

City Planning Commission  
Sacramento, CA

Members in Session:

- SUBJECT:
- A. Environment Determination
  - B. Amend the North Sacramento Community Plan from Residential (7-15 du.ac) to Residential (11-29 du/ac) (See 13)
  - C. Rezone 3 + acres from Townhouse (R-1-A) to Light Density Multiple Family (R-3-R) (Section 13)

LOCATION: Southeast Corner of Norwood Avenue and Grace Avenue

BACKGROUND INFORMATION:

On May 23, 1985, the Commission considered a request to amend the North Sacramento Community Plan and rezone 3 acres in order to construct 88 apartment units. Staff expressed concerns regarding design and density of the project. The Commission continued the project in order to allow the applicant time to revise the plans and reduce the density. Attached is the original staff report with exhibits.

PROJECT EVALUATION:

The applicant has submitted revised plans which reduce the number of units from 88 to 72. In addition, several of staff's concerns regarding design have been addressed. The following design concerns remain unaddressed:

- 1. parking is not conveniently located to units which encourages on street parking
- 2. all units are two story
- 3. only 33% of the units are oriented for passive solar
- 4. the main driveway remains a long, straight "drag-strip"

The real issue, however, remains that of density. Seventy-two (72) units computes to a density of 22.9 units per gross acre requiring an R-3 zoning designation. Staff finds the requested plan amendment and rezoning unsupportable for the following reasons:

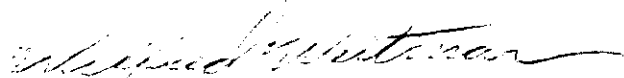
- A. There is no similar zoning designation in the area except in the immediate proximity of the freeway.
- B. There are parcels of similar size in the immediate vicinity which are zoned for a lesser density. (R-1A, R-2A)
- C. The proposed project is incompatible with existing and approved single family densities on adjacent properties.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration

- B. Denial of the North Sacramento Community Plan Amendment from Residential (7-15 du/ac) to Residential (11-29 du.ac)
- c. Denial of the Rezone from Townhouse (R-1-A) to Light Density Multiple Family (R-3-'

Respectfully submitted,

  
Wilfred Weitman, Senior Planner

SD:gp

# CITY PLANNING COMMISSION

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

APPLICANT <u>Morton &amp; Pitalo, Inc. - 1430 Alhambra Boulevard, Suite 200, Sacramento 95816</u>		
OWNER <u>George Tsakopoulos - 300 Florin Road, Sacramento, CA 95831</u>		
PLANS BY <u>Buzz Garcia, Assoc. - 1017 25th Street, Sacramento, CA 95816</u>		
FILING DATE <u>4-19-85</u>	50 DAY CPC ACTION DATE _____	REPORT BY: <u>SD:sg</u>
NEGATIVE DEC. <u>5-13-85</u>	EIR _____	ASSESSOR'S PCL. NO. <u>237-070-20</u>

- APPLICATION:**
- A. Negative Declaration
  - B. Amend the North Sacramento Community Plan from Residential (7-15 du/ac) to Residential (11-29 du/ac) (Section 13)
  - C. Rezone 3± acres from Townhouse (R-1A) to Light Density Multiple Family (R-3-R) (Section 13)

**LOCATION:** Southeast corner of Norwood Avenue and Grace Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop an 88 unit apartment complex.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
 1984 North Sacramento Community Plan Designation: 7-15 units/acre-residential  
 Existing Zoning of Site: R-1A  
 Existing Land Use of Site: Vacant  
 Proposed Zoning: R-3-R

**Surrounding Land Use and Zoning:**

Setbacks:	Required	Proposed
Front	25'	16'
Rear	15'	10'
Side	5'	5'
St. Side	25'	20'

North: Vacant; A	
South: Single Family; R-2A	
East: Vacant; R-1	
West: Vacant; A and R-2A	
Parking Required:	88 spaces
Parking Provided:	132 spaces
Parking Ratio:	1.5/1
Property Dimensions:	Irregular
Property Area:	3± acres
Density of Development:	28 d.u. per acre
Square Footage of Units:	A - 1 bedroom-650 sq.ft.; B - 2 bedroom - 800 sq.ft.
Height of Building:	28' - 2 stories
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Colors:	Earthtones
Exterior Building Materials:	Wood, stucco

**BACKGROUND INFORMATION:** On September 6, 1983 the City Council approved a request to rezone and subdivide 50± acres into 217 single family (R-1) lots and a 3± acre parcel intended for future development, zoned R-1A (P83-213) (Northwind Estates).

**PROJECT EVALUATION:** Staff has made the following findings with regard to this project:

- A. Land Use: The subject site is designated for residential uses in the 1974 General Plan. It is designated 7-15 residential units per acre in the 1984 North Sacramento Community Plan. The subject site is surrounded by vacant and developed single family residential (R-1) to the east, south, and residential uses on large lots to the west and north.

As previously mentioned, the subject site was zoned R-1A with the 1983 approval of Northwind Estates. The project, as proposed at a density of 28 units per acre, is inconsistent with the community plan, surrounding land uses and current zoning.

- B. Rezone and Community Plan Amendment: The applicant is proposing a density of 28 dwelling units per acre which requires a rezoning to R-3 and a plan amendment to 11-29 units per acre. At the present time the existing R-3 zoned parcels are located near Norwood and the I-80 Freeway (see vicinity, land use, zoning exhibit). The Commission and staff recently supported a project at 27 du/ac. which was adjacent to I-80 on Taylor Street. This project is pending City Council action. Outside the area near the freeway the zoning of parcels in the vicinity of the subject site ranges from R-1 (8.4 du/ac.) to R-2-D (21.8 du/ac.). Furthermore, at the southwest corner the Planning Commission approved a 195 unit project at 21+ du/ac. Staff finds the requested plan amendment and rezoning unsupportable for the following reasons:

1. There is no similar zoning designation except in the area in the immediate proximity of the freeway.
2. There are parcels of similar size in the immediate vicinity which are zoned for a lesser density.
3. The proposed project is incompatible with existing and approved single family densities on adjacent properties.

- C. Design: Staff has evaluated the site design according to the Multi-Family Design Criteria and finds the plan deficient in several aspects. These deficiencies indicate that the site may be too small to allow for design flexibility.

1. Parking is primarily located along the eastern property line and is not conveniently located for the units being served. This encourages on-street parking.
2. The pool located on the southern portion of the site is 14 feet from the property line abutting existing single family development. A large number of people can potentially use the pool at any given time. This could have a detrimental impact on those adjacent residences.
3. The pool on the northern portion of the site is located adjacent to Norwood Avenue and the single family residence on the "Not A Part" piece. Again, this could impact the existing residence. It may also result in no privacy for pool users.

4. There is a 10 foot structural setback along the southern property line adjacent to existing single family uses. The structure shows a blank wall to the rear yard of the neighboring dwellings.
5. All units are two story providing no variation in building height along the street frontages.
6. Some stairwells extend into the required front and street side yard setbacks.
7. There is a seven foot structural setback between the "Not A Part" and the building directly east of it. This would allow eight unit residents and any guests to look into the private back yard. In addition, the southern stairwell on that building does not have sufficient room to be workable.
8. The northern 2/3 of the site presents a blank-end elevation to Norwood Avenue.
9. Only 20 units are properly oriented for passively solar.
10. The driveway along the eastern property line is a straight strip 450 feet long which encourages cars speeding through the site.
11. There is no detailed information regarding signage, landscaping or trash enclosures.

D. Building Elevations: The applicant proposes 88 units located in three 16-unit structures and five eight-unit structures. Exterior building materials are stucco with wood trim and asphalt shingle roofs. Exterior building colors are to be earthtones. Staff notes that the same elevations are being proposed for a 185 unit apartment complex on Jessie Avenue immediately north of the freeway.

E. Plans for this project were routed to the Traffic, Engineering and Sewer and Water Divisions and the Robla School District. Engineering had the following comments:

1. Improve Norwood Avenue with standard street improvements including street lights and across N.A.P.O.T.S. site.
2. May require right-of-way dedication.

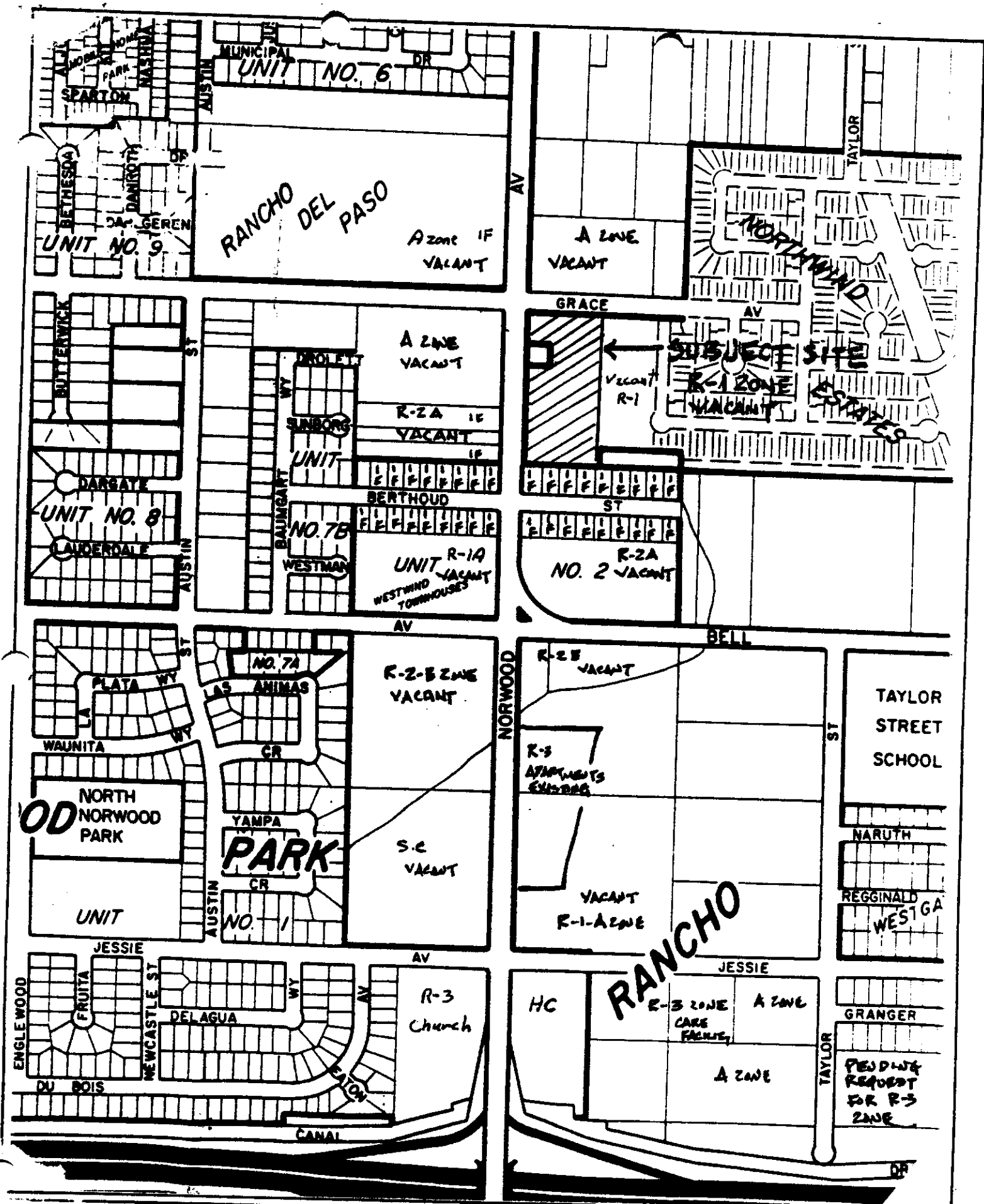
CONCLUSION: In conclusion, staff does not support this request because it is incompatible with existing and proposed land uses, inconsistent with Multi-Family Design Criteria, inconsistent with the North Sacramento Community Plan and results in a poor site plan.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not result in any significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

A. Ratification of the Negative Declaration;

- B. Denial of the North Sacramento Community Plan Amendment from Residential (7-15 du/ac) to Residential (11-29 du/ac); and
- C. Denial of the Rezone from Townhouse (R-1A) to Light Density Multiple Family (R-3-R).



VICINITY - LAND USE - ZONING

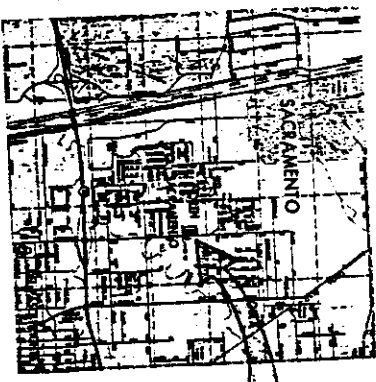


# EXHIBIT A SITE PLAN

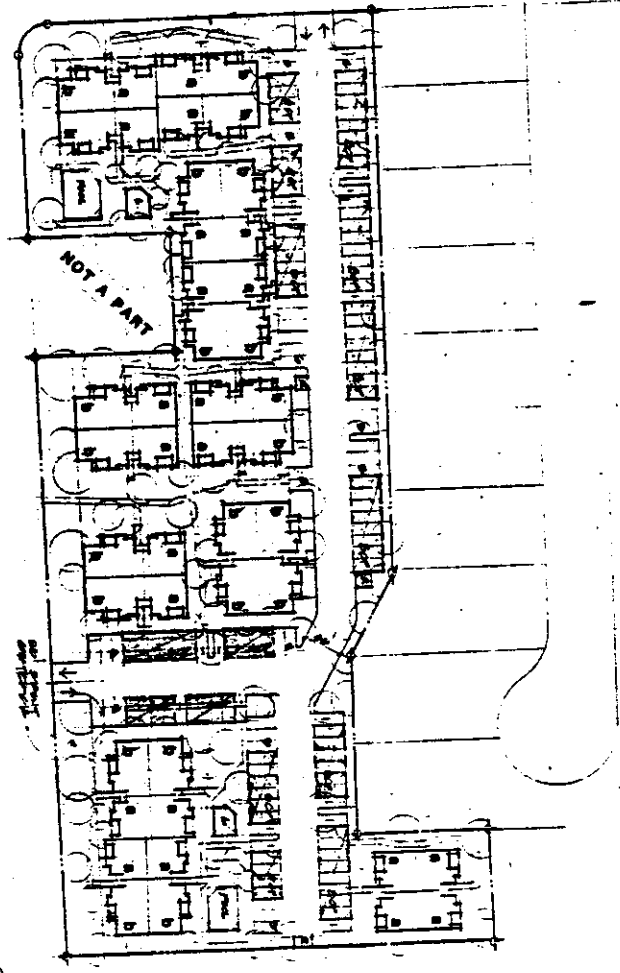
## OPMENT STATISTICS

ITEM	SIZE	NUMBER	TOTAL AREA IN SQ. FT.
1.5 CAR GAR	550	44	24,200
1.5 CAR GAR	800	44	35,200
PRODUCT UNITS		88	
APPROXIMATE LIVING AREA			5,880
DRY ROOMS (2' x 5'00 S. F.)		88	800
IN TOTAL BUILDING AREA			66,080
LAND			31,900
BUILDINGS			600
AREA OF CARPORTS			(176,872)
PAVING INCLUDING CARPORTS			46,272
TOTAL BUILDING & PAVING CONCRETE			229,144
AREA REQUIRED TO LANDSCAPING			
WALKS, COURTS, PATIOS, RECREATION			
& OPEN SPACE			
TOTAL PROJECT SITE AREA			319,000

DENSITY 20.00 DWELLING UNITS/ACRE  
 PARKING REQUIRED  
 1 CAR PER UNIT (1.5 x 80) = 132 SPACES  
 PARKING PROVIDED  
 1.5 CAR PER UNIT (1.5 x 80) = 132 SPACES  
 GARAGE PARKING ON SITE = 4 SPACES  
 TOTAL PARKING PROVIDED ON SITE = 136 SPACES  
 CARPORTS PROVIDED (113) = 88



VICINITY MAP  
NO SCALE



SITE STUDY PLAN



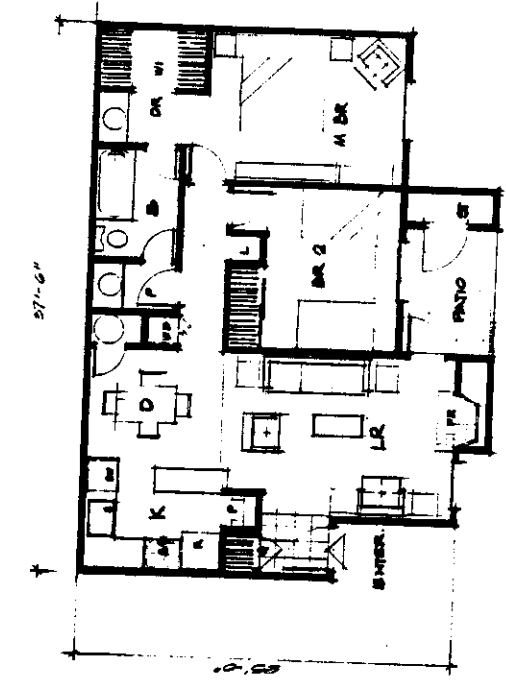
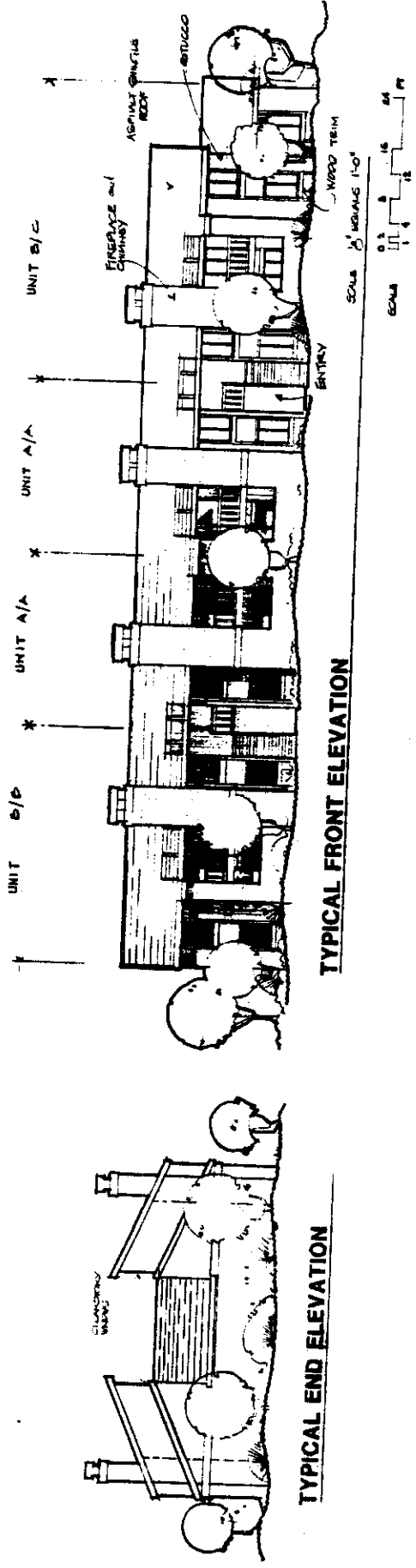
# NORTHWIND OAKS

PRELIMINARY STUDY FOR AN 88 UNIT APARTMENT COMPLEX  
IN SACRAMENTO, CALIFORNIA

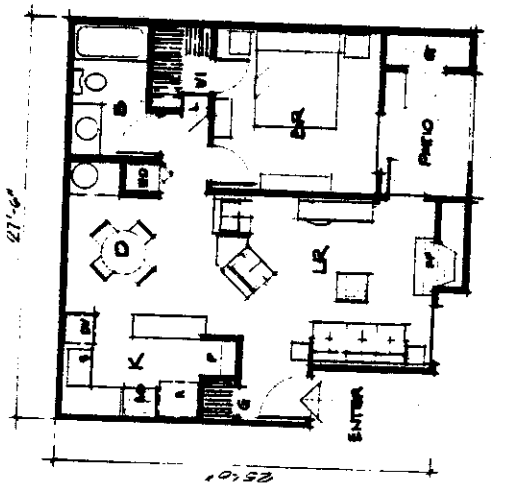


**EXHIBIT B  
FLOOR PLANS**

**ELEVATIONS**



0 2 4 6 8 10 12 FT  
 SCALE 1/4" = 1'-0"  
 0 2 4 6 8 10 12 FT  
 0 2 4 6 8 10 12 FT



0 2 4 6 8 10 12 FT  
 SCALE 1/4" = 1'-0"  
 0 2 4 6 8 10 12 FT