

CITY PLANNING COMMISSION

1231 I STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Niyya, Calpo, Hom & Dong Architects, 1700 I St., Suite #220 Sac., CA 95814
OWNER Green Valley, A/et al 425 W. Silver Eagle Road, Sac., CA 95814
PLANS BY Niyya, Calpo, Hom & Dong Architects, 1700 I St., #220, Sacramento, CA 95814
FILING DATE 5/20/88 **ENVIR. DET.** N. D. 5/27/88 **REPORT BY** PW:vf
ASSESSOR'S PCL. NO. 250-0121-027

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit with a 50 percent density bonus to allow the development of 10 units on 1 0.79+ ac. deep lot.

LOCATION: 425 West Silver Eagle Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 10 unit deep lot development.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential	
South Natomas Community Plan Designation:	Medium Density Residential	
Existing Zoning of Site:	R-1	
Existing Land Use of Site:	Single Family Residential	
Surrounding Land Use and Zoning:	Setbacks:	Required Provided
North: Residential; R-1	Front:	25' 25'
South: Residential; R-1	Side(Int):	5' 5'
East : Residential; R-1	Rear:	15' 15'
Rear : Residential; R-1		
Parking Required:	10 spaces	
Parking Provided:	15 spaces	
Property Dimensions:	115' x 300'	
Property Area:	0.79+ acres	
Density of Development:	13 d. u. per acre	
Square Footage of Building:	10 buildings at 925 sq. ft. each	
Height of Building:	16 ft.	
Topography:	Flat	
Street Improvements:	No curbs, gutters or sidewalks	
Utilities:	Existing	
Exterior Building Materials:	Cement plaster	
Roof Material:	Fiberglass shingles	
Exterior Building Colors:	Light earth tone with accent	

BACKGROUND INFORMATION: The subject site and proposed development has been acquired by the Sacramento Housing and Redevelopment Agency and, therefore, is considered a public housing project. The applicant has proposed a 50 percent density bonus for the project by using a combination of both State and City provisions. Section 65915 of the California Government Code allows a developer a

25 percent density bonus when developing units for low income families. Under the City's infill program, the Planning Commission may approve up to a maximum 25 percent density increase above that which is currently allowed. By comparing the deep lot density requirements and the above mentioned 50 percent density bonus, 10 units would be allowed for the subject site. SHRA had originally planned 14 units on the site, but scaled down the project after meeting with Planning staff.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.79+ acres developed with a single family residence and detached garage located in the Standard Single Family(R-1) zone. Surrounding zoning is all R-1 with various types of residential uses. An existing mobile home park is wrapped around the subject site on the north and east. Across West Silver Eagle to the south is a senior housing guest home and single family homes are adjacent on the west. West Silver Eagle Road has no curbs, gutters or sidewalks and is generally in need of improvement.

B. Project Proposal

The applicant proposes to construct 10, three bedroom units on the 0.79+ ac. lot under the deep lot/infill provisions with a 50 percent density bonus. An existing structure on the site is to be demolished prior to construction. The proposed development is earmarked for low income families through the Redevelopment Agency.

C. Site Plan

The submitted site plans indicate 10 units clustered into three groups of buildings (see site plan). Building configuration has allowed for 15 on-site parking spaces, picnic area and a tot lot for children. Parking for the entire project is in one centrally located area, much like an apartment project. The six units to the rear of the site would not have parking directly near their individual entrances. These units would be connected to the parking area by walkways. Minimum R-1 building setbacks have been maintained on all property lines. The 25 ft. front setback should be landscaped with trees, shrubs and lawn. The applicant has not submitted landscape plans. Staff recommends that landscape plans be submitted and reviewed for approval prior to issuance of any building permits. Screening of the air conditioning units with landscaping should be included. Landscaping and the maintaining of landscaping is an integral part of a successful deep lot development. All landscape areas should have a fully automated irrigation system as well.

Staff finds the parking area to be on appropriate site located. Adjacent to the parking area on the east is a mobile home park. To alleviate noise and visual impacts, staff recommends that a six foot, solid masonry wall run along the east property line from the entrance to north of the tot lot. A six foot, cedar wood fence should be placed along the remaining perimeter of the site. Lighting in the parking area should be designed to have no impact off-site lighting should be low in height and shielded away from adjacent property. The front unit should have its entry facing the street rather than a side-on orientation. The site plan can be revised to allow this re-orientation of unit no. 1 with a walkway leading to the entrance. In addition, the trash enclosure should meet the requirements of the Zoning Ordinance.

D. Building Design

The submitted building elevations were reviewed by Design Review staff and found to be generally acceptable. No changes to the exterior building materials including the fiberglass shingles were suggested. Staff does recommend re-orienting the front building to face West Silver Eagle as previously mentioned. Each unit should have access to the rear of the building. This access can be achieved by a sliding glass door or other design alternatives. Staff also recommends the use of a more traditional window trim with a sill rather than the window treatment on the submitted plans. Staff has examples of this window/sill trim (Exhibit A).

E. Agency Review

The proposed project was reviewed by the City's Traffic Engineering, Engineering, Police Department and Redevelopment Agency as well as the Natomas Advisory Committee the following comments were received:

Traffic Engineering

- a. West Silver Eagle is an excessively long cul-de-sac with poor access.
- b. In the near future, no left turns onto Northgate from West Silver Eagle will be allowed. Median islands are to be installed down Northgate Boulevard.
- c. Dedicate West Silver Eagle to a 25 ft. half-section.

Police

No problem as long as attention is paid to complying with the Personal Safety Building Code.

SHRA

SHRA has stated that they would like to take the site plans to the Gardenland/Noralto Target Area Committee for review. The Committee meets on June 22, 1988. SHRA staff will attend the June 23, 1988 City Planning Commission hearing to discuss any concerns of the Gardenland/Noralto Committee.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have an adverse environmental affect and has filed a negative declaration.

RECOMMENDATION: Staff recommends the Commission approve the Special Permit with 50 percent density bonus with conditions and based upon findings of fact which follow:

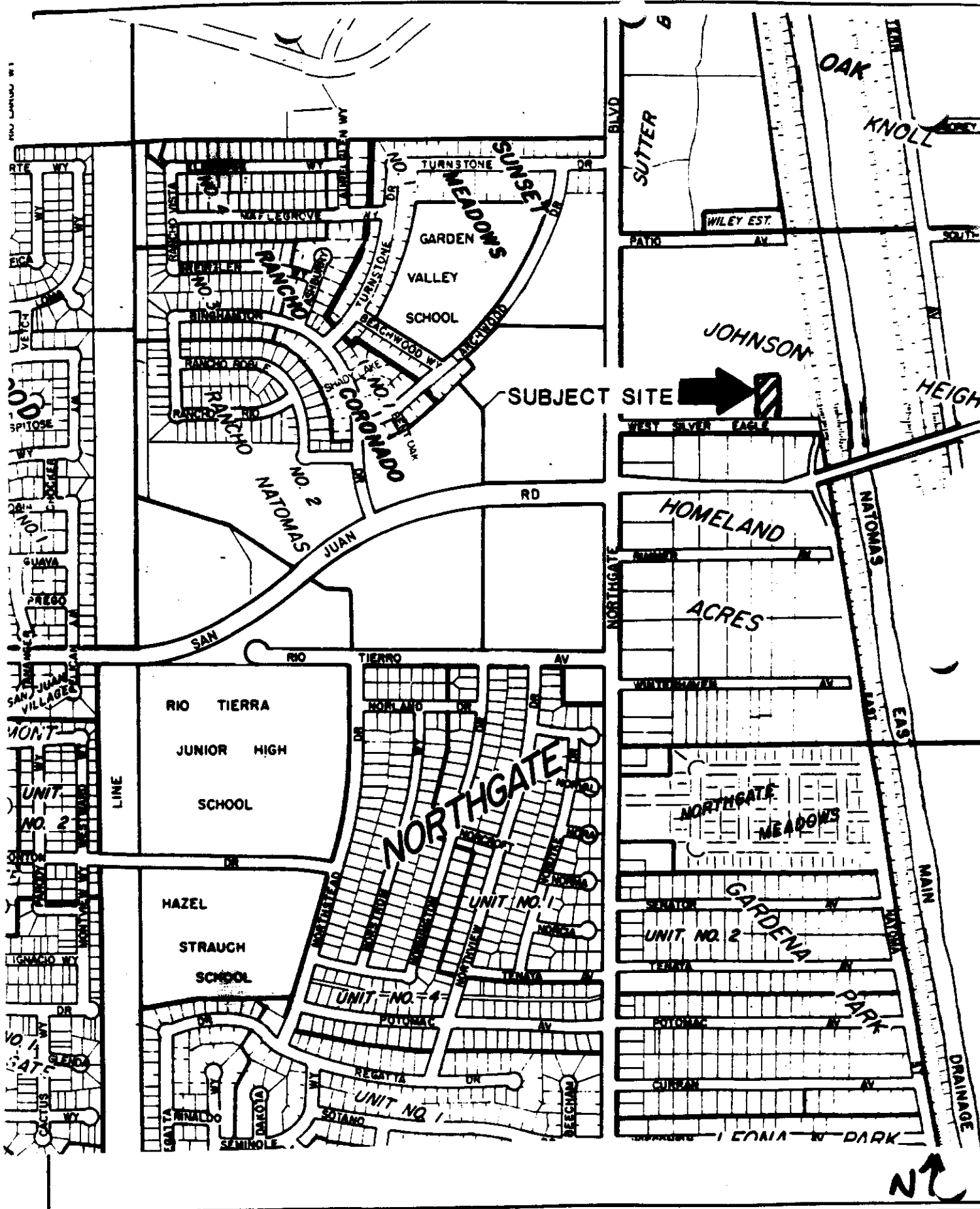
Special Permit - Conditions

1. The applicant shall submit detailed landscape plans, including automatic irrigation, to the Planning Director for review and approval prior to issuance of building permits.
2. A six foot, solid masonry wall shall be constructed along the east property line from the entrance north past the tot lot.
3. A six foot, cedar wood fence shall be constructed along all other perimeters of the subject site.
4. The applicant shall preserve all existing trees to the satisfaction of the City Arborist.
5. The trash enclosure shall meet the design requirements of the Zoning Ordinance.
6. Lighting in the parking area shall be designed to have no adverse impacts on adjacent properties.
7. The front unit shall be re-oriented to have its entry face West Silver Eagle.

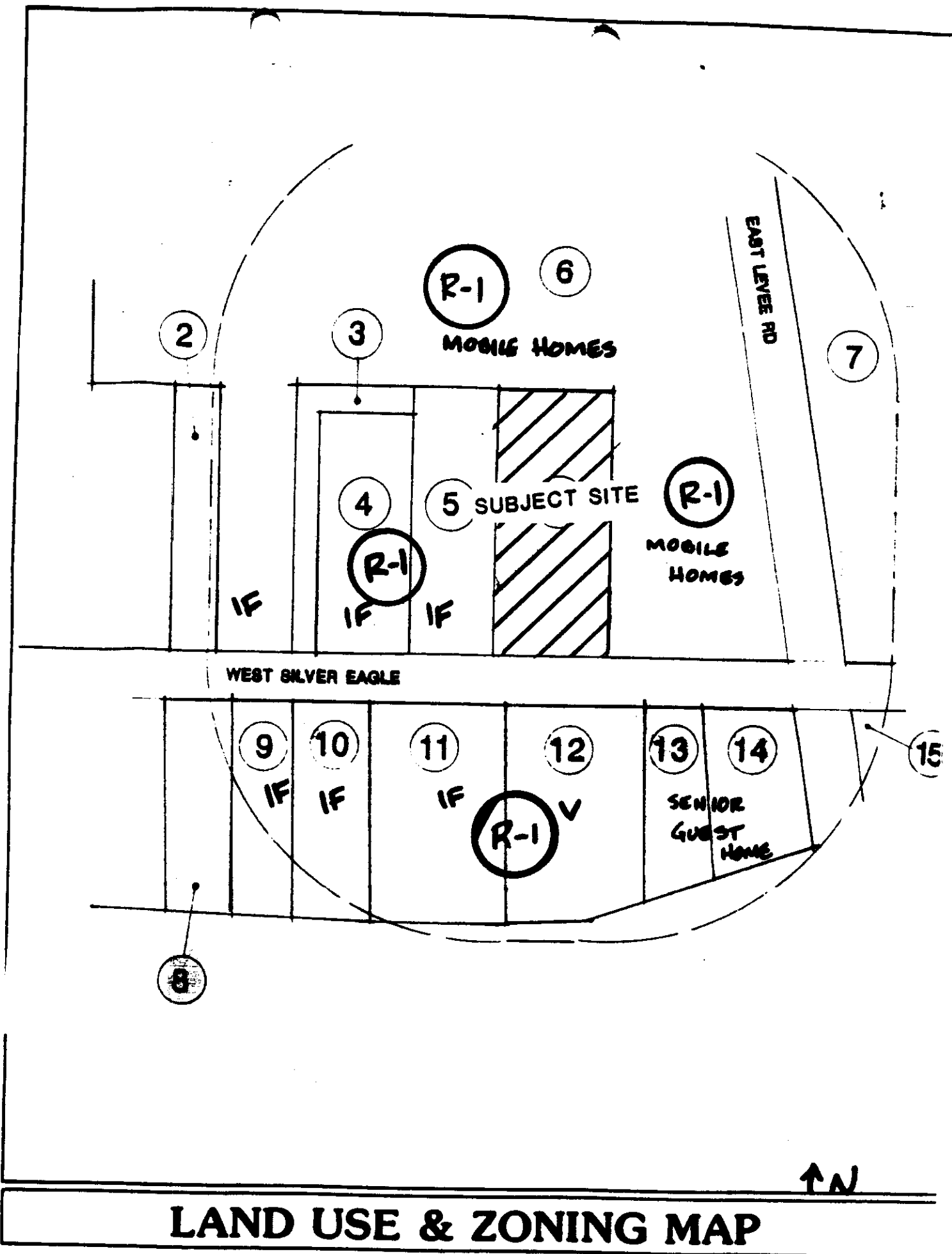
8. **Building** elevations and floor plans shall be revised to allow access to the rear of the buildings and incorporate a more traditional window trim with a sill rather than the window treatment on submitted plans.
9. The revised elevations shall be submitted to the Planning Director for review and approval prior to issuance of building permits.

Special Permit - Findings of Fact

1. The proposed project is based upon sound principles of land use in that:
 - a. adequate space is available on the site to accommodate the type and density of the proposed project; and
 - b. the project is compatible with surrounding land uses which consist of single family residences and mobile homes.
2. The proposed project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the property shall provide adequate landscaping, a tot lot, fencing and on-site parking.
3. The proposed project is consistent with the South Natomas Community Plan in that the subject site is designated for medium density residential uses and the proposed 10 unit development conforms to this designation.



VICINITY MAP



LAND USE & ZONING MAP

D98-238

6/23/88

itear 24

SITE DATA

CITY OF SACRAMENTO

APN: 250-121-27

ZONE: R1

LOT SIZE: .79 Acres ± (Gross)

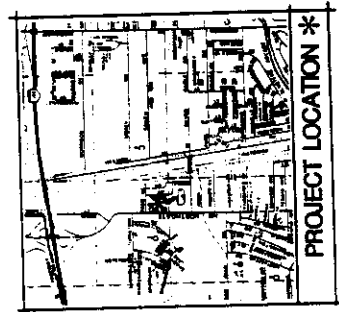
PROPOSE: "Special Permit" To Allow

10 Units Of Low Income Housing

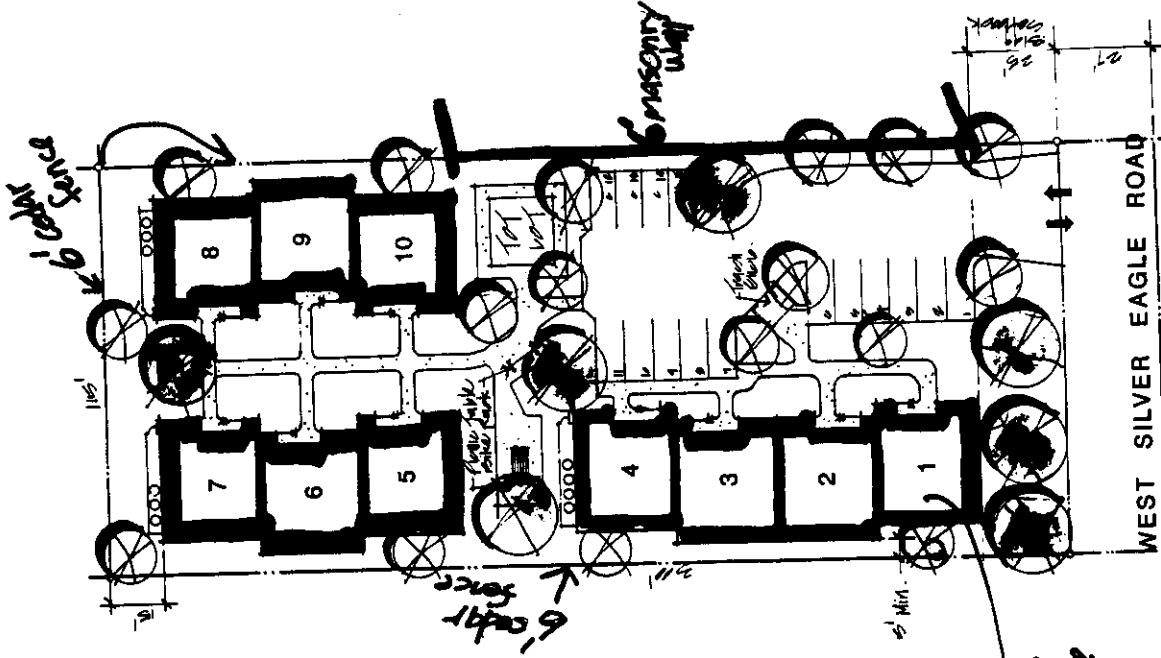
PARKING: 15 Spaces/ Unit

15 Spaces Provided

UNIT SIZE: 925 SF± (Gross)



PROJECT LOCATION *



SITE PLAN



SITE PLAN

IMA
Creative Architects
NWA ARCHITECTS, INC.
1122 J Street
Sacramento
CA 95811

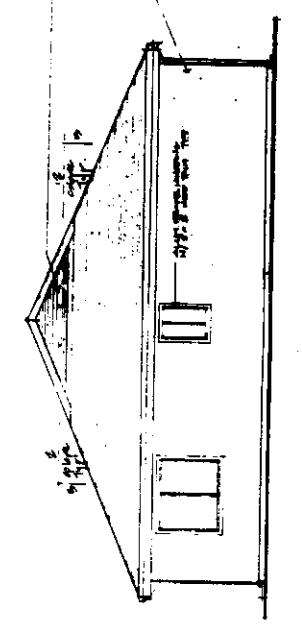
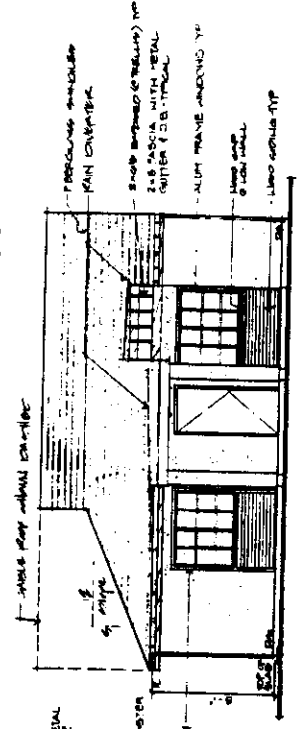
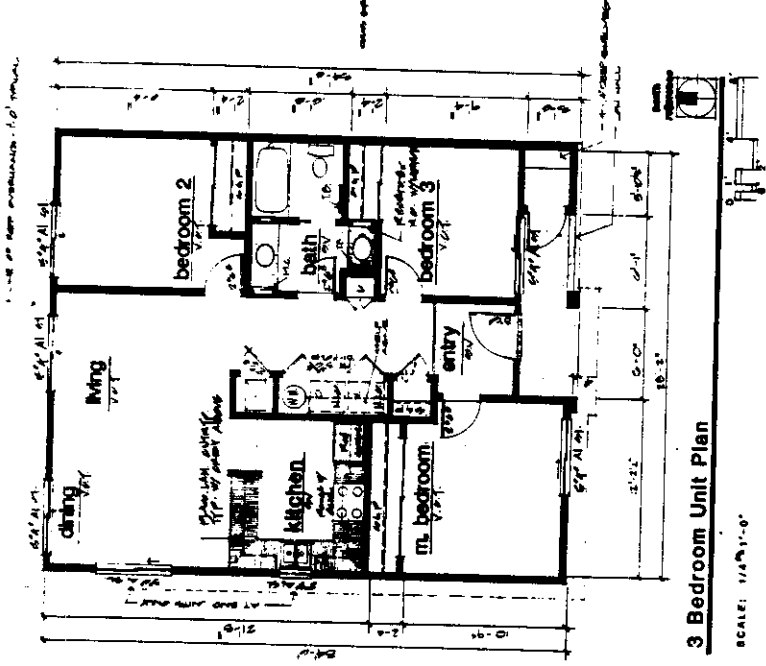
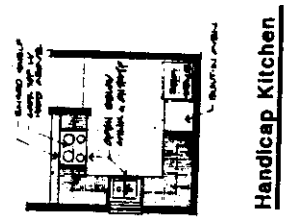
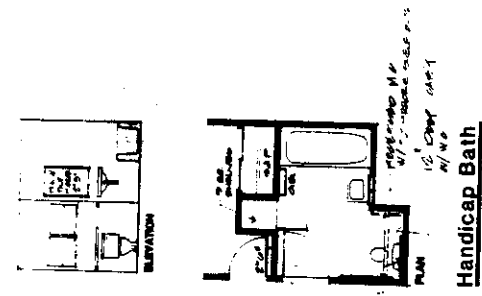
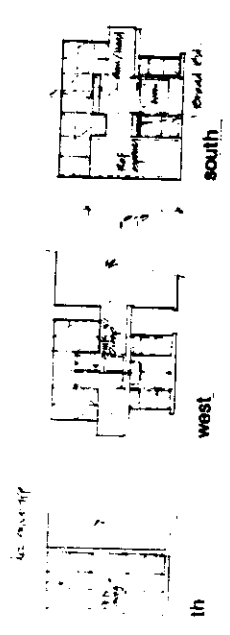
HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO SOUTH NATOMAS FAMILY RESIDENCE

P88-230

6/23/88

item 24

FLOOR PLANS ELEVATIONS

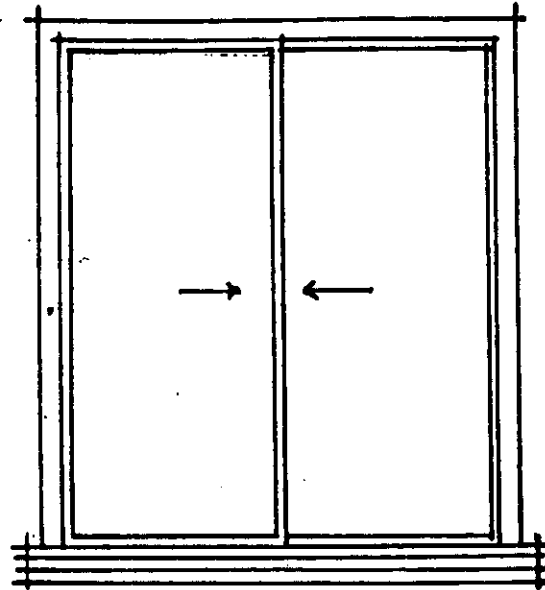


HOUSING AUTHORITY
THE COUNTY OF SA
SOUTH NATOMAS FAMILY RE

Front Elevation (Hip Roof Shown)

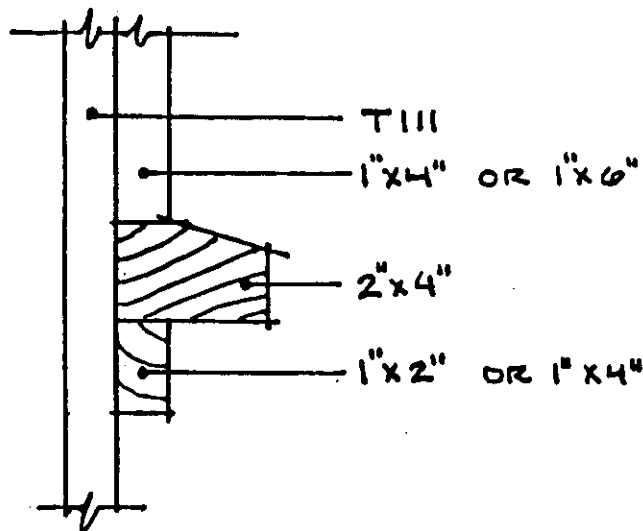
End Elevation (Hip Roof Shown)

EXAMPLE OF WINDOW TREATMENT



1" x 4" OR 1" x 6"

WINDOW & TRIM 1/4" = 1'-0"



SILL TRIM 3" = 1'-0"

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

MEMORANDUM

CITY OF SACRAMENTO
CITY PLANNING DIVISION

June 6, 1988

JUN 07 1988

RECEIVED

TO: Jeanne Corcoran
City Planning Department

FROM: Linda DeLong
Sacramento Housing and Redevelopment Agency
CDBG Program

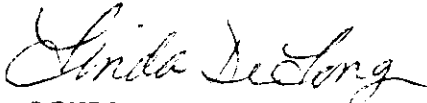
SUBJECT: Site Plan Review - P88-238

As I mentioned to you on the phone, I would like to take the site plans for the 10 unit public housing project on West Silver Eagle to the Gardenland/Noralto Target Area Committee for their review. Unfortunately, the Committee doesn't meet until June 22nd.

If the Committee has comments, I will be sure the SHRA staff person attending the Planning Commission meeting is aware of the comments. If there are substantial comments, I will speak with Price Walker before the meeting.

Thank you for your attention to this.

Sincerely,



LINDA DELONG
Community Development Coordinator

LD:eg

1433k

P88-238

6/23/88

item 24