

# CITY PLANNING COMMISSION

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

APPLICANT	Newton Associates - P.O. Box 160273, Sacramento, CA 95816		
OWNER	Olivier Faust - 2230 Loma Vista Drive, Sacramento, CA 95825		
PLANS BY	Newton Associates - P.O. Box 160273, Sacramento, CA 95816		
FILING DATE	7-8-86	ENVIR. DET.	8-4-86
ASSESSOR'S-PCL. NO.	029-510-12 thru 34, par. 35		
		REPORT BY	EG:sg

- APPLICATION:
- A. Negative Declaration
  - B. Rezone from Townhouse (R-1A) to Garden Apartment (R-2B) zone
  - C. Tentative Map
  - D. Special Permit to develop a 50 unit condominium project

LOCATION: East side of Gloria Drive at terminus of Rosa Del Rio Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 50 unit condominium project.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1978 Pocket Community  
Plan Designation: Multiple Family Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Condos; R-1A	Front:	25'	25'
South: Apartments; R-3	Side(Int):	5'	59'
East: Shopping center; C-1	Rear:	15'	74'
West: Single family; R-1			

Parking Required:	100 spaces
Parking Provided:	102 spaces
Property Dimensions:	Irregular
Property Area:	2.69+ acres
Density of Development:	18.59 d.u. per acre
Square Footage of Building:	Flats - 862 sq. ft.; townhouse - 890 sq. ft.
Height of Building:	24 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Materials:	T1-11 wood siding
Roof Material:	Shakes

BACKGROUND INFORMATION: On August 9, 1979, the Planning Commission recommended approval of a rezone from R-1 to R-1A and a tentative map to divide 4+ acres into 34 airspace lots and one common lot. In addition, a special permit to develop 34 condominium units was also approved (P-8697). The project density was eight d.u./acre.

APPLC. NO. P86-264 MEETING DATE. August 28, 1986 ITEM NO. 9

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 13, 1986, the Committee recommended approval of the tentative map by a vote of five ayes and four absent, subject to the conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of a vacant 2.69+ acre portion of a 4.25+ acre lot. The site is zoned Townhouse (R-1A) and is designated for residential in the 1974 General Plan and multiple family residential in the 1978 Pocket Community Plan. Surrounding uses include single family, apartments and a shopping center.
- B. The applicant is proposing to divide the site and create a 2.69+ acre common lot and 50 airspace lots. The site would also be rezoned from Townhouse (R-1A) to Garden Apartment (R-2B). The applicant proposes to develop a 50 unit condominium project. Staff has reviewed the application and offers the following break down for each entitlement:
1. Rezone - The subject site is approved for a density of eight d.u./acre (R-1A) while the applicant is requesting to rezone to R-2B which would permit a maximum density of 21.8 d.u./acre overall. The applicant's proposal would be developed at a density of 18.59 d.u./acre.
  2. Tentative Map - The applicant is proposing to divide the existing 4.25+ acres into two separate common lots with individual airspace lots. The subject lot would consist of 2.69+ acres comprising one common lot and 50 airspace lots.
  3. Special Permit - The applicant's plans indicate 50 units, eight of which will be townhouse and 42 of which will be flats. Units will range in size from 862 square feet to 890 square feet. All the units will be two bedroom, 1-1/2 - 2 bath, with built-in laundry facilities in each unit. Site amenities include recreation area, spa and pool with carports for resident parking.
- C. In evaluating the applicant's proposal, staff has reviewed the existing 34 unit condo project on the north half of the site as well as other condo developments and the criteria for their development. The proposed development should provide those amenities that would be expected in an owner-occupied dwelling. The proposed units do not provide enclosed garages for each unit or a secured outdoor storage area or a communal storage area for boats, R.V.'s etc. Staff recommends that these amenities be provided.

The developed portion of the site is without recreational facilities which the applicant will provide on the south half of the site. The original application was approved subject to each resident's having a lifetime membership with the Southland Racquet & Swim Club; however there is no information to indicate that this was ever done. Staff would recommend that a joint-use agreement be provided for the two sites.

In addition, the site is being developed at a density of 18.5 d.u./acre. This density is much higher than the adjacent properties which are zoned for Single

Family (R-1) and Townhouse (R-1A) uses. The original project on this site was developed at a density of eight d.u./acre. Staff would recommend that the project be developed at a density which is more in keeping with the predominantly single family character of the neighborhood. Density should be no greater than 15 d.u./acre or 40 condos for the site which is equivalent to R-1A zoning.

- D. The project has been reviewed by Traffic Engineering, Fire, Engineering and the Rosa Del Rio Homeowners' Association. The following comment was received:

Traffic

All driveways will require permits and are subject to review and approval of the Traffic Engineer.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and a negative declaration has been filed.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the negative declaration;
- B. Denial of the rezoning from Townhouse (R-1A) to Garden Apartment (R-2B);
- C. Recommend approval of the tentative map, subject to conditions which follow; and
- D. Approve the special permit, 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:

1. Place the following note on the final map: Water, drain and sewer service connections must be paid for and installed at the time of obtaining building permits.
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. Covenants, Conditions and Restrictions shall provide owners of the northern parcel with access to common facilities to be constructed on the southern parcel to the satisfaction of the City Attorney.
4. Provide a standard driveway at the north end of the northern common lot to the satisfaction of the Public Works Director.

Conditions - Special Permit

1. The project shall be constructed with a maximum of 40 condominium units.
2. Each unit shall be developed with an attached enclosed garage. Automatic garage door openers shall be required for all garages.
3. The applicant shall record a joint use agreement for the use of the recreational facilities on both developments.
4. Secured outdoor storage area shall be provided for boats, R.V.'s, etc.
5. Bike storage/parking areas shall be constructed on-site.
6. No parking areas shall be located facing onto Gloria Drive.
7. A four foot high undulating berm shall be provided along Gloria Drive.

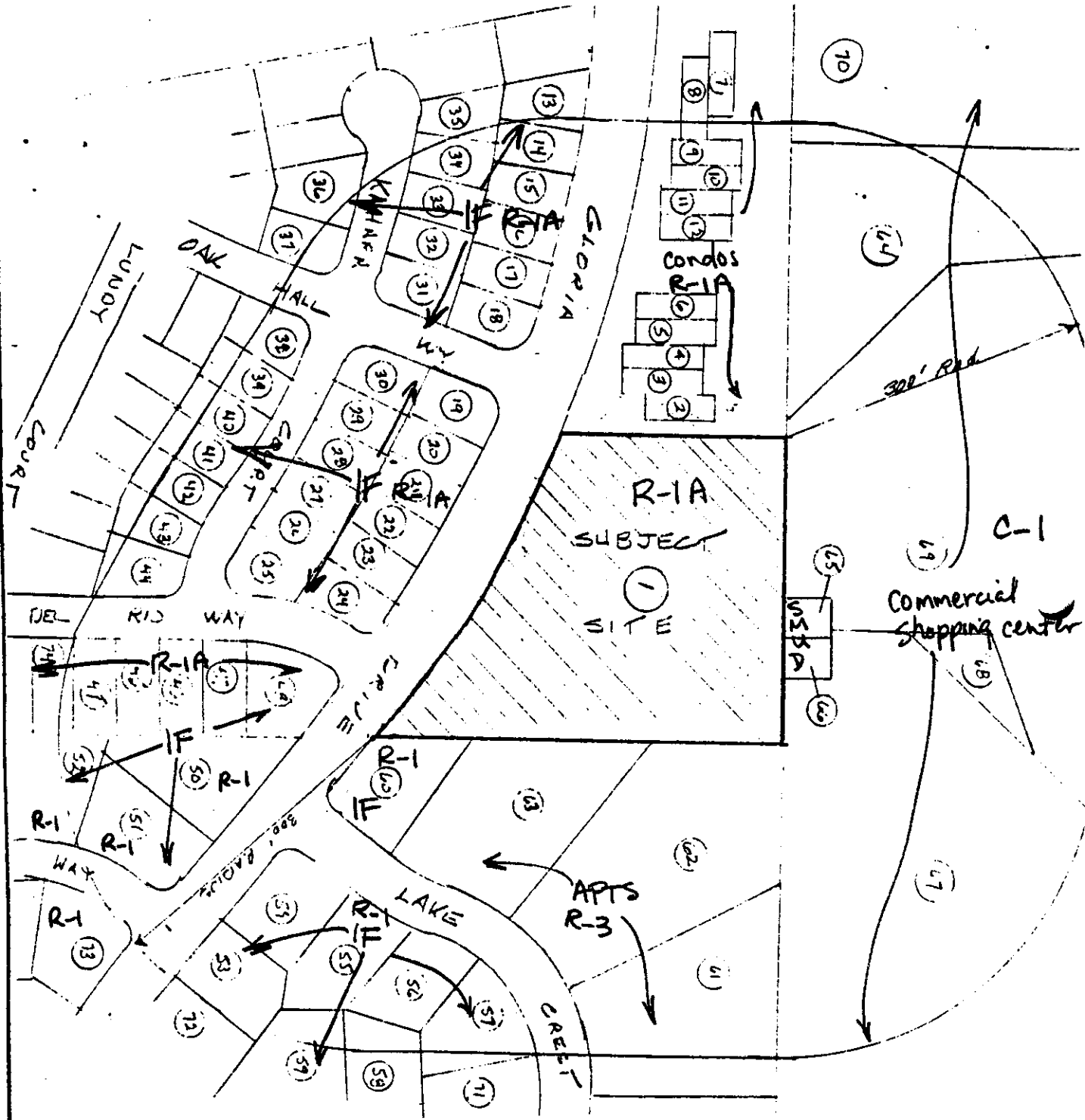
Findings of Fact - Special Permit

1. The proposal, as conditioned, is based on sound principles of land use in that:
  - a. Adequate parking is provided; and
  - b. Adequate landscaping will be provided.
2. The project, as conditioned is not injurious to the surrounding properties that:

The proposed use is compatible with surrounding land uses which includes both single family and halfplexes.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for multiple family uses by the 1978 South Pocket Community Plan and the proposed residential/condominium use conforms with the plan designation.



# VICINITY MAP



# LAND USE & ZONING MAP

TENTATIVE MAP  
**GLORIA PLACE**  
 SACRAMENTO CALIFORNIA

JULY 1986

OWNER/DEVELOPER:  
 OLIVER & PAUL  
 2220 LOMA Vista DR  
 SACRAMENTO CA 95815 PH. 484-1611

ENGINEER:  
 NEWTON ASSOCIATES  
 2000A LORAIN  
 SACRAMENTO CA 95816 PH. 483-7840

ADDRESS: 2000A LORAIN  
 SECTION 28-510-28

ACREAGE: 2.69 ACRES  
 PRESENT USE: VACANT

PROPOSED USE:  
 ONE LOT SUBDIVISION  
 50 CONDOMINIUMS

ZONING: R-1A  
 PRESENT: R-1A  
 PROPOSED: R-1A

SELLER:  
 CITY OF SACRAMENTO

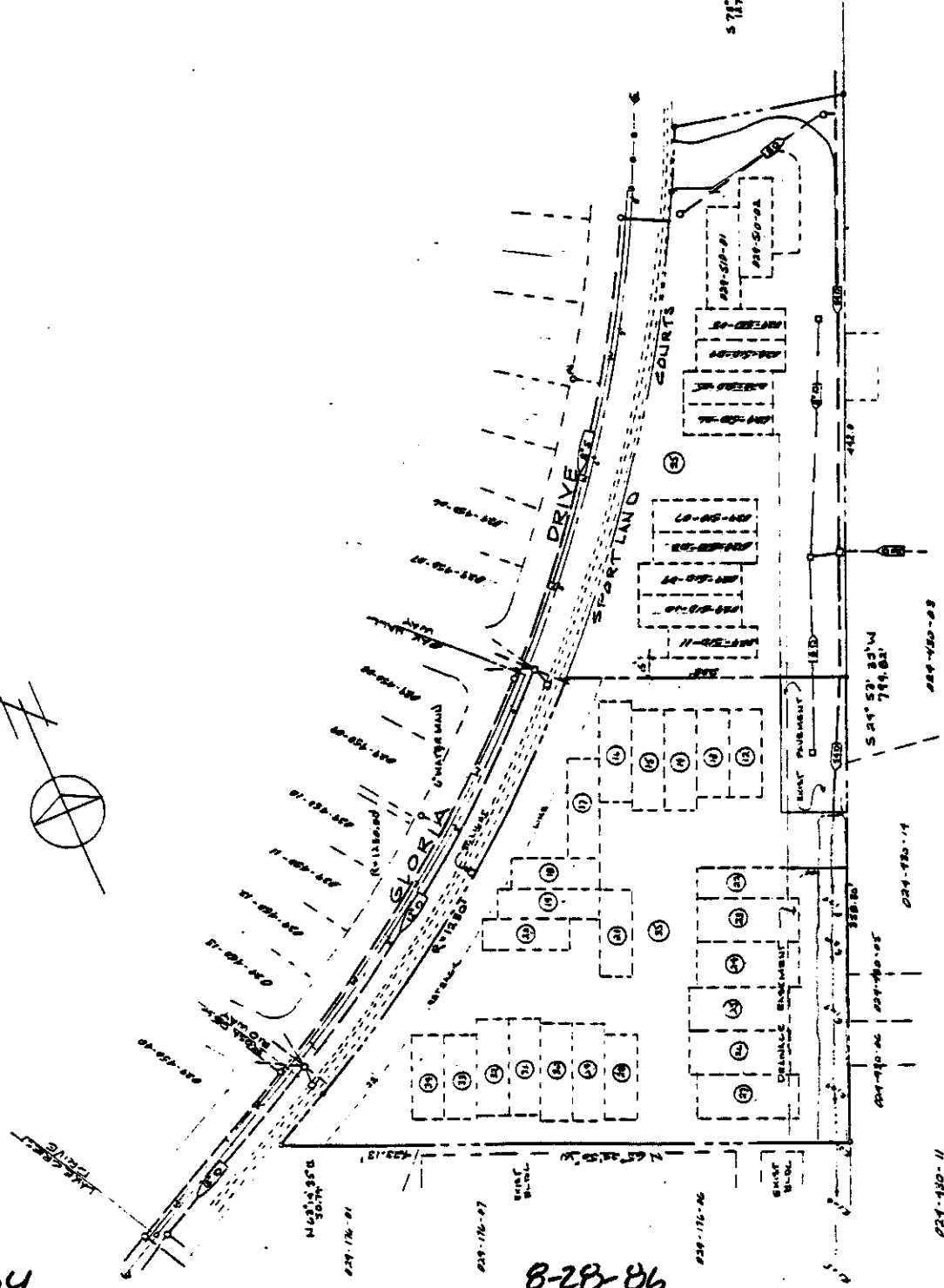
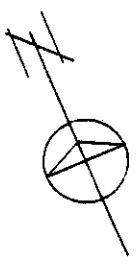
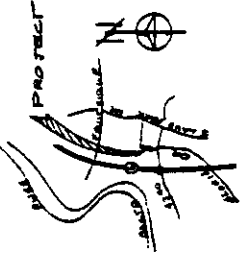
MAKER OF SACRAMENTO  
 DRAINAGE DISTRICT  
 CITY OF SACRAMENTO

OWNER:  
 S. M. L. D.  
 516 PACIFIC TELEPHONE  
 STREET IMPROVEMENTS  
 EXISTING

ARCHITECTURAL ENGINEERING  
 TO BE ISSUED  
 SACRAMENTO, CA

CONDOMINIUMS  
 6000A PLACE  
 CITY OF SACRAMENTO

DATE: 7/86  
 SCALE: 1" = 40'  
 BY: [Signature]  
 FOR: [Signature]



NOTE:  
 PORTLAND COURTS  
 PRET MAP - 54 LOTS  
 1 COMMON LOT

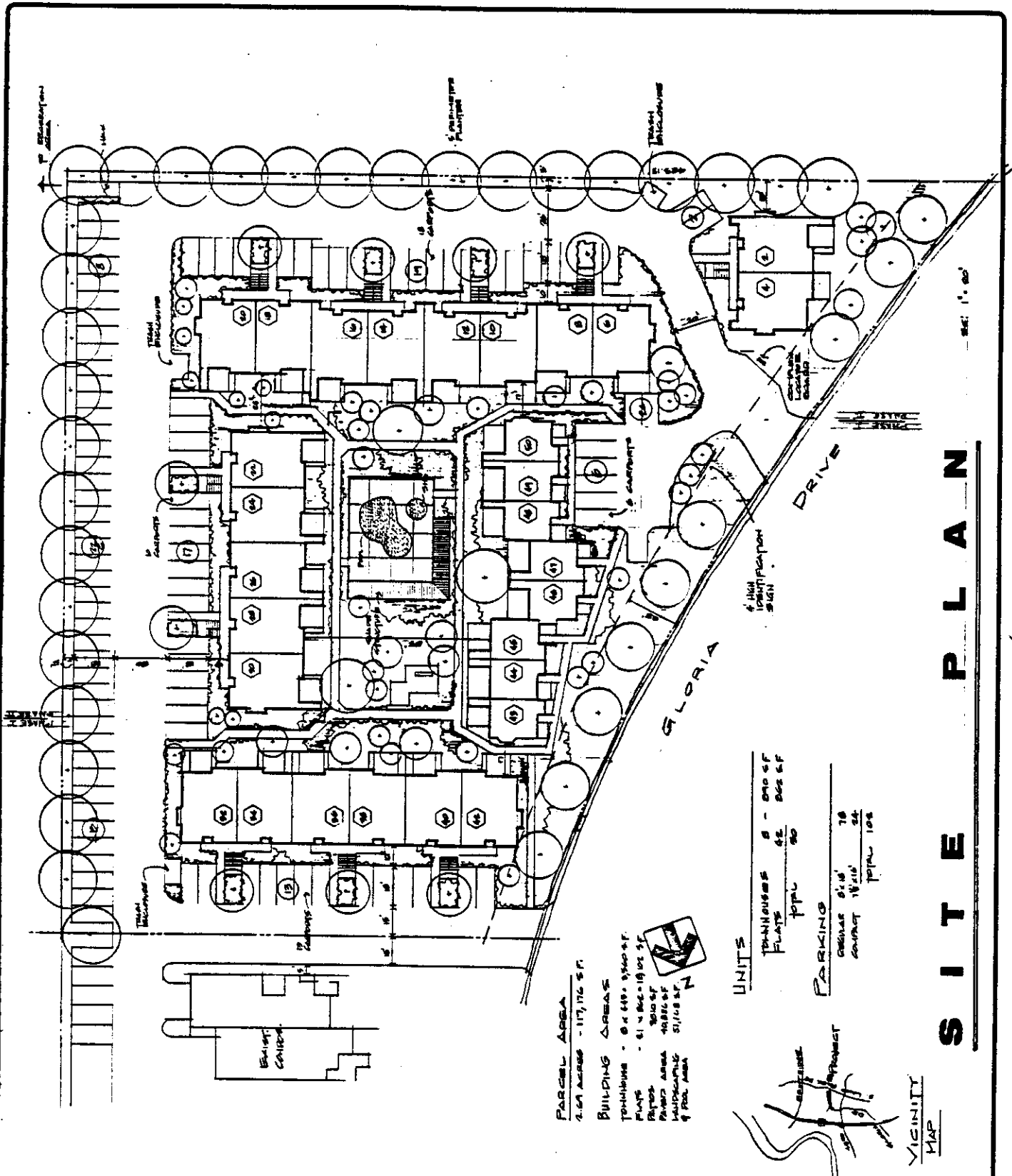
LEGEND  
 [Symbol] EXIST LOT WITHIN PROJECT AREA  
 [Symbol] BASIC LOT/LINE REMAINDER  
 [Symbol] SPARTLAND COURTS

P86-264

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# GLORIA PLACE CONDOMINIUMS



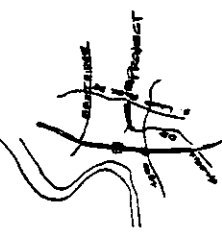
**PARCEL AREA**  
2.64 ACRES - 117,176 S.F.

**BUILDING AREAS**  
TOWNHOUSES - 6 x 445,500 S.F.  
FLATS - 61 x 402,195 S.F.  
PARKING - 30,000 S.F.  
PARKING AREA - 40,800 S.F.  
LANDSCAPING - 51,100 S.F.  
& POOL AREA

UNITS	
TOWNHOUSES	8 - 800 S.F.
FLATS	62 - 800 S.F.
<b>total</b>	<b>70</b>

PARKING	
ORIGINAL S.I.M.	78
CONTRACT W/116	24
<b>total</b>	<b>102</b>



VICINITY  
MAP

## SITE PLAN

SCALE: 1" = 60'

GLORIA PLACE  
 CONDOMINIUMS  
 2 GLORIA DRIVE  
 SACRAMENTO, CALIFORNIA 95811  
 ARCHITECTS & ENGINEERS  
 LAWRENCE H. HENTON  
 1515 AVENUE D  
 SACRAMENTO, CA 95811

DATE	11-15-82
BY	J.S.
NO.	11-15-82
REV.	11-15-82
DATE	11-15-82
BY	J.S.
NO.	11-15-82
REV.	11-15-82

NO.	
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Item 9











