

REPORT AMENDED BY STAFF 1-10-85
CITY PLANNING COMMISSION

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

APPLICANT JTS Engineering, 811 'J' Street, Sacramento, CA 95814
OWNER JMA Corporation, c/o GBF Corporation, P.O. Bx. 733, West Sacramento, CA 95691
PLANS BY _____
FILING DATE 12/6/84 50 DAY CPC ACTION DATE _____ REPORT BY: GM:bw
NEGATIVE DEC Ex. 15301(k) EIR _____ ASSESSOR'S PCL NO. 031-020-60 & 88

APPLICATION: A. Tentative Map to create one common lot with 134 airspace condominium units on 6.5+ acres in the Garden Apartment-Review (R-2B-R) zone.

B. Special Permit to create 134 condominium units

LOCATION: 7563 Rush River Drive

PROPOSAL: The applicant is requesting the necessary entitlements to convert an apartment complex, consisting of 134 units currently under construction, into condominium units.

PROJECT INFORMATION:

| | |
|---|-------------------------------|
| 1974 General Plan Designation: | Residential |
| 1976 South Pocket Community Plan Designation: | Low Density Multiple Family |
| Existing Zoning of Site: | R-2B-R |
| Existing Land Use of Site: | Apartments under construction |

Surrounding Land Use and Zoning:

North: Vacant; R-1
South: Vacant; A
East: Vacant; R-2B-R
West: Vacant; R-1A

| | |
|--------------------------------|---|
| Parking Required: | 134 spaces |
| Parking Provided: | 186 spaces |
| Property Area: | 6.5+ acres |
| Density of Development: | 20.9 units/ac. |
| Height of Structure: | 32 ft./2-story |
| Topography: | Flat |
| Street Improvements/Utilities: | Existing |
| Exterior Building Colors: | Natural wood colors |
| Exterior Building Materials: | Horizontal masonite wood siding with composition shingles |

Unit Information:

36 Unit A - 719 sq. ft. - 1 bedroom/1 bath
18 Unit B - 802 sq. ft. - 1 bedroom/1 den, 1 bath
16 Unit C - 949 sq. ft. - 2 bedroom/1-1/4 baths
64 Unit D - 838 sq. ft. - 1 bedroom/1 den, 1-1/4 baths
134 Total Units

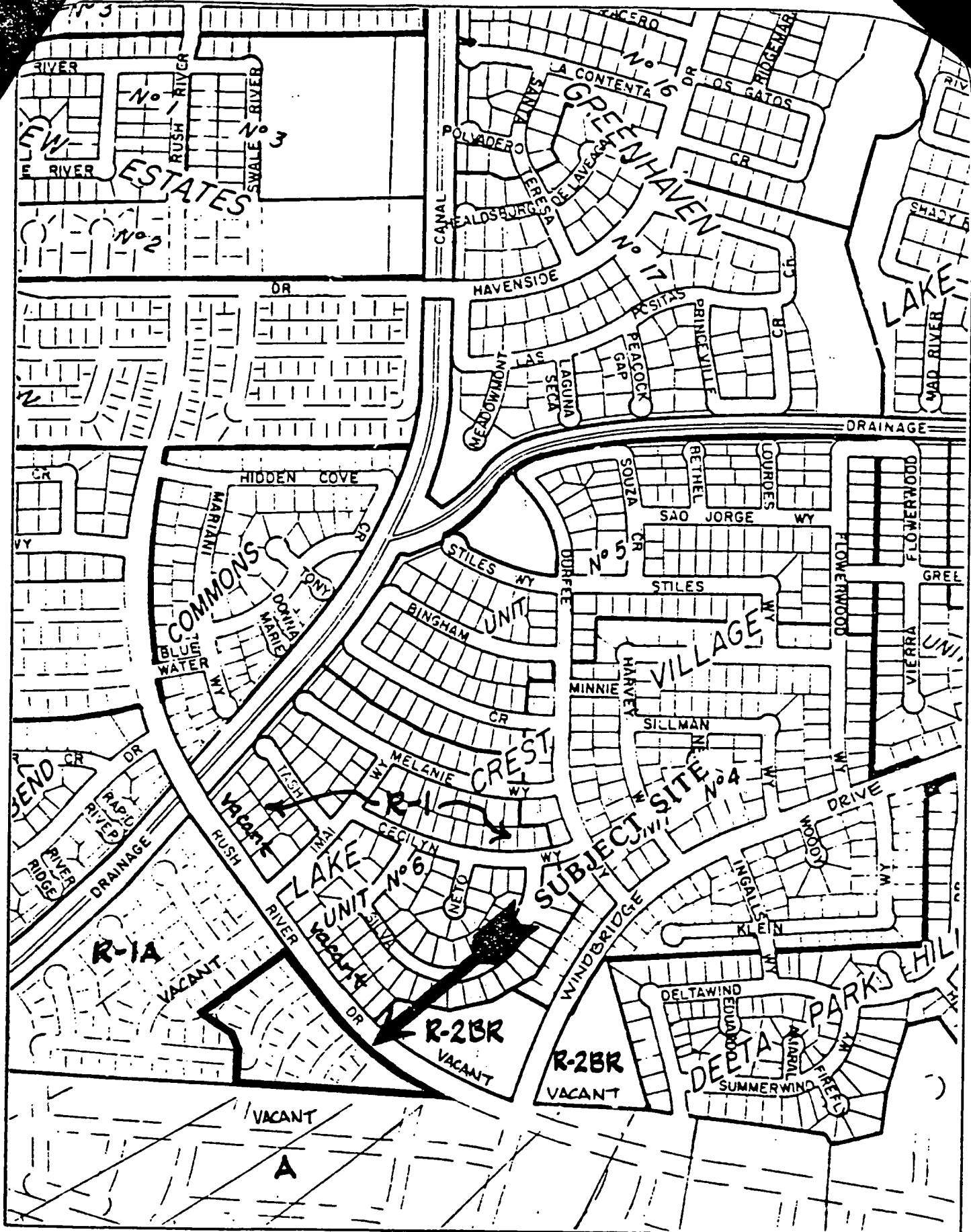
Conditions - Tentative Map

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

1. Prepare a sewer and drainage study for the review and approval of the City Engineer;
2. Pay off existing assessments.
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.
4. *off-site right-of-way and dedication required to provide 18 feet of pavement on south side of Rush River Drive and east side of Windbridge Drive/ off-site right-of-way, dedication and asphalt paving required from center line of Rush River Drive to south side of Rush River Drive (18' of pavement) and from center line of Windbridge Drive to east side of Windbridge Drive (18' of pavement) where Rush River and Windbridge Drives currently intersect. City will condemn at developer's expense if necessary (staff amended)*
5. Pay off Pocket Bridge fees.
6. Prior to final building inspection approval, the applicant shall submit to the City Bulding Inspection Division for review and approval, the design of the water and sewer system which shows either a separate system to each unit or 100 percent over sizing.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that adequate parking, landscaping and recreational amenities for condominium living are provided.
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 the project complies with Building Code requirements related to new condominium construction.
3. The project is consistent with the Pocket area Community Plan which designates the site for low density multiple family use.



LAND USE & ZONING MAP

P84-439

1-10-85

1/10/17

TENTATIVE PLAT MAP RUSH RIVER CONDOMINIUMS

OWNER:
JRM CORPORATION
170 021 CORPORATION
P. O. BOX 733
SACRAMENTO, CALIFORNIA 95811

PREPARED BY:
JRM CORPORATION
170 021 CORPORATION
P. O. BOX 733
SACRAMENTO, CALIFORNIA 95811

DATE:
JTS ENGINEERING CONSULTANTS, INC.
611 J STREET
SACRAMENTO, CALIFORNIA 95814
(916) 441-6700

RECORDING:
STREET IMPROVEMENTS: CURB, GUTTER AND SIDEWALK, STREET LIGHTS AND UTILITIES ARE UNDER CONSTRUCTION ON RUSH RIVER DRIVE.

LEGAL DESCRIPTION:
RUSH RIVER UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION:
ALL THAT IS IN PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA MORE PARTICULARLY, BEING AS FOLLOWS:

1) PARCEL "C" AS SHOWN ON THE PLAT MAP ENTITLED "PORTION OF PARCEL A, 53 1/2 ACRES" FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY ON APRIL 27, 1984, IN BOOK 40 OF MAPS, MAP NO. 17.

2) PARCEL "D" AS SHOWN ON THE PLAT MAP ENTITLED "132.020 ACRES TRACT OF THE RECORD OF SURVEY ENTITLED "PORTION OF THE PROJECTED SECTIONS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100" FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY ON MARCH 29, 1979 IN BOOK 50 OF PARCEL MAPS AT PAGE 17.



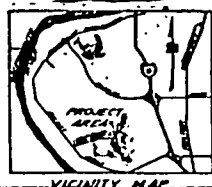
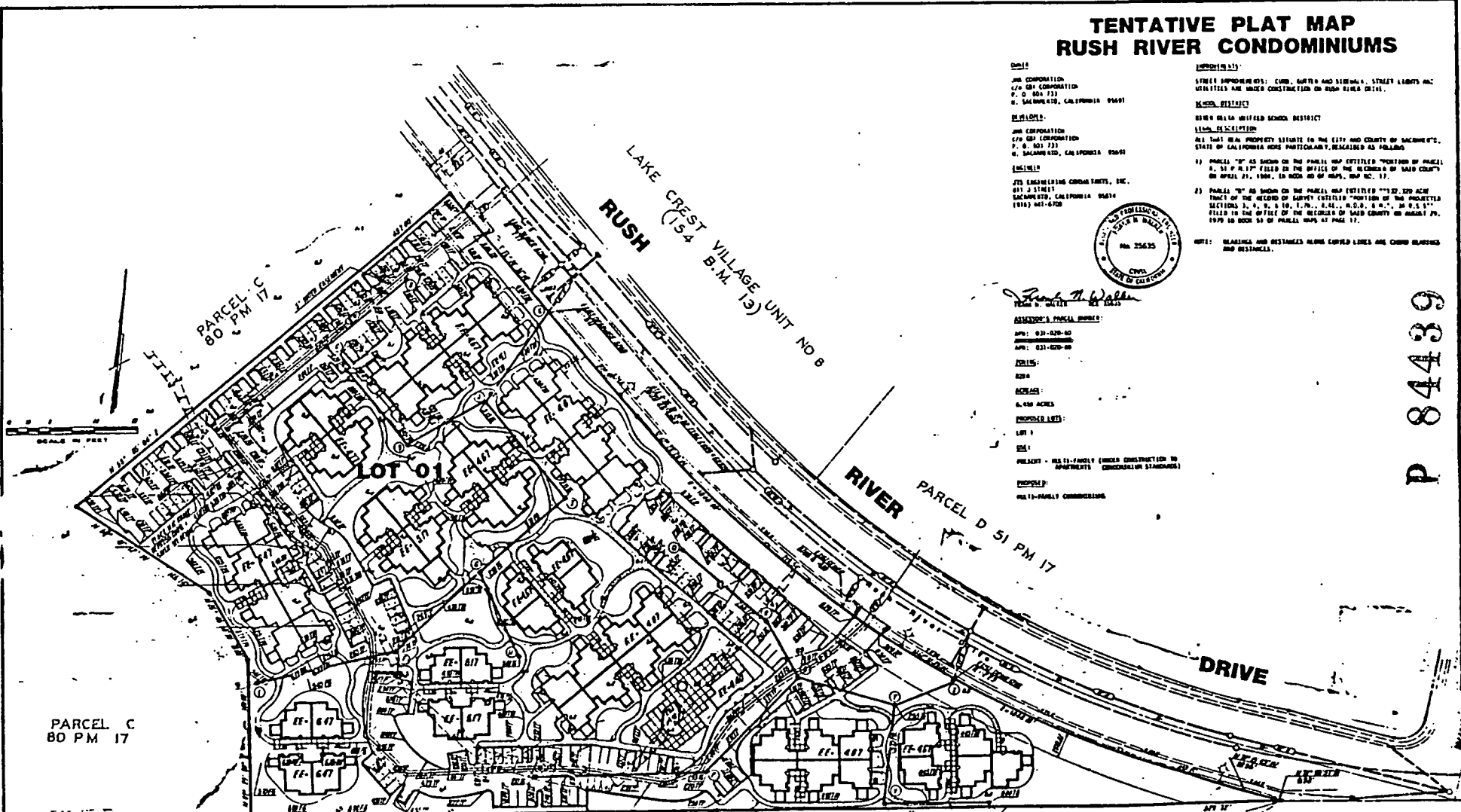
Frank H. Walker
PLAT MAP DESIGNER

APPROVAL:
APR: 031-030-60
APR: 031-030-60

FEES:
RDA
ACRES: 6.436 ACRES
PROPOSED LOTS:
LOT 1
S&P
PROJECT - 1612-1-FAMILY (UNDER CONSTRUCTION TO APARTMENTS) CONFORMANCE STANDARDS
PROPOSED:
1612-1-FAMILY CONDOMINIUMS

NOTE: MEASUREMENTS AND DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS AND DISTANCES.

P 84439



PLACER SAVING 031-030-38
WILLARD SLATER R / EMMA. M 031-030-08
KING LEE 031-030-09

JTS ENGINEERING CONSULTANTS, INC.
611 J STREET
SACRAMENTO, CALIFORNIA 95814 (916) 441-6700

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|-------------|------|
| DESIGNED BY | DATE |
| DRAWN BY | DATE |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

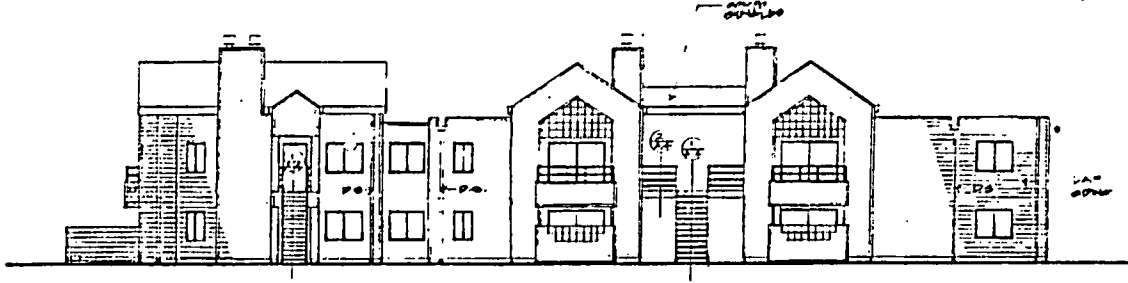
SCALE 1" = 40'

TENTATIVE PLAT MAP
7563 RUSH RIVER DRIVE
APR 031-030-60 (POR OF 83)

REVISIONS
1/1

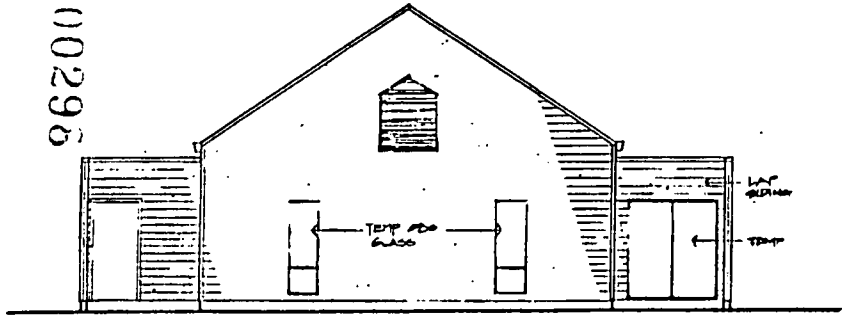
| UTILITY | REPRESENTATIVE | PHONE |
|--------------|--------------------|----------|
| GAS | NE-E | 383-844 |
| ELECTRICITY | SALDA | 432-828 |
| TELEPHONE | PURCH BILL | 442-5289 |
| WATER | CITY OF SACRAMENTO | 442-5273 |
| SEWER | CITY OF SACRAMENTO | 442-5273 |
| SEWERAGE | CITY OF SACRAMENTO | 442-5287 |
| IRRIG. WATER | CITY OF SACRAMENTO | 442-5287 |

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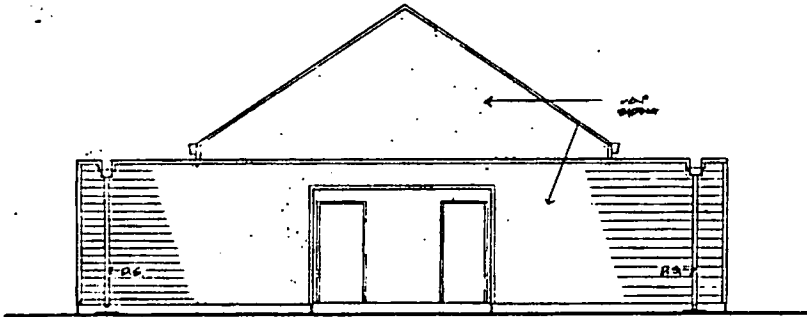


ELEV 6

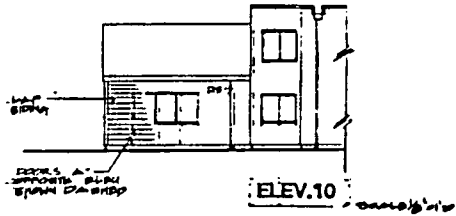
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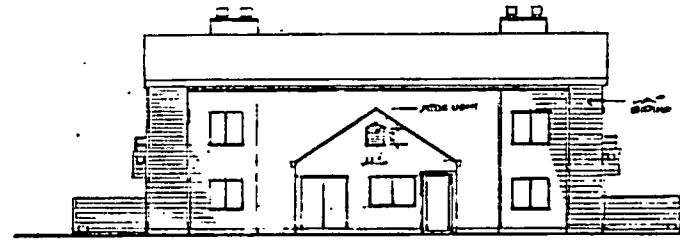
ELEV 7
SCALE 1/4" = 1'-0"



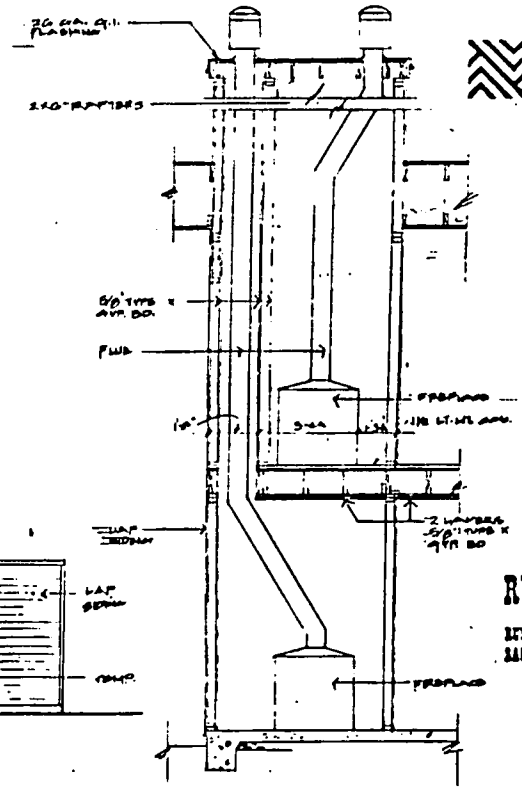
ELEV 8
SCALE 1/4" = 1'-0"



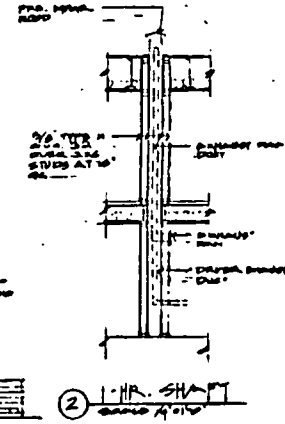
ELEV. 10



ELEV. 11



SECTION AT FIREPLACE
SCALE 1/2" = 1'-0"



1/2 HR. SHAF
SCALE 1/2" = 1'-0"

Vitiello-Nihsa-INC.



Architectural specifications and notes regarding materials and construction details.

RUSH RIVER ARTS.

RUSH RIVER DRIVE
SACRAMENTO, CA.

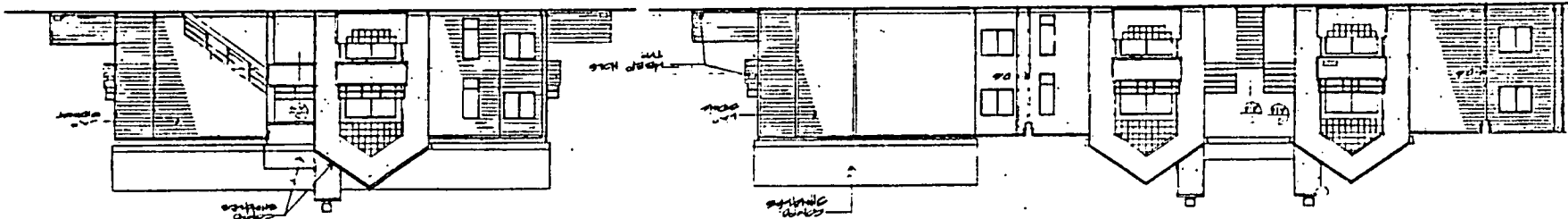
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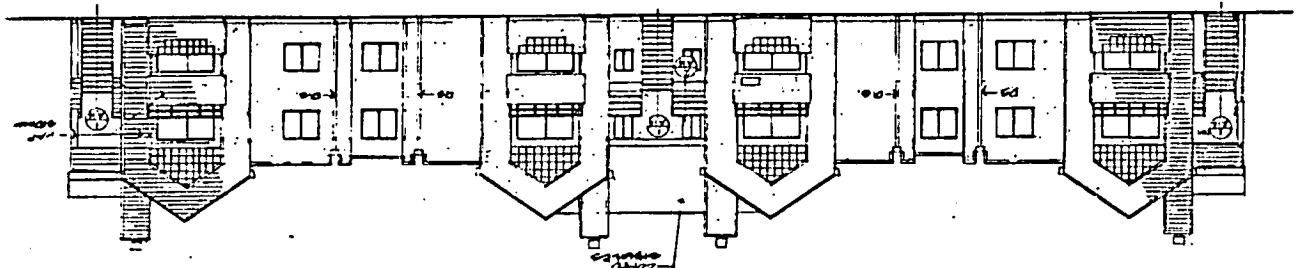
1-10-85

N6 J7

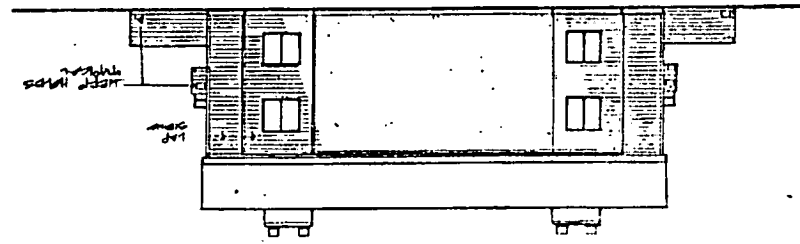
ELEV. 6
elevation



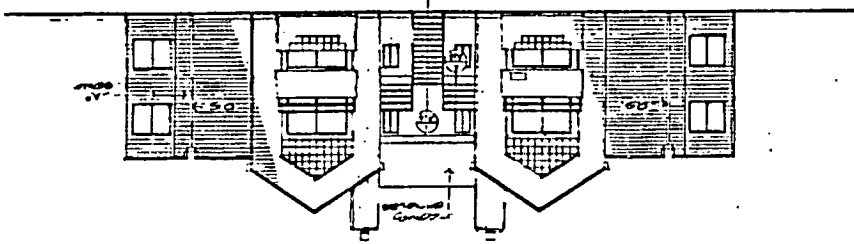
ELEV. 6
elevation



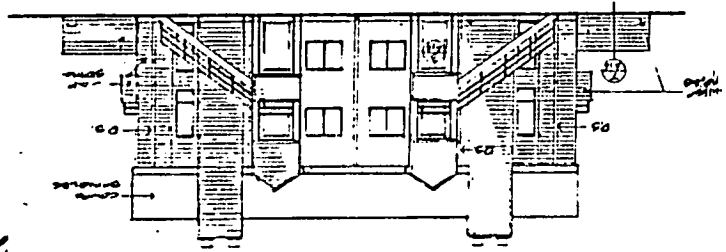
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elevation



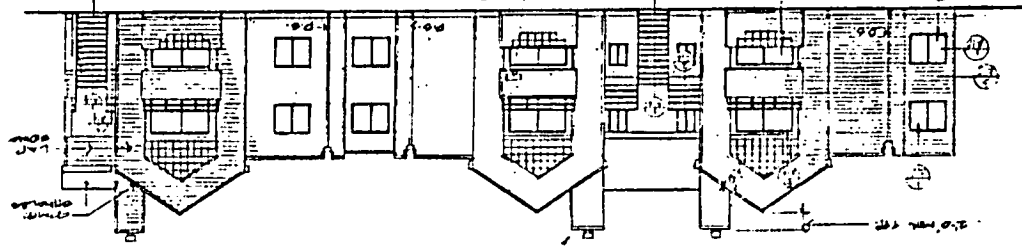
ELEV. 4
elevation



ELEV. 2
elevation

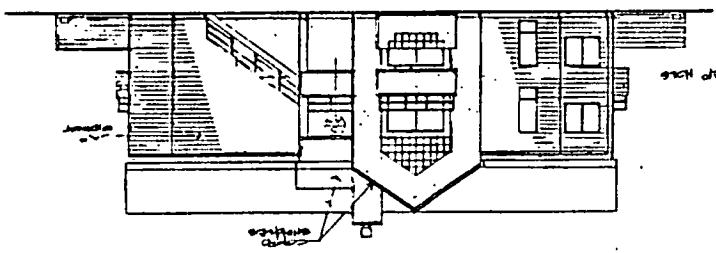


ELEV. 1
elevation



ORIENT NORTH (NOT SHOWN) 1/4"

ELEV. 7
elevation



1/8"

| | | |
|-----|-------------|------|
| NO. | DESCRIPTION | DATE |
| 1 | REVISION | |
| 2 | REVISION | |
| 3 | REVISION | |
| 4 | REVISION | |
| 5 | REVISION | |
| 6 | REVISION | |
| 7 | REVISION | |
| 8 | REVISION | |
| 9 | REVISION | |
| 10 | REVISION | |

ROSH RIVER ARTS
ARTS CENTER BLDG
TALLAHASSEE, FL

1. The architect shall be responsible for the design and construction of the building.

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10. The architect shall be responsible for the design and construction of the building.

Visido-Kay - inc