

CITY PLANNING COMMISSION

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

APPLICANT	Glenn Williams, 6020 Rutland Drive, No. 19, Carmichael, CA 95608				
OWNER	Larry Mailliard, P.O. Box 25563, Sacramento, CA 95865-5653				
PLANS BY	Haggett & Shaw, 7419 Winding Way, Fair Oaks, CA 95628				
FILING DATE	6/27/84	50 DAY CPC ACTION DATE	8/9/84	REPORT BY:	SC:bw
NEGATIVE DEC	7/16/84	EIR		ASSESSOR'S PCL. NO.	265-210-18

- APPLICATION:**
- A. Negative Declatation
 - B. Rezone 1+ vacant acres from R-1 to R-1A (Sec. 13 & 7)
 - C. Tentative Map to divide 1+ acres into one common lot and nine condominium lots (Subdivision Ord.)
 - D. Special Permit to develop nine condominium units (Sec. 7-C)
 - E. Special Permit for a density bonus on an infill development (Sec. 9-B)

LOCATION: 2734 Branch Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a nine-unit condominium project on an excessively deep lot using the infill density bonus program.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family structure to be removed

Surrounding Land Use and Zoning:

North:	Single Family Residential and Church; R-1
South:	Single Family Residential and Church; R-1
East:	Single Family Residential; R-2
West:	Single Family Residential; R-1

Parking Required:	9 spaces
Parking Provided:	14 spaces
Property Dimensions:	Irregular
Property Area:	0.9+ acres
Density of Development:	9.5 du/ac
Square Footage of Units:	972
Height of Structure:	One story, or 16 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing and to be improved
Exterior Building Colors:	Tan and brown
Exterior Building Materials:	Shake and beveled siding with heavy composition shingles

APPLC. NO. P84-256

MEETING DATE August 9, 1984

CPC ITEM NO. 11

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SUBDIVISION REVIEW COMMITTEE: On July 25, 1984, by a vote of 4 ayes and 5 absent, the Subdivision Review Committee recommended approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION:

1. The subject site is located in the North Sacramento Community Plan area in a neighborhood developed with single and multiple family uses along with church facilities.

The site is an excessively deep lot and which is developed on all three sides. At the present time, a single family structure is located on the site. The applicant is proposing to remove the existing structure and develop the site with nine condominium units. Part of the applicant's request involves a rezone to the townhouse zone, which allows up to 15 units per acre, and the applicant's proposal is consistent with this zoning.

The new North Sacramento Community Plan designates the site for residential use with from 4 - 8 dwellings per acre. Although the applicant's proposal exceeds the allowed density, this project is being considered under the infill incentive provisions for a density bonus. This provision allows for up to a 25% increase in density, and, as proposed, the applicant is requesting to increase the density by 19%.

2. In reviewing a special permit for a density bonus under infill development, significant consideration is given to the quality of design and the landscaping. The applicant submitted preliminary plans for staff's review and comments. As revised and submitted, the attached plans address staff's concern and comments regarding the preliminary proposal. The applicant has modified the exterior design by off-setting the units which aids in relieving the monotony of the elevations. The exterior finish consists of sidewall shakes and horizontal wood siding which are used alternately on the units. The alternate siding helps to differentiate the individual units, giving the appearance of cottages or small townhouses which is compatible with the surrounding single family homes in this neighborhood. The applicant will also be providing greenhouse windows in the kitchens to add interest to the front elevations. The roofing material will consist of a heavy composition shingle. Staff recommends that samples of the roofing material be submitted for Planning staff approval. The material to be used should be textured and provide depth, thereby giving the appearance of shake or wood shingles.

3. The applicant will be providing the required parking lot shading by a combination of covered parking and shade trees. As proposed, the driveway and parking area comply with the 50% shading requirement. The three covered carports provide space for three automobiles; therefore, each unit will be provided covered parking which is an amenity commonly found in condominium projects.
4. The applicant's landscape plans have been designed in accordance with the established design criteria for multiple family housing (see Exhibit A). A four-foot high landscaped berm will be provided in the front setback area. The remaining open space will be landscaped with lawn, low shrubs and trees.
5. The City Traffic Engineer reviewed the applicant's plans and indicated no objections to the applicant's proposal. The Traffic Engineer did, however, express concern over the dual access to this site and recommends the applicant limit access from the alley to emergency vehicles. This provision will eliminate the possibility of the on-site driveway being used by through traffic in the area.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the Commission approve the project by:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Rezone from R-1 to R-1A;
- C. Recommend approval of the Tentative Map, subject to conditions which follow;
- D. Approval of the Special Permit to develop nine condominium units, subject to conditions and based upon Findings of Fact which follow; and
- E. Approval of the Special Permit for a density bonus, subject to conditions and based upon Findings of Fact which follow.

Conditions - Special Permit

- a. The applicant shall adhere to the attached plans;
- b. The applicant shall submit a sample of the roofing material to Planning staff for review and approval prior to issuance of a building permit. The roofing material shall consist of a heavy composition shingle with depth and a textured design.

- c. The applicant shall develop the site with restricted access from the alley for emergency vehicles only. Plans for the alley access shall be reviewed and approved by the City Traffic Engineer prior to issuance of a building permit.
 - d. The special permit for the condominium development is only valid for a one-year period at which time an extension must be approved by the Planning Commission. The special permit shall be established when a building permit has been issued and construction is underway.
5. The applicant shall utilize the multiple family residential design criteria as shown in Exhibit A.

Conditions - Tentative Map

The Subdivision Review Committee recommends approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. An off-site water main may be required. Determination to be made by the City Engineer;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; drain lines shall be extended to the satisfaction of the City Engineer;
- c. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
- d. 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.

Informational Item: Access to the alley shall be restricted to emergency vehicles only. Plans for restricted access shall be reviewed and approved by the City Traffic Engineer.

Findings of Fact - Special Permit

- a. The project, as proposed and conditioned, is based upon sound principles of land use, in that:

- 1) the density bonus meets the infill site criteria of the Zoning Ordinance;
- 2) the design of the project is compatible with the surrounding residences.

b. The project, as proposed and conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that:

- 1) adequate on-site parking will be provided;
- 2) the site will be adequately landscaped, irrigated and shaded;
- 3) the design of the units will be compatible with the surrounding residences; and
- 4) the alley access will be restricted for emergency access only.

EXHIBIT A

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.

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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 excessibe 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.

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- 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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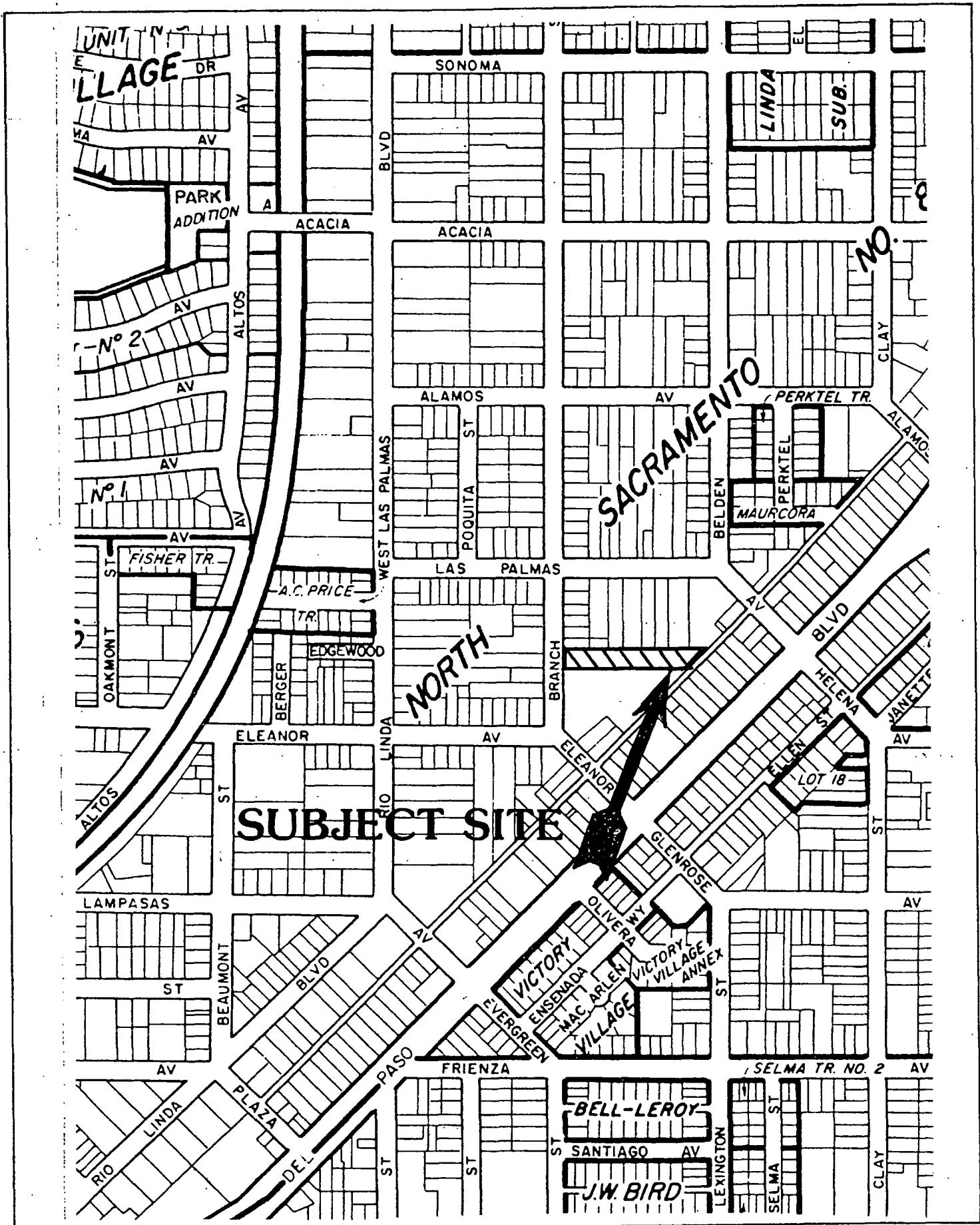
- d. Smoke detectors
- e. Solid core doors
- f. Separate attic space shall be accessible only from individual units.
- g. Protection of roof openings.
- h. Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the 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.

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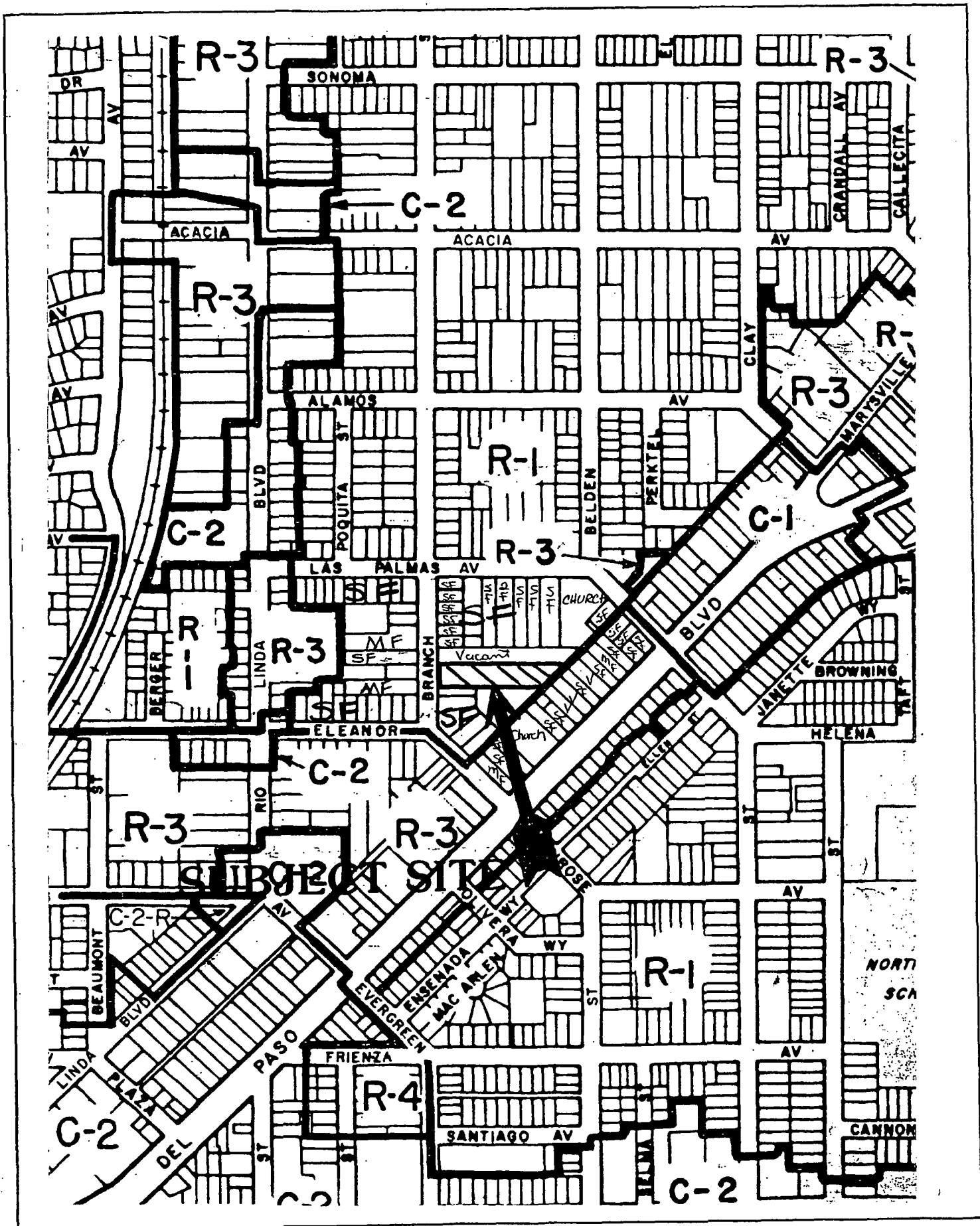
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VICINITY MAP



LAND USE & ZONING MAP

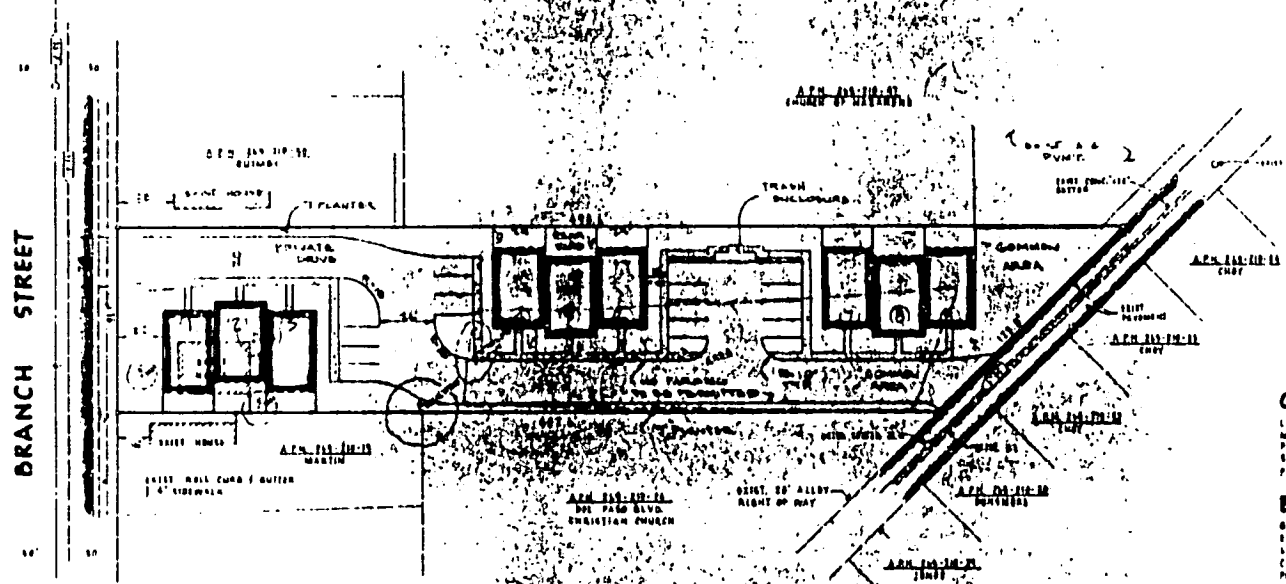
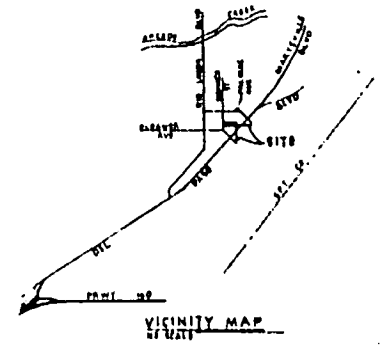
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No. 11

TENTATIVE SUBDIVISION MAP OF
BRANCH STREET GARDENS
 A TOWNHOUSE DEVELOPMENT
 CITY OF SACRAMENTO, CALIFORNIA SCALE: 1" = 50'
 FEBRUARY, 1984



OWNER - DEVELOPER

LARRY WALLIARD
 WALLIARD CONCRETE CO
 P.O. BOX 25588
 SACRAMENTO, CA 95825-0588
 PHONE: 533-8578

ENGINEER

BLINN F. WILLIAMS CIVIL
 ENGINEERING & SURVEYING
 4825 OUTLAND DR. S.D. 19
 CARMICHAEL, CA 95629
 PHONE: 531-4334

GENERAL NOTES

- EXISTING USE - SINGLE FAMILY DWELLING
- EXISTING ZONING - R-1
- PROPOSED ZONING - R-1
- PROPOSED USE - 2 1/2 STORY TOWNHOUSES
- GENERAL CITY OF SACRAMENTO
- WATER SUPPLY - CITY OF SACRAMENTO
- SUBSIDIES - C.M.U.D.
- ENV. PD 18
- TELEPHONE - PACIFIC BELL
- FIRES PROTECTION - SACRAMENTO FIRE DEPT.
- TRANS. DISTRICT - CITY OF SACRAMENTO
- SEWER DISTRICT - BRANCH STREET/BRANCH ST. GENERAL
- STREET IMPROVEMENTS - SHIRING CLASS B
- AREA 0.76 ACRES ±

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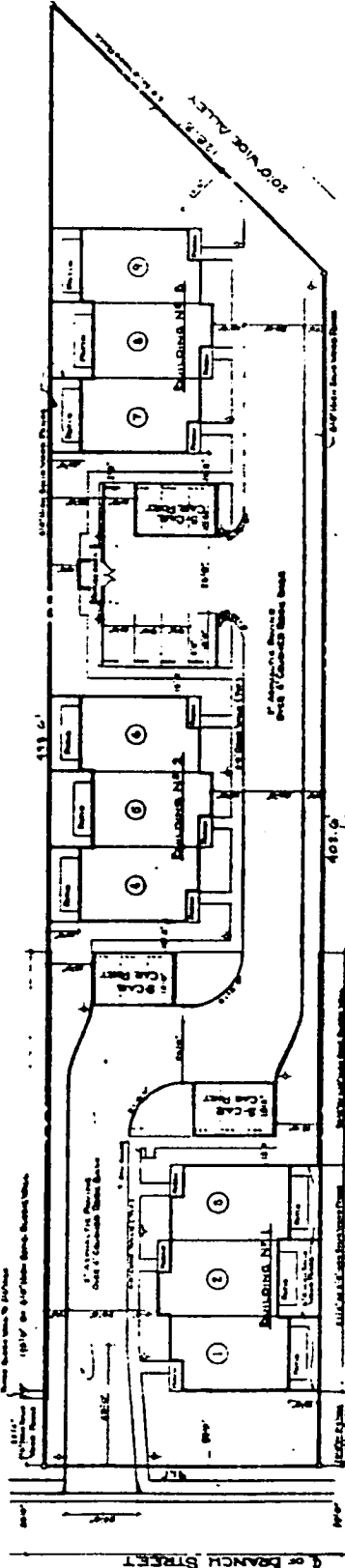
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No. 11

ASSESSOR'S PARCEL NO.:
 245-210-18

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SITE PLAN SCALE: 1" = 10.0'

- NOTES**
- 1) ALL BUILDING UNITS SHALL BE FOR AT LEAST 90.00 SQ. FT. PER PERSON PROVIDED 1 (1) SPACE PER UNIT.
 - 2) ALL BUILDING UNITS SHALL BE PROVIDED WITH THE FOLLOWING AREAS AT THE UNIT LEVEL: 1) VESTIBULE 2) AVERAGE MAINTAINED FLOOR SAMPLES.
 - 3) ALL BUILDING UNITS SHALL BE PROVIDED WITH: 1) AVERAGE MAINTAINED FLOOR SAMPLES 2) AVERAGE MAINTAINED FLOOR SAMPLES 3) AVERAGE MAINTAINED FLOOR SAMPLES
 - 4) ALL BUILDING UNITS SHALL BE PROVIDED WITH: 1) AVERAGE MAINTAINED FLOOR SAMPLES 2) AVERAGE MAINTAINED FLOOR SAMPLES 3) AVERAGE MAINTAINED FLOOR SAMPLES
 - 5) ALL BUILDING UNITS SHALL BE PROVIDED WITH: 1) AVERAGE MAINTAINED FLOOR SAMPLES 2) AVERAGE MAINTAINED FLOOR SAMPLES 3) AVERAGE MAINTAINED FLOOR SAMPLES

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haggett & shaw
7410 WINDING WAY, SUITE 200
FAIRFAX, CALIF. 94930

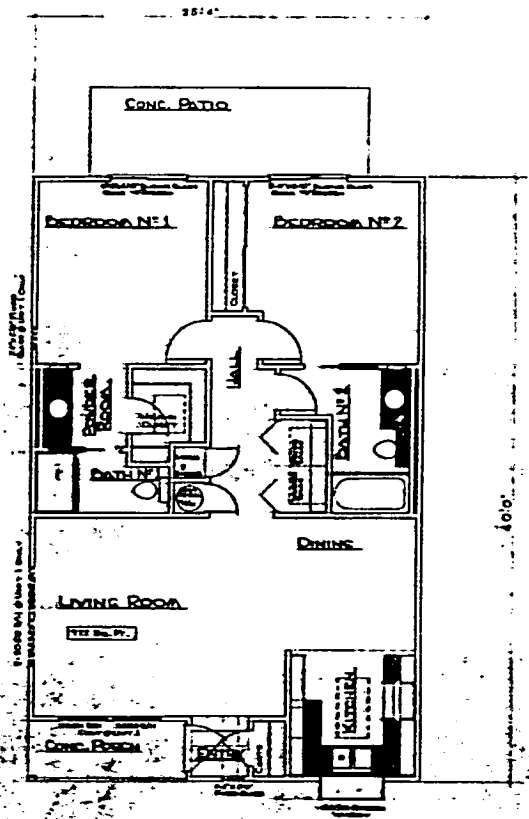
building designers
7410 WINDING WAY, SUITE 200
FAIRFAX, CALIF. 94930

designer	job no.
checked	drawn by
approved	title no.
date	
scale	
sheet no.	

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No. 11



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

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haggett & shaw

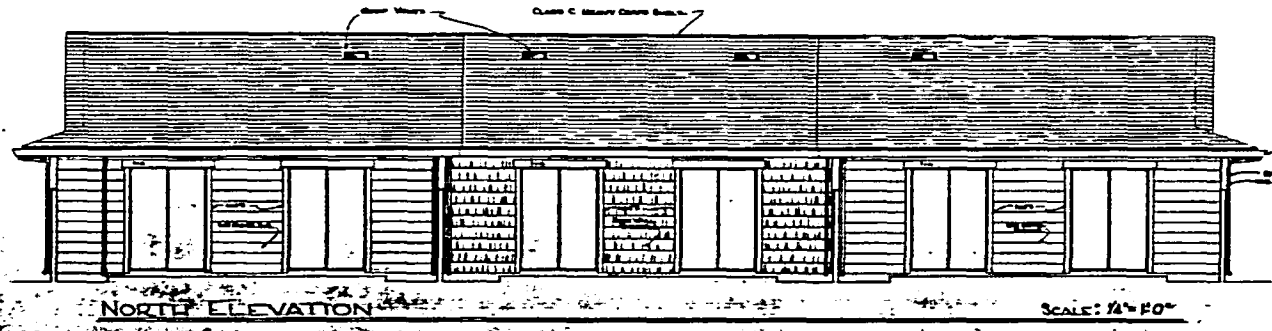
building designers
740 winding way (916) 965-3241
fair oaks, calif. 94620

occupancy group	bearing of building	revisions by	job no.
division			
construction			drawn by
type			
fire zone			file no.
seismic zone			
sq. ft. of building			



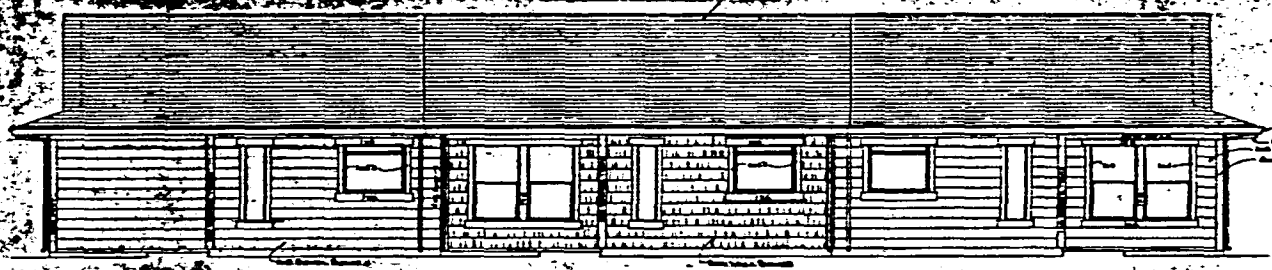
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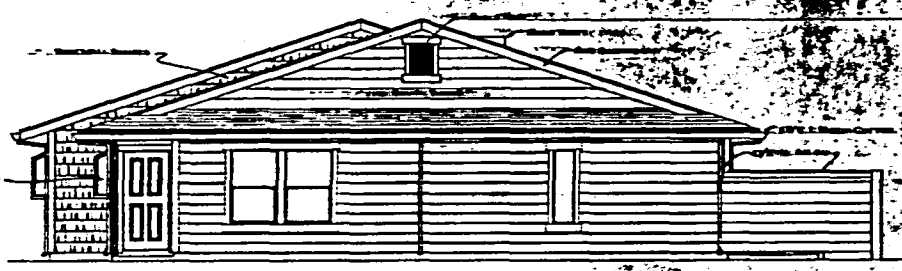
NORTH ELEVATION

SCALE: 1/4"=10'



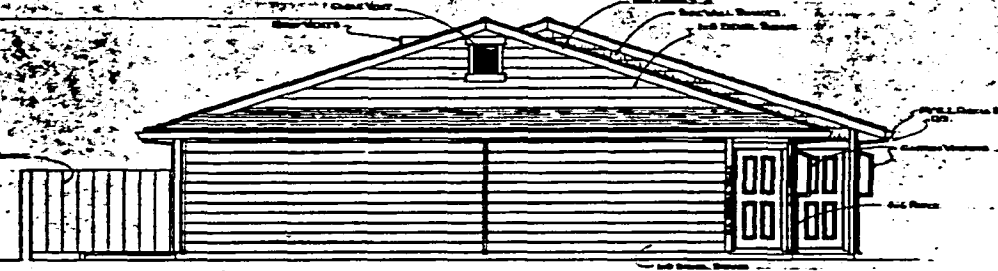
SOUTH ELEVATION

SCALE: 1/4"=10'



EAST ELEVATION

SCALE: 1/4"=10'



WEST ELEVATION

SCALE: 1/4"=10'

BRIDGE EAST/TONE SIDING / DOWN EAST/TONE TRIMS
 BROWN EAST/TONE ROOFING / DOWN EAST/TONE DRUSES & CUTTERS

BUILDING I

No. 11



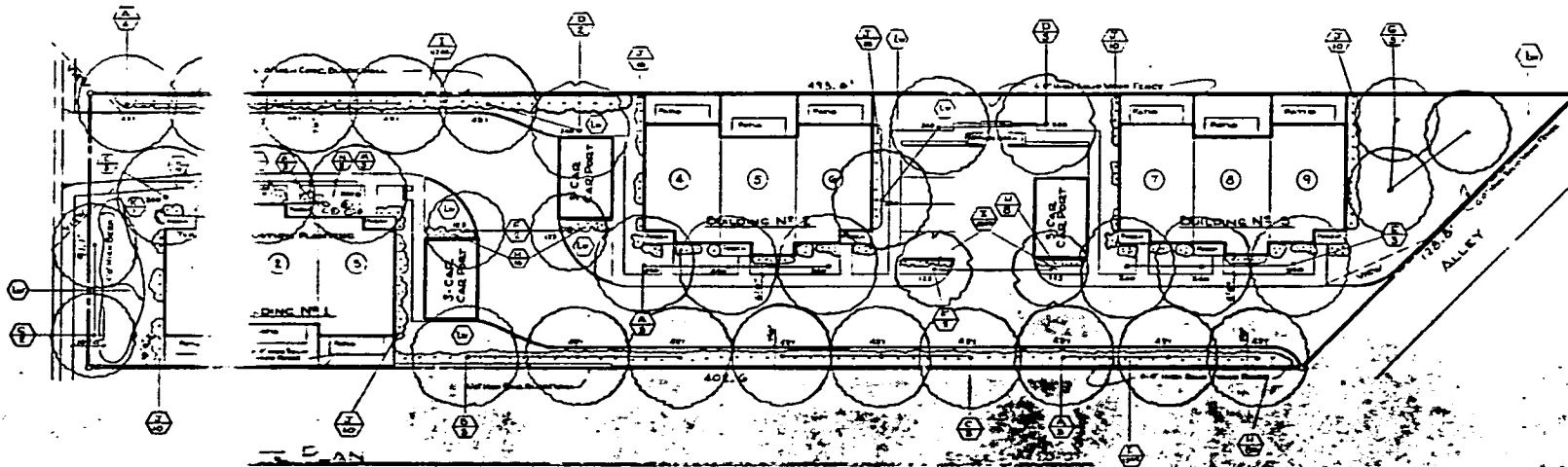
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haggett & shaw.

building designers
 7476 winding way, (916) 966-2241
 fair Oaks, Calif. 94628

occupancy group	bearing of building	revisions	by	job no.
division				
construction				drawn by
type zone				file no.
economic zone				
sq. ft. of building				

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BRANCH STREET



I.D.	BOTANICAL	COMMON NAME	PLANTER SIZE (LxW)	HEIGHT	CRIM	E. OVERHEAD D. OVERHEADS	CLIMBING VINE	Amount	100%	50%	25%	
(A)	ACACIA PL.	OH - BLACKWOOD ACACIA	6'	70'	36'	E		15pl.	10	9.2	481	288
(B)	CERTIS OCCID.	IS - CHINESE HACKBERRY	6'	60'	36'	D		15pl.	3	9.2	481	240
(C)	PISTACHIO CH F.	CHINESE PISTACHIO	6'	60'	36'	D		15pl.	3	9.2	481	240
(D)	SALICINA SEE	CHINESE TALLOW	6'	56'	36'	D		15pl.	5	9.2	481	240
(E)	LAURE PAL.	CHINESE ELM	6'	50'	36'	E-D		15pl.	6	9.2	481	240
(F)	LAURE ME.	SHRUB BAY	6'	40'	20'	E		15pl.	4	9.1	241	123
(G)	SEQUOIA COM.	SEAS - BIRCHWOOD	8'	40'	30'	E		15pl.	5	7.7	164	177
(H)	ESCALONIA	CA - RED ESCALONIA				E		1pl.	100			
(I)	BOCCARNO	LAOS - DUF CROCE BOU				E		1pl.	10			
(J)	LIGUSTRUM	LAOS - SAN LEE PALM				E		1pl.	10			
(K)	JUNIPER	LAOS - NORTHERN JUNIPER				E		1pl.	3			
(L)	RAPHANIS	LAOS - JAPANESE RAPHANIS				E		1pl.	75			
(M)	MANDARIN C.	LAOS - MANDARIN C.				E		1pl.	18			
(N)	XYLOSMA	LAOS - SHINY XYLOSMA				E		1pl.	10			
(O)	LAURE PAL.	OYE / BLUE GRASS						1pl.	10			

TOTAL GRADED PARKING OPEN + DRIVEWAYS = 13,000 sq ft
 TOTAL TREE & PLANTING COVER AREA = 11,325 sq ft
 PERCENTAGE SHADED AREA = 86.3%

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haggett

shaw

building designers

7070 winding way (916) 965-3341
 fair oaks, calif. 95628

occupancy group	spacing of building	revisions by	job no
covered			
covered recreation			drawn by
light			
fire zone			file no
hazardous zone			
sq. ft. of building			