

CITY PLANNING COMMISSION

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

APPLICANT	Stonham & Becker, 2460 Watt Avenue, No. 200, Sacramento, CA 95825		
OWNER	Barratt of Northern Calif., 2135 Butano Drive, Sacramento, CA 95825		
PLANS BY	Stonham & Becker, 2460 Watt Avenue, No. 200, Sacramento, CA 95825		
FILING DATE	8/9/84	50 DAY CPC ACTION DATE	REPORT BY: SC:lr
NEGATIVE DEC	8/17/84	EIR	ASSESSOR'S PCL NO. 119-220-58

APPLICATION: A. Negative Declaration
B. Plan Review for a 272 Unit Apartment Complex (Section 13-3-c{4})

LOCATION: South side of Brookfield west of Franklin Boulevard at Valley Wind Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 272 unit apartment complex in the R-3-R Zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Southgate Community Plan Designation:	Light-density multiple family
Existing Zoning of Site:	R-3R
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-3 and R-3-R
South:	Vacant; R-3-R
East:	Residential and Commercial; R-3 and C-2
West:	Residential; R-1A
Parking Required:	272 spaces
Parking Provided:	366 spaces
Property Dimensions:	Irregular
Property Area:	10± acres
Density of Development:	27 units per net acre
Square Footage of Units:	600 sq. ft. to 800 sq. ft.
Building Height:	29 feet
Exterior Color:	Green, brown or earthtones
Exterior Building Materials:	TIII plywood siding with composition shingles
Topography:	Flat
Street Improvements/Utilities:	To be improved

BACKGROUND INFORMATION: On July 10, 1980 (P-9070) the Planning Commission approved a conceptual site plan for the subject site in conjunction with a rezone application. The site is zoned and designated for multiple family use. In November 1983, a parcel map (P83-341) was approved by the Commission to separate the subject site from 20 acres of land south of the site.

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

- A. The subject site is located in an area developed with single family, multiple family and commercial uses. As proposed, the site will be developed in two phases. This application involves the Plan Review for

APPLC. NO. P84-304

MEETING DATE September 13, 1984
September 27, 1984

CPC ITEM NO. 36
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140 units or the first phase of a 272 unit apartment complex. This portion of the project is located on the eastern side of the subject site. As proposed, the number of units in the project is consistent with the zoning and plan designation.

- B. As proposed, the site plan indicates inadequate landscaping both on street frontages and throughout the interior of the site. Staff recommends the applicant redesign the site plan to provide a minimum of 25 foot wide landscaped planters adjacent to all public street frontages. These planters shall be developed with a minimum of four foot undulating berms and be landscaped with turf or low ground cover and overlapping evergreen trees to buffer the site from traffic. At the present time, interior landscaping is minimal and should be redesigned to eliminate the massive paved areas. The long strips of parking stalls shall be interrupted at least every tenth stall by a minimum 5 foot planter landscaped with shade trees and living ground cover.
- C. To improve the visual quality of the project and provide relief and continuity to the end elevations, staff recommends the use of window elements or other design features on the blank wall of all end units.
- D. The building elevations are acceptable in that the plans indicate a variety of roof lines and the use of one and two story units. Staff does, however, recommend the replacement of the TIII plywood siding with a horizontal woodsiding which will further enhance the appearance of the apartment complex.
- E. Final detailing of exterior elevations should be submitted to staff for review and approval. It is suggested the applicant work with staff to resolve the final detailing.
- F. A six foot solid masonry wall shall be provided on the south property line to provide a buffer between the complex and future development south of the site. The wall shall be planted with a clinging type vine to discourage defacement.
- G. The applicant's plans have not included details such as trash enclosures. It is, therefore, recommended that general compliance with the attached Multiple Family Residential Design Criteria be required (see Exhibit A).
- H. The plans were reviewed by the Traffic Engineer, City Fire Department and the Public Works Director. The Public Works Director indicated that the applicant shall contact the County Sanitation District regarding the available service capacity. In addition, the tentative map for this site was conditioned to ensure that the two large Eucalyptus trees located on the northeast corner of the site be retained unless prior permission for their removal is obtained from the Director of Community Services. The applicant should also be aware that Parkland Dedication fees have been deferred until the site is further subdivided or building permits have been requested.

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.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration; and
- B. Approval of the Plan Review for 140 units subject to the following conditions:

Conditions-Plan Review

The following measures shall be shown on revised plans. All revised site plans, elevations and landscape plans shall be submitted to the Planning Director for review and approval prior to issuance of a building permit:

1. The applicant shall redesign the landscape plans to provide the following:
 - a) minimum planter width along all street frontage to be 25 feet;
 - b) the 25 foot landscape planter shall be provided with a minimum of 4 foot undulating berms;
 - c) all interior landscaping shall be redesigned to eliminate the massive paved areas throughout the site;
 - d) the long strips of parking stalls shall be interrupted at least every tenth stall with a minimum 5 foot landscaped planter.
2. The end units shall be redesigned with window elements or other design features which will be shown on revised elevations.
3. The siding material shall consist of a horizontal wood siding.
4. A six foot solid decorative masonry wall shall be provided along the south property line. The wall shall be planted with a clinging type vine and shall be located in a landscaped irrigated planter.
5. The applicant shall submit detailed plans indicating the location and design of all trash enclosures and shall adhere to criteria in Exhibit A.
6. The applicant shall adhere to the Residential Design Criteria in Exhibit A.
7. The two Eucalyptus trees located on the northeast corner of the site shall be retained and protected during construction to the satisfaction of the Director of Community Services.

Information Items

1. Parkland Dedication fees are required prior to issuance of a building permit.
2. The applicant shall contact the County Sanitation District to determine service capacity to the site.
3. The Traffic Engineer indicated that Sagewood Apartments may not be an appropriate name since this name is being used for a new condominium development in the City.

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 minimize the incidences of one building shading another.
9. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, heavy textured composition shingles, or other imitation shakes or tile, subject to Planning Director approval.

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.
2. For the convenience of tenants and guests, and to encourage use of offstreet 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. Offstreet 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 percent 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. Parking stall depth can be reduced by two feet if the two feet gained shall be incorporated into adjacent landscaping or walkways.
13. 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).
14. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
15. 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.
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 tenth offstreet parking required, excluding developments which provide 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.

C. 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.
 - 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.

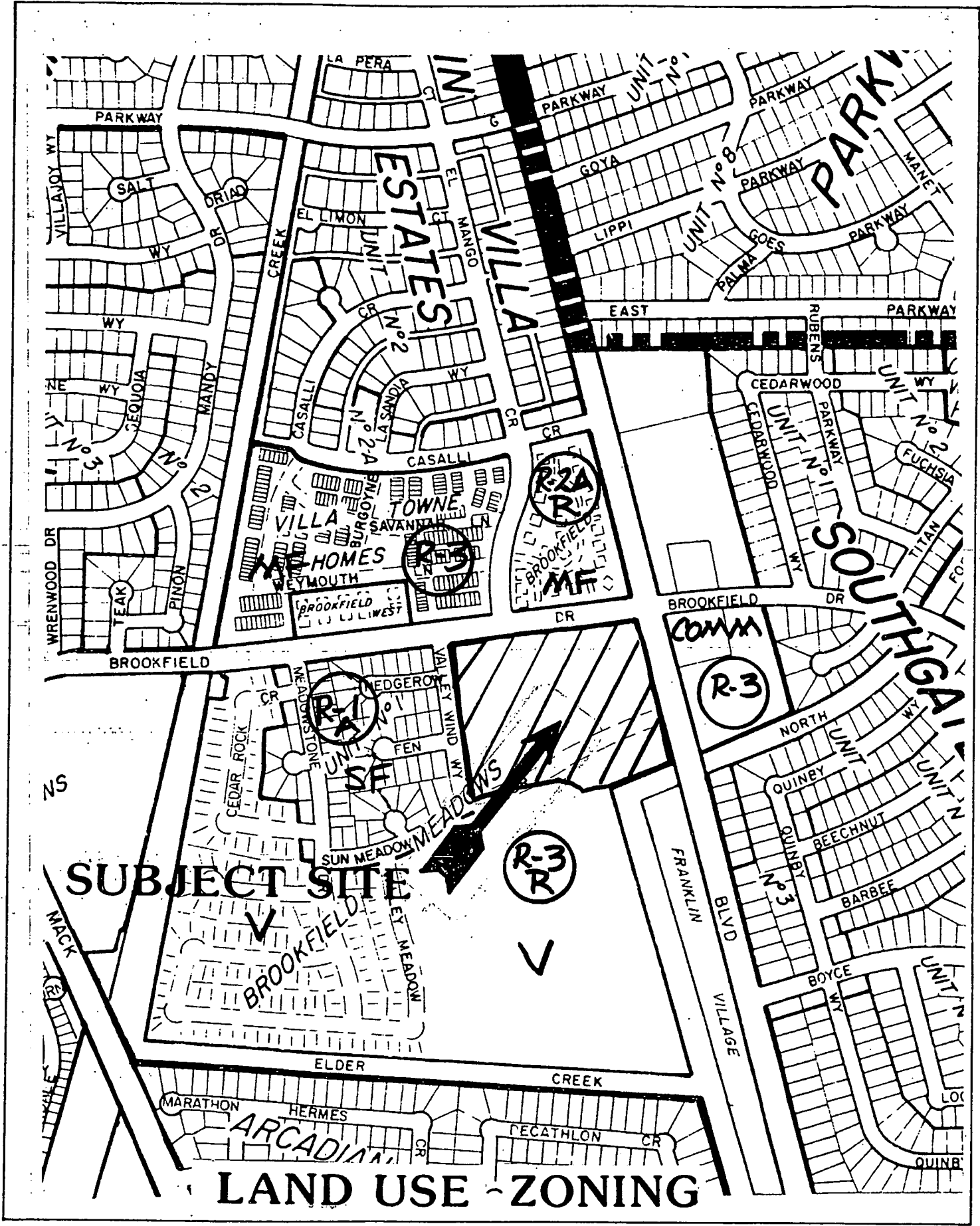
G. PERSONAL SAFETY DESIGN CRITERIA

- 1. Dead Bolt Locks: The following shall be minimum requirements for deadbolt locks: a) bolt shall have a throw of at least one (1) inch, b) bolt shall be constructed so as to repel cutting tool, and c) any additional requirements as required in the Uniform Building Code.

2. Adequate Indoor and Outdoor Lighting Systems: Open parking lots and carpots 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.

3. 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.
4. Smoke detectors.
5. Solid core doors.
6. Separate attic space shall be accessible only from individual units.
7. Protection of roof openings.
8. 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.



**LAND USE ZONING
& VICINITY MAP**

P84-304

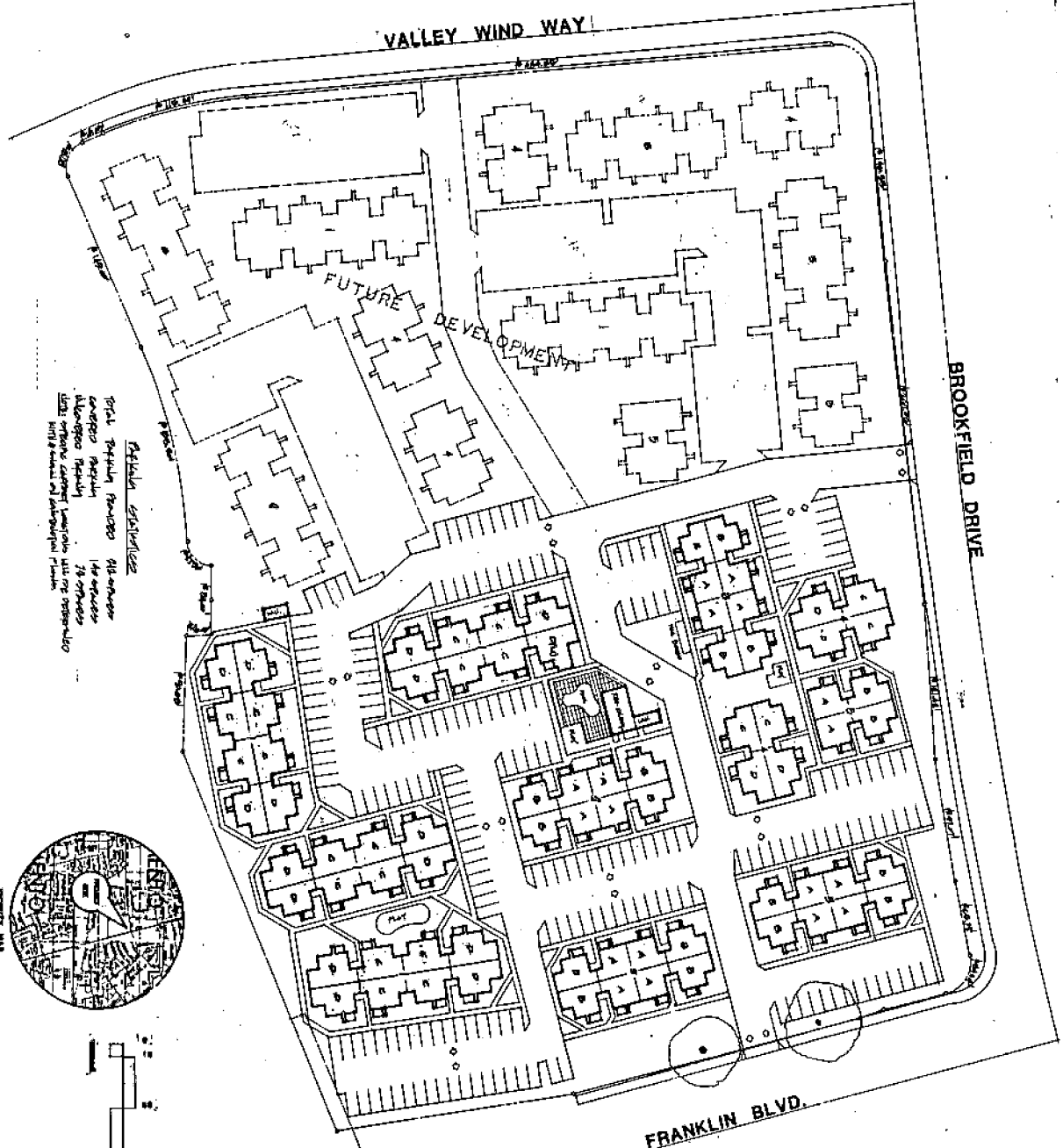
AP-51-7
AS-18-B

No. 35
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UNIT STATISTICS

BLK	UNIT	A	B	C	D	TOTAL
I	1					1
	2					2
	3					3
	4					4
II	1					1
	2					2
	3					3
	4					4
P H A S E I						
P H A S E II						
P H A S E III						

SITE PLAN



TOTAL PARKING SPACES 180 UNITS
 CARSPACES 180 UNITS
 BICYCLES 75 UNITS
 THE OFFICE CENTER LOCATED AT THE INTERSECTION WITH SOUTHWEST CORNER OF BROOKFIELD DRIVE

SITE PLAN P 84304

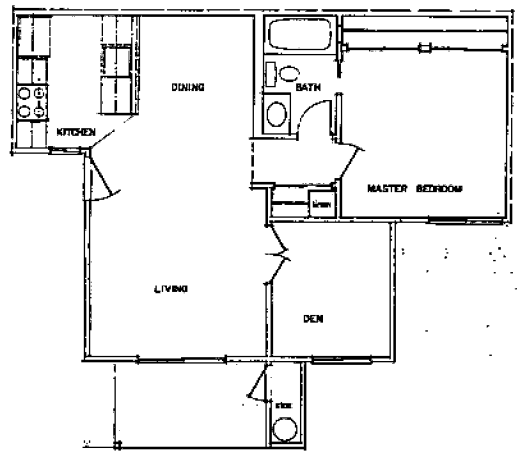
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	JOB SAGEWOOD APARTMENTS DRAWING NO. 101 TITLE	NO. 101 REVISION DATE	SHEET TITLE SITE PLAN	PROJECT TITLE SAGEWOOD APARTMENTS FRANKLIN BLVD. & BROOKFIELD DRIVE SACRAMENTO, CALIFORNIA	ARCHITECT STONHAM & BECKER ARCHITECTURE PLANNING	PROJECT NO. P84-304 DATE 1954-08-27	H. H. STONHAM, JR. CALIF. A. J. BECKER CALIF.

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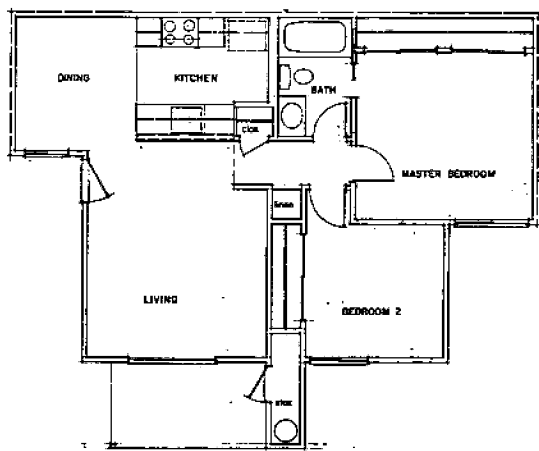
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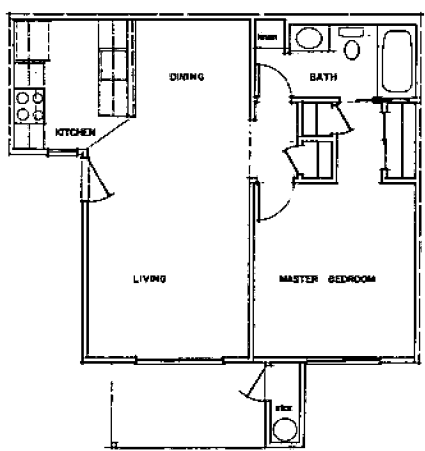
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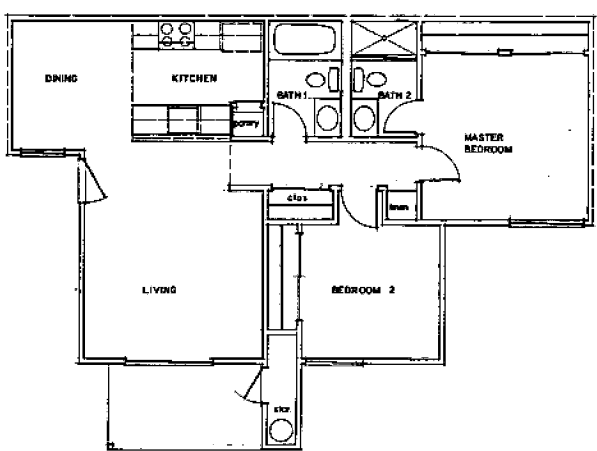
UNIT TYPE B - 1 BEDROOM & DEN / 1 BATH 663.3 s.f.
SCALE 1/4" = 1'-0"



UNIT TYPE C - 2 BEDROOM / 1 BATH 735.3 s.f.



UNIT TYPE A - 1 BEDROOM / 1 BATH 600.3 s.f.
SCALE 1/4" = 1'-0"



UNIT TYPE D - 2 BEDROOM / 2 BATH 793 s.f.
SCALE 1/4" = 1'-0"

STONHAM & BECKER
ARCHITECTURE
PLANNING

2400 WATT AVENUE SUITE 200
SACRAMENTO, CALIFORNIA 95825
916/448-0831

M. H. STONHAM, JR. C.P. 102
F. W. BECKER C.T.S. 149

PROJECT TITLE
SAGEWOOD APARTMENTS
FRANKLIN BLVD. & BRIDGEFIELD DRIVE
SACRAMENTO, CALIFORNIA

SHEET TITLE
UNIT PLANS

NO.	REVISION	DATE

JOB #20216
DATE 7-17-84
DRAWN A.R.
FILE

SHEET
2
OF 3 SHEETS

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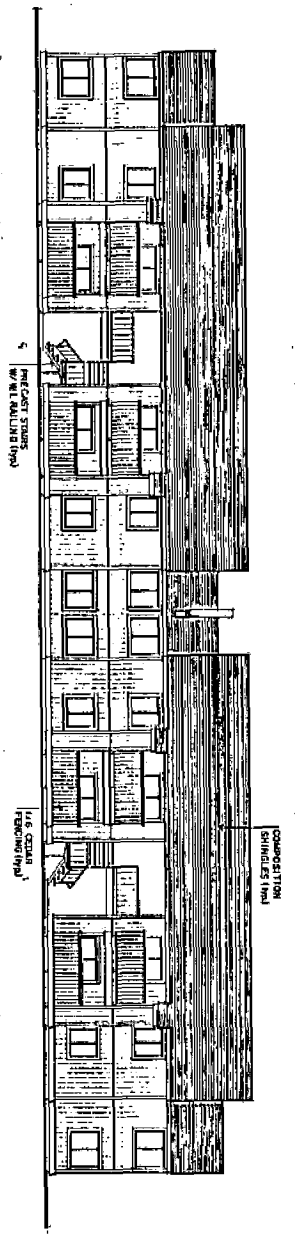
9-13-84 9-27-84

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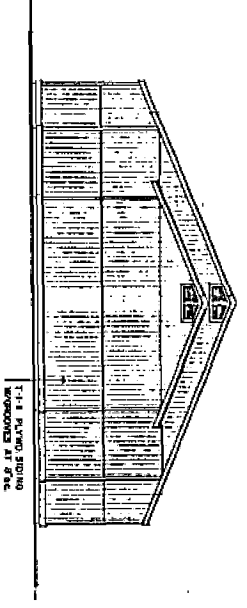
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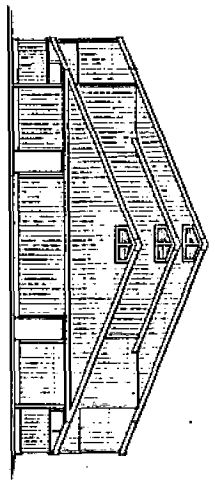
ELEVATION BUILDING TYPE 3



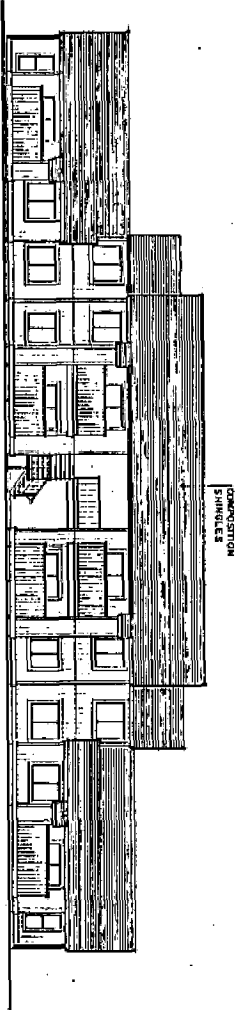
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ELEVATION BUILDING TYPE 3



EXTERIOR ELEVATIONS

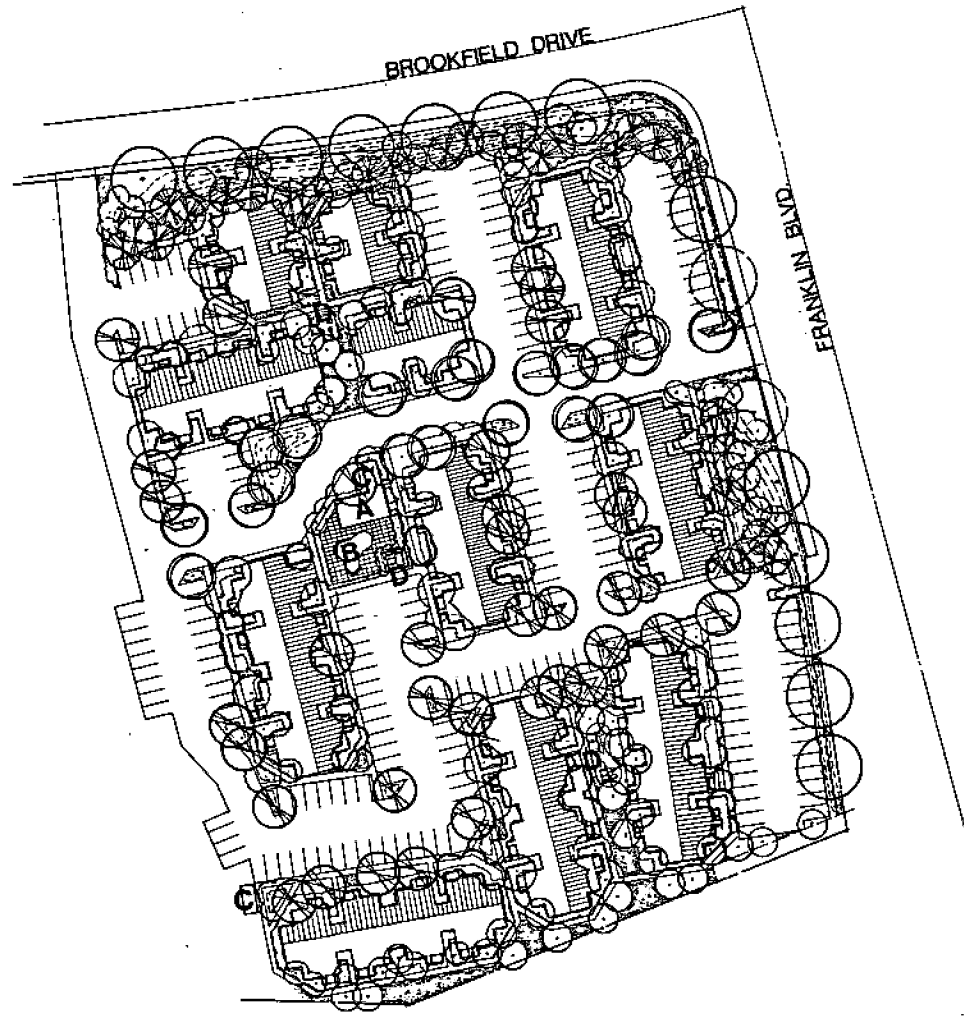
SCALE 1/8" = 1'-0"

NO. REVISION DATE	JOB: SAGEWOOD APARTMENTS	DATE: 7-17-84	DRAWN BY: D.E.	FILE	SHEET 3 OF 3 SHEETS	PROJECT TITLE SAGEWOOD APARTMENTS FRANKLIN BLVD. & BROOKFIELD DRIVE SACRAMENTO, CALIFORNIA	STONHAM & BECKER ARCHITECTURE PLANNING	DATE: 7-17-84 DRAWN BY: D.E. FILE:	N.Y. STONHAM, R. CHASE P. W. BECKER

7-13-84 9-27-84

P 84304

16.363



LEGEND

- A - patios
- B - pool
- C - shrubby palms
- D - shrubby plants

- DECIDUOUS TREES**
- White Birch
 - White Birch
 - Redwood
 - Shrub Oak
 - White Oak
 - White Oak
 - White Oak
 - White Oak

- PROCESSED EVERGREEN TREES**
- Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak

- CONIFEROUS TREES**
- Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak

- ACCENT TREES**
- Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak

- SHRUBS**
- Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak
 - Shrub Oak

NOTES

1. ALL LANDSCAPE TREES SHALL HAVE AN IRRIGATION SYSTEM
 2. STREET TREES SHALL HAVE PERFORATED CURB HIGH OF 4" HIGH
 3. STREET TREES SHALL HAVE PERFORATED CURB HIGH OF 4" HIGH
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CONCEPTUAL LANDSCAPE PLAN

STONHAM & BECKER
 ARCHITECTURE
 PLANNING

2400 W 4TH AVENUE SUITE 300
 SACRAMENTO, CALIFORNIA 95811
 (916) 486-0821

14 W STONHAM JR. C-1318
 F. W. BECKER C-1318A

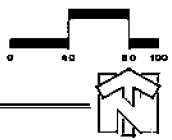
PROJECT TITLE
SAGEWOOD APARTMENTS
 FRANKLIN BLVD. & BROOKFIELD DRIVE
 SACRAMENTO, CALIFORNIA

SHEET TITLE
 LANDSCAPE PLAN

NO.	REVISION	DATE

JOB
 DATE
 DRAWN
 FILE

SHEET
4
 OF SHEETS



STRAYER ASSOCIATES
 LANDSCAPE ARCHITECTURE - SACRAMENTO, CALIFORNIA
 1008 SOUTH PINE, SACRAMENTO, CA 95811 (916) 486-1271

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