

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Underwood Development Co (L&P Land), 6355 Riverside Blvd., #T, Sacto, CA				
OWNER	Underwood Development, 6355 Riverside Blvd., #T, Sacto, CA 95831				
PLANS BY	Spink Corp., P.O. Box 2511, Sacramento, CA 95811				
FILING DATE	3-23-84	50 DAY CPC ACTION DATE	4-26-84	REPORT BY:	SC:bw
NEGATIVE DEC	4-3-84	EIR		ASSESSOR'S PCL. NO.	031-760-01-73;031-770-01-56

- APPLICATION:
1. Negative Declaration
 2. Rezone 29± vacant acres from R-1 to R-1A (Sec. 13)
 3. Special Permit to develop 122 lots in the R-1A zone with custom homes, private streets, private entrances and to develop 44 halfplex units on corner lots. (Sec. 7 & 15) (P84-120)

LOCATION: Gloria Drive

PROPOSAL: The applicant is requesting the necessary entitlements to create a private residential development consisting of 100 single family dwellings and 44 halfplexes on corner lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Single Family Residential & canal; R-1 & R-1A
South:	Single Family Residential; R-1 & R-1A
East:	Single Family Residential, Canal & church; R-1 & R-1A
West:	Multi-Family- Residential; R-2A & R-1A
Parking Required:	144 spaces
Property Dimensions:	Irregular
Property Area:	29± acres
Density of Development:	4.46 du/gross acre
Square Footage of Lots:	Minimum 5,500 for interior lots; 6,200 corner lots
Square Footage of Buildings:	Unknown
Height of Structures:	Unknown, but not to exceed 35 feet
Significant Features of Site:	Existing streets and canal
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing and to be provided
Exterior Building Colors:	Unknown
Exterior Building Materials:	Unknown

003205

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in the South Pocket Community Plan area adjacent to a drainage canal. The area surrounding the site is developed with single family uses except for the west side of the subject site which is developed with an apartment complex and two family dwellings. Street improvements currently exist on the site.

APPLC. NO. P84-120

MEETING DATE April 26, 1984

CPC ITEM NO. 16

(13)

The site consists of 122 single family lots which have been recorded.

2. The applicant is requesting a rezone and special permit to allow for the development of a private single family community with private streets and restricted access. This request involves the development of two lockable gates at the two entrances to the project. Access will be restricted to the residents, their guests, emergency vehicles and services agencies.
3. Since this proposal would effect the City's ability to service the development, the applicant has met with various effected City departments to address concern over the proposed street closures. It has been determined that the following measures will be necessary to accommodate the private development:
 - a. The applicant will be required to abandon the existing streets within the proposed development;
 - b. A homeowners' association must be formed to assume the cost of street maintenance and common areas within the development. The City Engineer also indicated that the homeowners' association must obtain a revocable permit to develop and maintain the islands at the entrance gates;
 - c. The applicant will be required to construct and dedicate a standard cul-de-sac for the termination of Rivergate Way and Rush River Drive (see Exhibit B).
 - d. The applicant will develop a system to allow for emergency vehicle access and access by other City Departments when necessary.
4. The Community Services Department has indicated that the 20-foot canal easement along the northern boundary of the subject site should be abandoned. The applicant agrees with this recommendation and intends to have the homeowners' maintain this strip of land. Staff has no objections to the abandonment of the canal easement provided that 100 percent of the property owners adjacent to this canal participate in the abandonment. The elimination of the canal easement along this section of the canal will not require a community plan amendment since the City Council approved the abandonment in May of 1983 provided there is 100 percent participation by the adjacent property owners. (See attached Exhibit A.)
5. The applicant is proposing to develop 44 halfplex units on corner lots in this project. The applicant has requested that the special permit for the halfplex development be approved although exact plans are unavailable for each lot. This is necessary since the applicant will be using a number of custom builders to develop the halfplex units, and it is unknown which specific units will be developed on these corner lots. The applicant has, however, submitted typical elevations and plans to be used for the halfplex development. Specific plot plans and elevations would be submitted to staff for review and approval prior to issuance of a building permit. The applicant will also be required to submit a tentative map for the halfplex lots once the property line is determined by the structure design. Staff has no objections to this proposal since this type of review has been accomplished in other developments within the Pocket area.
6. Since detailed plans are unavailable at this time, staff has recommended a number of conditions regarding the site and unit design. The conditions help insure that the halfplex development will be compatible with the single family units by requiring separate street orientation and a variety of elevations and materials.

Staff has also recommended that the front setbacks of units throughout the development be varied to eliminate the monotony of straight building lines.

7. Although the entire site is proposed to be zoned for Townhouse (R-1A) use, the halfplex units shall be confined to corner lots only (except the corner lots adjacent to the private entrances) and the interior lots are to be developed with standard single family units. When approving individual site plans and elevations for development in this project, staff will insure that the unit design is comparable to the attached elevations. All halfplex development on adjacent corner lots shall utilize different elevations, materials and roof lines.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone for 29± acres from R-1 to R-1A;
3. Approval of the Special Permit to develop 100 single family dwellings and 44 halfplexes with private streets, subject to the following conditions and based upon Findings of Fact which follow.

Conditions - Special Permit

- a. Plot plans and elevations of all development in this project shall be submitted for Planning staff review and approval prior to issuance of a building permit. All halfplex development on adjacent corners shall utilize different elevations, materials and roof lines;
- b. The following measures shall be utilized throughout the development:
 - 1) On corner lots, halfplex units shall be designed with a garage and driveway on both street frontages;
 - 2) Staggered setbacks shall be used throughout the development;
 - 3) A variety of floor plans and elevations shall be utilized;
 - 4) A variety of roof lines shall be utilized;
 - 5) On corner lot halfplexes, driveways shall be at least 20 feet from the corner and must be perpendicular to the street;
 - 6) Roofing materials shall consist of shake, tile or other similar type approved by the Planning Director;
 - 7) Easements for existing public utilities must cover full right-of-way.
- c. The applicant shall contact the City Real Estate Division and abandon the streets within this subdivision prior to construction of the two entry gates.
- d. A homeowners' association shall be formed to ensure street and common area maintenance. The homeowners' association shall also obtain a revocable permit to construct and maintain the landscaped islands in the cul-de-sacs at the two entrances of the development prior to the issuance of any building permit in this development. The applicant shall contact the City Engineer for information regarding this requirement.

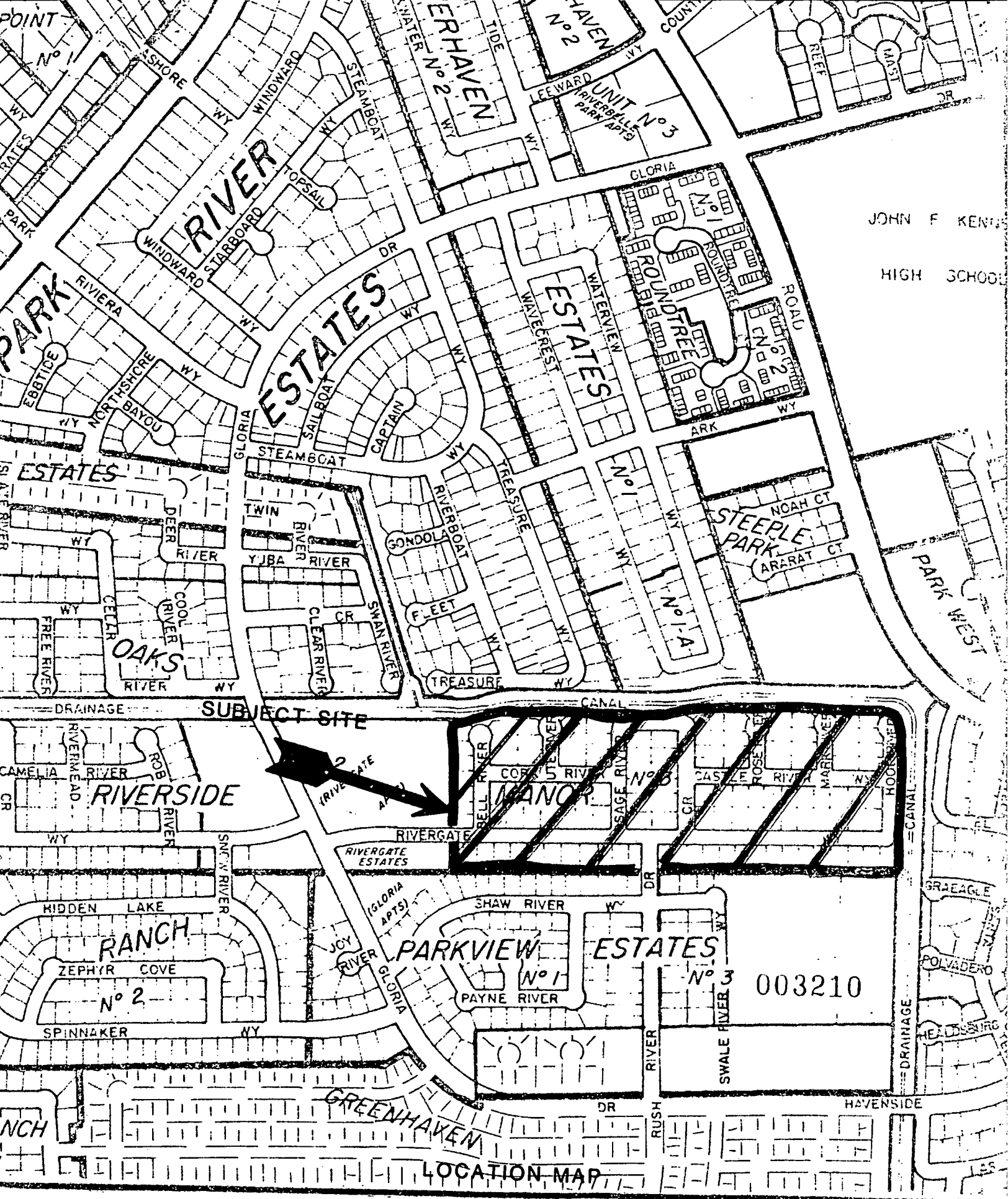
- e. The applicant shall dedicate and construct a cul-de-sac at the terminus of Rivergate Way and Rush River Drive to the satisfaction of the City Traffic Engineer (see Exhibit B).
- f. The applicant shall develop a system to allow for the access of emergency vehicles and other City services to the satisfaction of: City Fire Department, City Water and Sewer Division, City Waste Removal, City Police, Planning Division and the City Engineer. The design of the gates and access shall be subject to the approval of these City departments.
- g. The applicant shall provide the following measures to the satisfaction of the City Fire Department:
 - 1) Each gate when fully opened must provide a minimum horizontal opening of 16 feet, and an unimpaired vertical clearance. In addition, a four-foot swingaway fence section must be provided to allow a maximum opening of 20 feet;
 - 2) A pedestal, which is to be lighted at night, must be provided at a point outside of each gate. The pedestal must contain a key switch designed to be used with a knox box key;
 - 3) The switch is to be mounted on a 2½ inch red square and marked "Fire Department Use Only" in white letters;
 - 4) The switch is to be designed so that when it is activated, both ingress and egress gates fully open and remain open until the switch is turned to the close position;
 - 5) The key must be removable in both open and close positions.
- h. Halfplex development shall not be allowed on Parcels 031-770-02 and 031-760-72 & 73 which are located at the entrance to the private streets and entry gates.
- i. The canal easement on the northern boundary of the subject site shall be abandoned by 100 percent of the adjacent property owners along this segment of the canal to the satisfaction of the Community Services Department.

Findings of Fact - Special Permit

- a. The special permit, if granted, is based upon sound principles of land use in that:
 - 1) the area is surrounded on three sides by single family development, and a canal and the applicant will be developing the site with single family uses inside of a private street system;
 - 2) the canal surrounds the property on two sides so that through traffic will not be affected by the street closure.
- b. If granted, the special permit as conditioned will not be injurious or be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - 1) a homeowners' association will be formed to maintain the streets and common area; and
 - 2) provision will be made to allow for emergency and service access through the lockable gates.

- c. The special permit, as conditioned, conforms to the Pocket Community Plan and the General Plan which designate the site for residential uses and the canal easement will only be abandoned if 100 percent of the adjacent property owners agree to the abandonment.

003209



JOHN F. KENT
HIGH SCHOOL

SUBJECT SITE

003210

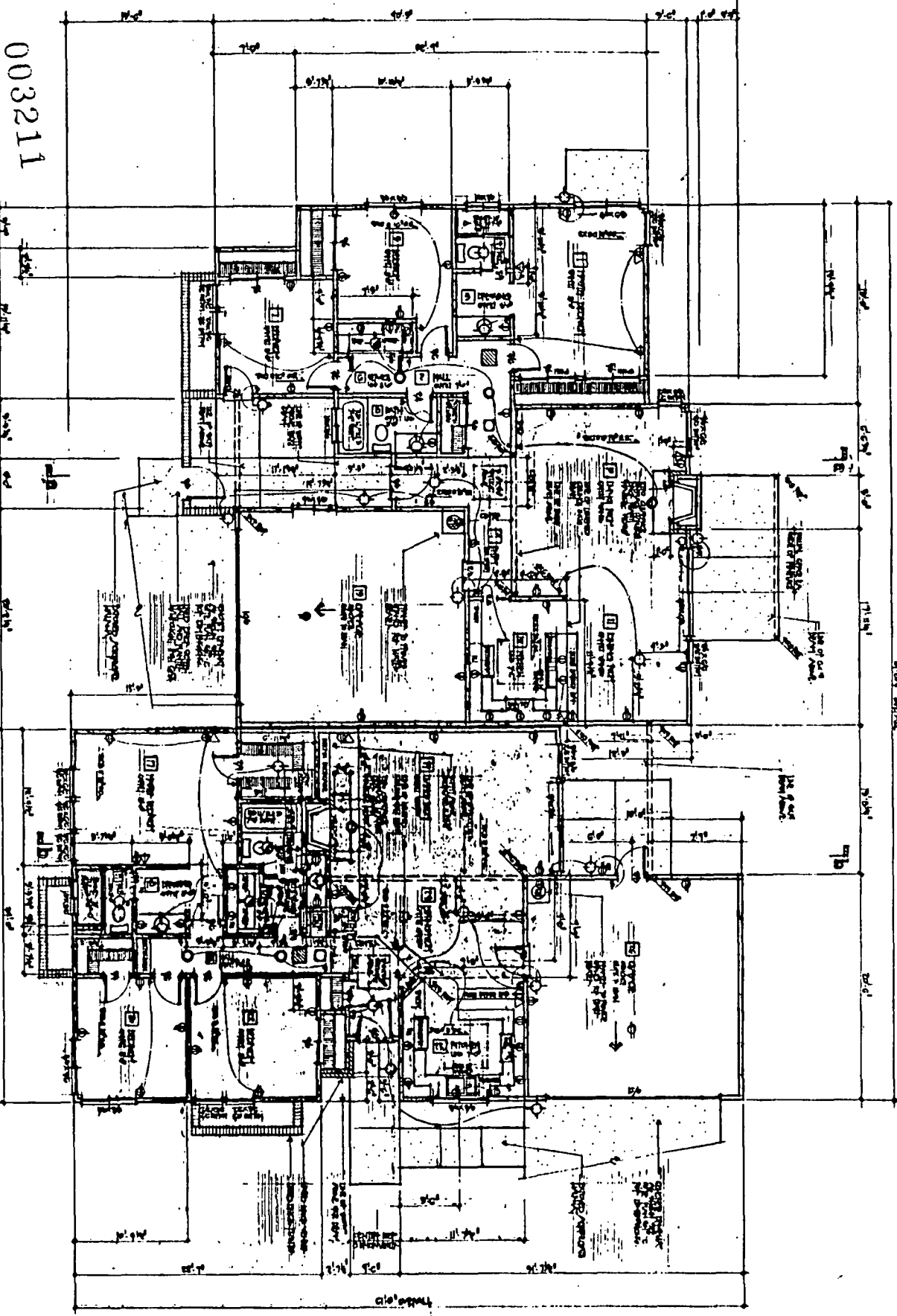
LOCATION MAP

18

P84-120

4-26-84

No. 16



003211

Floor plan 9 & 11

SCALE: 1/8" = 1'-0"
 DATE: 11/11/88
 DRAWING NUMBER: 003211
 SHEET NO. 11 OF 12

A-1

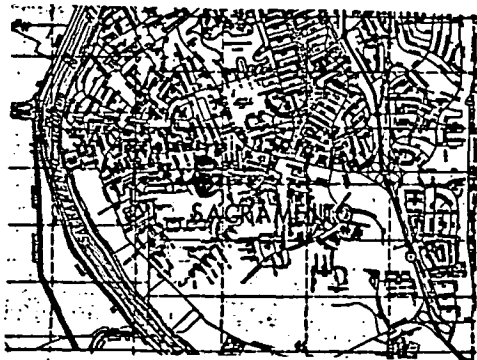
Floor plan 9 and 11

L & P LAND AND DEVELOPMENT, INC.
 1200 AVENUE HOLLYWOOD, SUITE 10
 SACRAMENTO, CA 95811

DONALD JOSEPH CO

8810 1810 400 1000
 SACRAMENTO, CA

P 104-130

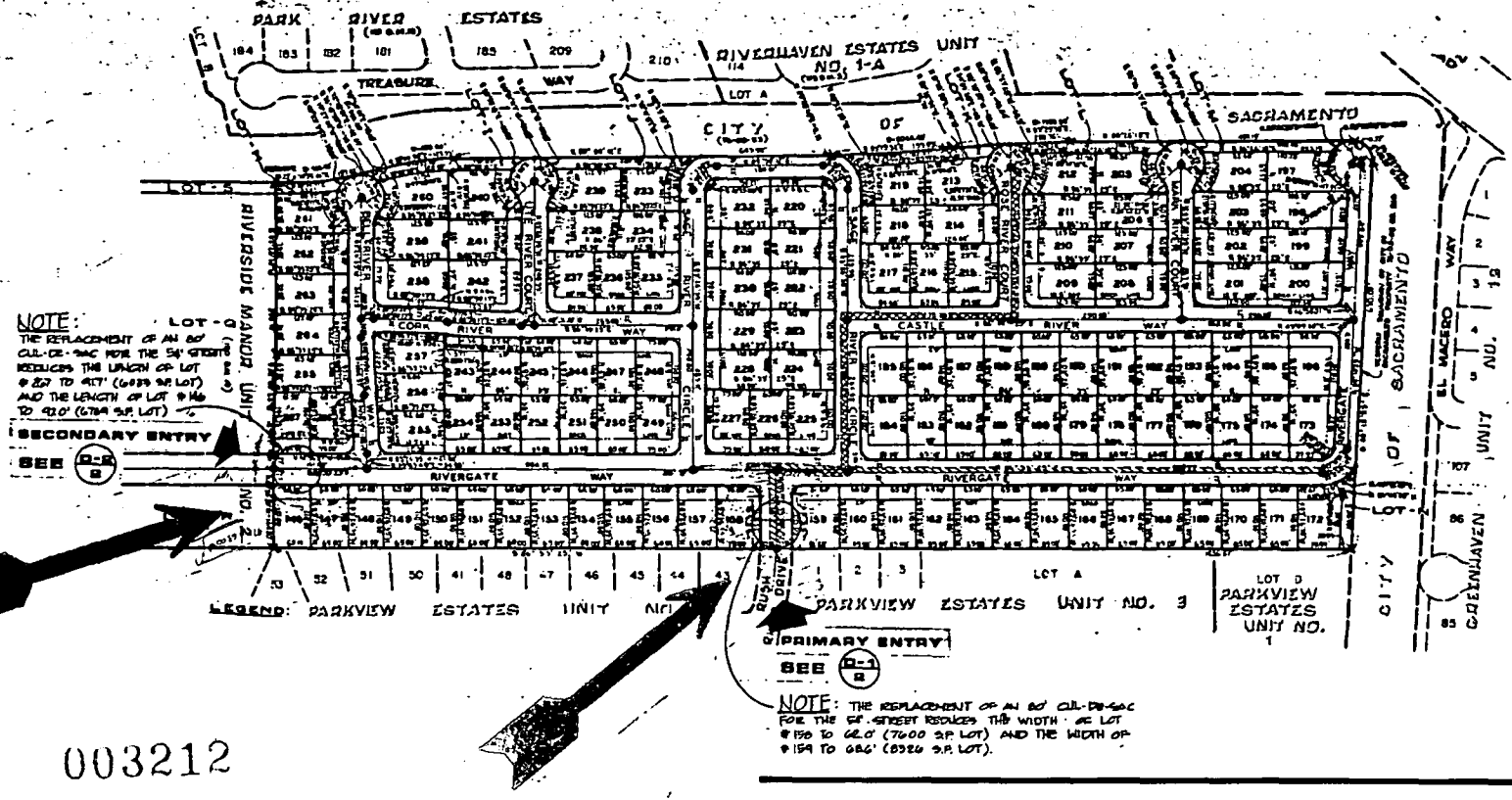


SITE LOCATION MAP

4-26-84

Handwritten initials/signature

CUL DE SAC LOCATION & ENTRY GATE



NOTE: THE REPLACEMENT OF AN 80' CUL-DE-SAC FOR THE 54' STREET REDUCES THE LENGTH OF LOT # 207 TO 141' (6429 SQ. LOT) AND THE LENGTH OF LOT # 186 TO 131' (6784 SQ. LOT)

SECONDARY ENTRY SEE (B-1) (B)

PRIMARY ENTRY SEE (B-1) (B)

NOTE: THE REPLACEMENT OF AN 80' CUL-DE-SAC FOR THE 54' STREET REDUCES THE WIDTH OF LOT # 199 TO 62.0' (7600 SQ. LOT) AND THE WIDTH OF # 194 TO 68.0' (8324 SQ. LOT).

003212

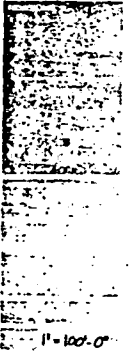
No. 16



RIVERSIDE MANOR #3 ENTRY STUDY SACRAMENTO, CA

ARCHITECTURE ENVIRONMENTAL PLANNING ENGINEERING SURVEYING

EXHIBIT B-1

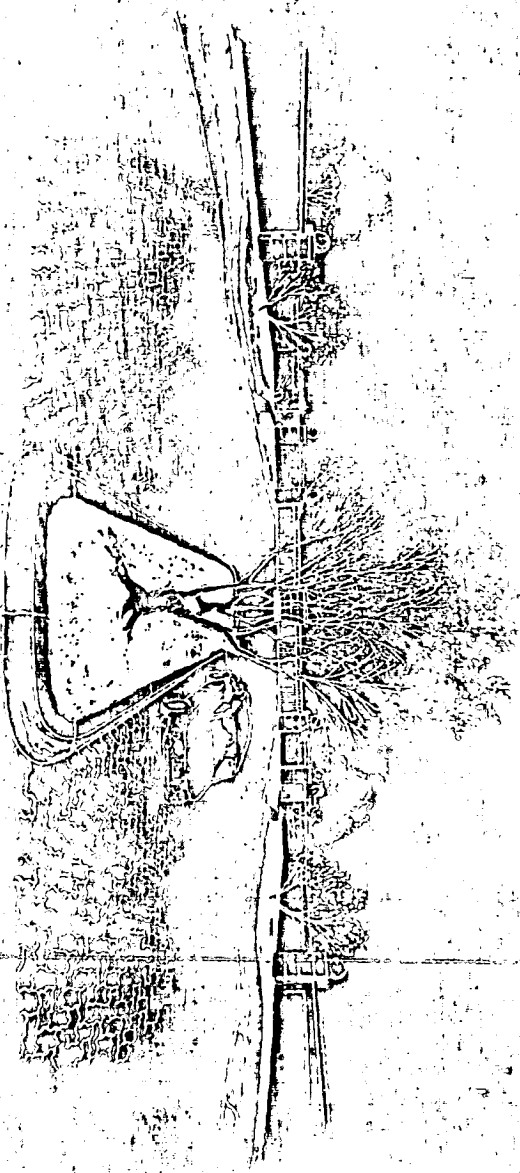


1" = 100' 0"

1

23

ENTRY SKETCH



RIVERSIDE MANOR

003213



RIVERSIDE MANOR 13
 ENTRY STUDY
 SACRAMENTO, CA

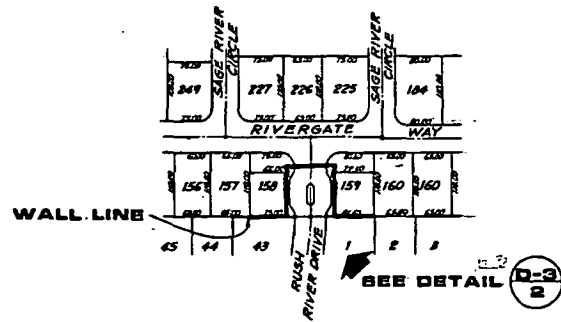


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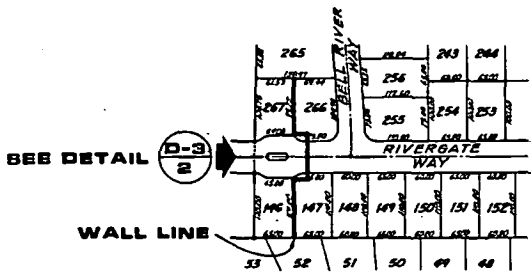
4-26-84

(78)

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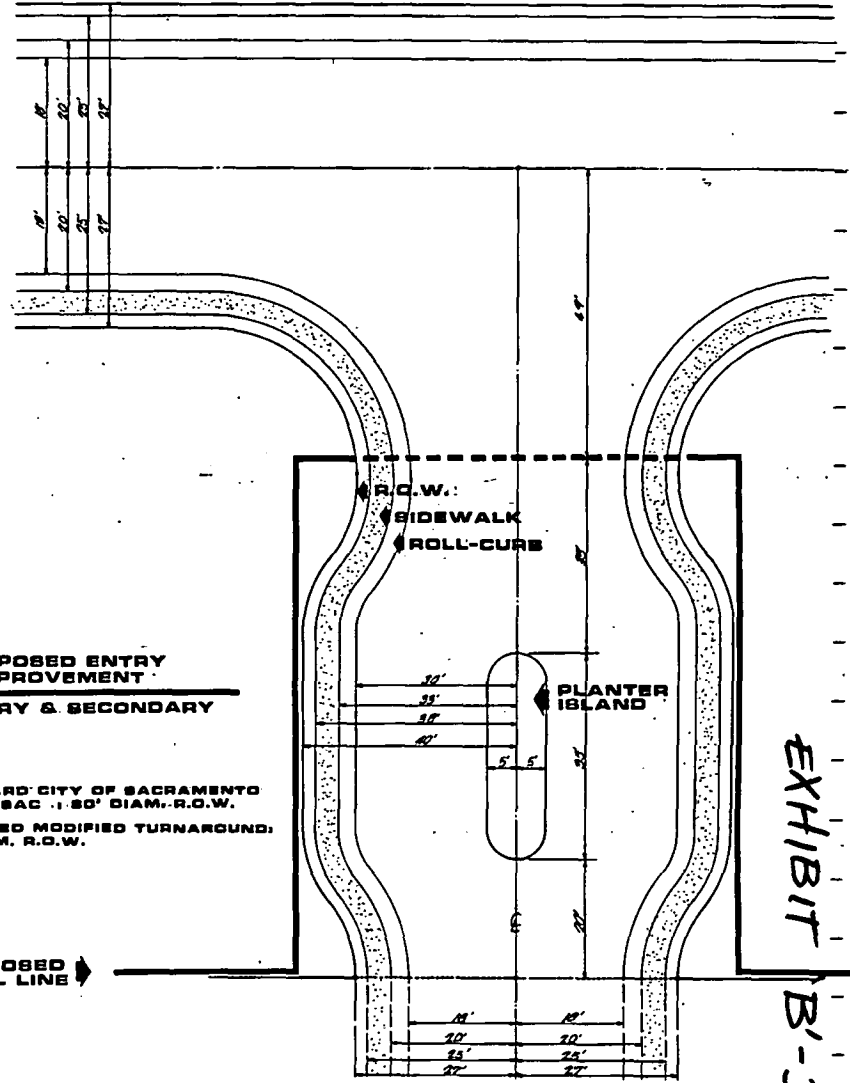
D-1
2 **PRIMARY ENTRY**



D-3
2 **PRIMARY & SECONDARY**

D-2
2 **SECONDARY ENTRY**

003214



D-3
2 **PROPOSED ENTRY IMPROVEMENT**
PRIMARY & SECONDARY

NOTE:

- STANDARD CITY OF SACRAMENTO CUL-DE-SAC 1.50' DIAM. R.O.W.
- PROPOSED MODIFIED TURNAROUND: 72' DIAM. R.O.W.



THE STANK CORPORATION

7700 PARK STREET
SACRAMENTO
CALIF. 95834
PHONE 444-8170

- ARCHITECTURE
- ENVIRONMENTAL
- ENGINEERING
- PLANNING
- SCULPTURE
- TRAVEL
- TYPE DESIGN

RIVERSIDE MANOR #3
ENTRY STUDY
SACRAMENTO, CA

- ARCHITECT
- CONTRACTOR
- DESIGNER
- ENGINEER
- LANDSCAPE ARCHITECT
- PLANNING
- SCULPTOR
- TRAVEL
- TYPE DESIGN

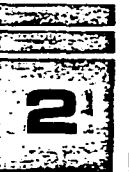
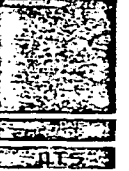
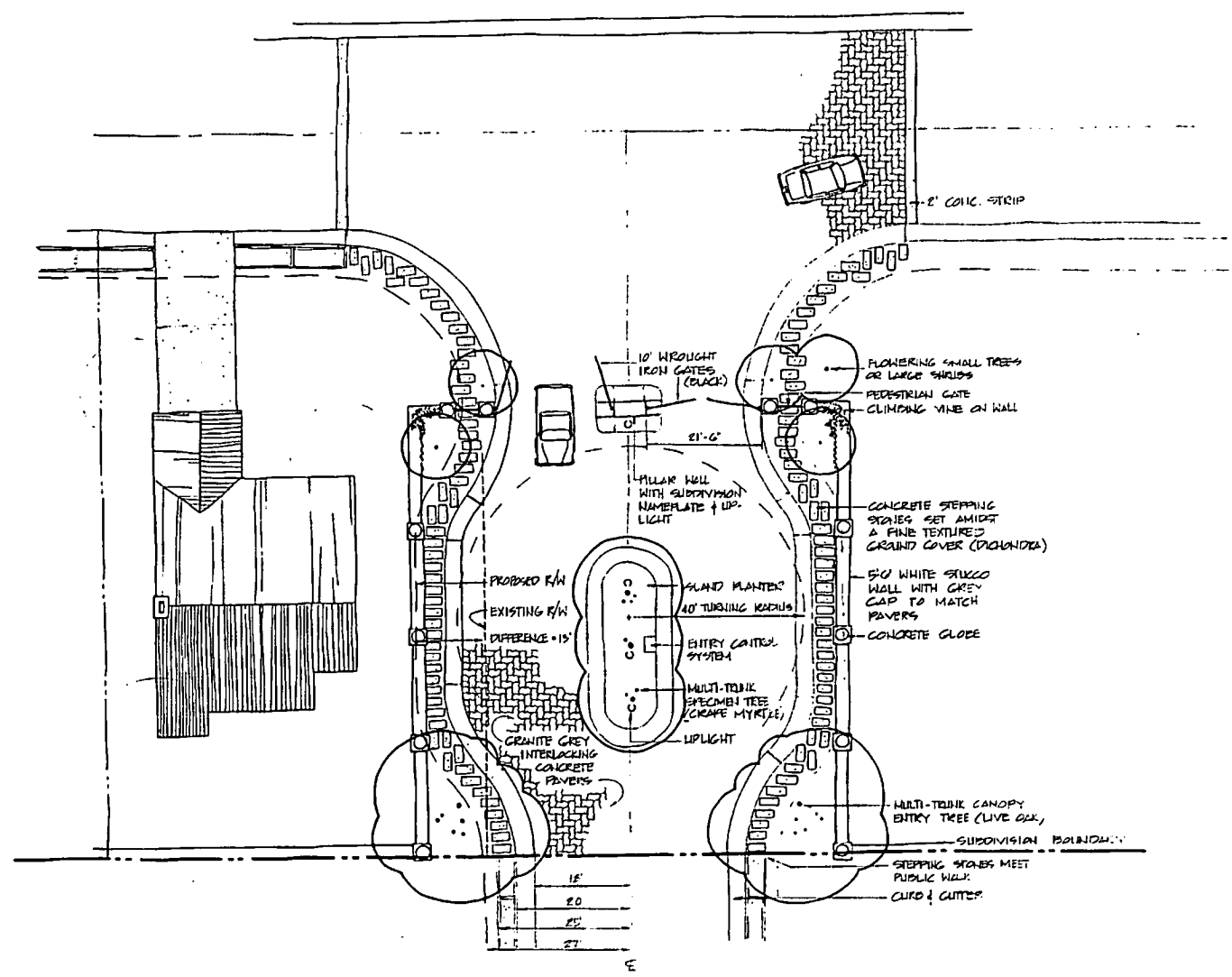


EXHIBIT B-3

2



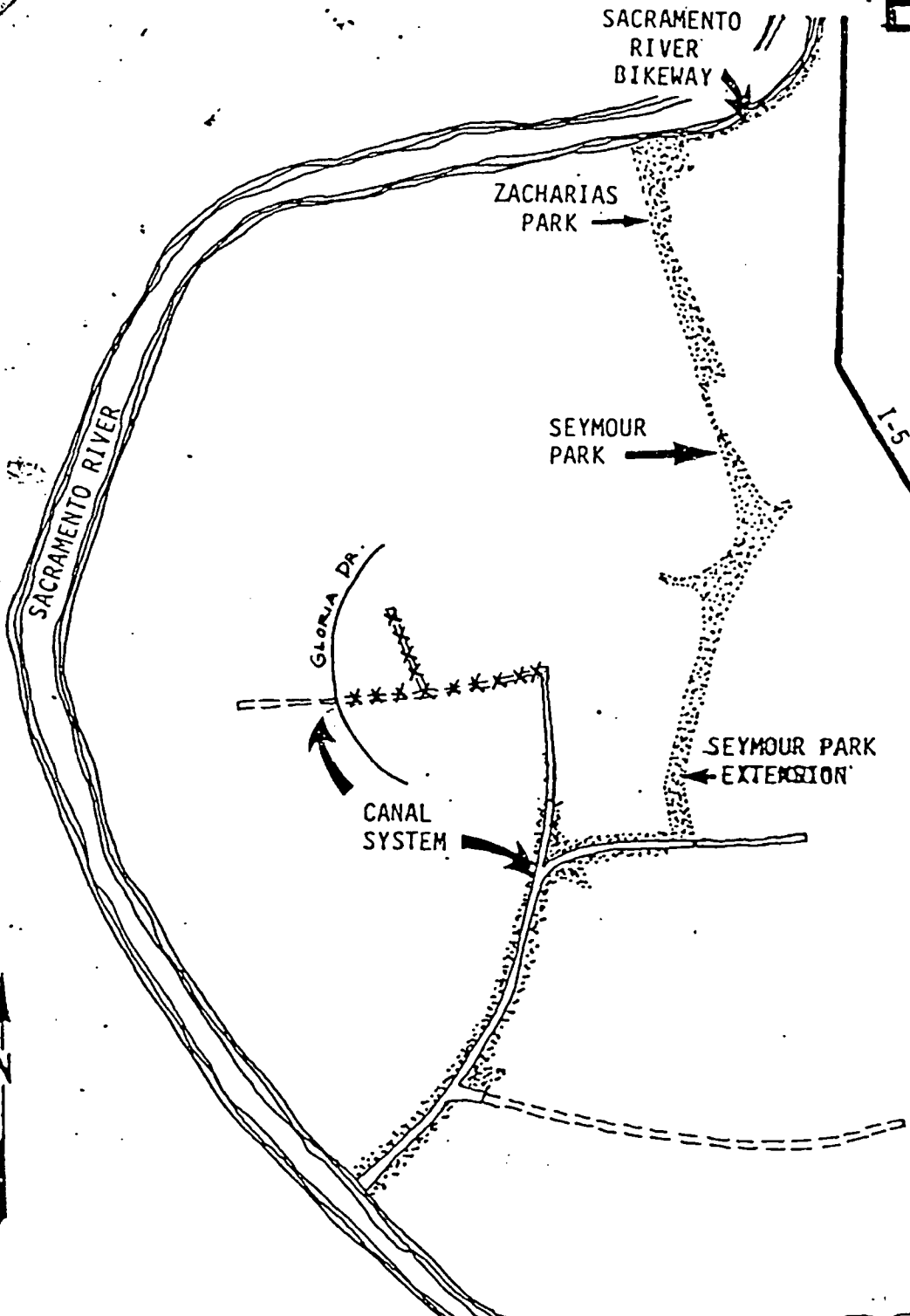
003215

No. 16

4-26-84

25

P84-120

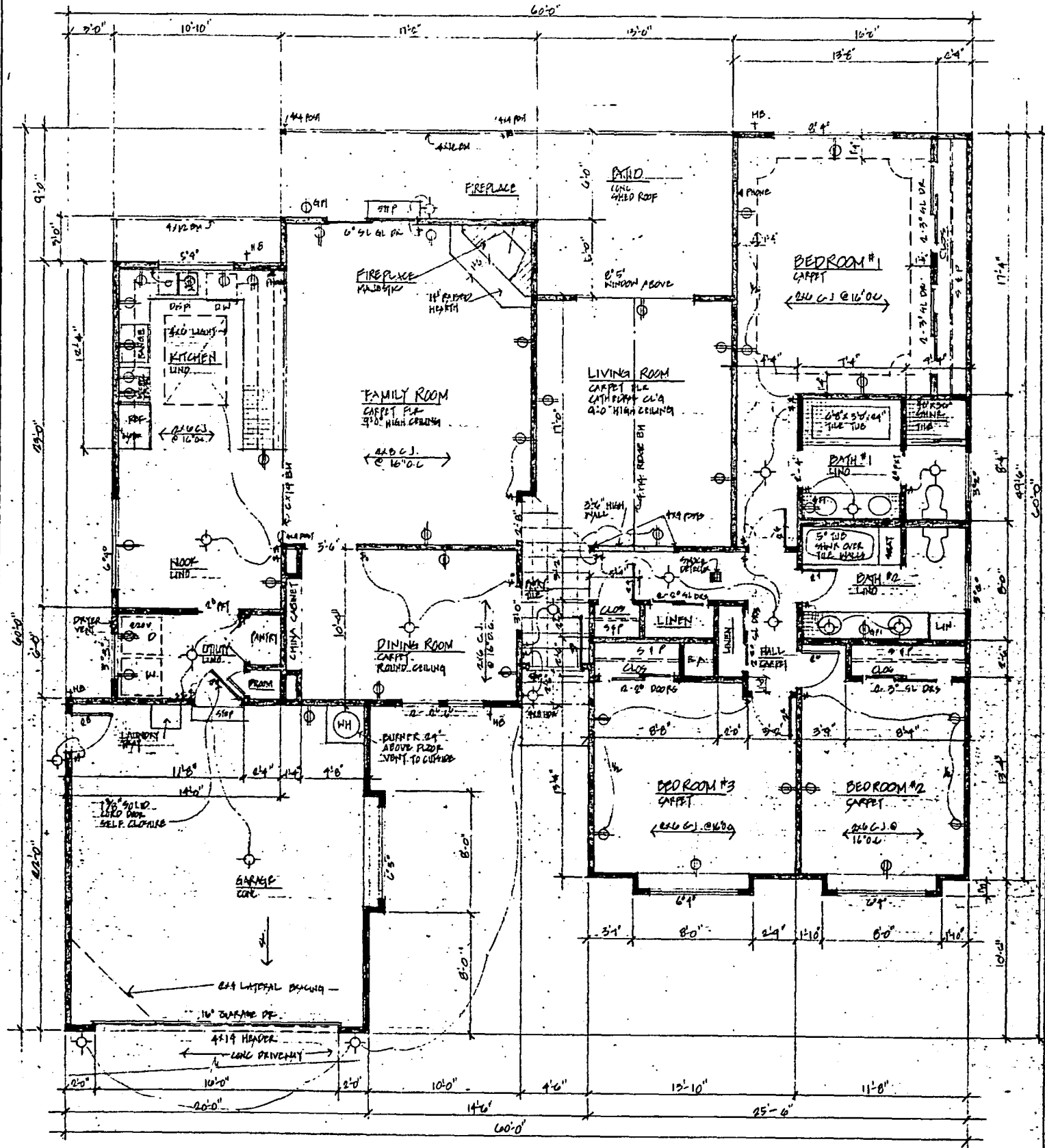


LEGEND	
-----	CANAL EASEMENT TO BE ABANDONED
=====	CANAL EASEMENT RETAINED BY CITY
-----*	PROPOSED PARKWAY

*** CANAL EASEMENT TO BE ABANDONED ONLY IF THERE IS 100% PARTICIPATION BY PROPERTY OWNERS ADJACENT TO THE CANAL

003216

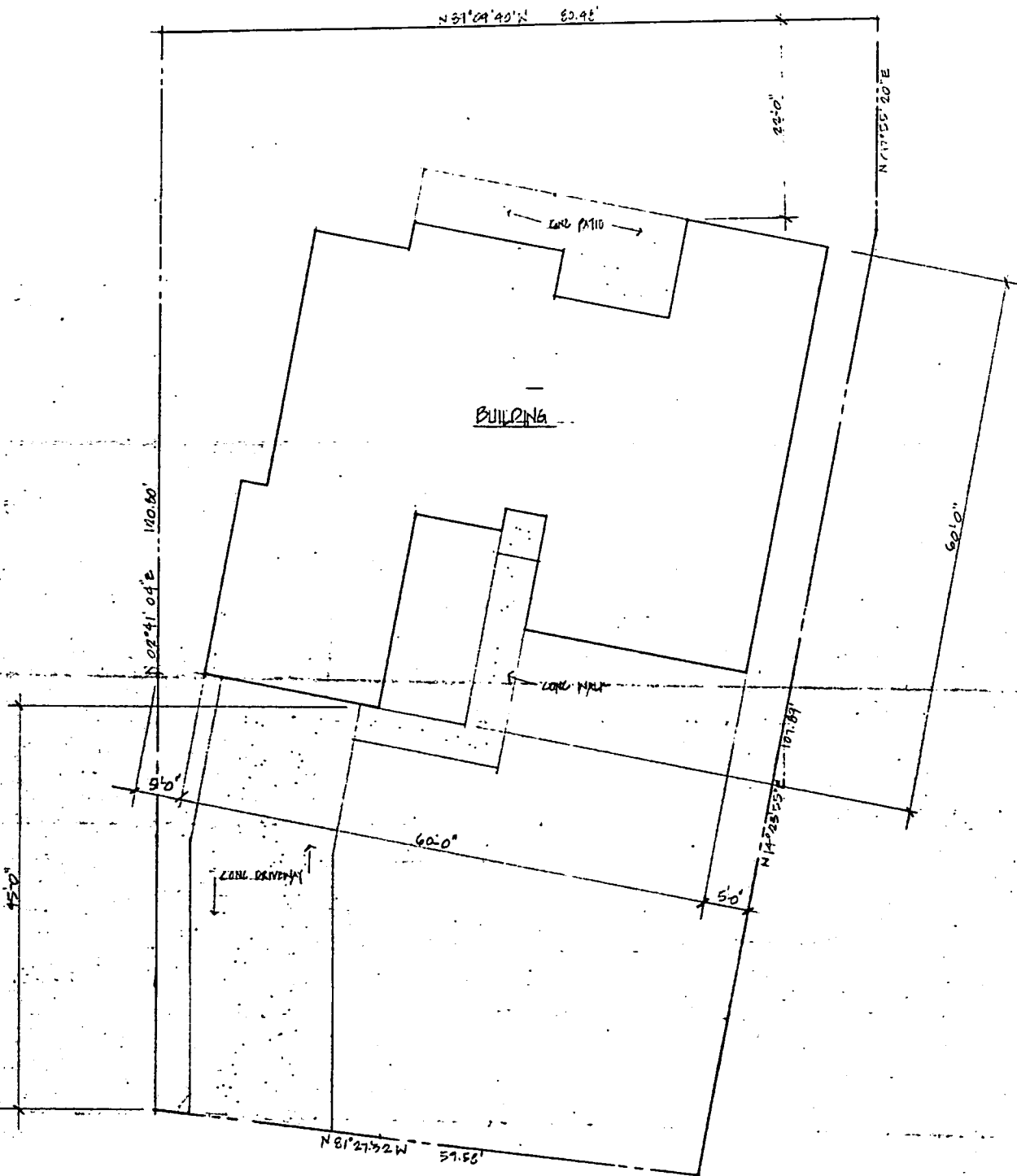
Canal Abandonment



HOUSE 2152 GP
 16% 399 SF
 WINDOW 248 GP
 ACTUAL N.O.%
 INSULATION
 WALLS R-11
 CEILING R-30
 WEATHER STRIP ALL EXTERIOR DOORS

FLOOR PLAN
 SCALE: 1/4" = 1'-0"

003217



CEEDAR RIVER WAY

003218



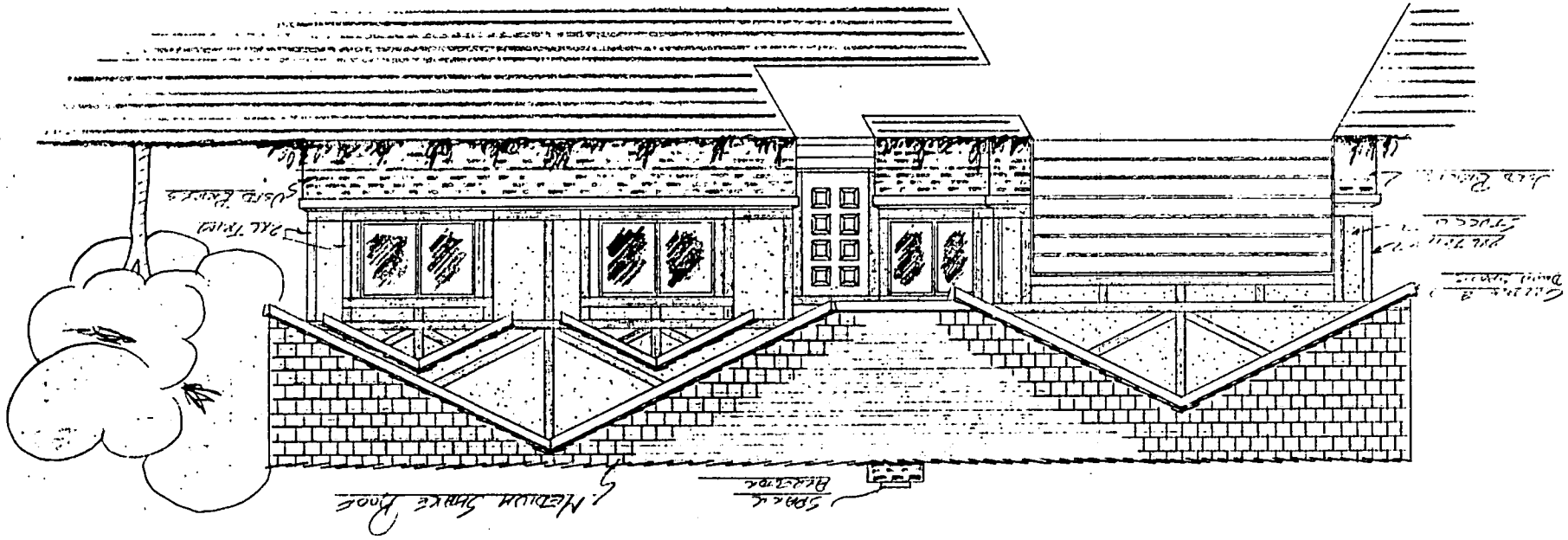
SITE PLAN

1/8" = 10'
 LOT 61
 PLAT OF PARKWAY OWNERS UNIT NO 3
 PORTION OF SECTION 33, T. 8 N., R. 4 E., M. 2 E. 1/4
 CITY OF SACRAMENTO, CALIF.

F. Fisher

003219

FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

