



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

APPROVED
BY THE CITY COUNCIL

FILED
By the City Council June 11, 1981
Office of the City Clerk

MARTY VAN DUYN
PLANNING DIRECTOR

JUN 12 1981

City Council
Sacramento, California

Cont. to
7-14-81
[JUL 7 1981

Office of the City Clerk
Cont 40
7-7-81

OFFICE OF THE
CITY CLERK
Intent to
Appr subj to
preparation
of documents
Jul 8-4-81

JUN 16 1981

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
 2. Rezoning from R-2B-R to R-1A
 3. Tentative Map (P-9397)

LOCATION: Southeast corner of Gloria Drive and Rivergate Way

SUMMARY

This is a request for entitlements necessary to develop 14 halfplex units. The Planning Commission, by a split vote, approved the request. The Commission also approved a special permit to allow the halfplex units.

BACKGROUND INFORMATION

The subject site is a long and narrow parcel that is zoned for apartments. It was anticipated for apartment development in conjunction with an adjacent parcel to the south. However, the sites were under different ownership and will be developed separately.

Fourteen halfplexes are proposed for the site. Staff has no objection to the proposed halfplex use; however, there is a concern regarding the design of the elevations.

The applicant indicated that three basic elevations will be utilized. Staff's concern is the dominant feature of the garages for each unit. The visual appearance for the proposed 14 halfplex units will result in a row of garages along Rivergate Way. The width of the proposed lots (31 feet by 110 feet average) makes it difficult to avoid the garages. Staff suggests that two units be eliminated to allow additional width for the remaining lots. This would allow greater design flexibility and additional landscaping.

The majority of the Planning Commission has no objection to the proposal. Two Commissioners voted against the project. They agreed with staff's concerns regarding the elevation and site design.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF COMMISSION

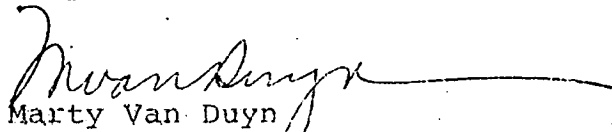
On May 13, 1981, the Planning Commission, by a vote of six ayes, two noes, one absent, approved the project subject to conditions.

RECOMMENDATION

If the City Council agrees with the Planning Commission's recommendation, the proper action would be to approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Rezoning Ordinance; and
3. Adopting the attached Resolution adopting findings of fact, approving the Tentative Map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9397

June 16, 1981
District No. 8

1. ORDINANCE NO.

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLORIA DR. AND RIVERGATE WAY FROM THE R-2B-R Garden Apartment-Review ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P- 9397) (APN: 031-400-07)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-2B-R Garden Apartment-Review zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P-9397

RIVERGATE SUBDIVISION

DESCRIPTION

All that certain real property situate in the City of Sacramento, State of California, described as follows:

Lot R of Riverview Manor Unit No. 2 as shown on the official plat thereof filed in the Office of the Recorder of Sacramento County in Book 120 of Maps, Map No. 19.

W.O. 8104-01-40

P 9397

RESOLUTION No.

Adopted by The Sacramento City Council on date of

JUNE 16, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR RIVERGATE ESTATES.
(APN: 031-400-07) (P-9397)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Rivergate Estates, located at the southeast corner of Gloria Drive and Rivergate Way (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on June 16, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Pocket Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. The setbacks shall be varied as per plans submitted by the applicant on May 13, 1981.
 - 2. The applicant must comply with the Parkland Dedication Ordinance and the conditions recommended by the Subdivision Review Committee.

MAYOR

ATTEST:

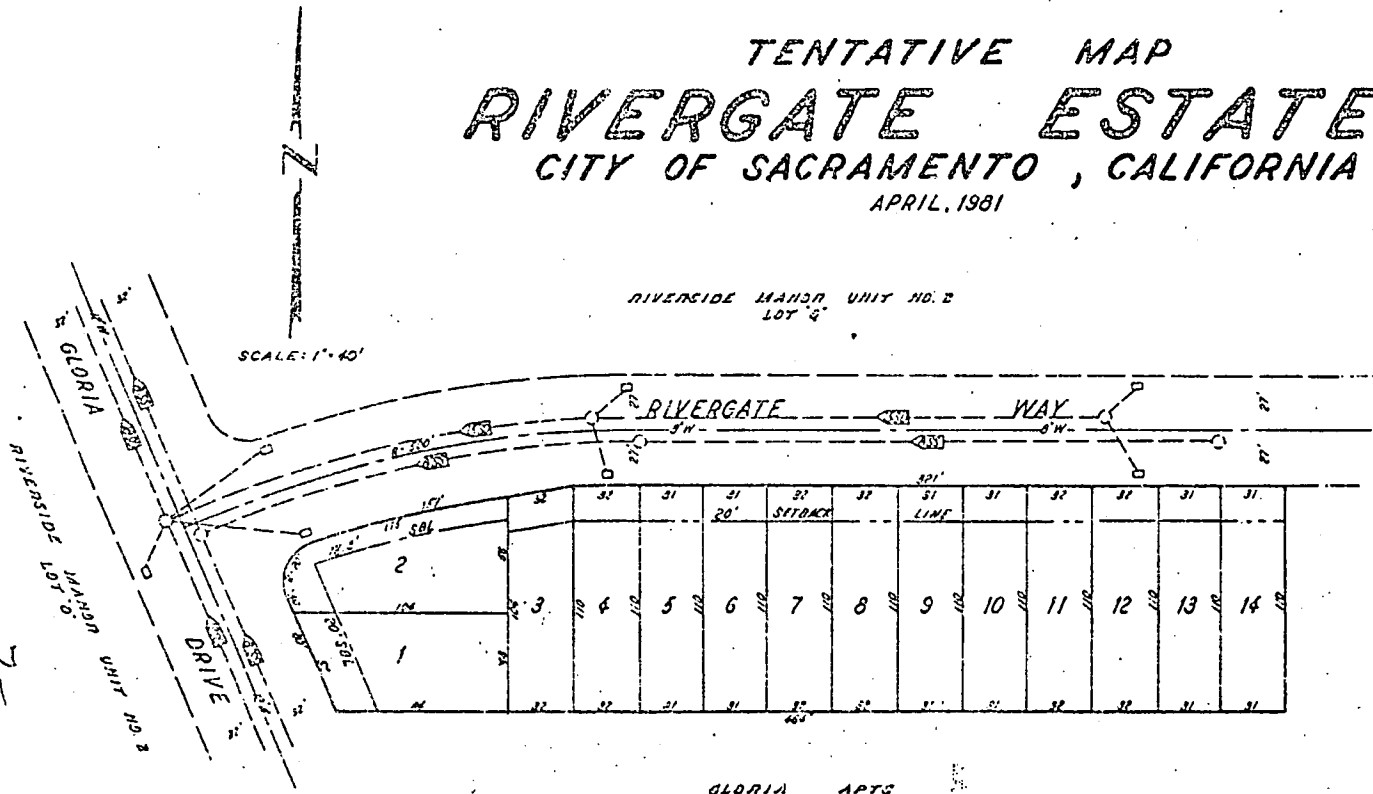
CITY CLERK

TENTATIVE MAP

RIVERGATE ESTATES

CITY OF SACRAMENTO, CALIFORNIA

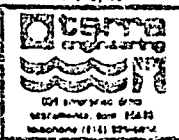
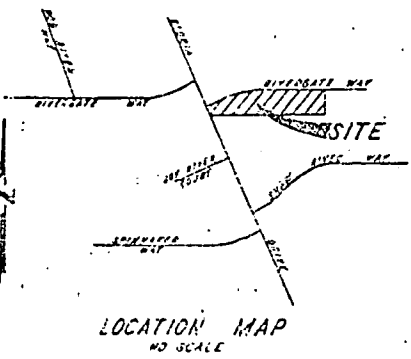
APRIL, 1981



GENERAL NOTES:

- GROSS AREA
1.172 ACRES
- PRESENT USE
VACANT
- PROPOSED USE
14 HALF-PLAT LOTS
- PROPOSED DENSITY
11.3 DU/ACRE
- EXIST ZONING
R-75R
- PROPOSED ZONING
R-1A
- LOT SIZES
3410 SF MIN.
- PROP. IMPROVEMENTS
CITY OF SACRAMENTO
- WATER SUPPLY
CITY OF SACRAMENTO
- SEWAGE DISPOSAL
SACTO. CO. REGIONAL SAN. DISTRICT
- DRAINAGE
CITY OF SACRAMENTO
- FIRE PROTECTION
CITY OF SACRAMENTO
- SCHOOL DISTRICT
SACTO. CITY UNIFIED SCHOOL DISTRICT
- PARK DISTRICT
CITY OF SACRAMENTO
- POWER & GAS UTILITIES
SAC. CO. P&G
- ASSESSORS PARCEL NO.
031-100-07
- DESCRIPTION
LOT 9
- ENGINEER
TERRA ENGINEERING
835 ENTERPRISE DRIVE
SACTO. CALIF. 95825
- OWNER
JOHN BERGGREN / CHARLES GARNABY
2770 SIERRA BLVD. #C
SACTO. CALIF. 95825
- DEVELOPER
REYNER J. BAODIS
8585 FOLSOM BLVD
SACTO. CALIF. 95827

PRINTED
APR 10 1981
TERRA ENGINEERING





SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE May 13, 1981
 ITEM NO. 176 FILE NO. P-9397
M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

LOCATION: NE corner of Gloria Drive & Rivergate Way

- Favorable Unfavorable Petition Correspondence

PROPOSERS	
NAME	ADDRESS
<u>Chris Bordin - 2520 E. Tiffany Lane, Sacramento</u>	

OPPOSERS	
NAME	ADDRESS

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong		✓		
Goodin	✓			
Holloway	✓			✓
Hunter	✓		✓	
Larson	✓			
Muraki		✓		
Silva	<u>absent</u>			
Simpson	✓			

MOTION:

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

STAFF REPORT AMENDED 5-13-81
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Terra Engineering, 936 Enterprise Drive, Sacramento, CA 95825				
OWNER	John Berggren and Charles Barnaby, 2270 Sierra Blvd., #C, Sacramento, CA 95825				
PLANS BY	Terra Engineering, 936 Enterprise Drive, Sacramento, CA 95825				
FILING DATE	4-10-81	50 DAY CPC ACTION DATE		REPORT BY	TM:bw
NEGATIVE DEC.	4-21-81	EIR		ASSESSOR'S PCL. NO.	031-400-07

- APPLICATION:
1. Negative Declaration
 2. Rezone 1.2+ acres from Garden Apartment-Review, R-2B-R to Townhouse, R-1A
 3. Special Permit to develop 14 halfplex units
 4. Tentative Map

LOCATION: Southeast corner of Gloria Drive and Rivergate Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop 14 halfplex units.

PROJECT INFORMATION:

General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Multiple Family
Existing Zoning of Site:	R-2B-R
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Multiple family residential; R-2B-R
South:	Vacant; R-2B-R
East:	Vacant, residential; R-1
West:	Vacant; R-2B-R

Property Dimensions:	110' x 464'	Area:	1.2+ acres
Density of Development:			11.9 dwelling units per acre
Topography:			Flat
School District:			Sacramento City Unified
Number of Halfplexes:			14
Average Lot dimension:	31.5' x 110'	Area:	3,465 square feet
Square Footage of proposed halfplexes:			1,609 to 2,209 square feet
Materials:			Wood and stucco

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS: On April 22, 1981, by a vote of seven ayes, one no and one abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.

2. The following improvements must be constructed or under contract and construction started prior to filing the final map:
 - a. sewer and water services to each lot;
 - b. relocate street lights and fire hydrants as required by the Engineering Department according to Engineering standards;
 - c. key cutting of lip of gutter and one-inch overlay of pavement of south half of street.

The Planning Department voted against the proposed subdivision design based upon concerns which will be expressed in the following staff evaluation.

STAFF EVALUATION: The subject site consists of a 110' x 464' parcel currently zoned Garden Apartment-Review. Due to the length and width of the parcel, it would be difficult to develop the site with a conventional Garden Apartment project. Staff finds that an alternative land use such as patio homes or halfplexes would be appropriate for this site. However, staff has the following concerns regarding this specific proposal:

1. With the exception of the two corner lots, the proposed halfplexes are to be set back a uniform 20 feet and placed on narrow lots which are 31' or 32' x 110'. Staff recommends that the lot widths be varied between 31 feet and 40 feet and that the setbacks be varied from 20 feet to 30 feet. The variation in lot widths and setbacks will help to eliminate the row housing effect which the development currently projects. It will also allow greater design flexibility for the units.
2. The proposed halfplexes for lots one and two are designed with both their driveways entering onto Gloria Drive. Staff requests that these units be redesigned so that the driveway for lot two enter onto Rivergate Way as far from the corner as possible and that the driveway for lot one be relocated as far south as possible. This redesign will eliminate the potential problem of backout traffic from two units entering a busy intersection at an odd angle.
3. The applicant has indicated that three different unit types will be utilized with a variation in exterior materials. All units are proposed to be constructed with shake roofs. Conceptually, the variation in number of unit types and roof design appears to be acceptable. However, staff finds that they all have the same bulky appearance with the garage doors as the dominant element on the front elevation. Staff suggests that the lots be increased in width in order to allow greater design flexibility. The larger lots would help eliminate the garage as the dominant feature and the row appearance of the proposed units.

In conclusion, staff recommends that the Commission continue this item and direct the applicant to redesign the project to address the concerns of staff.

4. Parkland Dedication Ordinance: As of April 6, 1981 all residential tentative map applications must comply with the City's Parkland Dedication Ordinance. This ordinance specifies that the subdivider must, as a condition of approval of a final subdivision map, dedicate land, pay a fee in lieu thereof, or both, at the option of the City, for park or recreational purposes. This ordinance further specifies that at the time of the approval of the tentative subdivision map, the Planning Commission shall recommend to the City Council, after a report and recommendation from the Director of the Planning Department the land and/or fees to be paid by the applicant.

According to the formula provided by the Parkland Dedication Ordinance and based upon the recommendation of Community Services, staff recommends that the Parkland dedication requirement consist of an in-lieu payment of \$17,720.64.

STAFF RECOMMENDATION: Staff recommends that the project be continued in order to allow the applicant to redesign both the units and the tentative map to address the concerns discussed in staff's evaluation.

APPLICATION APPROVED BY THE PLANNING COMMISSION SUBJECT TO THE FOLLOWING CONDITIONS AND BASED ON FINDINGS OF FACT DUE MAY 28, 1981:

CONDITIONS - TENTATIVE MAP

1. The applicant shall solve driveway problems to the satisfaction of staff.
2. Setbacks shall be varied as per plans submitted by applicant 5-13-81.
3. The applicant must comply with the Parkland Dedication Ordinance and the conditions recommended by the Subdivision Review Committee.

CONDITIONS- SPECIAL PERMIT

1. The applicant shall use shake roofs and a variation of exterior materials.
2. Subject to review and approval by staff.



RP-9397

MAY 13, 1981

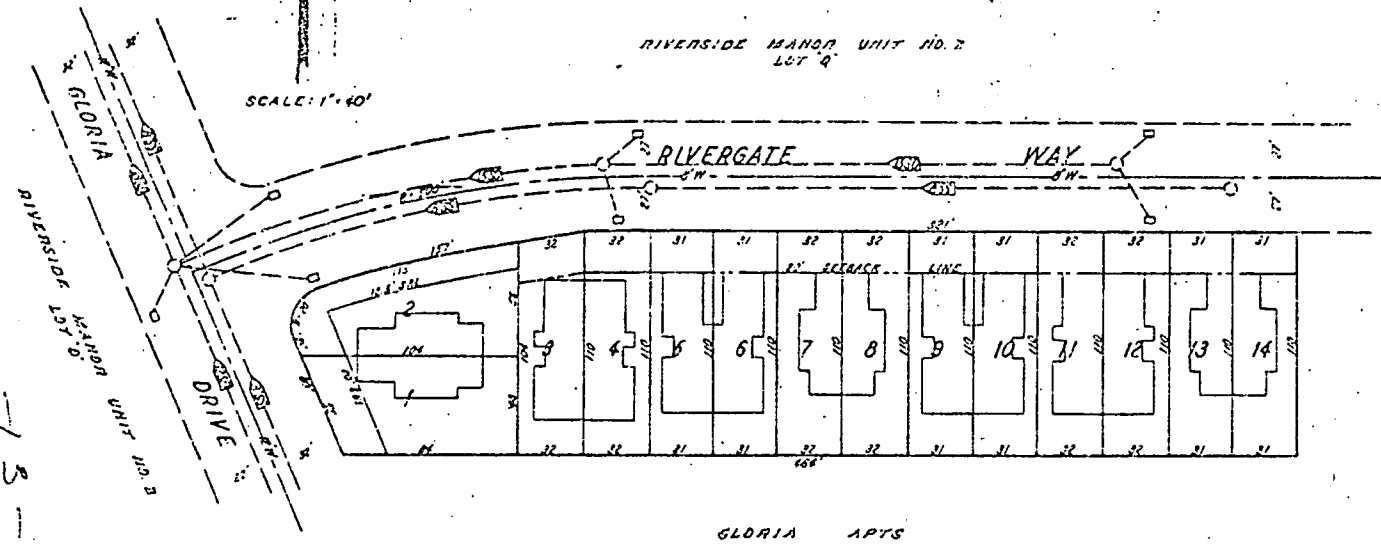
Item No. 311

SITE PLAN

RIVERGATE ESTATES

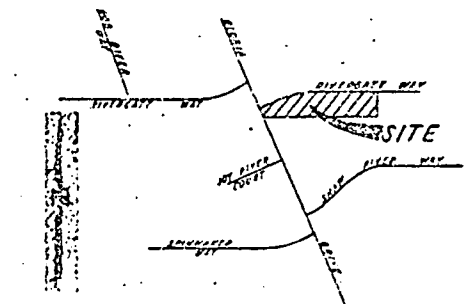
CITY OF SACRAMENTO, CALIFORNIA

APRIL, 1981

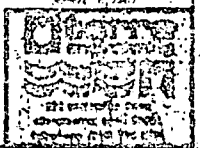


GENERAL NOTES:

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- DEVELOPER
REYNOLDS BARDIS
9335 FOLSOM BLVD
SACTO. CALIF. 95827



LOCATION MAP
NO SCALE

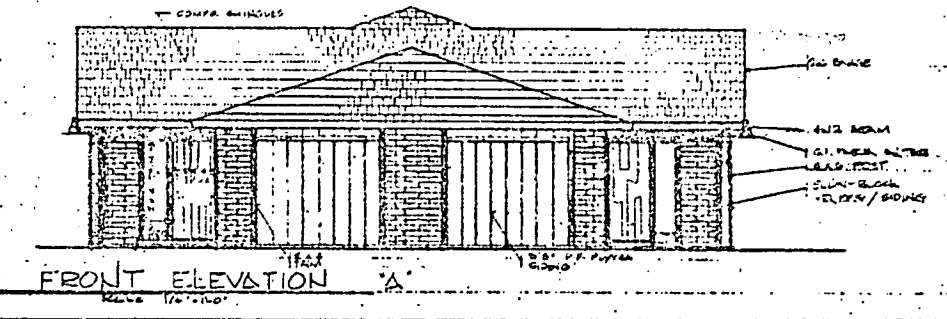
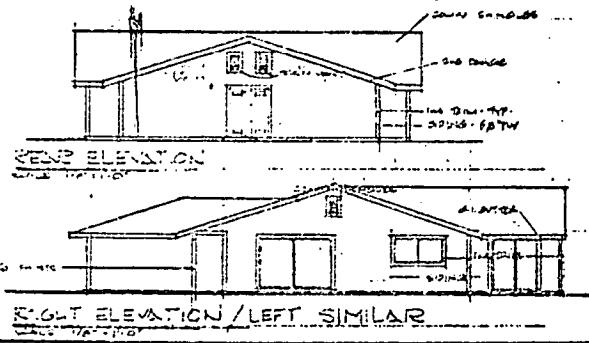
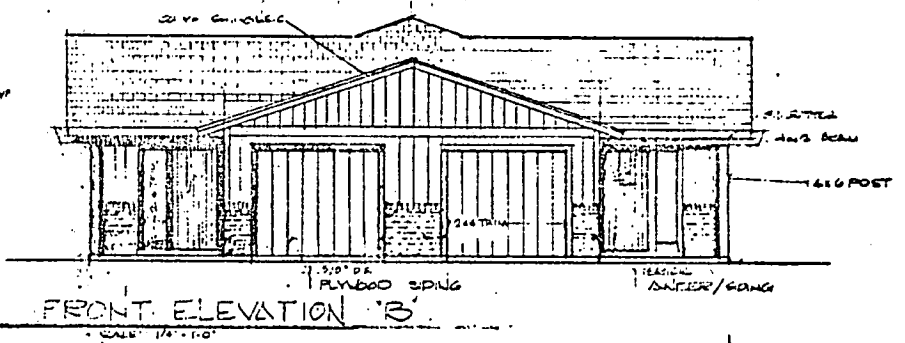
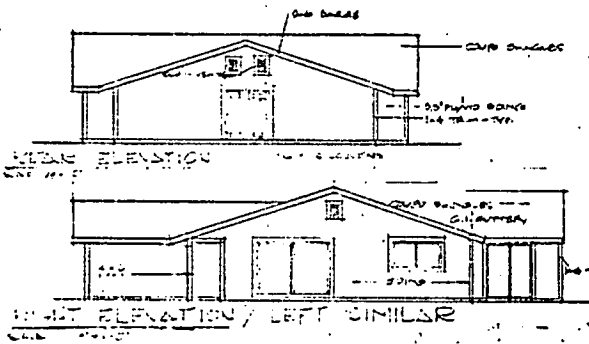


P-9397

May 13, 1981

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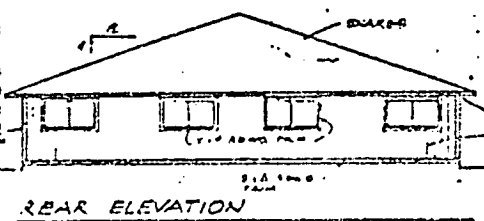
Item No. 17



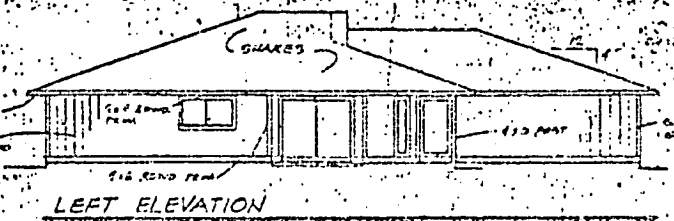
PLAN 1750

2

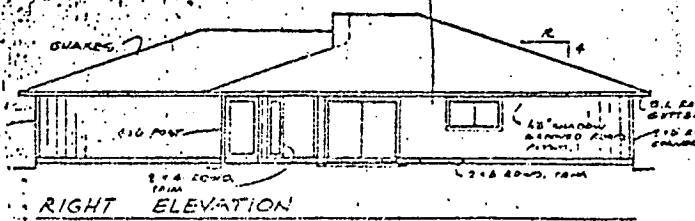
P-9397



REAR ELEVATION

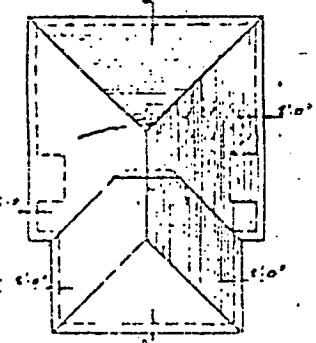


LEFT ELEVATION



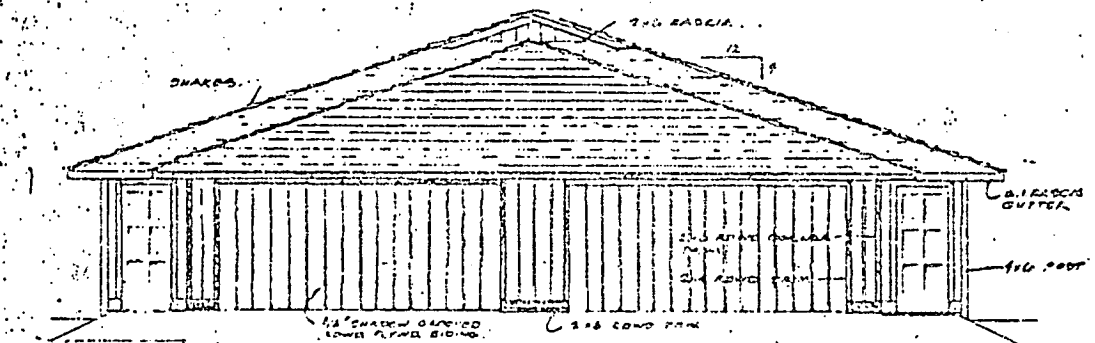
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



ROOF PLAN

SCALE: 1/2"=1'-0"



FRONT ELEVATION

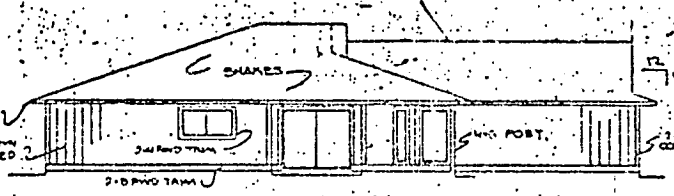
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MAY 13, 1981



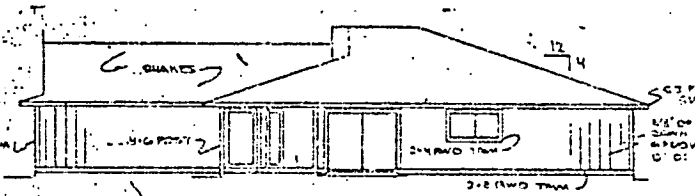
REAR ELEVATION

SCALE: 1/8"=1'-0"



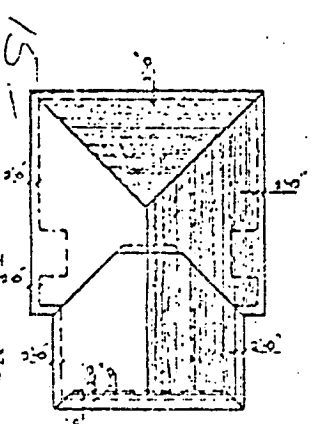
LEFT ELEVATION

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RIGHT ELEVATION

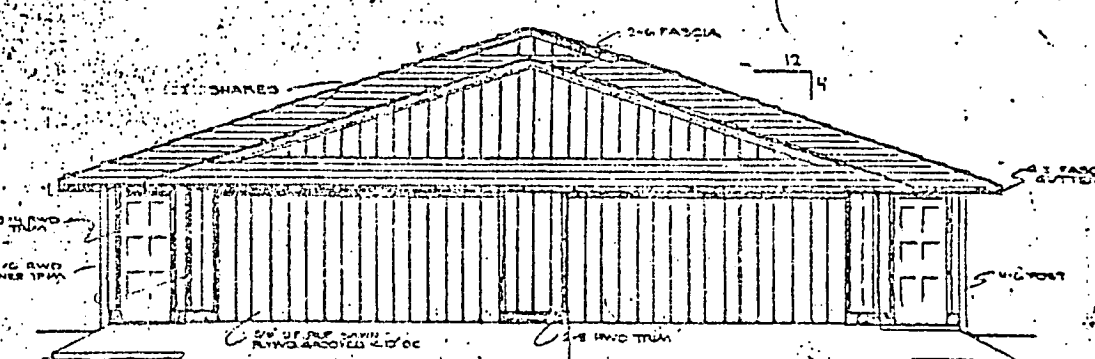
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ROOF PLAN

SCALE: 1/8"=1'-0"

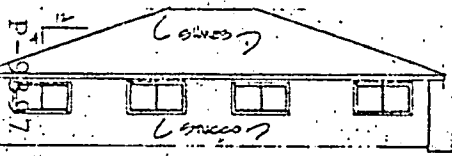
Item No. 17



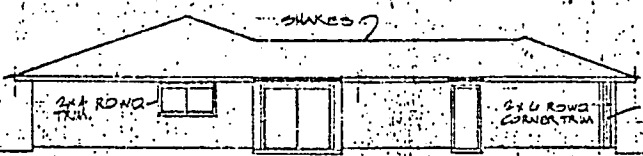
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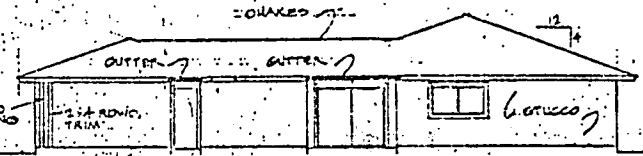
PLAN 2209



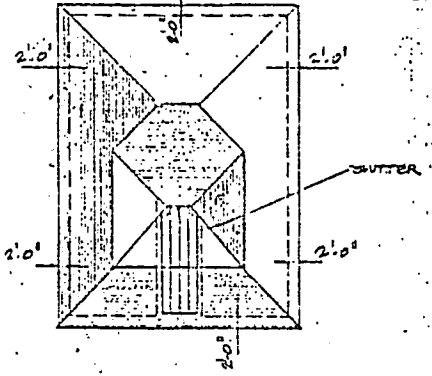
REAR ELEVATION



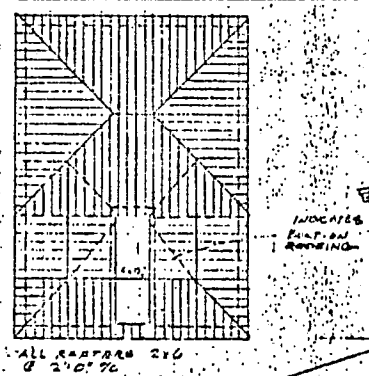
LEFT SIDE ELEVATION



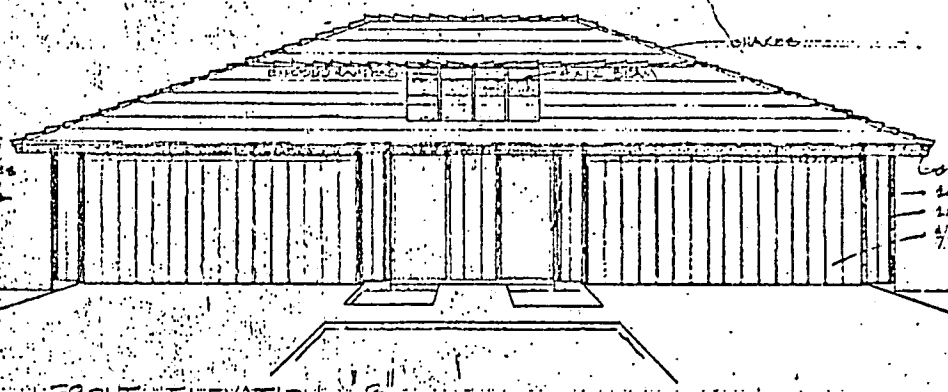
RIGHT SIDE ELEVATION



ROOF PLAN
SCALE: 1/4" = 1'-0"



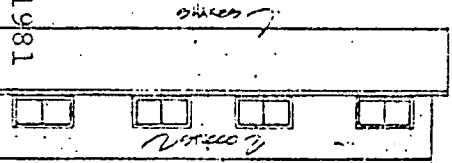
ROOF FRAMING PLAN
SCALE: 1/16" = 1'-0"



FRONT ELEVATION

- 2x4 ROND TRIM
- 2x6 ROND CORNER TRIM
- 3/8" BRUSHED CEDAR PLYWG

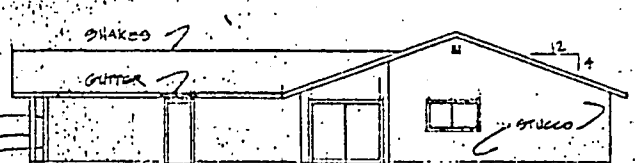
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REAR ELEVATION

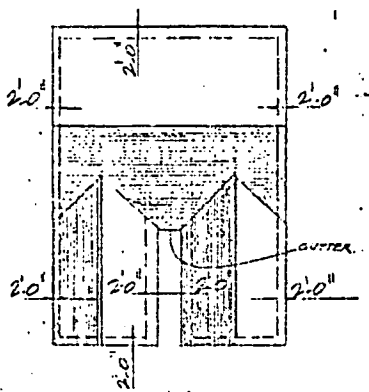


LEFT SIDE ELEVATION

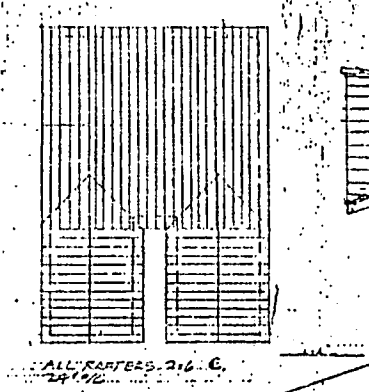


RIGHT SIDE ELEVATION

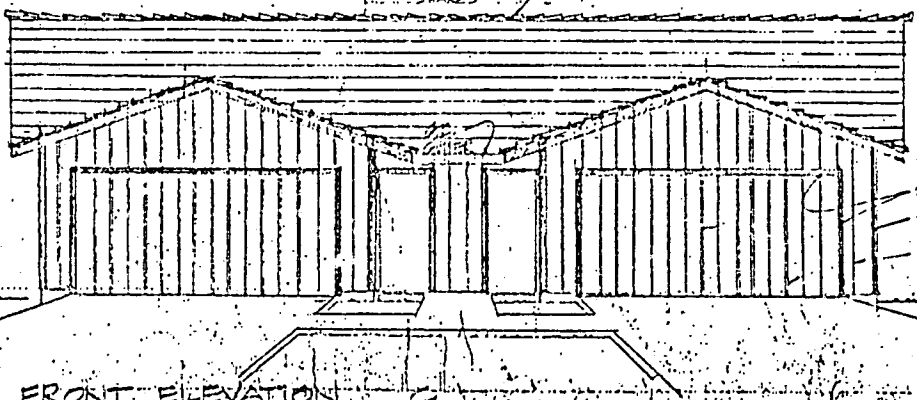
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/16" = 1'-0"



FRONT ELEVATION

- 2x4 ROND TRIM
- 2x6 ROND CORNER TRIM
- 3/8" BRUSHED CEDAR PLYWG

PLAN 2201

MAY 13, 1981

Item No. 17

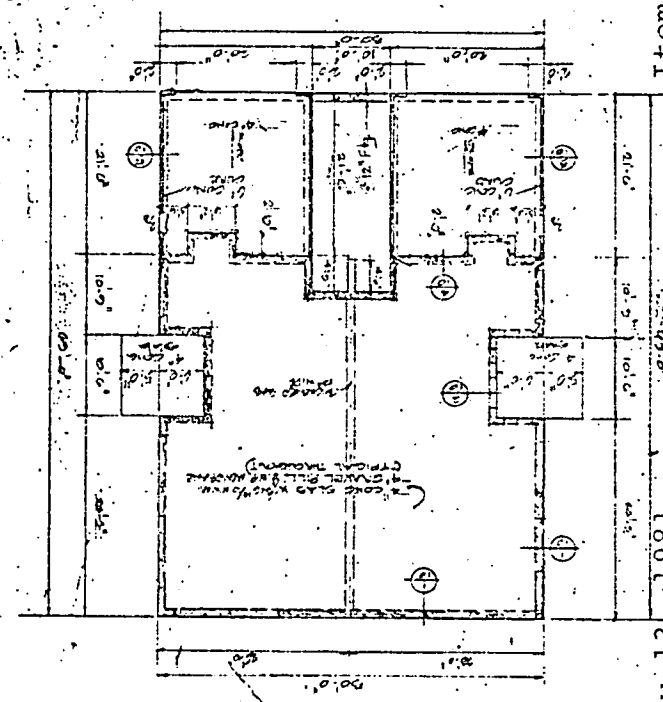
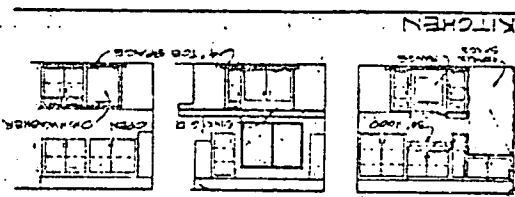
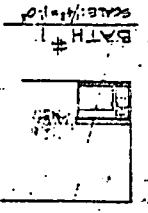
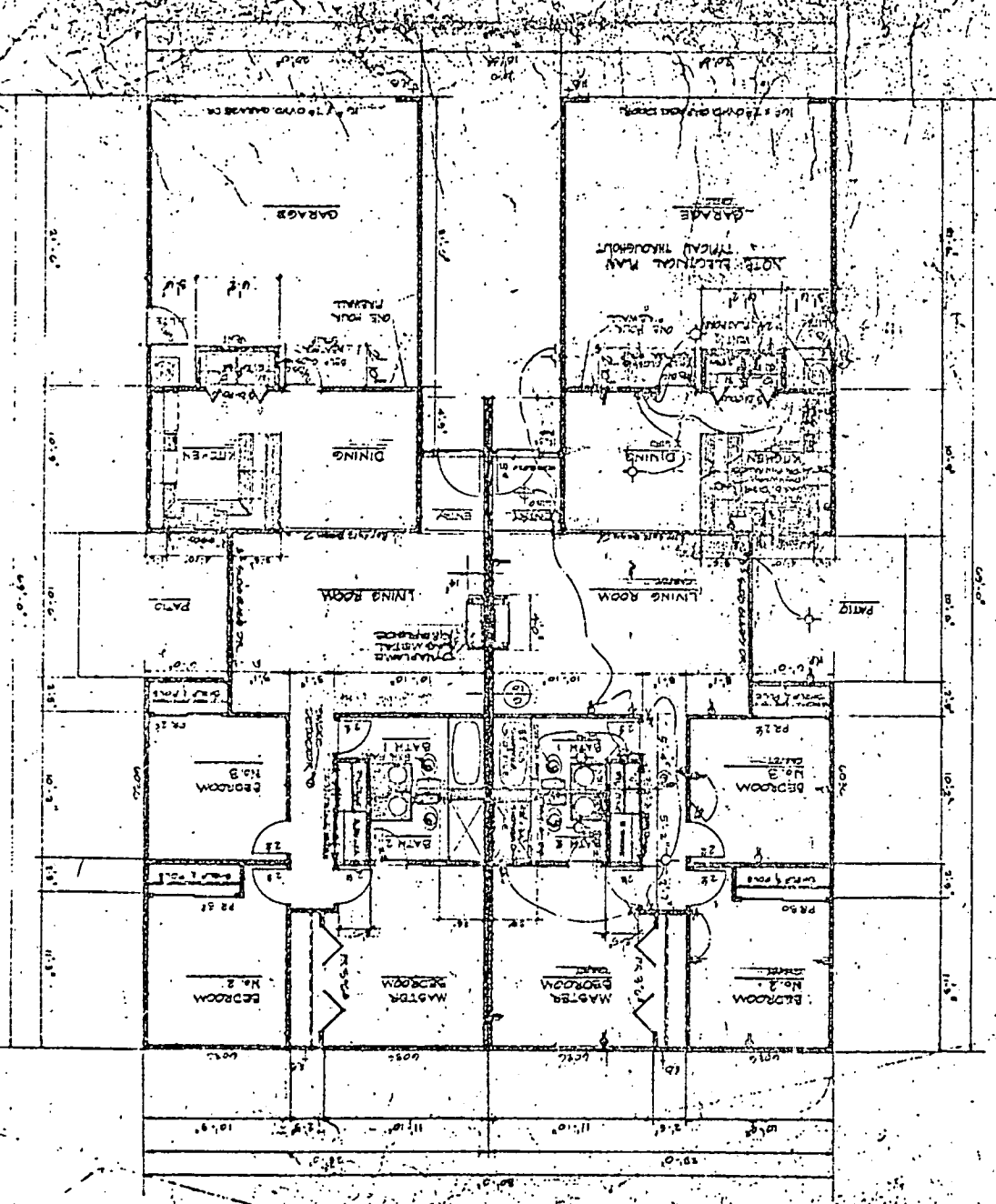
-16-

NO.	1
DATE	12-11-80
BY	J.C. GILL
REVISIONS	
NO.	
DATE	
BY	
REVISIONS	

E.V.M.A.
ENGINEERING & ARCHITECTURE

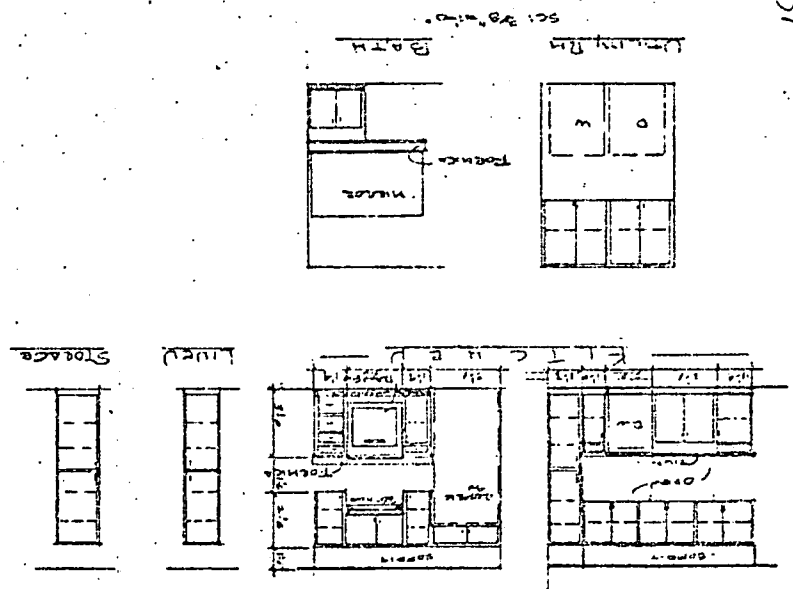
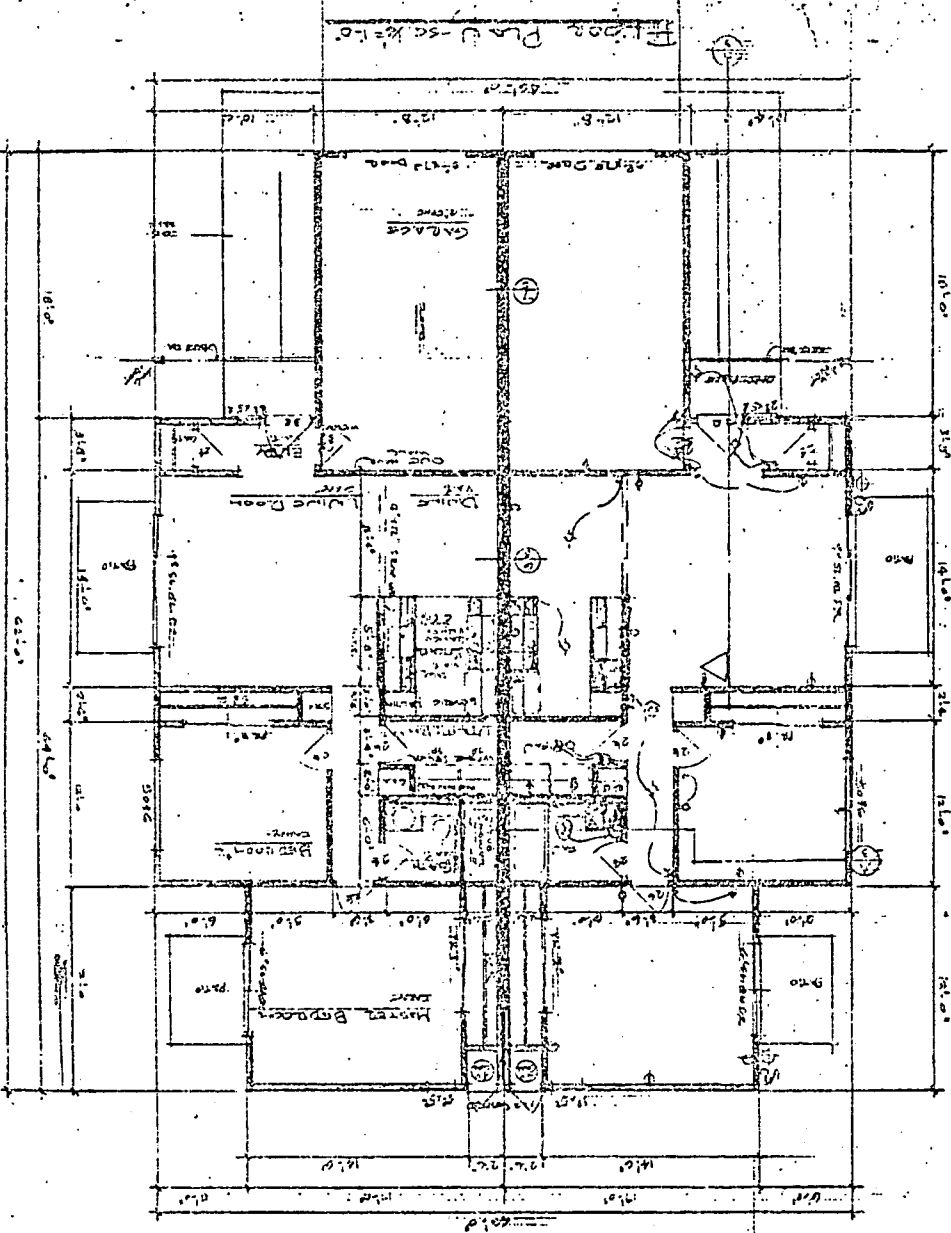
**PLAN
2201**

NO.	1
DATE	12-11-80
BY	J.C. GILL
REVISIONS	
NO.	
DATE	
BY	
REVISIONS	



-18-

PLAN
1750



-19-



CITY OF SACRAMENTO

22

CITY PLANNING DEPARTMENT

725 'J' STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 3, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTH-EAST CORNER OF GLORIA DRIVE AND RIVERGATE WAY FROM THE R-2B-R GARDEN APARTMENT-REVIEW ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (P-9397)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

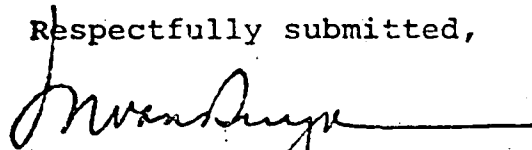
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to June 16, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

APPROVED
BY THE CITY COUNCIL

jm
Attachments
P-9397

JUN - 9 1981

OFFICE OF THE
CITY CLERK

June 9, 1981
District No. 8

1.

ORDINANCE NO.

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLORIA DR. AND RIVERGATE WAY FROM THE R-2B-R Garden Apartment-Review ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P- 9397) (APN: 031-400-07)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-2B-R Garden Apartment-Review zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

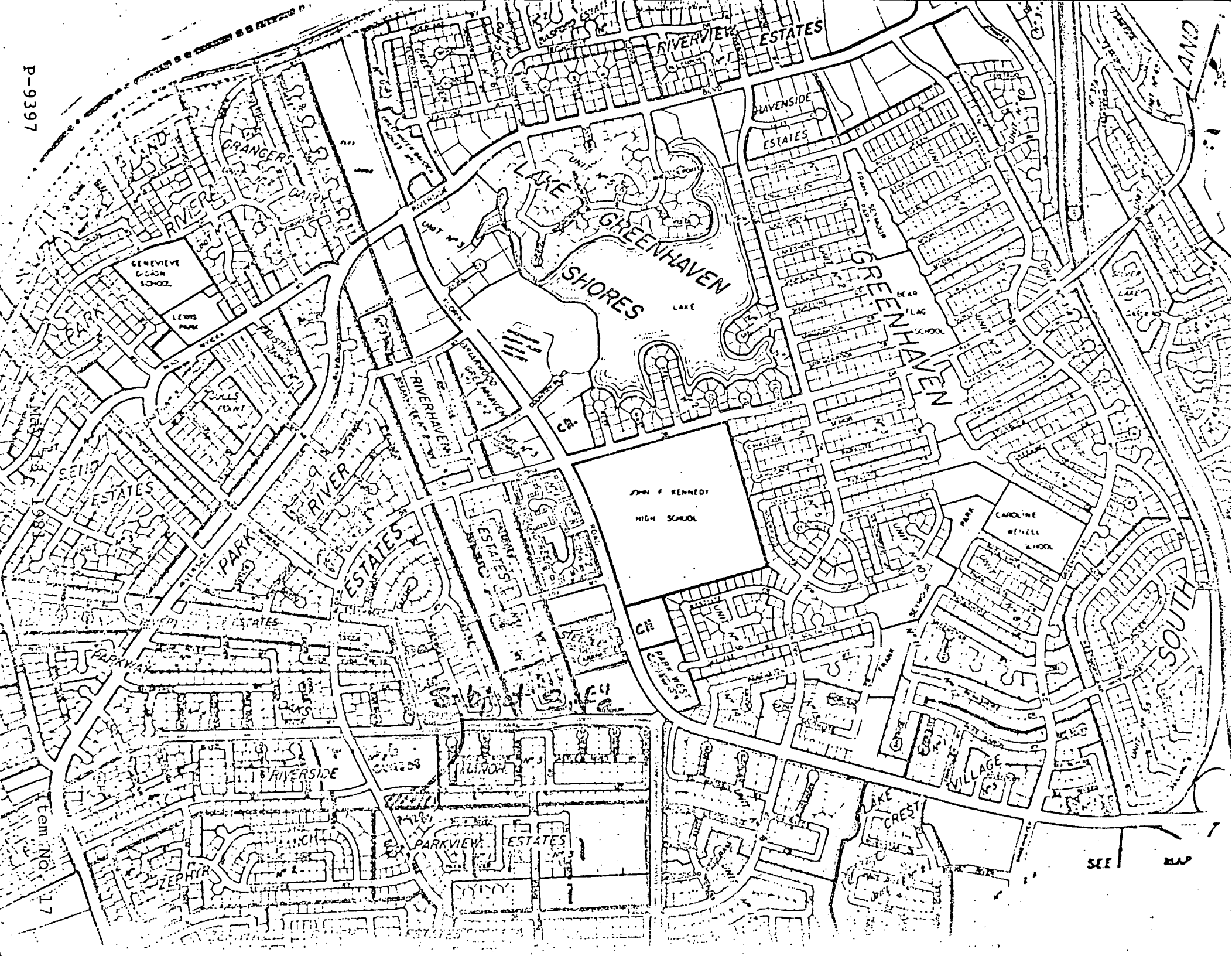
EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P-9397



SEE MAP