

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mr. Bill Scott, 921 Jessie Avenue, Sacramento, CA		
OWNER	Mr. Bill Scott, 921 Jessie Avenue, Sacramento, CA		
PLANS BY	Mr. Bill Scott, 921 Jessie Avenue, Sacramento, CA		
FILING DATE	4-15-83	50 DAY DRACTION DATE	REPORT BY:RBH:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	265-112-22

LOCATION: 2940 Rio Linda Blvd.

PROPOSAL: Applicant proposes to move 5-one story buildings to Rio Linda Blvd. to be converted into 12 apartments.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1966 Hagginwood Community
Plan Designation: Apartments
North Sacramento Study Area: Residential 11-21 du/ac.
Existing Zoning of Site: R-3
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Residential/single family: R-3
South: Vacant commercial : R-3
East: Residential : R-3
West: Residential/Apartment : R-3
Parking Required: 12 Spaces
Parking Provided: 12 Spaces
Parking Ratio: 1/unit
Property Dimensions: 130x300
Property Area: 39,000 s.f.
Density of Development: 13.4/ac.
Sq. Footage of Building: 750 s.f./unit 9,000 s.f.total
Exterior Building Colors: Brown and Tan
Exterior Building Materials: Wood and Stucco

BACKGROUND: The applicant proposes to move 5 one-story, wood frame buildings to the subject site in order to rehab them into 12 apartment units. The structures are now located on a house movers holding lot at Elk Horn Boulevard and East Levee.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The project will add new living units to an area in which they are needed.
2. The area has mixed use with single family, multiple family and commercial found in the near vicinity.
3. A similar apartment complex is located across Rio Linda Boulevard from the proposed project.
4. Fencing is proposed from the back of the units to the property line. Additional fencing is needed at the north, south and east property line stopping at the 50' setback on Rio Linda Boulevard.
5. Due to the lack of any architectural interest of the buildings, heavy landscaping of trees and shrubs is required.
6. A six-foot planter strip plus a 6" curb is required between the asphalt drive and sidewalk areas to allow for tree planting. The trees are needed to meet the City Shading Ordinance.
7. All sidewalks must be 4' in width to meet handicap requirements.
8. Planting area between sidewalk and units should not be eliminated in order to meet walkway and planter widths.
9. Staff would be opposed to any reduction in rear yard depth in order to meet walkway and planter widths.
10. Trash storage area to be fenced and closed with a gate.
11. Porch roof is needed over front and rear doorways for rain protection.
12. This staff report has been sent to the Del Paso Heights PAC for review and comment at their May 5, 1983 meeting.

STAFF RECOMMENDATIONS: Staff recommends continuance of this project to the May 18th, 1983 meeting to allow the Del Paso Heights PAC comments to be incorporated into the report and to allow time for the applicant to revise the plans to meet the concerns of staff, and to prepare a landscaping, irrigation and shading plan.

PLANS WILL BE AVAILABLE AT THE NIGHT OF THE MEETING.