

CITY PLANNING COMMISSION

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

APPLICANT	JTS Engineering, 811 J Street, Sacramento, Ca. 95814		
OWNER	A. Berkowitz c/o M. Steiner, 4828 Andover Ct., Sacramento, Ca. 95825		
PLANS BY	Buzz Garcia, 1017 25th Street, Sacramento, Ca. 95816		
FILING DATE	17-7-84	50 DAY CPC ACTION DATE	REPORT BY: SC:jl
NEGATIVE DEC	12-12-84	EIR	237-180-27 & 35
	1-18-85	ASSESSOR'S PCL. NO.	237-192-26

- APPLICATION:
- A. Negative Declaration
 - B. Amendment of 1984 No. Sacramento Community Plan from 11-21 du per ac to 11-29 du per ac
 - C. Rezone from A to R-3 (Sec. 2-B, 3-B and Sec. 13)
 - D. Lot line merger for 4 lots totalling 7+ acres (Sub. Ord.)

LOCATION: 4050 Taylor Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 184 unit apartment complex on 7+ acres zoned for agricultural use.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 No. Sacramento Community Plan Designation:	Residential 11-21 du per net ac.
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single family; R-1
South:	Drainage canal & Freeway 80; A
East:	Single Family; A
West:	Vacant; A

Parking Required:	276
Parking Provided:	288
Property Dimensions:	Irregular
Property Area:	6.9+ acres
Density of Development:	27 du per acre
Square Footage of Units:	Unit A - 650; Unit B - 800; Unit C & D - 1000
Height of Structure(s):	25+
Topography:	Flat
Street Improvements:	To be improved
Utilities:	To be provided
Exterior Building Colors:	Earthtone
Exterior Building Materials:	Wood/stucco - shingles

PROJECT EVALUATION: Staff has the following comments regarding this request:

A. Land Use

1. The subject site is located in the North Sacramento Community Plan area on a 7+ acre parcel. The property is bounded on the south by the Interstate 80 Freeway. The area surrounding the site is partially developed.

APPLC. NO. P85-001

MEETING DATE March 14, 1985

CPC ITEM NO. 8

16

0458

A small, older, single family neighborhood is developed on the north side of the site while the remaining property east and west of the site is sparsely developed and rural in character. The properties on the east and west side of the site have been designated for multiple family residential areas with a density of from 11 to 21 dwelling units per net acre. The North Sacramento Plan designates the subject site as Residential with a density of from 11 to 21 units per net acre.

2. The applicant is proposing to develop the site with a 184 unit apartment complex. As proposed, the density of the project is 27 dwelling units per net acre. This density is in excess of the community plan designation and the applicant is requesting a plan amendment to allow the increased density for this project. Due to the close proximity of the site to the freeway, which is raised at this location and based upon the project design, staff supports the proposed density increase.
3. At the present time, the site is zoned for agricultural use and; therefore, a rezone will be necessary. The applicant is requesting the property be rezoned to the (R-3) Light Density Multiple Family zone, which will accommodate the density proposed by the applicant.
4. Although the site has been designated for multiple family use, access to the site is not adequate to accommodate the amount of traffic that would be generated by this project. As a condition of the rezoning, staff is requesting off-site street improvements up to Jessie Avenue. The City Traffic Engineer indicated that a minimum 30 foot paved street will be required from the northern property line of the site up to Jessie Avenue. Paving shall be to City standards with 15 feet of paving on each side of the center line of the street. No curb, gutter, sidewalks or street lights shall be required for the off-site improvements. Full street improvement will be required on the public right-of-way adjacent to the subject site. In addition to these improvements, the entire cul-de-sac must be paved to City standards.
5. At the present time, the site consists of 4 separate parcels. The applicant is proposing these parcels be merged to accommodate the development. Staff supports the proposed merger which is necessary to accommodate this development.

B. Project Characteristics:

1. As proposed, the project consists of 13 separate apartment buildings and a recreation facility. The apartment buildings consist of four-eight unit, eight-sixteen unit and one 24 unit structures. The units range in size from 650 square feet for a one bedroom unit to 1000 square feet for a three bedroom unit. Each of the units is provided with a fireplace, patio and storage room which are upgraded features not typically available in this area. The elevations indicate that second floor balconies will be developed with open railings which staff recommends be enclosed. Enclosed patios and balconies help screen personal belongings and aid in preserving the quality of the complex.

2. The site design has incorporated many of the features found in lower density garden-type complexes. A recreational area with swimming pool and tot lot are provided in the center of the site. Open areas with heavy landscaping and special design features in the driveway have been incorporated into the site design.
3. The front setback area has been bermed and landscaped with building setbacks varied from 20 to 45 feet. Staff does, however, recommend that the building on the south side of the site at the entry be set back to 25 feet. The building setbacks along the north property line, adjacent to the existing single family development, have been set back 40 feet for the units facing the north property line and 25 feet for those structures with side walled end units located adjacent to the neighboring single family development. The applicant has proposed a tot lot in the open area along the north property line. Staff recommends this lot be relocated since it may be disruptive to the adjacent single family residence. A solid masonry wall shall also be required along the north and east property lines. The south property line will require a sound wall to buffer noise from the freeway.
4. As proposed, on-site parking exceeds the requirement of 1-5 spaces per dwelling unit. Access to the parking is convenient to the individual units and it is not expected that on-street parking will result due to the parking design, number of spaces, and the configuration of the site. Staff does, however, recommend that the long rows of parking spaces on the south side of the site be broken up with planter islands every 10 spaces.
5. The applicant is proposing to use wood siding and stucco for the exterior finish of the units. The roofs are to be finished in composition shingles. Staff recommends the use of wood shingles or of a heavy textured composition shingle which provides depth and texture and will enhance the appearance of the complex.
6. The applicant's plans were reviewed by the Traffic Engineer, Police, Public Works, Community Services, Real Estate Division and the Fire Department. The following comments and conditions have been submitted in response to this proposal:
 - a. Traffic Engineer: Off-site street improvement shall be required from the north property line up to Jessie Avenue. These improvements shall include paving of 15 feet each side of the center line and standard paving for the full width of the cul-de-sac on Taylor Street. Full improvements shall be required for the public right-of-way in front of the subject site.
 - b. Police: No comment
 - c. Public Works: No comment
 - d. Community Services: No comment
 - e. Real Estate Division: No comment
 - f. Fire Department: No comment

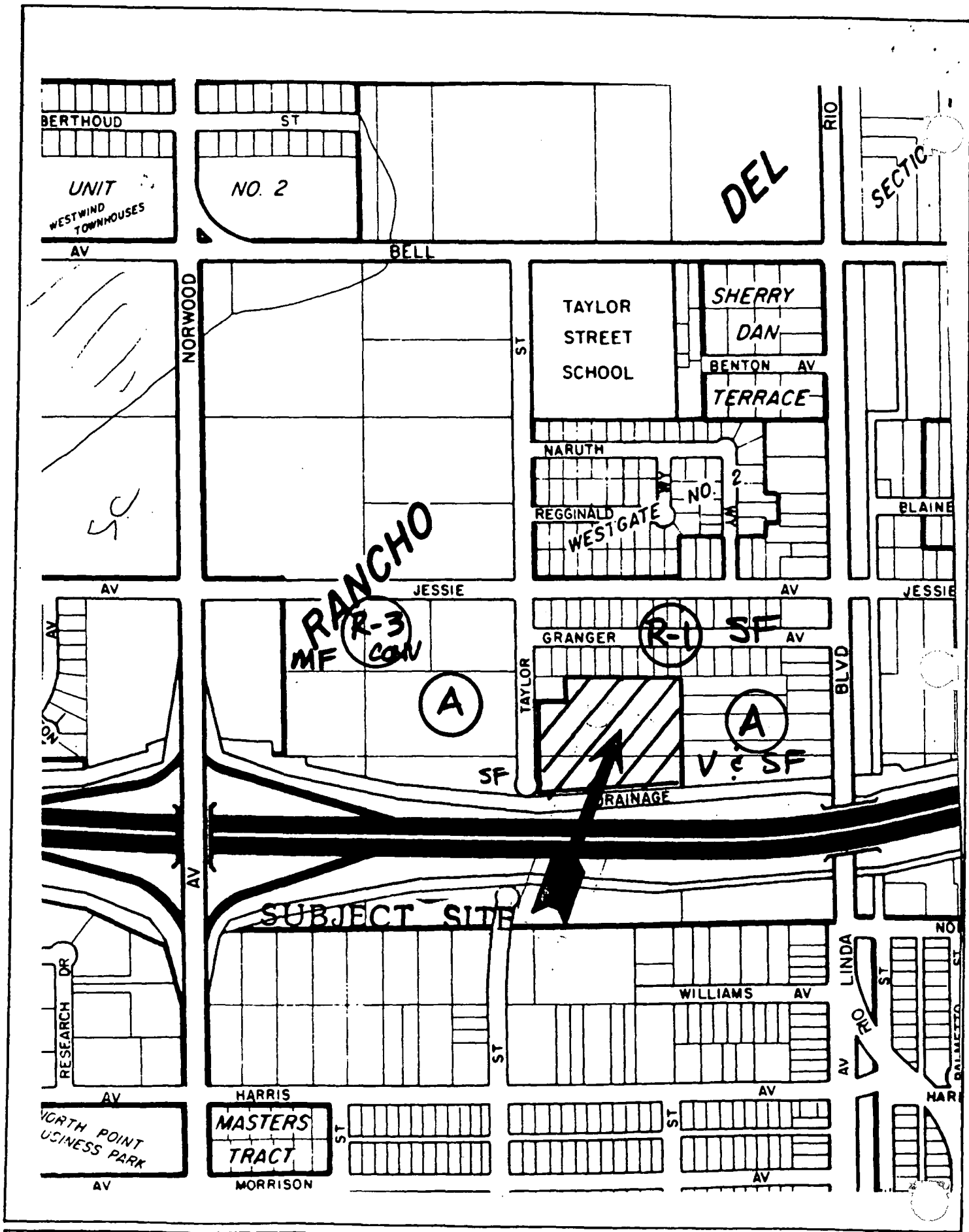
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed this proposal and has determined that the project will have no significant adverse environmental impact. A Negative Declaration has been filed with mitigation measures to address concerns over the effect freeway noise on the proposed development.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the 1984 North Sacramento Community Plan Amendment from Residential 11-21 du per net acre to 11-29 du per net acre;
- C. Recommend approval of the rezone from Agricultural (A), to Light Density Multiple Family Review Zone (R-3R), subject to the following conditions;
- D. Approval of the lot line merger by adopting the attached resolution.

Conditions - Rezone

1. Off-site street improvements shall be provided on Taylor Street up to Jessie Avenue. The improvements shall include 15 feet of paving each side of the center line of the street and for the entire width of the cul-de-sac.
2. The minimum building setback along Taylor Street shall be 25 feet.
3. All upper story balconies shall be enclosed with solid wood or stucco material.
4. The tot lot on the north side of the site shall be relocated to the southerly portion of the site.
5. A 6 foot solid masonry wall shall be provided along the north and east property line.
6. An acoustical study shall be prepared assessing the project consistency with the City's noise element. The applicant shall adhere to any measures indicated in the report that are necessary to mitigate noise from the freeway. The study shall be submitted to the Planning Director for review and approval prior to issuance of a building permit.
7. The long rows of parking stalls on the south side of the site shall be interrupted with planter islands every 10th space.
8. Roofing material shall consist of wood shingles or a heavy textured composition shingle. Samples of any composition shingle to be used on the project shall be submitted to the Planning Director for review and approval prior to issuance of a building permit.
9. The applicant shall utilize the attached plans in developing this complex.
10. The attached additional Residential Design Criteria in Exhibit C shall be used in this development.



VICINITY - LAND USE - ZONING

LAND DESCRIPTION

A PARCEL OF LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF LOT 54 AND THE NORTH HALF OF LOT 59 AS SHOWN ON THE OFFICIAL PLAT OF "SUBDIVISION OF SECTION 11 OF RANCHO DEL PASO," FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON APRIL 18, 1913, IN BOOK 14 OF MAPS, MAP NO. 5.

EXCEPTING THEREFROM THE FOLLOWING:

PARCEL 1

THE NORTHERLY 140.00 FEET OF THE WESTERLY 132.00 OF SAID LOT 54. SAID DIVISION BEING MADE TO THE CENTERLINE OF TAYLOR STREET, A PUBLIC ROAD.

PARCEL 2

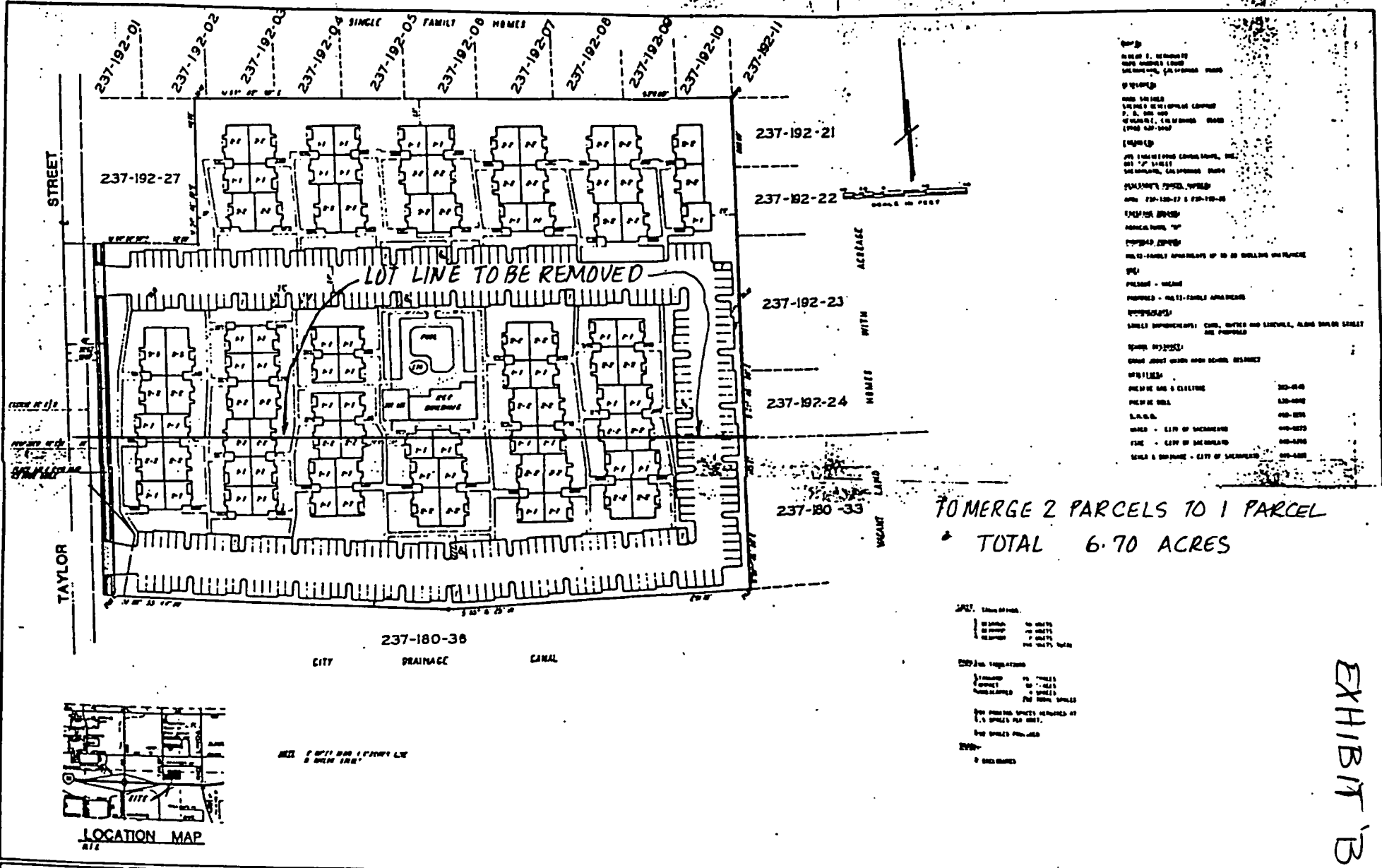
A PORTION OF TRACTS 59 AND 60 AS PER THE PLAT OF "SUBDIVISION OF SECTION 11 OF THE RANCHO DEL PASO," FILED APRIL 18, 1913, IN BOOK 14 OF MAPS, MAP NO. 5, RECORDS OF SAID COUNTY; SAID TRACTS BEING CITED IN THE DEED DATED JUNE 29, 1916, RECORDED MARCH 6, 1948, IN BOOK 1454, PAGE 76, OFFICIAL RECORDS OF SAID COUNTY.

SAID PORTION IS ALL THAT PART THEREOF LYING SOUTHERLY FROM COURSES (1) THROUGH (6), AND WESTERLY FROM COURSES (7) AND (8) OF THE LINE DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE EAST LINE OF SAID TRACT 60, SAID POINT ALSO BEING IN THE EAST LINE OF RIO LINDA BOULEVARD, AS PER SAID PLAT, DISTANT N 48°35'25" E. 79.55 FEET FROM THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN THE DEED DATED JUNE 23, 1942, RECORDED JUNE 25, 1942, IN BOOK 956, PAGE 466, OFFICIAL RECORDS OF SAID COUNTY; SAID POINT OF BEGINNING ALSO BEING DISTANT NORTHERLY, MEASURED RADIALY, 216.80 FEET FROM ENGINEER'S STATION "A"569+57.98 OF THE DEPARTMENT OF PUBLIC WORKS' SURVEY AND BASE LINE FROM THE SACRAMENTO RIVER TO ROUTE 3 (NOW ROUTE 80), ROAD III-SAC-242-A, NSAC,SAC (NOW 03-SAC-880); THENCE (1) FROM SAID POINT OF BEGINNING S. 82°38'26" W. 60.45 FEET TO A POINT IN THE EAST LINE OF SAID LANDS; THENCE (2) ALONG SAID EAST LINE S. 0°19'30" E. 44.88 FEET TO SAID SOUTHEAST CORNER OF SAID LANDS; THENCE (3) ALONG THE SOUTH LINE OF SAID LANDS N. 89°30'42" WEST 603.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS IN THE WEST LINE OF SAID TRACT 60; THENCE (4) ALONG THE WEST LINE OF SAID TRACT 60, S. 0°18'58" E. 13.97 FEET; THENCE (5) LEAVING SAID WEST LINE S. 85° 57' 07" W. 289.54 FEET; THENCE (6) N. 88°53'44" W. 319.90 FEET; THENCE (7) N. 10°55'45" E. 60.73 FEET; THENCE (8) N. 43°20'05" WEST 64.02 FEET TO A POINT IN THE EAST LINE OF TAYLOR STREET AS PER SAID PLAT OF SUBDIVISION OF SECTION 11 OF THE RANCHO DEL PASO.

END OF DESCRIPTION

P. 85801
21



APN 237-192-21
 237-192-22
 237-192-23
 237-192-24
 237-180-33

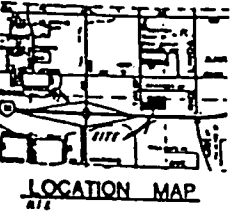
ACCREAGE WITH NEARBY LAND

TO MERGE 2 PARCELS TO 1 PARCEL
 TOTAL 6.70 ACRES

EXHIBIT B

APN 237-192-21
 237-192-22
 237-192-23
 237-192-24
 237-180-33

APN 237-192-21
 237-192-22
 237-192-23
 237-192-24
 237-180-33



JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95814 (916) 941-5700

DATE: 11/17/11
 SCALE: 1"=40'

LOT MERGER - PROPOSED APARTMENTS
 4050 TAYLOR STREET
 APN 237-180-27 & 237-192-28

1/1

MULTIFAMILY RESIDENTIAL DESIGN CRITERIA
P85-001

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 backyards and patio areas of on-site and adjacent developments and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main building.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.
7. Solar heating and cooling of units shall be achieved to the maximum extend possible.
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. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile, or other imitation shakes, subject to Planning Director approval.
11. A minimum building setback of 40 feet shall be utilized on multiple family projects from interior and rear property lines abutting existing or future low density residential developments where two story structures are proposed.

B. OFF-STREET PARKING DESIGN CRITERIA

1. Off-street 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) of which a minimum 1:1 shall be covered parking. Six foot decorative masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development.
2. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
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. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis work.
5. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
6. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports. If adjacent to nonresidential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use.
7. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
8. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
9. There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.
10. 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).
11. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.

12. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.
3. Walkway location shall assure convenient access between parking and dwelling units.
4. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.
5. Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual enclosed garages.
2. Fifty percent (50%) 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 trees)

2. Landscape treatment shall include:

- a. The major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. 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, particularly along setback areas adjacent to public streets.
- 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.
- g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
- h. For crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.
- i. Large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.

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 with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be 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 planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum demensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number, and distribution.

G. SIGNAGE

With the exception of the main project identification sign(s), all other signage shall comply with the City Sign Ordinance.

A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type or incorporated into a low profile decorative entry wall(s). The height of the monument sign shall not exceed six feet.

The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco or similar material which complements the design of the main buildings.

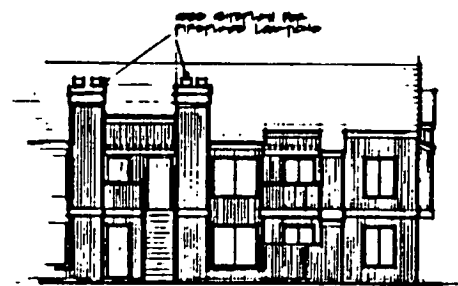
Individual letters and project logo are permitted. The signage program shall be subject to the review and approval of the Planning Director.

H. PERSONAL SAFETY DESIGN CRITERIA

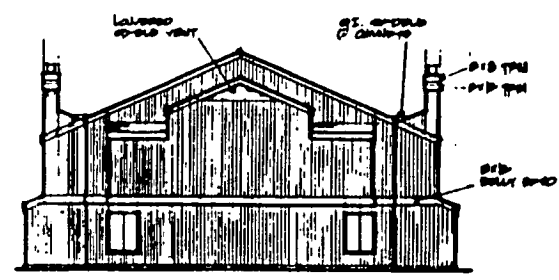
Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building project including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.

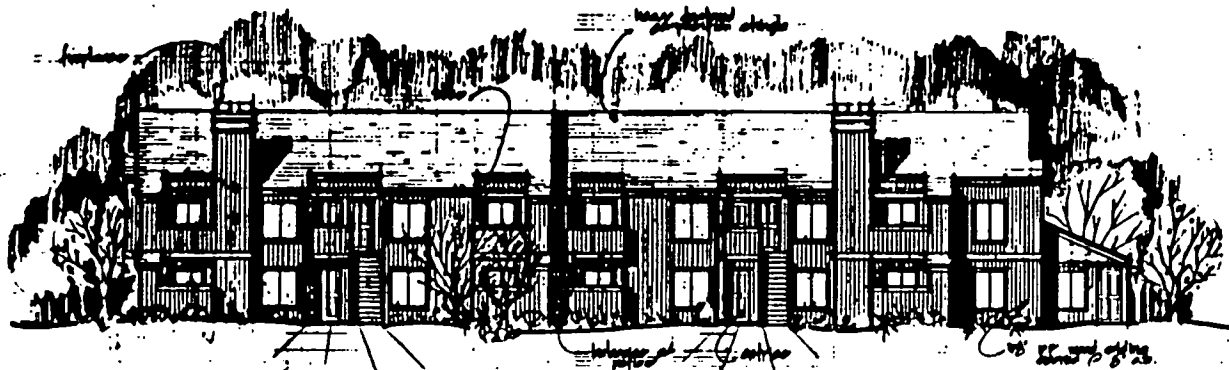


TYPICAL FRONT ELEVATION
 @ NORTH PROP. LINE

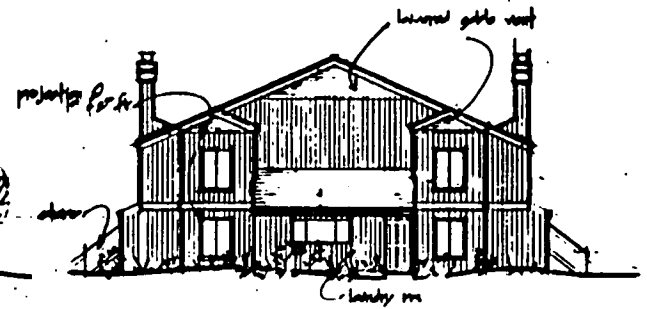


TYPICAL END ELEVATION
 @ NORTH PROP. LINE

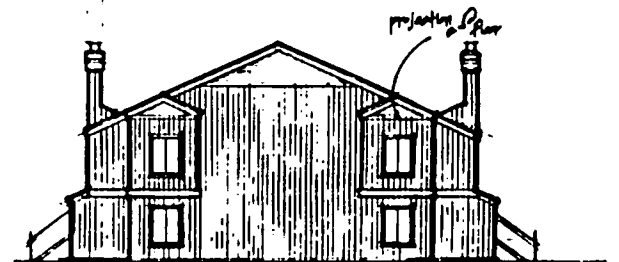
10 1/2" x 20"



TYPICAL FRONT ELEVATION
10' x 100'



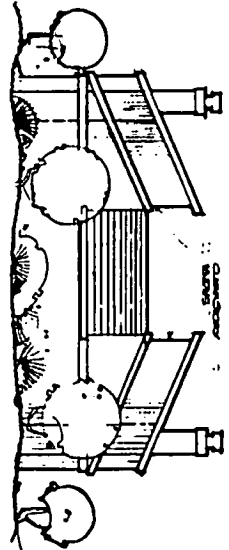
TYPICAL END ELEVATION of laundry area
8' x 100'



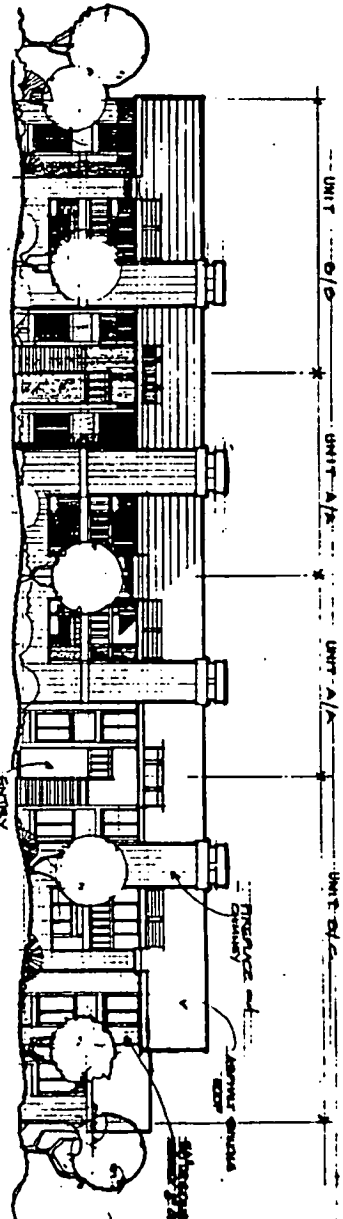
TYPICAL END ELEVATION of laundry area
8' x 100'

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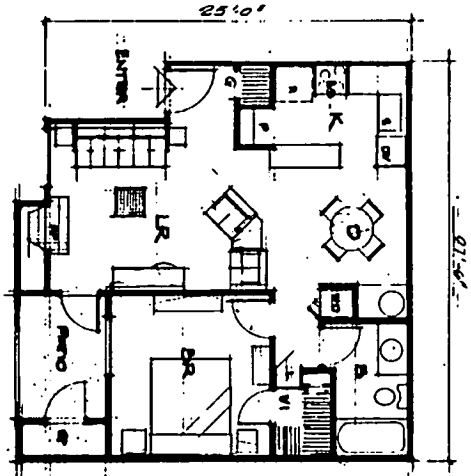
TYPICAL END ELEVATION



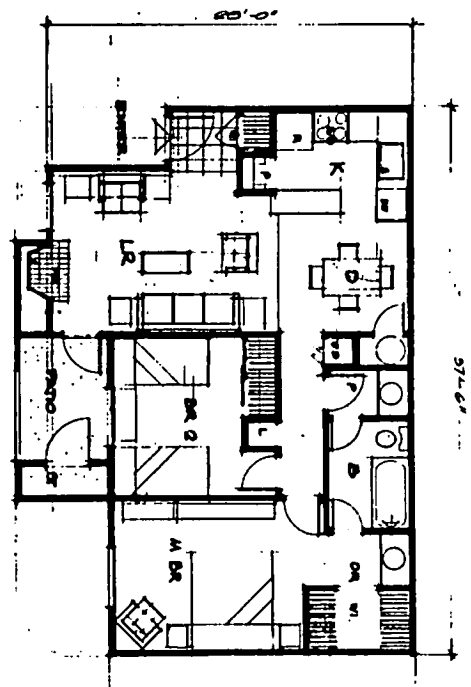
TYPICAL FRONT ELEVATION



UNIT A



UNIT B



0477

4050 TAYLOR STREET

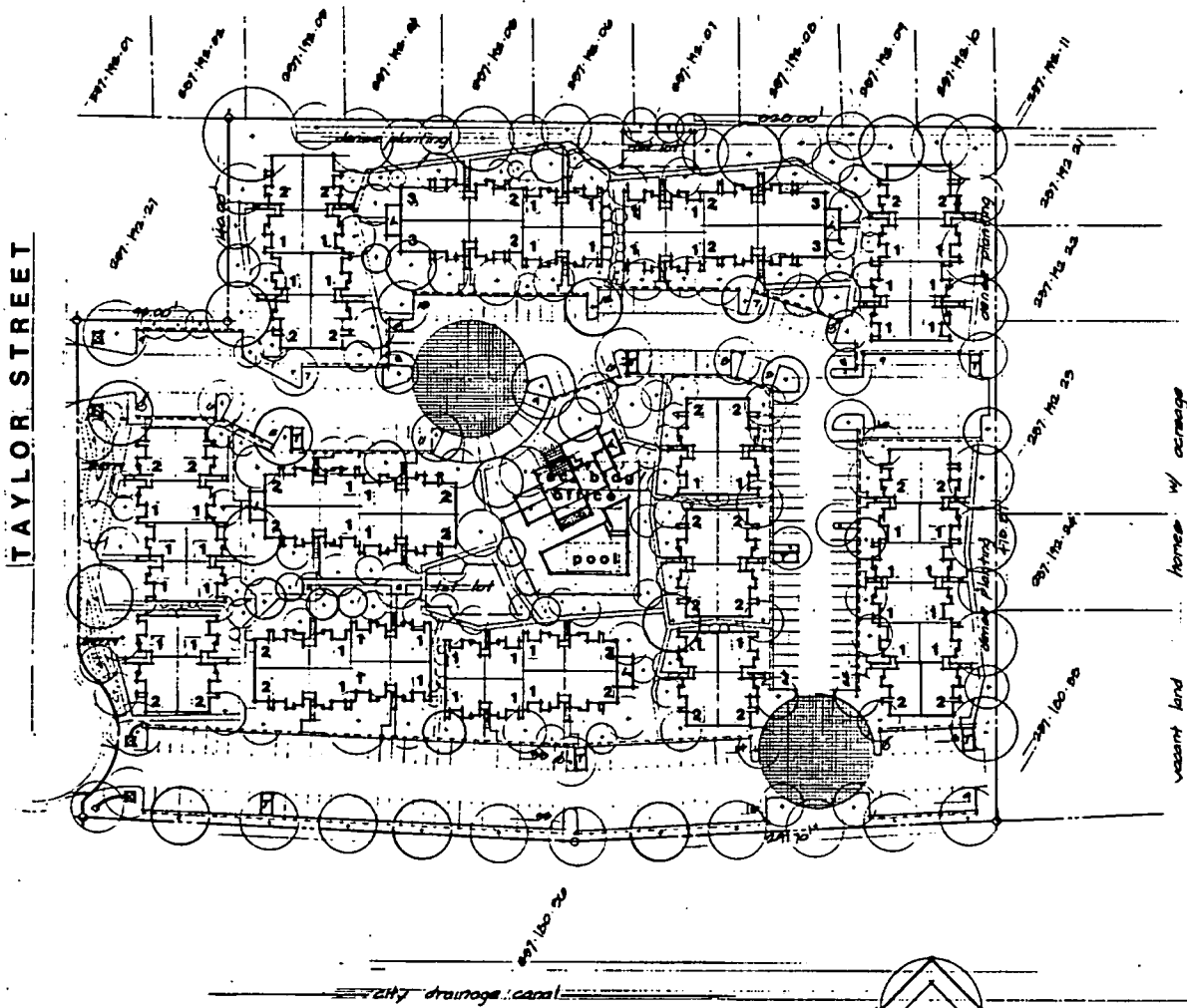
buzz garcia associates
ARCHITECTURE • PLANNING

2015 TWENTY-FIFTH STREET • (916) 444-1111
SACRAMENTO • CALIFORNIA

8416



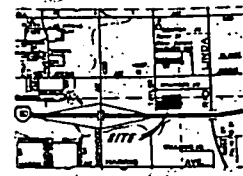
23
PS5001



SITE STUDY PLAN

acres = 43,560 sq. ft.

LOCATION MAP



DEVELOPMENT STATISTICS

UNIT FABRICATIONS

1 BEDROOM	108 UNITS
2 BEDROOM	68 UNITS
3 BEDROOM	8 UNITS
184 UNITS TOTAL IN 6.7 ACRES	

DEENSITY 27.46 UNITS PER ACRE

PARKING FABRICATIONS

STANDARD	269 SPACES
HANDICAPPED	5 SPACES
274 TOTAL SPACES	

276 PARKING SPACES REQUIRED AT 1.5 SPACES PER UNIT
208 PARKING SPACES PROVIDED

TRASH:

7 ENCLOSURES

buzz garcia associates
ARCHITECTURE PLANNING

CALIF. C 620
NEVADA 776
ARIZONA 812
NEW MEXICO 82

04-02

B4166

A

M16

JTS

ENGINEERING CONSULTANTS, INC.

811 J STREET
SACRAMENTO, CALIFORNIA 95814 (916) 441-4788

0476