

REPORT AMENDED BY STAFF 2-14-90  
**CITY PLANNING COMMISSION**  
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	Murray Smith - 3110 Gold Canal Drive, Rancho Cordova, CA 95670		
OWNER	Mark P. Owens - 6633 Paim Drive, Carmichael, CA 95608		
PLANS BY	Murray Smith - 3110 Gold canal Drive, Rancho Cordova, CA 95670		
FILING DATE	11-3-89	ENVIR.DET.	Neg. Dec. REPORT BY DH:sg
ASSESSOR'S PCL. NO.	029-0510-012 to 035		

- APPLICATION:**
- A. Negative Declaration
  - B. Tentative Map to redivide 2.69 net acres into one common lot and 40 airspace condominium lots in the R-1A zone
  - C. Special Permit for a 40 unit condominium project

**LOCATION:** <sup>5871 to 5925</sup>  
 806A Gloria Drive (staff amended)

**PROPOSAL:** The applicant is requesting the necessary entitlements to establish a 40 unit condominium complex on 2.69+ acres.

**PROJECT INFORMATION:**

1988 General Plan Designation: Residential (4-15 du/net acre)  
 1988 Pocket Community  
 Plan Designation: Low Density Residential (7-15 du/net acre)  
 Existing Zoning of Site: R-1A  
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: 11 condo units; R-1A	Front:	25'	25'
South: Apartments; R-3	Side(Int):	5'	na
East: Shopping center; C-1	Side(St):	12-1/2'	na
West: Single family; R-1	Rear:	15'	na

Parking Required: 60 spaces  
 Parking Provided: 101 spaces  
 Property Dimensions: Irregular  
 Property Area: 2.69+ acres  
 Density of Development: 14.8 d.u.per acre  
 Square Footage of Building: 47,800  
 Height of Building: 2 stories, 30'  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Scored plywood plank siding and resawn wood trim  
 Roof Materials: Wood, shake or tile or heavy composition simulated medium shake roof

APPLC. NO. P89-394

MEETING DATE <sup>22</sup> February 8, 1990

ITEM NO <sup>S</sup> 10

City Planning Commission  
Sacramento, California

Members in Session:

Subject: A. Negative Declaration  
B. Tentative Map - Gloria Drive Condominiums  
C. Special Permit to Develop 40 Condominium Units

BACKGROUND: At the February 8, 1990 regular Planning Commission meeting, the Commission continued the above item to allow resident/owners of Sportland Courts Homeowners Association to discuss with the applicant issues which were not resolved. Planning staff has amended the original report to recommend approval subject to additional conditions.

SUMMARY: The Homeowners' Association does not wish to be physically tied to Phase II of Sportland Courts. With the driveway for Phase II adjacent to a property line, a six foot high solid decorative masonry wall is required as per City code. A six foot landscape strip adjacent to the south side of the wall is recommended to provide the required shade over the driveway. Living groundcover and shrubbery should be planted in the six foot landscape strip.

An emergency access gate across the driveway adjacent to the eastern property line is proposed for fire vehicle emergency access between Phase I and Phase II. Staff recommends that the gate be constructed of decorative wrought iron and locked with a pass key or similar key available to the Fire Marshal's Office.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map subject to conditions which follow; and
- C. Approve the special permit subject to amended conditions and based upon findings of fact which follow in the attached report.

Report Prepared By:

Dan Hendrycks  
Dan Hendrycks,  
Associated Planner

Report Approved By:

Joy Patterson  
Joy Patterson,  
Senior Planner

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 4.0+ acres into 34 airspace lots and one common lot called the Sportland Courts Condominiums. In addition, a special permit to develop 34 condominium units in two phases was approved (P-8697). The project density was 8 dwelling units per acre.

On August 28, 1986, the Planning commission approved a special permit for 40 condominium units on the subject site and recommended approval of a tentative map to develop 40 airspace units (P86-264). A request to rezone the site to allow 50 units was denied by the City Council. The special permit and map have expired.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a vacant 2.69+ acre parcel in the Single Family Alternative (R-1A) zone. The site designated for Residential (4-15 du/net acre) on the General Plan and Low Density Residential (7-15 du/net acre) on the 1988 Pocket Community Plan. Overall density is 14.8 dwelling units per acre. Surrounding land uses include single family to the west, condominiums to the north, apartments to the south and a shopping center to the east across an open drainage canal. A six foot high chainlink fence borders the east property line adjacent to the drainage canal.

B. Project Description

The applicant is seeking approval of a tentative map to establish one common lot with 40 airspace condominium lots. A special permit for 40 condominium units is requested. Proposed are 30 unit A's of 1,000 square feet of living area with 2 bedrooms and 2 baths, and 10 unit B's of 900 square feet of living area, 1 bedroom, 1 den and 2 baths. Units are 2 story buildings with each unit occupying 1 floor. Unlike townhouse, no units have 2 stories of living area. The structures are designed more like apartments rather than condominiums.

C. Tentative Map Review

As a condition of a concurrent parcel map to divide the 4.0+ acre lot now containing the 11 existing condominiums (P89-368), a provision for reciprocal ingress and egress easements is required. Staff recommends that the final map provide reciprocal ingress and egress easements to the lot to the north. The common recreation facilities required as a condition of phase I of Sportland Courts Condominiums still remains as a condition of phase II. The applicant does not wish to provide recreational areas for phase I owners.

Planning staff reminds the Commission that in order to support condominium developments, provision for residential amenities befitting owner/occupancy are required as part of the development. Over the years, the Commission has required recreational facilities, additional landscaping, vehicle storage areas, and other amenities which enhance a condominium development and set it

apart from standard apartment developments. The proposed development for phase II of Sportland Courts does not comply with the standards for condominium development and will require revision as follows.

D. Special Permit - Condominium Development - Analysis

1. The applicant is proposing to construct 40 condominium units as follows:

	<u>Number</u>	<u>Sq. Foot.</u>	<u>Description</u>	<u>Total Area</u>
Unit A	30	1,000	2 bedroom, 2 bath	30,000 sq. ft.
Unit B	<u>10</u>	900	1 bedroom, 2 bath	<u>9,000</u> sq. ft.
	40			39,000 sq. ft.

One garage provided per unit = 40 garages  
Outdoor parking provided = 61 spaces

Total Parking 101 spaces

Buildings are placed in 3 clusters of 8 units each and 1 cluster of 16 units along the south property line. All structures are 2 stories in height. Detached single car garages are proposed near each unit.

Exterior building materials are proposed to be scored plywood plank siding with resawn trim. Staff suggests use of horizontal wood siding. Roof material is proposed to be heavy composition simulated medium sake roof. No colors were proposed. Staff finds the exterior elevations and material dissimilar to the existing condominiums to the north. Staff recommends the applicant redesign the units to reflect more of the treatment and elevational characteristics presented in the phase I units of Sportland Courts. Elevations should take into consideration reflecting the Multiple Family Design guidelines, Exhibit A, and be approved by the City Design Review staff.

2. The previous special permit (P86-284) required a minimum 4 foot high undulating berm along Gloria Drive. Staff recommends it be increase to 4-1/2 feet if garage doors are to be located at the front of the site facing Gloria Drive. Heavy landscaping and trees are to be planted in the berm to screen the garage doors if not relocated along the entire Gloria Drive frontage.
3. The driveway off Gloria Drive shall be reduced to no greater than 35 feet in width as per the City Engineer requirements. Staff recommends a decorative paverstone entryway into the complex.

APPLC. NO. P89-394

MEETING DATE February 8<sup>22</sup>, 1990

ITEM NO 5

4. No parking shall be allowed along Gloria Drive for guests or residents. A minimum 4 foot high decorative wrought iron fence shall be placed along Gloria Drive to deter pedestrian access across the berm area to units.
5. No bicycle parking is shown on the site plan. Staff recommends that the applicant provide one bicycle parking facility for every 10 parking spaces as required by the Zoning Ordinance. A revised site plan indicating the bicycle parking areas shall be submitted for review and approval prior to issuance of building permits. Bicycle parking shall be located close to the dwellings or recreation area.
6. The applicant did not submit landscape/irrigation plans. Such plans must be submitted for staff review and approval prior to issuance of building permits. The 25 foot landscape area along Gloria Drive is to be planted with lawn and trees at a density of 1 tree per 20 lineal feet and placed in clusters if possible. A mix of 5, 15 gallon and 24 inch box specimen trees is to be shown.
7. The landscape buffer adjacent to the south and east property lines shall be increased from 5 feet to 6 feet to allow for placement of a 6 foot high decorative masonry sound wall along the south property line and trees in the 6 foot planter area. Intensive shrubbery planting shall be shown along the south and east property line landscape strips. Design of the sound wall shall be reviewed and approved by Planning staff prior to issuance of building permits.
8. Other site amenities include a pool and recreation building. The clubhouse design shall be compatible with residential structures shall be reviewed and approved by staff.
9. Drainage Canal Buffer  
Along the drainage canal an existing 6 foot high chainlink fence is constructed. Staff recommends the applicant provide a landscape strip sufficient in width (6 feet) to provide room for evergreen trees on 20 foot centers. The landscape strip shall be continued adjacent to the 6 foot high masonry wall along the south property line. Trees should be a mix of 5 and 15 gallon container sizes.
10. Residential Design Guidelines  
The project has been reviewed by staff and in addition to the above mentioned comments, the applicant shall comply with the Multi-Family Residential Design Guidelines, Exhibit A.

The project includes the additional guidelines for condominium development listed in Section I of Exhibit A. The purpose of these additional design amenities are to encourage owner occupancy through higher quality residential amenities than normally associated with conventional multi-family development. Among the modifications to be shown on the revised site plan and floor plans area:

- a. Washing and dryer hook up are to be provided in each unit.
- b. Each unit shall have an enclosable space for storage.
- c. Since the project contains 40 units, a centrally located recreation building with space for association meetings shall be included.
- d. At least 50 percent or 20 units should be either 2 or 3 bedroom units.
- e. Trash enclosures shall be screened by a trellis.

11. Homeowners' Concerns

Area residents have provided letters in opposition to the previous project. Concerns relate to increased traffic on Gloria Drive and lack of visibility at the proposed intersection. Also, the issue of owner occupied units versus rental units was raised. The City does not have the authority to require owner occupancy if the builder retains common ownership and decides to rent the units.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a negative declaration has been prepared. In compliance with Section 15070 (B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local particulate levels in the vicinity of the construction zone. Elements of this program should include the following:
  1. Sprinkle all unpaved construction areas with water at least twice per day during excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
  2. Cover stockpiles of sand, soil, and similar materials with a tarp.

APPLC. NO. P89-394

MEETING DATE February 22<sup>nd</sup>, 1990

ITEM NO 8<sup>th</sup>

3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce suspension of particulates through vehicle movements over these surfaces.
  5. Increase the frequency of City street cleaning along streets in the vicinity of the construction site.
  6. Require construction contractors to designate a person or persons to oversee the dust abatement program in order to increase watering if necessary.
- B. The City shall not approve the final project building permit until the Land Use Policy EIR is completed and approved (anticipated for February 1990\*).
- C. The applicant shall comply with all applicable measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.
- D. A 6 foot high solid masonry wall shall be constructed along the southern property line in compliance with Zoning Code regulations.
- E. All exterior lighting shall be directed away from or property shaded to eliminate glare onto on-coming traffic and surrounding residential uses and oncoming traffic.
- F. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding".

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be re-evaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare and environmental impact report if identified impacts cannot be reduced to less than a significant level through mitigation. (See Attachment A for Initial Study Discussion.)

\*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the

APPLC. NO. P89-394

MEETING DATE February 8, 1990

ITEM NO. 17

event the Land Use Policy is adopted (anticipated for February, 1990) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map, subject to conditions which follow; and
- C. 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
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. Pay any unpaid parkland dedication fees;
3. 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;
4. 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;
5. Final map shall not be recorded until parcel map P89-368 for 5871 to 5925 Gloria Drive has been recorded;
6. Show all existing easements;
7. A homeowners' association shall be formed with C.C. & R-s and Articles of Incorporation required at time of final map to the satisfaction of the Planning Division and Public Works Department;

APPLC. NO. P89-394

MEETING DATE February 22, 1990

ITEM NO 5 to

8. 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 the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;
9. Applicant/owner shall comply with mitigation measures listed in the negative declaration for P89-394 on file at the City Planning Division. A note referencing mitigation measures shall be placed on the face of the final map and in the deeds to the lots;
10. Driveways shall not be bisected by property lines;
11. Driveways shall be a minimum of 10 feet from the property line;
12. Provide reciprocal ingress, egress, drainage, maneuvering easements between this project and parcel to the north phase I of Sportland Courts Condominiums);
13. On-site paving, grading and paving shall be approved by the Public Works Department prior to issuance of building permits;
14. Buildings shall be constructed to condominium standards including fire sprinklers as required by the 1988 Uniform Fire Code;
15. Dedicate any common areas as a public utility easement for underground facilities and appurtenances, EXCEPT for those areas where pool or structures are located.

Special Permit Conditions

1. The applicant shall comply with the Multi-Family Residential design Guidelines, Exhibit A, including revisions stated in Section D.
2. The applicant shall submit detailed landscaping, irrigation and shading plans for staff review and approval prior to issuance of building permits.
3. The applicant shall provide on-site bicycle parking spaces. A revised site plan indicating the bicycle parking areas shall be submitted for staff review and approval prior to issuance of building permits.
4. Trash enclosures shall be provided in sufficient number and in a convenient location. Additional trash enclosures shall be located

APPLC. NO. P89-394

MEETING DATE February 22<sup>nd</sup> 1990

ITEM NO 5

on-site and a revised site plan shall indicate the additional enclosures. Trash enclosures shall have trellis covers to screen view from second story units.

5. A 6 foot high solid decorative masonry block wall shall be constructed along the south property line.
6. The applicant shall submit elevations of the garage structure. Garages shall be trimmed with a material which is compatible with the proposed condominium units and painted a color to match the residential units. Automatic garage door openers shall be required for all garages.
7. The buildings shall include the following items:
  - a. exterior materials shall include horizontal and/or wood siding with windows or variation on all exterior and elevations of the units.
  - b. stairs shall have double stringers.
  - c. all roofs shall be covered with wood shake, shingle, tile material or heavy 3 dimensional laminated composition shingle (30 year life) that is approved by the Planning Director.
8. The applicant shall provide a swimming pool and clubhouse facility. Design of facilities shall be reviewed and approved by the Planning Director. No common laundry area shall be shown.
9. Roof line on 2 story buildings shall be broken up and not a continuous line (16 unit cluster).
10. The project shall be constructed with a maximum of 40 condominium units.
11. Secured outdoor storage area shall be provided for boats, R.V.'s, etc. or covenant conditions and restrictions shall be established prohibiting storage of boats, R.V.'s, etc.
12. All parking areas located facing onto Gloria Drive shall be screened by a decorative low wall or 4-1/2 high bermed area.
13. A ~~4-1/2~~ 5 foot high undulating landscaped berm shall be provided along Gloria Drive. ~~with minimum 4 foot high decorative wrought iron fence adjacent to Gloria Drive. (staff deleted)~~
14. All driveways shall be reduced in width to be 35 feet in width or less in accord with the City Traffic Engineer. Paver stone entryway treatment is recommended into the complex.

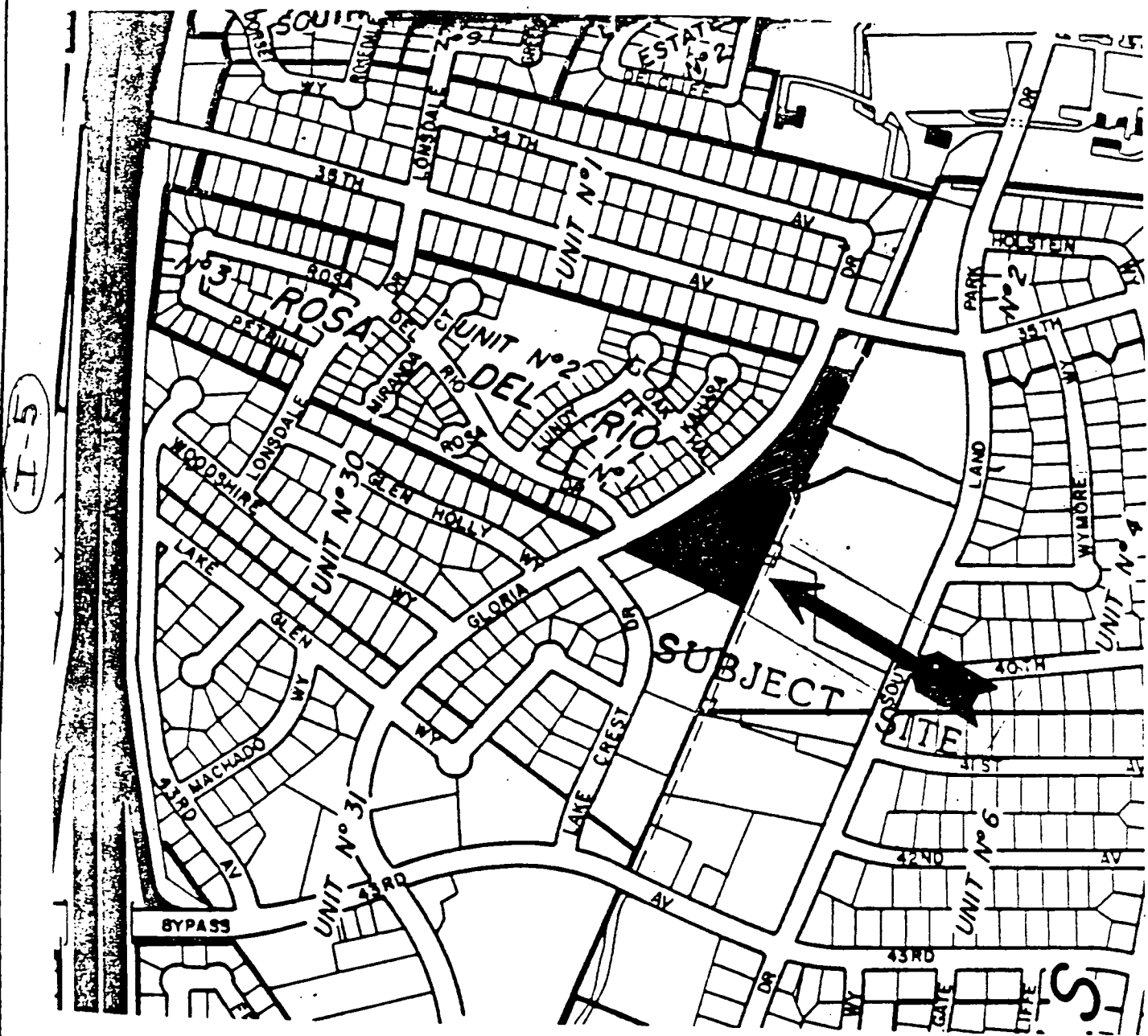
15. No parking shall be allowed along Gloria Drive.
16. The applicant shall submit landscape/irrigation plans to show the 25 foot landscape area along Gloria Drive to be planted with lawn and trees at a density of one tree per 20 lineal feet and placed in clusters if possible. A mix of 5, 15 gallon and 24 inch box specimen trees is to be shown. ✓
17. The landscape buffer adjacent to the south and east property lines shall be increased from 5 feet to 6 feet to allow for placement of a 6 foot high decorative masonry sound wall along the south property line and trees in the 6 foot planter area. Intensive shrubbery planting shall be shown along the south and east property line landscape strips. Design of the sound wall shall be reviewed and approved by Planning staff prior to issuance of building permits.
18. The clubhouse design shall be compatible with residential structures shall be reviewed and approved by staff.
19. Along the drainage canal an existing 6 foot high chainlink fence is constructed. Staff recommends the applicant provide a landscape strip sufficient in width (6 feet) to provide room for evergreen trees on 20 foot centers. The landscape strip shall be continued adjacent to the 6 foot high masonry wall along the south property line. Trees should be a mix of 5 and 15 gallon container sizes.
20. Site plan and floor plans shall be revised to show the following:
- a. Washing and dryer hook up are to be provided in each unit.
  - b. Each unit shall have an enclosable space for storage.
  - c. Since the project contains 40 units, a centrally located recreation building with space for association meeting shall be included.
  - d. At least 50 percent or 20 units should be either 2 or 3 bedroom units.
  - e. Trash enclosures shall be screened by a trellis.
21. All security and perimeter lighting shall be directed on-site and shielded or directed so that adjacent residential areas are not subject to light and glare.

22. A letter, prepared, approved and signed by the Sportland Courts Homeowners' Association shall be submitted at time of final map recordation stating that the association has no opposition to the deletion of common recreational areas and facilities from Phase I use located on Phase II. (staff added)
23. The revised site plan shall show a minimum 6 foot high solid decorative masonry wall separately Phase I and Phase II. Design and placement of the wall shall be reviewed and approved by the Planning Director. The wall shall not extend into the 25 foot front yard setback adjacent to Gloria Drive. The wall shall include 6 feet of landscaping adjacent to the south side between the wall and driveway. Landscaping shall be similar to the south property line wall landscape strip. (staff added)
24. The City Fire Marshal shall approve emergency fire access between Phase I and Phase II. The Planning Director shall approve the Fire Marshal's recommendation prior to construction of the wall separating Phases I and II. The gate across the driveway shall be constructed of decorative wrought iron. (staff added)

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. adequate parking is provided; and
  - b. the subject site is logically situated for this type of development in that it is conveniently located adjacent to a major street and within 1/2 mile of shopping facilities.
2. The project, as conditioned, will not be injurious to surrounding properties in that provisions have been incorporated to insure its property development.
3. The project is consistent with the General Plan goal to:

"Achieve safe and adequate housing for all citizens and provide each with an opportunity for choice between alternative living environments."
4. The proposed project is consistent with the City's 1988 General Plan in that the site is designated for residential uses by the 1988 Pocket Community Plan and the proposed condominium project conforms with the plan designation.

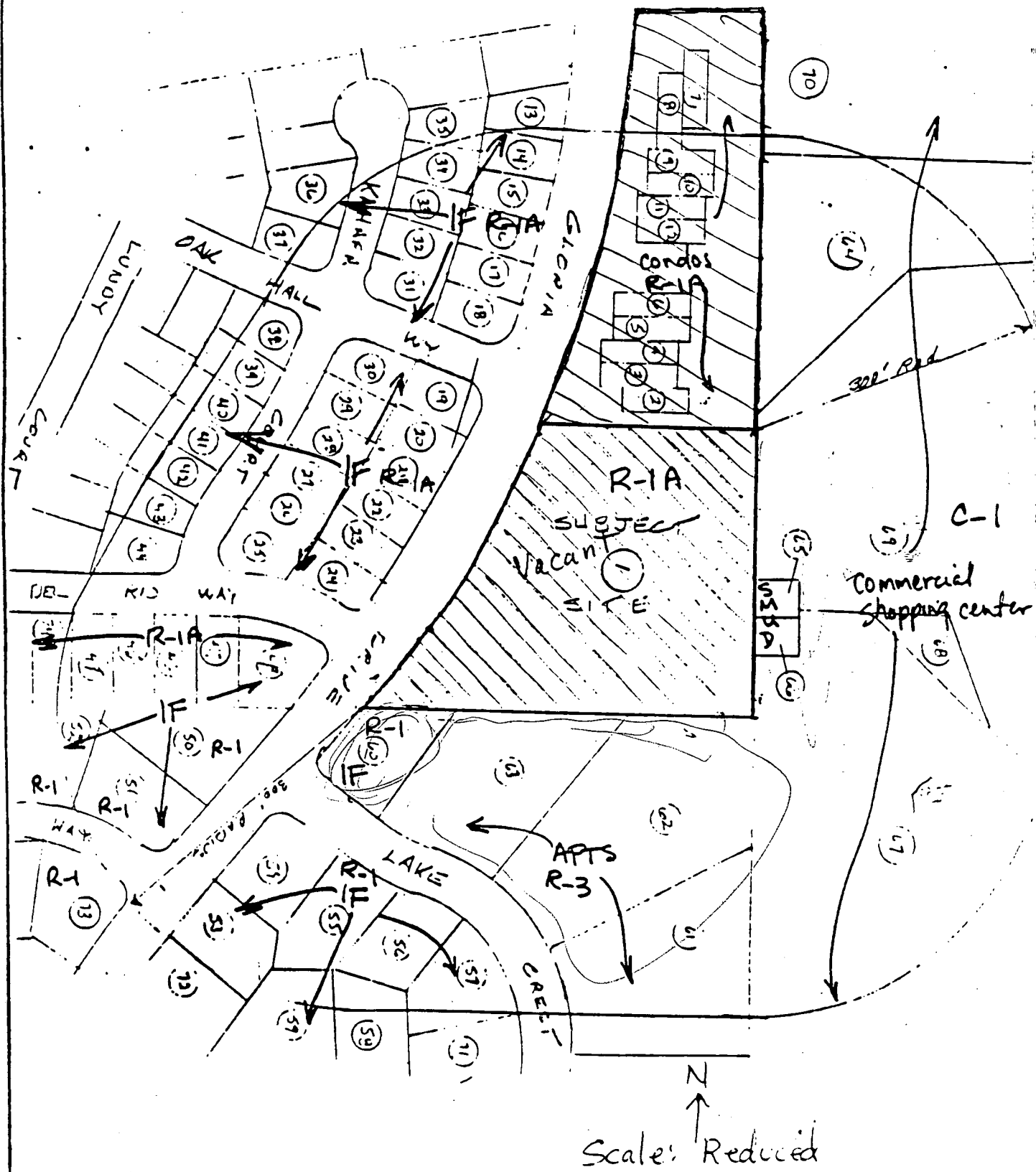


**VICINITY MAP**

P-89-394

~~2-8-90~~  
2-22-90

Item



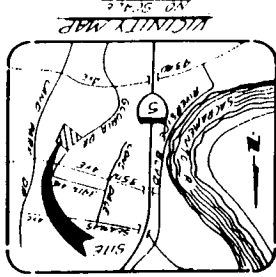
# LAND USE & ZONING MAP

P-89-394

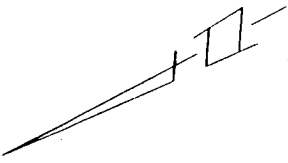
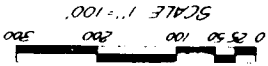
~~2-8-90~~  
2-22-90

Item #

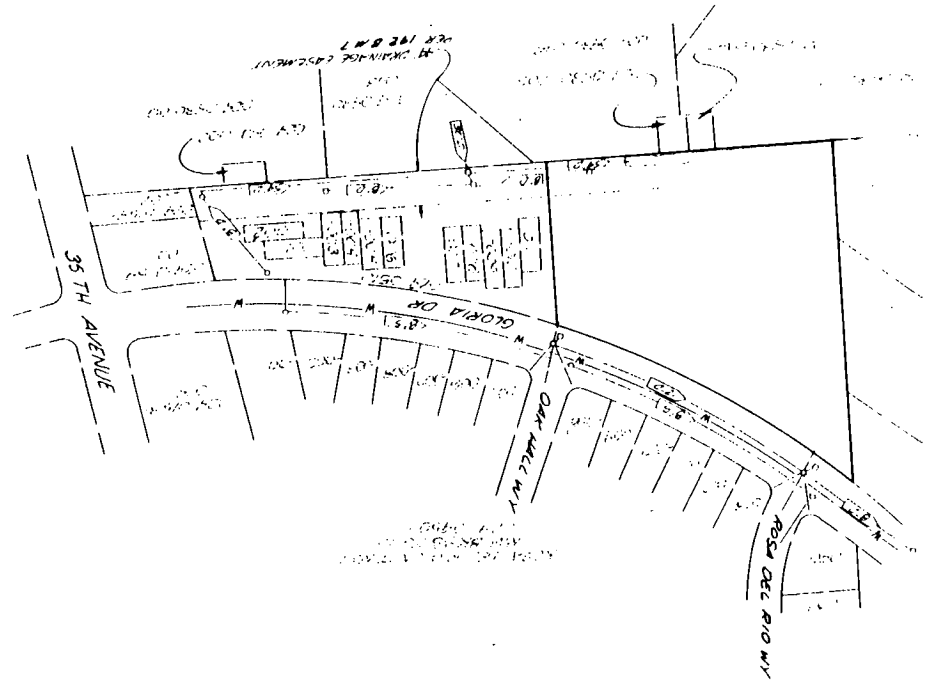
89112



- 1. PREPARED BY: MURRAY SMITH & ASSOCIATES
- 2. CHECKED BY: [Name]
- 3. DATE: [Date]
- 4. PROJECT: SOUTH LAND VILLAGE CONDOMINIUMS
- 5. SHEET NO. 1 OF 1
- 6. SCALE: 1" = 100'
- 7. COUNTY: SACRAMENTO, CALIFORNIA
- 8. SECTIONS: 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
- 9. TOWNSHIP: [Township Name]
- 10. RANGE: [Range Name]
- 11. MERIDIAN: [Meridian Name]
- 12. [Other technical details]



TENTATIVE PARCEL MAP of  
 SOUTH LAND VILLAGE CONDOMINIUMS  
 A PORTION OF SECS 26 & 27, T.8N., R.4E., M.D.B. & M.  
 COUNTY OF SACRAMENTO, CALIFORNIA JAN 1990 SCALE 1"=100'  
 MURRAY SMITH & ASSOCIATES



26-27-28-29-30-31-32-33-34-35-36

LEGAL DESCRIPTION  
FOR  
SOUTH LAND VILLAGE CONDOMINIUMS  
SPECIAL PERMIT

Lots 12 through 34, inclusive, as shown on the Official Map of "Sportland Courts", recorded in the Office of the Sacramento County Recorder on October 10, 1980, in Book 142 of Maps, Map No. 7 and a portion of Lot A as shown on that certain "Plat of Sportland Courts", recorded on October 10, 1980 in Book 142 of Maps, Map No. 7.

The property is also shown as Parcel 2 of the proposed tentative parcel map for Sportland Courts, previously submitted to the City of Sacramento (P89 - 368).

APN: 029-0510-012 through 035

11/2/89  
89142.des

P-89-394

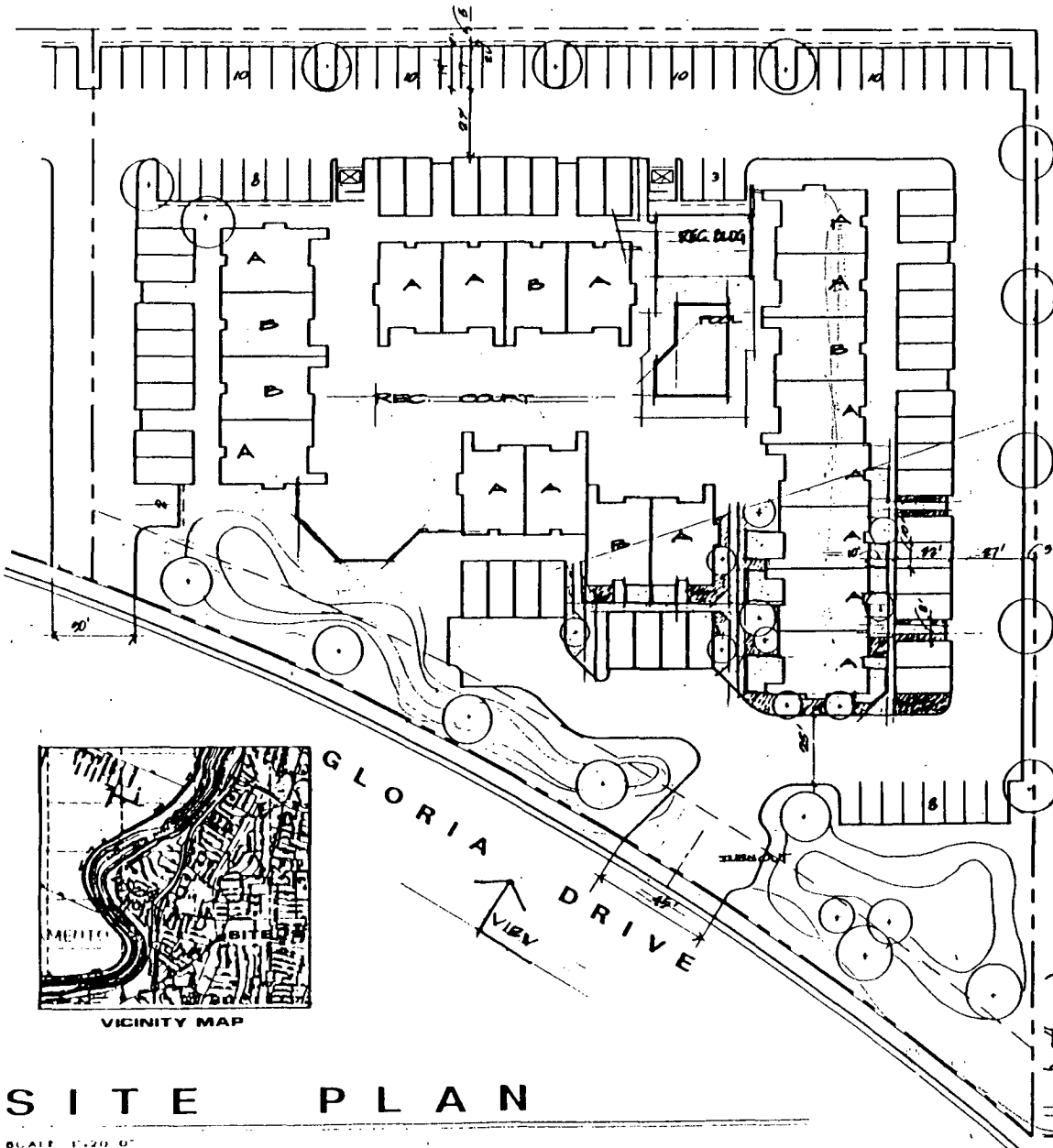
~~2-8-90~~  
2-22-90

item 5

F-89-394

2-8-96  
2-22-96

stem



# SITE PLAN

SCALE 1"=20' 0"

## SITE DATA

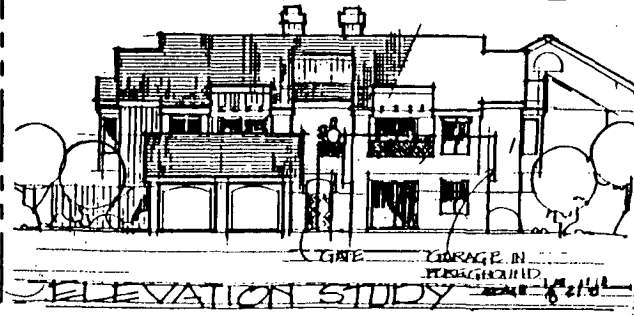
UNIT DESCRIPTION	SIZE	NUMBER	TOTAL AREA IN SQ. FT.
A 2 BR/2 BATH	1,000 SF.	20	20,000
B 1 BR/1 DER	500 SF.	10	5,000
<b>TOTAL PROJECT UNITS</b>		<b>30</b>	
<b>LIVING AREA</b>			<b>25,000</b>
<b>GARAGES</b>			<b>3,000</b>
<b>TOTAL BUILDING AREA</b>			<b>47,000</b>

BUILDING COVERAGE			
UNITS ON GRADE	30		15,010
GARAGES			3,000
AREA OF PAVING			29,246
<b>TOTAL BUILDING &amp; PAVING COVERAGE</b>			<b>38,246 (81.4%)</b>
AREA DEVOTED TO LANDSCAPING, WALKS, COURTS, PATIOS, RECREATION & OPEN SPACE			26,220 (55.2%)
<b>TOTAL PROJECT SITE AREA</b>			<b>11,176, 258 ACRES</b>
<b>DENSITY (94.87 UNITS/ACRE)</b>			

## PARKING

REQUIRED	2 SPACES PER UNIT (30 UNITS x 2) = 60 SPACES
PROVIDED	GARAGES 30 SPACES
	STANDARD 31 SPACES
	<b>61 TOTAL</b>



**buzz garcia associates**  
ARCHITECTURE PLANNING

1001 WEST CENTRAL AVENUE  
SUITE 100  
DENVER, COLORADO 80202

**GLORIA DRIVE CONDO**  
R.U. DRONE BERGER

2-13-96  
1-18-96

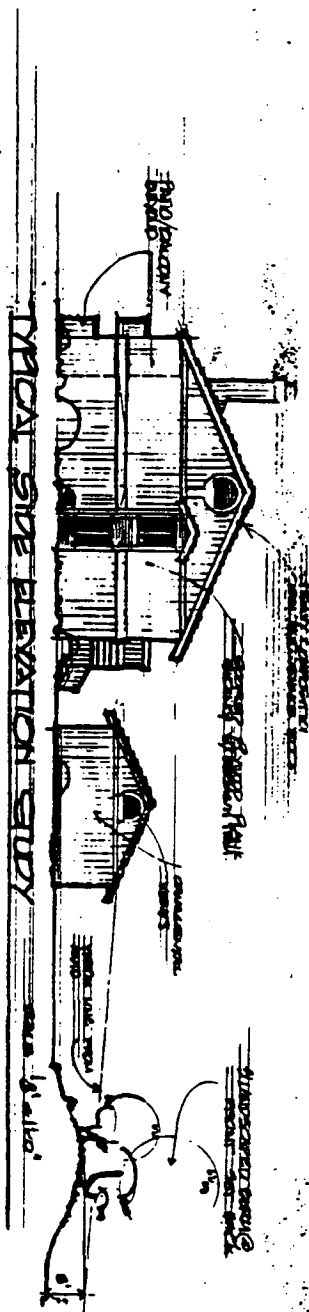
89201

A

P-89-394

2-8-90  
2-22-90

Item # 8



TRUCK SIDE ELEVATION STUDY



VIEW FROM GIORIA DRIVE

ELEVATIONS

**buzz garda & associates**

ARCHITECTURE & PLANNING

1000 CALIFORNIA STREET, SUITE 200

STANFORD, CALIFORNIA 94305

PHONE (415) 354-1111

FAX (415) 354-1112

LABOR  
09201  
C



# EXHIBIT A

## MULTIFAMILY RESIDENTIAL DESIGN CRITERIA

P-89-394

### A. GENERAL BUILDING DESIGN AND ORIENTATION

1. Large multi-family projects (exceeding 100 units) shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided.

Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.

2. 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.
3. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:
  - minimize location of main entry doors of units facing the public street
  - orient ends of building toward public street
  - break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
  - locate off-street parking areas between the public street and building (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4).
4. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
5. Buildings shall be designed and oriented to reduce overview of private backyards and patio areas of on-site and adjacent developments and windows from second story units.
6. Accessory structures shall be compatible in design and materials with main building.
7. Communal facilities shall be centrally located.

P-89-394

~~2-8-90~~  
2-22-90

stem

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

FEB 05 1990

Feb. 2, 1990

RECEIVED

Dear Mr. Hendrych:  
1231 I St. Rm 102  
Sacramento, Ca 95814

Dear Mr. Hendrych:

Being a property owner within 300'  
of the project P-89-394, I am against  
the development of 40 condominiums.

It will cause a lot more traffic  
on Gloria + at the stop sign on the  
corner of Gloria + 35th. Ave. Thus  
causing myself + other property owners  
trouble backing out of their garages +  
driveways onto Gloria. We have  
plenty of traffic already on Gloria  
with the buses + cars.

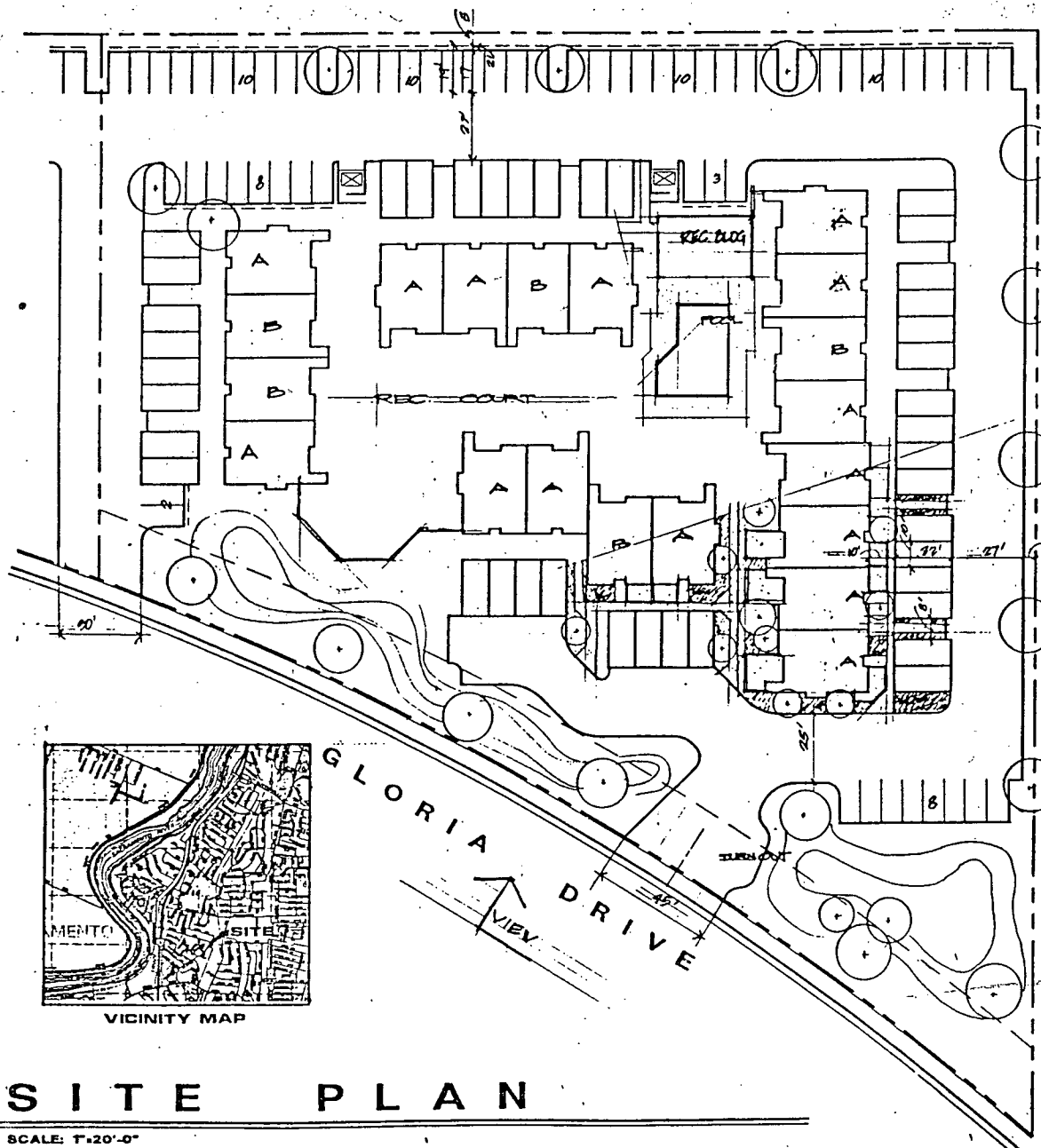
Thank you

Mrs Myrtle Murray  
1172 35th. Ave  
Sacramento, Ca 95822  
(916) 421-0606

P-89-394

2-8-90

Item 10



**SITE DATA**

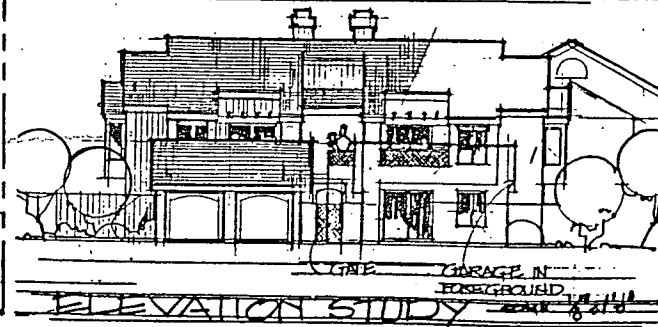
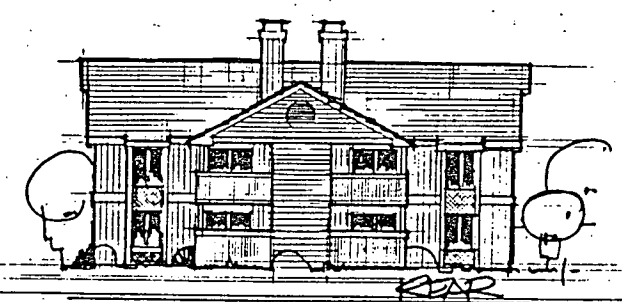
UNIT	DESCRIPTION	SIZE	NUMBER	TOTAL AREA IN SQ. FT.
A	2-BR/2-BATH	1,000 S.F.	30	30,000
B	1-BR/DCN	900 S.F.	10	9,000
<b>TOTAL PROJECT UNITS</b>				<b>40</b>
<b>LIVING AREA</b>				<b>39,000</b>
<b>GARAGES</b>				<b>3,800</b>
<b>TOTAL BUILDING AREA</b>				<b>42,800</b>

**BUILDING COVERAGE**

UNITS ON GRADE	20	19,510
GARAGES		3,800
AREA OF PAVING		20,230
TOTAL BUILDING & PAVING COVERAGE		32,440 (44.8%)
AREA DEVOTED TO LANDSCAPING, WALKS, COURTS, PATIOS, RECREATION & OPEN SPACE		9,420 (12.2%)
<b>TOTAL PROJECT SITE AREA</b>		<b>41,860</b>
<b>DENSITY</b>	<b>194.87 UNITS/ACRE</b>	

**PARKING**

REQUIRED:	2 SPACES PER UNIT (40 UNITS x 2) = 80 SPACES
PROVIDED:	GARAGES 40 SPACES
	STANDARD 41 SPACES
	<b>81 TOTAL</b>



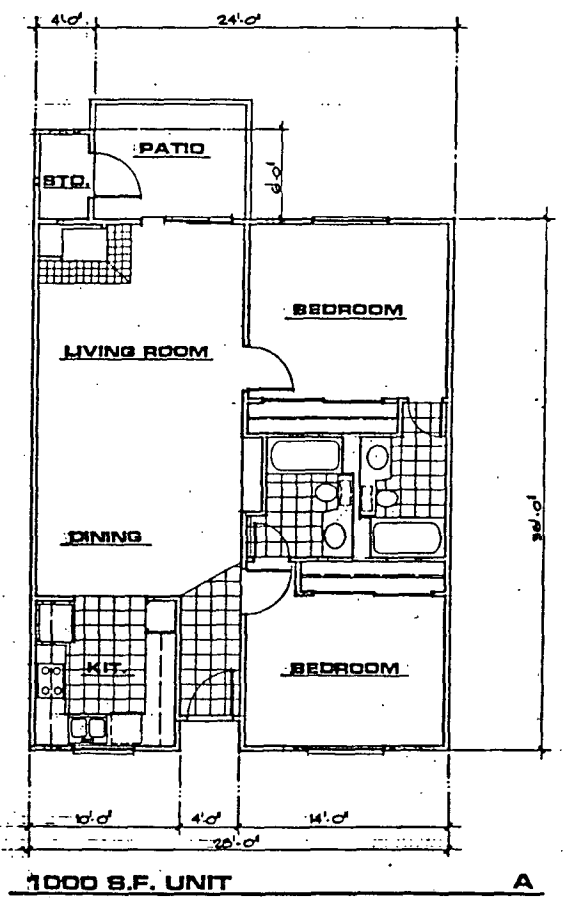
**S I T E P L A N**

SCALE: 1"=20'-0"

**buzz garcia associates**  
ARCHITECTURE • PLANNING  
POINT WEST CORPORATE CENTER  
SACRAMENTO, CALIFORNIA 95811  
(916) 935-1000

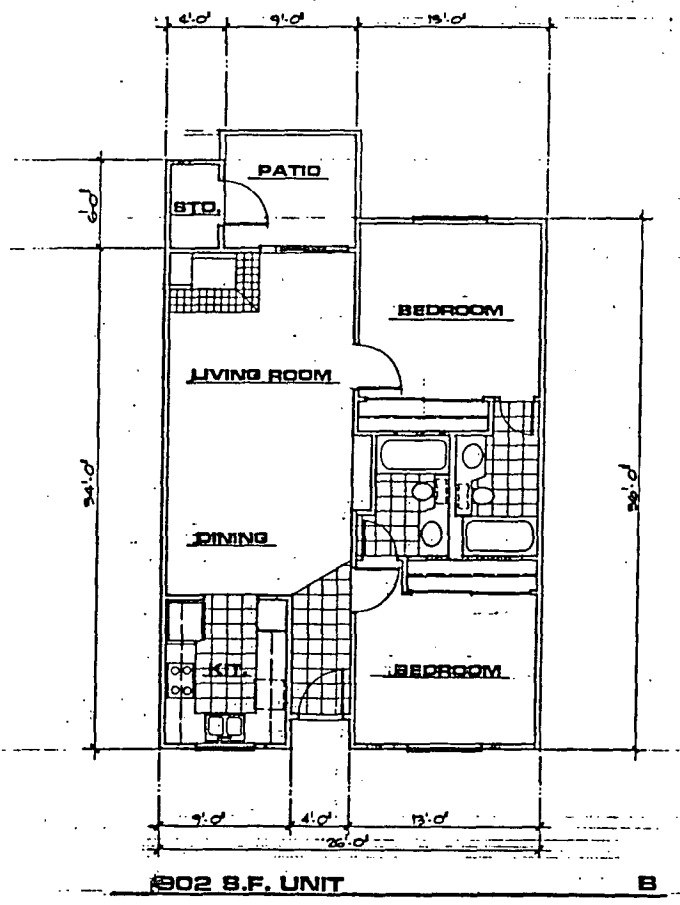
**GLORIA DRIVE CONDO**  
R. J. DRONIEWICZ  
ESCAMIENTO

3-15-01  
1-14-00  
89201  
A



1000 S.F. UNIT

A



802 S.F. UNIT

B

FLOOR PLANS FOR: GLORIA DRIVE CONDOMINIUMS

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

**buzz garcia associates**  
 ARCHITECTURE • PLANNING  
 POINT WEST CORPORATE CENTER  
 1515 ADAMS WAY, SUITE 1100  
 BERKELEY, CALIF. 94704

REGISTERED ARCHITECT  
 CALIF. C 625  
 NEVADA 778  
 ARIZONA 713  
 NEW MEXICO 82

DATE  
 5-15-09

10250



ARCHITECTURAL PLANNING  
buzz gary & associates

DATE: 11-20-77  
SCALE: 1/8" = 1'-0"  
SHEET NO: 22

11-20-77

10266  
2

