

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Ray Agnoletti - 834 Columbia Drive, San Mateo, CA 95402		
PLANS BY	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	2-17-83	50 DAY CPC ACTION DATE	REPORT BY: GM:sg
NEGATIVE DEC.	3-14-83	EIR	ASSESSOR'S PCL. NO. 049-250-19 thru 26

- APPLICATION:
1. Environmental Determination
 2. Tentative Map to create a 1.4± ac. airspace lot for condominium project
 3. Special Permit to develop 24 unit airspace condominium project in R-3 zone

LOCATION: Northwest corner of Meadowview Road and Coral Gables Court

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 24 unit one-story condominium project on a 1.4± vacant acre site in the R-3 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Meadowview Community Plan Designation:	Multi Family Residential
Existing Zoning of Site:	R-3
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Apartments; R-3
South:	Office; OB, C-1 & R-1
East:	Church; R-3
West:	Apartments; C-2
Parking Required:	25 spaces
Parking Provided:	38 spaces
Parking Ratio Required:	1:1
Parking Ratio Provided:	1.5:1
Property Dimensions:	230' x 248'
Property Area:	1.4 acres
Density of Development:	19.2 units/acre
• Square Footage of Building(s):	600 s.f. to 850 s.f., one & two bedroom units
Height of Structure(s):	One-story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
North/South Unit/Lot Orientation:	50%

SUBDIVISION REVIEW COMMITTEE: On March 9, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the following conditions:

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

000183

1. 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;
2. 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;
3. Replace the existing substandard street lighting system for the proposed project;
4. Abandon the public alley.

BACKGROUND INFORMATION: The project site presently consists of eight vacant lots bisected by a 20 foot wide alley located at the northwest corner of Meadowview Road and Coral Gables Court. The site is bordered by apartment units to the west and north, a church to the east, and Meadowview Road on the south. The applicant is proposing to develop a 24 unit, one-story condominium project on the 1.4± acre site consisting of eighteen 600 square foot one bedroom units and eight 850 square foot two bedroom units. The approximate price range of the units is \$25,000 to \$40,000.

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

1. The applicant originally submitted a condominium development proposal consisting of 25 units, with two studio units containing 350 square feet. Due to concerns regarding the inappropriateness of very small units in this particular neighborhood, the applicant has revised the plans by replacing the structure containing the two 340 square foot studio units with two 600 square foot one bedroom units. The density of the proposed project computes to 18.5 units per acre which is one-half of the maximum allowed density under the R-3 zone (38 units - maximum density permitted on 1.3 net acres zoned R-3).
2. The proposed project was reviewed by the Planning consultant who is currently updating the Airport-Meadowview Community Plan. The project is consistent with the proposed land use plan which retains the multi-family designation for the subject site.
3. The elevations of the project proposes alternatives between stucco and wood siding, and roofing material of either wood shake or composition shingles. For maintainance and aesthetic reasons, staff suggests the structures be constructed of stucco siding with wood shake roofs.
4. Staff also suggests that the project incorporate the following measures to improve security and safety of residents:
 - a. extensive lighting of carport and driveway areas, common open areas and walkways, and around perimeter of buildings;

- b. solid core doors with deadbolt locks and door viewers;
 - c. planting of shrubs with thorns or prickly leaves below windows;
5. The Community Services and Planning Departments have determined that 0.220 acres are required for parkland dedication purposes and that in-lieu fees are to be charged. The applicant, therefore, 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.
 6. The staff requests that the applicant submit a detailed irrigation and landscape plan subject to staff review and approval prior to the issuance of building permits. The plans shall adhere to the landscaping and design criteria in Exhibit A.
 7. The site plan indicates south wall solar access for approximately 50% of the units. Staff believes that the 80% north/south unit orientation requirement is not feasible to achieve due to the fact that the property is substantially in size (230' x 248'), the property has three street frontages and the required 25 foot setbacks limit the area that can be developed with the structure. In addition, this property was originally designed for eight separate lots with a public alley located in the center. These facts also make it difficult to design these structures to eliminate monotonous front facades and create an interesting streetscape.
 8. Staff suggests that the applicant intermix the orientation of the structures by alternating the three unit structures along each street frontage. In order to achieve south wall solar access and add interest to the structure, the wall end containing the one unit will need to incorporate window openings along the street facing walls (see Exhibit E).

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the tentative map, subject to conditions which follow;
3. Approval of the special permit, subject to conditions and based upon the 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:

- a. 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;
- b. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of

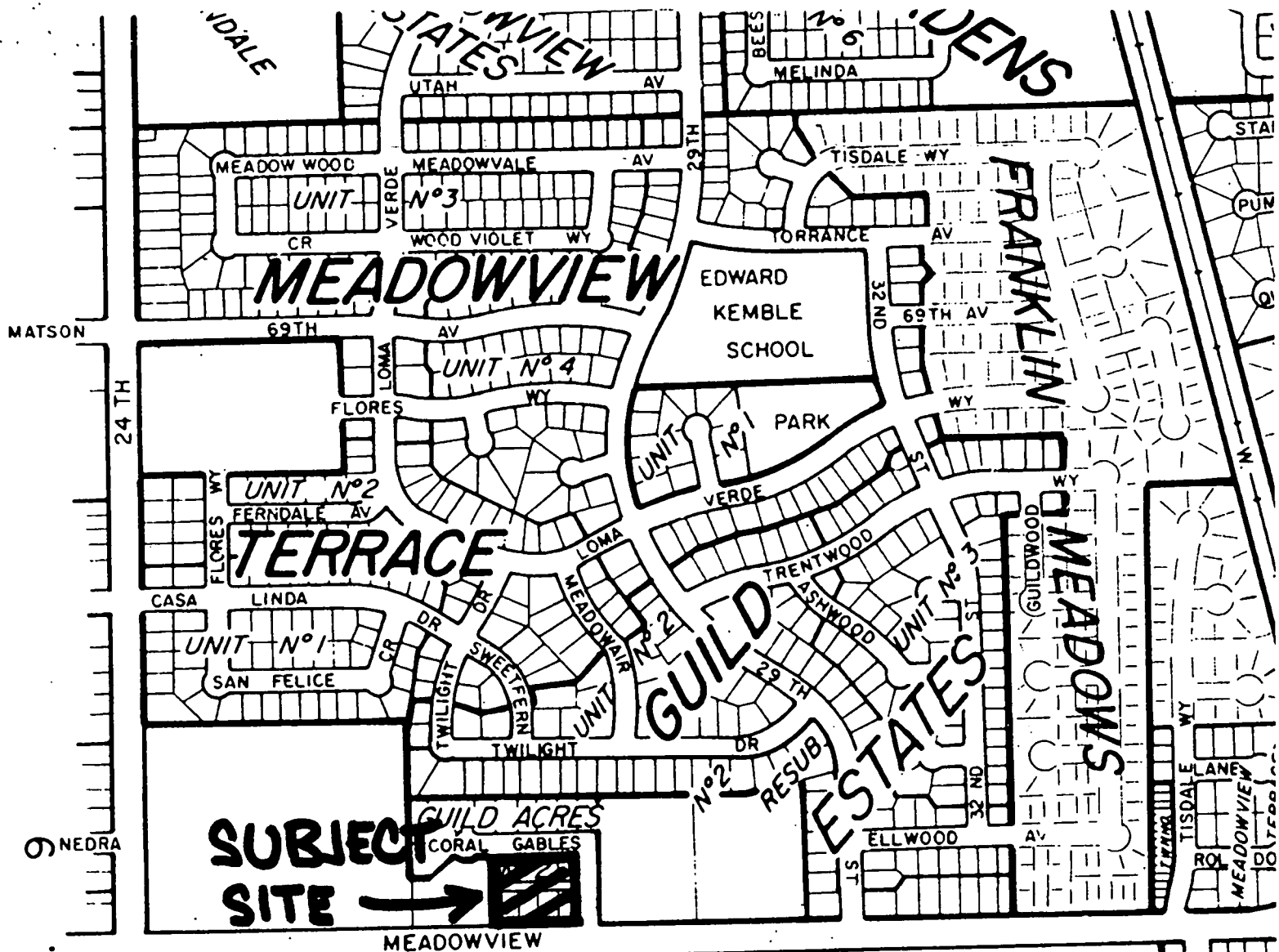
centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;

- c. Replace the existing substandard street lighting system for the proposed project;
- d. The applicant shall abandon the public alley.

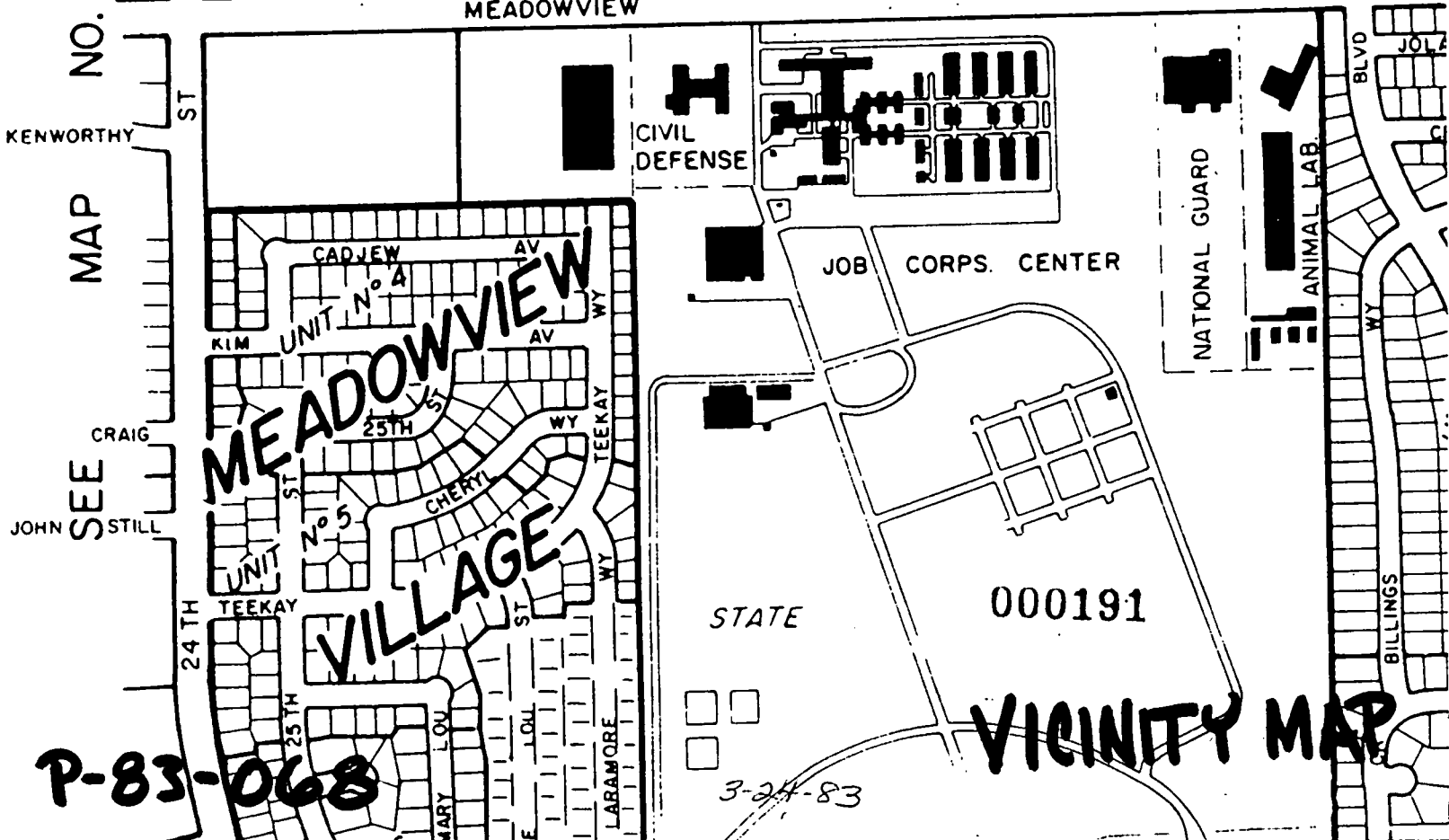
Conditions - Special Permit

- a. The exterior building materials *shall consist of stucco walls with wood/shake/roof; and roofing material shall be subject to approval by staff. (amended by CPC); and by Councilpersons Lynn Robie and Terry Kastanis.***
- b. The units shall have solid core doors with deadbolt locks and door viewers;
- c. The applicant shall plant five gallon size shrubs with thorns and/or prickley leaves below all windows;
- d. The applicant shall provide extensive exterior lighting of carport and driveway areas, common open areas and walkways, and around perimeter of buildings. The minimum illumination level shall be as follows:
 - 1. carport areas and driveways - three average maintained foot candles
 - 2. landscaped common areas and walkways - two average maintained foot candles
 - 3. around perimeter of buildings and at front door entrances - one average maintained foot candle
 - 4. the light fixtures shall be constructed of materials that are vandal resistant and oriented to minimize glare to residential window openings. The lighting specifications and locations of light pole standards shall be included in the revised site plan.
- e. *The applicant shall redesign the west end of the parking area to include a play area, subject to approval by staff. (added by CPC)*
- f. The applicant shall submit detailed revised site and elevation plans, landscape and irrigation plans incorporating conditions a through e to the planning staff for review and approval prior to issuance of building permits. The landscaping shall adhere to the landscaping and design criteria of Exhibit A.
- **g. A 6' wire woven fence with climbing ivy shall be constructed along the westerly*
Findings of Fact *property line.*
- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1. the proposal is designed to be compatible to surrounding residential uses, and

2. the project incorporates measures to improve security and safety of residents, and deter crime.
- b. The project, as conditioned, will not be injurious to the surrounding properties in that:
 - a. adequate off-street parking is provided;
 - b. adequate landscaped setbacks are provided.
- c. The project is consistent with the 1965 Meadowview Community Plan and proposed land use plan of the Airport-Meadowview Community Plan update which designate the site multi-family residential.



SUBJECT SITE



VICINITY MAP

P-83-068

3-24-83

000191

STATE

JOB CORPS CENTER

CIVIL DEFENSE

NATIONAL GUARD

ANIMAL LAB.

MEADOWVIEW VILLAGE

SEE MAP NO. JOHN CRAIG STILL

EXHIBIT A

Landscaping and Design Criteria

1. Landscaping materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscape treatment shall include:
 - a. Larger specimens of shrubs and trees along the site periphery.
 - b. The utilization of group plantings of deciduous trees on the western and southern facing walls so as to reduce energy consumption in the summer yet allowing for sunlight access in the winter.
 - c. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - d. Undulating landscaped berms located along street frontages and achieving a minimum height of three feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
3. Public open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
4. Landscaping of parking areas in compliance with the 50% parking lot shading requirement.

Trash Enclosures

1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening, doors shall be provided on all trash enclosures.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution, as approved by the City Waste Removal Department.

P83-068

RECORD NAMES AND ADDRESSES

Ray Agnelli
 22 Columbia Drive
 San Rafael, California 94901

APPLICANT

Ray Agnelli
 22 Columbia Drive
 San Rafael, California 94901

PROJECT USE

Residential
 19.2 D.U./A.C.

PROPOSED USE

Residential
 19.2 D.U./A.C.

PROPOSED IMPROVEMENTS

City of Sacramento

OTHER MAPS

City of Sacramento

OTHER MAPS

City of Sacramento

ASSASSOR'S PARCEL NUMBER

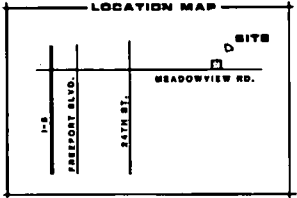
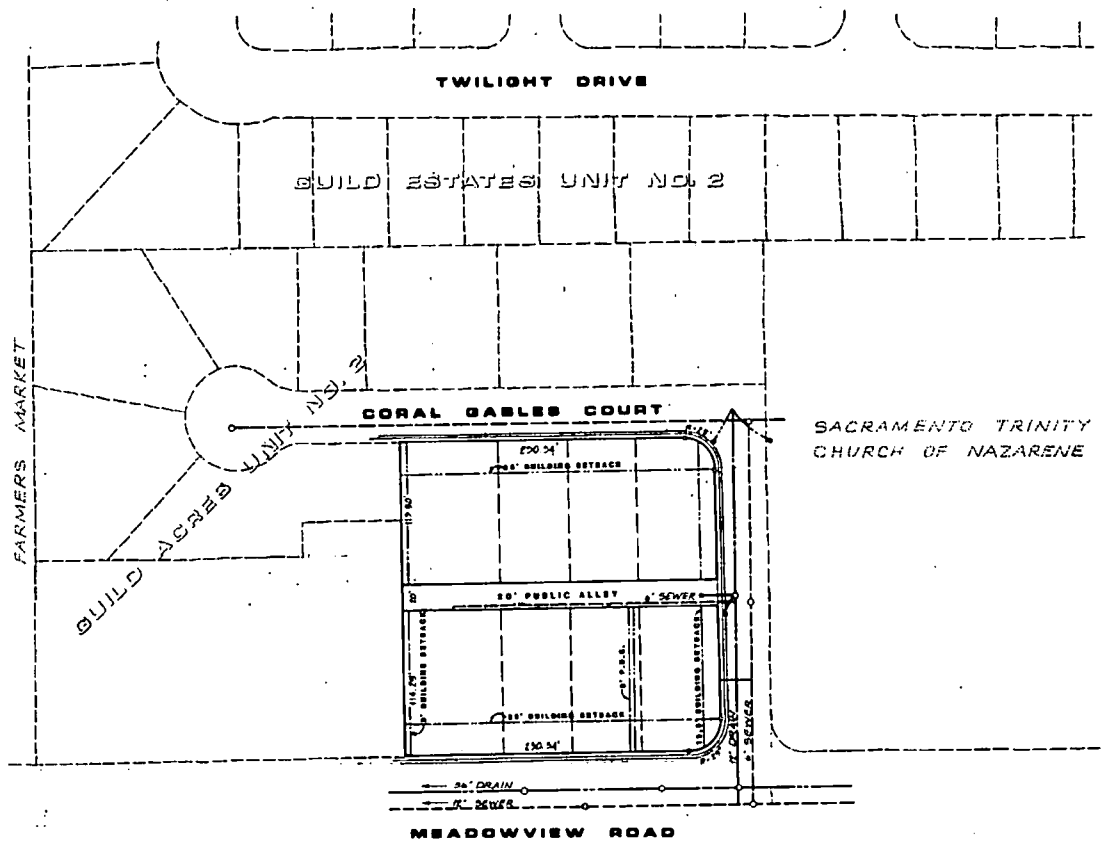
049-250-19, 20, 21, 22, 23, 24, 25

Proposed SITE CRITERIA

ACREAGE	
GROSS	2.0
NET (EXCLUDES PUBLIC ALLEY)	1.8
DWELLING UNITS	
350 SQ.FT.	2
600 SQ.FT.	10
850 SQ.FT.	7
TOTAL	19 D.U.
DENSITY (NET)	10.2 D.U./A.C.
PARKING	
COVERED	20
GUEST	13
TOTAL	33
EXISTING ZONE R-3	
ASSESSOR'S PARCEL NO. 049-250-19, 20, 21, 22, 23, 24, 25	

3-24-83

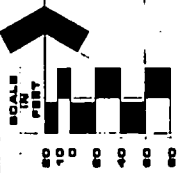
EX. B ITEM 11



009192

TENTATIVE MAP

the gables
 CALIFORNIA
 CITY OF SACRAMENTO
 A STUDIO / GARDEN HOME DEVELOPMENT BY Ray Agnelli



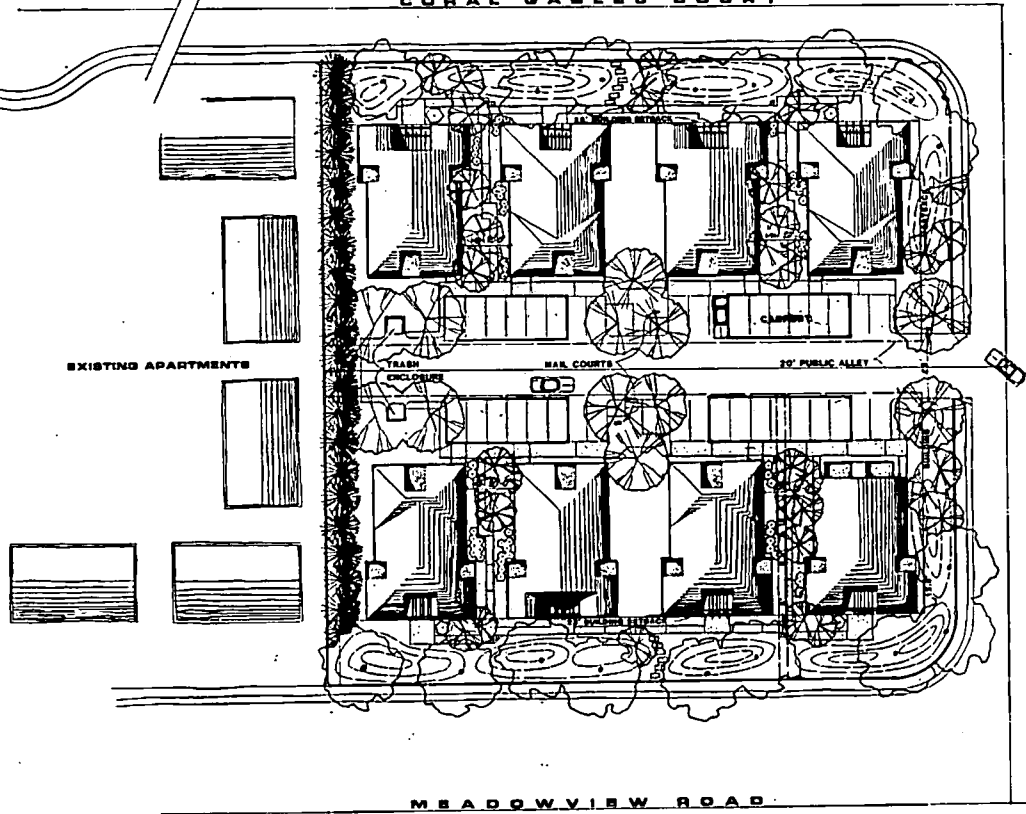
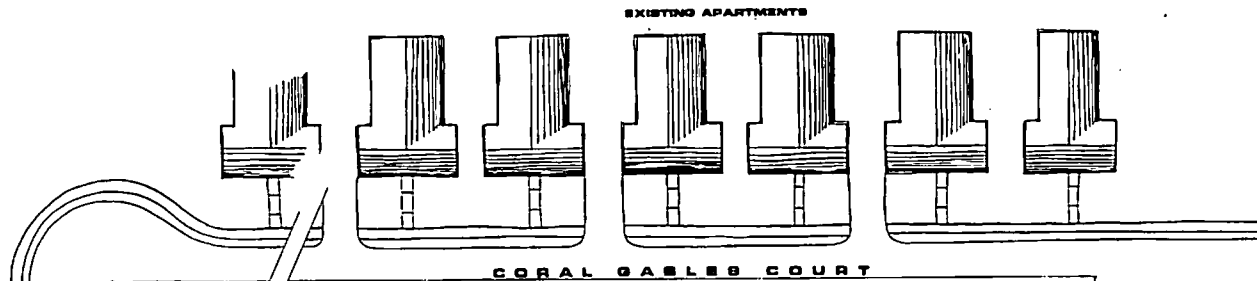
FEBRUARY 1983

PS-3-068

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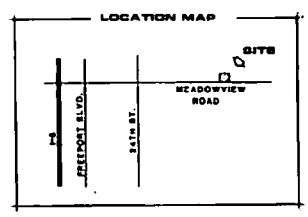
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EX. R Item 11



SITE CRITERIA

ACRESAGE	
GROSS	1.41
NET (EXCLUDES PUBLIC ALLEY)	1.31
DWELLING UNITS	
350 SQ. FT.	8
500 SQ. FT.	16
550 SQ. FT.	7
TOTAL	31 D.U.
DENSITY (NET)	19.2 D.U./AC.
PARKING	
COVERED	25
GUEST	13
TOTAL	38
EXISTING ZONE R-3	
ASSESSOR'S PARCEL NO. 049-050-19,20, 21,22,23,24&25	



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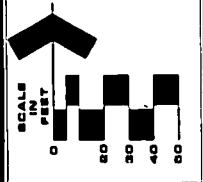
SITE PLAN

the gables

CALIFORNIA

CITY OF SACRAMENTO

A STUDIO / GARDEN HOME DEVELOPMENT BY *Ray Syncheli*



DECEMBER 1982



P 83068

FOUR-FLEX
FLOOR PLAN

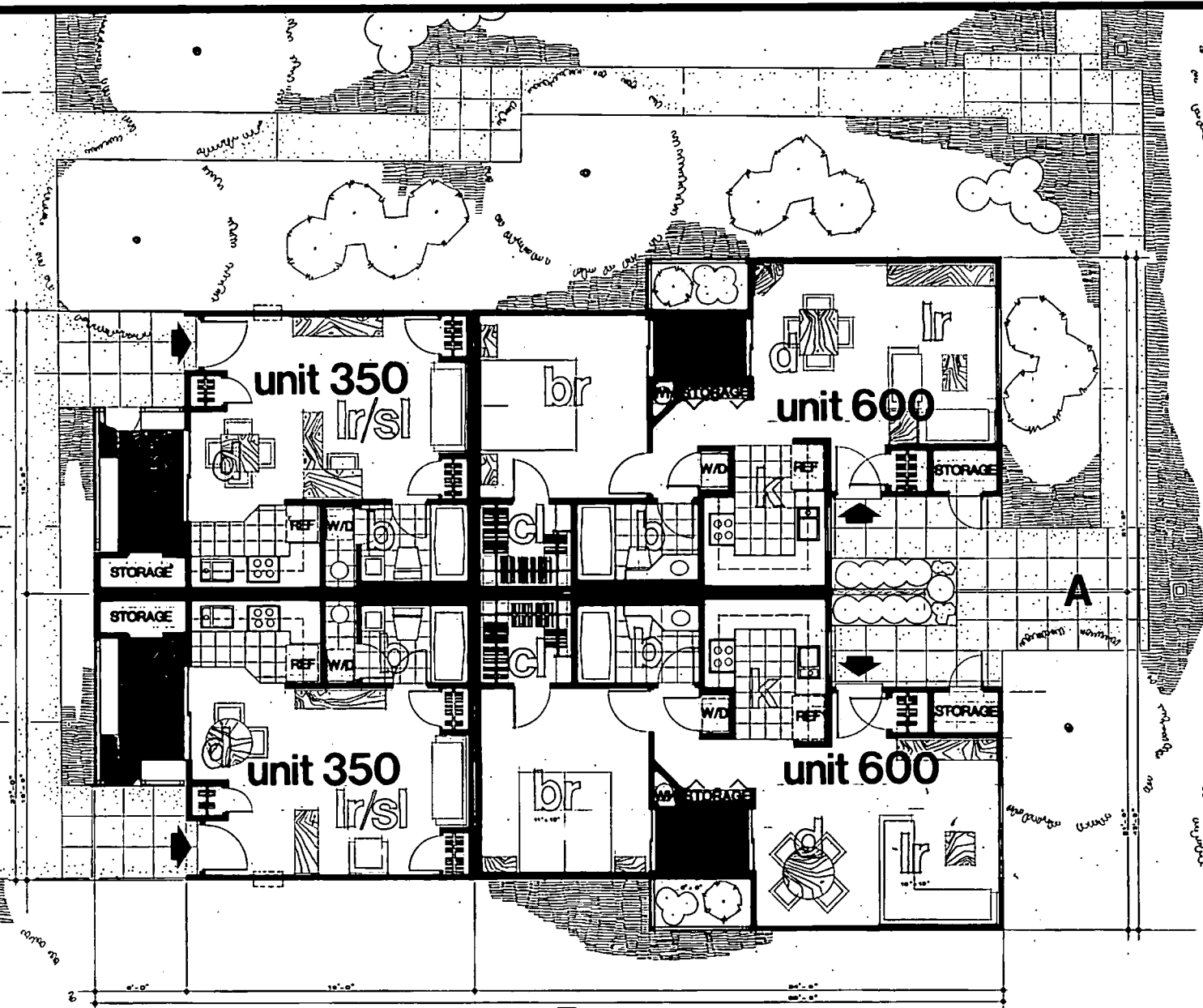
the gables
CALIFORNIA
CITY OF SACRAMENTO
A STUDIO / GARDEN HOME DEVELOPMENT BY Ray Synobalski

3/8" = 1'-0"



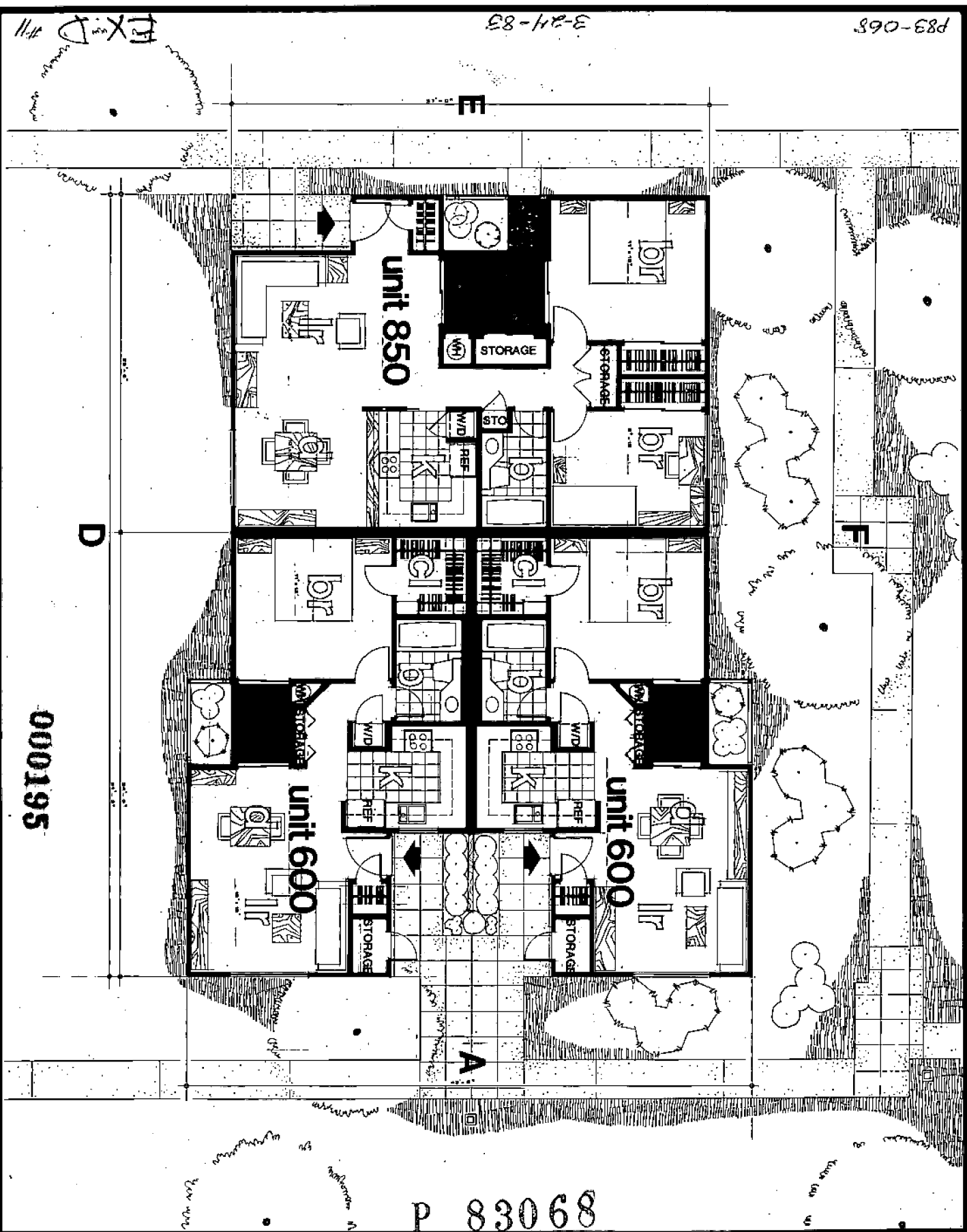
DECEMBER
1982

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000194

EX-D
11/11



D

E

F

A

000195

P 83068

3

DECEMBER 1982



3/8" = 1'-0"
 0 1 2 3 4

the gables
 CITY OF SACRAMENTO CALIFORNIA
 A STUDIO / GARDEN HOME DEVELOPMENT BY Ray Agnolotti

TRI- PLEX
FLOOR PLAN

TRI- PLEX
ELEVATIONS

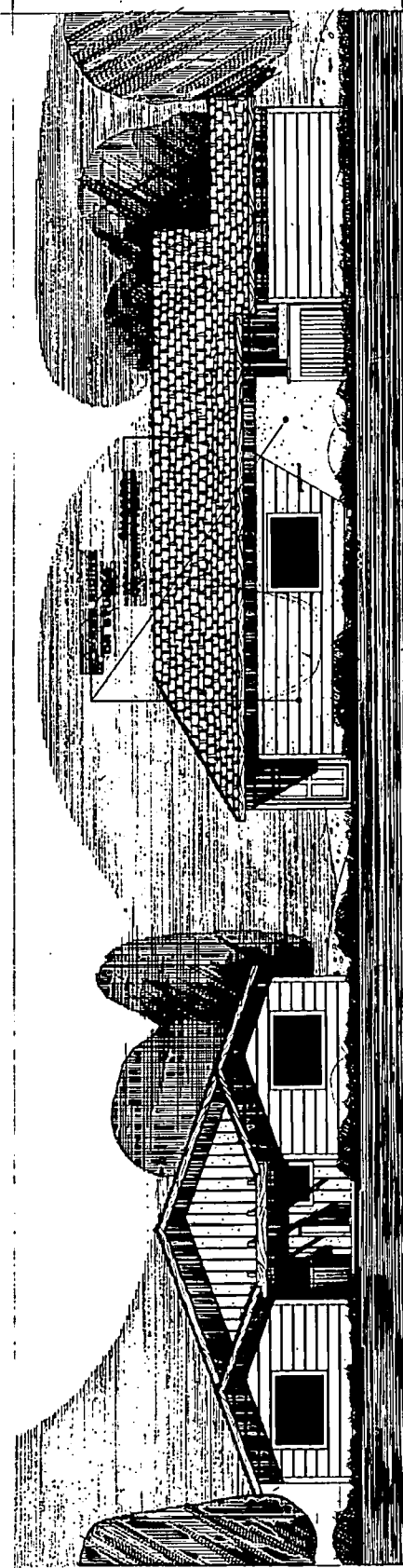
the gables
CITY OF SACRAMENTO
A STUDIO / GARDEN HOME DEVELOPMENT BY *Ray Signell*
CALIFORNIA

1/4" = 1'-0"
0 1 2 3 4 5 6 7 8 9 10



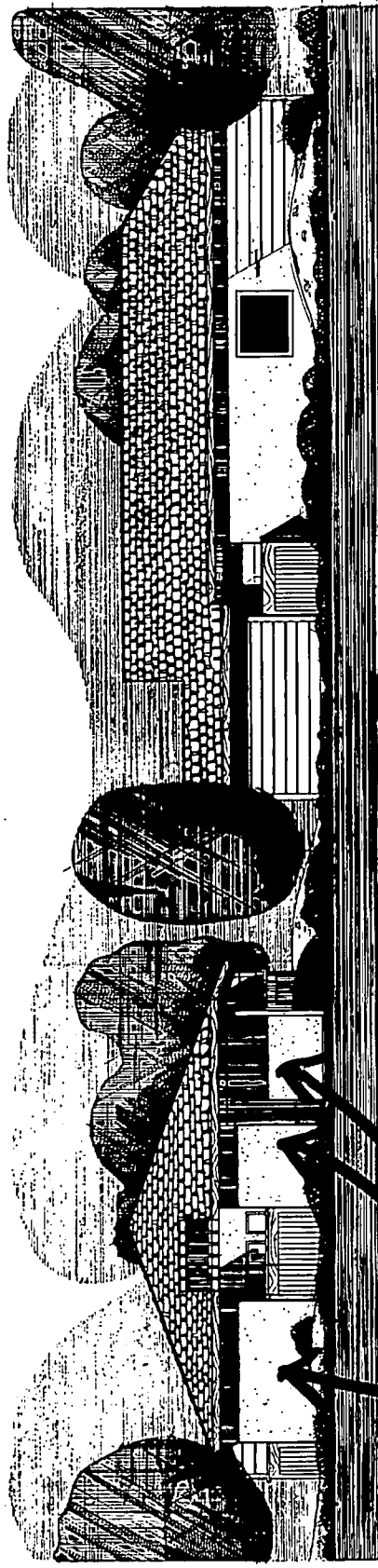
DECEMBER
1988

5



ELEVATION A (FRONT ELEVATION 4-PLEX AND 3-PLEX)

ELEVATION D (SIDE ELEVATION 3-PLEX)



ELEVATION E (REAR ELEVATION 3-PLEX)

ELEVATION F (SIDE ELEVATION 3-PLEX)

000197

ADD WINDOW OPENINGS TO PROVIDE SOUTH WALL
SOLAR ACCESS & ARCHITECTURAL INTEREST.

P83-068

P 83068 3-24-83

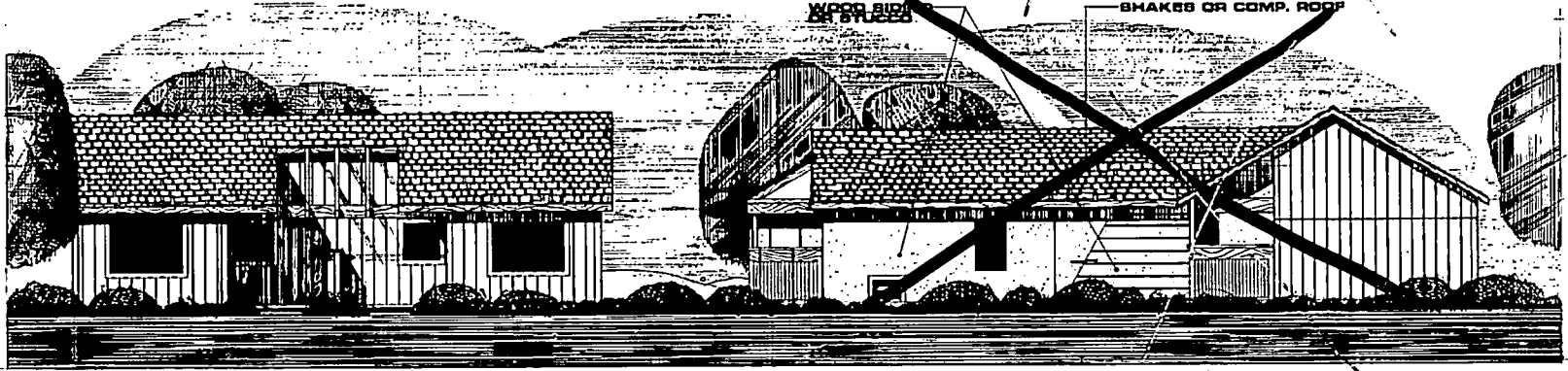
EX. E 1/11

PS-065



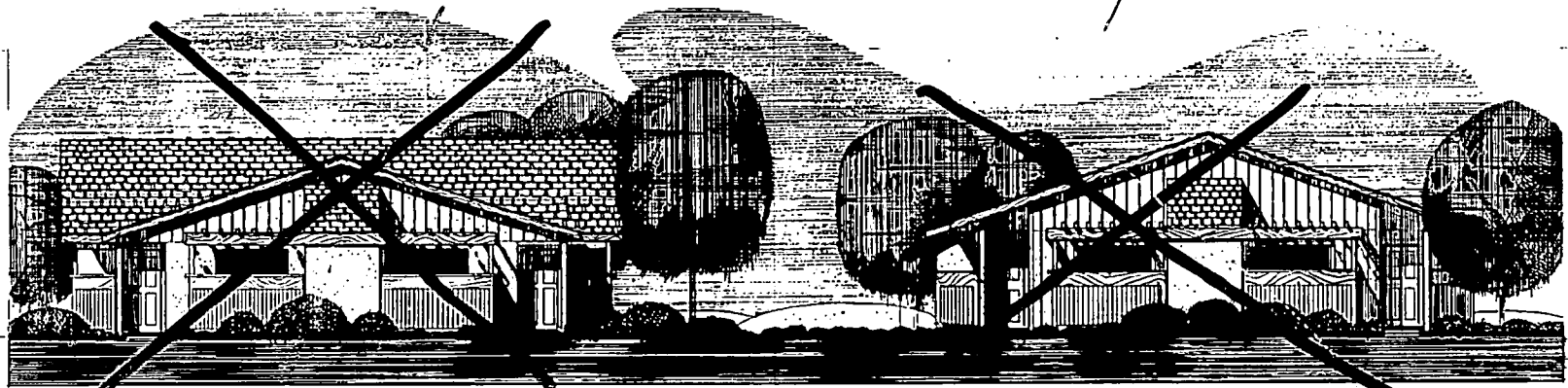
ELEVATION A (FRONT ELEVATION 4-PLEX AND 3-PLEX)

ELEVATION B (SIDE ELEVATION 4-PLEX)



ELEVATION A (FRONT ELEVATION 4-PLEX AND 3-PLEX)

ELEVATION B (SIDE ELEVATION 4-PLEX)



ELEVATION C (REAR ELEVATION 4-PLEX)

ELEVATION C (REAR ELEVATION 4-PLEX)

830583-24-83

EX. F #11

000196

FOUR-PLEX
ELEVATIONS

the gables
CALIFORNIA
CITY OF SACRAMENTO
A STUDIO / GARDEN HOME DEVELOPMENT BY Ray Agnelli

1/4" = 1'-0"



DECEMBER
1982

4