



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 "I" STREET SACRAMENTO, CALIF. 95814
CITY HALL - ROOM 308 TELEPHONE (916) 449-5604

Marty Van Duyn

PLANNING DIRECTOR

February 7, 1980

RECEIVED
EXHIBIT ROOM

CITY MANAGER'S OFFICE
RECEIVED
FEB 7 1980

City Council
Sacramento, California

FEB 12 1980

Honorable Members in Session: OFFICE OF THE CITY CLERK

SUBJECT: Application for:
1. Amendment to the East Broadway Community Plan from Shopping or Commercial to Light Density Residential
2. Rezoning from C-2 to R-1A
3. Tentative Map (P-8884)

LOCATION: On the east side of 60th Street, between 13th and 14th Avenues

SUMMARY

The applicant is requesting necessary entitlements in order to develop eight condominiums on a 0.6+ acre site. The Planning Commission recommended approval of the project subject to conditions. The Commission also approved a Special Permit to allow eight condominium units on the site.

BACKGROUND

The subject site is surrounded to the north and east by single-story, single family residences and to the south and west by commercial uses, including Tallac Village Shopping Center. The site is over one-half acre in area and is to be developed with eight single-story condominium units in two four-unit structures. The exteriors will consist primarily of stucco with wood shake roofing.

Eight one-car garages will be provided with access from the abutting alley.


VOTE OF COMMISSION

At their regular meeting of January 10, 1980, the City Planning Commission, by a vote of eight ayes, one absent, recommended approval of the project subject to conditions.


RECOMMENDATION

Both staff and the Planning Commission recommend amending the East Broadway Community Plan from Commercial/Shopping to Townhouse, granting the request to rezone from General Commercial (C-2) to Townhouse (R-1A), and approval of the Tentative Map subject to the conditions listed on the attached Tentative Map Resolution. If the Council concurs with the Planning Commission's recommendation, the proper action would be to adopt the attached Community Plan Amendment Resolution, Rezoning Ordinance, and Tentative Map Resolution.

Respectfully submitted,

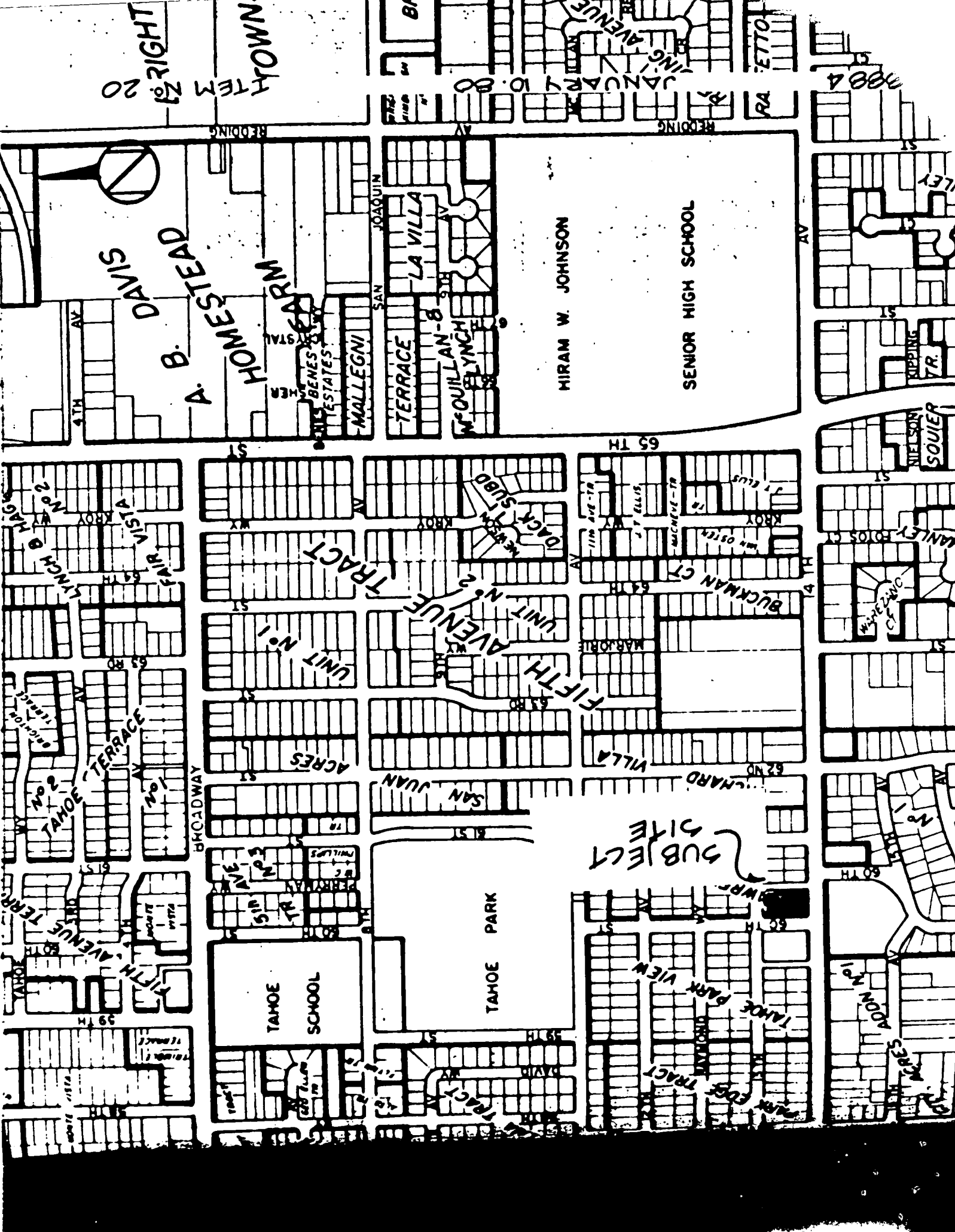

Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO COUNCIL:

 for:
Walter J. Slipes, City Manager

MVD:DP:jm
Attachments
P-8884

February 12, 1980
District No. 6



RIGHT 20 TEM TOWN

DAVIS
B. HOMESTEAD
HOMESTEAD FARM

LAKE EGG TRACT
TERRACE
LA VILLA
MCQUILLAN - 8TH AV
LYNCH
HIRAM W. JOHNSON
SENIOR HIGH SCHOOL

TAHOE AVENUE TERR
TAHOE TERRACE
VISTA
FAIR
TERRACE
BROADWAY

UNIT No. 1
UNIT No. 2
FIFTH AVENUE TRACT
DACK SUBD
TAHOE PARK
TAHOE SCHOOL
SAN JUAN
ACRES

BUCKMAN CT
VILLA
SUBJECT SITE
LAKE PARK VIEW
LAKE EGG TRACT
MAYMOND

MANLEY
SOUJER
MANLEY HOMES C
WHEZANG
ADON No. 1
SERRES



SUBJECT SITE

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	H. Brandis - 6155 11th Avenue, Sacramento, CA 95820				
OWNER	Quad-Reside Co. - 6155 11th Avenue, Sacramento, CA 95820				
PLANS BY	T. S. Train				
FILING DATE	12-7-79	50 DAY CPC ACTION DATE	2-16-80	REPORT BY	DP:sg
NEGATIVE DEC.	12-31-79	EIR		ASSESSOR'S PCL. NO.	015-284-01

- APPLICATION:
1. Environmental Determination
 2. Amend Community Plan from Shopping or Commercial to Light Density Residential
 3. Rezone from General Commercial C-2 to Townhouse R-1A zone
 4. Special Permit to construct eight condominium units
 5. Tentative Map

LOCATION: East side of 60th Street between 13th & 14th Avenues.

PROPOSAL: The applicant is requesting the necessary entitlements to divide .6+ acre into eight condominium lots and a common lot.

PROJECT INFORMATION:

General Plan Designation: Commercial & Offices
East Broadway Community
Plan Designation: Shopping or Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Residential; R-1
South: Commercial; C-2
East: Residential; R-1
West: Commercial; C-2

Parking Required:	8	Parking Provided:	8
Ratio Required:	1:1	Ratio Provided:	1:1
Property Dimensions:	0.6+ Acres		
Density of Development:	13.3 Du/Ac		
Square Footage of Building:	1,040 Sq. Ft. Per Unit		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Available to Site		
School District:	Sacramento City Unified School District		

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 20, 1979, by a vote of eight ayes, one abstention, the Subdivision Review Committee recommended approval of the map subject to the following condition: Remove all existing driveways and restore curbs, gutters and sidewalks.

In addition, RT recommends that the applicant retain the existing bus stop on 14th Avenue.

(over)

STAFF EVALUATION: The subject site is surrounded to the east and north by an established single family residential area and to the south and west by commercial uses, including Tallac Village Shopping Center.

The applicant is proposing two 4-unit, one-story condominium structures on approximately 0.6+ acre. Staff does not have a problem with the proposed land use and recommends approval of the amendment to the East Broadway Community Plan redesignating the site from Shopping/Commercial to Light Density Residential. In addition, staff recommends that the rezoning request from General Commercial C-2 to Townhouse R-1A zone be granted.

Each two-bedroom dwelling unit is approximately 1,040 square feet (not including the garage), with a corresponding one-car garage located off of the alley. As indicated on the site plan, the proper parking stall width and depth and maneuvering width is provided. Staff wishes to point out that the limitation of a one-car garage coupled with the lack of visitor parking spaces will result in some overflow on-street parking.

Staff has a number of concerns regarding the site design:

1. To buffer the proposed residential use from the existing adjacent commercial uses and, for aesthetic reasons, staff recommends that berming be provided along the perimeters of the subject site fronting on 13th and 14th Avenues and 60th Street.
2. As a passive solar technique, staff recommends that deciduous trees be planted along those portions of the site with southern and south-westerly exposures. Staff commends the applicant's proposal to surround the project with a significant number of trees and looks forward to the landscaping plan indicating the same quantity.
3. Staff feels that a greater degree of privacy as well as more landscaped open space can be achieved if the sidewalk layout is redesigned as indicated on Exhibit B.

Staff has several concerns regarding the architectural design and construction materials:

1. Due to the site's location in a well established single-family neighborhood, the rather square configuration of each four-unit development, and the lack of full project elevations, staff recommends that the project be subject to the review and approval of the Architectural Review Board. Staff requests the Board to consider the following:
 - a. Lack of variety in exterior siding materials. The applicant has indicated verbally that the exterior will be a cream colored stucco with dark brown trim.
 - b. That the roofing material be wood shingles, as indicated verbally by the applicant.
 - c. The elevation facing 60th Street.
2. In an effort to break up the squarish configuration of each four-unit structure, staff recommends that the courtyard walls be offset one to two feet, as indicated on Exhibit B. In addition, to eliminate the need for unnecessary sidewalks and to allow greater privacy, staff recommends the gates between courtyard wall and bedroom be eliminated and the courtyard wall be extended to the bedroom wall.

3. The site plan does not indicate the location of the trash enclosures. Staff recommends the enclosures be located off of the alley as indicated on Exhibit B. The enclosure construction materials shall be compatible with the materials of the main structures.
4. Review of the floor elevations suggests that a minimum of storage area is provided. There appears to be sufficient space in the area between the garages to provide additional storage space for the development's residents. Including the storage areas as shown on Exhibit B would seem to further enhance the project's amenities.

The project, as conditioned by the special permit, will provide a compatible land use to the East Broadway area. The small size of the common wall units, the use of deciduous trees, and the proximity of the site next to a neighborhood shopping center and on a bus route all serve to make the proposed project energy conservative.

Staff has no problem with the tentative map and recommends approval, subject to the condition of the Subdivision Review Committee.

Regional Transit has reviewed the proposed project and requests that the applicant retain the existing bus stop located at the northeast intersection of 60th Street and 14th Avenue.

The Sacramento City Unified School District anticipates the maximum yield from the development to be one elementary, one junior high, and one senior high school students. Should enrollment increase beyond the current physical capacity, the district has indicated that additional portable classrooms would be provided.

STAFF RECOMMENDATION: Staff recommends that:

1. The negative declaration be ratified.
2. The community plan amendment from shopping/commercial to light density residential be granted.
3. The rezoning request from C-2 to R-1A be granted.
4. The special permit to construct eight condominium units be approved subject to conditions.
5. The tentative map to create eight condominium lots and a common lot be approved, subject to the following condition: The applicant shall remove all existing driveways and restore curbs, gutters, and sidewalks.

Special Permit Conditions

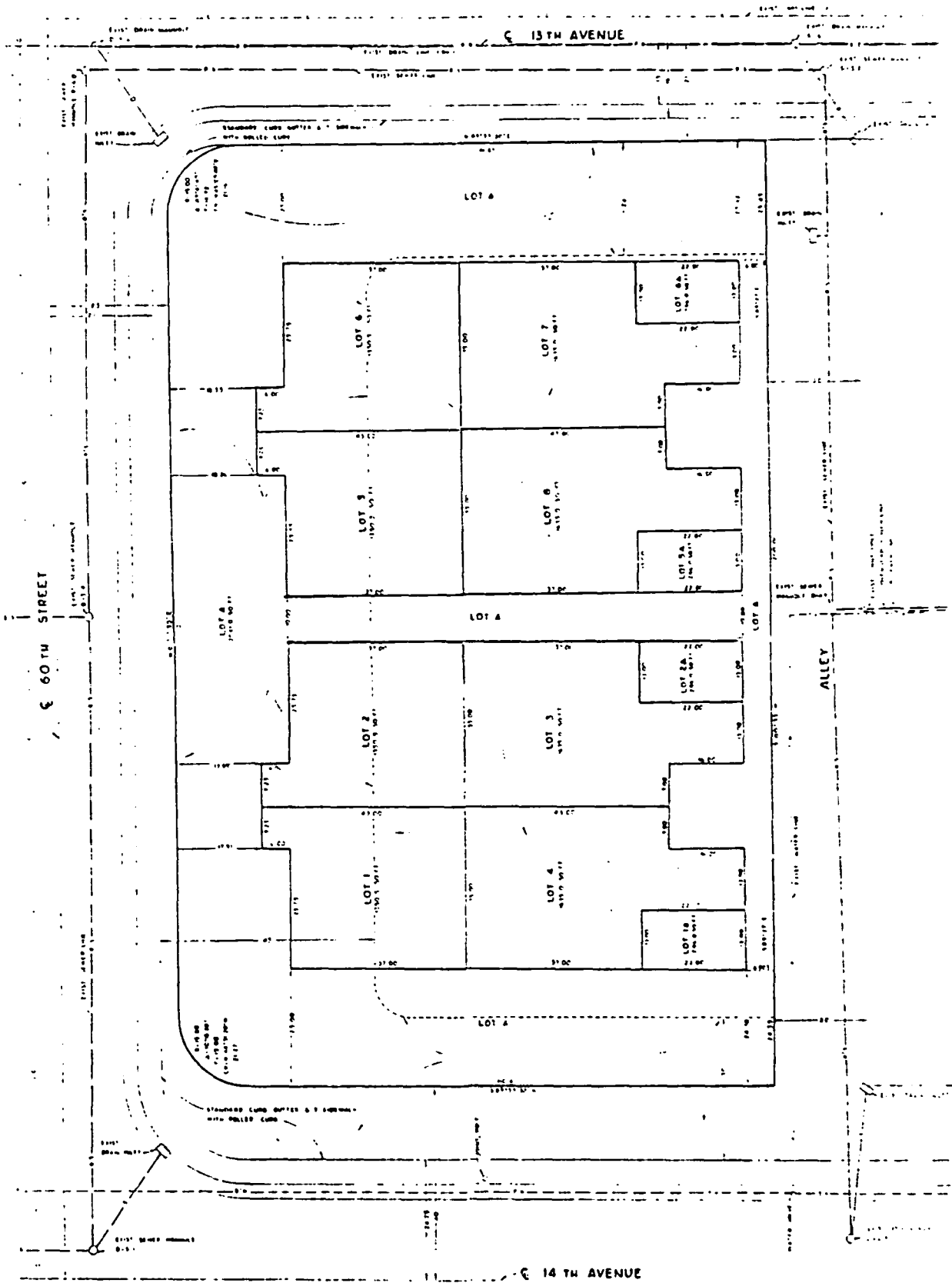
- a. The applicant shall submit the project for the review and approval of the Architectural Review Board. The Board shall direct its comments on the following:
 1. Exterior siding materials
 2. That the project retain wood shingles as the roofing material, as proposed
 3. The elevation facing 60th Street
 4. That the courtyard walls be offset 1' to 2', as indicated on Exhibit B
 5. That the gates adjacent to the bedrooms be eliminated and the courtyard wall be extended to the bedroom wall, as shown on Exhibit B

6. The size and construction materials of the storage areas as indicated on Exhibit B
 7. The size and construction materials of the trash enclosures as indicated on Exhibit B
 8. The garages be totally enclosed
- b. The applicant shall submit a detailed landscaping and irrigation plan, subject to the review and approval of the Planning Director prior to the issuance of the building permit. The plans shall include berming three feet high along the perimeters of the subject site fronting 13th and 14th Avenues and 60th Street. The plan shall also provide for a minimum of 29 trees, as indicated by the applicant on the site plan. In an effort to utilize a passive solar technique, the trees along those portions of the site with a southern and south-westerly exposure shall be deciduous.
- c. The sidewalk design shall be modified, as indicated on Exhibit B.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that:
- The proposed condominium development is compatible with surrounding land use which includes single family residential.
- b. The project, as conditioned, will not be injurious to surrounding properties in that the proposal will not significantly alter the characteristics of the area in terms of land use.
- c. The proposal, as conditioned, will be in conformance with the community plan, if amended as requested.

P-8884



P-8841

January 10, 1980

Item 20

P-8884

Exhibit "A"
Jan 20

E 14TH AVE

60' STREET

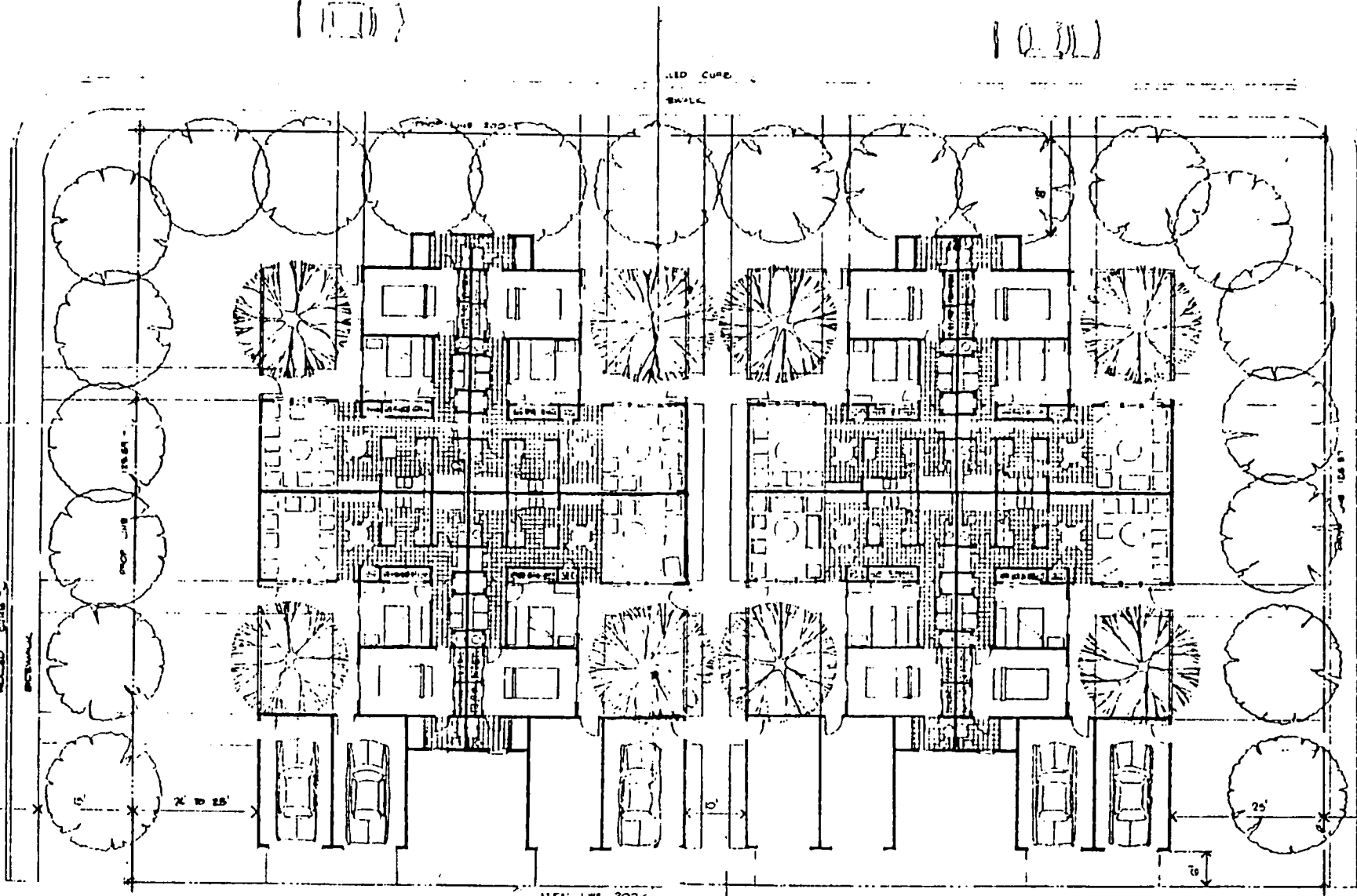


Exhibit "A"

January 10, 1980

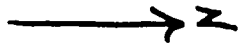
P-8884

C 5TH AVENUE

SINGLE FAMILY RESIDENTIAL

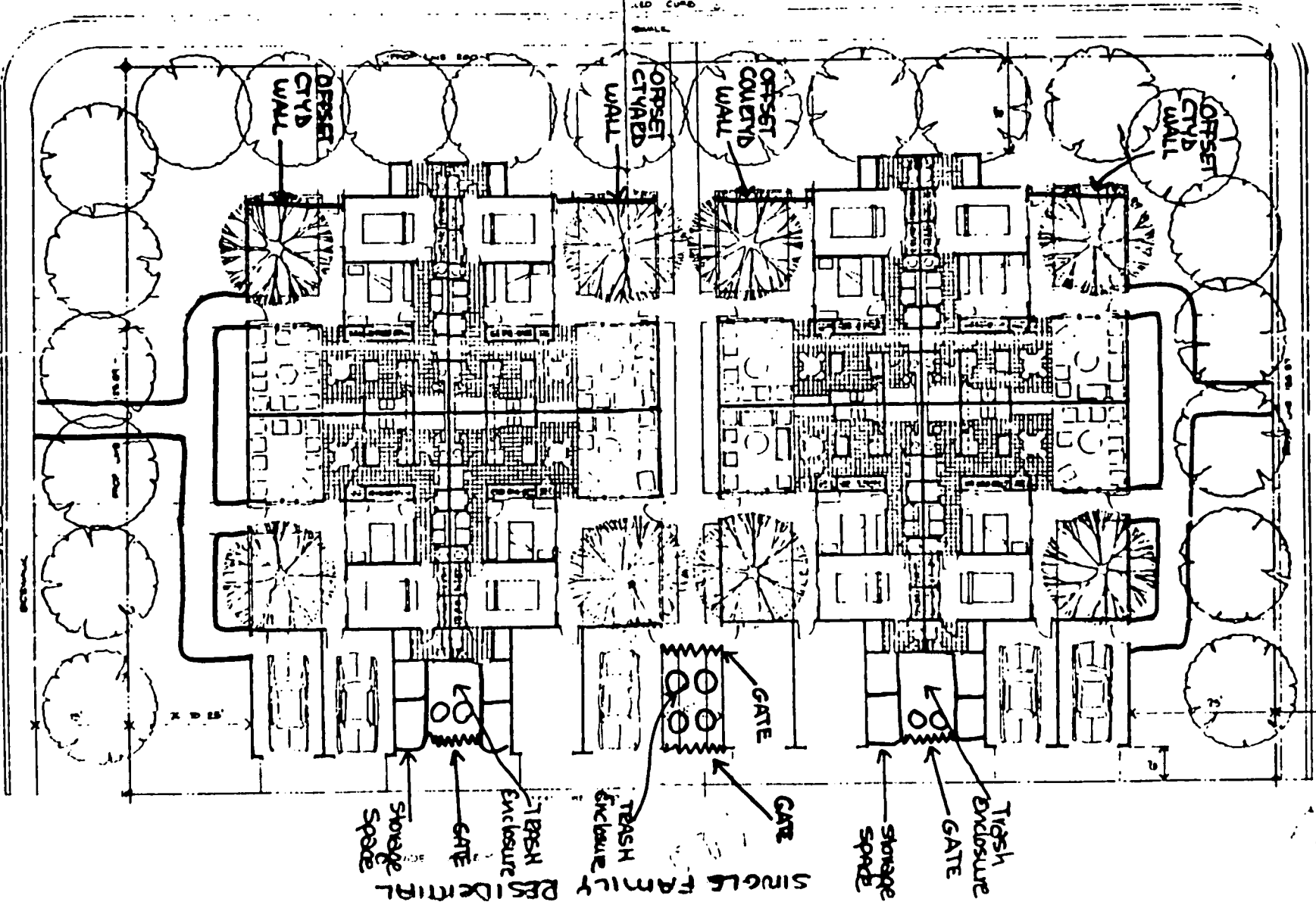
FAST
FOOD
OUTLET

K-8884



SELF
SERVE
GAS
STATION

Exhibit "B"



SINGLE FAMILY RESIDENTIAL

TRASH
ENCLOSURE
GATE
STORAGE
SPACE

TRASH
ENCLOSURE

TRASH
ENCLOSURE
GATE
STORAGE
SPACE

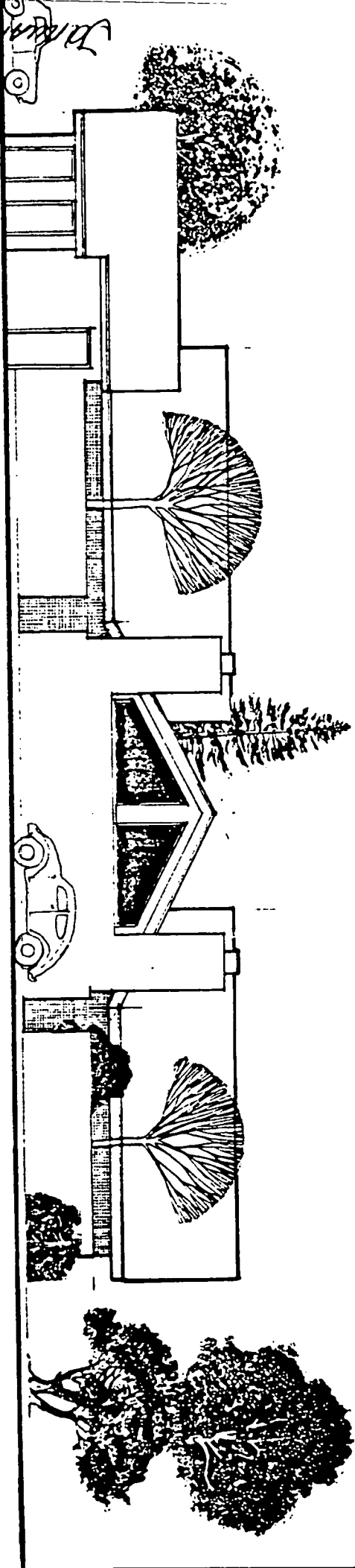
↓ AVE #13
MARTIN LUTHER KING JR. DR

SHOPPING CENTER

DEM 20

Dem 20

January 10, 1980



ELEVATION - 13TH AVE.
SCALE: 1/8" = 1'-0"

RESOLUTION NO. 80-084

Adopted by The Sacramento City Council on date of

FEBRUARY 12, 1980

RESOLUTION AMENDING THE EAST BROADWAY COMMUNITY PLAN
FROM SHOPPING-COMMERCIAL TO LIGHT DENSITY RESIDENTIAL
FOR THE AREA DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION
(P-8884)

WHEREAS, the City Council conducted a public hearing on February 12, 1980, concerning the above plan amendment. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding land uses;
2. The subject site is suitable for residential use; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area as described on the attached legal description in the City of Sacramento is hereby designated on the East Broadway Community Plan as Light Density Residential.

MAYOR

ATTEST:

CITY CLERK

BY: [Signature]

FEB 12 1980

OFFICE OF THE
CITY CLERK

P-8884

LEGAL DESCRIPTION

Lots A and B, According to the Official Plat of
Lawrence Tract, Recorded in Book 24 of Maps,
Map No. 1, Sacramento County Records.

P-8884

LEGAL DESCRIPTION

Lots A and B, According to the Official Plat of
Lawrence Tract, Recorded in Book 24 of Maps,
Map No. 1, Sacramento County Records.

P-8884

RESOLUTION NO. 80-085

Adopted by The Sacramento City Council on date of

FEBRUARY 12, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR QUAD RESIDE
(APN: 015-284-01) (P-8884)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Quad Reside, located on the east side of 60th Street, between 13th and 14th Avenues (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on February 12, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the East Broadway Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

FEB 12 1980

OFFICE OF THE
CITY CLERK

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following condition:

The applicant shall remove all existing driveways and restore curbs, gutters, and sidewalks.

MAYOR

ATTEST:

CITY CLERK

P-8884



CITY OF SACRAMENTO



OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 13, 1980

H. Brandis
6155 - 11th Avenue
Sacramento, CA 95820

Dear Mr. Brandis:

On February 12, 1980, the City Council approved the following relating to property located on the east side of 60th Street between 13th and 14th Avenues (P-8884):

1. Resolution No. 80-804 amending the Community Plan from Shopping or Commercial to Light Density Residential.
2. Ordinance No. 4310 rezoning property from C-2 Commercial to R-1A Townhouse
3. Resolution No. 80-085 adopting Findings of Fact and approving tentative map to divide .6 acre into 8 condominium lots and 1 common lot.

Sincerely,

Lorraine Magana
City Clerk

LM:l

cc: Quad-Reside Co.
Planning Department

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Encl.