

Returns to W.W.

ARCHITECTURAL REVIEW BOARD

AMENDED STAFF REPORT

APPLICANT	Spink Corporation P.O. Box 2511 Sacramento, CA		
OWNER	Real Estate Development 234 E. 17th St. Costa Mesa		
PLANS BY	Spink Corporation		
FILING DATE	50 DAY ARB ACTION DATE	REPORT BY:	WW:dd
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	119-070-25

PROPOSAL: To develop a 167-unit condominium project on 16.6 acres.

LOCATION: Southside of Meadowview Road approximately 1,800' west of Franklin Boulevard

BACKGROUND INFORMATION:

On December 14, 1978 the Planning Commission approved the following entitlements:

1. Rezoning from A to R-1A
2. Special Permit to develop 167 Condominium units.
3. Tentative map to subdivide the 16.6 acre site.

The Special Permit was approved subject to the following conditions:

1. Review and approval of final site plan and detailed landscaping plan by staff.
2. Provide a minimum 25-foot setback along Meadowview Road. *(Modified to 12 1/2 feet)*
3. Review and approval by the Architectural Review Board.
4. Any revised site plan shall be submitted to staff for review and approval.
5. The applicant shall redesign the northwesterly portion of the site as shown on Exhibit "C", to provide common visitor parking spaces and a minimum 20 feet between structures where patio's face patio's. *(Deleted by CPC)*
6. Approval of the Tentative Map and rezoning by the City Council.

In addition, the Tentative Map was approved subject to the following conditions:

1. Applicant shall name all private roads within the development for addressing purposes.
2. Applicant shall relocate any street lights, due to the street re-alignment or a conflict with driveways.
3. Applicant shall provide 30 foot wide streets.
4. Applicant shall provide standard subdivision improvements as per the City of Sacramento Subdivision Ordinance (Section 40-811).

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5. Applicant shall prepare and provide a sewer and drainage study for review and approval by the City Engineer.
6. The final map shall reflect any changes made in the site plan.

PROJECT INFORMATION:

Existing zoning of site: R-1A Townhouse zone.
 Existing land use of site: Vacant
 Surrounding land use and zoning:
 North: Vacant (approved for single family;; and R-1
 South: Vacant (approved mobile home park); and R-1
 East: Creek & condominiums; and R-3-R
 West: Vacant (approved single family & mobile home park); and R-1
 Parking required: 167 spaces Parking Provided: **528** spaces
 Property Dimensions: Irregular shap Area: 16.66 acres
 Density of Development: 10 units/acre(gross)
 13.2 units/acre (net)
 Materials: Grooved plywood siding, stucco, wood
 shake roof, bronze aluminum frame
 Color: Light and dark brown, biege, and bronze

The applicant proposes to develop 167 condominium units on 16.66 acres. The complex would consist of 47 structures ranging from two to eight units in each structure. This is further broken-down to type of units:

1. Plan A - 10 units - 1 story/2bedroom
2. Plan B - 31 units - 2 story/2 bedroom
3. Plan C - 126 units - 2 story/3bedroom

In addition, three swimming pools and clubhouse would also be constructed.

Access to the complex is provided by two driveways on Meadowview Road and one driveway on Mack Road. The exterior of the building would consist of 3/8" plywood siding grooved 8" O.C., stucco, wood trim, bronze aluminum frame and a wood shake roof.

STAFF EVALUATION:

The staff has no major objection to the proposed condominium project. The staff, however, has the following concerns:

1. Landscape Setbacks: The commission staff report suggested that all two story structures have a minimum of 25 foot setback on Meadowview Road. The commission however, approved a minimum building setback of 12-1/2 feet on Meadowview Road. The applicant has revised the site plan and provided a 20 foot setback on Meadowview Road and 25 foot setback on Mack Road.
2. Setback between buildings: In reviewing the site plan, staff found approximately 13 structures that contain a 10 to 16 foot setback between buildings. This distance is not adequate because it reduces

the privacy of each unit and does not provide adequate area for patios to be enclosed by a fence. Staff suggests that a minimum distance of 20 feet be provided between buildings.

3. Landscaping on Street Frontage: The staff suggests that mounds be designed on the setbacks along Meadowview and Mack Roads.
4. Clubhouse Design: The applicant has not submitted detailed elevations or floor plans to the staff for review. Staff suggests the design, materials and color be similar to the architectural treatment of the condominium units.
5. Fencing on Street frontage: If applicant proposes fencing, staff suggests a decorative brick wall or material that is compatible with the proposed structures.

STAFF RECOMMENDATION

The staff recommends approval of the project subject to conditions and based on findings of fact:

Conditions:

1. Subject to all conditions of Special Permit P-8404.
2. Mounds shall be designed as part of the front landscape strip along Meadowview and Mack Road.
3. A detailed landscape-irrigation plan shall be submitted to staff for review and approval. (See Amended Condition)
- *4. The minimum distance between all structures shall be 20 feet.
5. Detailed elevations and floor plans of the club house shall be reviewed and approved by the staff.
- *5. Fencing designs shall be reviewed and approved by the staff.
7. Applicant shall comply with all requirements of the City Fire Marshall, City Traffic Engineer and City Engineer.

(See Added Condition)

Findings of Fact:

1. The design of the structure would be compatible in color and material with surrounding properties.
2. The proposed materials and colors are complementary to the individual structures.
3. The design of the parking spaces and maneuvering area conform with the City Parking Regulations.
4. Adequate landscaping is provided between paved areas and structures;
5. The project would provide an adequate amount of light and air between buildings.

* Delete

Amended Condition

3. A preliminary landscape-irrigation plan shall be submitted to staff for review and approval with Art Camacho.

Added Condition

8. Trash areas shall be screened with solid fence and approved by staff.