



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING
DEPARTMENT

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

**PLANNING DIRECTOR'S PLAN REVIEW
FOR ASTORIA APARTMENTS**

FILE: P03-104

PREVIOUS FILE NUMBER(S): None

PROJECT NAME: Astoria Apartments

ASSESSOR'S PARCEL NUMBER(S): 252-0141-051

APPLICANT'S NAME/ADDRESS: Karlin Lynch
P.O. Box 674, Penryn, CA 95663
(916) 663-4335

RECOMMENDATION/ SUMMARY: Staff recommends the Planning Director approve the project, subject to conditions. This recommendation is based upon the project's consistency with the General Plan, North Sacramento Community Plan, City Code, the Multi-Family Residential Design Principles, and Smart Growth Principles, as adopted by the City Council (Resolution 2001-805). This Planning Director's Plan Review (PDPR) approval is for a seven-unit apartment complex on one parcel, with 11 attached carport parking spaces, located at 3732 Astoria Street. In addition to the PDPR, the following permits and approvals are required prior to construction of the residential development: 1) Building Permit; 2) Driveway Permit; 3) Off-site improvement plans.

PROJECT INFORMATION:

Lot Dimensions-	110 feet x 145 feet	Zoning -	R-2B
Lot Size -	15,950 square feet	Unit Size -	672 SF (Building A), 491 SF and 908 SF (Building B).
Net Acres -	0.37 acres	Net Density -	19 du/na

PROJECT DETAILS

Summary of Project:

Site Design: The project consists of two buildings being developed on the site, with 11 carport parking spaces. The entries of the ground floor units and the bedrooms of the units adjacent to the street will face the street. Interior units of Building A will face south, and interior units of Building B will face north. The allocated carport parking spaces for residents will contain trash and recycling receptacles for each individual unit.

Floor Plans: The square footage given is the total living space as provided by the applicant. Both Building A and Building B are two stories high. Building A contains two 672 square foot, two bedroom units on each floor (4 units), and Building B contains one 908 square foot, three bedroom unit on the first floor, and two 491 square foot, two bedroom units on the second floor (3 units). Building A area totals 2,688 square feet, and Building B area totals 2,072 square feet.

Height, Setbacks: The buildings are two stories in height, with one story attached carports. Buildings A and B are 17'-8" in height, well within the height limit of 35' for residential projects. The carports will be 8 feet in height at the roof line, with a pitched roofline at a 5:12 ratio.

As shown in table 1, side setbacks are five feet, the rear setback is 15 feet, and the front setback is 25 feet, which is in compliance with the City Code.

**Table 1
SETBACKS**

Minimum Setbacks	Front	Rear	Side
Building A	25'	55'	5'
Building B	25'	61'-11"	5'
Carports at Building A	N/A	15'	9'
Carports at Building B	N/A	15'	7'

The City of Sacramento Multi-Family Residential Design Guidelines encourage minimizing the impact and dominance of garages on the streetscape. The proposed project complies with the requirement since the carports are at the rear of the units.

Parking: City Code requires 1.5 parking spaces for every multi-family residential unit and one visitor parking space per 15 required parking spaces. For the proposed project, 11 parking spaces are required, and 11 spaces are proposed. The project does not propose visitor parking spaces, because visitor parking spaces are not required for apartments with less than eight units. Apartments also require 1 bicycle parking space for every 20 required spaces. For the project, one bicycle parking space is required. The applicant does not propose any independent bicycle parking spaces, but since the City Code allows for garages and carports to count towards the required bicycle parking space requirement, the project complies with City Code.

Elevations, Materials, and Colors:

Variations in architectural elements are provided. These include the use of different distinctive treatments on porch columns and entry structures; the use of arched windows versus squared windows; hipped roofs versus gabled roofs; and different varieties of arched soffits on porch entries.

Exterior materials proposed by the applicant include light olive green colored stucco, which has been coordinated with the dark sand colored foam trim.

Roofing will be dimensional shingle. A 5:12 roof pitch is shown.

Enhanced side and rear elevations are required whenever either of those elevations face a public street, school, park, canal, or other public space. The west elevations for Buildings A and B contain enhanced elements such as covered porch entries. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house. The City's Multi-Family Design Principles recommend enhanced side and rear elevations, window treatments, roof lines, and materials should match the front facade in appearance and quality. The project contains front and side elevation elements to comply with this requirement.

Landscaping: The parking area requires compliance with the City's Parking Lot Shading Ordinance of 50 percent shading within 15 years. The applicant has agreed to the condition, and will submit a landscaping plan at the time of submittal of building permits. The project is also conditioned so that the species selected for parking lot shading and other landscaping areas must meet the City's Ordinance related to drought tolerant plants. Along the frontage, on the project site, the applicant will plant a minimum of eight large street trees adjacent to Astoria Street, in addition to the any required street trees in the City Right-of-Way.

COMMENTS:

Public notice was mailed to adjacent property owners by Planning staff on January 14, 2004. No comments have been received in response to the public notice.

Staff finds that the proposed site and elevations comply with all applicable General Plan, Community Plan, Multi-Family Streamlining Ordinance, Multi-Family Residential Design Principles, and Zoning Ordinance requirements.

ACTION:

The Planning Director approves the requested Planning Director's Plan Review based on the following findings and subject to the following conditions:

Findings:

1. The proposed residential development is consistent with the objectives of the General Plan, the North Sacramento Community Plan, and Multi-Family Residential Design Principles in that:
 - o the project is consistent with the General Plan land use designation of Medium Density Residential (9-15 du/na);
 - o the project is consistent with the North Sacramento Community Plan land use designation of Residential (11-21 du/na);
 - o the project is consistent with the Zoning designation of R-2B (maximum density of 21 du/na);
 - o the project is consistent with policies related to land use, including the provision of higher residential densities, mixture of housing types, and development flexibility;
 - o the project is consistent with the Multi-Family Residential Design Principles in that the buildings provide living-space street presence, entries facing the street, and adequate streetscape and interior landscaping.
2. The proposed residential development is consistent with the City Code and the Multi-Family Residential Design Principles in that the building design complies with requirements related to setbacks, height, and lot coverage and meet the purposes and criteria stated in the City Zoning



PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

TED KOZAK
ASSOCIATE PLANNER
916-808-1944

PLANNING
916-264-5381
916-264-5328 (FAX)

March 16, 2004

Karlin Lynch
P.O. Box 674
Penryn, CA 95663

SUBJECT: PLANNING DIRECTOR'S PLAN REVIEW FOR ASTORIA APARTMENTS (P03-104)

Dear Mr. Lynch:

As we have discussed, the above noted project has been approved by the Planning Director on March 16, 2004. The PDPR staff report is attached for your information. Kindly review the Conditions of Approval.

Please call if I may be of any further assistance.

Sincerely,

Ted Kozak
Associate Planner
(916) 808-1944
(916) 264-5328 (FAX)
email: tkozak@cityofsacramento.org

cc: Jeanne Corcoran, Senior Planner

Ordinance, to assure that new development is healthy and of long lasting benefit to the North Sacramento community and the City; and

3. The proposed residential development will not be detrimental to the public health, safety or welfare in that the multi family residential development is being developed so that living area faces the street, adequate parking is being provided, and the project size (7 units) is appropriate and compatible with the surrounding apartment uses. The project will be in harmony with the general purposes and intent of the Zoning Ordinance in that the project complies with the Zoning Ordinance and the approved elevations are well-designed; and that the proposed uses will not create a negative impact on any nearby sensitive uses.

Conditions:

1. The design of the proposed house plans shall conform substantially to the plans as shown. Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.
2. Prior to issuance of building permit, the Owner/ Operator shall include a program for routine maintenance of the property, subject to review and approval of the Planning Director. Such a program shall include, but not necessarily be limited to, the following:
 - (a) 24-hour access to Maintenance and Management staff. Maintenance and management staff shall be either on-site or available by telephone pager at all times.
 - (b) Conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures, and recreation facilities.
 - (c) Repaint all painted areas at least once every 8 years.
 - (d) Maintenance of landscaping and irrigation in a healthy and serviceable condition. A contractual agreement between the owner/ operator and landscapers shall be established to conduct on-site regular landscape maintenance at least once a week.
 - (e) Regular inspection of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals, but not necessarily continuously.
3. Owner/ Operator shall indicate and maintain all locations of parking stalls for handicapped/ disabled access and strictly enforce rules related thereto.
4. The applicant shall obtain all necessary building permits prior to commencement of construction.
5. The Planning Director's Plan Review shall expire two years from date of issue, on March 16, 2006, unless building construction has already begun.
6. Prior to issuance of building permit, a landscape plan shall be submitted to comply with the 50 percent shading requirement, drought tolerant Ordinance, and the eight trees in the front setback.
7. Trees: Prior to issuance of occupancy permit, the applicant shall submit a site plan that provides for eight 15-gallon size trees with the setback area along Astoria Street. All planting shall conform to City standards for sight line requirements at intersections and driveways.
8. Carports: Each carport space with minimum **inside** dimensions of 8 feet wide by 18 feet long, as required by the City Zoning Ordinance (Section 17.80.050.46).

Public Works

9. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the city code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standards.
10. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.
11. All driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
12. The site shall conform to A.D.A. requirements in all respects.
13. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.
14. Street Lights: Prior to issuance of occupancy permit, the applicant shall install street lights.
15. Prior to issuance of building permit, the applicant shall submit off-site improvement plans to Public Works, to be reviewed and approved by the Department of Public Works.

Utilities

16. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered.
17. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
18. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
19. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

Parks

20. The applicant must provide proof of compliance with City Code 16.64 prior to issuance of building permit.
21. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment

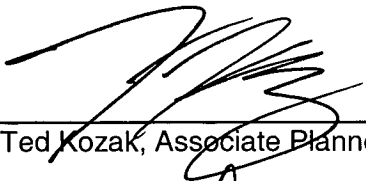
district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment.

Advisory Notes:

Utilities

1. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.
2. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.

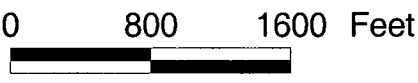
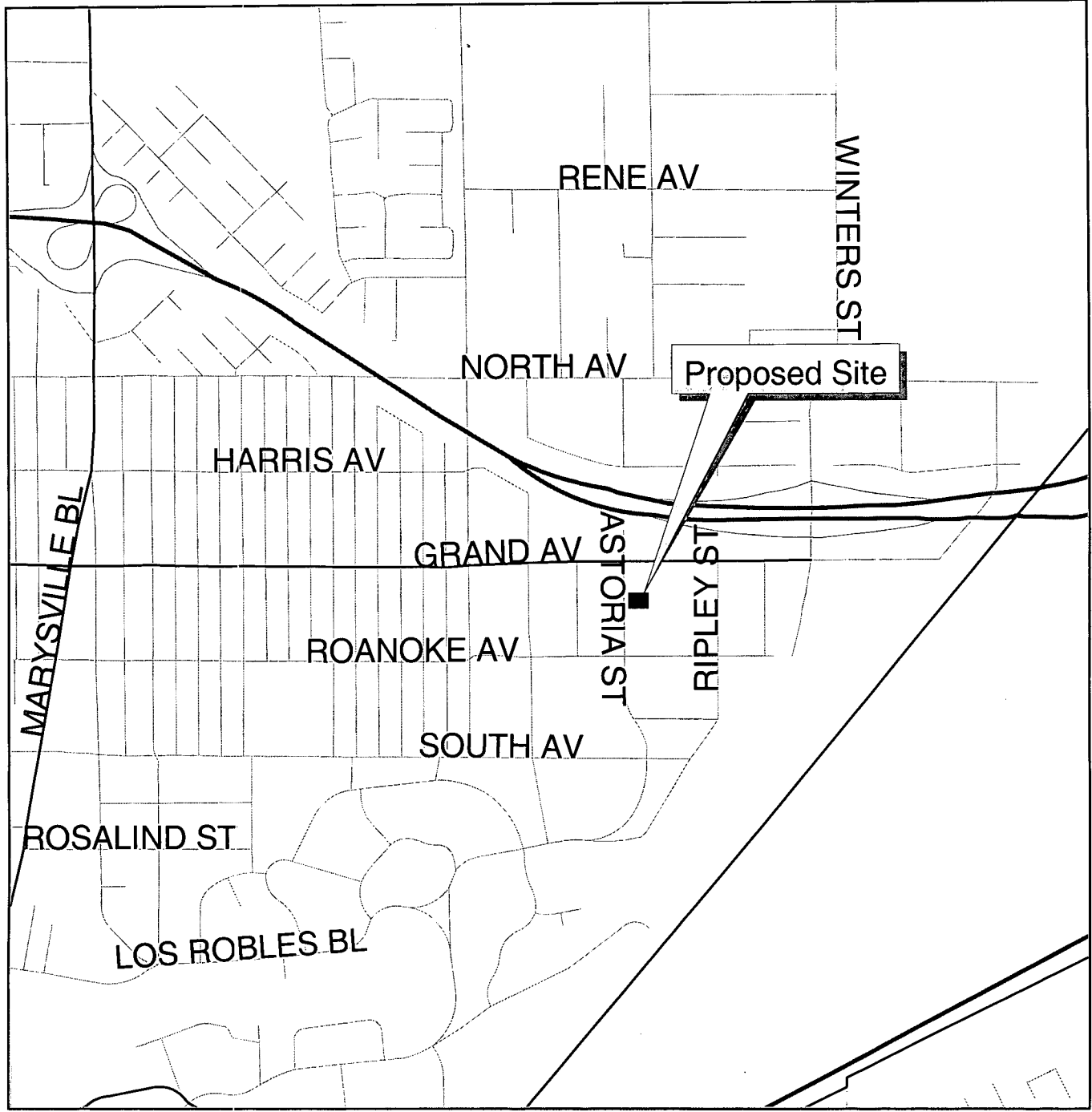
APPROVED ON: March 16, 2004

PREPARED BY: 
Ted Kozak, Associate Planner

APPROVED BY: 
Jeanne Corcoran, Senior Planner

Attachments: Vicinity Map
Land Use & Zoning Map
Exhibit 1: Site Plan
Exhibit 2: Elevations, Building A
Exhibit 3: Floor Plan, Building A
Exhibit 4: Elevations, Building B
Exhibit 5: Floor Plan, Building B

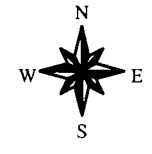
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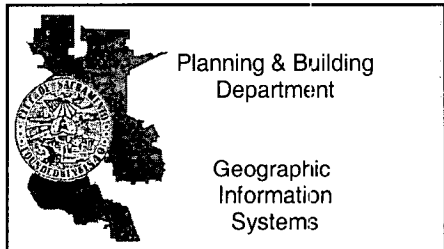
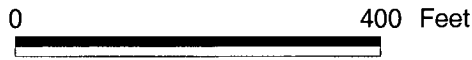
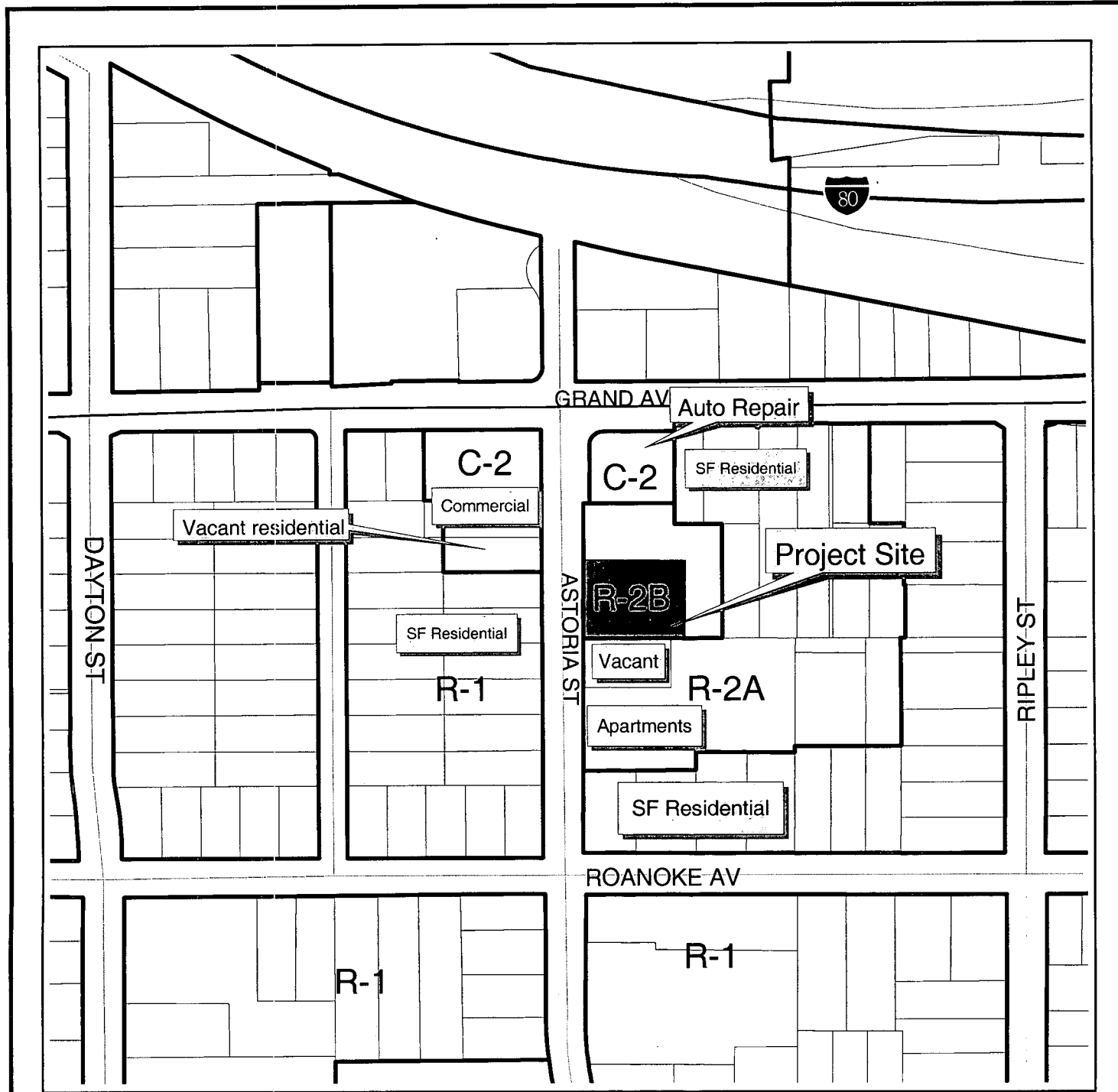
Planning & Building
Department

Geographic
Information
Systems

Vicinity Map
P03-104



January 1, 2003

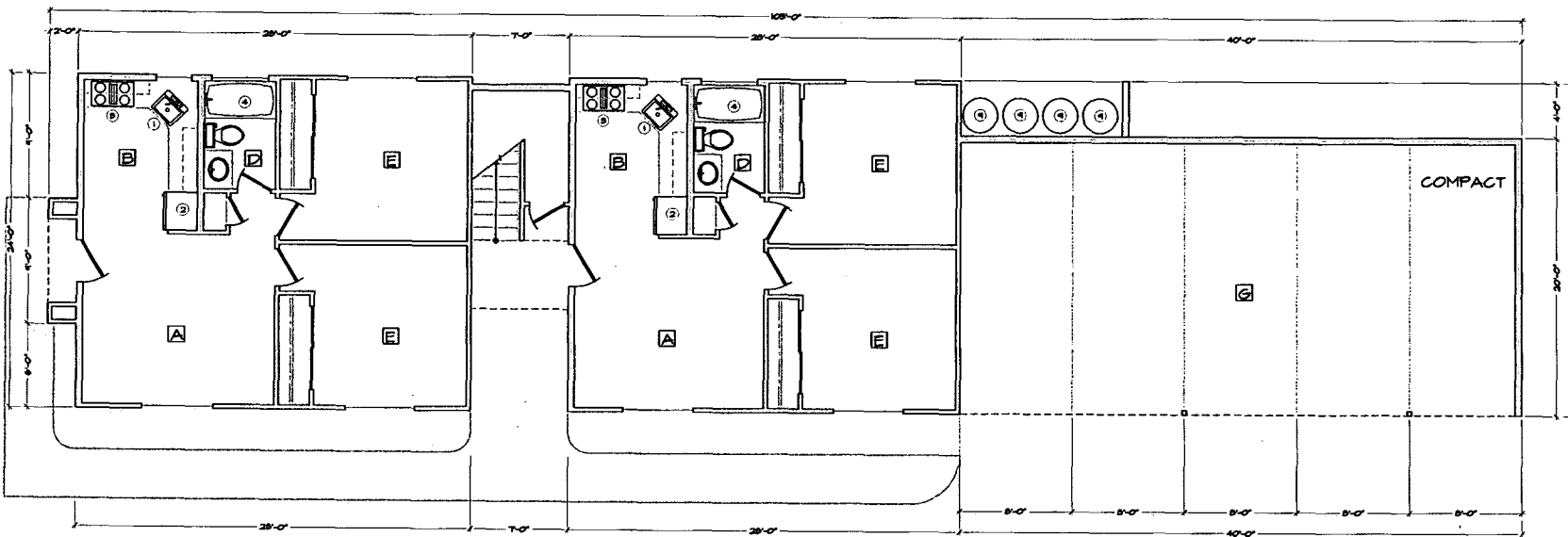


January 1, 2003

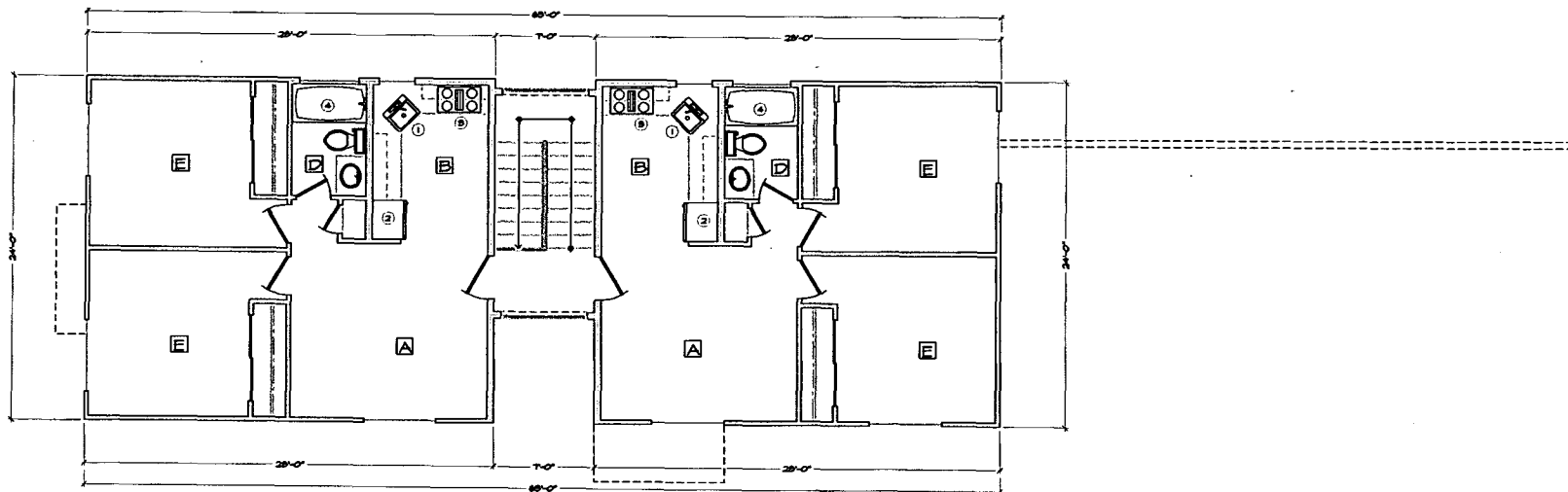
Land Use & Zoning

P03-104





FIRST FLOOR PLAN



SECOND FLOOR PLAN

KEYNOTES

1. SINK w/ GARBAGE DISPOSAL
2. REFRIGERATOR - PROVIDE WATER STUB + 4"CE AFT
3. 30" GAS RANGE / OVEN
4. TUB / SHOWER - VINYL GR WALLS TO TOP. PROVIDE CURTAIN ROD
5. WASHER
6. DRYER
7. WATER HEATERS
8. 32" x 30" ATTIC ACCESS - PROVIDE 30" MIN HEAD HD + ACCESS
9. AC UNIT

AREA KEYS

- A. LIVING
- B. KITCHEN
- C. DINING
- D. BATH
- E. BEDROOM
- F. COMMON LAUNDRY OR STORAGE
- G. COVERED PARKING
- H. TRASH ENCLOSURE

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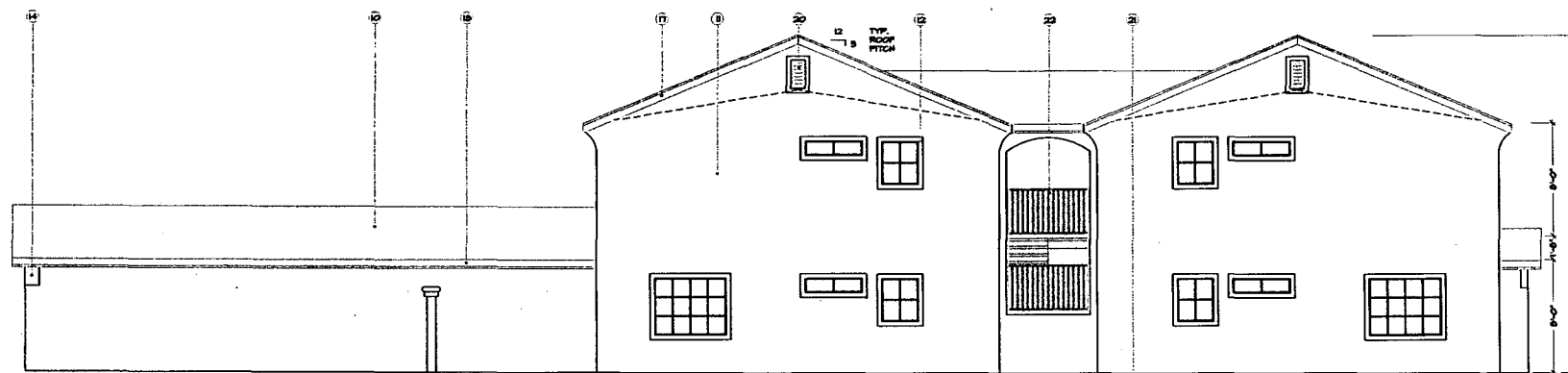
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ASTORIA PLACE APARTMENTS
Astoria Street
Sacramento, California
County of Sacramento
APN 252-0411-051

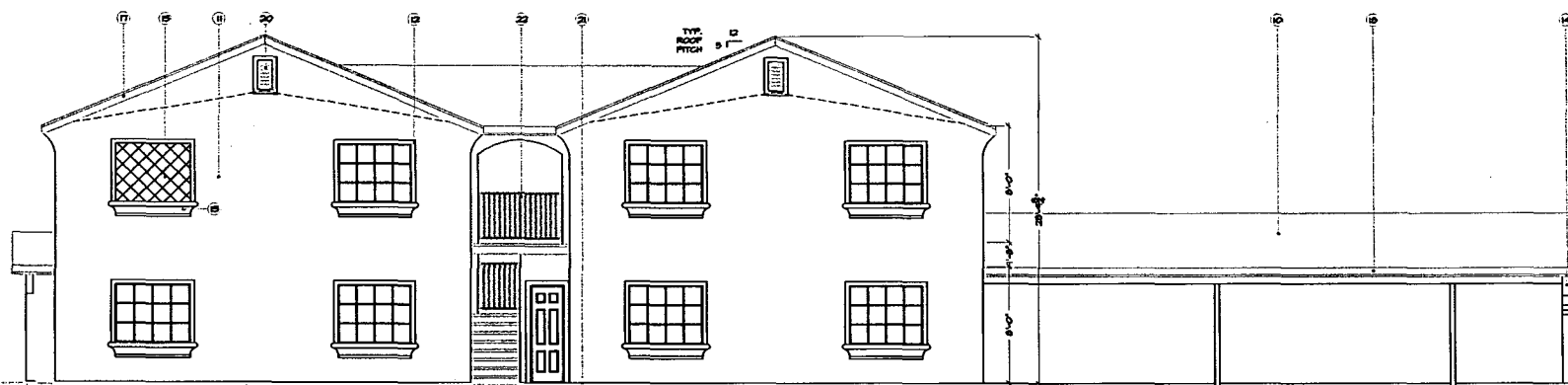
DATE: 11/11/05
FIRST & SECOND
FLOOR PLANS
BUILDING "A"

REVISION	BY	DATE	BY
1/2005	RA		
1/27/04	RA		

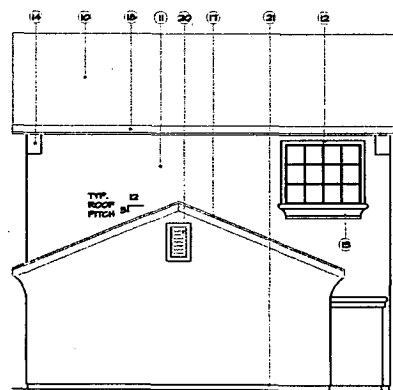
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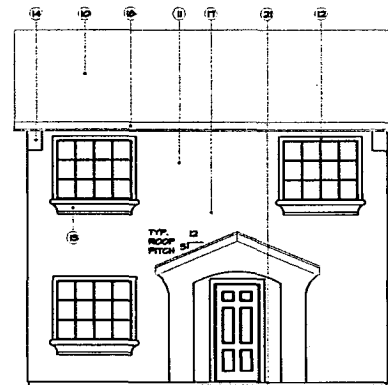
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

KEYNOTES

1. 30 YR. DIMENSIONAL SHINGLE
2. 7/8" STUCCO OF PAPER BACKED MTL. LATH
3. 2" x 4 FOM WINDOW & DOOR TRIM
4. STUCCO OF FOM WINDOW SILL
5. STUCCO OF FOM CORNELL
6. STUCCO OF FOM PATTERN ON WALLS
7. STUCCO OF FOM TRIM
8. 2" x 8 BARGE RAFTER
9. GAL. MTL. GUTTER OF 2" x 8 FASCIA BOARD
10. GAL. S.M. FLASHING, TYP. + ALL ROOF TO WALL CONNECTIONS
11. 12" x 24" MTL. ATTIC VENT
12. KEEP SCREED
13. WALL FINISH. DISTANCE BETWEEN VERTICALS SHALL BE LESS THAN 4"
14. OPEN CONCRETE / METAL STAFFS

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PO BOX 674
PENNY, CA 95668
(916) 971-4442

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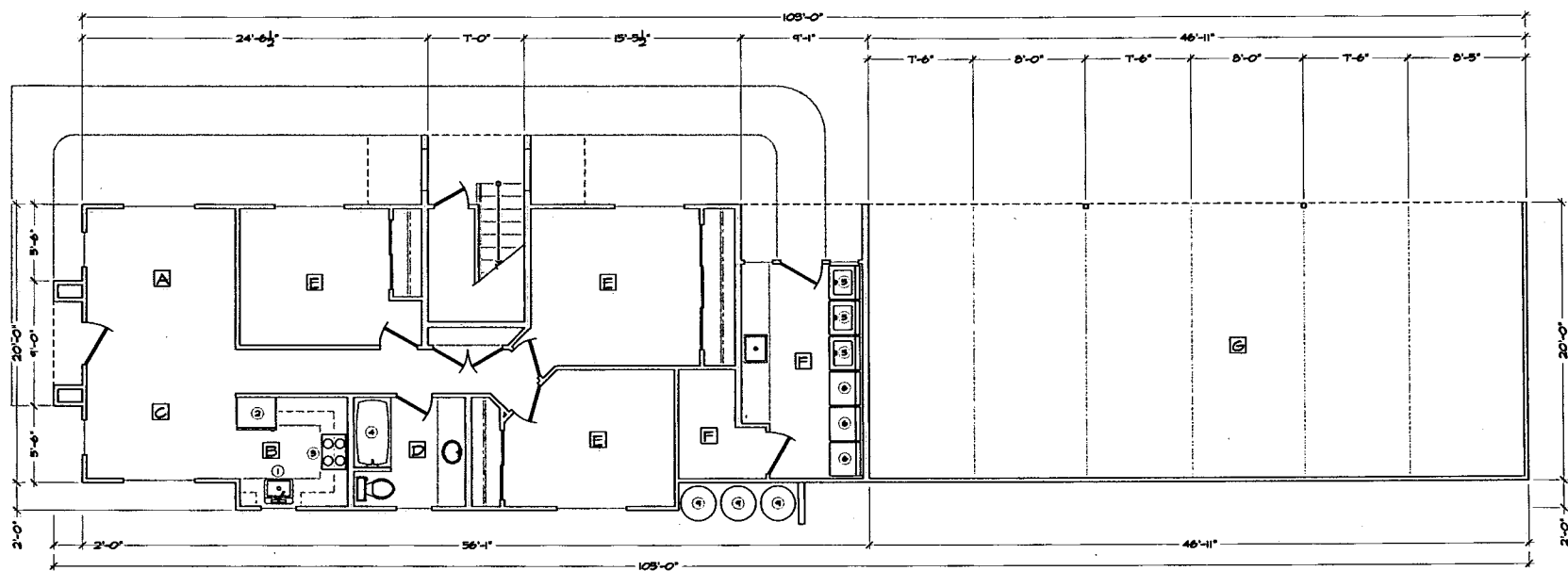
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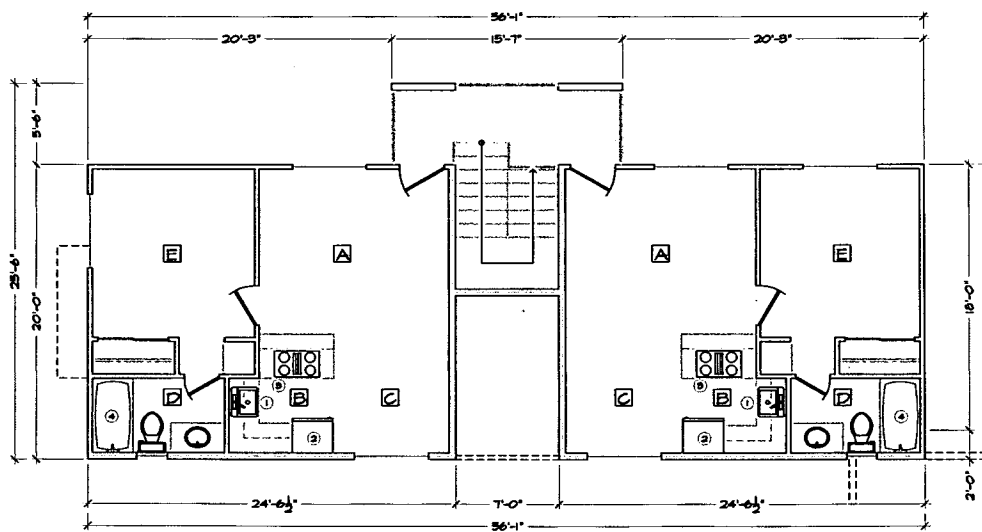
ASTORIA PLACE
Astoria Street
Sacramento, California
County of Sacramento
APN: 202-018-051

ELEVATIONS
BUILDING "A"

NO	DATE	BY	REVISIONS	BY
7/2/03	FA			
12/7/04	FA			
Plan No	4818	Sheet No	02015	Scale
Date	2/14/03	By	GA-1/0	A4



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- KEYNOTES**
1. 60K W/ GARBAGE DISPOSAL
 2. REFRIGERATOR - PROVIDE WATER STUB + 42\"/>
 - 3. 30\"/>
 - 4. TUB / SHOWER - VINYL CO WALLS TO 48\"/>
 - 5. PROVIDE CURTAIN ROD
 - 6. WASHED
 - 7. DRYER
 - 8. WATER HEATERS
 - 9. 22\"/>
 - 10. 30\"/>
 - 11. AC UNIT

- AREA KEYS**
- A. LIVING
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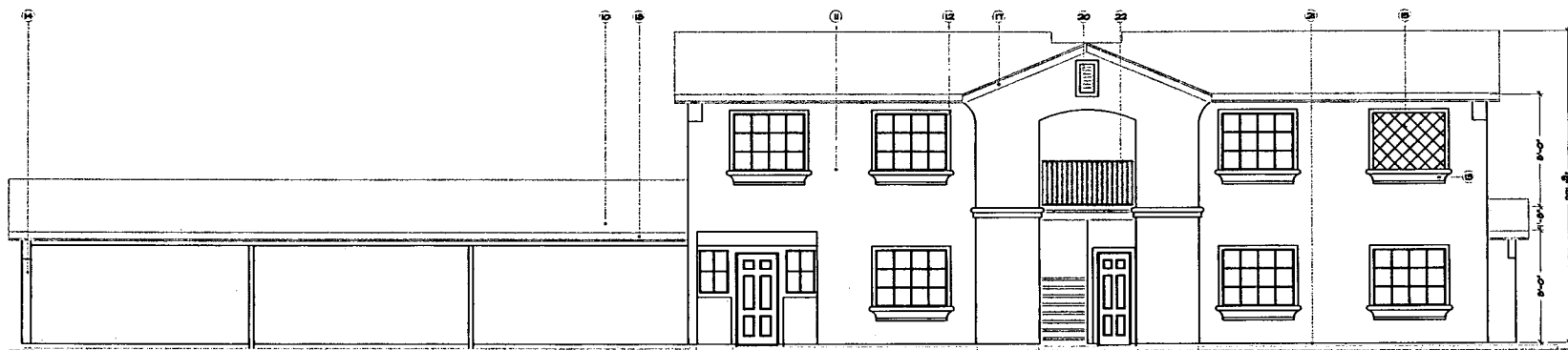
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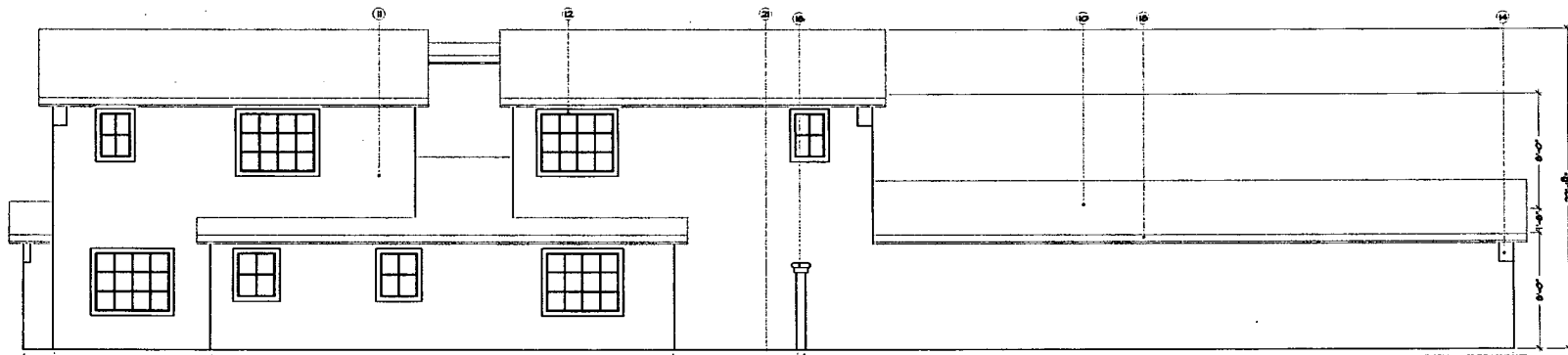
ASTORIA PLACE APARTMENTS
 Astoria Street
 Sacramento, California
 County of Sacramento
 APN: 252-014105

FIRST & SECOND FLOOR PLANS • BUILDING 'B'

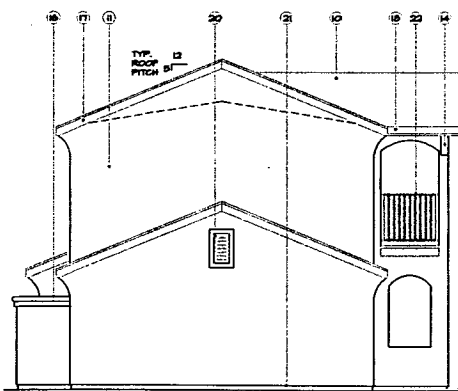
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7/20/03	FA		
1/27/04	FA		
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08 21/03	02 02/16		



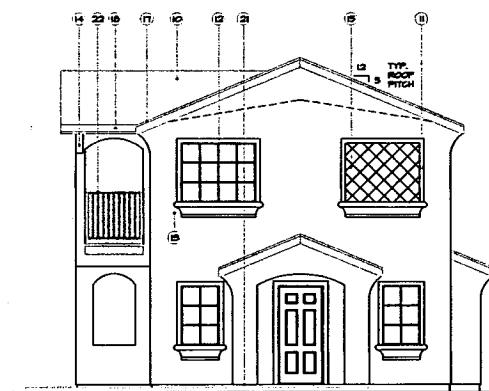
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

KEYNOTES

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Astoria Street
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County of Sacramento
APN# 252-014-051

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DATE: 11/11/04
ELEVATIONS
BUILDING 'B'

REV	DESCRIPTION	DATE	BY
1	ISSUED	11/11/04	RA
2			RA

PROJ NO: 4818
SHEET NO: 02015
DATE: 11/11/04
DRAWN BY: RA
CHECKED BY: RA
SCALE: AS SHOWN

A5