

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815				
OWNER	Norwood Village, c/o Banchemo Co., 601 University Ave., Ste. 183, Sacto, CA95825				
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815				
FILING DATE	10/5/84	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC	10/29/84	EIR		ASSESSOR'S PCL NO.	237-100-21

APPLICATION: A. Negative Declaration
B. Tentative Map (P84-381)
C. Special Permit for construction of 195 condominium units (Sec. 2-B-3a)

LOCATION: Southwest corner of Norwood Avenue and Bell Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct 195 airspace condominium units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community
Plan Designation: Residential (11-29 du/ac.)
Existing Zoning of Site: R-2B
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

000652
North: Vacant; R-1A
South: Vacant; SC
East: Multi-Family; R-2B and R-3
West: Single Family; R-1

Parking Required: 195 spaces
Parking Provided: 296 spaces
Parking Ratio: 1:1.5
Property Area: 10± gross acres
Density of Development: 21.9 du/net acre
Square Footage of Buildings: Unit A-500; Unit C-691; Unit D-809
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
Exterior Building Colors: Desert tan, dark gray shingle
Exterior Building Materials: Masonite lap siding, composition shingles
Height of Structure: 29 feet to plate line; two and three stories

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 24, 1984, by a vote of five ayes, four absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

Land Use

A. The subject site is designated for residential uses in the 1974 General Plan. The 1984 North Sacramento Plan designates the site for a residential density range of 11 to 21 units per net acre.

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MEETING DATE November 8, 1984

CPC ITEM NO. 14

The site is currently zoned R-2B which permits a density of 21.8 net units per acre. The site is 10 gross acres in size. It is surrounded by vacant residential and commercially zoned parcels as well as multi-family residential to the east and single family residential to the west. The applicant proposes a condominium development at a net density of 21.6 units per acre. The proposed project is consistent with applicable plans, current zoning and surrounding development.

- B. The subject site is located at the intersection of two major streets in the North Sacramento Community Plan area. An on-street bikeway is proposed for Norwood Avenue; Regional Transit has a bus route along Norwood. In addition, the site is located approximately one-quarter mile from freeway I-80. There is an interchange at Norwood Avenue. Shopping Center zoning is nearby to the south. Since the project is compatible with applicable plans, zoning and surrounding land uses and is reasonably located for the proposed density, staff supports the special permit request.
- C. The tentative map for a one-lot subdivision satisfied Map Act requirements for sale, lease or financing of airspace units. Street frontages are improved. The applicant may be required to increase sewer capacities since existing lines were designed for four single family units per acre. In addition, Regional Transit is requesting a bus shelter and turnout on Norwood Avenue. Staff has no objection to the requested tentative map.

Design

- D. The applicant is proposing 195 airspace condominium units in cluster structures, two and three stories in height. The structures are to be constructed of masonite lap siding with composition roofing material. There is sufficient relief in the elevations to provide visual interest. The applicant has proposed a unique system of access with enclosed stairwells and partially enclosed walkways on each floor. The Police Department has expressed concern regarding the enclosed stairwells. They provide convenient cover for theft or other attack. Staff, therefore, recommends these stairwells be partially opened in a manner similar to the walkways. The applicant should comply with Exhibit A, Personal Safety Criteria, of the Multi-Family Design Criteria.
- E. There are three floor plans ranging from 500 square feet to 809 square feet. The smallest unit has one bedroom/one bath. The middle unit also has one bedroom/one bath, with a dining area. The largest unit has two bedrooms/two baths.
- F. The site plan indicates a centralized outdoor recreational area and building. One covered parking space for each unit and one uncovered space for each two units is proposed. The site plan indicates convenient access from parking to residential units. The applicant should provide access from the interior of the site to the Regional Transit stop to be located on Norwood Avenue. The Traffic Engineer comments that circulation may be awkward in the triangular parking area at the north-east corner of the site. In addition, entrances must be constructed to City standards.

- G. No bike lockers or trash enclosures are indicated on the site plan. These shall be designed according to Exhibits B and C. Plans shall be approved by the Planning Director prior to issuance of building permits.
- H. The Planning and Parks Divisions have determined that parkland in-lieu fees are appropriate. Fees shall be based upon 1.716 acres of land multiplied by the acre value established by the applicant's appraisal.
- I. In conclusion, the applicant has presented a distinctive and attractive environment which will be conducive to individual ownership. Staff supports the special permit and tentative map.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Tentative Map, subject to conditions;
- C. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide street lights pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site drain extension to Magpie Creek; may also indicate off-site sewer line extensions and pump station (existing lines are sized for four units/acre, single family);
3. Pay off any existing assessments;
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. Provide easement and funds (\$5,000) for a bus shelter to be located on Norwood Avenue to the satisfaction of Regional Transit.

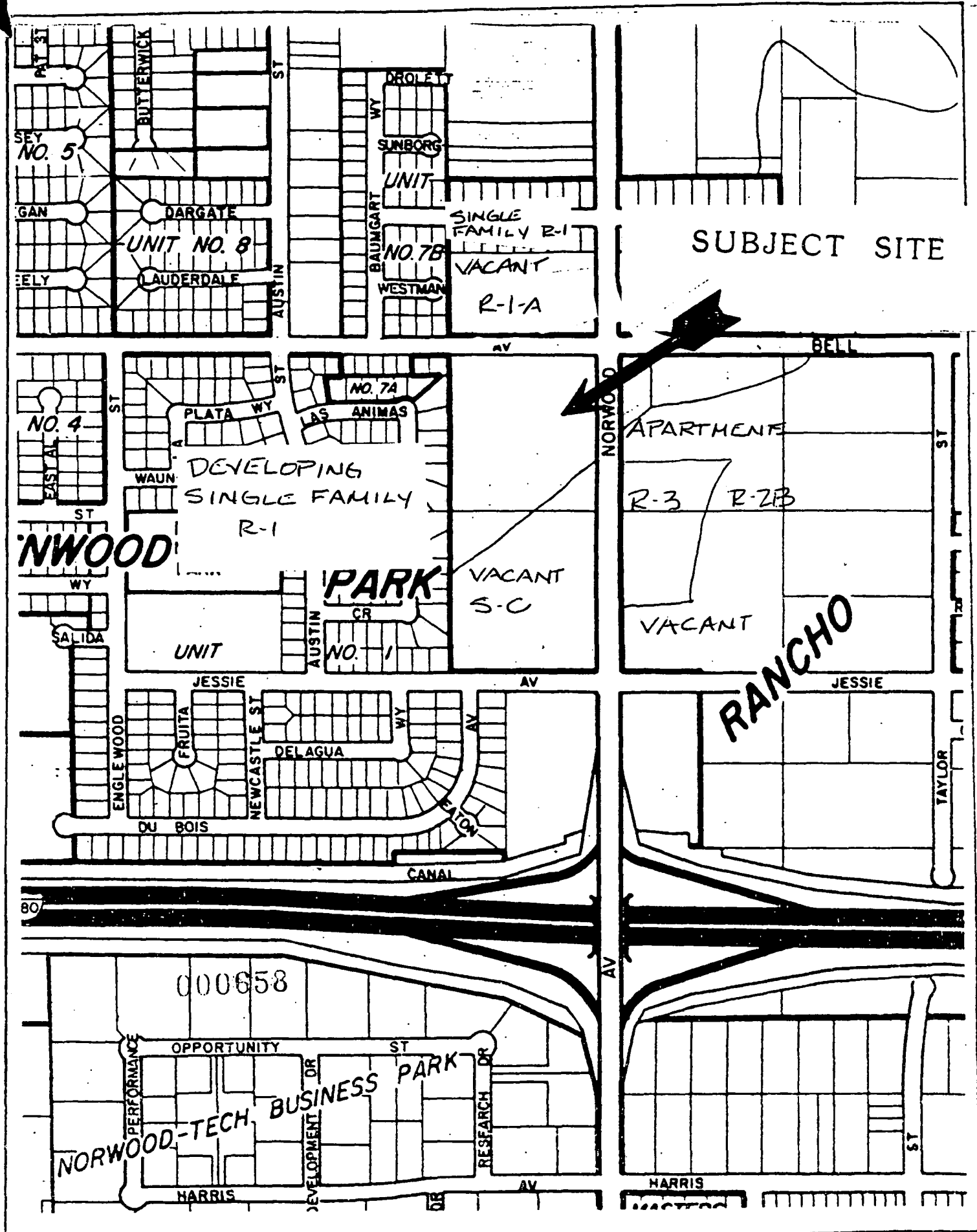
Conditions - Special Permit

1. The applicant shall revise the plans to open up stairwells in a manner similar to the building walkways. Revised plans shall be reviewed and approved by the Planning staff prior to issuance of building permits.
2. The applicant shall comply with Exhibit A, ~~Multi-Family Security Design Criteria~~ ^{Criteria}. Plans shall be approved by Planning staff prior to issuance of building permits;
3. Plans for bicycle lockers and trash enclosures shall be approved by the Planning staff prior to issuance of building permits; plans shall conform to Ex. A.
4. A path from the interior of the site to the Regional Transit bus shelter shall be provided. Location shall be reviewed by the Planning staff prior to issuance of building permits.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. the site is located near a freeway interchange;
 - b. the site is located near commercial zoning for shopping convenience;
 - c. the site has convenient access to mass transit;
 - d. the site is located near the intersection of two major streets.
2. The project, as conditioned, will not be injurious to public health or safety or create a nuisance, in that:
 - a. adequate parking is provided on-site;
 - b. building elevations are attractive and visually interesting;
 - c. buildings are designed to incorporate public safety features.
3. The project is compatible with the 1974 General Plan which designates the site for residential uses.
4. The project is compatible with the 1984 North Sacramento Community Plan which states:
 - a. "Identify vacant land that can accommodate increases in allowable densities without conflicting with the existing uses;
 - b. Designates the site for residential uses (11-29 units per acre)."

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VICINITY - LAND USE - ZONING

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11-8-84

1/0. 14

LEGEND

-  20'-0" DIAMETER CANOPY SHADE TREE
-  18'-0" DIAMETER CANOPY EVERGREEN SHADE TREE
-  18'-0" DIAMETER LINDY DECIDUOUS SHADE TREE
-  10' DIAMETER EVERGREEN SCREEN/WIND TREE
-  20'-0" DIAMETER DECIDUOUS SHADE TREE
-  15'-0" DIAMETER DECIDUOUS ACCENT TREE
-  10'-0" DIAMETER EVERGREEN SCREEN TREE
-  8" MIN. WIDTH CONC. WALK
-  1" OUTLINE INTERNAL LANDSCAPED BEAM
-  CASING

SACRAMENTO PLACE

1 CORNER PDA



SITE PLAN

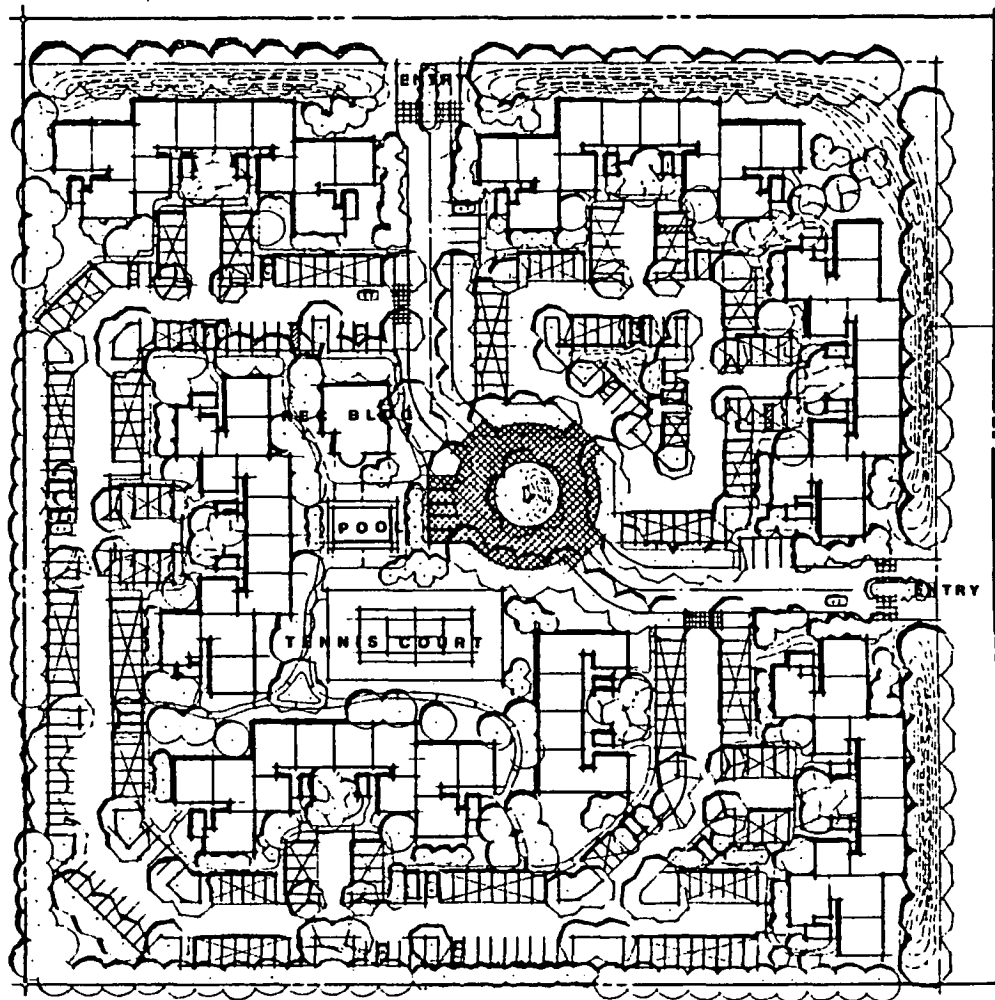
1" = 40' - 0"



**KIKUCHI
LESOVSKY
DAUBER
DELLA MONICA
DONALDSON**

817 S. Laurel Sacramento Road
Suite One
Lehi, California 94740

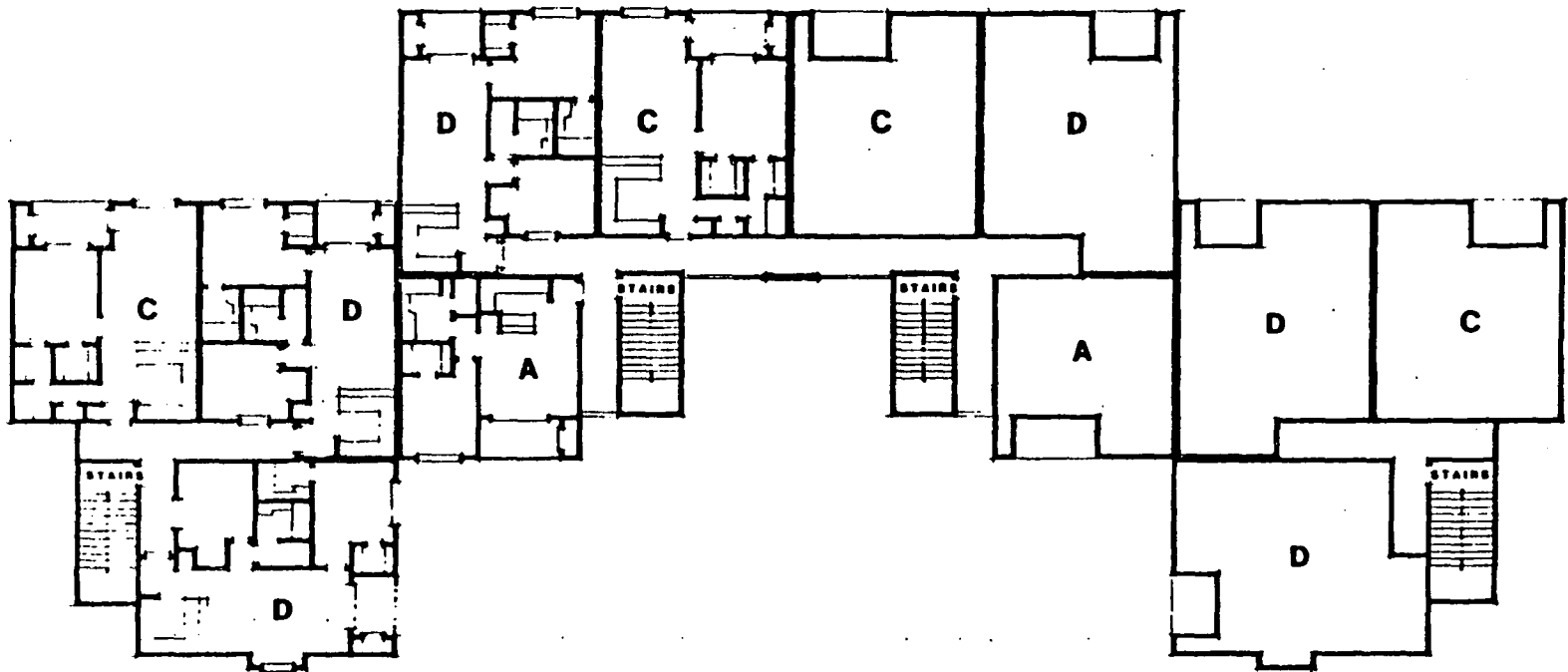
BELL AVENUE



NORWOOD AVENUE

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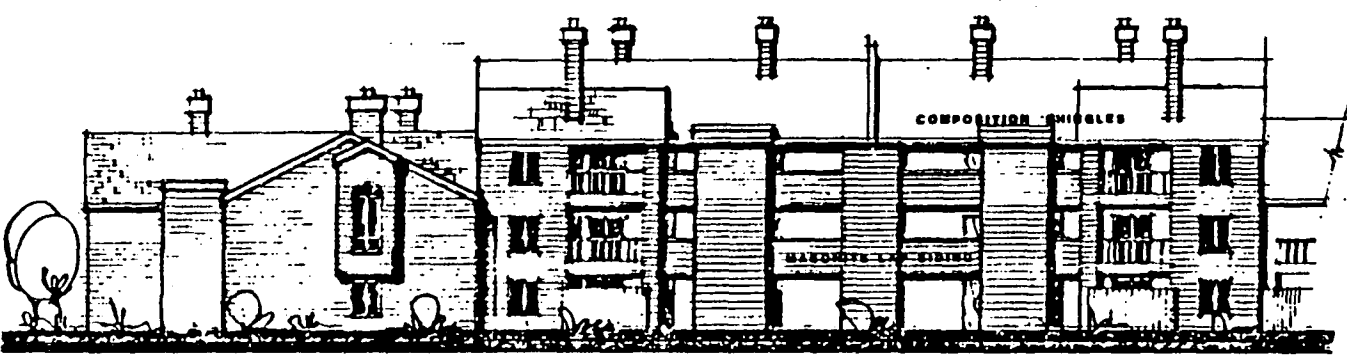
CONCEPTUAL LANDSCAPE PLAN



RINALDO
LEWIS &
DALY
DE LA MONTE
DONALDSON
Architects
1015 L Street, Sacramento, Calif.
Lew. Dal. 3-1100

TYPICAL BUILDING PLAN

1/8" = 1'-0"



FRONT ELEVATION



SIDE ELEVATION

1/8" = 1'-0"

NOTE: ELEVATIONS ARE REPRESENTATIVE OF MATERIALS AND CHARACTER.

SACRAMENTO PLACE

TENTATIVE MAP FOR

SACRAMENTO PLACE

000659



VICINITY MAP

237 303 01

237 100 16

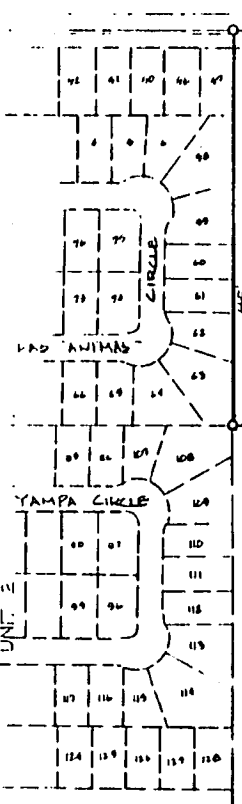
237 100 18

LOT 1
10 ACRES (GROSS)

237 100 22

GLENWOOD PARK
UNIT 1

GLENWOOD PARK
SUBDIVISION
UNIT 2



- OWNER
- DEVELOPER
- ENGINEER
- PLANNING
- SURVEYING
- ASSESSOR'S PARCEL NO.
- 237-10-22
- EXCEPTIONS
- Lot 1 and the East 660.00 feet of Lot 2, as shown on the "Plan of Site Lines Subdivision No. 8", recorded in the office of the County Recorder of Sacramento County, June 16, 1921, to Book 18 of Maps, Map No. 2.
- EXCEPTING THEREFROM all that portion of said lot 2 lying within "Glenwood Park No. 1", the official plat of which was recorded to Book 63 of Maps, Map No. 17, records of said County.

SCALE 1" = 100'

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<p>NO. _____</p> <p>DESCRIPTION _____</p>	<p>APPROVED BY: <u>DT BOLE</u></p>	<p>FIELD BOOK NO. _____</p> <p>SCALE: _____</p> <p>HORIZONTAL: _____</p> <p>VERTICAL: _____</p>	<p>DRAWN BY: <u>WILLIAM BOHANNON</u> CHECKED BY: _____</p> <p>DATE: _____</p> <p>SUBMITTED: _____</p>	<p>mp MORTON & PITALO, INC.</p> <p>CIVIL ENGINEERING</p> <p>PLANNING SURVEYING</p>	<p>APPROVER: _____</p> <p>RATE: _____</p>	<p>SACRAMENTO PLACE</p> <p>CITY OF SACRAMENTO</p>	<p>FILE NO. <u>840269</u></p>
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PERSONAL SAFETY DESIGN CRITERIA

- a. Dead Bolt Locks. The following shall be minimum requirements for deadbolt locks: 1) bolt shall have a throw of at least one (1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
- b. Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one (1) footcandle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.

- c. Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of the location of the viewer and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.
- d. Smoke detectors 000645
- 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.

BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking required, excluding developments which provides individual enclosed garages.
2. Fifty(50%)percent 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.

TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main residential structures.
2. The trash enclosure structure shall have heavy gauge metal gates and 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 screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosures shall be adequate in capacity, number, and distribution.

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