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STAFF REPORT

Item # 7

To: Lemoore Planning Commission
From: Holly Smyth, Planning Director
Review Date: November 26, 2012
Subject: Revised Site Layout and Design Drawings for Site Plan Review #2012-02 / Special Zone Exception #2012-01/ Conditional Use Permit #2012-01/ Application by Montrio Capital Partners for their 184 unit gated apartment community complex

A. Background:

On June 5, 2012, the City Council Passed Resolution #2012-23 Generally approving Planning Commission's recommendation contained in Planning Commission Resolution #2012-08 for Mitigated Negative Declaration #2012-03/Zone Change #2012-02/Special Zone Exception #2012-01/ Conditional Use Permit #2012-01 and Site Plan Review #2012-02. Conditions #2 and #3 required the developer to bring back a revised site plan (labeled Schematic Site Plan) and revised building drawings of the apartment units as well as ancillary buildings to the Planning Commission. Attached to this report are 11x17 drawings that incorporate all the revised drawings with one additional large colorized drawing of the Street Exterior Elevations (as they are difficult to see in the 11x17" format).

The Schematic Site Plan incorporated all the bike rack, barbecue street light, and meandering sidewalk locations, as well as adjusted two of the drive isles from 27' to 24' and modified all the setbacks to be at least 10' off of drive isles (which included eliminating one of the east-west interior street connections between buildings 11 and 16 to accommodate the setbacks). However, two of the setbacks between building 12 and 13 and between 9 and 10 need to be adjusted to 20' and sliding the adjacent buildings as shown in the Redlined Schematic Site Plan.

The "Street Exterior Elevations" page shows the potential streetscape for the four sides of the project. This drawing reflects the proposed color scheme layout in a visible manner by plan type (which the "Exterior Elevations" pages do not show different applications to different building types in all the potential color scheme variations). The "Exterior Elevations" pages reflect the typical layout of three color schemes (Schemes A, B, and C). Depending on what buildings are adjacent to one another the developer modified the color scheme to try to incorporate additional diversity on a particular building type. However, as shown on the Redlined Drawing Set behind the Draft Resolution, Color Schemes A.1 and C.1 seam very similar to one another and should not be placed next to one another but a blend of A.1 with C.2 or A.2 with C.1 or using Color Scheme B would be more appropriate. Staff has redlined the Street Exterior Elevations page to reflect a color layout that better meets the intent of the approval and should be incorporated with the resolution.

There are two different "Exterior Elevation" pages, both labeled "CE". The first one is a revised version (labeled A.2, B.2, and C.2) of the color palette while the second page (labeled A.1, B.1, and C.1) reflects the original color palette with the base building changes incorporated. In order to vary the building facades so that the mix of elevation colors, materials and/or building façade elements include more to have 5 sufficiently varying features and be located in such a manner to avoid monotony and duplication, the following modifications to the apartment building facades were made:

1) All apartment buildings incorporated a first floor fire riser room so that the utilities are hidden and additional building modulation is in place.
2) All apartment buildings incorporated the 32 square foot exterior storage areas into the elevation drawings.
3) Building Type 2 (containing the 2-story B apartment units) the side elevation roof line was modified to incorporate a dutch-gable roof and the bedroom windows were moved so that they would be next to one another on the side view and showed the change in plan at the ends of the front/rear elevation to match the floor plan.
4) Building Type 4 (containing the 2-story C apartment units) moved the hip roof to connect the side view windows and added windows to the front/rear elevation to match the floor plan.
5) Building Type 3 (containing the 3-story B apartment units) incorporated a darker roof color than all of the other buildings.

The "Recreation Building" page incorporates some of the modifications previously discussed but has not finalized the interior walls and windows. Therefore, staff recommends that a view shed from the leasing office to the exercise and social rooms be incorporated to improve security within the building space.

The "Floor Plan" pages have been modified to meet the conditions of approval and be in line with the exterior elevation pages.

The "Misc. Floor Plans & Exterior Elevations" pages show the design for the carport, maintenance building, trash enclosure, mail kiosk, and fire sprinkler riser room. In looking at these structures in color on the "Street Exterior Elevations" page, the siding on the side elevation of the carports should be the same color as the roof material on these structures as well as on the side of the maintenance building. The trash enclosure proposes the use of a split faced block material, however this material is not used within any of the building structures. Therefore, staff proposed the use of stucco that incorporates design feature of the building with a neutral color tone that matches the buildings. Additionally, the trellis structure over the trash enclosures should use a color similar to the surrounding roofs. Lastly, the metal gates on the enclosure should incorporate a contrasting color from the enclosure walls as denoted on the redlined page.

B. Recommendation:

The Planning Commission should listen to the staff report, take comments from the applicant and the general public, and consider approving the attached Draft Resolution #2012-18 with the attached Redlined Drawing Set, with any further changes desired.