

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Abraham Underwood, Gary Wong, Alfred & Lawrence Perry		
PLANS BY	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	10-21-83	50 DAY CPC ACTION DATE	REPORT BY: JM:sg
NEGATIVE DEC.	1-30-84	EIR	ASSESSOR'S PCL. NO. 030-020-01,02,03 & 030 030 05,06,07

- APPLICATION:**
1. Environmental Determination
 2. Rezone from Agricultural (A) to Single Family (R-1)
 3. Tentative Map (P83-355)

LOCATION: East side of Park Riviera Way at the northerly terminus of Spurlock Way

PROPOSAL: The applicant is requesting the entitlements necessary to divide 7± acres with four existing residences into 24 single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1977 North Pocket Community
Plan Designation: Residential; 4-6 units/acre
Existing Zoning of Site: A
Existing Land Use of Site: Five existing residential structures

Surrounding Land Use and Zoning:

North: Lewis Park; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Property Dimensions: Irregular
Property Area: 6.6 net acres
Density of Development: 3.6 units per net acre
Square Footage of Lots: 8,450 sq. ft. (average)
Significant Features of Site: Existing residences and trees along the northwestern portion of the project
Street Improvements: To be provided
Utilities: Available to site
North/South Lot Orientation: 38%

Background Information: This project was originally submitted as a proposal to develop a 30 unit condominium project, four halfplex units and seven single family lots. However, due to opposition from the surrounding neighborhood, the applicant revised the application to the current request.

Subdivision Review Committee Recommendation: on January 25, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map subject to 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:

002187

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments;
4. 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;
5. 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;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
7. Provide sufficient right-of-way and construct standard improvements across N.A.P.O.T.S. property. City will condemn at subdivider's expense if necessary;
8. Incorporate Lot A into N.A.P.O.T.S. parcel or merge with Lot 8;
9. Remove all structures located on individual lots crossing lot lines and all non-residential structures on parcels;
10. Place the following note on the final map: The existing trees (as noted on the tentative map to be retained) shall be retained unless prior approval is obtained from the Planning Director or City Arborist;
11. Locate all septic tanks and leach lines and abandon as required by County Health;
12. Provide sewer and water service and hookup for existing residences.

Staff Evaluation: The staff has the following comments relative to this application:

1. The North Pocket specific plan designates the subject site as residential 4-6 dwelling units per gross acre. The proposed subdivision, at 3.3 dwelling units per gross acre, is consistent with this designation. Therefore, staff has no objection to this request.
2. The project site is currently developed with four single family residences and a number of outbuildings. Approximately 31 trees of various sizes and species are located along the northwesterly portion of the site. The applicant proposes to remove one of the existing residences where Spurlock Way enters Park Riviera Way and retain the remaining three residences on their own lots. Staff recommends that the proposed house to be removed be offered up for relocation if the Preservation Director and Building Inspection Division find it of sound stock.

002188

Approximately 15 of 31 on-site trees are proposed to be removed. The City Arborist has no objection to the removal of these trees as most of these trees consist of Modesto Ash and plum trees. To insure the retention of the remaining on-site trees, staff recommends that the necessary notes and conditions be placed on the tentative map.

3. The Planning and Community Services Departments have determined that .31 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to filing the final map.
4. The proposed project achieves a 38% north/south lot orientation. However, due to existing stub streets and existing structures, staff finds the percentage acceptable.

Staff Recommendation: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Agricultural (A) to Single Family (R-1);
3. Approval of the Tentative Map subject to the following conditions:

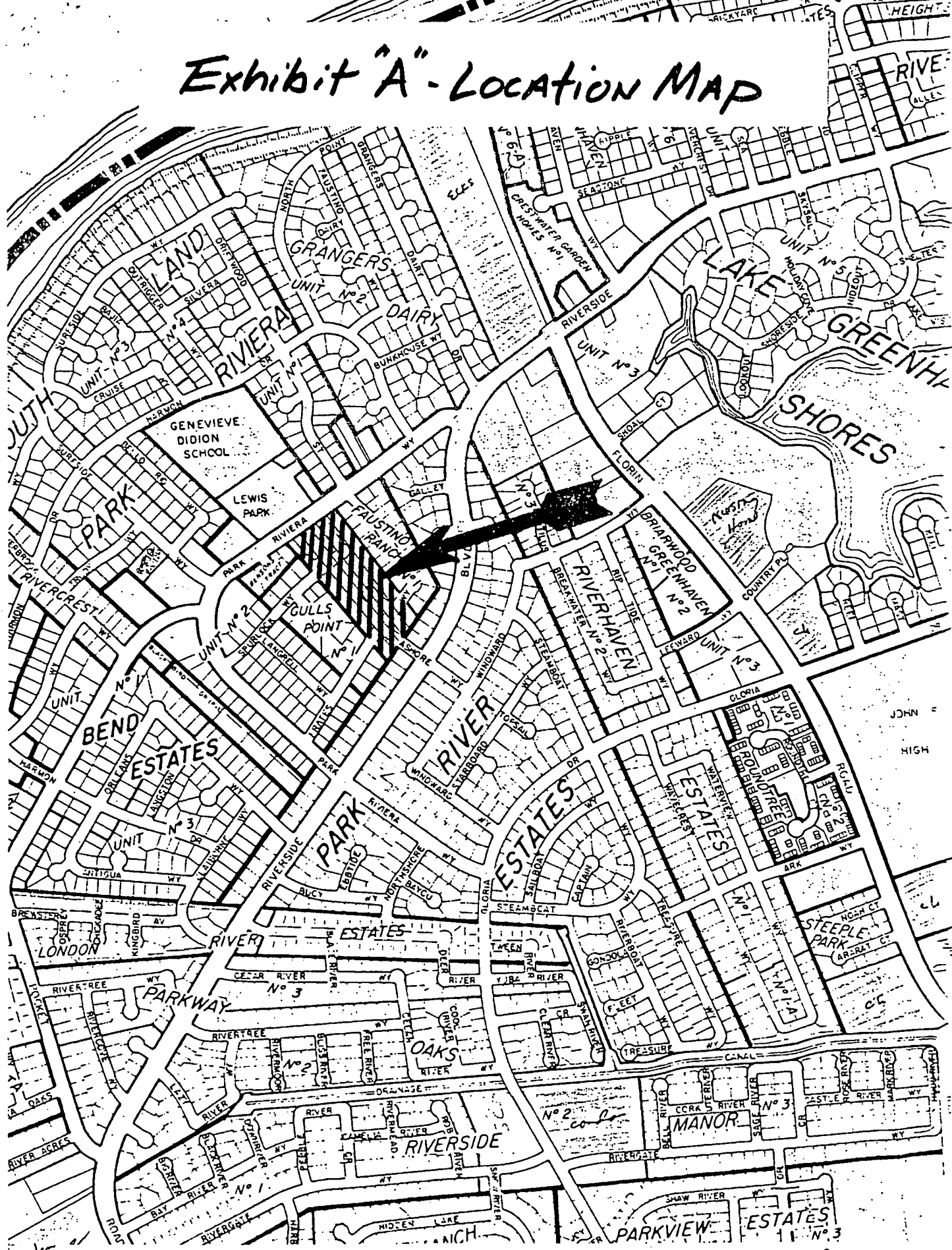
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pay off existing assessments;
- d. 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;
- e. 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;
- f. Provide sufficient right-of-way and construct standard improvements across N.A.P.O.T.S. property. City will condemn at subdivider's expense if necessary;
- g. Incorporate Lot A into N.A.P.O.T.S. parcel or merge with Lot 8;
- h. Remove all structures located on individual lots crossing lot lines and all non-residential structures on parcels;

- i. Place the following note on the final map: The existing trees (as noted on the tentative map to be retained) shall be retained unless prior approval is obtained from the Planning Director or City Arborist;
- j. Locate all septic tanks and leach lines and abandon as required by County Health;
- k. Provide sewer and water service and hookup for existing residences;
- l. The proposed residence to be removed shall be relocated unless prior approval for its demolition is obtained from the Planning Director.

002190

Exhibit "A" - LOCATION MAP



002194

Item 16

PG3-355

February 9, 1954

Item 16

RECORD OWNERS:

ARNDT, LUDWIG
2100 PARK AVENUE
SACRAMENTO, CALIF.
SUN 1940
1500 S. 15TH ST.
SACRAMENTO, CALIF.

SUBDIVIDER:

THE SPINK CORPORATION
1414 "A" STREET
SACRAMENTO, CALIF.

PRESENT USE & ZONE:

RESIDENTIAL
SACRAMENTO, CALIF.

PHASING:

PLANNING TO BE IN
TWO PHASES

PROPOSED USE & ZONE:

RESIDENTIAL
SACRAMENTO, CALIF.

ACREAGE:

TOTAL GROSS 8.5 ACRES

WATER SUPPLY:

WATER SUPPLY SYSTEM

SEWAGE DISPOSAL:

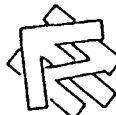
SEWAGE DISPOSAL SYSTEM

A.P.N.:

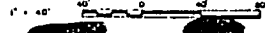
002196

SCHOOL DIST.:

211



SCALE IN FEET

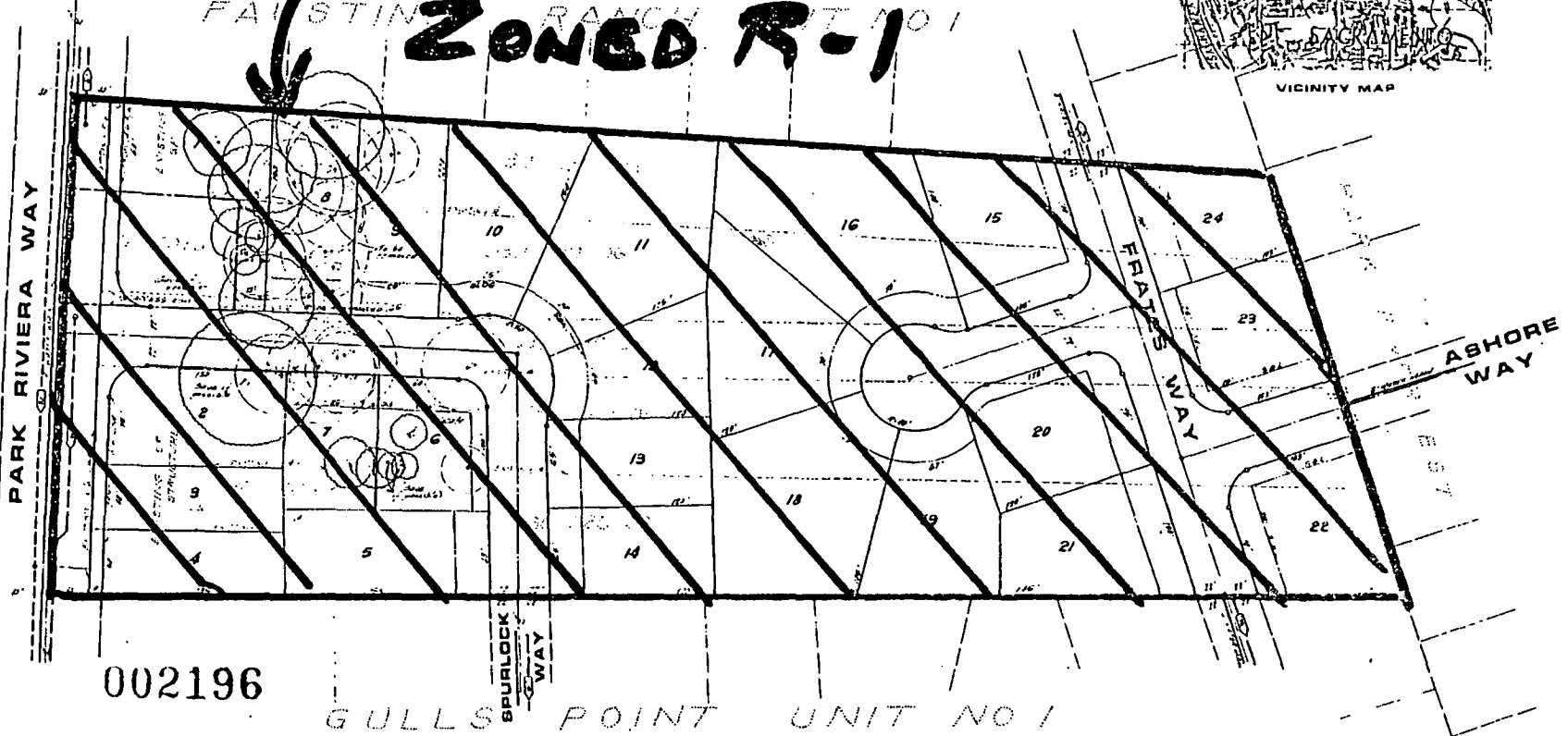


OCT. 1, 1953

AREA TO BE ZONED R-1



VICINITY MAP



002196

GULLS POINT UNIT NO 1

TREE LEGEND:

- 1. 1" = 1' Tree
- 2. 2" = 2' Tree
- 3. 3" = 3' Tree
- 4. 4" = 4' Tree
- 5. 5" = 5' Tree
- 6. 6" = 6' Tree
- 7. 7" = 7' Tree
- 8. 8" = 8' Tree
- 9. 9" = 9' Tree
- 10. 10" = 10' Tree
- 11. 11" = 11' Tree
- 12. 12" = 12' Tree
- 13. 13" = 13' Tree
- 14. 14" = 14' Tree
- 15. 15" = 15' Tree
- 16. 16" = 16' Tree
- 17. 17" = 17' Tree
- 18. 18" = 18' Tree
- 19. 19" = 19' Tree
- 20. 20" = 20' Tree
- 21. 21" = 21' Tree
- 22. 22" = 22' Tree
- 23. 23" = 23' Tree
- 24. 24" = 24' Tree



TENTATIVE MAP

RIVER GREENS

CITY OF SACRAMENTO CALIFORNIA

ALTERNATIVE A



THE SPINK CORPORATION

720 "B" STREET
1414 "A" STREET
SACRAMENTO
CALIF. 95814

916-444-1170

- ARCHITECTURE
- ENVIRONMENTAL
- ENGINEERING
- SURVEYING
- PLANNING
- SYSTEMS

- ARCHITECT RESERVES THE COPYRIGHT TO ALL DRAWINGS AND LEGENDS
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS OF ALL DISSEMINATED
- DISSEMINATION TAKES PRECEDENCE OVER R.C.A.
- ANY DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS SHALL BE DONE AND NOTED BY ARCHITECT BEFORE PROCEEDING TO CONSTRUCTION
- REVISIONS:

APPROVALS:

JOB #	DATE
SCALE	
DRAWN BY	
CHECKED BY	
POST #	



8 OF 11

P83-355

RECORD OWNERS:

ADRIAN W. GARDNER
2181 PARK AVENUE NW
SACTO, CALIF 94607
GARY L. AND
TERRY M. HARRIS BY
SACTO, CALIF 94607
ELI WOOD, LANDSCAPE ARCHT
413 1/2 HILL STREET NW
SACTO, CALIF 94607

SUBDIVIDER:

ALCONDA HOLDING JOINT VENTURE
BY SUPERVISOR OF
SACTO, CALIF 94607

PRESENT USE & ZONE:

R SINGLE FAMILY STRUCTURES,
UNIMPROVED

PHASING:

PHASE 1 - FOR LOTS
PHASE 2 - LOTS 101
PHASE 3 - LOTS 1 THROUGH 11
PHASE 4 - LOTS 1 THROUGH 6

PROPOSED USE & ZONE:

LOTS 1 THROUGH 6 EXISTING SINGLE FAMILY, R1
(TO BE REMOVED)
LOT 7 R1A RANCH-UNIT NUMBER, 30 UNITS
LOT 8 SINGLE FAMILY, R1
LOT 9 THROUGH 11 HALF-PLATS, R1A

ACREAGE:

7.12 AC. TOTAL TITAC NET

WATER SUPPLY:

PUBLIC UTILITIES (CITY OF SACTO)

SEWAGE DISPOSAL:

PUBLIC SERVICES (CITY OF SACTO)

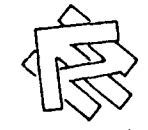
A.P.N.:

030-030-05 01
030-030-06 01
030-030-07 01

SCHOOL DIST.:

CITY UNIFIED

Exhibit "B"



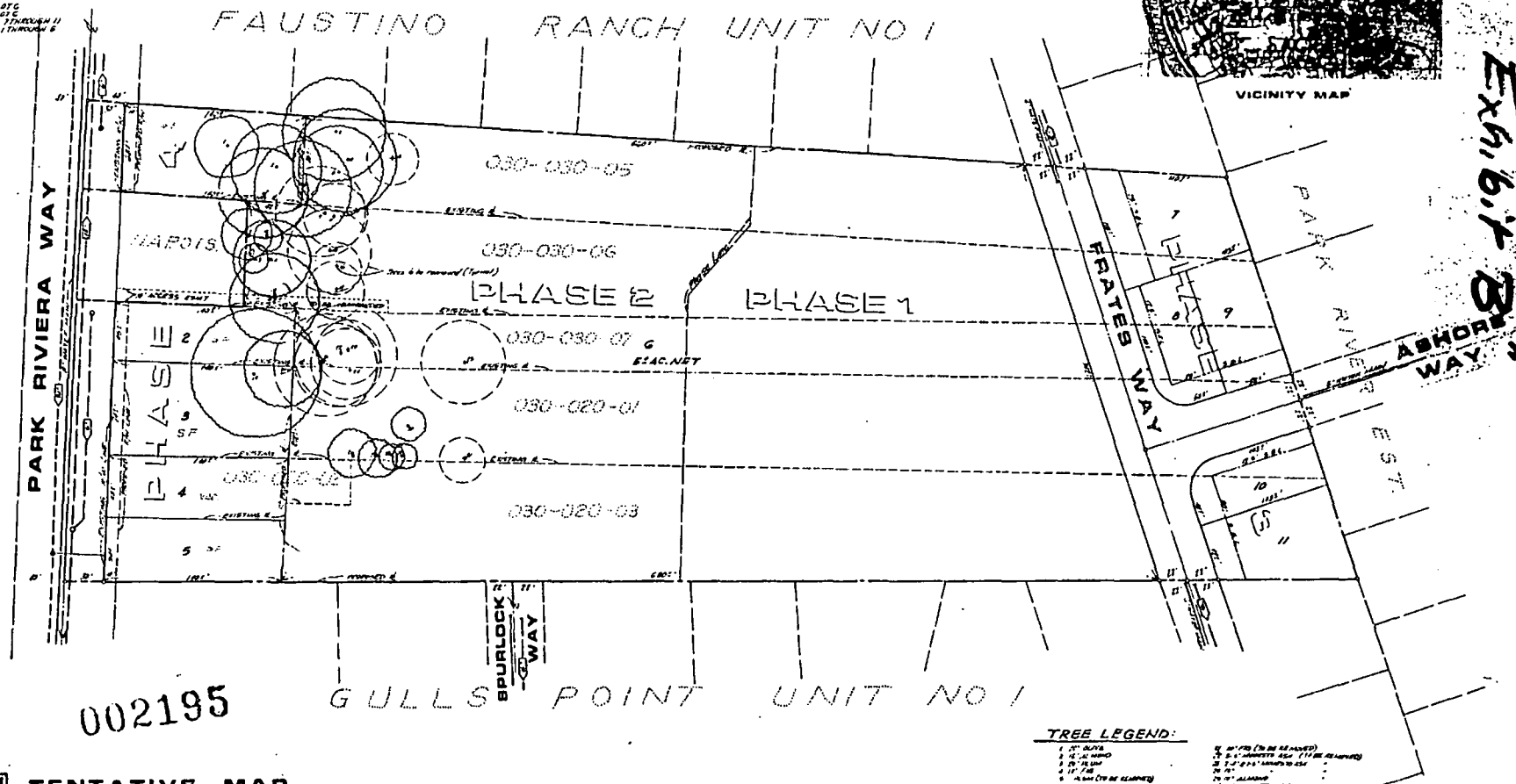
SCALE IN FEET



OCT. 1983



VICINITY MAP



002195

GULLS POINT UNIT NO 1

TREE LEGEND:

- 1 1" TREE
- 2 2" TREE
- 3 3" TREE
- 4 4" TREE
- 5 5" TREE
- 6 6" TREE
- 7 7" TREE
- 8 8" TREE
- 9 9" TREE
- 10 10" TREE
- 11 11" TREE
- 12 12" TREE
- 13 13" TREE
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- 92 92" TREE
- 93 93" TREE
- 94 94" TREE
- 95 95" TREE
- 96 96" TREE
- 97 97" TREE
- 98 98" TREE
- 99 99" TREE
- 100 100" TREE

Exhibit B

ARCHITECTURE
ENGINEERING
SURVEYING
SYSTEMS

ARCHITECTURE
ENGINEERING
SURVEYING
SYSTEMS

February 9, 1984

Item 16



TENTATIVE MAP

GREENHAVEN GARDENS

A GARDEN, PATIO-HOME DEVELOPMENT

	<u>Halfplex Proposal (cont'd.)</u>	<u>Condominium Proposal (cont'd.)</u>
Square Footage of Lots:	40' x 100' (approx.)	N/A
Square Footage of Units:	960 sq. ft.	1,250 sq. ft. to 1,450 sq. ft.
Height of Structures:	One story (17')	One and two story (26')
Exterior Building Colors:	Earth tones	Earth tones
Exterior Building Materials:	Vertical wood siding; stucco wood shake roofs	Horizontal wood siding
Parking Ratio:	One space per dwelling unit	Two spaces per dwelling unit

Subdivision Review Committee Recommendation: On November 23, 1983, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map and denial of the subdivision modification to waive the cul-de-sac requirement for Spurlock Way. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code as part of the first phase;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments;
4. 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;
5. 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;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
7. Provide sufficient right-of-way and construct paving across N.A.P.O.T.S. property (no curbs, gutters, or sidewalks required. City will condemn at subdivider's expense if necessary);
8. Terminate Spurlock Way to City cul-de-sac standards;
9. Remove all non-residential structures on the condominium site;
10. Place the following note on the final map; The existing trees (as noted on the tentative map to be retained) shall be retained unless prior approval is obtained from the Planning Director or City Arborist.

Staff Evaluation: The staff has the following comments relative to this application;

1. The North Pocket specific plan designates the subject site as residential, 4-6 dwelling units per gross acre. Per this designation 44 dwelling units would be permitted per a standard single family subdivision of the site. For comparison purposes staff has prepared exhibit M which indicates a likely subdivision of the site which provides for 41 dwelling units.

The proposed project consists of three housing types, 30 condominium units on 5.2± acres, four halfplex units on 1.0± acres, and six detached single family units on 1.2± acres.

Staff has no objection as to the intended housing types per the proposed plans. The overall density is consistent with the designated density of the community plan. Staff finds that the mixture of housing types will provide for more diversity in design and more diversity in housing opportunities in the area.

2. The applicant has requested a subdivision modification to allow Spurlock Way transitioned into a private driveway for the condominium portion project as shown on the site plan. The Subdivision Ordinance requires that Spurlock Way be terminated with a standard cul-de-sac. This requirement is based, in part, on the need to provide turn around room at the end of a public street. Otherwise, traffic, including garbage trucks, experience difficulty in turning around and commonly use the driveways of adjacent residences for such purposes. Staff supports the Subdivision Review Committee's recommendation that the site plan and tentative map be revised to include the cul-de-sac.
3. The project site is currently developed with five single family residences and a number of outbuildings. Approximately 31 trees of various sizes and species are located along the northerly portion of the site. The applicant proposes to remove one of the residences and the existing outbuildings. The remaining four residences will be located on individual parcels fronting on Park Riviera Way.

Approximately 12 of the existing on-site trees will be removed. The City Arborist has no objection to the removal of these seven trees since most of these trees consist of Modesto Ash or Plum trees. To insure the retention of the remaining on-site trees, staff recommends that the necessary notes and conditions be placed on the project as indicated in the conditions of approval.

4. The proposed condominium portion of the site is to be developed in two phases. Each phase is designed with its own point of access and central court yard area. Common recreational facilities are located so as to be accessible to both phases.

The proposed units consist of 1,260, 1,345, and 1,450 square foot units in one and two story structures. Detached two car garages will be provided for each unit. Exterior materials consist of horizontal siding. Each cluster of two dwelling units maintains a minimum setback of 20 feet from adjacent properties.

To insure consistency in landscape development throughout the project as well as to insure the incorporation of energy saving design elements and adequate site design, staff recommends that exhibit N be adopted as a condition of approval.

5. A total of four halfplex units are proposed for the northerly and southerly sides of Ashore Way. These units are designed so that each unit fronts on a different street. Exterior materials consist of vertical wood siding and stucco. Shake roofs are indicated on the plans.

Staff has no objection to these units or the halfplex use as the Zoning Ordinance permits duplexes on corner lots. Therefore, the proposed halfplex use does not represent any more intense land use than currently permitted but rather a different ownership arrangement.

6. The Planning and Community Services Departments have determined that .35 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to the filing of the final map.

Staff notes that, based upon the recreational facilities in the condominium portion of the project, it appears that a 40% credit of parkland fees may be due. This credit would be applied to the fees assessed against the condominium site only.

7. The overall project achieves a 40% north/south orientation. To be consistent with the 80% north/south lot orientation of the General Plan the map has been conditioned so that individual building structures will be reviewed at the time of building permit issuance.

Staff Recommendation: The staff recommends the following actions;

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Agricultural (A) to;
 - 5.7± net acres to Townhouse (R-1A); and
 - 0.9± net acres to Single Family (R-1)
3. Approval of the Tentative Map subject to conditions which follow;
4. Approval of the Special Permit per the submitted plans subject to conditions and based upon findings of fact which follow;
5. Denial of the Subdivision Modification to waive cul-de-sac requirements.

Conditions - Tentative Map:

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

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code as part of the first phase;

- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pay off existing assessments;
- d. 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;
- e. 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;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
- g. Provide sufficient right-of-way and construct paving across N.A.P.O.T.S. property (no curbs, gutters, or sidewalks required. City will condemn at subdivider's expense if necessary);
- h. Terminate Spurlock Way to City cul-de-sac standards;
- i. Remove all non-residential structures on the condominium site;
- j. Place the following note on the final map; The existing trees (as noted on the tentative map to be retained) shall be retained unless prior approval is obtained from the Planning Director or City Arborist.

Conditions - Special Permit

- a. The site plan shall be revised to incorporate a standard cul-de-sac at the terminus of Spurlock Way. The revised site plan shall be reviewed and approved by the Planning Director or his designee prior to the issuance of building permits.
- b. The applicant shall adhere to the residential design criteria as outlined in exhibit N.
- c. A detailed landscape and irrigation plan shall be submitted for staff review and approval prior to the issuance of building permits. This plan shall incorporate the design elements as set forth in exhibit N.
- d. The dwelling units shall be constructed with shake roofs.
- e. The building permit plans shall clearly indicate the location of the trees proposed to be retained as indicated on the tentative map. No trenching, grading, filling, or other disturbance of the soil within the dripline of these trees shall be permitted unless prior approval is obtained from the Planning Director after consultation with the City Arborist.

Special Permit - Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the overall density of the project site is consistent with the surrounding single family zoning.
- b. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that substantial setbacks, landscaping, and off-street parking are required.
- c. The special permit is consistent with the General Plan residential policies to;
 - Recognize new concepts for residential land use design and technology, and consider their appropriate use with existing forms of residential development; and
 - Encourage more privately owned recreational and open space facilities as well as other amenities in residential projects.

002183 .

EXHIBIT N

Residential Design Criteria

A. General Building Design and Orientation

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.

B. Multiple Family Design Criteria

1. OFFSTREET PARKING - Offstreet parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1. Six foot masonry walls are required on interim property lines between parking lot areas and existing or proposed residential development.
2. For the convenience of tenants and guests, and to encourage use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.

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3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Parking shall be screened from second story units by trees or lattice work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
8. Deciduous trees should be utilized to provide summer shading and winter sun.
9. Within open parking areas, there shall be at least one tree for every five parking spaces.
10. In PUD projects parking stall depth shall be reduced by two feet.
 - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
 - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
11. A minimum setback of 20 feet shall be required adjacent to interior property lines.

C. On-Site Circulation

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors.
3. Walkway location shall assure convenient access between parking and dwelling units.

D. Landscaping And Open Space

1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.

- b. Complimentary to building design and architectural theme.
- c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).

2. Landscape treatment shall include:

- a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
- b. Larger specimens of shrubs and trees along the site periphery.
- c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
- d. Consistency with energy conservation efforts.
- e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
- f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.

3. Landscaping of parking areas is discussed in Section B.

E. Trash Enclosures

- 1. Sturdy enclosure walls shall be constructed to reduce maintenance.
- 2. Design and materials shall match or complement the residential structures.
- 3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
- 4. Walls shall be a minimum six feet in height; more if necessary for adequate screening.
- 5. The enclosures shall be screened with landscaping.
- 6. The enclosures shall be adequate in capacity, number, and distribution.

002186

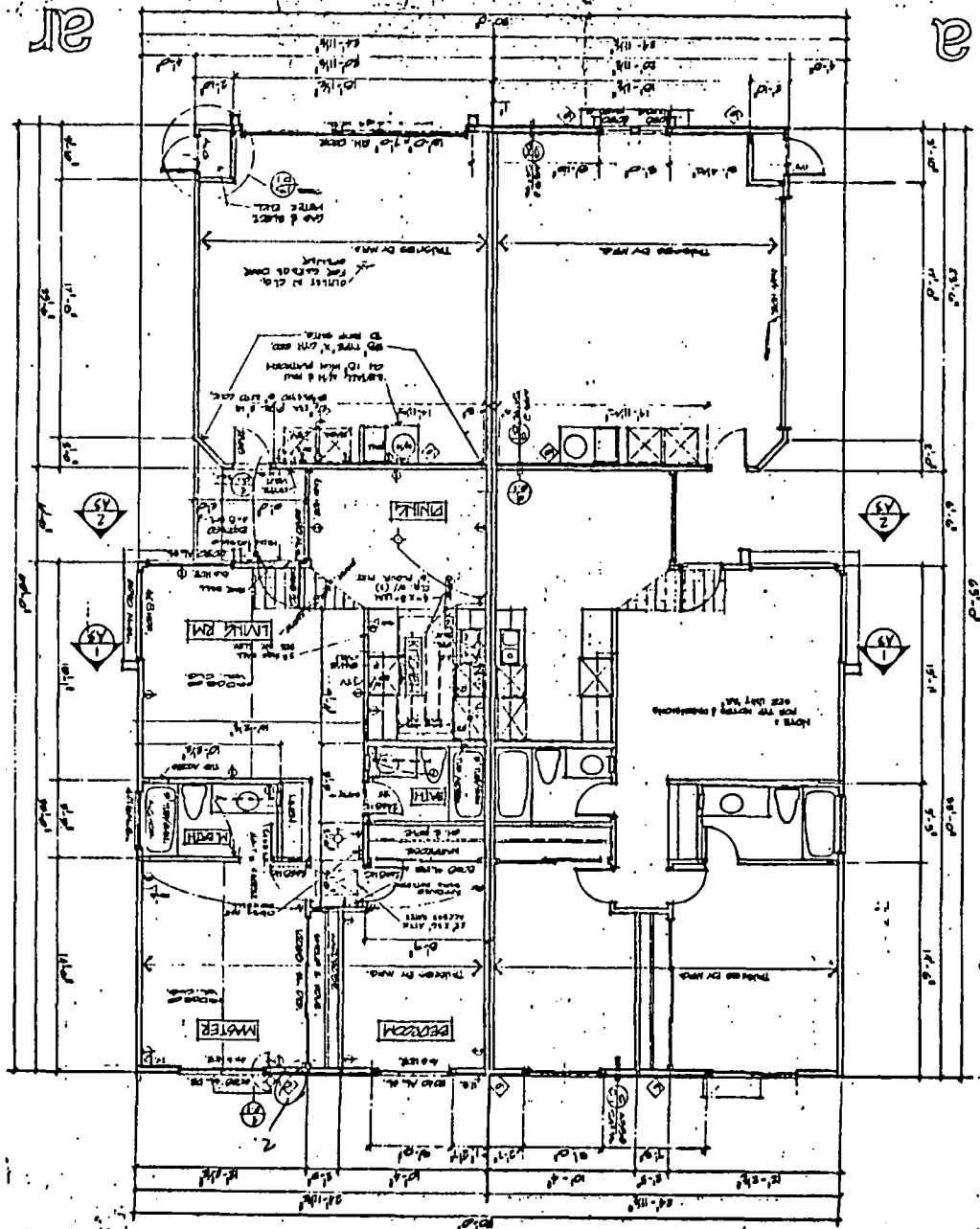
Exhibit "J"

889-355

December 1, 1983

Item 10

002197



LOT:
PLAT OF TRACT MAP
RECORDS OF CITY

Plan 1
ar plan 1

Sheet
Job
Drawn
Date

Revisions

Title

Project
Interiores

Craig Combs
Associates
ARCHITECTS PLANNERS
1535 Montevia Avenue
Newport Beach
California 92663
714/645-8040

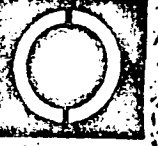
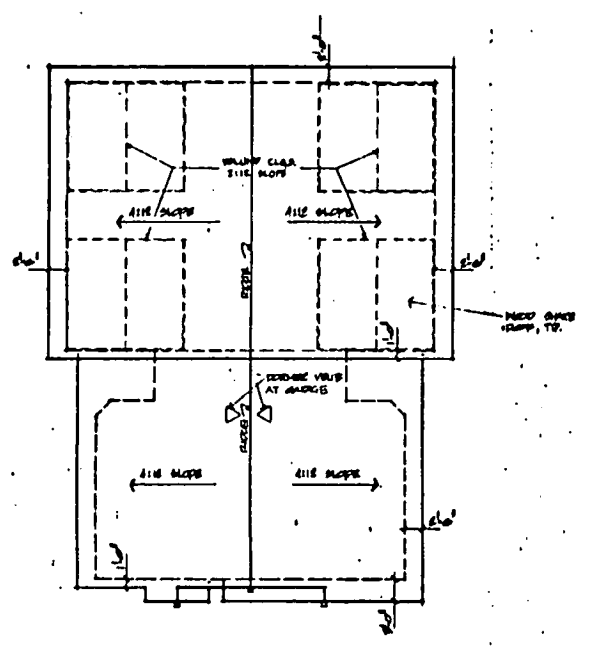


Exhibit "H"

P83-355

December 1, 1983

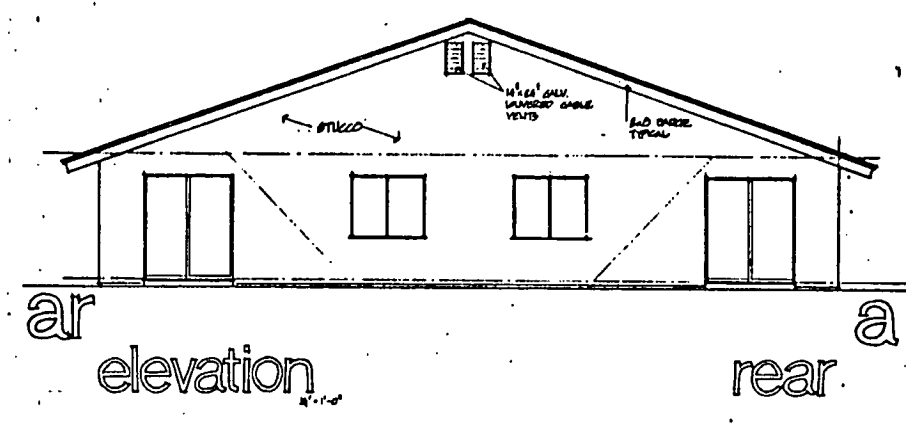
Item 10



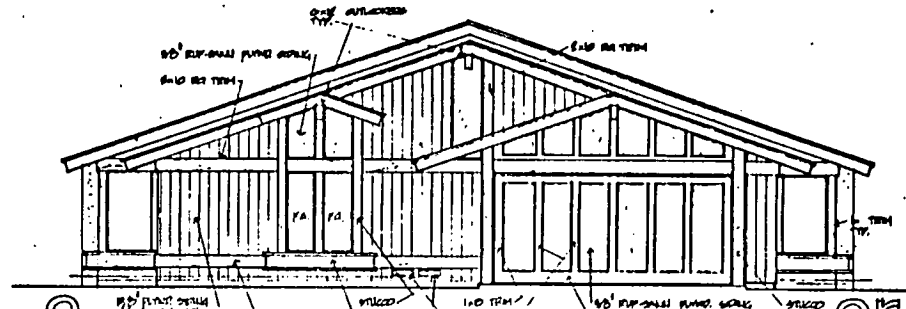
roof plan

002198

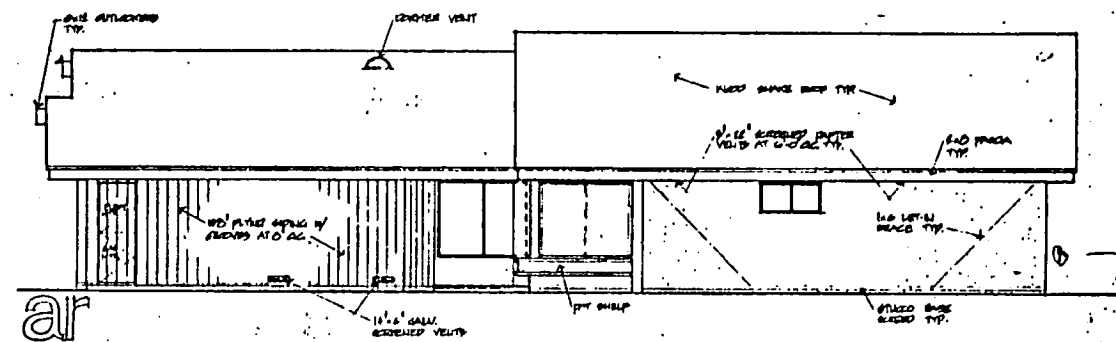
plan 1



rear elevation



front elevation

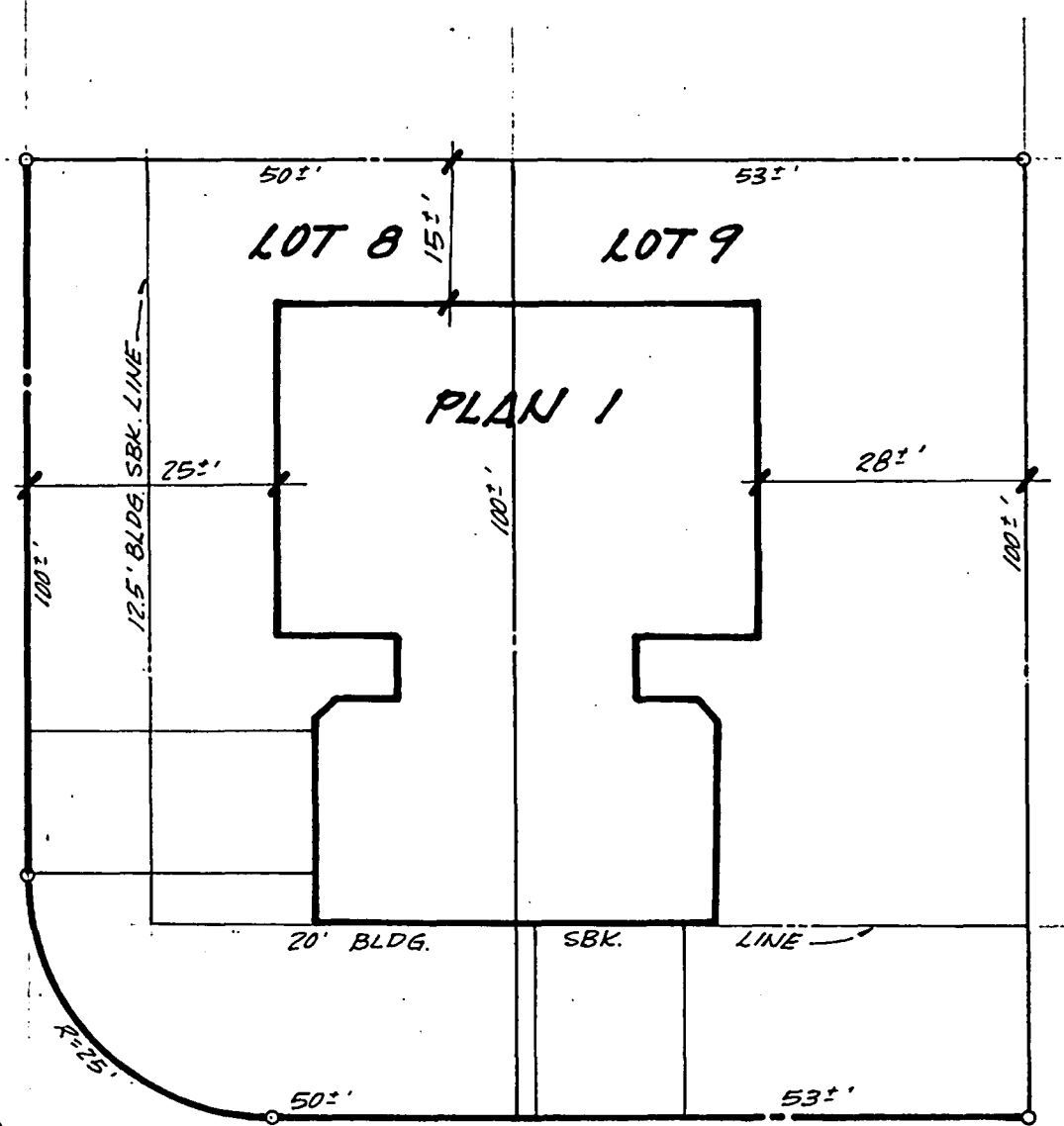


right elevation

JOB NO. 1002198
 DATE 12-1-83
 DRAWN BY [unclear]
 CHECKED BY [unclear]
 REV. NO. 01
 1535 W. HIGHWAY 1, WENATCHEE, WA 98856
 AREA CODE 748-840-8000
CRAIG COMES ASSOCIATES
ARCHITECTS
 PROJECT
 TITLE
 SHEET NO. 10
 OF 10

Exhibit "K"

FRATES WY.



ASHORE WY.

002200

JOB NO. 5678-001
 DATE: 10-21-83
 F.B. PAGE:
 SCALE: 1"=20'
 DRAWN BY: D.A.
 CHECKED BY:

TITLE: SITE PLAN FOR PROPOSED
 LOTS 8 AND 9 HALF-PLEXES
 GREENHAVEN GARDENS
 CLIENT: McDONALD/HASHINO

THE SPINK CORPORATION
 ENGINEERS - PLANNERS - SURVEYORS

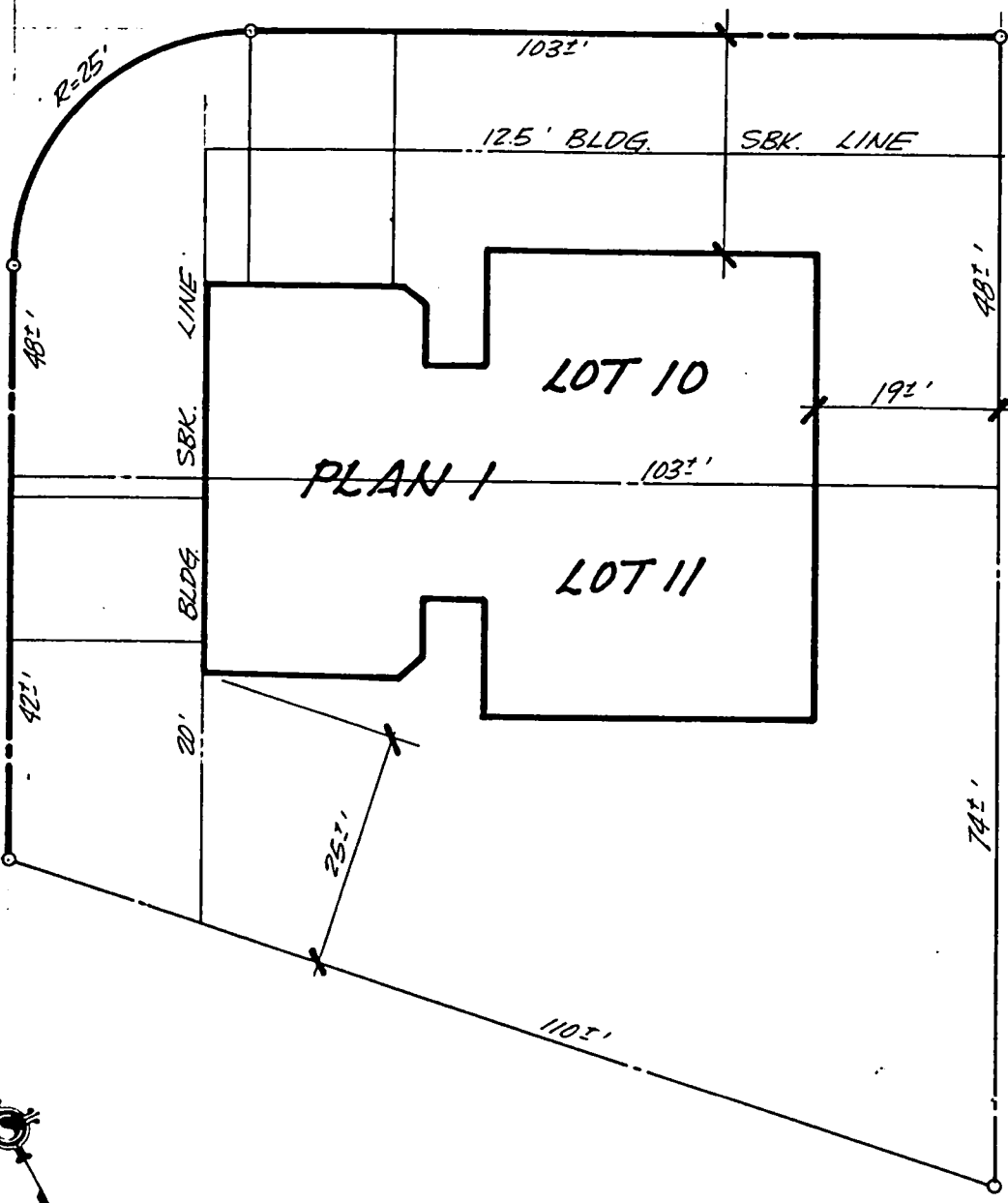
SCALE IN INCHES

CODE: DR. NO.

Exhibit "2"

ASHORE WY.

FRATES WY.



002201

JOB NO. 567B-001
 DATE: 10-21-83
 P.B. PAGE:
 SCALE: 1"=20'
 DRAWN BY: D.A.
 CHECKED BY:

TITLE: SITE PLAN FOR PROPOSED
 LOTS 10 AND 11 HALF-PLEXES
 GREENHAVEN GARDENS
 CLIENT: MCDONALD/HASHINO

THE SPINK CORPORATION
 ENGINEERS · PLANNERS · SURVEYORS

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Abraham Underwood - Gary Wong - Alfred & Lawrence Perry		
PLANS BY	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	10-21-83	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC.	11-1-83	EIR	ASSESSOR'S PCL. NO. 030-020-01,02,03 & 030-030-05,06,07

- APPLICATION:
1. Negative Declaration
 2. Rezone from Agricultural (A) to Townhouse (R-1A) and Single Family (R-1)
 3. Tentative Map (P83-355)
 4. Special Permit to develop four halfplex and 30 condominium units
 5. Variance/Subdivision Modification to create lots substandard in width (Withdrawn)
 6. Subdivision Modification to waive cul-de-sac requirements

LOCATION: East side of Park Riviera Way at the northerly terminus of Spurlock Way

PROPOSAL: The applicant is requesting the entitlements necessary to develop 7± acres with five existing residences into a 30 unit condominium project, four halfplex units and two additional detached single family units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1977 North Pocket Community
Plan Designation: Residential - 4-6 dwelling units/acre
Existing Zoning of Site: A
Existing Land Use of Site: Five existing residential structures

Surrounding Land Use and Zoning:

North: Single family; R-1
South: Single family; R-1
East: Single family; R-1
West: Single family; R-1

002178

Property Dimensions: Irregular
Property Area: 6.6 net acres
Significant Features: Existing trees along western portion of property
North/South Lot Orientation: 40%

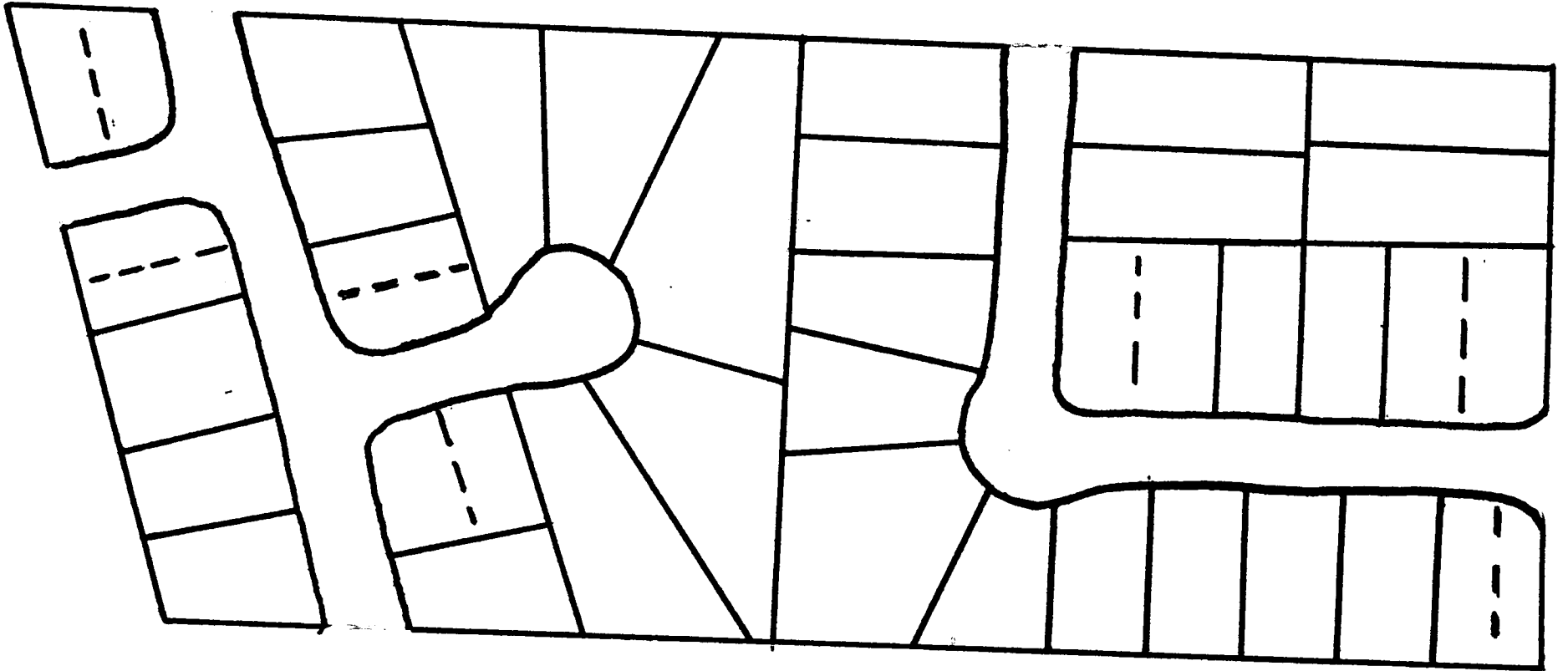
	<u>Halfplex Proposal</u>	<u>Condominium Proposal</u>
Number of Dwelling Units:	4	30
Density:	5.7 units/net acre (overall density 6.1 units/ net acre or 5.4 units/ gross acre)	6 units/net acre

P83-355

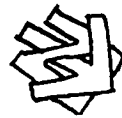
Exhibit "M"

Possible Alternative Subdivision
Given R-1 Zoning

December 1, 1983



Note: - 14 Halfplex or Duplex Units
- 27 Single Family Units
41 Total Units



002202

Item 10