

CITY PLANNING COMMISSION

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

APPLICANT Rick Scribner, 2041 Hallmark Drive, Sacramento, CA 95825
OWNER John Gurley, 2041 Hallmark Drive, Sacramento, CA 95825
PLANS BY Rick Scribner, 2041 Hallmark Drive, Sacramento, CA 95825
FILING DATE 8/11/89 **ENVIR. DET.** N.D. **REPORT BY** PW:df
ASSESSOR'S PCL. NO. 117-0140-027, 036

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone of 3.22+ vac. ac. from Single Family Alternative (R-1A) to the Multi-family - Review (R-2A-R) zone

LOCATION: East side of Center Parkway, 300 feet south of Calvine Road

PROPOSAL: The applicant is requesting the necessary entitlement to develop a 56 unit apartment project.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential 16-29 Du/Na
1986 South Sacramento Community Plan Designation:	Residential 11-21 Du/Na
Existing Zoning of Site:	12-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Condominiums; R-1A-R	Front:	25'	25'
South: Vacant; R-1A	Side(Int):	5'	10'
East: Vacant; R-1A	Rear:	15'	15'
West: Vacant; R-1			

Parking Required:	88 spaces at 1.5:1 ratio plus guest parking
Parking Provided:	132 spaces
Property Dimensions:	Irregular
Property Area:	3.22+ acres
Density of Development:	17 d.u. per acre
Square Footage of Building:	53,100 sq. ft. total in 14 fourplex structures
Height of Building:	35 feet
Exterior Building Materials:	horizontal wood siding
Roof Material:	Medium Cedar Shakes
Exterior Building Colors:	gray, blue, cream with white trim

BACKGROUND INFORMATION: On July 20, 1983, the City Council approved a Tentative Map to divide 11.6+ acres in 82 condominium lots and a remainder 3.2+ acre lot B. The condominium lots known as The Village were built in phases with lot B to be developed at a later date. Lot B, which is the subject site of this application was never developed and subsequently sold to the present applicant.

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Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 3.22+ vacant acres in the Single Family alternative (R-1A) zone. The City General Plan designates the site for Medium Density Residential 16-29 Du/Na and the 1986 South Sacramento Plan for Residential 11-21 Du/Na. The proposed project with a density of 17 dwelling units per acre complies with both the General Plan and South Sacramento Community Plan. Surrounding land use includes Condominiums zoned R-1A-R to the north and vacant property approved for single family residential to the south, east, and west.

The subject site is essentially a remnant parcel of the condo project adjacent to the north. A 66 foot wide PG&E utility easement runs through the entire eastern portion of the site. This easement severely restricts the development possibilities of the site and restricts the site from standard single family residential development. The applicant has worked with staff to design a development that is feasible with the site specific constraints of the lot.

B. Applicants Proposal

The applicant is requesting a rezone from R-1A-R to R-2A-R in order to construct a 52 unit apartment project on the subject 3.22+ vacant acres. The project consists of eleven, two-story fourplex cottage units and three one story fourplex flats.

C. Rezone Request

In order to construct the project as proposed, the subject site requires a rezone from R-1A-R to R-2A-R. The R-2A-R zone is the lowest density Multi-family zone. Staff is supporting the applicants rezone request.

The subject site is a unique piece of land with specific site constraints. It's irregular, triangle shape prohibits the lot being developed with standard single family homes. Further, a 66 foot PG&E utility easement runs the entire length of the site's eastern boundary, significantly limiting the possibilities of development. The applicant has submitted a unique apartment project that has the appearance of single family homes. the fourplex, cottage units are designed to look like one house. Each side of the cottage units looks like the front of a house. It has a front door and fenced in patio. Although the development requires a rezone, the project density is consistent with both the General Plan and South Sacramento Community Plan.

D. Site Plan

The submitted site plan indicates the location of the two-story fourplex cottages along Center Parkway and the northern portion of the site with the one-story flats running along the eastern boundary. The one-story flats are just to the east of the PG&E utility easement that prohibits development other than parking. A 15 foot building setback is proposed for the site's eastern boundary adjacent to future zero lot line homes. Staff finds this setback adequate due to the one-story height of the twelve units proposed for this area. The northern setback is proposed for ten feet. The adjacent condominium development is approximately 75 feet from the common property line. A 25 foot landscape setback along Center Parkway is maintained. Access into the project is from Center Parkway with no other access proposed. Both Traffic Engineering and the Fire Division have reviewed and approved the project's access. However, the applicant is attempting to secure a reciprocal access from an adjacent property owner to allow a southern access point onto Center Parkway.

Planning staff recommends extensive landscaping throughout the project. Along both the northern and eastern perimeter of the site, staff suggests the use of evergreen trees to screen the units from adjacent condominium and future zero lot line single family developments. A three-foot undulating turfed berm should be located within the front 25 foot landscape setback with an assortment of trees. A detailed landscape plan should be submitted, including species and size of trees, for staff review and approval prior to issuance of building permits.

The site plan indicates that 132 parking spaces will be provided throughout the site. The majority of the parking has been located within the PG&E utility easement to take advantage of the development constraints within the easement.

To eliminate parking on Center Parkway, staff recommends the use of a 5 foot wrought iron fence along Center Parkway. Staff should review the design and location of the wrought iron fence prior to issuance of building permits.

The Zoning Ordinance parking requirements for the project is 88 spaces.

The submitted plans indicate the two building types. Overall unit types and amenities are as follows:

2-Story Cottages - 44 units

900 square feet
2 bdrm/2 bath
fireplace
washer/dryer

1-Story Flats - 12 units

980 square feet
2 bdrm/2 bath with loft
fireplace
washer/dryer

E. Building Design

The applicant proposes building exteriors consisting of individual horizontal wood siding with medium cedar shake roofing. The elevations also include cedar shake siding treatments to contrast the horizontal siding. Exterior colors proposed are gray, blue and cream with antique white trim. Staff recommends extending the horizontal wood siding around all four sides of the buildings.

Staff sees the need for some type of outdoor patio area for the twelve one-story units. The small patios could come off the rear of the units with access from a door. The patios should have surrounding fencing to provide privacy for each unit. The applicant should submit revised elevations to planning staff for review and approval prior to issuance of building permits.

F. Agency Comments

The proposed project was reviewed by the City's Engineering, Traffic Engineering, Fire Building and Parks Divisions as well as The Village South Homeowners Association. The following comments were received:

Engineering

1. Standard improvements required at time of building permit along Center Parkway.
2. On site drainage, paving and grading plan shall be approved by Public Works prior to issuance of building permit.

The Engineering Division suggests the need for a title report to describe the ownership of the APN 017-0140-036.

Fire Division

No problems with submitted site plan as proposed.

Village South Association

The adjacent Homeowners Association does not oppose the proposed project and rezone (See attached exhibit A).

G. Environmental Determination

The Environmental Coordinator has determined that the proposed project will not cause any adverse environmental impacts and has filed a Negative Declaration.

STAFF RECOMMENDATIONS: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommends approval to rezone 3.22+ vacant acres from Single Family Alternative - Review (R-1A-R) to Multi-family - Review (R-2A-R) zone and forward to City Council subject to conditions which follow:

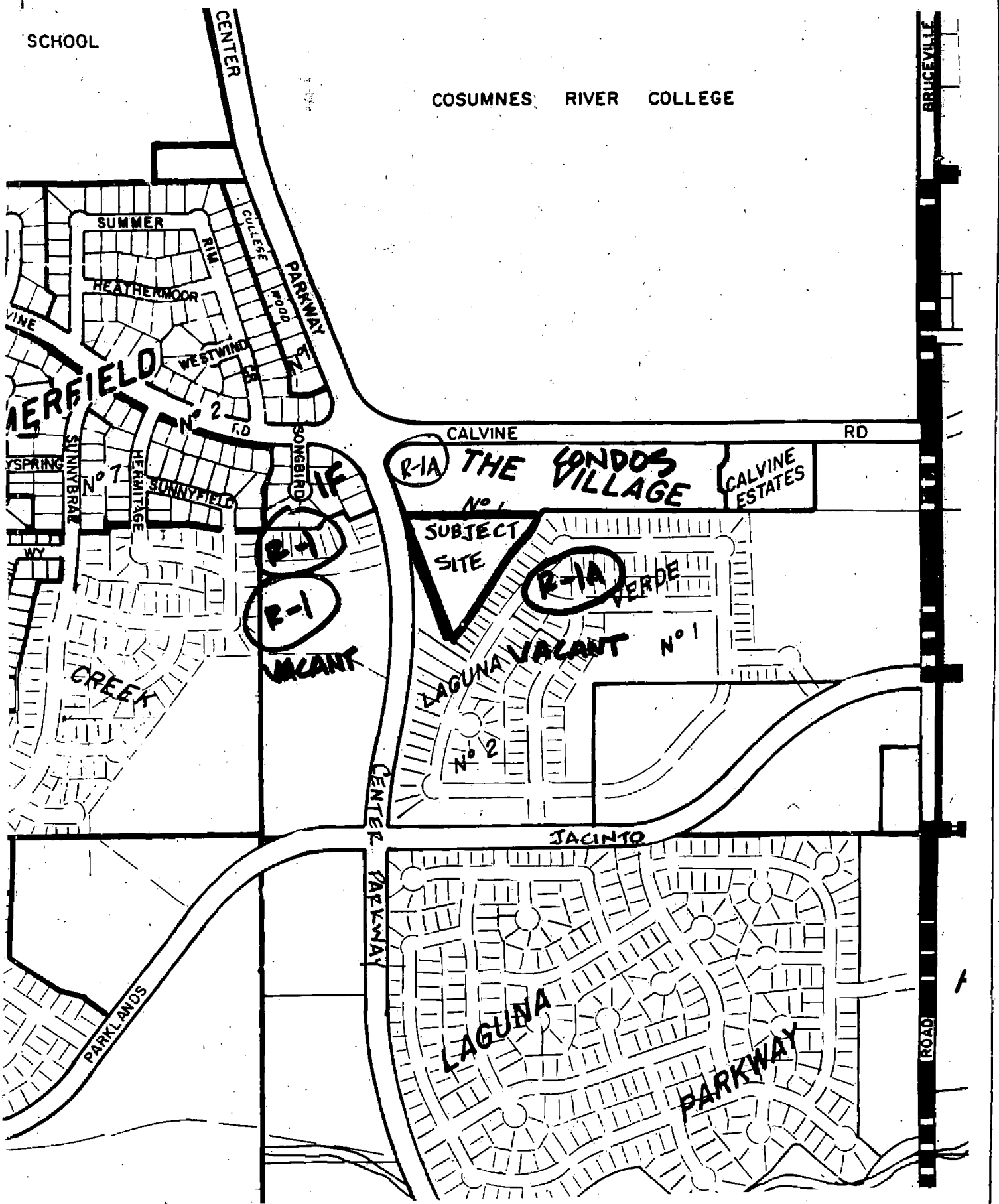
Conditions

1. The applicant shall submit a detailed landscape plan to Planning staff for review and approval prior to issuance of building permits. The landscape plan shall include the following:
 - a. Evergreen trees at 20 feet on center along the eastern and northern perimeters.
 - b. Turfed areas along perimeters and throughout the interior of the project.
 - c. A 3 foot turfed berm within the front 25 foot landscape setback.
2. Trash enclosures and bicycles storage facilities shall conform to the Zoning Ordinance.
3. The applicant shall construct a six foot wood fence along the eastern and northern property lines.

4. The applicant shall construct a five foot decorative wrought iron fence along Center Parkway. The design and location of the wrought iron fence shall be approved by Planning staff prior to issuance of building permits.
5. The applicant shall construct standard improvements along Center Parkway to the satisfaction of City Public Works Department.
6. On site drainage, paving and grading plan shall be approved by Public Works prior to issuance of building permits.
7. A proposed monument sign shall comply with the sign ordinance and shall require a Planning Directors Special Permit prior to issuance of sign permits.
8. The building elevations shall consist of individual horizontal wood siding on all sides of the structures.
9. The roofing material shall consist of medium cedar wood shakes.
10. The elevations shall be revised to incorporate small private patios on the twelve 1-story units. The design of the patios shall be reviewed and approved by Planning staff prior to issuance of building permits.

SCHOOL

COSUMNES RIVER COLLEGE

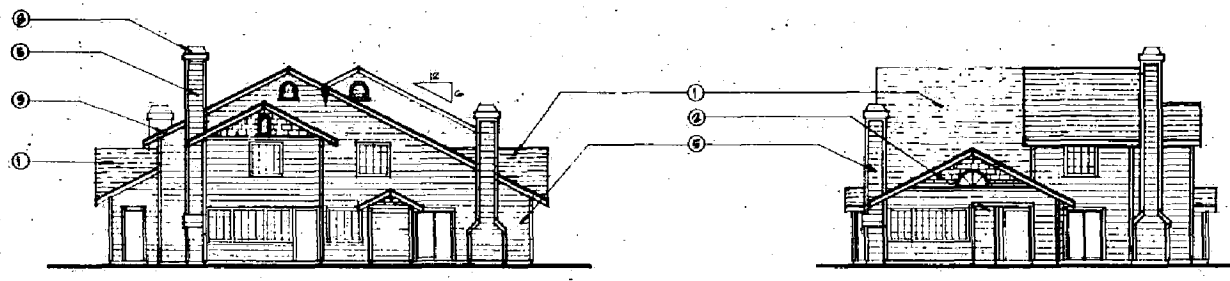


VICINITY - LAND USE - ZONING

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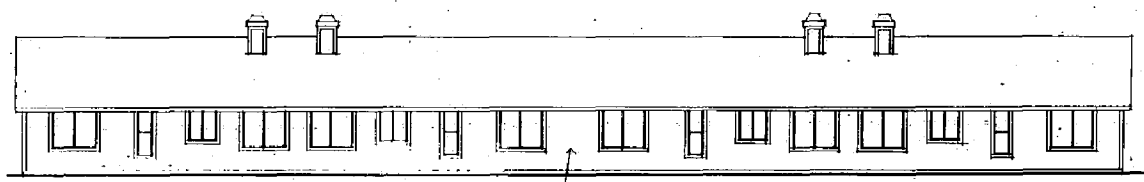
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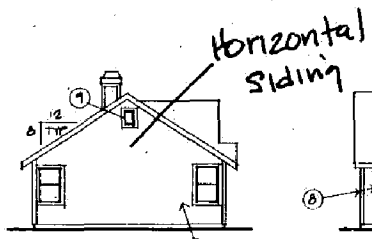
RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

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

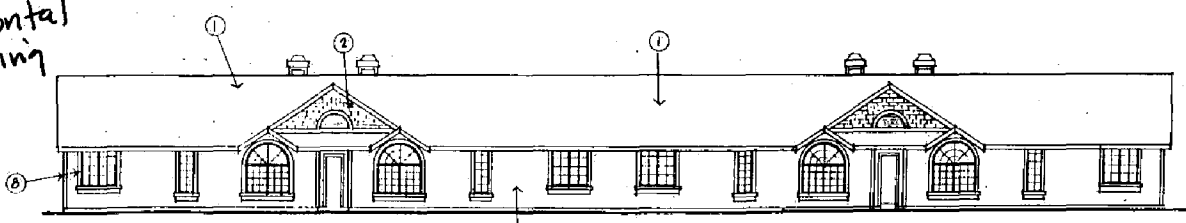
2- Story Plan



REAR ELEVATION
SCALE 1/8"=1'-0"



SIDE ELEVATION
BOTH SIDES SIMILAR
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE 1/8"=1'-0"
1-Story Plan

KEYNOTES

1. MEDIUM CEDAR SHAKE ROOF COVERING
2. MEDIUM CEDAR SHAKE SIDING
3. 1/2" S.S. BRIDGE NO W/ 1X3 BRIMBLE WOOD OVER
4. 1/2" S.S. PARCEL NO W/ 1X3 TRIM OVER
5. 6" HORIZONTAL SIDING
6. 6" VERTICAL PLYWOOD SIDING
7. ARCHITECTURAL FIBR CAP W/ 2X10 TRIM OVER
8. 1/2" S.S. CORNER & WINDOW TRIM
9. 3/4" S.S. BALLY SABLE END VENT W/ 1/2" TRIM OVER

REVISIONS BY

DD
DEVELOPERS
DESIGNERS

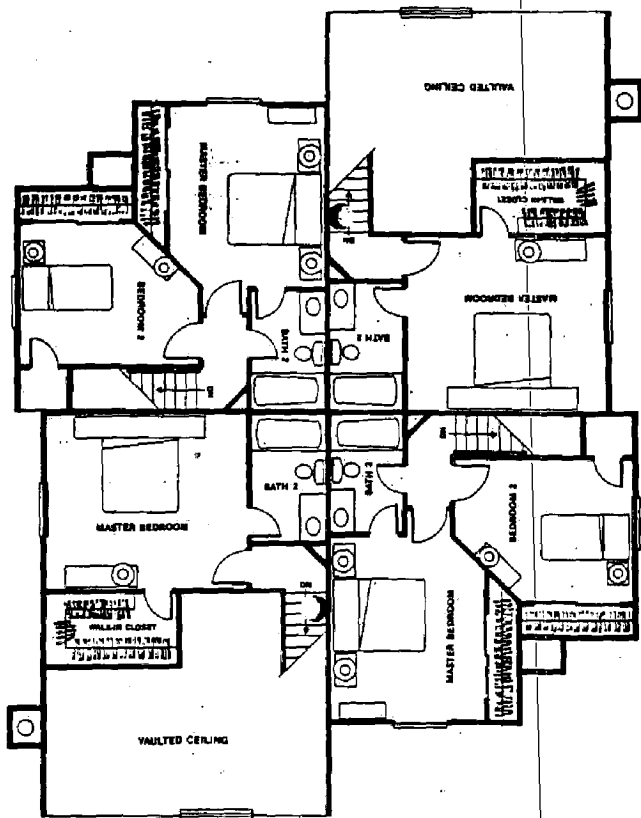
ELEVATIONS

ELEVATIONS

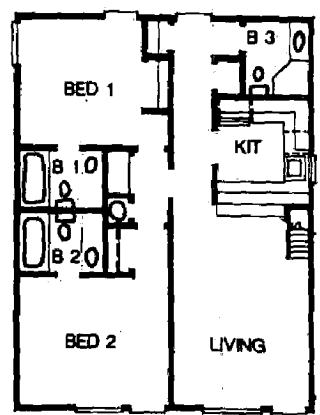
HALLMARK HOMES
2041 Hallmark Drive
Sacramento, CA 95825
(916) 927-8444

DATE: 8-18-89
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8"=1'-0"
SHEET: 2
OF: 2

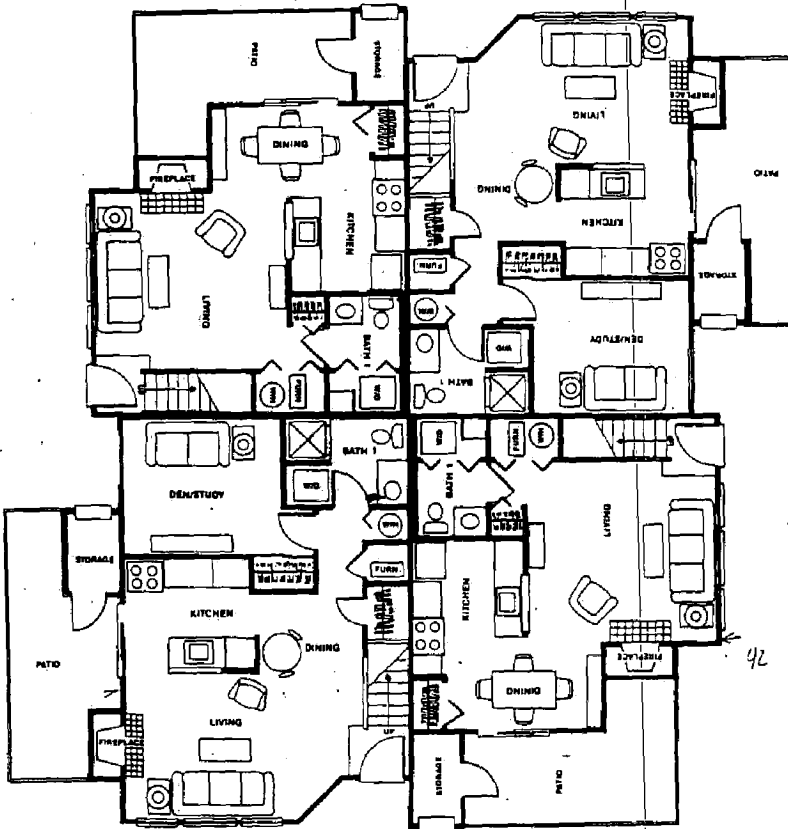
FLOOR PLANS



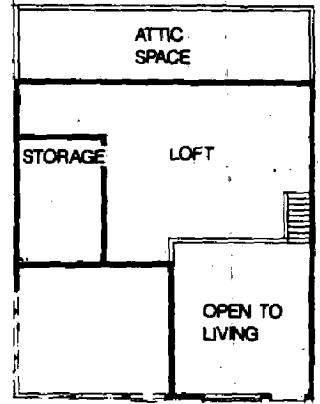
1st Floor



One Story



2nd Floor

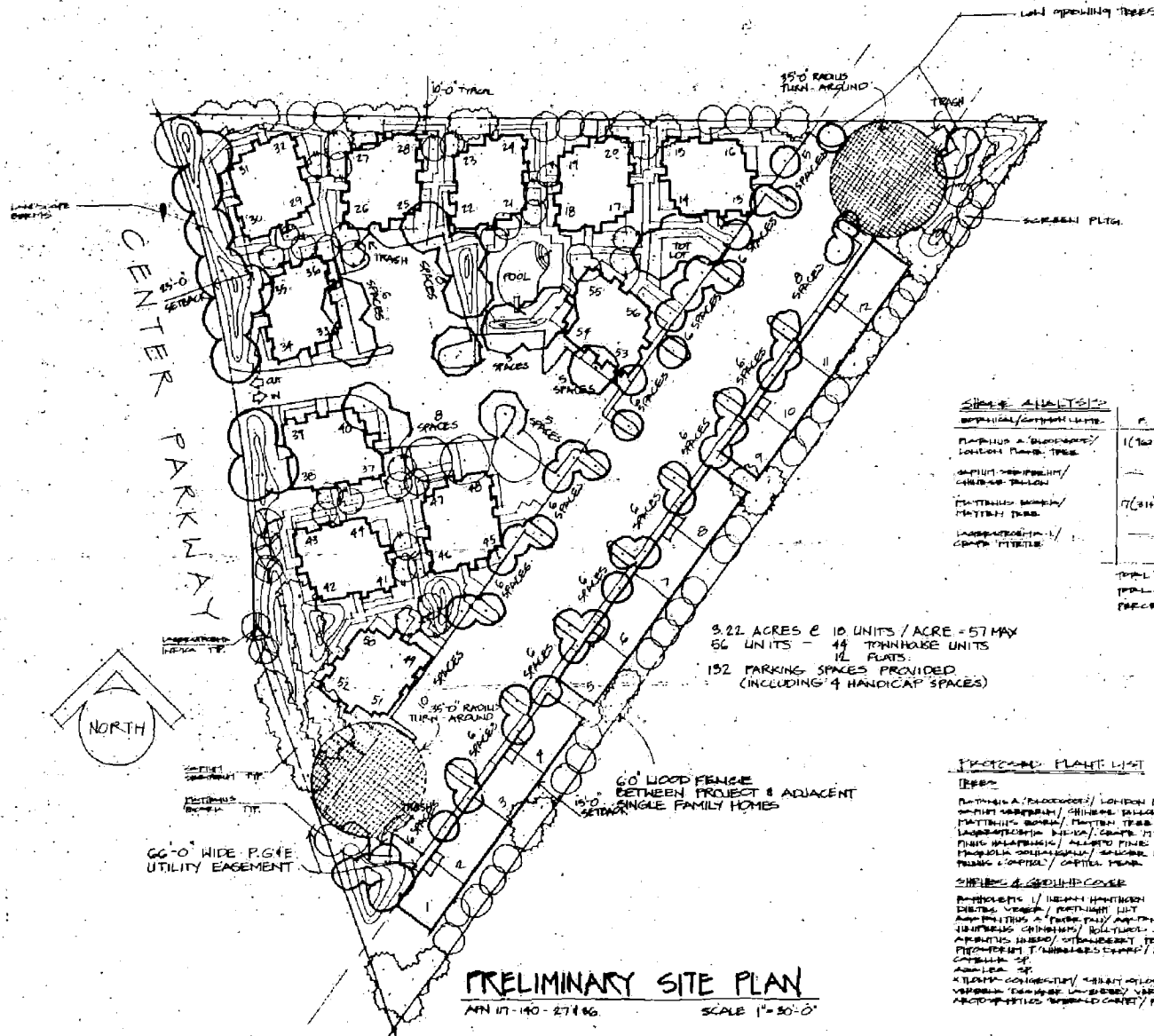


W/ Loft

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SHADE ANALYSIS

Botanical/Commercial Name	P	PA	M	A
PLANTING A - BROADLEAF / LONDON PLANE TREE	1(100)	---	1(100)	1(100)
SMALL TREES / CLEMATIS	---	---	9(900)	---
PLANTING B - BROADLEAF / PLANTAIN TREE	7(315)	---	11(110)	21(210)
LANDSCAPE TREES / SPANISH PRUNELLA	---	---	2(100)	2(20)

TOTAL TREES PROVIDED: 20,015 #
 TOTAL PLANTING AREA: 41,324 #
 PERCENT COVER: 100%

3.22 ACRES @ 10 UNITS / ACRE = 57 MAY
 56 UNITS - 44 TOWNHOUSE UNITS
 12 FLATS
 152 PARKING SPACES PROVIDED
 (INCLUDING 4 HANDICAP SPACES)

PROPOSED PLANT LIST

- TREES
- PLANTING A - BROADLEAF / LONDON PLANE TREE
 - SMALL TREES / CLEMATIS
 - PLANTING B - BROADLEAF / PLANTAIN TREE
 - LANDSCAPE TREES / SPANISH PRUNELLA
 - PLANTING C - BROADLEAF / PLANTAIN TREE
 - PLANTING D - BROADLEAF / PLANTAIN TREE
 - PLANTING E - BROADLEAF / PLANTAIN TREE
 - PLANTING F - BROADLEAF / PLANTAIN TREE
 - PLANTING G - BROADLEAF / PLANTAIN TREE
 - PLANTING H - BROADLEAF / PLANTAIN TREE
 - PLANTING I - BROADLEAF / PLANTAIN TREE
 - PLANTING J - BROADLEAF / PLANTAIN TREE
 - PLANTING K - BROADLEAF / PLANTAIN TREE
 - PLANTING L - BROADLEAF / PLANTAIN TREE
 - PLANTING M - BROADLEAF / PLANTAIN TREE
 - PLANTING N - BROADLEAF / PLANTAIN TREE
 - PLANTING O - BROADLEAF / PLANTAIN TREE
 - PLANTING P - BROADLEAF / PLANTAIN TREE
 - PLANTING Q - BROADLEAF / PLANTAIN TREE
 - PLANTING R - BROADLEAF / PLANTAIN TREE
 - PLANTING S - BROADLEAF / PLANTAIN TREE
 - PLANTING T - BROADLEAF / PLANTAIN TREE
 - PLANTING U - BROADLEAF / PLANTAIN TREE
 - PLANTING V - BROADLEAF / PLANTAIN TREE
 - PLANTING W - BROADLEAF / PLANTAIN TREE
 - PLANTING X - BROADLEAF / PLANTAIN TREE
 - PLANTING Y - BROADLEAF / PLANTAIN TREE
 - PLANTING Z - BROADLEAF / PLANTAIN TREE
- SCREENING & BOUNDARY COVER
- PLANTING A - BROADLEAF / PLANTAIN TREE
 - PLANTING B - BROADLEAF / PLANTAIN TREE
 - PLANTING C - BROADLEAF / PLANTAIN TREE
 - PLANTING D - BROADLEAF / PLANTAIN TREE
 - PLANTING E - BROADLEAF / PLANTAIN TREE
 - PLANTING F - BROADLEAF / PLANTAIN TREE
 - PLANTING G - BROADLEAF / PLANTAIN TREE
 - PLANTING H - BROADLEAF / PLANTAIN TREE
 - PLANTING I - BROADLEAF / PLANTAIN TREE
 - PLANTING J - BROADLEAF / PLANTAIN TREE
 - PLANTING K - BROADLEAF / PLANTAIN TREE
 - PLANTING L - BROADLEAF / PLANTAIN TREE
 - PLANTING M - BROADLEAF / PLANTAIN TREE
 - PLANTING N - BROADLEAF / PLANTAIN TREE
 - PLANTING O - BROADLEAF / PLANTAIN TREE
 - PLANTING P - BROADLEAF / PLANTAIN TREE
 - PLANTING Q - BROADLEAF / PLANTAIN TREE
 - PLANTING R - BROADLEAF / PLANTAIN TREE
 - PLANTING S - BROADLEAF / PLANTAIN TREE
 - PLANTING T - BROADLEAF / PLANTAIN TREE
 - PLANTING U - BROADLEAF / PLANTAIN TREE
 - PLANTING V - BROADLEAF / PLANTAIN TREE
 - PLANTING W - BROADLEAF / PLANTAIN TREE
 - PLANTING X - BROADLEAF / PLANTAIN TREE
 - PLANTING Y - BROADLEAF / PLANTAIN TREE
 - PLANTING Z - BROADLEAF / PLANTAIN TREE

SITE PLAN

LAGUNA

C O T T A G E S

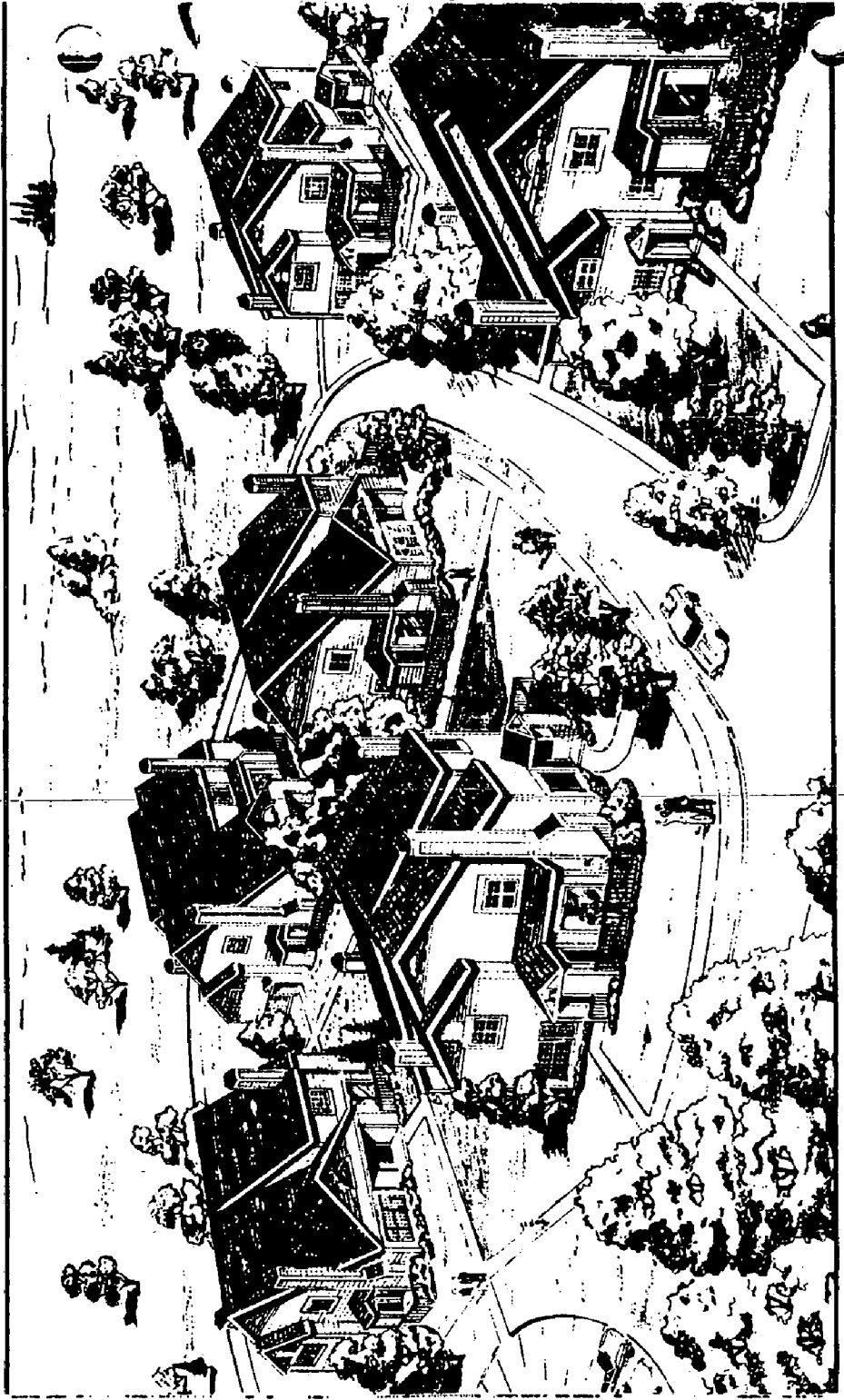


EXHIBIT A

CITY OF SACRAMENTO
CITY PLANNING DIVISION

SEP 29 1989

RECEIVED

Village South Homeowners Association
c/o Karen Mansmann
8527 Center Parkway
Sacramento, CA 95823

September 27, 1989

Price Walker
Department of Planning and Development
Planning Division
1231 I Street
Sacramento, CA 95814-2998

Dear Mr. Walker,

This letter is in regards to the request to rezone a parcel adjacent to Calvine Road and Center Parkway. The Board of Directors, Village South Homeowners Association, is writing to you on behalf of the Association Membership of The Village. We wish to share with you our concerns regarding the requested rezoning of the 3 acre parcel adjacent to our complex, project P89-302, from R-1A to R-2A-R.

Mr. Rick Scribner of Hallmark Homes met with the Association on September 23, 1989 and presented a proposed project for this parcel. (Included were preliminary plans and working drawings, and drawings of completed units in another state.) The Association feels the drawings, in the current form, are very attractive and pose no adverse impact to our development. Mr. Scribner discussed in detail the proposed project and answered numerous questions from the Association Members. The Village South residents are not opposed to the proposed project at this time. However, we realize that these are proposed plans and working drawings. In the event of any changes to these plans, we would like to state our concerns.

1) If rezoning occurs but the Hallmark Homes project is abandoned, the Association and homeowners at The Village request input into any future plans proposed for this parcel. We do not wish to have a project with a density higher than that of the Hallmark Homes project built adjacent to our property.

2) Mr. Scribner presented a proposal for the entrance to his project off of Center Parkway. This proposal will allow passage through the center divider, including a left turn lane. This is most desirable to the residents of The Village. Currently, there is no available entrance to our driveway when heading southbound on Center Parkway. A left turn lane will allow for entrance to this driveway and serve the residents of both projects. We also wish to encourage Hallmark Homes and other developers in the area to provide landscaping to the center divider on Center Parkway to make our neighborhood appear more attractive.

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3) The Village requests any and all information, in writing, concerning this project if it differs from the original request of Hallmark Homes.

4) The Association requests the Planning Division provide the residents of The Village written notification of the newly scheduled public hearing.

Thank you for your prompt attention to these concerns.

Yours truly,

Karen A. Mansmann

Karen A. Mansmann, President
The Village South Homeowners Association

Charlene Bozzo km

Charlene Bozzo, Secretary
The Village South Homeowners Association

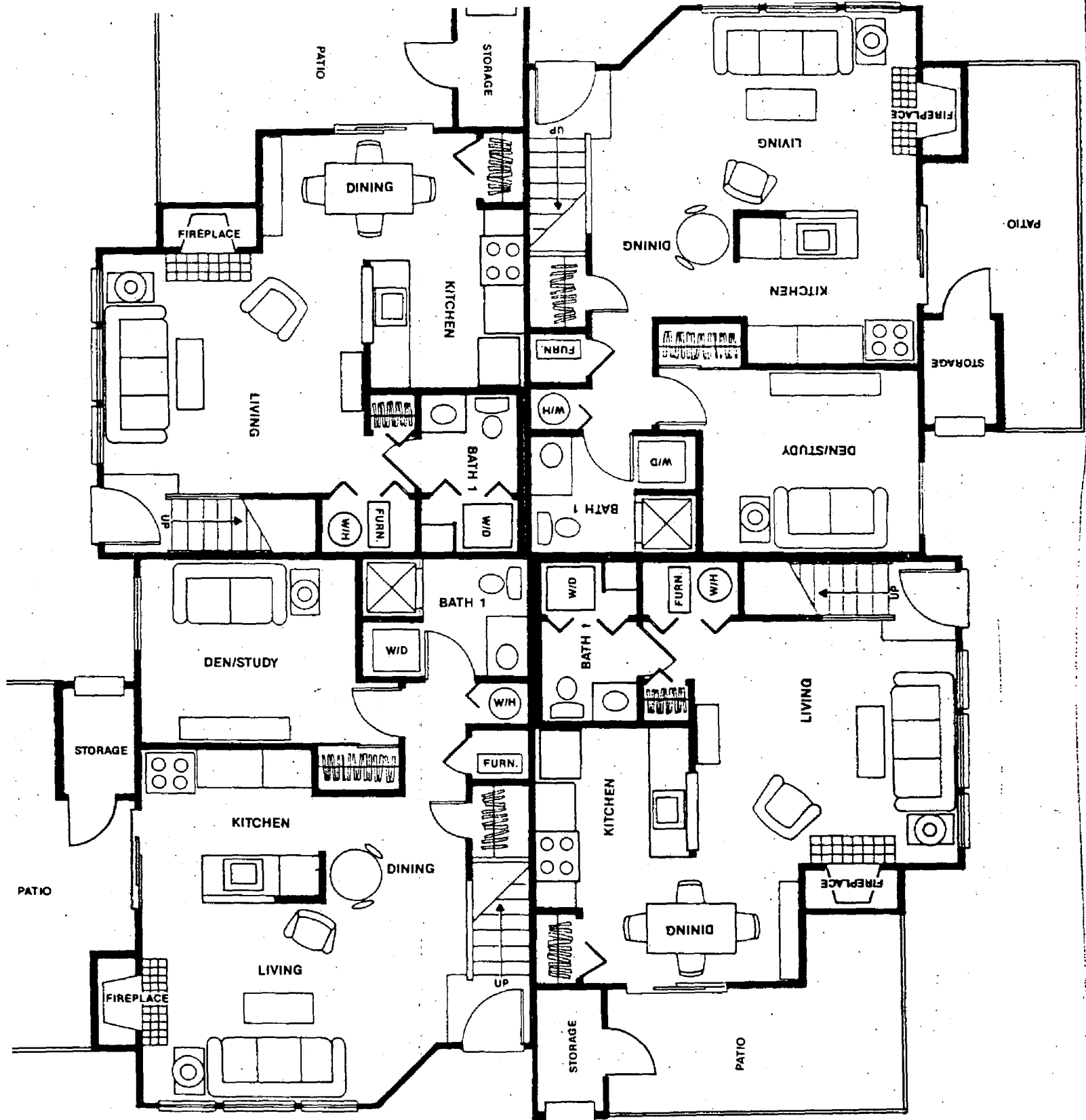
cc: Terry Kastanis
City Council, District 7

00296

10/26/87

item 11

PR-202



First Floor Plans

2ND FLOOR PLANS

