

TERRY

IN REGARDS TO BOB BURKE'S PROJECT TONIGHT, I WOULD SUGGEST THE FOLLOWING SEQUENCE:

1. INFORM COUNCIL OF YOUR MEETING LAST NIGHT & MR. BURKE'S INTENTIONS VIA HIS LETTER TO YOU.
2. INFORM COUNCIL YOU WOULD LIKE TO ADD A CONDITION TO SPECIAL PERMIT TO LIMIT APPROVAL PERIOD TO ONE YEAR RATHER THAN NORMAL TWO YEAR.
(I HAVE REVISED FINDINGS & CONDITION TO REFLECT THIS, ~~CITY~~ CITY CLERK WILL DISTRIBUTE TONIGHT.
3. INFORM COUNCIL THAT WITH THE ADDED CONDITION & WHAT MR. BURKE'S STATED INTENTIONS ARE THE APPEALANTS HAVE WITHDRAWN APPEAL.

ART



APPROVED
BY THE CITY COUNCIL

AUG 1 1989

OFFICE OF THE
CITY CLERK

88-360)
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DEPARTMENT OF
PLANNING AND DEVELOPMENT

May 24, 1989

City Council
Sacramento, California

CITY OF SACRAMENTO
CALIFORNIA

CONTINUED
FROM 06-20-89
TO 07-25-89

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

CONTINUED

FROM 07-25-89
TO 08-01-89
BUILDING INSPECTIONS
916-449-7160
PLANNING
916-449-5604

CONTINUED
FROM 5-30-89
TO 6-13-89

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Tentative Map
 3. Appeal of the Planning Commission's Approval of a Special Permit to Allow Development of 172 Condominium Units on 13 Acres (P88-360)

CONTINUED
FROM 06-13-89
TO 06-20-89

LOCATION: West side of Franklin Boulevard, 500 feet north of Mack Road

SUMMARY

The application is for entitlements to allow development of a 172 unit condominium project on 13 acres in the R-1A zone. The special permit for the project was approved by the Planning Commission and is before the City Council on appeal by neighbors on Franklin Boulevard.

BACKGROUND INFORMATION

The subject site is a long linear parcel located on the west side of Franklin Boulevard. The site is separated from adjacent properties by a drainage canal and by Franklin Boulevard. Both the City's General Plan (adopted in 1988) and the 1986 South Sacramento Community Plan designate the site for multi-family use.

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In 1981 and in 1986, the City Planning Commission and City Council approved development of the site with a similar 172 unit condominium project. The latest approval in 1986 has expired and the applicant has refiled for the same use. The design of the project has been upgraded from past submittals to meet the City's new condominium guidelines.

Based on consistency with the City's General Plan and Community Plan and past approvals given for the site, the Planning Commission approved the special permit. The appeal that has been filed cites traffic concerns and concerns over adequacy of schools. Staff notes that the project's density is within the range that was considered and accepted in the City's plans for the area and found acceptable. Further, the specific project application was reviewed by the school district and City Traffic Engineer with no negative comments received. The Planning Commission and staff, therefore, recommend against the appeal.

VOTE OF THE PLANNING COMMISSION

On April 13, 1989, the Planning Commission voted six ayes, one absent (two vacant seats) to recommend approval of the Tentative Map.

FINANCIAL DATA

Not applicable.

POLICY MATTER

Consistent with the General Plan and Community Plan.

MBE/WBE

Not applicable.

RECOMMENDATION

The Planning Commission and Planning staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;

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- 2. Deny the appeal based on attached findings:
- 3. Adopt the attached Resolution related to the Tentative Map.

Respectfully submitted,

Art Gee

Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

May 30, 1989
District No. 7

Contact Person:
Art Gee, Principal Planner
449-5604

P88-360

APPROVED
BY THE CITY COUNCIL

AUG 1 1989

OFFICE OF THE
CITY CLERK

Notice of Decision
and
Findings of Fact

Appeal of Elaine Pell vs.
City of Sacramento Planning
Commission's Approval of a Special
Permit to Develop 172 Condominium
Units on the West Side of Franklin
Boulevard, 500 Feet North of Mack Road
(P88-360)

At its regular meeting of August 1, 1989, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. adequate parking is provided;
 - b. the subject site is logically situated for this type of development in that it is conveniently located adjacent to a major street and within 1/4 mile of shopping facilities.
2. The project, as conditioned, will not be injurious to surrounding properties in that provisions have been incorporated to insure its property development (landscaping, sound mitigation measures, garages and parking).
3. The project is consistent with the General Plan goal to:

"Achieve safe and adequate housing for all citizens and provide each with an opportunity for choice between alternative living environments."
4. The proposed project is consistent with the City's 1988 General Plan in that the site is designated for residential uses by the 1986 South Sacramento Community Plan and the proposed condominium project conforms with the plan designation.

Condition

In addition to the conditions required by the Planning Commission for the Special Permit, the City Council adds the stipulation that the Special Permit approval shall be for one year and shall expire August 1, 1990 unless the use has been established.


MAYOR

ATTEST:

ACTING
Assistant


CITY CLERK

P88-360

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Appeal of Elaine Pell vs.
City of Sacramento Planning
Commission's Approval of a Special
Permit to Develop 172 Condominium
Units on the West Side of Franklin
Boulevard, 500 Feet North of Mack Road
(P88-360)

Notice of Decision
and
Findings of Fact

At its regular meeting of May 30, 1989, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. adequate parking is provided;
 - b. the subject site is logically situated for this type of development in that it is conveniently located adjacent to a major street and within 1/4 mile of shopping facilities.
2. The project, as conditioned, will not be injurious to surrounding properties in that provisions have been incorporated to insure its property development (landscaping, sound mitigation measures, garages and parking).
3. The project is consistent with the General Plan goal to:
"Achieve safe and adequate housing for all citizens and provide each with an opportunity for choice between alternative living environments."
4. The proposed project is consistent with the City's 1988 General Plan in that the site is designated for residential uses by the 1986 South Sacramento Community Plan and the proposed condominium project conforms with the plan designation.

MAYOR

ATTEST:

CITY CLERK

P88-360

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APPROVED
BY THE CITY COUNCIL

AUG 1 1989

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 89-601

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE WEST SIDE OF FRANKLIN BOULEVARD. 500 FEET NORTH OF MACK ROAD

(P88-360) (APN: 119-0070-036)

WHEREAS. the City Council on May 30, 1989, held a public hearing on the request for approval of a tentative map for 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 project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS. the City Planning Commission and/or Planning staff has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS. the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS. the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the South Sacramento Community Plan designate the subject site for residential use(s).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - a. Dedicate a 12.5 foot public utility easement for underground and overhead electrical and public utility facilities and appurtenances adjacent to Franklin Boulevard;
 - b. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - c. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required Parkland Dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map (1.8656 fee acres);

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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- e. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- g. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- h. Meet all County Sanitation District requirements;
- i. Provide a bus turnout on the west side of Franklin Boulevard across from Boyce Drive to the satisfaction of Regional Transit;
- j. Dedicate Franklin Boulevard to a 55' half-section;
- k. Place note on the final map: minimum floor elevation shall be 1.0' above the 100 year flood elevation as shown on current FEMA flood maps;
- l. Traffic signals at Boyce Drive and Franklin Boulevard shall be constructed by the developer. City shall reimburse developer 50 percent of the cost of the signal following construction;
- m. Relocate property line between Lot 1 and 2 such that the driveway entrance opposite Boyce Drive will be on one parcel only. This is required to comply with City Code regarding driveway permit;
- n. Provide an easement 50' wide by 100' deep opposite Boyce Drive for maintenance of traffic signal loops;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

9/16
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- o. The subject parcel is within the 100 year floodplain. Levees for both north fork and south fork of Elder Creek may need to be raised and widened. Provide the necessary right-of-way to meet the FEMA levee standards;
- p. The final map shall contain the following note: "Final site plan design shall comply with mitigation measures stated in the Negative Declaration for P88-360 on file at the City Planning Department." (Sound wall requirement.);
- q. All of Lots 1 and 2 shall be reserved as a public utility easement for underground and overhead public utility facilities including gas, electric and communications equipment with the exception for where all structures or pool area are located. A note referencing this shall be recorded on the face of the final map and in all deeds;
- r. Extension of water distribution mains shall meet City requirements. On-site water system to be private;
- s. Notice is given that the property on which construction is authorized by this permit may be subject to flooding. It is the applicant and property owners responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January, 1989; and all preliminary flood maps available at the City of Sacramento's Planning Department.

The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, there is a statistical one percent chance that such flooding could occur in any given year.)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect your proposed development. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owners responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants and other interested parties, receive notice, as required under applicable law, of the flooding risk to which your property may be subject.

This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents or employees for any damages to persons or property caused by flooding.

MAYOR

ATTEST:

CITY CLERK

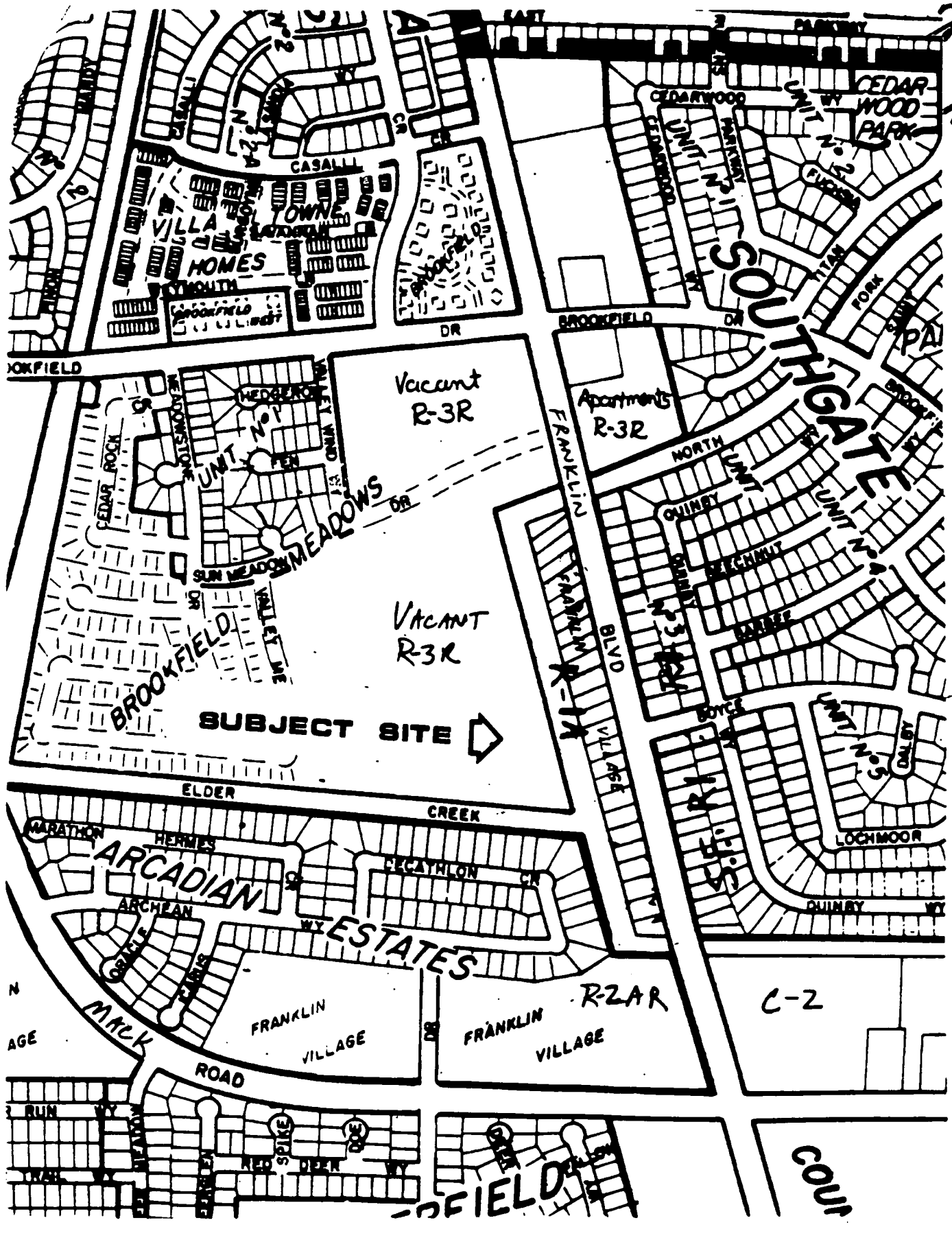
P88-360

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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VICINITY - LAND USE - ZONING

P-88-360

~~3-27-89~~
4-13-89 10

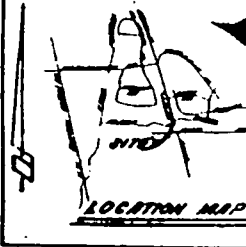
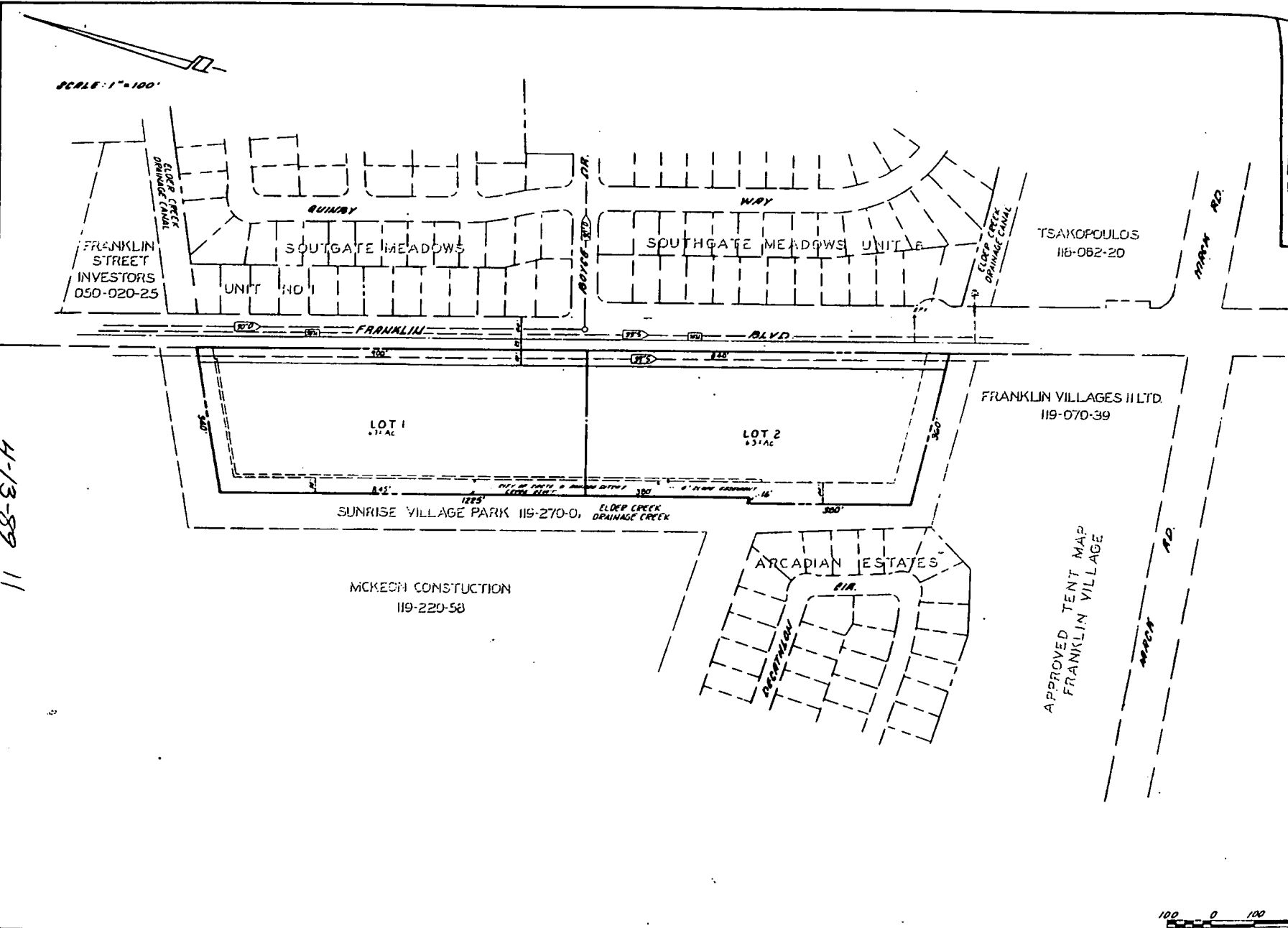
item # 11

P-88-360

4-13-89
3-23-89

Stan #11

SCALE: 1"=100'



OWNER/DEVELOPER
 MORTON & PITALO, INC.
 1130 ALVARADO BLVD., SUITE 200
 SACRAMENTO, CA 95818

ENGINEER
 MORTON & PITALO, INC.
 1130 ALVARADO BLVD., SUITE 200
 SACRAMENTO, CA 95818

JURISDICTION
 CITY OF SACRAMENTO

WATER
 CITY OF SACRAMENTO

ELECTRICITY
 SACRAMENTO MUNICIPAL UTILITY DISTRICT

GAS
 PACIFIC GAS & ELECTRIC

SCHOOL DISTRICT
 CITY UNIFIED SCHOOL DISTRICT

ZONING
 R-1A

ACREAGE
 13.2 ACRES

ASSESSOR'S PARCEL NUMBER
 119-07-38

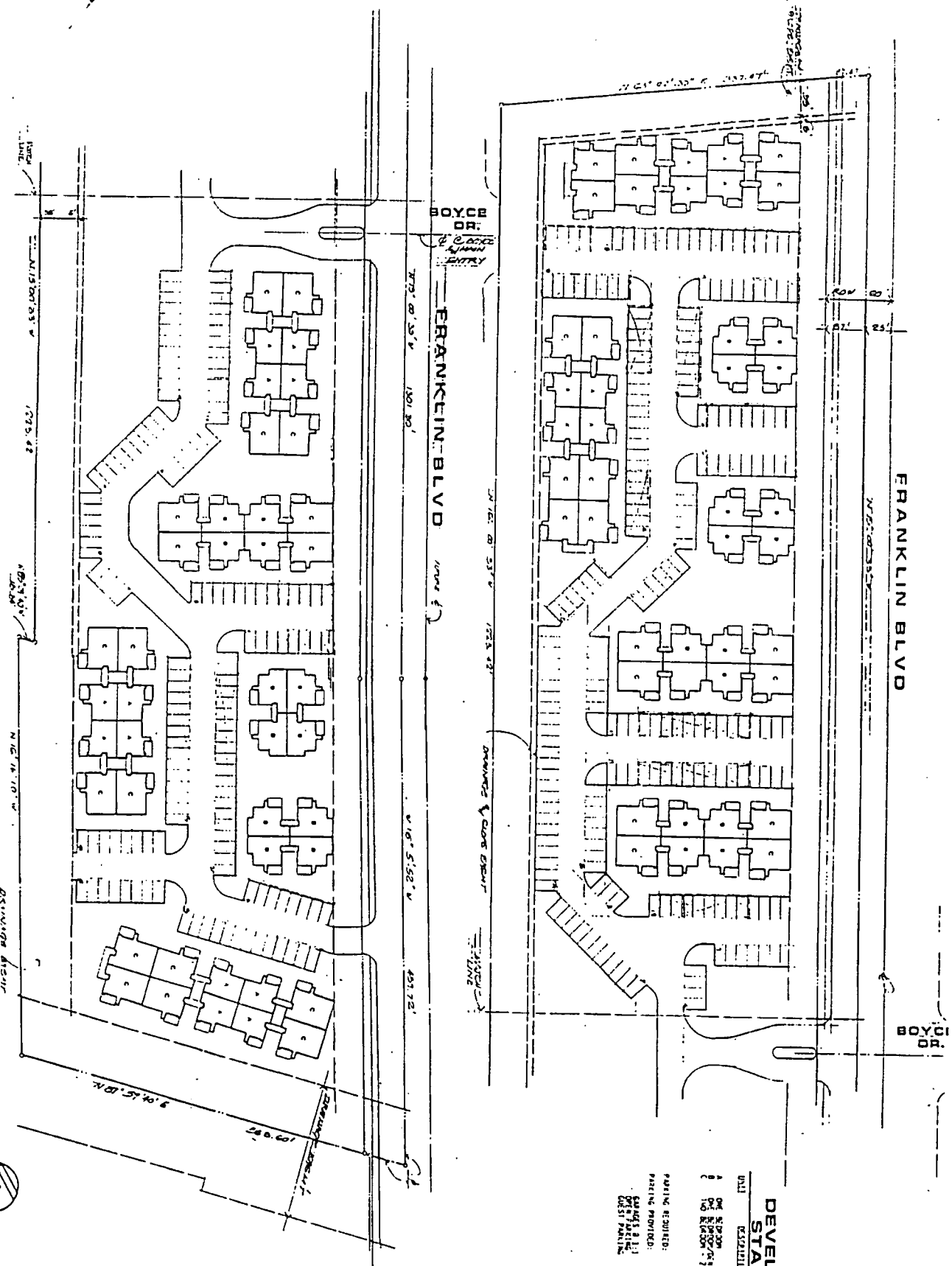
APPROVED TENT MAP
 FRANKLIN VILLAGE

100 0 100 200 300

REVISIONS	FIELD BOOK NO.	SCALE: HORIZONTAL 1"=100'	DRAWN BY: KMT	CHECKED BY: C.J.	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED: _____ DATE: _____	TENTATIVE MAP FRANKLIN VILLAGE UNIT 3A CITY OF SACRAMENTO CALIFORNIA	DATE: MAY 1987
NO	DESCRIPTION	PLANNING 1"=1/4"	SUBMITTED: J. PITALO	A.S.C. NO. 4386				FILE NO. 111-07-38

Handwritten notes and signatures in the bottom right corner, including a large signature and the date "4/10/89".

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 3-23-89
 BFG



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DEVELOPMENT STATISTICS

USE	ESTIMATION	SIZE (S.F.)	NO.
ONE STORY		710	22
TWO STORY		1600	50
TOTAL BUILDING		2310	72
PARKING PROVIDED:		258	645
PARKING REQUIRED:		133	330
EXCESS PARKING		125	315
TOTAL PARKING		383	945
TOTAL DRIVE		777	

FRANKLIN VILLAGE #2
 SACRAMENTO, CA

181
 66-08
 R-88-360

4-13-89
 3-23-89

buzz garcia associates
 ARCHITECTURE • PLANNING
 1100 ARCADE CENTER
 1100 ARCADE CENTER, SUITE 110

item 16

Pacific Mid-Valley Development Co., Inc.
5855 Auburn Boulevard
Sacramento, CA 95841
July 31, 1989

Terry Kastanis, Councilmember
915 I Street, Room 205
Sacramento, CA 95814

Special Permit and
RE: Tentative Map - Condominium, West Side of Franklin
Boulevard, 500 Ft. North of Mack Road

Dear Mr. Kastanis:

This is to advise you that I do not actually intend to develop a condominium in connection with the above tentative map and *Special Permit*. Instead, I intend to apply for a rezoning and other entitlements necessary to develop a commercial project in the near future, with uses not including fast food restaurants, convenience and liquor stores. However, in order to keep my present financing, I do need approval of the condominium tentative map at this time. *I also agree that the term of the Special Permit shall be for a one year term.*
Very truly yours,


Robert E. Burke
President



CITY OF SACRAMENTO

CALIFORNIA

TERRY KASTANIS
COUNCILMAN, DISTRICT 7
CITY HALL
915 I STREET
SACRAMENTO, CALIFORNIA 95814
(916) 449-5407

To: City Clerk, City of Sacramento
re: appeal P 88-360-special permit/tentative map

I hereby withdraw my appeal of the special permit on the basis of the attached letter dated July 31, 1989 from Mr. Burke. My understanding is that the developer, Mr. Burke has agreed to a one year term on the special permit and that this term provision will be added by the City Council as a condition to the special permit.

Mrs. Elorene B. Pell
(Mrs) Elorene B. Pell

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

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DATE: 4-24-89

APR 24 1989

TO THE PLANNING DIRECTOR:

RECEIVED

I do hereby make application to appeal the decision of the City
Planning Commission of April 13, 1989 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application P 88-360

was: Granted Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) / Local residents had no notice of intentions to re-zone the property.

(See attached letter)

PROPERTY LOCATION: West side of Franklin Blvd, 500 feet No. of Mack Rd.

PROPERTY DESCRIPTION: 13 acre lot - 1 lot

ASSESSOR'S PARCEL NO. 119 - 0070 - 036

PROPERTY OWNER: Robert E. Burke

ADDRESS: 112 Scenic Dr., Orinda, Ca. 94563

APPLICANT: Morton & Pitalo Inc.

ADDRESS: 1430 Alhambra Blvd., Sac., Ca. 95816

APPELLANT: (Elorene B. Pell) (Southgate Meadows Hm. Assn.)
(SIGNATURE) (ELORENE PELL & T. TSUKAMOTO)
PRINT NAME

ADDRESS: 7677 & 7689 Franklin Blvd., Sac., Ca. 95823

FILING FEE:
 by Applicant: \$105.00 RECEIPT NO. _____
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 88-360

5/82

DISTRIBUTE TO -
(4 COPIES REQUIRED): MVD
AG
WW
RT
SG - (Original)

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Jocv

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Dear Neighbors:

APR 24 1989

SUBJECT: PETITION REGARDING THE ATTACHED PUBLIC NOTICE

RECEIVED

On March 23, 1989 the Sacramento City Planning Commission was scheduled to hold its meeting. Mrs. Tsukamoto of 7689 Franklin Boulevard and Mrs. Pell of 7677 Franklin Boulevard went to the scheduled meeting to discuss Item Number 19 (P88-360) on the agenda but found out that the meeting had been postponed until Thursday, April 13, 1989.

P88-360 is a request for a special permit to build 172 condominiums on the West side of Franklin Boulevard in the 7600 and 7700 blocks. Morton and Pitale Inc. has submitted this request. Morton and Pitale Inc. is owned by Robert Burke of Orinda, California.

As residents of this neighborhood, we are greatly concerned about this proposed new building and what impact it will have on our neighborhood. The following is a list of major concerns:

1. We bought our homes for family residential purposes (the area was zoned for residential purposes). We have been property taxpayers and have maintained our property. The loss of the frontage road in the 7600 block of Franklin Boulevard has lowered the property value by several thousand dollars.
2. Schools in this area are already overcrowded and no new schools will be built.
3. The traffic on Franklin Boulevard between Mack Road and Florin is very bad. There are already too many vehicles who travel on Franklin Boulevard and exceed the posted speed limit. Any additional vehicles would only compound the existing problem.
4. Within the boundaries of Florin Road on the North, Mack Road on the South, Highway 99 on the East, and 24th Street on the West, there is a glut of townhouses, condominiums and apartments. Some are occupied, some are still under construction and many are vacant and boarded up.

WE, THE UNDERSIGNED, HEREBY REQUEST THAT THIS PERMIT BE DENIED.

Elaine B. Pell

Sacramento City Planning Commission
VOTING RECORD

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MEETING DATE
April 13, 1989

ITEM NUMBER
11B

PERMIT NUMBER
P 88-360

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

STAFF RECOMMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION
West side of Franklin Boulevard, 500' north of Mack Road

SUPPORT

NAME	ADDRESS
<u>Bugs Garcia</u>	<u>1610 Arden Way, Suite 225, Dacto. 95815</u>

OPPOSITION

NAME	ADDRESS
<u>Ellerena Pell</u>	<u>7677 Franklin Blvd., Dacto</u>

MOTION #

	Yes	No	Motion	Second
CHINN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GASTON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOLLICK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HOLLOWAY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ISHMAEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NOTESTINE	<u>absent</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL Monday
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

REPORT AMENDED BY STAFF 4-13-89
CITY PLANNING COMMISSION

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

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APPLICANT	Morton and Pitalo Inc., 1430 Alhambra Blvd., Sacramento, CA 95816		
OWNER	Robert E. Burke, 112 Scenic Drive, Orinda, CA 94563		
PLANS BY	Buzz Garcia Associates, 1610 Arden Way, Suite 225, Sacramento, CA 95815		
FILING DATE	8/12/88	ENVIR. DET.	Negative Declaration REPORT BY DH:pe
ASSESSOR'S PCL. NO.	119-0070-036		

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative map to establish two lots for air space condominium development.
 - C. Special Permit to develop 172 condominium units on 13+ vacant acres in the Single Family Alternative (R-1A) Zone.

LOCATION: West side of Franklin Boulevard, 500 feet north of Mack Road.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 172 unit condominium project on 13+ vacant acres.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-21 du/net acre)
1986 South Sacramento Community Plan Designation:	Residential 11-21 du/net acre.
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant boarded by north and south forks of Elder Creek drainage canal.

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-3-R	Front:	25'	(To be provided)
South: Vacant; R-1A	Side(Int):	5'	
East: Single Family; R-1	Side(St):	12-1/2'	
West: Vacant & Drainage Canal; R-1 & R-1A	Rear:	15'	

Parking Required:	275 spaces at 1.5 spaces per unit plus 1 guest space per 15 units
Parking Provided:	350 spaces
Property Dimensions:	350 ft. x 1,750 ft.
Property Area:	13+ acres
Density of Development:	13.2 d.u. per acre
Square Footage of Building:	Unit A=751 sq. ft; Unit B=825 sq. ft; Unit C=1,005 sq. ft.
Height of Building:	2 stories, 39 feet
Topography:	Flat
Street Improvements:	Existing

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24
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Utilities: To be extended
 Exterior Building Materials: Stucco, aluminum windows, steel tubing; wood siding
 Roof Material: Composition asphalt shingle
 Building Colors: Earthtones

BACKGROUND INFORMATION: On May 13, 1981 the City Planning Commission approved a community plan amendment to Light Density Multi-Family, a rezoning to R-1A, and a tentative map and special permit to develop 172 airspace condominium units on the subject site. The tentative map and special permit expired. On January 26, 1986, the City Council approved a tentative map to establish a 172 unit air space condominium on one lot of 13 acres at the subject site. The Planning Commission approved the special permit for condominium development on December 5, 1985. (P85-454) The request was never finalized, therefore, all permits expired. The applicant submitted a new request on May 22, 1987 to develop 212 unit condominiums. On January 5, 1988, the request was withdrawn due to the density exceeding the maximum allowed in the R-1A Zone. (P87-251) The applicant has resubmitted for 172 unit condominium lot as originally requested in 1981 and 1985 on two lots.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 8, 1989 by a vote of 6 ayes and 3 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one lot totaling 13+ acres in the Townhouse (R-1A) zone. Surrounding land uses include vacant land to the north, south, and west, and a single-family subdivision to the east. The General Plan designates the site for residential uses 16 to 21 du/net acre and the 1986 South Sacramento Community Plan designation is Medium Density Residential 11-21 du/net acre.

The applicant is proposing to develop a 172 unit condominium complex on the subject site with a density of 13.2 dwelling units per acre. The South Sacramento Community Plan indicates that condominiums are an appropriate use for the subject site and the project is also within the density range required by the Community Plan.

B. Project Description

The applicant is proposing a two lot subdivision with a total of 88 units on Lot 1, the northern lot totaling 6.7+ acres and 84 units on Lot 2, the southern lot totaling 6.3+ acres. Since two separate lots are being established for condominium development, two separate sets of C.C. and R's will be established as well as two Homeowner's Associations when individual interests are being sold. The project is different from that approved in 1985 in that only one lot was established with 172 units.

The applicant's site plan proposes a total of 40 one bedroom Unit A's; 56 one bedroom with den Unit B's and 76 two bedroom, 2 bathroom Unit C's. A comparison of the previous size units follows:

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		<u>Unit A</u>	<u>Unit B</u>	<u>Unit C</u>	
(P85-454)	-	172 units	759 sq. ft.	820 sq. ft.	1,010 sq. ft.
(P87-251)	-	212 units	751 sq. ft.	825 sq. ft.	1,005 sq. ft.
(P88-360)	-	172 units	751 sq. ft.	825 sq. ft.	1,005 sq. ft.

The breakdown of units by lot follows:

<u>Lot 1 - (Northern Lot)</u>	<u>Lot 2 - (Southern Lot)</u>	<u>Total</u>
Unit A - 16 units	Unit A - 25 units	40
Unit B - 32 units	Unit B - 24 units	56
Unit C - <u>40 units</u>	Unit C - <u>36 units</u>	<u>76</u>
Total 88 units	Total 84 units	172

Parking is to be provided through a mix of garages at a density of one garage per dwelling and 192 open parking spaces. Total required parking is 275 spaces with 354 spaces being provided. The following is a breakdown of provided parking by lot:

<u>Lot 1 - (Northern Lot)</u>	<u>Lot 2 - (Southern Lot)</u>	<u>Total</u>
Number of Units - 88 units	84	172 units
Required Parking - 141 spaces	134	275 spaces
Garages Parking - 103 spaces	59	162
Open Parking - <u>112 spaces</u>	<u>80</u>	<u>192</u>
Total Parking 215 spaces	139	354 spaces

Staff is concerned over the disproportional share of parking without garages proposed for Lot 2. Due to the need to redesign the layout and placement of buildings, staff recommends that on each lot, the ratio of one garage per unit be provided and adequate outdoor parking provided per lot as per the Multiple Family Design Guidelines, Exhibit A.

C. Site Design and Layout

Several major site constraints will require the redesign of the project to make it functional.

1. Sound Wall - The results of the noise study call out for a 13 to 11 foot high sound wall along Franklin Boulevard with noise attenuation measures designed in the second story apartment units. Staff supports the increase of setback along Franklin Boulevard for all buildings to 30 feet so that a 5 foot high landscaped berm could be constructed with the crest of the berm containing a 6 foot high solid decorative masonry wall. The applicant could also design a retaining wall 5 feet in height to which landscaping could rise up to and a 6 foot high wall constructed on top of the retaining wall. Staff does not support construction of a 11 foot to 13 foot high sound wall along Franklin Boulevard which would result in a "walled-in" visual impact. Alternative designed including parking adjacent to a retaining wall with garage or carport are suggested.

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2. Elder Creek Drainage Canal - The Public Works Department commented that the site is within the 100 year floodplain. Levees for both the North Fork and South Fork of Elder Creek may need to be raised and widened. Provision of the necessary right-of-way to meet the FEMA levee standards is required by Engineering. The specific additional right-of-way can not be determined at the time of this report.
3. Onsite Flooding - The project engineer provided the City Public Works Department spot elevations for contour establishment of base flood level. The applicant is required to raise foundations to be a minimum of one foot above the base flood elevation. With the filling of the site and possible levee widening, the site requires redesign to allow drainage to flow around the site and off the site.
4. Site Design - The project includes the additional guidelines for condominium development listed in Section I of Exhibit A. The purpose of these additional design amenities are to encourage owner occupancy through higher quality residential amenities than normally associated with conventional multi-family development. Among the modifications to be shown on the revised site plan and floor plans are:
 - a. each unit ~~should~~ shall have enclosed parking space in a garage. Garages should be attached to each unit served if possible. (staff amended)
 - b. washing and dryer hook ups ~~are to~~ shall be provided in each unit. (staff amended)
 - c. each unit shall have an enclosable space for storage.
 - d. an area ~~is to~~ shall be designated for outdoor vehicle storage for residents. (staff amended)
 - e. ~~since the project contains 172 units,~~ a centrally located recreation building with space for association meetings shall be included ~~in the project.~~ (staff amended)
 - f. at least 50 percent or 86 units ~~should~~ shall be either two or three bedroom units. (staff amended)

Staff recommends that the applicant redesign the site plan to comply with the multiple family design guidelines for condominium projects. The revised drawings shall show the following items which were previously required.

- a. recreation building or club house for homeowners use.
- b. swimming pool and recreational facilities.
- c. recreational vehicle storage areas for homeowners use to store boats, trailers and motor homes.
- d. screening of all outdoor vehicle storage areas.

- e. bicycle storage facilities.
- f. trash enclosures complying with trash enclosure guidelines.
- g. common laundry facilities are not allowed.

The submitted site plan indicates a 25 foot building setback from the Franklin Boulevard right-of-way. Staff recommends that this area be increased to 30 feet and be landscaped with a variety of trees and shrubs and minimum five foot high berm with six foot high sound wall. Walkways crossing this landscaped area from Franklin Boulevard to the condominium units should be prohibited to prevent parking along Franklin Boulevard.

The site is surrounded on the remaining three sides by a drainage canal. Staff recommends that large evergreen trees should be planted adjacent to the north, south and west property lines in order to screen the canal from the condominium units. Should the levees require widening, landscaping is to be relocated. A swimming pool and pond were previously indicated but not shown on the site plan. The location of these facilities should be shown on the revised site plan subject to Planning Director review and approval.

Traffic Engineering has also required as a tentative map condition for the developer to construct a traffic signal at the intersection of the project driveway, Boyce Drive and Franklin Boulevard in order to assist in regulating traffic flow. This requirement is due to the increase in trip generations resulting from the construction of the project.

D. Building Design

The applicant proposes to construct the condominium structures utilizing stucco with wood trim. Staff notes that the buildings are attractively designed and will be compatible with adjacent residential uses. Staff recommends that a wood shake roofing material be used, subject to Planning Director review and approval. The applicant should also be aware that the height limit in the Garden Apartment zone is 35 feet. The elevations should reflect this height requirement. The end elevations need to be redesigned with window elements.

Specific plans have not been submitted for garages, trash enclosure facilities, recreational facilities nor bicycle enclosure facilities. Specific elevations and locations for these facilities shall be submitted for review and approval of the Planning Director prior to issuance of building permits. The applicant should use the guidelines outlined in the Multiple Family Residential Design Criteria when designing these facilities (Exhibit A). The garages shall be designed to compliment the main buildings.

E. Other Concerns

The applicant is required to provide one foot contour lines on the subdivision map. The spot elevations are not adequate for determination of appropriate building grade level for FEMA.

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The site will require filling and compaction so that a geotechnical report and compliance with the Uniform Building Code is required for structural foundation design and construction.

Perimeter lighting, including lighting of proposed outdoor storage area, pool area or tennis courts, shall be directed onsite and not reflect offsite onto residentially zoned or used properties.

Should phasing of the development occurs, all required Public Works improvements shall be installed as part of Phase 1.

F. Conclusion

Staff finds the proposal to be an appropriate land use for the subject site and compatible with surrounding land uses. Adequate parking, landscaping and recreational facilities will be provided. Staff, therefore, recommends approval of the requested entitlements.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to 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 mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. The project site lies partially within the Zone A0 floodplain on the current Flood Insurance Rate Maps (February 4, 1988). This zone is defined as being inundated by flood waters to a depth of a 1 to 3 feet in the event of a 100 year flood. The City's Public Works Department has noted that the levels for both the north and south fork of Elder Creek may need to be raised and widened (correspondence 3-8-89). The following mitigation measures are recommended to provide flood protection.
1. Provide the necessary right-of-way to comply with FEMA levee standards.
 2. All habitable dwellings shall be constructed such that the floor area is at least one foot above the FEMA 100 year flood elevation for the site.
- B. Either of the following mitigation measures is recommended to reduce noise levels to an acceptable level:
1. Construct a 13 foot high sound barrier along the Franklin Boulevard frontage of the property. The barrier shall wrap around the corners of both the north and south entrances for a distance of 15 feet. The barrier shall utilize a combination of earth berm and solid masonry material. The wall height shall be measured from the sidewalk elevation along Franklin Boulevard.
 2. Construct a six foot high sound barrier along the Franklin Boulevard frontage as per the above specifications (including a combination of berm and masonry construction materials and wrapping around the corners of the entrances for a distance of 15 feet) and eliminate all second story balconies and all units

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with a view of Franklin Boulevard must be constructed with windows that have an STC rating of 44 or better and must be provided with a mechanical ventilation system. Window and door frames (including sliding doors) of these units must be installed with a minimum clearance to the building structure and the gap between the window frame and structure filled with expandable foam and sealed with a non-hardening resilient caulking before mounting the trim.

Non compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map subject to conditions which follow;
- C. Approval of the special permit, subject to conditions and based upon Findings of Fact which follow:

Tentative Map Conditions

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Dedicate a 12.5-foot Public Utility Easement for underground and over-head electrical and public utility facilities and appurtenances adjacent to Franklin Boulevard.
2. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
3. Prepare a sewer and drainage study for the review and approval of the City Engineer;
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map; (1.8656 fee acres)
5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;

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6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
8. Meet all County Sanitation District requirements;
9. Provide a bus turnout on the west side of Franklin Boulevard across from Boyce Drive to the satisfaction of Regional Transit.
10. Dedicate Franklin Boulevard to a 55' halfsection.
11. Place note on the final map; minimum floor elevation shall be 1.0' above the 100 year flood elevation as shown on current FEMA flood maps.
12. Traffic signals at Boyce Drive and Franklin Boulevard shall be constructed by the developer. City shall reimburse developer 50% of cost of the signal following construction.
13. Relocate property line between lot 1 and 2 such that the driveway entrance opposite Boyce Drive will be on one parcel only. This is required to comply with City Code regarding driveway permits.
14. Provide an easement 50' wide by 100' deep opposite Boyce Drive for maintenance of traffic signal loops.
15. The subject parcel is within the 100 year floodplain. Levee's for both north fork and south fork of Elder Creek may need to be raised and widened. Provide the necessary right of way to meet the FEMA levee standards.
16. The final map shall contain the following note: "Final site plan design shall comply with mitigation measures stated in the Negative Declaration for P88-360 on file at the City Planning Department." (Sound wall requirement)
17. All of lots 1 and 2 shall be reserved as a Public Utility Easement for underground and overhead public utility facilities including gas, electric and communications equipment with the exception for where all structures or pool area are located. A note referencing this shall be recorded on the face of the final map and in all deeds.
18. Extension of water distribution mains shall meet City requirements. On-site water system to be private.

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19. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FIRM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding. (Added by Staff)

Conditions - Special Permit

1. Detailed landscaping shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. The revised plans shall indicate minimum four foot high undulating berm with six foot high masonry in the landscaped setback adjacent to Franklin Boulevard and large evergreen trees adjacent to the north, south and west property lines. Walkways crossing the landscaped area from Franklin Boulevard to the condominium units are prohibited.
2. The applicant shall prepare a revised site plan and elevations indicating the location and type of trash enclosure facilities, recreational amenities and bicycle parking facilities, subject to Planning Director review and approval prior to issuance of building permits.
3. The revised site plan shall meet the requirements of the Traffic Division.

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4. The final site plan and building design shall comply with the mitigation measures stated in the Negative Declaration for P88-360 on file at the City Planning Department). (Sound Wall).
5. The project shall conform to the attached Multiple Family Residential Design Criteria (Exhibit A) which includes the following: (staff added)
 - a. each unit shall have enclosed parking space in a garage. Garages should be attached to each unit served if possible.
 - b. washing and dryer hook ups shall be provided in each unit.
 - c. each unit shall have an enclosable space for storage.
 - d. an area shall be designated for outdoor vehicle storage for residents.
 - e. a centrally located recreation building with space for association meetings shall be included in the project.
 - f. at least 50 percent or 80 units shall be either two or three bedroom units.
6. The applicant shall provide a geotechnical report prepared by a recognized professional engineering geologist or firm to the satisfaction of the City Building Official prior to the issuance of a building permit.
7. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.
8. The site plan and final subdivision map shall indicate contour lines with intervals of one foot.
9. All security and perimeter lighting shall be directed toward the center of the site. Perimeter lights shall be shielded or directed so that adjacent residential areas are not subject to light and glare.
10. Trash enclosures shall be provided in sufficient number and in a convenient location. Trash enclosures shall have trellis covers to screen view from second story units.
11. The applicant shall submit elevations of the garage structure. Garages shall be trimmed with a material which is compatible with the proposed condominium units and painted a color to match the residential units.
12. The buildings shall include the following items:
 - a. exterior materials shall include horizontal and/or wood stucco siding with windows or variation on all exterior elevations of the units.
 - b. stairs shall have double stringers.

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- c. all roofs shall be covered with wood shake, shingle, tile material or heavy butt composition shingle (30 year life) that is approved by the Planning Director.
- 13. The applicant shall provide a swimming pool, a clubhouse facility and tennis or handball courts. Design of facilities shall be reviewed and approved by the Planning Director. No common laundry area shall be shown.
- 14. Roof line on two story buildings shall be broken up and not a continuous line.
- 15. Each lot shall have a minimum of one garage per unit and adequate outdoor vehicle parking based upon the Multiple Family Design Guidelines. (Exhibit A)
- 16. Reciprocal use and access easements may be necessary if two lots are not developed together. Recreational facilities shall be constructed as part of Phase I development if the project is phased.
- 17. *Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map: the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study For the Sacramento City and County of California, FBEM and FIRI work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding. (Added by Staff)*

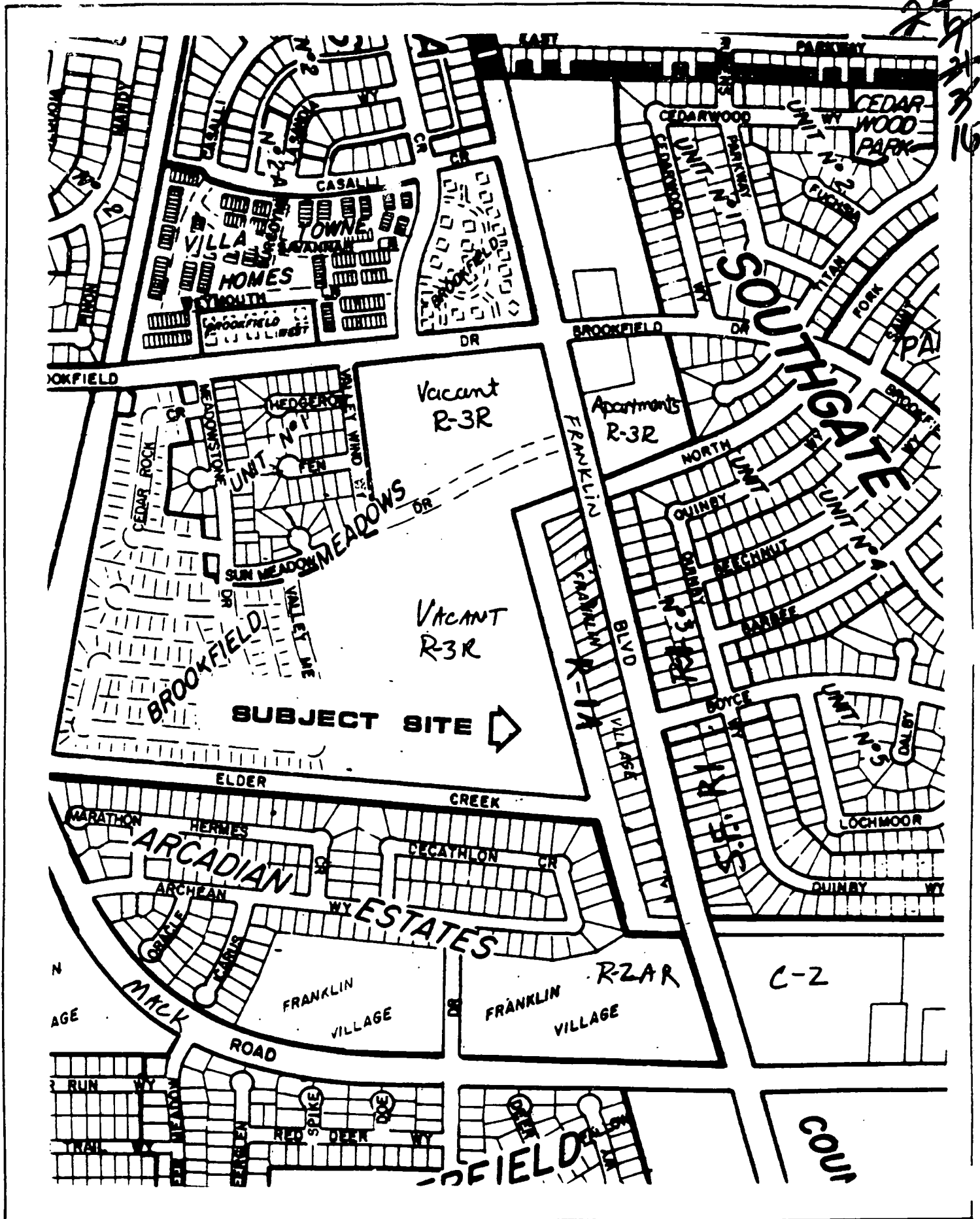
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Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. adequate parking is provided;
 - b. the subject site is logically situated for this type of development in that it is conveniently located adjacent to a major street and within 1/4 mile of shopping facilities.
2. The project, as conditioned, will not be injurious to surrounding properties in that provisions have been incorporated to insure its property development (landscaping, sound mitigation measures, garages and parking)
3. The project is consistent with the General Plan goal to:

"Achieve safe and adequate housing for all citizens and provide each with an opportunity for choice between alternative living environments."
4. The proposed project is consistent with the City's 1988 General Plan in that the site is designated for residential uses by the 1986 South Sacramento Community Plan and the proposed condominium project conforms with the plan designation.

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VICINITY - LAND USE - ZONING

P-88-360

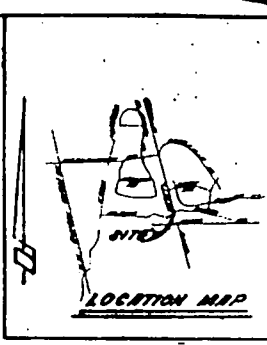
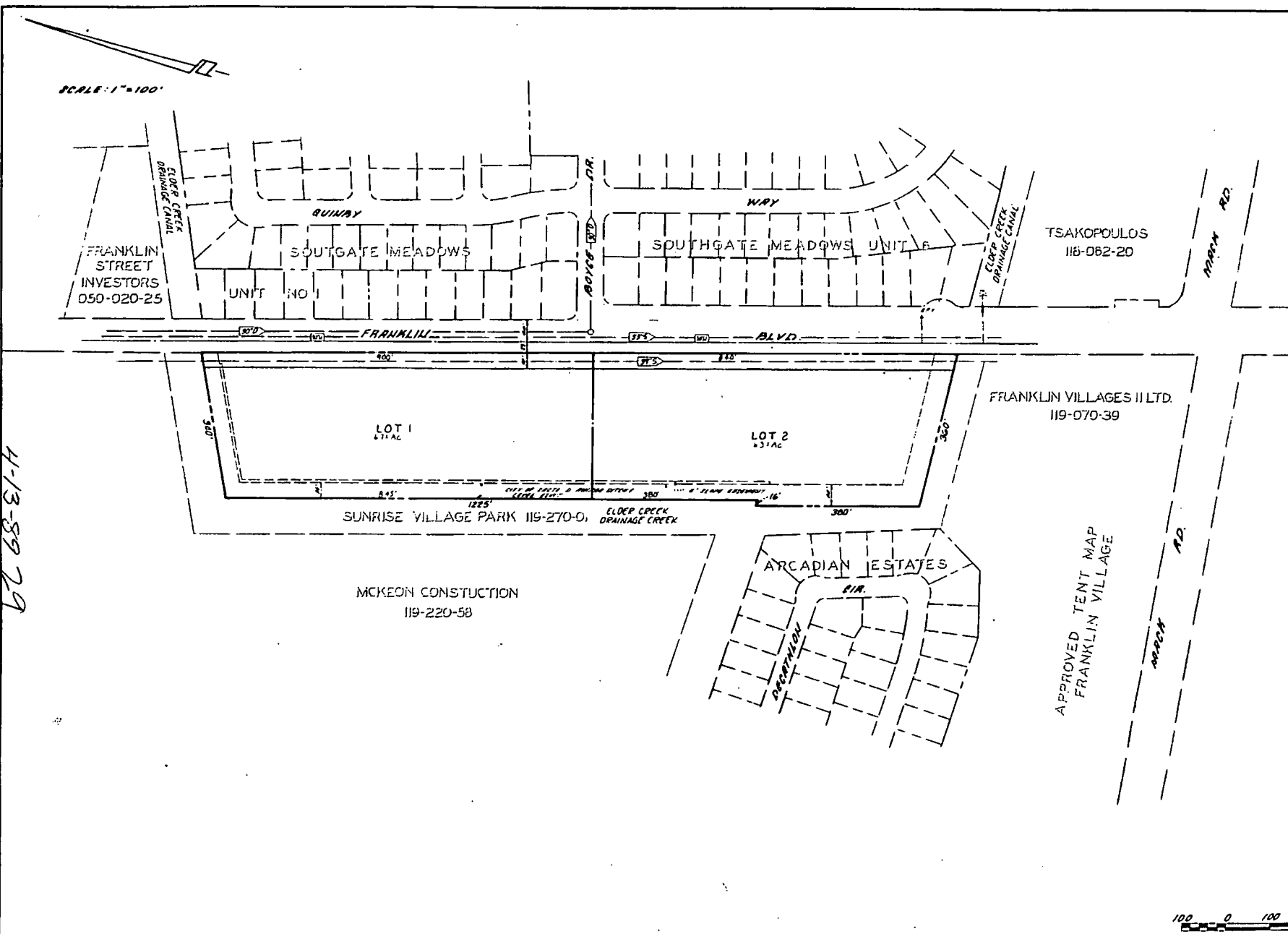
3-27-89
4-13-89 28

item 19

P-88-360

4-13-89 29
3-23-89

Item # 11



OWNER/DEVELOPER
 STEWART E. BURKE
 212 SCENIC DRIVE
 SACRAMENTO, CA 95834

ENGINEER
 MORTON & PITALO, INC.
 1130 ELAMORA BLVD., SUITE 200
 SACRAMENTO, CA 95811

SANITARY SEWER
 CITY OF SACRAMENTO

WATER
 CITY OF SACRAMENTO

ELECTRICITY
 SACRAMENTO MUNICIPAL
 UTILITY DISTRICT

GAS
 PACIFIC GAS & ELECTRIC

SCHOOL DISTRICT
 CITY UNIFIED SCHOOL DISTRICT

ZONING
 R-1A

ACRAGE
 13.2 ACRES

ASSESSOR'S PARCEL NUMBER
 119-07-36

APPROVED TENT MAP
 FRANKLIN VILLAGE

100 0 100 200 300

NO	DESCRIPTION	APPROVED BY	DATE

FIELD BOOK NO.	SCALE
	HORIZONTAL 1" = 100'
	VERTICAL 1" = N/A

DRAWN BY K.H.T.	CHECKED BY C.J.J.
SUBMITTED J. PITALO	P.C.E. NO. 438F

MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

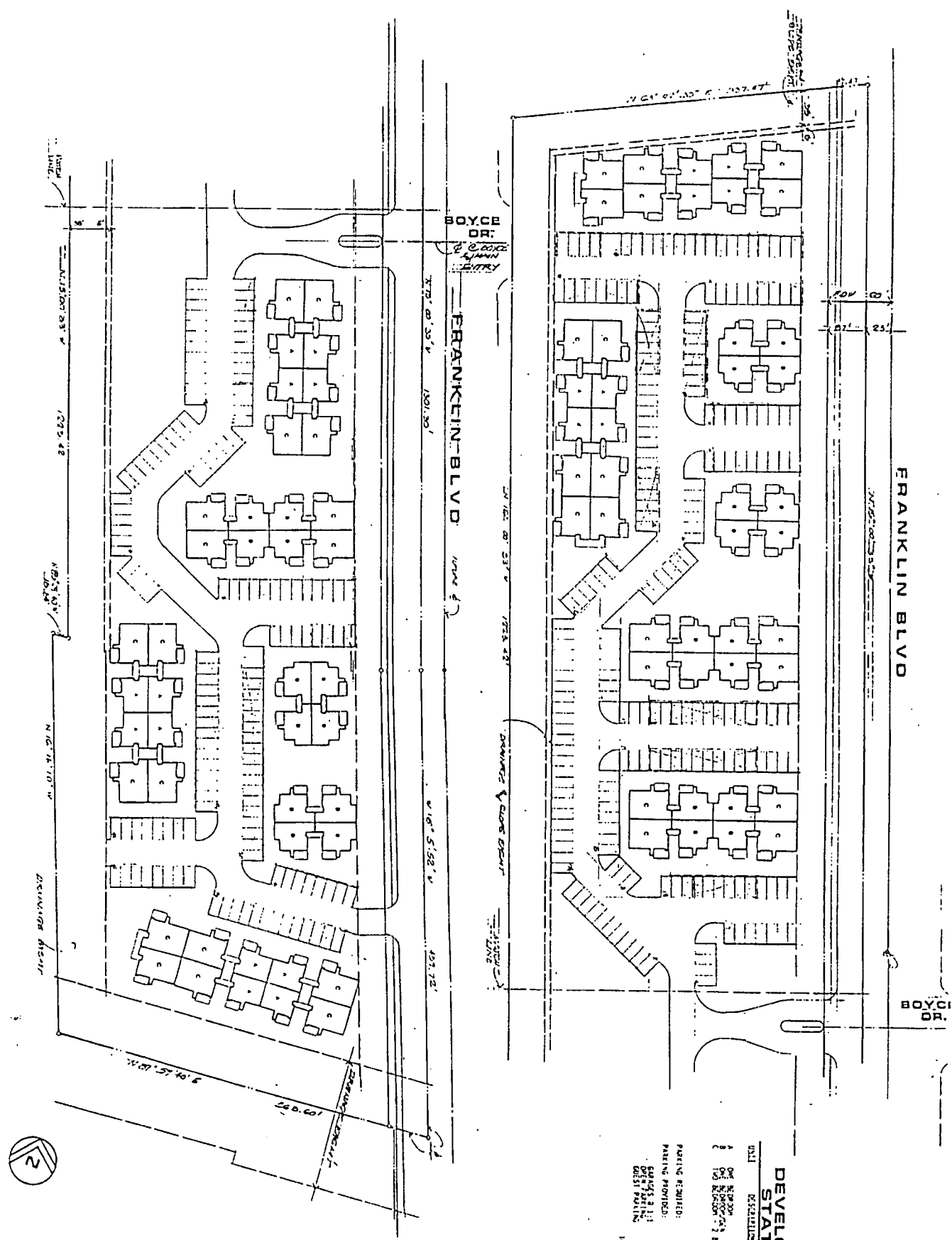
APPROVED	
DATE	

TENTATIVE MAP
FRANKLIN VILLAGE UNIT 3A
 CITY OF SACRAMENTO, CALIFORNIA

MAY 1987
 SHEET 1
 OF 1

FILE NO. 81124

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DEVELOPMENT STATISTICS

UNIT	RESIDUALS	SIZE (S.F.)	NO.
1	ONE BEDROOM	751	20
2	TWO BEDROOM	1065	28
TOTAL UNITS:			48

PARKING PROVIDED: 256 CARS

STAIRS: 2

DRIVEWAYS: 2

DRIVEWAY: 1

TOTAL: 357

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e&bc

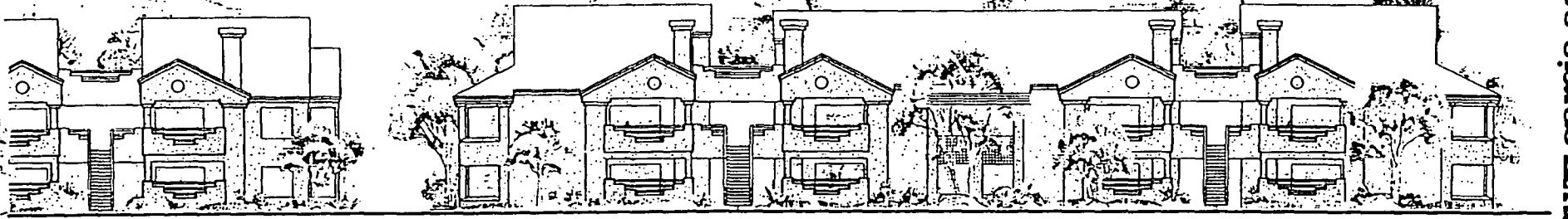
FRANKLIN VILLAGE #2
SACRAMENTO, CA

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3-23-89

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buzz garcia associates
ARCHITECTURE · PLANNING
POINT WEST CORPORATE CENTER
1110 LAKER WAY, SUITE 111

item 16

P-88-360

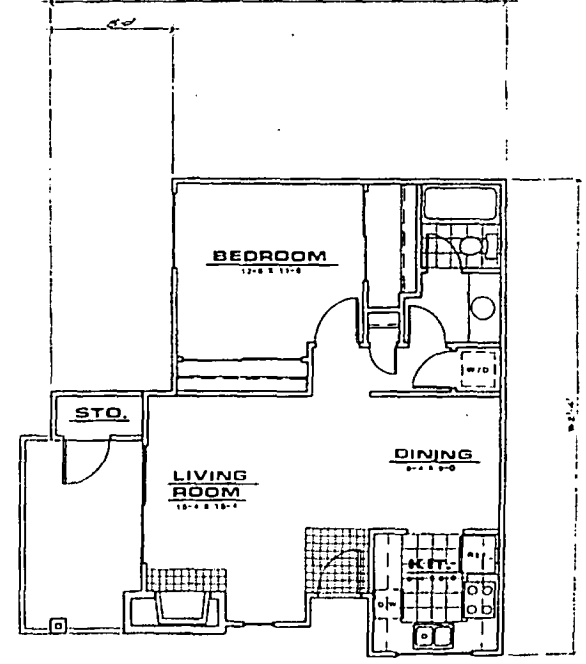
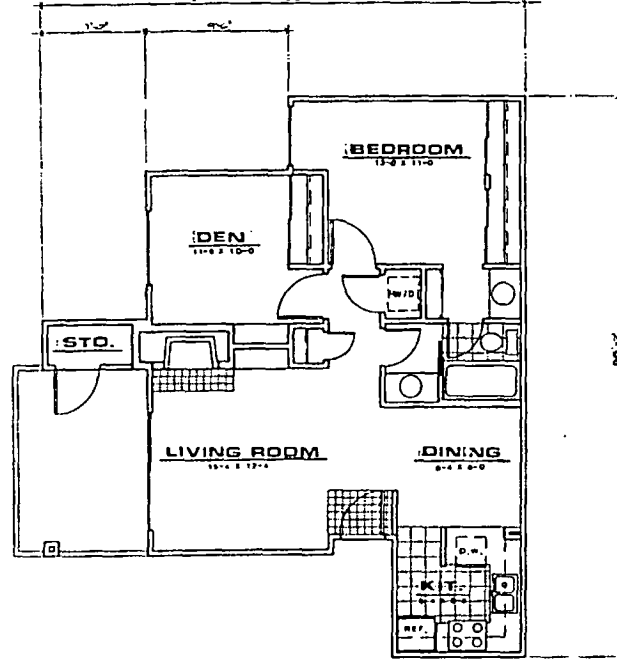
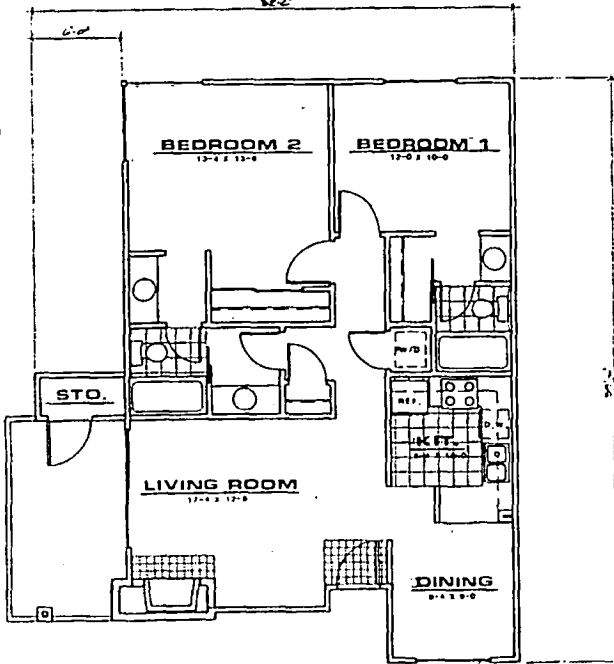


CONCEPTUAL RENDERING

buzz garcia associates
ARCHITECTURE · PLANNING
1001 WEST CORPORATE CENTER
SACRAMENTO, CALIFORNIA 95811
(916) 441-1100

LEGACIA MONTES
CALIF. 6818
NEVADA 758
ARIZONA 818
NEW MEXICO 627

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3-23-89
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stem #9

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FRANKLIN VILLAGE
SACRAMENTO, CA.

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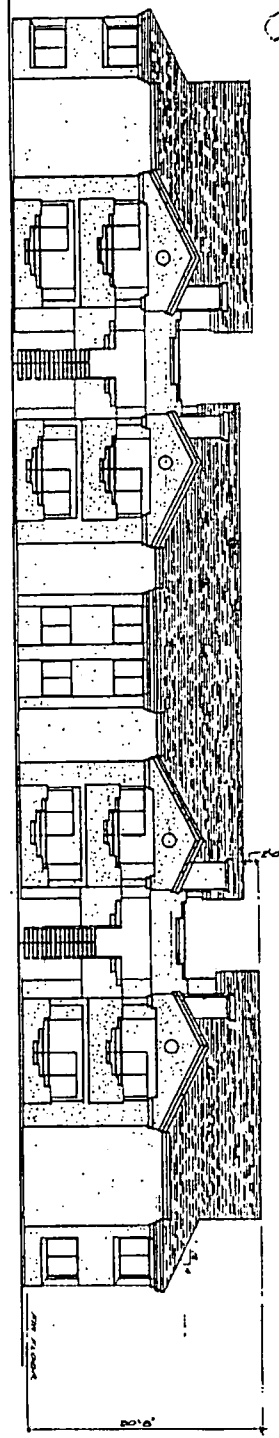
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UNIT "A"

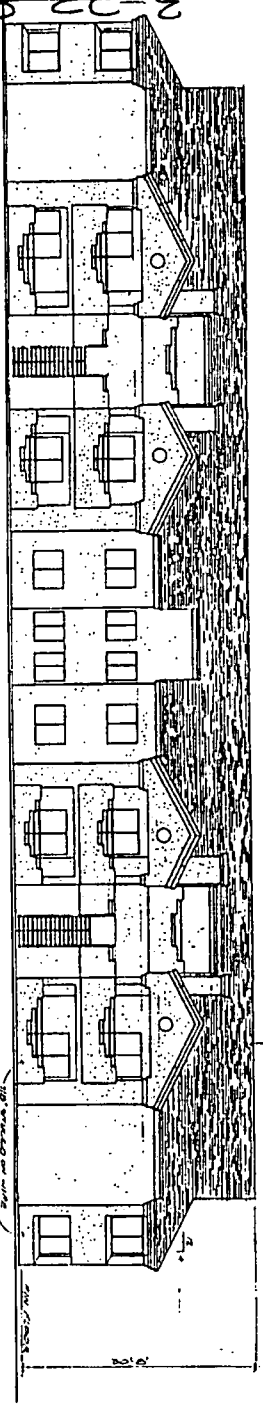
01000 201 SF. 114000 801 SF.

P-88-360



FRONT / REAR ELEVATION
SCALE: 1/8\"/>

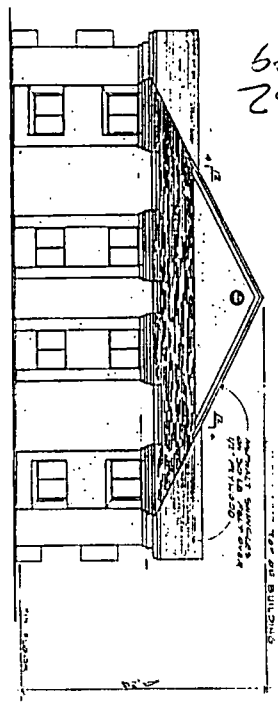
BUILDING # 4.5.9



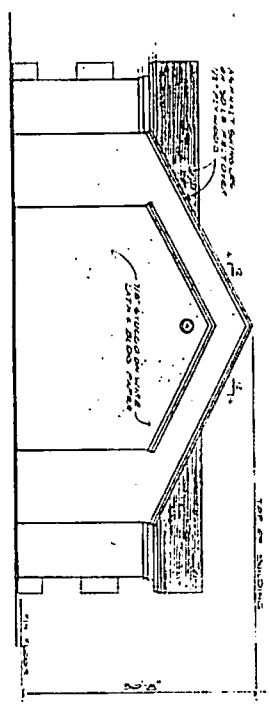
FRONT / REAR ELEVATION
SCALE: 1/8\"/>

BUILDING # 8.5.7

3-23-89
4-13-89
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END ELEVATION AT 'C' UNIT
SCALE: 1/8\"/>



END ELEVATION AT 'B' UNIT
SCALE: 1/8\"/>

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item

Handwritten signature or initials.

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DATE

FRANKLIN VILLAGE
SACRAMENTO, CALIFORNIA

LEONARD-MONTES
CALIF. ARCH. NO. 1788
MAY 1984
SACRAMENTO, CALIF.

buzz garcia associates
ARCHITECTURE · PLANNING

POINTE WEST CORPORATE CENTER
1818 ARDEN WAY, SUITE 725
SACRAMENTO, CALIFORNIA 95811
(916) 444-1000

MULTIFAMILY RESIDENTIAL DESIGN CRITERIA
P-88-36016 269
21
5

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. Large multi-family projects (exceeding 100 units) shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided.

Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.

2. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
3. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:
 - minimize location of main entry doors of units facing the public street
 - orient ends of building toward public street
 - break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
 - locate off-street parking areas between the public street and building (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4).
4. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
5. Buildings shall be designed and oriented to reduce overview of private backyards and patio areas of on-site and adjacent developments and windows from second story units.
6. Accessory structures shall be compatible in design and materials with main building.
7. Communal facilities shall be centrally located.

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March 23, 1989
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8. Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.
9. Solar heating and cooling of units shall be achieved to the maximum extent possible.
10. Site planning shall take into account optimum solar orientation of structures.
11. Site planning shall minimize the incidence of one building shading another.
12. Private outdoor or garden areas shall be oriented to the south as much as possible.
13. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile or other imitation shakes, subject to Planning Director approval.
14. The location of second story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first floor open space areas.
15. A minimum building setback of 50 feet shall be utilized on multiple family projects from interior and rear property lines abutting existing or future low density residential developments where two story structures are proposed. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut existing or future low density development.

B. OFF STREET PARKING DESIGN CRITERIA

1. Off-street parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 and one guest space per 15 units (this ratio may be reduced for projects designed strictly for the elderly) of which a minimum 1:1 shall be covered parking. Six foot decorative masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development. The design and materials used for covered parking structures shall be compatible to the main building structures.
2. For the convenience of tenants and guests and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.

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3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis work.
6. The project shall comply with the 50 percent shading of surfaced areas requirements of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports. If adjacent to nonresidential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use. If adjacent to power lines or drainage canals setbacks shall be 10 feet and landscaped.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking area.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.
11. The parking stall depth shall be reduced by two feet.
 - a. the two feet gained shall be incorporated into adjacent landscaping or walkways.
 - b. for angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
12. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
13. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

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C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location may shall be installed at each major driveway and entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.
3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bike paths shall provide convenience access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.
6. Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual enclosed garages.
2. Fifty percent (50%) of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.

E. LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:
 - a. compatible with one another and with existing material on the adjacent site.
 - b. complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).

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2. Landscape treatment shall include:

- a. the major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated gradient, anticipated seasonal rain, etc. may result in erosion or other problems.
- b. larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
- c. greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
- d. consistency with energy conservation efforts.
- e. trees located so as to screen parking areas and private first floor areas and windows from second story units.
- f. undulating landscaped berms located along street frontage and achieving a minimum height of three and one-half feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
- g. deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
- h. for crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.
- i. large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.

3. Landscaping of parking areas is discussed in Section B

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F. TRASH ENCLOSURES

1. the walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure structure shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pick up by waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pick up.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width, 10' or width of enclosure facility; length 20'. Large trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of five inch aggregate base rock and six inch portland cement paving.

7. The enclosures shall be adequate in capacity, number and distribution.
8. A trellis structure covering the trash facility shall be construct to screen these units from view of second floor of the apartments.

G. SIGNAGE

With the exception of the main project identification sign(s), all other signage shall comply with the City Sign Ordinance.

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P 485-360

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4-13-89

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A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type or incorporated into a low profile decorative entry wall(s). The height of the monument sign shall not exceed six feet.

The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco or similar material which compliments the design of the main buildings.

Individual letters and project logo are permitted. The signage program shall be subject to the review and approval of the Planning Director.

H. PERSONAL SAFETY DESIGN CRITERIA

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building projects including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.

I. ADDITIONAL GUIDELINES FOR CONDOMINIUM AND TOWNHOUSE PROJECTS

1. Each unit should have a minimum of one parking space in an enclosed garage.
2. Each unit should have an area designed for a washer and dryer. The area should be properly vented, wired electrically and with proper plumbing for a washer and dryer.
3. Each unit should have an enclosed space usable for general storage.
4. The site should set aside an area for outdoor storage needs. The storage area should be enclosed by a solid wall and secured by attractive metal gates.
5. Larger projects should provide a centrally located recreation building with space set aside for meetings.
6. At least 50 percent (50%) of the units should be either two or three bedroom units.

~~March 23, 1989~~
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ATTACHMENT A

DISCUSSION OF INITIAL STUDY FOR FRANKLIN VILLAGE UNIT 3 AND 4

P88-~~359~~³⁶⁰

PROJECT DESCRIPTION

The applicant is requesting approval of a tentative map and special permit to subdivide 13+ vacant acres in the Single Family Alternative (R-1A) zone into two airspace lots for development of 172 condominium units. The project includes a 40-50' easement adjacent to the Elder Creek Drainage Canal and parking for 350 vehicles.

BACKGROUND

This project was previously approved by the City Council on January 28, 1986. The applicant re-submitted the application and subsequently withdrew the application in 1987. The subject application was submitted in September, 1988.

ENVIRONMENTAL EFFECTS

1. b. Earth

Development of the site would cause overcovering of the soil. The site is located in an urban area and has been designated for residential development in the City's General Plan. This impact is not considered significant.

3. i. Water

The project site lies partially within the Zone A0 floodplain on the current Flood Insurance Rate Maps (February 4, 1988). This zone is defined as being inundated by flood waters to a depth of 1 to 3 feet in the event of a 100 year flood. The City's Public Works Department has noted that the levels for both the north and south fork of Elder Creek may need to be raised and widened (correspondence 3-8-89). The following mitigation measures are recommended to provide flood protection.

1. Provide the necessary right-of-way to comply with FEMA levee standards.
2. All habitable dwellings shall be constructed such that the floor area is at least one foot above the FEMA 100 year flood elevation for the site.

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6. b Noise

The City wide noise study conducted for the EIR for the 1986-2006 General Plan shows that traffic generated noise levels along Franklin Boulevard are presently 69 db Ldn. By the year 2016, Franklin Boulevard is expected to carry more traffic and noise levels are estimated at 70 dB Ldn at 75 feet from the center line of the street. The Noise Element of the General Plan establishes, for residential development, a 60 dB Ldn maximum exterior noise level and a 45 dB Ldn maximum interior noise level. The General Plan policy is that an acoustical report be prepared for any project exposed to noise levels in excess of this standard.

The acoustical analysis confirmed that the existing noise conditions exceeded the 60 dBn Ldn standards for acceptable noise levels for residential development and that noise levels would be higher in the future due to increased development in the area. The analysis concludes that it is possible to reduce the exterior noise level to an acceptable level for the development by erecting a noise barrier along Franklin Boulevard (13 feet in height), or redesigning the site plan to eliminate or relocate the activity areas (patios and balconies) away from Franklin Boulevard. Interior noise levels can be reduced to an acceptable level by utilizing the noise wall, higher STC ratings of windows or relocation of bedrooms away from Franklin Boulevard. A combination of these methods would also provide acceptable mitigation. Either of the following mitigation measures is recommended to reduce noise levels to an acceptable level:

1. Construct a 13 foot high sound barrier along the Franklin Boulevard frontage of the property. The barrier shall wrap around the corners of both the north and south entrances for a distance of 15 feet. The barrier shall utilize a combination of earth berm and solid masonry material. The wall height shall be measured from the sidewalk elevation along Franklin Boulevard.
2. Construct a six foot high sound barrier along the Franklin Boulevard frontage as per the above specifications (including a combination of berm and masonry construction materials and wrapping around the corners of the entrances for a distance of 15 feet) and eliminate all second story balconies and all units with a view of Franklin Boulevard must be constructed with windows that have an STC rating of 44 or better and must be provided with a mechanical ventilation system. Window and door frames (including sliding doors) of these units must be installed with a minimum clearance to the building structure and the gap between the window frame and structure filled with expandable foam and sealed with a non-hardening resilient caulking before mounting the trim.

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13 Traffic

The project will generate additional traffic to Franklin Boulevard and the surrounding circulation network. Franklin Boulevard presently operates at an acceptable level of service. Development of the site at this density is consistent with the General Plan designation and was studied in the traffic studies conducted for the General Plan EIR. At full General Plan buildout, Franklin Boulevard is projected to operate at an acceptable level of service. Therefore, development of the project is not expected to have a significant impact on traffic and circulation.

88-360

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7689 Franklin Boulevard
Sacramento, CA 95823
July 24, 1989

City Clerk
City of Sacramento
915 I Street, Room 300
Sacramento, CA 95814

CONTINUED
FROM 07-25-89
TO 08-01-89

Dear City Clerk:

I, Mrs. Tsukamoto, request a continuance of Item No. 3 on the July 25, 1989 City Council agenda (P-88-360) to September 26, 1989, due to the fact that the property owner and developer have not come to an agreement with the neighborhood regarding the proposed land use. Robert Burke and Morton & Pitalo have agreed to the continuance.

Respectfully,

Toyo Tsukamoto

Toyo Tsukamoto

cc: Robert E. Burke, Pacific Mid-Valley Devel. Co.
John Pitalo, Morton & Pitalo

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

JUL 25 10 16 AM '89

7-25-89

#3

7:30 P.M. mtg.

P-88360 may be

Continued Per Mary

Ann McFadden of ONIC

Ann - This checking w/
appellant former owners because

Appellant wants cont. I told
her need letter from appeal

Appellant ~~stated~~ ^{by 12:00 7-25} stating all parties
are in agreement w/ specific date.

R.

June 9, 1989

The Southgate Meadows Home Owners
request a continuance of
(07) (P-88360)

CAPN:

119-0070-036

hearing scheduled for June 13, 1989
to June 20, 1989

as we have a tentative meeting
set up on June 15, 1989
with our councilman T. Kastanis
and property owner representative
(R. Burke.) in re:

Special Permit.

Eloren B. Bell

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JUN 9 12 41 PM '89

CONTINUED
FROM 06-13-89
TO 06-20-89

copy of
06-20-89
appellant

Perry Art. See

6-12-89. ^{MOSE} He talked

to Mary Ann ^{OT} McFadden

(Terry's aide) & she

thought continuance

was OK w/ applicant. She

is to check with TK & ^{art} write set letter

from applicant

P-88360

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CITY OF SACRAMENTO

MAY 11 8 06 AM '89

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

May 10, 1989

PPF DATE: 5-30-89

HEARING DATE: 6-7-89

FINAL COUNCIL ACTION DATE:

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

MEMORANDUM

TO: Anne Mason. Acting City Clerk

FROM: Roxanne Twilling

SUBJECT: Request to Set Public Hearing

P88-432 Various requests for property located at the north side of Riverside Boulevard at 43rd Avenue (APN: 029-0021-020,021,034; 029-0010-006,020) (D8)

- a. Negative Declaration
- b. Rezone 3.37± acres in two lots from R-2B to R-2B-R
- c. Rezone 1.76± acres in three lots from R-1 to R-2B-R

Various matters re ←

P88-360 **B.** Tentative Map to subdivide 13.0± acres in the R-1A zone into two airspace lots for condominium development; for [property located at the west side of Franklin Boulevard, 500±' north of Mack Road] (APN: 119-0070-036) (D7)

M88-068 Various requests:

- a. Ordinance amending Section 3.E.12 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series. as amended relating to projecting windows and bays (Citywide)
- b. Ordinance adding Section 22.A.109 which defines projecting windows and bays.

Hyg.
5-30-89

P-88360 9

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO

MAY 3 2 16 PM '89

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

May 2, 1989

#1-#3

PPP DATE: _____
HEARING DATE: 5-23-89
FINAL COUNCIL ACTION DATE: _____

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

MEMORANDUM

TO: Anne Mason, Acting City Clerk
FROM: Roxanne Twilling
SUBJECT: Request to Set Public Hearing

1. P89-091 Appeal of the Planning Commission's Approval of a Lot Line Adjustment to merge two parcels on .77+ developed acres into one in the Heavy Commercial (C-4) zone, for property located at 205.24th Street (APN: 003-0091-022,003,0091-004) (D1)
2. P89-060 Appeal of the Planning Commission's Denial of a Special Permit to convert and expand an existing 12 client capacity rooming and boarding house into a residential care facility for 24 recovering alcoholic clients on 0.29 developed acres in the Central City Standard Single Family (R-1B) zone, for property located at 2130 22nd Street (APN: 010-0102-006) (D4)

#4 set for 5-30-89

P88-477

Various appeals of denial for property located at 2361 Beaumont Street (APN: 275-0104-005) (D1)

3.

- a. Special Permit to convert an existing 720 square foot garage into a second residential unit on 0.15 developed acres in the Standard Single Family zone.
- b. Variance to waive the required covered, enclosed garage for a second residential unit.
- c. Variance to establish a second residential unit which exceeds the maximum 640 square foot by 80 foot to 720 square feet.
- d. Variance to reduce the required sideyard setback by 1-1/2 feet from 5 feet to 3-1/2 feet.
- e. Variance to reduce the required rearyard setback by 3 feet from 15 feet to 12 feet.

4.

P88-360 A. Appeal of the Planning Commission's Approval of a Special Permit to develop 172 condominium units on 13+ vacant acres in the R-1A zone; for property located at the west side of Franklin Boulevard, 500 feet north of Mack Road (APN: 119-0070-036) (D1)

SACRAMENTO CITY PLANNING DIVISION

Application Information

Application taken by/date: _____

Project Location West side of Franklin Boulevard, 500 feet north of Mack Road
 Assessor Parcel No. 119-0070-036
 Owners Robert E. Burke Phone No. _____
 Address 112 Scenic Drive Orinda, CA 94563
 Applicant Morton and Pitalo, Inc. Phone No. 454-9600
 Address 1430 Alhambra Boulevard Sacramneto, CA 95816

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

	Commission date	Council date
<input type="checkbox"/> Environ. Determination _____	_____	_____
<input type="checkbox"/> General Plan Amend _____	_____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	Res. _____
<input type="checkbox"/> Rezone _____	_____	Res. _____
<input checked="" type="checkbox"/> Tentative Map <u>to subdivide 13+ vacant acres located in the Single Family Alternative (R-1A) zone into 2 airspace lots</u>	_____	Ord. _____
<input type="checkbox"/> Special Permit <u>for condominium development</u>	_____	Res. _____
<input checked="" type="checkbox"/> Variance <u>SPECIAL PERMIT to develop 172 condominium units on 13+ vacant acres in the R-1A zone</u>	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____
<input type="checkbox"/> Lot Line Adjustment _____	_____	_____
<input type="checkbox"/> Other _____	_____	_____

Sent to Applicant: _____ Date

By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---------------------------------------|--|
| R — Ratified | D — Denied based on Findings of Fact | RMC — Recommend Approval W/amended conditions |
| A — Approved | RD — Recommend Denial | IAF — Intent to Approve based on Findings of Fact |
| AC — Approved W/conditions | RA — Recommend Approval | AFF — Approved based on Findings of Fact |
| AA — Approved W/amended conditions | RAC — Recommend Approval W/conditions | P/DAC — Planning Director Approved with Conditions |

EXPIRATION

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of one year unless a building permit is obtained within the variance term.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established the Special Permit shall be deemed to have expired.

TENTATIVE MAP: Failure to record a final map within 2 years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

P P88360

White — applicant permit

Yellow — department file

Pink — permit book

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: 4-24-89

APR 24 1989

RECEIVED

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of April 13, 1989 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application P 88-360

was: Granted Denied by the Commission

GROUND FOR APPEAL: (Explain in detail) / Local residents had no notice of intention to re-zone the property

(See attached letter)

PROPERTY LOCATION: West side of Franklin Blvd, 500 feet No. of Mack Rd.
PROPERTY DESCRIPTION: 13 acre lot - 1 lot

ASSESSOR'S PARCEL NO. 119 - 0070 - 036

PROPERTY OWNER: Robert E. Burke

ADDRESS: 112 Scenic Dr., Orinda, Ca. 94563

APPLICANT: Morton & Pitato Inc.

ADDRESS: 1430 Alhambra Blvd. Sac, Ca. 95816

APPELLANT: Elorene B. Piel (SIGNATURE) Southgate Meadows Hm. Cmn (PRINT NAME)
Elorene Piel & T. Tsukamoto

ADDRESS: 7677 & 7689 Franklin Blvd. Sac, Ca. 95823

FILING FEE:
 by Applicant: \$105.00 RECEIPT NO. _____
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 88-360

5/82

DISTRIBUTE TO -
(4 COPIES REQUIRED): MVD
AG
WW
RT
SG - (Original)

449
JCOV

**Sacramento City Planning Commission
VOTING RECORD**

MEETING DATE
April 13, 1989

ITEM NUMBER
11B

PERMIT NUMBER
P 88-360

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT
- SUBDIVISION MODIFICATION
- REZONING
- LOT LINE ADJUSTMENT
- SPECIAL PERMIT
- ENVIRONMENTAL DET.
- VARIANCE
- OTHER _____

STAFF RECOMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION
West side of Franklin Boulevard, 500' north of Mack Road

PROponents

NAME	ADDRESS
<u>Bugs Garcia</u>	<u>1610 Arden Way, Suite 225, Sacto. 95815</u>

OPponents

NAME	ADDRESS
<u>Ellerona Pell</u>	<u>9677 Franklin Blvd., Sacto</u>

MOTION # _____

	Yes	No	Motion	Second
CHINN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GASTON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOLLICK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HOLLOWAY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ISHMAEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NOTESTINE	<u>absent</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE

MOTION

- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

Sacramento City Planning Commission
VOTING RECORD

MEETING DATE
April 13, 1989

ITEM NUMBER
11C

PERMIT NUMBER
P 88-360

ENTITLEMENTS

- | | |
|--|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input checked="" type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION
West side of Franklin Boulevard, 500' north of Mack Road

S U P P O R T E R S

NAME	ADDRESS
<u>Ruy Garcia</u>	<u>1610 Arden Way, Suite 225, Sacto. 95815</u>

NAME	ADDRESS
<u>Ellereno Pell</u>	<u>7677 Franklin Blvd., Sacto.</u>

MOTION # _____

	Yes	No	Motion	Second
--	-----	----	--------	--------

CHINN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GASTON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOLLICK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HOLLOWAY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ISHMAEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NOTESTINE	<u>absent</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MOTION

- | | |
|---|---|
| <input type="checkbox"/> TO APPROVE | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input checked="" type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

Dear Neighbors:

APR 24 1989

SUBJECT: PETITION REGARDING THE ATTACHED PUBLIC NOTICE

RECEIVED

On March 23, 1989 the Sacramento City Planning Commission was scheduled to hold its meeting. Mrs. Tsukamoto of 7689 Franklin Boulevard and Mrs. Pell of 7677 Franklin Boulevard went to the scheduled meeting to discuss Item Number 19 (P88-360) on the agenda but found out that the meeting had been postponed until Thursday, April 13, 1989.

P88-360 is a request for a special permit to build 172 condominiums on the West side of Franklin Boulevard in the 7600 and 7700 blocks. Morton and Pitale Inc. has submitted this request. Morton and Pitale Inc. is owned by Robert Burke of Orinda, California.

As residents of this neighborhood, we are greatly concerned about this proposed new building and what impact it will have on our neighborhood. The following is a list of major concerns:

1. We bought our homes for family residential purposes (the area was zoned for residential purposes). We have been property taxpayers and have maintained our property. The loss of the frontage road in the 7600 block of Franklin Boulevard has lowered the property value by several thousand dollars.
2. Schools in this area are already overcrowded and no new schools will be built.
3. The traffic on Franklin Boulevard between Mack Road and Florin is very bad. There are already too many vehicles who travel on Franklin Boulevard and exceed the posted speed limit. Any additional vehicles would only compound the existing problem.
4. Within the boundaries of Florin Road on the North, Mack Road on the South, Highway 99 on the East, and 24th Street on the West, there is a glut of townhouses, condominiums and apartments. Some are occupied, some are still under construction and many are vacant and boarded up.

WE, THE UNDERSIGNED, HEREBY REQUEST THAT THIS PERMIT BE DENIED.

Elorene B. Pell