

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Grupe Communities, Inc., 2291 W. Marsh Lane, Stockton, CA		
PLANS BY			
FILING DATE	3-24-84	50 DAY CPC ACTION DATE	REPORT BY: GM:dw
NEGATIVE DEC.	4-16-84	EIR	ASSESSOR'S PCL. NO. 274-320-26

- APPLICATION:
1. Environmental Determination
 2. Tentative Map to divide 17.4± vacant acres into 7 lots in the Townhouse-Planned Unit Development (R-1A(PUD)) zone.
 3. Special Permit to develop 250 condominium units known as Gateway Oaks, Unit 2 (Zon. Ord., Sec. 8-B-3)

LOCATION: Gateway Oaks Drive, approximately 500± feet north of Garden Highway

PROPOSAL: The applicant is requesting the necessary entitlements to develop 250 condominium units on 17± vacant acres.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community Plan Designation: Residential (4-21 du/ac., min. 9.7 du/ac.)
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant (244 unit condo project approved 12/15/83); R-1A(PUD)
South: Vacant; R-1(PUD)
East: Vacant; OB(PUD)
West: Vacant; R-1(PUD)

Parking Required: 375 spaces (1.5:1)
Parking Provided: 500 spaces (2:1)
Property Area: 17.4± acres
Density of Development: 14.4 du/ac.
Square Footage of Units: 670 sq. ft., 908 sq. ft., 996 sq. ft.
Height of Structure(s): 35 feet; two-story
Topography: Flat
Street Improvements/Utilities: To be provided
Exterior Building Colors: Driftwood grey w/white trim; beige w/white trim
Exterior Building Materials: Hardboard siding, wood trim and composition shingle

BACKGROUND INFORMATION: The entire Gateway Oaks condominium project encompasses a 32± acre parcel bordered by Gateway Oaks Drive, Oak Landing Drive and Oak Harbor Drive. The northern half of the project consisting of 224 condominium units and a 3.2± acre man-made lake was approved by the Commission on December 15, 1983 (P83-385).

This application, consisting of 250 condo units, encompasses the southern half of the project site. The previous map application (P83-385) proposed a six-lot subdivision of the entire 32± acre site with Phase I development occurring on Lots 1 through 5. Under this application Lot 6, the subject site, is proposed to be further subdivided into seven lots.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 11, 1984, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend 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. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- b. 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;
- c. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- d. Provide reciprocal sewer, water, drainage and access easements as required;
- e. Place the following notes on the final map:
 - 1) the lake shall be privately maintained; water supply shall be from private wells;
 - 2) one homeowners' association shall be formed for all property surrounding the lake (P83-385, Gateway Oaks Condominiums, Unit 1) and CC and R's developed designating responsibility for maintenance of the lake assigned to the homeowners' association. The CC and R's shall be approved by the Public Works Director and the City Attorney prior to issuance of building permits.

Informational Items: 1) The applicant shall check with the County Sanitation District and meet all requirements; 2) on-site water main extensions will be required.

STAFF EVALUATION: Staff has the following comments regarding this project:

- 1. The South Natomas Community Plan designates the subject site residential, with a density range of 4-21 du/ac. and specifies a minimum density of 9.7 du/ac. The applicant proposes 250 condo units on 17.4 acres which computes to a density of 14.4 du/ac. The proposed project is consistent with the designated density of the Community Plan and the sites R-1A zoning classification.
- 2. The applicant proposes 250 dwelling units, consisting of three model types as follows:

<u>Model Type</u>	<u>No.</u>	<u>Size</u>	<u>Bedroom/Bathroom</u>
A	64	670 sq. ft.	1 bedroom/1 bath
B	72	908 sq. ft.	2 bedrooms/2 bath
C	114	996 sq. ft.	2 bedroom/2 bath

The units are two-story in height, constructed of horizontal wood siding, composition shingle roofs with the buildings proposed to be painted driftwood grey with white trim.

The color scheme is the same as that proposed for the 224 Phase I units. Staff requests that the applicant select a different color scheme for the second phase which would be complimentary, yet different from the Phase I units, to provide color diversity to the total project.

The recreation facilities consist of a swimming pool, spa, tot lot and community recreation building, in addition to the 3.2± acre lake. The residential units are to be constructed along the southern fringe of the lake.

The proposed project provides landscape setbacks of 25 feet to 40 feet along Oak Landing and Oak Harbor Drives. The project provides off-street parking at a ratio of two spaces per unit. One-half of the spaces is covered. To insure consistency in landscape development throughout the project, and the incorporation of energy saving design elements in the site design, staff recommends that Exhibit A be adopted as a condition of approval.

3. The staff has no objections to the applicant's project. It is staff's opinion that the subject project is one of the better designed multi-family developments in terms of architectural and site design proposed in the South Natomas Community. This project will provide quality residential units in close proximity to many future office buildings in the Gateway Oaks and Natomas Eastside business parks.
4. This project's tentative map is exempt from Parkland Dedication fees in that the fees for the subject site were determined on the previous map application for the Phase I development (P83-385).
5. The project was routed to the South Natomas Advisory Committee for review and comment. As of the writing of this report, no comments have been received by the Planning Division from the Citizens' Committee.

STAFF RECOMMENDATION: The 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 per the submitted plans, subject to conditions and based upon Findings of Fact which follow.

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. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- b. 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;

- c. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- d. Provide reciprocal sewer, water, drainage and access easements as required;
- e. Place the following notes on the final map:
 - 1) the lake shall be privately maintained; water supply shall be from private wells;
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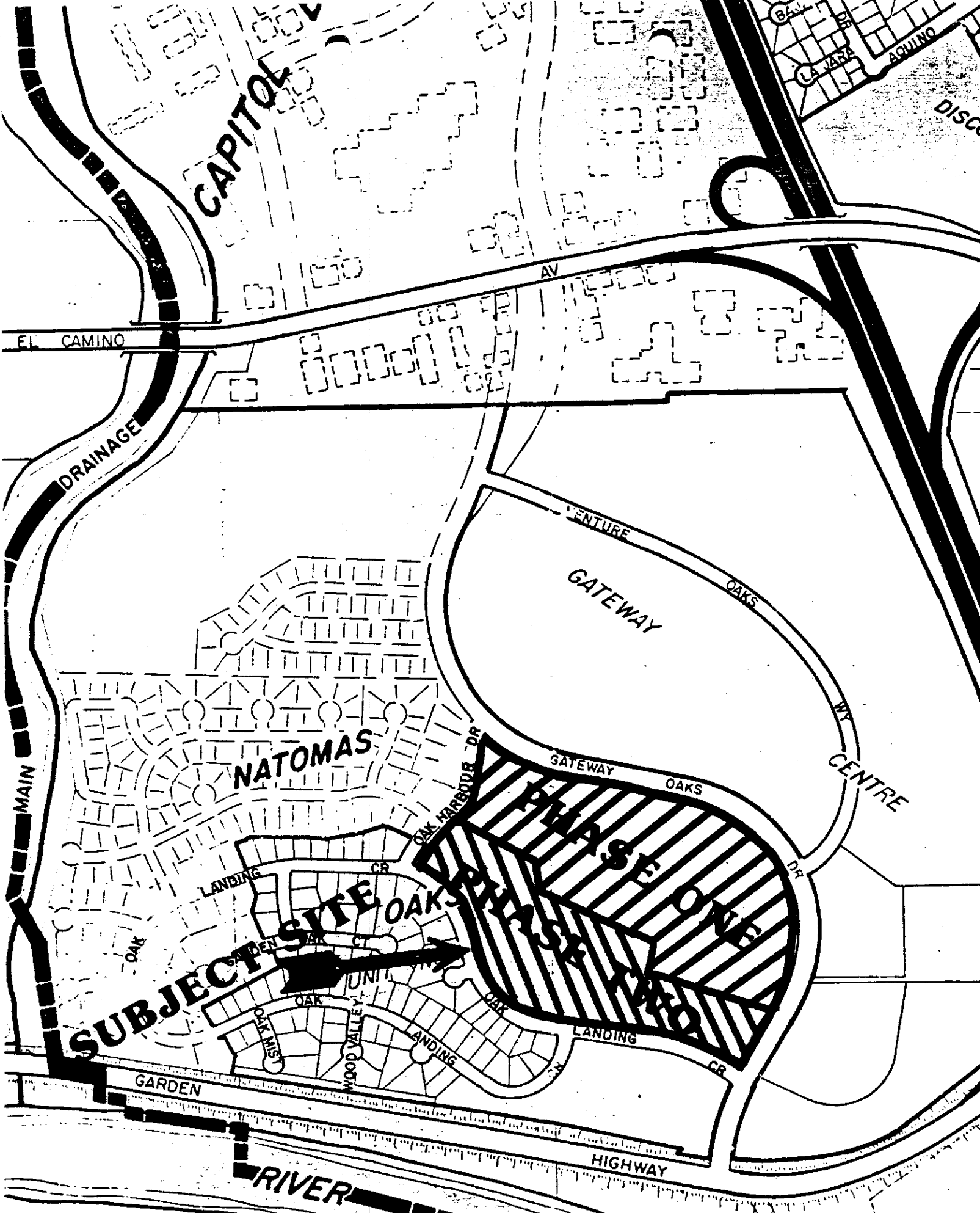
Informational Items: 1) The applicant shall check with the County Sanitation District and meet all requirements; 2) on-site water main extensions will be required.

Conditions - Special Permit

- a. The applicant shall adhere to the residential design criteria as outlined in Exhibit A;
- b. The applicant shall submit a sample color board for the Phase II units to the Planning Director for review and approval prior to issuance of building permit;
- 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 A;
- d. The applicant shall submit a sample of the roofing materials to the Planning Director for review and approval prior to issuance of building permit;
- e. A homeowners' association shall be formed and CC and R's developed assigning responsibility of maintenance of the lake area to the homeowners' association. CC and R's shall be approved by the Public Works Director and City Attorney.

Findings of Fact

- a. The special permit, as obtained, is based upon sound principles of land use in that the overall density of the project is consistent with the densities of the community plan and compatible to the surrounding area;
- 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, recreation facilities and off-street parking are provided;
- c. The special permit is consistent with the General Plan 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.
- d. The proposal is consistent with the 1974 General Plan and the 1978 South Natomas Community Plan in that the site is designated for residential uses.



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VICINITY MAP

4-26-84

119-17

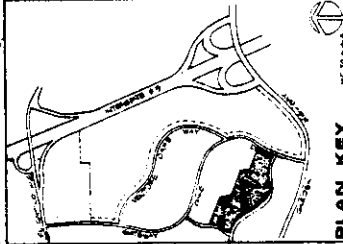
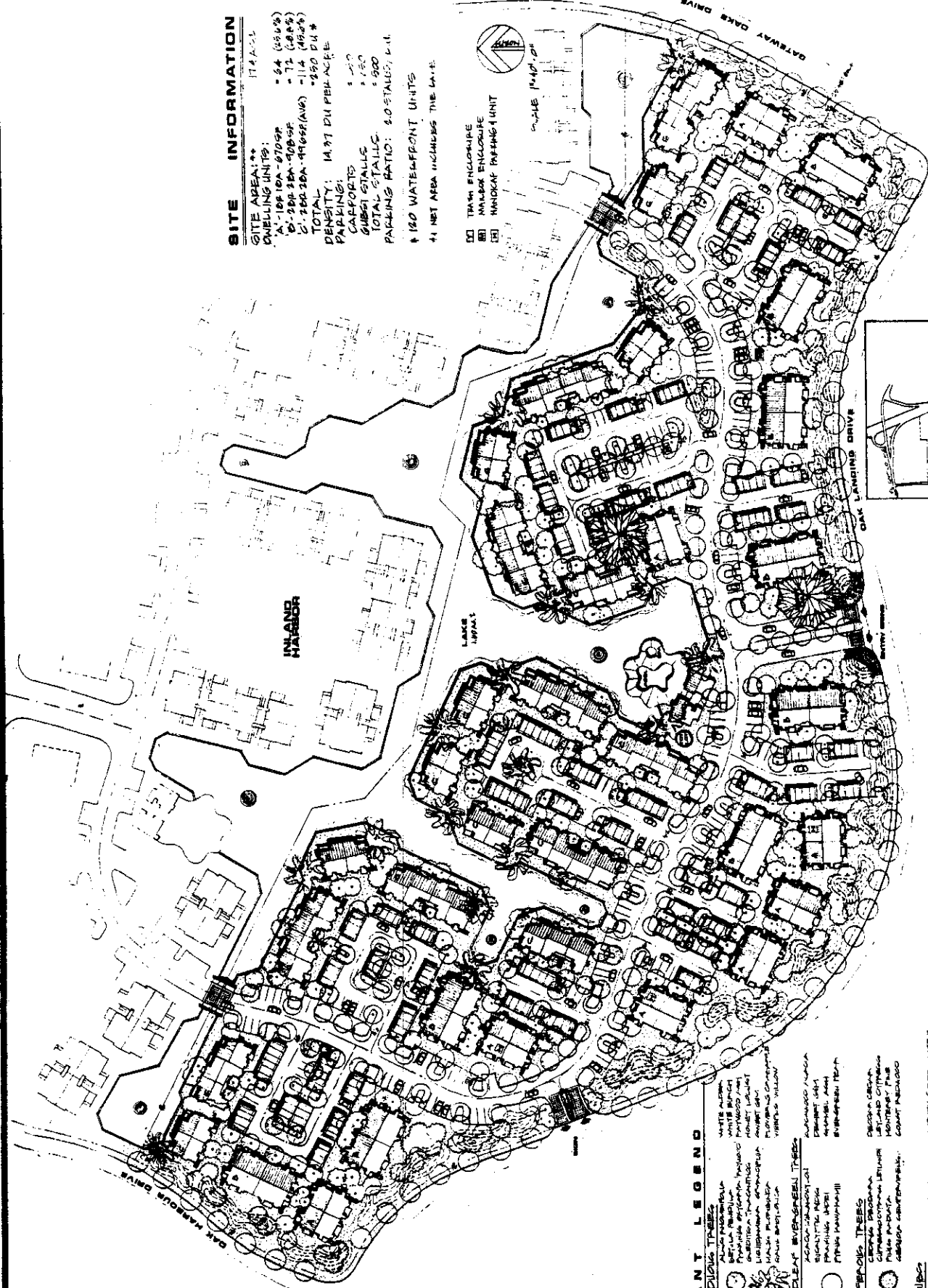
SITE INFORMATION
174-51

SITE AREA:
 A - 104.10A - 870 SF - 64 (88.0%)
 B - 204.20A - 808 SF - 71 (88.0%)
 C - 204.20A - 808 SF (AVG) - 114 (88.0%)
 TOTAL - 817 SF
 DENSITY: 14.77 DU PER ACRE

PARKING: 4 - 20
CARPPOOLS: 1 - 20
TRASH ENCLOSURE: 1 - 20
TOTAL STALLS: 600
PARKING RATIO: 2.0 STALLS / 1 DU

↑ 120 WATERFRONT UNITS
 ↑ 1 NET AREA INCLUDES THE LAKE

- TRASH ENCLOSURE
- TRASH ENCLOSURE
- NARROW TRAFFIC UNIT



- NOTES**
1. ALL WATERFRONT UNITS TO BE 3' TALLER THAN MINIMUM
 2. ALL WALLS SHOULD BE TO BE 8' TALLER THAN MINIMUM
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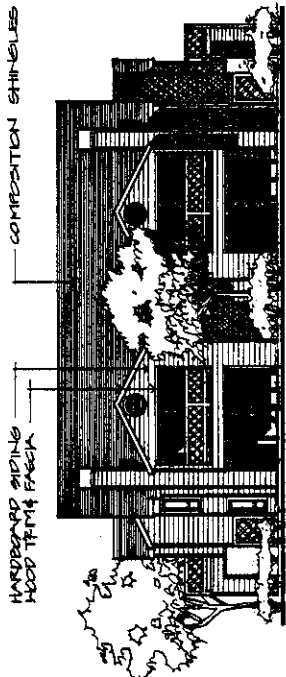
PLANT LEGEND

- DECIDUOUS TREES**
 - WHITE BIRCH
 - REDWOOD
 - DOGWOOD
 - WILLOW
 - ALDER
 - ASH
 - CHERRY
 - HAWTHORN
 - DOGWOOD
 - WILLOW
 - ALDER
 - ASH
 - CHERRY
 - HAWTHORN
- EVERGREEN TREES**
 - REDWOOD
 - DOUGLASS SPRUCE
 - PORTLAND CEDAR
 - WESTERN RED CEDAR
 - WESTERN WHITE PINE
 - WESTERN LARCH
 - WESTERN JUNIPER
 - WESTERN RED CEDAR
 - WESTERN WHITE PINE
 - WESTERN LARCH
 - WESTERN JUNIPER
- SHRUBS**
 - WILLOW DOGWOOD
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- GRASS**
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- GROUND COVERS**
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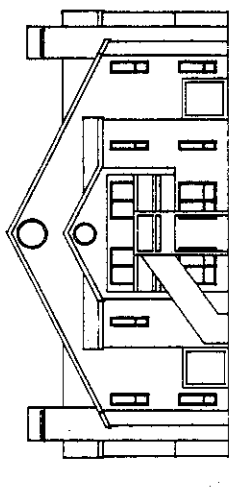
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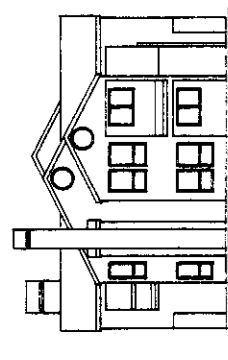
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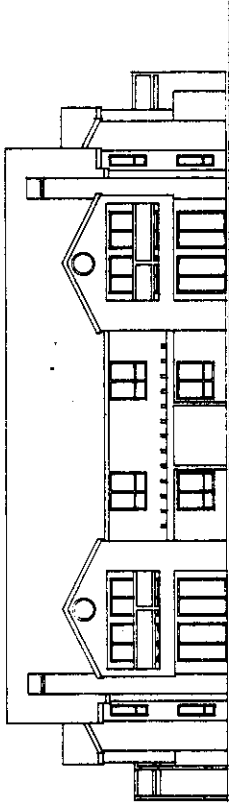
SIDE VIEW
UNIT "A"



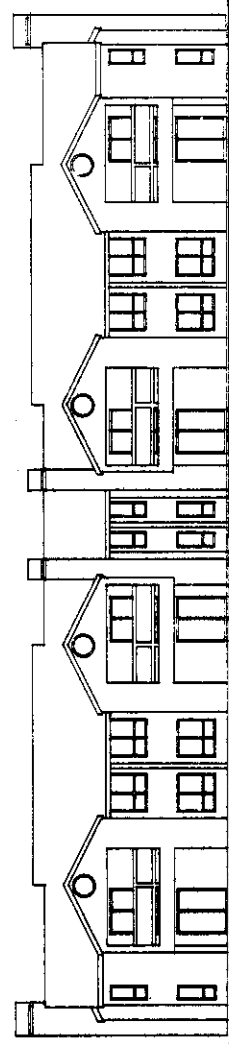
END VIEW
UNIT "A" & "B"



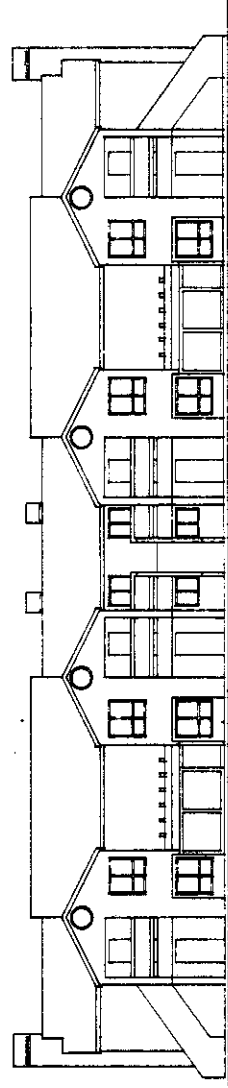
END VIEW
UNIT "C"



SIDE VIEW
UNIT "B"



SIDE VIEW
UNIT "C"



SIDE VIEW
UNIT "C"

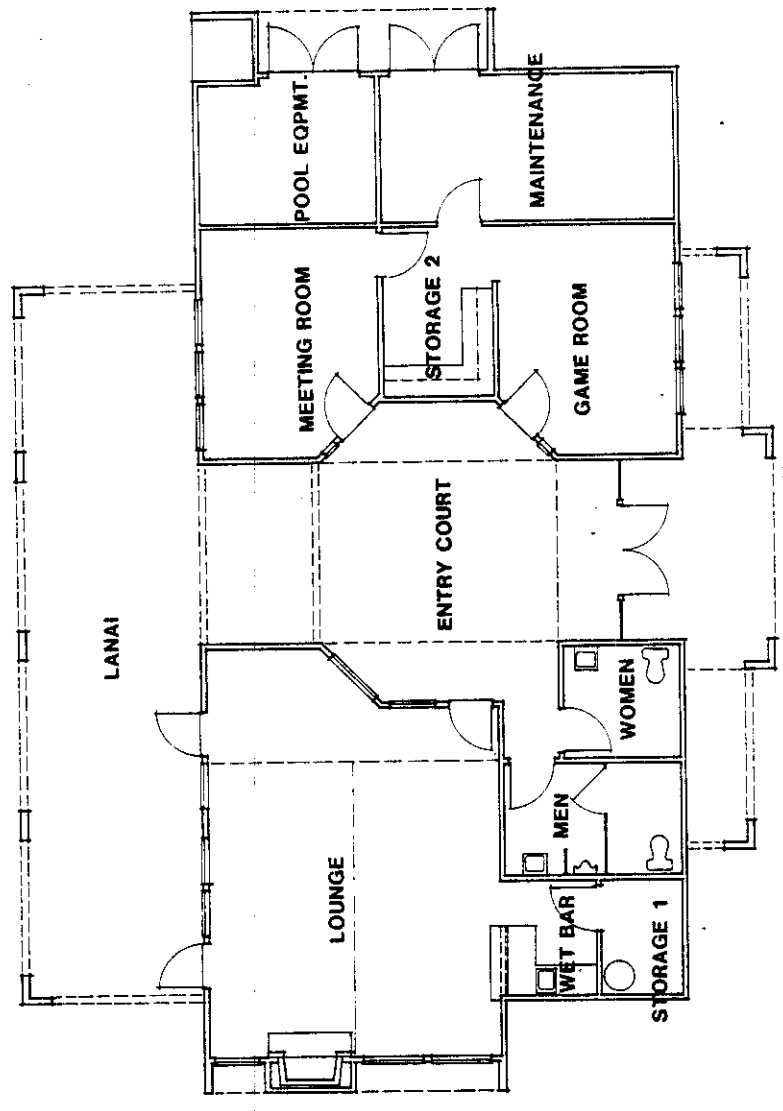
RIVER RIDGE
SACRAMENTO CALIFORNIA
FOR: GRUPE COMMUNITIES

84117

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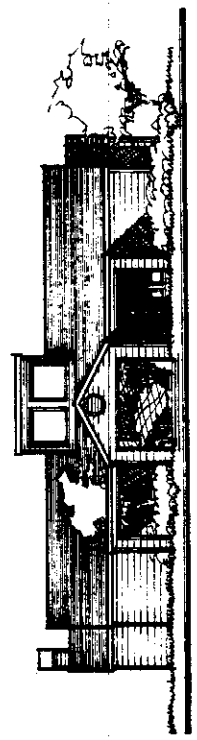
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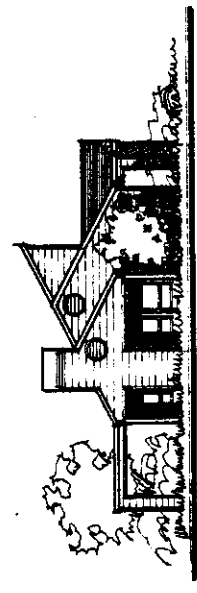


COMMUNITY BUILDING

RIVER RIDGE
SACRAMENTO CALIFORNIA
FOR: GRUPE COMMUNITIES



SOUTH ELEVATION

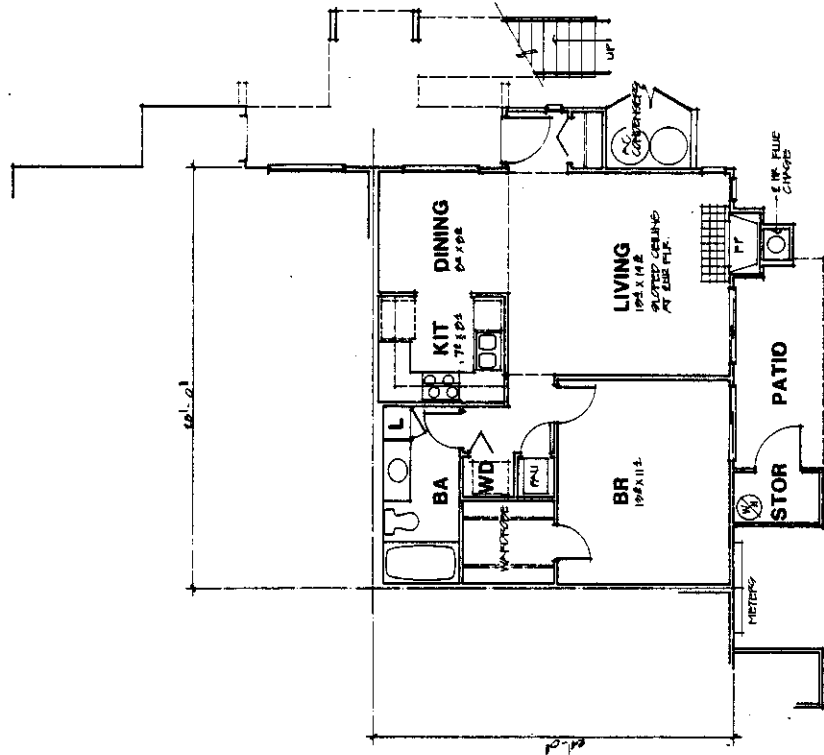
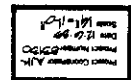
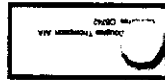


WEST ELEVATION

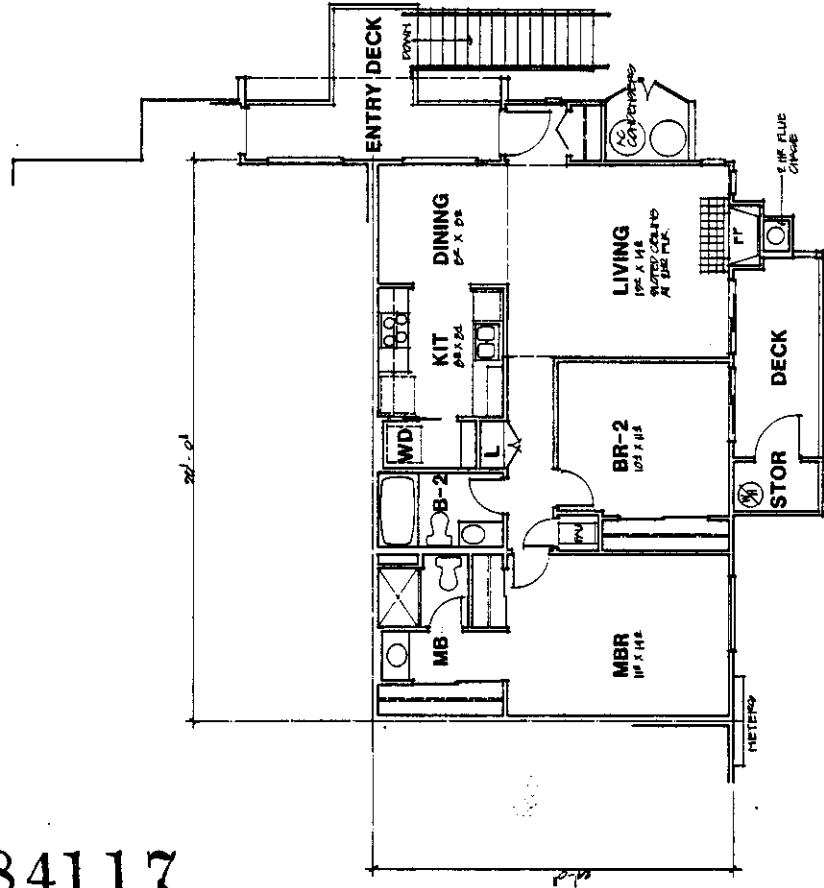
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No. 19



"A" UNIT
 709 SF
 FIRST FLOOR 709 SF
 SECOND FLOOR 709 SF
 (FIRST FLOOR SHOWN)



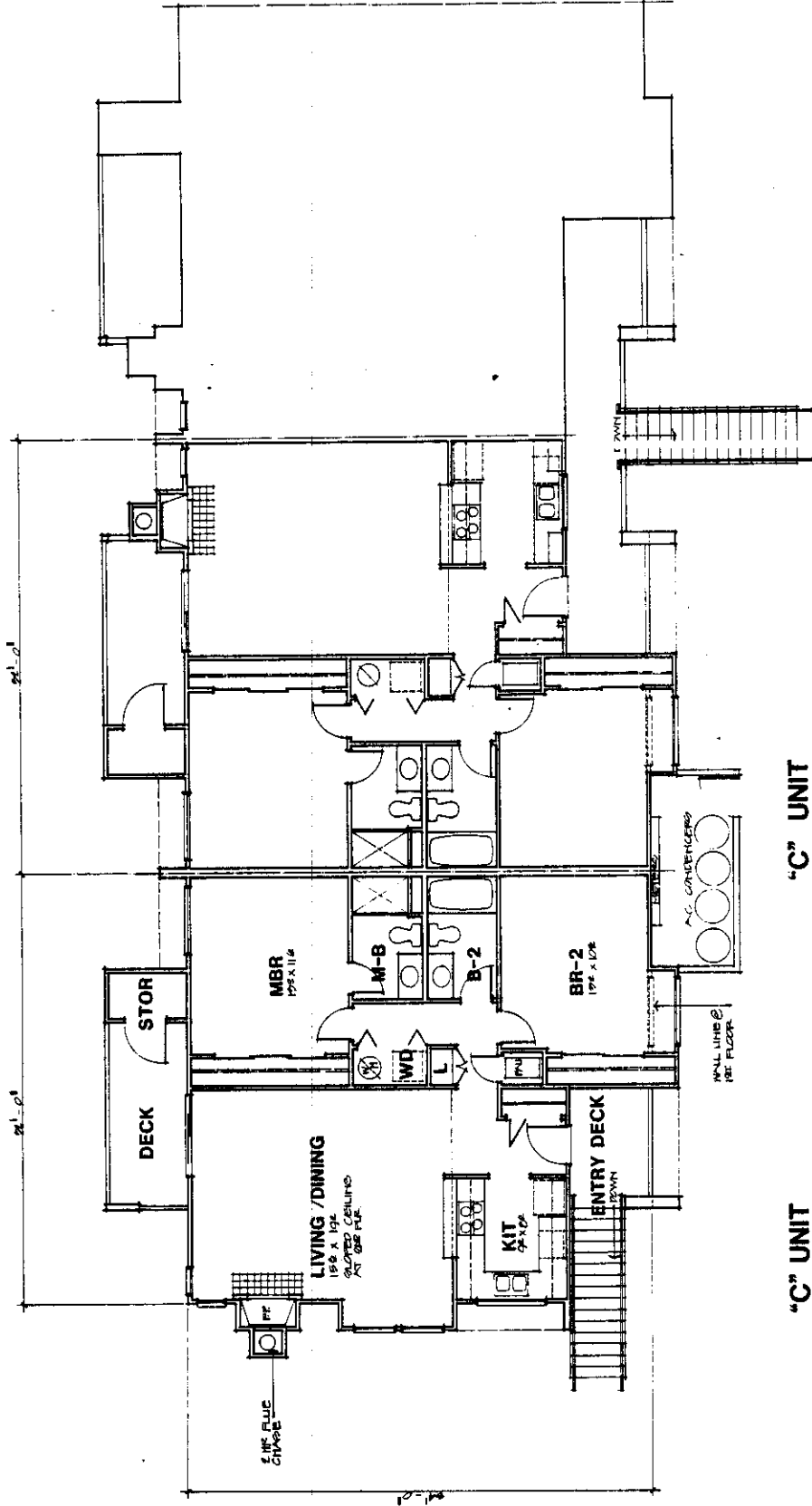
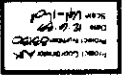
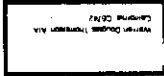
"B" UNIT
 949 SF
 FIRST FLOOR 949 SF
 SECOND FLOOR 949 SF
 (SECOND FLOOR SHOWN)

RIVER RIDGE
 SACRAMENTO CALIFORNIA
 FOR: GRUPE COMMUNITIES

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No. 10



"C" UNIT
 END CONDITION
 FIRST FLOOR 1083 SF
 SECOND FLOOR 1090 SF

"C" UNIT
 INTERIOR CONDITION
 FIRST FLOOR 1020 SF
 SECOND FLOOR 1019 SF

RIVER RIDGE
 SACRAMENTO CALIFORNIA
 FOR: GRUPE COMMUNITIES

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No. 19

EXHIBIT A

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 (this ratio may be reduced for projects designed strictly for the elderly). 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.
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. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. Within open parking areas, there shall be at least one tree for every five parking spaces.
11. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
12. Parking stall depth can be reduced by two feet if the two feet gained shall be incorporated into adjacent landscaping or walkways.
13. 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).
14. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
15. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

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.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface texture.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking required, excluding developments which provides individual enclosed garages.
2. Fifty(50%)percent of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
3. Bicycle racks and lockers shall be provided throughout the development.

E. 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 excessibe 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.

g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.

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

F. TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main residential structures.
2. The trash enclosure structure shall have heavy gauge metal gates and 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 screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosures shall be adequate in capacity, number, and distribution.

G. PERSONAL SAFETY DESIGN CRITERIA

- a. Dead Bolt Locks. The following shall be minimum requirements for deadbolt locks: 1) bolt shall have a throw of at least one (1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
- b. Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one (1) footcandle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.

- c. Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of the location of the viewer and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.

No. 1

- d. Smoke detectors
- e. Solid core doors
- f. Separate attic space shall be accessible only from individual units.
- g. Protection of roof openings.
- h. Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except for doors requiring a fire protection rating which prohibits them, such view may be provided by a door viewer having a field of view of not less than 180 degrees or through windows or view ports. Mounting height shall not exceed fifty-four (54) inches from the floor.