

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1430 Alhambra Boulevard, Sacramento, CA 95816				
OWNER	Franklin Triangle, Ltd., 5855 Auburn Boulevard, Sacramento, CA 95841				
PLANS BY	Morton & Pitalo, Inc., 1430 Alhambra Boulevard, Sacramento, CA 95816				
FILING DATE	11-4-85	ENVIR. DET.	11-8-85	REPORT BY	FG:sg
ASSESSOR'S-PCL. NO.	119-007-31				

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map
 - C. Special Permit to develop 100 condominiums

LOCATION: Southwest corner of Mack Road and Morrison Creek

PROPOSAL: The applicant is requesting the necessary entitlements to develop 100 airspace condominium units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Southgate Community
Plan Designation: Light Density Multiple Family
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	25'
South: Residential; R-1	Side(Int):	5'	10'-95'
East: Residential; R-1	Rear:	15'	50'+
West: Vacant, Morrison Creek; R-1A			

Parking Required: 150 spaces
Parking Provided: 175 spaces
Property Dimensions: Irregular
Property Area: 9.85± acres
Density of Development: 10.1 d.u. per acre
Square Footage of Building: Unit A - 759 sq. ft.; Unit B - 820 sq. ft.;
Unit C - 1,010 sq. ft.
Height of Building: 2 story
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Exterior Building Materials: Stucco and horizontal wood siding
Roof Material: Composition shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 20, 1985, by a vote of six ayes, three absent, the Subdivision Review Committee recommended approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The subject site is a vacant 9.85± acre lot which is zoned Townhouse (R-1A) and which is designated for residential use in the 1974 General Plan and light

APPLC. NO. P85-456 **MEETING DATE** December 5, 1985 **ITEM NO** 24

density multiple family use in the 1965 Southgate Community Plan. The site is surrounded by residential land uses and the Morrison Creek drainage channel.

- B. The applicant is proposing a one lot subdivision and 100 airspace condominium units to be developed in two phases. A total of 48 one bedroom and 52 two bedroom units ranging in size from 759-1,010 square feet will be constructed. The proposed site plan shows a cluster of 12 buildings of two stories in height. The site is constrained by a 95 foot drainage easement along the west property line and a 100 foot powerline easement along the south property line.
- C. The exterior building materials for the units will include stucco/wood siding and composition shingle roofs. Staff feels that the building design provides good architectural relief on both the front and end elevations.

Some of the carport structures would face onto Mack Road. Staff recommends that the carport be designed so as to be compatible in design and materials with the main building. The applicant must submit elevations of the carports for review and approval prior to issuance of building permits. A six foot high solid masonry block wall should be constructed along the south property line as a buffer between the single family residences to the south and the parking area and tennis courts.

- D. No bicycle parking is shown on the site plan. Staff recommends that the applicant provide one bicycle parking facility for every 10 parking spaces as required by the Zoning Ordinance. A revised site plan indicating the bicycle parking areas shall be submitted for review and approval prior to issuance of building permits.
- E. The applicant did not submit landscape/irrigation plans. Such plans must be submitted for staff review and approval prior to issuance of building permits.
- F. Other site amenities include a tennis court, pool and pond (pool and pond not shown on site plan). A common storage area is also indicated for homeowners' use. The applicant should also provide a clubhouse adjacent to the pool area. The clubhouse design shall be compatible with residential structures and shall be reviewed and approved by staff.
- G. The project has been reviewed by staff and, in addition to the above mentioned comments, the applicant shall comply with the Multi-Family Residential Design Guidelines, Exhibit D.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment and has filed a negative declaration.

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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments;
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;
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;
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. Meet all County Sanitation District requirements;
8. Annex to Regional Sanitation and pay necessary fees.
9. Construct chainlink fence along canal right-of-way.
10. If proposed project is built in phases, all public improvements including on-site water system are required as conditions of the initial phase.
11. Show reciprocal necessary easements on final map;

Informational Item: City owner water main extension require on-site.

Special Permit Conditions

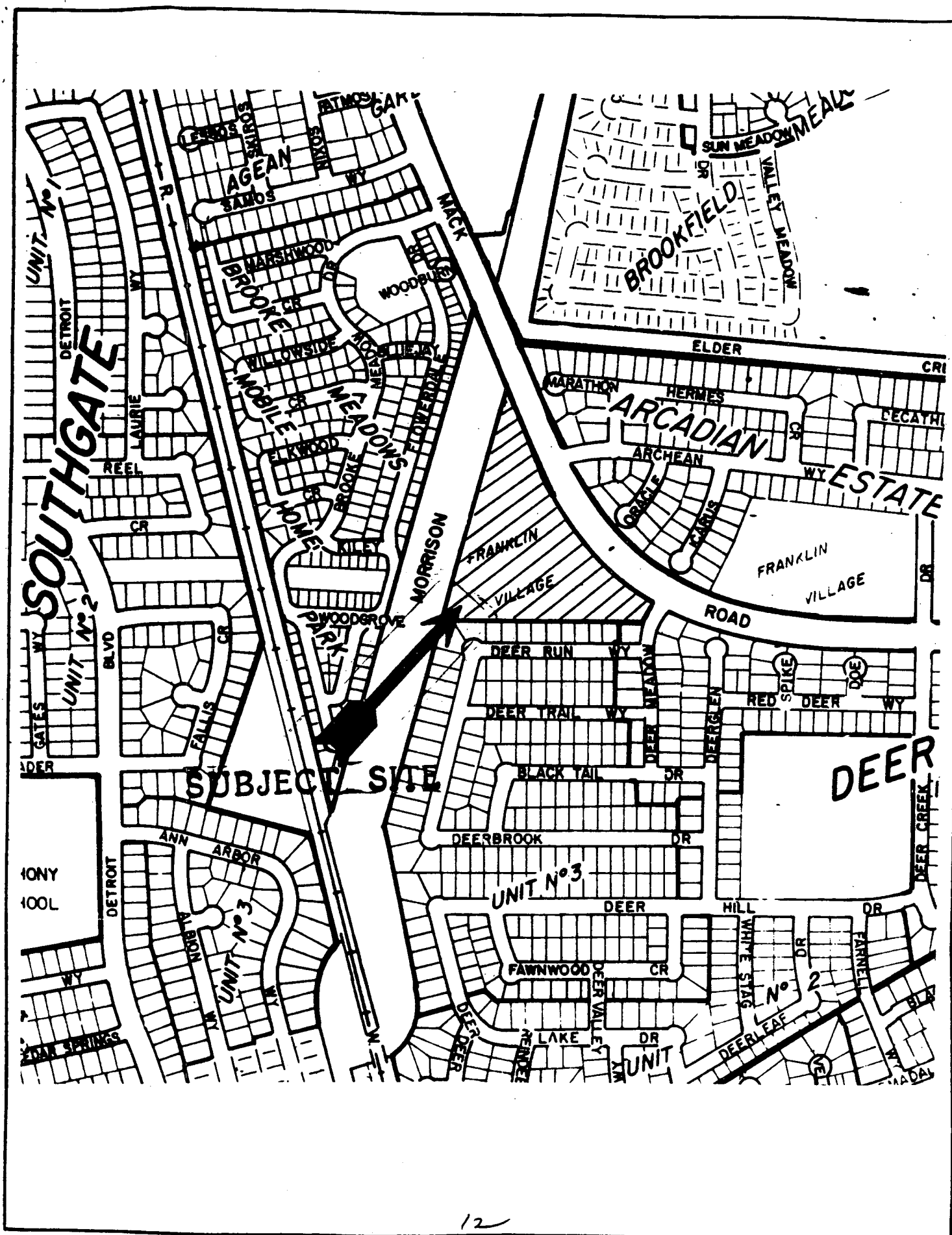
1. The applicant shall comply with the Multi-Family Residential Design Guidelines. Exhibit D.
2. The applicant shall submit detailed landscaping, irrigation and shading plans for staff review and approval prior to issuance of building permits.

3. The applicant shall provide on-site bicycle parking spaces. A revised site plan indicating the bicycle parking areas shall be submitted for staff review and approval prior to issuance of building permits.
4. Trash enclosures shall be provided in sufficient number and in a convenient location. Additional trash enclosures shall be located on-site and a revised site plan shall indicate the additional enclosures.
5. A six foot high solid decorative masonry block wall shall be constructed along the south property line. Design of the wall shall be reviewed and approved by the Planning Director.
6. The applicant shall submit elevations of the carport structure. Carports shall be trimmed with a material which is compatible with the proposed condominium units.
7. The buildings shall include the following items:
 - a. Exterior materials shall include wood and stucco siding.
 - b. Stairs shall have double stringers.
 - c. All roofs shall be covered with wood shake, shingle, tile material or heavy butt composition shingle that is approved by the Planning Director.
8. The applicant shall provide a clubhouse facility. Design of facility shall be reviewed and approved by the Planning Director.

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; and
 - b. the subject site is logically situated for this type of development in that it is conveniently located adjacent to shopping facilities.
2. The project, as conditioned, will not be injurious to surrounding properties in that provisions have been incorporated to insure its proper development.
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."



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VICINITY - LAND USE - ZONING

P85-456

12-5-85

Item 24

ARTHUR B. DEZARD
AND ASSOCIATES INC.
LANDSCAPE ARCHITECTS AND PLANNERS
SAN FRANCISCO, CALIFORNIA

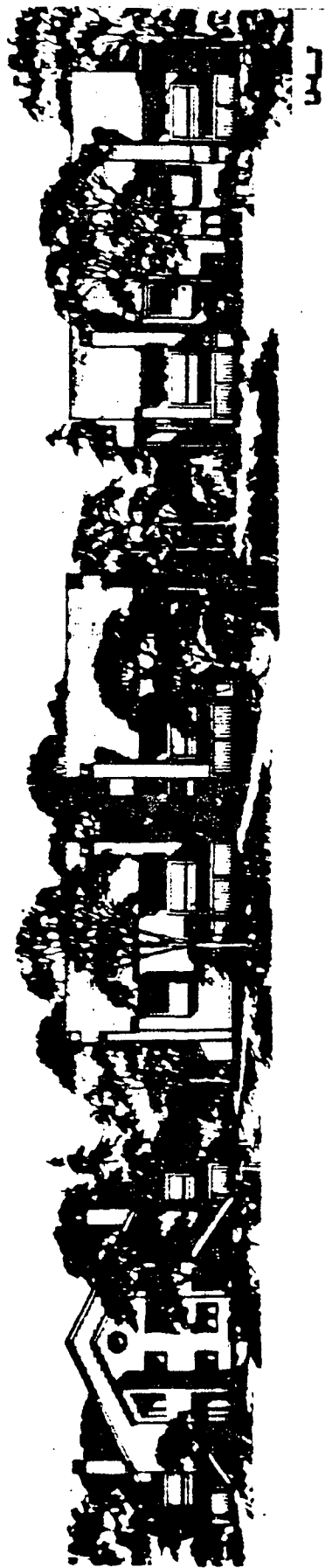
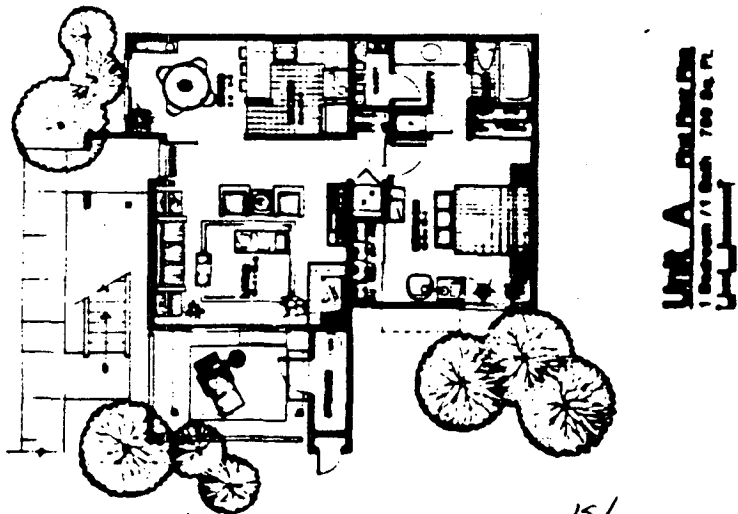
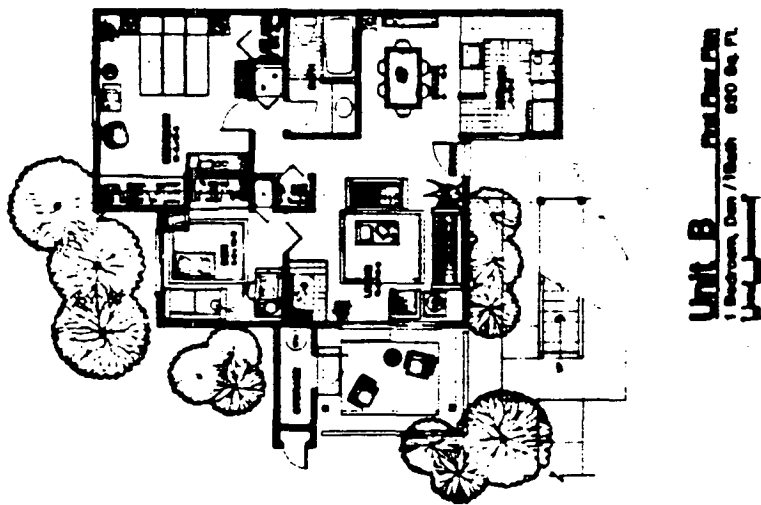
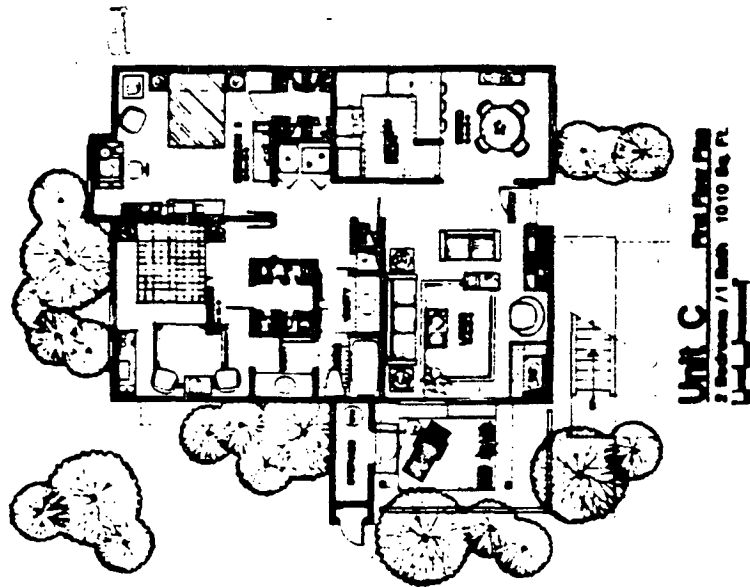
DEZARD BROS. & CO.
ARCHITECTS/PLANNERS
SAN FRANCISCO, CALIFORNIA

KILIN VILLAGE

CALIFORNIA

EXHIBIT B

ELEVATIONS FLOOR PLANS



P85-456

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12-5-85

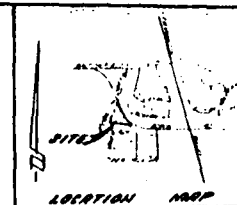
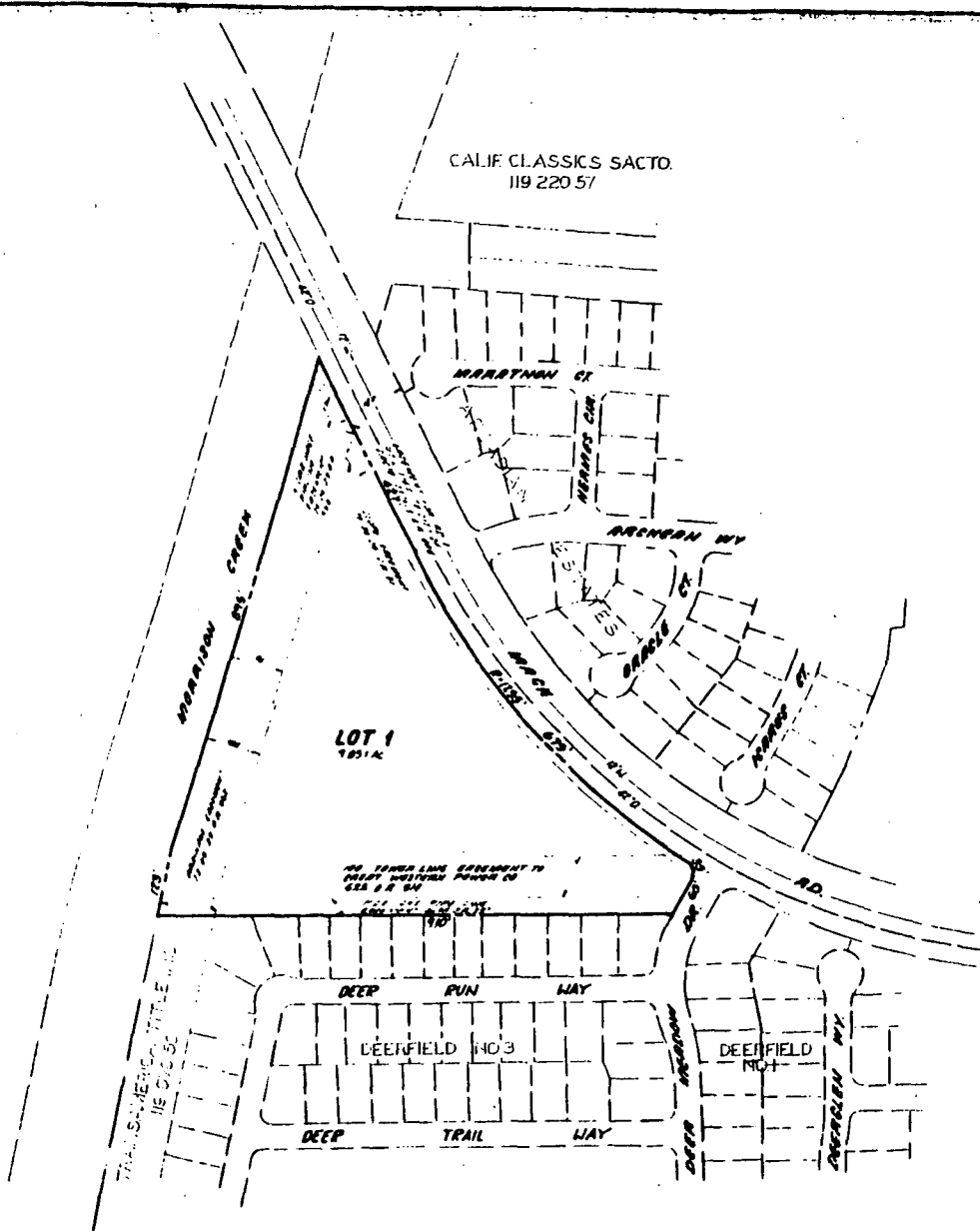
Item 24.

TENTATIVE

MAP

EXHIBIT C

119 070-87
AVENUE LTD



DATE OF PREPARATION: 12/1/85
 DRAWN BY: J. PITALO
 CHECKED BY: C.J.J.
 PROJECT NO.: 119 070-87
 SHEET NO.: 1 OF 1



REVISIONS	NO.	DESCRIPTION	APPROVED	DATE	SCALE	1" = 50'	DRAWN BY	CHKD BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	PROJECT NO.	DATE	TENTATIVE MAP FRANKLIN VILLAGE UNIT 5 CITY OF SACRAMENTO, CALIFORNIA	DATE	12/1/85
	NO.	DESCRIPTION	APPROVED	DATE	SCALE	1" = 50'	DRAWN BY	CHKD BY					SHEET	1

From 24.

12-5-85

P85-450

MULTIFAMILY RESIDENTIAL DESIGN CRITERIA
(P85-456)

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.

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 incidences 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 (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.
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% shading of surfaced areas requirement 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.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
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.

C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway 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/bikepaths shall provide convenient 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.
3. Bicycle racks and lockers shall be provided throughout the development.

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).
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 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 four 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.

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 facility 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 pickup by the 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 pickup.

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'. Larger 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 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number, and distribution.

G. SIGNAGE

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

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 complements 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 project 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.