

P93-130 - Laguna Meadows Apartments

REQUEST: A. Special Permit Time Extension to develop a 138 unit apartment complex within the Laguna Meadows Planned Unit Development (PUD) on 6.9± vacant acres in the Multi-Family (PUD) (R-2B{PUD}) zone.

LOCATION: Northwest and southwest corners of Bruceville and Damascus
APN: #117-211-017; -018; -021; -027; -028
South Sacramento Community Plan Area
Elk Grove Unified School District
Council District 8

APPLICANT:	John Mourier Const. Inc., (916) 969-2842 1830 Vernon St. #9, Roseville, CA 95678
OWNER:	John Mourier Const. Inc. 1830 Vernon St. #9, Roseville, CA 95678
PLANS BY :	Kent Baker & Associates 7932 Sunset Ave. #B, Fair Oaks, CA 95628
APPLICATION FILED:	8/25/93
STAFF CONTACT:	Colleen Carollo, 264-5691

SUMMARY/RECOMMENDATION:

The applicant proposes to develop 6.9± vacant acres with a 138 unit apartment complex. This project is located within the Laguna Meadows Planned Unit Development (PUD). In order to meet the applicant's objectives, the project requires a one-year time extension for the Special Permit which was approved by the City Planning Commission on September 26, 1991. In evaluating the project, the basic issues are neighborhood concerns regarding project design; compliance with the Laguna Meadows PUD guidelines; and compliance with City Code requirements for street and driveway widths. **Staff recommends approval of the Special Permit Time Extension.** This recommendation is based on the project's consistency with the General Plan and South Sacramento Community Plan land use designations of Medium Density Residential and Residential, respectively. As conditioned, the project also conforms to the Laguna Meadows PUD Guidelines.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
Community Plan Designation:	Residential (11-21 du/na)
Laguna Meadows PUD Designation:	Garden Apartments (20 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-2B (PUD)

Surrounding Land Use and Zoning:

North: Single Family and Vacant; R-1 and R-2B (PUD)
 South: Laguna Creek and Vacant; F and A
 East: Vacant; County
 West: Single Family, R-1 (PUD)

Setbacks:	Required	Provided
Front:	25'	25'
Side(St):	25'	25'
Side(Int):	10-15'	10-15'
Rear:	15'	15'

Property Dimensions:	Irregular
Property Area:	6.9 ± gross acres
Density of Development:	20 dwelling units per net acre
Square Footage of Unit A:	697 square feet
	42 units of 1 Bedroom/1 Bath
Square Footage of Unit B:	861 square feet
	52 units of 2 Bedroom/1 Bath
Square Footage of Unit C:	930 square feet
	44 units of 2 Bedroom/2 Bath
Height of Building:	30 feet, 1 and 2 story buildings
Exterior Building Materials:	Horizontal Siding and Cement Plaster
Roof Material:	Architectural Grade Composition Shingles
Parking Provided:	235 spaces
Parking Required:	216 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlement requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Transportation Management Plan	Public Works, Transportation Division
Certificate of Compliance	Public Works, Development Services
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

On April 6, 1988, the City Council approved a General Plan Amendment, a Community Plan Amendment, and Rezones (P88-040) of the subject site to designate the site as a part of the Laguna Meadows Planned Unit Development. On September 26, 1991, the Planning Commission approved a Special Permit (P91-130) for the development of a 138 unit apartment complex within the Laguna Meadows Planned Unit Development (PUD) and a Lot Line Adjustment to merge five parcels into two parcels totaling 6.9± acres. Conditions were placed on the project reflecting neighborhood concerns and compliance with the Laguna Meadows PUD Guidelines. In addition, a Negative Declaration, which included mitigation measures for tree preservation, was ratified.

As of this date, the Lot Line Adjustment has not been recorded. Prior to the lot line adjustment being recorded, the applicant must comply with the items as listed in the attached Resolution, dated September 26, 1991, which approved the lot line adjustment. In addition, the 138 unit apartment complex has not been developed. Therefore, the applicant is now requesting a one-year Special Permit Time Extension for the development of this 138 unit apartment complex.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project site is located within the Laguna Meadows PUD. The project is consistent with the Laguna Meadows Schematic Plan which designates the site for 138 units at a density of 20 dwelling units per acre (du/ac). The density of the project, as proposed, is 20 dwelling units per acre. The project is also consistent with the General Plan and South Sacramento Community Plan which designate the site as Medium Density Residential (16-29 du/na) and Residential (11-21 du/na) respectively.

The project is consistent with specific goals and policies of the South Sacramento Community Plan which include:

- Encouraging more variation of housing types in South Sacramento and a variety of affordable housing types.
- Multiple family residential uses on major streets interspersed with other land use types.

The conditions of the previously approved Special Permit ensure quality project design and compliance with PUD Guidelines. These conditions are listed in the attached staff report from the previously approved project (P91-130) and should also be applied to the time extension. To ensure fire safety, an additional condition for fire engine maneuverability has been added to the project. This condition requires building permits for all fencing and gates (with the exception of the masonry wall).

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Special Permit Time Extension has been determined not to require environmental review. There were, however, mitigation measures required for the previous application (P91-130). The applicant shall comply with the previously approved mitigation measures.

B. Public/Neighborhood/Business Association Comments

The project site is located within the defined areas of interest for the following neighborhood and merchants groups: South Sacramento Chamber of Commerce and the North Laguna Creek Neighborhood Association. Copies of the project application and plans were sent to these organizations. No written comments were received. Staff did receive a phone call from Thomas Burruss of the South Sacramento Chamber of Commerce stating that their organization would once again take the opportunity to review the project. A copy of the prior staff report, including prior conditions of approval for the project, was sent to Mr. Burruss. Telephone contact was made with Joe Sanchez of the North Laguna Creek Neighborhood Association to confirm receipt of project information. Additional project information was sent to this neighborhood association.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. As of the date of this report, the following summarizes the comments received:

1. Department of Utilities

The Department of Utilities noted that the applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the California Water Resources Control Board and prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP consists of determining measures and preparing plans to control erosion, off-site sediment transport

from the project, and for controlling stormwater pollution from the various hazardous materials associated with construction sites. The City will require proof of compliance with the State Permit prior to the start of any construction work.

The applicant shall refer to the City of Sacramento's draft Guidance Manual for On-Site Control of Urban Runoff Pollution at New Developments, April 1993, and the California Storm Water Best Management Practice Handbook, March 1993, "Industrial/Commercial" for acceptable Best Management Practices (BMP's) for post construction urban stormwater pollution control. The applicant shall refer to the California Storm Water Best Management Practice Handbook, "Construction Activity", for acceptable BMP's to use while preparing plans to control erosion, off-site sediment transport, and pollution control during construction of the proposed project.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Special Permit Time Extension. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions :

- A. Adopt the attached Resolution approving the Special Permit Time Extension for one year to develop a 138 unit apartment complex within the Laguna Meadows Planned Unit Development (PUD) on 6.9± vacant acres in the Multi-Family (PUD) (R-2B{PUD}) zone.

Report Prepared By,

Report Reviewed By,



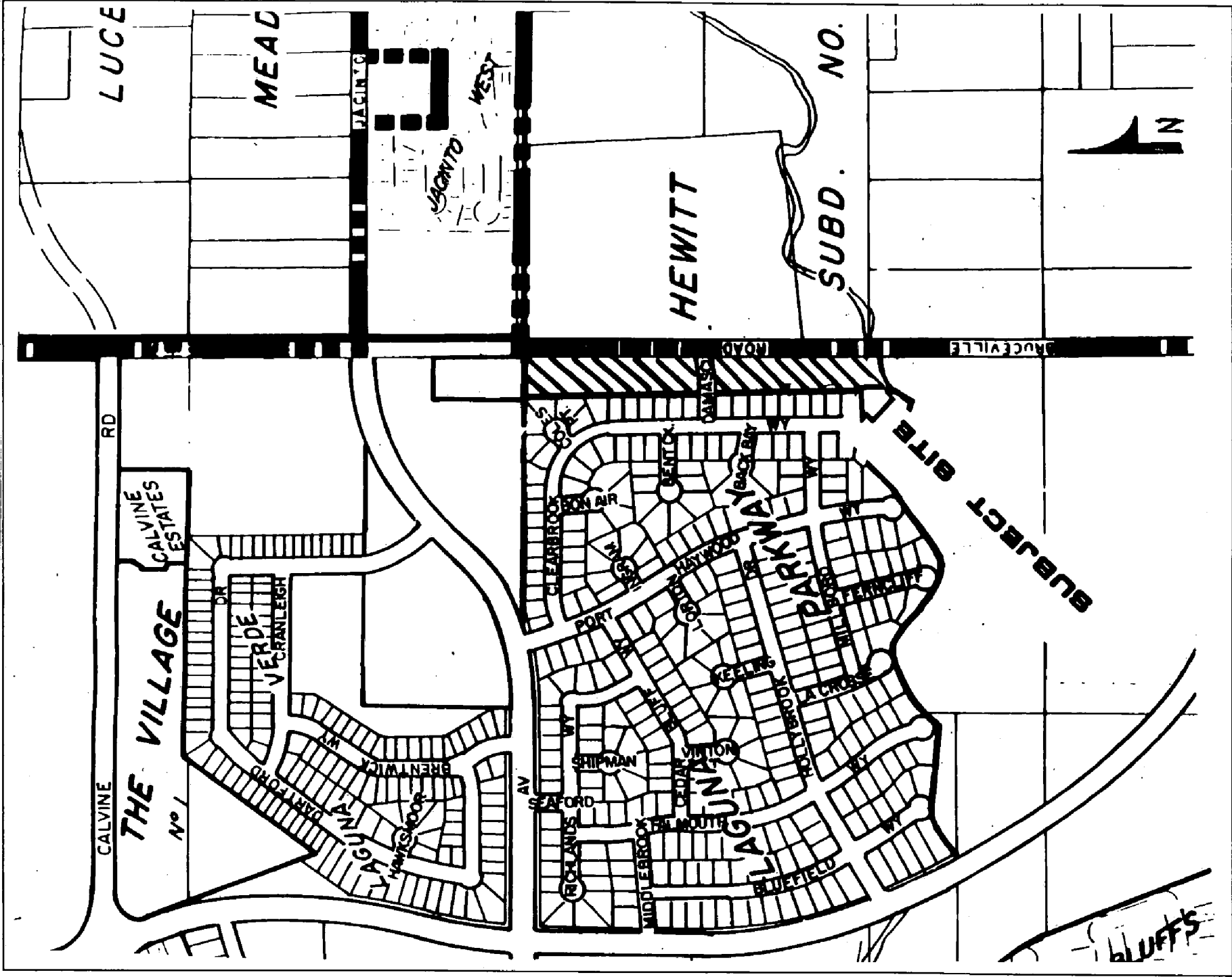
Colleen Carollo
Planner



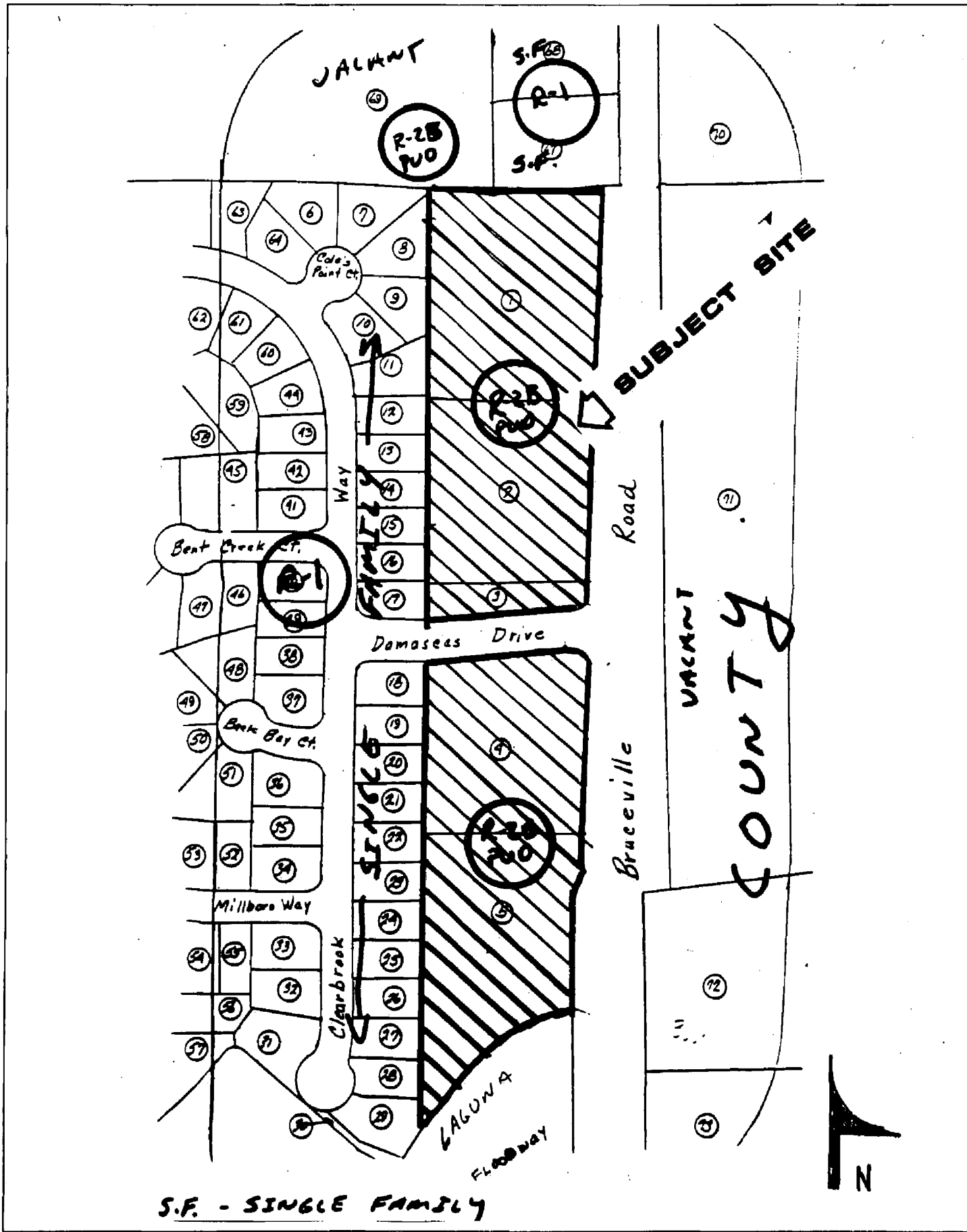
Barbara Wendt
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Staff Report P91-130
Resolution	Special Permit Time Extension
Exhibit A	Site Plan
Exhibit B	Floor Plans
Exhibit C	Elevations
Exhibit D	Landscape Plan



VICINITY MAP



S.F. - SINGLE FAMILY

LAND USE & ZONING MAP

ATTACHMENT - C

REPORT AMENDED BY CPC 9-26-91
CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Rauschenbach Marvelli Becker Architects, 2460 Watt Ave #200, Sacramento, CA 95825

OWNER John Mourier Construction Inc., 1830 Vernon Street # 9, Roseville, CA 95678

PLANS BY Rauschenbach Marvelli Becker Architects, 2460 Watt Ave #200, Sacramento, CA 95825

FILING DATE May 29, 1991 ENVIR. DET. Negative Declaration REPORT BY SLY

ASSESSOR'S PCL. NO. 117-211-017, 018, 021, 027, 028

APPLICATION:

- A. Negative Declaration
- B. Special Permit to develop a 138 unit apartment complex within the Laguna Meadows Planned Unit Development (PUD) on 6.9± vacant acres in the Multi-Family (PUD) {R-2B(PUD)} zone.
- C. Lot Line Adjustment to adjust five parcels into two parcels totaling 6.9± acres.

LOCATION: West side of Bruceville Road approximately 1,000 ± feet south of Jacinto Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 138 unit apartment complex.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (16-29 du/ac)
1986 South Sacramento
Community Plan Designation: Residential (11-21 du/na)
Laguna Meadows PUD Designation: Garden Apartments
Existing Zoning of Site: R-2B (PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Single Family and vacant, R-1 and R-2B(PUD)	Front:	25'	25'
South: Laguna Creek, A	Side(East):	25'	25'
East: Vacant, County	Side(West):	10-15'	10-15'
West: Single Family, R-1 (PUD)	Rear:	15'	15'

Parking Required:	216		
Parking Provided:	235		
Property Dimensions:	Irregular		
Property Area:	6.9± acres		
Density of Development:	20 du/ac		
Square Footage of Unit A:	697 sq. ft.	Number: 42	Type: 1 Bedroom/1 Bath
Unit B:	861 sq. ft.	52	2 Bedroom/1 Bath
Unit C:	930 sq. ft.	44	2 Bedroom/2 Bath
Height of Building:	30 feet		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		
Exterior Building Materials:	Horizontal siding and cement plaster		
Roof Material:	Architectural grade composition shingles		

APPLC. NO. ~~P91-130~~

P93-130

MEETING DATE ~~September 26, 1991~~

October 14, 1993

ITEM NO. ~~19~~

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 6.9± vacant acres in the Multi-Family, R-2B(PUD) zone. The site is in the Laguna Meadows Planned Unit Development. The General Plan designates the subject site as Medium Density Residential (16-29 du/ac) and the 1986 South Sacramento Community Plan designates the site as Residential (11-21 du/na). The Laguna Meadows PUD designates the site as Garden Apartments. The surrounding land use and zoning for the subject site are single family residential and vacant, zoned Standard Single Family (R-1) and {R-2B(PUD)} to the north; North Fork Laguna Creek, zoned Agriculture (A) to the south; vacant land located within the county to the east; and single family residential, zoned (R-1) to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 138 unit apartment complex within a Planned Unit Development and a lot line adjustment to merge five parcels into two parcels for the project. The PUD Guidelines require a special permit for any proposed new development. There are 42 units proposed that have 697 square feet with one bedroom and one bath. Fifty-two units are 861 square feet with two bedrooms and one bath. There are 44 of the largest units which have 930 square feet with two bedrooms and two baths.

C. Policy Considerations

The site is located within the Laguna Meadows PUD. The Schematic Plan designates the site for 138 units at a density of 20 dwelling units per acre (du/ac) (see Exhibit L). The applicant's proposal meets this density criteria. The proposal is also consistent with General Plan and South Sacramento Community Plan which designate the site as Medium Density Residential (16-29 du/ac) and Residential (11-21 du/na) respectively. The density of the proposed project is 20 du/ac. The project is also consistent with specific goals and policies of the South Sacramento Community Plan which include providing adequate multiple family housing and a variety of affordable housing types.

D. Site Plan Design

The proposed site consists of five parcels totaling 6.9± acres with three parcels located to the north of Damascus Drive and two parcels located to the south of Damascus Drive (see Exhibit A). The applicant is requesting a lot line adjustment to merge the three northern parcels into one parcel and the two southern parcels into one parcel. A lot line adjustment is necessary to prevent buildings being built across property lines. Combining the parcels also allows for better development of the site by permitting greater flexibility of design created by the larger parcel that two or three smaller parcels would not allow. The proposed parcel to the north (Parcel A) has a front setback area that is referenced from the south property line which fronts Damascus Drive. The parcel to the south (Parcel B) has a front setback area referenced from the north property line which fronts Damascus Drive. Staff supports the lot line adjustment.

The project consists of twelve buildings, containing 138 units of one and two stories. Also a part of the project is a recreation building and swimming pool on the south parcel and a tot lot on the north parcel (see Exhibit C). (The setbacks required in the Laguna Meadows PUD Guidelines have been met. This includes a minimum building setback of 50 feet and 25 feet for two story and single story structures, respectively from interior (west) and rear (north-Parcel A and south-Parcel B) property lines.) The PUD guidelines require ten foot and fifteen foot setbacks from the rear and interior property lines for open and covered parking stalls, respectively. The proposed plan meets these setback requirements for the open parking areas and carports. The proposed project also shows a 25 foot landscaped setback area along Bruceville Road and Damascus Road. This meets the PUD guidelines that require a 25 foot landscaped setback area along all street frontages.

The site plan indicates a six foot masonry wall along the west property line and the north property line of Parcel A. Staff recommends that this wall be a "Sacramento-Red" brick decorative wall compatible with other walls currently existing within the area. The wall along the west property line should continue to the street stepping down as necessary for visibility as it approaches Damascus Drive and then wrap around towards the single family development to the west. This will provide additional buffering for the adjacent corner single family lots to the west from the parking area and entrance/exits. There is a proposed decorative fence enclosing the project along all other property lines (see Exhibit C). The fence will be decorative wrought iron four to five feet high. The fence must meet all applicable requirements of the Zoning Ordinance.

The applicant has submitted a landscape plan for the project which meets the majority of the PUD guidelines (see Exhibit D). The breakdown of specific locations for the various types of low shrubs is not indicated. Staff recommends that shrubs of a variety which has thorns and/or prickly leaves be planted in the areas beneath first floor windows, thus meeting the specific criteria for landscape treatment established in the PUD guidelines.

The recreation building and swimming pool are located on the northern portion of Parcel B which is in the center of the entire project area. There is a tot lot located on the northern half of Parcel A. Staff suggests that an additional amenity such as a half court basketball area or an additional recreation building be provided on Parcel A to provide a more equitable share of amenities for each side. Staff also recommends that a decorative pathway be provided from the recreational facilities to the intersection of Damascus Drive and Bruceville Road with a pedestrian access gate in the fence on both parcels. This will help alleviate the potential mid-street pedestrian crossings from either side of the project on Damascus Drive as well as meet specific PUD guidelines requiring central pedestrian paths to provide access to public facilities and pedestrian crossings at appropriate locations along main drives.

Trash enclosures have been distributed throughout the site. These trash enclosures must be built to the standards in the Zoning Ordinance and Laguna Meadows PUD guidelines. There were no proposed elevations of the trash enclosures submitted with the application. The walls of the enclosures should be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures and should be six feet in height. The landscape plan indicates the required landscaping around the enclosures will be provided. The trash enclosure should be designed to allow a walk-in access by tenants without having to open the main enclosure gate. The gates should be decorative heavy gauge metal gates designed with cane bolts on the doors to secure the gates when in the open position. There should be a concrete apron constructed at the point of pickup by the waste removal truck. The enclosures should provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.

E. Parking and Circulation

The project is required to contain 216 parking spaces. The project provides 235 parking spaces. There are carports for 133 cars and the remaining 102 spaces are uncovered. The parking spaces on Parcel B along the west property line are all uncovered and 33 spaces on Parcel A along the west property line are also open parking spaces. Staff recommends that all parking spaces along the west property line on both parcels be covered parking to help screen the parking area from the adjacent single family homes. The parking layout incorporates the PUD guidelines for design and stall size.

There are two entrances to the project on each parcel. The primary entrance for the entire project is off of Damascus Drive. This entrance is a gated entrance and the only entrance for visitor access. Each parcel has a gated entrance/exit off of Bruceville Road for tenants only. The proposed entrance/exit off of Damascus Drive has 30 foot wide driveways for each direction. The driveway width exceeds the width for driveways allowed by City Code which is a 25 feet for each direction. Staff recommends the driveways be reduced in size and the remaining area be landscaped to provide additional buffering for the adjacent residential properties to the west of the entrance area.

The site plan does not reflect a pedestrian walkway or access point at any entrance/exit location. Staff has previously recommended a pedestrian walkway through the landscaped area to the sidewalk be provided on both parcels at the intersection of Bruceville Road and Damascus Drive to minimize pedestrian/vehicle conflict in the driveway areas; to minimize midstreet crossings on Damascus Drive; and to facilitate pedestrian traffic in and out of the project at an intersection protected by a signal. These entrances will also allow access to the apartments near the proposed bus stop on Damascus Drive.

The applicant is required to provide 22 bicycle lockers. The applicant has proposed 27 bicycle lockers. Fifty percent of the required bicycle parking facilities should be Class I and the remaining facilities may be Class I, Class II, or Class III. Staff suggests additional racks or lockers be provided throughout the proposed development in accordance with PUD guidelines.

F. Building Design

The proposed project meets the majority of the design criteria for a Multi-Family Residential project in the Laguna Meadows PUD. Staff suggests the addition of accent trees in front of the recessed portion of the building plans located off the master bedroom in Unit B (see Exhibit E). The end windows on each building is a very desirable design attribute.

The twelve buildings for the project contain one and two stories. The exterior building material is horizontal siding and cement plaster. The color scheme for the project has not been determined at this time. The applicant proposes architectural grade composition shingles for the roofing material. The PUD guidelines do not allow for this type of roofing material. Staff suggests that tile or shake roofing material be utilized to meet PUD guidelines and to be compatible with existing residential developments in the area. There were no elevations of the recreation building submitted. The recreation building and all utility buildings should be compatible in design and materials with the residential structures. Staff also recommends that staircases leading to the second story units incorporate a double stringer design and have full treads and risers.

The proposed carports have a flat roof. The PUD guidelines discourage flat roofs and encourage pitched roofs or other roof variations. Staff recommends the carports be redesigned to have a pitched roof or other roof variation. (An example of two types of variations is attached as Exhibit N.) The carports should be compatible in design and materials with the main buildings.

The applicant did not provide elevations or details about the type of screening to be used for all mechanical equipment. All air conditioning condenser units, mechanical equipment, and public utility boxes should be attractively screened.

G. Signage

The applicant has no proposed signage at this time. Any proposed signs must meet the requirements of the Sign Ordinance and have a sign permit. The signage design, materials, and height must also comply with the Laguna Meadows PUD guidelines.

H. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Community Services, Fire Department, Building Inspections, and the South Sacramento Area Community Planning Advisory Council. The following comments were received:

Traffic Engineering staff comments:

1. Driveways shall be in conformance with City Codes (Section 38.160 to 38.171), in particular Section 38.164(10):
 - (1) One way entrance; minimum width is 15 feet, maximum width is 25 feet.
 - (2) One way exit; minimum width is 15 feet, maximum width is 25 feet.
 - (3) a one way pair of driveways must be separated by 10 feet of full height curb.
2. Driveways shall not be located within 10 feet of a property line.
3. All entrance gates shall be located a minimum of 20 feet behind the City right-of-way and provide stacking for a minimum of two cars.
4. Bruceville Road will be a six lane major road with limited access. Future islands on Bruceville Road will block left turns to driveways on Bruceville Road. Driveways on Bruceville Road shall be right turns in and right turns out only.
5. Damascus Drive shall be constructed and dedicated to a City standard 54 foot right-of-way street.
6. Bruceville Road shall be constructed and dedicated to a 62 foot right-of-way half street.
7. Asphalt concrete pavement transition to existing pavement shall be provided as existing pavement shall be provided as necessary for the smooth flow of traffic to the satisfaction of the City Traffic Engineer.
8. Provide a bus turn out south of Damascus Drive on the west side of Bruceville Road.
9. Parking will be prohibited on Damascus Drive adjacent to the project.
10. Islands in the driveways adjacent to Damascus Drive shall be redesigned to provide two-car stacking behind the gate controls. Gate and controls shall be designed to the satisfaction of the City Traffic Engineer.
11. Equal recreational facilities should be provided to both units north and south of Damascus Drive to reduce the need for the residents to cross Damascus Drive to use the recreational facilities.

Engineering Development Services staff comments:

1. On site grading, drainage, and paving shall be approved by Public Works prior to issuance of a Building Permit.
2. Frontage improvements and driveway permits shall be approved by Public Works along Damascus Drive prior to issuance of building permits.
3. Frontage improvements and driveway locations shall be approved by Public Works and County Highways and Bridges prior to issuance of building permits.

4. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of Parcel Map.
 - c. Pay off or segregate any existing assessments.
 - d. Coordinate with County Sanitation District.

Fire Department staff comments:

1. Gates shall not reduce driveway entrance clearance below 20 feet.
2. Three foot wide entrance gates for emergency access are required along Damascus Drive and Bruceville Road. They may remain locked at all times for security, but need "knox-box" locks for emergency access. The additional gates on Bruceville Road allows the Fire Department needed access from that road. The decorative fences, even the open railing type, are an obstruction to personnel and equipment.
3. Driveway gates also shall have "knox-box" locks.

South Sacramento Area Community Planning Advisory Council comments:

1. The masonry wall on the north and west property lines should be seven feet instead of six feet.
2. Entries on Bruceville Road should have an island and trees like those on Damascus.
3. Shading provisions are inadequate- too much credit for carports. The carport/tree overlap should not count twice.
4. The application specifies bicycle lockers which are not shown on the plans. The lockers should be real lockers or cages not a lockable standard and 27 is not enough lockers.

I. Neighborhood Comments

There have been numerous calls from property owners in the single family subdivision located to the west of the proposed project. Their neighborhood association, North Laguna Creek Neighborhood Association, has submitted a letter to staff stating their concerns regarding the project (see Exhibit G). The major concern is the location of the parking spaces and carports along the west property line adjacent to the single family development. Staff met with members of the neighborhood association, the applicant, and the owner to discuss the project. The neighborhood association submitted three alternative designs which would eliminate some of their concerns (see Exhibit H). These alternatives were discussed by everyone at the meeting and further evaluated by staff. The owner submitted a follow-up letter suggesting alternatives as a compromise with the neighborhood association which were also evaluated by staff (see Exhibit I).

The three alternatives proposed by the neighborhood association are different variations of a parking and circulation flow pattern that places all entrances and exits for the entire project off of Bruceville Road with no entrance or exit off of Damascus Drive. This proposal was reviewed by Traffic Engineering staff (see Exhibit J) and was found to be inconsistent with the street and traffic plans for Bruceville Road. There is a proposed signal for the intersection of Bruceville Road and Damascus Drive to assist with the traffic in and out of the single family subdivision and the apartment complex. Traffic Engineering requires the primary exits for both

parcels of the project be off of Damascus Drive. Bruceville Road is to be a six lane major street with limited access and only right turns into and out of the complex onto Bruceville Road will be permitted. Also, the access to the apartment complex off of Bruceville Road is limited to tenants only to prevent any stacking or traffic disruption on Bruceville Road. The proposed alternatives also have entrance/exit location too close to the intersection as specified by City Code. The use of Bruceville Road as a sole entrance/exit means for the apartment project would create an unacceptable level of "U" turns having to be made along Bruceville Road. It is the Traffic Engineering's intention by requiring the primary access to the apartments of Damascus Drive to provide left turn capability at the proposed signaled intersection of Bruceville Road and Damascus Drive, thus significantly reducing the need for "U" turns on Bruceville Road.

The proposed alternatives provide a design of buildings that are linear in nature due to the orientation of the parking plan. This design proposal does not meet the PUD guidelines. Two of the alternatives reduce the number of units from 138 to 116. The reduction of units still falls within the required density requirements of both the General Plan and the South Sacramento Community Plan; however, staff recommends the number of units be maintained as proposed by the applicant and the PUD guidelines to prevent further housing loss in the South Sacramento Community Plan area and city wide. Staff was unable to evaluate the proposed alternatives for other PUD guidelines compliance such as setbacks, parking stalls and maneuvering area, and landscaping and shading requirements since the proposed alternatives were conceptual and not to scale.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

There shall be no grading, storage of construction materials, or trenching for utility lines, or parking of vehicles during construction within the dripline of the trees prior to the implementation of aeration practices. Construction plans for the project shall indicate the dripline of trees and shall note the protection measures listed above.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to develop a 138 unit apartment complex within the Laguna Meadows Planned Unit Development (PUD) subject to the conditions and based upon the findings of fact which follow.
- C. Approve the Lot Line Adjustment to adjust five parcels into two parcels by adopting the attached resolution.

Conditions:

- 1. The six foot masonry wall along the west property line and the north property line of Parcel A shall be a "Sacramento-Red" brick decorative wall compatible with other walls within the area. The wall along the west property line shall continue to the street stepping down as necessary for visibility as it approaches Damascus Drive and then wrap around towards the single family development to the west. The revised site plan shall indicate the exact location of the wall. The design and building materials for the wall shall be submitted for review and approval by the Planning Director prior to the issuance of building permits.
- 2. The applicant shall plant shrubs of a variety which has thorns and/or prickly leaves in the areas beneath first floor windows and these plants shall be specifically indicated on the landscape plan submitted for review and approval by the Planning Director prior to the issuance of building permits.

3. The applicant shall provide an additional amenity such as a half court basketball area or an additional recreation building on Parcel A. The additional amenity shall be indicated on the revised site plan to be submitted for review and approval by the Planning Director prior to the issuance of building permits. *Tot lots shall be provided on both sides of the apartment complex (north and south of Damacus Drive). Location and design of the tot lots shall be reviewed and approved the Planning Director prior to issuance of building permits. (CPC amended)*
4. The applicant shall provide a decorative pathway from the recreational facilities to the intersection of Damascus Drive and Bruceville Road with a pedestrian access gate in the fence on both parcels. The pedestrian pathway shall be reflected on the revised site and landscape plans to be reviewed and approved by the Planning Director prior to the issuance of building permits.
5. The trash enclosures shall be built to meet the Zoning Ordinance specifications and Laguna Meadows PUD guidelines. The walls of the enclosures shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures and shall be six feet in height. The trash enclosure shall be designed to allow a walk-in access by tenants without having to open the main enclosure gate. The gates shall be decorative heavy gauge metal gates designed with cane bolts on the doors to secure the gates when in the open position. There shall be a concrete apron constructed at the point of pickup by the waste removal truck. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
6. All parking spaces along the west property line on both parcels shall be covered parking and meet the setback requirements for covered stalls. The carports shall be redesigned to have a pitched roof or other roof variation. The carports shall be compatible in design and materials with the main buildings. The covered stalls and the revised carport design shall be shown on the revised site plan and elevations to be reviewed and approved by the Planning Director prior to the issuance of building permits.
7. The applicant shall comply with the Laguna Meadows PUD guidelines for the design of the bicycle facilities. The revised site plan shall indicate the location and type of bicycle parking facilities.
8. The applicant shall provide accent trees in front of the recessed portion of the building plans located off the master bedroom in Unit B. These trees shall be shown on the revised landscape plan.
9. Tile or shake roofing material shall be utilized to meet PUD guidelines. The roofing material shall be called out on revised elevations submitted for review and approval by the Planning Director prior to the issuance of building permits.
10. The applicant shall submit elevations of the recreational and utility buildings to the Planning Director for review and approval. The buildings shall be compatible in design and materials with the main buildings.
11. All air conditioning condenser units, mechanical equipment, and public utility boxes shall be attractively screened.
12. Any proposed signs shall meet the requirements of the Sign Ordinance and have a sign permit. The signage design, materials, and height shall also comply with the Laguna Meadows PUD guidelines. Elevations of any proposed signs shall be submitted for Planning Director review and approval prior to the issuance of a sign permit.
13. The driveways off of Damascus Drive shall be reduced in size to meet City Code and the remaining area shall be landscaped. The revised site and landscape plans shall show the narrower driveways and the increased landscaped area. The entrances/exits off of Bruceville Road shall be for tenants only.

14. Driveways shall be in conformance with City Codes (Section 38.160 to 38.171), in particular Section 38.164(10):
 - (1) One way entrance; minimum width is 15 feet, maximum width is 25 feet.
 - (2) One way exit; minimum width is 15 feet, maximum width is 25 feet.
 - (3) a one way pair of driveways must be separated by 10 feet of full height curb.
15. Driveways shall not be located within 10 feet of a property line.
16. All entrance gates shall be located a minimum of 20 feet behind the City right-of-way and provide stacking for a minimum of two cars.
17. Driveways on Bruceville Road shall be right turns in and right turns out only.
18. Damascus Drive shall be constructed and dedicated to a City standard 54 foot right-of-way street.
19. Bruceville Road shall be constructed and dedicated to a 62 foot right-of-way half street.
20. Asphalt concrete pavement transition to existing pavement shall be provided as existing pavement shall be provided as necessary for the smooth flow of traffic to the satisfaction of the City Traffic Engineer.
21. The applicant shall provide a bus turn out south of Damascus Drive on the west side of Bruceville Road.
22. The applicant shall post signs prohibiting parking on Damascus Drive adjacent to the project to the satisfaction of the Traffic Engineer.
23. Islands in the driveways adjacent to Damascus Drive shall be redesigned to provide two-car stacking behind the gate controls. Gate and controls shall be designed to the satisfaction of the City Traffic Engineer. Gates shall not reduce driveway entrance clearance below 20 feet.
24. On site grading, drainage, and paving shall be approved by Public Works prior to issuance of a Building Permit.
25. Frontage improvements and driveway permits shall be approved by Public Works along Damascus Drive prior to issuance of building permits.
26. Frontage improvements and driveway locations shall be approved by Public Works and County Highways and Bridges prior to issuance of building permits.
27. Three foot wide entrance gates for emergency access are required along Damascus Drive and Bruceville Road. They may remain locked at all times for security, but need "knox-box" locks for emergency access. Driveway gates also shall have "knox-box" locks.
28. The applicant shall comply with the following mitigation measure:

There shall be no grading, storage of construction materials, or trenching for utility lines, or parking of vehicles during construction within the dripline of the trees prior to the implementation of aeration practices. Construction plans for the project shall indicate the dripline of trees and shall note the protection measures listed above.

29. The staircases leading to the second story units shall incorporate a double stringer design and have full treads and risers.
30. Planning staff shall visit the site to verify compliance with all conditions of the Special Permit prior to the issuance of the Certificate of Occupancy by the Building Department.
31. The project shall comply with all development guidelines of the Laguna Meadows PUD.
32. *Revised plans shall indicate a low parking lot light height to be respective of the single family development to the west. Parking lot lights shall be reviewed and approved by the Planning Director prior to issuance of building permits. (CPC added)*

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the apartment complex is compatible with the surrounding single family uses.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking will be provided on site;
 - b. adequate landscaping will be provided;
 - c. a six foot decorative brick wall will be constructed along the west and north property lines to provide additional noise buffering and screening for the adjacent single family residences from the parking areas ; and
 - d. resident amenities are provided on each parcel.
3. The project is consistent with the General Plan and the 1986 South Sacramento Community Plan which designates the site as Medium Density Residential and Residential respectively. The project as conditioned also conforms to the Laguna Meadows Planned Unit Development Guidelines.

RESOLUTION NO. 1268

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF September 26, 1991

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON PROPERTY LINE OF ALL THAT PORTION OF LOTS 4,5,7, AND 8 ON THE OFFICIAL PLAT OF "LAGUNA MEADOWS" IN SACRAMENTO COUNTY, IN BOOK 184 OF MAPS, MAP NO. 6, RECORDS OF SACRAMENTO COUNTY
(APN: 117-211-017,018,021,027,028)
(P91-130)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northwest and southwest corner of Bruceville Road and Damascus Drive; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and


WHEREAS, the lot line adjustment is consistent with the General Plan and 1986 South Sacramento Community Plan and the proposed lot line adjustment conforms with the plan designations;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the northwest and southwest corner of Bruceville Road and Damascus Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

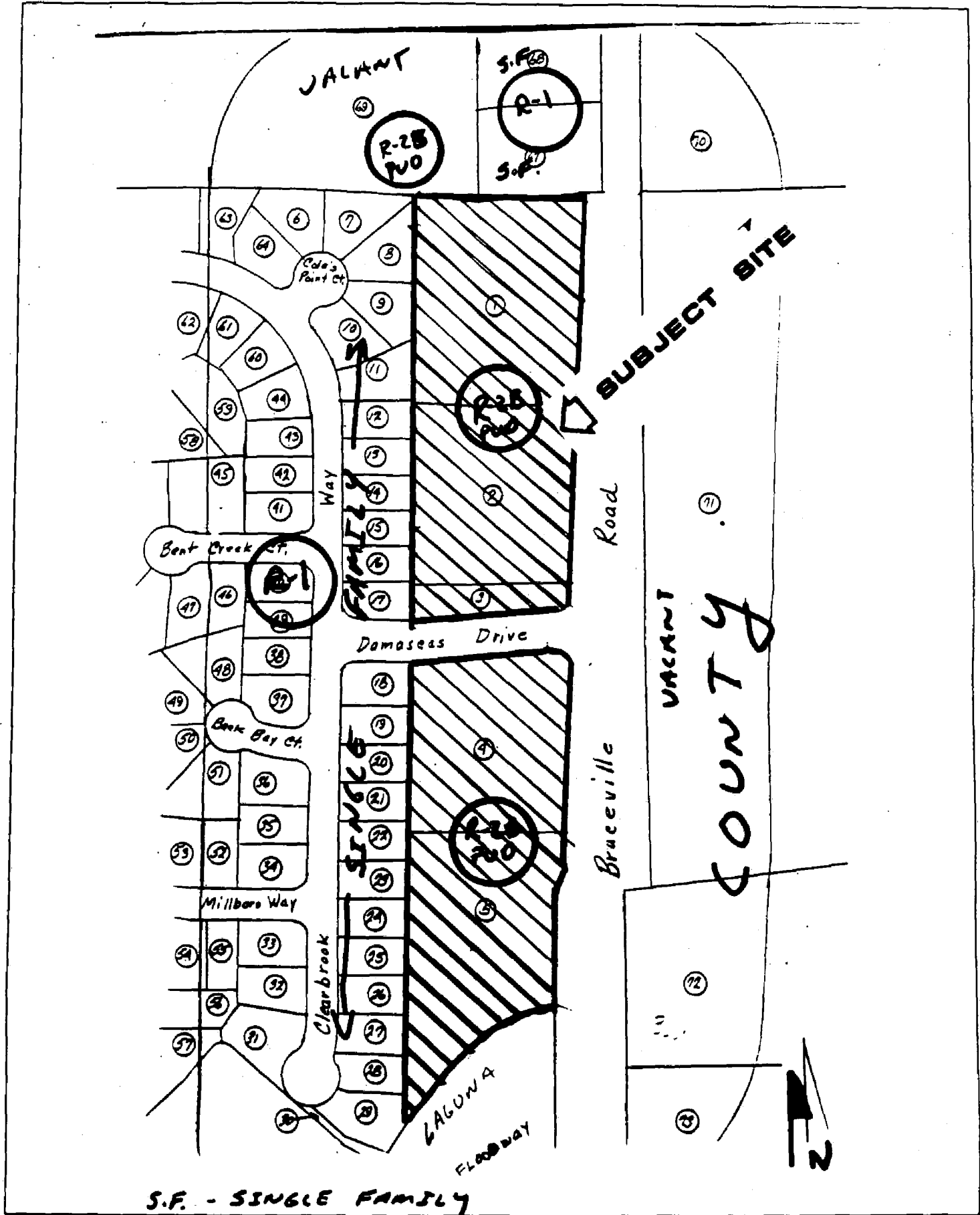
The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Coordinate with County Sanitation District.
5. Provide a new legal description of the adjusted properties.


CHAIRPERSON

ATTEST:

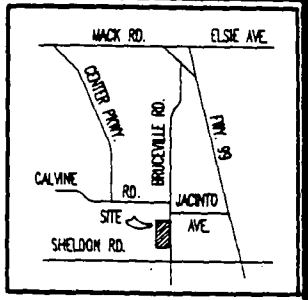
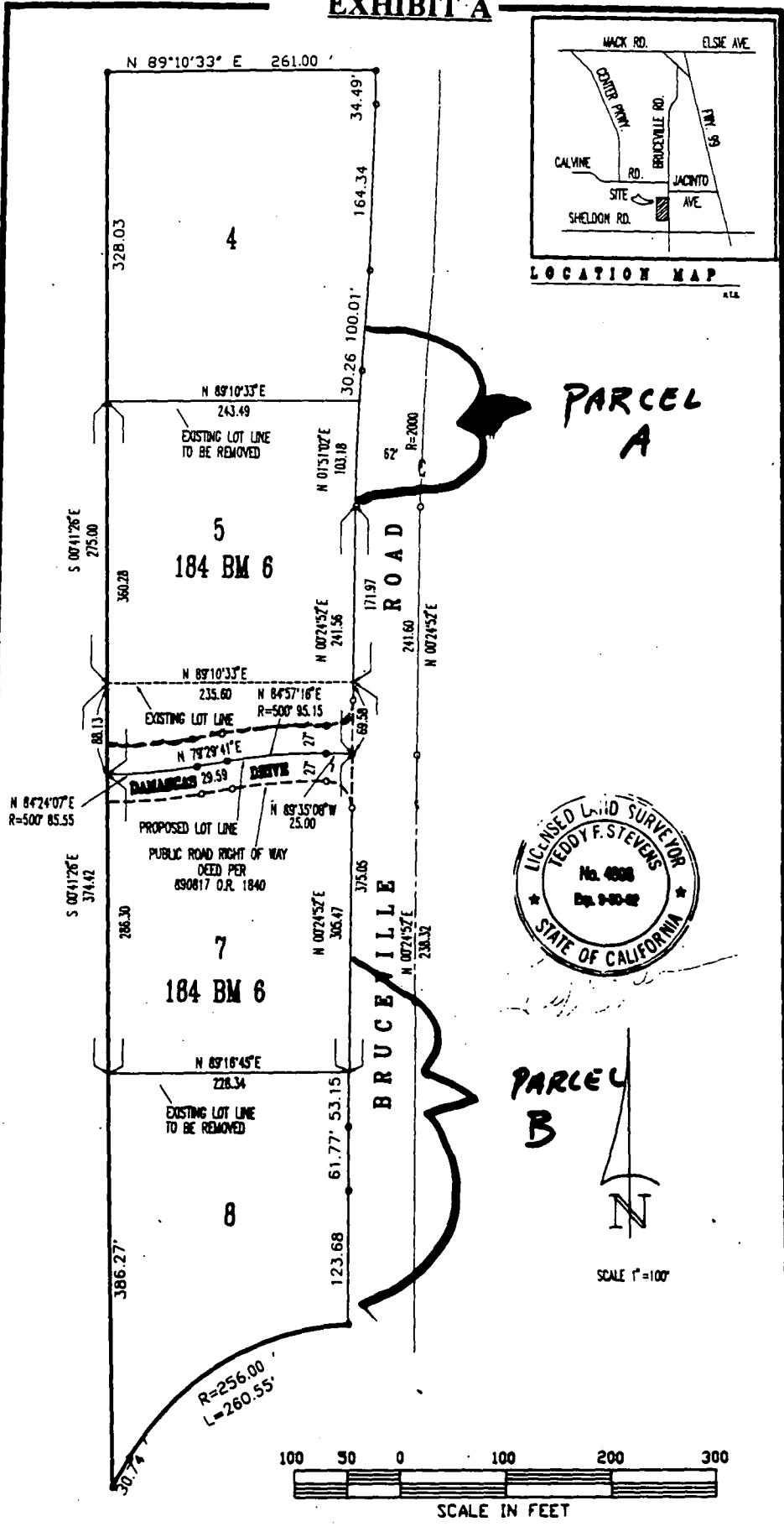

SECRETARY TO CITY PLANNING COMMISSION



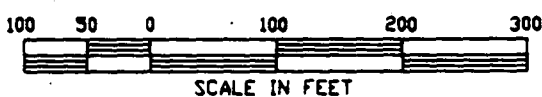
S.F. - SINGLE FAMILY

LAND USE & ZONING MAP

EXHIBIT A



SCALE 1"=100'



KB ENGINEERING SURVEYING PLANNING
KENT BAKER & ASSOCIATES
7632 Sunset Avenue, Suite 8
Van Nuys, California 91411 (818) 997-7043

LOT LINE ADJUSTMENT
LOTS 4, 5, 7 AND 8
184 B.M. 6
October 14, 1993

SHEET	1
of	1
JOB NO	87078

Item _____

P93-130

EXHIBIT - B

LEGAL DESCRIPTION

LOTS 4, 5, 7 AND 8 OF "LAGUNA MEADOWS" AS FILED IN BOOK 184 OF MAPS,
MAP NO. 6, SACRAMENTO COUNTY.

RECEIVED

MAY 29 1991

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

P93-130
~~P91-130~~

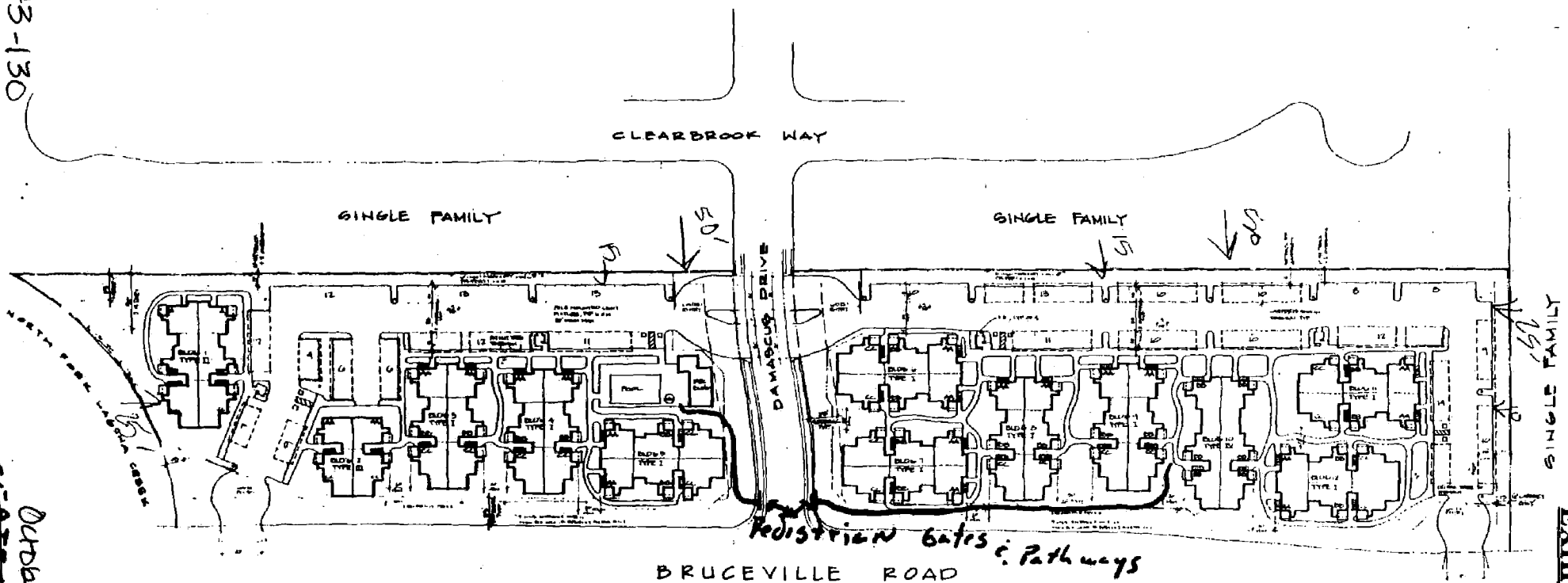
October 14, 1993
~~SEPTEMBER 26, 1991~~

P91 130

193-130
PA-130

October 14, 1993
SEATEMBER 26, 1991

Item 18



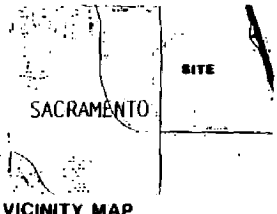
STATISTICS

BUILDING TYPE	QUANTITY	S.F.
I	9	9,952
II	1	8,558
III	1	8,508
VI	1	10,332
TOTAL S.F.		114,966
UNIT A	42	897
UNIT B	52	881
UNIT C	44	930
TOTAL UNITS	138	
PARKING REQUIRED:		216
PARKING PROVIDED:		235
PARKING RATIO:		1.1

SITE PLAN



LAGUNA MEADOWS APARTMENTS
SACRAMENTO, CALIFORNIA



OWNER/DEVELOPER:
JMC
 John Mounier Construction Inc.
 APRIL 8, 1991

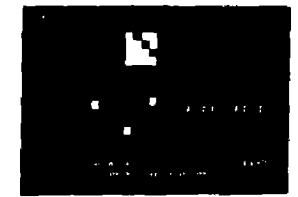


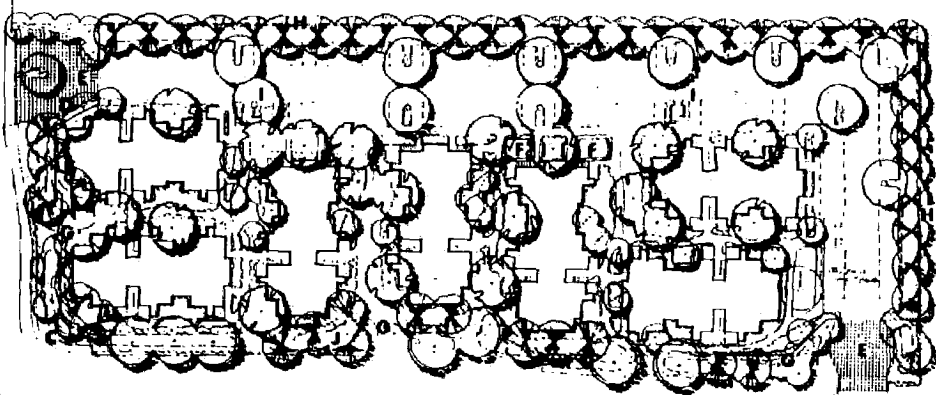
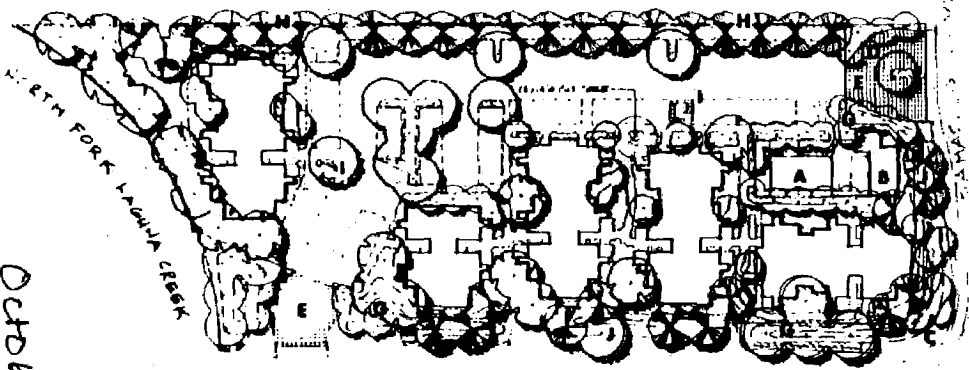
EXHIBIT - C

P95-130
 297-730

SEPTEMBER 26, 1991

OCTOBER 14, 1993

ITEM 19



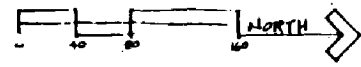
ERUCEVILLE ROAD

1. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 2. TREE TYPES IN 'A' AND 'B' ARE TO BE PLANTED WITH 24" DIA. TRUNKS. OTHERS SHALL BE 18" DIA. OR LARGER.

PRELIMINARY PARKING LOT SHADE CALCULATION
 FOR SHADE PROVIDED
 TOTAL PARKED AREA: 80,000 SQ. FT.
 TOTAL SHADE PROVIDED: 80,000 SQ. FT.
 TOTAL SHADE PROVIDED PERCENTAGE: 100.00%
 TOTAL SHADE PROVIDED: 80,000 SQ. FT.

- LANDSCAPE ITEMS:**
- 1. TREE AND SHRUB
 - 2. LANDSCAPE LIGHT FIXTURES
 - 3. FOUNTAIN
 - 4. WATER WALL
 - 5. WATER WALL
 - 6. WATER WALL
 - 7. WATER WALL
 - 8. WATER WALL
 - 9. WATER WALL
 - 10. WATER WALL
 - 11. WATER WALL
 - 12. WATER WALL
 - 13. WATER WALL
 - 14. WATER WALL
 - 15. WATER WALL
 - 16. WATER WALL
 - 17. WATER WALL
 - 18. WATER WALL
 - 19. WATER WALL
 - 20. WATER WALL

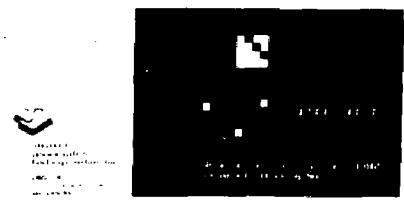
- PLANT LEGEND**
- 1. PLANTING: PLANTING FOR GREEN LIFE
 - 2. PLANTING: PLANTING FOR GREEN LIFE
 - 3. PLANTING: PLANTING FOR GREEN LIFE
 - 4. PLANTING: PLANTING FOR GREEN LIFE
 - 5. PLANTING: PLANTING FOR GREEN LIFE
 - 6. PLANTING: PLANTING FOR GREEN LIFE
 - 7. PLANTING: PLANTING FOR GREEN LIFE
 - 8. PLANTING: PLANTING FOR GREEN LIFE
 - 9. PLANTING: PLANTING FOR GREEN LIFE
 - 10. PLANTING: PLANTING FOR GREEN LIFE
 - 11. PLANTING: PLANTING FOR GREEN LIFE
 - 12. PLANTING: PLANTING FOR GREEN LIFE
 - 13. PLANTING: PLANTING FOR GREEN LIFE
 - 14. PLANTING: PLANTING FOR GREEN LIFE
 - 15. PLANTING: PLANTING FOR GREEN LIFE
 - 16. PLANTING: PLANTING FOR GREEN LIFE
 - 17. PLANTING: PLANTING FOR GREEN LIFE
 - 18. PLANTING: PLANTING FOR GREEN LIFE
 - 19. PLANTING: PLANTING FOR GREEN LIFE
 - 20. PLANTING: PLANTING FOR GREEN LIFE



PRELIMINARY LANDSCAPE PLAN LAGUNA MEADOWS

APARTMENTS SACRAMENTO, CA

EXHIBIT - D



PO3-130
191-130

October 14, 1993
~~SEPTEMBER 26, 1991~~

ITEM 19

METAL CARPORT STRUCTURE WITH APPLIED WOOD FASCIA AND BEAM



METAL SUPPORT COLUMNS WITH WOOD TRIM APPLIED ALL SIDES

CARPORT STRUCTURE



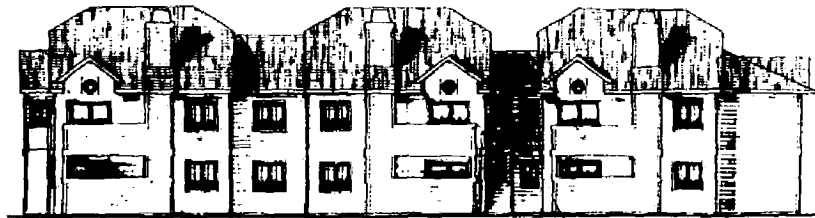
GAS & ELECTRIC METER ENCLOSURE

UNIT A

CEMENT PLASTER

HORIZONTAL LAP SIDING

ARCHITECTURAL GRADE COMPOSITION SHINGLES



UNIT A

UNIT B

UNIT C

WROUGHT IRON HAND RAIL



UNIT C (UNIT B SIMILAR)

PROPOSED ELEVATIONS 1

SCALE 1/8" = 1'-0"

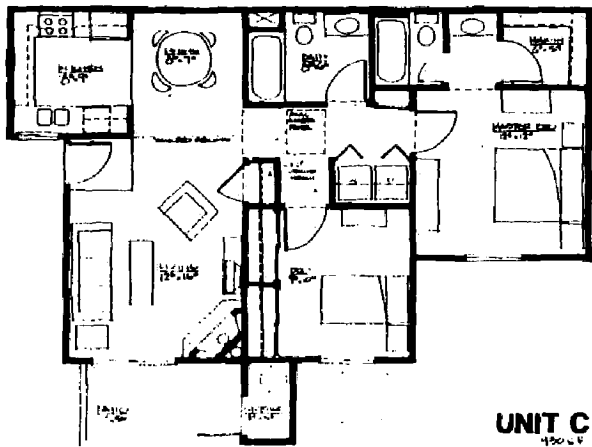
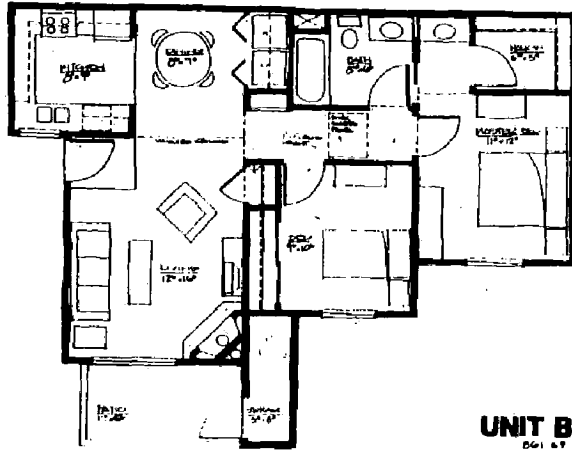
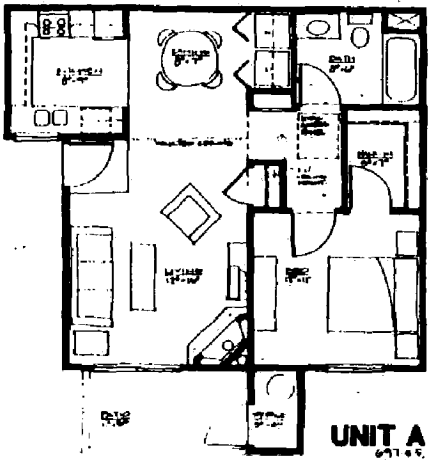
CONTRACT	
ARCHITECT	
PROJECT NO.	LAGUNA MEADOWS APARTMENTS BRUCEVILLE ROAD SACRAMENTO, CA
SHEET NO.	PROPOSED ELEVATIONS 1
DATE	APRIL 8, 1991
BY	DAVID
CHECKED	
DATE	

EXHIBIT - E

PS-130
P41-130

October 14, 1993
SEPTMBER 26, 1991

ITEM 19



PROPOSED UNIT FLOOR PLANS
SCALE 1/8" = 1'-0"

Consultant	
Architect's Seal/Stamp	
Project Title	LAGUNA MEADOWS APARTMENTS BRUCEVILLE ROAD SACRAMENTO, CA
Sheet Title	PROPOSED UNIT FLOOR PLANS
Revisions	
DATE: 08/11/93 DRAWN: [Name] CHECKED: [Name]	DATE: APR 8, 1991 DRAWN: [Name] CHECKED: [Name]
Scale	0'

EXHIBIT - F

EXHIBIT G - 1
North Laguna Creek Neighborhood Association
4587 Mack Road Suite 193 Sacramento, CA 95823

August 12, 1991

Will Weltman, Senior Planner
City of Sacramento Planning & Development
1231 I Street, Second Floor
Sacramento, CA 95814

RE: Proposed Laguna Meadows Apartments
APN: 117-0211-017,018,021,027
Control No: P91-130

Dear Mr. Weltman:

It has come to our attention that JMConstruction has submitted a proposal to build the above project which is currently under review within your department. Recognizing the appropriate zoning and permitted use, the North Laguna Creek Neighborhood Association (NLCNA) strongly feels that the design of the project does not promote a neighbor friendly environment, the following are a few of our reasons:

- 1) A majority of the parking spaces are located in the back of the project along the rear property lines of the existing single-family residences. The linear layout of this parking area resembles a small scale noisy road. As a consequence, the parking area could create a potential nuisance to its single-family neighbors;
- 2) The location of the primary access on Damascus Street immediately adjacent to the rear yards of 2 residences is undesirable;
- 3) Because this project is physically divided by Damascus Street, we are concerned that the design could encourage highly hazardous pedestrian traffic. The location of high use "tot-lots" on the northern half and equally popular recreational facilities and a managers office on the southern half of the development could require regular pedestrian use by residents and their guests.
- 4) The proposed type and spacing of screen trees along with a six foot wall appear to give minimal effect as a buffer against parking lot noises and / or other potential nuisances that could affect the adjoining single-family residences.

P23-130
~~P91-130~~

October 14, 1993
~~SEPTEMBER 26, 1991~~

ITEM 19

EXHIBIT G - 2

Mr. Weitman
August 12, 1991
page 2

The NLCNA is concerned that the proposal before the Planning Staff is only concerned with its own purpose and function. We feel that a more modern approach involving off-site awareness can lead to a more sensitive project that will become an integral component within the Laguna Meadows Planned Unit Development.

North Laguna Creek Neighborhood Association requests an opportunity to enhance the compatibility of this project by discussing our concerns with City Staff Planners, JMConstruction (or current owner representative) and representatives of NLCNA. Please contact Jeff Ferrario at 682-5149 (voice mail) or Patricia Shelby at 682-1949. We would very much appreciate your response within the next 5 working days. Thank you for your support.

Sincerely,



Jeff M. Ferrario, NLCNA Representative

cc: Steve Schnable
John Mourier Construction

Mark Marvelli
Raushchenbach, Marvelli & Becker, Arch.

Micheal Notestine
Chairperson, Planning Commission

Terry Kastanis
City Council Member, District 7

PD3-130

~~P91-130~~

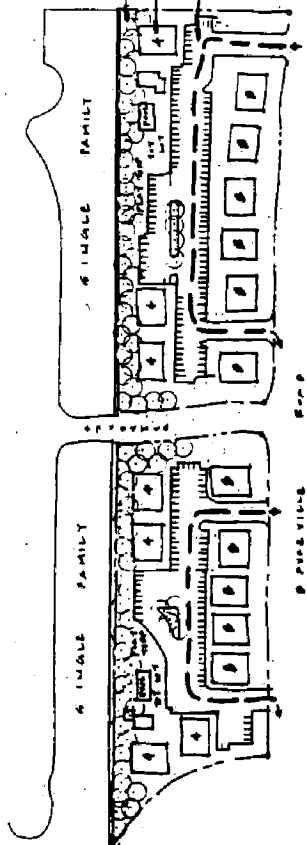
October 14, 1993

~~SEPTEMBER 26, 1991~~

ITEM 19

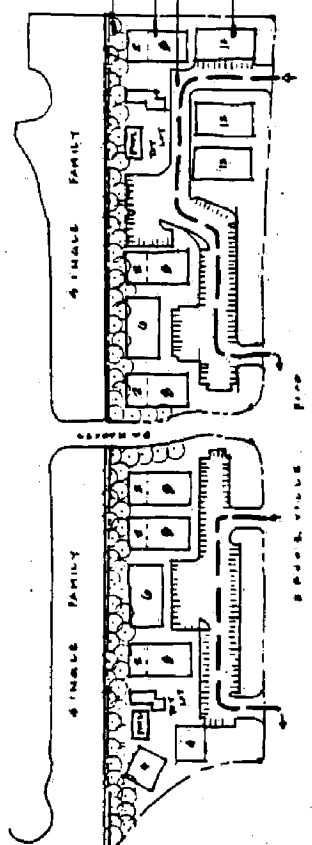
EXHIBIT H

25 LANDSCAPE BUFFER (TYP)
 1 STORY, 4 LIVING UNITS (TYP)
 HEADUPERING/SEMENTED ROAD
 MEETS MINIMUM DENSITY FOR TRAMIT SERVICE
 ABUNDANT RECREATIONAL FACILITIES EACH SIDE



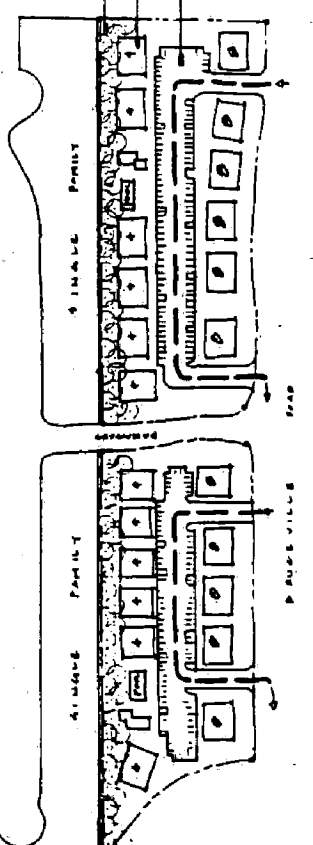
OPTION
A
 110 UNITS

25 LANDSCAPE BUFFER (TYP)
 1-2 STORY REARMENT UNIT | 1-1 STORY REARMENT (TYP) 10 UNIT TOTAL
 HEADUPERING ROAD
 1-2 STORY, 10 LIVING UNITS (TYP)
 MEETS MINIMUM DENSITY FOR TRAMIT SERVICE
 ABUNDANT RECREATIONAL FACILITIES EACH SIDE



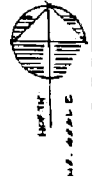
OPTION
B
 110 UNITS

25 LANDSCAPE BUFFER (TYP)
 1 STORY, 4 LIVING UNITS (TYP)
 LIMBE ROAD
 MEETS MINIMUM DENSITY FOR TRAMIT SERVICE
 MINIMUM RECREATIONAL FACILITIES



OPTION
C
 130 UNITS

PREPARED BY: JEFF REYNOLDS / JRM
 LANDSCAPE: WILSON BROWN ASSOCIATES
 LAYOUT:
 CIVIL ENGINEER: JEFF REYNOLDS
 ARCHITECT: JEFF REYNOLDS
 DATE: 09/26/91



LAGUNA MEADOWS APARTMENTS
 DESIGNS / ALTERNATIVES

PREPARED BY THE NORTH LAGUNA CREEK NEIGHBORHOOD ASSOCIATION

PD3-130
 291-130

October 14, 1993
 SEPTEMBER 26, 1991

ITEM 191



John Mourier Construction Inc.
1830 Vernon St., Suite 9

Ph. 782-8879 / 969-2842
Roseville, Ca. 95678

August 28, 1991

CITY OF SACRAMENTO
CITY PLANNING DIVISION

SEP 05 1991

Re: Laguna Meadows Apartments

RECEIVED

Dear Interested Party:

The purpose of this letter is a follow-up to concerns raised at the August 20th meeting with members of the North Laguna Creek Neighborhood Association about our project known as Laguna Meadows Apartments.

1. The main concern expressed was that the layout of the project proposed a majority of parking and circulation located along the west property line. Due to the narrow width of the parcel and the Planning Department requirement that no building be placed in close proximity to the property line, the parking was placed adjacent to the property line.

To help alleviate this, it was proposed that the masonry wall, in addition to being of similar materials as that of the Laguna Parkway Subdivision, would extend an additional one foot in height to a total of 7'-0".

Deviation from the standard height of 6'-0", it is hoped, would meet with the approval of the homeowners along this property line.

2. The location of Damascus Street through the middle of the project has caused concerns relating to the main entrance location to the project and a dividing of project amenities.

It was proposed that less emphasis on this entry might lesson the traffic and encourage more use of the other entrances to the project.

A proposal for locating additional amenities, such as a basketball half-court and a tot lot play area on the portion without a pool, was also discussed.

PJ3-130
P91-130

October 14, 1991
SEPTEMBER 26, 1991

ITEM 19



John Mourier Construction Inc.
1830 Vernon St., Suite 9

Ph. 782-8879 / 969-2842
Roseville, Ca. 95678

August 28, 1991

CITY OF SACRAMENTO
CITY PLANNING DIVISION

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PD3-130
~~PD1-130~~

ORDER 14, 1993
SEPTEMBER 26, 1991

ITEM 19

EXHIBIT I-2

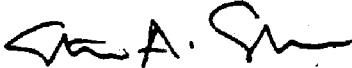
August 28, 1991
Page Two

This project has many specific requirements and restrictions placed by the Planning Department as well as unique physical constraints. In many ways they have reduced the design alternatives. We have, however, prepared a plan in which we are confident will compliment the existing community quite well.

We have asked that this project's agenda date be continued until September 26, 1991 to allow additional time for discussion. We would appreciate the opportunity to discuss any concerns further.

Please feel free to contact me if I can be of any assistance.

Respectfully,



Steven A. Schnable
Project Manager

SAS/aw

cc: Jeff Ferraio/NLCNA

Patricia Shelby/NLCNA

Homeowners/Lots 19-36, Clearbrook Way, Sacramento

Terry Kastanis/City Council Member, District 7

Mark Marvelli/Raushchenbach, Marvelli & Becker

Michael Notestine/Chairperson, Planning Commission

Sandra Yope/Senior Planner

P93-130

~~P91-130~~

October 14, 1993

~~SEPTEMBER 26, 1991~~

ITEM 19

SEP 16 1991

September 12, 1991
REF: 91-09-28

F 10: 00

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1023 J STREET
SUITE 200
SACRAMENTO, CA
95814-2819

OFFICE OF ENGINEERING AND
TRANSPORTATION SERVICES

916-449-5307

MEMORANDUM

TO: Sandra Yope, Current Planning

FROM: Kimland M. Yee, Transportation Division *KMY*

SUBJECT: LAGUNA MEADOWS APARTMENTS (P91-130)

In regards to the design alternatives to the proposed Laguna Meadows Apartments submitted by the Laguna Creek Neighborhood Association (LCNA), all the alternatives have essentially the same driveway design and traffic impacts. The alternatives have eliminated all driveways on Damascas Drive and proposed all access on Bruceville Road. The two driveways north and south of Damascas Drive are too close to the intersection and are a potential traffic operation problem. The future islands in Bruceville Road will prevent vehicles exiting the proposed project onto Bruceville Road from making left turns to proceed north. These vehicles will be forced to turn right on Bruceville Road and proceed south one third of a mile to Center Parkway to make a U-turn to go north.

Transportation Division staff does not recommend the design alternatives as submitted by the LCNA.

Transportation Division staff has the following additional concerns as submitted on July 25, 1991:

1. Parking will be prohibited on Damascas Drive adjacent to the project.
2. Islands in the driveways adjacent to Damascas Drive shall be redesigned to provide two-car stacking behind the gate controls. Gate and controls shall be designed to the satisfaction of the City Traffic Engineer.

KMY/lmn

cc: Dave Cullivan, Senior Engineer
Glenn Marshall, Associate Engineer, Development Services

P93-130

~~P91-130~~

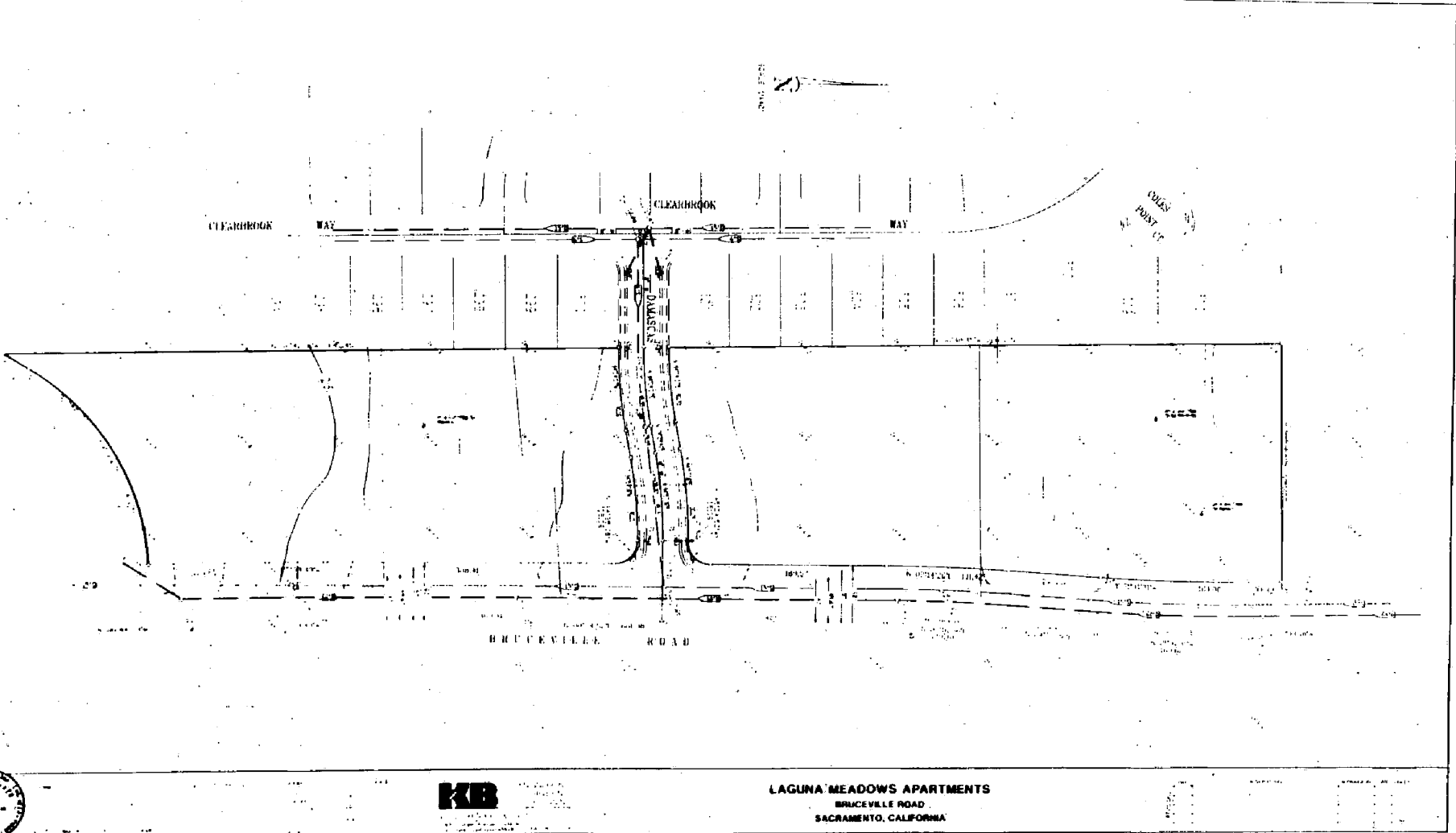
October 14, 1993
~~SEPTEMBER 26, 1991~~

ITEM 19

P93-130
P91-150

October 14, 1993
SEPTEMBER 26, 1991

JR 1979



KB

LAGUNA MEADOWS APARTMENTS
BRUCEVILLE ROAD
SACRAMENTO, CALIFORNIA

EXHIBIT - L

LAGUNA MEADOWS LAND USE DATA

Parcel	Land Use	Proposed Zoning	Net Area (Acres)	Density (Units/Acre)	Number of Dwelling Unit
A	Shopping Center	SC-PUD	16.00	-	-
B	Office	OB-PUD	3.02	-	-
C	Office	OB-PUD	4.97	-	-
D	Multi-Family	R2B-PUD	8.45	20	170
E	Creek/Open Space	A	-	-	-
F	Single Family	R1-PUD	61.80	4 to 7 1>	1>
G*	Single Family (P89-132)	R1	10.06	6.53	53
H	Laguna Creek	A(FW)	24.90	-	-
I	Reserve for City Park	A	8.91	-	-
J	Garden Apartments	R-2B-PUD	6.90	20	138
K	Townhouse	R-1A-PUD	7.14	12	84
L	Garden Apartments	R2B-PUD	8.85	20	178
M	Multi-Family	R2B-PUD	8.69	21	186
N**	Single Family	R-1-PUD	11.63	5.1	60

1> Tentative Maps to be submitted per PUD guidelines.

* Amended by P89-132 (included 6.41+ acres outside PUD).

** Amended by P89-293

P83-130
P89-130

October 14, 1993
~~SEPTEMBER 26, 1996~~

ITEM 19

P93-130
P91-130

SCHOOL

PARCEL I

October 14, 1993

1993-130

PARCEL G

PARCEL H

PARCEL B

PARCEL D

PARCEL C

PARCEL F

PARCEL J

PARCEL N

PARCEL L

PARCEL M

PARCEL N

LAGUNA MEADOWS

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES
DEVELOPMENT

LTA DEVELOPMENT

PARCEL 1		PARCEL 2	
Area	100,000	Area	100,000
Population	100	Population	100
...

Approved

Simple family

Office



ILLUSTRATIVE SITE PLAN

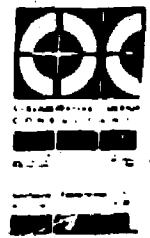


EXHIBIT - M

Item 19

September 26, 1991
October 14, 1993

031-130
033-130

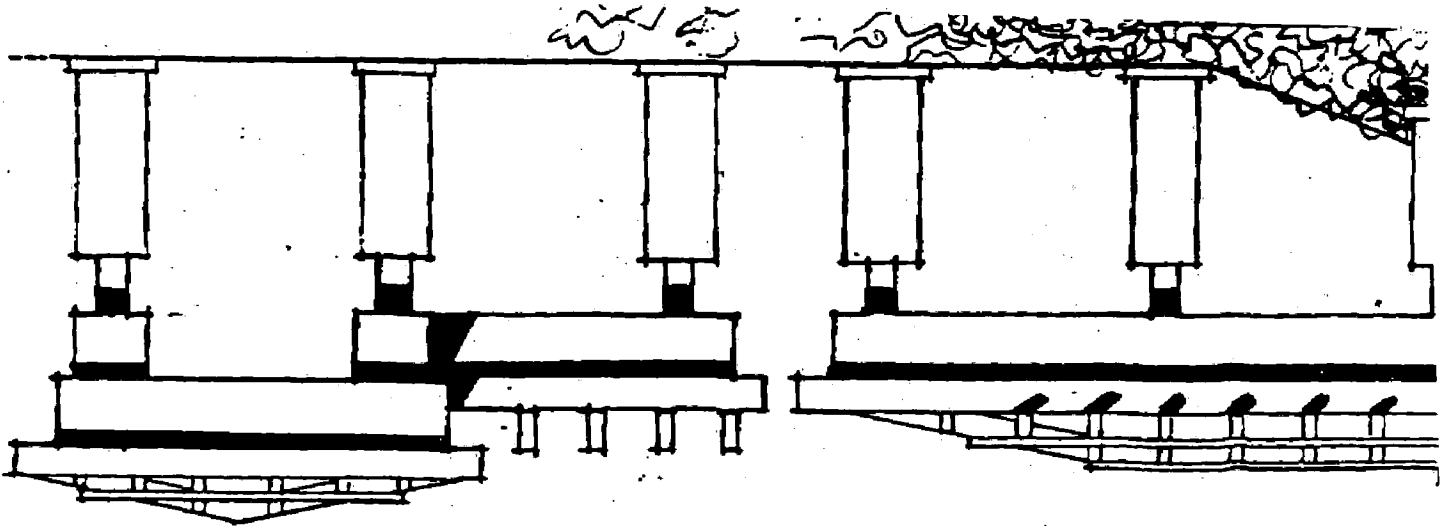
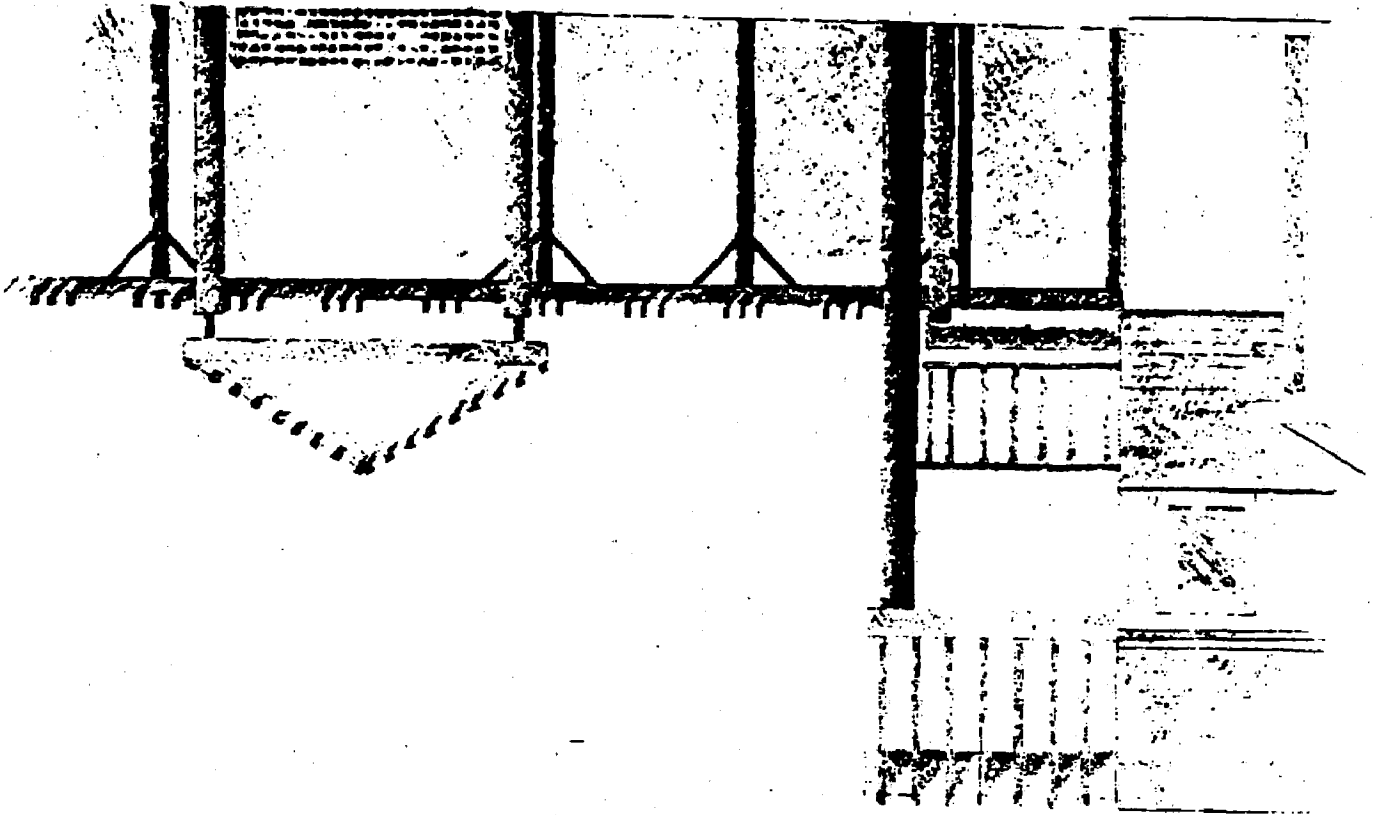


Exhibit N
Examples of Carpet Alternatives

RESOLUTION NO. _____

**ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF _____**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT TIME EXTENSION TO DEVELOP A 138 UNIT APARTMENT COMPLEX WITHIN THE LAGUNA MEADOWS PLANNED UNIT DEVELOPMENT (PUD) ON 6.9± VACANT ACRES IN THE MULTI-FAMILY (PUD) (R-2B{PUD}) ZONE IN THE SOUTH SACRAMENTO COMMUNITY PLAN AREA. (APN: #117-211-017; -148; -021; -027; -028) (P93-130)

WHEREAS, the City Planning Commission on October 14, 1993, held a public hearing on the request for approval of a special permit time extension for the property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed time extension does not require environmental review, however, a negative declaration with mitigation measures was prepared for the original application (P91-130);

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT THE TIME EXTENSION REQUEST IS APPROVED:

1. The Special Permit Time Extension shall be subject to the original conditions in the attached staff report for the previous project P91-103.
2. All fencing and gates other than the masonry wall require building permits.

Applic. No. P93-130

Meeting Date October 14, 1993

Item No. _____

Chairperson

ATTEST:

Secretary to Planning Commission

P93-130

Applic. No. P93-130

Meeting Date October 14, 1993

Item No.