City of SACRAMENTO
Community Development

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APR 23 2018
BY:

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/dsd

# Planning Entitlement Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

## Subject Site Information

Project Name: Q Street Commons

Zoning: RMX-TO

General Plan Designation: Urban Center Low

Site address or location of property: 6779 Q Street

Assessor's Parcel Number(s): 015-0010-043

Total property size in acres (Gross/Net): 1.24 ac

Square feet if less than one (1) acre:

Lot dimensions: Irregular - approximately 162' x 380'

## Property Owner Information

Contact name: Stacy Kincaid

Company name: Sacramento Q Street LLC

Mailing Address: 12424 Wilshire Blvd #650

City: Los Angeles State: CA Zip: 90025

Phone: (310) 666-8877 Ext: Fax:

Email Address: stacy@latigo-group.com

## Applicant Information

Contact name: Stacy Kincaid

Company name: Sacramento Q Street LLC

Mailing Address: 12424 Wilshire Blvd #650

City: Los Angeles State: CA Zip: 90025

Phone: (310) 666-8877 Ext: Fax:

Email Address: stacy@latigo-group.com

## Staff Use Only

Date Filed: April 23, 2018 Received By: Ron Bess

File Number:

| | |
|---|---|
| Licensed Architect/Design Professionals | Sarah N Ellis, C-29460 |

## Project Narrative

Please describe the scope of work being proposed for review. Your "Project Narrative" will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Site Plan and Design Review, Preservation, etc.). You must state any deviations from development standards and any deviations from applicable design guidelines. Provide as much detail as possible regarding all the characteristics of your project and the scope of work requiring review:

Q Street Commons is a 6-story student housing project at the corner of Q Street and Redding Avenue. Designed specifically for students, there will be 125 total residential units, with ground floor parking, retail, and study lounge, and second story common space including an exercise room, club room, and pool. The project is requesting Planning Commission level Site Plan and Design Review because it is over 125,000 s.f. and over 65' in height. The deviations requested are for the additional height over 45', reduced front and street side setbacks (10 feet), and reduced open space (100 sf/du).

Q Street Commons comes at a time when demand in student housing has grown in and around the campus of California State University Sacramento. This site, with its proximity to campus, helps to alleviate this need. It is uniquely situated between the campus and Regional Transit to maintain a high-density pedestrian oriented facility that helps cater to the needs of the Sac State student. The building has been designed to maximize the use of the site while enhancing the pedestrian scale. Included in the building are spaces allocated and designed specifically for the resident along with public retail space. Due to the complexity and scale of the site, the layout and massing of the building has been designed to maximize the amount amenities. This was a big focus in the courtyard design, where the exterior space has been carved out and opened to the exterior. This allows the courtyards to feel comfortable and usable. The entire design team appreciates the opportunity to work with the City and the surrounding communities to ensure that this addition becomes an integral part of both the neighborhood and City of Sacramento.

## All Projects

### Land Use

What is the current use of the site? Industrial / warehouse

Please list all previous land use(s) of site for the last 10 years. Industrial / warehouse

### Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

There have been extensive conversations with Council Member Harris, and preliminary conversations with Sac State.

The outreach to the neighborhood will happen after the submittal and during the entitlement process.

### Site Characteristics

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any **structures** or **buildings** on the project site? ■ YES ☐ NO

If yes, how many? 4

What is the construction date of each structure/building? 1961

Current Use of Existing Structure(s)? Industrial / warehouse

Proposed Use of Existing Structure(s)? None

Are there any **trees** on the project site? ☐ YES ■ NO

Are there trees proposed to be **removed**? ☐ YES ■ NO

Does your site contain any **natural drainage** ways? ☐ YES ■ NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season? ☐ YES ■ NO

What land uses surround your site? (for example, single family or multi-family residential, commercial) Please describe:

Hotel, retail, industrial, transportation

Are you proposing any new **fencing or screening**? ■ YES ☐ NO

If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.):

6' high, ornamental iron fencing on streetside separating parking from public

Is there **parking** onsite? ■ YES ☐ NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project? Existing 18 Proposed 103

Are you proposing any parking offsite? ☐ YES ■ NO

If yes, where is it to be located and how many spaces?

Are you proposing to waive any parking spaces? ☐ YES ■ NO

Are you proposing any new **signs** with this project? ■ YES ☐ NO

If yes, please describe the number and type. Signage for retail portion to be in scale with local business signage. Signage for residential for identity purposes.

Are there any **easements** crossing the site? ■ YES ☐ NO

Are there any **trash/recycling** enclosures onsite? ■ YES ☐ NO

If yes, what is the size of the enclosure(s) and where are they located? Along the north property boundary

Please describe the height and materials. They will be part of the building construction

What is the total number of cubic yards allocated for recycling?

**Building Setback from Property Lines:**

| | Existing (feet'-inches") | Proposed (feet'-inches") |
|---|---|---|
| Front | 0' | 1' |
| Rear | 2' | 10' |
| Streetside | 43' | 1' |
| Interior Side | 1.6' | 30' |

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other buildings/properties, please write "N/A."

1st Address: 6719 Q Street Setback: 40'-0"

2nd Address: 6800 Folsom Boulevard Setback: 16'-6"

**Exterior Materials**

**Existing** Exterior Building Materials: Concrete

Existing Roof Materials: Comp shingle, modified bitumen, single ply membrane

Existing Exterior Building Colors: Tan, sage green, orange

**Proposed** Exterior Building Materials: Brick, metal, cement plaster, fiber cement siding

Proposed Roof Materials: Single-ply membrane

Proposed Exterior Building Colors: Grey, white, and accent colors

## Residential Projects

Note: Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. NOTE: Provide information below for the proposed project, unless question specifically requests information on the existing conditions of the property:

Total Number of Lots: 1 Net Acreage of Site: 1.24

Total Dwelling Units: 105 Density/Net Acre: 85

# of Single Family Units: 0 # of Duplex/Halfplex Units: 0

# of Multi-Family/Apartments/3+ Units: 105 # of Condominium Units: 0

Are any of these proposed units to be subsidized? ☐ YES ■ NO

If yes, please state the number of units and describe the type and source of the subsidy.

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### Structure Size

Please identify the size of all existing structures to be retained (Identify separately):

| | | |
|---|---|---|
| Residence | Gross square footage: | |
| Garage | Gross square footage: | |
| Other | Gross square footage: | |
| Size of new structure(s) or building addition(s): | Gross square footage: | |
| | **Total square footage:** | 141,807 |

### Building Height

Building Height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing building height (Measured from ground to the plateline): 18 ft. 1 # of floors

(Measured from the ground to the top of roof) 31 ft.

Proposed building height (Measured from ground to the plateline): 68 ft. 6 # of floors

(Measured from the ground to the top of roof) ft.

### Lot Coverage

Total (proposed new and existing to be retained) Building Coverage Area* (sq. ft.): 42,800 Project Site Lot Area (sq. ft.): 1.24

Total lot coverage percentage: 80 %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

## Non-Residential Projects

Note: Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: 6 am - 10 pm

If your project includes fixed seats, how many are there? 0

### Building Size

Total Building Square Footage Onsite: 141,000 gross square feet

Breakdown of square footage: Please mark all that apply.

| | Existing | Proposed | | Existing | Proposed |
|---|---|---|---|---|---|
| Warehouse Area: | 0 | 0 | Sales Area: | 0 | 0 |
| Office Area: | 0 | 2,300 | Medical Office Area: | 0 | 0 |
| Storage Area: | 0 | 960 | Assembly Area: | 0 | 0 |
| Restaurant/ Bar Area: | 0 | 1,642 | Theater Area: | 0 | 0 |
| Structured Parking: | 0 | 0 | Other Area:* | | 1,788 |

*Describe use type of "other" areas

### Building Height

Existing building height (Measured from ground to highest point): 18 ft. 1 # of floors

Proposed building height (Measured from ground to highest point): 72 ft. _____ # of floors

### Lot Coverage

Total Building Coverage Area, existing and proposed* (sq. ft.): 42,800 Project Site Lot Area (sq. ft.): 1.24

Total lot coverage percentage: 80 %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

## Design Guidelines

Design Guidelines have been established the City Council for every area of the city. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan.

■ YES ☐ NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.

■ YES ☐ NO This project meets all the Design Guidelines listed on the checklist.

☐ YES ■ NO This project proposes to deviate from the Design Guidelines.

*Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.*

## Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: 04.23.2018

## Staff Use Only

### Zoning Information

Zone/Overlay: RMX-TO

Special Planning District: N/A

Planned Unit Development: N/A

Design Review District: CITYWIDE

Historic District: N/A Historic Landmark?: ☐ YES ☑ NO

General Plan Designation: UCNTLOW

Council District: 3

Previous file numbers: DR17-103, Z05-173

### Planning Entitlement Type

| ☑ Commission Level | ☐ Director Level | ☐ Staff Level |
|---|---|---|
| ☐ Development Agreement | ☐ Tentative Map | ☑ Site Plan and Design Review |
| ☐ General Plan Amendment | ☐ Time Extension (File Number_____) | If deviation: |
| ☐ Rezone | ☐ Subdivision Modification | ☐ Development Standard |
| ☐ Establish Planned Unit Development | ☐ Variance | ☐ Design Guideline |
| ☐ PUD Guidelines Amendment | ☐ Time Extension (File Number_____) | List a brief description of deviation (s): |
| ☐ Schematic Plan Amendment | ☐ Preliminary Review | HEIGHT (UP TO 45') |
| ☐ Conditional Use Permit | ☐ Reasonable Accommodation (For Residential Projects Only) | REDUCED FRONT & SIDE SETBACKS |
| ☐ Major Modification | ☐ Inclusionary Housing Plan | REDUCED OPEN SPACE |
| ☐ Minor Modification | | |
| ☐ Time Extension (File Number_____) | ☐ Other:_____ | |

Total Number of Lots: 1 Net Acreage of Site: 1.24 ACRES

Total Dwelling Units: (125) Density/Net Acre: 150 MAX PER GENERAL PLAN

Information Verified by (Planner Name): Ron Sess

Date: April 23, 2018

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# MULTIFAMILY RESIDENTIAL DESIGN PRINCIPLES

## Site Plan and Design Review Principles Checklist

**Applicant's Name:** Sacramento Q Street LLC **Phone:** (310) 666-8877

**Project Address:** 6779 Q Street **Email:** stacy@latigo-group.com

**Applicant shall fill out the design guidelines checklist for all guidelines applicable to the project. Check the box if meets guideline and indicate in the comments how the guideline is met. Indicate NA if a design guideline is not applicable. Any design guideline that the project does not meet shall be indicated as a deviation with a comment explaining the rationale for the deviation.**

## I. SITE PLANNING/DESIGN

### A. SITE PLANNING/ORIENTATION/SETBACK

☒ Site planning and project design shall address the potential impacts on existing and planned adjacent uses. Project designs will address traffic, transit access, parking, circulation and safety issues, light and glare, noise, odors, dust control and security.

1. Arrange buildings to provide functional public and private open spaces.
2. Provide adequate walkways and pedestrian orientation in allocation of space, building size and placement.
3. Encourage appropriate on-site amenities to serve anticipate residents.
4. Provide active common open spaces that encourage gatherings.
5. Multifamily buildings should orient to adjacent public street by providing large windows balconies, etc.
6. Building ends should contain windows and active spaces for security and visual interest.
7. Develop buildings that face on alleys to enhance livability, visual quality, and safety of the alley.
8. Develop setbacks based on context relative to urban or suburban locations.
9. Where appropriate develop variations on setbacks both in street patterns and siting of structures.

Comments / Deviations:

Staff Comment:

### B. PARKING / GARAGES / CIRCULATION / ENTRYWAYS

☒ The visual prominence of vehicles shall be minimized by generally siting parking areas to the rear or side of the property rather than along street frontages, providing underground parking, and screening parking areas from views exterior to the site. Parking shall be designed to minimize potential pedestrian conflicts.

1. Parking lots should be located away from the adjacent public roadways, to the rear or beneath buildings where possible.
2. Parking and vehicle access should be located away from street corners.
3. Parking areas visible from the street right-of-way should be screened from view with landscaping or other types of visual barriers.
4. Parking areas should be buffered with landscaping or other visual barriers from adjacent residential properties.
5. Carport roofs should reflect the design of the project buildings, with materials and colors compatible with adjacent buildings.
6. Pedestrian planning should provide easy pedestrian access to public bicycle/pedestrian ways, neighborhood centers, and transit stops.
7. Redundant circulation should be minimized to incorporate more landscaped areas.
8. Minimize the number and widths of driveways and curb cuts. Shared driveways are encourages where possible.
9. Textured and patterned parking areas, parking court entries, and driveways areas are encouraged to avoid large monolithic areas of unarticulated paving.

Comments / Deviations:

Staff Comment:

## C. OPEN SPACE / LANDSCAPING

■ Residential projects should be designed to maximize opportunities for creating usable, attractive, and integrated **open *space*.** Landscaping can be used to complement buildings and to make a positive contribution to the aesthetics and function of the specific site and the area. Planted areas shall be used to enhance the appearance of structures, define site functions, and screen undesirable views. Open space areas should be linked among adjacent developments to allow shared open space opportunities, with a goal of providing contiguous regional open spaces and greenbelts.

1. Provide functional recreational spaces and/or community site amenities.
2. Exterior spaces should be designed to enhance overall appearance and compatibility for development.
3. Street facing elevations should have landscaping at foundation and/or porches. Provide second story above garage element to reduce emphasis on garage.
4. Provide a variety of landscaping including trees, shrubs, and other plantings that are in scale with the project and adjacent uses.
5. Retain existing mature trees where possible.
6. Multifamily projects should be organized around usable common space.
7. Common space should accessible from all buildings and connected by a comprehensive on-site circulation system.
8. Each dwelling unit should have usable outdoor space at grade, or in the form of a balcony for upper story dwellings.

Comments / Deviations:

Staff Comment:

## D. SECURITY / LIGHTING

■ Project lighting shall respect the scale and character of the adjacent residential neighborhood. Lighting shall not intrude or *create* a nuisance towards adjacent properties. At the same time, lighting should provide for adequate visibility and security for residents.

1. Exterior lighting should be architecturally integrated with the building style, materials, and colors.
2. Raised light pole bases should be attractively designed, avoid cylindrical concrete pole bases.
3. Parking areas and entry drives should be lighted to facilitate pedestrian movement and safety.
4. For security purposes avoid plantings that may provide hiding spaces.

Comments / Deviations:

Staff Comment:

## E. ACCESSORY STRUCTURES / INFRASTRUCTURE

■ Amenities and accessory structures (such as community rooms, mail rooms/kiosks, recreation rooms, garages, carports etc.) should be centrally located and easily accessible by residents. Service elements and infrastructure such as trash enclosures, loading docks and mechanical equipment shall be located away from street views.

1. Roof pitch of accessory structures should be consistent with the predominant roof slope of primary structures. Materials and colors should also be consistent.
2. Resident storage should be integrated in to the building design with architectural treatment consistent with the main buildings.

3. Views of trash storage areas should be minimized from public streets and located to avoid impacting adjacent properties.
4. Trash enclosures are required to be built of concrete block or other durable material. Split face block, brick, and stucco materials are preferred.
5. Landscaping should be incorporated around trash enclosures to provide more effective screening.
6. Mechanical equipment should be integrated into the design of projects as much as possible. When integration is not possible, equipment should be screened from view. Mechanical equipment should not be placed on building roofs.
7. Utility equipment such as transformers, meters, panels, etc., should be screened by walls and/or landscaping.

Comments / Deviations:

Staff Comment:

**F. FENCING / WALLS**

☒ The establishment of new walled developments or developments which are isolated or barricaded from the surrounding community is discouraged.

1. Sound walls, masonry walls, and fences should be designed to minimize visual monotony with changes in plane, height, material, and landscaping.
2. Fencing and gating should be designed as an integrated part of the site.
3. Alternative fencing designs and materials are encouraged, such as wrought iron with brick pillars, hedges, shortened walls/fencing, etc.
4. Fencing and walls should reflect the architectural style, materials, and colors of the buildings and site.
5. Solid fencing greater than 4 feet in heights is discouraged with street side setback areas.
6. Fencing should allow pedestrian ingress and egress to the site.

Comments / Deviations:

Staff Comment:

**G. DRAINAGE / WATER QUALITY**

☒ New multi-family development shall incorporate design features which provide for on-site source and treatment of urban runoff.

1. Tree planting areas can be used to satisfy the City requirement to provide on-site treatment of storm water.
2. Parking lots that are part of a new development with 1 acre or more are typically required to provide treatment control that measures and captures storm water runoff.
3. Provide covered trash and recycling containers in common areas.
4. Provide vehicle wash areas feasible.

Comments / Deviations:

Staff Comment:

## II. BUILDING DESIGN / ARCHITECTURE

### H. GENERAL ARCHITECTURE

■ New multiple family residential developments shall respect the scale and character of the adjacent residential neighborhood through attention to views, building scale and orientation and proximity to adjacent uses.

1. Provide architectural variety in roof forms, mass, shape, and material changes.
2. Projects greater than 200 units should contain a variety of building elevations.
3. Avoid excessive repetition of elevations throughout a neighborhood.
4. Use high quality building materials to contribute to sustained quality and sense of permanence.
5. Design multifamily projects to respect the privacy of surrounding uses, with upper story views into adjacent yards discouraged.

Comments / Deviations:

Staff Comment:

### I. SCALE/MASSING/ARTICULATION

■ New multiple family residential developments shall be compatible with their surroundings with respect to building scale, mass, setbacks, and articulation.

1. Buildings should be stepped down at upper levels in areas with smaller scale character.
2. Extremely long facades should be designed with sufficient articulation and landscaping. Long expanses of uninterrupted walls, unbroken roof forms, and box like structures should be avoided.
3. Street elevations should contain appropriate features that provide visual interest.
4. Units clustered into one structure should have varying setbacks, staggered roof planes, and variety in orientation.
5. Articulation such as dormers, hips, gables, balconies, etc. should be used to break up the visual massing of building facades. End units should have articulation such as windows and doors facing the sidewalks.

Comments / Deviations:

Staff Comment:

### J. ARCHITECTURAL ELEMENTS / DETAILS

■ Designs within a specific project area need to be consistent in scale and character yet not to the point of being identical or repetitious. The design shall respect the predominant characteristics of the existing developments in the project area. Variety and distinctiveness in design is desirable.

1. Provide entries that allow residents to see and be seen.
2. Entries should be clearly defined an in scale with the proposed project, and should relate directly to the street frontage. The front door to each unit should be clearly visible.
3. Building design should include windows with visible massing and detail such as shutters, trim, awnings, and moldings. Avoid aluminum window frames without trim or other details.
4. Materials should be high quality and durable such as stucco, wood siding, stone, brick, etc. Less durable materials, and prefabricated plywood siding is discouraged. A variety and combination of building materials is encouraged.
5. Provide signage consistent with the quality of the project.
6. Roofing materials such as clay tile and concrete tile are encouraged, as well as shake, shingle, and dimensional composition shingles.
7. Relentless grids of repeated windows should be avoided.

Comments / Deviations:

Staff Comment:

## K. ENERGY CONSERVATION

☒ New multi-family development shall incorporate site planning and building design features that help to reduce *energy* consumption.

1. Living units should be designed to be energy efficient by lowering the requirement for heating and cooling with proper building orientation, efficient framing, weather stripping, insulation, shading, and high quality windows.
2. Install energy efficient lighting and appliances.
3. Include renewable energy measures such as photovoltaic roofs where possible.
4. Use recycled and sustainable building materials wherever possible.
5. Incorporate features that reduce water consumption.

Comments / Deviations:

Staff Comment:

**By signing below, the applicant certifies that this form accurately describes the proposed work.**

**Applicant's Signature:** _____ **Date:** 04.23.2018

**Name of Planner:**

**FOR CITY STAFF USE ONLY** Counter Staff: _____