

City Planning Commission
Sacramento, California

Members in Session:

Subject: Extension of Special Permit to establish eight separate lots with one common lot in the Light Density Multiple Family (R-3) zone for Rio Terrace Apartments (P83-069)

Location: South side of Rio Lane, 100 feet west of Riverside Boulevard

SUMMARY

On March 24, 1983 the Planning Commission approved a special permit to subdivide eight existing apartment buildings containing 32 units into eight separate lots for individual ownership of an apartment building with a common lot. The applicant wishes to extend the special permit until March 24, 1986.

STAFF RECOMMENDATION

Staff recommends the Commission grant the extension of the time, based on the same Findings of Fact in the original attached staff report.

Respectfully submitted,



Wilfred Weitman
Senior Planner

WW:bw

CITY PLANNING COMMISSION

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

APPLICANT	MacKay & Soms, 1787 Tribute Road, No. E, Sacramento, CA 95815		
OWNER	Wagerman - Rio Terrace		
PLANS BY	MacKay & Soms, 1787 Tribute Road, No. E, Sacramento, CA 95815		
FILING DATE	2-18-83	50 DAY CPC ACTION DATE	3-24-83
REPORT BY	SC:bw		
NEGATIVE DEC.	3-14-83	EIR	ASSESSOR'S PCL. NO. 016-161-34

- APPLICATION:**
1. Negative Declaration
 2. Special Permit to create eight lots with one common lot for an apartment development.
 3. Subdivision Modification to waive Parkland Dedication fees.
 4. Tentative Map to divide 1.2 acres developed with 32 apartment units into eight separate lots and one common lot in the Light Density Multi-Family (R-3) zone.

LOCATION: South side Rio Lane, 200 feet west of Riverside Boulevard

PROPOSAL: The applicant is requesting entitlements necessary to subdivide eight existing apartment buildings containing 32 units into eight separate lots for individual ownership of an apartment building with a common lot.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1965 Sutterville Heights
 Community Plan Designation: Multiple Family Residential
 Existing Zoning of Site: R-3
 Existing Land Use of Site: Existing Apartment Complex

Surrounding Land Use and Zoning:

North: Residential; R-2-R
 South: Single Family; R-1
 East: Residential; R-3
 West: Residential; R-3

Parking Required: 32 spaces
 Parking Provided: 32 spaces
 Property Dimensions: 297' x 183.3'
 Property Area: 1.2± acres
 Density of Development: 27 units per acre
 Square Footage of Lot(s): 1,700 each, plus common lot
 Square Footage of Building(s): 1,700 each
 Height of Structure(s): 20 feet
 Significant Features of Site: Existing structures
 Topography: Flat
 Street Improvements/Utilities: Existing
 Exterior Building Colors: Natural
 Exterior Building Materials: Wood - stucco

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 9, 1983 the Subdivision Review Committee recommended, by a vote of six ayes and three absent, to approve the proposal subject to the following conditions.

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
2. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
3. Provide each lot (except the common lot) with separate sewer and water services;
4. The applicant shall submit homeowners' association Conditions, Covenants and Restrictions which provide for maintenance of landscaping, building exteriors, roofs and water and sewer facilities.

BACKGROUND INFORMATION: The subject site is located between the Sacramento River levee and Riverside Boulevard in the Sutterville Heights Community Plan area. The site is presently developed with an apartment complex containing 32 units. The 32 units are located in eight separate buildings with four units each. As proposed, the apartment buildings will be located on separate parcels for individual ownership. The open space and recreational facilities will become part of the common area and will be included in one lot.

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

1. Since the buildings will be owned separately on individual lots, the applicant will be required to provide separate sewer and water service to each lot.
2. In an effort to ensure maintenance of the common area, the applicant will be required to develop a homeowners' association with Conditions, Covenants and Restrictions which provide long-term commitment to common area maintenance.
3. Staff has no objections to the proposal since there will be no physical change in the existing development and the subdivision will only allow separate ownership of the eight apartment structures.
4. The Subdivision Review Committee indicated no objections to the requested subdivision modification to waive Parkland Dedication fees since the site is presently developed and is therefore exempt.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;

- 2. Approval of the Special Permit, based on Findings of Fact to follow;
- 3. Approval of the Subdivision Modification to waive Parkland Dedication fees;
- 4. Approval of the Tentative Map, subject to the following conditions:

Conditions - Tentative Map

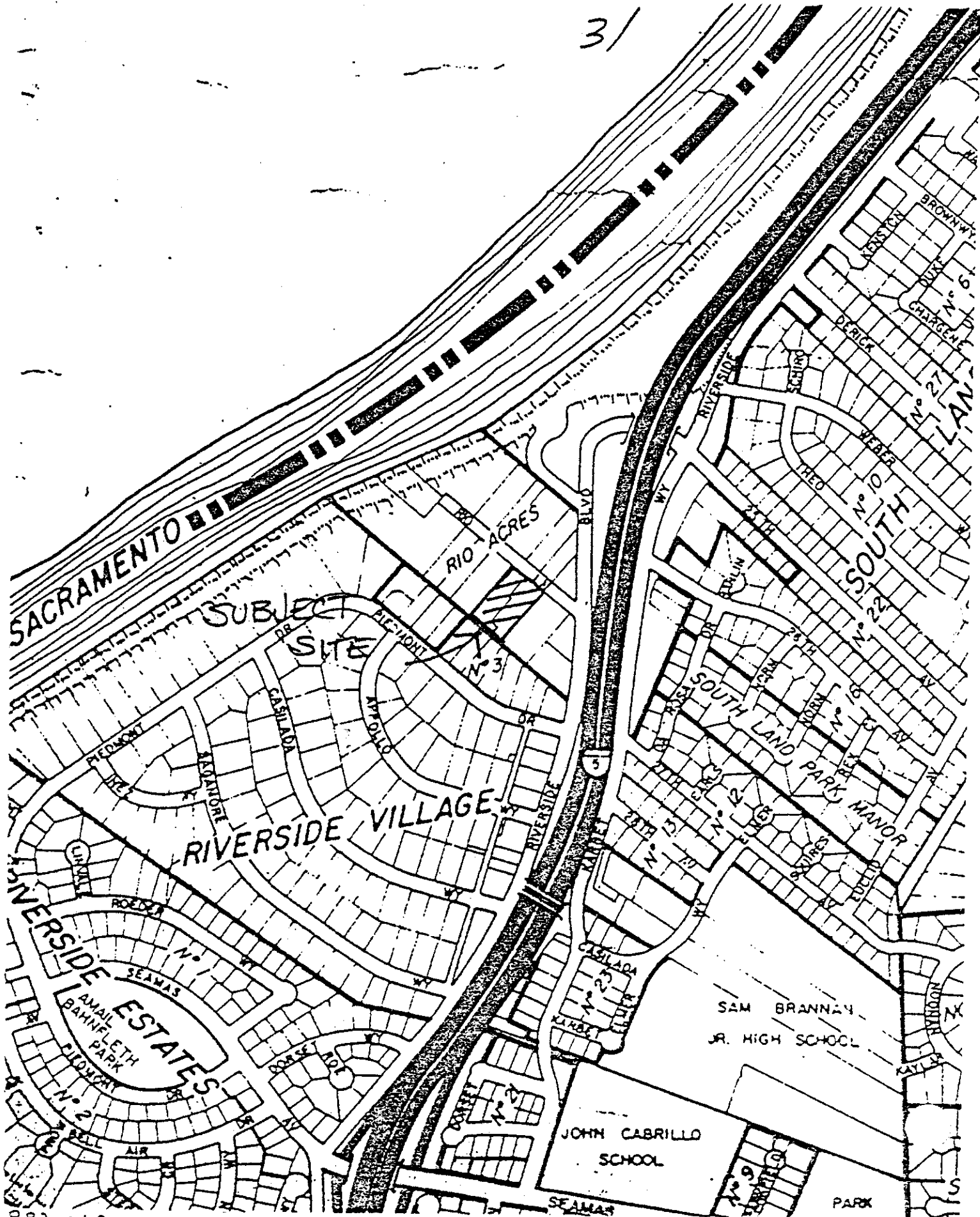
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- c. Provide each lot (except the common lot) with separate sewer and water services;
- d. The applicant shall submit homeowners' association Conditions, Covenants and Restrictions which provide for maintenance of landscaping, building exteriors, roofs and water and sewer facilities.

Findings of Fact - Special Permit

- a. The proposed development is based on sound principles of land use in that the apartment use will not change with individual ownership of the structures;
- b. The proposed project will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance as conditioned in that a homeowners' association will be formed to ensure future maintenance of the common area;
- c. The project as proposed is compatible with the 1965 Sutterville Heights Community Plan and the 1974 General Plan which designate the site for residential uses.

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983-069

3-24-83

No. 12

RIO TERRACE APARTMENTS 8 4-PLEX TYPE BUILDINGS

11-16-82
G.T.P.

3/

8 LOTS (1 FOR EA BLDG) AND 1 COMMON AREA LOT

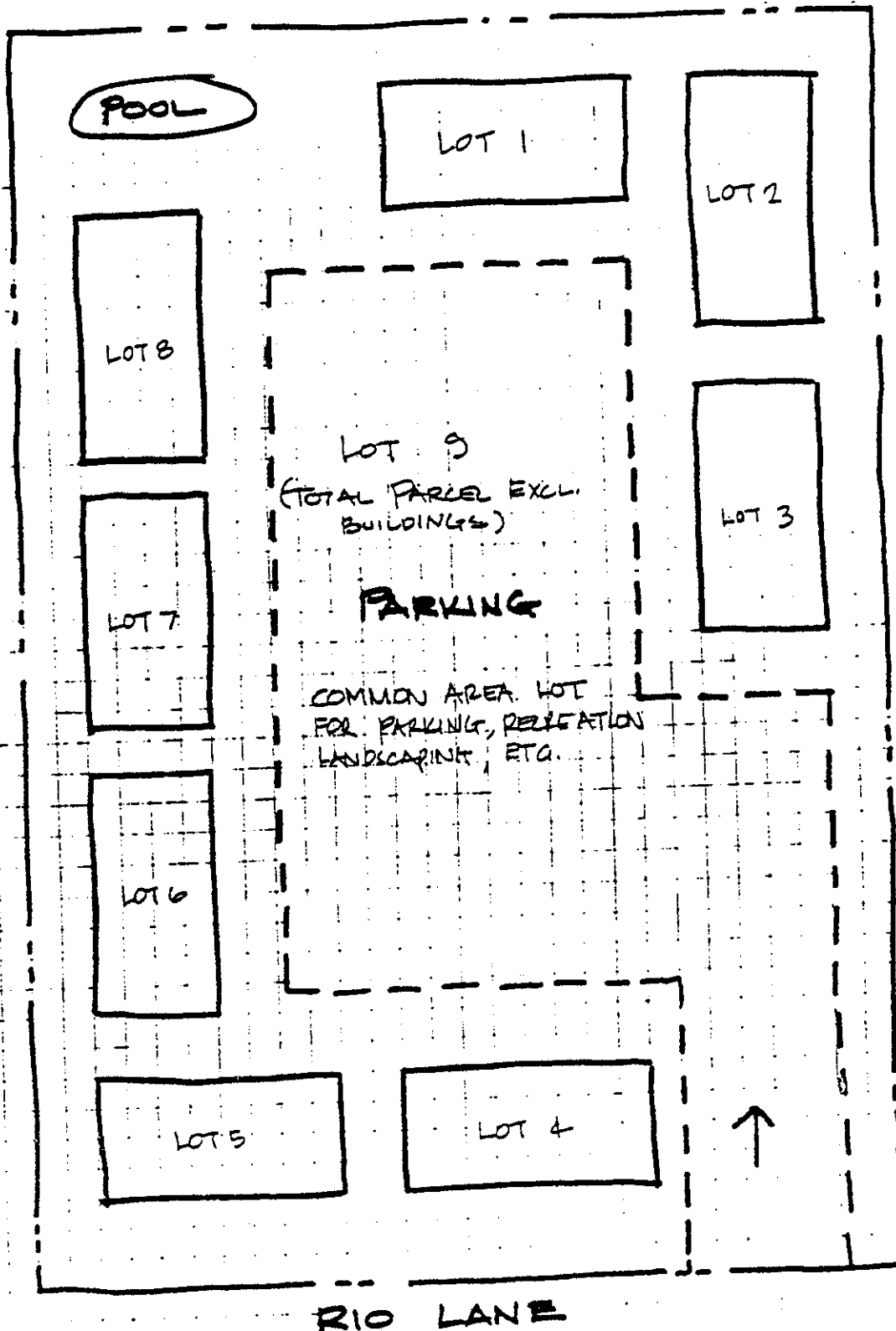
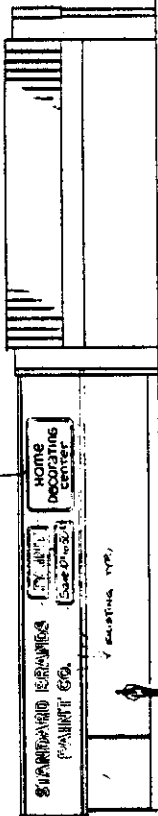
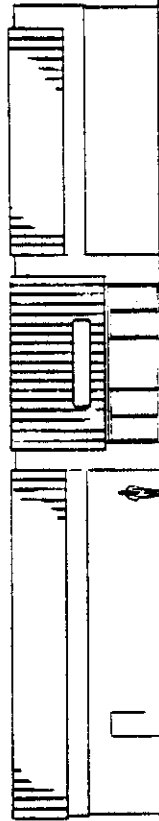
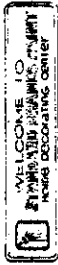


EXHIBIT A SITE PLAN ELEVATIONS

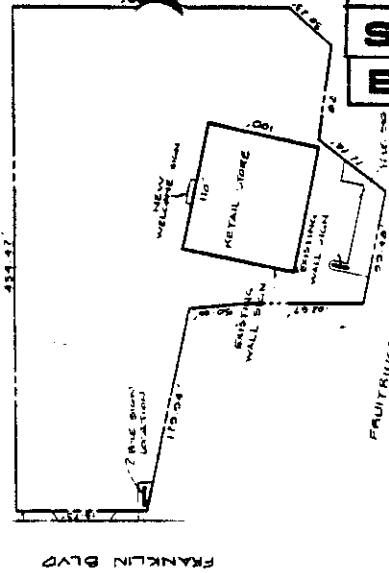
NEW PAINT SIGN WITH BRUSH
CAP (TYPICAL)
SEE LAYOUT DRAWING.



SOUTH ELEVATION
SCALE 1/8"=1'-0"



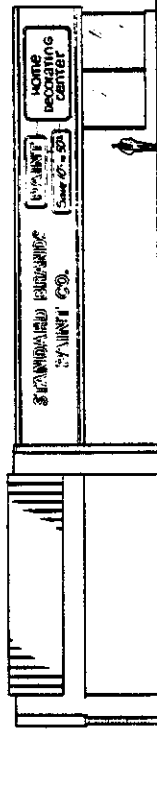
NORTH ELEVATION
SCALE 1/8"=1'-0"



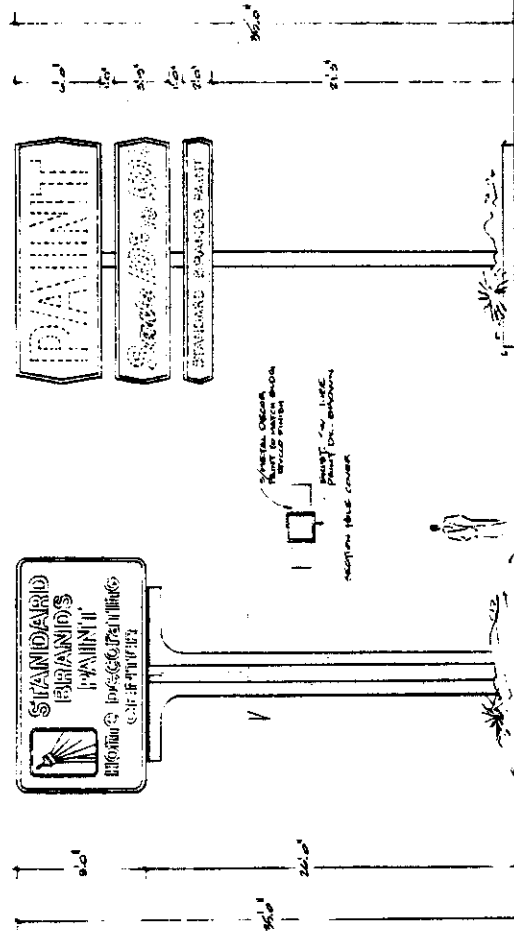
PLOT PLAN
SCALE 1"=50'

STANDARD
PAINTS
3333 FR
FRANKLIN
BLVD

WEST ELEVATION
SCALE 1/8"=1'-0"



* SIGN COLORS
ALL COLORS AS SHOWN
UNLESS NOTED OTHERWISE
STANDARD PAINTS & SUPPLIES
PAINTS CO. SIGN COLORS
TO MATCH SIGN
SEE LAYOUT
DRAWING
FOR SIGN
COLORS
SEE SIGN
COLORS
DRAWING
FOR SIGN
COLORS



NEW PROPOSED D/F SIGN DISPLAY - INT. LIGHT
1/4" x 1/4" AREA: 141.94 sq
NOTE: SIGN INSTALLED ON PAINT STRUCTURE

EXIST. P.F. SIGN - TO BE REMOVED
1/4" x 1/4" AREA: 102.12 sq

