

CITY PLANNING COMMISSION

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

APPLICANT	SPINK CORPORATION, 2590 Venture Oaks Way, Sacramento, CA 95833		
OWNER	RIVERVIEW VILLA II INVESTORS, 1401 El Camino Avenue, Sacramento, CA 95815		
PLANS BY	SPINK CORPORATION, 2590 Venture Oaks Way, Sacramento, CA 95833		
FILING DATE	10/22/87	ENVIR. DET.	Ex 15303 (e) REPORT BY SD/vf
ASSESSOR'S-PCL. NO.	029-0166-012,013,014		

- APPLICATION:
- A. Variance to locate a portion of parking maneuvering space off-site.
 - B. Lot Line Adjustment.

LOCATION: Northeast corner of Riverside Boulevard and Lake Glen Way.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 42 unit apartment complex known as Riverview Villa II on 1.8± vacant acres.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 North Pocket Community Plan Designation:	Residential 22-29 du/ac.
Existing Zoning of Site:	R-3
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1AR	Front:	25'	25'
South: Apartments; R-3	Side(Int):	5'	60'
East: Freeway			
West: Single Family; R-1	Rear:	15'	15'

Parking Required:	66 Spaces
Parking Provided:	68 Spaces
Property Dimensions:	Irregular
Property Area:	1.8± acres
Density of Development:	23 d. u. per acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: On December 17, 1985, the City Council approved the necessary entitlements to develop a 42 unit apartment complex on Phase II of the subject site (P85-213). This approval was subject to the following conditions:

Conditions - Rezone

1. The subject site rezoning shall be restricted to 42 units or a maximum density of 23.3 d. u./ac.

2. The applicant shall modify the site plan and elevations to incorporate the conditions which follow. The final plans shall be submitted to the Planning Director for review and approval prior to issuance of building permit.
 - a. Roofing material shall be a minimum medium wood shake or equivalent material subject to the approval of the Planning Director;
 - b. exterior building material shall be a combination of horizontal wood siding and cement plaster as proposed. The side elevations shall have sufficient change in planes to minimize the occurrence of butt joints on the same surface plane when horizontal masonite/wood siding is used.
 - c. the end elevations shall incorporate additional window openings and/or change in surface planes to relieve flat elevations subject to the approval of the Planning Director;
 - d. Revised site plan shall indicate locations of trash enclosure facilities and shall adhere to design guidelines attached as Exhibit H;
 - e. metal carports shall be trimmed with wood and painted to be compatible with the main building structures subject to the approval of the Planning Director;
 - f. landscape treatment and design shall adhere to the Residential Design Criteria attached as Exhibit H;
 - g. window and sliding aluminum door frames shall be anodized aluminum frames;
 - h. ground floor patio walls and second floor balcony screening walls shall be solid to screen interior space from view, and shall be constructed of either horizontal wood siding or stucco to match the main building material, or an alternative design acceptable to the Planning Director;
 - i. if horizontal masonite sidings is used, the wood siding shall be pre-primed to minimize repainting and exterior maintenance problems.
3. The applicant shall submit an agreement between adjacent property owners to allow for reciprocal access and back out maneuvering space prior to issuance of building permit. The applicant shall also submit a minimum 50-year lease agreement from the adjacent

project's owner for the 16 off-site parking spaces to the Planning Director prior to issuance of building permit.

4. The existing entry into parking area shall be modified as a private driveway entry.
5. The applicant shall develop additional parking on Riverview Villa I apartment complex site as shown on Exhibit A to satisfy 1.5:1 parking requirement. Detached site plan indicating carport structure and landscape treatment for this parking lot expansion shall be submitted to Planning Director for approval prior to issuance of building permit.
6. The applicant shall comply with the following mitigation measures related to trees, noise, housing and archaeology:
 - a. As replacement for the six trees identified for removal, the applicant shall plant six 24-inch box specimen Valley Oak trees on the property in an area that will promote their growth. The planting of these trees to the satisfaction of the City Arborist shall occur prior to issuance of the final inspection permit for this project, by the City Building Division.
 - b. grading, trenching, cutting and/or filling within the drip line of those trees designated on the site plan for preservation, shall not occur;
 - c. no actions shall be taken that will harm the health, vitality or longevity of those trees identified on the site plan for preservation;
 - d. prior to cutting or removing the Fig thicket, the applicant shall prepare a mounted, labeled "photo-essay" documenting the Fig growth both externally and internally (during the summer season) for submission to the Planning Department for the City Archives;
 - e. the design of the building facades shall be reviewed by a qualified acoustical consultant prior to final approval;
 - f. the design of party walls and floor/ceiling assemblies should be reviewed by a qualified acoustical consultant prior to final approval;
 - g. the single family structure shall be made available for 30 days for relocation to any interested party prior to issuance of demolition permits. Such party shall have a minimum of 60 days during which to move structure.

- h. if unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level, before construction continues.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The north Pocket Community Plan designates the subject site for 22 to 29 residential units per acre. The site is surrounded by the following: townhouses, zoned R-1AR to the north, I-5 to the east, apartments, zoned R-3 to the south, and residential, zoned R-1 to the west. The applicant proposes 42 residential units on 1.8+ acres resulting in a density of 23.3 units per acre.

B. Design

The subject site is comprised of four parcels resulting from the taking of right-of-way for I-5. Phase I is developed with 101 apartment units. Phase II is vacant and comprised of three irregularly shaped parcels. The applicant proposes to merge the three parcels which make up Phase II. Staff has no objection to this request which will make the site more developable. In addition, the applicant wishes to adjust the lot line between Phase I and Phase II so that each apartment complex has adequate on-site parking. Staff also supports this request.

C. Parking Variance

The subject site was originally separated by 43rd Avenue, a public street abandoned for construction of I-5. The right-of-way now serves as a driveway to parking for Riverview Villa I. The applicant proposes to provide a double bank of 90 degree parking spaces on the old right-of-way. Riverview Villa I requires 151 parking spaces. Riverview Villa II will require 66 parking spaces. The proposed lot line adjustment will provide each apartment complex with an adequate number of on-site spaces. The double-loaded parking aisle achieves a more efficient design and minimizes surfaced area. However, since some maneuvering area is commonly used by both apartment complexes, the applicant has requested a variance to locate maneuvering area off-site. Staff has no objection to this request.

D. Other Agency Review

Plans for the project were routed to the Traffic Engineer and City Engineer for review and comment. At this writing, no response has been returned.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15303(e)). Conditions of P85-213 still apply to construction.

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the variance subject to conditions and based upon findings of fact which follow:
- B. Approve the lot line adjustment by adopting the attached Resolution.

Conditions - Variance

- 1. The applicant shall record the necessary cross access and maneuvering agreements prior to issuance of building permits.
- 2. The parking on the old road right-of-way shall be striped with 90 degree parking spaces per the attached site plan.
- 3. Applicant shall comply with conditions of P85-213.

Findings of Fact - Variance

- 1. The variance is not a special privilege extended to one property owner, in that there is adequate maneuvering space between the two parcels.
- 2. Granting the variance is not a use variance in that multi-family uses are allowed in the R-3 zone.
- 3. Granting the variance will not be injurious to surrounding property in that:
 - a. requiring on-site maneuvering space will reduce the efficiency of the parking lot design;
 - b. requiring on-site maneuvering will needlessly increase surfaced area.
- 4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1976 North Pocket Community Plan and the proposed project conforms with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO PROPERTY LOCATED AT THE NORTHEAST CORNER OF
RIVERSIDE BOULEVARD AND LAKE GLEN WAY.

(APN: 029-0166-012,013,014)

(P87-446)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northeast corner of Riverside Boulevard and Lake Glen Way; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15303(e)).

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Residential Use by the 1976 North Pocket Community Plan and the proposed lot line adjustment conforms with the Plan Designation.

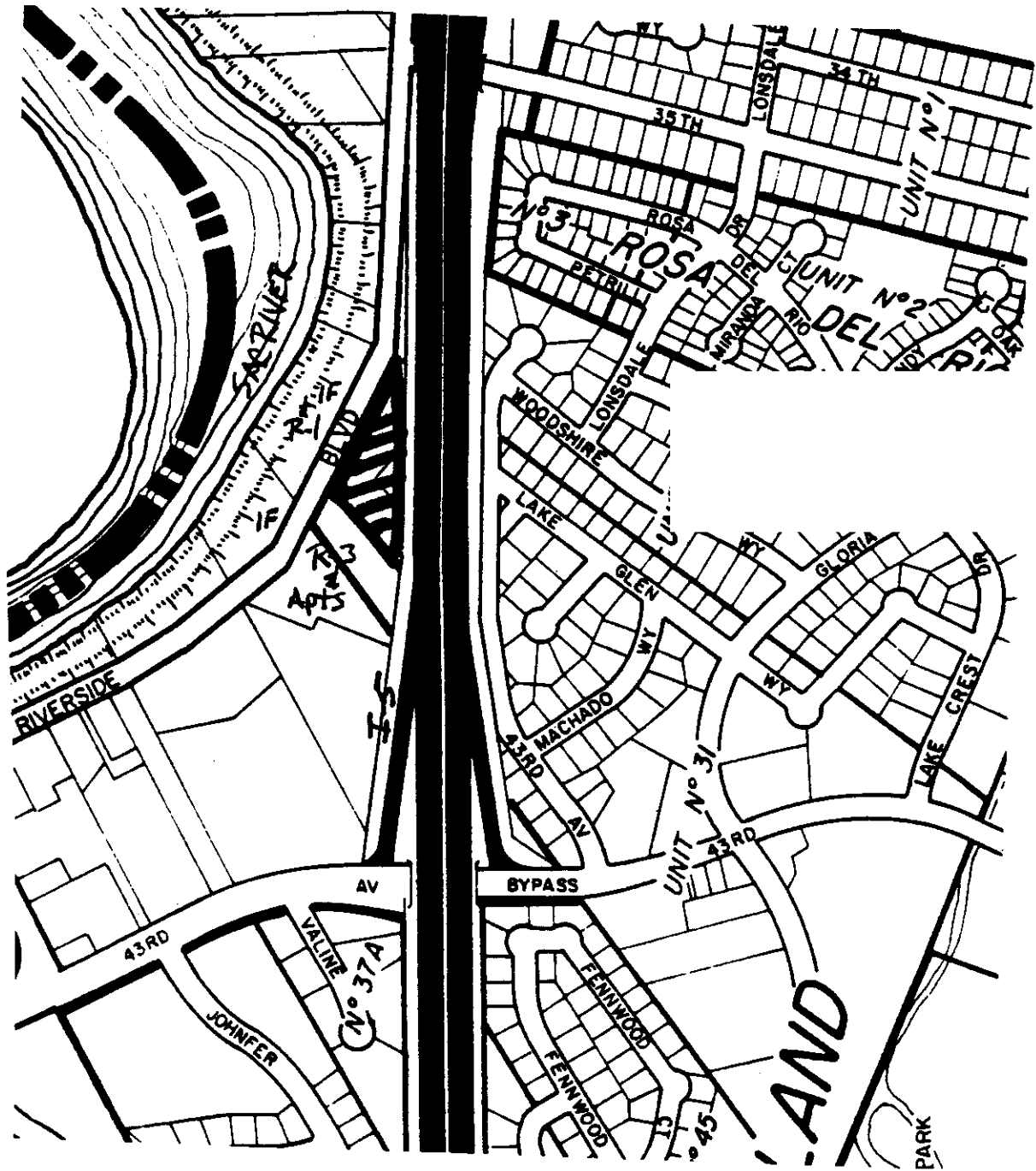
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the northeast corner of Riverside Boulevard and Lake Glen Way, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING

087-446
085-212

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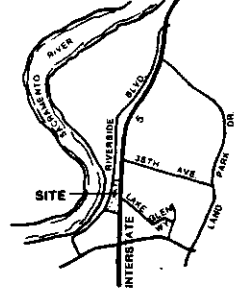
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EXHIBIT A

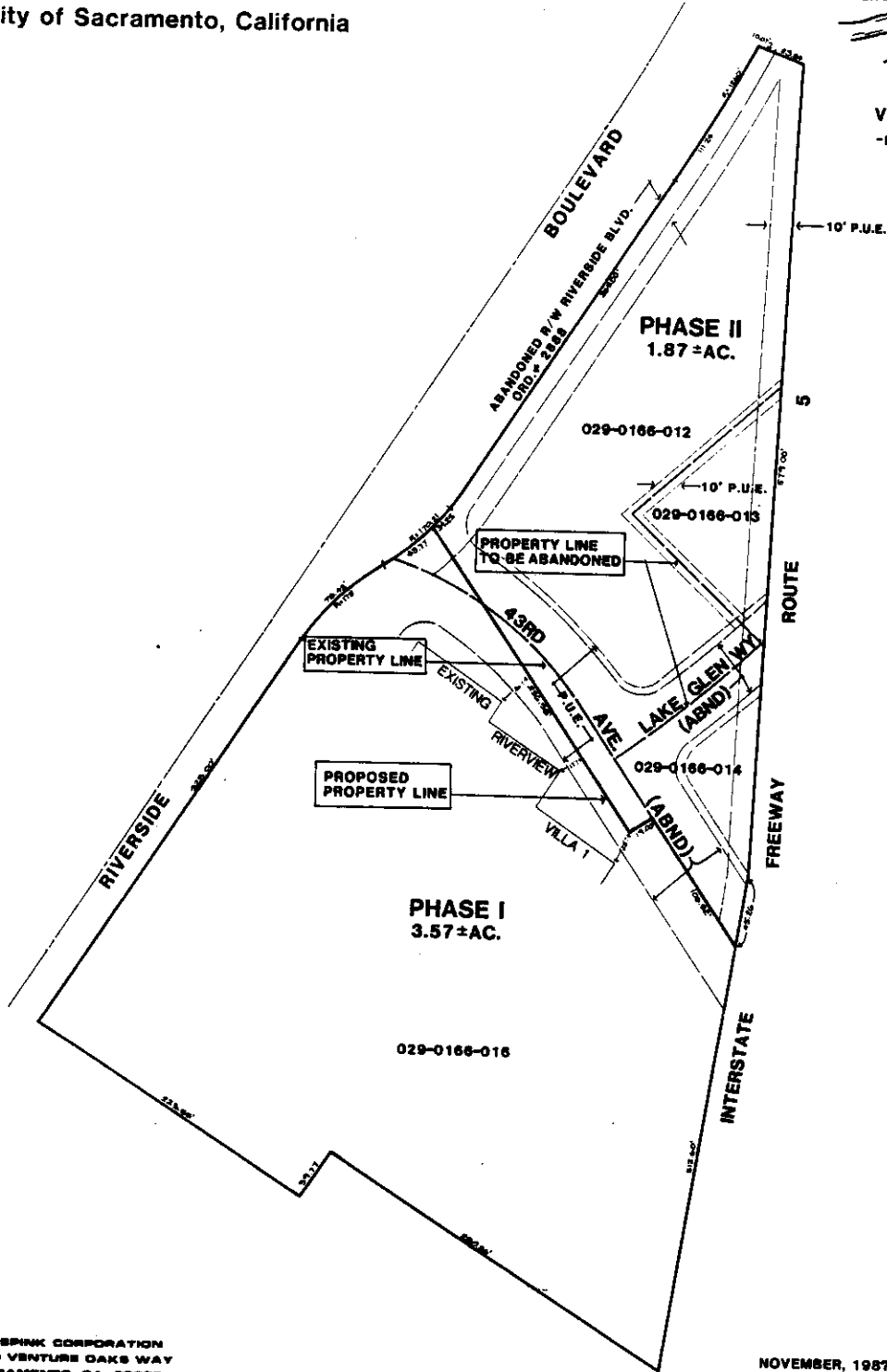
PROPOSED LOT LINE ADJUSTMENT
& LOT MERGER EXHIBIT

RIVERVIEW VILLA PHASE I & II

City of Sacramento, California



VICINITY MAP
-not to scale-



 THE SPINK CORPORATION
2550 VENTURE OAKS WAY
SACRAMENTO, CA. 95833
(916)662-8550
ENGINEERING • ARCHITECTURE • PLANNING •
LANDSCAPE ARCHITECTURE • SURVEYING •
MAPPING • PHOTOGRAMMETRY

NOVEMBER, 1987



187-446

12-17-87

ITEM#

EXHIBIT B

1341-020
November 25, 1987

LOT LINE ADJUSTMENT
MERGER
REVISED DESCRIPTION
RIVERVIEW VILLA PHASE II

All that portion of "South Land Park Hills Unit No. 31", and all that portion of Riverside Boulevard, 43rd Avenue, and Lake Glen Way abandoned by the City of Sacramento Ordinance No. 2978 and 2888, according to the official plat thereof, filed in the Sacramento County Recorders Office in Book 66 of Maps, Map No. 9, City of Sacramento, County of Sacramento, California, described as follows:

Beginning at the most Northerly corner of Lot A, as said lot is shown on the official plat of said South Land Park Hills Unit No. 31; thence from said point of beginning along the Northeasterly boundary of said South Land Park Hills Unit No. 31, South $69^{\circ} 06' 05''$ East 23.84 feet to a point located on the Westerly right of way line of Interstate Highway 5; thence along the Westerly right of way line of said Interstate Highway 5; the following two (2) courses: (1) South $02^{\circ} 29' 00''$ West 579.00 feet and (2) South $08^{\circ} 43' 14''$ West 45.26 feet to the intersection with the centerline of said 43rd Avenue as shown on said plat; thence along said centerline North $34^{\circ} 17' 35''$ West 106.82 feet; thence leaving said centerline South $55^{\circ} 42' 25''$ West 19.00 feet; thence North $34^{\circ} 17' 35''$ West 256.58 feet to a point on the Northerly line of Riverside Abandonment as described in said Ordinance 2888; thence along the boundary of said ordinance the following four (4) courses: (1) Along the arc of a 170.21 foot radius curve to the left, said arc being subtended by a chord bearing North $38^{\circ} 31' 58''$ East 34.25 feet; (2) North $32^{\circ} 45' 30''$ East 265.00 feet; (3) Along the arc of a 1260.00 foot radius curve to the left, said arc being subtended by a chord bearing North $30^{\circ} 13' 42''$ East 111.24 feet to a point on the Northerly boundary of said South Land Park Hills Unit No. 31; and (4) Along said Northerly line South $69^{\circ} 06' 00''$ East 10.07 feet to the point of beginning and containing 1.87 acre more or less.

EXHIBIT C

1341-020
November 25, 1987

LOT LINE ADJUSTMENT
REVISED DESCRIPTION
RIVERVIEW VILLA PHASE I

All that portion of Project Section 27, Township 8 North, Range 4 East, M.D.B. & M., and all of Lots G, I and 2, and portions of Lots 3 and 4, 43rd Avenue and Riverside Boulevard, as shown on the "Plat of South Land Park Hill Unit No. 31", recorded in Book 66 of Maps, Map No. 5, records of said County, City of Sacramento, County of Sacramento, California, described as follows:

Beginning at a point on the Southwesterly boundary of said South Land Park Hills Unit No. 31, from which point the most Westerly corner thereof bears North $34^{\circ} 17' 35''$ West 26.29 feet; thence from said point of beginning, Northeasterly, curving to the right on an arc of 175.00 foot radius, said arc being subtended by a chord bearing North $46^{\circ} 08' 06''$ East 78.43 feet; thence curving to the left on an arc of 170.21 feet radius, said arc being subtended by a chord bearing North $51^{\circ} 41' 44''$ East 43.77 feet; thence South $34^{\circ} 17' 35''$ East 256.58 feet; thence North $55^{\circ} 42' 25''$ East 19.00 feet; thence South $34^{\circ} 17' 35''$ East 106.82 feet to a point on the Westerly line of the Interstate Highway 5; thence South $08^{\circ} 43' 14''$ West 312.60 feet along the Westerly line of said Interstate Highway 5; thence North $56^{\circ} 48' 50''$ West 280.26 feet; thence South $33^{\circ} 11' 10''$ West 39.77 feet; thence North $56^{\circ} 48' 50''$ West 223.66 feet to a point on the Southeasterly line of Riverside Boulevard; thence North $33^{\circ} 11' 10''$ East 328.00 feet along the Southeasterly line of said Riverside Boulevard to the point of beginning and containing 3.57 acres more or less.

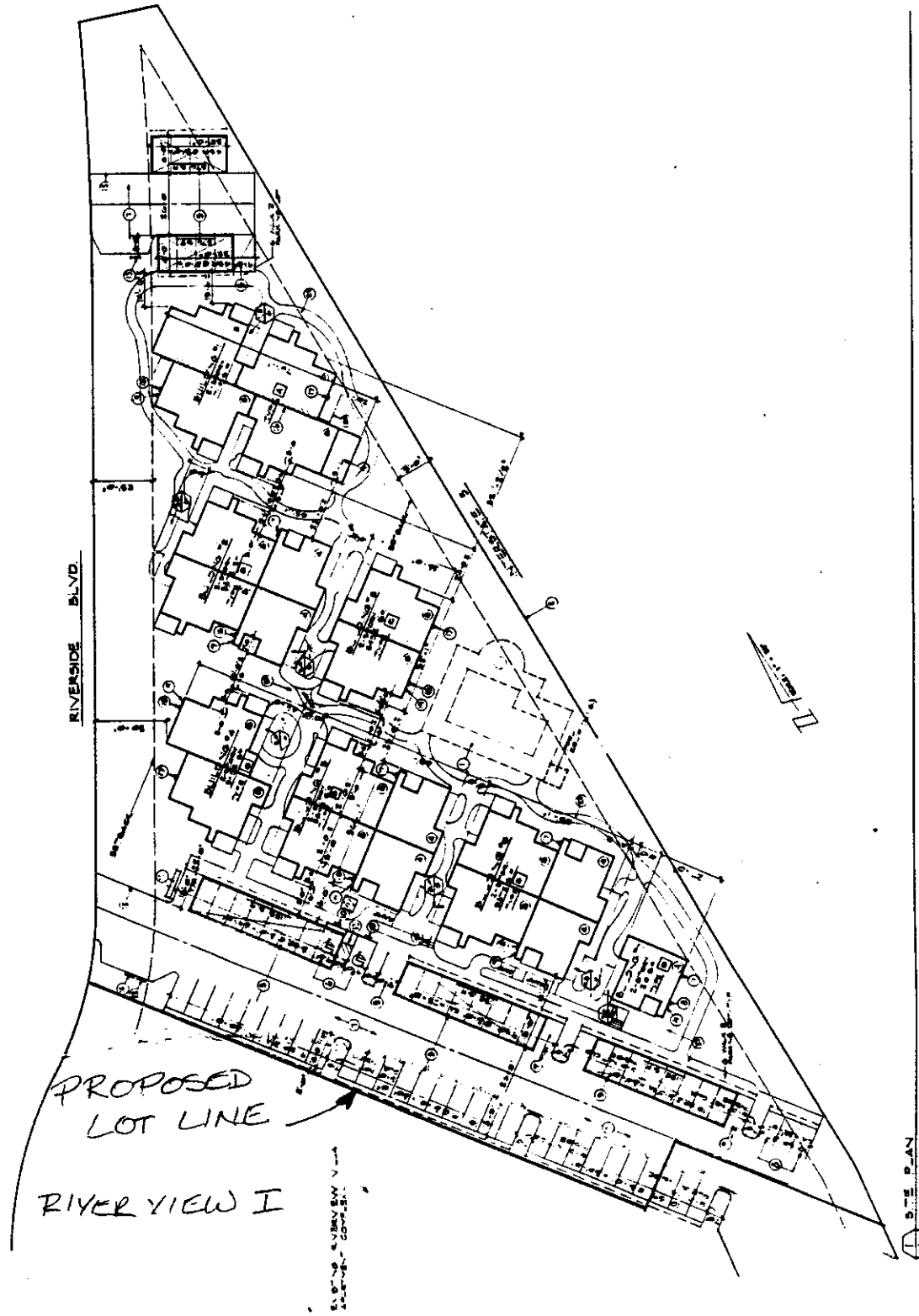
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Item #

SITE PLAN

1. FOUND. WALL AND LOCATION OF CURB
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3. CURB - DRIVE
4. EXISTING DRIVE TO DRIVE
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ITEM # 11