

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

APPLICANT	Thomas Frame, 2175 N. California Blvd. #925, Walnut Creek, CA 94596				
OWNER	Riverwood Associates, 2175 N. California Blvd. #925, Walnut Creek, CA 94596				
PLANS BY	The House Works, 609 Hearst Ave., Berkeley, CA 94710				
FILING DATE	3-12-91	ENVIR. DET.	Negative Declaration	REPORT BY	JC
ASSESSOR'S PCL. NO.	079-0010-039				

APPLICATION: Special Permit Modification to add 30 apartment units to an existing 250 unit apartment complex on 10.5± acres in the Multi-Family Planned Unit Development (R-3 PUD) zone.

LOCATION: 7767 La Riviera Dr.

PROPOSAL: The applicant is requesting the necessary entitlements to construct 30 additional units to an existing 250 unit apartment complex.

PROJECT INFORMATION:

General Plan Designation: Residential (16-29 du/ac)
Existing Zoning of Site: R-3 (PUD)
Existing Land Use of Site: 250 unit apartment complex

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Apartments; R-3(PUD)	Front:	17'	17' existing
South:	Motel & Restaurant; OB-R	Side(Int):	5'	13'
East:	Commercial; SC-R(PUD)	Side(St.):	25'	25'
West:	Apartments; R-3(PUD)	Rear:	15'	5' existing

Parking Required: 376
Parking Provided: 424
Property Dimensions: Irregular
Property Area: 10.57± acres
Density of Development: 27 du/ac
Square Footage of Buildings: 286,164± sq. ft. existing; 16,872± sq. ft. proposed
Height of Building: 23 feet (2-story)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Materials: Tar and Gravel; Shingled Mansard
School District: Sacramento Unified School District

Background: On September 13, 1973, the Planning Commission approved a Special Permit to develop a 250 unit garden apartment project with 376 off-street parking spaces on the subject site located in the College Town PUD (P5632). The apartment complex was completed in approximately 1974.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 10.57± developed acres in the Multi-family Planned Unit Development (R-3(PUD)) zone. The site is currently developed with a 250 unit apartment

complex. The General Plan designates the site as residential (16-29 du/ac). The surrounding land uses and zones are apartments, zoned R-3(PUD) to the north and west; strip commercial, zoned SC-R(PUD) to the east, and; restaurant, motel and bank, zone OB-R to the south.

B. Applicant's Proposal

The applicant is proposing to construct 30 additional units in an existing 250 unit apartment complex. This will be a 12 percent increase above the existing units. The Zoning Ordinance allows an increase of 15 percent without additional parking spaces required. However, the applicant wishes to provide additional parking due to the need for parking by the residents of the complex. Under the original approval 376 parking spaces were required, which was a ratio of 1.5 parking spaces per unit. The applicant proposes to add 48 additional parking spaces for a total of 424 spaces. Under the current Zoning Ordinance 45 parking spaces would need to be provided if additional parking were required. The project density will be 26.6 units per acre. The current square footage of all structures on the property is 268,164± square feet. The applicant proposes to add an additional 16,872± square feet. This amounts to an eight percent increase in building size.

C. Policy Consideration

The proposed request to add 30 additional units in the Multi-family (R-3(PUD)) zone is consistent with the General Plan policy to provide appropriate residential opportunities to meet the City's required fair share of the region's housing needs.

D. Staff Analysis

Proposed Building Addition

The applicant is proposing to construct 20, one bedroom one bath, units in the northwest section of the property which is currently a large grassy area. The remaining 10, three bedrooms two baths, units will be added as second story additions to five buildings located along La Riviera Drive and College Town Drive. The original special permit (P5632) did not condition the project to have a mixture of one and two story buildings along the street frontages. The building setback for College Town Drive is 17 feet. The setback along La Riviera Drive is 25 feet. College Town Drive is adequately landscaped with evergreen trees to minimize the additional building height. Staff recommends additional evergreen trees be planted along La Riviera Drive to minimize the additional building height along this street frontage. The proposed units will be constructed to match the existing units. The building materials will be of plywood siding with wood trim. The roofing material will be tar and gravel with shingles on the mansard roof as used on the existing units.

Off-Site Parking

The applicant proposes to expand the parking area by eliminating a landscaping strip on the westerly portion of the lot. There is approximately 20± feet of landscaping between the apartments to the west and the parking area. Two fire access lanes are existing in this area and will remain. By eliminating the 10± feet of landscaping along the west property line the applicant will be able to provide 21 parking spaces. Staff recommends the applicant provide a finger planter for every 10 parking stalls provided in this area. This will improve the aesthetics by providing a break in the row of parking spaces in this parking area. In providing these finger planters two parking spaces will be eliminated. Staff recommends adding additional trees in the triangular area in the northwest corner of the site. This will allow for additional shading of the parking area as well as enhancing the view of the area. The site plan further indicates a reconfiguration of 11 parking spaces to compact spaces providing 19 parking spaces just east of the proposed units. Additional parking may be provided by restriping the entire parking lot to allow for 40 percent parking.

Bicycle Parking

The applicant proposes to add 10 bicycle storage spaces near each laundry area of the complex for a total of 40 spaces. Of the 40 bicycle parking spaces provided 50 percent must meet Class I requirements. The original complex was not required to provide bicycle parking.

E. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Division, Development Section and Building Inspections. The following comments were received:

Traffic Engineering

1. Minimum fire access is 20 feet.
2. Show existing compact space ratio. The entire site shall not exceed 40 percent compact spaces.
3. Proposed redesign of parking facilities. Does not provide minimum turning radius for fire access.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to 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 mandatory 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:

1. All 10 of the trees located on the western border of the proposed project site shall be replaced by the developer as part of the construction phase of this proposed project. The developer/owner shall replace each of these 10 trees with one 24 inch box tree. The planting location of the replacement trees must be indicated on the plans when the project plans are submitted to the Building Division.
2. The following are special construction requirements required to meet the City interior noise limits:
 - a. All joints in exterior walls shall be grouted or caulked airtight.
 - b. Window or through-the-wall ventilation and air condition units shall not be permitted.
 - c. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
 - d. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
 - e. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
 - f. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

Recommendation: Staff recommends the Planning Commission take the following action:

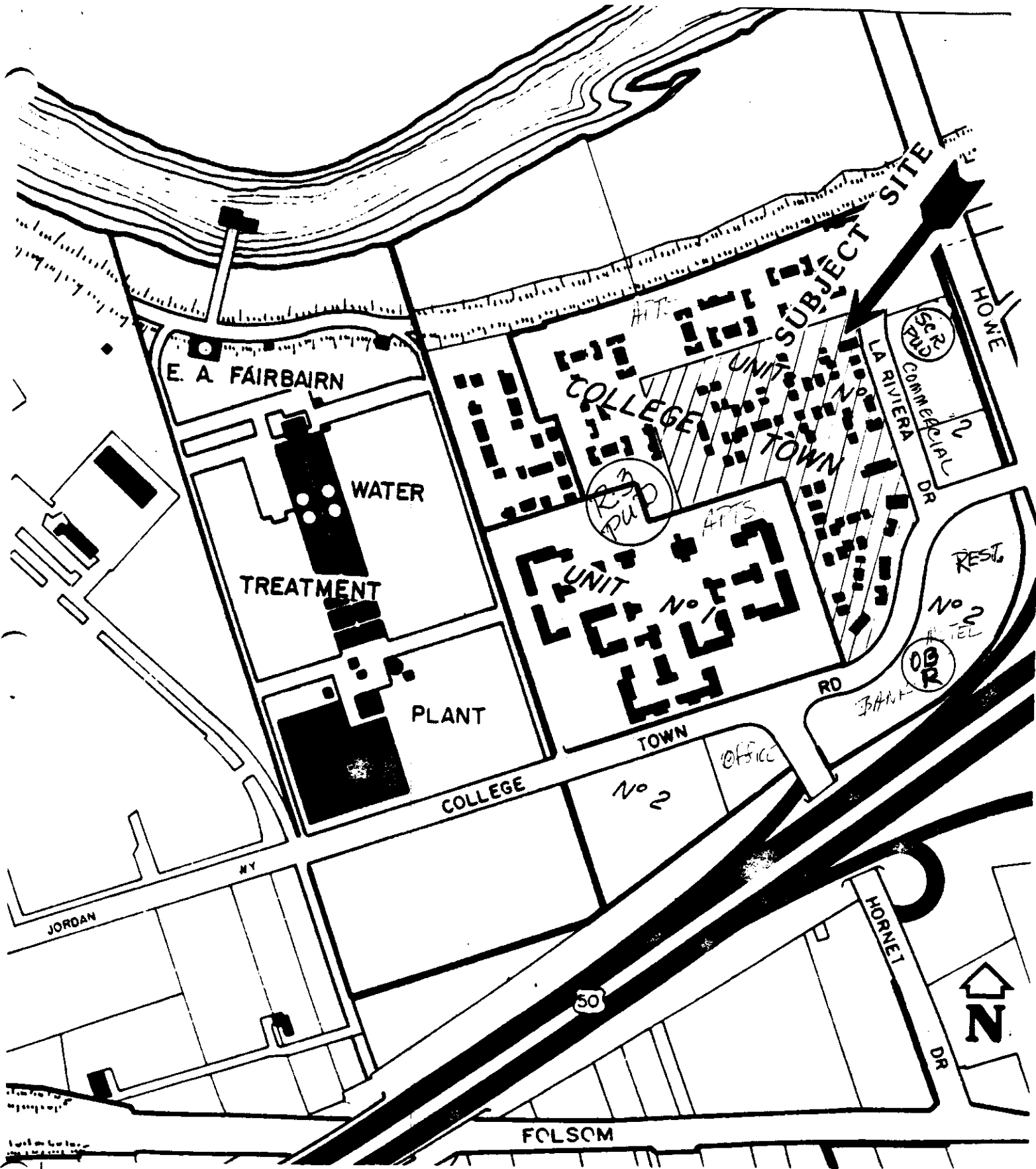
- A. Approve the Negative Declaration and;
- B. Approve the Special Permit Modification to add 30 additional units to an existing 250 unit apartment complex subject to conditions and based upon findings of fact which follow.

Conditions:

1. The units shall be built per the submitted plans.
2. For every 10 parking spaces a finger planter shall be provided for the new parking provided along the west property line. The planter area shall be irrigated and planted with a tree and living ground cover.
3. Additional trees shall be provided in the triangular area in the northeast corner of the site subject to Planning staff review and approval prior to issuance of building permit (see Exhibit C for location).
4. Additional evergreen trees shall be planted along La Riviera Drive per exhibit C.
5. The parking layout shall be subject to review and approval of the City Traffic Engineer and the Fire Department prior to issuance of building permit.
6. The applicant/owner shall comply with the mitigation measures identified in the Negative Declaration P91-057.

Findings of Fact

1. The project is based upon sound principles of land use in that the proposed apartment units are compatible with the surrounding apartments and commercial uses in the area.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate parking and landscaping will be provided, and;
 - b. the additional units will be compatible with the existing structure in design and scale.
3. The project, as conditioned, is consistent with the General Plan in that the site is designated residential (16-29 du/ac) and the additional units will not exceed the maximum dwelling units allowed.

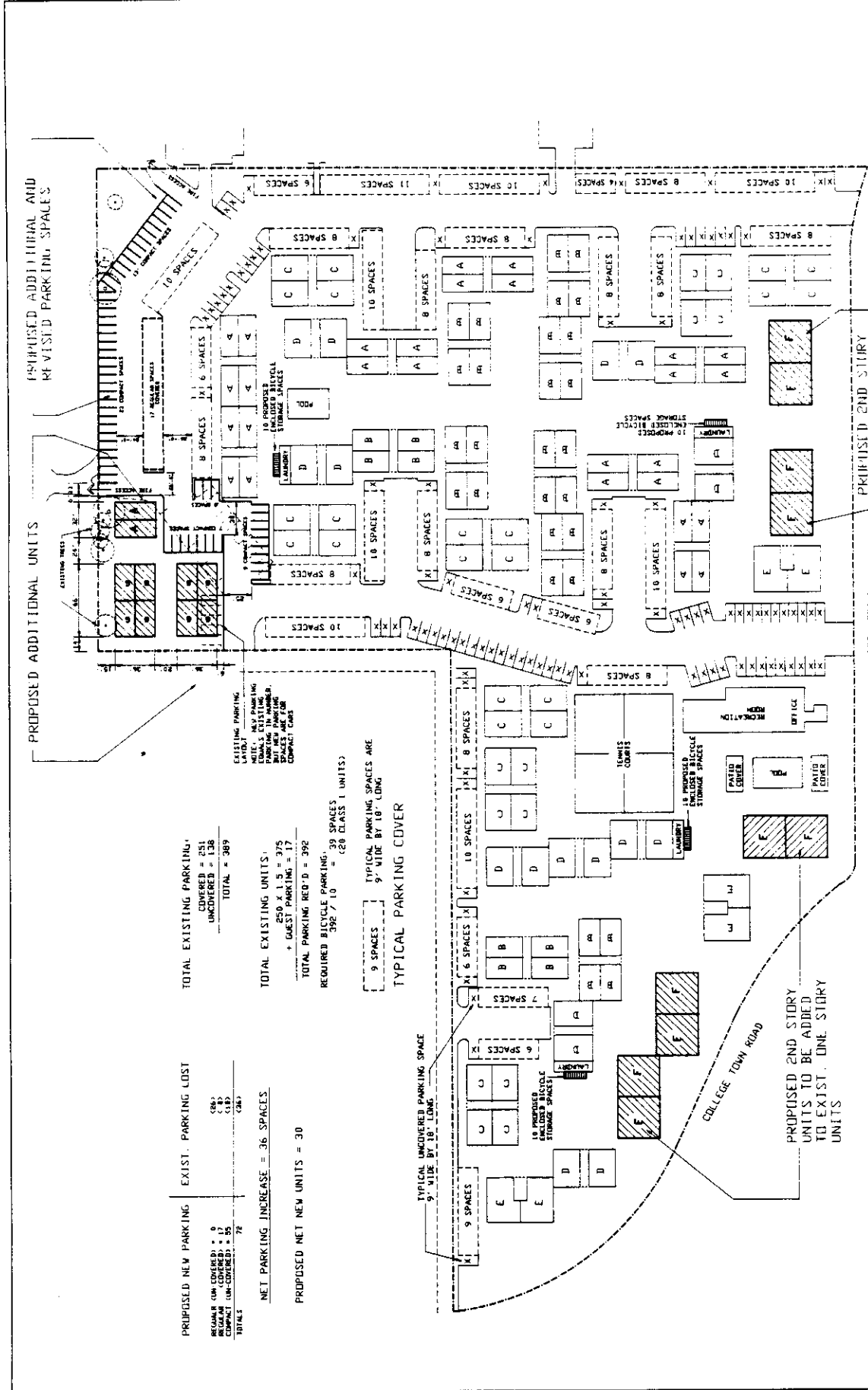


VICINITY, LAND USE & ZONING MAP

EXHIBIT A SITE PLAN

THE HOUSE WORKS
 RESIDENTIAL DESIGN
 4370 15th St. #200
 San Francisco, CA 94114
 (415) 863-9541

DDD APTS
 TDW FRAME, DUNER
 415-930-7001
 MANAGER
 916-883-9591



PROPOSED ADDITIONAL AND REVISID PARKING SPACES

PROPOSED ADDITIONAL UNITS

PROPOSED 2ND STORY UNITS TO BE ADDED TO EXIST. 1ST STORY UNITS

PROPOSED 2ND STORY UNITS TO BE ADDED TO EXIST. 1ST STORY UNITS

TOTAL EXISTING PARKING*
 COVERED = 251
 UNCOVERED = 138
TOTAL = 389

PROPOSED NEW PARKING
 REGULAR (UNCOVERED) = 17
 COMPACT (UNCOVERED) = 85
TOTALS = 102

TOTAL EXISTING UNITS*
 250 x 1.5 = 375
 + GUEST PARKING = 17
TOTAL PARKING REQ'D = 392
 REQUIRED BICYCLE PARKING = 392 / 10 = 39.2 (20 CLASS 1 UNITS)

NET PARKING INCREASE = 36 SPACES
PROPOSED NET NEW UNITS = 30

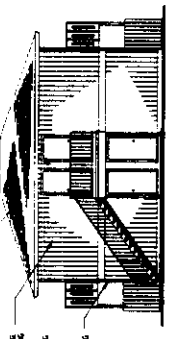
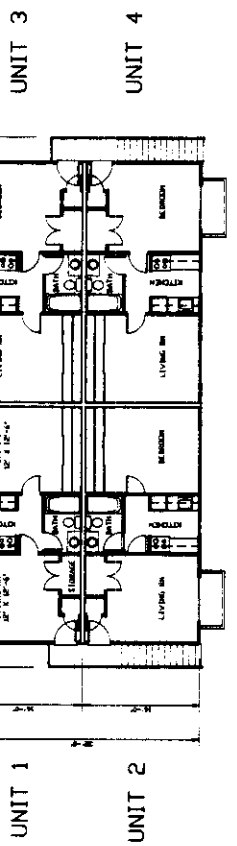
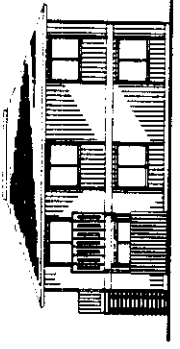
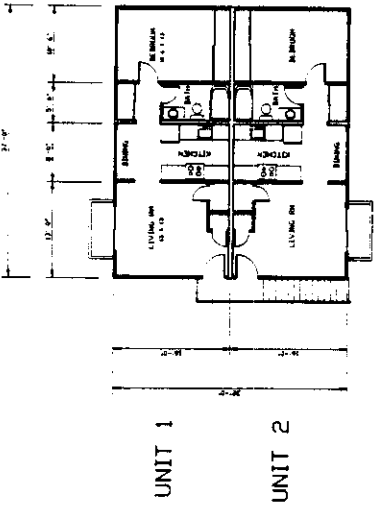
*EXISTING PARKING (LAID)
 NET, NEW PARKING
 INCLUDING 100' X 10' TRUCK
 BUT NOT INCLUDING
 COMPACT CAR
 TYPICAL PARKING SPACES ARE
 9' WIDE BY 18' LONG
 TYPICAL PARKING COVER
 9 SPACES
 9' WIDE BY 18' LONG

PROPOSED SITE PLAN - W/ NEW 90° PARKING
 SCALE: 1" = 40'
 DATE: 5-9-91

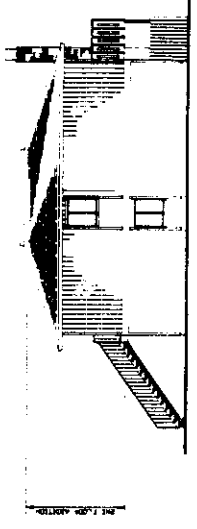
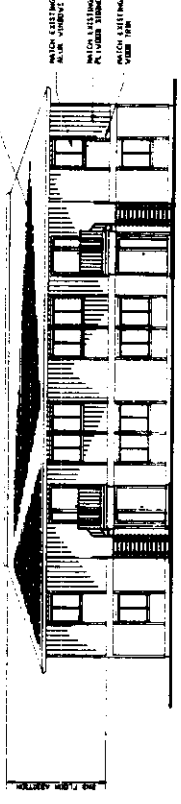
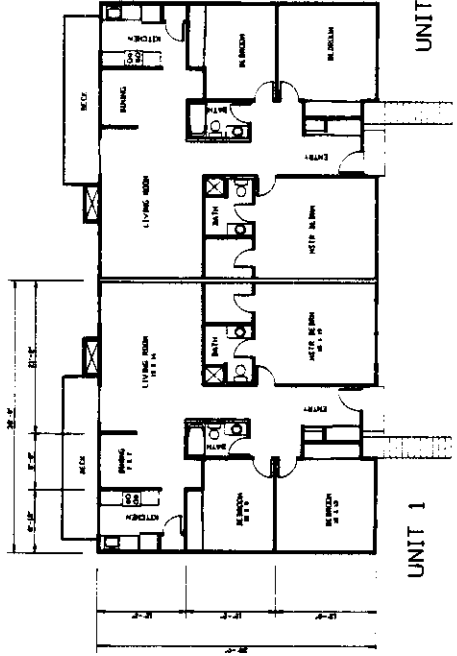
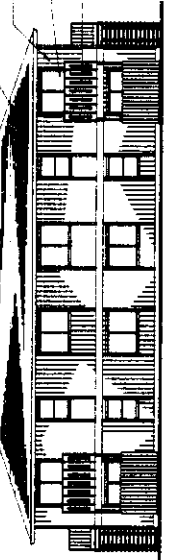
PROPOSED EXPANSION OF RIVERWOOD APTS.
TOM FRANK, OWNER
MANAGER
415-930-7001
916-883-9591

THE HOUSE WORKS
RESIDENTIAL DESIGN
4300 BAY ST. #100
SAN FRANCISCO, CA 94134

DATE	11/11/91
BY	JK
SCALE	1/8" = 1'-0"
PROJECT	RIVERWOOD APTS.
NO.	4



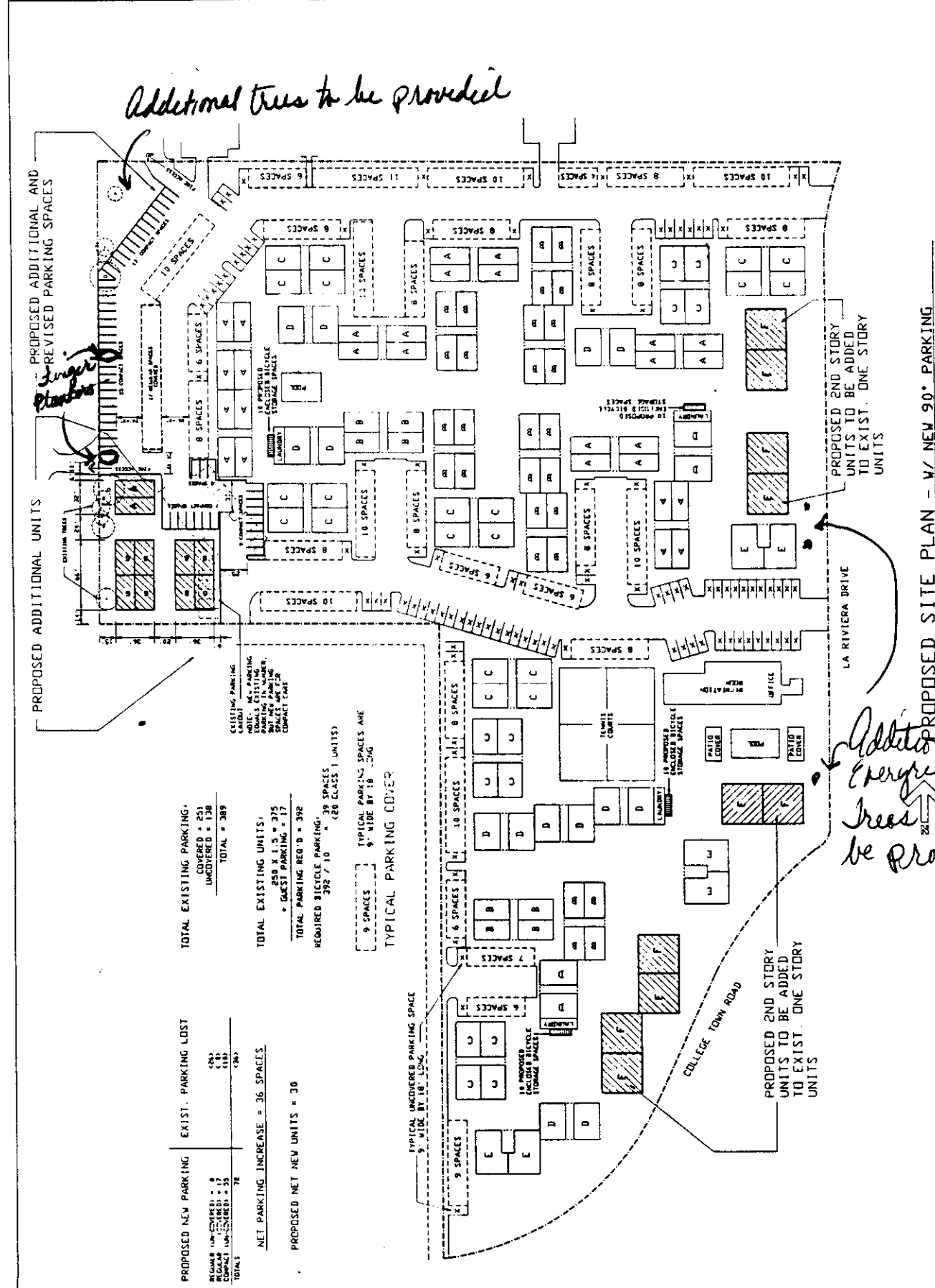
TYPICAL 'G' SIDE ELEV
SCALE 1/8" = 1'-0"



PLAN 'F' - END ELEV. SECTION TO EXISTING 100 UNIT ONE STORY BLDG.
SCALE 1/8" = 1'-0"

PROPOSED EXPANSION OF RIVERWOOD APTS.
 7767 LA RIVIERA DR.
 SACRAMENTO, CA 95826
 916-383-9591
 TDM GROUP, INC.
 419-936-2001
 MANAGER
 12-13-90
 DATE
 12-13-90
 SCALE
 1" = 40'

THE HOUSE WORKS
 4000 MARKET ST. #100
 SACRAMENTO, CA 95821
 916-442-8881
 ARCHITECT



Additional trees to be provided

PROPOSED ADDITIONAL AND REVISED PARKING SPACES

PROPOSED ADDITIONAL UNITS

PROPOSED 2ND STORY UNITS TO BE ADDED TO EXIST. ONE STORY UNITS

Additional Evergreen trees to be provided

PROPOSED SITE PLAN - W/ NEW 90° PARKING
 SCALE 1" = 40'

TOTAL EXISTING PARKING	
COVERED = 251	
UNCOVERED = 138	
TOTAL = 389	
TOTAL EXISTING UNITS:	
REGULAR UNITS = 375	
GUEST PARKING = 17	
TOTAL EXISTING UNITS = 392	
REQUIRED BICYCLE PARKING:	
392 / 1.0 = 392	(80 CLASS 1 UNITS)
TYPICAL PARKING SPACES ARE:	
9' SPACES	9' WIDE BY 18' LONG
TYPICAL PARKING COVER:	
9' SPACES	9' WIDE BY 18' LONG

PROPOSED NEW PARKING	EXIST. PARKING LOST
REGULAR UNITS COVERED = 8	(8)
REGULAR UNITS UNCOVERED = 17	(17)
TOTAL = 25	TOTAL = 25
NET PARKING INCREASE = 36 SPACES	
PROPOSED NET NEW UNITS = 30	