

g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.

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 and the exterior surface finished in a manner compatible with the main residential structures.
2. The trash enclosure structure shall have heavy gauge metal gates and 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 screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosures shall be adequate in capacity, number, and distribution.

G. PERSONAL SAFETY DESIGN CRITERIA

- a. Dead Bolt Locks. The following shall be minimum requirements for deadbolt locks: 1) bolt shall have a throw of at least one (1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
- b. Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one (1) footcandle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.

- c. Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of the location of the viewer and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.

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#49

- d. Smoke detectors
- e. Solid core doors
- f. Separate attic space shall be accessible only from individual units.
- g. Protection of roof openings.
- h. Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except for doors requiring a fire protection rating which prohibits them, such view may be provided by a door viewer having a field of view of not less than 180 degrees or through windows or view ports. Mounting height shall not exceed fifty-four (54) inches from the floor.

P84-215

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#49

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for property located at 1626 & 1650 Arcade
Boulevard (P84-215)

The staff report on this item is being prepared
and will be forwarded to you at the earliest possible
time.

Respectfully submitted,

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Commission

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Infill Project - 1626-1650 Arcade Boulevard (P84-215)

SUMMARY

This item was continued to allow the applicant and staff time to discuss appropriate conditions to insure the project is geared to housing elderly as indicated by the applicant at the meeting. The summary section of this report contains those conditions.

BACKGROUND

This is the first project application for a bonus density (25%) pursuant to the City's Infill Program. The applicant has also requested an additional bonus density pursuant to State Law Government Code 65915(25%). The R-1 zone, which this project is located in, permits 8.4 dwelling units per acre (du/ac), or up to 16 units on the site. The additional two 25% density bonuses would bring the density to 12.6 du/ac. The project is at 12.18 du/ac with 24 units.

Attached (Exhibit 1) is the applicant's suggested guidelines for their project. The applicant's occupancy guidelines include elderly, handicapped or disabled. Pursuant to a review of these guidelines, staff recommends the following be added as Condition 5 of the special permit, "at least 18 (75%) of the total 24 units shall be occupied by a household with a person who is 62 years or older." This is the federal definition for elderly use in public housing programs. Staff is not recommending including disabled or handicapped since this was not in the Commission's direction, there is no precedence in this area, and the difficulty in defining and enforcing the inclusion of these provisions.

Staff also recommends that the Commission forward a comment to the City Council that should the applicant apply for the density bonus as provided for by State law, that the Commission would find the project with conditions acceptable. Staff's recommendation is based on the existence of multi-family developments in the area ranging in density from 19 to 36 du/ac, the size of the project site and the relatively low density multi-family being proposed.

RECOMMENDATION

- A. Ratification of the Negative Declaration
- B. Approval of the Lot Line Adjustment by adopting the attached resolution;
- * C. Approval of a conditional Rezoning for the 1.97± acres from Single Family (R-1) to Garden Apartment (R-2A) zone, with a condition that the development of the site not exceed 10.5 du/ac., and that the development shall conform to the plans approved by the Planning Commission and/or City Council;
- D. Approval of Special Permit for a 25 percent infill density bonus, subject to conditions and based upon the Findings of Fact which follow.

P84-215

July 26, 1984

Item No. 9

*see page 2

Conditions

1. The applicant shall protect and retain the existing on-site trees to the satisfaction of the Planning Director after consultation with the City Arborist prior to issuance of building permit;
2. The applicant shall submit revised site plans indicating the location of a recreation/multi-purpose site to the Planning Director for review and approval prior to issuance of any building permit;
3. The applicant shall submit a complete landscape/irrigation plan to the Planning Director for review and approval prior to issuance of any building permit;
4. The applicant shall submit a revised building/elevation plan indicating the correct roof line elevations and appropriate roofing material(s) of wood shingles, shakes or other suitable material(s). This plan shall be submitted to the Planning Director for review and approval prior to the issuance of any building permit.
5. *The tenants of 18 of the proposed 24 unit development shall be 62 years or older or handicapped or disabled. (CPC added)*
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that the density bonus request meets the infill site criteria of the City Zoning Ordinance and the provisions of Section 65915 of the California Government Code;
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that the project will be designed to provide adequate on-site parking, the site will be landscaped and irrigated, and the apartment units will be architecturally compatible with residences in the surrounding neighborhood;
3. As proposed, the special permit is consistent with the North Sacramento Community Plan and the General Plan which designate the site for residential uses.

Respectfully submitted,

ART GEE

Art Gee
Principal Planner

AG:bw

*Planning Commission approved Rezoning subject to the following conditions:

1. The development of the site shall not exceed 10.5 du/ac.
2. The development of the site shall conform to the plans approved by the Planning Commission.
3. The tenants of 18 of the proposed 24 unit development shall be 62 years or older or handicapped or disabled.

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Infill Project - 1626-1650 Arcade Boulevard (P84-215)

SUMMARY

This item was continued to allow the applicant and staff time to discuss appropriate conditions to insure the project is geared to housing elderly as indicated by the applicant at the meeting. The summary section of this report contains those conditions.

BACKGROUND

This is the first project application for a bonus density (25%) pursuant to the City's Infill Program. The applicant has also requested an additional bonus density pursuant to State Law Government Code 65915(25%). The R-1 zone, which this project is located in, permits 8.4 dwelling units per acre (du/ac), or up to 16 units on the site. The additional two 25% density bonuses would bring the density to 12.6 du/ac. The project is at 12.18 du/ac with 24 units.

Attached (Exhibit 1) is the applicant's suggested guidelines for their project. The applicant's occupancy guidelines include elderly, handicapped or disabled. Pursuant to a review of these guidelines, staff recommends the following be added as Condition E of the special permit, "at least 18 (75%) of the total 24 units shall be occupied by a household with a person who is 62 years or older." This is the federal definition for elderly use in public housing programs. Staff is not recommending including disabled or handicapped since this was not in the Commission's direction, there is no precedence in this area, and the difficulty in defining and enforcing the inclusion of these provisions.

Staff also recommends that the Commission forward a comment to the City Council that should the applicant apply for the density bonus as provided for by State law, that the Commission would find the project with conditions acceptable. Staff's recommendation is based on the existence of multi-family developments in the area ranging in density from 19 to 36 du/ac, the size of the project site and the relatively low density multi-family being proposed.

RECOMMENDATION

- A. Ratification of the Negative Declaration
- B. Approval of the Lot Line Adjustment by adopting the attached resolution;
- C. Approval of a conditional Rezoning for the 1.97± acres from Single Family (R-1) to Garden Apartment (R-2A) zone, with a condition that the development of the site not exceed 10.5 du/ac., and that the development shall conform to the plans approved by the Planning Commission and/or City Council;
- D. Approval of Special Permit for a 25 percent infill density bonus, subject to conditions and based upon the Findings of Fact which follow.

Conditions

1. The applicant shall protect and retain the existing on-site trees to the satisfaction of the Planning Director after consultation with the City Arborist prior to issuance of building permit;
2. The applicant shall submit revised site plans indicating the location of a recreation/multi-purpose site to the Planning Director for review and approval prior to issuance of any building permit;
3. The applicant shall submit a complete landscape/irrigation plan to the Planning Director for review and approval prior to issuance of any building permit;
4. The applicant shall submit a revised building/elevation plan indicating the correct roof line elevations and appropriate roofing material(s) of wood shingles, shakes or other suitable material(s). This plan shall be submitted to the Planning Director for review and approval prior to the issuance of any building permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that the density bonus request meets the infill site criteria of the City Zoning Ordinance and the provisions of Section 65915 of the California Government Code;
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that the project will be designed to provide adequate on-site parking, the site will be landscaped and irrigated, and the apartment units will be architecturally compatible with residences in the surrounding neighborhood;
3. As proposed, the special permit is consistent with the North Sacramento Community Plan and the General Plan which designate the site for residential uses.

Respectfully submitted,

Art Gee

Art Gee
Principal Planner

AG:bw

Housing Guidelines for the Retired, Disabled and Handicapped

Age: 50 yrs and older as per the requirements of the American Association of Retired Persons (AARP) and The Senior Citizen Center of the Sacramento Park and Recreation District..

Occupancy: One Family member must be 50 yrs. or older, ^{or} handicapped or disabled. For 18 of the 24 units (75%)

Qualification: A letter from an applicants physician will be required as proof of disability that is not physically obvious or in borderline cases where disability is in doubt.

Guideline for Applicant: Applicant must be mobile and or able to take care of themselves and the inside of the living unit. Or- applicant must provide proof of means of self sufficiency such as the hiring of a maid service or attendant.

CITY PLANNING DEPARTMENT

JUL 20 1984

RECEIVED

17 July 1984

Community Development Department
927 10th St
Sacramento, CA. 95814

Dear Commissioners:

My name is Digna Kloss, I reside at 1660 Arcade Blvd, to the south of my home, 1626 and 1650 Arcade Blvd, Booth Construction & Development Inc. is proposing to build a 24 unit convalescent home.

If the developers are going to take on a task of that magnitude, why not buy the rest of the properties to the corner facing Woodside Hospital (corner Arcade & Del Paso) and build 100 or more units that this area is in such a need for or I suggest building a shopping center.

The houses adjacent to my home have already been bought. This area is very unsafe for unloading passengers and left turns. I suggest the proposed complex be built in a U-shape to allow cars to park in the middle of the complex so as passengers won't get hurt, Arcade Blvd is so busy with traffic going anywhere between 35 to 50 miles per hour.

Also, I would appreciate to know is it possible to have the builders erect a visual and safety barrier to preserve my privacy if the complex were to be built.

We have 2 low-income housing projects within a 5-mile radius: Greenbriar Apts. on Marconi & Wright and Del Paso Palms on Palmer and Del Paso Blvd. Greenbriar is a well-kept complex unlike Del Paso Palms which is a pigsty.

DIGNA E. KLOSS
1660 Arcade Blvd
Sacramento, CA. 95815

CITY PLANNING COMMISSION

927 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Booth Construction & Development, Inc., P.O. Box 13472, Sacramento, CA. 95813		
OWNER	Booth Construction		
PLANS BY	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA. 95825		
FILING DATE	5/30/84	50 DAY CPC ACTION DATE	REPORT BY: FG:mm
NEGATIVE DEC.	6-25-84	EIR	ASSESSOR'S PCL. NO. 265-060-03.04.05.27. 28

APPLICATION:

- A. Negative Declaration
- B. Lot Line Adjustment to relocate common property lines for six parcels
- C. Rezone 1.97± acres from R-1 (single family) to R-2A (Garden Apartment) zone
- D. Special Permit for 25% infill density bonus

LOCATION: 1650-1626 Arcade Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop an infill project consisting of 24 garden apartment units for low and moderate income individuals.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential - 4 to 8 du/ac
Existing zoning of site:	R-1
Existing land use of site:	Residential
Surrounding land use and zoning:	
North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1
Parking Required:	20 spaces
Parking Provided:	29 spaces
Property Dimensions:	Irregular
Property Area:	2.39± acres
Density of Development:	12.12 du/ac
Square Footage of Lot(s)	Parcel 1: 85,813; Parcel 2: 10,237, Parcel 3: 7,362
Square Footage of Building(s)	20 units - 800 s.f.; 4 units - 608 s.f.
Height of Structure:	Single story- 16 feet
Significant Features of Site:	Numerous trees
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Off-white/Tan
Exterior Building Materials:	Stucco/T-111 siding

STAFF EVALUATION: Staff has the following comments and concerns regarding this proposal:

1. The subject site consists of six parcels totaling 2.39± acres. The parcels are zoned R-1 (Single Family) and designated for residential use on both the General Plan and the 1984 North Sacramento Community Plan.
2. The applicant's plans indicates a 24 unit garden apartment complex. The applicant has also requested a special permit under the infill site regulations for a density bonus of 25 percent. The North Sacramento Community Plan designates a density of 4-8 dwelling units per acre. The proposed project density would be 12.1 dwelling units per acre or 50 percent greater density than is allowed by the Community Plan. The project as submitted meets the criteria which determines whether or not a parcel qualifies as an infill site. If granted, the special permit would provide for a maximum 25 percent density bonus. The project would also qualify under Section 65915 of the California Government Code for a density bonus of 25 percent since the project would provide at least 10 percent low and moderate income housing. To accommodate the density being proposed, a zone change from R-1 (Single Family) to R-2A (Garden Apartment) will be required.
3. The building/floor plans and elevations have been reviewed and it is a concern that since the applicant's project may qualify for a 50 percent density bonus, serious consideration should be given to quality of design and construction materials. The applicant has indicated that buildings will be staggered to eliminate a monotonous 'in-line' pattern and roof lines will be constructed so as to provide varying roof elevations with textured shingles. The landscaping plan submitted by the applicant shows an intense use of berms along the street frontage and numerous existing and proposed trees which will tend to enhance the visual quality of the project.

Another concern is the lack of a recreational or multi-purpose area for a project of this density. The applicant should consider the integration of a common area which might include benches, tables, horseshoe pit, BBO pit or tot lot (in the event that some units are rented to families with children.)

4. The requested lot line adjustment would relocate and eliminate the property lines between six existing parcels to create four parcels. One of the existing parcels is landlocked with only a 20 foot ingress/egress easement; this parcel would remain landlocked. As submitted, the lot line adjustment map is somewhat confusing and will require the applicant to submit closure calculations for each parcel and the overall boundary of the site to the City Engineer. All proposed lot lines should be monumented.
5. The project has been reviewed by the offices of the City Engineer, Traffic, Real Estate and Arborist. The following comments were received:

-Traffic

- a. Must use standard City driveway (do not use street type radius at street).

-Engineering

- a. This map is not clear - appears there is also a proposed parcel 4 (Rodgers).
- b. Sewer and drainage study required.
- c. Check with Joe Yee, City Electrical Engineer concerning street lights.
- d. Check location of existing sewer and water service for single family home - separate services will be required. Will have to be served and hooked up to mains in Del Paso Boulevard prior to filing final map. May need easement across Parcel 2 for that purpose along with existing access easement.

-Arborist

- a. The large Oak tree should have no grade changes within drip line. Minor changes at the outer edges should be discussed.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has received the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measure.

The project site contains several trees including a 50± inch diameter Oak (Quercus sp.) tree. The applicant shall protect and retain the existing on-site trees to the satisfaction of the Planning Director after consultation of the City Arborist prior to issuance of building permit.

STAFF RECOMMENDATION:

- A. Ratification of the Negative Declaration.
- B. Approval of the lot Line Adjustment by adopting the attached resolution.
- C. Approval of the rezone of 1.97± acres from R-1 (Single Family) to R-2A (Garden Apartment) zone.
- D. Approval of Special Permit for a 25 percent infill density bonus, subject to conditions, and based upon the Findings of Fact which follow:

Conditions:

- a. The applicant shall protect and retain the existing on-site trees to the satisfaction of the Planning Director after consultation with the City Arborist prior to issuance of building permit.
- b. The applicant shall submit revised site plans indicating the location of a recreation/multi-purpose site to the Planning Director for review and approval, prior to issuance of any building permit.
- c. The applicant shall submit a complete landscape/irrigation plan to the Planning Director for review and approval, prior to issuance of any building permit.
- d. The applicant shall submit a revised building/elevation plan indicating the correct roof line elevations and appropriate roofing material(s) of wood shingles, shakes or other suitable material(s). This plan shall be submitted to the Planning Director for review and approval prior to the issuance of any building permits.

Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use, in that the density bonus request meets the infill site criteria of the City Zoning Ordinance and the provisions of Section 65915 of the California Government Code.
- b. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that, the project will be designed to provide adequate on-site parking, the site will be landscaped and irrigated and the apartment units will be architecturally compatible with residences in the surrounding neighborhood.
- c. As proposed, the special permit is consistent with the North Sacramento Community Plan and the General Plan which designate the site for residential uses.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT For

Lot 4 and 5 as shown on the Plat of Brooke Court and
in addition all that portion of Lot 2 in Block 13 as shown
on the official map of Subdivision No. 3 North Sacramento
and all that portion of Lot 5 as shown on the official Plat
of Brooke Court and Lot 19 as shown on the Plat of Gillen Oaks.

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located 3115 and 3117 Del Paso Boulevard, 1650 and 1626 Arcade Boulevard.

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1974 North Sacramento Community Plan

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

that the lot line adjustment for property located at
3115 and 3117 Del Paso Boulevard, 1650 and 1626 Arcade Boulevard

City of Sacramento, be approved as shown and described
in Exhibits A & B attached hereto, subject
to the following conditions:

1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

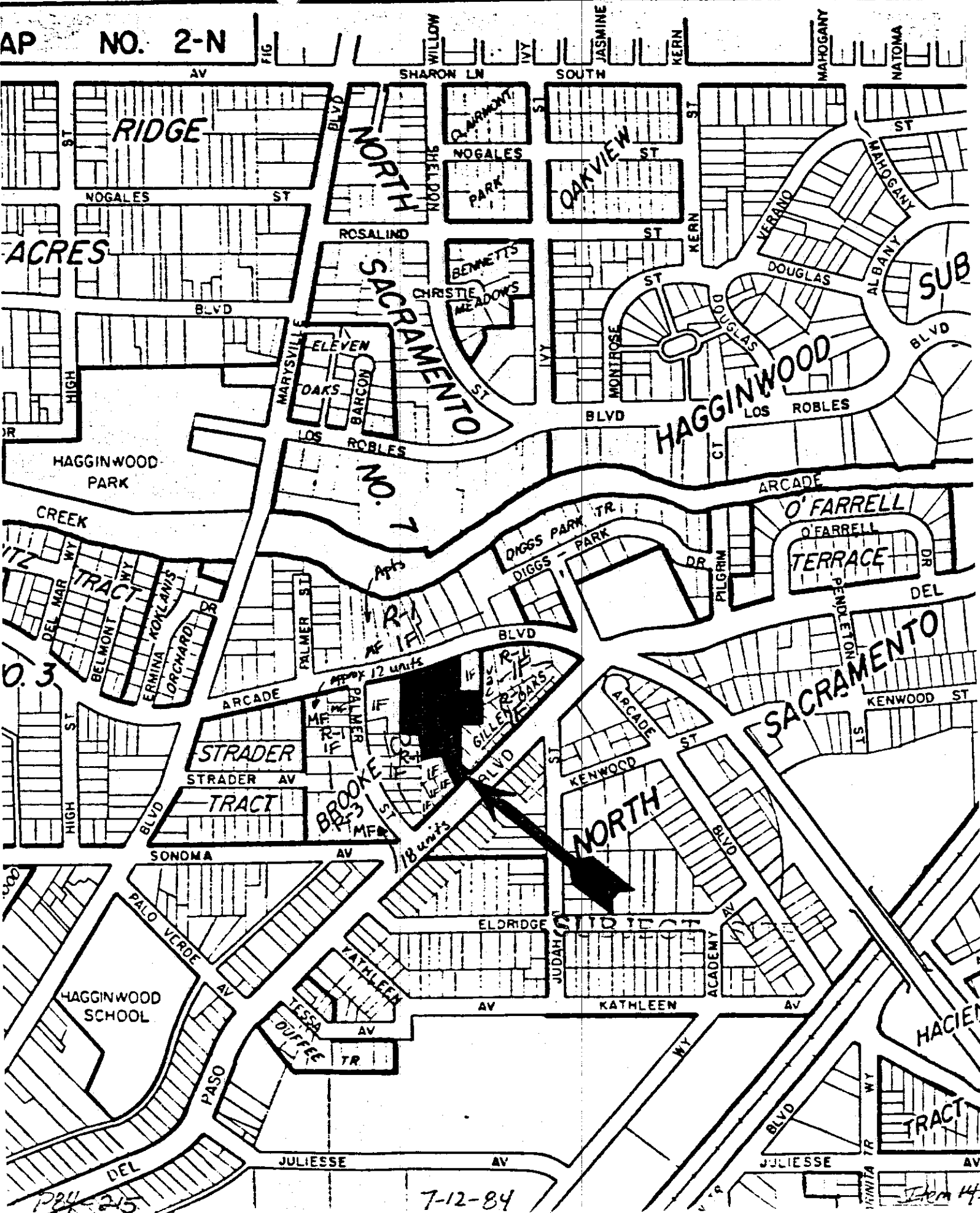
P84-215

July 12, 1984
7-26-84

Item No. 14 9




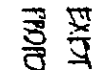


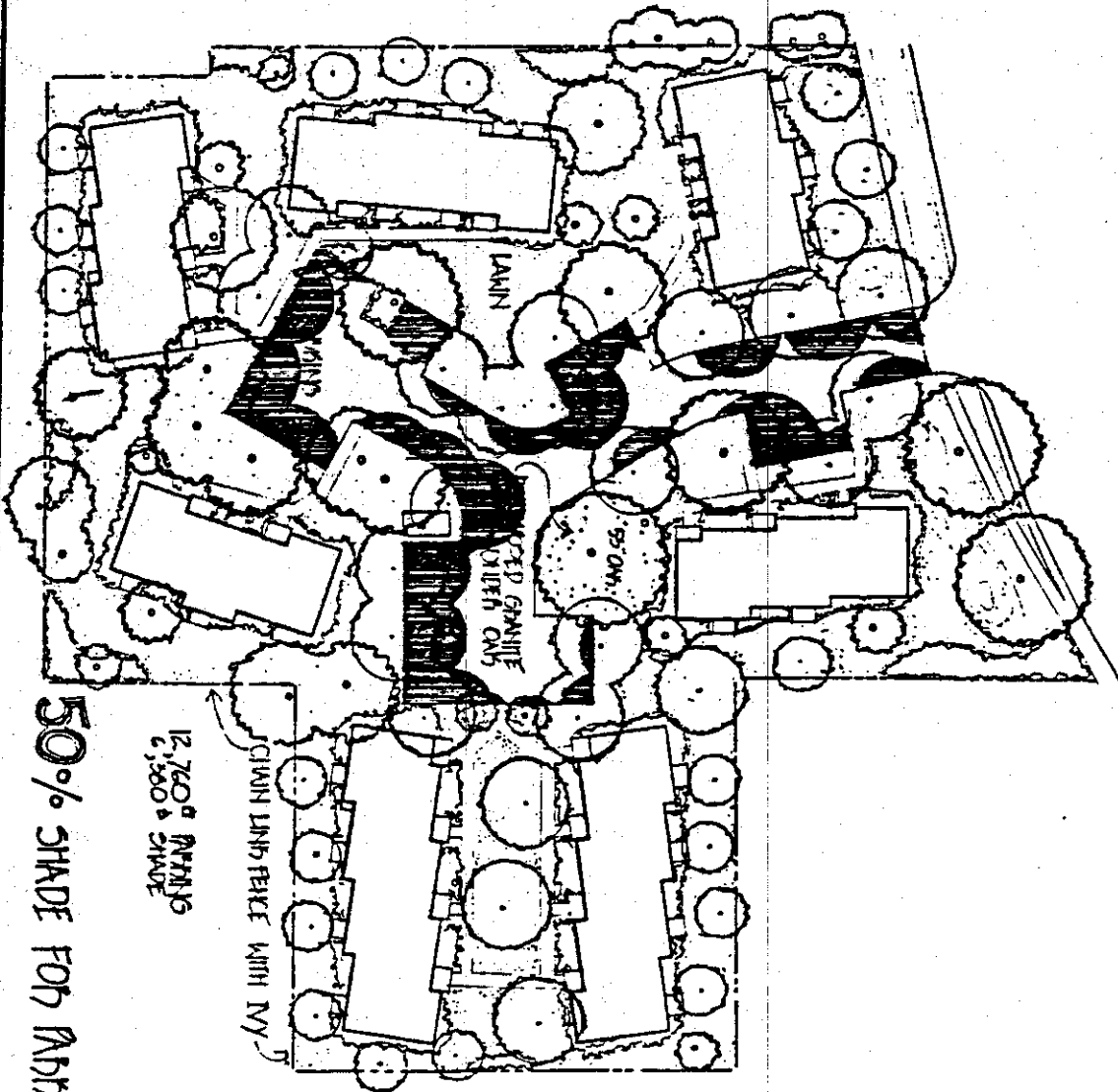
LAND USE AND ZONING



SITE PLAN

LEGEND

-  LAMIN
-  PLANTING BEDS
-  MOONIPS
-  EXISTING TREES PROVIDED TREES



50% SHADE FOR PARKING

12,760 sq PARKING
2,360 sq SHADE

TWIN LINB BELIE WITH TV

LAWN
55 CM

PROPOSED REARVEMENTS FOR
THE LINDINARY LANDSCAPE PLAN
ARCADE BLVD. APARTMENTS

RVI
RAYMOND VAH AND ASSOCIATES
1410 HIGHLAND BLVD. SUITE 200
SAN FRANCISCO, CA 94109
415.774.8888

P 84215

#119

20

MAY 1988






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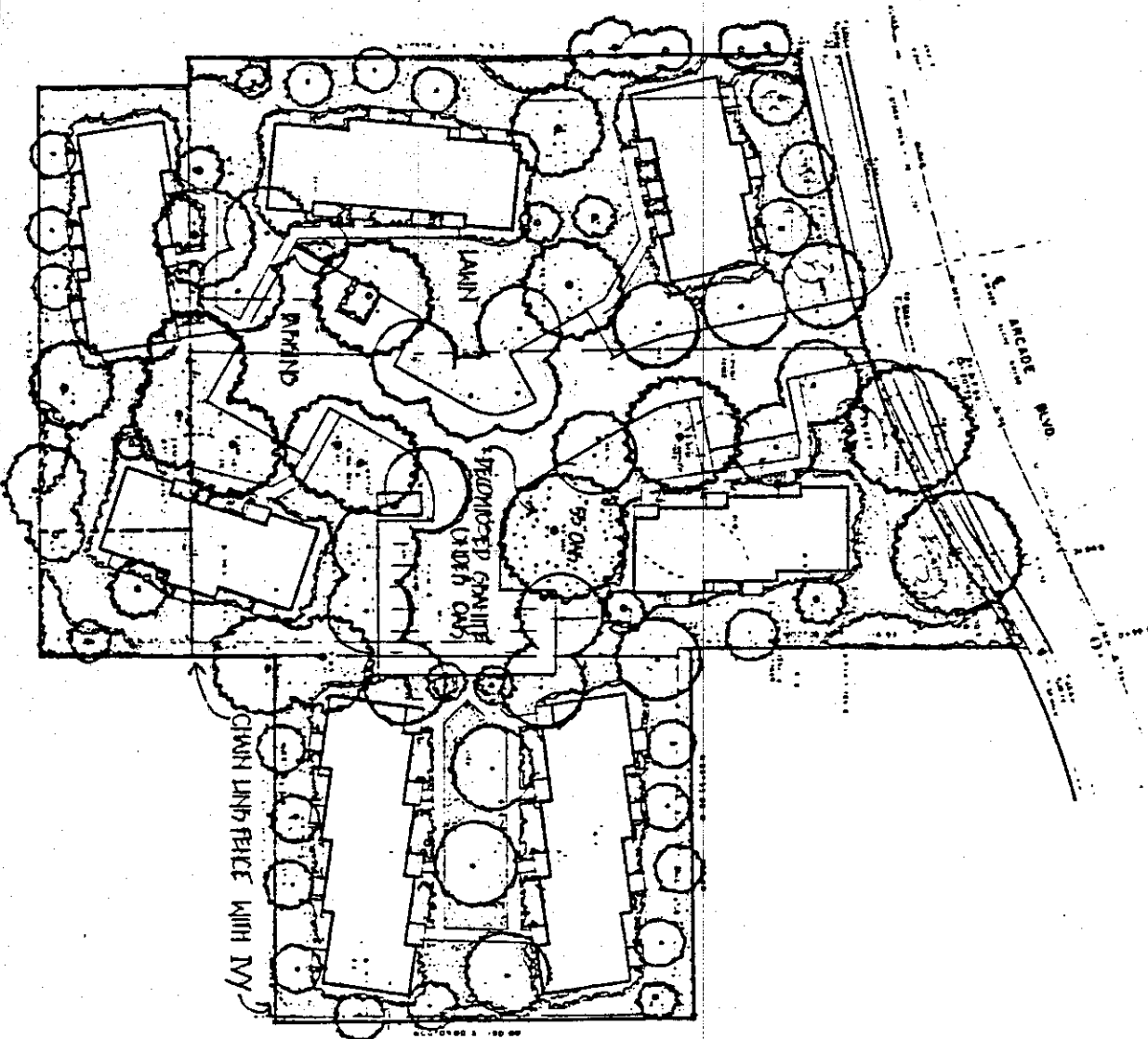
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228

SITE PLAN

LEGEND

-  LAWN
-  PLANTING BEDS
-  MOUNDS
-  EXISTING TREES
-  PROPOSED TREES



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149

7-26-84
7-12-84

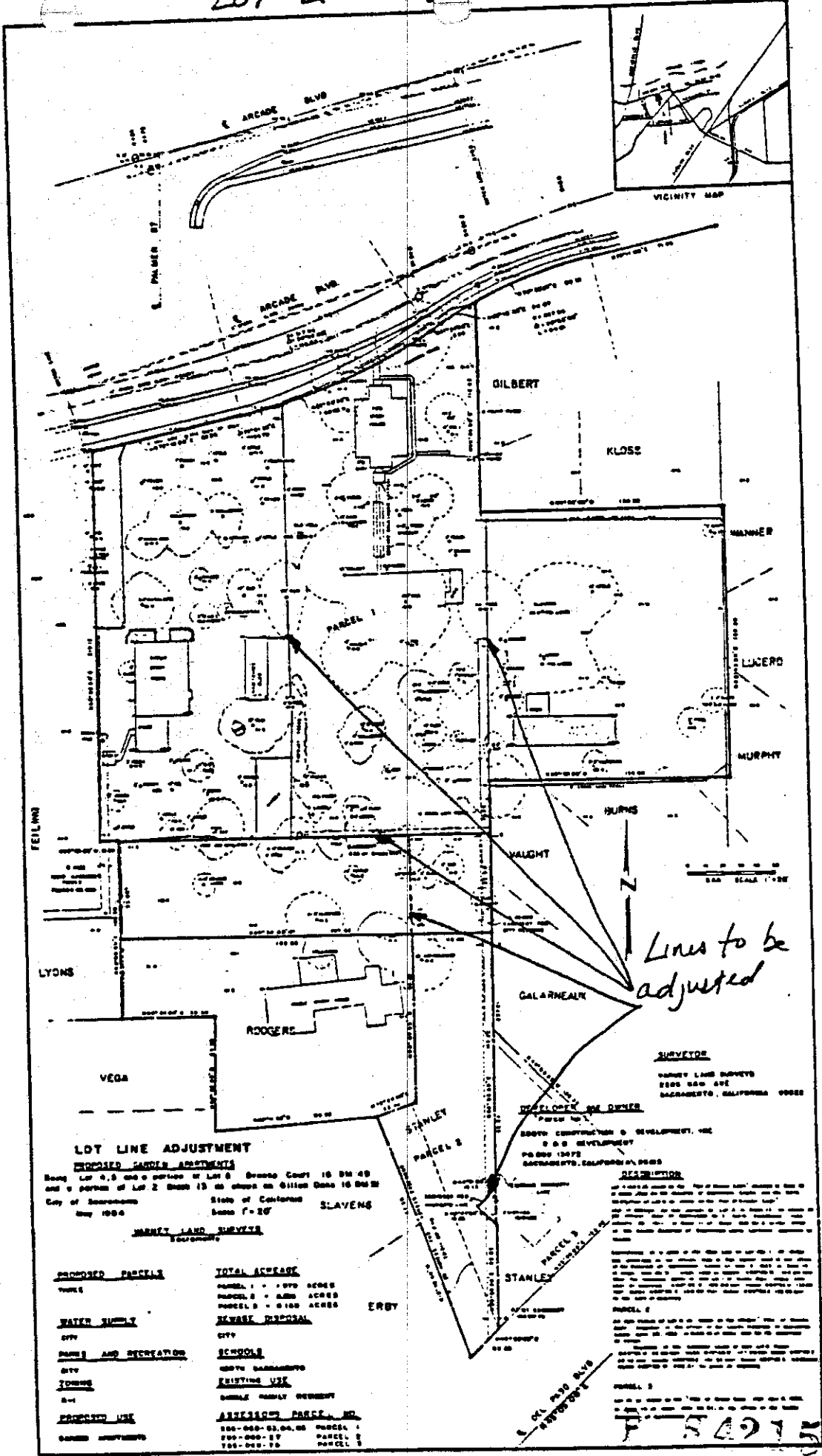
P84-215

PRELIMINARY LANDSCAPE PLAN
ARCIDE BLVD APARTMENTS

RVA
RAYMOND VAN AND ASSOCIATES
LANDSCAPE ARCHITECTS
1301 LINDA WAY #200
SANTA ANA, CALIFORNIA 92705

DATE: 7-26-84
SCALE: 1" = 20'

LOT LINE ADJUSTMENT



Lines to be adjusted

LOT LINE ADJUSTMENT
PROPOSED PARCELS ADJUSTMENTS
 Being Lot 4, 5 and a portion of Lot 6 Greeno Court 16 2nd 40
 and a portion of Lot 2 Block 13 as shown on Official Data 16 2nd 40
 City of Sacramento State of California
 May 1984 Date 7-20 SLAVENS

PROPOSED PARCELS	TOTAL ACREAGE
PARCEL 1 - .979 ACRES	
PARCEL 2 - .828 ACRES	
PARCEL 3 - 0.100 ACRES	
WATER SUPPLY	SEWER DISPOSAL
CITY	
PARKS AND RECREATION	SCHOOLS
CITY	
ZONING	EXISTING USE
R-1	SINGLE FAMILY RESIDENT
PROPOSED USE	ASSIGNMENT PARCEL NO.
COMMERCIAL	100-000-02, 04, 06 PARCEL 1
	100-000-17 PARCEL 2
	100-000-18 PARCEL 3

SURVEYOR
 HARRY LAND SURVEYS
 1820 2ND AVE
 SACRAMENTO, CALIFORNIA 95802

DEVELOPER OR OWNER
 SOUTH CONSTRUCTION & DEVELOPMENT, INC
 2000 DEVELOPMENT
 PO BOX 13072
 SACRAMENTO, CALIFORNIA 95802

DESCRIPTION
 This is a plat of a portion of the 16 2nd 40 and a portion of the 2 Block 13 as shown on Official Data 16 2nd 40 and a portion of the 2 Block 13 as shown on Official Data 16 2nd 40. The total area is 1.907 acres. The parcels are as follows: Parcel 1, .979 acres; Parcel 2, .828 acres; Parcel 3, .100 acres. The map shows the location of the parcels and the lines to be adjusted. The survey was conducted on May 19, 1984, and the map was prepared on July 20, 1984.

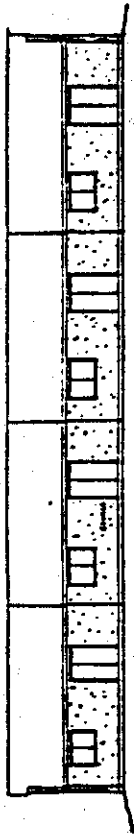
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FLOOR PLANS

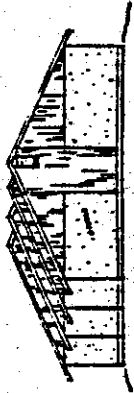
D-1

BOOTH CONST. & DEV. INC.
 1212 1/2 W. 12th St. - PASADENA, CALIF. 91107
 BOOTH CONST. & DEV. INC.
 FLOOR PLAN - ELECTRICAL - CABINETS
 ELEVATIONS -

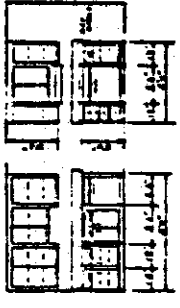
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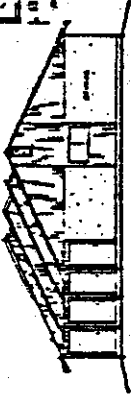
REAR ELEV.



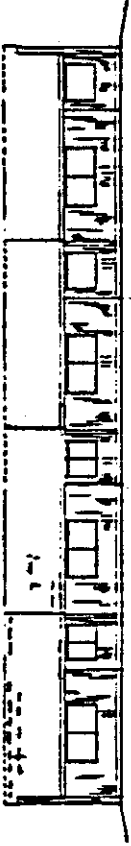
LEFT ELEV.



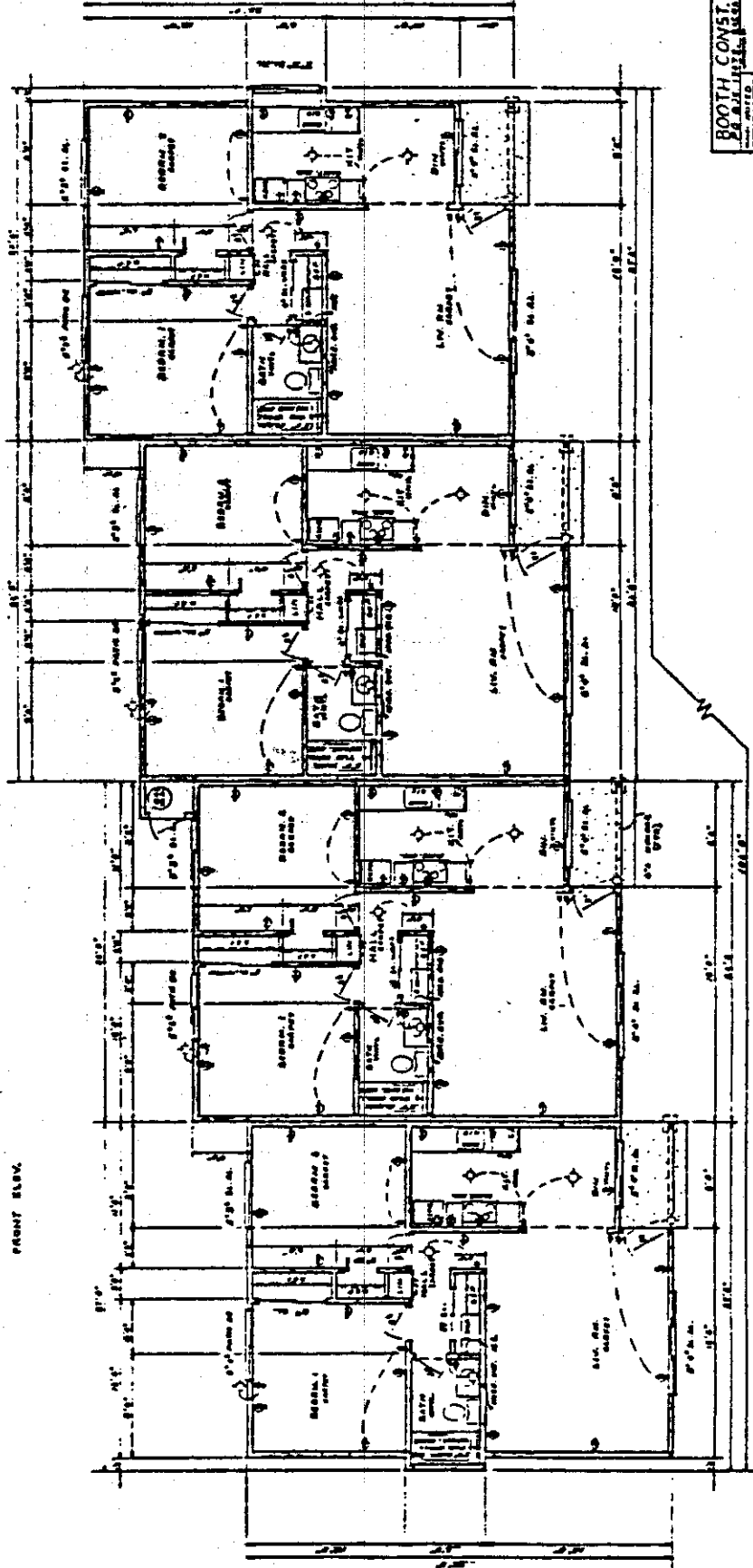
CABINETS



RIGHT ELEV.



FRONT ELEV.

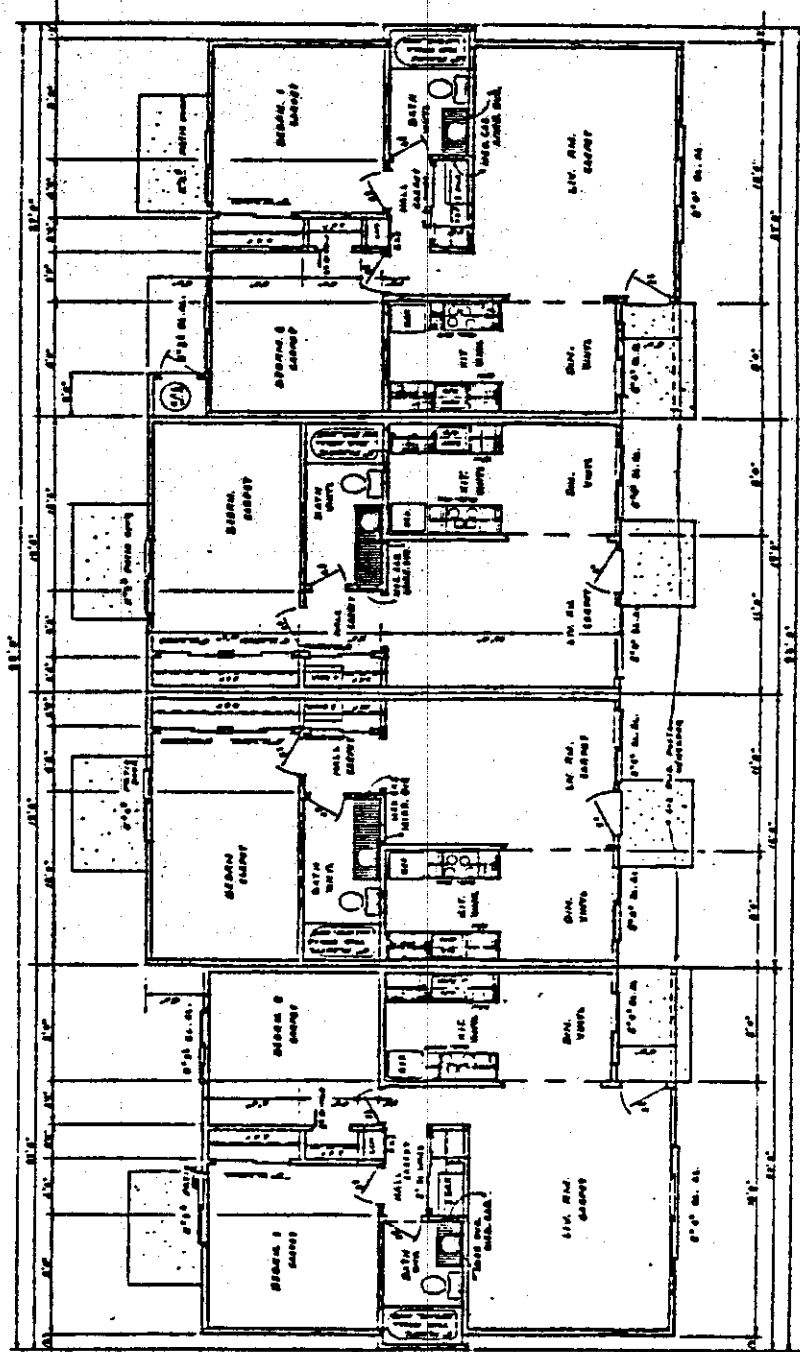
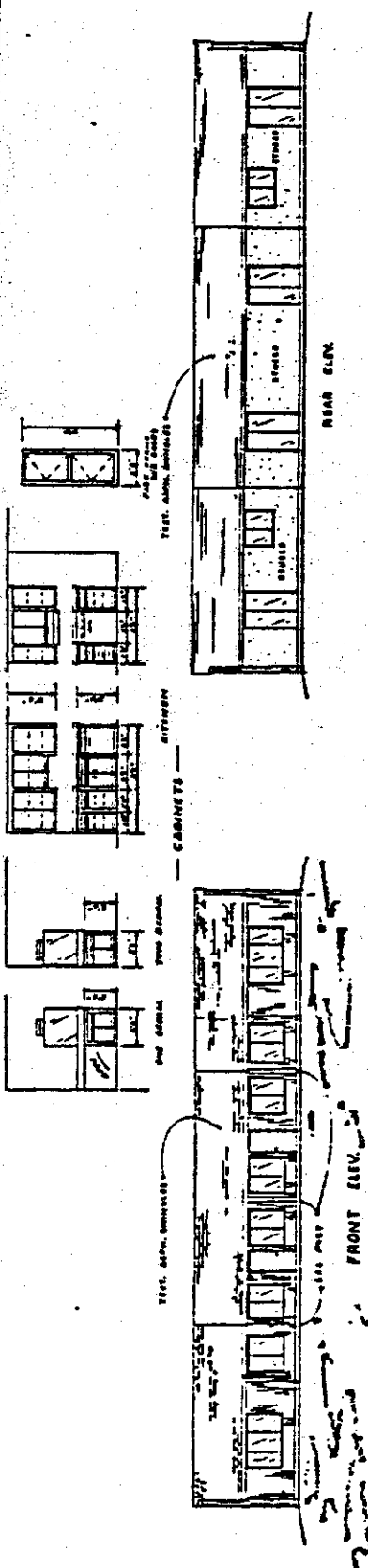


P84-215

7-26-84
 7-12-84

14

9



BOOTH CONST. & DEV., INC.	
2000 14TH ST. S.W. ALBUQUERQUE, N.M.	
DATE	11-11-57
FLOOR PLAN & ELEVATIONS	
FOUR UNIT APZ.	

B-1

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

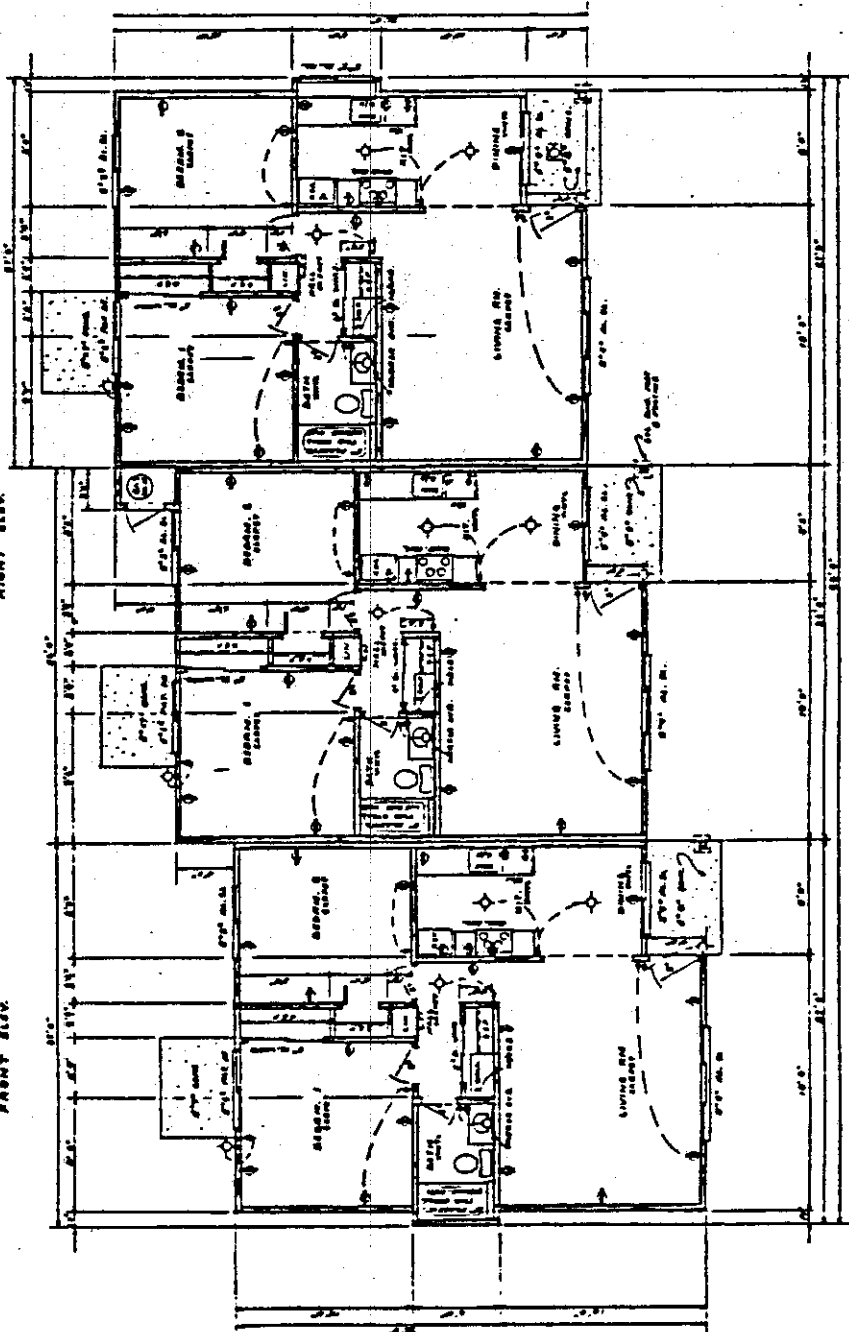
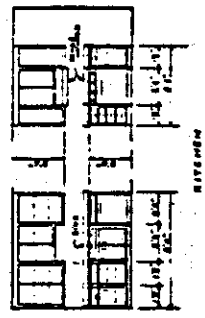
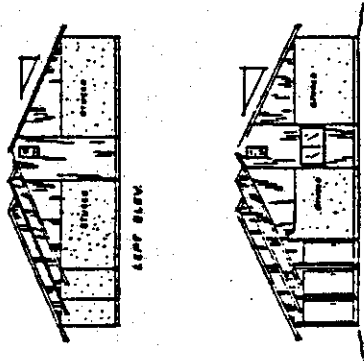
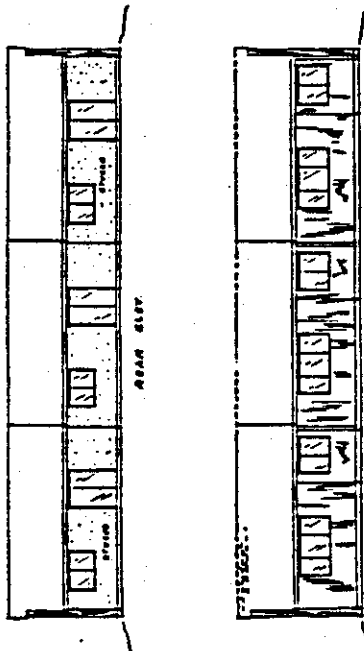
FLOOR PLAN
SCALE 1/4" = 1'-0"

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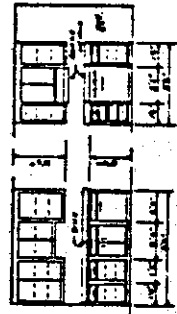
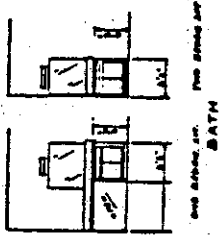
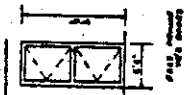
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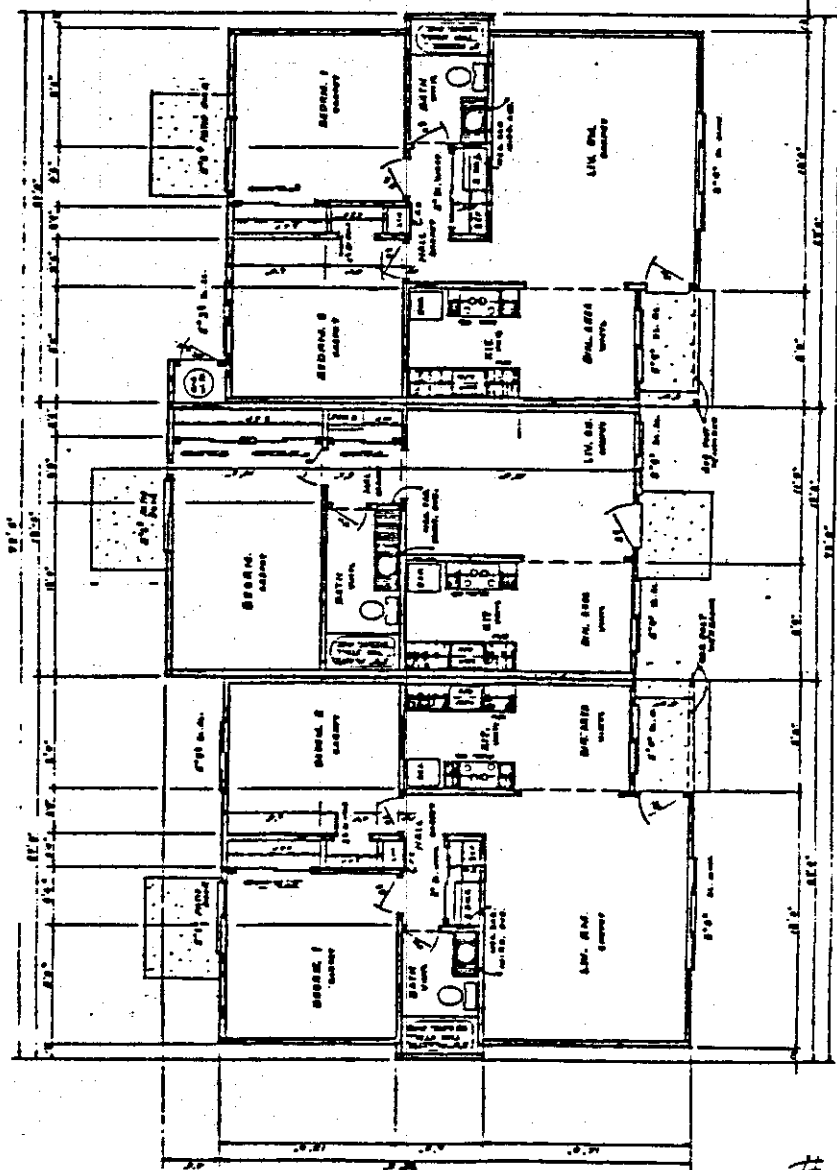
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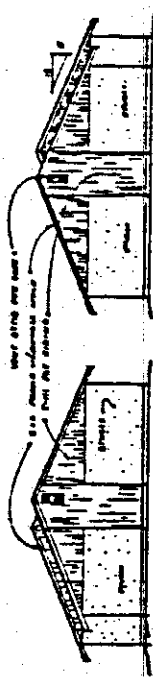
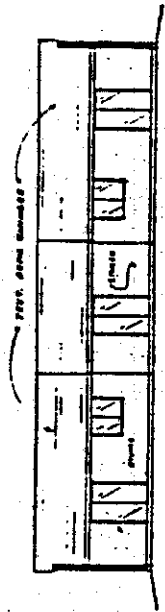
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KITCHEN

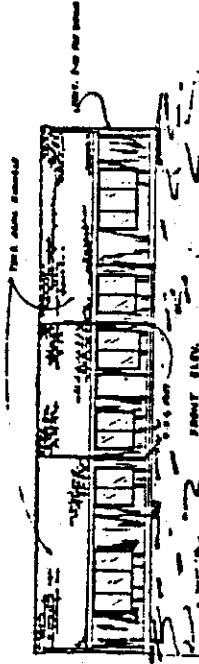
CABINETS



FLOOR PLAN
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEV



ELEVATIONS
SCALE: 1/8" = 1'-0"

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BOOTH CONST. & DEV., INC.	
12/27/84	12/27/84
FLOOR PLAN & ELEVATIONS	
THREE UNIT APT.	

A-1

EXHIBIT F

Residential Design Criteria

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. 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.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.

B. MULTIPLE FAMILY DESIGN CRITERIA

1. OFFSTREET PARKING - Offstreet 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 (this ratio may be reduced for projects designed strictly for the elderly). Six foot masonry walls are required on interim property lines between parking lot areas and existing or proposed residential development.

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. Parking shall be screened from second story units by trees or lattice work.
6. The project shall comply with the 50% shading of surfaced areas requirement 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.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. Within open parking areas, there shall be at least one tree for every five parking spaces.
11. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
12. 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).
13. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
14. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.
15. A minimum setback of 50 feet shall be utilized on multiple family projects from interior property lines abutting existing developments, where two story structures are proposed. A minimum setback of 20 feet shall be required where single story structures in multiple family projects abut existing developments.

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3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient 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 texture.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking required, excluding developments which provides individual enclosed garages.
2. Fifty(50%)percent of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
3. Bicycle racks and lockers shall be provided throughout the development.

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. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery.
 - 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 four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.