

P95-114 - Marina Cove at Riverlake Time Extensions

- REQUEST:
- A. Tentative Map 3-Year Time Extension to subdivide 14.5± vacant acres into 60 lots (for single-family, half-plex, office, and landscaping development) in the Single-Family (R-1{PUD}), Single-Family Alternative (R-1A{PUD}), and Office Building (OB{PUD}) zones.
 - B. Special Permit 3-Year Time Extension to develop a 7,180 square foot office building on 0.5± vacant acres in the Office Building (OB{PUD}) zone.
 - C. Variance 3-Year Time Extension to reduce the required side yard setback from five feet to 0 feet for a 7,180 square foot office building.

LOCATION: Southwest corner of Rush River Dr. and Lake Front Dr. (LPPT PUD)
APN: #031-1460-001 through -054
Pocket Community Plan Area
Sacramento Unified School District
Council District 7

APPLICANT:	L & P Pacific/Teichert - Florence Tanner 422-3512 8144 Pocket Road Sacramento, CA 95831
OWNER:	L & P Pacific/Teichert (same as above)
PLANS BY :	The Spink Corporation (916) 925-5550
APPLICATION FILED:	11/21/95 APPLICATION COMPLETE: 1/9/96
STAFF CONTACT:	Colleen Carollo, 264-5691

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to extend the time limit to complete construction of the Marina Cove subdivision consisting of single-family

residences, half-plexes, and an office building. The partially constructed subdivision layout currently consists of one office lot, 46 single-family lots, eight half-plex lots, and three landscape lots. The applicant is requesting an extension of the original requests approved by the Planning Commission on January 9, 1992 and the City Council on February 25, 1992 (P91-121). The project is located within the Pocket Community Plan area and is within the L.P.P.T. Planned Unit Development. **Staff recommends approval of the extensions, subject to compliance with the conditions of the previously approved Tentative Map, Special Permit, and Variance.** This recommendation is based upon the proposal's consistencies with the City General Plan, the Pocket Community Plan, and the L.P.P.T. PUD Guidelines.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na) and Community/Neighborhood Commercial & Offices
Community Plan Designation:	Low Density Residential (3-6 du/na) and Business/Professional Offices
Existing Land Use of Site:	Partially Developed
Existing Zoning of Site:	Single-Family PUD (R-1{PUD}), Single-Family Alternative PUD (R-1A{PUD}), and Office Building PUD (OB{PUD})
Surrounding Land Use and Zoning:	
North:	Multiple Family Residential; R-2(PUD)
South:	Single Family Residential; R-1A(PUD)
East:	Single and Multiple Family Residential; R-2B(PUD) and R-1(PUD)
West:	Lake and Single Family Residential; A and R-1(PUD)
Property Dimensions:	Irregular
Property Area:	14.5± net acres
Parking Provided for Office:	18 spaces
Parking Required for Office:	18 spaces
Parking Ratio for Office:	1:400 square feet
Square Footage of Office:	7,180 square feet
Number of Single Family Lots:	46 - 49
Number of Half-Plex Lots:	2 - 8
Total Residential Units:	51 - 54
Density of Development:	4.5 - 4.7 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Height of Office Building:	26 feet total
Office Exterior Building Materials:	Plaster and Stone Veneer
Office Roof Materials:	Wood Shake

5

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit/Approval</u>	<u>Agency</u>
Final Map	Public Works Department
Building Permits	Building Division

BACKGROUND: On August 26, 1985, the City Council approved (P85-165) 363 acres to be known as the L.P.P.T. PUD and adopted a Development Agreement between the City and L.P.P.T. On January 9, 1992, the Planning Commission approved: a Special Permit to develop a 7,180 square foot office building; a Special Permit to develop 16 half-plexes; a Variance to reduce the required side yard setback from five feet to 0 feet for the 7,180 square foot office; and recommended approval to City Council of Plan Amendments and Rezones for the project. On February 25, 1992, the City Council approved: the General and Community Plan Amendments redesignating the proposed project site from Medium Density Residential to Low Density Residential, Community/Neighborhood Commercial & Offices, and Business/Professional Office; the Rezones from R-3(PUD) to R-1(PUD), R-1A(PUD), and OB(PUD); a Tentative Map; and an L.P.P.T. PUD Schematic Plan Amendment redesignating the site from Multiple Family and Office to Single Family Residential, Half-Plex, and Office Development (P91-121).

In September, 1993, Senate Bill 428 was signed by the Governor extending all active tentative maps by two years. At the City level, Special Permits and Variances approved with these tentative maps were also granted a two year extension. The current project entitlements will expire on February 25, 1996. The applicant is currently requesting extensions to the Tentative Map (for splitting the remaining corner half-plex lots), the Special Permit for office construction, and the Variance reducing the office side yard setback. Due to market conditions relating to half-plex development, construction of the remaining half-plex units is questionable. Therefore, the remaining vacant corner lots may ultimately be developed with single-family residential units (range of single family lots 46 - 49 and half-plex lots 2 - 8). The current request is for extensions to February 25, 1999.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

Although the actions of the prior project approval (P91-121) resulted in a potential density reduction, the L.P.P.T. Planned Unit Development Agreement allows a reduction in density at the developer's discretion. Since the proposal was in compliance with the Development Agreement, staff supported the previously approved rezones and plan amendments.

The Sacramento General Plan and Pocket Community Plan designate the project site for Low Density Residential (4-15 du/na & 4-6 du/na) development. The

L.P.P.T. PUD Schematic Plan designates the site for Single-Family Residential, Half-Plex, and Office development. The applicant's proposal consists of an average 4.5-4.7 unit per acre density which is consistent with all the land use designations. This project is consistent with the goal of the South Pocket Community Plan Area to provide for a wide range of residential styles and densities which are compatible with each other and with this suburban community. It is also consistent with the General Plan goals to provide a mixture of housing types and styles throughout the City and to provide quality housing that is safe and attractive.

Tentative Maps, Special Permits, and Variances are required to be established within two years after such entitlements are approved. The Planning Commission is authorized to grant extensions (up to three years maximum) upon showing of good cause by the applicant for these entitlements. Staff considered the following criteria for evaluating the requested time extensions:

- The proposal shall be consistent with the General Plan and Community Plan for the area in which it will be located;
- The proposal shall be compatible with the L.P.P.T Planned Unit Development;
- The proposal shall not be a special privilege extended to the property owner; and
- The proposal shall be the same as the previously approved Tentative Map, Special Permits and Variance.

B. Tentative Map Design

The design of the Tentative Map includes entrances off of Rush River Drive and Lake Front Drive. These entrances are gated and designed similar to the other Riverlake subdivisions. The map is designed with back-on lots along Rush River Drive and along a portion of Lake Front Drive. These lots are separated from the streets by a masonry wall and a 20-foot landscape setback.

Currently the tentative map includes 46 single-family lots, eight half-plex lots, one office lot, and three landscape lots. The tentative map has been recorded with the exception of the lot splits on lots #21, #25, and #44. These lots may ultimately be split for half-plex construction. Staff recommends approval of the three-year time extension for potential splitting of the remaining three lots.

C. Office Building Site Plan Design/Zoning Requirements

The applicant is requesting a three-year extension of the previously approved Special Permit and Variance for construction of a 7,180 square foot office building. Setbacks required and provided include: a 25-foot front setback, a 12.5-foot street side setback, and a 15-foot rear setback. The lake side setback provided is 0-feet which required a Variance from the standard 5-foot side setback.

Access to the site is from Lake Front Drive. The Zoning Ordinance requires 18 parking spaces which are provided on the site plan. A four-foot wrought iron fence is located (a distance of twenty-feet back from the lake) on the property line which separates the single-family parcel from the office building. This allows a greater view of the lake from the parcel. The remainder of the property line contains a six-foot high wood fence. The Zoning Ordinance requires a solid masonry wall to separate residential and non-residential uses. The project has been conditioned that the plans shall be revised to include a masonry wall. The wall should not encroach into the visibility required for the adjacent single-family driveway. The plans also indicate a wood fence along Marina Cove Way which is located 10-feet from the property line. The design and materials of all walls and fences should be submitted for Planning Director review and approval prior to the issuance of Building Permits. The applicant should also submit a detailed landscape plan for review and approval prior to the issuance of Building Permits.

D. Office Building Design

The one-story, 7,180 square foot office building has been designed with a residential character so as not to be incompatible with the surrounding neighborhood. The exterior materials are plaster with a fieldstone veneer. The roof materials consist of wood shake. Because the applicant has not changed the original proposal, staff recommends approval of the three-year extensions for the Special Permit and Variance subject to the conditions of approval for the original project (P91-121).

PROJECT REVIEW PROCESS:

A. Environmental Determination

On February 25, 1992, the City Council ratified a Negative Declaration and approved a Mitigation Monitoring Plan for the originally proposed project. Section §15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. None of these conditions exist; therefore, a new Negative Declaration is not

required. Mandatory mitigation measures previously approved in the Mitigation Monitoring Plan are required for compliance.

B. Public/Neighborhood/Business Association Comments

The current request for extensions was routed to the following neighborhood associations: the Riverlake Community Association; the Charter Pointe Neighborhood Association; the GP Residents for Neighborhood Schools; the South Pocket Homeowner's Association; the Windwood Homeowner's Association; and the Park Place South Homeowner's Association. The surrounding land owners within a 500-foot radius of the project site were also notified of the project proposal. As of the date of this report, the only responses received from any neighborhood associations or neighbors have been from the Windwood Homeowner's Association and the South Pocket Homeowner's Association, which indicated that they have no comments.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Conditions of approval contained in the resolutions for the original project approval (P91-121) apply to these time extensions. The following summarizes the comments received from agencies and departments that were different than the comments received on the originally approved project and that will be conditions and/or advisory notes for the current requests for time extensions:

1. Department of Utilities

The comments which are specifically listed as additional conditions in the resolution address compliance with stormwater quality control measures and provision for abandonment of excess water and sewer service on corner lots (not containing half-plex development).

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map, Special Permit and Variance Time Extensions. The Planning Commission actions may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following action:

- A. Adopt the attached Resolution (Attachment C) approving the Three-Year Time Extension of the Tentative Map to subdivide 14.5 \pm vacant acres into 60 lots (for**

single-family, half-plex, office, and landscaping development) in the Single-Family (R-1{PUD}), Single-Family alternative (R-1A{PUD}), and Office Building (OB{PUD}) zones;

- B. Adopt the attached Resolution (Attachment D) approving the Three-Year Time Extension of the Special Permit to develop a 7,180 square foot office building on 0.5± vacant acres in the Office Building (OB{PUD}) zone; and
- C. Adopt the attached Resolution (Attachment E) approving the Three-Year Time Extension of the Variance to reduce the required side yard setback from five feet to 0 feet for a 7,180 square foot office building.

Report Prepared By,

Report Reviewed By,

Colleen Carollo

Colleen Carollo
Associate Planner

Barbara L. Wendt

Barbara L. Wendt
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Adopting Tentative Map Extension
Exhibit C-1	Tentative Map
Exhibit C-2	Resolution for Previous approval (P91-121)
Attachment D	Resolution Adopting Special Permit Extension
Exhibit D-1	Floor Plan & Elevations
Attachment E	Resolution Adopting Variance Extension

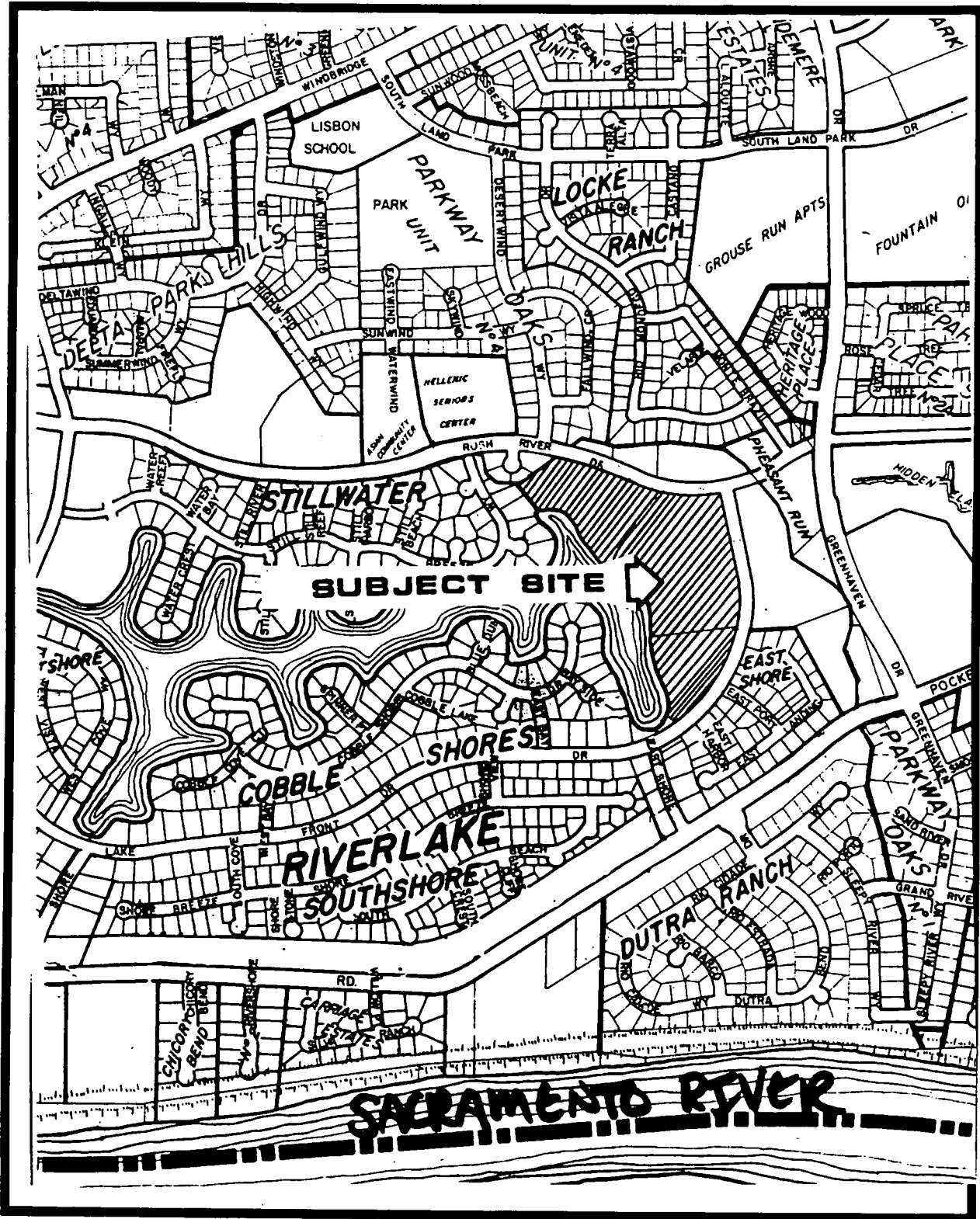
2

ATTACHMENT A

P95-114

FEBRUARY 8, 1996

ITEM # 15
PAGE 8



VICINITY MAP

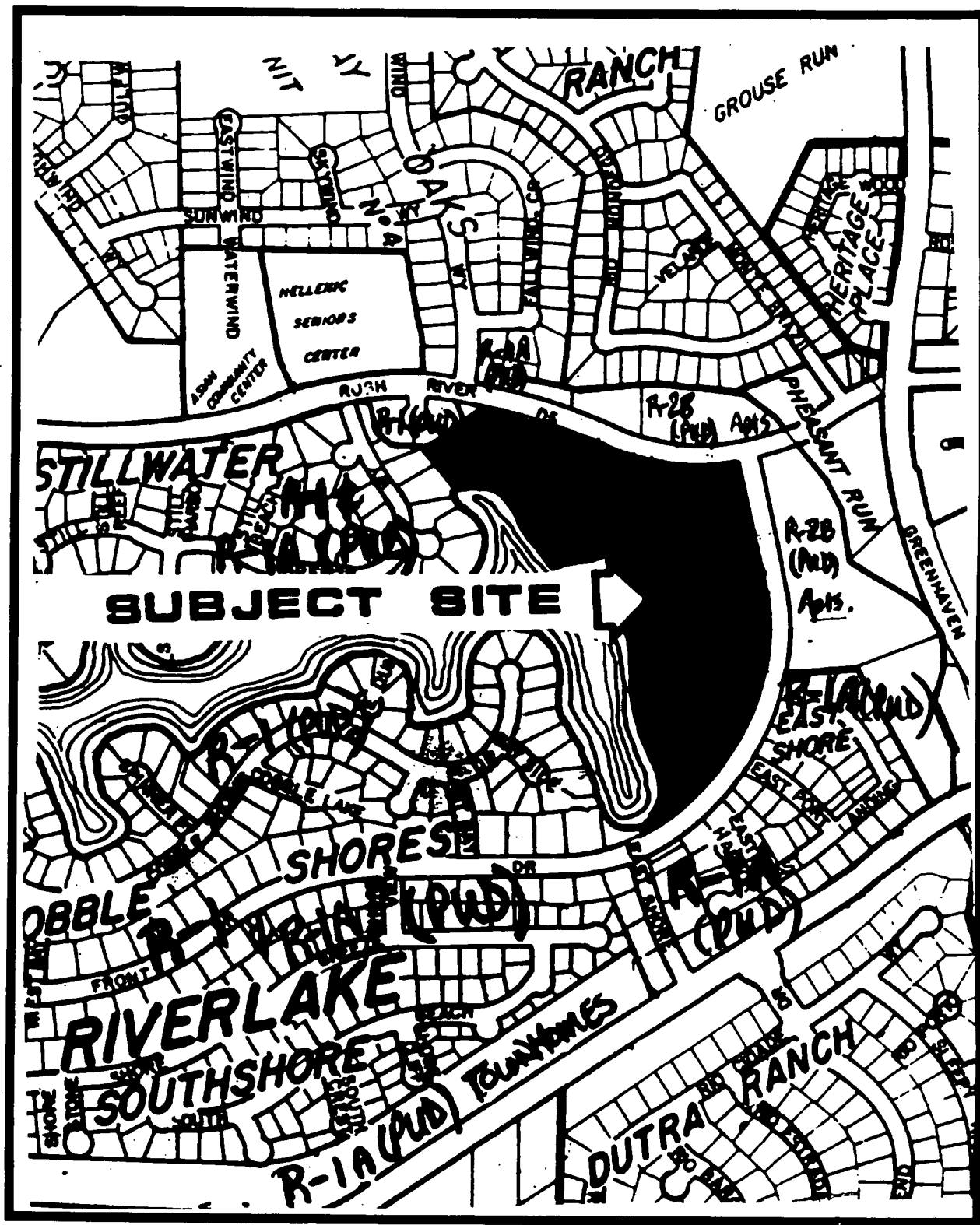
25

ATTACHMENT B

P95-114

FEBRUARY 8, 1996

ITEM #15
PAGE 9



LAND USE AND ZONING MAP

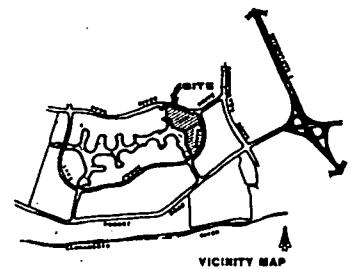
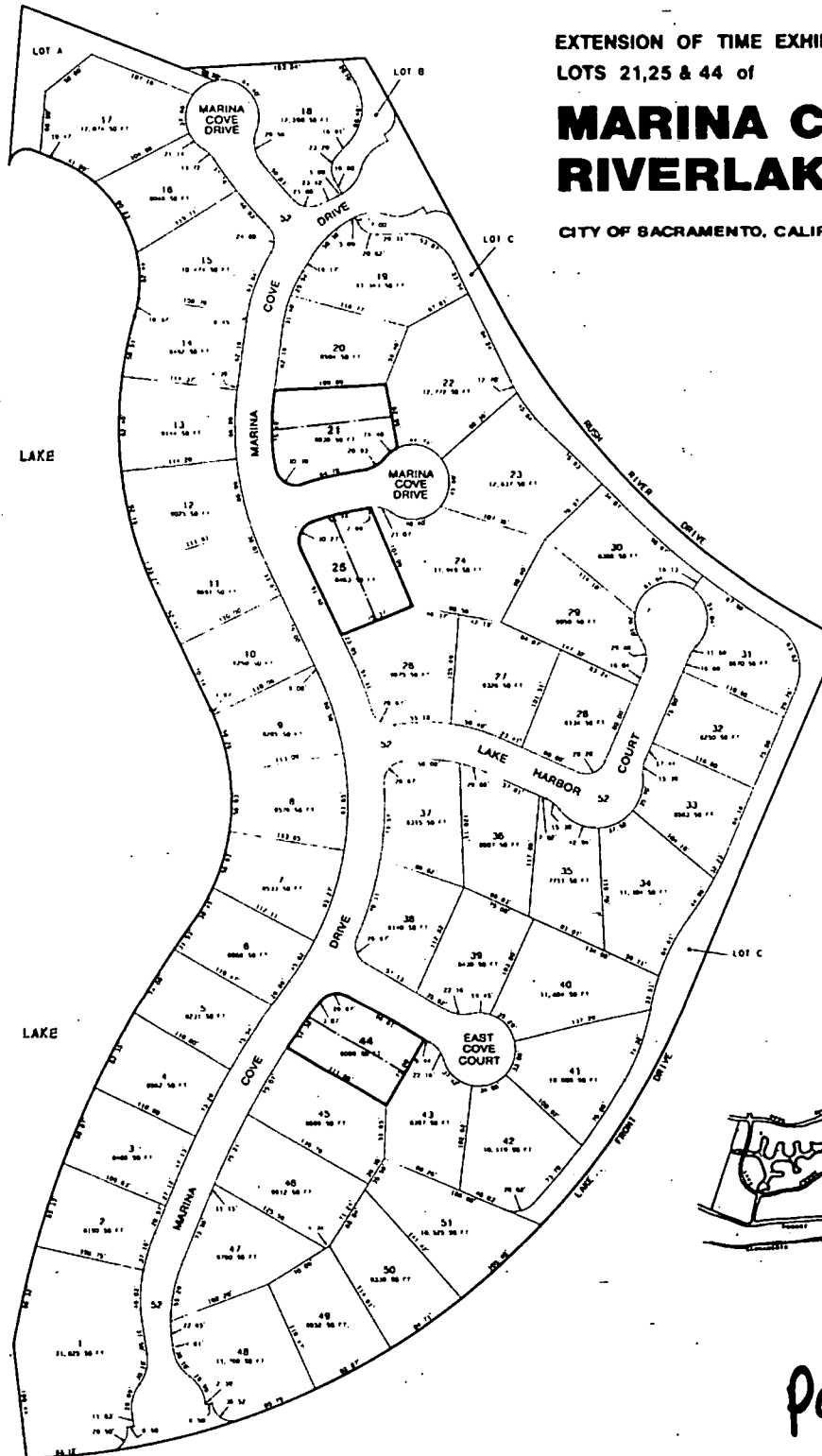


EXHIBIT C-1

EXTENSION OF TIME EXHIBIT for
LOTS 21, 25 & 44 of

**MARINA COVE AT
RIVERLAKE**

CITY OF SACRAMENTO, CALIFORNIA



P95-114

JANUARY 8, 1996



Spink
THE SPINK CORPORATION
2000 RIVER DRIVE, SACRAMENTO, CA 95811
916/486-1000

2

EXHIBIT C-2

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION APPROVING TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF RUSH RIVER DRIVE AND LAKE FRONT DRIVE

(P91-121) (APN: 031-1030-020 AND 021)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the Environmental Coordinator has determined that the proposed project will not have the potential to have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, ~~THEFORE~~ BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

P91-121

001217

2

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein, as follows:
 - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the site Medium Density Residential (16-29 du/na) and Community/Neighborhood Commercial and Offices, and the Pocket Community Plan designates the site Medium Density Residential (16-29 du/na) and Business/Professional Offices.
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements along Lake Front Drive and Rush River Drive pursuant to Section 40.811 of the City Code. Private streets shall be designed and inspected to the satisfaction of the Department of Public Works;
 - b. Prepare a sewer and drainage study for the review and approval of the Department of Public Works and the Department of Utilities;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

2

- c. Submit a soils test prepared by a registered engineer to be used in street design;
- d. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- e. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-121);
- f. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- g. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- h. Dedicate all private streets and 12.5 feet adjacent to private streets as a Public Utility Easement for underground electrical and public utility facilities and appurtenances;
- i. Dedicate all private streets and 3 feet adjacent to private streets as a Public Utility Easement for water, sewer and drainage facilities and appurtenances;
- j. Show all existing easements;
- k. 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;
- l. **Notice:** Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- v. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
- w. Pay any unpaid Pocket Bridge fees;
- x. Minimum lot pad grade = 4.0 feet, and minimum gutter grade = +2.5 feet;
- y. Trash collection arrangements shall be addressed in the CC&R's to the satisfaction of the Department of Public Works;
- z. Phasing of Final Map shall be to the satisfaction of the Department of Public Works. Each phase shall have at least two access points;
- aa. Any required Rezone for Lots 9 and 13 of Riverlake will be effective upon recordation of this Final Map. A Rezone exhibit shall be submitted for approval of the Planning Department.

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

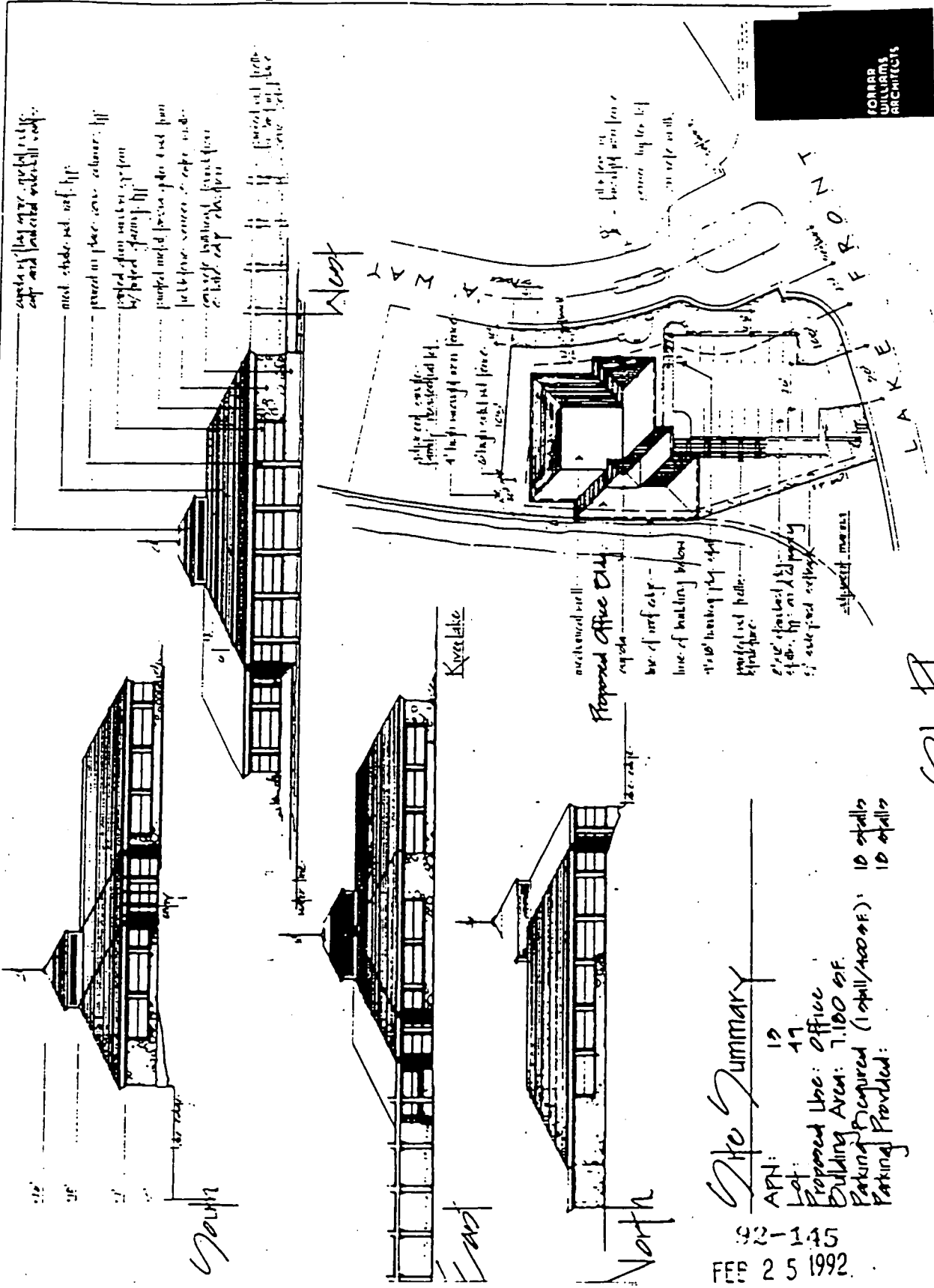
RESOLUTION NO.: _____

DATE ADOPTED: _____

001220

23

EXHIBIT D-1 FLOOR PLAN & ELEVATIONS



applied to the exterior metal siding
and stone set w/ h/ h/

placed in place over exterior h/ h/

finished with metal siding h/ h/

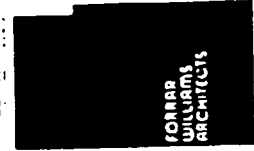
finished metal siding over wood h/ h/

in place over exterior h/ h/

concrete foundation h/ h/

4' high concrete wall
4' high concrete wall

mechanical well
line of roof edge
line of building below
10' building height
proposed building
size of building
of exterior wall
subject matter



FORBES WILLIAMS ARCHITECTS
Riverlake Office

Site Summary

APN: 10
Lot: 17
Proposed Use: Office
Building Area: 7,100 SF.
Parking Required (1 stall/100 SF): 10 stalls
Parking Provided: 10 stalls

92-145
FEB 25 1992

Site Plan

23