

CITY PLANNING COMMISSION

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

APPLICANT	High Tech Construction, Inc., 811 Dover Dr., Suite 14, Newport Beach, CA		
OWNER	Redevelopment Agency, 630 'I' Street, Sacramento, CA 95814		
PLANS BY	Raymond Knowles & Associates, 118 N. Indiana, Vista, California		
FILING DATE	12-21-84	50 DAY CPC ACTION DATE	REPORT BY: EG:sg
NEGATIVE DEC	12-30-84	EIR	ASSESSOR'S PCL NO. 251-092-01 thru 12 & 14

- APPLICATION:**
- A. Negative Declaration
 - B. Amend 1974 General Plan from Commercial/Office to Residential
 - C. Amend 1984 North Sacramento Community Plan from Retail/General Commercial to Residential (29+ du/ac.)
 - D. Rezone from General Commercial, C-2 to Light Density Multiple Family, R-3A
 - E. Variance to waive 49 of the required 104 parking spaces
 - F. Lot Line Adjustment to merge 13 lots into 1 lot

LOCATION: Southwest corner of Rio Linda Boulevard and Grand Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 104 unit senior citizen apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices and Residential
1984 North Sacramento Community Plan Designation:	Retail/General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Vacant; C-2
East:	Commercial; C-2, R-2B
West:	RR, Commercial; C-2, R-3

Parking Required:	104 spaces
Parking Provided:	63 spaces
Property Dimensions:	Irregular
Property Area:	2.9+ acres
Density of Development:	35+ d.u. per acre
Square Footage of Lot:	126,324+ sq. ft.
Height of Structure:	20 ft.
Significant Features of Site:	Numerous trees located on-site
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Tan and Medium Brown
Exterior Building Materials:	Wood (T-111), stucco, asphalt shingles

002129

PROJECT EVALUATION

A. Land Use

- The subject site consists of 13 vacant lots totaling 2.9+ acres. The site is designated for Commercial/Office and Residential on the 1974 General Plan and Retail/General Commercial and Residential on the 1984 North Sacramento Community Plan.

The existing Del Paso Heights Redevelopment Plan designates the site for commercial use. The proposed Del Paso Heights Redevelopment Plan recommends that the subject site should be designated for residential use (29+ du/ac) and that the zoning be changed to R-3A. The City Council will consider the Redevelopment Plan some time in March 1985. The site is presently zoned General Commercial (C-2).

B. Design

1. Site: Numerous trees (Oak, Pine, Palm and Eucalyptus) are scattered throughout the site which the applicant proposes to incorporate, as much as possible, into the proposed landscape plan. The site plan indicates landscaping of the site with ornamental shrubs and trees.

The site will maintain a 25-foot setback along all street frontages which should be landscaped and bermed to provide a separation between the apartments and street traffic. The site plan also indicates a solid six-foot high wood fence along the setback area. Staff has recommended, and the applicant has agreed, to construct the fence of open wrought iron which will allow visibility for residents and police alike. Access to the site will be by way of control (card-activated) gates located on Roanoke Avenue and Grand Avenue.

The applicant is also requesting that 41 parking spaces be waived. Sixty-three spaces will be provided which include handicapped and compact parking. In addition, bicycle racks will also be included (3-Class I, 3-Class III). The variance request is not unwarranted since many seniors do not drive or do not have a car. Similar projects have requested and received parking variances and staff has no objections to this request.

2. Building: The proposed development plans indicate that 104 apartment units will be constructed. The structures will consist of two-story, wood and stucco construction. Each unit will be approximately 500+ square feet in size. An on-site recreation room will be provided in a centrally located building. A small outdoor "park" area is located nearby; however, staff feels that the "park" area should be located adjacent to the recreation room.

The apartments, as proposed, would be rectangular buildings containing 6-10 units. The architectural style of the buildings creates a monotonous visual appearance with no variation in height, color, materials, roof line, etc.. Staff recommends that the Design Review Board review the project and offer design alternatives.

3. Infrastructure: Major infrastructure (streets, water, sewer) are all existing at this time or can be provided to the site. Some improvements will be required by the City before the project is completed (see comments which follow). In addition, the project is located on a City bus route which stops at the corner of Grand Avenue and Rio Linda Boulevard.
4. Comments: The City Traffic, Public Works, Real Estate, Water/Sewer and Police Departments reviewed the proposed project; their comments are as follows:

Traffic

- a. Parking areas must be interconnected.
- b. Roanoke Street must be constructed to City standards to 12 feet south of center line.
- c. Dedicate 20 foot property line radii on Rio Linda Boulevard corners and construct curb to 27 foot radius.
- d. Dedicate and construct cul-de-sac to 12 feet south of center line (Roanoke Street).
- e. Driveways will be 10 feet from property line (measured along top of curb to driveway flare).

Water and Sewer

Water and sewer mains exist along Rose Street (Firehouse Street) between Grand Avenue and Roanoke Avenue. These facilities must be abandoned to the satisfaction of the Water and Sewer Division.

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:

002131

- A. Ratification of the negative declaration;
- B. Approval of Amendment of 1974 General Plan from Commercial/Office to Residential;
- C. Approval of Amendment of 1984 North Sacramento Community Plan from Retail/General Commercial to Residential (29+ du/ac.);
- D. Approval of rezone from General Commercial (C-2) to Light Density Multiple Family (R-3A), subject to conditions which follow;
- E. Approval of the variance to waive 49 of the required 104 parking spaces, based upon findings of fact which follow;
- F. Approval of the proposed lot line merger by adopting the attached resolution.

Conditions - Rezoning:

1. The applicant shall submit the proposed development plans to the Design Review Board for review and ~~comment~~ approval. (Staff amended)
2. The applicant shall submit a complete landscape and irrigation plan for review and approval of the Planning Director prior to the issuance of any building permits.
3. The existing water and sewer main along Rose Street shall be abandoned to the satisfaction of the Water and Sewer Division.

4. A revised site plan shall be submitted to staff indicating the relocated "park" area prior to the issuance of any building permits.
5. The applicant shall use open wrought iron fencing instead of solid wood.
6. The applicant shall comply with the requirements of the Traffic Engineering Division for all street and driveway improvements. All plans shall be submitted to the Traffic Engineering Division for approval prior to the issuance of any building permits.
7. The applicant shall comply with the City's 50% shading requirement of parking lots.

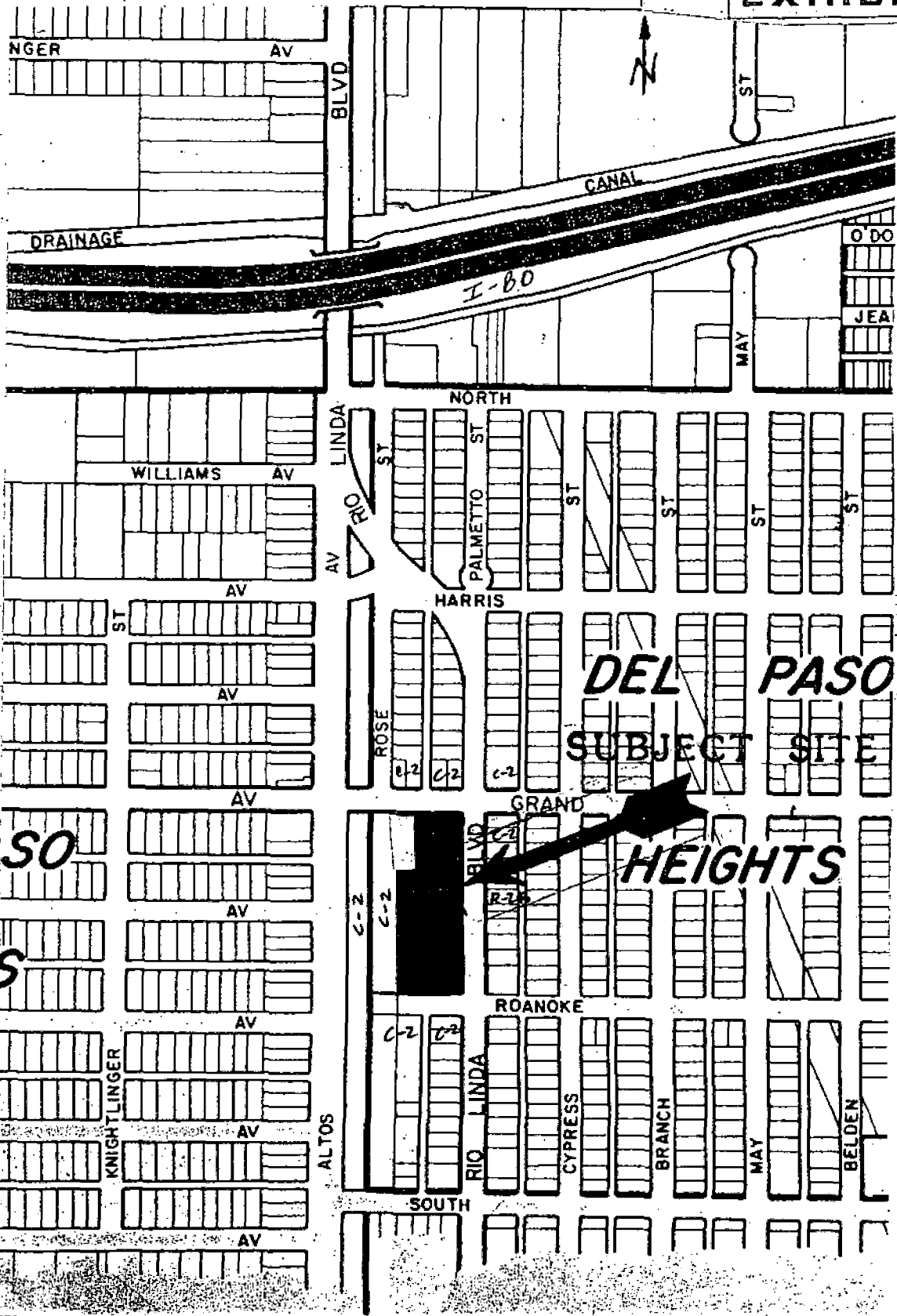
*see below

Findings of Fact - Variance

1. Granting of the variance would not be a special privilege extended to an individual property owner in that:

 other seniors projects have received a variance to waive a portion of the required parking.
2. The request does not constitute a disservice to the general public or surrounding properties in that:
 - a. the parking lot will be landscaped;
 - b. alternative transportation is available to the residents of the proposed project.
3. The request is not adverse to the 1974 General Plan or the 1984 North Sacramento Community Plan which designate the site for residential uses.
- *8. Applicant shall include language in deed restrictions and covenants, conditions and restrictions and/or in a separate document which assures that the development shall only be sold or rented to/or used by elderly persons. Elderly persons means persons over the age of 62 years, provided that for each unit sold or rented to, or used by, two or more persons, one of such persons may be under 62 years old. Such language shall be acceptable in form and content to the Planning Director and City Attorney and may conclude any measure for enforcement deemed appropriate by the Planning Director and City Attorney (added by staff).
- *9. Electronic emergency device shall be provided from each unit to the Manager's unit. (added by CPC).

002132



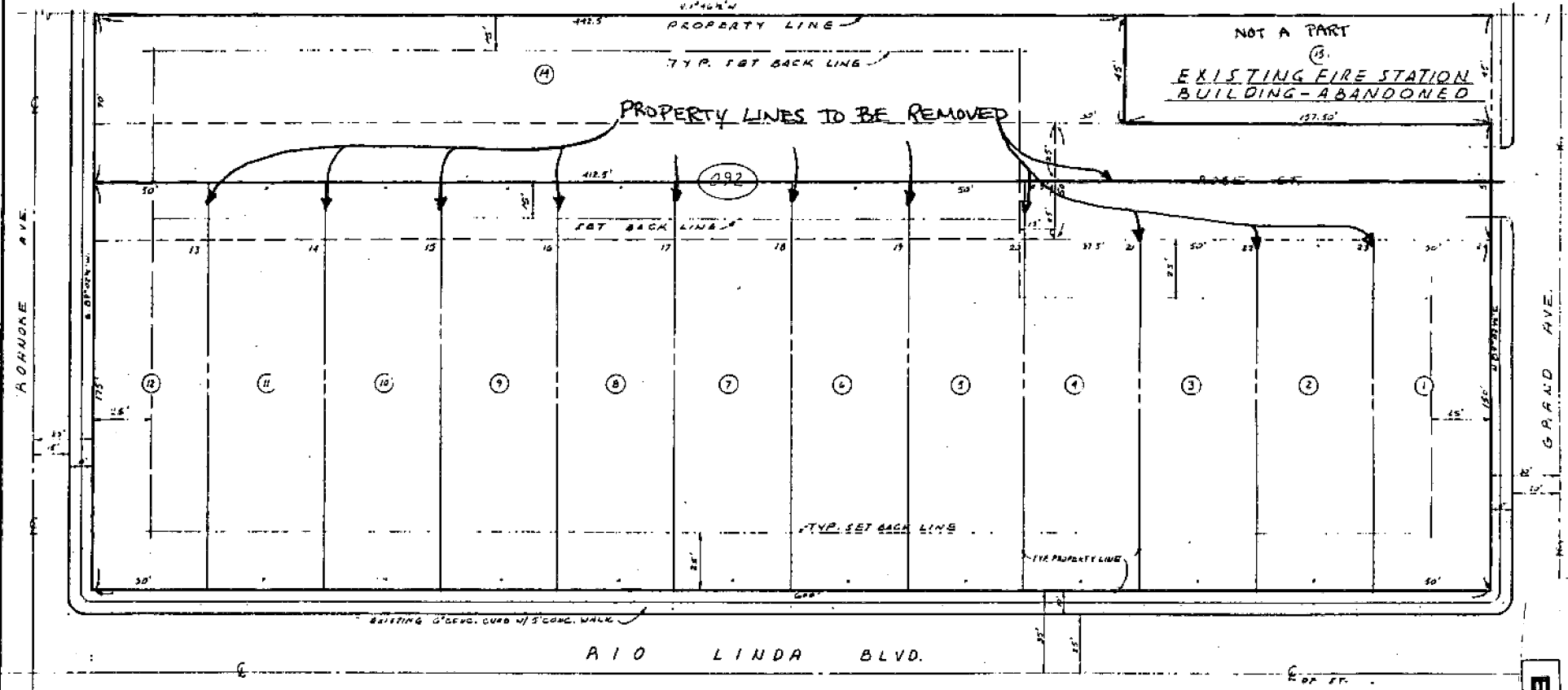
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VICINITY MAP

P85-028

14
1-24-85

002134



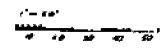
NOT A PART
 (3)
 EXISTING FIRE STATION
 BUILDING-ABANDONED
 137.50'

PLAN OF EXISTING LOTS



ASSESSOR'S MAP NO. 221 BY 02-1-1124

TENTATIVE PLAN



RAYMOND M. KNOWLES ARCHITECTURE
 AND ASSOCIATES PLANNING
 ENGINEERING
 VISTA CALIFORNIA RIVERSIDE



DEL PASO HEIGHTS APTS.
 BY TAMMARINE DEVELOPMENT CO. INC.
 744 VALLEY CREST DR. VISTA, CALIF.

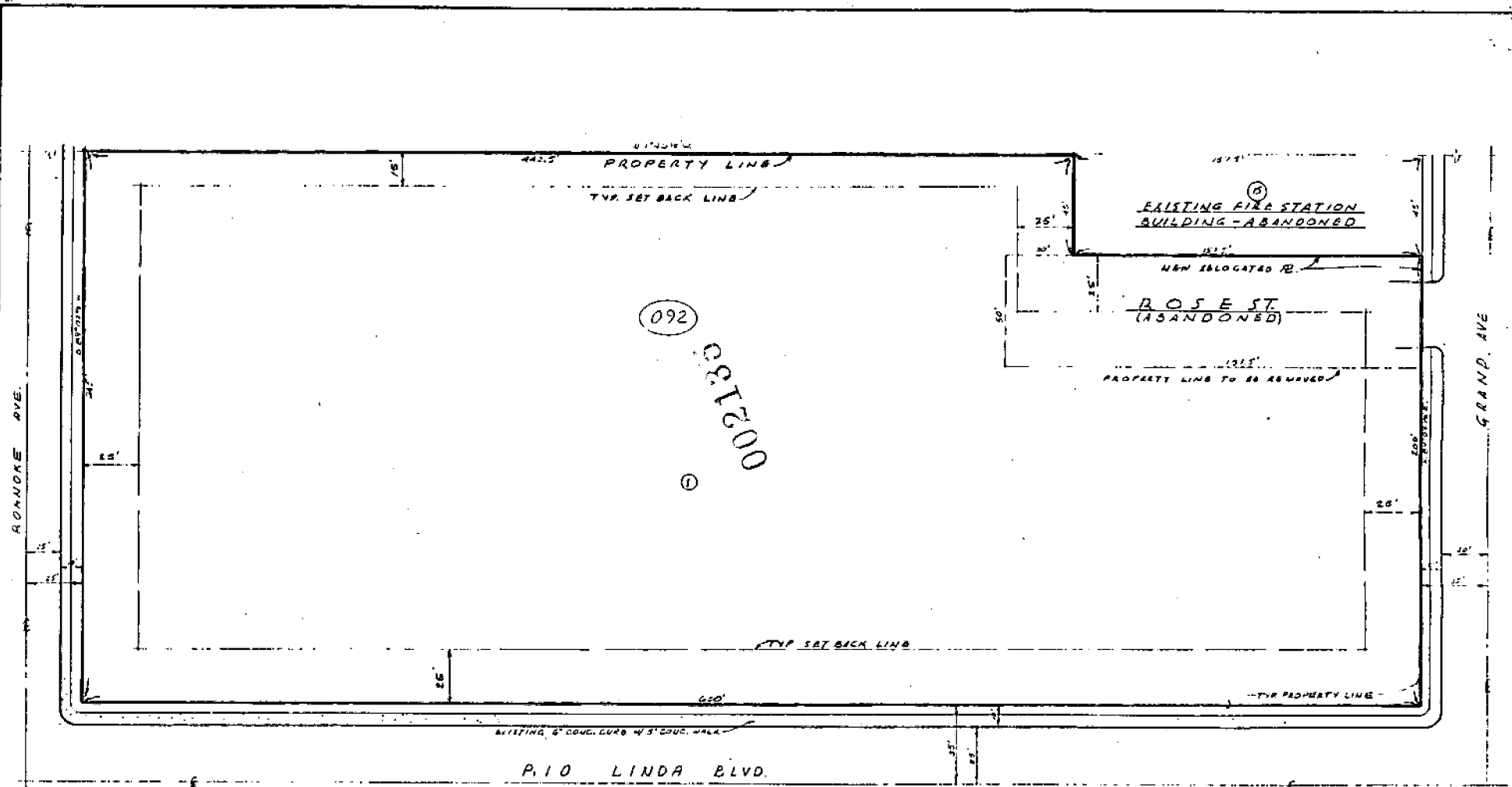


PROJECT 383	SHEET FILE	PLAN OF EXISTING LOT
DATE 1/24/85	DRAWN BY [Signature]	APPROVED BY [Signature]
CHECKED BY [Signature]	SCALE	

EXHIBIT A

RM 13

P85-028
13
1-24-85



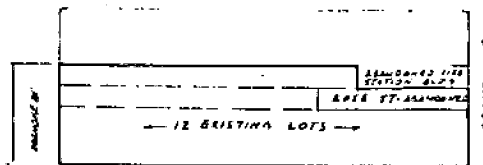
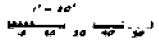
PLAN OF ONE LOT

SCALE - 1" = 20'



ASSESSOR'S MAP NO. 581-87-1

TENTATIVE PLAN



VICINITY MAP - 1/2" SCALE - 14'

RAYMOND M. KNOWLES ARCHITECTURE
AND ASSOCIATES PLANNING
ENGINEERING
VISTA CALIFORNIA RIVERSIDE



DEL PASO HEIGHTS APT'S
BY TAMMARINE DEVELOPMENT CO. INC.
744 VALLEY CREST DR. VISTA, CALIF.



PROJECT NO.	583	SHEET NO.	1
DATE	1/24/85	DRAWN BY	Raymond M. Knowles
CHECKED BY		ENGINEER	
APPROVED BY		REGISTERED	

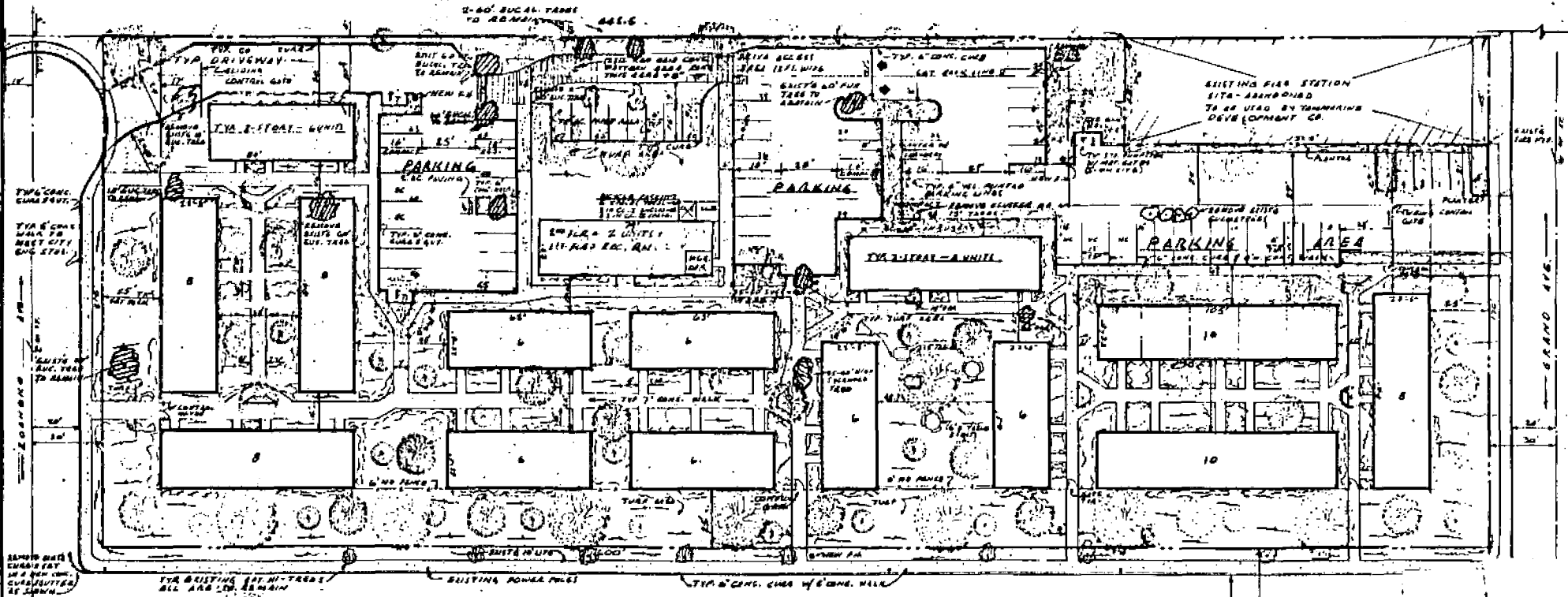
SHEET 2 OF 2

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18 1-24-85

- VACANT ADJACENT PROPERTY -



MASTER SITE PLAN

SCALE 1/8"=1'-0"

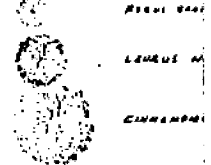


NOTE:
 PARKING LOT SHALL COMPLY WITH CITY ORDINANCE OF 6/7/78 SHOWN IN 18 YRS.

SITE DATA:

DENSITY 2.50 UNITS/AC
 TYP. PARKING 4.63 SPA/AC
 TYP. GARAGE 2.31 SPA/AC
 TOTAL GROSS AREA 11.51 AC
 TOTAL PAVED AREA 5.31 AC
 TOTAL GARAGE AREA 2.31 AC
 BOMA: EXISTING - 0.0
 BICYCLE RACKS - 10000

TREE LEG



002136

EXHIBIT D
SITE PLAN

RAYMOND M. KNOWLES ARCHITECTURE
AND ASSOCIATES PLANNING
 ENGINEERING
 VISTA CALIFORNIA RIVERSIDE



DEL PASO HEIGHTS APT'S
 BY TAMMARINE DEVELOPMENT CO. INC.
 HIGH TECH CONSTRUCTION INC.



MASTER
 Raymond M. Knowles
 11/11/78 12:00 PM

13

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John 13

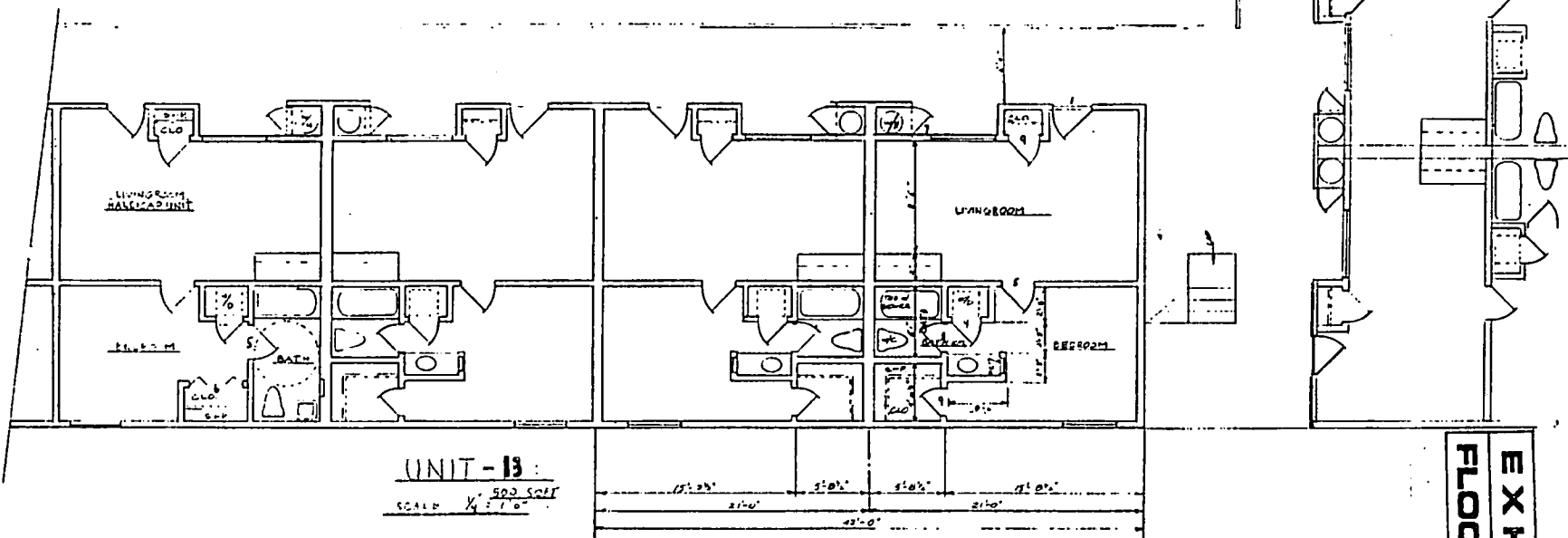
DOOR SCHEDULE

UNIT-B				
LT.	AMOUNT	SIZE	MATERIAL	TYPE
1	100	3600	1 1/2" WOOD	FRONT DR.
2				
3	100	2800	1 1/2" WOOD	60 RM DR.
4	100	2400	1 1/2" WOOD	70 SLS DR.
5	100	2800	1 1/2" WOOD	BATH RM DR.
6	20	6000	1 1/2" WOOD	CLOTH. CLD.
7	100	2000	1 1/2" WOOD	70 RM DR.
8	100	2400	1 1/2" WOOD	BATH RM DR.
9	100	2200	1 1/2" WOOD	CLOTH. CLD.

WINDOW SCHEDULE

UNIT-B				
LT.	AMOUNT	SIZE	TYPE	NOTES
9	100	5040	W.M. ALUM. SL.	
8	100	4040	W.M. ALUM. SL.	

002137



RAYMOND M. KNOWLES ARCHITECTURE
AND ASSOCIATES PLANNING
 VISTA CALIFORNIA BIVERSIDE ENGINEERING



DEL PASO HEIGHTS APTS
 BY TAMMARINE DEVELOPMENT CO. INC.



NO.	DATE	REVISION

2ND FLOOR P.
 WINDOW SC
 Raymond M.

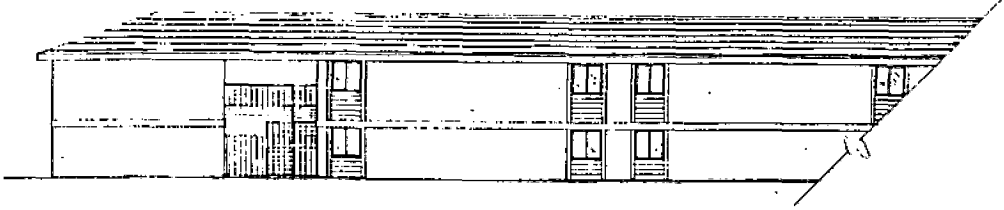
EXHIBIT E
FLOOR PLANS

P85-028

19

1-24-85

Tom 13



PARTIAL EXT. ELEVATION TYP

SCALE: 3/8" = 1'-0"

002138

EXHIBIT E
ELEVATIONS

RAYMOND M. KNOWLES ARCHITECTURE
 AND ASSOCIATES PLANNING
 VISTA CALIFORNIA RIVERSIDE ENGINEERING



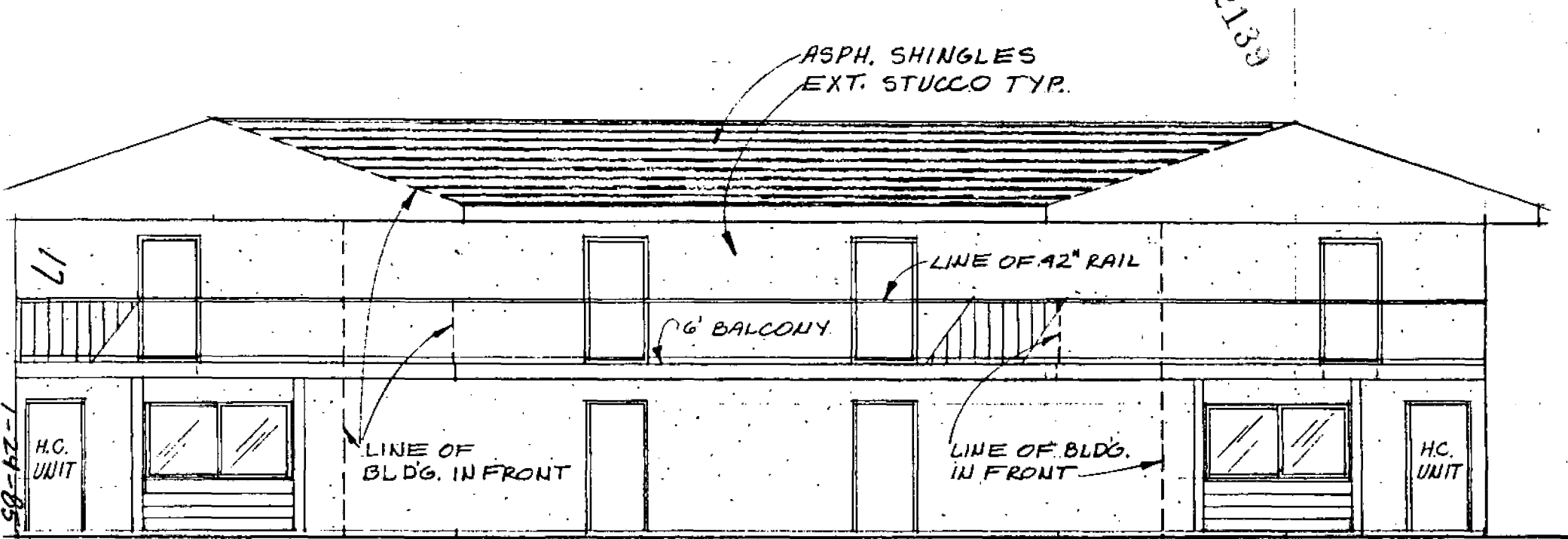
EXTERIOR ELEVATIONS

Raymond M. Knowles

SHEET 13

P85-028

002139



ELEVATION OF INTERIOR
COURT - END BUILDING TYP.

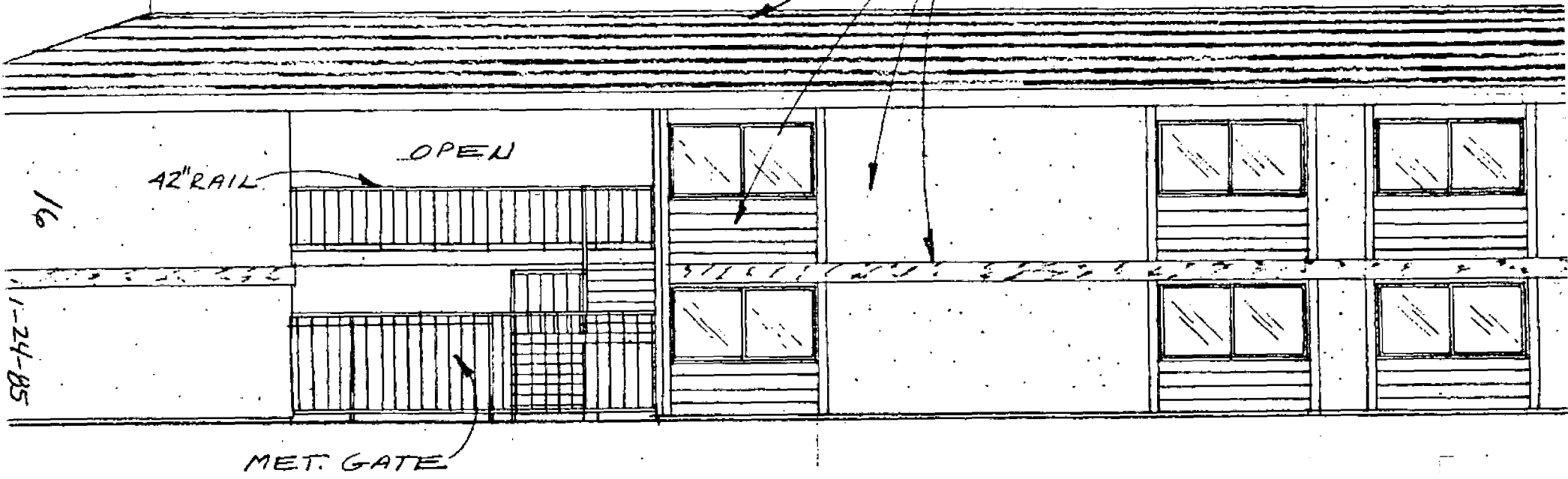
SCALE - 1/8" = 1'-0"

ELEVATIONS

1/24/85

002140

ASPH. SHINGLES
T III PLYWD.
EXT. STUCCO
2x12 CONT.



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16

1-24-85

PARTIAL TYP. ELEVATION-EXT.

SCALE - 1/8" = 1'-0"

ELEVATIONS

Done 13