

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, 2590 Venture Oaks Way, Sac, CA 95833				
OWNER	Lakemont Development, Inc., 1150 Murphy Avenue, #200, San Jose, CA				
PLANS BY	The Spink Corporation, 2590 Venture Oaks Way, Sac, CA 95833				
FILING DATE	3/10/89	ENVIR. DET.	N.D. 4/13/89	REPORT BY	PW:kjr
ASSESSOR'S PCL. NO.	117-0160-033				

- APPLICATION:**
- A. Negative Declaration
 - B. Plan Review of an 88-unit apartment complex on 5.8+ vacant acres in the Multifamily-Review (R-2A-R) Zone.

LOCATION: Jacinto Road, west of Center Parkway

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

PROJECT INFORMATION:

General Plan Designation:	Residential 4-15 du/ac
1986 South Sacramento Community Plan Designation:	Residential 7-15 du/ac
Existing Zoning of Site:	R-2A-R
Existing Land use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1A	Front:	25'	31'
South: Vacant; R-1	Side(Int):	25'	26'
East: Vacant; R-1 (Proposed School Site)	Side:	5'	16'
West: Vacant; R-1	Rear:	15'	32'

Parking Required:	132 Spaces
Parking Provided:	164 spaces; 88 covered, 76 open
Property Dimensions:	Irregular
Property Area:	5.8+ acres
Density of Development:	14.4 d.u. per acre
Height of Building:	30 feet
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Existing
Exterior Building Materials:	Horizontal wood siding
Roof Material:	Composition Shingle
Exterior Building Colors:	Greys, whites, and blues
Square Footage of Units:	Ranges from 710 square feet to 1146 square feet

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 5.8+ vacant acres in the Multifamily-Review (R-2A-R) zone. The site is located within the City portion of Laguna just west of the intersection of Jacinto Road and Center Parkway. Both the General Plan and 1986 South Sacramento Community Plan designate the site residential uses with a maximum density of 15 du/ac. The proposed project has a density of 14.4 du/ac. The site is surrounded by vacant land zoned R-1 and R-1A. Directly adjacent to the east of the subject site is a proposed future middle school.

B. Applicant's Proposal

The applicant is proposing to construct an 88 unit apartment complex on the subject 5.8+ vacant acres. The site is currently a portion of a larger parcel that contains the adjacent school site. The applicant has indicated that the parcel map separating the sites will be recorded separately. The subject apartment project cannot be constructed until this final map is recorded. Staff recommends the submittal of the map as soon as possible to prevent delays in the development of the project.

C. Site Plan Review

The submitted plans indicate four building type clusters consisting of nine unit types. Three building types are two-story and building type IV which is adjacent to future single family residential is a one-story configuration. Overall unit types are as follows:

Unit A-H	3 bdrm/2 bath, handicap	1101 S.F.
Unit A-EH	3 bdrm/2 bath, end condition handicap	1146 S.F.
Unit B-T	2 bdrm/2 bath	969 S.F.
Unit B-H	2 bdrm/2 bath, handicap	969 S.F.
Unit B-E	2 bdrm/2 bath, end condition	1001 S.F.
Unit C-T	Double master/2 bath	992 S.F.
Unit C-H	Double master handicap	992 S.F.
Unit C-EH	Double master end, handicap	1016 S.F.
Unit D-T	1 bdrm/1 bath	710 S.F.

Overall unit mix is as follows:

3 bdrm/2 bath	30
2 bdrm/2 bath	24
2 bdrm/2 bath	19
(master/master)	
1 bdrm/1 bath	<u>15</u>
Total Units	88

The submitted site plan adheres to the City's Multifamily Residential Design Criteria. Staff wants to compliment the applicant on the use of the two, one-story buildings adjacent to the future single family residential to the west. The submitted site plan indicated an off-site emergency access through the adjacent

school site. This was unacceptable by staff and, therefore, the applicant has agreed to revise the site plan accordingly. A 15 foot emergency access will be provided on-site at the northern corner of the site onto Jacinto Road. This access has been discussed and approved by the City's Fire Division. Further, the Fire Division has agreed to the use of a decorative paving material such as a product known as Grasscrete. This material must be approved by the Fire Division prior to the issuance of building permits. In order to accomplish this access road, building number 11 will shift 2-3 feet to the west. The revised plans are being prepared by the applicant and will be submitted to the Commission prior to the hearing.

D. Building Design

The applicant proposes building exteriors consisting of individual horizontal wood siding and composition shake roofs. Exterior colors proposed are a combination of grey, white, and blue. Staff recommends the use of smooth cedar wood shakes rather than composition shingles. The wood shakes are more aesthetically pleasing and present a higher quality project. Plans for the garages and covered carports have not been submitted. The garages and carports should be similar in design and materials to the proposed apartment units. The carports should contain a wood fascia treatment. Trash enclosures and bicycle storage facilities shall follow the guidelines outlined in the multi-family design criteria.

F. Agency Comments

The proposed project was reviewed by the City's Engineering, Traffic Engineering, Fire, Building, and Community Services Divisions. The following comments were received:

Engineering

1. Drainage and paving on-site shall be reviewed by Public Works at time of building permit application.
2. Final map is required to separate apartment site from proposed school site. Standard improvements adjacent to both sites will be required as condition of final map.
3. Meet the necessary conditions of Parklands Unit #3 (P85-429).
4. Standard floodway conditions apply.
5. Park dedication fees have been waived per agreement on Parklands Unit #3.

Fire

1. The emergency access shall be designed to the satisfaction of the Fire Division.
2. The decorative paving material for the emergency access shall be approved by the Fire Division.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

1. If a final map is recorded while any portion of the map area is within a FEMA designated 100-year floodplain, the final map shall be prepared to the satisfaction of the Director of Public Works and in accordance with Chapter 40 of the Sacramento City Code, including:
 - a. indicate the existing 100-year floodplain boundary and base flood elevation;
 - b. subdivision improvement plans shall indicate the elevation of proposed building sites; and
 - c. if building pads are to be elevated to a height that removes them from the 100-year floodplain, the geotechnical study submitted with improvement plans must indicate the purpose of this pad elevation.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Approve the Plan Review of an 88-unit apartment complex with conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall adhere to the following environmental mitigation measures:
 - a. indicate the existing 100-year floodplain boundary and based flood elevation;
 - b. subdivision improvement plans shall indicate the elevation of proposed building sites; and
 - c. if building pads are to be elevated to a height that removes them from the 100-year floodplain, the geotechnical study submitted with improvement plans must indicate the purpose of this pad elevation.
2. The applicant shall submit a revised site plan indicating a 15 foot wide emergency access on-site. The revised plans shall be reviewed and approved by the Planning Director and Fire Division prior to issuance of building permits.

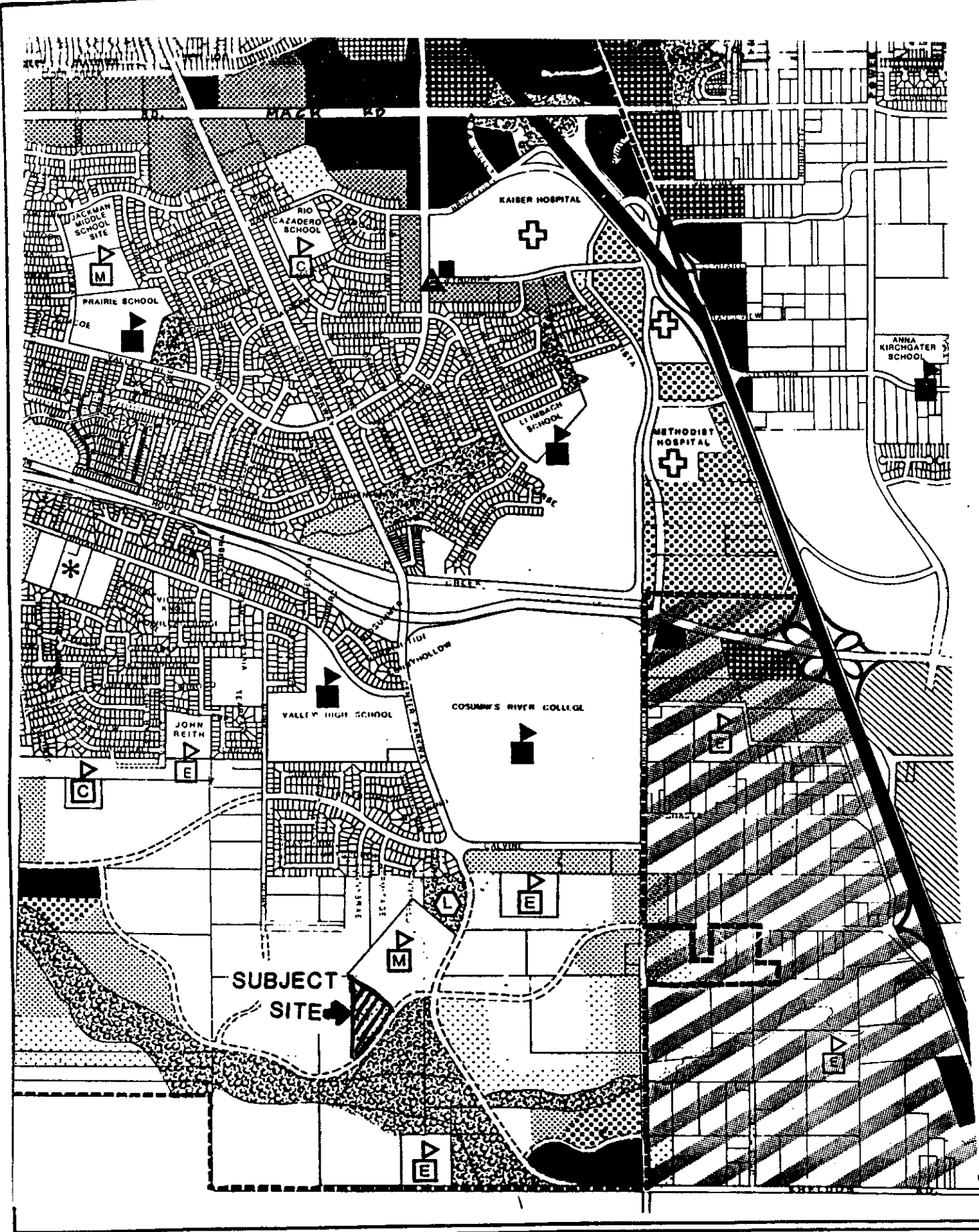
3. The decorative paving material used for the emergency access shall be to the satisfaction of the City's Fire Division.
4. The emergency access shall be clearly marked to the satisfaction of the City Fire Division.
5. The applicant shall construct a six foot decorative masonry wall along the western and northern property lines.
6. The applicant shall construct a six foot wood fence along the eastern property line.
7. The contrasting decorative paving material within the project shall comply with the zoning ordinance.
8. The building elevations shall consist of individual board, horizontal wood siding with smooth cedar wood shake roofing material.
9. The proposed monument sign shall comply with the sign ordinance and shall require a Planning Director's Special Permit prior to issuance of sign permits.
10. The proposed carports and garages shall be compatible in design and materials to the proposed apartment units and be reviewed and approved by the Planning Director. The carport shall contain a wood fascia treatment.
11. Trash enclosures and bicycle storage facilities shall conform to the multifamily design criteria.
12. The landscaping within the 31 foot setback area along Jacinto Road shall include a 3 1/2 foot turfed undulating berm.
13. Drainage and paving on-site shall be reviewed by Public Works at time of building permit application.
14. A Final Map shall be required to separate the subject apartment site from the proposed school site. Standard improvements adjacent to both sides shall be required as condition of final map. No building permits shall be issued prior to final map being recorded.
15. The applicant shall meet any necessary condition of Parklands Unit #3 (P85-429).

Findings of Fact

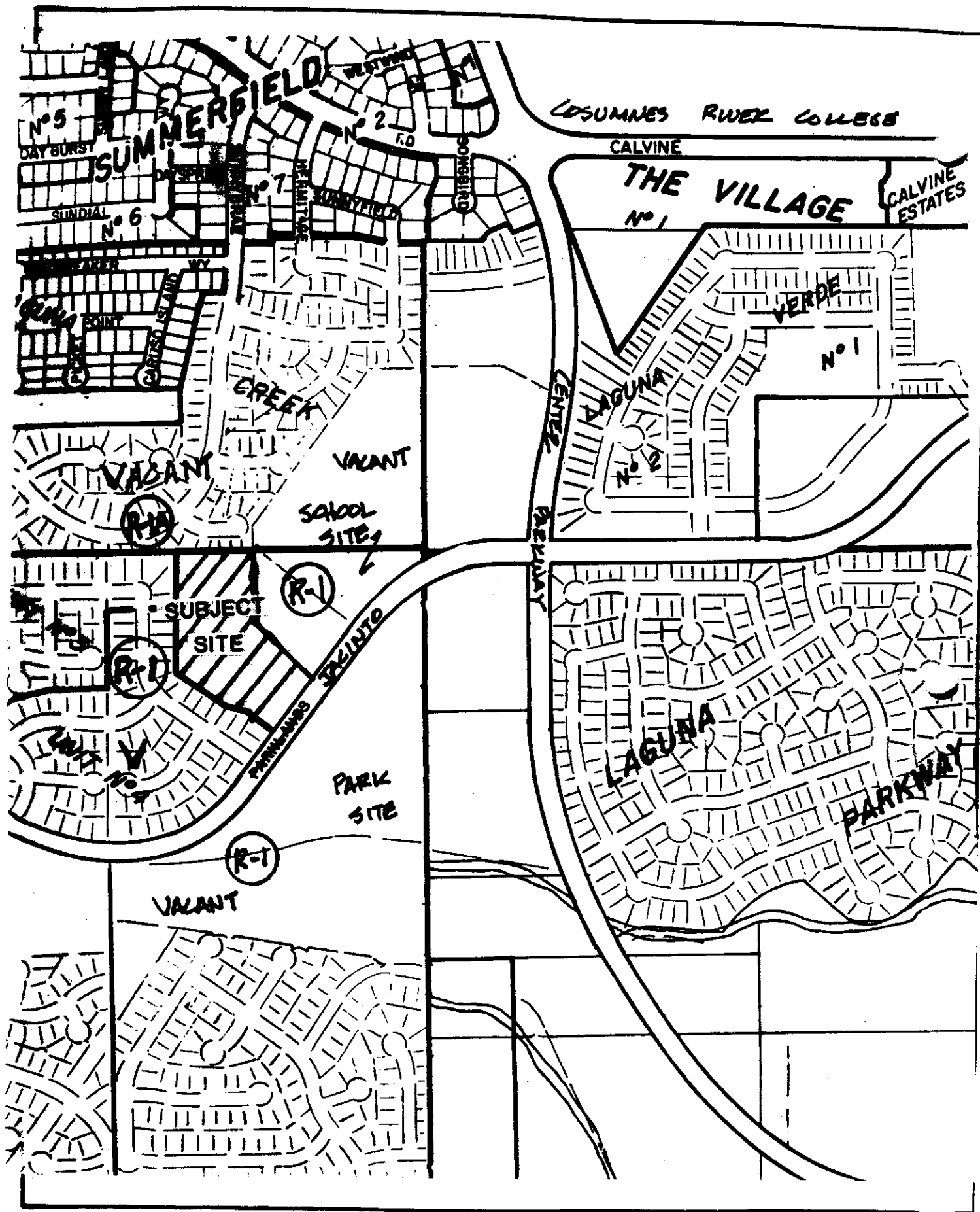
1. The project, as conditioned, is based upon sound principles of land use in that the design and number of proposed multifamily units are compatible with the proposed residential subdivisions in the area.

2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that:
 - a. adequate parking and landscaping shall be provided;
 - b. the project adheres to the multifamily design criteria.

3. The proposed project is consistent with the 1986 South Sacramento Plan which designates the site for residential uses at 7-15 du/ac in that the proposed apartment complex conforms to the plan designation.




VICINITY MAP








LAND USE & ZONING MAP

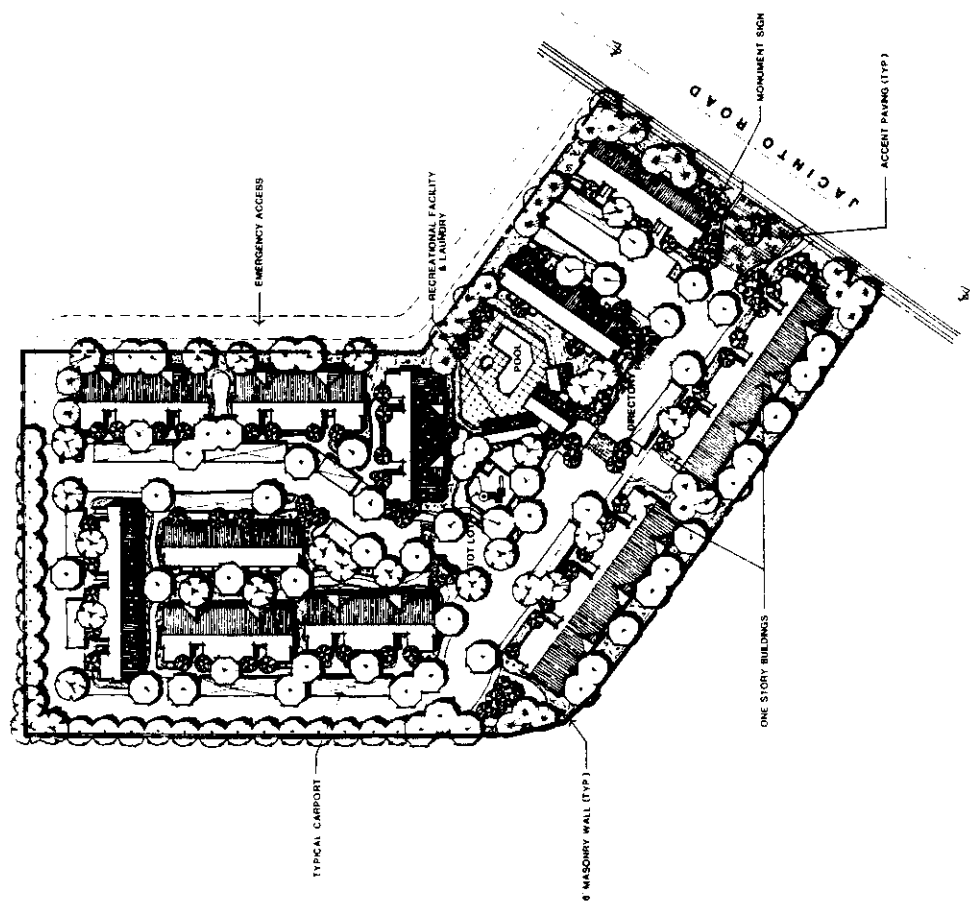
LANDSCAPE PLAN

 <p>THE SPINK CORPORATION 2500 VENTURE OAKS WAY SACRAMENTO, CA 95833 (916) 452-5300</p>	<p>CITY OF SACRAMENTO, CALIFORNIA JACINTO ROAD LAKEMONT DEVELOPMENT PARKSIDE APARTMENTS</p>		<p>DATE: 4/24/89 SCALE: 1" = 50' DESIGNED BY: DRAWN BY: CHECKED BY: SHEET #</p>
	<p>1. ALL PLANTS TO BE SPECIALLY ORDERED FROM A NURSERY IN THE SACRAMENTO AREA. 2. ALL PLANTS TO BE SPECIALLY ORDERED FROM A NURSERY IN THE SACRAMENTO AREA. 3. ALL PLANTS TO BE SPECIALLY ORDERED FROM A NURSERY IN THE SACRAMENTO AREA. 4. ALL PLANTS TO BE SPECIALLY ORDERED FROM A NURSERY IN THE SACRAMENTO AREA. 5. ALL PLANTS TO BE SPECIALLY ORDERED FROM A NURSERY IN THE SACRAMENTO AREA. 6. ALL PLANTS TO BE SPECIALLY ORDERED FROM A NURSERY IN THE SACRAMENTO AREA. 7. ALL PLANTS TO BE SPECIALLY ORDERED FROM A NURSERY IN THE SACRAMENTO AREA. 8. ALL PLANTS TO BE SPECIALLY ORDERED FROM A NURSERY IN THE SACRAMENTO AREA. 9. ALL PLANTS TO BE SPECIALLY ORDERED FROM A NURSERY IN THE SACRAMENTO AREA. 10. ALL PLANTS TO BE SPECIALLY ORDERED FROM A NURSERY IN THE SACRAMENTO AREA.</p>		

PLANT MATERIALS LEGEND

- 
35' EVERGREEN CANOPY TREE
 - FRAXINUS UHDEI
 - QUERCUS SUBER
 - MAGNOLIA GRANDIFLORA
- 
35' DECIDUOUS CANOPY TREE
 - CELTIS OCCIDENTALIS
 - PISTACIA CHINENSIS
 - PLATANUS ACERIFOLIA
- 
30' EVERGREEN SCREEN TREE
 - CERRUS DECORA
 - PINUS CANCELLATA
 - SEQUOIA SEMPERVIRENS
- 
30' EVERGREEN CANOPY TREE
 - EUCALYPTUS NICHOLI
 - LAURUS NOBILIS
 - UMBELLULARIA CALIFORNICA
- 
20' FLOWERING CANOPY TREE
 - LAGERSTROMIA INDICA
 - MALUS FLORIBUNDA
 - PRUNUS CERASIFERA

TURF
 ASSORTED FLOWERING EVERGREEN SHRUBS AND GROUNDCOVER
 NOTE: ALL AREAS TO BE AUTOMATICALLY IRRIGATED.

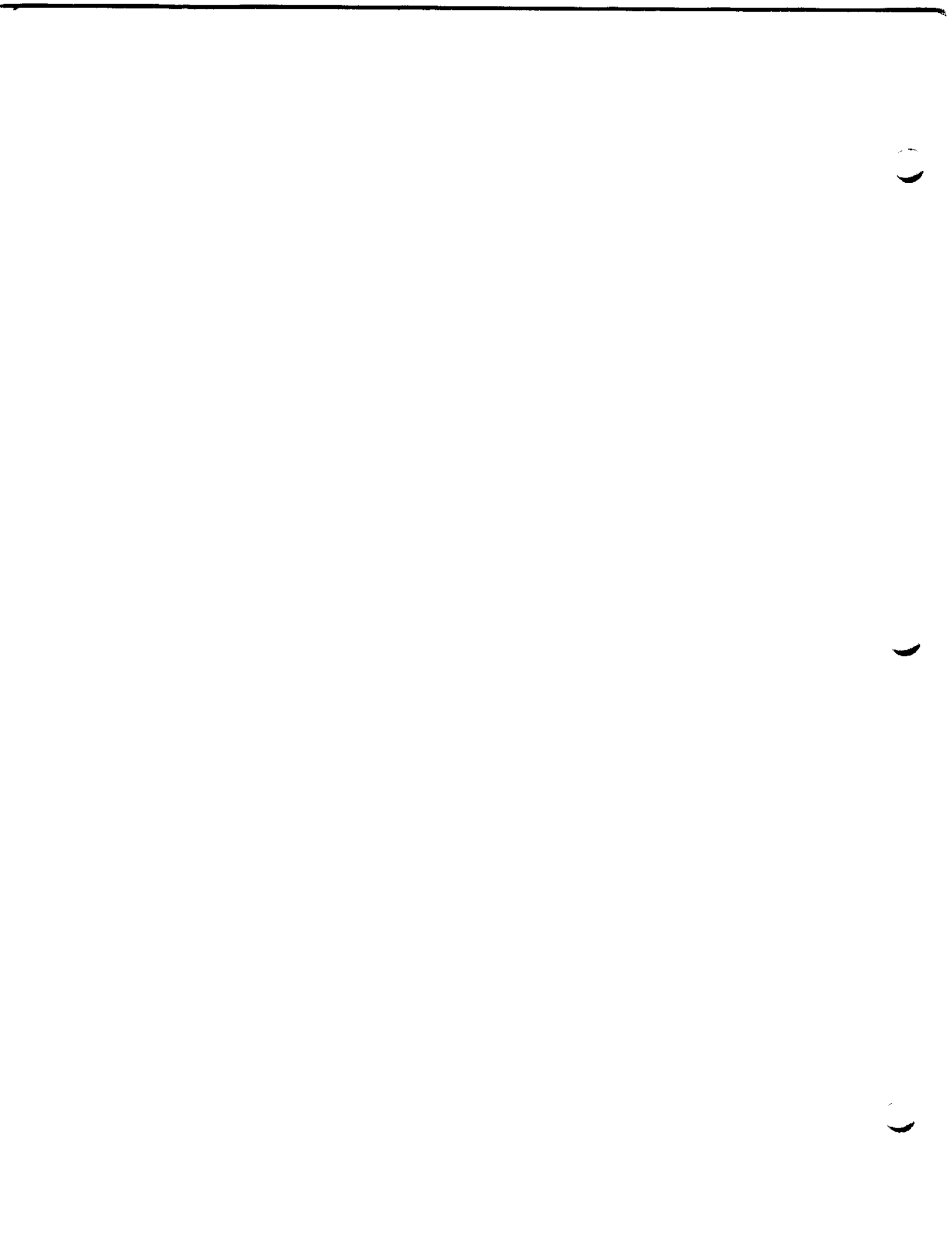


PRELIMINARY LANDSCAPE PLAN


P89-137

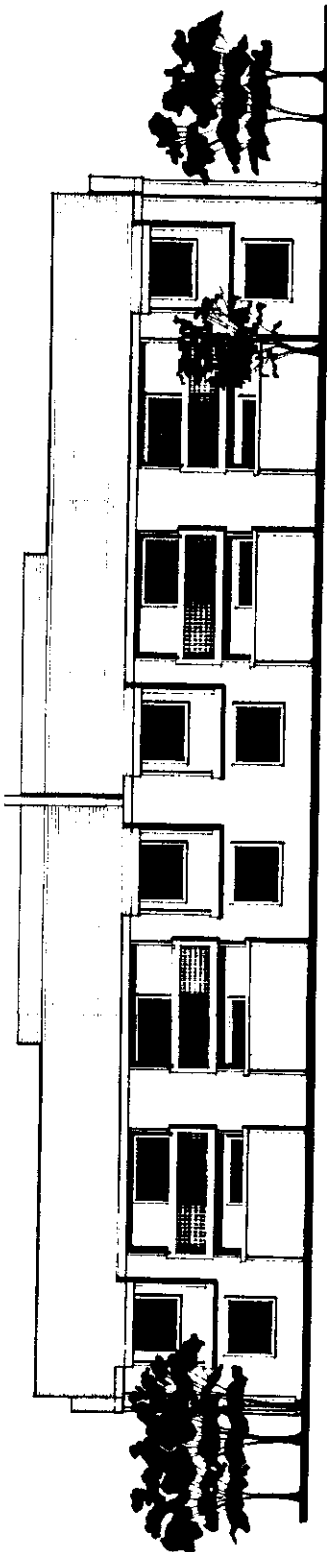
4/27/89

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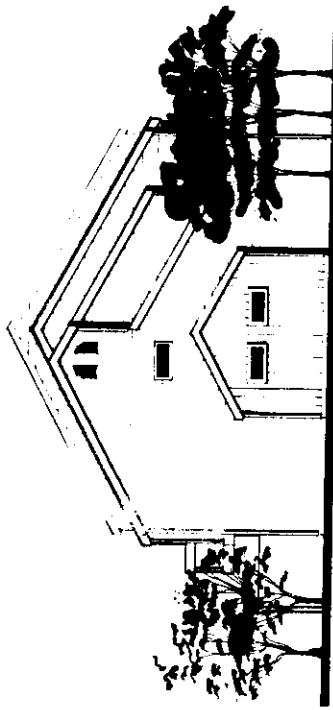


ELEVATIONS

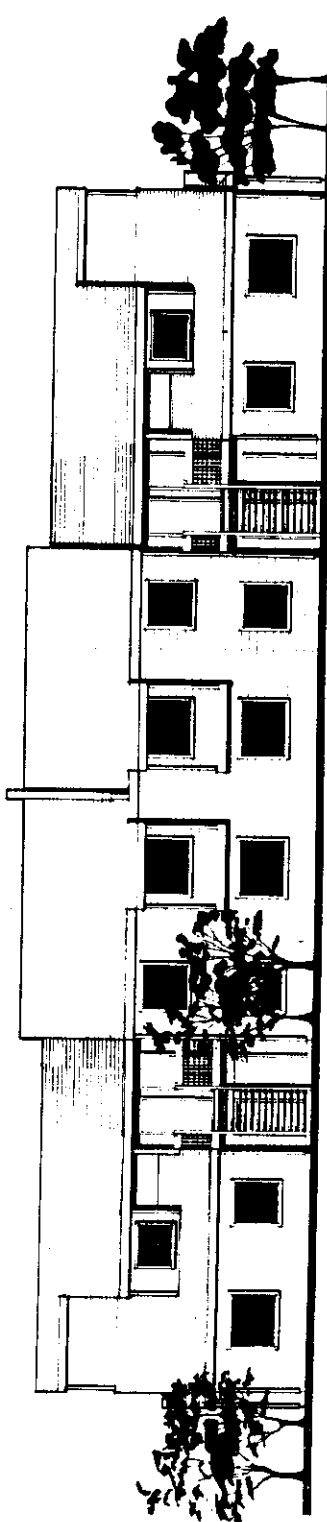
 <p>THE SPINK CORPORATION 250 VENTURE OAKS WAY SACRAMENTO, CALIF. 95833 (916) 925-5526</p>	<p>PROJECT NO. 89-137 DATE: 4/27/89 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: 1/8" = 1'-0"</p>	<p>PARKSIDE APARTMENTS LAKEMONT DEVELOPMENT LAKEMONT ROAD CITY OF SACRAMENTO, CALIFORNIA</p>	<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES. 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES. 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES. 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HEALTH CODE AND ALL APPLICABLE LOCAL ORDINANCES. 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND USE CODE AND ALL APPLICABLE LOCAL ORDINANCES. 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ZONING CODE AND ALL APPLICABLE LOCAL ORDINANCES.</p>	<p>DATE: 4/27/89 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: 1/8" = 1'-0"</p>	<p>A-8</p>



BALCONY/PATIO SIDE VIEW



END VIEW




ENTRY SIDE VIEW

TYPICAL DOUBLE MASTER & 1 BEDROOM BUILDING TYPE ELEVATIONS - TWO STORY (BUILDING TYPE II SHOWN)
 3/18 : 1-0

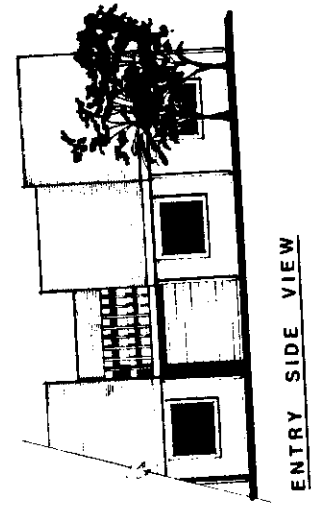
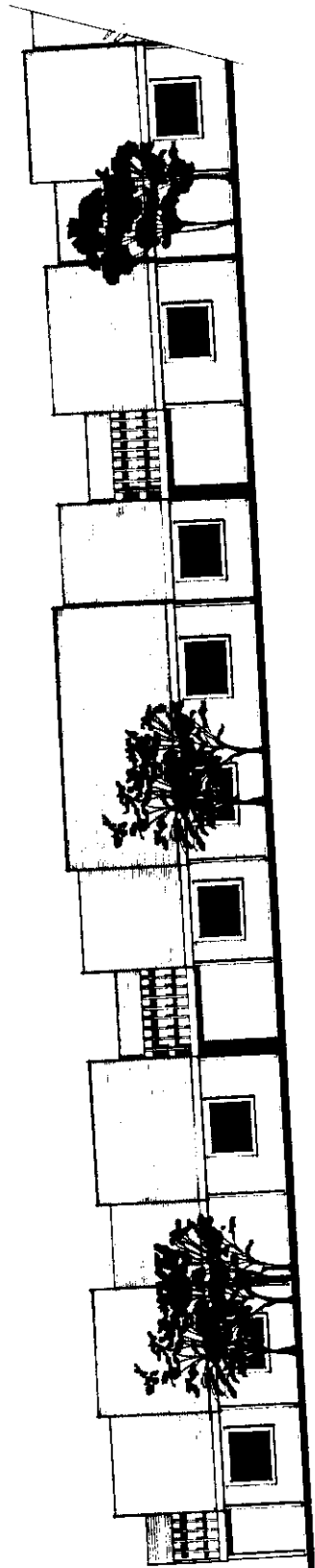
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#27

 <p>THE SPLINK CORPORATION 1540 VENTURE OAKS WAY SACRAMENTO, CA 95833 (916) 875-5590</p>	<p>ARCHITECTURE INTERIORS LANDSCAPE ARCHITECTURE ENGINEERING PLANNING CONSTRUCTION</p>	<p>PARKSIDE APARTMENTS LAKEMONT DEVELOPMENT JACINTO ROAD CITY OF SACRAMENTO, CALIFORNIA</p>	<p>DATE: 3/18/89 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: [blank] PROJECT NO.: [blank] SHEET NO.: [blank]</p>	<p>A-10</p>
	<p>1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. FINISHES ARE TO BE INDICATED BY SHADING AND PATTERNS. 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS APPROVED BY THE CITY OF SACRAMENTO. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO SPECIFICATIONS. 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO ORDINANCES. 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS. 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS ORDINANCES.</p>		<p>DATE: 3/18/89 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: [blank] PROJECT NO.: [blank] SHEET NO.: [blank]</p>	<p>A-10</p>

ELEVATIONS




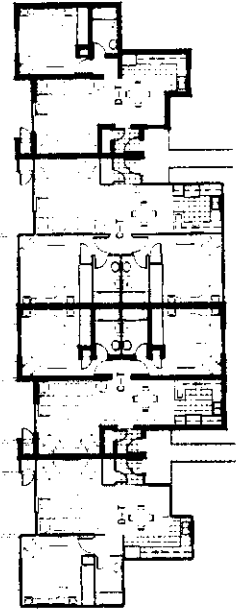
ENTRY SIDE VIEW

TYPICAL 2 & 3 BEDROOM BUILDING TYPE ELEVATIONS - ONE STORY (BUILDING TYPE IV SHOWN)

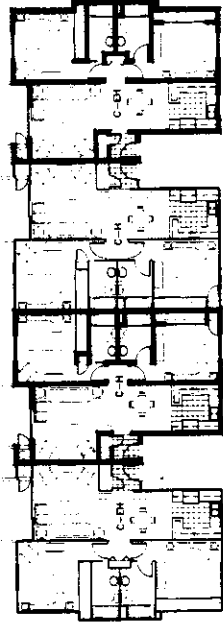
3/18 : 1-0

BUILDING FLOOR PLANS

 <p>THE SPINK CORPORATION 2580 VENTURE OAKS WAY SACRAMENTO, CA 95817 (916) 924-5538</p>	<p>ARCHITECTURE PLANNING INTERIORS LANDSCAPE CONSULTING</p>	<p>CITY OF SACRAMENTO, CALIFORNIA JACINTO ROAD LAKEMONT DEVELOPMENT PARKSIDE APARTMENTS</p>	<p>ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>	<p>DATE: MARCH 88 SCALE: AS SHOWN DESIGNED BY: [blank] DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank]</p>	<p>A-5</p>

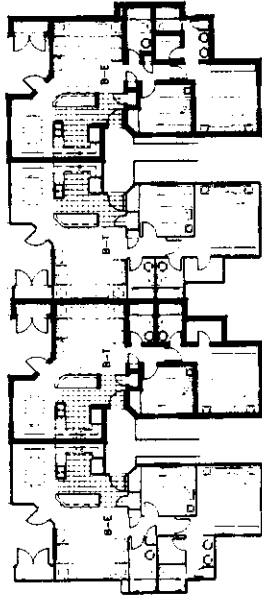


SECOND FLOOR

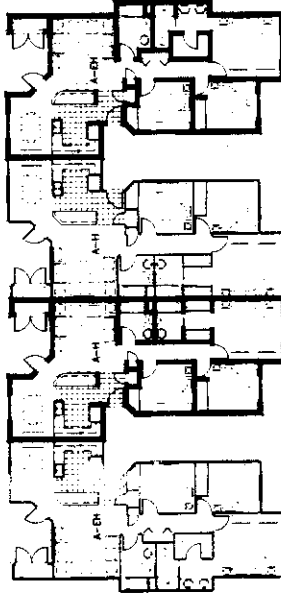


FIRST FLOOR

TYPE II



SECOND FLOOR




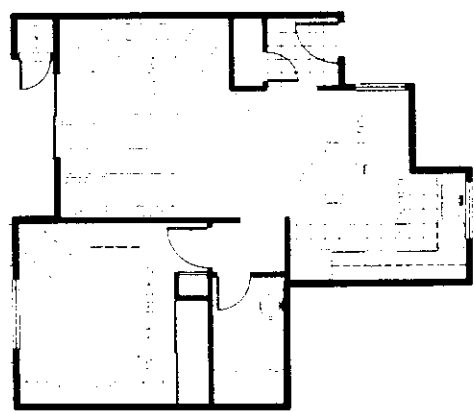
FIRST FLOOR

TYPE I

BUILDING TYPES

UNIT FLOOR PLAN

 <p>THE SPINK CORPORATION</p> <p>200 VENTURE DRIVE WAY SACRAMENTO, CA 95833 (916) 825-5500</p>	<p>CITY OF SACRAMENTO, CALIFORNIA JACINTO ROAD LAKEMONT DEVELOPMENT PARKSIDE APARTMENTS</p>	<p>4. AIR HEAT, HUMIDITY, TEMPERATURE, SOUND, LIGHT, VIBRATION, AND ENVIRONMENTAL QUALITY OF ALL UNIT TYPES.</p> <p>5. CODE BOOK AND SPECIFIC REQUIREMENTS FOR A TYPICAL UNIT TYPE IN A PARTICULAR APARTMENT BUILDING.</p> <p>6. SEE WORK SHEET</p>	<p>DATE: 1/28/89</p>	<table border="1"> <tr> <td>DATE</td> <td>UNIT</td> </tr> <tr> <td>REVISION</td> <td>MARCH 88</td> </tr> <tr> <td>SCALE</td> <td></td> </tr> </table>	DATE	UNIT	REVISION	MARCH 88	SCALE		<p>DESIGNER:</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p> <p>SCALE:</p>	<p>A-4</p>
	DATE	UNIT										
REVISION	MARCH 88											
SCALE												
<p>SCALE: 1/4" = 1'-0"</p>												



UNIT D-T
 1 BED/1 BATH
 TYPICAL
 710 s.f.

UNIT TYPES

SCALE: 1/4" = 1'-0"

MULTIFAMILY RESIDENTIAL DESIGN CRITERIA
P86-

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. Large multi-family projects (exceeding 100 units) shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided.

Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.

2. 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.
3. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:
 - minimize location of main entry doors of units facing the public street
 - orient ends of building toward public street
 - break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
 - locate off-street parking areas between the public street and building (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4).
4. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
5. 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.
6. Accessory structures shall be compatible in design and materials with main building.
7. Communal facilities shall be centrally located.

8. 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.
9. Solar heating and cooling of units shall be achieved to the maximum extent possible.
10. Site planning shall take into account optimum solar orientation of structures.
11. Site planning shall minimize the incidences of one building shading another.
12. Private outdoor or garden areas shall be oriented to the south as much as possible.
13. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile, or other imitation shakes, subject to Planning Director approval.
14. The location of second story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first floor open space areas.
15. A minimum building setback of 50 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. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut existing or future low density development.

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. The design and materials used for covered parking structures shall be compatible to the main building structures.
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. 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. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis 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. If adjacent to nonresidential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use.
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. 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.
11. 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).
12. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
13. 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. 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 textures.
6. 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, and 24 inch box 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 dimensions 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

All signage shall comply with the City Sign Ordinance, Section 3.61.

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.

I. ADDITIONAL GUIDELINES FOR CONDOMINIUM AND TOWNHOUSE PROJECTS

1. Each unit should have a minimum of one parking space in an enclosed garage.
2. Each unit should have an area designed for a washer and dryer. The area should be properly vented, wired electrically and with proper plumbing for a washer and dryer.
3. Each unit should have an enclosed space usable for general storage.
4. The site should set aside an area for outdoor storage needs. The storage area should be enclosed by a solid wall and secured by attractive metal gates.
5. Larger projects should provide a centrally located recreation building with space set aside for meetings.

6. At least 50 percent of the units should be either 2 or 3 bedroom units.

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