

The Capitol Area Development Authority staff, in conjunction with independent design, financing, and energy experts, will evaluate the proposals and summarize the city recommendations and public review prior to the selection board meeting.

10. The Redeveloper further understands and agrees that the submission of such proposal and accompanying documents in no way obligates the Capitol Area Development Authority to the Redeveloper with respect to the proposal, and the CADA reserves the right to reject any and all proposals in its sole discretion.

11. The Authority shall have no obligation to return proposal submission documents. The only obligation of the Authority to the Redeveloper with respect to proposals is for the refund of the \$1,000 good faith deposit in accordance with the terms and conditions listed under Item 6 herein.

Submitted this _____, 1984.
day of _____
Individual _____
or Corp. Name _____
By: _____
Title: _____



- d. Smoke detectors
- e. Solid core doors
- f. Separate attic space shall be accessible only from individual units.
- g. Protection of roof openings.
- h. 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.



Report Amended by Staff 3/7/84
Report Amended by CPC 3/8/1984
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	London Properties, 1818 Grand Canal Street, Stockton, CA 95207		
PLANS BY			
FILING DATE	2-3-84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	2-16-84	EIR	ASSESSOR'S PCL NO. 119-070-38 & 39

APPLICATION: 1. Environmental Determination
2. Plan Review of 328-unit apartment complex on two parcels totaling 21± acres in the R-2A-R zone.

LOCATION: Northwest corner of Mack Road and Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 328-unit apartment complex on two parcels located at the northwest corner of Franklin Boulevard and Mack Road.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Southgate Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-2A-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
South: Residential and Vacant; R-1 and C-2-R
East: Shopping Center; C-2
West: Vacant; R-1

Parking Required: 328 spaces
Parking Provided: 557 spaces
Parking Ratio: 1.7:1
Property Area: 21± acres gross; 18.8 acres net
Density of Development: 17.4 du/ac/net acre
Square Footage of Buildings: 800 to 1,000
Height of Structures: Two-story
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Pastel shades
Exterior Building Materials: Plywood siding and composition shingle roof

BACKGROUND INFORMATION: On February 23, 1982 the City Council approved the necessary entitlements to develop a 304-unit condominium project on the subject site (P-8933). This project was never constructed and the property has been acquired by the current applicant.

Instead of a condominium project, the applicant proposes to construct a 328-unit apartment complex on the subject site. All the units are two stories in height, constructed of plywood siding and composition shingle roofs. Each building cluster contains eight units (4 units on each floor). The project proposes essentially two floor plans consisting of a one-bedroom, 800 sq. ft. unit and two-bedroom, 1,000 sq. ft. unit.



The project site consisting of two parcels is bisected by Deer Creek Drive. Site A (west side of Deer Creek Drive) is proposed to be developed with 132 units, and Site B (east side of Deer Creek Drive) will contain 196 units for a total of 328 units. The Site is zoned R-2A-R which permits a maximum density of 17.4 dwelling units per net acre. The density of the proposed project (328 units on 18.8 net acres) computes to the same maximum allowable density of 17.4 dwelling units per net acre.

STAFF EVALUATION: Staff comments and concerns pertaining to this project relate to the site plan, relationship of the project to adjacent single-family residences and building materials of proposed project.

1. Site Plan

The site plan (Exhibit A) proposes several apartment clusters in the middle of each site which are located a considerable walking distance from the off-street parking spaces. As currently proposed, the distance between these units and the nearest parking spaces range from 120 to 150 feet.

Staff recommends that the applicant redesign the site plan which provides more convenient parking to the apartment units. One possible modification is to switch the location of recreation facility planned at the main entrance to each complex with the apartment clusters. This modification has the additional benefit of providing the recreation facility central to all the apartment units.

2. Proximity to Single-family residences

The subject site is bordered by a partially developed single family subdivision to the north and vacant single family properties to the west. The adjacent subdivision consists primarily of one-story and several two-story homes.

The South Sacramento Community Plan Update Advisory Committee has serious concerns regarding the impact of placing high density multi-family projects adjacent to single-family subdivisions (See letter-Exhibit C). The general indication by the Committee concerning the placement of multi-family next to single family uses is to provide some sort of transition or buffering between the two uses either through gradual transitions of density, building heights and setbacks, landscaping, building design, or a combination thereof. The Committee is equally concerned with quality of building materials and architectural design of building structures, as well as diversity of design.

The applicant proposes to develop all two-story apartment clusters with each cluster consisting of eight apartment units. The buildings are to be constructed of T-111 plywood siding, and the proposed design is uniform throughout the project.

Staff has no objection to the overall architecture of the units per se in that the buildings are designed with sufficient relief with the incorporation of bay window elements, balconies and off-set building walls. However, in order to address the concerns indicated by the South Sacramento Advisory Committee, staff suggests the following modifications to improve the compatibility of the subject project with the adjacent single family subdivision to the north:



- a. Deer Creek Drive is a primary entryway into the single-family subdivision. In order to improve the visual transition between the subject project and the adjacent subdivision, the apartment units facing Deer Creek Drive should be limited to one story in height.

This modification will involve a redesign of the affected structures. Staff further requests that the project architect attempt to design the units abutting Deer Creek Drive with the main entry doors on the opposite side of Deer Creek Drive to discourage tenant parking on the street;

- b. The applicant proposes to use T-111 plywood siding on all the structures with composition shingle roofing material. As with other large apartment complexes being developed throughout the City, staff is concerned with the homogeneous, one color, one material, one design appearance of these projects.

In order to provide diversity and visual break-up of the massive homogeneous appearance, staff requests that different building and roofing materials, such as stucco, horizontal wood siding, wood shake or shingle, and that more than one primary color be utilized on the project;

- c. The applicant proposes a 15-foot landscape setback separating the subject site from the single family properties to the north and west. Staff requests that this area be intensively landscaped with trees and screening shrubs. In addition, in order to provide a more effective noise buffer between the project's parking spaces and the single family homes, a six-foot high solid masonry wall should be installed along the north and west property lines.

3. Circulation

The City Traffic Engineer requests that a turnout lane and project's directory be incorporated into the primary entrance driveways and that the design of the driveways meet City code.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Plan Review of the project, subject to the following conditions:

Conditions

- a. The applicant shall submit the revised final site and building plans to the Planning Director for review and approval prior to issuance of building permits. The revised site and building plans shall include the following modifications:

- 1) ~~πρόσγδε / αγοσεν / απο / πορε / κομπεριερε / οφ / στρεεε / παρκλινε / το / ελυσιεε / ενλιεε~~
~~by / switcding / vne / yocaxion / of / the / yecreaxion / facallilacs / plaxhed / et / the / feli~~
~~enparades / to / each / compyex / vilh / the / aparthee / eluslees / de / shokh / oh / afelied~~
~~exhibiv / h / dv / ad / dylerydalyve / solulion / to / the / salisfacelion / of / the /~~
~~fnadidng / dyadcdv ;~~ DELETED BY CPC
- 2) incorporate turnout lane and tenant directory board at primary entry driveways;
- 3) ~~the / apartheev / udys / facing / Deer / Creek / Drave / shail / be / lialiled / to / e / heligh / of~~
~~the / svdy ;~~ DELETED BY CPC



- a minimum setback of 35 ft. along
the 30-foot building setback along
Deer Creek Drive; as indicated in the original site plan;
- 4) the applicant shall adhere to ~~the 30-foot building setback along~~
Deer Creek Drive; ~~as indicated in the original site plan;~~
 - 5) a six-foot high solid masonry wall shall be installed along the north and west property lines where the subject site abuts residential properties. This shall be a decorative wall design, and it shall be reviewed and approved by the Planning Director.
- b. The applicant shall utilize more than one primary exterior building and roofing material and more than one primary color.** The applicant shall submit a sample board to the Planning Director for review and approval, of these indicating the exterior building materials and colors prior to issuance of a building permit;
 - c. The applicant shall submit a detailed landscape, irrigation and shading plan to the Planning Director for review and approval prior to issuance of a building permit. The landscape plan shall provide intensive landscaping of all landscape setback areas, including a combination of trees, shrubs and ground cover;
 - d. The applicant shall provide a four-foot high undulating berming along Mack Road and Franklin Boulevard;
 - e. The applicant shall adhere to the residential design criteria as indicated in Exhibit D.
 - f. Reorient the units along Deer Creek Drive/to discourage the use of on-street parking.
as indicated on Exhibit A,
 - g. A childrens' play area shall be provided.
 - h. A bus shelter shall be provided at the bus stop located along Mack Road, if approved by Regional Transit.
- ** and the roofing shall consist of heavy shadowline material.



- a. Deer Creek Drive is a primary entryway into the single-family subdivision. In order to improve the visual transition between the subject project and the adjacent subdivision, the apartment units facing Deer Creek Drive should be limited to one story in height.

This modification will involve a redesign of the affected structures. Staff further requests that the project architect attempt to design the units abutting Deer Creek Drive with the main entry doors on the opposite side of Deer Creek Drive to discourage tenant parking on the street;

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In order to provide diversity and visual break-up of the massive homogeneous appearance, staff requests that different building and roofing materials, such as stucco, horizontal wood siding, wood shake or shingle, and that more than one primary color be utilized on the project;

- c. The applicant proposes a 15-foot landscape setback separating the subject site from the single family properties to the north and west. Staff requests that this area be intensively landscaped with trees and screening shrubs. In addition, in order to provide a more effective noise buffer between the project's parking spaces and the single family homes, a six-foot high solid masonry wall should be installed along the north and west property lines.

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Conditions

- a. The applicant shall submit the revised final site and building plans to the Planning Director for review and approval prior to issuance of building permits. The revised site and building plans shall include the following modifications:
 - 1) provide closer and more convenient off-street parking spaces to all apartment units;
 - 2) incorporate turnout lane and tenant directory board at primary entry driveways;
 - 3) the apartment units facing Deer Creek Drive shall be limited to a height of one-story;

- 4) the applicant shall adhere to the 30-foot building setback along Deer Creek Drive as indicated in the original site plan;
 - 5) a six-foot high solid masonry wall shall be installed along the north and west property lines where the subject site abuts residential properties. This shall be a decorative wall design, and it shall be reviewed and approved by the Planning Director.
- b. The applicant shall utilize more than one primary exterior building and roofing material and more than one primary color. The applicant shall submit a sample board to the Planning Director for review and approval, indicating the exterior building materials and colors prior to issuance of a building permit;
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see amended report

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