

CITY PLANNING COMMISSION

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

APPLICANT	Alan Oshima, 1723 'J' Street, Sacramento, CA 95814		
OWNER	Alan Oshima, 1723 'J' Street, Sacramento, CA 95814		
PLANS BY	Same		
FILING DATE	8-6-82	50 DAY CPC ACTION DATE	REPORT BY: GM:CSL:bw
NEGATIVE DEC	8-27-82	EIR	ASSESSOR'S PCL. NO. 009-321-58

- APPLICATION:
1. Environmental Determination
 2. Tentative Map to divide 0.6± vacant acres in the Garden Apartment R-2A zone into eight townhouse lots and one common lot.
 3. Special Permit for townhouse development of eight units.
 4. Variance to reduce front yard setback from 25 feet to 20 feet.
 5. Variance to reduce rear yard setback from 15 feet to 12 feet.
 6. Variance to allow three off-street parking spaces in the front yard setback area.
 7. Variance to allow backout parking to a public street (Withdrawn)

LOCATION: 1150 Larkin Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop an eight-unit townhouse development.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices
1963 Riverside-Land Park Community
Plan Designation: Light Density Multiple Family
Existing Zoning of Site: R-2A
Existing Land Use of Site: Vacant

Surrounding Land Use & Zoning:

North:	Apartments:	R-3
South:	Single Family;	R-1
East:	Single Family;	R-1
West:	Commercial;	C-2

Parking Required:	8 spaces
Parking Provided:	12 spaces
Parking Ratio Required:	1:1
Parking Ratio Provided:	1:1.5
Property Dimensions:	Irregular
Property Area	.62± acres (21,078 sq. ft.)
Density of Development:	16.5 du/ac
Total units allowed:	Eight
Height of Building:	Two stories
Street Improvements:	To be provided
Topography:	Flat
Square Footage of Building:	
Total:	10,824
Unit:	1,353
Living:	1,155
Garage:	198

APPLC. NO. P82-191

MEETING DATE September 8, 1982

CPC ITEM NO. 10

001904

Exterior Building Colors: Browns
Exterior Building Materials: Wood siding, asphalt shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 25, 1982, by a vote of six ayes, three absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; including right-of-way dedication. Roll curb and sidewalk to be used;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

Note: Driveway for Units 3 through 8 should be 24 feet in width.

Informational Item: Off-site water main extension may be required.

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

BACKGROUND INFORMATION: The subject site was originally a portion of a larger, irregularly shaped lot in a C-2 zone which had frontage along both Riverside Boulevard and Larkin Way.

On May 12, 1977 the Planning Commission approved, with conditions, a special permit (P-7759) to develop a six-unit apartment on the eastern most portion of the lot fronting on Larkin Way. At that time, staff recommended that the Commission initiate rezoning the subject property from C-2 to R-2A.

On June 7, 1977 the City Council approved with conditions a lot line adjustment (P-7760) to consolidate an area off of Larkin Way of sufficient size to allow for the development of the six-unit apartment. The approved lot configuration eliminated the access along Riverside Boulevard and resulted in the present irregular-shaped lot.

Subsequently, on October 27, 1977 the Planning Commission approved rezoning (P-7847) of the subject site from C-2 General Commercial to R-2A, Garden Apartment and an amendment of the Riverside-Land Park Community Plan from Shopping and Commercial to Light Density Multiple Family.

A residential zone was more suitable for the site because the property is adjacent to single family homes on the east, and because access to the site was through a minor residential street (Larkin Way). The R-2A zone was chosen as appropriate because this zone allows the density of the approved six unit apartment.

STAFF EVALUATION: Staff has the following comments regarding the proposal:

1. The Riverside-Land Park Community Plan designates the subject site Light Density Multiple Family. Under the R-2A zone, eight units are allowed for the site. Therefore, the project is consistent with the community plan and in compliance with the Zoning Ordinance.

2. The three variance requests are reasonable and justifiable on the grounds that the lot is irregular in shape. The addition of the required cul-de-sac within the development will cause an even greater irregularity of lot shape and elimination of open space fronting the units.

In respect to the front setback reduction, only five feet of the garages of Units 1 and 2 and two feet of the dwelling entrance of Unit No. 1 project into the required 25-foot setback area. Therefore, the front setback is reduced to 20 and 23 feet. The applicant, however, has provided a 15-foot side yard on the north side of Unit No. 1. The Zoning Ordinance requires a five-foot setback. Staff believes this additional open landscaped area compensates for the front setback reduction. In respect to the rear setback reduction, only three feet of Units 1, 2, 3 and 4 project into the 15-foot rear yard area. This projection is only a portion of the first floor of the four units. The second floors are set back 15 feet. This reduction will not impact the adjacent properties in that the adjacent uses to the west are commercial, and a six-foot high masonry wall will be required along the west property line. The three off-street parking spaces located in the front yard setback will allow for on-site guest parking rather than on-street parking. The area surrounding these spaces will be landscaped and turf block will be required for this paved area to soften the appearance of the continuous pavement in the setback area.

3. Staff believes that the project design is not compatible with or enhances the existing residential neighborhood which is composed of single story stucco homes with steep gable roofs. Project materials, silhouettes and proportions should not necessarily duplicate, but should be more compatible with the existing neighborhood. Therefore, staff believes this project should be reviewed by the Design Review/Preservation Board.
4. In respect to the proposed guest parking, staff suggests the applicant redesign these spaces by designating the two southerly spaces as compact and by reducing the stall depth of all four spaces. This would reduce the paving area and increase the landscaped area. The turf block element will also improve the appearance of the parking area.
- ✓ 5. In conclusion, staff has no objection to the project in that it is consistent with the community plan and density allowance for the R-2A zone. In addition, staff believes the proposed eight units will not significantly impact the traffic circulation in the neighborhood.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to conditions which follow:
3. Approval of the Special Permit for townhouse development of eight units, subject to conditions and based upon Findings of Fact which follow:
4. Approval of the Variance to reduce front yard setback from 25 feet to 20 feet for Units 1 and 2, based on Findings of Fact which follow;
5. Approval of the Variance to reduce rear yard setback from 15 feet to 12 feet for Units 1 through 4, based on Findings of Fact which follow;
6. Approval of the Variance to allow three off-street parking spaces in the front yard setback area, based on Findings of Fact which follow.

Tentative Map Conditions

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including right-of-way dedication. Roll curb and sidewalk to be used;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pursuant to City Code, Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

Informational Item: Off-site water main extension may be required.

Special Permit Conditions

- a. The applicant shall submit detailed landscape and irrigation plans for the review and approval of the Planning Director prior to the issuance of building permits. These plans shall adhere with the City's 50 percent shading requirement for surfaced areas;
- b. Applicant shall construct a six-foot masonry wall along the western perimeter of the property and south property line abutting the parking lot of Kleimp's Mortuary;
- c. Applicant shall submit the project to the Design Review/Preservation Board for review and approval;
- d. The applicant shall redesign the guest parking area to include the following:
 - 1) turf block or gridiron shall be used as surfacing material;
 - 2) the southerly parking spaces shall be designated as compact spaces;
 - 3) the depth of the parking shall be reduced to increase landscaped area;
 - 4) a 6-inch by six-inch concrete curb shall be installed between planting and parking area.

Findings of Fact - Special Permit and Variances

- a. The proposal, as conditioned, is based upon sound principles of land use in that:
 - the use is compatible with the adjacent residential neighborhood which consists of single family and apartment uses.
- b. The proposed development, as conditioned, will not be injurious to surrounding properties in that:
 - 1) adequate on-site parking is provided;
 - 2) the parking area as well as the overall site will be adequately landscaped and shaded;
 - 3) the project will not alter the character of the neighborhood or increase the traffic circulation significantly.



- c. The proposal is consistent with the 1963 Riverside-Land Park Community Plan which designates the site for Light Density Multiple Family use.

Findings of Fact - Variānces

- a. The granting of the variances to reduce the setbacks does not constitute a special privilege to one individual in that:
 - the subject property is irregular in shape due to the cul-de-sac requirement and the existing odd configuration of the lot.
- b. The granting of the variance to allow three off-street parking spaces in the front yard setback area will not be injurious to the public welfare nor to property in the vicinity of the subject site in that it will provide needed off-street guest parking and will reduce on-street parking demand;
- c. The variance is not a use variance in that townhouses are permitted in the R-2A zones;
- d. The project is in conformance with the 1963 Riverside-Land Park Community Plan in that the plan designates the subject site for Light Density Multiple Family use.

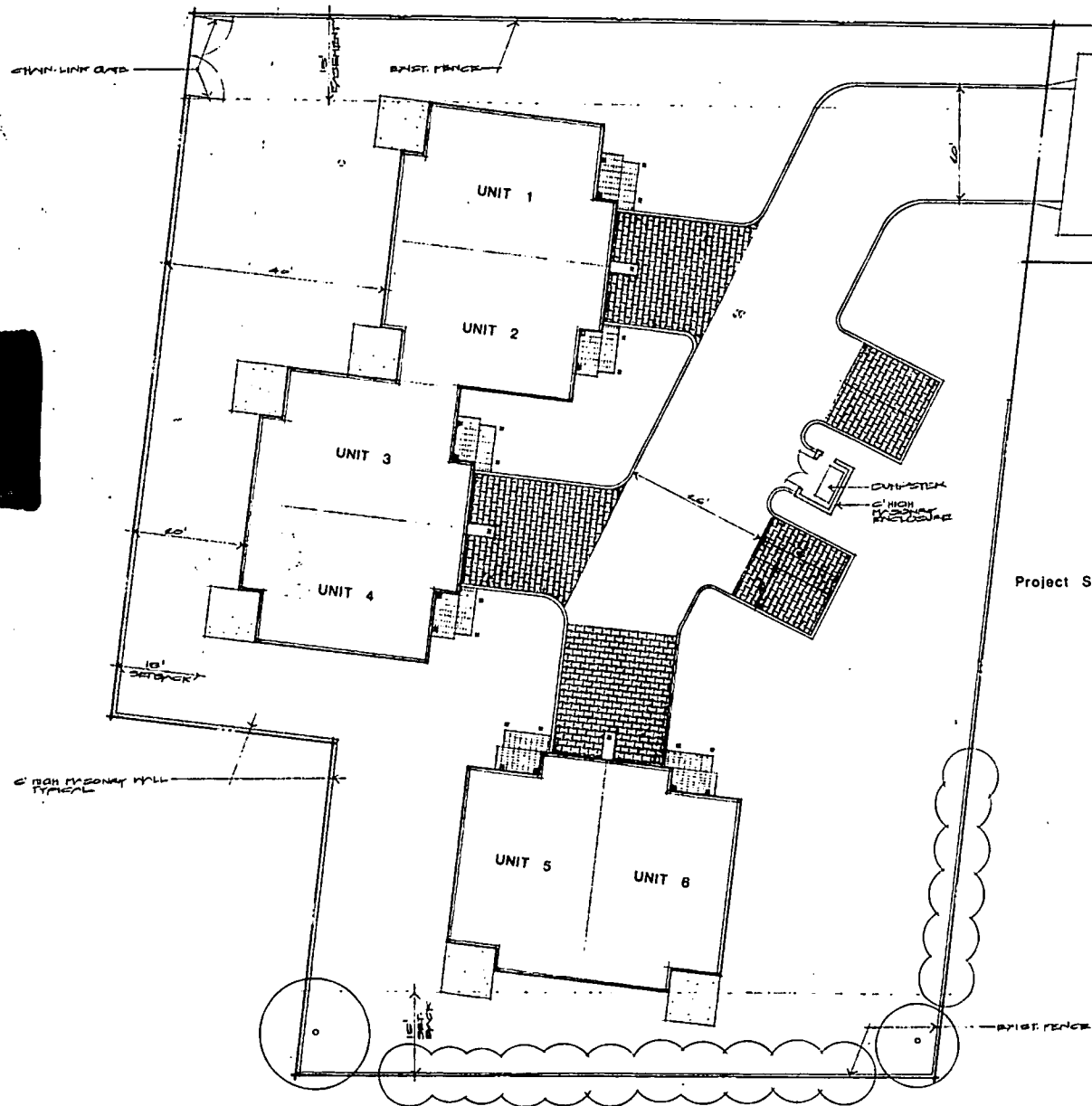


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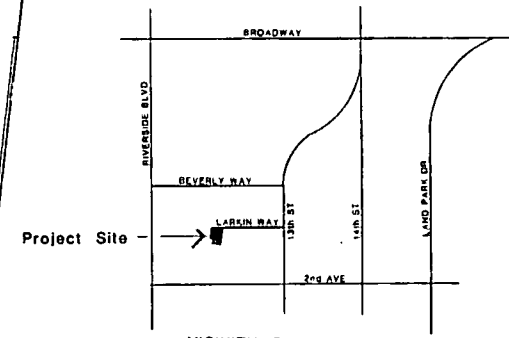
No. 2

EXHIBIT A-1



SITE PLAN

LARKIN WAY



VICINITY PLAN NO SCALE

PROJECT SUMMARY

UNIT AREA	1,597 sq ft
LIVING	225 sq ft
CYCLING	10,872 sq ft
TOTAL GARAGE AREA	10,872 sq ft
LANDSCAPED AREA	10,210 sq ft
PAVED AREA	2,800 sq ft
TOTAL SITE AREA	20,010 sq ft
PARKING PROVIDED	9 SPACES
PARKING PROVIDED	10 SPACES
SACRAMENTO COUNTY (M)	9-24-80

001903

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ALAN OSHMAN (CS67)

CONSULTANTS

LARKIN WAY TOWNHOUSES

SCALE 1"=10'-0"



REVISIONS

DATE 9 OCT 82

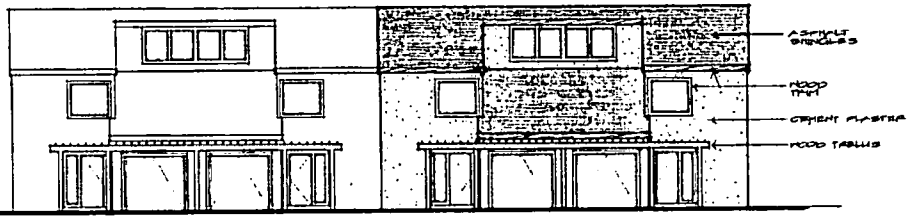
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SHEET 1 OF 1

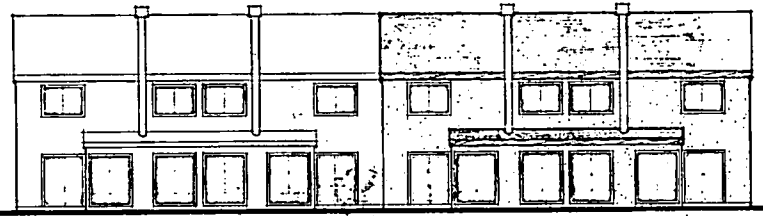
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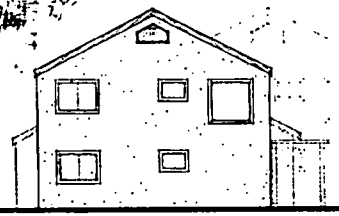
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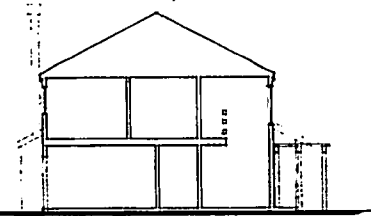
FRONT ELEVATION



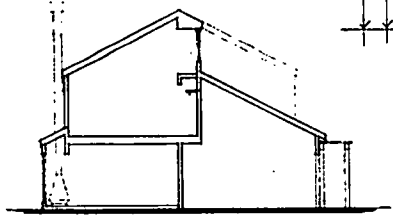
REAR ELEVATION



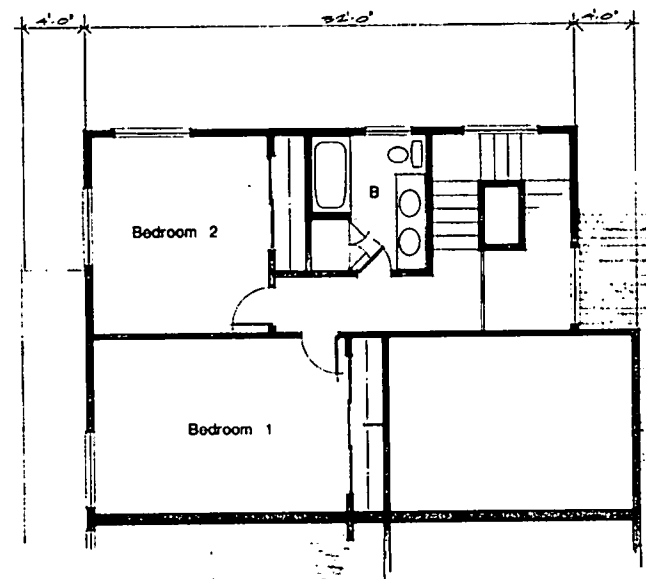
SIDE ELEVATION



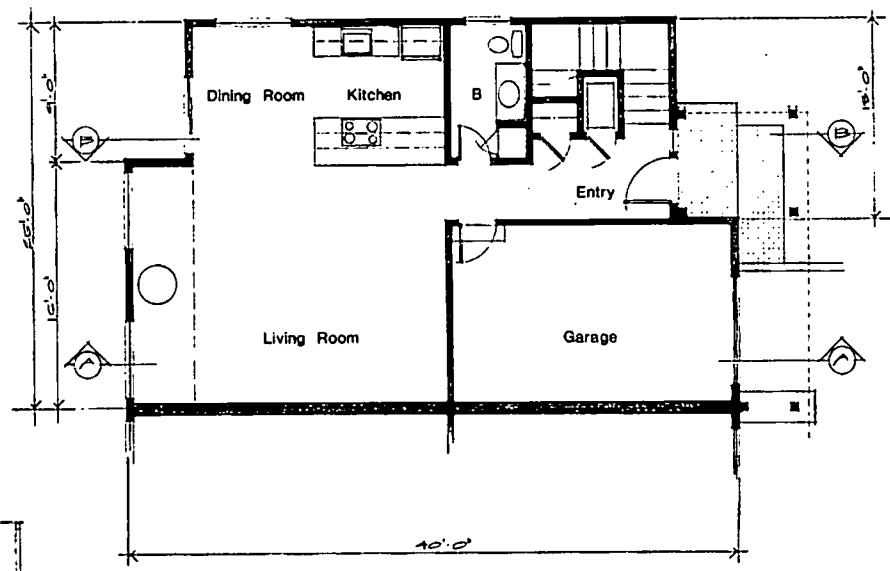
SECTION B



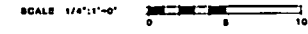
SECTION A



SECOND FLOOR PLAN



FIRST FLOOR PLAN



001910

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ALAN ODYMA CM73

CONTRACTORS

LARKIN WAY TOWNHOUSES

REVISIONS

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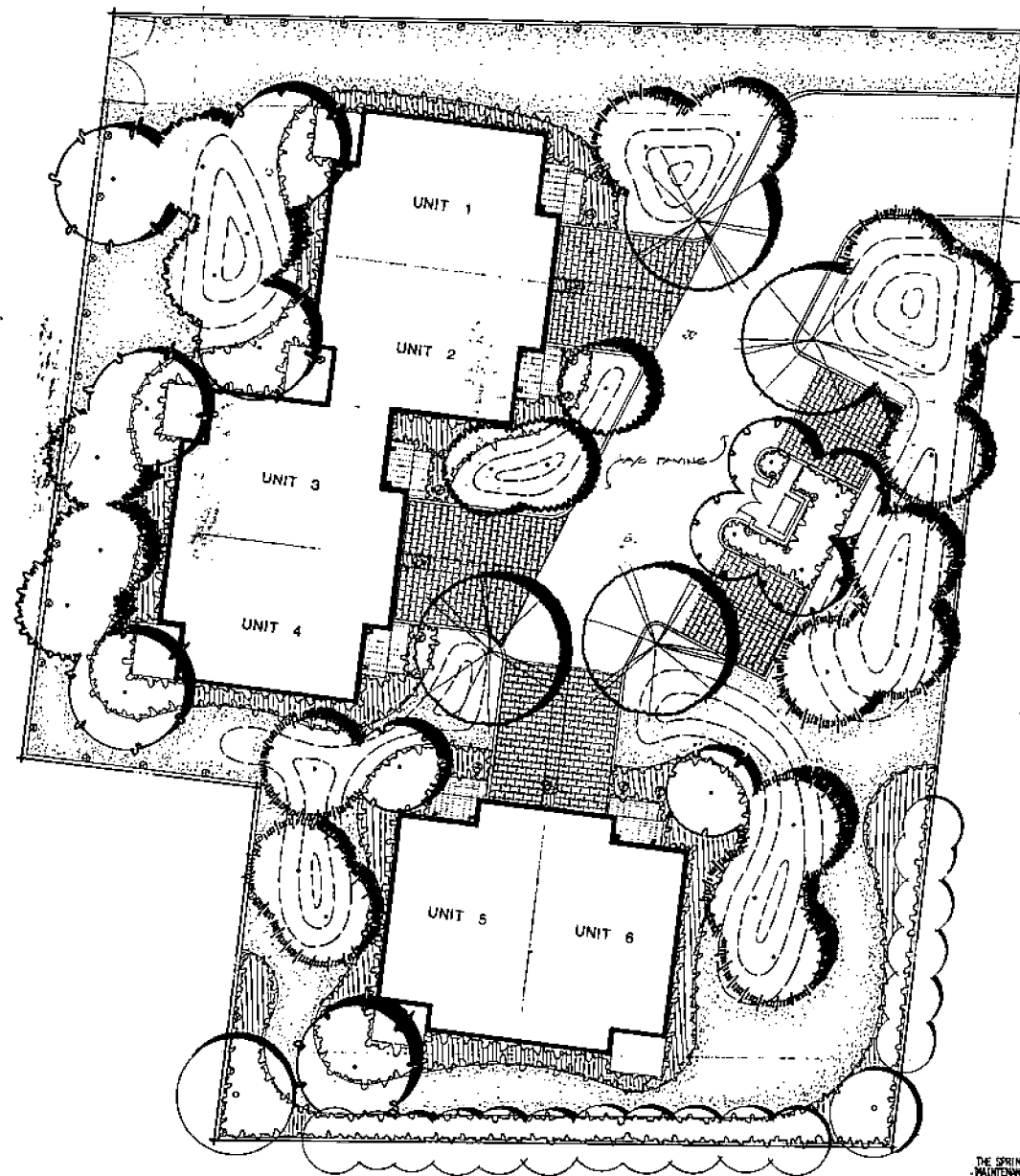
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KAN 2

EXHIBIT A-1

001911

LANDSCAPING PLAN



KEY	LEGEND
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- | | |
|--|---|
| | CELTIS SINENSIS ... CHINESE HICKBERRY
WIDE SPREAD DECIDUOUS SHADE TREE WITH SHINY RICH GREEN LEAVES. |
| | FRAXINUS OXYCARPA "RAYNOLDI" ... RAYNOLD ASH
FAST GROWING DECIDUOUS SHADE TREE WITH RED FALL COLOR. |
| | NAVELIS BORVIA OULTI-STENO ... NAVYEN TREE
MEDIUM SIZE EVERGREEN TREE WITH WILLOW-LIKE SMALL BLUE GREY LEAVES. |
| | PYRUS CALLOWANA "BRADFORD" ... BRADFORD PEAR
SMALL TO MEDIUM SIZE DECIDUOUS TREE WITH SHINY DARK-GREEN LEAVES.
SHORT SPICES OF PROMINENT WHITE FLOWERS. |
| | QUERCUS PALUSTRIS ... PIN OAK
DECIDUOUS TREE OF SLENDER PYRAMIDAL HABIT WITH LARGE, GLOSSY DARK GREEN LEAVES. COLORFUL FALL LEAVES. |
| | SEROTIA SOPHEROVIRENS "CAPTUS BLUE" ... COAST REDWOOD
LUSH BLUE-GREEN NEEDLE-LIKE LEAVES AND DEEP RED TROUGH BARK. |
| | LAWN |
| | GROUND AND/OR SHRUB PLANTING |
| | EXISTING TREES AND SHRUBS TO REMAIN |
| | PONDS |
| | VINES |
| | INTERLOCKING PAVING STONES
FINETTA PATTERN. |

THE SPRINKLER IRRIGATION SYSTEM WILL BE AUTOMATIC TO PROVIDE ADEQUATE CARE OF PLANT GROWTH, TO REDUCE MAINTENANCE COSTS AND TO CONSERVE WATER. THE SYSTEM WILL BE DESIGNED TO PROVIDE A PRECIPITATION RATE OF UP TO TWO INCHES PER WEEK, WHICH IS REQUIRED IN THE HOT, SUMMER MONTHS OF THE SITE. IT WILL ALSO BE DESIGNED TO HAVE THE CAPABILITY OF GOING THROUGH A COMPLETE CYCLE DURING THE EARLY MORNING HOURS, WHICH WILL CONSERVE WATER (LESS WIND AND EVAPORATION).

THE LAWN AND SHRUB AREAS WILL BE IRRIGATED SEPARATELY, SINCE THEIR WATER REQUIREMENTS DIFFER GREATLY. SHRUB BEGS WITH WIDELY VARYING EXPOSURES WILL BE WATERED SEPARATELY TO AVOID EXTREMES OF FLOODING AND STARVING. PROPER IRRIGATION PROGRAMMING CAN ALSO REDUCE THE GROWTH OF WEEDS.

IRRIGATION MATERIAL SPECIFIED WILL BE WELL-KNOWN BRANDS LOCALLY AVAILABLE. INSTALLATION DETAILS WILL CONFORM TO PUBLISHED SPECIFICATIONS, WHICH SHOULD REDUCE MAINTENANCE COSTS. EQUIPMENT WILL BE SELECTED ON THE BASIS OF RELIABILITY AND SIMPLICITY AND EASE OF MAINTENANCE.

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CONULANS



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LARKIN WAY TOWNHOUSES

SCALE 1"=10'-0"
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REVISIONS

DATE JOB NO
4 OCT 82 0131

SHEET

3 OF