

REPORT AMENDED BY CPC & STAFF 2-9-89
CITY PLANNING COMMISSION

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

APPLICANT BERLE CRISP, JTS ENGINEERING CONSULTANTS, INC. 1808 J Street, Sac., CA 95814
 OWNER Norwood LTD/Leasco Investors, 8455 Jackson Road, Sac., CA 95826
 PLANS BY Larry J. Schlichting 500 Cirby Way, Roseville, CA 95678
 FILING DATE 8/18/88 ENVIR. DET. Neq., Dec. REPORT BY BW:vf
 ASSESSOR'S PCL. NO. 237-0304-010

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 5.45+ vacant acres from Single Family Alternative (R-1A) to Multi-Family (R-2B) zone.

LOCATION: Northwest corner Norwood and Bell Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct 20 duplexes and 56 apartment units.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential 16-29 du/na
 1984 North Sacramento Community
 Plan Designation: Residential 11/21 du/na
 Existing Zoning of Site: R-1A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
		R-2B	R-2B
North: Residential; R-1	Front:	25'	35' - 45'
South: Apartments; R-2B	Side(Int):	5'	5' - 7'
East: Vacant; R-2A	Side(St):	25'	28'
West: Residential; R-1	Rear:	15'	15' - 17'

Parking Required: 119/96 spaces
 Parking Provided: 143/110 spaces
 Property Dimensions: 620' x 383'
 Property Area: 5.45+ acres
 Density of Development: 13.8 d.u. per acre

Square Footage of Building:	Duplexes: 20 units/ 1,332 sq. ft. each	(26,640 sq. ft.)
	Apartments: 56 units/854 sq. ft. each	(47,824 sq. ft.)
	Recreation Room: /767 sq. ft.	(767 sq. ft.)
	Total	75,231 sq. ft.

Height of Building: Duplex 17'
 Apartments (two-story) 29'

Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Exterior Building Materials: Grey w/blue trim
 Roof Material: Composition shingle

PROJECT EVALUATION: Staff has the following comments.

A. Land Use and Zoning

The subject site consists of one parcel totaling 5.45+ vacant acres in the Single Family Alternative (R-1A) zone. The site is designated for Medium Density Residential (16-29 du/na) in the General Plan and Residential (11-21 du/na) in the 1984 North Sacramento Community Plan. Surrounding land uses and zoning includes residential to the north and west, zoned R-1, apartments to the south, zoned R-2B; and a vacant lot to the east, zoned R-2A.

B. Applicant's Proposal

The applicant is proposing to rezone the subject site from R-1A to R-2B zoning. The proposed development on the site will consist of duplexes, apartments and a recreation facility. The current R-1A zoning of the site allows for a low to medium density development which permits single family, individually owned, attached or detached residences. The purpose of the rezone is to allow for a mixture of duplex and apartment type development. The applicant, however, does not propose to increase the density of the development. The R-1A zone allows a maximum of 15 units to the acre, and the R-2B zone allows a maximum of 21 units to the acre. The applicant is proposing 13.8 units to the acre. The R-1A zone does not allow apartment developments.

Staff analyzed the applicant's proposal to rezone the subject site from R-1A to R-2B. Staff felt that it was not necessary to rezone the property to an R-2B zoning since the proposed density is only 13 units to the acre. Under the R-2A zoning, apartments are allowed and a maximum of 17 units to the acre. Staff, therefore, recommended that the applicant rezone the property from R-1A to R-2AR. The applicant has agreed with this recommendation.

C. Site Plan

The submitted site plan indicates the proposed duplexes on the north and west perimeter of the subject site and apartments on the interior and south perimeter (see site plan). The recreation building and open outdoor area fronts on Bell Avenue. The site plan shows a fence along Bell and Norwood Avenue. The applicant indicated to staff that the fence will be made of wrought iron material with a security gate fronting on Bell Avenue and two emergency exits fronting on Norwood Avenue. A six foot, wooden fence exist along the north and west property lines separating single family residences from the subject site. Staff recommends that a six foot high, wrought iron fence be placed along the east and south property lines.

Currently, there are no trash enclosure locations indicated on the site plan. Staff recommends that at least three trash enclosure locations be identified on a revised site plan to be reviewed and approved by the Planning Director. Trash enclosures shall comply with Zoning Ordinance requirements.

D. Building Design

The applicant submitted floor plans and elevations for the duplexes, apartments and recreation facility. The submitted plans indicate twenty (20) duplexes (1,332 sq. ft. each) and, fifty-six (56) apartment units (854 sq. ft. each). The proposed recreation building is 767 square feet which contains an office and poolhouse. The proposed duplexes and recreation building height is 17 feet (one-story), and the apartment building's height are 29 feet (2-story).

The building elevations for the development feature the use of horizontal plywood siding walls with grey and blue trim color. The roof material is made of composition shingles. Three bedrooms are proposed for the duplexes and two bedrooms are proposed for the apartment units. Planning staff and design review staff reviewed the proposed apartment, duplex and recreation structures and propose the following modifications:

1. Roofing materials shall be a 30 year architectural grade subject to Planning Director approval.
2. Exterior building material shall be made of horizontal wood siding or horizontal masonite siding. The masonite shall be a heavy thickness on all buildings.
3. The applicant shall provide six foot high wood fencing material between the duplexes to allow for privacy.
4. Building materials and coloring shall be reviewed and approved by the Planning Director. Each building shall have a body color and trim color and shall be two distinct colors.
5. All mechanical equipment (including public utility boxes and wall mounted air conditioning units) shall be attractively screened either through landscaping or fencing.
6. Patio fences and balcony railings shall be solid for privacy and to screen material stored on the interior from public view.
7. The proposed parapet wall on the apartment buildings shall be covered in a material to match all other exterior walls of the structure.

E. Parking and Circulation

A total of eighty-eight (88) parking spaces are required for the apartments based on the 1.5 to 1 parking ratio and an additional one guest space per every 15 unit parking requirement. The applicant is proposing ~~110~~ 63 parking spaces which includes eight spaces outside of the security gate on the subject site. In reviewing the site plan, it appears that the back out maneuvering space is less than the required 26 feet. The site plan indicates 25 feet. Staff recommends that the site plan be modified to reflect the 26 foot of maneuvering space to allow cars to back out in a sufficient amount of space. The applicant is proposing two car garages for each duplex which is a total of 140 spaces. Staff has no objections to this proposal. *The applicant is providing a total of 143 spaces for the entire site. (staff amended)*

The applicant is also discouraging parking on the street by installing a security fence on the interior property line and providing eight spaces outside of the enclosed gate. Staff recommends that the projects parking area comply with the 50 percent shading of surfaced areas required by the Zoning Ordinance.

The City's Traffic Engineer had no objections to the proposed vehicle circulation within the project site. Vehicles can enter and exit off of Bell Avenue only.

F. Landscaping

No landscaping and irrigation plans were submitted for staff review and approval. Staff recommends that a minimum 25 foot landscape setback be provided along Norwood Avenue and Bell Avenue. The landscape setback shall consist of lawn material with three and one-half foot undulating berms and trees along Norwood and Bell Avenue. No landscaping is indicated on the site plan along the perimeter or within the project area.

Staff recommends that landscaping and irrigation plans be submitted for review and approval by the Planning Director prior to issuance of building permits.

The site plan does not indicate proposed signage on the subject property. All new signage must comply with the Sign Ordinance Regulations and shall be submitted to staff for review and approval prior to issuance of sign permits. Signs for apartments require a Planning Director's Special Permit.

G. Agency Comments

The proposed project has been reviewed by the City's Traffic Engineer, Engineering, Building Inspections, City Police, Water and Sewer, and City Real Estate. A copy of the proposal was also routed to the Meadows Development Association. The following comments were received:

Traffic Engineer:

- a. Provide three foot flairs on driveways.
- b. Remove bubble shape from west driveway on Bell Avenue.
- c. Construct Norwood Avenue to an 80 foot right-of-way.
- d. Construct Bell Avenue to a modified 80 foot right-of-way.
- e. Provide an expanded intersection at Bell Avenue and Norwood Avenue to the satisfaction of the Traffic Engineer.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant affect on the environment and has filed a negative declaration with mitigation measures listed below:

1. Living Units with windows within 120 feet of the east property line and within 80 feet of the south property line must be equipped with ventilation or air conditioning systems which will provide adequate indoor air quality while the windows are maintained closed.
2. The maximum amount of sound attenuation required between the exterior and interior of the buildings is 22dBA. This amount of sound attenuation is attainable with standard glazing and siding. Windows with a direct or side view of Norwood Avenue, in the three buildings directly adjacent to this roadway, should be equipped with weather seals incorporating an air tight membrane.

RECOMMENDATION: Staff recommends the Commission take the following actions:

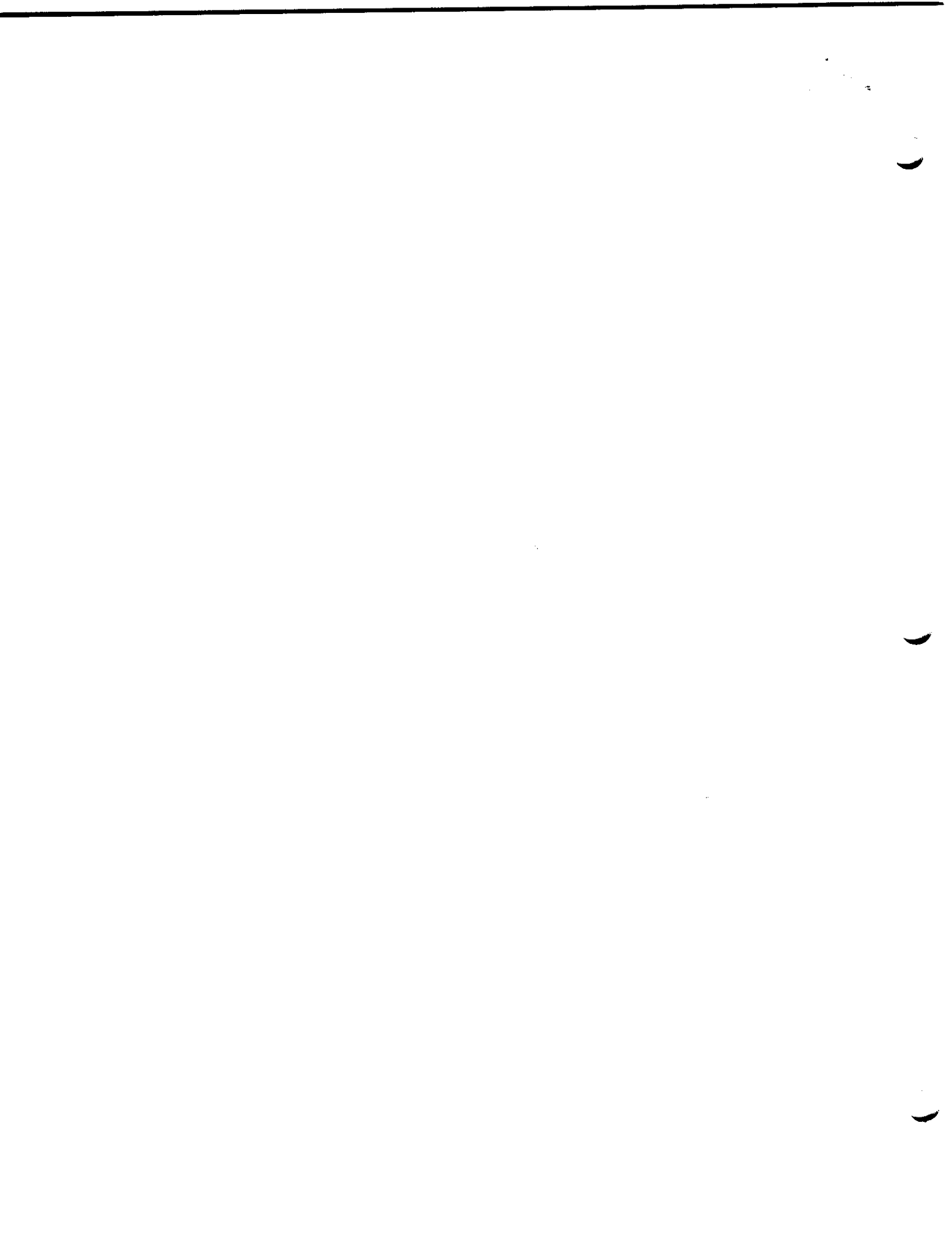
- A. Ratify the Negative Declaration;
- B. Recommend approval of the rezoning from Standard Single Family Alternative (R-1A) to Multi-Family-Review (R-2A-R) zone subject to the following conditions.

Conditions / Rezoning

1. The applicant shall redesign the site plan to the satisfaction of the Planning Director prior to issuance of building permits. The revisions shall include increasing the width of the back out maneuvering space to 26 feet and indicating the three trash enclosure locations.
2. A six foot high wrought iron fence shall be placed along the east and south property lines.

4. Roofing materials shall be a 30 year architectural grade subject to Planning Director approval.
5. Exterior building material shall be made of horizontal wood siding or horizontal masonite siding. The masonite shall be a heavy thickness on all buildings.
6. The applicant shall provide six foot high wood fencing material between the duplexes to allow for privacy. *The fence shall be subject to review and approval by the Planning Director. (CPC amended)*
7. Building materials and coloring shall be reviewed and approved by the Planning Director. Each building shall have a body color and trim color and shall be two distinct colors.
8. All mechanical equipment (including public utility boxes and wall mounted air conditioning units) shall be attractively screened either through landscaping or fencing.
9. Patio fences and balcony railings shall be solid for privacy and to screen material stored on the interior from public view.
10. The proposed parapet wall on the apartment buildings shall be covered in a material to match all other exterior walls of the structure.
11. The parking lot shall comply with the 50 percent shading of surfaced areas required by the Zoning Ordinance.
12. A minimum 25 foot landscape setback shall be provided along Norwood Avenue and Bell Avenue. The landscape setback shall consist of lawn material and shrubs with three and one-half foot undulating berm and trees along Norwood Avenue and Bell Avenue.
13. Landscaping and irrigation plans shall be submitted for review and approval by the Planning Director prior to issuance of building permits. The landscaping material shall consist of ground cover with one and five gallon shrubs and five and 15 gallon trees.
14. All new signage shall comply with the Sign Ordinance regulations.
15. Provide three foot flairs on all driveways.
16. Remove bubble shape from far west driveway on Bell Avenue.
17. Construct Norwood Avenue to an 80 foot right-of-way and construct Bell Avenue to a modified 80 foot right-of-way.

18. Provide an expanded intersection at Bell Avenue and Norwood Avenue to the satisfaction of the Traffic engineer.
19. Living units with windows within 120 feet of the east property line and within 80 feet of the south property line must be equipped with ventilation or air conditioning systems which will provide adequate indoor air quality while the windows are maintained closed.
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21. *The applicant shall install a 6' high wood fence along the north and west property lines. The construction and material of the fence shall be subject to review and approval by the Planning Director. The fence shall be a solid board fence with no openings between boards. (CPC added)*



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Parking Required: 88 spaces
 Parking Provided: 170 spaces
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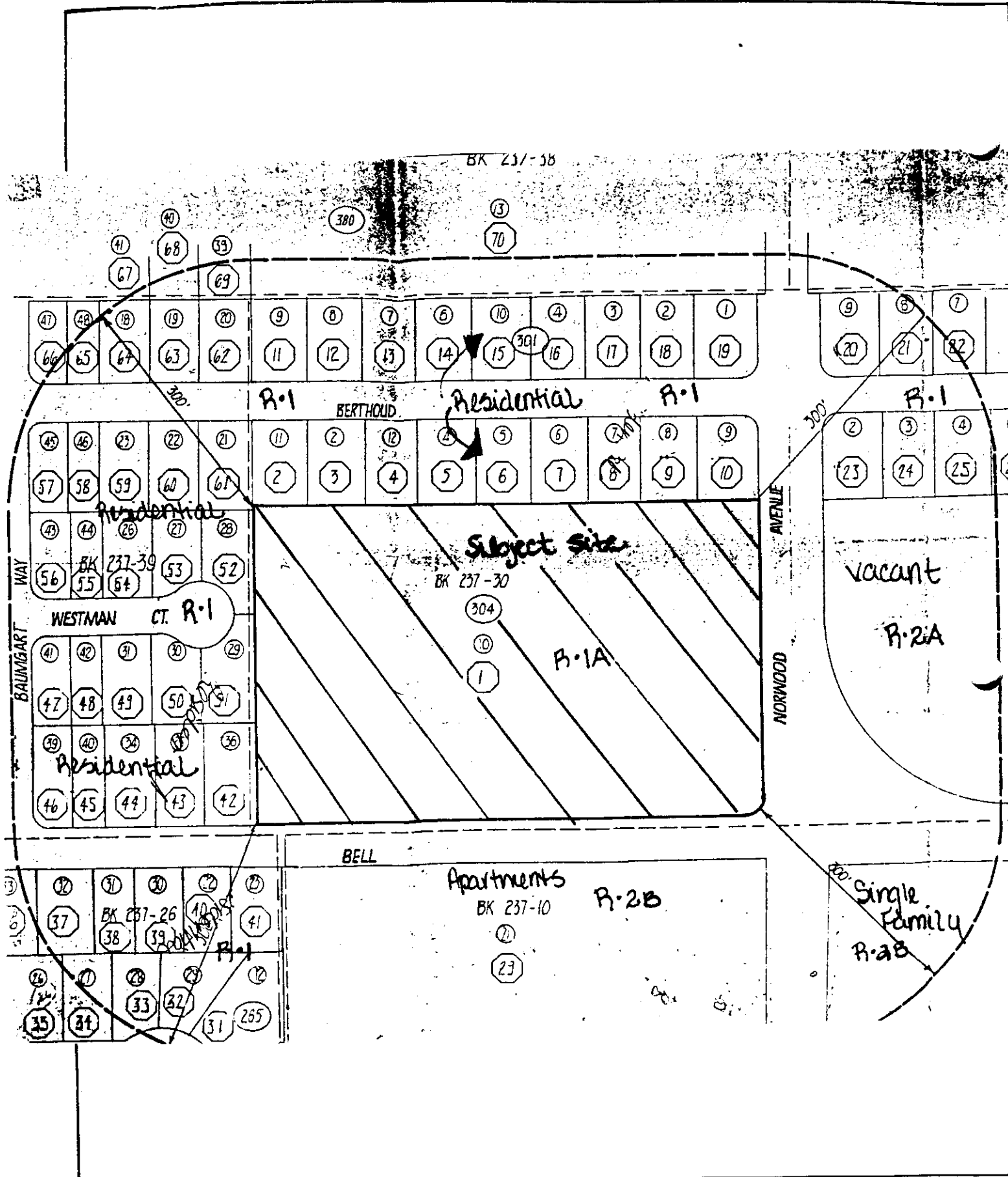
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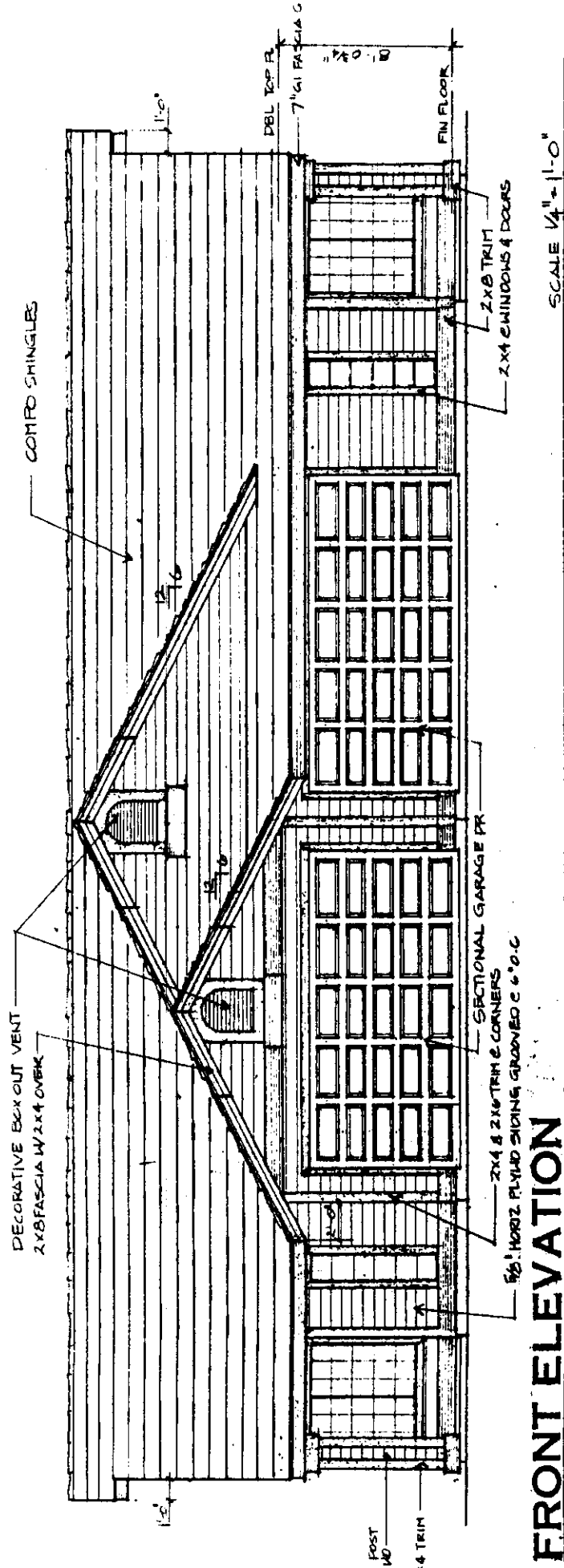
LAND USE & ZONING MAP

P88-371

2-9-89
1-26-89

603
11/12

Duplex
Elevations



FRONT ELEVATION

SCALE 1/4" = 1'-0"

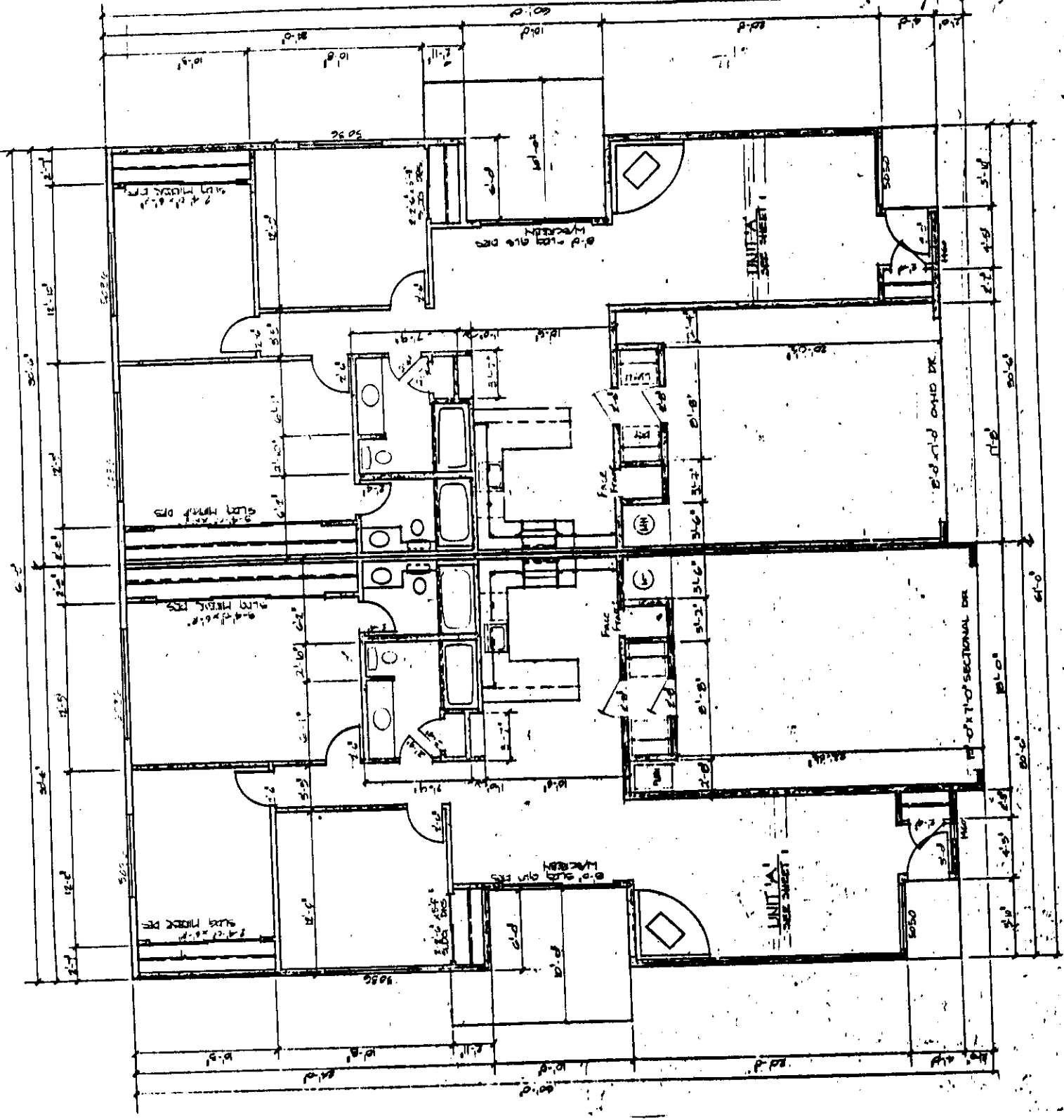
P88-371

9-9-89
1-26-89

4x6 DPF POST
W/ 16" SQ HD
COLUMN
2x6 & 2x4 TRIM

126

EXHIBIT C
 Duplex / Floor Plans



P88-371

2-9-89
 1-26-89

13

LARRY J. SCHLITTING
 BUILDING DESIGNER
 800 CERRY WAY SUITE 3
 ROSEVILLE CALIFORNIA
 95678 (916) 786-9094

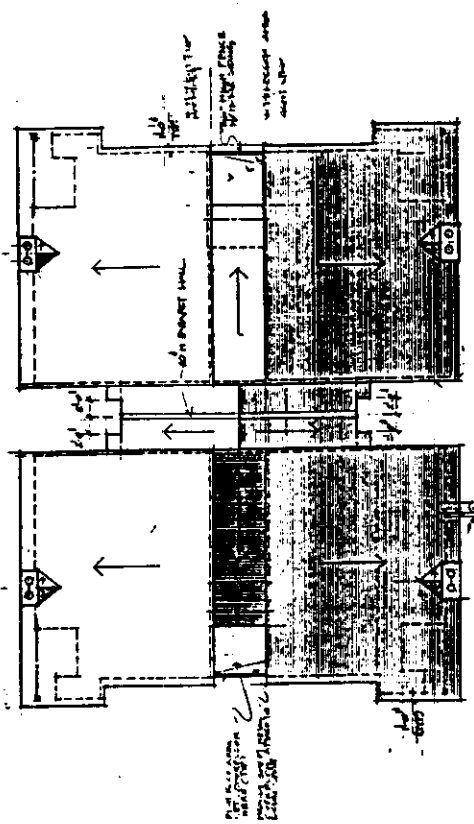


EXHIBIT D

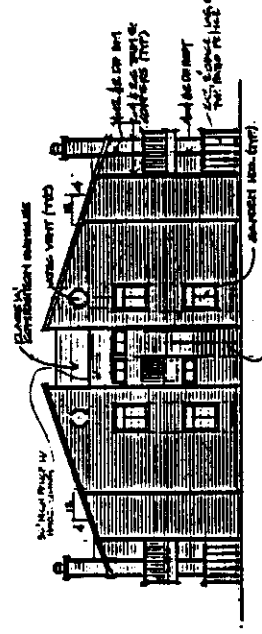
ROOF PLAN & ELEVATIONS
 DELIVERED FOR PERMIT

DATE	11/12/89
SCALE	AS SHOWN
SHEET	1 OF 1
PROJECT	APARTMENT BUILDING

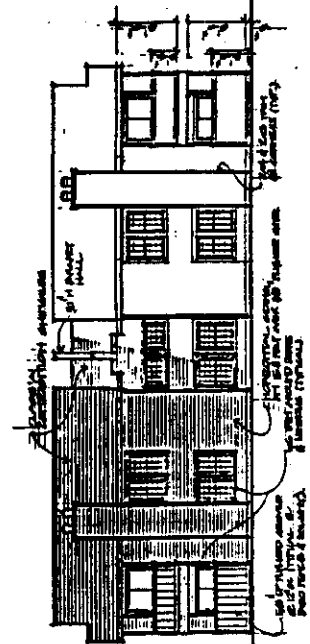
Apartment/Elevations



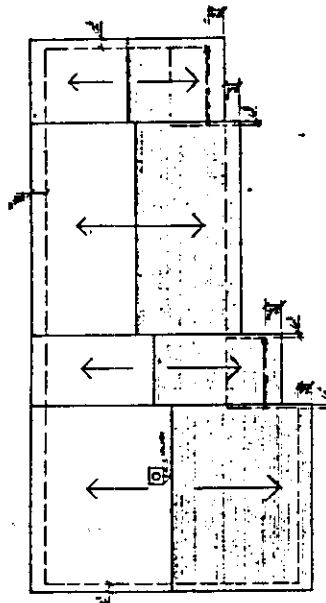
ROOF PLAN - BLDG. NO. 1 & 2
 SCALE: 1/8" = 1'-0"



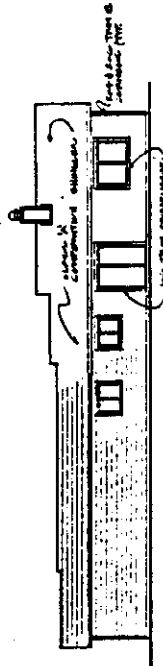
EAST & WEST ELEVATION - BLDG. NO. 1 & 2
 SCALE: 1/8" = 1'-0"



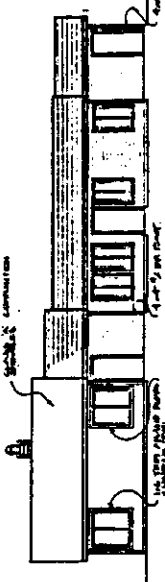
NORTH & SOUTH ELEVATION - BLDG. NO. 1 & 2
 SCALE: 1/8" = 1'-0"



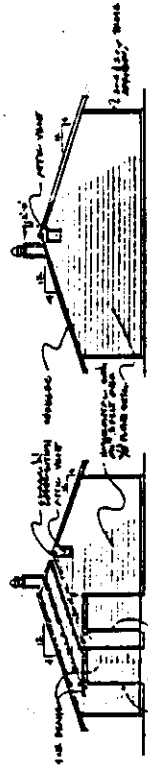
ROOF PLAN - BLDG. NO. 3
 SCALE: 1/8" = 1'-0"



WEST ELEVATION - BLDG. NO. 3
 SCALE: 1/8" = 1'-0"



EAST ELEVATION - BLDG. NO. 3
 SCALE: 1/8" = 1'-0"



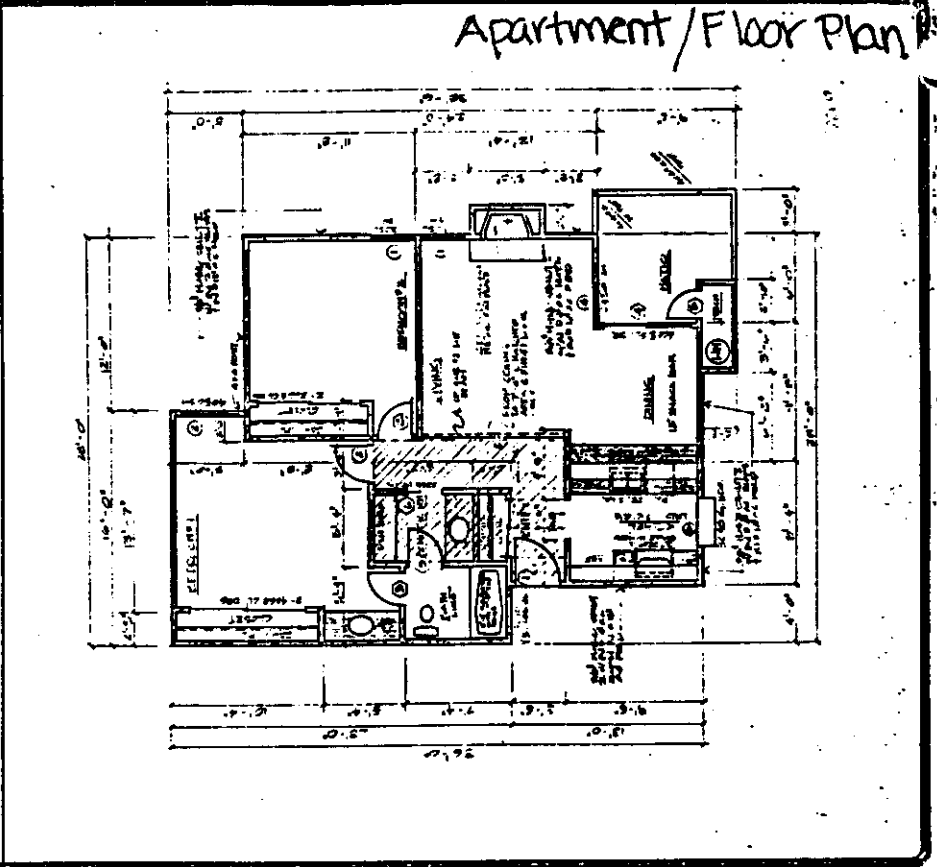
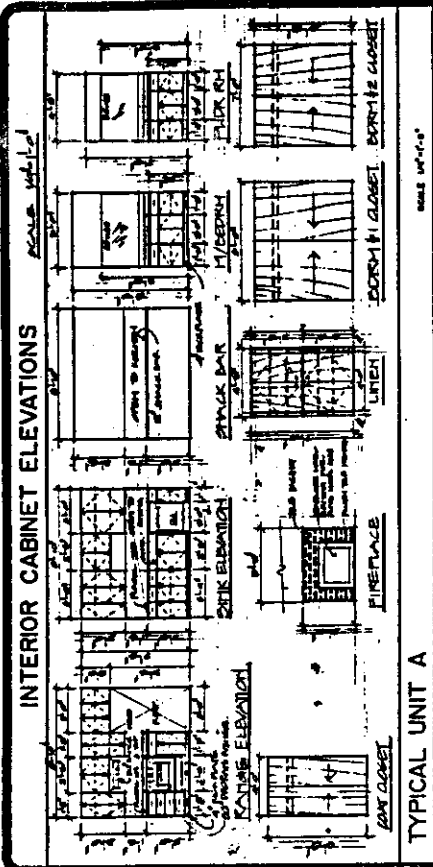
NORTH ELEVATION - BLDG. NO. 3
 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - BLDG. NO. 3
 SCALE: 1/8" = 1'-0"

P88-371

2-9-89
 + 26-89

#12

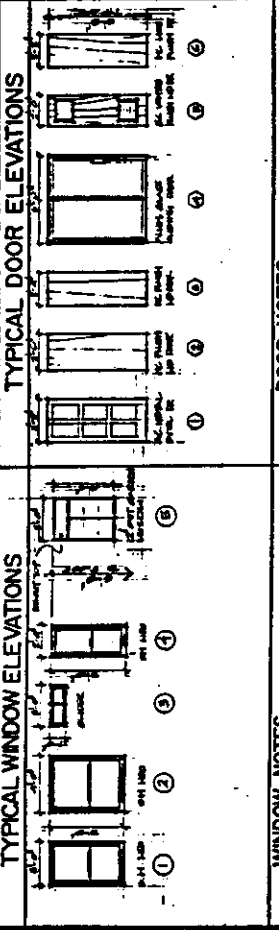


ROOM FINISH SCHEDULE

NO.	PAINT SCHEDULE	FLOOR	WALLS	CEILING	CASEWORK	REMARKS
1	NO. 100 FINISH					
2	LAYERS					
3	SEAM-BLANK TRIM					
4	STAIN & SEALER					
5	STAIN, SEAL & LACQUER					
6	STAIN & FINISH					
7	STAIN & FINISH					
8	STAIN & FINISH					
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43	STAIN & FINISH					
44	STAIN & FINISH					
45	STAIN & FINISH					
46	STAIN & FINISH					
47	STAIN & FINISH					
48	STAIN & FINISH					
49	STAIN & FINISH					
50	STAIN & FINISH					

DOOR SCHEDULE

NO.	QTY	DOOR TYPE	REMARKS
1	1	DOOR	DOOR
2	1	DOOR	DOOR
3	1	DOOR	DOOR
4	1	DOOR	DOOR
5	1	DOOR	DOOR
6	1	DOOR	DOOR
7	1	DOOR	DOOR
8	1	DOOR	DOOR
9	1	DOOR	DOOR
10	1	DOOR	DOOR
11	1	DOOR	DOOR
12	1	DOOR	DOOR
13	1	DOOR	DOOR
14	1	DOOR	DOOR
15	1	DOOR	DOOR
16	1	DOOR	DOOR
17	1	DOOR	DOOR
18	1	DOOR	DOOR
19	1	DOOR	DOOR
20	1	DOOR	DOOR
21	1	DOOR	DOOR
22	1	DOOR	DOOR
23	1	DOOR	DOOR
24	1	DOOR	DOOR
25	1	DOOR	DOOR
26	1	DOOR	DOOR
27	1	DOOR	DOOR
28	1	DOOR	DOOR
29	1	DOOR	DOOR
30	1	DOOR	DOOR
31	1	DOOR	DOOR
32	1	DOOR	DOOR
33	1	DOOR	DOOR
34	1	DOOR	DOOR
35	1	DOOR	DOOR
36	1	DOOR	DOOR
37	1	DOOR	DOOR
38	1	DOOR	DOOR
39	1	DOOR	DOOR
40	1	DOOR	DOOR
41	1	DOOR	DOOR
42	1	DOOR	DOOR
43	1	DOOR	DOOR
44	1	DOOR	DOOR
45	1	DOOR	DOOR
46	1	DOOR	DOOR
47	1	DOOR	DOOR
48	1	DOOR	DOOR
49	1	DOOR	DOOR
50	1	DOOR	DOOR



WINDOW NOTES

1. ALL WINDOW OPERATIONS ARE SHOWN AS PER APPROVED ARCHITECTURAL SPECIFICATIONS.
2. ALL WINDOW OPERATIONS ARE APPROVED AS PER APPROVED ARCHITECTURAL SPECIFICATIONS.
3. ALL WINDOW OPERATIONS ARE APPROVED AS PER APPROVED ARCHITECTURAL SPECIFICATIONS.
4. ALL WINDOW OPERATIONS ARE APPROVED AS PER APPROVED ARCHITECTURAL SPECIFICATIONS.

DOOR NOTES

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4. ALL DOOR OPERATIONS ARE SHOWN AS PER APPROVED ARCHITECTURAL SPECIFICATIONS.

