



## CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

May 22, 1984

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination  
2. Tentative Map (P84-117)

LOCATION: Gateway Oaks Drive, approximately 500+ feet North of Garden Highway

### SUMMARY

This is a request for tentative map to allow the development of 250 airspace condominiums on a 17+ acre site. The Staff and the Planning Commission recommend approval of the project, subject to conditions. The Commission also approved a Special Permit to allow the condominium units.

### BACKGROUND INFORMATION

The subject site is a portion of a larger site (32 acres) that has been zoned to allow condominium development. Earlier this year, the City Council and Planning Commission approved a 224 unit condominium complex for the North half of the 32 acres. The applicant is now requesting approval to develop the South half of the site for 250 condominium units.

Staff has no objection to the condominium complex. It is consistent with the South Natomas Community Plan, and compatible to the surrounding land use. Also, the site was originally planned for condominium development, when the Natomas Oaks PUD was approved.

### VOTE OF PLANNING COMMISSION

On April 26, 1984, the Planning Commission, by a vote of 8 ayes, 1 absent, recommended approval of the project.

APPROVED  
BY THE CITY COUNCIL

MAY 29 1984

OFFICE OF THE  
CITY CLERK

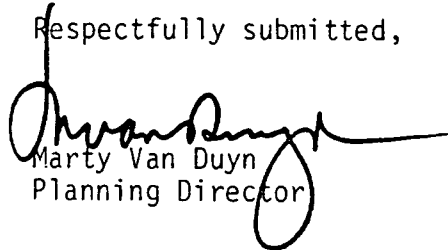
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RECOMMENDATION

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, and approving the Tentative Map, with Conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

HY: sm  
attachments  
P84-117

May 29, 1984  
District No. 1

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 26, 1984  
 ITEM NO. 19(a) FILE # 84-117  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP 26   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  LOT LINE ADJUSTMENT   
 SPECIAL PERMIT  ENVIRONMENTAL DET.   
 VARIANCE  OTHER \_\_\_\_\_

Location: Gateway Park Drive, 500±' N of Garden Highway

Recommendation:  
 Favorable/cond.  
 Unfavorable  Petition  Correspondence

PROPOSERS		
NAME		ADDRESS

OPPOSERS		
NAME		ADDRESS

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Augusta	✓		✓	
Ferris	✓			
Fong	✓			
Goodin	✓			
Hunter	✓			
Ishmael	✓			✓
Ramirez	✓			
Simpson	absent			
Holloway	✓			

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

(3)

RESOLUTION No. 84-448

Adopted by The Sacramento City Council on date of

APPROVED  
CITY COUNCIL

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT GATEWAY OAKS  
DRIVE, APPROXIMATELY 500+ FEET NORTH OF GARDEN HIGHWAY  
WAY  
(P-84-117)(APN: 274-320-26)  
MAY 29 1984  
OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on May 29, 1984, held a public hearing on the request for approval of a tentative map for property located at Gateway Oaks Drive, approximately 500+ feet north of Garden Highway;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1978 South Natomas Community Plan designate the subject site for residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

- a. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- b. 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;
- c. 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;
- d. Provide reciprocal sewer, water, drainage and access easements as required;
- e. Place the following notes on the final map:
  - 1) the lake shall be privately maintained; water supply shall be from private wells;
  - 2) one homeowners' association shall be formed for all property surrounding the lake (P83-385), Gateway Oaks Condominiums, Unit 1) and CC and R's developed designating responsibility for maintenance of the lake assigned to the homeowners' association. The CC and R's shall be approved by the Public Works Director and the City Attorney prior to issuance of building permits.

Informational Items: 1) The applicant shall check with the County Sanitation District and meet all requirements; 2) on-site water main extensions will be required.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P84-117



# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

26

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Grube Communities, Inc., 2291 W. Marsh Lane, Stockton, CA		
PLANS BY	_____		
FILING DATE	3-24-84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	4-16-84	EIR	ASSESSOR'S PCL. NO. 274-320-26

- APPLICATION:
1. Environmental Determination
  2. Tentative Map to divide 17.4± vacant acres into 7 lots in the Townhouse-Planned Unit Development (R-1A(PUD)) zone.
  3. Special Permit to develop 250 condominium units known as Gateway Oaks, Unit 2 (Zon. Ord., Sec. 8-B-3)

LOCATION: Gateway Oaks Drive, approximately 500± feet north of Garden Highway

PROPOSAL: The applicant is requesting the necessary entitlements to develop 250 condominium units on 17± vacant acres.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1978 South Natomas Community Plan Designation: Residential (4-21 du/ac., min. 9.7 du/ac.)  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant (244 unit condo project approved 12/15/83); R-1A(PUD)  
South: Vacant; R-1(PUD)  
East: Vacant; OB(PUD)  
West: Vacant; R-1(PUD)

Parking Required: 375 spaces (1.5:1)  
Parking Provided: 500 spaces (2:1)  
Property Area: 17.4± acres  
Density of Development: 14.4 du/ac.  
Square Footage of Units: 670 sq. ft., 908 sq. ft., 996 sq. ft.  
Height of Structure(s): 35 feet; two-story  
Topography: Flat  
Street Improvements/Utilities: To be provided  
Exterior Building Colors: Driftwood grey w/white trim; beige w/white trim  
Exterior Building Materials: Hardboard siding, wood trim and composition shingle

BACKGROUND INFORMATION: The entire Gateway Oaks condominium project encompasses a 32± acre parcel bordered by Gateway Oaks Drive, Oak Landing Drive and Oak Harbor Drive. The northern half of the project consisting of 224 condominium units and a 3.2± acre man-made lake was approved by the Commission on December 15, 1983 (P83-385).

This application, consisting of 250 condo units, encompasses the southern half of the project site. The previous map application (P83-385) proposed a six-lot subdivision of the entire 32± acre site with Phase I development occurring on Lots 1 through 5. Under this application Lot 6, the subject site, is proposed to be further subdivided into seven lots.

APPLC. NO. P84-117

MEETING DATE April 26, 1984

CPC ITEM NO. 19

(8)



SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 11, 1984, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the tentative map, 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:

- a. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- b. 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;
- c. 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;
- d. Provide reciprocal sewer, water, drainage and access easements as required;
- e. Place the following notes on the final map:
  - 1) the lake shall be privately maintained; water supply shall be from private wells;
  - 2) one homeowners' association shall be formed for all property surrounding the lake (P83-385, Gateway Oaks Condominiums, Unit 1) and CC and R's developed designating responsibility for maintenance of the lake assigned to the homeowners' association. The CC and R's shall be approved by the Public Works Director and the City Attorney prior to issuance of building permits.

Informational Items: 1) The applicant shall check with the County Sanitation District and meet all requirements; 2) on-site water main extensions will be required.

STAFF EVALUATION: Staff has the following comments regarding this project:

- 1. The South Natomas Community Plan designates the subject site residential, with a density range of 4-21 du/ac. and specifies a minimum density of 9.7 du/ac. The applicant proposes 250 condo units on 17.4 acres which computes to a density of 14.4 du/ac. The proposed project is consistent with the designated density of the Community Plan and the sites R-1A zoning classification.
- 2. The applicant proposes 250 dwelling units, consisting of three model types as follows:

<u>Model Type</u>	<u>No.</u>	<u>Size</u>	<u>Bedroom/Bathroom</u>
A	64	670 sq. ft.	1 bedroom/1 bath
B	72	908 sq. ft.	2 bedrooms/2 bath
C	114	996 sq. ft.	2 bedroom/2 bath

The units are two-story in height, constructed of horizontal wood siding, composition shingle roofs with the buildings proposed to be painted driftwood grey with white trim.

The color scheme is the same as that proposed for the 224 Phase I units. Staff requests that the applicant select a different color scheme for the second phase which would be complimentary, yet different from the Phase I units, to provide color diversity to the total project.

The recreation facilities consist of a swimming pool, spa, tot lot and community recreation building, in addition to the 3.2± acre lake. The residential units are to be constructed along the southern fringe of the lake.

The proposed project provides landscape setbacks of 25 feet to 40 feet along Oak Landing and Oak Harbor Drives. The project provides off-street parking at a ratio of two spaces per unit. One-half of the spaces is covered. To insure consistency in landscape development throughout the project, and the incorporation of energy saving design elements in the site design, staff recommends that Exhibit A be adopted as a condition of approval.

- 3. The staff has no objections to the applicant's project. It is staff's opinion that the subject project is one of the better designed multi-family developments in terms of architectural and site design proposed in the South Natomas Community. This project will provide quality residential units in close proximity to many future office buildings in the Gateway Oaks and Natomas Eastside business parks.
- 4. This project's tentative map is exempt from Parkland Dedication fees in that the fees for the subject site were determined on the previous map application for the Phase I development (P83-385).
- 5. The project was routed to the South Natomas Advisory Committee for review and comment. As of the writing of this report, no comments have been received by the Planning Division from the Citizens' Committee.

STAFF RECOMMENDATION: The staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Tentative Map, subject to conditions which follow;
- 3. Approval of the Special Permit per the submitted plans, 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:

- a. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- b. 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;

- c. 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;
- d. Provide reciprocal sewer, water, drainage and access easements as required;
- e. Place the following notes on the final map:
  - 1) the lake shall be privately maintained; water supply shall be from private wells;
  - 2) one homeowners' association shall be formed for all property surrounding the lake (P83-385), Gateway Oaks Condominiums, Unit 1) and CC and R's developed designating responsibility for maintenance of the lake assigned to the homeowners' association. The CC and R's shall be approved by the Public Works Director and the City Attorney prior to issuance of building permits.

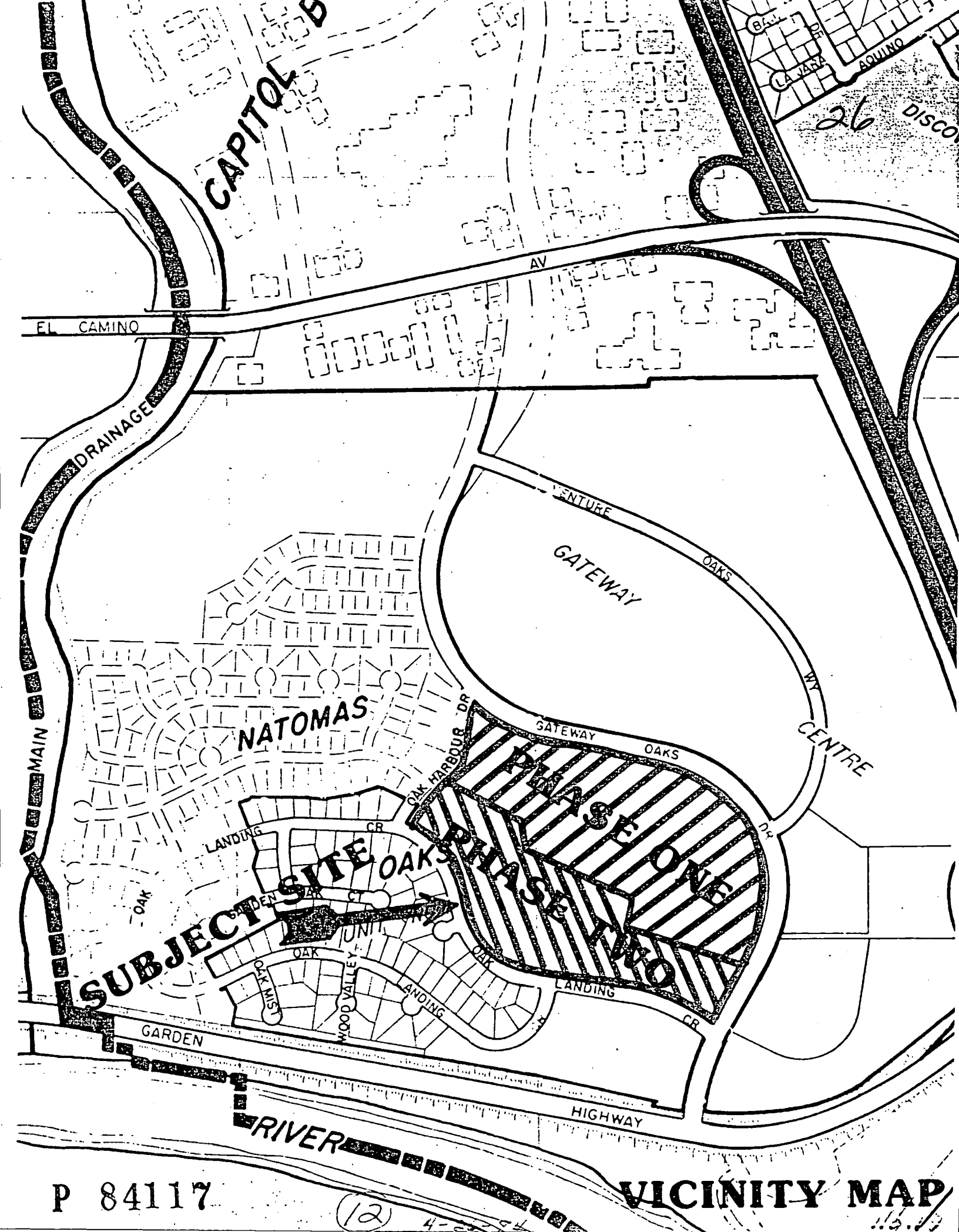
Informational Items: 1) The applicant shall check with the County Sanitation District and meet all requirements; 2) on-site water main extensions will be required.

Conditions - Special Permit

- a. The applicant shall adhere to the residential design criteria as outlined in Exhibit A;
- b. The applicant shall submit a sample color board for the Phase II units to the Planning Director for review and approval prior to issuance of building permit;
- c. A detailed landscape and irrigation plan shall be submitted for staff review and approval prior to the issuance of building permits. This plan shall incorporate the design elements as set forth in Exhibit A;
- d. The applicant shall submit a sample of the roofing materials to the Planning Director for review and approval prior to issuance of building permit;
- e. A homeowners' association shall be formed and CC and R's developed assigning responsibility of maintenance of the lake area to the homeowners' association. CC and R's shall be approved by the Public Works Director and City Attorney.

Findings of Fact

- a. The special permit, as obtained, is based upon sound principles of land use in that the overall density of the project is consistent with the densities of the community plan and compatible to the surrounding area;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that substantial setbacks, landscaping, recreation facilities and off-street parking are provided;
- c. The special permit is consistent with the General Plan policies to:
  - Recognize new concepts for residential land use, design and technology, and consider their appropriate use with existing forms of residential development; and
  - Encourage more privately-owned recreational and open space facilities, as well as other amenities in residential projects.
- d. The proposal is consistent with the 1974 General Plan and the 1978 South Natomas Community Plan in that the site is designated for residential uses.



P 84117

(12)

VICINITY MAP

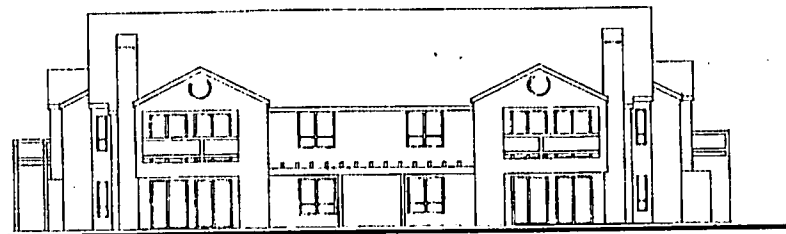


HARDBOARD SIDING  
WOOD TRIM/FACIA

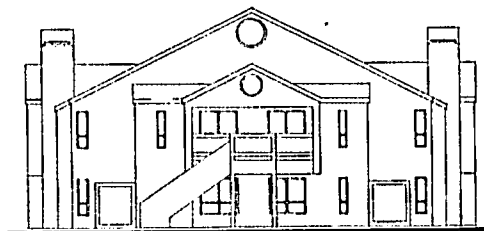
COMPOSITION SHINGLES



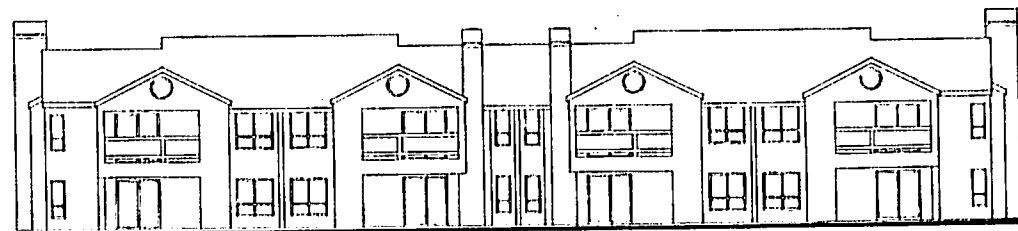
SIDE VIEW  
UNIT "A"



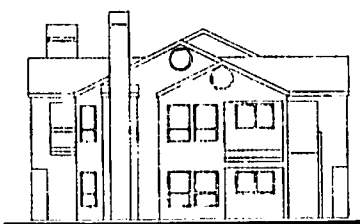
SIDE VIEW  
UNIT "B"



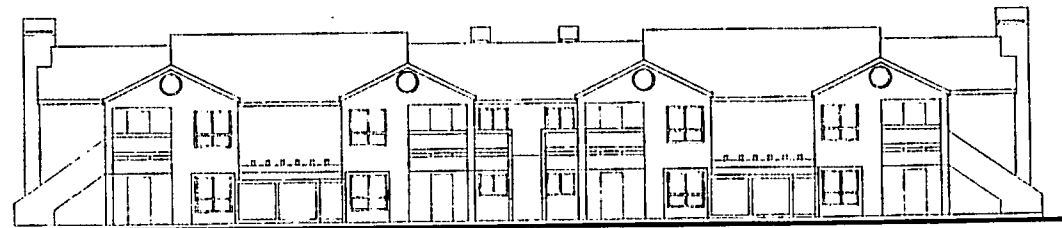
END VIEW  
UNIT "A" & "B"



SIDE VIEW  
UNIT "C"



END VIEW  
UNIT "C"



SIDE VIEW  
UNIT "C"

# RIVER RIDGE

SACRAMENTO

CALIFORNIA

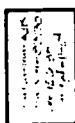
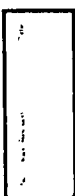
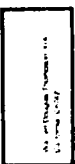
FOR:

GRUPE COMMUNITIES

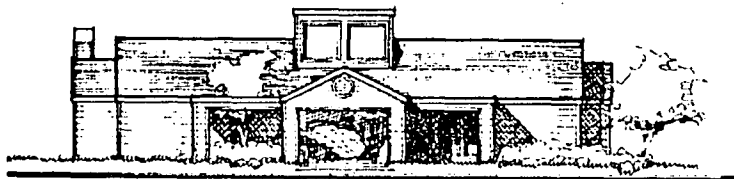
Thompson Architectural Group, Inc.  
1177 W. State Avenue Fresno, California 93711 (509) 225-3232

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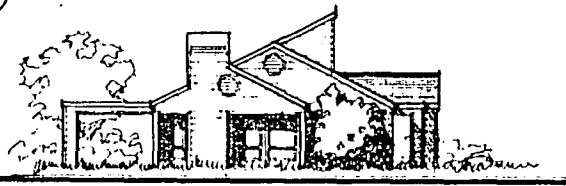
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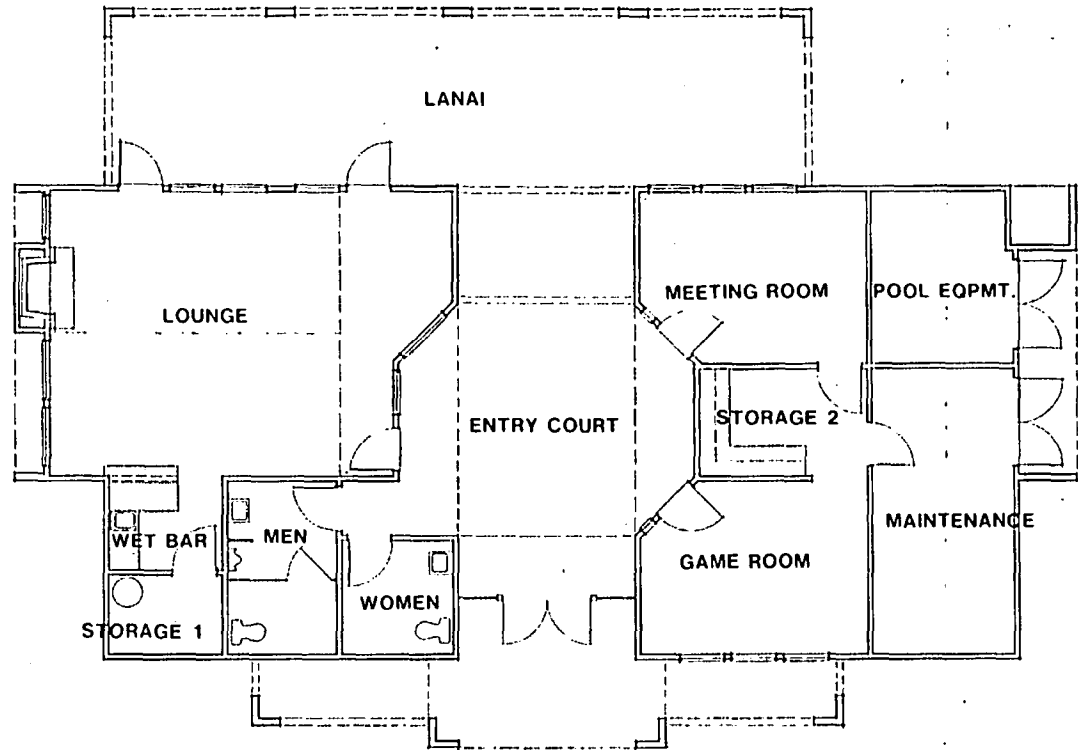
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SOUTH ELEVATION



WEST ELEVATION



COMMUNITY BUILDING

# RIVER RIDGE

SACRAMENTO

CALIFORNIA

FOR:

GRUPE COMMUNITIES

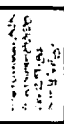
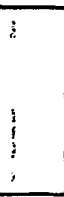
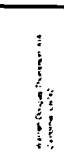
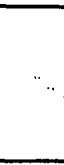
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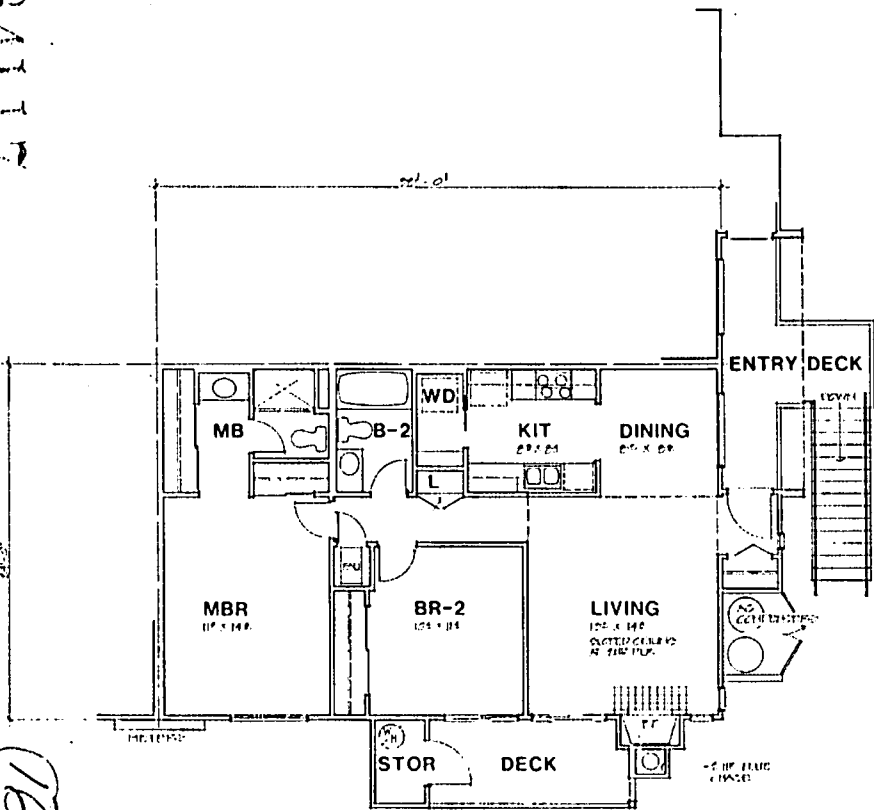
Thompson Architectural Group, Inc.  
127 W. Shaw Avenue Fresno, California 93711 (209) 255-9032



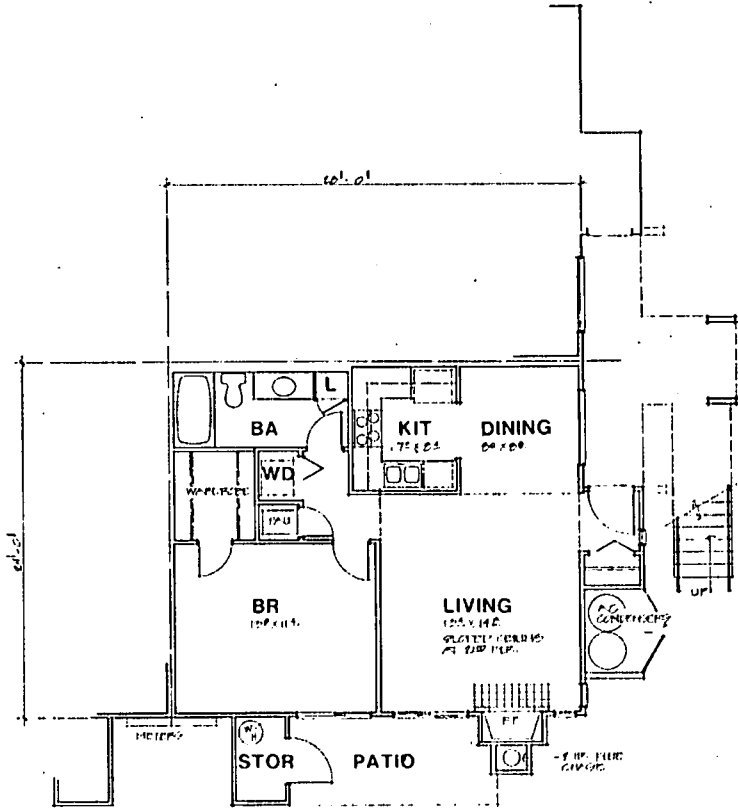
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**"B" UNIT**  
 FIRST FLOOR: 943 SF  
 SECOND FLOOR: 943 SF  
 (SECOND FLOOR SHOWN)



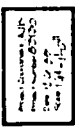
**"A" UNIT**  
 FIRST FLOOR: 720 SF  
 SECOND FLOOR: 720 SF  
 (FIRST FLOOR SHOWN)

# RIVER RIDGE

SACRAMENTO CALIFORNIA

FOR: GRUPE COMMUNITIES

Thompson Architectural Group, Inc.  
 1177 W. Shaw Avenue Fresno, California 93711 (509) 225-3032



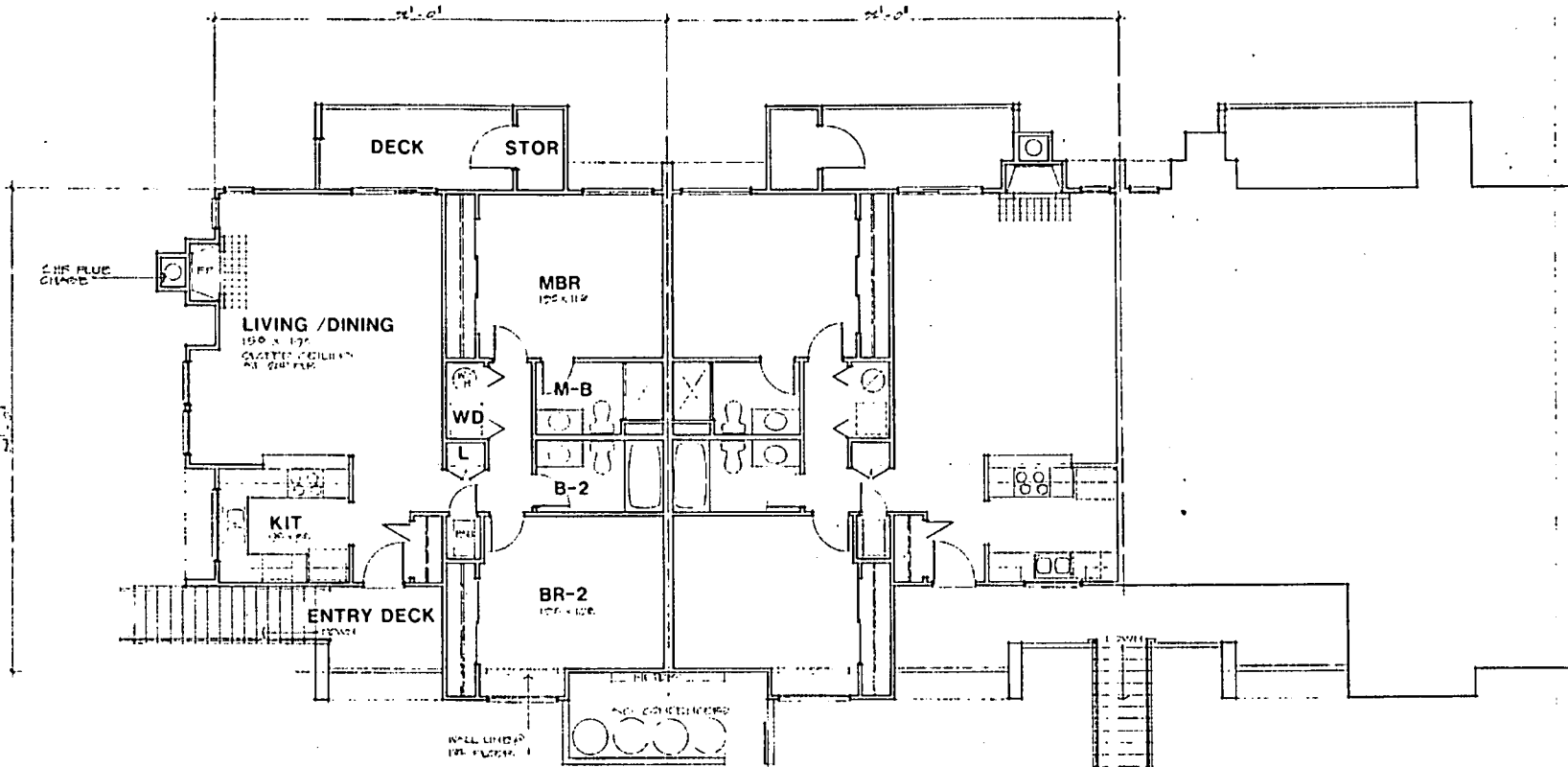
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No. 19



P 84117

(17)



**"C" UNIT**  
 END CONDITION  
 FINISH FLOOR - LOCATION OF  
 DESIGN FLOOR - LOCATION OF

**"C" UNIT**  
 INTERIOR CONDITION  
 FINISH FLOOR - LOCATION OF  
 DESIGN FLOOR - LOCATION OF

# RIVER RIDGE

SACRAMENTO

CALIFORNIA

FOR:

GRUPE COMMUNITIES

36

Thompson Architectural Group, Inc.  
 1177 W. Shaw Avenue Fresno, California 93711 (209) 225-3232

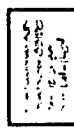


EXHIBIT A

Residential Design Criteria

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. 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.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.

B. MULTIPLE FAMILY DESIGN CRITERIA

1. OFFSTREET PARKING - Offstreet parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly). Six foot masonry walls are required on interim property lines between parking lot areas and existing or proposed residential development.

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2. For the convenience of tenants and guests, and to encourage use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Parking shall be screened from second story units by trees or lattice work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. Within open parking areas, there shall be at least one tree for every five parking spaces.
11. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
12. Parking stall depth can be reduced by two feet if the two feet gained shall be incorporated into adjacent landscaping or walkways.
13. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
14. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
15. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors.

- 3. Walkway location shall assure convenient access between parking and dwelling units.
- 4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
- 5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface texture.

D. BICYCLE STORAGE

- 1. One bicycle parking facility is required for every ten (10) off-street parking required, excluding developments which provides individual enclosed garages.
- 2. Fifty(50%)percent of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
- 3. Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

- 1. Landscape materials selected shall be:
  - a. Compatible with one another and with existing material on the adjacent site.
  - b. Complimentary to building design and architectural theme.
  - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
- 2. Landscape treatment shall include:
  - a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessibe gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
  - b. Larger specimens of shrubs and trees along the site periphery.
  - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
  - d. Consistency with energy conservation efforts.
  - e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
  - f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.

g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.

3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

- 1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main residential structures.
- 2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position.
- 3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
- 4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
- 5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
- 6. The enclosures shall be adequate in capacity, number, and distribution.

G. PERSONAL SAFETY DESIGN CRITERIA

- a. Dead Bolt Locks. The following shall be minimum requirements for deadbolt locks: 1) bolt shall have a throw of at least one (1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
- b. Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one (1) footcandle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.

- c. Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of the location of the viewer and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.

- d. Smoke detectors
- e. Solid core doors
- f. Separate attic space shall be accessible only from individual units.
- g. Protection of roof openings.
- h. Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except for doors requiring a fire protection rating which prohibits them, such view may be provided by a door viewer having a field of view of not less than 180 degrees or through windows or view ports. Mounting height shall not exceed fifty-four (54) inches from the floor.

May 30, 1984

Grupe Communities, Inc.  
2291 W. Marsh Lane  
Stockton, CA 95200

Dear Gentlemen:

On May 29, 1984, the Sacramento City Council took the following actions for property located at Gateway Oaks Drive, 500±' feet north of Garden Highway (P-84117):

Hearing closed; Resolution No. 84-448 adopted

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

Sincerely,

Lorraine Magana  
City Clerk

LM/rr/26

Enclosure

cc: Planning Department  
The Spink Corporation