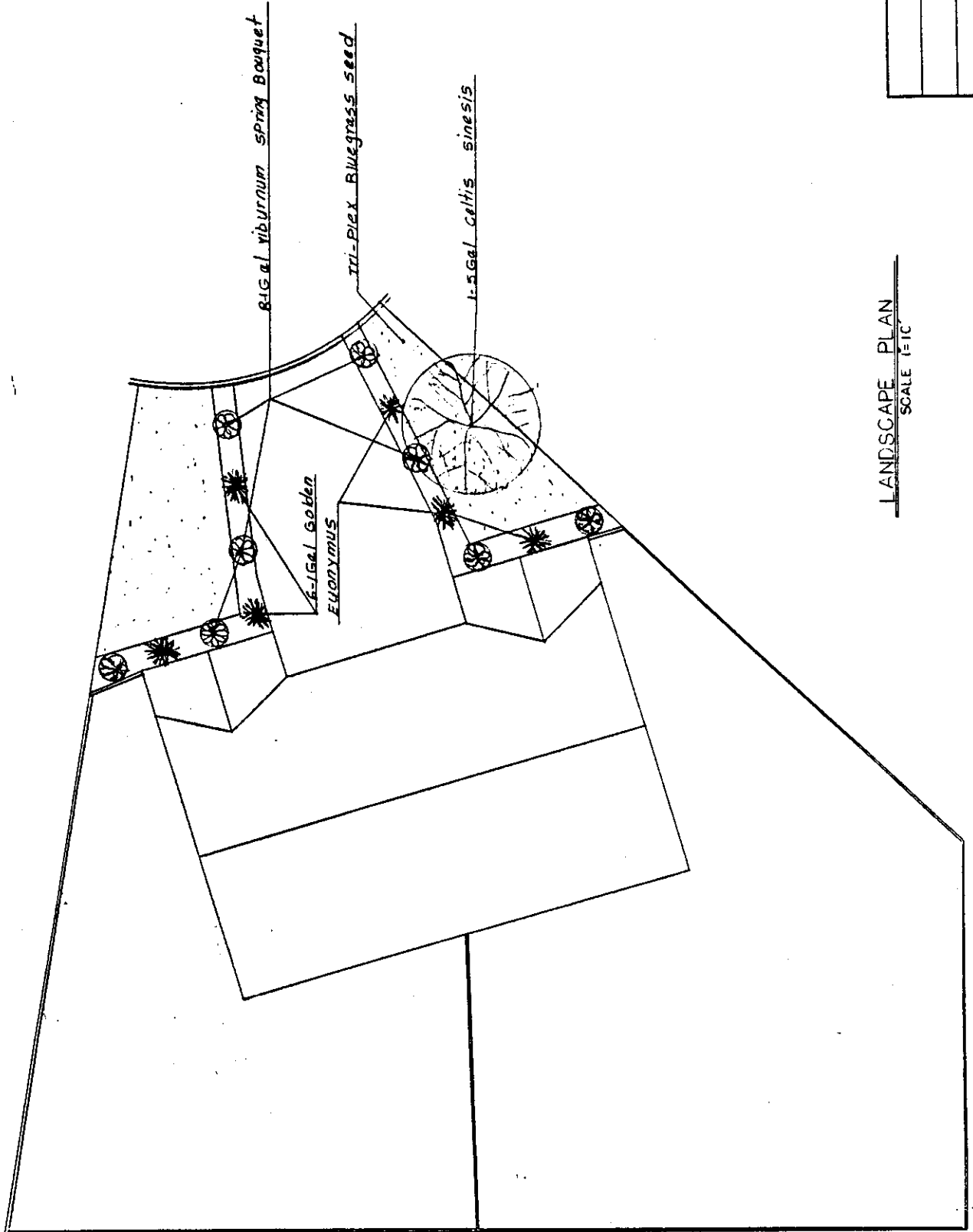
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EXHIBIT G

SCALE	DESIGNED BY	DATE
	REVISED	
	APPROVED BY	



Ribes viburnum spring Bouquet

Tri-Plex Bluegrass seed

1-5 Gal celtis sinensis

1-5 Gal Golden EUDONYMUS

LANDSCAPE PLAN
SCALE 1"=10'

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EXHIBIT H

DATE	APPROVED BY	SCALE	DESIGNED BY

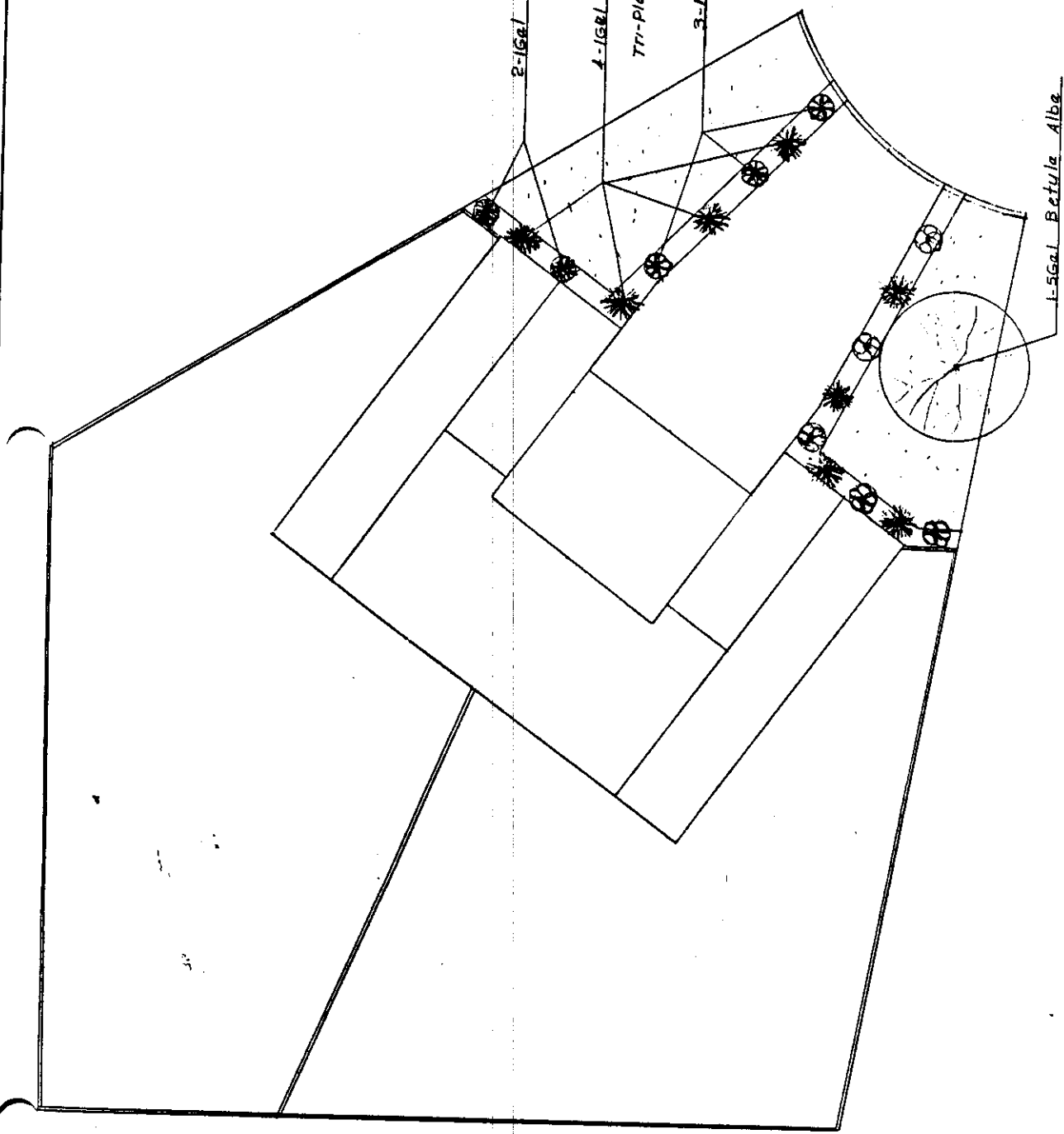
2-1Gal Pink Princess Escallonia

4-1Gal Raphiolepis Indica

Tri-Plex Blue grass seed

3-1Gal Pineapple Guava

1-5Gal Betula Alba



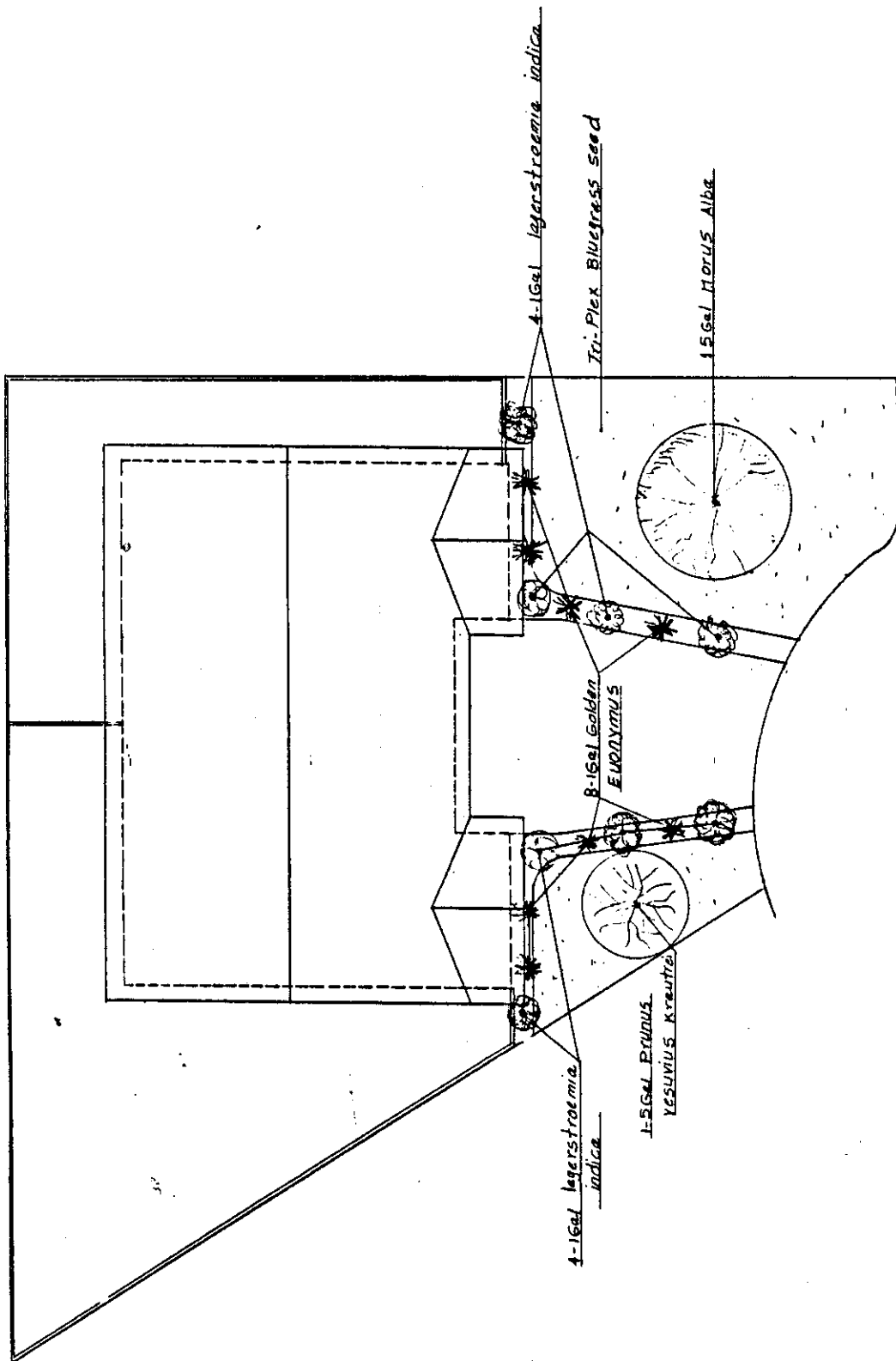
LANDSCAPE PLAN
SCALE 1"=10'

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Item 19'

EXHIBIT I



LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

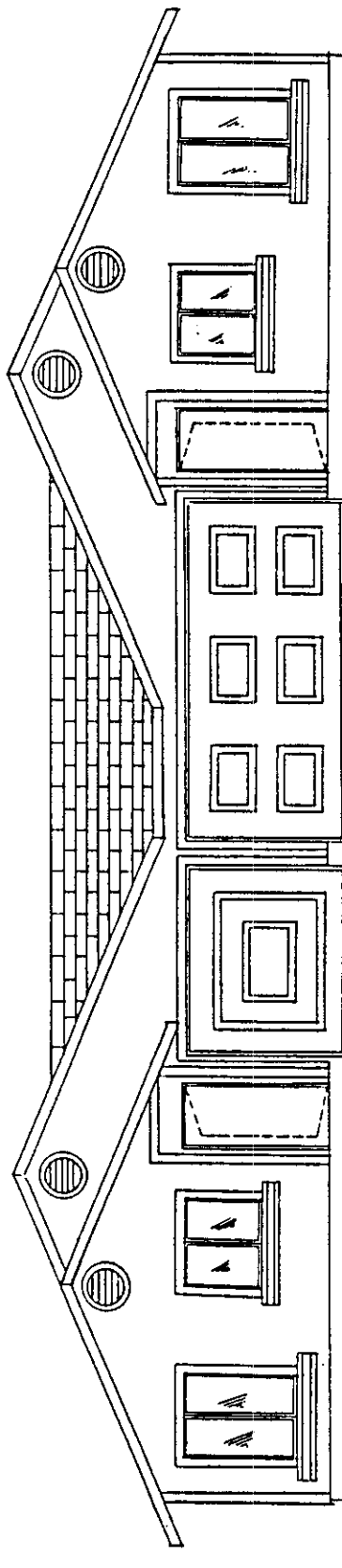
DATE	APPROVED BY	DESIGNED BY	SCALE	DATE

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ROOF PLAN



FRONT ELEVATION
SCALE 7/8"=1'-0"

MARYAM AND DAVID INC.

SCALE 1/8"=1'-0"

PROPERTY BY

DATE

DRAWING NUMBER

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