

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	Kent Baker & Assoc. - 7932 Sunset Avenue, Fair Oaks, CA 95628				
OWNER	Ray Stone, Et al - 3500 American River Dr. Ste. 100, Sacto. 95864				
PLANS BY	Kent Baker & Assoc. - 7932 Sunset Avenue, Fair Oaks, CA 95628				
FILING DATE	7-21-89	ENVIR. DET	Neg. Dec. W/MM	REPORT BY	BW:sg
ASSESSOR'S PCL. NO.	277-262-002				

- APPLICATION:**
- A. Negative Declaration
 - B. Variance to allow back-out maneuvering off-site for a proposed 13 space parking lot on 0.35+ vacant acres in the Multiple Family (R-3) zone
 - C. Variance to allow access off-site on an adjacent developed parcel

LOCATION: 2160 Royale Road

PROPOSAL: The applicant is requesting the necessary entitlements to allow access and maneuvering off-site for a proposed parking lot and 8 unit apartment.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (14-29 du/na)
Existing Zoning of Site:	R-3
Existing Land Use of Site:	Tennis court/vacant

Surrounding Land Use and Zoning:

North:	Apartments; R-3
South:	Drainage canal, single family; R-1
East :	Proposed apartments, City utility; R-3
West :	Apartments; R-3

Parking Required:	12 spaces (1.5 spaces per unit)
Parking Provided:	13 spaces
Property Dimensions:	Irregular
Property Area:	0.35+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT INFORMATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of one vacant parcel on 0.35+ acres in the Multi-Family (R-3) zone. A fenced tennis court is located on the site. The

01967

APPLC. NO. P89-273

MEETING DATE December 14, 1989

ITEM NO 28

General Plan designates the site for Medium Density Residential (14-29 du/na). Surrounding land uses and zoning include apartments to the north and west, zoned R-3; the City drainage canal and single family to the south, zoned R-1; and proposed apartments and utilities to the east, zoned R-3.

B. Applicant's Proposal

The applicant is requesting a variance to allow back-out maneuvering and access off-site for a proposed 13 space parking lot. The proposed parking lot will serve a new 8 unit apartment building on the subject site.

C. Staff's Evaluation

An existing 30 foot wide access driveway is adjacent (west) to the subject site. The access driveway serves an adjacent 2-story apartment complex (see exhibit). A total of 13 standard parking stalls are proposed on the subject site in order to meet the parking requirement for an 8 unit apartment complex. Vehicles will enter onto the parking lot from an existing off-site paved driveway. To exit a parking space, vehicles must back-out onto an adjacent off-site driveway.

A variance is required to allow vehicles to enter, back-out and exit onto an adjacent parcel. The applicant will be required to obtain a reciprocal access agreement from the adjacent property owner. Staff is not opposed to the variance request since the lot size is small and irregular-shaped. In addition, the back-out maneuvering on the access driveway will not significantly impact the adjacent apartment building residents utilizing the driveway. The thirteen additional vehicles using the driveway will not create traffic congestion on the abutting parcel.

The submitted site plan indicates a trash bin dividing six of the proposed parking spaces. Staff is uncertain whether or not the trash bin will be enclosed. If the trash bin is enclosed, the applicant will be required to meet the City's Trash Enclosure Ordinance. The site plan indicates adequate landscaping and parking. An existing masonry wall is located along the east property line to screen the proposed eight unit apartment complex from SMUD's utility transformer. An existing cyclone fence with shrubs is located along the south property line and the drainage canal. Adequate driveway width, back-out maneuvering space and parking stall sizes are provided.

D. Agency Comments

The proposed project was reviewed by the City's Traffic Engineer, Engineering, Building Inspection, City Police, City waste Removal, and City Real Estate. No opposition was received.

01968

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant impact on the environment and has filed a negative declaration with the following mitigation measures:

- A. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.
- B. The City shall not approve the final project building permit until the Land Use Policy EIR is completed and approved (anticipated for December 1989).
- C. The applicant shall comply with all applicable measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the negative declaration;
- B. Approve the variance to allow back-out maneuvering off-site for a proposed 13 space parking lot subject to conditions and based upon findings of fact which follow; and
- C. Approve the variance to allow access off-site on an adjacent developed parcel subject to conditions and based upon findings of fact which follow.

Condition

The applicant shall obtain a reciprocal access agreement with the abutting property owner for ingress and egress on the adjacent lot.

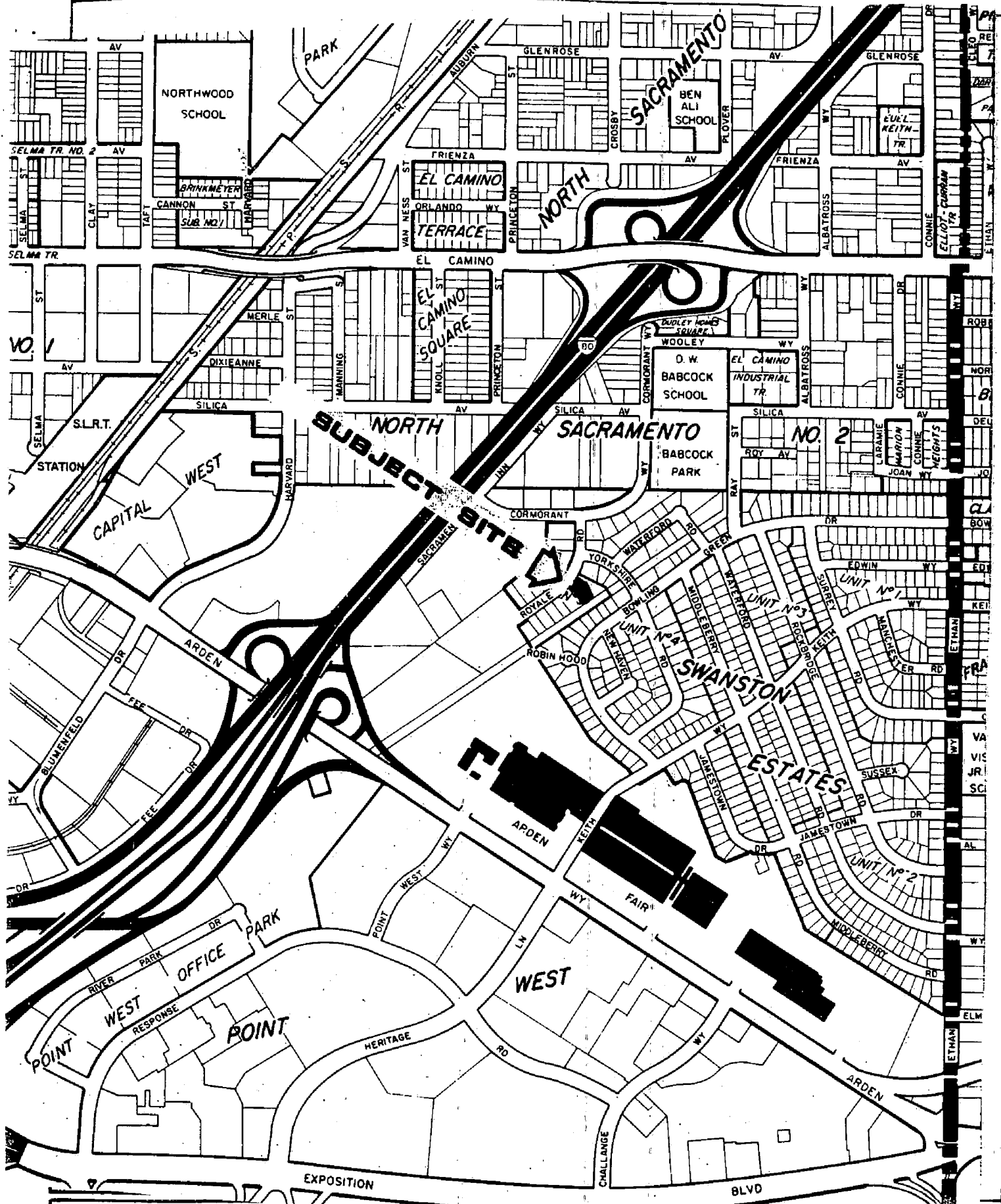
Findings of Fact

1. Granting the variance is not granting a use variance in that a parking lot with an 8 unit apartment structure is allowed in the R-3 zone.
2. Granting the variance does not constitute granting a special privilege in that a variance would be granted to any other property owner facing similar circumstances.
3. Granting the variance will not be injurious to the public health, safety or welfare nor create a nuisance in that:
 - a. the back-out maneuvering on the adjacent property will not create traffic congestion;

01969

- b. a reciprocal access agreement will be made with the abutting property owner;
 - c. access onto an existing driveway off-site will not significantly impact adjacent residents with vehicles utilizing the driveway; and
 - d. adequate parking and landscaping will be provided for the future 8 unit apartment complex.
4. Granting the variance is consistent with the City's General Plan which designates the site for Medium Density Residential (14-29 du/na) and allows parking in this designation.

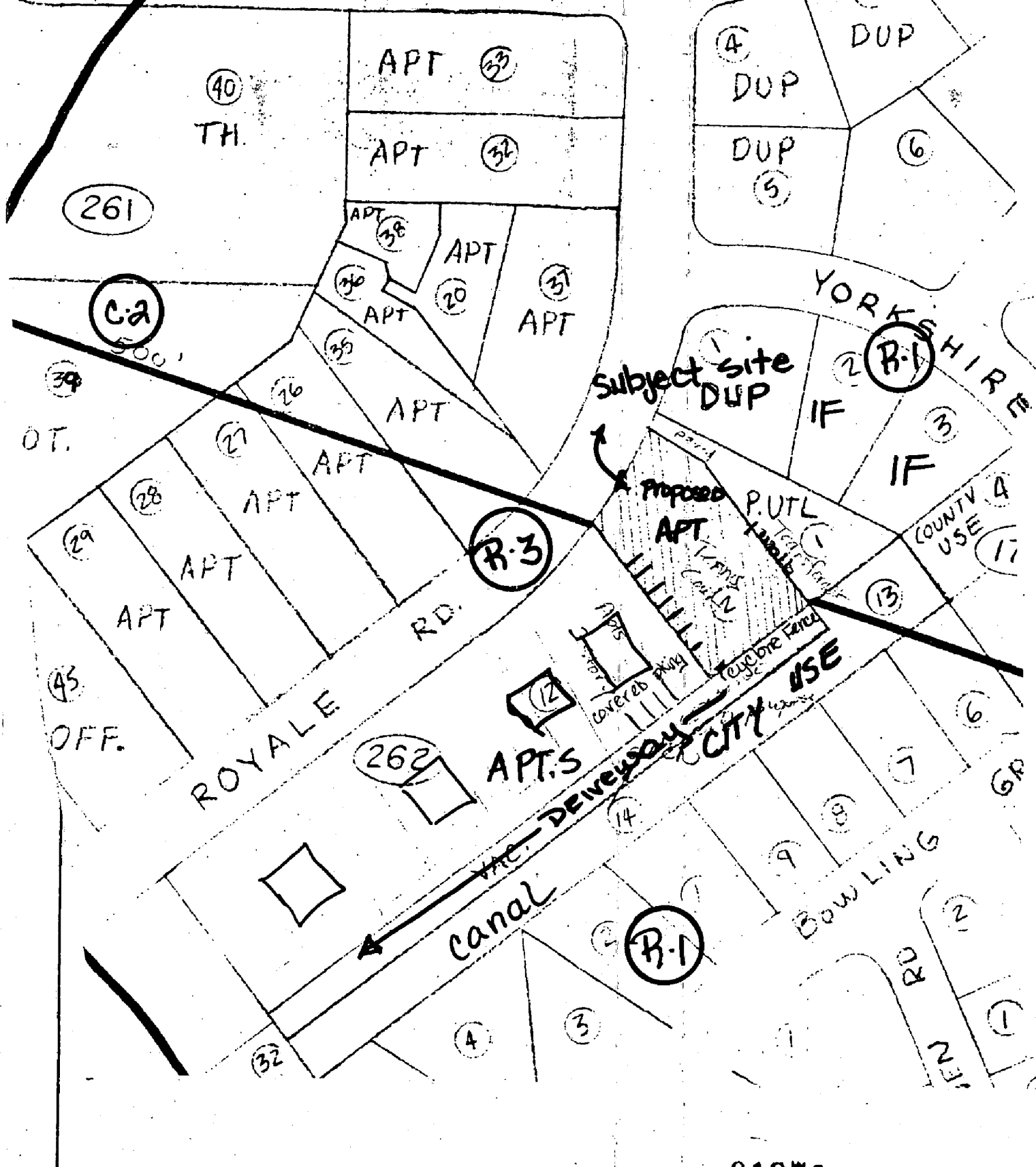
01970



VICINITY MAP

01971

CORMORANT

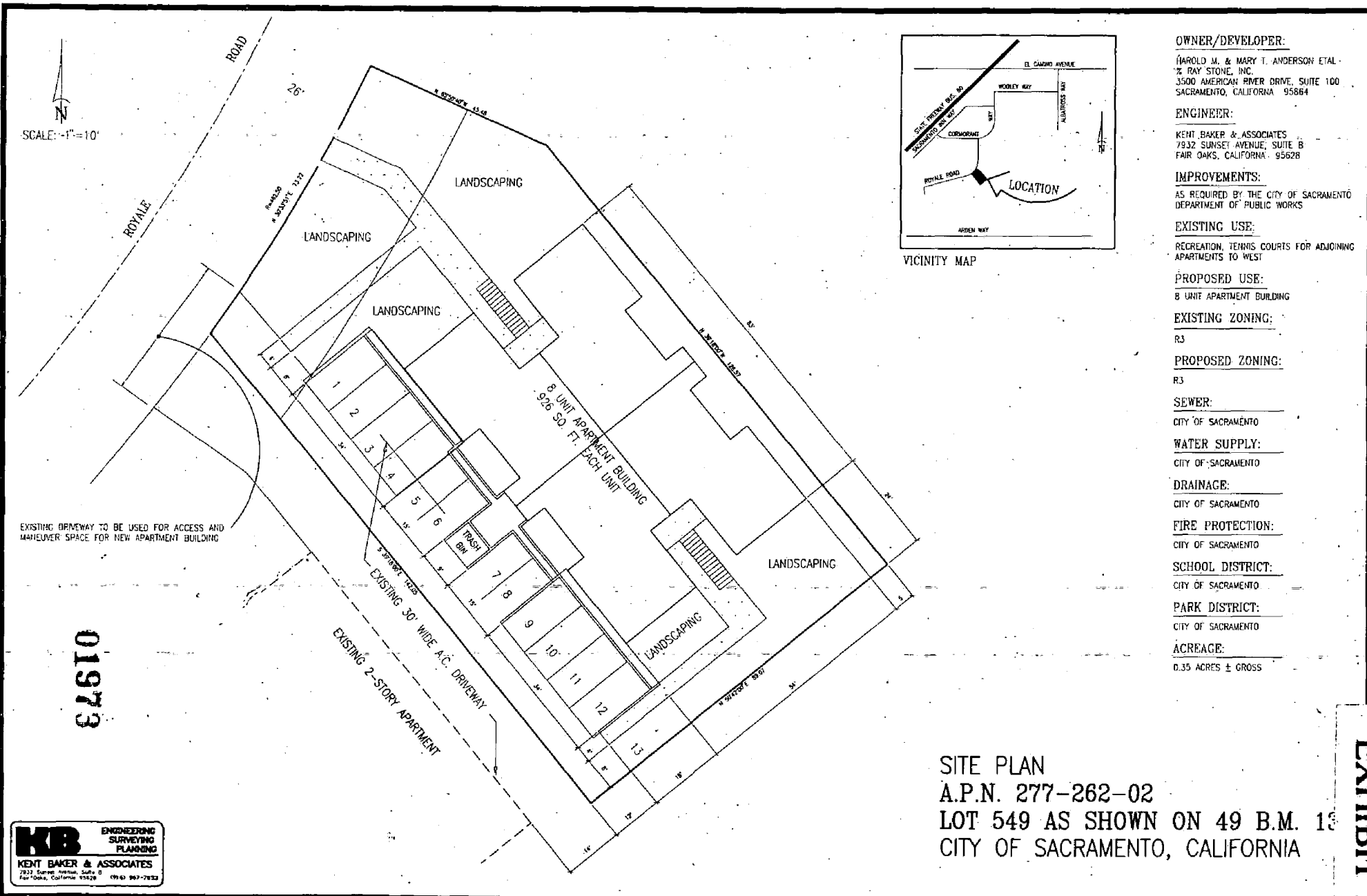


01972

LAND USE & ZONING MAP

000-172

17-14-00

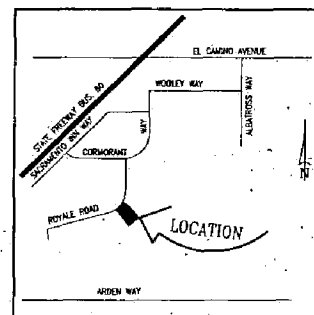


SCALE: 1"=10'

EXISTING DRIVEWAY TO BE USED FOR ACCESS AND MANEUVER SPACE FOR NEW APARTMENT BUILDING

01973

KB ENGINEERING SURVEYING PLANNING
 KENT BAKER & ASSOCIATES
 7932 Sunset Avenue, Suite B
 Fair Oaks, California 95628 (916) 967-7832



VICINITY MAP

OWNER/DEVELOPER:

HAROLD M. & MARY T. ANDERSON ETAL
 % RAY STONE, INC.
 3500 AMERICAN RIVER DRIVE, SUITE 100
 SACRAMENTO, CALIFORNIA 95864

ENGINEER:

KENT BAKER & ASSOCIATES
 7932 SUNSET AVENUE, SUITE B
 FAIR OAKS, CALIFORNIA 95628

IMPROVEMENTS:

AS REQUIRED BY THE CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS

EXISTING USE:

RECREATION, TENNIS COURTS FOR ADJOINING
 APARTMENTS TO WEST

PROPOSED USE:

8 UNIT APARTMENT BUILDING

EXISTING ZONING:

R3

PROPOSED ZONING:

R3

SEWER:

CITY OF SACRAMENTO

WATER SUPPLY:

CITY OF SACRAMENTO

DRAINAGE:

CITY OF SACRAMENTO

FIRE PROTECTION:

CITY OF SACRAMENTO

SCHOOL DISTRICT:

CITY OF SACRAMENTO

PARK DISTRICT:

CITY OF SACRAMENTO

ACREAGE:

0.35 ACRES ± GROSS

SITE PLAN
 A.P.N. 277-262-02
 LOT 549 AS SHOWN ON 49 B.M. 13
 CITY OF SACRAMENTO, CALIFORNIA

EXHIBIT A

89045

Draw 28

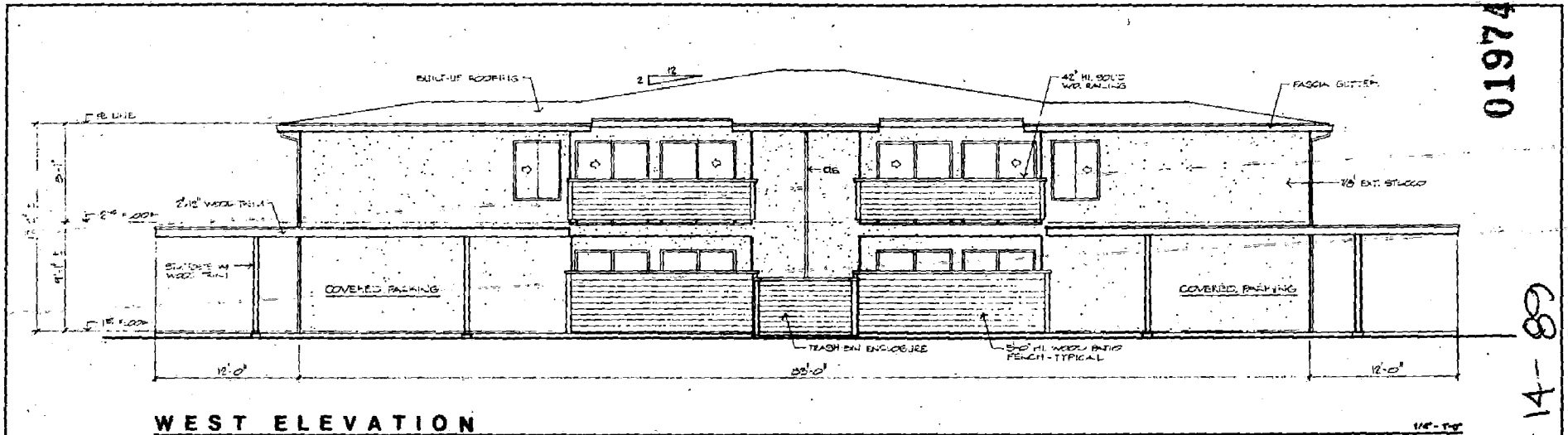
01974

01974

12-14-89

P89-273

EXHIBIT B



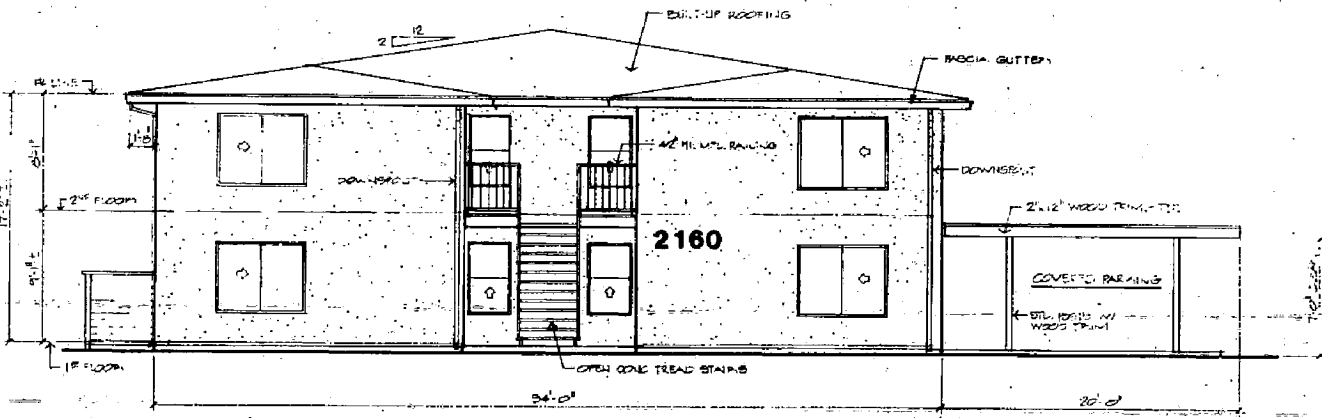
WEST ELEVATION

PETE WEGENER
CONTRACTING ENGINEER

EXTENSION SOLUTIONS

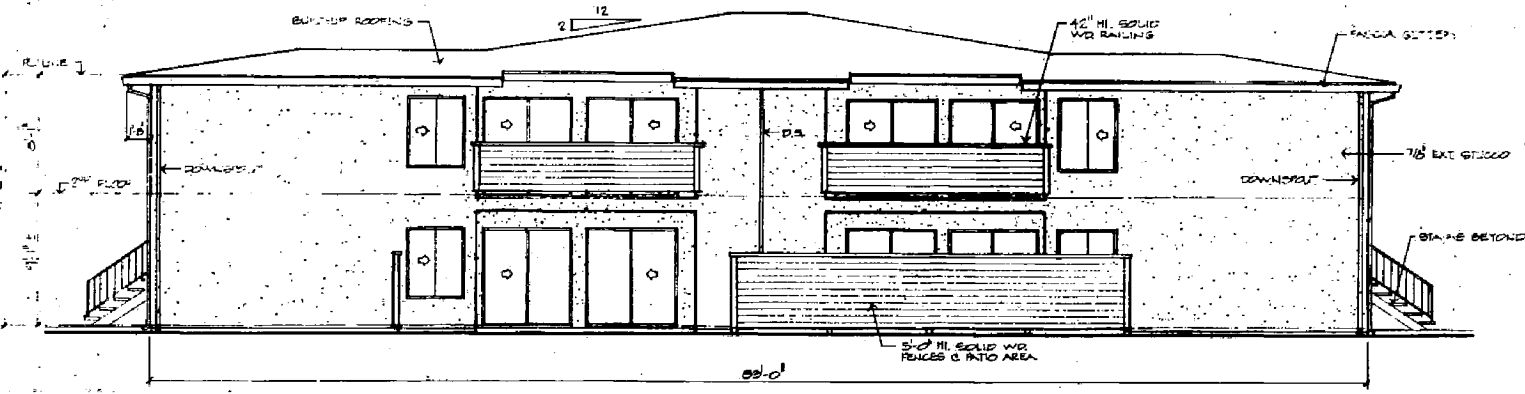
ARDEN LAKE APARTMENTS

EXHIBIT C



NORTH ELEVATION
SOUTH ELEVATION OPPOSITE HAND

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

01975

Stam 28

12-14-89

P89-273

REVISIONS

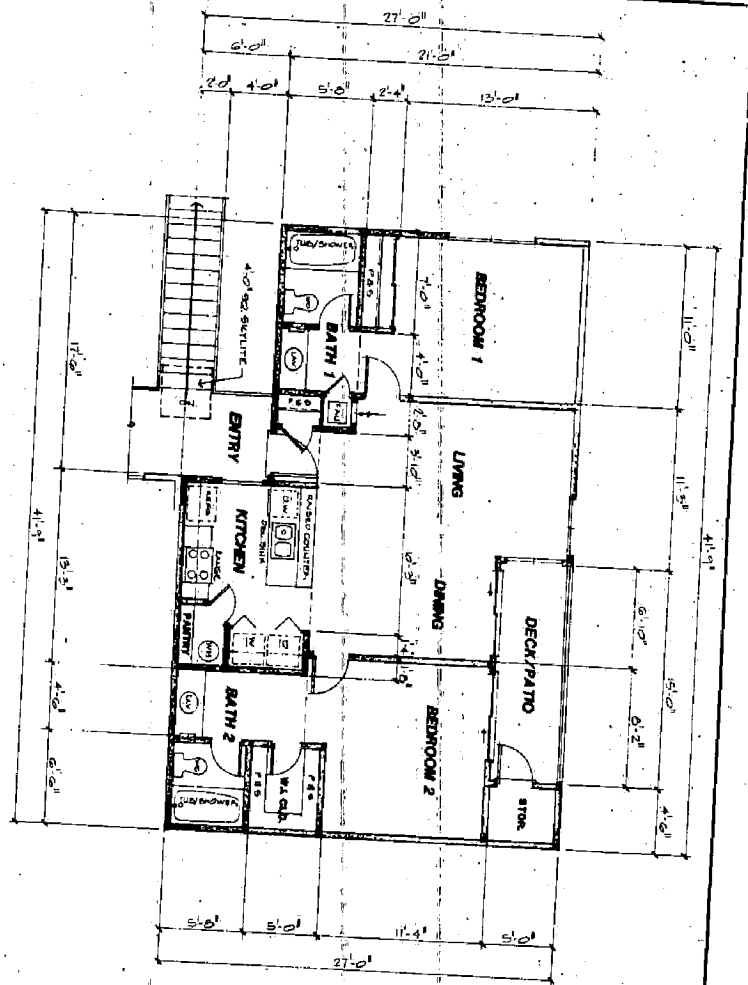
EXTERIOR ELEVATIONS

THIS APARTMENT COMPLEX FOR
ARDEN FARM APARTMENTS
 735 SUNRISE AVE., SUITE 245 - ROSEVILLE, CA 95661
 788-2462

PETE WEGENER
 CONTRACTING ENGINEER, INC.
 735 SUNRISE AVE., SUITE 245 - ROSEVILLE, CA 95661
 788-2462

EXHIBIT D

FLOOR PLAN - TYP. UNIT
1/4" = 1'-0"



01976

P89-273

12-14-89

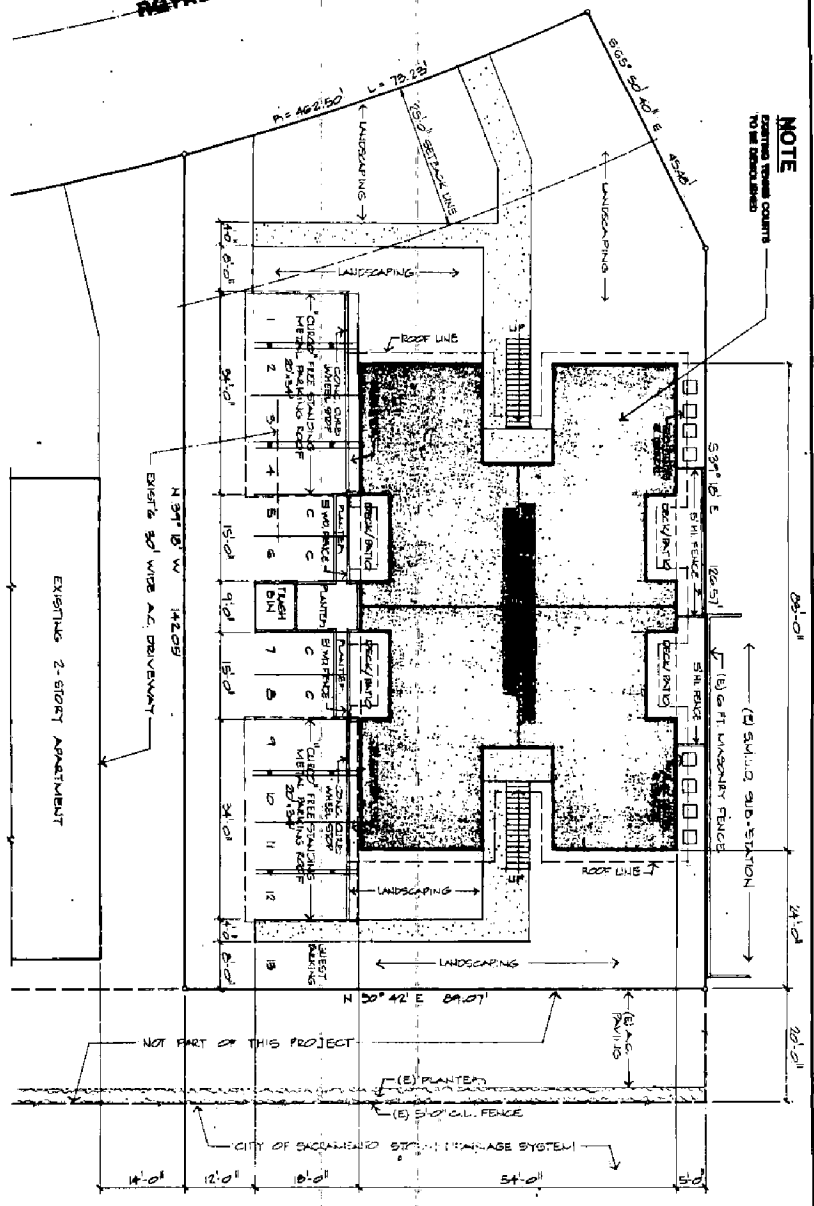
Item 28

ROYALE ROAD



SITE PLAN
APN 277-02-02

NOTE
EXISTING TRUNK COUNTS
TO BE PRESERVED



EXISTING 2-STORY APARTMENT

EXISTING 30' WIDE AC. DRIVEWAY

NOT PART OF THIS PROJECT

CITY OF SACRAMENTO STORM DRAINAGE SYSTEM

125'-0" (2) 50' FT SUB-STATION

14'-0"

125'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

DATE	1
BY	
CHECKED	
SCALE	
PROJECT	
CLIENT	
DATE	

NEW APARTMENT COMPLEX FOR
ARDEN FAIR APARTMENTS
2400 SUNRISE AVENUE, SACRAMENTO, CALIF.

SITE PLAN

PETE WEGENER
CONTRACTING ENGINEER, INC.
735 Sunrise Ave., Suite 245 - Roseville, Ca 95661
786-2460

DATE

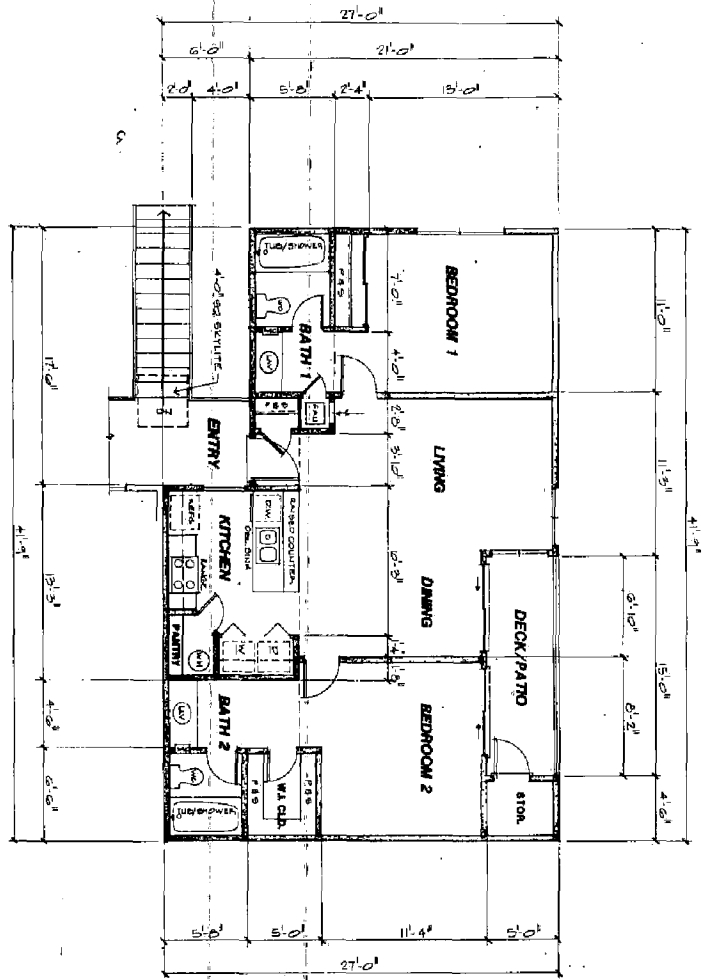
BY

SCALE

PROJECT

CLIENT

DATE



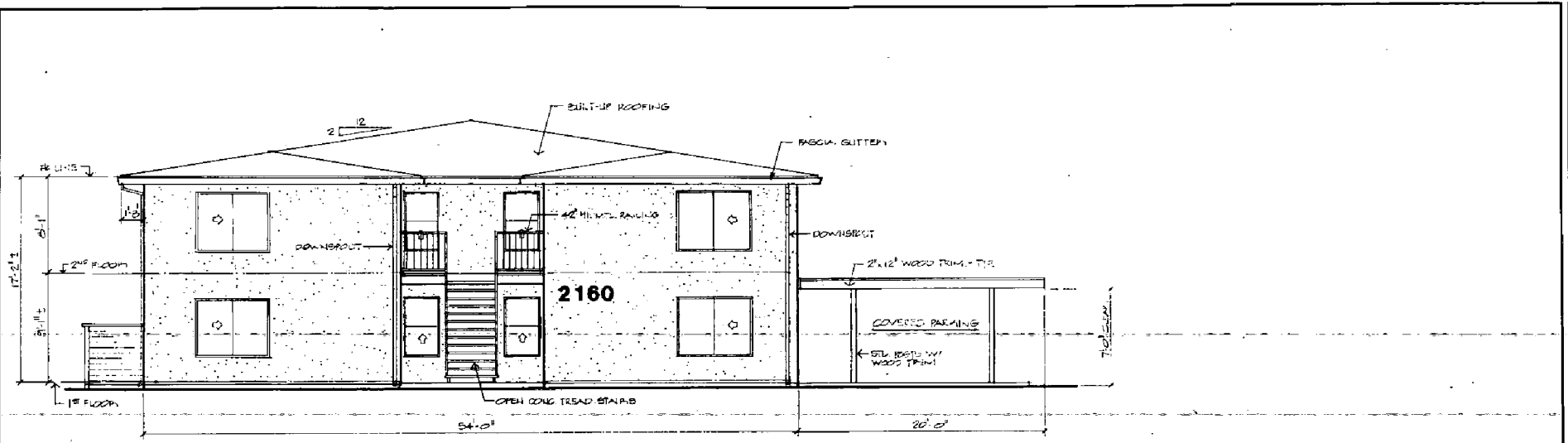
FLOOR PLAN - TYP. UNIT
1/4" = 1'-0"

NO.	REV.	DATE	BY	CHKD.
2				

ARDEN FAIR APARTMENTS

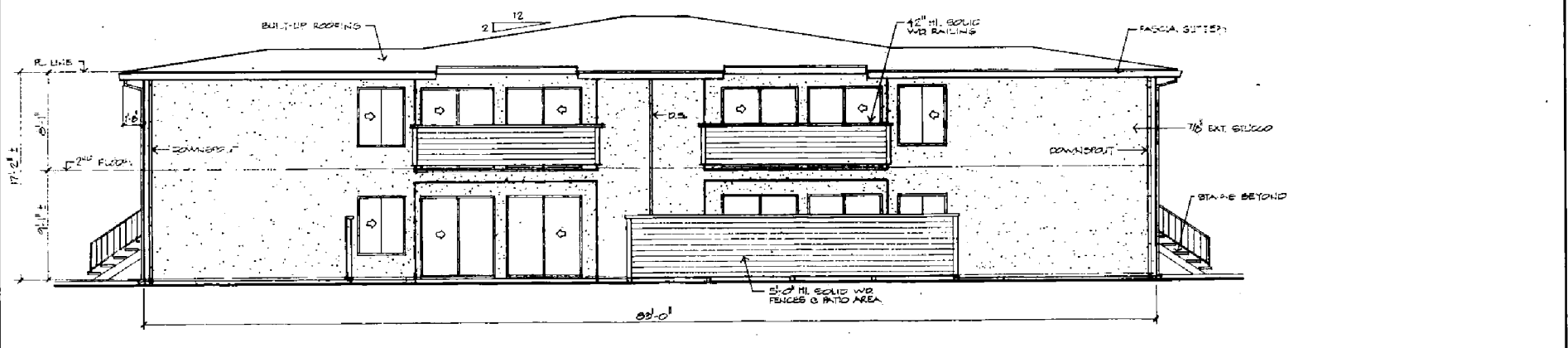
PETE WEGENER
 CONTRACTING ENGINEER, INC.
 735 Sunrise Ave., Suite 245 - Roseville, Ca 95661
 786-2460

DATE	BY	CHKD.



NORTH ELEVATION
SOUTH ELEVATION OPPOSITE HAND

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

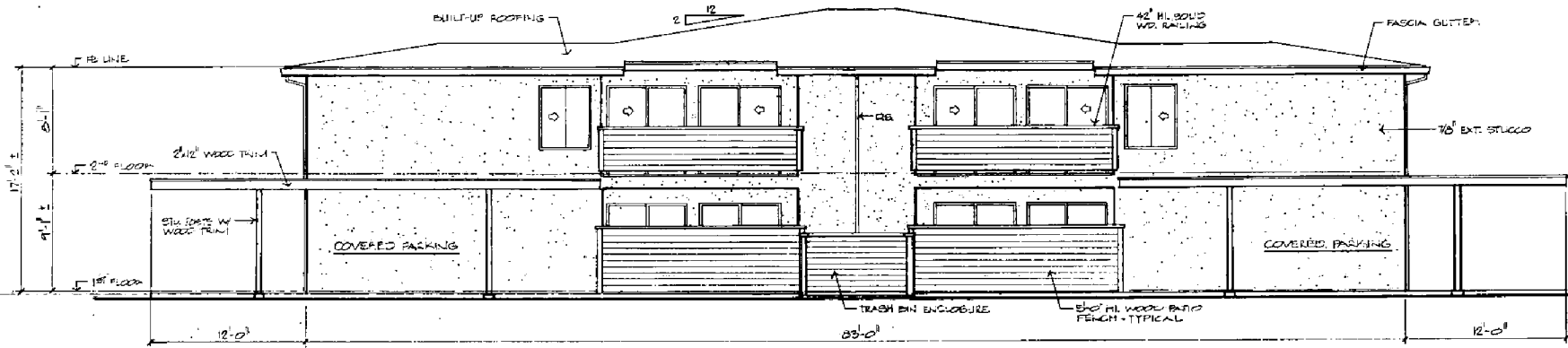
REVISIONS	BY

PETE WEGENER
 CONTRACTING ENGINEER, INC.
 735 Summitt Ave., Suite 245 - Roseville, Ca 95661
786-2460

EXTERIOR ELEVATIONS

NEW APARTMENT COMPLEX FOR
ARDEN FAIR APARTMENTS
 2160-2166 ARDEN ROAD, ROSEVILLE, CALIF.

Date	10/28/10
Drawn	EB
Checked	EB
Scale	As Shown
Sheet	2
Project	2160-2166 Arden Rd



WEST ELEVATION

1/8" = 1'-0"

REVISIONS	BY

PETE WEGENER
 CONTRACTING ENGINEER, INC.
 735 Sunrise Ave., Suite 245 - Roseville, Ca 95661
 786-2460

EXTERIOR ELEVATIONS

ARCHITECTURAL CONSULT FOR
ARDEN FAIR APARTMENTS
 2110 BRYAN ROAD SACRAMENTO, CALIF.

DATE	JUNE 23, 78
SCALE	AS SHOWN
DRAWN BY	EW
CHECKED BY	EW
DATE	6/23/78

DATE PLOTTED: 06/23/78