

CITY PLANNING COMMISSION

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

APPLICANT	Jon Berkley / Gervin Noffsinger 6125 Hazel Ave. Orangevale 95662
OWNER	Jon Berkley Management 6125 Hazel Av. Orangevale 95662
PLANS BY	W.M. Chambers/Assoc. P.O. Box 2107 Davis CA.
FILING DATE	1-15-88
ENVIR. DET.	Negative Declaration
REPORT BY	B.W.
ASSESSOR'S-PCL. NO.	252-321-34; 252-0340-17, 18

APPLICATION: A. Negative Declaration

- B. Amend North Sacramento Community Plans for 3.48± acres from Residential 11-21 DU/NA to Residential 11-29 DU/NA
- C. Rezone 3.48± acres from Multi-family (R-2B) to Multi-Family (R-3)
- D. Variance to waive 10 required parking spaces
- E. Variance to allow the construction of a eight foot high solid wall

LOCATION: 3332 and 3333 Del Paso Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 82 unit apartment complex.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (16-29 DU/NA)

Community

Plan Designation: 1984 North Sacramento Community Plans --- Residential 11-21 DU/NA

Existing Zoning of Site: R-2B

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Creek & Easement, Residential; R-1
South: Vacant, S.P.R.R.; R-1, R-2B
East: Residential; R-1
West: " " "

Setbacks: Required Provided

Front:
Side(Int):
Side(St):
Rear:

Parking Required: 128 spaces (1.5 / 120 + 1 space per 15 units)

Parking Provided: 118 spaces

Property Dimensions: irregular

Property Area: 3.48 ± acres

Density of Development: 24 d.u. per acre

Square Footage of Building: 675 sq. ft - 868 sq. ft

Height of Building: 23' - two story

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Horizontal lap siding / Grey masonry

Roof Material: Comp. roof

APPLC. NO. P88-309 **MEETING DATE** 11-10-88 **ITEM NO.**

00496

C. Side Plan Design

The site development plan indicates that of the 82 units, 40 will be one bedroom, 1.3 bath, 16 will be two bedroom, one bath, and 26 will be two bedroom, 1.3 bath. The units will be contained in 18 buildings on the two lots. The buildings consist of two story, wood frame structures with lap siding and composition roofs. All units will have over-size balconies and patios. Other amenities include cabana recreational area, laundry room and a pool area. The units will range in size from 684⁷⁵ to 854 sq. ft. of floor area.

Further review of the site plan shows that the lots are bisected by a 75 foot wide public utility easement (P.U.E.) in which the applicant cannot locate any structures. The applicant proposes to utilize the P.U.E. for parking lot, driveways and landscaped area.

The site plan shows a lack of shading of the parking area. The applicant must be able to comply with the 50% parking lot shading requirement of the Zoning Ordinance. The applicant shall submit a landscape and

irrigation plan prior to issuance of building permits.

The building layout tends to create a situation in which those residents of the units located at the southwest corner of the site (north side of Del Paso Boulevard) might prefer parking along Del Paso Boulevard instead of the lot. The current distance of the units to the parking lot almost 135 feet. Staff recommends that the site plan be revised indicating the relocation of the parking area to the subject lot north of Del Paso Boulevard.

a variance to waive 10 required parking spaces on the subject lots.

The proposed project would be 24 dwelling units per acre or 11% greater density than is allowed by the Community Plan and the Zoning Ordinance.

The applicant could develop 13 units with the present R-2B zoning. The applicant is requesting eighteen less units than the maximum allowed under the proposed R-3 zoning. Planning Staff supports the applicant's request for a rezone since the multiple-family development planned for the area will utilize vacant space and has taken a positive approach towards the infill incentives.

The project site does meet the criteria which determines whether or not a parcel qualifies as an infill site, which includes:

1. The site is surrounded on at least three sides by development.
2. The adjoining development conforms with the applicable Community Plan or the General Plan.
3. The lot has City sewer, water and drainage services or is within a proposed or existing assessment district for such service.
4. The current or proposed sewer, water and drainage services are capable of serving the proposed development.

In addition, the project provides for the development of two irregularly shaped lots and provides for the construction of multi-family housing which is located within walking distance of the proposed Light Rail Station at I-80 and Marconi Avenue.

Project evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two vacant lots which total 3.48± acres located in Garden Apartment (R-2B) zone. The site is designated Medium Density Residential (16-29 DU/NA) by the General Plan and Residential (11-21 DU/NA) by the 1984 North Sacramento Community Plan. The site is surrounded by light density single family residential uses to the west, east and south. Arcade Creek borders the site on the north. The subject site is within an infill designated area and is eligible for infill incentives.

B. Applicant's Request

The applicant is requesting the necessary entitlements ~~permit~~ to develop a 82 unit apartment complex on the subject lots. In order to develop this 82 unit apartment complex on the subject lots, the applicant must rezone the 3.48 acres from R-2B (11-21 DU/NA) to R-3 (11-29 DU/NA). An amendment to the North Sacramento Community Plan from Residential 11-21 DU/NA to Residential 11-29 DU/NA is also required. The previously approved variance to construct an eight foot wall was requested by the applicant. In addition, the applicant is requesting

background information: On October 10, 1985, the Commission approved a special permit for 25% infill density bonus for a 82 unit apartment complex and a variance to allow the construction of an eight foot high solid wall located at 3332 and 3333 Del Paso Boulevard, west of Craigmont Street (PB5-373). ^{INSETE} ¹ ¹² The Residential Land Use Element of the 1988 General Plan identified the following policy statement: "Projects developed under infill provisions will be eligible for certain incentives other than a density bonus which will not be appropriate in this specific location due to factors affecting the property". The subject site is adjacent to the McClellan Air Force Base, therefore, ~~this~~ the above policy applies. Staff has met with the applicant and the requested entitlements has been agreed upon.

insert (A)

The special permit has since expired, therefore, requiring the applicant renewal of the permit prior to issuance of ~~any~~ building permits.

~~Section 10.1~~

Subsequent to the approval, policy language has been approved in the recently adopted 1988 General Plan, regarding specific areas adjacent to the McClellan Air Force Base. (start next sentence "The Residential")

parking
or
man

5

The southern subject lot (Craigmont St to the east) indicates ~~8~~ 8 compact spaces fronting on Craigmont street. The zoning ordinance requires ~~as a minimum~~ back up space in parking areas.

00502

Environmental Discussion For Staff Report

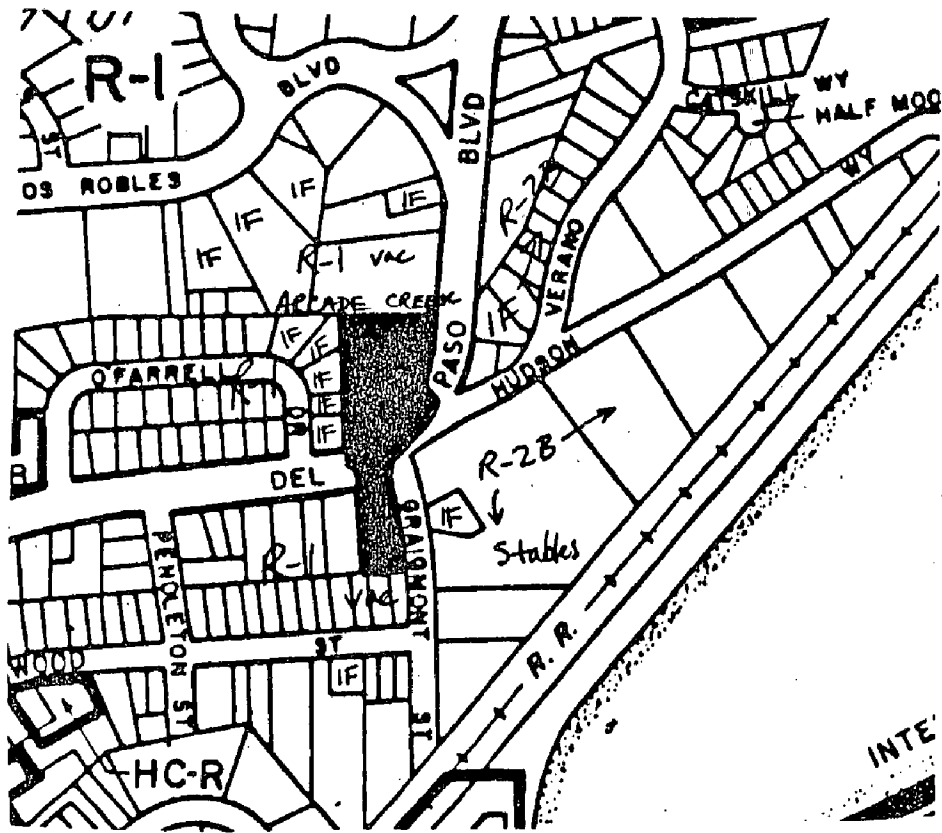
The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment. Therefore a Negative Declaration has been prepared. In compliance with Section 15070 (b) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated 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.

- I. All windows shall be double-pane insulating type windows with weather seals equal to Schlage Co. Hi-Fin-Seals or equivalent; and
- II. All units must be equipped with the mechanical ventilation systems which will allow the residents to keep their windows closed while still maintaining satisfactory indoor air quality. Design requirements for such ventilation systems are found in the Uniform Building Code (UBC), 1976 Edition, Section 1305:

"In-lieu of required exterior openings for natural ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing two air changes per hour in all guest rooms, dormitories, habitable rooms, and in public corridors. One-fifth of the air supply shall be taken from the outside."

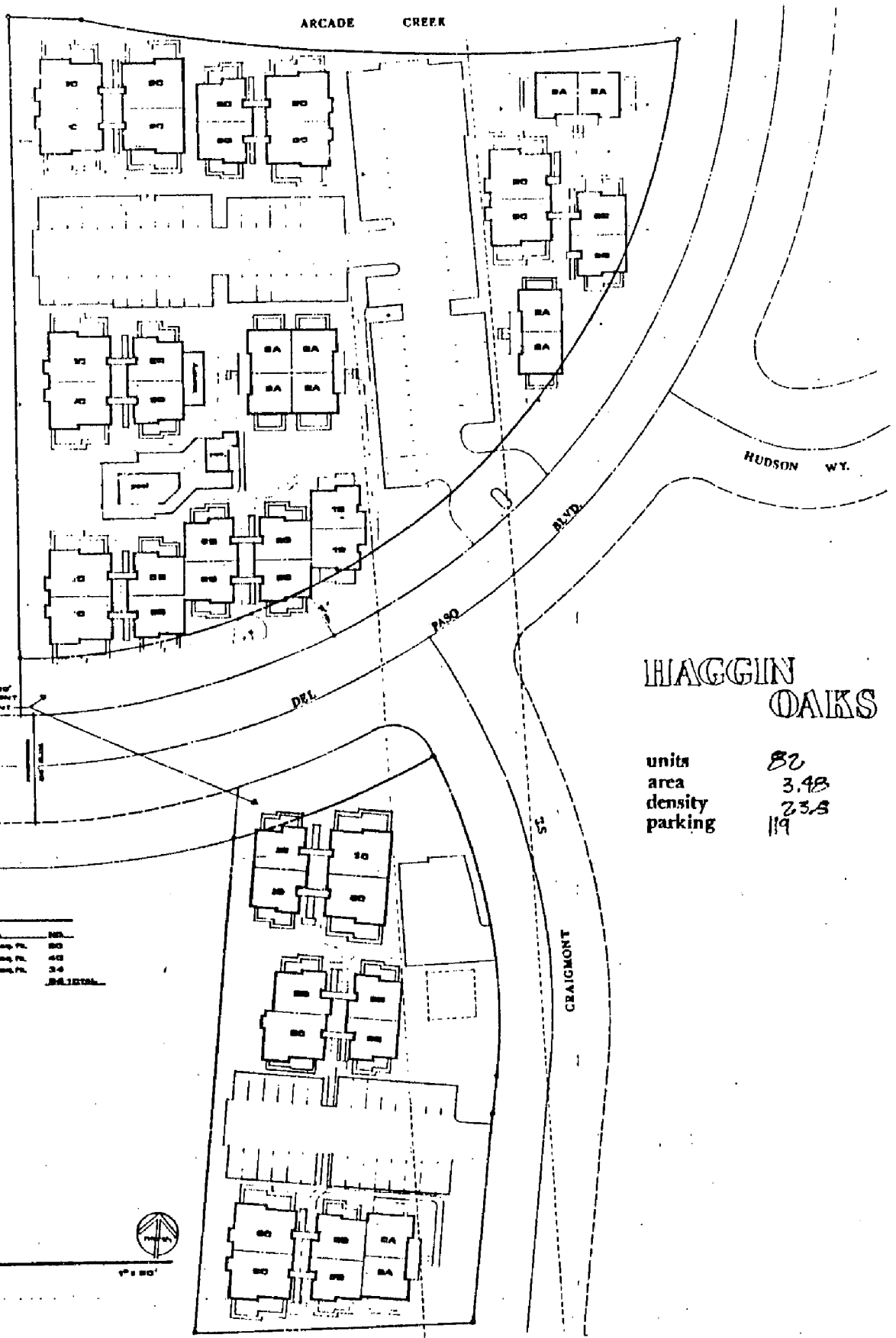
Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, 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.

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LAND USE & ZONING MAP



HAGGIN OAKS

units 80
 area 3.48
 density 23.3
 parking 119

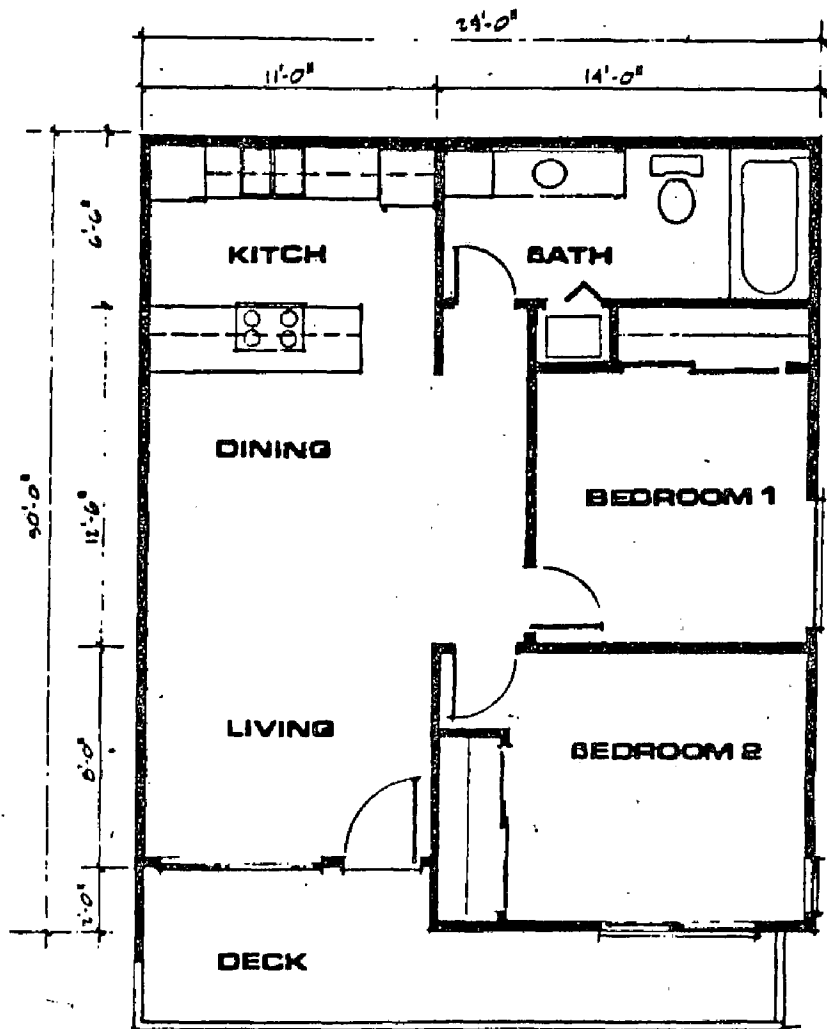
Proposed Units

UNIT	TYPE	AREA	NO.
UNIT A	1brn/1ba	77 sq. ft.	80
UNIT B	2brn/1ba	80 sq. ft.	40
UNIT C	3brn/1ba	88 sq. ft.	34
			TOTAL

Site Plan



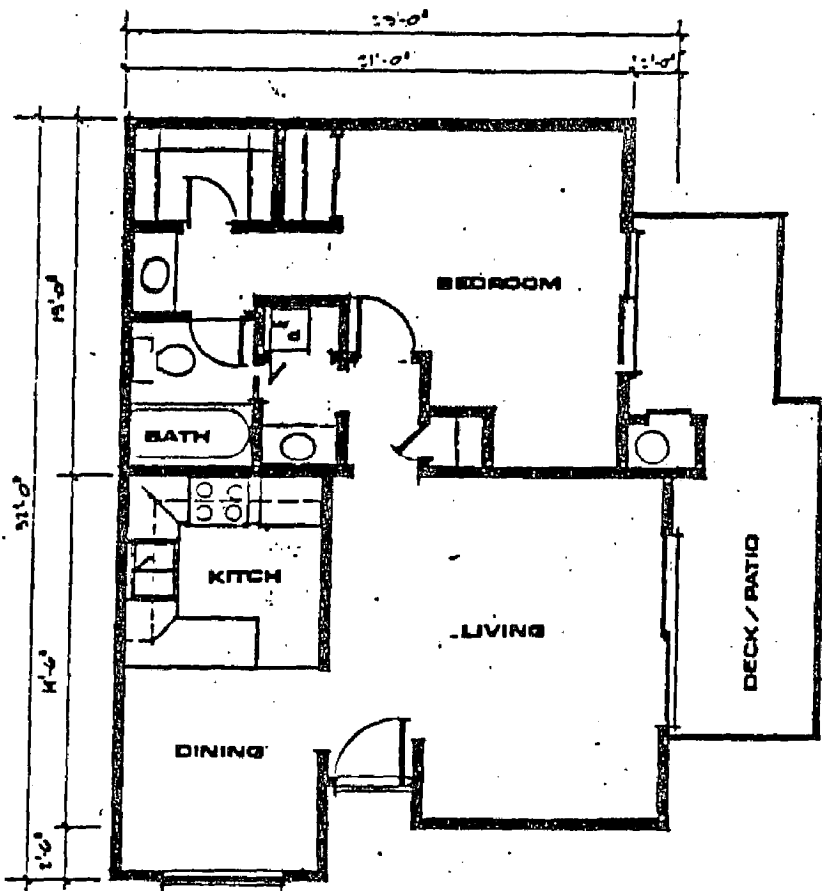
FLOOR PLANS



UNIT A 2 BEDROOM/1 BATH
748 SF

00567

FLOOR PLANS



UNIT B 1 BEDROOM / 1 BATH
664 S.F.

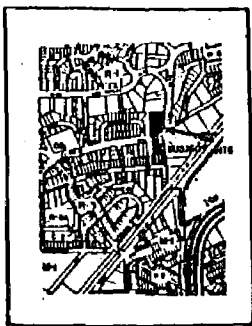
00508

P85-373

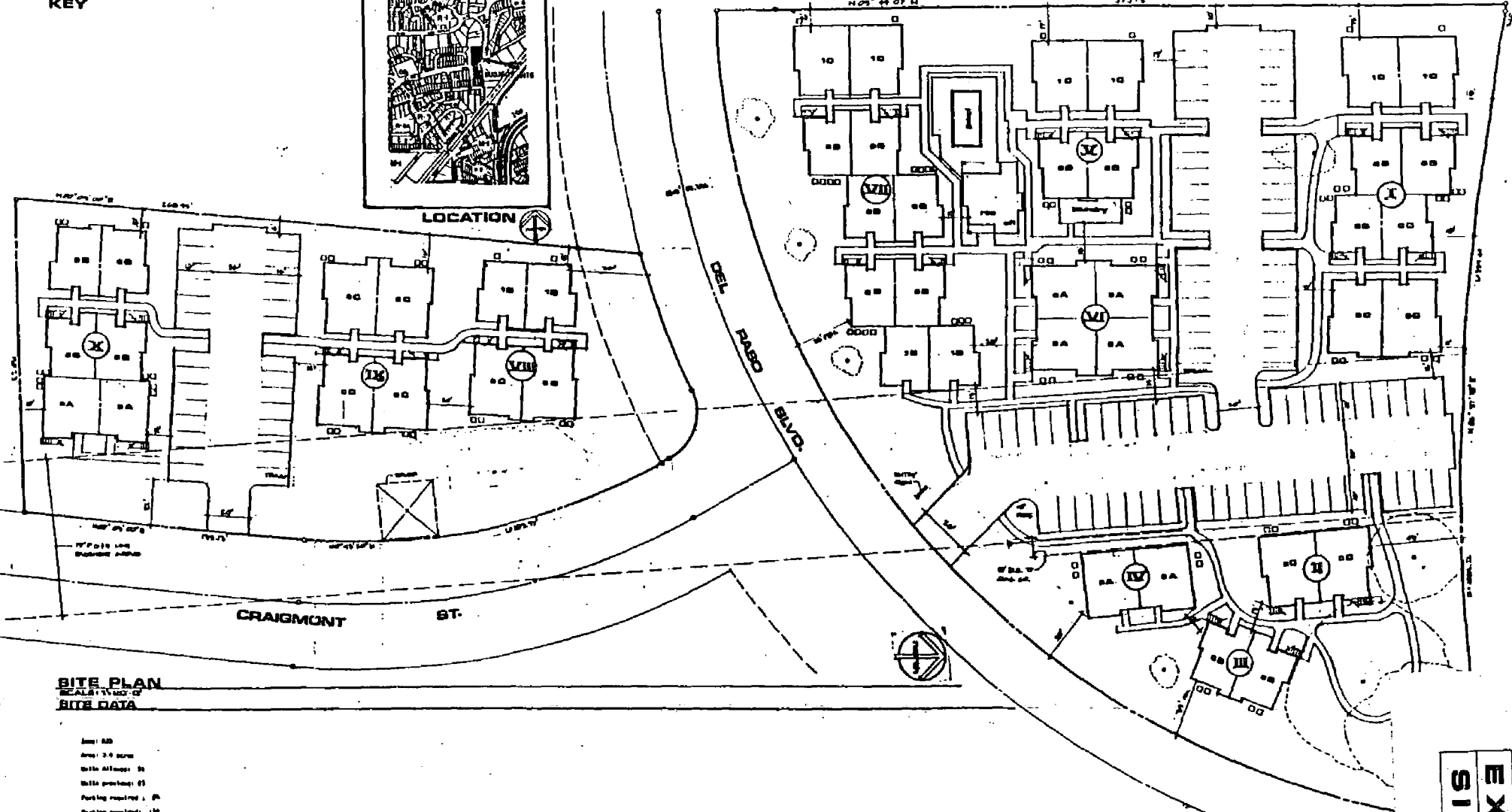
D-10-85

Item 17

KEY



LOCATION



SITE PLAN
SCALE: 1/4" = 1'-0"

SITE DATA

- Lot: 60
- Area: 2.4 acres
- With Allowance: 24
- With parking: 23
- Parking required: 24
- Parking provided: 23
- Total Square Footage: 60,116

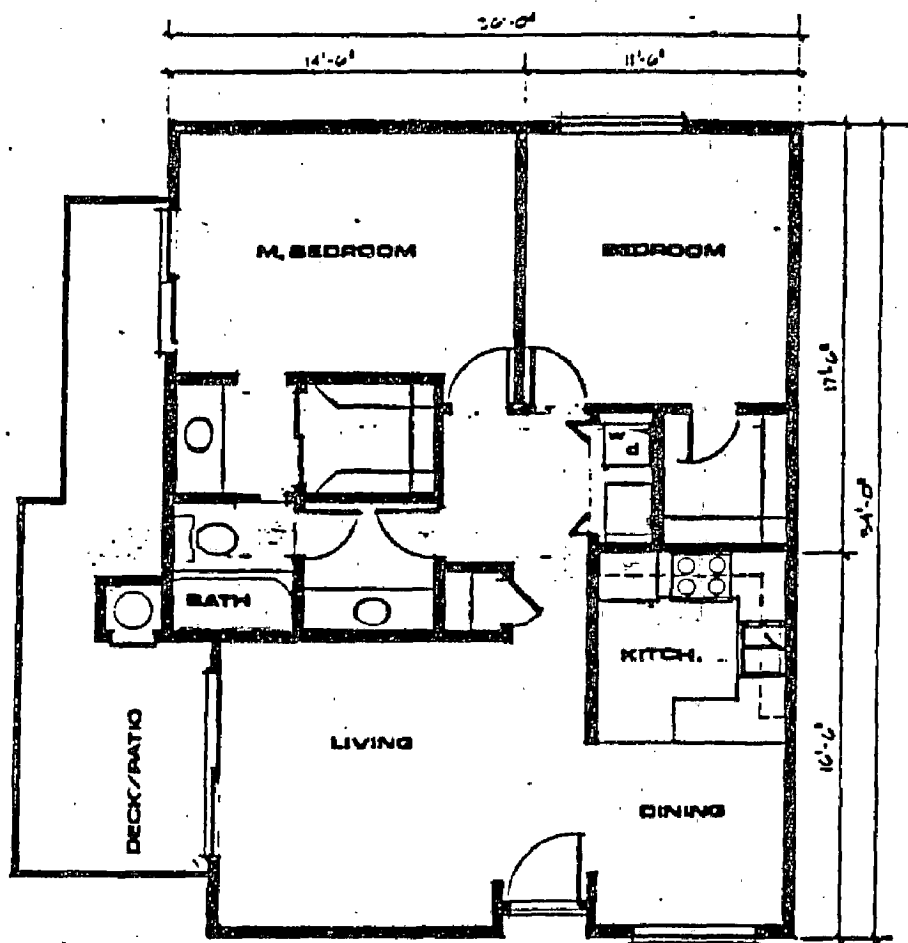
**HAGGIN OAKS
LUXURY APARTMENTS**
DEL PASO BLVD AND CRAIGMONT
SACRAMENTO CALIFORNIA

WM. CHAMBERS / ASSOCIATES
planning • design • construction
P.O. Box 8104 • Davis, CA
(916) 798-6820

**EXHIBIT A
SITE PLAN**

P 85373

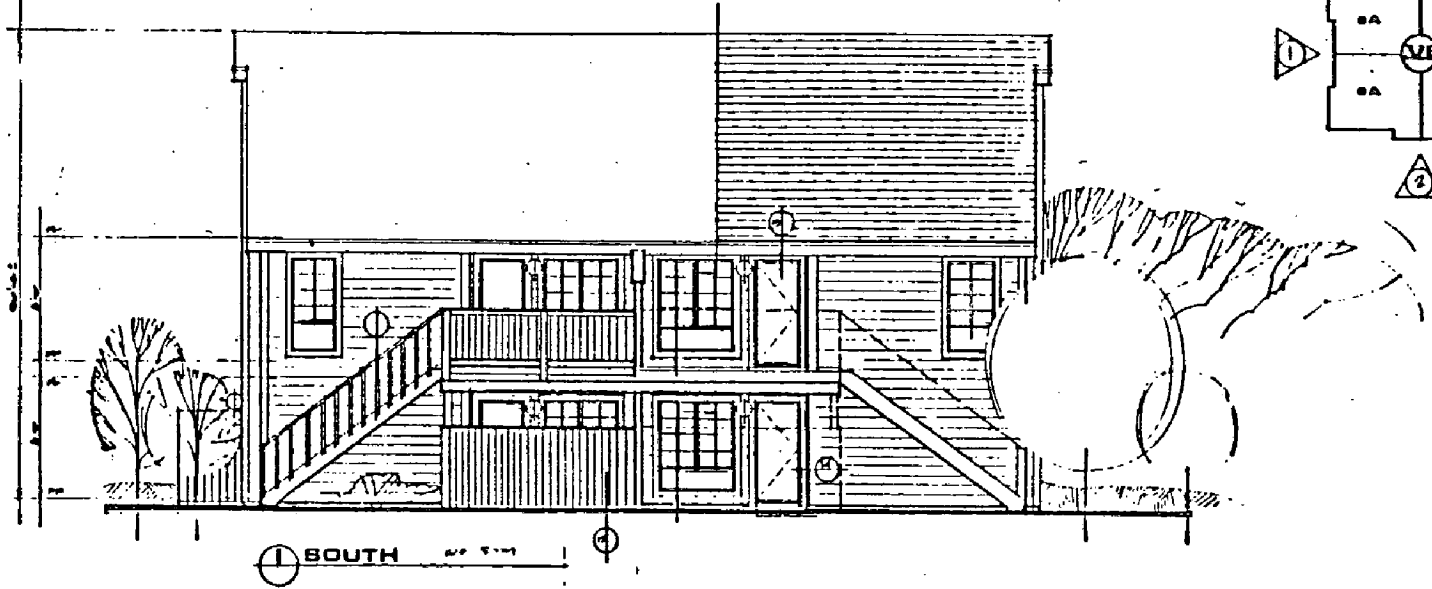
EXHIBIT B
FLOOR PLANS



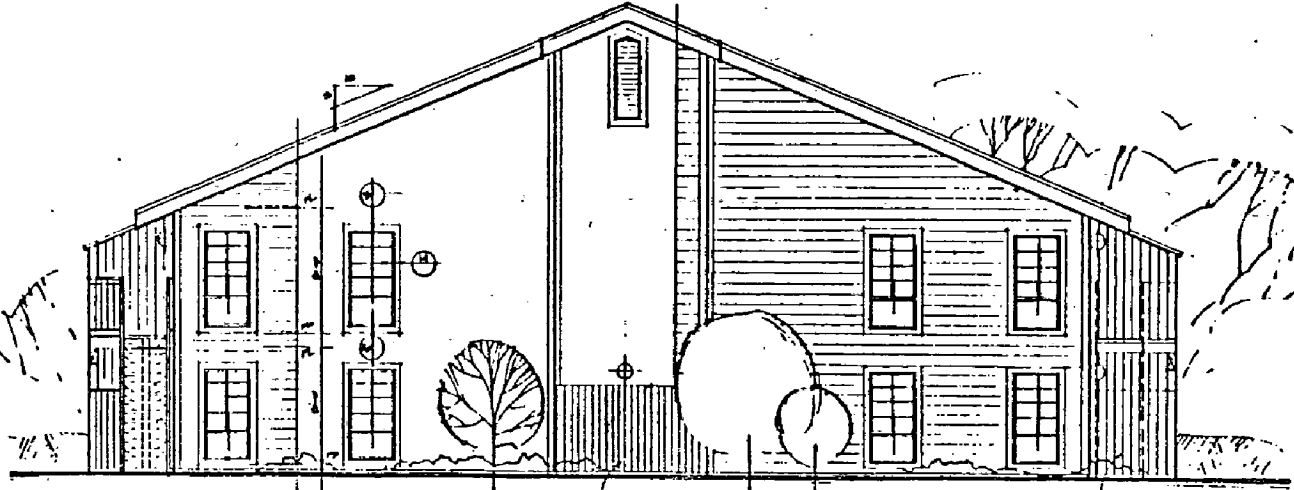
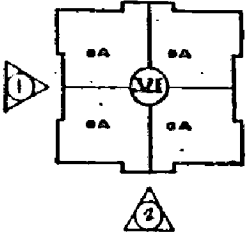
UNIT C 2 BEDROOM / 1 BATH
854 S.F.

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1 SOUTH

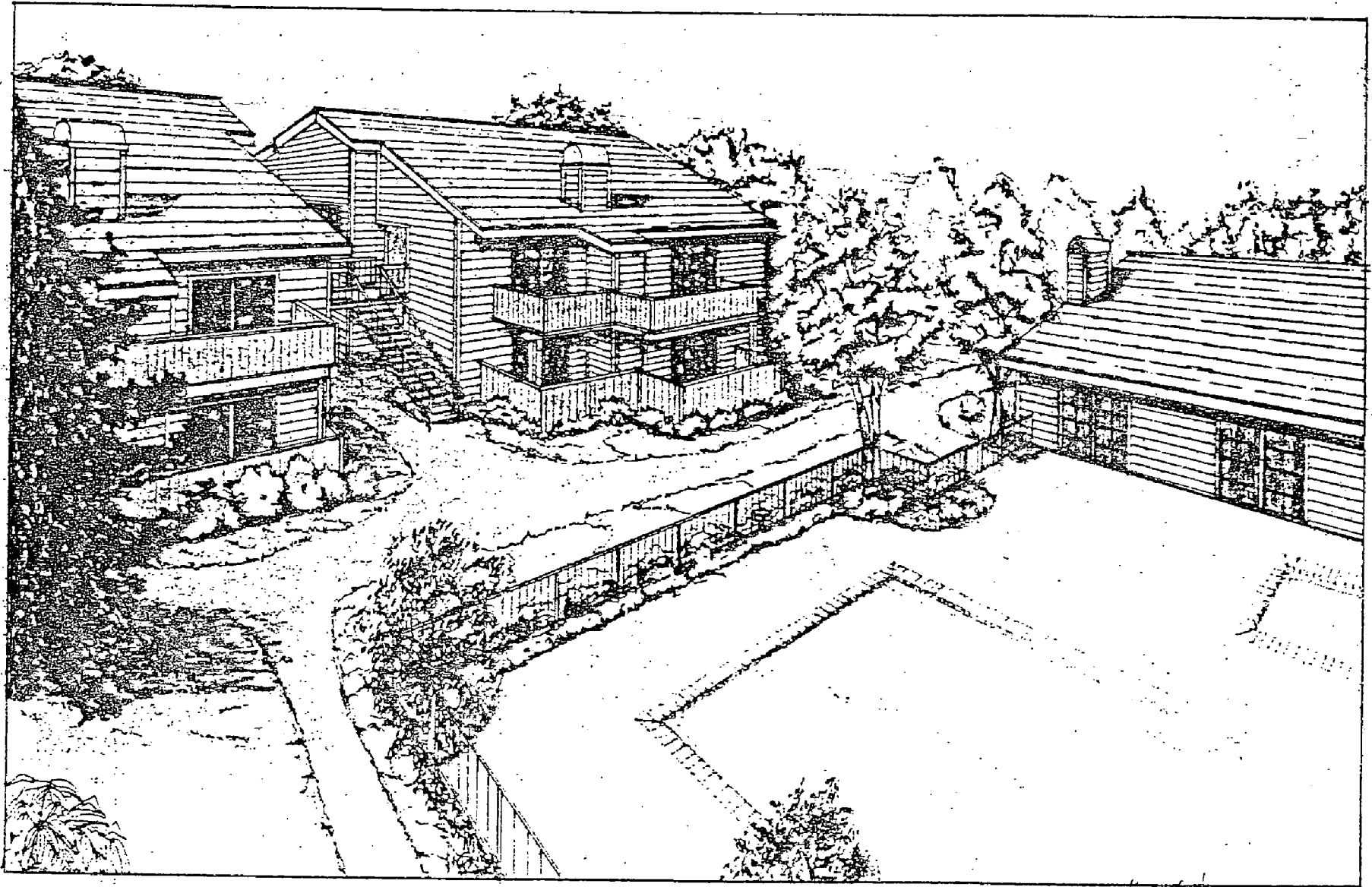


2 WEST

EXHIBIT C
ELEVATIONS

HAGGIN OAKS
JURY APARTMENTS
PASEO BLVD AND DRAUGHT

WHL CHAMBERS / ASSOCIATES
PLANNING • DESIGN • CONSTRUCTION
P.O. BOX 877 • BETHesda, MD



00512

Wilson Smith June 15, 1985