



CITY OF SACRAMENTO

28

CITY PLANNING DEPARTMENT

927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 18, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P-9538)

LOCATION: South side of Captains Table Road, west of Riverside Blvd.

SUMMARY

This is a request for entitlements necessary to develop a 14 unit condominium complex on a .65 acre site located in the R-3 zone. The staff and Planning Commission recommend approval of the project. The Commission also approved a Special Permit to allow the condominium units.

BACKGROUND INFORMATION

The subject site is located between the Sacramento River and Interstate 5 freeway. It is in an area that is developed with primarily apartment type units. There are a few single family dwellings and a group care facility.

The proposed condominium use is compatible with surrounding land uses and consistent with the Sutterville Heights Community Plan which designates the site for multiple family residential uses.

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

VOTE OF PLANNING COMMISSION

On October 22, 1981, the Planning Commission by a vote of nine eyes recommended approval of the project subject to conditions.

Page 1

APPROVED
BY THE CITY COUNCIL

NOV 24 1981

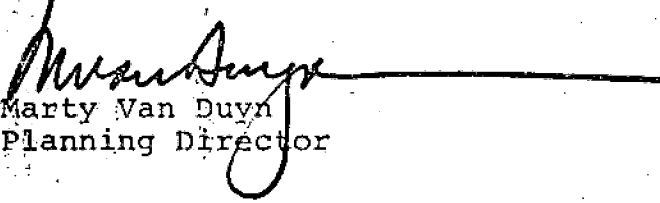
OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. 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:10
Attachments
P-9538

November 24, 1981
District 4

28

RESOLUTION No. 81-877

Adopted by The Sacramento City Council on date of

NOVEMBER 24, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP RIVERBEND CONDOMINIUMS
(APN: 16-161-03) (R-9538)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Riverbend Condominiums at south side of Captains Rable Road, west of Riverside Boulevard

(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 November 24, 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 Sutterville Heights 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.

APPROVED
BY THE CITY COUNCIL
NOV 24 1981

OFFICE OF THE
APPROVED
BY THE CITY COUNCIL

NOV 24 1981

OFFICE OF THE
CITY CLERK

- 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:

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. Provide standard subdivision improvements to Section 40.811 of the City Code (may require offsite water extension);
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Department;

28
1124-81

- 4. Pursuant to City Code Section 40.1203 (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;
- 5. Right-of-way study and dedication required for Captains Table Road. The required dedication will be determined by the right-of-way study; and
- 6. Bonds, private contract and engineering fees for improvements required.

MAYOR.

ATTEST:

CITY CLERK

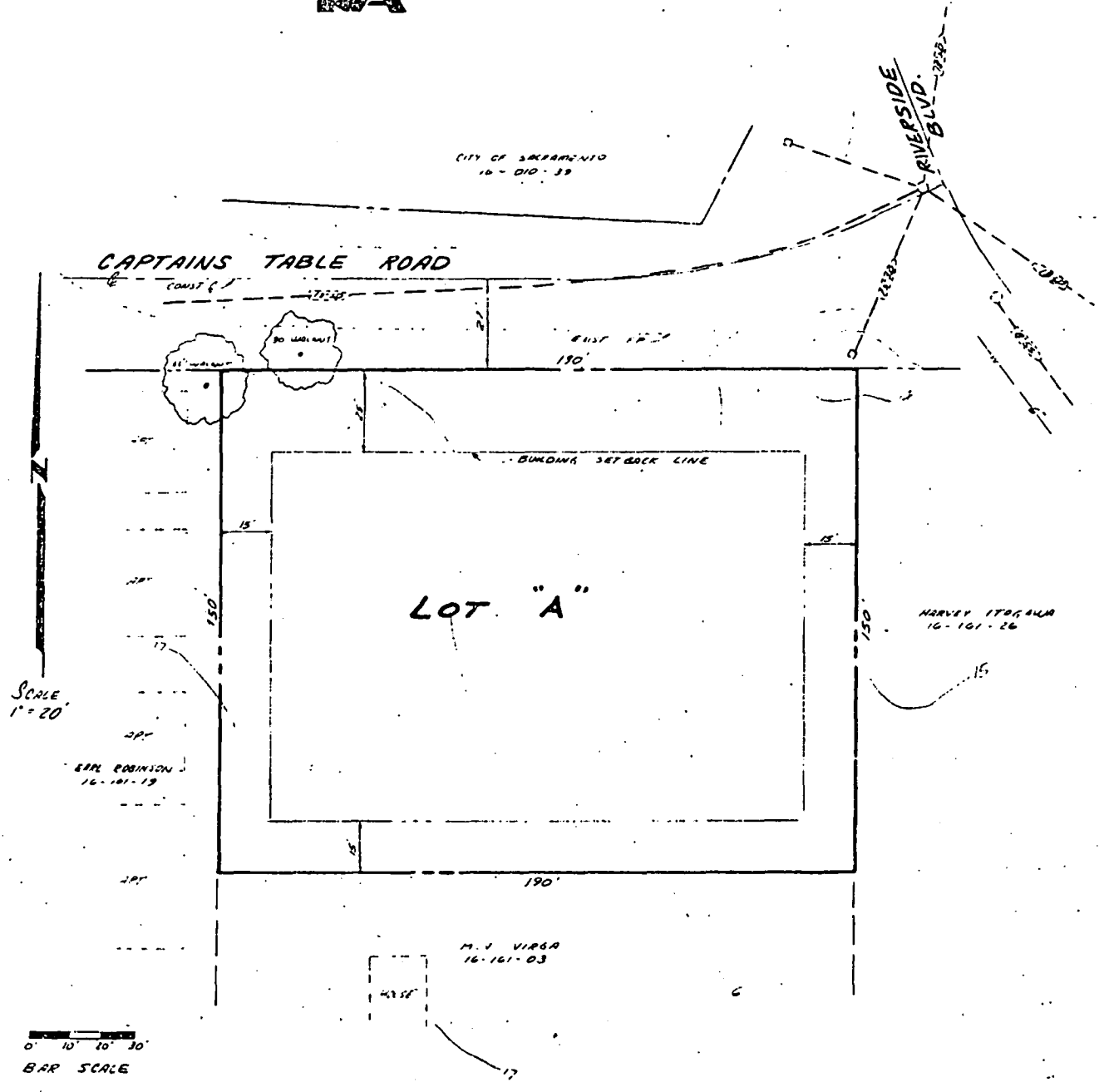
P-9538

TENTATIVE MAP

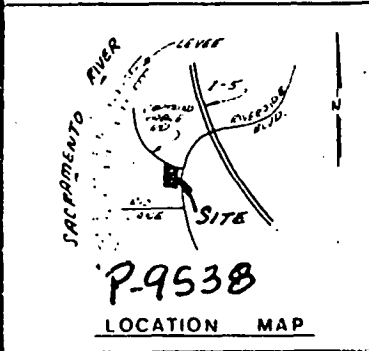
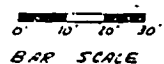
RIVERBEND CONDOMINIUMS



CNA ENGINEERING INC.
 CIVIL ENGINEERING · LAND SURVEYS · PLANNING · STRUCTURAL DESIGN



SCALE
1" = 20'



<p>OWNER EDWARD MILAM ASSOC. 1925 13th ST SACRAMENTO, CA 95814</p>	<p>ENGINEER CNA ENGINEERING 2350 VALLEY RD SACRAMENTO, CA 95821</p>	<p>PARCEL NO. 16-161-03</p>
<p>EXISTING USE VACANT</p>	<p>PROPOSED USE CONDOMINIUM UNITS</p>	<p>SEWER DISPOSAL CITY OF SAC.</p>
<p>SCHOOL DISTRICT SAC. CITY SCHOOL DIST.</p>	<p>FIRE DISTRICT CITY OF SACRAMENTO</p>	<p>WATER CITY OF SAC.</p>
<p>PARK DISTRICT CITY OF SACRAMENTO</p>	<p>ELECTRICAL S. M. C. D.</p>	

10/22/81.

No. 12

SACRAMENTO CITY PLANNING COMMISSION

#28

MEETING DATE October 22, 1981
 ITEM NO. 120 FILE NO. P-9538
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER _____

Recommendation:

LOCATION: NW quadrant of Riverside Blvd. + I-5 Hwy

- Favorable
- Unfavorable
- Petition
- Correspondence

NAME	PROPOSERS	ADDRESS
		1124-81

NAME	OPPOSERS	ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			✓
Fong	✓			
Goodin	✓			
Halloway	✓		✓	
Hunter	✓			
Larson	✓			
Muraki	✓			
Silva	✓			
Simpson	✓			

- 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 subject to cond. in Staff report & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	C.N.A. Engineering, 2550 Valley Rd., Sacramento, CA 95821 985-3746		
OWNER	Edward Milana Assoc., 1025 19th St., Sacramento, CA 95814 447-7571		
PLANS BY	C.N.A. Engineering, 2550 Valley Rd., Sacramento, CA 95821		
FILING DATE	9/3/81	50 DAY CPC ACTION DATE	REPORT BY: SD/jf
NEGATIVE DEC.	9/28/81	EIR	ASSESSOR'S PCL. NO. 15-161-03

- APPLICATION:
1. Environmental Determination
 2. Special Permit for a 14 unit condominium development
 3. Tentative Map - Riverbend Condos

LOCATION: South side of Captains Table Road, West of Riverside Blvd.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 14 units condominium on .65± acres of land located in the R-3 Light Density Multiple Family Zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Sutterville Heights
Community Plan Designation: Multiple Family Residential
Existing Zoning of Site: R-3
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-3
South: Residential; R-3
East: Vacant; R-1
West: Apartments; R-3

Parking Provided: 20
Parking Ratio: 1.4/1
Property Dimensions: 150' x 190'
Property Area: 28,500 Sq. Ft.
Density of Development: 21.5 units per acre
Square Footage of Building: 762 Sq. Ft. to 1,064 Sq. Ft.
North/South Orientation: 0
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Building Height: 29 Feet
Exterior Building Material: Wood
Exterior Building Colors: Earthtones
Costs of Units: \$45,000 to \$60,000

BACKGROUND INFORMATION:

On December 12, 1978, the City Council approved a request to rezone the subject site from Single Family (R-1) to Light Density Multiple Family (R-3, P-8381). The applicant presented a site plan indicating 10 duplex units. No specific floor plans or elevations were presented at that time and an "R" review designation was placed on the site.

#28
11.24.81

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

At the September 23, 1981 meeting of the Subdivision Review Committee, by a vote of 6 ayes, 2 absent and 1 abstention, voted to recommend approval of the Tentative Map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code (may require offsite water extension);
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Name the streets to the satisfaction of the Planning Director;
- d. 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;
- e. Right-of-way study and dedication required for Captain's Table Road. The required dedication will be determined by the right-of-way study;
- f. Bonds, private contract and engineering fees for improvements required.

STAFF EVALUATION:

Staff has the following concerns and comments with regard to this project:

1. Since there are less than 20 units, the project is not subject to compliance with solar regulations. Staff would encourage the applicant to contact SMUD or PG & E for assistance in designing energy efficient dwellings regardless of unit orientation. As of July, 1982, the State's Building Codes will incorporate stringent policies for energy efficiency which the applicant should be aware of. Such conservation features as R-30 ceiling and attic insulation, R-19 wall insulation, heat pumps for central heat and air, dual pane windows, removable shade screens to cover windows and sliding doors, and "polycel-one" weatherization caulking should be considered.
2. Staff has no objection to the Special Permit. The density of development is appropriate for the R-3 zone and the request is necessary for individual unit ownership.
3. A detailed landscaping and irrigation plan including a shading diagram will be required prior to issuance of building permits. This diagram must demonstrate 50% shading of the surfaced area within 15 years of establishment.
4. The submitted plans indicate straight-run stairways on the "B" models. Staff suggests these stairways be redesigned as an "L"-shaped stairway. The "L" shape stairs will not protrude significantly into the open space areas.
5. The submitted elevations indicate the roofing material as asphalt composition. To improve the appearance of the structure, staff suggests that the roofing material be a medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, and subject to the Planning Director's approval.
6. The Planning and Community Services Departments have determined that .017 acres of land will be required for parkland dedication purposes and that fees will

charged in lieu of the required dedication. These fees will be utilized to purchase parklands in the Land Park Community Plan area and will be committed within 5 years. The Subdivider shall submit to the City an appraisal of the land to be subdivided. Such appraisal shall be dated and submitted no more than 90 days prior to filing the final map.

STAFF RECOMMENDATION:

Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit subject to conditions and based on findings of fact which follow;
3. Approval of the Tentative Map subject to conditions.

CONDITIONS - SPECIAL PERMIT:

1. A detailed landscaping and irrigation plan indicating a variety of plants, including ground cover, one to five gallon shrubs and five to 15 gallon trees, shall be provided for Planning Director review and approval prior to issuance of building permits. Plans shall also demonstrate 50% shading of surfaced area within 15 years of establishment.
2. The stairway to the second story Model B units shall be redesigned as an "L" shaped stairway and be approved by the Planning Director.
3. Roofing materials shall be a medium wood shake or equivalent aluminum, concrete or other imitation shakes or tile and subject to Planning Director approval.

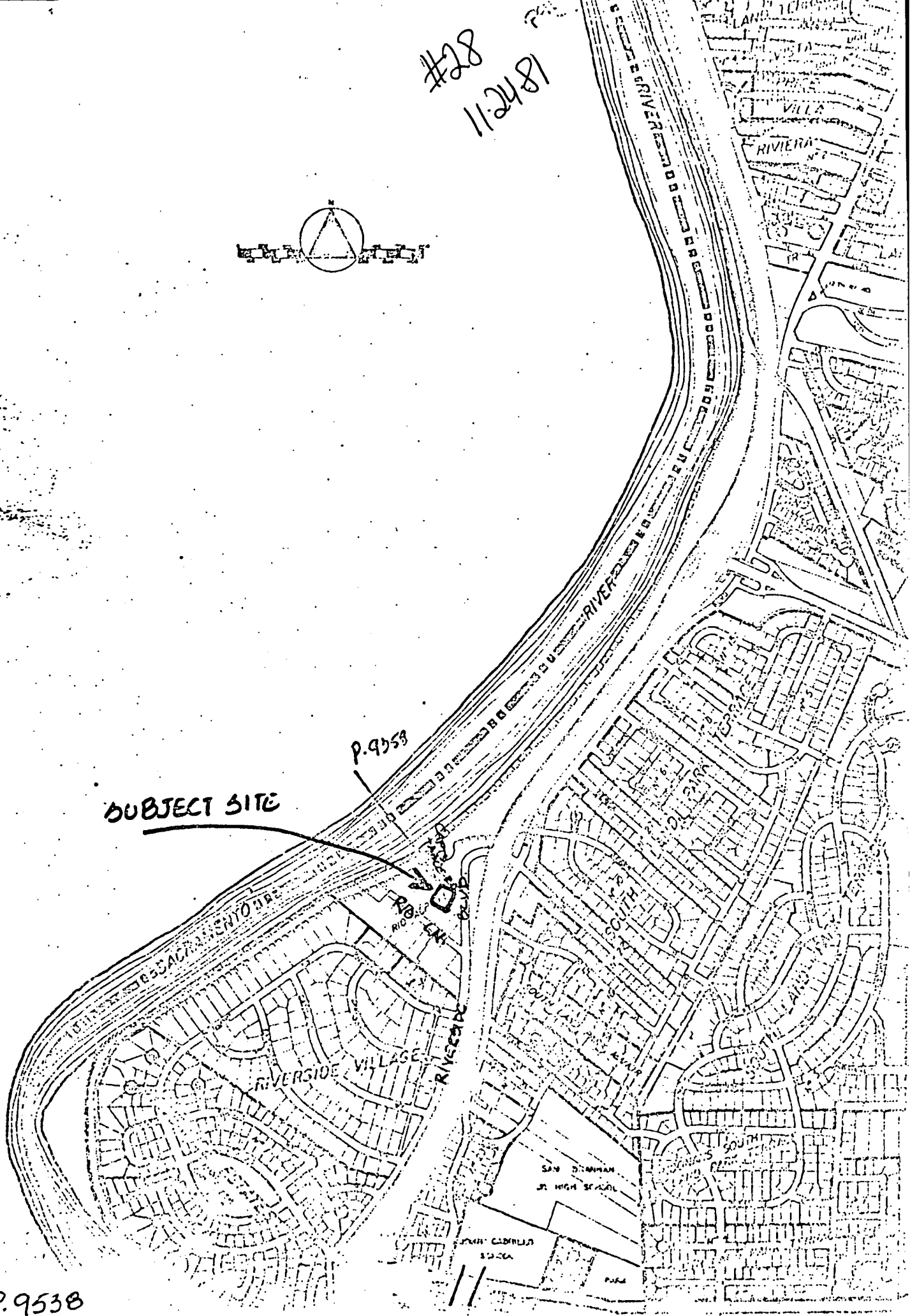
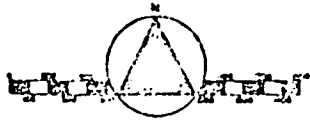
CONDITIONS - TENTATIVE MAP:

1. Provide standard subdivision improvements pursuant to section 40.811 of the City Code (may require offsite water extension);
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Department;
4. 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;
5. Right-of-way study and dedication required for Captain's Table Road. The required dedication will be determined by the right-of-way study;
6. Bonds, private contract and engineering fees for improvements required.

FINDINGS OF FACT - SPECIAL PERMIT:

1. The special permit is based on sound principles of land planning in that the condominium uses are compatible with adjacent residential uses.
2. The special permit will not be detrimental to public health, safety or welfare in that adequate parking, landscaping and setbacks are provided.
3. The special permit is in compliance with the 1974 General Plan which encourages a variety of housing types.
4. The special permit is in compliance with the 1965 Sutterville Heights Community Plan which designates the site Multiple Family Residential.

#28
11-24-81



SUBJECT SITE

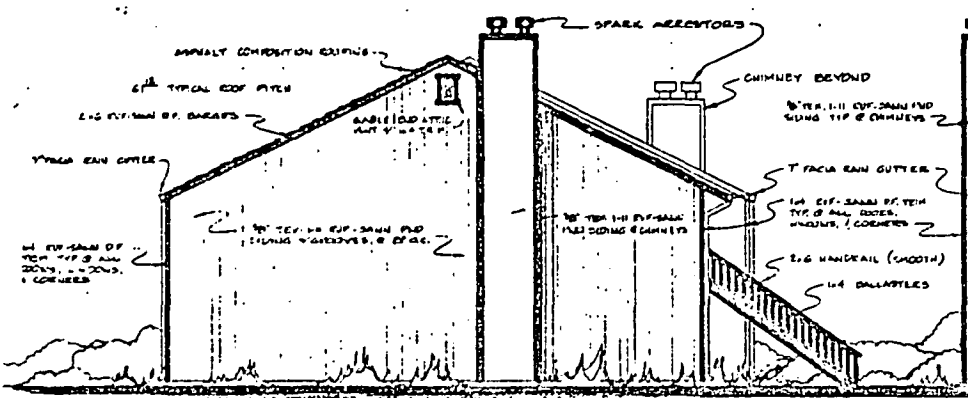
P. 9538

P. 9538

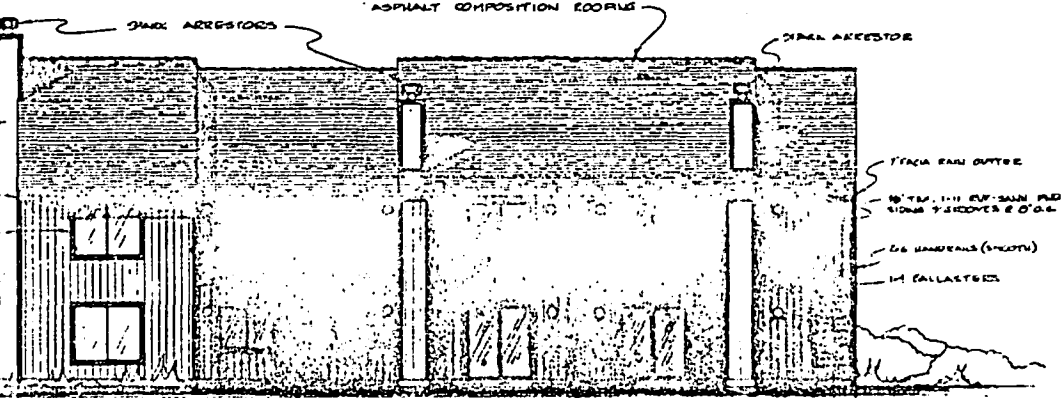
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No. 12

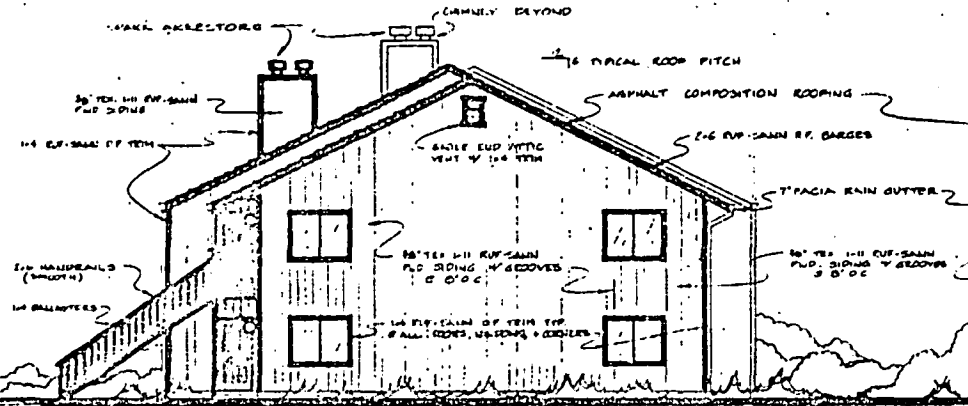
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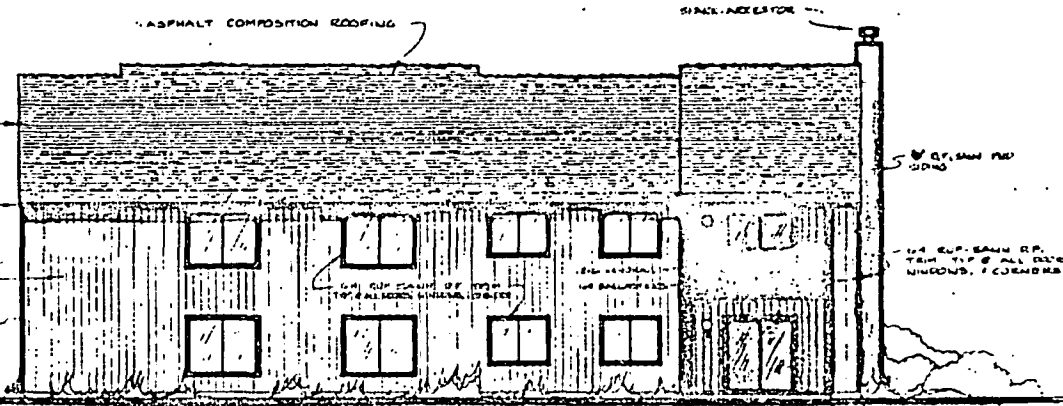
SIDE ELEVATION
TYP UNIT "B-1"



FRONT ELEVATIONS
SCALE 3/8" = 1'-0"



SIDE ELEVATION
TYP UNIT "B"



REAR ELEVATIONS
SCALE 3/8" = 1'-0"

13

10-22-81

Item 12

DATE:	11/21/81
DRAWN BY:	D. HERR
CHECKED BY:	D. HERR
SHEET:	SCALE 3/8" = 1'-0"

11/21/81 #28

SACRAMENTO CITY PLANNING DEPARTMENT 28

Application Information

Application taken by/date: _____

Project Location Captain's Table Road P No 9538
 Assessor Parcel No. 16-161-03
 Owners Edwards Milane Assoc. Phone No. 447-7571
 Address 1025 19th St., Sacramento 95814
 Applicant CNA Engineering Phone No. 485-3746
 Address 2550 Valley Rd., Suite 5, Sacramento
 Signature _____ C.P.C. Mtg. Date 10/8/81
10-22

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination _____			\$ <u>90.00</u>
<input type="checkbox"/> General Plan Amend _____			\$ _____
_____		Res. _____	
<input type="checkbox"/> Community Plan Amend _____			\$ _____
() _____		Res. _____	
<input type="checkbox"/> Rezone _____			\$ _____
_____		Ord. _____	
<input checked="" type="checkbox"/> Tentative Map to divide 0.7+ vacant acres into 14 airspace condominium lots and 1 common lot in the 1 light density multiple family zone for condo develop- ment	RAC	10-22-81	\$ <u>375.00</u>
<input checked="" type="checkbox"/> Special Permit For condominium development	AC	10-22-81	\$ <u>290.00</u>

<input type="checkbox"/> Variances _____			\$ _____

<input type="checkbox"/> Plan Review _____			\$ _____

<input type="checkbox"/> PUD _____			\$ _____

<input type="checkbox"/> Other <u>Notification and posting fee</u>			\$ <u>36.00</u>

FEE TOTAL \$ 791.00

RECEIPT NO. 512
By/date Tim 10/14/81

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Rotified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold-applicant receipt White-applicant permit Green-expiration book Yellow-department file Pink-permit book P No 9538

11-24-81



CITY OF SACRAMENTO

#28
11.24.81

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

November 25, 1981

Edwards Milane Association
1025 - 19th Street
Sacramento, CA 95814

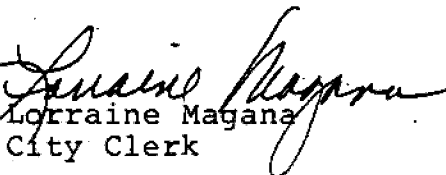
Dear Gentlemen:

On November 24, 1981, the Sacramento City Council took the following action(s) for property located at Captain's Table Road (P-9538), subject to stated conditions:

Adopted a resolution adopting Findings of Fact and approving a Tentative Map to divide 0.7± acre into 14 airspace condominium lots and 1 common lot in the Light Density Multiple Family Zone for condominium development.:

Enclosed, for your records, is a fully certified copy of above referenced document.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/28
Enclosure

cc: Planning Department
CNA Engineering