

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

APPLICANT Eatough & Borges, 3017 Douglas Blvd, Ste 240, Roseville, CA 95661		
OWNER Sacramento Housing and Redevelopment Agency, 630 I St, Sacramento, CA 95814		
PLANS BY Eatough & Borges, 3017 Douglas Blvd, Ste 240, Roseville, CA 95661		
FILING DATE August 28, 1992	ENVIR. DET. Negative Declaration	REPORT BY SLY
ASSESSOR'S PCL. NO. 016-0161-018,030		

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Rezone 3.75± partially developed acres from Standard Single Family (R-1) to Multi-Family (R-2A).
 - D. Lot Line Adjustment to merge two parcels into one parcel totaling 3.14± partially developed acres.

LOCATION: 1000 and 1020 Rio Lane
(City Council District 4)

PROPOSAL: The applicant is requesting the necessary entitlements to construct 24 townhome apartment units. (Rio Lane Apartments)

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Commercial building

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Apartments, R-3	Front:	25'	25'
South: Single Family, R-1 and F	Side(East):	5'	10'
East: Single Family, R-1	Side (West)	5'	10'
West: Sacramento River	Rear:	15'	12'

Parking Required: 38
Parking Provided: 38
Property Dimensions: Irregular
Property Area: 3.14± acres
Density of Development: 7.64 du/na
Square Footage of Buildings: Townhome Apartments: 22units/ 1,127 sq. ft. each (24,794 sq. ft.)
Handicap Accessible: 2 units/1,106 sq. ft. each (2,212 sq. ft.)
Total 27,006 sq. ft.

APPLC. NO. P92-241

MEETING DATE April 22, 1993

ITEM NO. 8

0087

Height of Building:	24 feet
Topography:	Flat
Street Improvements:	Existing and to be provided
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition Shingles

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two irregular shaped parcels totaling 3.14± partially developed acres in the Standard Single Family (R-1). The site is developed with a single family residence in poor condition that will be demolished and a pumping station. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the site are apartments, zoned Multi-Family to the north; single family, zoned (R-1) and Flood Zone (F) to the south; single family, zoned (R-1) to the east; and the Sacramento River to the west.

B. Applicant's Proposal

The applicant is proposing to rezone the site from (R-1) to (R-2A) zoning and to merge two parcels into one parcel. The proposed development on the site will consist of 22 two story townhouse units and two handicapped accessible single story apartment units for a total of 24 units. The current (R-1) zoning on the site permits single family dwellings and does not allow townhomes or apartments. The purpose of the rezone is to allow townhome/apartment type development. The applicant does not propose to exceed the density permitted by the existing zoning or General Plan land use designation.

C. Policy Considerations

The proposed project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na). The density of the proposed project is 7.64± du/na. The current (R-1) zoning would permit a maximum of eight units per acre. The proposed (R-2A) zoning would permit a maximum of 17 units per acre; however, the proposed project development falls well below the maximum number. The project supports the goals and policies stated in the General Plan such as "Provide affordable housing for all income groups" and "Continue to support programs which promote and require accessibility and adaptability to housing for the handicapped." Additionally, the site is an infill site and the General Plan has a specific policy which states "maximize housing development on urban vacant properties." The proposed project will develop vacant and underutilized land located within the area. Also the proposal includes larger affordable rental units which may address the special needs of large families.

The proposed project is also within the boundaries of the Sacramento River Parkway and is subject to the policies contained in the adopted Plan. The main goals of the Parkway Plan are to 1) protect and preserve the natural resources of the Parkway and 2) provide for public

recreation access to the Parkway. Policies in the Parkway Plan discourage private use of the river's edge and require that development within and adjacent to the Parkway adhere to the intent of the Parkway. In addition, one of the main goals of the Parkway is to create a continuous, linear Parkway from South Natomas to Freeport. A ten foot recreational use easement along the river will be required by the Department of Parks and Community Services to support this goal. Overall, the proposed project is consistent with the Parkway goals.

D. Site Plan Design

The proposed site consists of two large irregularly shaped parcels totaling 3.14± acres which is located on the south side at the end of Rio Lane. There is an existing single family residence located on the north end of the site which will be demolished. There is a pumping station located on the southwest corner of the site that will remain. The applicant is requesting a lot line adjustment to merge the two parcels into one parcel. A lot line adjustment is necessary to prevent structures being built across property lines. Staff supports the lot line adjustment.

There are seven separate buildings that will be located around the perimeter of the site. The site plan indicates a front yard setback of 25 feet, interior setbacks of 10 feet, and a rear setback of twelve feet. Staff recommends that Building 5 be relocated to provide a 15 foot rear yard setback to meet the Zoning Ordinance requirements. The site plan indicates a tot will be located between Buildings 1 and 2 in the northwest section of the site. There were no other recreation facilities proposed. The proposed project will require street improvements to the end of Rio Lane including a cul-de-sac to provide adequate access and turn around capabilities for emergency vehicles (see Exhibit C).

There are many trees located throughout the site that will be preserved. The applicant did not provide a landscape plan for the site. Staff recommends additional landscaping be provided throughout the site to include grass, shrubs, and an automatic irrigation system. The site plan did not indicate any fencing around the perimeter of the project. Staff recommends a six foot solid wood fence be constructed along the east and south property lines except in the front setback area.

The site plan did not indicate the location of the trash enclosures. The Zoning Ordinance requires trash enclosures for multi-family developments. Staff recommends the trash enclosures be located and built to the standards in the Zoning Ordinance. The walls of the enclosures should be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures and should be six feet in height. Landscaping around the enclosures must also be provided. The trash enclosure should be designed to allow a walk-in access by tenants without having to open the main enclosure gate. The gates should be decorative heavy gauge metal gates designed with cane bolts on the doors to secure the gates when in the open position. There should be a concrete apron constructed at the point of pickup by the waste removal truck. The enclosures should provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.

E. Parking and Circulation

The project is required to contain 38 parking spaces based upon the Zoning Ordinance standard of 1.5 spaces per multi-family unit and one guest space for every 15 units. The project provides 38 uncovered parking spaces. The spaces are located around the circular drive in the center of the site. There is a tree island in the center of the drive which provides three of the parking spaces. The wide circular drive is necessary to provide adequate fire vehicle access and maneuverability to all buildings on the site.

The applicant is required to provide four bicycle lockers. Fifty percent of the required bicycle parking facilities should be Class I and the remaining facilities may be Class I, Class II, or Class III. Staff suggests additional racks or lockers be provided throughout the proposed development.

F. Building Design

The applicant submitted elevations and floor plans for the proposed 24 townhomes and apartments. The submitted plans indicate a total of seven separate buildings containing three to four units each. Twenty-two units will be 1,127 square foot, two story, three bedroom townhomes and the remaining two units will be 1,106 square foot, single story, three bedroom apartments (see Exhibits C-F). The two story structures will be 24 feet high. The proposed exterior building and roofing materials are stucco and composition shingles respectively.

The proposed building elevations offer little visual appeal for a resident of the development. The exterior design presents an institutional aura as opposed to creating warmth associated with a residential development. Staff recommends the roof line of the larger buildings be broken up to reduce the overall mass of the structures. Additionally, the end elevations of the buildings should be embellished. Overall, the elevations need minor modifications to create a more personable design for the future tenants. Staff recommends the applicant submit a formal application for the project to the Design Review Board Staff for review and approval.

The applicant did not provide elevations or details about the type of screening to be used for all mechanical equipment. All air conditioning condenser units, mechanical equipment, and public utility boxes should be attractively screened.

G. Signage

There was no signage proposed with this application. Any signage must meet all the requirements required by the Sign Ordinance and have a sign permit.

H. Staff Summary

Staff supports the approval of the Rezone of the site from (R-1) to (R-2A) and the lot line merger because the project will provide affordable large rental units and encourage development of an infill lot. The rezone will not create an impact in the area since the density is not being increased and the project density falls within the range of the existing land use designation.

I. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, Building Inspections, the Fire Department, the Police Department, the Department of Parks and Community Services, California State Reclamation Board, U.S. Corp. of Engineers, the Air Quality Management District, the Sacramento River Parkway Advocates, and the Sacramento Unified School District. The following comments were received:

1. Traffic Engineering staff comments:

- a. Construct the driveway to City standards.
- b. Dedicate Rio Lane to a 22 foot half-street and construct the Cul-de-sac to City standards.

2. Engineering Development staff comments:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Notice: Property to be adjusted in accordance with this lot line merger may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

3. The Department of Parks and Community Services staff comments:

Since the adoption of the Sacramento River Parkway Plan in 1976, the City has required dedication of the river frontage for projects adjacent to the river. The standard dedication is forty (40) feet from the landward toe of the levee to the rivers edge or the middle of the river, whichever is applicable. Included within this forty feet is the ten (10) foot maintenance easement required by the Board of Reclamation. The intent of the dedicated area is to provide for any future trails and to act as a buffer between parkway users and adjacent landowners.

The project is located in an area that had been developed prior to this dedication requirement. Properties on either side of the project have very little or no setback from the levee. To be consistent with the design of adjacent properties, the Parks Department will waive the dedication requirement of the entire forty feet. However, a recreational easement

of ten (10) feet from the landward toe of the levee to the middle of the river be quitclaimed to the city prior to granting final occupancy.

4. Air Quality Management District comments:

The 2010 City/County Bikeway Master Plan (Draft) proposes an off-street Class I bike path along the Sacramento River. The District suggests providing access from the Project to the river in order to increase utilization of the bike path by Project residents when it is constructed in the future.

5. Sacramento River Parkway Advocates comments:

Our concern on this project is that there be an allowance for the multi-use trail that is planned for the levee crown behind the project. As the City will be acquiring (or has already acquired) land adjacent to the levee for this project, it seems that the levee crown behind the project will also be owned by the City, and that trail development will be possible there. We would encourage the project design to plan for and implement river access consistent with the Sacramento River Parkway Plan.

6. Sacramento Unified School District comments:

Based upon current boundary lines and student density factors for other similar developments, we would expect the yield from the proposed project to be 48 - 120 students. These estimates do not include students who will attend nonpublic schools.

Sacramento City Unified Schools are overcrowded. Many elementary students who cannot be accommodated at neighborhood schools due to overcrowding are transported daily to other sites. The construction of the above housing units will further overcrowd schools in the Sacramento Unified School District. In order to partially offset the costs of providing classroom space for additional students, School Facility Fees will need to be collected from builders and/or developers involved in the housing construction described above.

The Sacramento Unified School District strongly requests that, as a condition of the rezoning approval, the developer be required to meet with the school district to explore other means of mitigating this project's impact on the district, including but not limited to, participation in the Sacramento Unified School District's Community Facilities Mello-Roos District #2.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. A mitigation monitoring plan has also been developed and is attached.

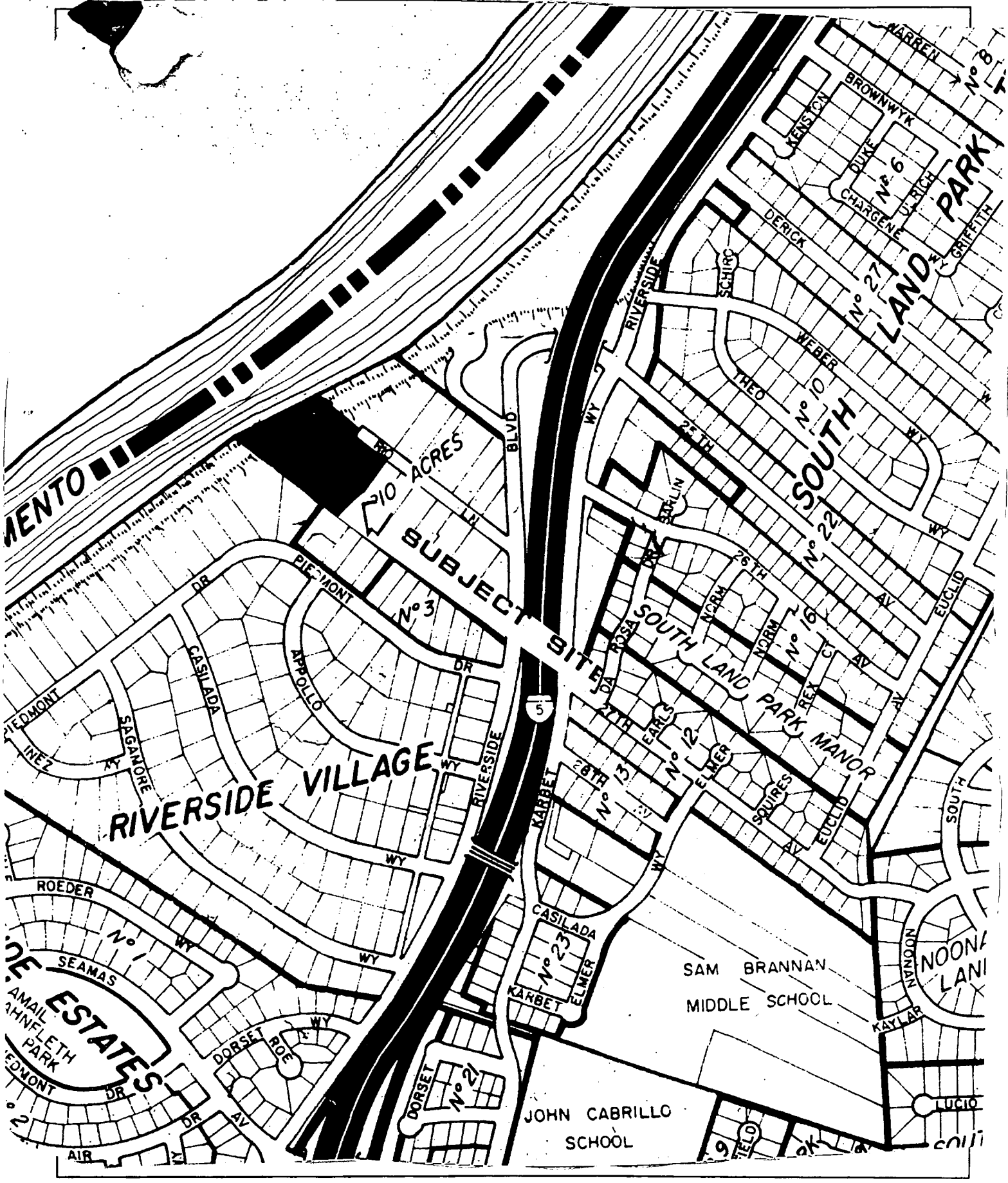
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Adopt the Mitigation Monitoring Plan.
- C. Recommend approval of the rezoning from Standard Single Family (R-1) to Multi-Family (R-2A) zone subject to the following conditions.
- D. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions / Rezoning

- 1. The lot line merger shall be recorded prior to the issuance of any Certificate of Occupancy.
- 2. The applicant shall submit a revised site plan to Planning staff for review and approval prior to the issuance of any building permits to include the following:
 - a. Building 5 shall be relocated to provide a 15 foot rear yard setback.
 - b. A six foot solid wood fence to be constructed along the east and south property lines except in the front setback area.
 - c. The location of all trash enclosures.
 - d. The location of bicycle lockers.
 - e. The location of mechanical equipment and air conditioning condenser units.
- 3. The trash enclosures shall be built to meet the Zoning Ordinance specifications. The walls of the enclosures shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures and shall be six feet in height. The trash enclosure shall be designed to allow a walk-in access by tenants without having to open the main enclosure gate. The gates shall be decorative heavy gauge metal gates designed with cane bolts on the doors to secure the gates when in the open position. There shall be a concrete apron constructed at the point of pickup by the waste removal truck. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
- 4. The applicant shall provide four bicycle lockers and fifty percent of the required bicycle parking facilities shall be Class I and the remaining facilities may be Class I, Class II, or Class III. Additional racks or lockers shall be provided throughout the proposed development.
- 5. The applicant shall provide a landscaping plan for the entire site for Planning staff review and approval prior to the issuance of building permits to include grass, shrubs, and an automatic irrigation system.

6. The applicant shall submit a formal application for the project to the Design Review Board Staff for review and approval to include revised elevations corresponding to the revised site plan. The elevations shall also include a roof line for the larger buildings that is broken up to reduce the overall mass of the structures and revised end elevations with more embellishments.
7. All air conditioning condenser units, mechanical equipment, and public utility boxes shall be attractively screened.
8. Any signage shall meet all the requirements required by the Sign Ordinance and have a sign permit.
9. Construct the driveway to City standards.
10. Dedicate Rio Lane to a 22 foot half-street and construct the Cul-de-sac to City standards.
11. A recreational easement from ten (10) feet from the landward toe of the levee to the middle of the river shall be quitclaimed to the city prior to granting final occupancy.
12. Prior to the issuance of a building permit, the applicant shall negotiate with the Sacramento Unified School District, a written agreement in satisfaction of the proposed impacts on the District, as mutually agreed to by applicant and the District.



VICINITY MAP

0095

3500

Drawn	No.	Date	Description

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
RIO LANE APARTMENTS
 10000 RIO LANE
 SACRAMENTO, CALIFORNIA

Ownership of Documents
 This document and the data and design incorporated herein, are the intellectual and professional services, is the property of Edgemoough & Borges, and shall not be used or copied or a part for any other project without the written authorization of Edgemoough & Borges.

Sheet Title
SITE PLAN

Date	Job No.
01/07/13	12.02-1
Drawn	Checked
SCWH	LAC
Scale	

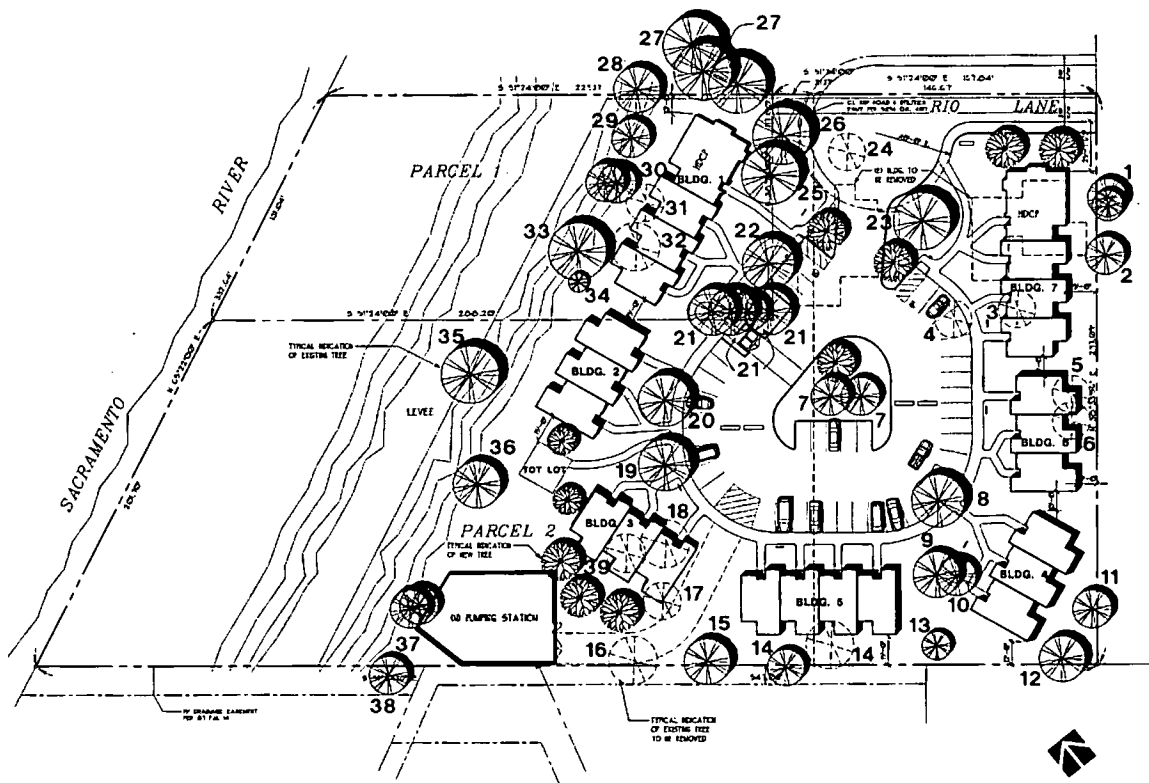
1. PLATANUS ACERIFOLIA / LONDON PLANE TREE - (G)
2. PLATANUS ACERIFOLIA / LONDON PLANE TREE - (G)
3. FALGATERA SP. - (F)
4. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (F)
5. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (F)
6. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (F)
7. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (F)
8. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (G)
9. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (G)
10. QUERCUS LORATA / VALLEY OAK - (G)
11. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (G)
12. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (G)
13. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (F)
14. JUGLANS REGIA / ENGLISH WALNUT - (F)
15. JUGLANS REGIA / ENGLISH WALNUT - (F)
16. JUGLANS REGIA / ENGLISH WALNUT - (F)
17. MORUS ALBA / WHITE MULBERRY - (F)
18. MORUS ALBA / WHITE MULBERRY - (F)
19. MORUS ALBA / WHITE MULBERRY - (F)
20. MORUS ALBA / WHITE MULBERRY - (F)
21. SEQUOIA SEMPERVIRENS / COAST REDWOOD (G)
22. PRUNUS SAMBANA / DUNEY PINE - (F)
23. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (G)
24. CALOCEDRUS DECURRENS / INCENSE CEDAR - (F)
25. EUCALYPTUS SP. - (F)
26. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (G)
27. JUGLANS RADSH / CALIFORNIA BLACK WALNUT - (G)
28. JUGLANS REGIA / ENGLISH WALNUT - (F)
29. JUGLANS REGIA / ENGLISH WALNUT - (F)
30. JUGLANS REGIA / ENGLISH WALNUT - (F)
31. CAMANICOUA CAMPICHA / CAMPICHA TREE - (G)
32. PLATANUS ACERIFOLIA / LONDON PLANE TREE - (G)
33. JUGLANS REGIA / ENGLISH WALNUT - (G)
34. PRUNUS CANARIENSIS / CANARY ISLAND PINE - (F)
35. QUERCUS LORATA / VALLEY OAK - (G)
36. FICUS MICROCARPA / FIG - (F)
37. QUERCUS LORATA / VALLEY OAK - (F)
38. EUCALYPTUS SP. - (F)
39. CEDRUS DEODORA / DEODAR CEDAR - (F)

TREE SURVEY

- (E) EXCELLENT CONDITION
- (G) GOOD CONDITION
- (F) FAIR CONDITION
- (P) POOR CONDITION
- (D) DEAD TREE

TREE IDENTIFICATION AND EVALUATION BY
 JIM WICKS, I.C. B.S. GOLF
 1700 17TH STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-7000

LEGEND



SITE DATA
 SITE AREA INCLUDING LEVEE = 3.70 ACRES
 NUMBER OF UNITS (3 BEDROOM) = 24
 (1) HOV, ACCESSIBLE 1 STORY UNITS = 2 UNITS, EA. 1
 (2) TWO STORY TOWNHOUSES = 22 (1) 57, (1) 64

PARKING DATA
 14 HOV UNITS @ 1.54 = 21 SPACES
 GUEST @ 1.00 = 2 SPACES
 PARKING REQUIRED = 30 SPACES
 PARKING PROVIDED = 30 SPACES

REVISED 2

RECEIVED

P 92 - 241

JAN 12 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

301
1992

#3.4

EXHIBIT C

1. 20' PLATANUS ACEFOLIA / LONDON PLANE TREE - (G)
 2. 10' PLATANUS ACEFOLIA / LONDON PLANE TREE - (G)
 3. 10' TAMARIX SP. - (F)
 4. 15' 10" 14' JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (F)
 5. 10' JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (F)
 6. 22' JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (F)
 7. 9' 5" 0' 0" 0" JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (F)
 8. 30' JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (G)
 9. 10' JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (G)
 10. 10' QUERCUS LOBATA / VALLEY OAK - (G)
 11. 24' JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (F)
 12. 30' 14' JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (G)
 13. 12' 12' JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (F)
 14A. 17' JUGLANS REGIA / ENGLISH WALNUT - (F)
 14B. 17' JUGLANS REGIA / ENGLISH WALNUT - (F)
 15. 20' JUGLANS REGIA / ENGLISH WALNUT - (F)
 16. 20' JUGLANS REGIA / ENGLISH WALNUT - (F)
 17. 8' MORUS ALBA / WHITE MULBERRY - (F)
 18. 10' 25' MORUS ALBA / WHITE MULBERRY - (F)
 19. 20' MORUS ALBA / WHITE MULBERRY - (F)
 20. 12' MORUS ALBA / WHITE MULBERRY - (F)
 21. 14' 22' 19' 21' SEQUOIA SEMPERVIRENS / COAST REDWOOD (G)
 22. 30' PRUNUS SABINIANA / DUNGS PRUNE - (F)
 23. 40' JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (G)
 24. 24' CALOCEDRUS DECURRENS / INCENSE CEDAR - (F)
 25. 40' EUCALYPTUS SP. - (F)
 26. 40' JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (G)
 27. 20' 22' 20' JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (G)
 28. JUGLANS INDOSI / CALIFORNIA BLACK WALNUT - (G)
 29. 14' JUGLANS REGIA / ENGLISH WALNUT - (F)
 30. 14' 40' JUGLANS REGIA / ENGLISH WALNUT - (F)
 31. 5' 5' 4' 7' 9' CHAMAECIPARIUS / CALIFORNIA REDWOOD - (G)
 32. 30' PLATANUS ACEFOLIA / LONDON PLANE TREE - (G)
 33. 14' 12' JUGLANS REGIA / ENGLISH WALNUT - (G)
 34. 0' PRUNUS CARANENSIS / CANARY ISLAND PRUNE - (F)
 35. 10' 12' QUERCUS LOBATA / VALLEY OAK - (G)
 36. 10' 4' 10' 12' FICUS MICROCARPA / FIG - (F)
 37. 12' QUERCUS LOBATA / VALLEY OAK - (F)
 38. EUCALYPTUS SP. - (F)
 39. 12' CEREUS DEODORA / DEODIA CEDAR - (F)

* DEMOTES TREES TO BE REMOVED

TREE SURVEY

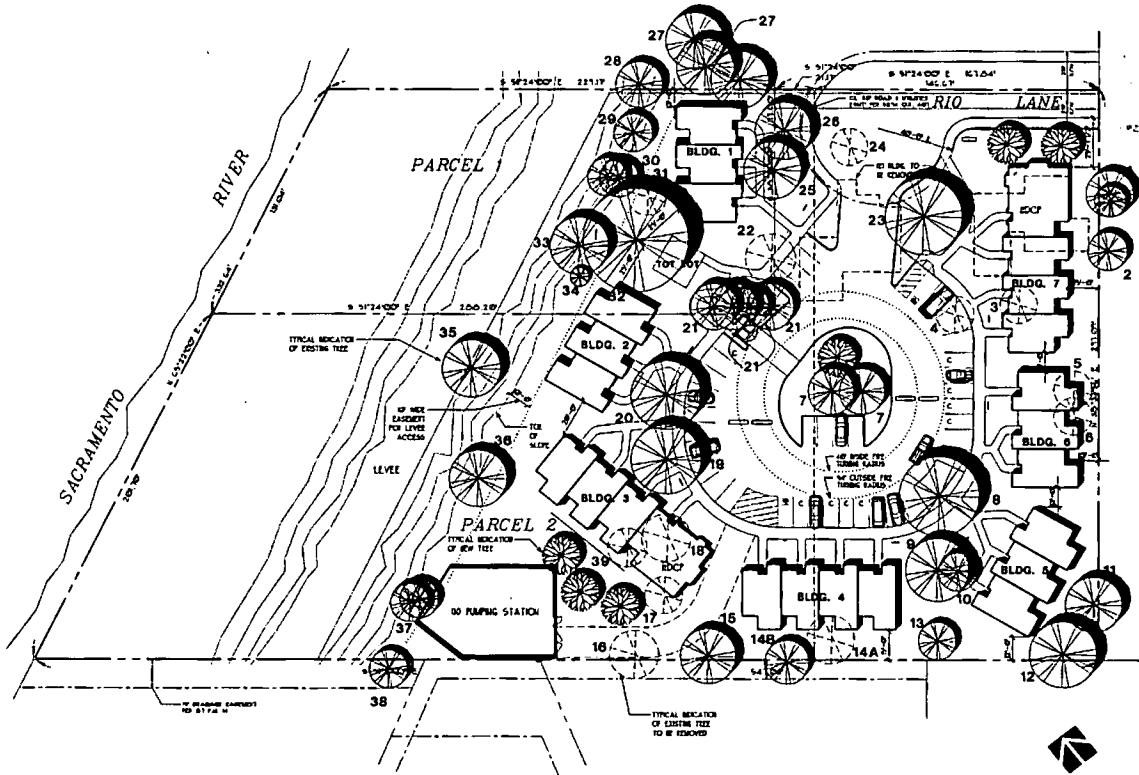
- (E) EXCELLENT CONDITION
- (G) GOOD CONDITION
- (F) FAIR CONDITION
- (P) POOR CONDITION
- (D) DEAD TREE

TREE IDENTIFICATION AND EVALUATION BY
 JOHN HODGSON, THE BSA GROUP
 1700 TWO STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 (916) 447-1400

LEGEND

P92 - 241

REVISED 3



SITE PLAN

SCALE 1/8"=1'-0"

SITE DATA

SITE AREA INCLUDING LEVEE = 3.20 ACRES
 NUMBER OF UNITS (3 REPROD) = 24
 (3 ROOF ACCESSIBLE 1 STORY UNITS @ 8'10" HGT. EA. &
 21 TWO STORY TOWNHOUSES @ 112'1" HGT. EA.)

PARKING DATA

24 UNITS @ 1.5M = 36 SPACES
 GUEST @ 1% = 2 SPACES
 PARKING PROVIDED = 38 SPACES
 PARKING PROVIDED STANDARD = 25 SPACES
 COMPACT = 8 SPACES
 BARRICADED = 5 SPACES
 TOTAL = 38 SPACES

0097

ITEM 8

APRIL 22, 1993

P92-241



ARCHITECTS & PLANNERS
 8017 Douglas Blvd. Suite 110
 Sacramento, California 95821
 (916) 750-7200 Fax (916) 770-2027

Project	Date	Description

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 RIO LANE APARTMENTS
 10200 RIO LANE
 SACRAMENTO, CALIFORNIA

Ownership of Documents
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SITE PLAN

Rev. 07/21/93
 Date: 07/21/93
 Scale: 1/8"=1'-0"
 Sheet: LAG

DA1-1

ITEM B

APRIL 22, 1993

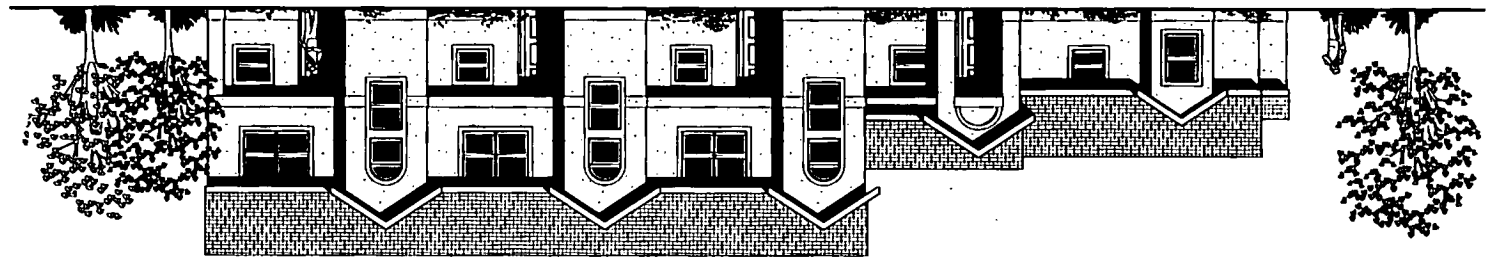
P92-241

0098

REAR ELEVATION
BUILDING C
SCALE 3/8"=1'-0"



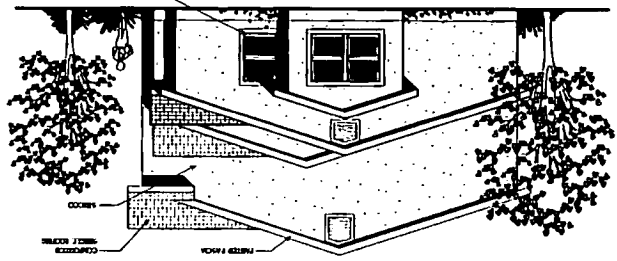
FRONT ELEVATION
BUILDING C
SCALE 3/8"=1'-0"



REAR ELEVATION
BUILDING 1
SCALE 3/8"=1'-0"



SIDE ELEVATION
BUILDING C
SCALE 3/8"=1'-0"



A4

NO.	1
SECTION	1
DATE	1993
BY	1
SCALE	1/8"=1'-0"

REAR ELEVATION
BUILDING C
SCALE 3/8"=1'-0"

SACRAMENTO HOUSING AND DEVELOPMENT AGENCY
RIO LANE APARTMENTS
10200 RIO LANE
SACRAMENTO, CALIFORNIA

EXHIBIT D

NO.	1
SECTION	1
DATE	1993
BY	1
SCALE	1/8"=1'-0"

REAR ELEVATION
BUILDING 1
SCALE 3/8"=1'-0"

FONG
FAVOURGH &
BORGES

RECEIVED

AUG 31 1992

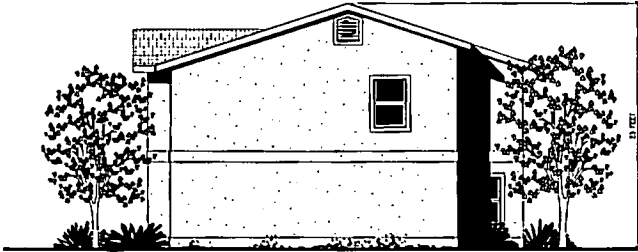
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CITY PLANNING DIVISION

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P92-241

APRIL 22, 1993

ITEM 8



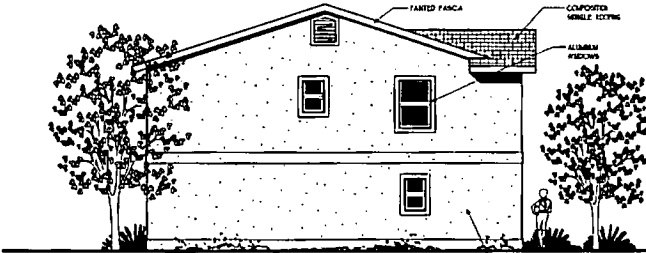
SIDE ELEVATION SCALE: 3/16"=1'-0"

- BUILDING 1
- BUILDING 2 (OPP. HAND)
- BUILDING 3
- BUILDING 4
- BUILDING 5 (OPP. HAND)
- BUILDING 6
- BUILDING 7 (OPP. HAND)



REAR ELEVATION SCALE: 3/16"=1'-0"

- BUILDING 2 (OPP. HAND)
- BUILDING 3
- BUILDING 4
- BUILDING 5 (OPP. HAND)



SIDE ELEVATION SCALE: 3/16"=1'-0"

- BUILDING 1
- BUILDING 2 (OPP. HAND)
- BUILDING 3
- BUILDING 4
- BUILDING 5 (OPP. HAND)



FRONT ELEVATION SCALE: 3/16"=1'-0"

- BUILDING 2 (OPP. HAND)
- BUILDING 3
- BUILDING 4
- BUILDING 5 (OPP. HAND)



FRONT ELEVATION SCALE: 3/16"=1'-0"

BUILDING 1



ARCHITECTS & PLANNERS

7777 Greenbelt Lane Suite 200
 Irvine, California 92618
 (714) 723-7200

No.	Date	Description

Project
 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 RIO LANE APARTMENTS
 10000 RIO LANE
 SACRAMENTO, CALIFORNIA 95828
EXHIBIT - E

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Show To
BUILDING ELEVATIONS

Date	Scale	Drawn
06/09/12	TDC-2	

A3

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AUG 31 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

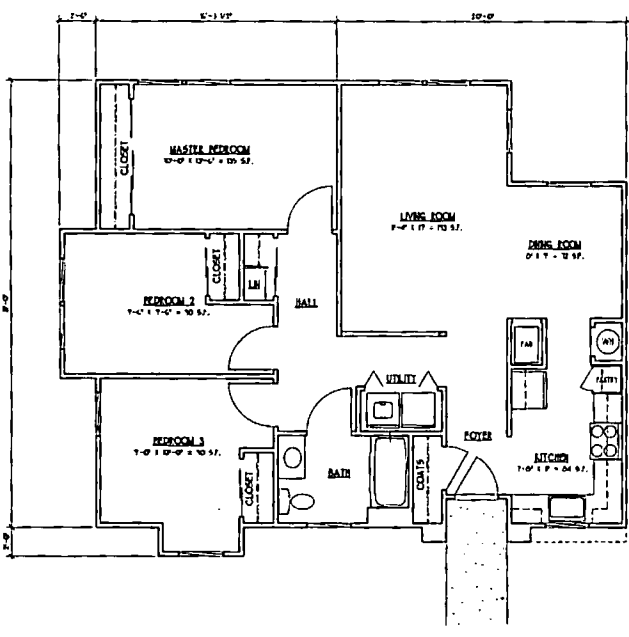
P92 241

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APRIL 22, 1993

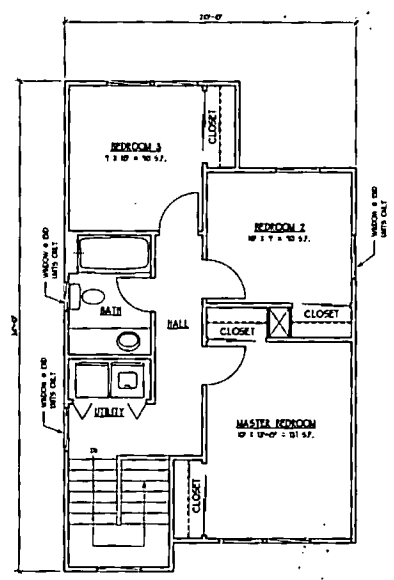
ITEM 8

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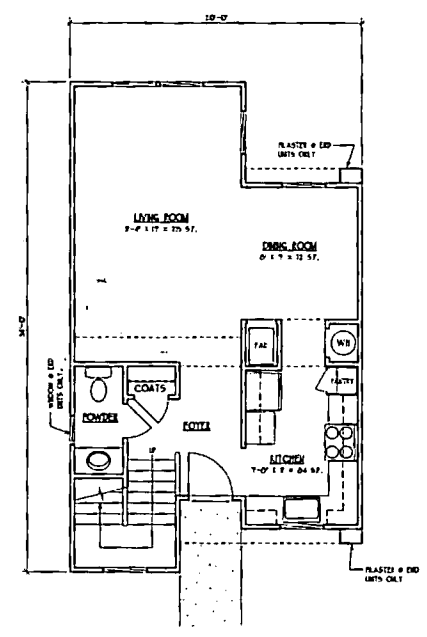


HDCP ACCESSIBLE FLOOR PLAN
SCALE: 1/8"=1'-0"

FLOOR AREA = 488 SF.



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

FIRST FLOOR = 530 SF.
SECOND FLOOR = 347 SF.
TOTAL = 877 SF.

**FONG
EATOUGH &
BORGES**

ARCHITECTS • PLANNERS

7777 Greenback Lane Suite 200
Oakland, CA 94617
(415) 752-7226

Project

Project No.	Date	Description

Contract

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
RIO LANE APARTMENTS
10000 RIO LANE
SACRAMENTO, CALIFORNIA

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Draw Title

FLOOR PLANS

Date	Job No.
06/01/93	17102-2
Scale	Drawn
SHOW	JK
Sheet	

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PS20241

CAPTAIN'S
1034 N 31°
190

River

SUBJECT SITE

Sacramento

SUBJECT PROPERTY

R-3

300' RADIUS

R-1

R-1

R.V. P.M.P. 14

1021 P.M. 64-28

R.V. P.M.P. 14

R.

P.U.
1000

LAND USE & ZONING MAP

0101

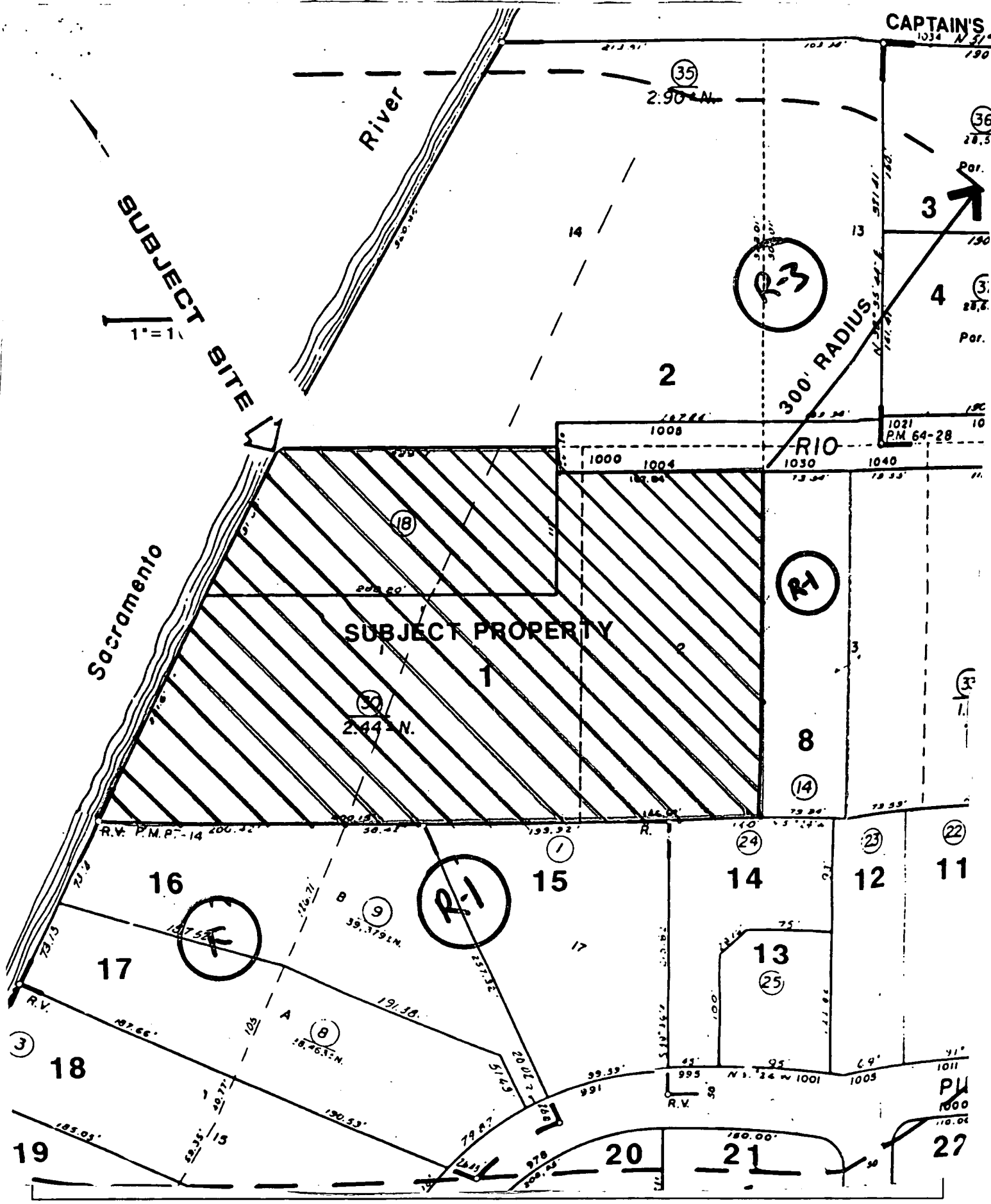
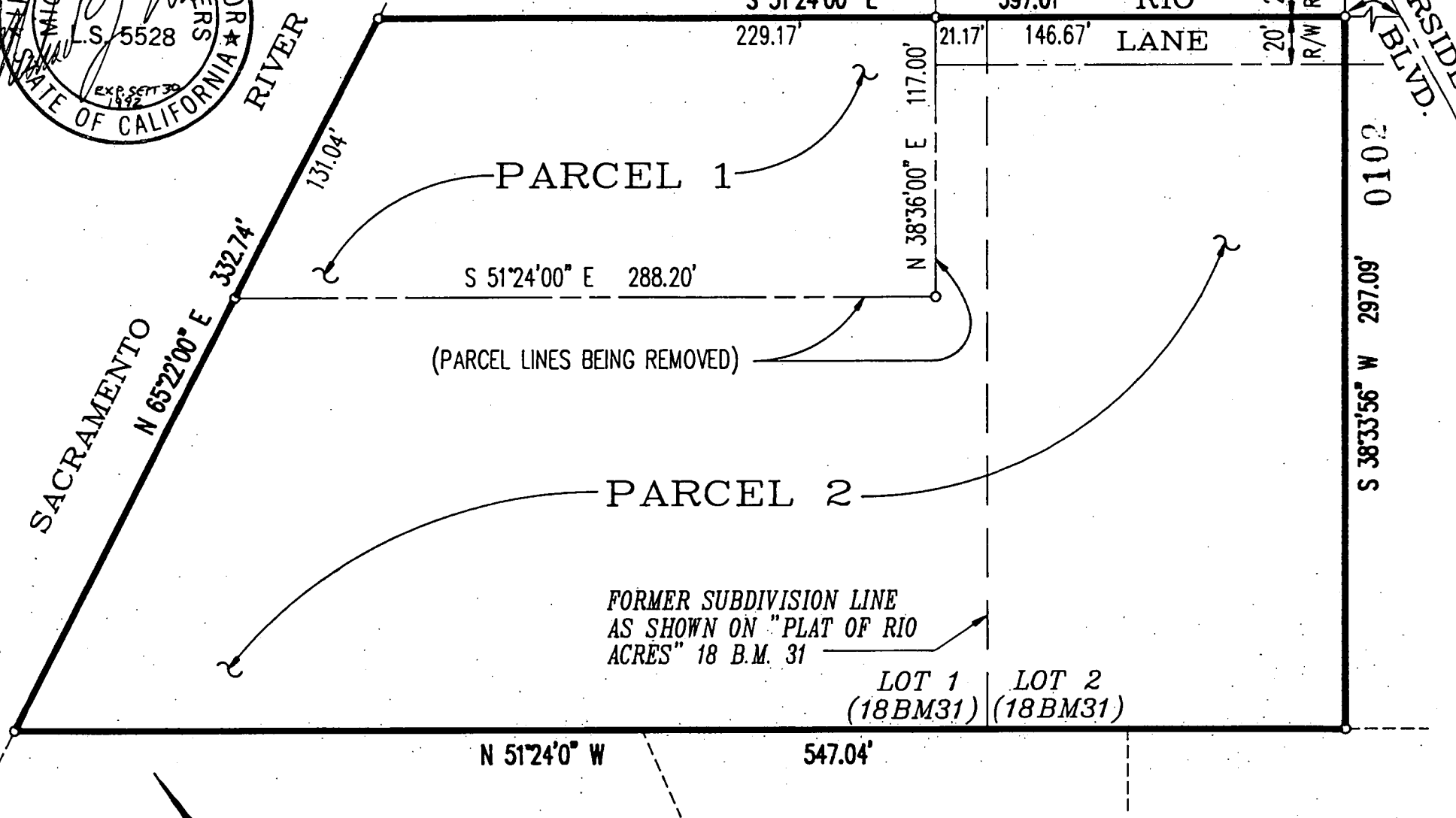


EXHIBIT A



**EXHIBIT OF MERGER FOR
PARCEL 1 & PARCEL 2**

1"=60'

Donald Celli & Associates

ENGINEERING • PLANNING • SURVEYING

8960 BUSINESS PARK DRIVE SUITE 140
SACRAMENTO, CA. 95827 (916) 369-1050

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APRIL 27, 1993

942-241

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