

STAFF REPORT AMENDED 4-11-85
CITY PLANNING COMMISSION

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

APPLICANT Roger Ackerman, Jr., 881 Dover Dr., Suite 14, Newport Beach, CA 92663
OWNER High Tech Construction, Inc., 881 Dover Drive, Suite 14, Newport Beach, CA 92663
PLANS BY Raymond Knowles & Associates, Vista, California
FILING DATE 2-19-85 **50 DAY CPC ACTION DATE** _____ **REPORT BY:** FG:bw
NEGATIVE DEC. 3-4-85 **EIR** _____ **ASSESSOR'S PCL NO.** 251-221-09; 251-183-08,09

- APPLICATION**
- A. Negative Declaration
 - B. Amend 1984 North Sacramento Community Plan from Residential (11-21 du/na) to Residential (11-29 du/na)
 - C. Variance to waive 21 of the required 48 parking spaces
 - D. Variance to reduce the street side yard setback from 25 feet to 16 feet
 - E. Lot Line Adjustment to merge three lots

LOCATION: Southwest corner Nogales Street and Marysville Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 48-unit senior citizens apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential (11-21 du/na)
Existing Zoning of Site:	R-3
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family Residence; R-3
South:	Vacant; C-2
East:	Commercial buildings; C-2
West:	Apartments; R-3

Parking Required:	48 spaces
Parking Provided:	27 spaces
Property Dimensions:	Irregular
Property Area:	1.65+ acres
Density of Development:	29 du/ac.
Permitted Density:	29 du/ac.
Square Footage of Building:	16,563
Height of Structure:	33 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Bone and brown
Exterior Building Materials:	Stucco and wood

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

- A. The subject site consists of three lots totaling 1.65+ vacant acres in the Light Density Multiple Family Residential (R-3) zone. The site is designated for residential (11-21 du/na) on the 1984 North Sacramento Community Plan and residential on the General Plan. The site is surrounded by mixed land uses consisting of single family residential, apartments, vacant lots and commercial uses.

Findings of Fact

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 (bus) is available to the residents of the proposed project.
3. The request is consistent with the 1974 General Plan and the 1984 North Sacramento Community Plan which designate the site for residential uses.

CITY PLANNING COMMISSION

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

APPLICANT Roger Ackerman, Jr., 881 Dover Dr., Suite 14, Newport Beach, CA 92663
OWNER High Tech Construction, Inc., 881 Dover Drive, Suite 14, Newport Beach, CA 92663
PLANS BY Raymond Knowles & Associates, Vista, California
FILING DATE 2-19-85 **50 DAY CPC ACTION DATE** **REPORT BY:** FG:bw
NEGATIVE DEC. 3-4-85 **EIR** **ASSESSOR'S PCL NO.** 251-221-09; 251-183-08,09

APPLICATION

- A. Negative Declaration
- B. Amend 1984 North Sacramento Community Plan from Residential (11-21 du/na) to Residential (11-29 du/na)
- C. Variance to waive 21 of the required 48 parking spaces
- D. Variance to reduce the street side yard setback from 25 feet to 16 feet
- E. Lot Line Adjustment to merge three lots

LOCATION: Southwest corner Nogales Street and Marysville Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 48-unit senior citizens apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community Plan Designation: Residential (11-21 du/na)
Existing Zoning of Site: R-3
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residence; R-3
South: Vacant; C-2
East: Commercial buildings; C-2
West: Apartments; R-3

Parking Required: 48 spaces
Parking Provided: 27 spaces
Property Dimensions: Irregular
Property Area: 1.65+ acres
Density of Development: 29 du/ac.
Permitted Density: 29 du/ac.
Square Footage of Building: 16,563
Height of Structure: 33 feet
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Bone and brown
Exterior Building Materials: Stucco and wood

Staff report recommended

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

- A. The subject site consists of three lots totaling 1.65+ vacant acres in the Light Density Multiple Family Residential (R-3) zone. The site is designated for residential (11-21 du/na) on the 1984 North Sacramento Community Plan and residential on the General Plan. The site is surrounded by mixed land uses consisting of single family residential, apartments, vacant lots and commercial uses.

- B. The applicant is proposing a density of 29 du/ac. which necessitates amending the North Sacramento Community Plan from residential (11-21 du/na) to residential (11-29 du/na). The amendment of the Community Plan would make the zoning (R-3, maximum 29 du/ac.), and the plan consistent with one another. Staff has no objections to the plan amendment.
- C. The applicant's plan calls for the construction of a 48-unit senior citizens apartment complex with recreational facilities. The units will be two stories in height with each unit being approximately 560 square feet in size. Two of the 48 units will be handicapped units. Exterior building materials and colors will be stucco/wood and bone/brown, respectively.
- D. The applicant is requesting a variance to reduce the required street side yard setback from 25 feet to 16 feet. There are no hardships or physical constraints that limit the development of the site, therefore, staff cannot support the setback variance. Staff has discussed the setback variance with the applicant who is willing to revise the site plans to reflect the appropriate setbacks. The applicant will be required to submit a revised site plan for review and approval by the Planning Director prior to issuance of building permits.
- E. The Engineering, Traffic Engineering, Fire Departments and the Redevelopment Agency have reviewed the proposal; no comments have been received.
- F. The applicant has proposed a 21 square foot on-site identification sign which does not comply with the City's Sign Ordinance. A revised sign plan must be submitted to the Planning Director for review and approval prior to the issuance of occupancy permits.
- G. Staff is concerned that given the location of the proposed units in relation to the parking lot, that some provision should be made for the units which are located furthest from the parking lot. Staff has reviewed this concern with the applicant and recommended that the site plan be revised to locate the units and the parking in closer proximity to one another. The applicant has indicated that the size of the parcel limits the options for revising the site layout. Therefore, the applicant has discussed with staff a system whereby the units farthest from the parking area will be designated for individuals without cars.
- H. The applicant is also requesting that 21 of 48 required parking spaces be waived. For the safety of the residents, access to the parking area will be limited by an electric sliding gate, while the street frontages will have a six-foot high wrought iron fence constructed along the front property line.

The variance request is not unwarranted or uncommon for a seniors' apartment project considering the fact that some seniors do not drive or do not have a car. The future residents can also use alternate transportation since the project is located on an RT bus route.

It appears that a parking problem does exist on Nogales Street after a field investigation of the area surrounding the project site. A number of small apartment units are located along Nogales which impacts the traffic and on-street parking problems.

If the applicant underestimates the parking requirements of the project, residences would be forced onto Nogales Street since the Marysville Boulevard frontage is a no parking zone. Staff still believes that since the project will be for seniors and since bus service is available, the project should not impact the parking problems in the area.

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:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of Amendment of 1984 North Sacramento Community Plan from Residential (11-21 du/na) to Residential (11-29 du/na);
- C. Approval of the Variance to waive 21 of the required 48 parking spaces, subject to conditions and based upon Findings of Fact which follow;
- D. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions

- 1. The applicant shall submit a sign plan for review and approval of the Planning Director prior to the issuance of occupancy permits.
- 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 applicant shall construct a six-foot high solid decorative masonry wall along the west and south property lines.
- 4. The applicant shall include language in the 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 meaning 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.
- 5. An electronic emergency device shall be provided from each unit to the Manager's unit.
- 6. The applicant shall submit revised site plans for review and approval by the Planning Director prior to issuance of building permits.

Findings of Fact

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 (bus) is available to the residents of the proposed project.
3. The request is consistent with the 1974 General Plan and the 1984 North Sacramento Community Plan which designate the site for residential uses.

RESOLUTION NO.

Adopted by the City of Sacramento Planning Commission

on date of

APPROVING A LOT LINE MERGER FOR SAID LOT BEGINNING AT THE SOUTHEAST CORNER OF LOT 64, PARCEL 9, AT THE CENTER LINE OF MARYSVILLE BOULEVARD THENCE WEST 2,033 FEET, THENCE NORTH 182.455 FEET, THENCE EAST 60 FEET, THENCE NORTH 169.47 FEET, THENCE EAST 213.39 FEET TO THE CENTER LINE OF MARYSVILLE BOULEVARD AND THENCE SOUTH 362.80 FEET TO THE POINT OF THE BEGINNING (P85-094)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at the southwest corner Nogales Street and Marysville Boulevard; and

WHEREAS, the lot line merger has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1984 North Sacramento Community Plan;

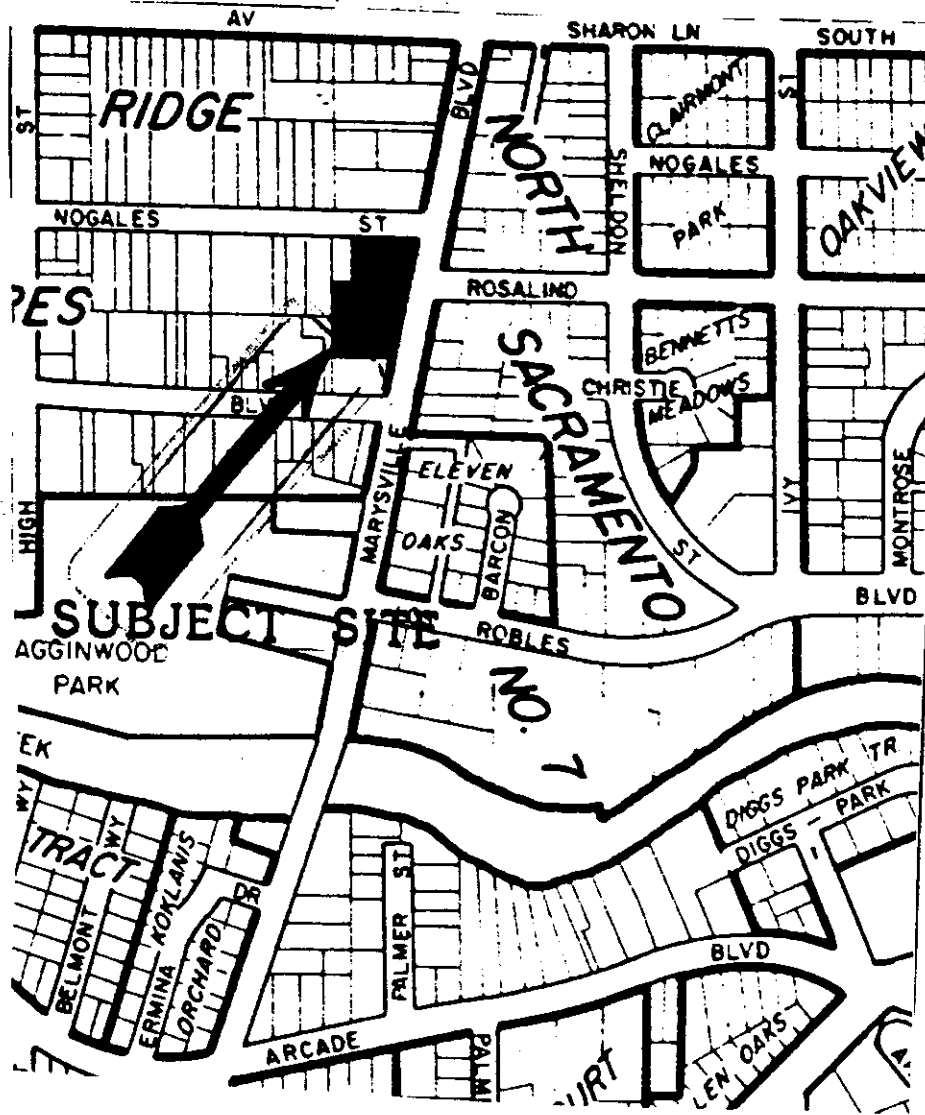
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at the southwest corner Nogales Street and Marysville Boulevard, City of Sacramento, be approved as shown and described in Exhibits D and E attached hereto.

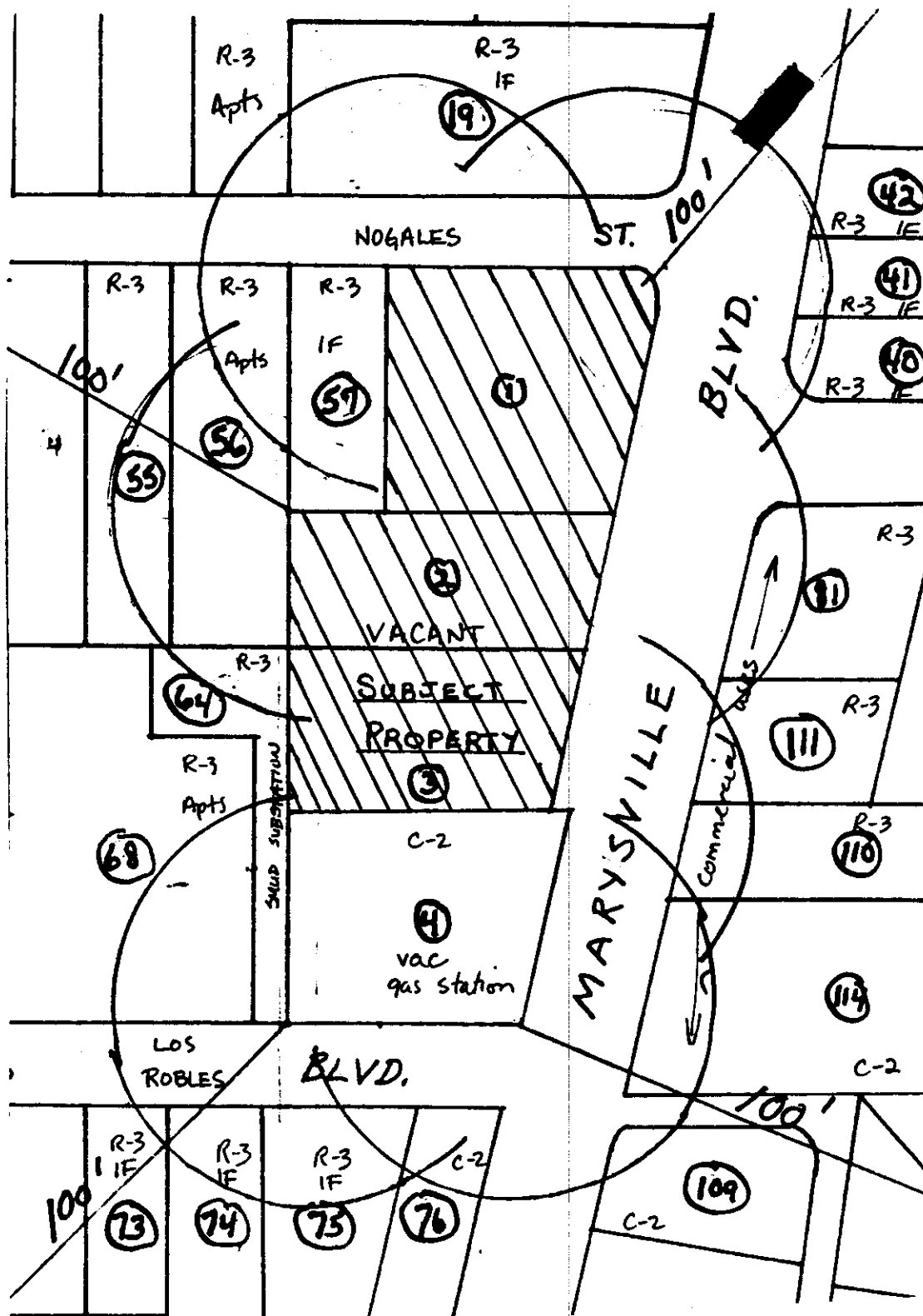
CHAIR

ATTEST:

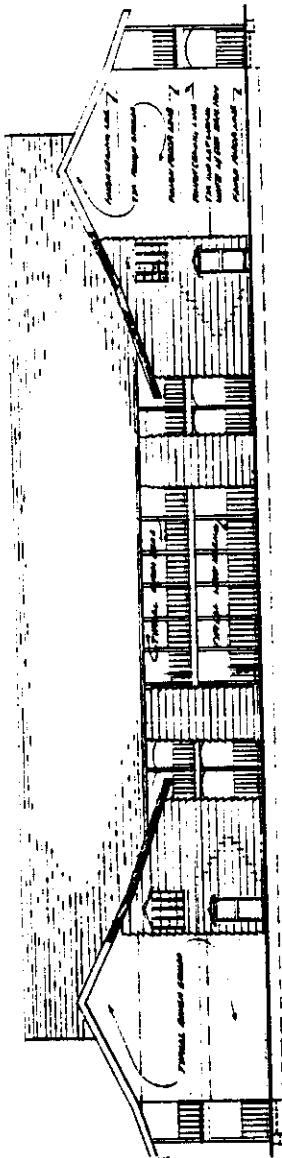
SECRETARY TO CITY PLANNING COMMISSION



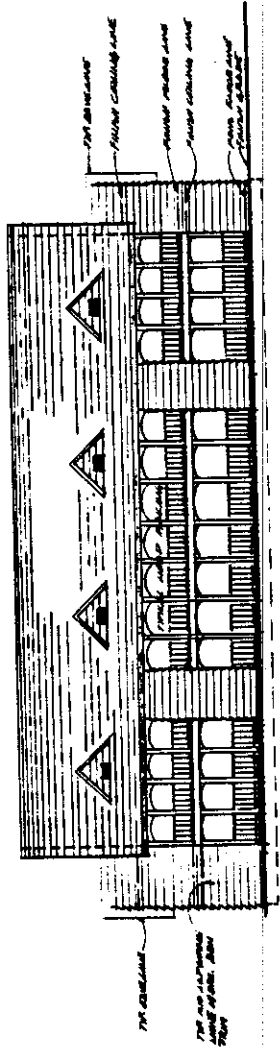
VICINITY MAP



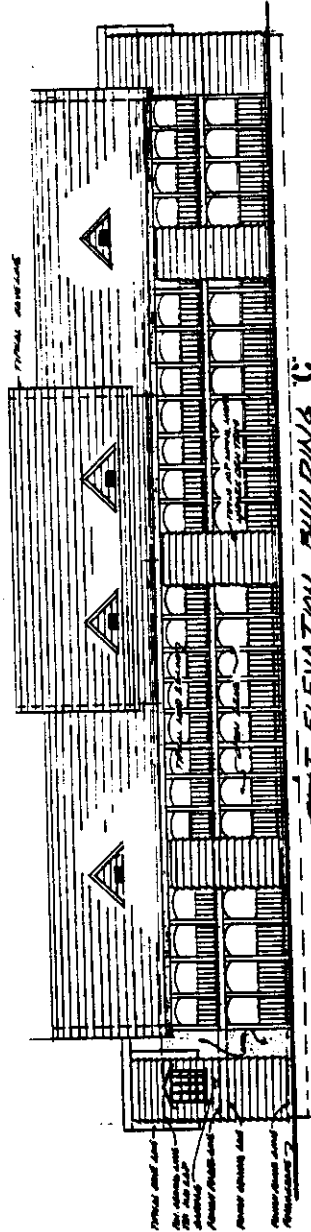
LAND USE & ZONING MAP



NORTH ELEVATION BUILDING A
(WITH EASTERN WINDOW)
SCALE 3/8" = 1'-0"

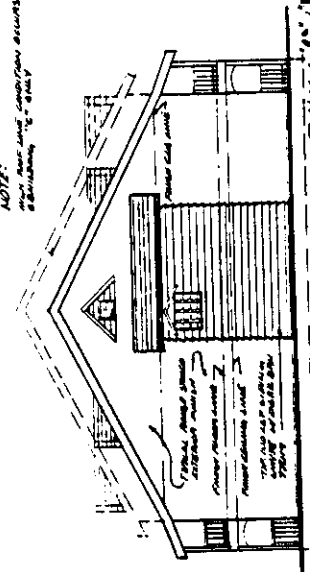


WEST ELEVATION BUILDING A (REVISED)
(WESTERN WINDOW)
SCALE 3/8" = 1'-0"



EAST ELEVATION BUILDING A
(EASTERN WINDOW)
SCALE 3/8" = 1'-0"

Exhibit B Elevations



NORTH ELEVATION BUILDING B
(WESTERN WINDOW)
SCALE 3/8" = 1'-0"

NOTE: SEE ARCHITECTURAL RECORDS FOR BUILDING B ELEVATIONS

NO.	DATE	REVISIONS

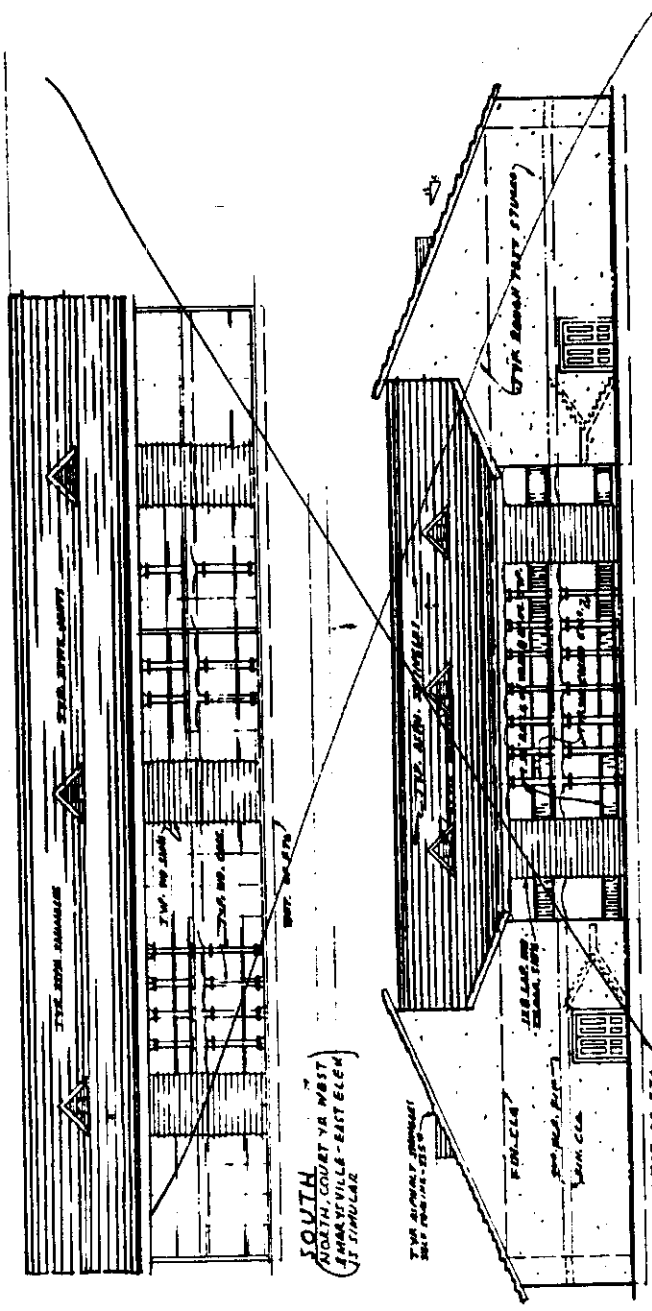


RAYMOND M. KNOWLES AND ASSOCIATES
ARCHITECTURE
PLANNING
ENGINEERING
VISTA - CALIFORNIA - WYOMING





EXHIBIT B ELEVATIONS



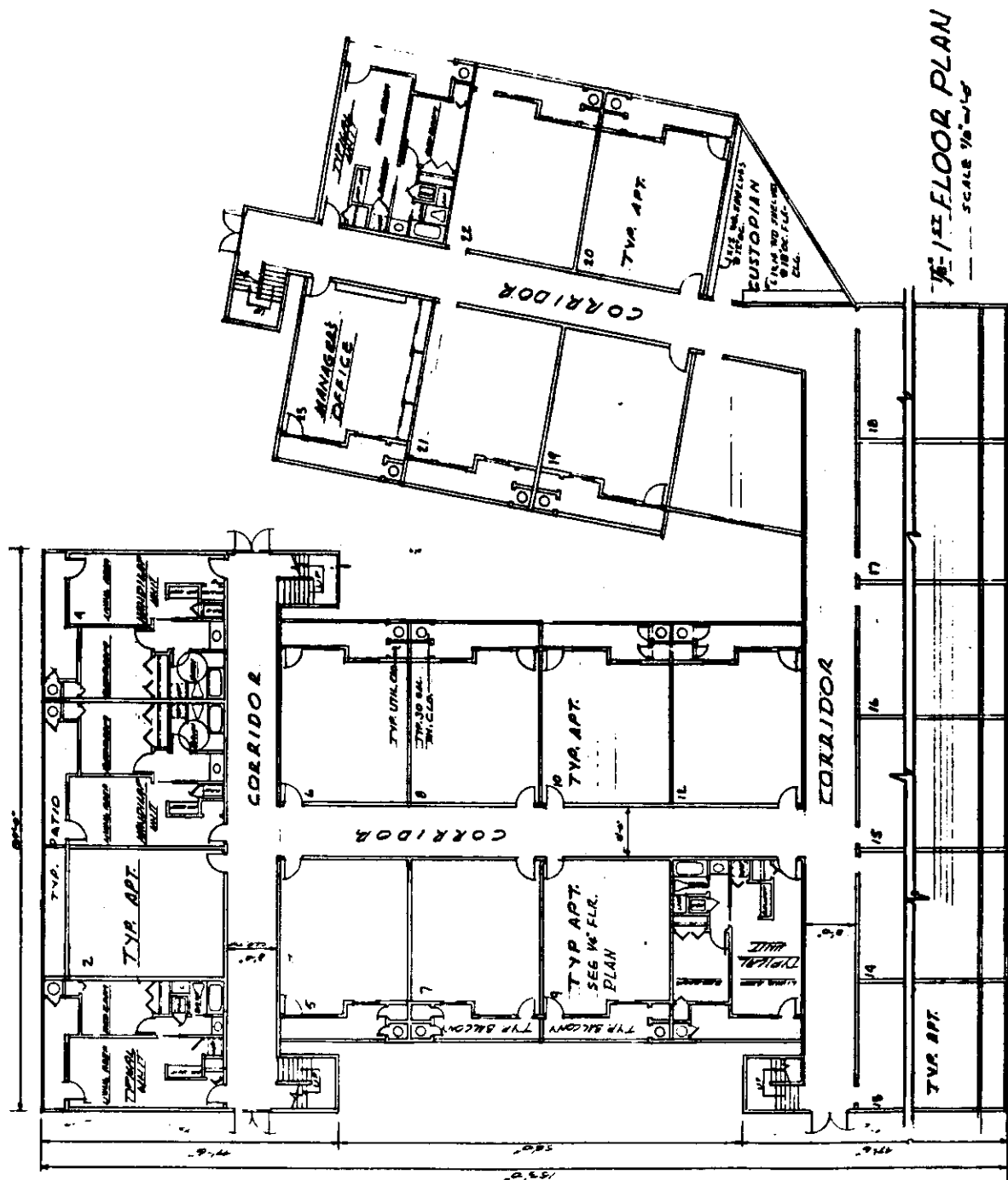
EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"



RAYMOND M. KNOWLES
AND ASSOCIATES
VISTA - CALIFORNIA - REGISTERED PROFESSIONAL ENGINEERS

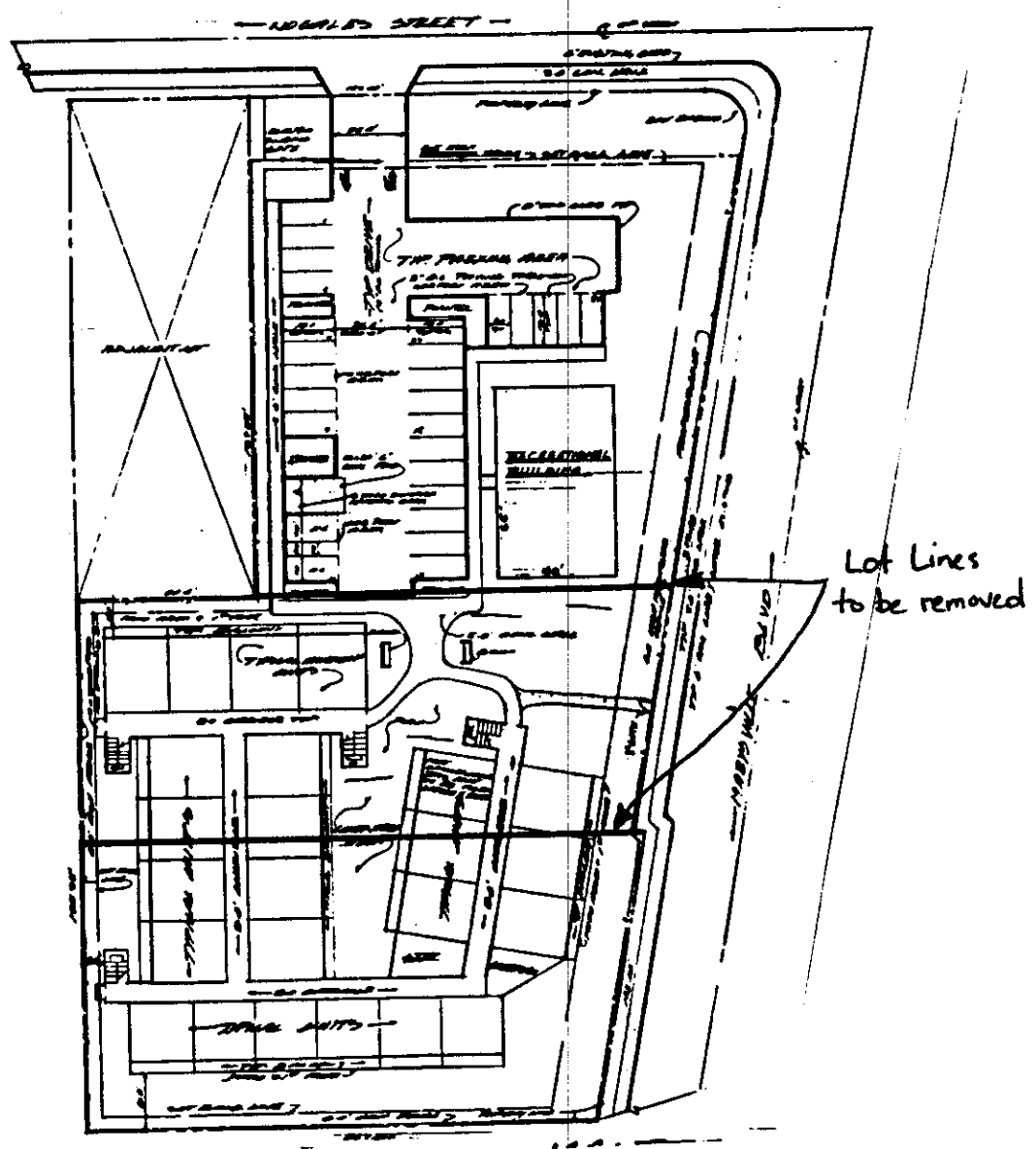
EXHIBIT C FLOOR PLANS



1ST FLOOR PLAN
SCALE 1/8" = 1'-0"



RAYMOND M. KNOWLES ARCHITECTURE
AND ASSOCIATES ENGINEERING
VISTA, CALIFORNIA
PRESIDY



LOT LINE MERGER**LEGAL DESCRIPTION**

Beginning at the southeast corner of Lot 64, Parcel 9, at the center line of Marysville Boulevard, thence west 2,033 feet, thence north 182.55 feet, thence east 60 feet, thence north 169.47 feet, thence east 213.39 feet to the center line of Marysville Boulevard and thence south 362.80 feet to the point of the beginning.

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for property located at SW corner Nogales
Street and Marysville Boulevard (P85-094)

The applicant requests this item be continued to the

April 25, 1985 Commission meeting.

Respectfully submitted,

Art Gee
Art Gee
Principal Planner