

CITY PLANNING COMMISSION

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

APPLICANT	B. LaBella, 7300 Franklin Boulevard, Sacramento, CA 95822		
OWNER	R. Del Ponte, 254 Florin Road, Sacramento, CA 95831		
PLANS BY	Don Joseph & Co., 2649 Harkness Street, Sacramento, CA 95818		
FILING DATE	6/10/83	50 DAY CPC ACTION DATE	7/14/83
		REPORT BY	SC:bw
NEGATIVE DEC.	6/22/83	EIR	ASSESSOR'S PCL. NO. 036-063-11,12

- APPLICATION:
1. Environmental Determination
 2. Amendment of Airport Community Plan from Light Density Residential to Multi-family Residential
 3. Rezone .31 vacant acres from Single Family (R-1) zone to Light Density Multi-family (R-3) zone

LOCATION: 2601-47th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop an eight-unit, two-story apartment building.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Airport Community Plan Designation:	Light Density Residential (Airport Overlay zone #4)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Residential; R-2
East:	Residential; R-1
West:	Residential; R-3

Parking Required:	8 spaces
Parking Provided:	8 spaces
Property Dimensions:	90' x 150'
Property Area:	13,500 square feet
Density of Development:	25 units per acre
Square Footage of Building:	6,072
Height of Structure:	Two story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Gray/beige
Exterior Building Materials:	Wood/stucco with asphalt shingles

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

1. The subject site is located in an area of new and older single family residential uses. The parcel fronts on 47th Avenue, and the adjacent parcel to the west is zoned for multiple family use (R-3). The applicant has indicated that the eight-unit apartment building will be developed in conjunction with apartment units on the adjacent site across the alley.

1. (cont'd.)

Staff has no objections to the proposed rezoning since the adjacent parcel is zoned R-3 and will be developed in a similar manner; however, staff feels the site be rezoned to R-3-R, the R density design review, due to concerns with the site design.

2. The site plan is not adequate for determining if the parking lot meets the required shading. The applicant has not indicated whether the parking will be covered or if the shading is to be achieved through landscaping. The landscaped planter adjacent to the parking lot is not wide enough to accommodate shade trees. The City requires a minimum six-foot of planter area for this purpose. The site plan also shows this planter area as part of the auto overhang which would only be allowed if the minimum width of the planter is six feet.
3. The elevations submitted with this request are unimaginative, and staff believes the design can be improved. In an effort to ensure the design quality of this project, staff recommends the elevations be subject to the Design Review/Preservation Board review and approval.
4. The applicant has indicated that the parking lot entrance is to be gained from a public alley, which is located between the two parcels proposed for apartment development. At the present time, the alley is unimproved and it will be necessary for the applicant to ensure the standard City improvements for this alley.
5. The subject site consists of two separate parcels. The parcels will require a merger prior to development on the site.
6. The subject site is located in the airport overlay zone number 4 which is the least restrictive airport zone. The plans for this apartment complex were reviewed for consistency with the adopted Airport Land Use plans by the Executive Airport Land Use Commission, and they indicated no objections to this request.
7. The required setback along 47th Avenue and Ventura Street is 25 feet. The site plans are not adequate to determine whether the required front setback has been met. The applicant will be required to submit revised site plans that indicate that the setback requirements have been satisfied. In addition, the site plan shows a large open area at the rear of the apartment structure. Staff believes this area would be better used by moving the structure farther to the north, which will provide more open space and landscaping along 47th Avenue.

STAFF RECOMMENDATION: Staff recommends the following actions:

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1. Ratification of the Negative Declaration;
2. Amendment of the Airport Community Plan from Light Density Residential to Multi-family Residential;
3. Approval of the Rezone from Single Family (R-1) to Light Density Multi-family (R-3-R) with review, subject to the following conditions:

Conditions: The following shall be completed prior to issuance of a building permit:

- a. The applicant shall submit new site plans that indicate that required setbacks have been met;

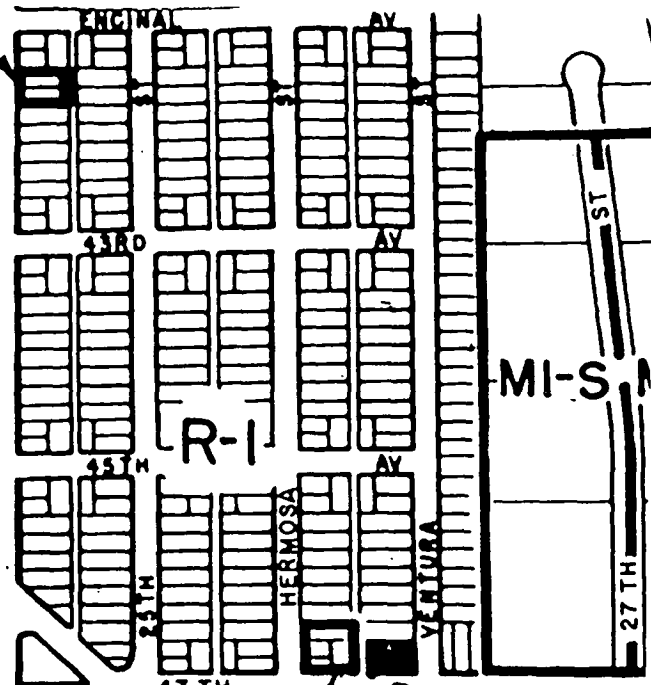
- b. Landscape, shading and irrigation plans shall be submitted for staff review and approval;
- c. The applicant shall merge the two parcels;
- d. The project shall be subject to the review and approval of the Design Review/ Preservation Board;
- e. The applicant shall provide 50 percent shading of the parking lot area. All trees used for shading shall be located in a minimum six-foot planter as measured from the interior of the concrete curb;
- ** f. The applicant shall move the structure at least 10 feet to the north side of the site to provide more landscaped open space along 47th Avenue.
- g. *The applicant shall provide a 25-foot setback along Ventura Street.*

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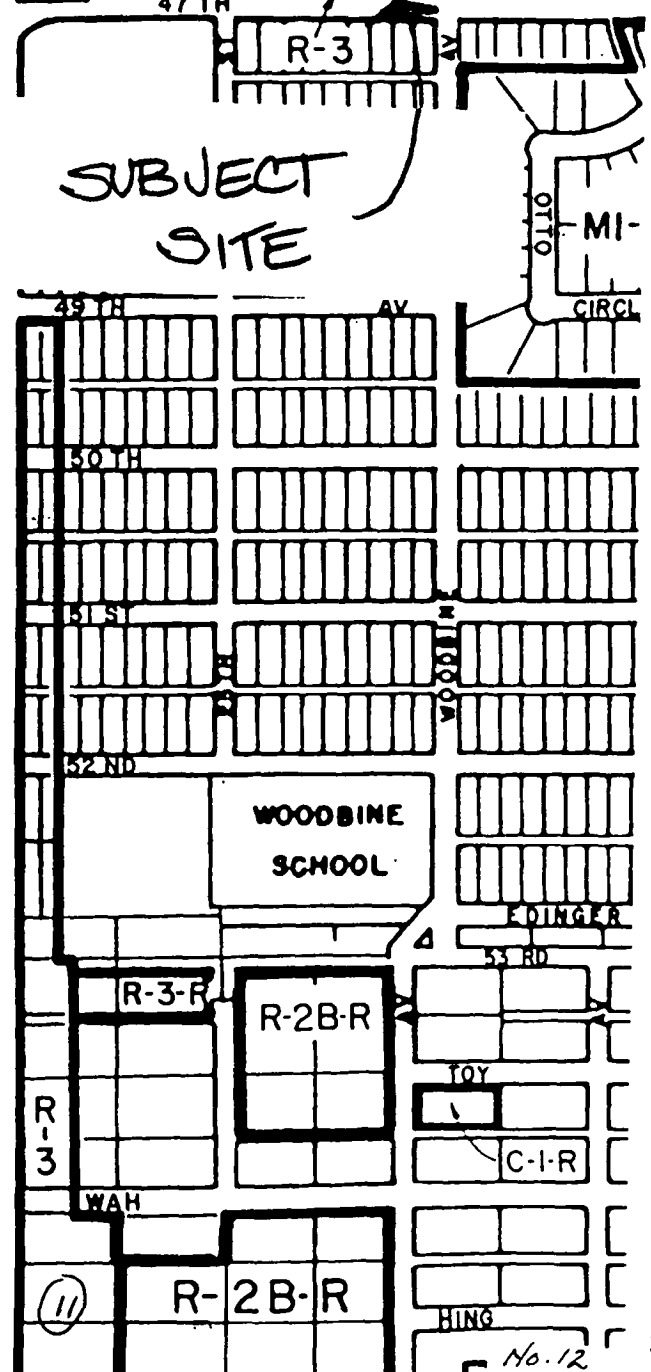
Sacramento Executive Airport

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R-2-R



SUBJECT SITE



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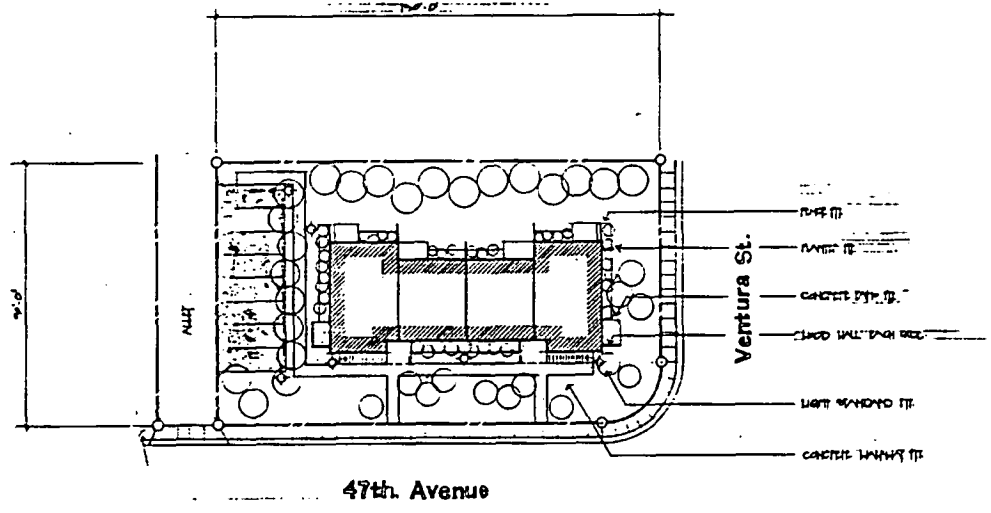
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No. 12

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↑ site plan



DONALD
JOSEPH
&
CO

ARCHITECTS
1000 15th St.
San Francisco, CA 94103

1111

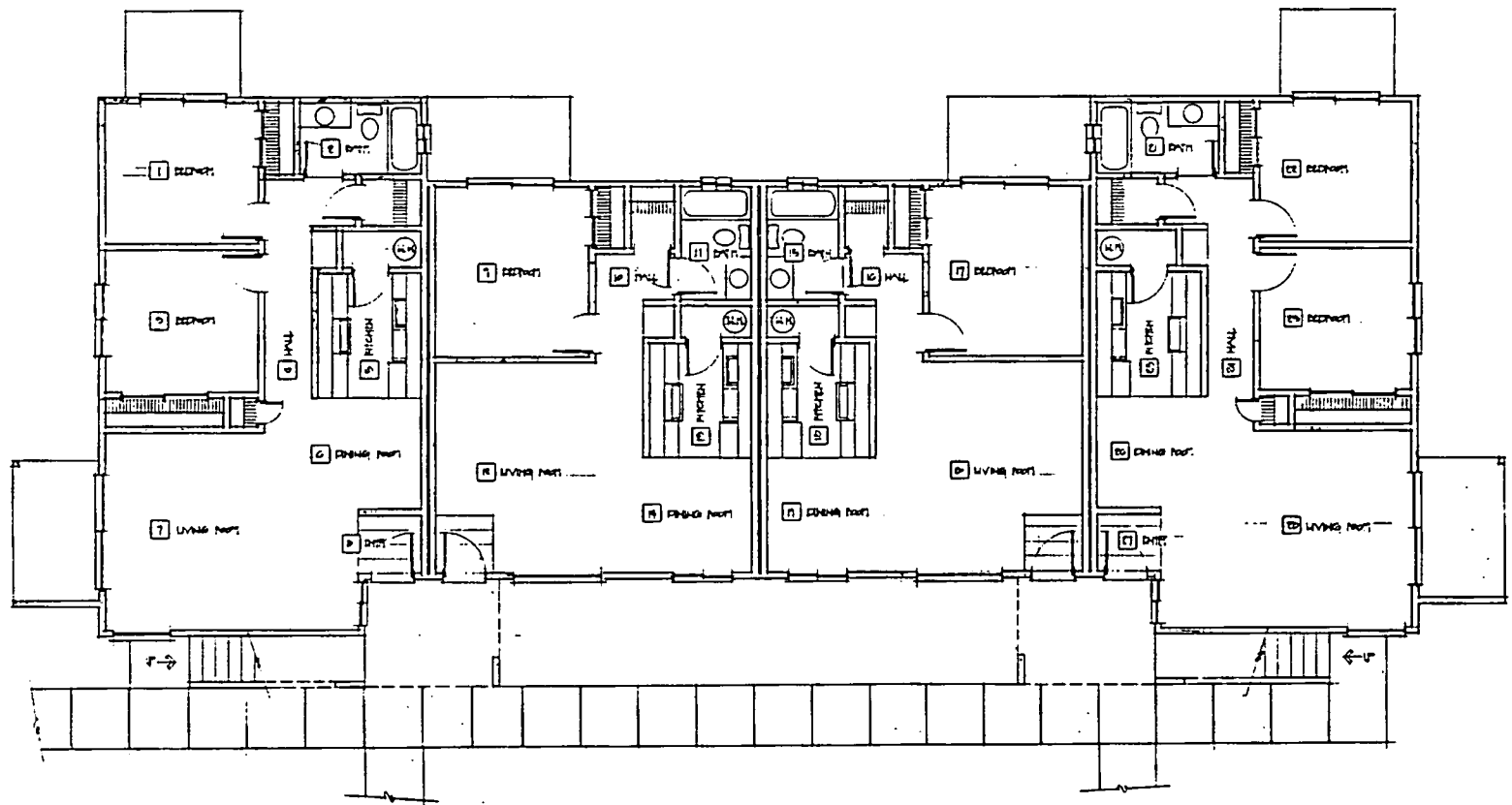
site plan

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No. 12



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ground floor plan

DONALD
JOSEPH
& CO

A DESIGN STUDIO

2401 WILSON BLVD
SHERMAN OAK, CA 91108
714-440-2545

1415

ground floor plan

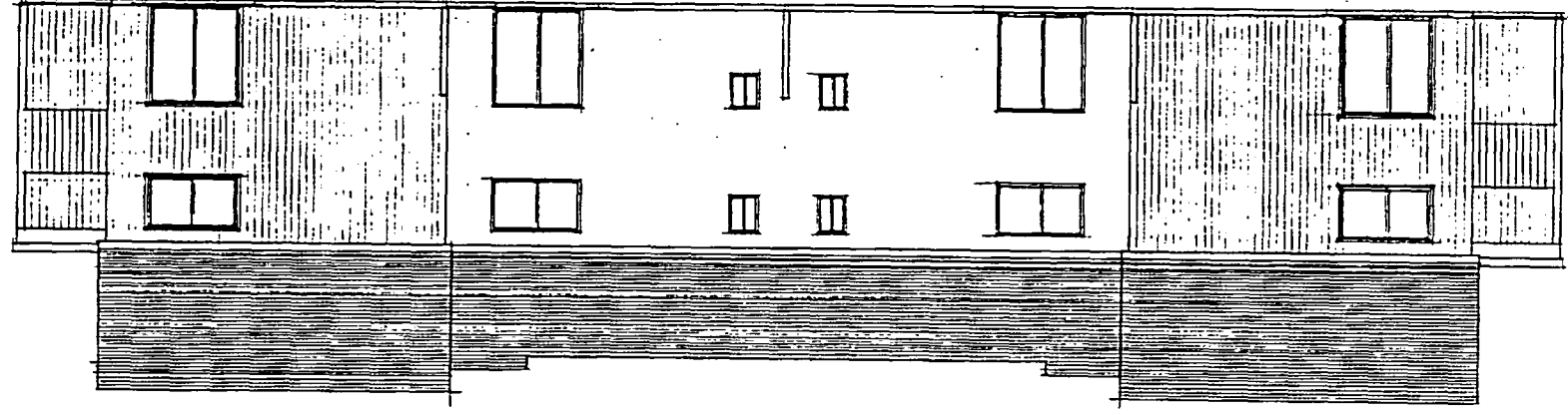


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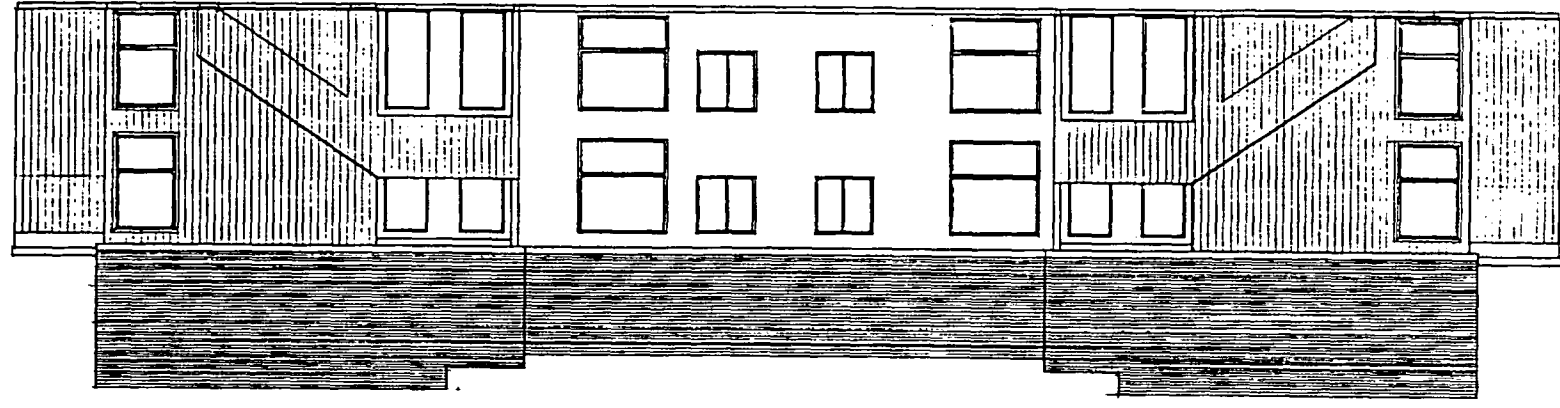
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north & south elevation



north elevation



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south elevation

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No. 12

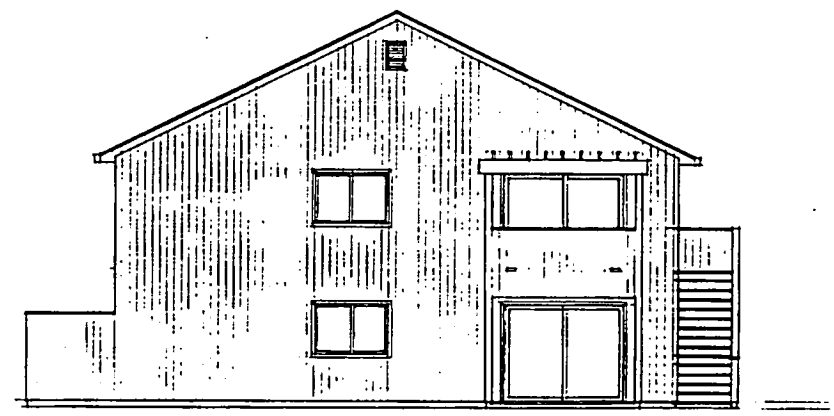
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N6.12

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west elevation

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west elevation