

CITY PLANNING COMMISSION

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

APPLICANT	JTS Engineering, 811 J Street, Sacramento 95814		
OWNER	Truman Rich, etal, 1731 J Street, Sacramento 95814		
PLANS BY			
FILING DATE	3-22-85	50 DAY CPC ACTION DATE	REPORT BY: SD:j1
NEGATIVE DEC	4-15-85	EIR	ASSESSOR'S PCL. NO. 009-321-58

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map (P85-140.Ch. 40)
 - C. Special Permit for townhouse development of six units (Sec. 2-B-4)
 - D. Subdivision Modification to waive standard cul-de-sac improvements

LOCATION: 1140 Larkin Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 6 unit townhouse project.

PROJECT INFORMATION:

1974 General Plan Designation:
1963 Riverside/Land Park Community
Plan Designation:

Existing Zoning of Site:
Existing Land Use of Site:

Surrounding Land Use and Zoning:

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

Residential

Lt. density, multiple family
R-2A
Vacant

Setbacks:	Required	Provided
	Determined by Commission (Sec. 3-E-17)	Minimum of 15' from any property line

Parking Required:
Parking Provided:
Property Dimensions:
Property Area:
Density of Development:
Square Footage of Units:
Height of Building:
Significant Features of Site:
Topography:
Street Improvements:
Utilities:
Exterior Building Materials:

6 spaces
10 spaces
Irregular
.6 ± acres
10 d.u. per acre
1448
28', 2 stories
Irregular shape; termination of Larkin Way
Flat
To be provided
To be provided
Stucco with wood trim. Anodized bronze aluminum window frames; asphalt shingle roof
Earthtones

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 10, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the following conditions.

APPLC. NO. P85-140

MEETING DATE April 25, 1985

CPC ITEM NO. 17

BACKGROUND INFORMATION: The subject site was originally a portion of a larger, irregularly shaped parcel located in the 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 (the subject site). 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 a 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 determined to be more suitable for the site because the property is adjacent to single family homes on the east and south 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 units.

On September 23, 1982, the Commission approved the necessary entitlements to develop a 6-unit townhouse complex (P82-191). The City Council subsequently approved the tentative map and subdivision modification to waive cul-de-sac improvements (Nov. 16, 1982). The map was never recorded and the entitlements have expired.

STAFF EVALUATION: Staff has made the following findings:

Land Use:

1. The subject site is designated for residential uses and Light Density Multiple Family uses in the General Plan and the 1963 Riverside-Land Park Community Plan respectively. The site is surrounded by single family uses to the east and south, multi-family uses to the north and commercial uses to the west. The site is currently zoned R-2-A which allows a density of 17 units per acre. At a density of 10 units per acre, the proposed project is compatible with the zoning designation. In addition, the project is compatible with surrounding land uses and applicable plan designations.

Design:

2. The applicant has resubmitted the previously approved plans which included a Subdivision Modification to waive standard cul-de-sac improvements. This design was suggested by the Commission during hearings on the request. At that time, the Fire Department indicated this design would be functional, if not preferable, for emergency equipment access. Traffic Engineering indicated a preference for the standard cul-de-sac, but submitted suggestions for an acceptable transition from Larkin Way to the subject site (See Exhibit E). No comments were received from those departments regarding the current request. Staff supports the Subdivision Modification for the following reasons:

- a. The design reduces the amount of surfaced area on site.
 - b. The design increases the amount of on-site open space.
 - c. The design provides an obvious transition into the subject site which creates an individual character and identity for the subject site.
3. The applicant is proposing 6 townhouse units with 10 on-site parking spaces. This is adequate for resident and guest parking. The applicant proposes stucco siding, wood trim, anodized bronze aluminum window frames and asphalt shingle roofing material. The Design Review Board originally reviewed these elevations and determined the design and materials to be compatible with the surrounding residential neighborhood.
 4. The applicant proposes interlocking paving stones adjacent to garage fronts and in guest parking areas. The Design Review Board suggested a pressed in surface treatment for concrete to match the pavers.
 5. Trash enclosures are not compatible with multi-family design criteria. Trash enclosures shall be designed according to Exhibit D prior to building permit approval.
 6. Right-of-way for a cul-de-sac was dedicated when the previous lot line adjustment was recorded. The current design makes this right-of-way unnecessary. This is to be abandoned with recordation of the map.
 7. In order to buffer the subject project from adjacent commercial uses, the applicant will be responsible for a 6 foot masonry wall long those property lines common to commercial development.
 8. The applicant has identified two trees on the site which are to be retained. The map has been conditioned to assure the healthy condition of these trees during and after construction.

Policies:

9. The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0528 acres of land multiplied by the per acre value of the land established by the applicant's appraiser.

Conclusion:

Staff supports the request in that it is the same as the previously approved project. There is adequate on-site parking, it is compatible with the Larkin Way streetscape and adequate open space is provided.

Environmental Determination: The project was reviewed by the environmental coordinator, who determined it will not have a significant adverse impact on the neighborhood. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration.
- B. Approval of the Tentative Map subject to conditions which follow.
- C. Approval of the Special Permit for townhouse development subject to conditions and based upon findings of fact which follow.
- D. Approval of the Subdivision Modification to waive standard cul-de-sac improvements.

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:

1. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extensions.
2. 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.
3. No grading shall occur within the dripline of the two trees identified for retention, and no action shall be taken that will harm the health, vitality or longevity of the trees. This conditions shall be complied with to the satisfaction of the City Arborist and/or City Planning Director.
4. Provide a transition of existing improvements on Larkin Way to the project site for the review and approval of the Planning Director; this may require off-site improvements.
5. Applicant shall abandon unused right-of-way within existing cul-de-sac right-of-way.

Special Permit - Conditions

1. Applicant shall construct a 6 foot decorative masonry wall along property lines common with commercial uses. Said wall shall have a solid gate at the point of the existing easement along the western property line. Design of the wall shall be approved by the Planning Director prior to issuance of building permits.
2. Trash enclosure shall be redesigned to comply with Exhibit D.
3. Building plans shall be as approved on Exhibit C.
4. If interlocking paving stones are utilized in the parking area, a press in concrete surface shall also be utilized.

Findings of Fact - Special Permit

- 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 design of the project is compatible with the Larkin Way streetscape.
 - 3) the project will not alter the character of the neighborhood or increase the traffic circulation significantly;
 - 4) adequate open space is provided.
- c. The proposal is consistent with the 1963 Riverside-Land Park Community Plan which designates the site for Light Density Multiple Family use.

TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

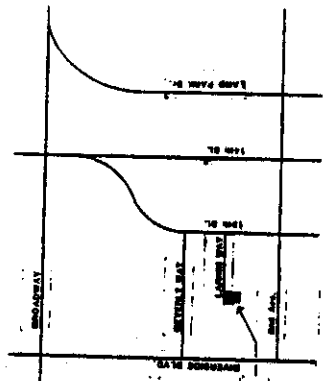
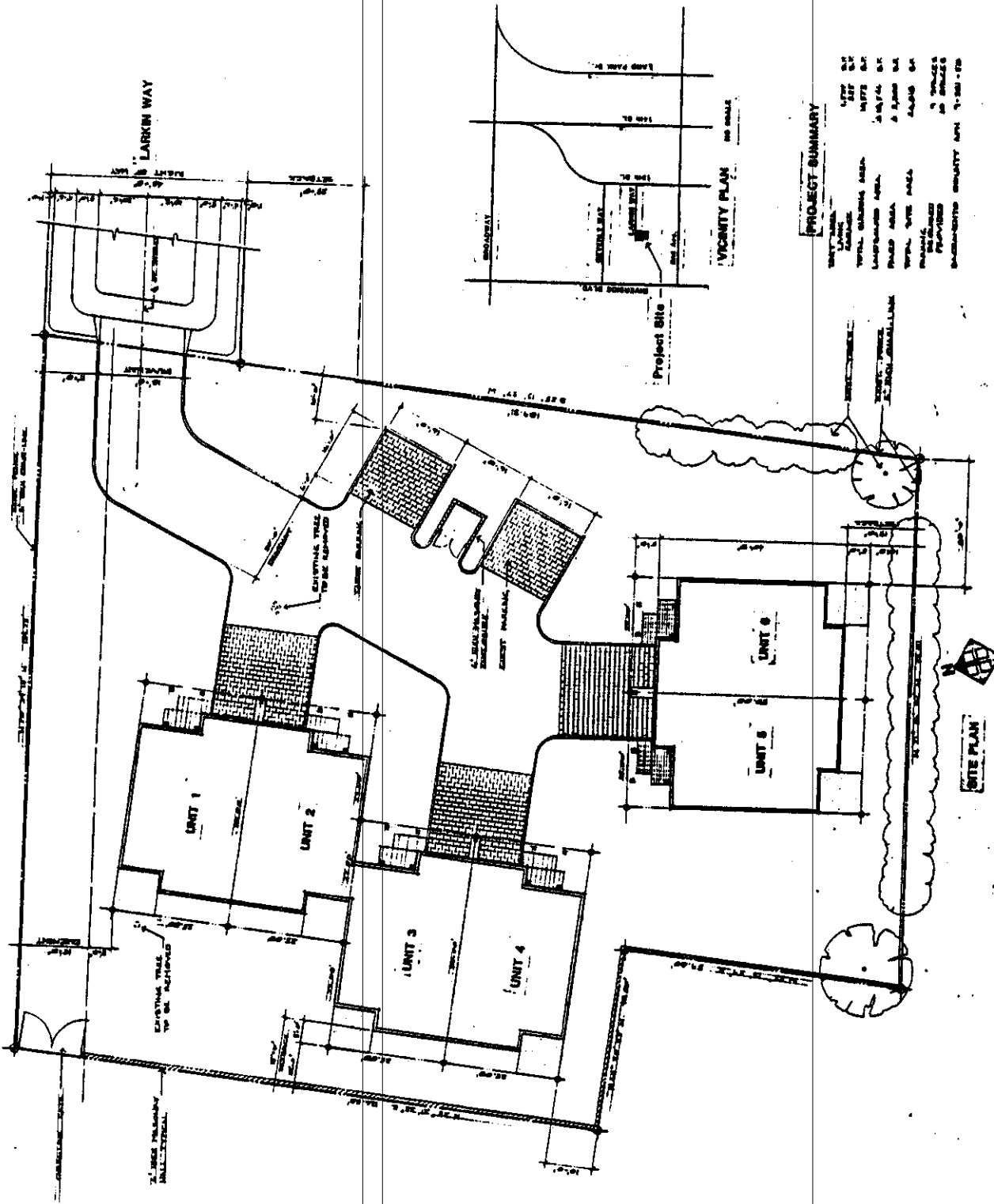
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APPLICANT: [REDACTED]
 CHALLENGER: [REDACTED]

6 TOWNHOUSES

EXHIBIT B

SITE PLAN



PROJECT SUMMARY

LOT AREA	1,277 SQ FT
TOTAL BUILDING AREA	10,775 SQ FT
LANDSCAPING AREA	1,000 SQ FT
PAVED AREA	4,500 SQ FT
TOTAL SITE AREA	24,000 SQ FT
PROPOSED DEVELOPMENT	6 TOWNHOUSES
PREPARED BY	ARCHITECTURAL SERVICES
DATE	APRIL 1, 1985

P 85-140

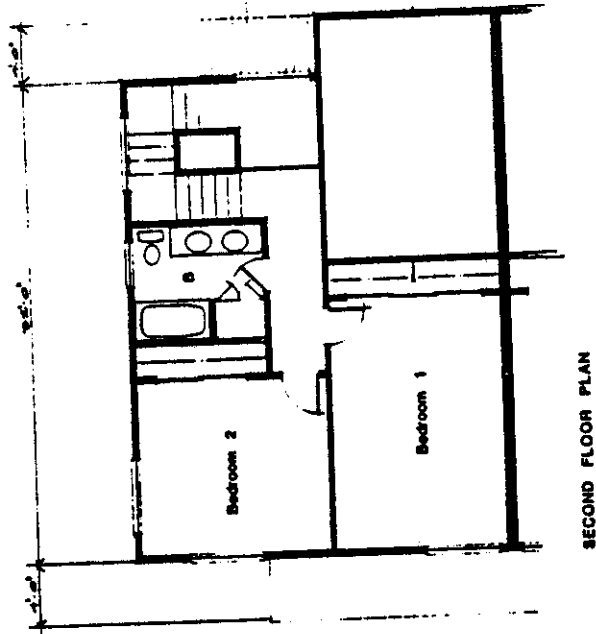
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No. 17

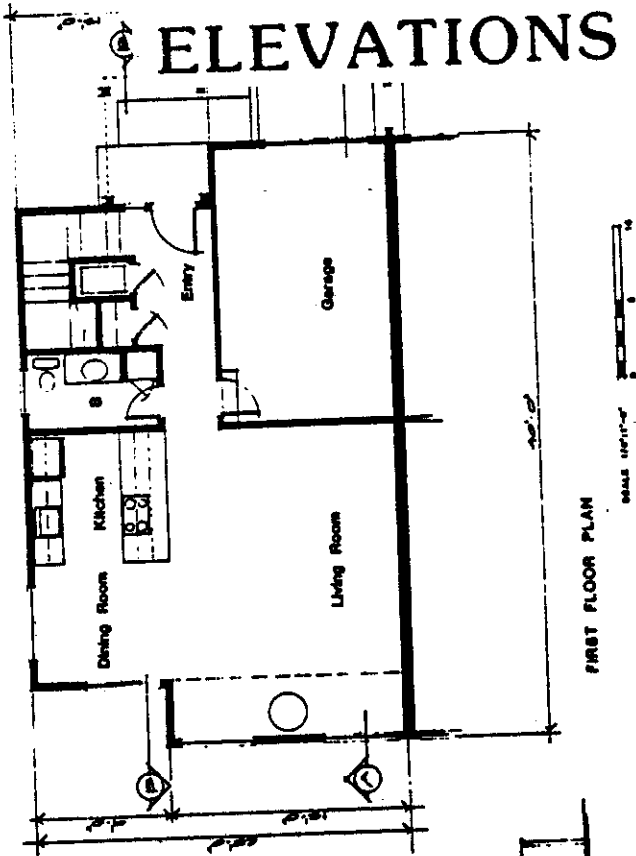
JOHN G. SMITH ARCHITECT
 175 J. STREET
 WASHINGTON, D.C. 20004
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TOWNHOUSES

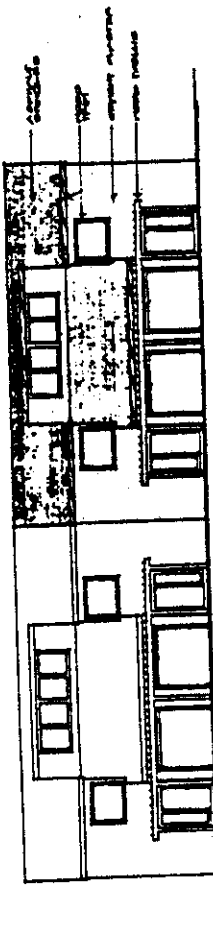
EXHIBIT C FLOOR PLANS ELEVATIONS



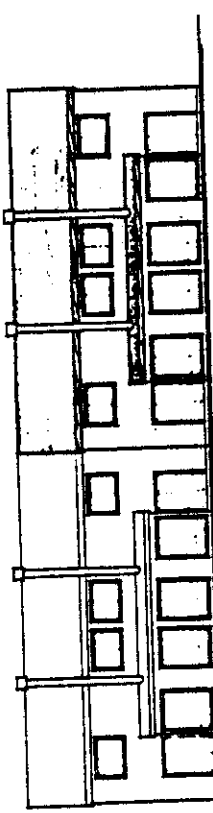
SECOND FLOOR PLAN



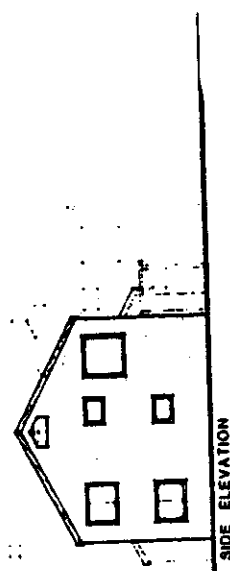
FIRST FLOOR PLAN



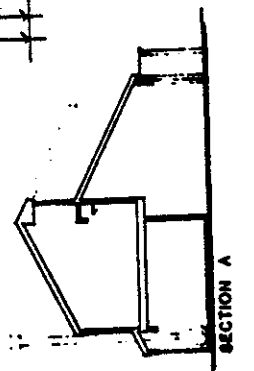
FRONT ELEVATION



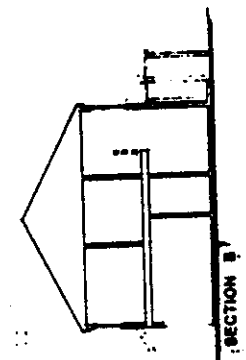
REAR ELEVATION



SIDE ELEVATION



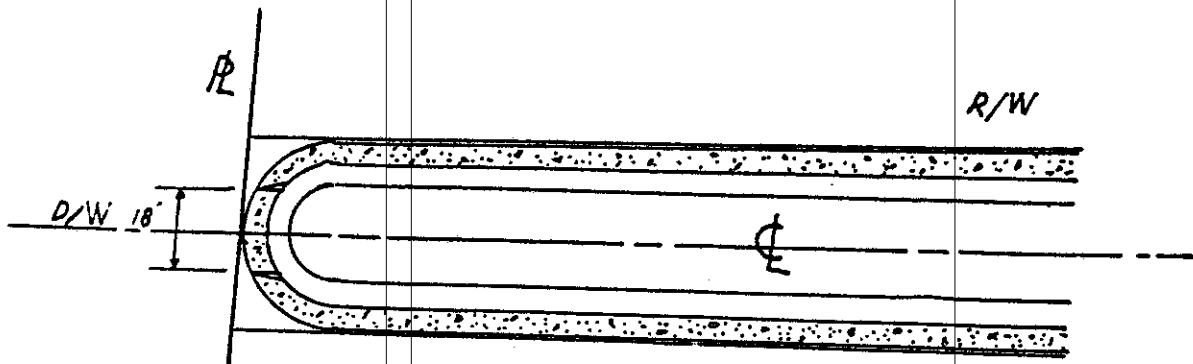
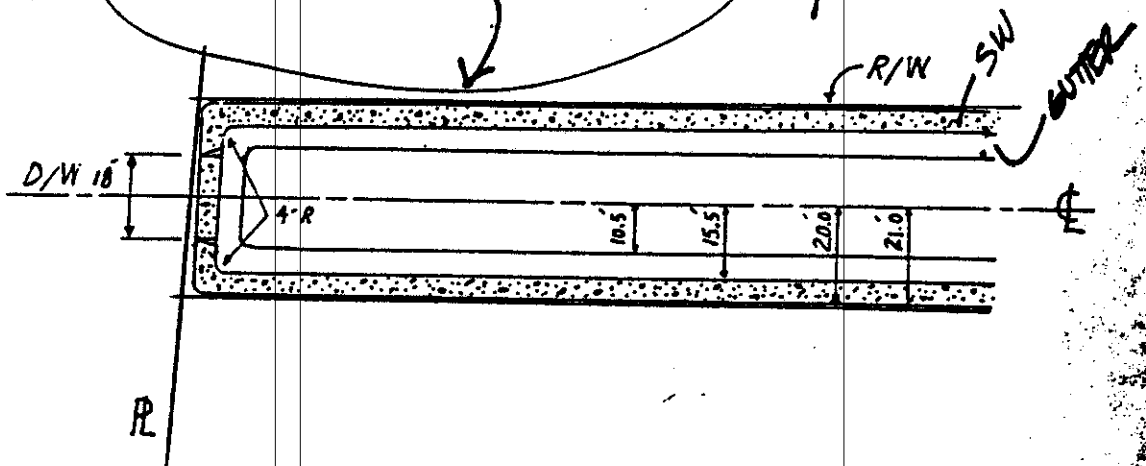
SECTION A



SECTION B

POSSIBLE LARKIN WAY TREATMENTS

JIM BLOODGOOD
12/1/83 approved driveway



JTS ENGINEERING
CONSULTANTS, INC

