

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

*from
P87411
Reel 104
2031*

APPLICANT The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833
OWNER Grupe Development Company, 2291 W. Marsh Lane, Suite #102, Stockton, CA 95207
PLANS BY Thompson Architectural Group, Inc. 1177 West Shaw Avenue, Fresno, CA 93711
FILING DATE 9/18/87 **ENVIR. DET.** Neg. Dec. /MM **REPORT BY** CV/vf
ASSESSOR'S-PCL. NO. 274-0360-007-13

- APPEAL ACTION:**
- A. Negative Declaration
 - B. Special Permit to develop 350 townhouse units
 - C. Special Permit to allow one project idea location sign
- LOCATION:** Area bounded by Gateway Oaks Drive, Oak Harbour Drive, Oak Landing Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct 61 one bedroom and 186 two bedroom townhouses

PROJECT INFORMATION:

197 General Plan Designation: Residential
 Existing Zoning of Site: R 1A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Condominiums; R-1A	Front:	To be	30'
South: Vacant; R 1 (PUD); OB(PUD)	Side(Inf):	determined	25'
East: Vacant, Office; OB(PUD)	Side(St):	by Planning	30'
West: Condominiums; R 2B(PUD)	Rear:	Commission	30'

Parking Required: 392 spaces
 Parking Provided: 500 spaces
 Property Dimensions: Irregular
 Property Area: 17.4 acres
 Density of Development: 14.4 d. u. per acre
 Square Footage of Building:
 Plan A: 670 sq. ft.
 Plan B: 908 sq. ft.
 Plan C: 996 sq. ft.
 Height of Building: 2 Story
 Topography: Flat
 Street Improvements & Utilities: Existing
 Exterior Building Materials: Hardboard siding, wood trim
 Roof Material: Composition Shingles
 Building Color: Beige White trim

BACKGROUND INFORMATION: On December 15, 1983, the Planning Commission approved a Special Permit for 224 condominium units (Phase I) and a Tentative Map to subdivide 31.6+ acres into six parcels (P83 385). On January 17, 1984, the Council approved the tentative map to subdivide 31.6+ acres into six parcels. Five of these parcels were to be developed with a lake and a 224 unit condominium

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1. The trash enclosure structure shall have decorative solid heavy gauge metal gates and be designed with cane bolts to secure the gates when in the open position.
2. The trash enclosure shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
3. The trash enclosure walls shall be a minimum six feet in height.
4. A concrete apron shall be constructed either in front of the trash enclosure facility or at the point of dumpster pick-up by the waste removal truck. The minimum dimension of the concrete apron for a single two cubic yard shall be:
 - o width - 10 feet or width of enclosure facility
 - o length - 20 feet

Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checkers). Paving material shall consist of five inch aggregate base rock and six inch portland cement paving. The enclosures shall be adequate in capacity, number and distribution to serve the development. Location and placement of bin shall be reviewed and approved by Solid Waste Division. Maintenance of the trash enclosure shall be the responsibility of the property owner.

F. Landscaping

The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.

G. Setbacks

No trash enclosure shall be located in any required setback area.

H. Carports

A total of 500 parking spaces are proposed; 250 will be carports and the remaining 250 will be guest spaces. The Zoning Ordinance requires 1.5 spaces per unit or a total of 375 parking spaces. In addition, 1 guest space per 15 units is required or a total of 17 guest parking spaces. Staff, therefore, recommends a minimum of 375 parking spaces be reserved for the dwelling units and a minimum 17 of the remaining spaces be reserved for guest parking.

The applicant should be aware that current Multi Family Design Guidelines require enclosed garages for any proposed townhouse development. However, staff is willing to waive this requirement provided some changes are made to

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