

REPORT AMENDED BY STAFF 11-12-87
CITY PLANNING COMMISSION

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

APPLICANT Wong & Associates, 1211 H Street, Suite F, Sacramento, CA 95814
OWNER Ashley Properties, 3001 P Street, Sacramento, CA 95815
PLANS BY Wong & Associates, 1211 H Street, Suite F, Sacramento, CA 95814
FILING DATE 7/24/87 ENVIR. DET. 8/17/87 REPORT BY SD:vf
ASSESSOR'S PCL. NO. 265-0279-011

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 1+ vacant acre from Standard Single Family (R-1) to Multi-Family (R-2B; 2,000 sq. ft. unit)
 - C. Tentative Map (P87-341)
 - D. Special Permit to develop 21 apartment units on four lots and a common lot in the R-2B zone.

LOCATION: 2840 Taft Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop 21 apartment units on four lots and a common lot in the R-2B zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community
Plan Designation: Residential 11-21 du/ac
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Church parking; R-2B	Front:	25'	25'
South: Single Family; R-1/R-1A	Side(Int):	5'	7.5'
East : Warehouse; M-2			
West : Single Family; R-1	Rear:	15'	15'

Parking Required: 33 spaces
Parking Provided: 37 spaces
Property Dimensions: 150' x 300'
Property Area: 1.03+ acres
Density of Development: 21 d.u. per acre
Square Footage of Units: 960 sq. ft.
Height of Building: 2 story - 27 ft.
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Exterior Building Materials: Wood frame and stucco
Roof Material: Shake shingle

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 12, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for 11 to 21 dwelling units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by single family uses zoned R-1 to the south and west, warehousing zoned M-2 to the east and church parking zoned R-2B to the north. The subject site is currently zoned Standard Single Family (R-1). The applicant proposes Single Family (R-1). The applicant proposes to rezone the site to Multi-Family (R-2B, 2,000 sq. ft./unit) in order to develop 21 apartment units. Staff supports the rezoning request because it conforms to the community plan land use designation. In addition, it is compatible with the mixture of surrounding uses.

B. Tentative Map

The applicant proposes to subdivide the site into four building envelopes and a common lot containing parking, landscaping and recreational facilities. This arrangement allows for individual ownership of each apartment structure and common ownership of the parking/recreation/landscaping area. The applicant intends this ownership arrangement for small investors. Staff has no objection to this request.

C. Building Design

The applicant proposes three two story buildings with six units and one building, one and two story with three units. Building materials are to be of wood frame with earthtone colors. Roofing material is to be shake shingles. Side elevations have small paned windows. All units have two bedrooms and one bathroom.

There are two different elevations for the six unit structures. One unit has two front gables and the other has one front gable. Staff suggests that more interest would be provided if the two-gable structure were used twice, therefore, the end building, units 13 through 18, should be of the double gable elevation as well as the front building units, 1 through 6.

End elevations have small paned windows. This treatment should be carried to the front elevations.

Details have not been provided for the stairway and handrail treatment. Staff requests that wooden double-stringer stairways, handrails and verticals be used.

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Detailed plans were not included for the covered parking. Plans shall be submitted prior to issuance of building permits for the covered parking. Carports shall be similar in design and material to the proposed units and shall contain wood fascias.

Staff also suggests that front roof overhangs be extended flush with the outside of the stairway for both elevations.

To break up the rear elevation, staff suggests trees be planted along the northern property line. Detailed landscaping and irrigation plans shall be approved by staff prior to issuance of building permits.

Staff notes that the trash enclosure does not comply with zoning ordinance requirements. Plans shall be revised prior to issuance of building permits to indicate compliance with the zoning ordinance.

D. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in lieu fees are appropriate. Fees will be based upon .1848 acres of land multiplied by the per acre value established by the applicant's appraiser.

E. Flooding

A portion or all of the property may lie in zone X of FEMA (FIRM) flood map. The applicant should check with the City Engineer to determine what, if any, special measures must be taken.

ENVIRONMENTAL DETERMINATION: The Environment Coordinator has determined that the project will not have a significant affect on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends to the Commission the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the rezoning from standard single family (R-1) to multi-family (R-2B, 2,000 sq. ft./ unit).
- C. Recommend approval of the Tentative Map subject to conditions which follow:
- D. Approve the Special Permit subject to conditions and based upon findings of fact which follow.

Conditions-Tentative Map

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 drainage study for the review and approval of the City Engineer; may require off-site extensions and oversizing.
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments if necessary.
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 (.1848 ac.).
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 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.
7. Submit a soils test prepared by a registered engineer to be used in street design.
8. Place a note on the final map: Sale of individual units will require further subdivision and compliance with condominium conversion regulations.
9. Dedicate Lot 5 (common area) as a P.U.E. for underground electrical facilities and appurtenances. Excepting therefrom any building location.
10. Record C C & R's for maintenance of utilities, landscaping and parking with final map.
11. Dedicate a 12.5 foot easement along Taft Street.

Conditions - Special Permit

1. The double-gable elevations shall be used for units 1-6 and 13-18.
2. Roofing material shall be shake shingles.
3. The roof overhang for the front elevations shall extend out flush with the stairway handrail.
4. Stairways, handrails and verticals shall be of wood.
5. Stairways shall be double-stringer.
6. Small paned windows shall be used on the front and end elevations.
7. Detailed landscaping and irrigation plans shall be approved by staff prior to issuance of building permits; these plans shall include trees planted along the north property line to soften the appearance of the rear elevation.
8. Trash enclosure shall comply with zoning ordinance requirements.
9. Detailed carport plans indicating the use of similar design and building material shall be reviewed and approved by staff prior to issuance of building permits. A wood fascia shall be utilized.
10. *Exterior siding material of the structure shall be stucco. (staff added)*
11. *The trash enclosure shall be moved to the north side of the site. (staff added)*
12. *A continuous row of evergreen trees shall be planted along the south property line. These trees shall be at least 24" box specimen in size. (staff added)*
13. *A fence shall be installed along Taft Street. The location and type of fence shall be subject to Planning Director approval. (staff added)*
14. *The proposed composition roof shall be a life-expectancy rating of at least 25 years. (staff added)*
15. *The front unit shall be reduced from two stories to one story and the project density from 21 units to 20 units. (staff added)*

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. it is consistent with the current land use designation of 11-21 dwelling units per acre; and
 - b. it is compatible with the surrounding mixture of land uses.
2. The project, as conditioned, will not be detrimental to public health safety or welfare in that:
 - a. adequate parking is provided;
 - b. adequate landscaping is provided to buffer the project;
 - c. the parking lot will be screened from existing single family by a concrete masonry wall; and
 - d. the proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for 11 to 21 dwelling units per acre and the proposed apartments conform with the plan designation.

see amended page

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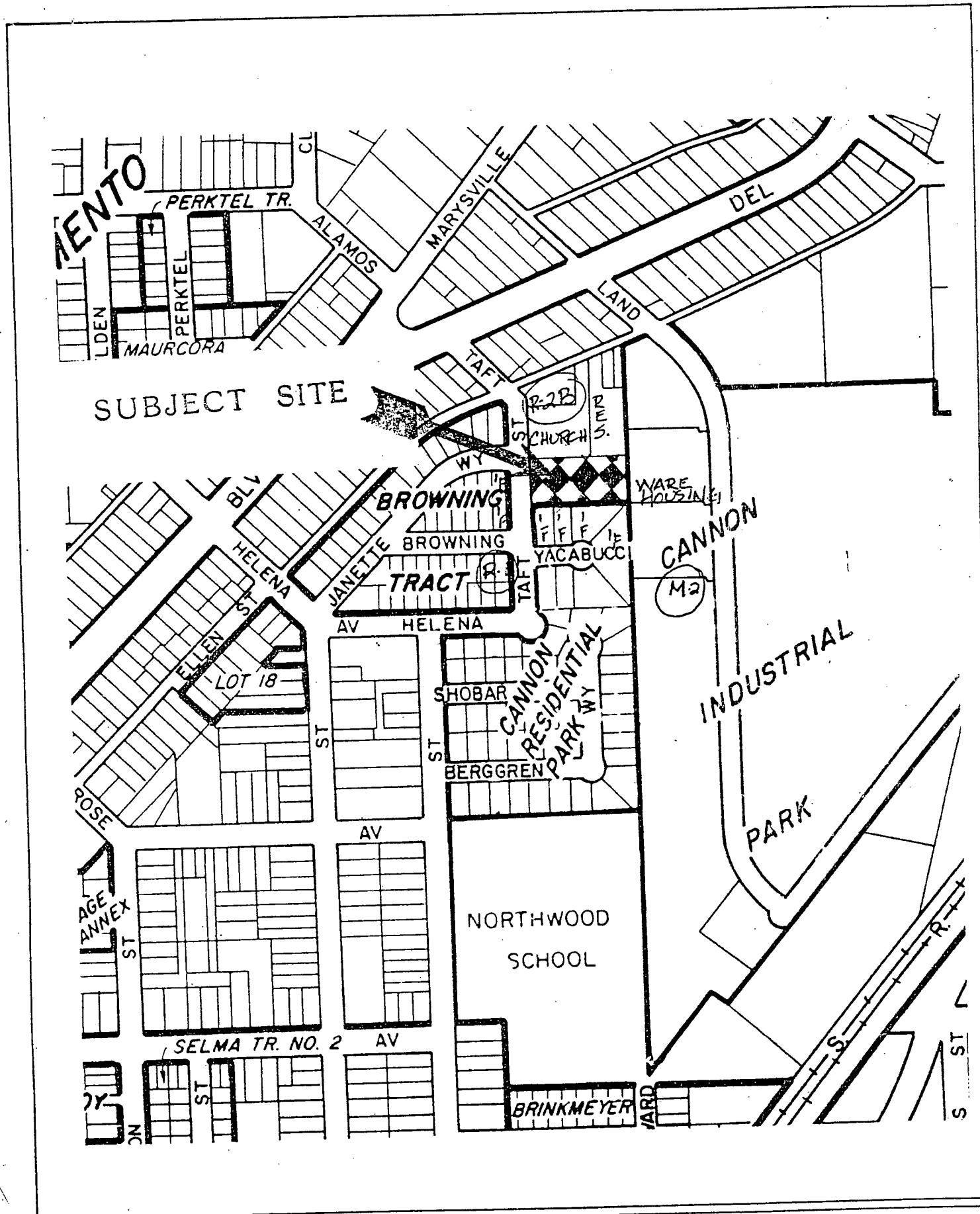
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VICINITY - LAND USE - ZONING

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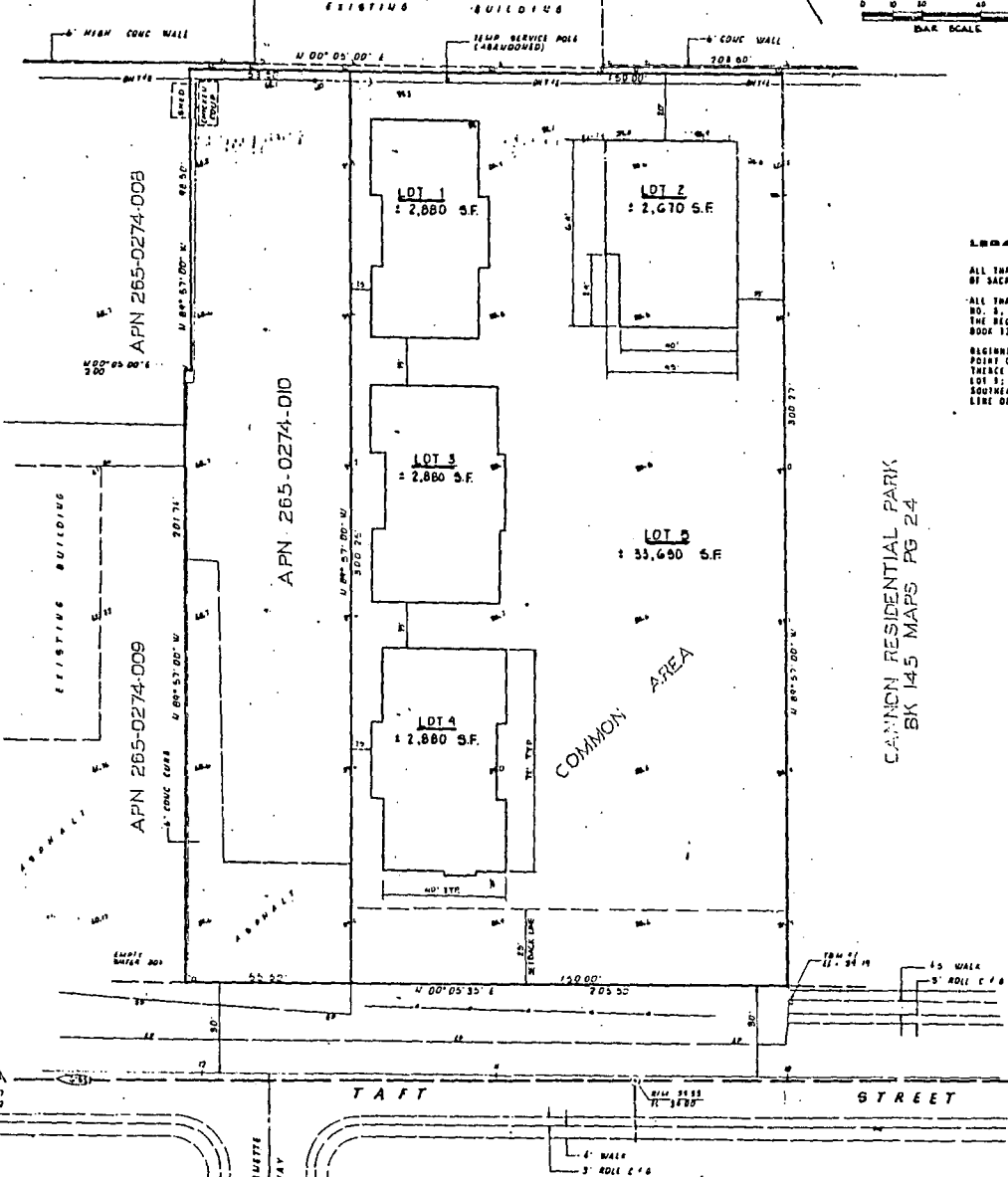
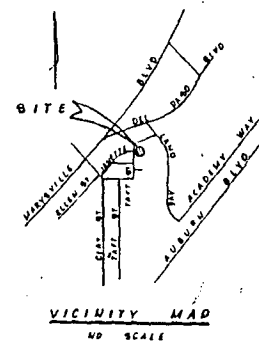
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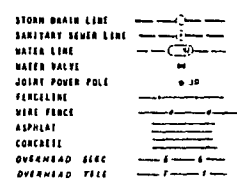
APN 265-0280-046

**TENTATIVE SUBDIVISION MAP
FOR
ASHLEY ESTATES**



LEGAL DESCRIPTION
 ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 ALL THAT PORTION OF LOT 5, IN BLOCK 35 OF NORTH SACRAMENTO SUBDIVISION NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON MARCH 26, 1913 IN BOOK 13 OF MAPS, MAP NO. 48, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE FROM SAID POINT OF BEGINNING NORTH 150 FEET ALONG THE WEST LINE OF SAID LOT 5; THENCE EAST 300 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 150 FEET ALONG THE EAST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE WEST 300 FEET ALONG THE SOUTH LINE OF SAID LOT 5, TO THE POINT OF BEGINNING.

LEGEND



- OWNER/SUBDIVIDER:** ASHLEY PROPERTIES
2001 P STREET
SACRAMENTO, CA 95816
- ENGINEER:** WONG & ASSOCIATES
1211 H STREET, SUITE F
SACRAMENTO, CA 95816
916-442-3023
- APN:** 265-0274-011-0000
- CURRENT ZONING:** R-1
- PROPOSED ZONING:** R-20
- CURRENT USE:** VACANT
- PROPOSED USE:** 22-UNIT MULTIFAMILY PROJECT
- TOTAL AREA:** 1.03 ACRE NET
- DRAINAGE:** CITY OF SACRAMENTO
- SEWER:** CITY OF SACRAMENTO
- WATER:** CITY OF SACRAMENTO
- FEAR:** CITY OF SACRAMENTO
- SCHOOL:** CITY OF SACRAMENTO
- IMPROVEMENTS:** AS REQUIRED

TENTATIVE MAP

UTILITY	REPRESENTATIVE	PHONE
GAS	P.G.E.	383-4141
ELECTRICITY	S.H.U.D.	452-3211
TELEPHONE	P.T.A.T.	482-3268
WATER	CITY OF SACRAMENTO	449-5273
SEWER	CITY OF SACRAMENTO	449-5273
DRAINAGE	CITY OF SACRAMENTO	449-5281
U.S.A.	(A00)	642-2444
FIRE	CITY OF SACRAMENTO	449-52

BENCHMARK ELEV. 31.78
 CITY SW. 250-75
 WEST WALK IN LIGHT
 BASE OF NE COR BLVD/ROW
 AVE + DEL BASS BLVD
 1111 H STREET, SACRAMENTO, CA 95811
 916-442-3023

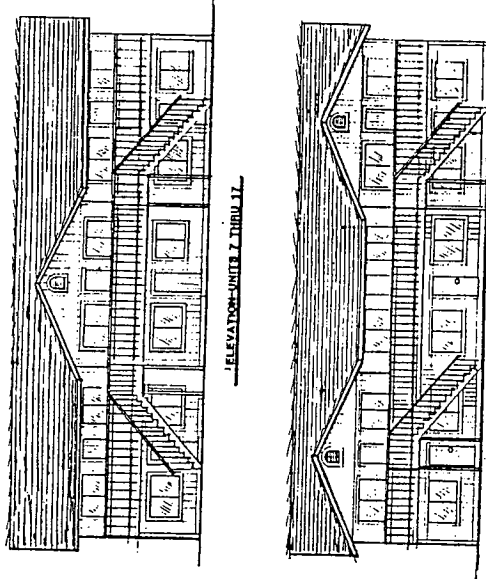
WONG & ASSOCIATES
 SURVEYING • ENGINEERING • LAND PLANNING
 1211 H STREET, STE. F • SACRAMENTO, CA 95816 • 916-442-3023

DESIGNED: M/A
 DRAWN: M/V
 CHECKED: D/W
 SUBMITTED: GARY JIMMY WONG
 12.30.87

NO.	DATE	REVISION	BY

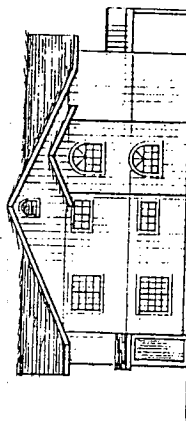
TENTATIVE SUBDIVISION MAP AND
 REZONE EXHIBIT
 APN: 265-0274-011

DATE: 1/1987
 SHEET: 1/1
 OF: 1

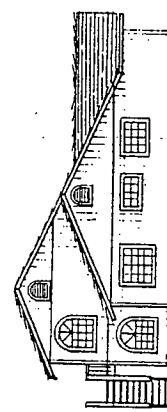


FRONT ELEVATIONS

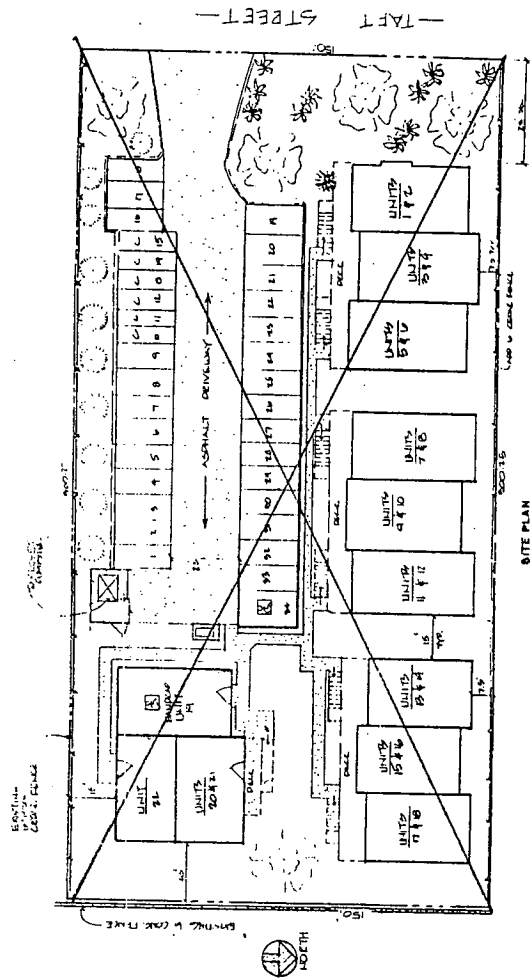
ELEVATIONS-UNITS 1 THRU 6



STREET ELEVATION-UNIT 1
SCALE 1/8" = 1'-0"



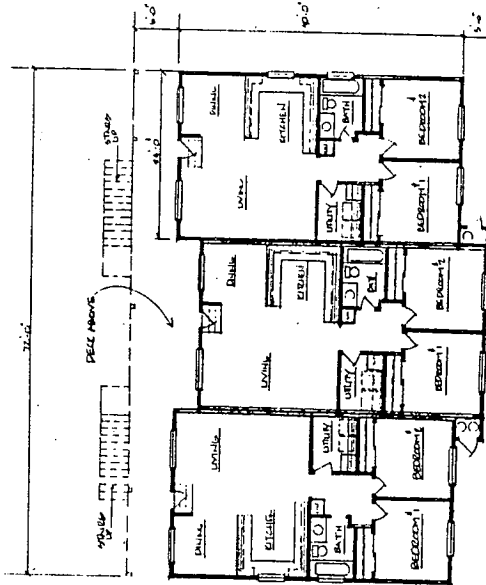
PARKING LOT ELEVATIONS UNITS 18-20-21-22



SITE PLAN
SCALE 1/8" = 1'-0"

SITE INFORMATION

- 1.) FLOOR AREA-960 SQ. FT.
- 2.) TOTAL AREA (84 UNITS)-21,120 SQ. FT.
- 3.) PARKING SPACES REQUIRED-1.5 SPC/UNIT-33 REQUIRED
- 4.) ACTUAL PARKING SPACES-37 SPCS.
- 5.) TOTAL LOT COVERAGE-48,000 SQ. FT.
- 6.) MAX. UNITS ALLOWED-45,000 SQ. FT., 2,000 SF PER UNIT



FLOOR PLAN

UNITS 1 - 18

PROPOSED REZONE PLANS FOR:

CASCO

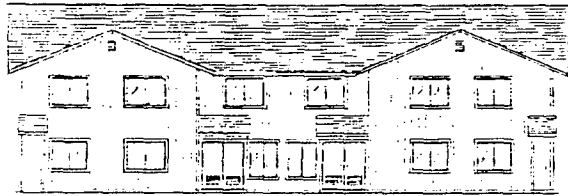
C. A. (CHUCK) BELLERS, PRES.
LIC. #000974 483-1800
P.O. BOX 193356
SACRAMENTO, CA. 95816

197-391

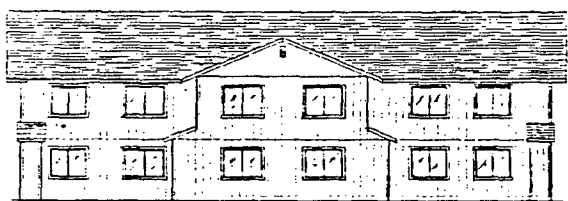
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REAR ELEVATIONS

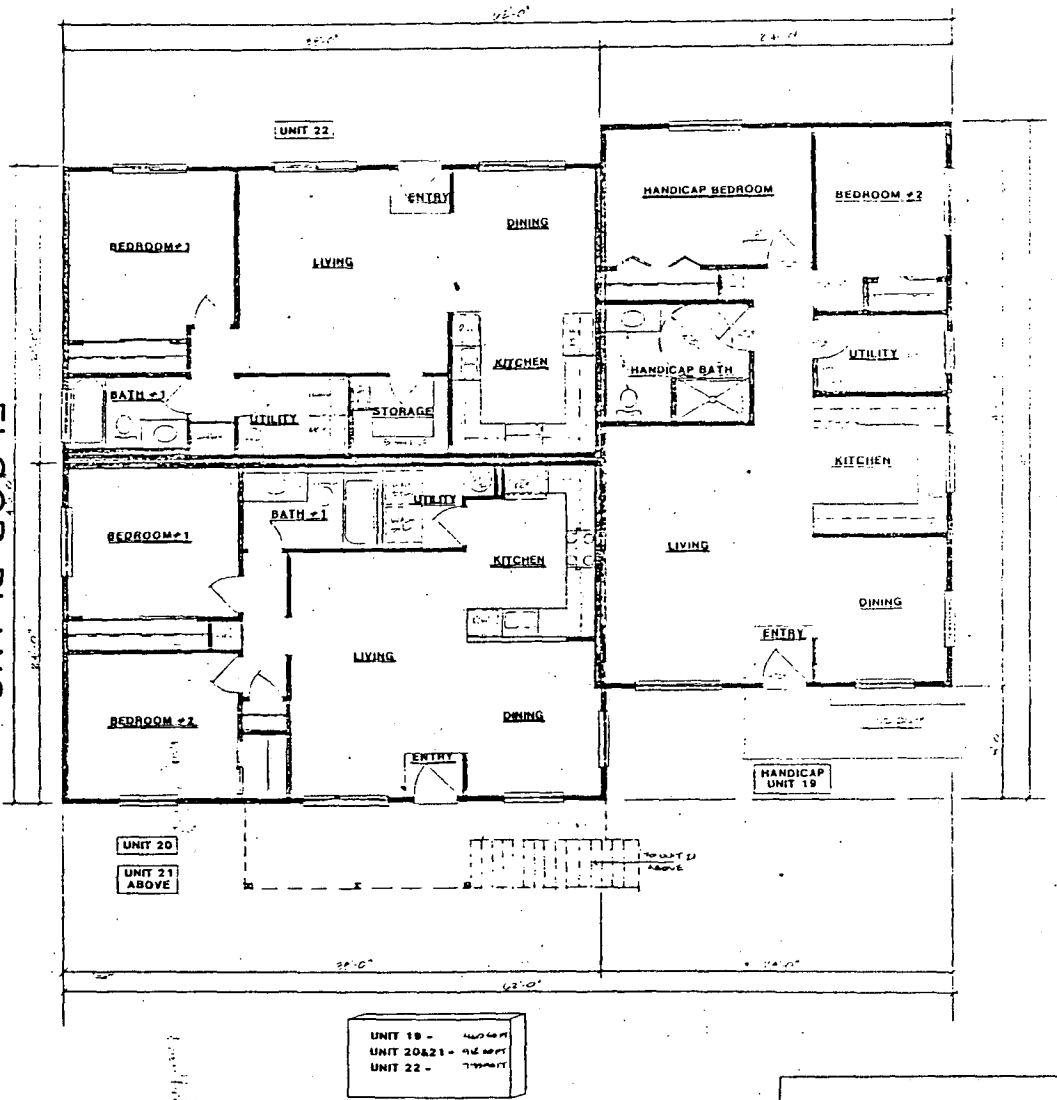


REAR ELEVATION UNITS 7 THRU 17



REAR ELEVATION UNITS 1 THRU 6

FLOOR PLANS
UNITS 19 - 21



UNIT 19 - 140 SQ FT
UNIT 20&21 - 112 SQ FT
UNIT 22 - 174 SQ FT

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