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# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

January 9, 1986

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Tentative Map (P85-454)

LOCATION: West side of Franklin Boulevard, 500+<sup>1</sup> north of Mack Road.

**FILED**

JAN 14 1986  
*Cont. to 1-28-86*  
 BY THE CITY COUNCIL  
 OFFICE OF THE CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

JAN 28 1986

OFFICE OF THE  
CITY CLERK

### SUMMARY

The applicant is requesting a tentative map to develop 172 airspace condominiums. The Planning Commission and staff recommend approval of the request with conditions.

### BACKGROUND INFORMATION

The project is a reapplication for a 172 unit airspace condominium project originally approved by Council in May of 1981, but which has since expired. Surrounding land uses include single family residences, apartments and residentially zoned vacant land. The Planning Commission found the proposed project to be compatible with these surrounding developments and has approved a Special Permit, subject to conditions for the condominium project. The Planning Commission has reviewed the tentative map and recommends approval with conditions.

### VOTE OF THE PLANNING COMMISSION

On December 5, 1985, the Planning Commission voted eight ayes and one absent to recommend approval of the request.

City Council

-2-

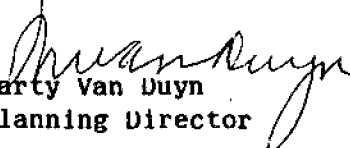
January 9, 1986

RECOMMENDATION

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

- 1. Ratify the Negative Declaration; and
- 2. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER C. SLIPE  
 CITY MANAGER

LP:lao  
 attachments  
 P85-454

January 14, 1986  
 District No. 7

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE December 15, 1985

ITEM NO. 239 FILE # 85-454  
M \_\_\_\_\_

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

Location: West side of Franklin Boulevard, 500' north of Mack Road

Recommendation:  
 Favorable w/cond.  
 Unfavorable  Petition  Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	<u>absent</u>			
Goodin	✓			
Holloway	✓			
Hunter	✓			
Ishmael	✓			✓
Ramirez	✓			
Simpson	✓		✓	
Augusta	✓			

- 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
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

# RESOLUTION No. 86-058

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE WEST  
SIDE OF FRANKLIN ROAD, 500+' NORTH OF MACK ROAD

**APPROVED**  
BY THE CITY COUNCIL

JAN 28 1986

OFFICE OF THE  
CITY CLERK

(P 85-454) (APN: 119-070-36)

WHEREAS, the City Council, on January 14, 1986, held a public hearing on the request for approval of a tentative map for property located on the west side of Franklin Boulevard, 500+' north of Mack Road :

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 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 therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

- f. 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;
- g. Meet all County Sanitation District requirements;
- h. Provide a bus turnout on the west side of Franklin Boulevard across from Boyce Drive to the satisfaction of Regional Transit.
- i. Prepare a right-of-way study of Franklin Boulevard and dedicate right-of-way as per study on file with the City.
- j. 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.
- k. 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.

Informational Item: Project shall be coordinated with Franklin Boulevard widening project currently under construction at this location. Water mains on-site will be publicly owned.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-454

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 1965 Southgate Community Plan designate the subject site for low density multiple family 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 the filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. 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;
  - d. 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;
  - e. 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;

P85-454

SCALE: 1"=100'



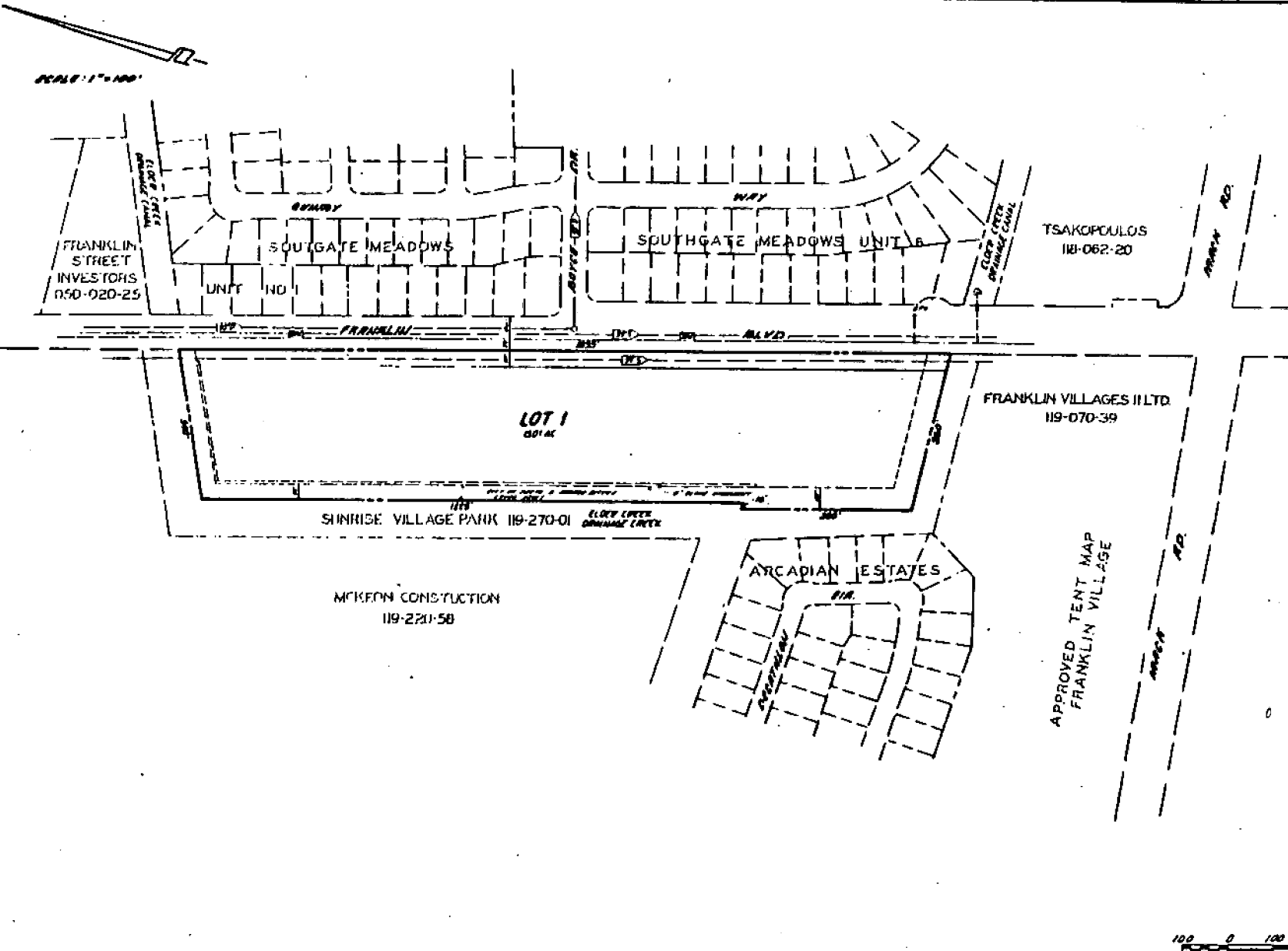
**UTILITIES**  
SACRAMENTO WATER SUPPLY CO.  
SACRAMENTO GAS & ELECTRIC CO.  
SACRAMENTO MUNICIPAL WASTE DISTRICT

**REGULATORY**  
SACRAMENTO WATER SUPPLY CO.  
SACRAMENTO GAS & ELECTRIC CO.  
SACRAMENTO MUNICIPAL WASTE DISTRICT

**REGULATORY**  
CITY OF SACRAMENTO  
CITY OF SACRAMENTO

**ELECTRICITY**  
SACRAMENTO MUNICIPAL WASTE DISTRICT  
**GAS**  
PACIFIC GAS & ELECTRIC  
**SEWER**  
CITY WASTE BOARD DISTRICT

**SEWER**  
CITY OF SACRAMENTO  
**SEWER**  
CITY OF SACRAMENTO  
**SEWER**  
CITY OF SACRAMENTO  
**SEWER**  
CITY OF SACRAMENTO



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P85-454

NO.	DESCRIPTION	DATE	SCALE	DESIGNED BY	CHECKED BY	DATE	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED	DATE	TENTATIVE MAP FRANKLIN VILLAGE UNIT 364 CITY OF SACRAMENTO CALIFORNIA
			SCALE	DESIGNED BY	CHECKED BY	DATE				

P 05454

# CITY PLANNING COMMISSION

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

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**APPLICANT** Morton & Pitalo, Inc., 1430 Alhambra Boulevard, Sacramento, CA  
**OWNER** Big Mack Duplex, Ltd., 5855 Auburn Boulevard, Sacramento, CA 95816  
**PLANS BY** Sandy & Babcock, 1349 Larkin Street, San Francisco, CA 95109 & Applicant  
**FILING DATE** 10-27-85 **ENVIR. DET.** 11-25-85 **REPORT BY** JP:sg  
**ASSESSOR'S-PCL. NO.** 119-070-36

- APPLICATION:**
- A. Negative Declaration
  - B. Tentative Map
  - C. Special Permit to develop 172 condominiums

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

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop 172 airspace condominiums on 13+ vacant acres in the Townhouse (R-1A) zone.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1965 Southgate Community

Plan Designation: Low Density Multi-Family  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-3-R	Front:	25'	30'
South: Vacant; R-1A	Side(Int):	5'	15' from canals
East: Single family; R-1	Rear:	15'	40'
West: Vacant; R-1 & R-1A			

Parking Required: 172 spaces  
Parking Provided: 301 spaces  
Property Dimensions: Irregular  
Property Area: 13++ acres  
Density of Development: 13.2 d.u. per acre  
Square Footage of Building: 750 sq. ft. to 1,070 sq. ft.  
Height of Building: 2 story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Wood and stucco

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

**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 have since expired and the applicant is now reapplying for those entitlements.

**APPLC. NO.** P85-454 **MEETING DATE** December 5, 1985 **ITEM NO.** 23

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

- A. 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 and the 1965 Southgate Community Plan designation is for Low Density Multi-Family.

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 Southgate 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. Site Plan Design

The submitted site plan indicates a 30 foot building setback from the Franklin Boulevard right-of-way. Staff recommends that this area be landscaped with a variety of trees and shrubs and minimum four foot high undulating berms. 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 sites 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.

Trash enclosure facilities and bicycle parking areas have not been indicated on the submitted site plan. A swimming pool and pond are 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.

The Traffic Engineering Division has reviewed the submitted site plan and requires the three driveway entrances to be 35 feet wide. The center divider of the main driveway shall be prohibited from being located within 50 feet of the Franklin Boulevard property line. 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.

The site plan indicates 172 covered and 129 uncovered parking spaces for a total of 301 spaces. These spaces will meet the 1:1.5 parking ratio recommended for multiple family developments.

In revising the submitted site plan the applicant should conform to the guidelines of the attached Multiple Family Residential Design Criteria (Exhibit D).

- C. Building Design

The applicant proposes to construct the condominium structures utilizing horizontal wood siding and stucco. Staircase railings and patio and balconies

are also proposed to use wood exteriors. 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.

Specific plans have not been submitted for carports, trash enclosure facilities, recreational facilities nor bicycle enclosure facilities. Specific elevations and locations for these facilities shall be submitted for the 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 D).

D. 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 proposed project will not have a significant adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Recommend approval of the tentative map, subject to conditions;
- 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. 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;
- 4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized

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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;

- 5. 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;
- 6. 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;
- 7. Meet all County Sanitation District requirements;
- 8. Provide a bus turnout on the west side of Franklin Boulevard across from Boyce Drive to the satisfaction of Regional Transit.
- 9. Prepare a right-of-way study of Franklin Boulevard and dedicate right-of-way as per study on file with the City.
- 10. 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.
- 11. 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.

Informational Item: Project shall be coordinated with Franklin Boulevard widening project currently under construction at this location. Water mains on-site will be publicly owned.

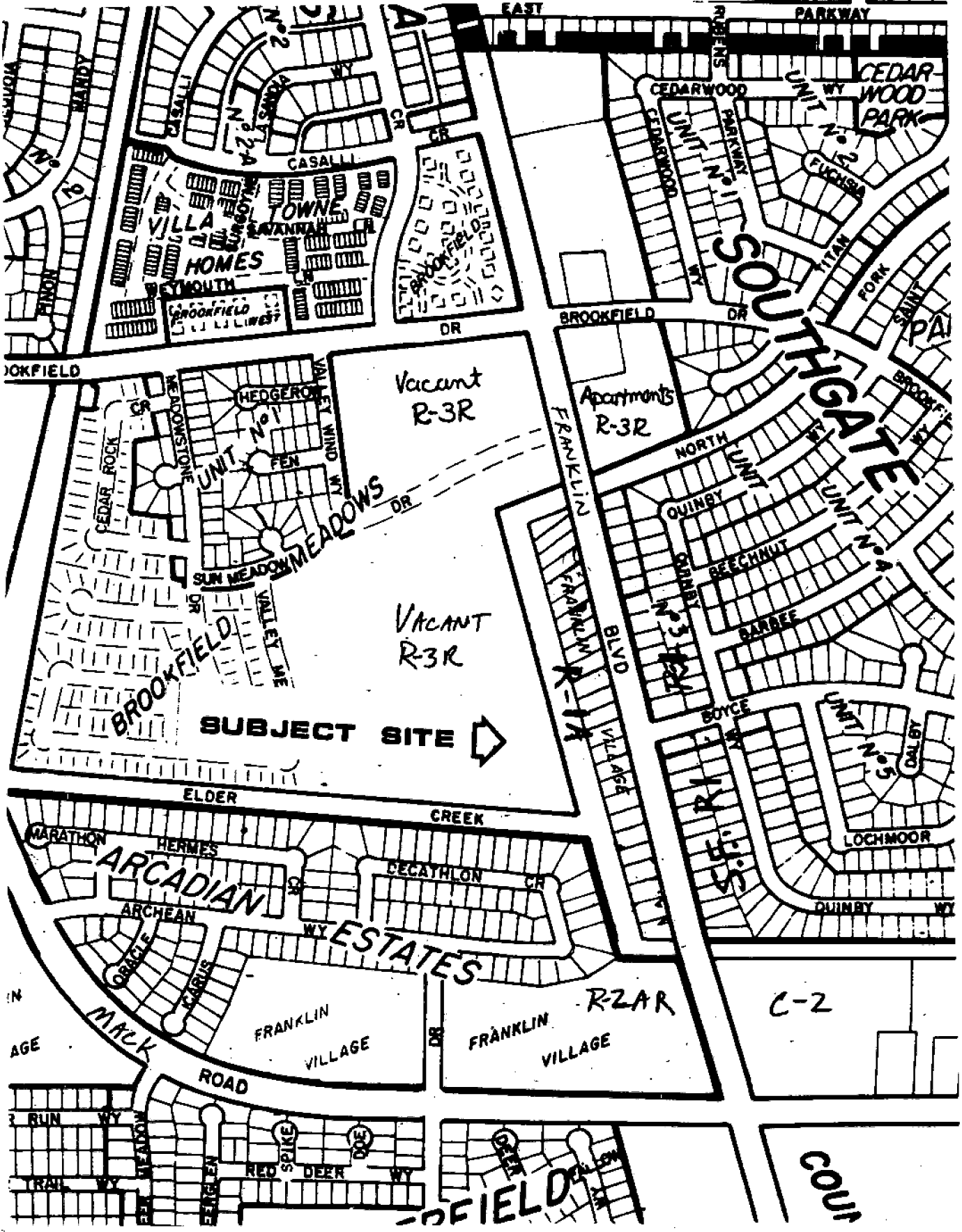
Conditions - Special Permit

- 1. Revised landscaped, 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 berms in the landscaped setback adjacent to Franklin Boulevard and large evergreen trees adjacent to the north, south and west property lines. Walkway 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 Engineering Division.

4. All roofs shall be covered with wood shake, shingle, tile material or heavy butt composition shingle that is approved by the Planning Director.
5. The project shall conform to the attached Multiple Family Residential Design Criteria (Exhibit D).

Findings of Fact - Special Permit

1. The project, as conditioned, is based on sound principles of land use in that the proposed condominium development is compatible with the surrounding residential land uses which consist of single family residents, apartments and vacant land zoned for residential uses.
2. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
  - a. adequate on-site parking and landscaping will be provided throughout the project; and
  - b. the proposal will not significantly alter the characteristics of the area.
3. The proposal is consistent with the 1974 General Plan and 1965 Southgate Community Plan which designate the site for residential uses.



VICINITY - LAND USE - ZONING

P85-454

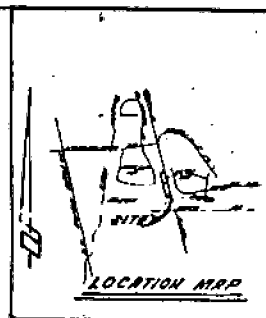
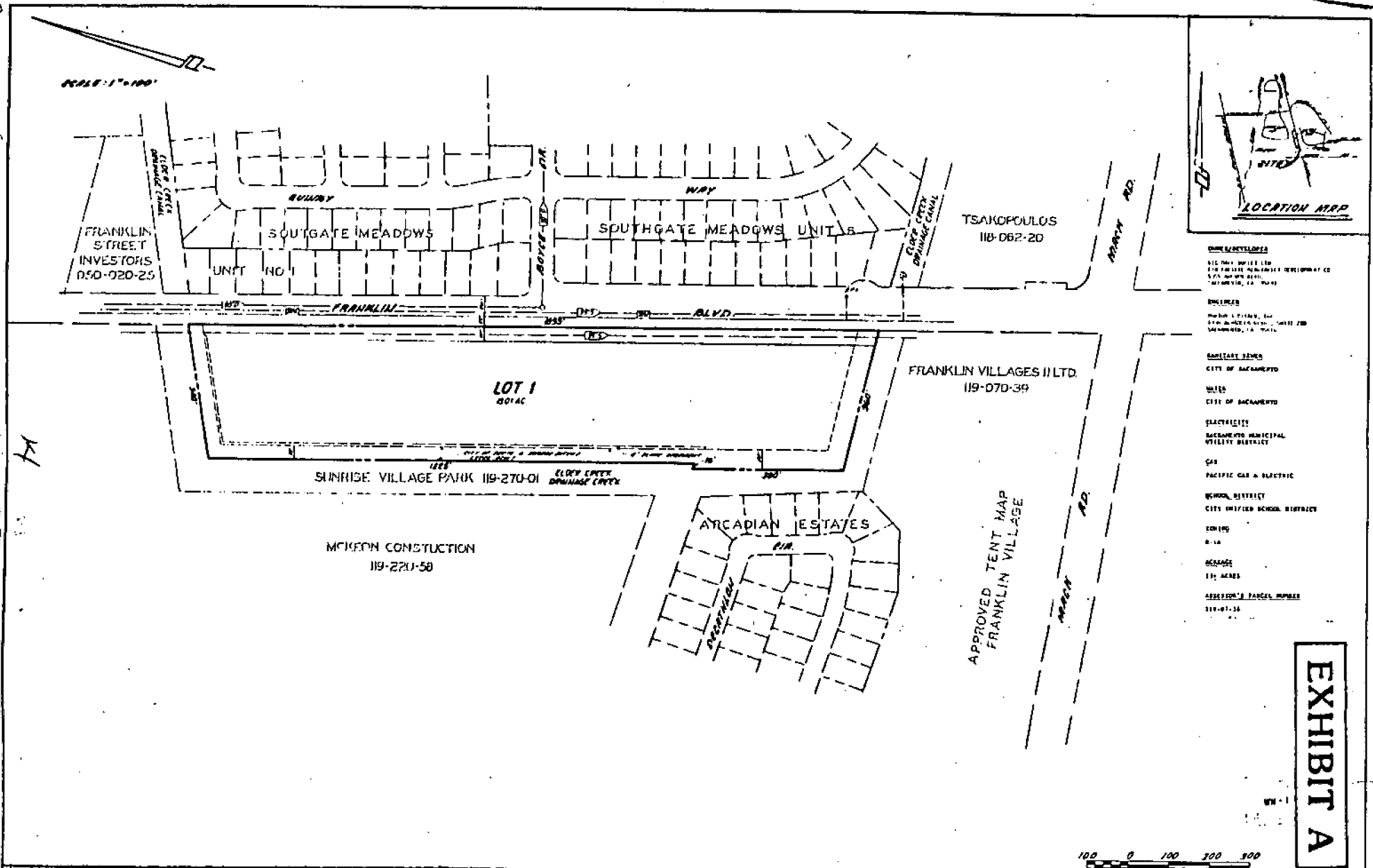
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- UTILITIES/DEVELOPER**
- SIC MAY 1981 LTR  
 210 PUBLIC WORKS DEVELOPMENT CO  
 1575 ANNE ST  
 METROVIA, CA 92551
- ENCLOSURES**
- Public Utility, for  
 1500 W. 15th St., Suite 200  
 San Diego, CA 92101
- SEWERAGE SYSTEM**
- CITY OF SACRAMENTO
- WATER**
- CITY OF SACRAMENTO
- ELECTRICITY**
- SACRAMENTO MUNICIPAL  
 UTILITY DISTRICT
- Gas**
- PACIFIC GAS & ELECTRIC
- SCHOOL DISTRICT**
- CITY UNIFIED SCHOOL DISTRICT
- OWNER**
- M-14
- ACREAGE**
- 1.15 ACRES
- ASSessor'S PARCEL NUMBER**
- 119-071-36

EXHIBIT A

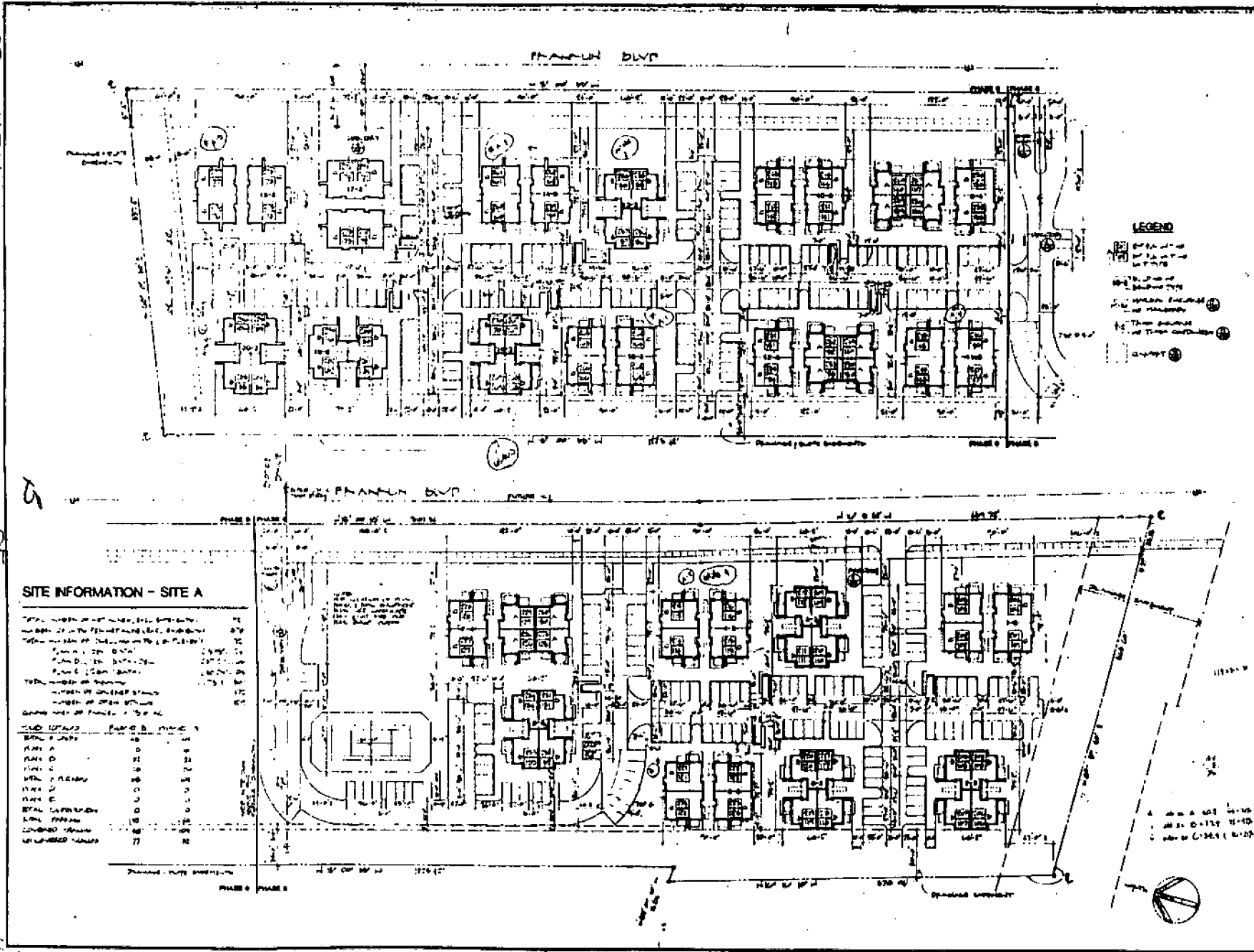
NO.	DESCRIPTION	DATE	BY	SCALE:	DATE BY <i>KMT</i>	PROJECT BY <i>CEJ</i>	 <b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING PLANNING SURVEYING	<b>TENTATIVE MAP</b> <b>FRANKLIN VILLAGE UNIT 3A</b> CITY OF SACRAMENTO, CALIFORNIA	SHEET NO. <i>1</i> OF <i>1</i>
NO.	DESCRIPTION	DATE	BY	SCALE:	DATE BY <i>KMT</i>	PROJECT BY <i>CEJ</i>			SHEET NO. <i>1</i> OF <i>1</i>

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12-5-85

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**SITE INFORMATION - SITE A**

TOTAL NUMBER OF UNITS (SEE SITE PLAN)  
 - 200 UNITS IN THE EXISTING BUILDING  
 - 100 UNITS IN THE PROPOSED BUILDING  
 TOTAL NUMBER OF UNITS TO BE DEVELOPED  
 300 UNITS  
 TOTAL NUMBER OF PARKING SPACES  
 300 SPACES  
 TOTAL NUMBER OF OFFICE SPACES  
 100 SPACES  
 TOTAL NUMBER OF OFFICE SQUARE FEET  
 100,000 SF

LAND USE	AREA (SQ FT)	PERCENT
RESIDENTIAL	100,000	100%
PARKING	100,000	100%
OFFICE	100,000	100%
LANDSCAPING	100,000	100%
UTILITIES	100,000	100%
UNDEVELOPED LAND	100,000	100%

**LEGEND**

- Site Boundary
- Easement
- Proposed Building
- Existing Building
- Parking Space
- Office Space
- Landscaping
- Utilities
- Undeveloped Land

DONALD SANDY  
AIA  
JAMES BABCOCK

**FRANKLIN VILLAGE**  
CALIFORNIA  
SACRAMENTO

**ju**  
MORTON S PITALO, INC  
SACRAMENTO, CALIFORNIA

SITE PLAN  
SITE A - PHASE 1

SCALE: 1" = 40'  
 1" = 40' 0" - 175' 0" - 15'  
 1" = 40' 0" - 175' 0" - 15'

DATE: 12/5/85  
 SHEET NO. 1 OF 1  
 SITE A

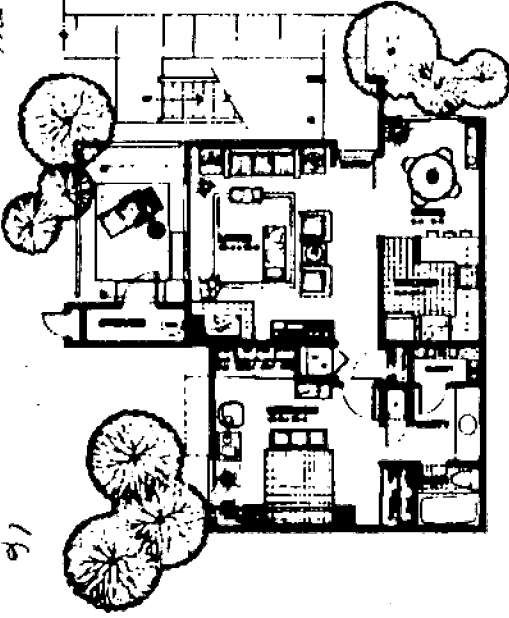
**EXHIBIT B**

P 85454

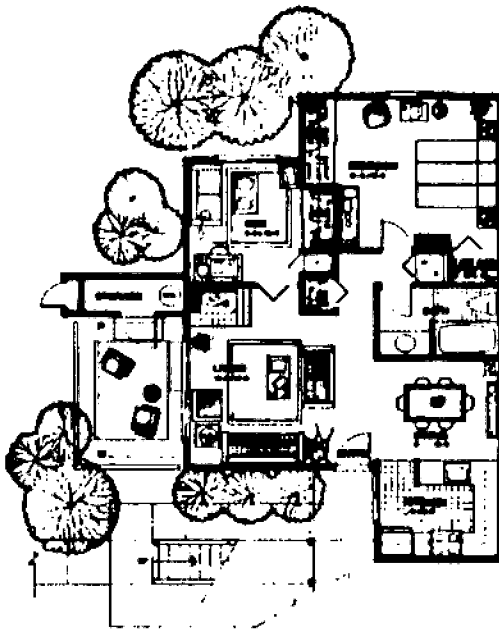
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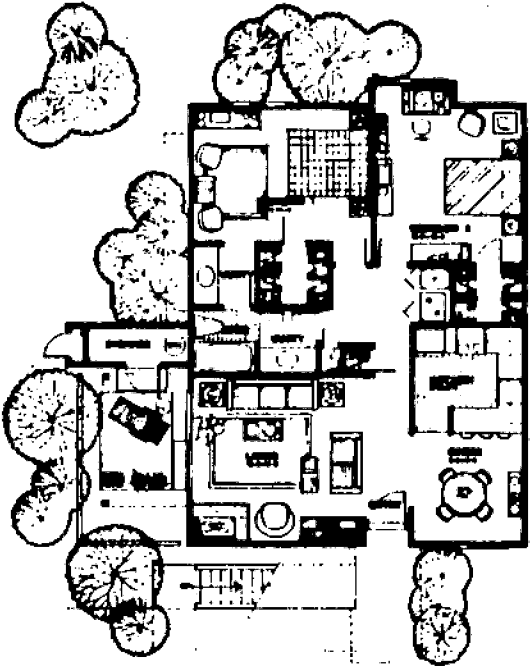
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**Unit A** First Floor Plan  
1 Bedroom / 1 Bath 700 Sq. Ft.



**Unit B** First Floor Plan  
1 Bedroom, Den / 1 Bath 620 Sq. Ft.



**Unit C** First Floor Plan  
2 Bedrooms / 1 Bath 1010 Sq. Ft.



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DS454

# FRANKLIN VILLAGE

CALIFORNIA

SACRAMENTO

EXHIBIT C

ARTHUR W. GUZZARD  
AND ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS, LAND PLANNERS  
SAN FRANCISCO, CALIFORNIA

RONALD SANDER, AIA  
JAMES A. BARCOO  
ARCHITECTS/PLANNERS  
SAN FRANCISCO, CALIFORNIA



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MULTIFAMILY RESIDENTIAL DESIGN CRITERIA  
P85-454

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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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, shingle or tile material, or heavy butt composition shingle, 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 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.

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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 non-residential 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

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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 demensions 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

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.

# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: DS 11/1/85

Project Location West side Franklin Boulevard, 500+ ft. N. of Mack Rd. **P 85-454**

Assessor. Parcel No. 119-070-36

Owners Big Mack Duplex, Ltd. Phone No. \_\_\_\_\_

Address 5855 Auburn Boulevard, Sacramento, CA 95816

Applicant Morton & Pitalo, Inc. Phone No. \_\_\_\_\_

Address 1430 Alhambra Boulevard, Sacramento, CA 95816

Signature \_\_\_\_\_ C.P.C. Mtg. Date 12/5/85

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

**Filing Fees**

	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec 11/25/85</u>	<u>12/5/85</u>	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
( ) _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map to subdivide 13+ ac. into 172 airspace condominiums in R-1A zone	<u>RAC</u>	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Special Permit to develop 172 condominium units in R-1A zone	<u>AC</u>	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. \_\_\_\_\_  
By/date DS 11/1/85

**Key to Entitlement Actions**

- |                                    |   |  |
|------------------------------------|---|--|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |  |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. 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.

Gold - applicant receipt    White - applicant permit

Yellow - department file

Pink - permit book

**P 85-454**

February 3, 1986

Big Mack Duplex, Ltd.  
5855 Auburn Boulevard  
Sacramento, CA 95816

Dear Gentlemen:

On January 28, 1986, the Sacramento City Council took the following action(s) for property located on the west side of Franklin Boulevard, 500± feet north of Mack Road:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 13± acres into 172 airspace condominiums in the Townhouse, R-1A zone. (D7) (P-85454)

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana  
City Clerk

LM/lh/#26

Enclosure

cc: Planning Department  
Morton & Pitalo, Inc., 1430 Alhambra Boulevard, Sacramento, CA 95816