



Staff Report

PLANNING DIVISION

To: Salt Lake City Planning Commission
From: Cassie Younger, Senior Planner, cassie.younger@slcgov.com
Date: January 10, 2024
Re: PLNPCM2023-00586

Design Review

PROPERTY ADDRESS: 1665 W California Ave

PARCEL ID: 15-15-201-084-0000

MASTER PLAN: West Salt Lake

ZONING DISTRICT: CC Commercial Corridor

REQUEST:

The applicant, Jared Forsyth of RAD Architects, representing the property owner, is requesting additional height in the CC Zone. The Commercial Corridor has a height limitation of 30', which allows an additional 15' through the Design Review process for a total of 45' in height, according to the standards outlined in [21A.26.050.F](#).

RECOMMENDATION:

Staff recommends approval of the request with the following conditions:

1. The dumpster shall be screened and enclosed with compatible building materials.
2. Complete lighting and signage plan to be approved by staff during time of Building Permit.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: CC Zoning Standards](#)
- E. [ATTACHMENT E: Design Review Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION

The proposed development is a four-story, 24-unit residential building near the intersection of California Ave and Redwood Road. All of the units will be studio apartments, ranging from 300-350 square feet per unit. 24 parking stalls will be provided in the lot behind and to the side of the building. The proposed building is 45' in height, which is allowed in the CC Zone with the Planning Commission's approval through the Design Review Process.

The building is situated at the 15' yard setback, close to the sidewalk, and has a main entrance accessible to pedestrians along California. A dog walk and outdoor seating area are provided near the sidewalk. While Parking is located primarily behind the building, but due to the irregularly shaped lot, it will still be visible from the street.

Building materials are a mix of stucco, brick, and cement board siding with metal accents. Windows are recessed and accented with paneling in the middle of the facades, and balconies are provided on all sides. While the north elevation towards California Ave is the only street-facing façade by property lines, many of the other facades will be visible from the street given the surrounding properties are undeveloped open space. A high solid to void ratio, balconies, recessed windows, and material variation are provided on all facades of the building.

Neighborhood Context

The existing property is currently being used as a car wash facility. There is a mix of commercial and residential along Redwood Road and California Ave. While the properties along Redwood Road are primarily commercial, including a bank across the street, there is single-family directly adjacent to the subject property to the east. While some commercial properties exist along California, this stretch of California quickly transitions from a largely commercial district to a single-family residential context from west to east.

The surplus canal is located directly south and west of the subject property, with the properties adjacent to the development belonging to Salt Lake County.

Existing Access & Easements

There is an existing driveway access on the east side of the property that is currently being used for the car wash. While the access has been used by this property for several years, the property owner has not shown any proof of the right to access this portion of the property. The current site plan does not show this being used to access the proposed development.

The current building is located within an existing recorded utility easement. The applicant is in the process of relocating this easement and has been in communication with the Department of Public Utilities on this subject. The relocation of this easement will be processed during the Building Permit review.

APPROVAL PROCESS AND COMMISSION AUTHORITY

This project is subject to Design Review approval per Salt Lake City Code Chapter 21A.59. The Design Review process requires review and approval from the Planning Commission before the proposal can proceed with a building permit. The Planning Commission may approve the Design Review request as proposed or may impose conditions necessary or appropriate for the Design Review to comply with the standards. The Planning Commission may deny an

application for a Design Review if it finds that the proposal does not meet the purpose or standards for Design Review in Chapter 21A.59.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the proposal implements city goals and policies identified in adopted plans.
2. Compliance with Zoning requirements

Consideration 1: How the proposal implements city goals and policies identified in adopted plans.

Plan Salt Lake

Plan Salt Lake is a comprehensive, citywide plan designed to manage the City's growth. The plan establishes a set of policies and initiatives that work to carry out a shared vision for the future. The following goals and initiatives support the proposed development:

Growth

- Encourage a mix of land uses
- Promote infill and redevelopment of underutilized land
- Accommodate and promote an increase in the City's population

Housing

- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented
- Enable moderate density increases within existing neighborhoods where appropriate

The proposed development provides a mix of land uses in this area. While commercial and single family exist in the neighborhood, there are not a lot of moderate-sized multifamily buildings, so this development is providing a housing option not readily available in the neighborhood. The redevelopment of this site is taking an under-utilized site and replacing it with needed housing where infrastructure exists. The West Side Plan, as outlined below, encourages moderate-density housing on this side of Redwood Road.

West Salt Lake (2014)

The Westside Master Plan envisions the future of the Glendale and Poplar Grove neighborhoods as a home to a diverse mix of people, a growing collection of commercial centers, and a variety of public spaces.

Specific goals listed in this plan are encouraging mixed-use neighborhoods and community nodes, and promoting redevelopment that meets the community's vision.

Redwood and California Ave, the location of the proposed development, is listed as one of these important nodes. It notes the constraints of this node due to the Surplus Canal, and that this intersection may act as a "hybrid node" with both commercial and single-family residential present in this area. It also states that due to these reasons, the "*east side of Redwood Road is one of the few places in the Westside where residential density can be significantly increased*".

The plan goes on to state that the lack of residential density in the area is contributing towards the lack of successful, thriving commercial nodes, and specifically states that Redwood Road is a perfect place for higher-density development to occur to spur future successful commercial development. *“Low residential densities over an entire community reduce the likelihood of commercial expansion in the area because, in many cases, the population is not enough for a business to thrive. They also reduce the likelihood of generating enough transit trips to justify investment in new and better public transit. [...] Since Redwood Road is one of the few places in the Westside that can accommodate additional residential density, the corridor’s redevelopment is key to both establishing a base for more diversified commercial options and to offering the multifamily housing options that are severely lacking elsewhere in the community.”* (Page 52 of West Side Plan)

The proposed development meets the goals and initiatives of this area in the Master Plan by incorporating multi-family housing where possible along these hybrid commercial/residential corridors on the west side.

Consideration 2: Compliance with Zoning Requirements

Compliance with development standards in the CC Zone is outlined in [Attachment D](#). According to section [21A.26.050.F](#), additional heights up to 45' may be allowed in conformance with the Design Standards in [21A.59](#) and if the Planning Commission finds that the increased height will result in improved site layout and amenities. Asking for additional height subjects a project to all of the design standards listed in 21A.59.

The applicant has provided an improved site layout by placing the building near the street with parking behind, which is not required in the CC zone. The applicant has provided a dog run and an outdoor patio for its residents as amenities that also enhance the streetscape and pedestrian experience along California Ave by bringing activity closer to the sidewalk.

Additionally, if an additional floor is approved, increased landscaping shall be provided over and above that which is normally required, equating to 10% of the area of the additional floor. The additional floor in this case requires an additional 278 SF of landscaping, which they have provided. [See landscaping plan in [Attachment C](#)]

The only design standard requirements that are noted in [Design Standards Table](#) for Commercial Zones are Building entrances and Parking lot lighting. The first requires that there is an operable building entrance with an entry feature at each street-facing façade. The second requires that all parking lot lighting poles cannot exceed 16' and light must not encroach onto residential properties. Both of these design standards are met with this proposal.

The building includes design elements like balconies on stories above the ground floor, varying building materials, and a high window-to-void ratio that allows a high amount of transparency on all sides of the building. While this is not designated as a corner lot, it will have a high amount of visibility from Redwood Road. The building provides four-sided architecture with a high amount of variability, detail, and transparency on all sides.

STAFF RECOMMENDATION

The proposal is generally in line with the intended purpose of the CC zoning district, meets the established Design Review standards, and is compatible with the city's various general plans. The requested modifications adhere to the applicable standards of review outlined in 21A.59, and efforts have been made to address and mitigate these modifications by incorporating design elements aimed at enhancing the pedestrian experience, street-facing façade, and architectural features.

NEXT STEPS

Approval of the Request

If the design review is approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits.

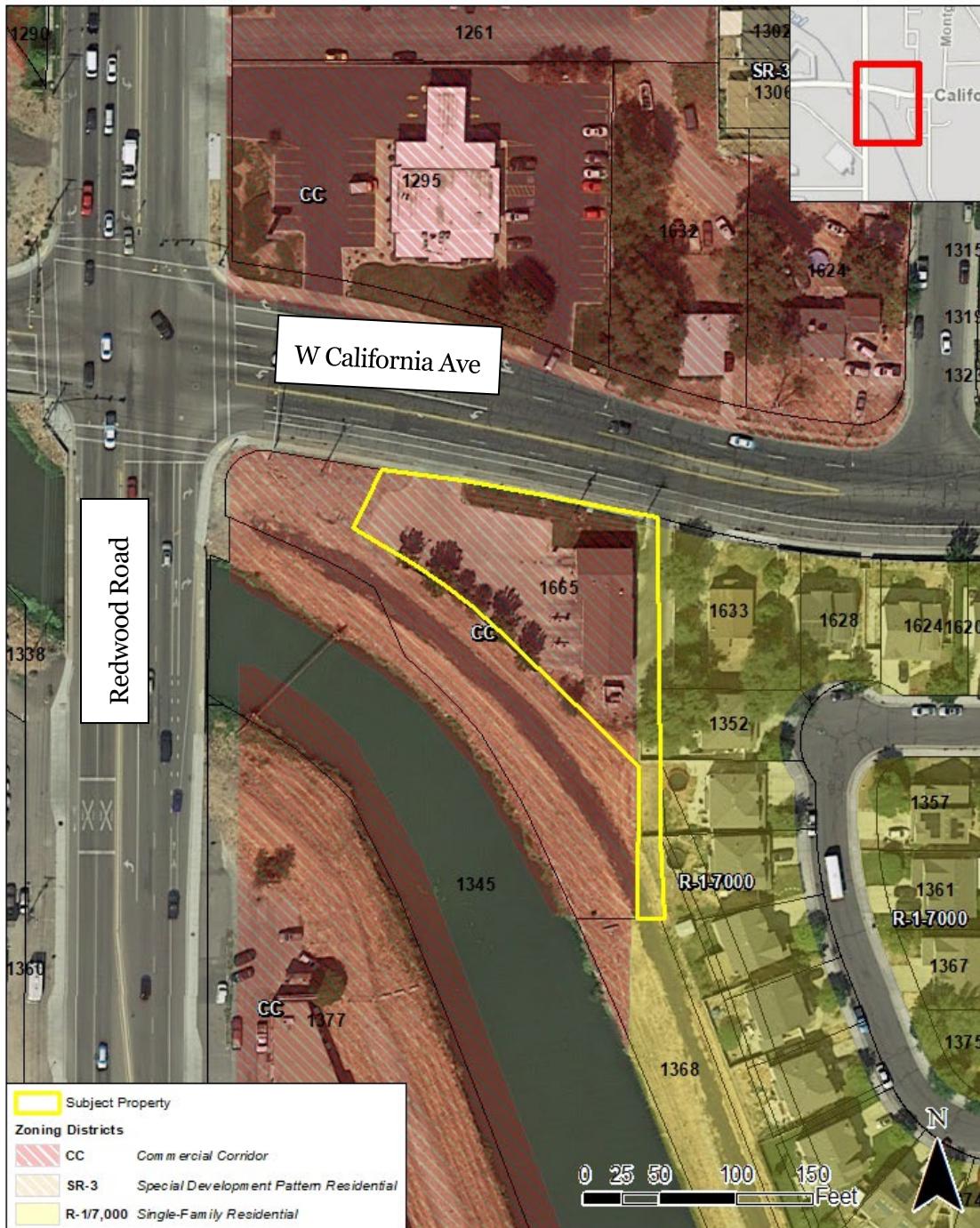
Denial of the Design Review Request

If the design review is denied, the applicant cannot proceed with the project as designed and will be required to meet the design standards of the underlying zoning ordinance in order to develop the property.

ATTACHMENT A: Vicinity Map

It should be noted that the city's mapping system is not showing the property lines correctly. The subject property is located entirely within the CC Zone. See the site plan for an accurate survey.

Vicinity Map

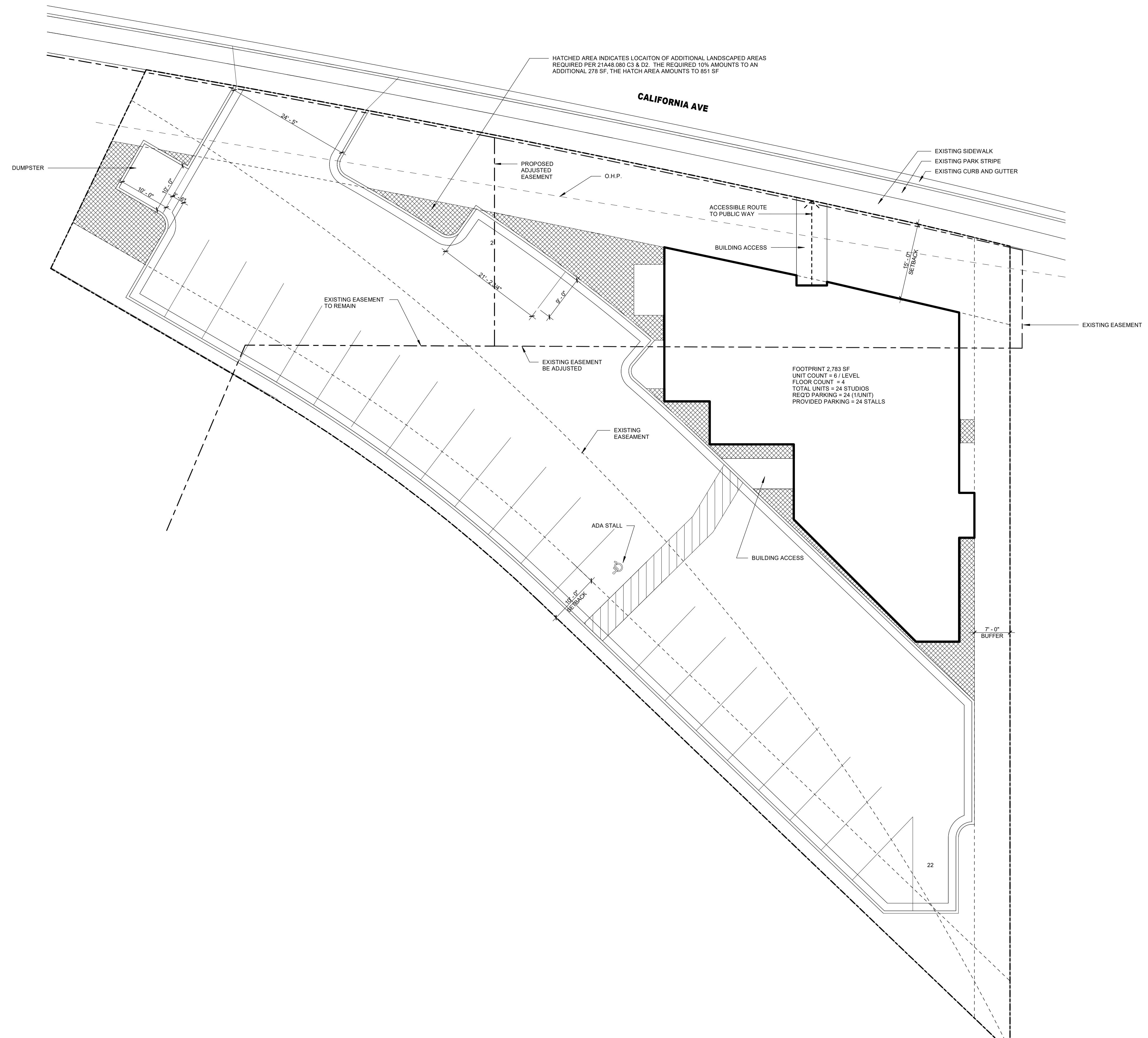


Salt Lake City Planning Division 8/24/2023

ATTACHMENT B: Plan Set

OZ DEVELOPMENT APARTMENT DEVELOPMENT

1665 WEST CALIFORNIA AVE
SALT LAKE CITY, UT



STAMP

REVISION NO.	DESCRIPTION	DATE

DATE
12/13/2023
ISSUE
DESIGN REVIEW

SHEET TITLE
SITE CONCEPT

SHEET NO.

LANDSCAPE ARCHITECTURE

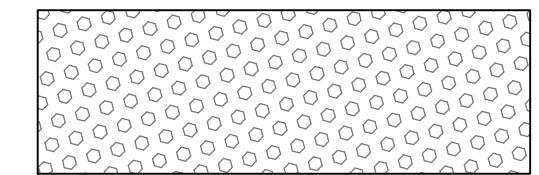
Salt Lake City, Utah 84106
P 801 209 1072
E reid.mitchell@gmail.com

2023-066

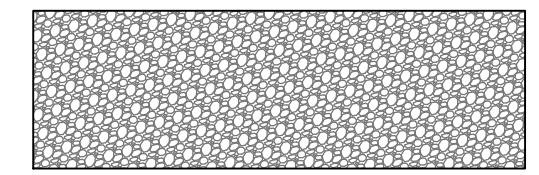


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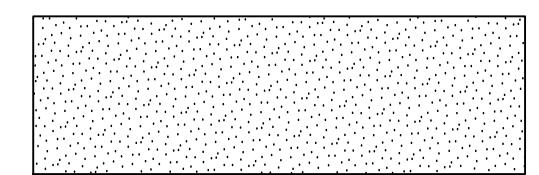
Legend



NEW LANDSCAPE AREA 3,889 S.F.
1" LANDSCAPE ROCK @3" THICK
PLACED OVER WEED BARRIER FABRIC
SEE SHEET LA3 DETAILS



NEW LANDSCAPE AREA
CHAT ROCK @2" THICK
PLACED OVER WEED BARRIER FABRIC
SEE SHEET LA3 DETAILS



NEW LAWN AREA
SEE SHEET LA3 DETAILS

Site Tabulations

TOTAL SITE (0.39 ACRES)

- - 2,783 S.F. = BUILDING FOOT PRINT
 - 9,243 S.F. = PARKING
 - 756 S.F. = PATIOS AND WALKWAYS
 - 4,278 S.F. = LANDSCAPE AREA (25% OF SITE)

LANDSCAPE AREA (4,278 S.F.)

- 257 S.F. = LAWN/ SOD (6% OF LANDSCAPE AREA)
 - 132 S.F. = DOG RUN (CHAT ROCK) (3% OF LANDSCAPE AREA)
 - 3,889 S.F. = LANDSCAPE ROCK AND DRIP IRRIGATED PLANTING (91% OF LANDSCAPE AREA)
 - 94% OF LANDSCAPE = LANDSCAPE ROCK AND WATER CONSERVING PLANTS

OZ Development

Apartments Development

1665 West California Avenue
Salt Lake City, Utah 84104

Landscape Site Plan

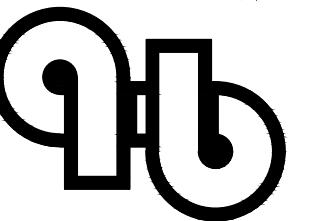
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LA1

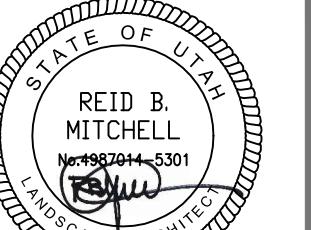
SHEET NO

DATE 10/14/2002

The image shows an architectural foundation plan. It features a central rectangular opening surrounded by a thick black border. The overall width of the foundation is 30', divided into segments of 0', 10', 20', and 30' along the bottom edge. The height of the foundation is 10', divided into 11" and 17" sections along the left edge. A scale bar at the top indicates a scale of 1" = 20'-0".



2023-066



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REVISIONS

1665 West California Avenue
Salt Lake City, Utah 84104

OZ Development Apartment Development

Planting Plan

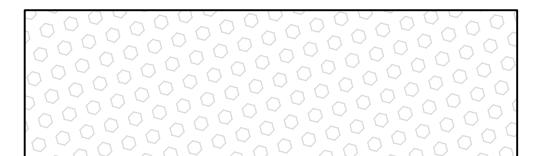
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LA2

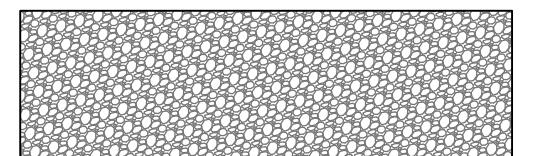
SHEET NO.

DATE: 12/14/2023

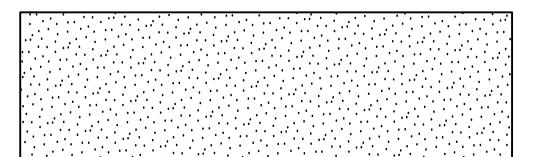
Legend



NEW LANDSCAPE AREA 3,889 S.F.
1" LANDSCAPE ROCK @3" THICK
PLACED OVER WEED BARRIER FABRIC
SEE SHEET LA3 DETAILS



NEW LANDSCAPE AREA 132 S.F.
CHAT ROCK @2" THICK
PLACED OVER WEED BARRIER FABRIC
SEE SHEET LA3 DETAILS



NEW LAWN AREA 257 S.F.
SEE SHEET LA3 DETAILS

Site Tabulations

TOTAL SITE (0.39 ACRES)

- 17,060 S.F. = TOTAL SITE AREA

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- 756 S.F. = PATIOS AND WALKWAYS
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- 94% OF LANDSCAPE = LANDSCAPE ROCK AND WATER CONSERVING PLANTS

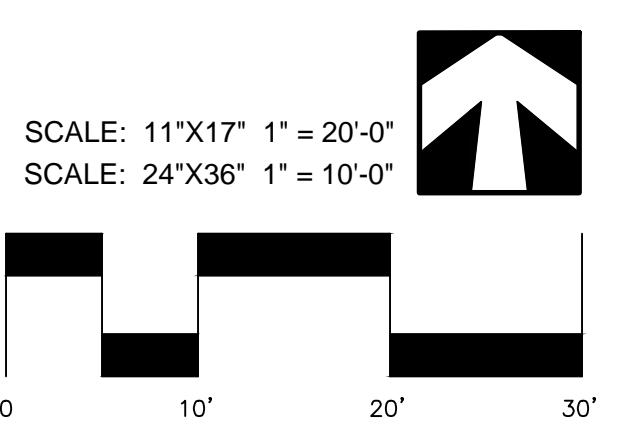
Per 21A.48.060.D.3, no tree shall be planted in a park strip without first obtaining a permit from the urban forestry division of the Salt Lake City public services department. Tree species and location shall be approved by the city forester.

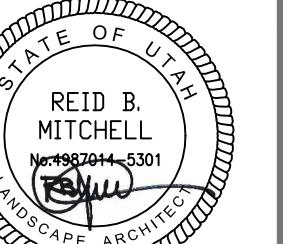
Plant Schedule

Key	Qty	Type	Hyd.-zone	Botanical Name	Common Name	Area	Size	H	W
K	22	Turf Grasses	TW2	Calamagrostis	Karl Foerster Feather Grass	7 S.F.	1 gal.	4'	3'
P	53	Turf Grasses	TW2	Pennisetum alopecuroides	Little Bunny Fountain Grass	7 S.F.	1 gal.	3'	3'
B	41	Turf Grasses	TW2	Switch Grass	Panicum virgatum	3 S.F.	1 gal.	2'	2'
SY	38	Deciduous Shrub	SD2	Syringa patula	Dwarf Korean Lilac	19 s.f.	5 gal.	5'	5'
PF	28	Deciduous Shrub	SD2	Potentilla fruticosa	Shrubby Cinquefoil	7 S.F.	5 gal.	3'	3'
PM	8	Evergreen Shrub	SD2	Phyladelphus microphyllus	Little Leaf Mockorange	20 S.F.	5 gal.	4'	4'
ML	4	Evergreen Shrub	SE2	Pachistima Myrsinifolia	Mountain Lover	20 s.f.	5 gal.	3'	4'
CM	1	Evergreen Shrub	SE2	Pinus mugo	Dwarf Mugo Pine	12.5 s.f.	5 gal.	4'	4'
AT	5	Deciduous Tree	TD4	Crataegus	Thornless Hawthorn	314 S.F.	2" cal.	20'	20'
PA	3	Evergreen Tree	TE3	Pinus nigra 'Arnold Sentinel'	Austrian Pine	50 S.F.	6"	20'	8'
CE	1	Deciduous Tree	TD4	Cercis canadensis 'Minnesota Strain'	Eastern Redbud	314 S.F.	2" cal.	18'	18'
RO	2	Deciduous Tree	TD2	Robinia pseudoacacia	Idaho Locust	176'	2" cal.	40'	20'
ZS	6	Deciduous Tree	TD4	Zelkova serrata 'Green Vase'	Zelkova	706 S.F.	2" cal.	50'	30'

Note: street trees require a permit from Urban Forestry Program prior to planting

Note: New trees should not be planted within 5 feet of the sewer laterals, water meter or hydrants





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1665 West California Avenue
Salt Lake City, Utah 84104

OZ Development Apartment Development

Irrigation Plan

SHEET NAME:

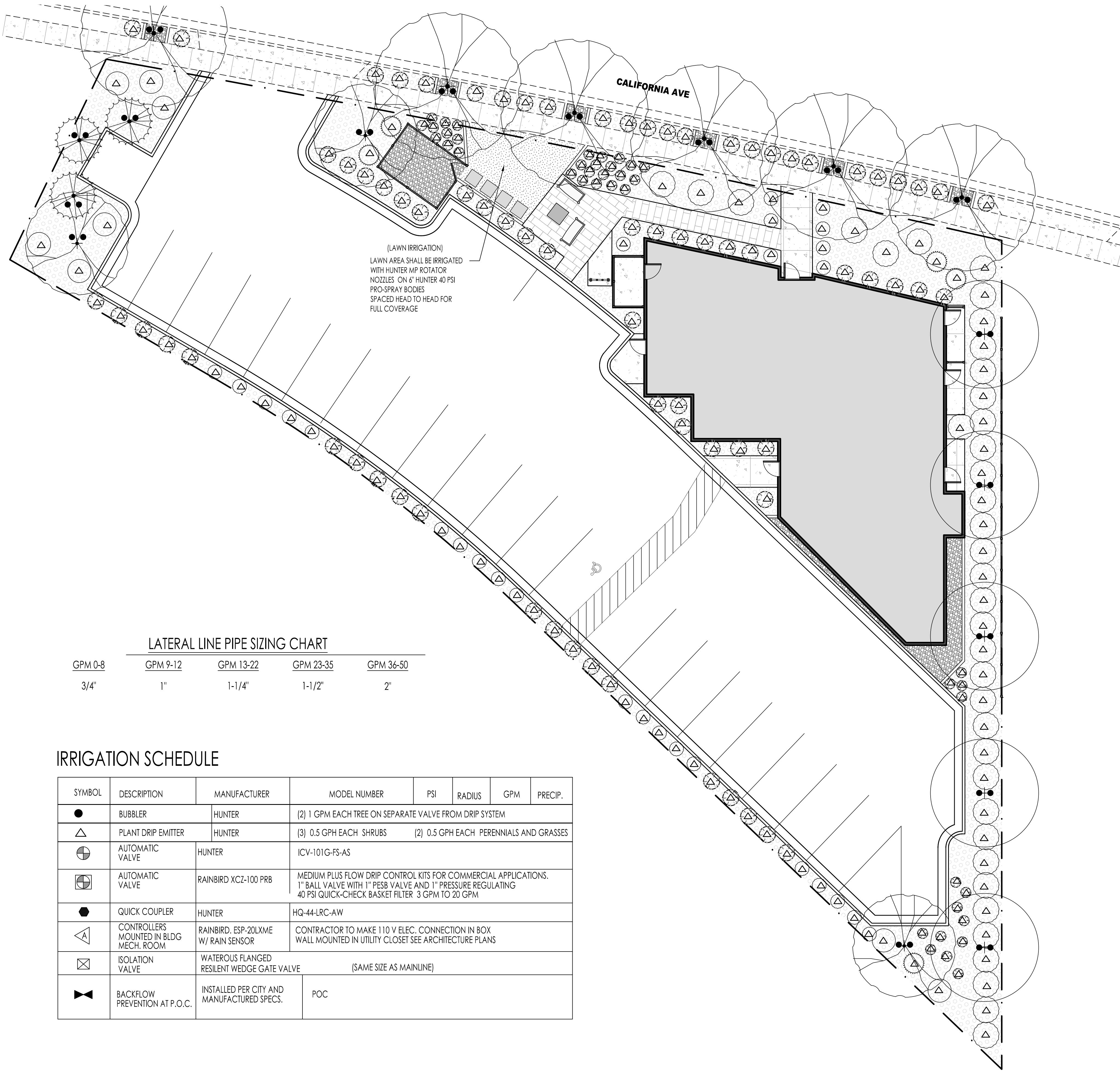
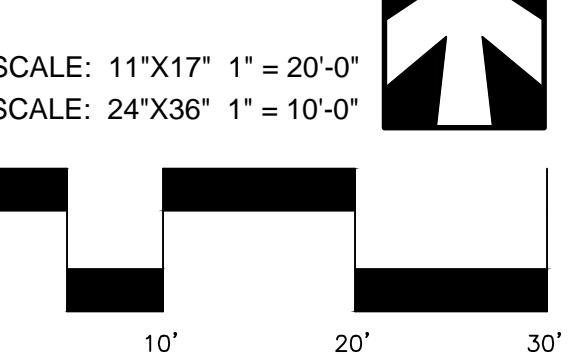
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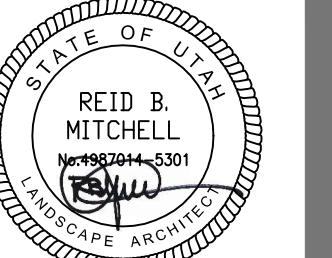
DATE: 12/14/2023

IRRIGATION SYSTEM NOTES

1. WORK SHALL CONFORM WITH SALT LAKE CITY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
3. NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT & OWNER.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADES, LOCATION OF WALKS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER ROADWAYS AND PAVED AREAS. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL HAVE TO BE RE-INSTALLED BY BORING METHODS.
5. DO NOT WILLFULLY INSTALL THE IRRIGATION AS SHOWN ON THE PLAN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING THE INITIAL DESIGN PHASE. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
6. 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE SPECIFICATIONS FOR THE EXACT ELECTRICAL REQUIREMENTS.
7. THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS AND WALLS.
8. THE OWNER RESERVES THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS AND SPECIFICATIONS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT CONTRACTOR'S EXPENSE.
9. GUARANTEE: ALL WORK SHALL BE GUARANTEED (FOR ONE YEAR FROM DATE OF ACCEPTANCE) AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP. TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO COST TO THE OWNER.
10. INSTALL CONTROLLERS AS NOTED. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
11. THIS SPRINKLER PLAN IS DRAWN FOR GRAPHIC CLARITY WHERE PIPING, VALVES AND WIRING ARE SHOWN IN CONCRETE AND ASPHALT AREAS, EXCEPT WHERE CROSSING, THE INTENT IS FOR THE PIPING, VALVES AND WIRE TO BE PLACED IN THE ADJACENT PLANTING AREAS. NO VALVES SHALL BE PLACED WITHIN PLAYING FIELD FENCES. ALL VALVES SHALL BE LOCATED OUTSIDE PLAYING FIELD FENCES IN ADJACENT TURF AREAS.



2023-066



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OZ Development Apartment Development

1665 West California Avenue
Salt Lake City, Utah 84104

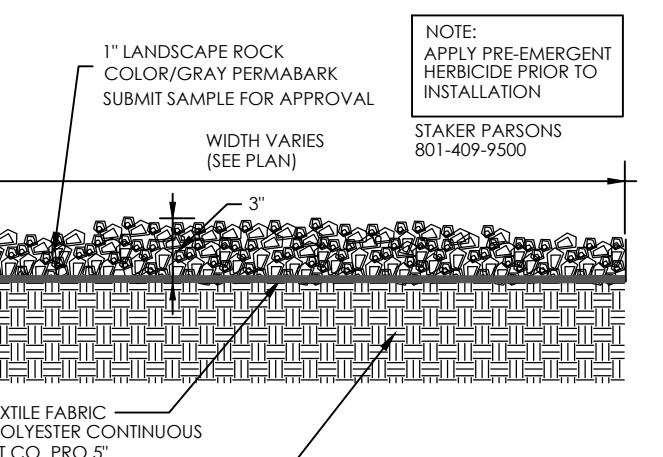
Landscape Details

SHEET NAME:

LA4

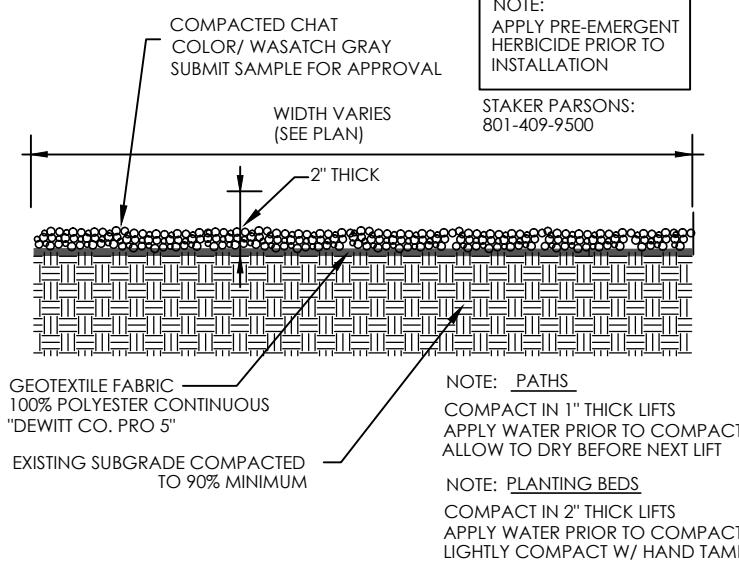
SHEET NO.:

DATE: 12/14/2023



LANDSCAPE ROCK DETAIL

Perma-Bark
Perma Bark is sold in 3/8" minus, 1/2", 1", & 2" at the Beck Street, Heber, Lehi, & Ogden Landscape Yards. Sizes vary per location. Products are also available in bags at the Beck Street & Ogden Landscape Yards.

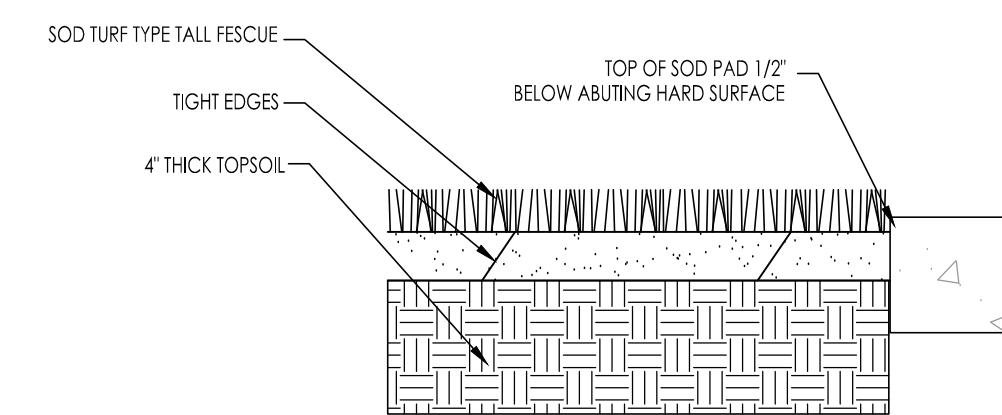


CHAT ROCK DETAIL

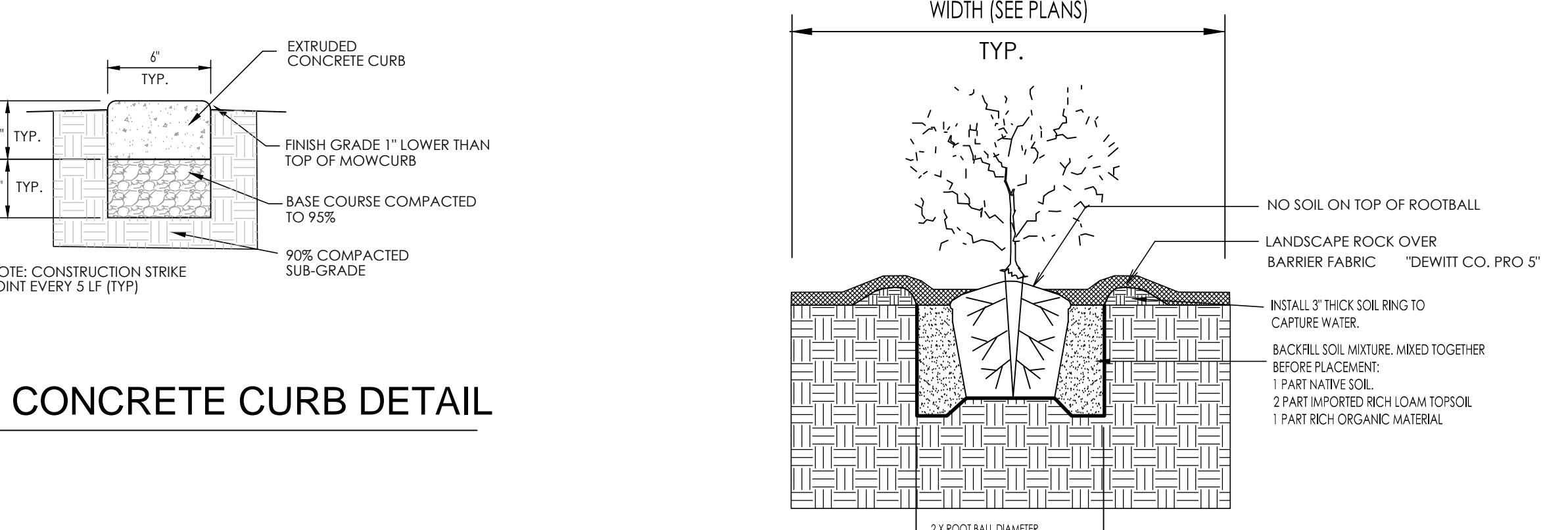
Chat Wasatch Grey
Chat Wasatch Grey is a 3/8" minus which is perfect for compacted pathways. This product is sold at the Beck Street & Ogden Landscape Yards. Product is also available in bags.



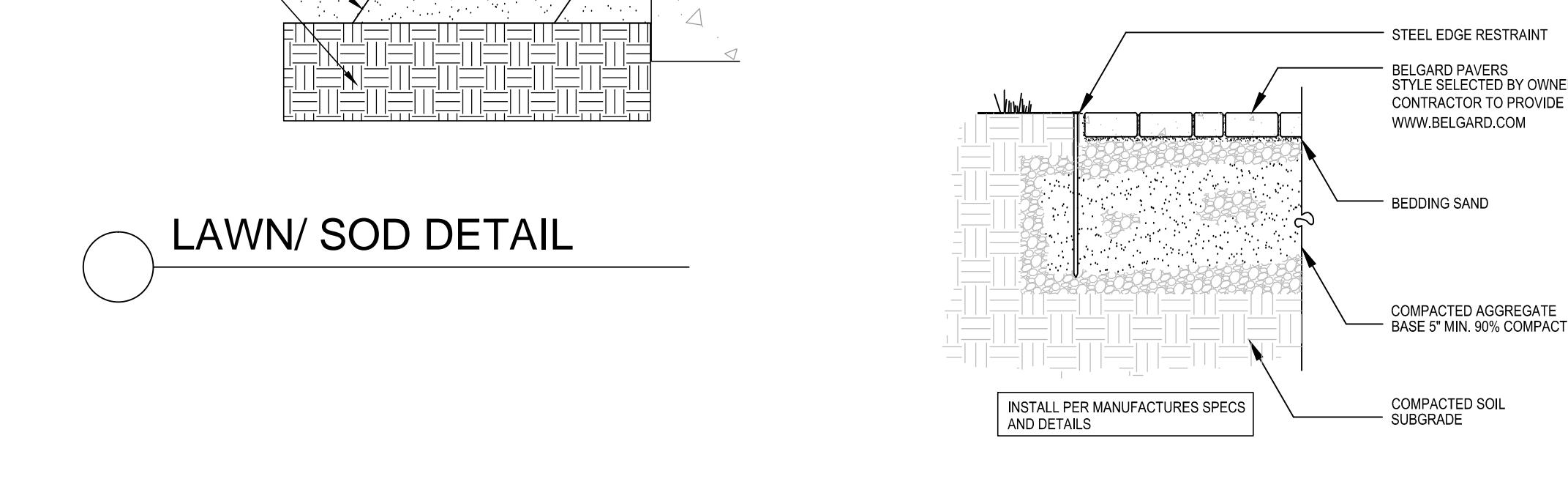
CONCRETE CURB DETAIL



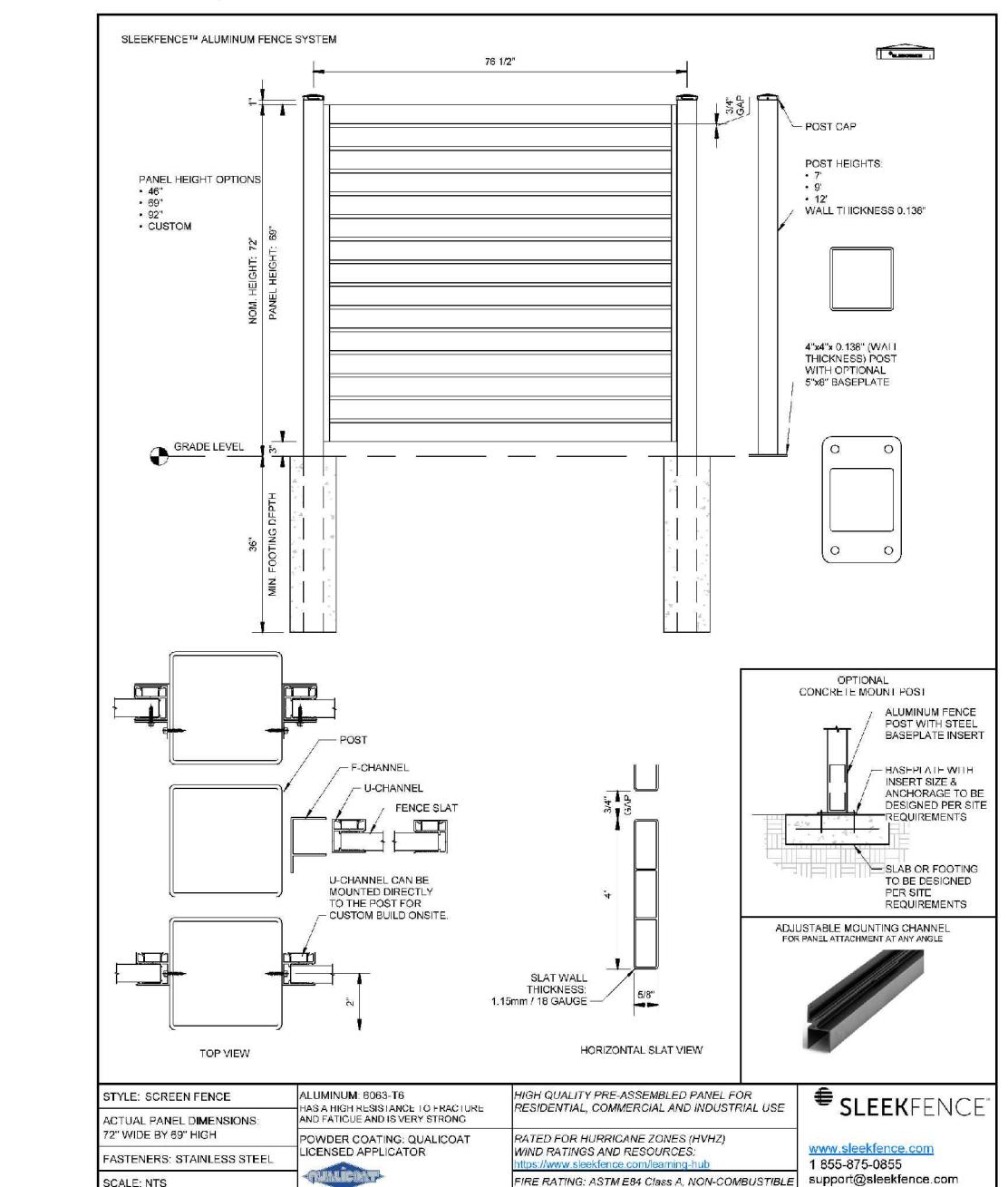
LAWN/ SOD DETAIL



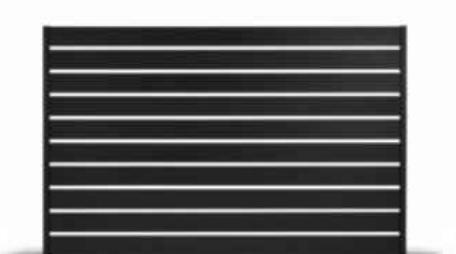
PLANTING DETAIL



PAVER PATIO DETAIL



FENCE DETAIL



Aluminum Screen Fence Panel - 72" Wide x 46" High

3-Loop Wave Style Bike Rack - 5 Bike Capacity, Black



Upscale stylish look for downtown shopping and business districts.

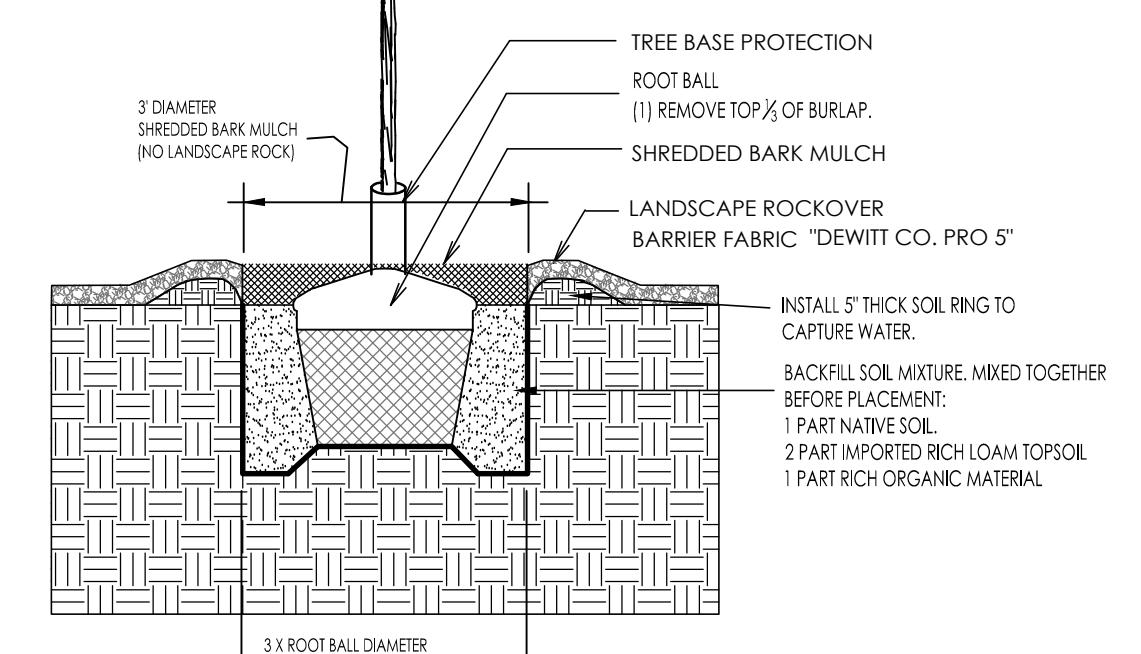
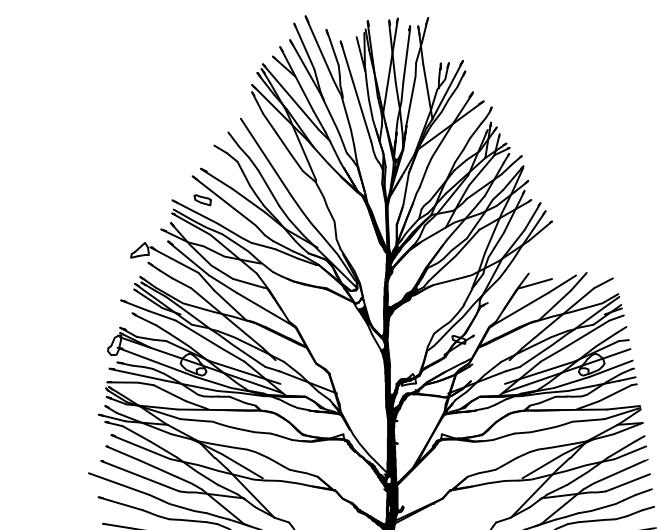
- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

SPECIFY COLOR:						
MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LB.)	PRICE EACH	COLOR
H-2543BL	3-Loop	43 x 2 1/2 x 39"	5	56	\$395 \$375	■ Black <input type="checkbox"/> ADD <input checked="" type="checkbox"/>

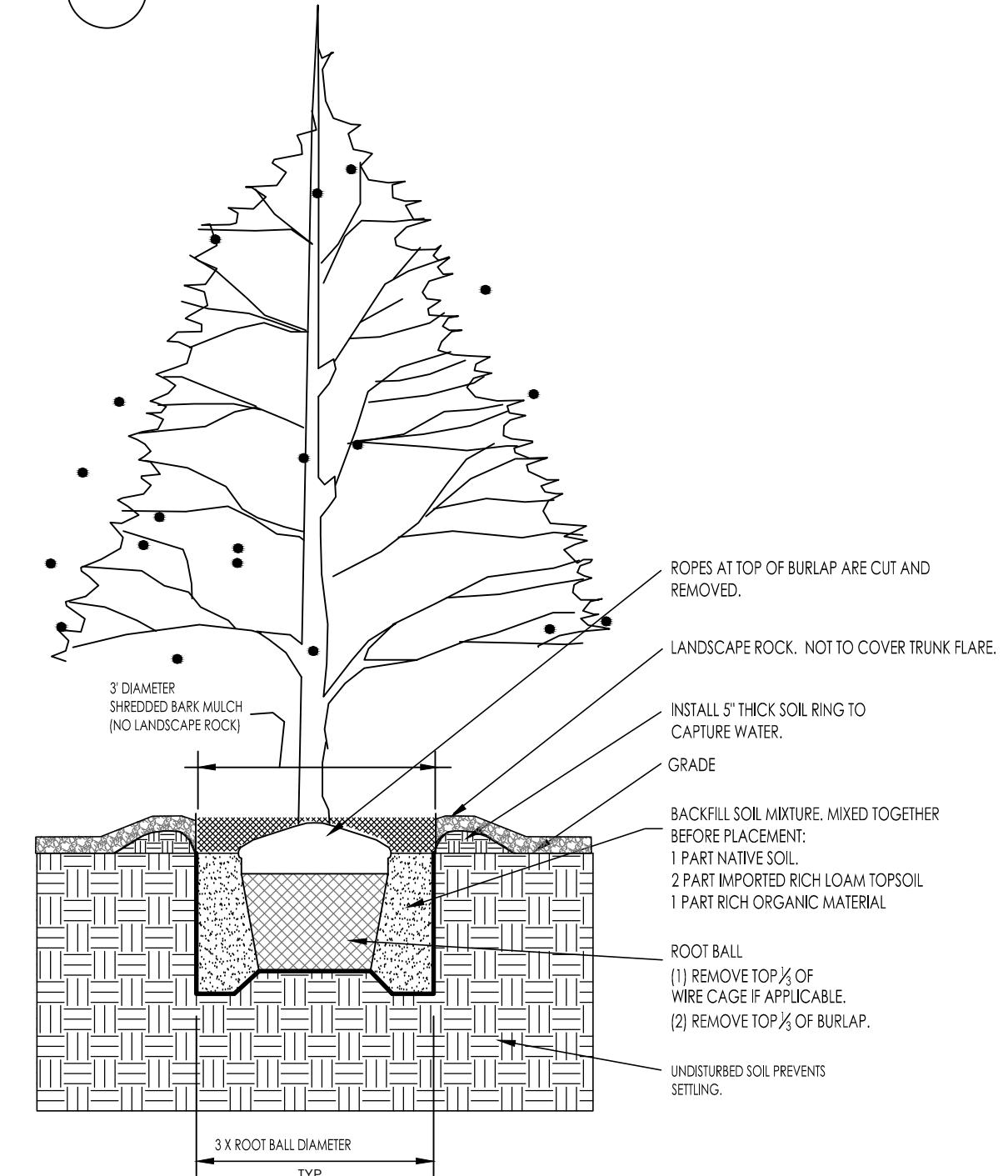
BIKE RACK DETAIL



TREE PLANTING DETAIL



TREE PLANTING DETAIL



TREE PLANTING DETAIL

**OZ DEVELOPMENT
APARTMENT DEVELOPMENT**

1665 WEST CALIFORNIA AVE
SALT LAKE CITY, UT

STAMP

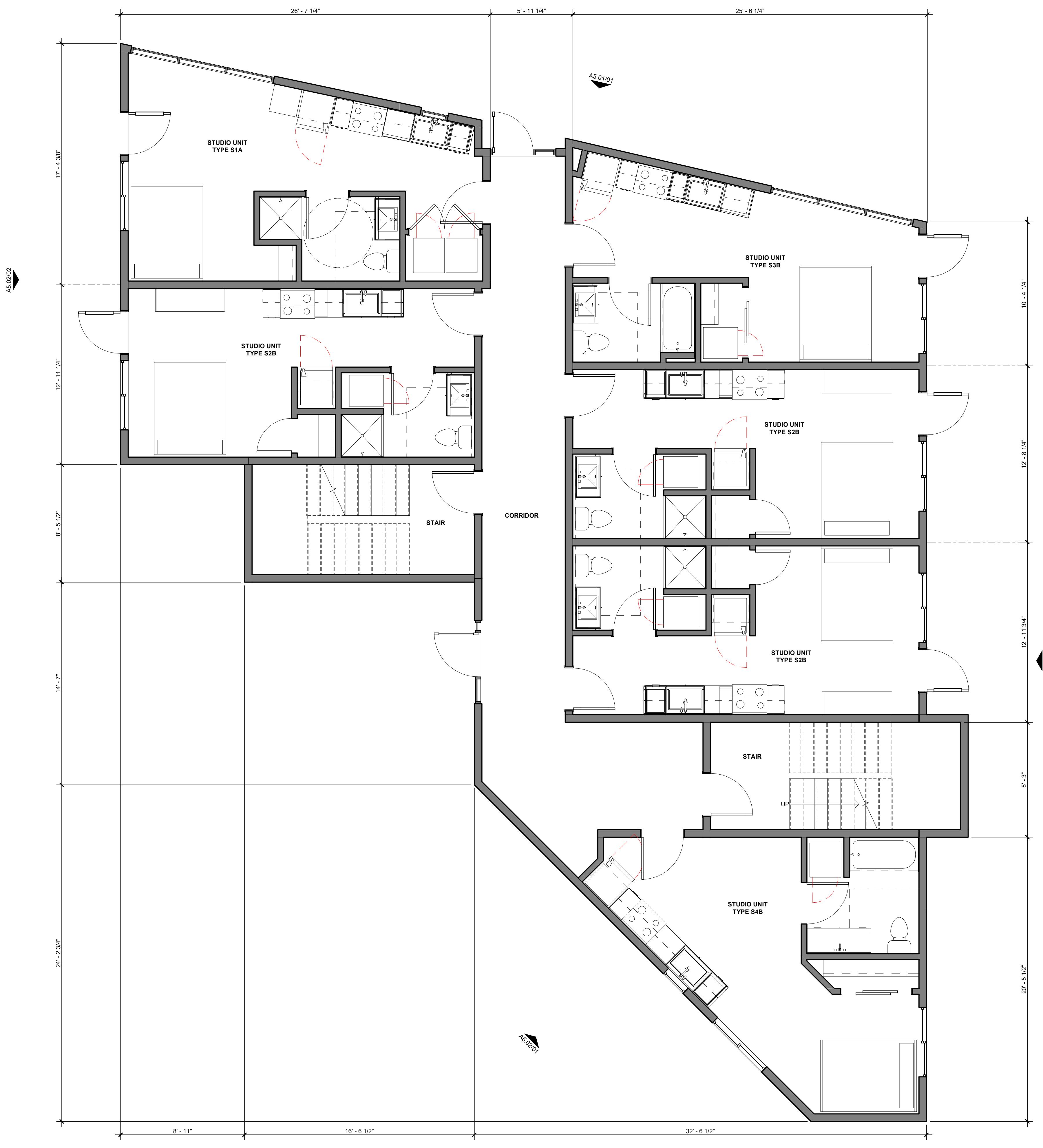
REVISION NO.	DESCRIPTION	DATE

DATE
11/15/2023
ISSUE
DESIGN REVIEW

SHEET TITLE
**OVERALL
FLOOR PLAN**

SHEET NO.

A2.01



01 Level 1 - FLOOR PLAN
1/4" = 1'-0"

DESCRIPTION DATE

5/2023

ITLE **RALL** **OR PLAN**

This architectural floor plan illustrates a multi-level residential unit with the following key features and dimensions:

- Dimensions:** The overall width of the unit is 26'-0". The height varies across the levels, ranging from 8'-3 1/8" to 17'-4 1/8".
- Rooms and Units:**
 - UNIT TYPE S5C:** Located on the top level, featuring a large living/dining area, a kitchen, and a bathroom.
 - UNIT TYPE S6C:** Located on the middle-left level, featuring a living/dining area, a kitchen, and a bathroom.
 - UNIT TYPE S8C:** Located on the middle-right level, featuring a living/dining area, a kitchen, and a bathroom.
 - UNIT TYPE S6C:** Located on the bottom-left level, featuring a living/dining area, a kitchen, and a bathroom.
 - UNIT TYPE S7C:** Located on the bottom-right level, featuring a living/dining area, a kitchen, and a bathroom.
- Staircases:** There are two main stairs: one leading down from the top level to the middle levels, and another leading up from the bottom levels to the top level.
- Mechanical Room:** A central mechanical room is located between the middle levels, containing various HVAC and plumbing equipment.
- Corridors:** The plan includes several corridors, labeled "CORRIDOR" and "STAIR".
- Red Dashed Lines:** Red dashed lines are used to highlight specific areas of interest or potential modifications.
- Labels:** Labels include "A5.01/01", "A5.02/02", "A5.03/01", and "A5.01/02" indicating different views or sections.

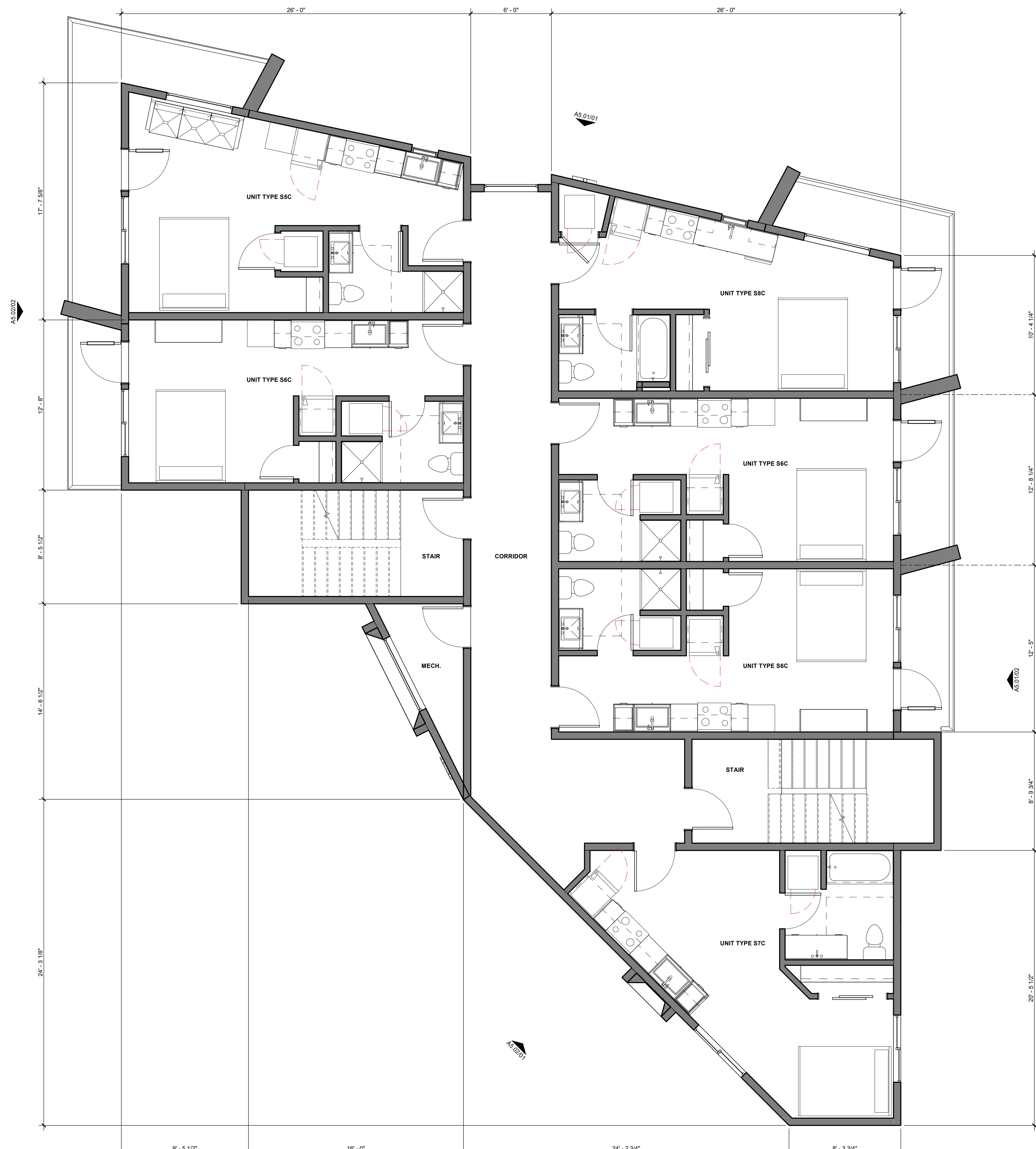


01 Level 2 - FLOOR PLAN

1/4" = 1'-0"

OZ DEVELOPMENT APARTMENT DEVELOPMENT

1665 WEST CALIFORNIA AVE
SALT LAKE CITY, UT



STAMP

REVISION NO.	DESCRIPTION	DATE

DATE
11/15/2023
ISSUE
DESIGN REVIEW

SHEET TITLE
OVERALL FLOOR PLAN

SHEET NO.

A2.03

**OZ DEVELOPMENT
APARTMENT DEVELOPMENT**

1665 WEST CALIFORNIA AVE
SALT LAKE CITY, UT



02 EAST ELEVATION

3/16" = 1'-0"



01 NORTH ELEVATION

3/16" = 1'-0"

STAMP

REVISION NO.	DESCRIPTION	DATE

DATE
11/15/2023
ISSUE
DESIGN REVIEW

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.

A5.01

**OZ DEVELOPMENT
APARTMENT DEVELOPMENT**

1665 WEST CALIFORNIA AVE
SALT LAKE CITY, UT



02 WEST ELEVATION

3/16" = 1'-0"



01 SOUTH ELEVATION

3/16" = 1'-0"

STAMP

REVISION
NO. DESCRIPTION DATE

DATE
11/15/2023
ISSUE
DESIGN REVIEW

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO.

A5.02

**OZ DEVELOPMENT
APARTMENT DEVELOPMENT**

1665 WEST CALIFORNIA AVE
SALT LAKE CITY, UT



02 VIEW FROM PARKING LOT LOOKING NE



01 VIEW FROM CALIFORNIA AVE LOOKING SW

DATE
11/15/2023
ISSUE
DESIGN REVIEW

SHEET TITLE
**PERSPECTIVE
VIEWS**

SHEET NO.

A5.03

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS		MOUNTING	VA	NOTES
				QTY	MODEL			
L20	OUTDOOR WALL PACK	LITHONIA	DSXW1 LED 10C 1000 40K T2M MVOLT	MVOLT	LED SUPPLIED W/UNIT	WALL 10'-0" AFF	39	
L21	OUTDOOR WALL PACK	LITHONIA	DSXW1 LED 10C 1000 40K T3M MVOLT	MVOLT	LED SUPPLIED W/UNIT	WALL 15'-0" AFF	39	
L22	POLE FIXTURE	LITHONIA	DSX0 LED P5 40K T4M MVOLT	MVOLT	LED SUPPLIED W/UNIT	WALL 15'-0" AFF	89	
L23	OUTDOOR WALL PACK	LITHONIA	DSXW2 LED 30C 1000 40K TFTM MVOLT	MVOLT	LED SUPPLIED W/UNIT	WALL 15'-0" AFF	109	

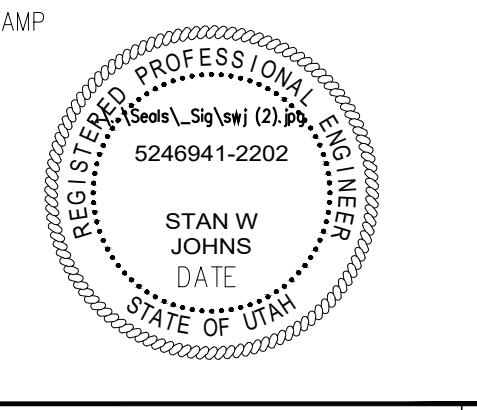
NOTES: THE FIXTURES LISTED IN THIS SCHEDULE REPRESENT THE QUALITY AND TYPE OF FIXTURES DESIRED. EQUALS OF THOSE MANUFACTURERS NOTED IN THE REMARKS ARE ACCEPTED. FOR THOSE FIXTURES WITHOUT A MANUFACTURE DESIGNATION IN THE REMARK COLUMN THE SUPPLIER MAY SUBMIT A FIXTURE THEY BELIEVE TO BE EQUAL TO THE ONE SPECIFIED. TO BE ACCEPTABLE THE FIXTURES SUBMITTED MUST BE OF THE SAME TYPE AND MATERIAL AS THAT SPECIFIED AND MUST RECEIVE APPROVAL FROM THE ENGINEER BY ADDENDUM PRIOR TO BID.

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Foot path	+	5.0 fc	7.5 fc	3.2 fc	2.3:1 1.6:1
Foot path	+	2.0 fc	2.4 fc	1.2 fc	2.0:1 1.7:1
Parking	+	1.6 fc	8.0 fc	0.1 fc	80.0:1 16.0:1

OWNERSHIP OF DOCUMENTS

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OZ DEVELOPMENT
APARTMENT DEVELOPMENT
1665 WEST CALIFORNIA AVE
SALT LAKE CITY, UT

SHEET TITLE SITE PHOTOMETRIC PLAN

REVISIONS	
NO.	DESCRIPTION

ISSUE DATE: ???
ISSUE TYPE: PERMIT
DRAWN BY: JLC
CHECKED BY: SWJ
E1.0

N 1
E1.0 SITE PHOTOMETRIC PLAN
SCALE: 1"=10'-0"

ATTACHMENT C: Property and Vicinity Photos



Subject Property



Subject property – view looking west



Subject property – view looking east



**Existing driveway used as access to the property &
Single family residential directly adjacent to subject property**



Chase bank directly north of subject property across California Ave



Residential properties to the north-east of subject property across California Ave



Surplus Canal to the south and west of the property

ATTACHMENT D: CC Zoning Standards

CC (Commercial Corridor)

Purpose Statement: Purpose Statement: The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

Standard	Requirement	Proposed	Finding
Maximum Building Height	45' with Design Review	45'	Pending Design review
Front/Corner/ Side/Rear Yard Setbacks	15/15 0/10	15/NA 7/45'	Complies
Landscape yard requirement	15' on front and corner side yards	15' on front yard	Complies
Off Street Parking & Loading (21A.44.030.H)	Studio and 1-bd apartments: 1 space per DU Bikes: 1 per 5 units	24 studio units: 24 stalls 5 stall bike rack provided	Complies
Landscaping & Buffering (21A.48)	7' buffer adjacent to residential. Shade trees every 30'; 4' shrubs along entire length; solid fence along property line	7' buffer provided along east property line; shrubs and trees every 30' are provided along property line	Complies
10% additional landscaping with increased height	10% of additional floor area = 278 SF	Additional landscaping provided = 866 SF	Complies
Lighting: Parking lot	Limited to 16' pole; lighting directed down to limit trespass on adjacent property	Preliminary plan shows compliance; final lighting plan to be checked at Building Permit	Condition to check at Building permit
Building Entrances	Every street facing facade	Entrance along California	Complies

ATTACHMENT E: Design Review Standards

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.

Finding: Complies

Discussion:

The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

This project provides a residential building sited close to the sidewalk that provides pedestrian and bicycle access and an inviting walkable design. The design incorporates the design standards by focusing on the street presence and upgrading the architectural elements on street facing facades. It complies with both the purpose of the CC zone and the adopted Master Plans, as discussed above in Key Consideration #1.

Condition(s): None

- B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.
- Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).
 - Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.
 - Parking shall be located within, behind, or to the side of buildings.

Finding: Complies

Discussion:

1. The proposed development is oriented toward the sidewalk and has a main entrance on California Ave for pedestrians. There is a secondary entrance at the rear of the building near the parking lot.
2. The building is situated close to the public sidewalk with a setback of 15' and matches the surrounding development of the neighborhood.
3. Parking is located primarily behind and to the side of the building.

Condition(s): None**C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.**

1. Locate active ground floor uses at or near the public sidewalk.
2. Maximize transparency of ground floor facades.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.
4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

Finding: Complies**Discussion:**

1. Two entrances are on the main floor, including one along the public sidewalk. Other active uses for this development are near the public sidewalk including the dog run and outdoor seating area.
2. Glass has been maximized on the ground floor along California Ave to the greatest extent possible by adding glass along the bedroom units.
3. The windows on the east and west facades have been recessed and are accented by cement panels and metal frames.
4. The incorporation of dog walking facilities, outdoor patio, and bike parking are located near the public sidewalk and visible to pedestrians and neighbors, creating an inviting street presence along California Ave.

Condition(s): None**D. Large building masses shall be divided into heights and sizes that relate to human scale.**

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.
2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.

- 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.**
- 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.**

Finding: Complies

Discussion:

- 1. Existing development in this area is typically two stories, but newer developments in this area (along the CC Zone of Redwood) are growing taller. New residential developments down the street from this property are three and four stories tall.
- 2. The materials, balconies, and color palette break up the building into different sections that reduce the visual height and mass of the building.
- 3. Balconies are present on all facades above the ground floor. Vertical bays of brick are provided and windows are recessed with cement board siding and metal accents that differentiate them from the rest of the façade.
- 4. A high amount of glass is added throughout the building, including the east and west-facing facades.

Condition(s): None

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

- 1. Changes in vertical plane (breaks in facade)**
- 2. Material changes; and**
- 3. Massing changes.**

Finding: Not Applicable

Finding: The proposed development does not have any facades that exceed 200'

Condition(s): None

F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

- 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");**
- 2. A mixture of areas that provide seasonal shade;**
- 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;**
- 4. Water features or public art;**
- 5. Outdoor dining areas; and**
- 6. Other amenities not listed above that provide a public benefit.**

Finding: Not Applicable
Discussion: The proposed development does not include any privately owned public spaces.
Condition(s): None
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts.</p> <ol style="list-style-type: none"> 1. Human scale: <ol style="list-style-type: none"> a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: <ol style="list-style-type: none"> a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. 3. Cornices and rooflines: <ol style="list-style-type: none"> a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.
Finding: Complies
<p>Discussion:</p> <p>Human Scale</p> <ol style="list-style-type: none"> a. The building does not incorporate stepbacks, but does have balconies on all stories above the ground floor, which adds vertical variation. Parapets of differing sizes also add variations along the roofline. b. The color differentiation between the ground floor and the rest of the building, along with the metal cornice along the roofline, separates the building into a distinct base, middle and top. <p>Negative impacts</p>

- a. At four stories, the overall height is not extreme for the neighborhood and does not overpower other surrounding properties, which are at 28'.
- b. The 45' building only occupies about half the lot due to the irregular shape and does not cast obstructing shadows on surrounding properties or public space.
- c. The height of 45' does not necessitate mitigation to wind impacts on the surrounding buildings.

Cornice and rooflines:

- a. A 6" cornice that will step off the building is provided that helps create interest and a shadow line for the building.
- b. The roofline and shape are compatible with surrounding development, especially along Redwood Rd.
- c. While a green roof is not included, public amenity space has been provided on the ground floor.

Condition(s): None

H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.

Finding: Complies

Discussion: The development has one vehicular access and allows for pedestrian and bike access to the front and side entrances of the building. The bike rack shown in the site plan needs to be updated to meet Transportation's Off-Street Parking Manual in order to receive Building Permit approval.

Condition(s): None

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)

Finding: Complies With Conditions

Discussion: The mechanical equipment of this building will be stored on the roof and screened by parapets. While the dumpster is set back from the front line of the building, due to the irregular shape of the lot, it will still be visible from street view. Staff is placing a condition that the dumpster be enclosed with compatible building materials. The landscaping plan shows that it will also be screened by 4' tall shrubs and a 6' evergreen tree.

Condition(s): Waste facility dumpster shall be screened and enclosed with compatible building materials.

J. Signage shall emphasize the pedestrian/mass transit orientation.

- 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.**
- 2. Coordinate signage locations with appropriate lighting, awnings, and other projections.**
- 3. Coordinate sign location with landscaping to avoid conflicts.**

Finding: Complies

Discussion: The applicant stated that the signage design will comply with this standard. The signage package will be reviewed separately from this petition, during the building permit process.

Condition(s): Signage plan to be designated to staff at time of building permit.

- K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.**
- 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.**
 - 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.**
 - 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.**

Finding: Complies With Conditions

Discussion:

1. No street lights are required to be provided
2. Outdoor lighting will not trespass onto nearby properties
3. The applicant has provided a preliminary lighting plan that shows compliance with the design standards outlined. The plan needs to be updated to fit the current site plan and will be checked by staff at the time of Building Permit.

Condition(s): Final lighting plan shall be designated to staff at the time of Building Permit

L. Streetscape improvements shall be provided as follows:

- 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.**
- 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:**

- a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.
- b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
- c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).
- d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
- e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
- f. Asphalt shall be limited to vehicle drive aisles.

Finding: Complies

Discussion:

1. There are no existing trees on the property. The Landscape plan shows compliance with the streetscape improvement plan with a street tree planted every 30' along California Ave.
2. The proposed landscape will differ between the public side and private amenities. Native landscaping will also be provided.

Condition(s): None

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- August 24, 2023 – The Glendale Community Council was sent the 45 day required notice for recognized community organizations. The applicant presented at the September 20th meeting.
- August 24, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- September 1– December 2023 The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- December 28, 2023
 - Public hearing notice sign posted on the property
- December 29, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

No public comments have been received at the time of publishing the Staff report.

ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering:

No objections.

Fire:

The applicant will need to provide an Alternate Means and Method for Fire Access due to the fire access road being over 150' in length.

Urban Forestry:

Urban Forestry has no concerns with these proposed plans. At the time of reviews for building permits, we will require the proposal of one small species tree to be planted in the public ROW parkstrip for every 30' of street frontage along California Ave as is required by city code. I have attached a list of appropriate species that are proven to perform well in SLC for their consideration.

Transportation :

No transportation issues with this application. Electric vehicle and bicycle parking will be addressed at building permit stage. They will need to install racks that meet SLC standards. The bike rack requirements, including approved rack type and space required, are included in the SLC Off Street Parking Standards Manual.

Building:

All new construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

Existing structures on adjacent parcels shall not be made less complying to the construction codes than it was before the proposed construction.

Public Utilities:

The footprint of the proposed building appears to be in a recorded easement (entry number 7848727). No building is allowed within this easement. It is recommended that the applicant review the easement before proceeding with design of this site.

As of now, Public Utilities has not received any plans via the Building Services process for reviewing the utility plans for this project. Once you have obtained your BLD or PUT number from Building Services, I will be able to commence the review of the submitted plans and initiate the process for either vacation or relocation of the easement.