

REPORT AMENDED BY STAFF 5-14-87
CITY PLANNING COMMISSION

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

APPLICANT Beard & Hoshaw Co., Inc. 4121 Westerly Place #105, Newport Beach, CA 92660
OWNER L & P PACIFIC/TEICHERT, 6355 Riverside Blvd., #C Sac., CA 95831
PLANS BY Emil Benes Associates, 14081 Yorba St., #232, Tustin CA
FILING DATE 4/1/87 **ENVIR. DET.** Neg. Dec. 5/4/87 **REPORT BY** JP/vf
ASSESSOR'S-PCL. NO. 031-1030-32 and 34

APPLICATION: A. Negative Declaration

B. Special Permit to develop a 393 unit apartment complex in the R-2B (PUD) zone and LPPT-PUD

LOCATION: South side of Pocket Road at West Shore Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 393 unit apartment complex on two lots adjacent to a 2.5 acre public park in the LPPT-PUD (Sites 16 and 17 of LPPT-PUD Schematic Plan)

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Multiple Family
LPPT-PUD Schematic Plan
Designation: Garden Apartment
Existing Zoning of Site: R-2B-PUD
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1A PUD	Front:	25 ft.	25 ft.
South: Levee and Sacramento River; A	Side (Int):	5 ft.	36 ft. (carports)
East: Agricultural Land with Residences; A		5 ft.	50 ft. (buildings)
West: Vacant; R-1A PUD	Rear:	15 ft.	20 ft.

Parking Required: 616 spaces
Parking Provided: 666 spaces
Property Dimensions: Irregular
Property Area: 18.16+ net acres
Density of Development: 21.7 d.u. per acre
Square Footage of Building: Unit A: 1 Bedroom/1 Bath - 656 sq. ft.
Unit B: 2 Bedroom/1 Bath - 902 sq. ft.
Unit C: 2 Bedroom/1 Bath - 927 sq. ft.
Unit D: 3 Bedroom/2 Bath - 1,035 sq. ft.
Height of Building: 24 feet
Exterior Building Materials: Stucco Finish with tile roofs
Exterior Building Colors: White stucco, blue trim and red tile roof

BACKGROUND INFORMATION: The subject site is a portion of the LPPT Planned Unit Development which was approved by the City Council on August 27, 1985 (P85-165). The PUD was approved for a mixture of residential densities and housing types, a private lake and neighborhood commercial. To date five single family residential subdivisions, three townhouse subdivisions and one apartment complex have been approved in the PUD area.

APPLC. NO. P87-168 **MEETING DATE** May 14, 1987 **ITEM NO.** 23

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PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of two vacant lots totaling 18.16+ acres in the Garden Apartment (R-2B) zone and the LPPT - Planned Unit Development. Surrounding land uses include vacant land designated for a townhouse development to the north, the levee and Sacramento River to the south, agricultural land with residences to the east and vacant land zoned Town house (R-1A {PUD}) to the west. The site is designated for Low Density Multiple Family use in the 1976 South Pocket Community Plan. The LPPT-PUD Schematic Plan designates site 16 for Garden Apartment use with a maximum of 193 apartment units allowed and site 17 for Garden Apartment use with a maximum of 200 apartment units allowed. A 2.5 acres neighborhood park site separates the two apartment sites.

The applicant proposes to construct a 393 unit apartment complex on the site to be known as Shore Park at Riverlake (Exhibits A-D). One hundred ninety three (193) units would be constructed on site 16 and 200 units would be constructed on site 17. Proposed density for the project is 21.7 dwelling units per acre. Staff finds that the proposed complex conforms with the community plan and schematic plan designations for the site. A similar designed project (by the same developers) has been constructed on the northwest corner of West El Camino Avenue and Stonecreek Drive (South Natomas Community).

B. Site Plan Design

The LPPT Schematic Plan and previous development approvals for the PUD indicate a 2.5+ acre public park in the center of Lots 16 and 17. The applicant has worked with the City Department of Parks and Community Services to incorporate the design of the park into their project. The City Parks Department has indicated that this park will be a passive neighborhood park consisting primarily of landscaping and open space. No amenities such as soft-ball fields or playground equipment will be provided. Access to the park will be either by way of the levee or by foot or bicycle from Pocket Road. No on-site automobile parking will be provided for the park. The applicant intends to provide a six foot high wrought iron fence along the east to separate the parks site from the apartment complexes. The development of the park site is covered by the LPPT-PUD Development Agreement.

In designing the proposed site plan the applicant reduced the 30 foot landscape strip adjacent to the levee, which is indicated in the LPPT PUD Development Agreement, to 20 feet. The applicant has met with the City Parks Department concerning the reduction in landscaping and, in consideration for reducing the landscaping to 20 feet, has agreed to: construct the Sacramento River bikeway on the portion of the levee adjacent to their property; landscape the land side of the levee; and construct picnic facilities on the river side of the levee. Planning Staff finds that these public improvements will be beneficial to the community and has no objections to reducing the 30 foot strip adjacent to the levee to 20 feet.

The applicant has designed the project so that the proposed apartments are constructed in eight unit clusters and placed at various angles on the site, thus avoiding the monotony of long straight building lines. Adequate landscape setbacks are provided between building clusters and between the apartment clusters and the side and rear yard setbacks. A 25 foot front landscaped setback is indicated

adjacent to Pocket Road. Planning Staff recommends that physical barriers such as shrubs or three foot high fences or walls be located between berms in order to discourage access between the apartment units and the Pocket Road right-of-way and in order to screen the carports from Pocket Road.

The project is also proposed to take advantage of the site's proximity to the public park and Sacramento River. Several of the units are oriented towards the park site and the applicant intends to provide river access to apartment residents by constructing stairs on the levee. Other apartment amenities include a swimming pool, tennis court and recreation center on each side of the apartment complex.

Six hundred, sixty-six (666) parking spaces are indicated on the site plan. Three hundred, ninety-four (394) of these spaces are covered. These spaces exceed the minimum 616 spaces required by the Zoning Ordinance and LPPT - PUD Guidelines by 50 spaces. Uncovered spaces are a minimum of 10 feet from all property lines and covered spaces a minimum of 15 feet from the property lines as required by the PUD Guidelines. Planning Staff recommends that all carports have wood trim and use colors similar to the residential units.

Ten trash enclosures are indicated on the submitted site plan. These enclosures shall follow the requirements of the LPPT PUD Guidelines.

Private access gates to the two apartment sites have not been indicated on the site plan. If private access gates are proposed staff recommends that their location be subject to the review and approval of the Planning Director.

The submitted site plan has also been reviewed by the Engineering Division, Traffic Engineering Division and Regional Transit. The Engineering Division requires that the public park and cul-de-sac be dedicated to the City that improvements to the park and cul-de-sac, including sidewalks, be provided. The Traffic Engineering Division requires that access for interstate trucks to the apartment complexes and handicapped ramps to the park be provided. No comments were received from Regional Transit.

C. Building Design

The proposed buildings are two-story (24 feet high) and have a variety of unit types ranging from one bedroom, one bath units to three bedroom, two bath units. Each unit type will have fireplaces and washer and dryer hook-ups. A Mediterranean theme is proposed for the building exteriors, with white stucco walls, blue-green trim and red clay tile roofs proposed as the exterior building materials. Staff finds the proposed buildings to be attractively designed and that they will be compatible with future residential uses in the surrounding area. Planning Staff recommends that balconies and patios, which are visible from Pocket Road and the public park, be screened by a solid wall in order to reduce visual clutter for persons viewing the patios and balconies from public spaces.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant impact on the environment and has filed a Negative Declaration subject to the following mitigation measures:

1. The project is located in an area of potential archaeological sensitivity, consequently, the applicant shall comply with the following:

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

2. The applicant's plans indicate that several trees are to be retained and three are to be removed. The plans do not note either the size or species of these trees. The potentially significant impact can be reduced to an acceptable level by requiring the applicant to submit a survey of the trees on-site for the review and approval of the City Arborist. No trees shall be removed without first acquiring this approval. The applicant shall protect and retain those trees identified by the City Arborist for preservation by insuring the following to be complied with to the satisfaction of the City Planning Director and City Arborist prior to the issuance of a building permit.
 - No action shall be taken which will harm the health, vitality or longevity of the trees to be preserved;
 - The applicant shall comply with any measures deemed necessary to preserve the trees after review and approval of the tree survey.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit to develop a 393 unit apartment complex on two lots subject to Conditions and based upon Findings of Fact which follow:

Conditions

1. The applicant shall construct the Sacramento River bikeway on top of the levee, landscape the land side of the levee and construct picnic facilities on the river side of the levee on that portion of the levee adjacent to the subject site *subject to approval of the State Reclamation Board*. These improvements shall be constructed to the satisfaction of the Planning Director and the Director of Parks and Community Services. The applicant shall enter into a contractual agreement with the City *prior to issuance of building permits* to assure that these improvements are made. *(staff amended)*

Conveyance in fee or right-of-way easement of the 20 foot strip along the landward side of the levee to the City shall be accomplished prior to issuance of building permits;

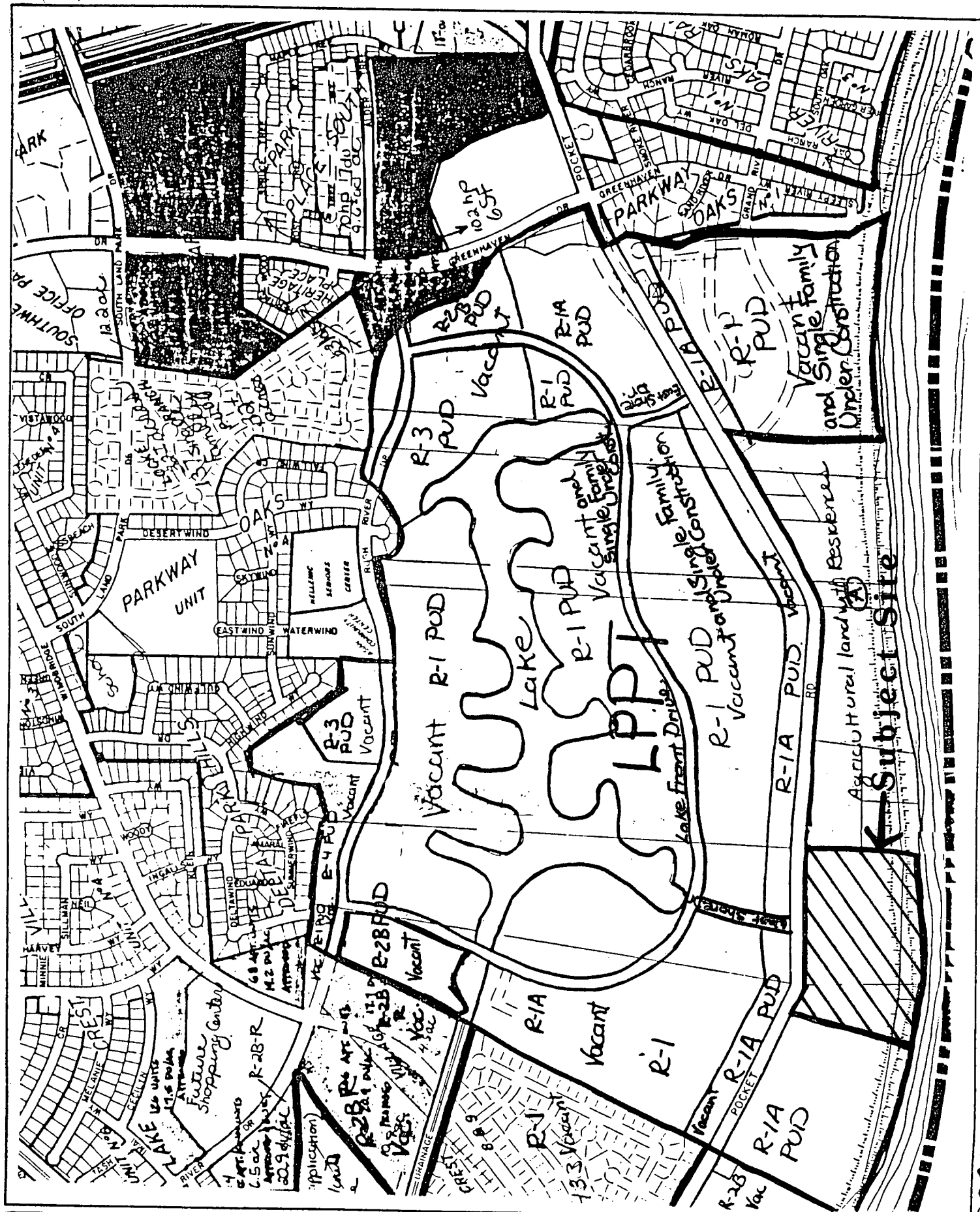
2. The applicant shall work in conjunction with the Department of Parks and Community Services in obtaining the necessary permits from the appropriate flood control districts (Reclamation Board, Army Corp of Engineers) for levee improvements. The applicant shall be responsible for processing the necessary permits and apply for these permits prior to the issuance of building permits;
3. Carports shall have wood trim and similar colors to the residential units subject to Planning Staff review and approval prior to issuance of building permits;

4. Plans for the six foot high solid masonry walls required adjacent to the east and west property lines shall be submitted for the review and approval of the Planning Director prior to issuance of building permits;
5. Revised landscape shading and irrigation plans shall be submitted for Planning Staff review and approval prior to issuance of building permits. Plans shall indicate four foot high undulating berms in the setback area adjacent to Pocket Road. Physical barriers such as shrubs or three foot high fences or walls shall be located between the berms subject to Planning Staff review and approval;
6. Elevations for the two recreation centers shall be submitted for Planning Staff review and approval prior to issuance of building permits;
7. Trash enclosure design shall follow the requirement of the LPPT PUD Guidelines and shall be subject to Planning Staff review and approval prior to issuance of building permits;
8. The location and design of any private access gates to the apartment project shall be subject to Planning Staff review and approval;
9. Project identification signs shall be subject to Planning Director review and approval prior to issuance of sign permits;
10. The 2.5 acre public park site shall be dedicated to the City and improved as required by the LPPT-PUD Development Agreement (Section 16-C) and the Department of Parks and Community Services;
11. The cul-de-sac entrance to the park shall be dedicated to the City and all improvement to the cul-de-sac made as required by the City Engineering Division;
12. Access to the apartment complexes for interstate moving vans shall be provided to the satisfaction of the Traffic Engineering division;
13. If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level before construction continues;
14. The applicant's plans indicate that several trees are to be retained and three are to be removed. The plans do not note either the size or species of these trees. The potentially significant impact can be reduced to an acceptable level by requiring the applicant to submit a survey of the trees on site for the review and approval of the City Arborist. No trees shall be removed without first acquiring this approval. The applicant shall protect and retain those trees identified by the City Arborist for preservation by insuring the following to be complied with to the satisfaction of the City Planning Director and City Arborist prior to the issuance of a building permit.
 - No action shall be taken which will harm the health, vitality or longevity of the trees to be preserved;

- The applicant shall comply with any measures deemed necessary to preserve the trees after review and approval of the tree survey.
- 15. Balconies and patios which face Pocket Road and the public park shall be screened by a solid wall subject to Planning Director review and approval prior to issuance of building permits;
- 16. The apartment complex shall be developed per the submitted site plan, elevations and floor plans;
- 17. The project shall comply with all applicable regulations of the LPPT-PUD Guidelines and the LPPT Development Agreement;
- 18. Prior to approval of the final inspection of the project by the City Building Division, the Planning director shall inspect the project for compliance with all conditions of the special permit;

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed apartment complex will be compatible with proposed single family and multiple family development for the area;
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:
 - a. adequate on-site parking and landscaping shall be provided;
 - b. adequate building setbacks between the proposed apartment complex and future residential uses will be provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Low Density, Multiple Family use by the 1978 South Pocket Community Plan and the proposed apartment use conforms with the plan designation.



VICINITY - LAND USE - ZONING

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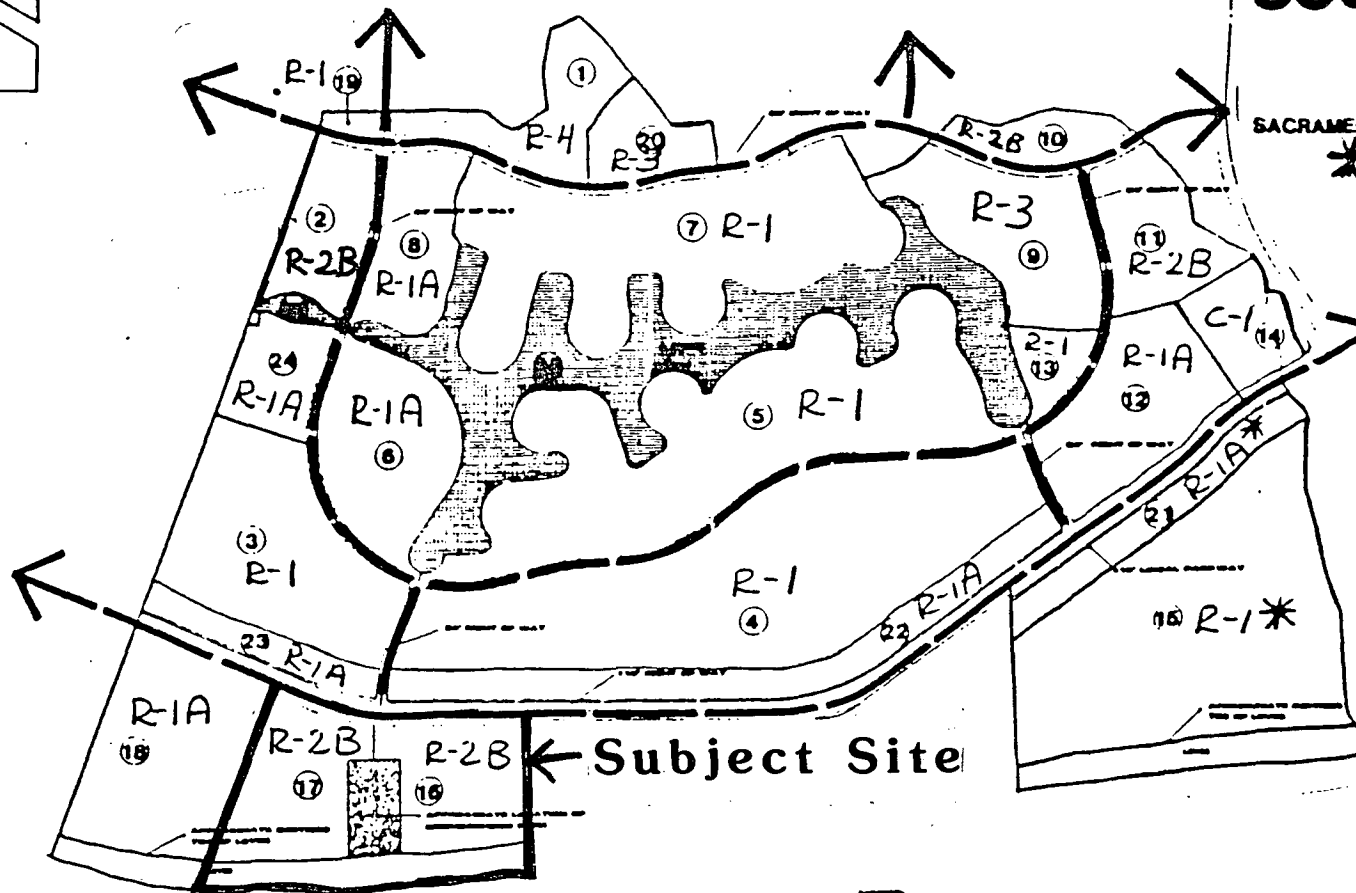
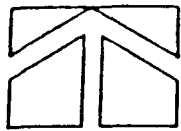
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SOUTH POCKET L.P.P.T.

SACRAMENTO CALIFORNIA

*Zoning for sites 15 and 21 have previously been approved under P85-164 (Dutra Ranch)

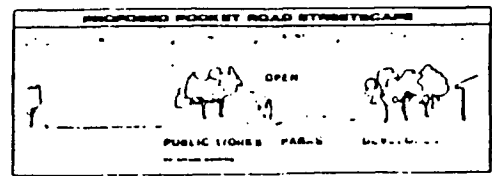
SITE INFORMATION

Site No.	Area (Ac.)	Volume (cu ft)	Notes
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
TOTAL			

SCHEMATIC PLAN LAND USE EXHIBIT



LAND PLANNER
ANTHONY M. SUZZARDO
AND ASSOCIATES INC.
2000 UNIVERSITY STREET
SAN FRANCISCO, CALIFORNIA



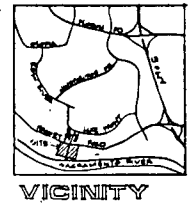
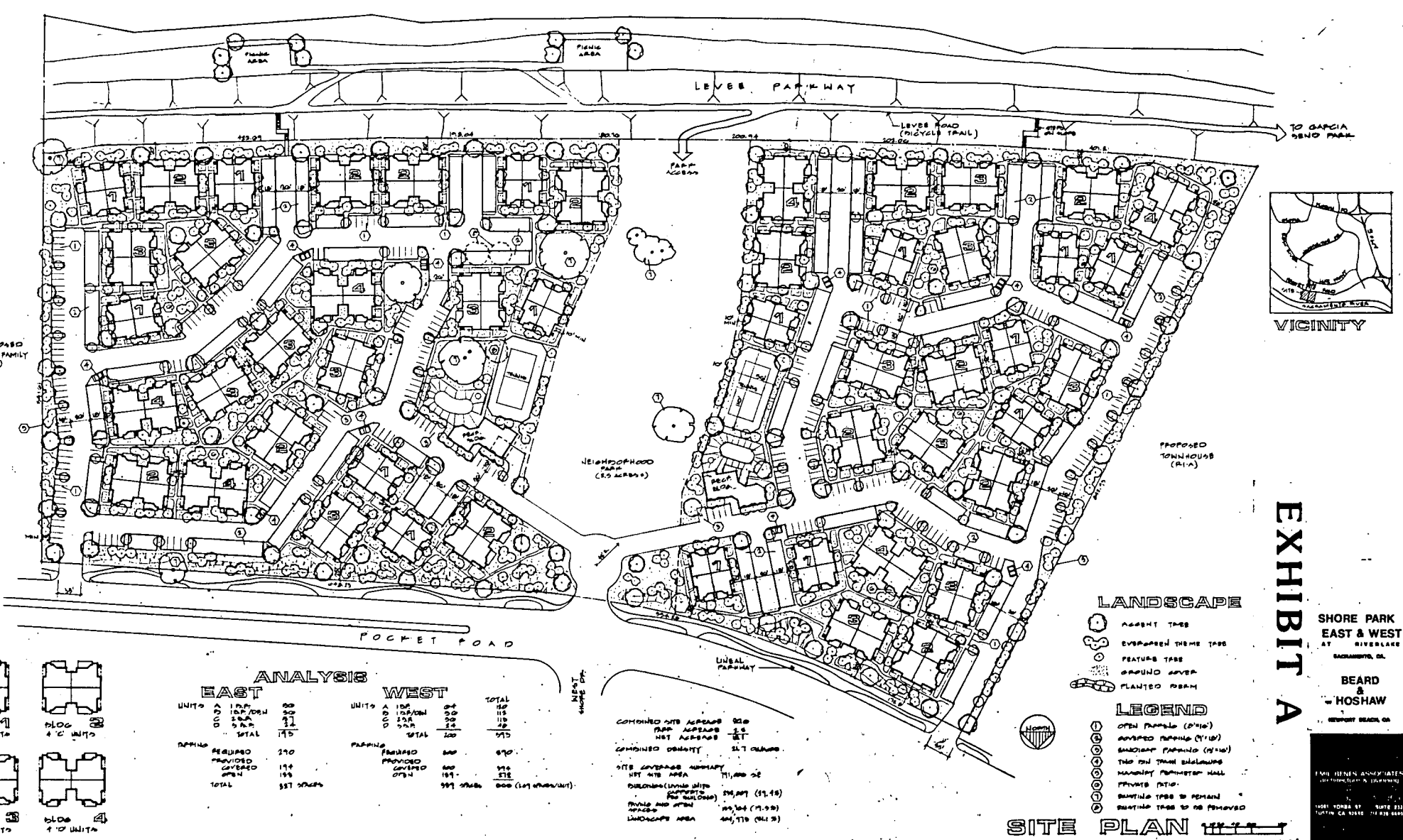
LPPT PUD Schematic Plan

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LANDSCAPE

- ACCENT TREE
- EVERGREEN THEME TREE
- FEATURE TREE
- GROUND COVER
- PLANTED BEAM

LEGEND

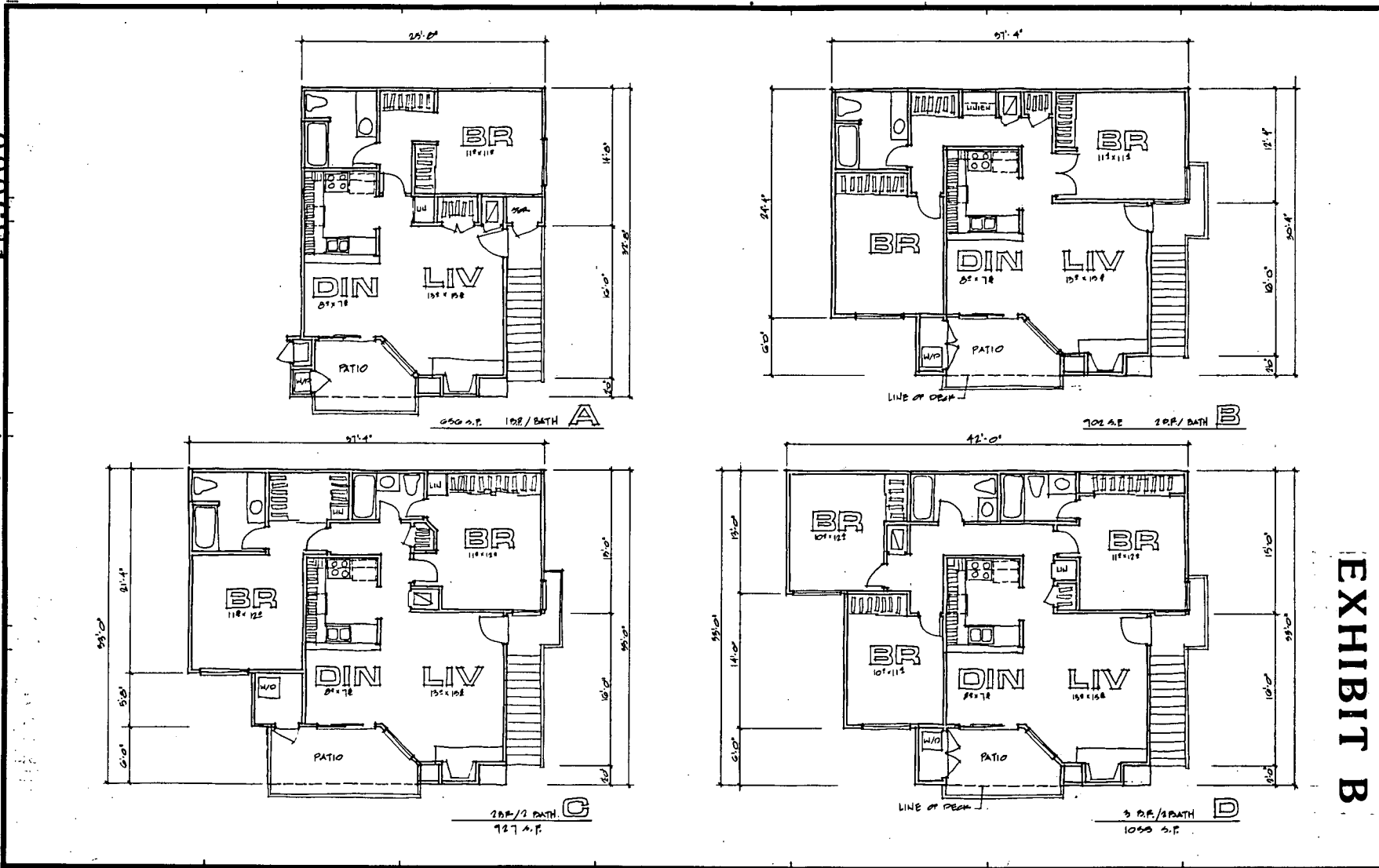
- OPEN SPACE (0.10)
- ASPH'D PARKING (0.10)
- SANITARY PARKING (0.10)
- TWO AND THREE BLDG UNITS
- MAIN ENTRY PERIMETER WALL
- PRIVATE ENTRY
- BUILDING TYPE TO REMAIN
- BUILDING TYPE TO BE REMOVED

ANALYSIS

EAST				WEST				TOTAL	
UNITS	A	100	50	UNITS	A	100	50	TOTAL	150
	B	100	50		B	100	50		150
	C	50	25		C	50	25		75
	D	50	25		D	50	25		75
	E	50	25		E	50	25		75
	F	50	25		F	50	25		75
	G	50	25		G	50	25		75
	H	50	25		H	50	25		75
	I	50	25		I	50	25		75
	J	50	25		J	50	25		75
	K	50	25		K	50	25		75
	L	50	25		L	50	25		75
	M	50	25		M	50	25		75
	N	50	25		N	50	25		75
	O	50	25		O	50	25		75
	P	50	25		P	50	25		75
	Q	50	25		Q	50	25		75
	R	50	25		R	50	25		75
	S	50	25		S	50	25		75
	T	50	25		T	50	25		75
	U	50	25		U	50	25		75
	V	50	25		V	50	25		75
	W	50	25		W	50	25		75
	X	50	25		X	50	25		75
	Y	50	25		Y	50	25		75
	Z	50	25		Z	50	25		75
	AA	50	25		AA	50	25		75
	AB	50	25		AB	50	25		75
	AC	50	25		AC	50	25		75
	AD	50	25		AD	50	25		75
	AE	50	25		AE	50	25		75
	AF	50	25		AF	50	25		75
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	BA	50	25		BA	50	25		75
	BB	50	25		BB	50	25		75
	BC	50	25		BC	50	25		75
	BD	50	25		BD	50	25		75
	BE	50	25		BE	50	25		75
	BF	50	25		BF	50	25		75
	BG	50	25		BG	50	25		75
	BH	50	25		BH	50	25		75
	BI	50	25		BI	50	25		75
	BJ	50	25		BJ	50	25		75
	BK	50	25		BK	50	25		75
	BL	50	25		BL	50	25		75
	BM	50	25		BM	50	25		75
	BN	50	25		BN	50	25		75
	BO	50	25		BO	50	25		75
	BP	50	25		BP	50	25		75
	BQ	50	25		BQ	50	25		75
	BR	50	25		BR	50	25		75
	BS	50	25		BS	50	25		75
	BT	50	25		BT	50	25		75
	BU	50	25		BU	50	25		75
	BV	50	25		BV	50	25		75
	BW	50	25		BW	50	25		75
	BX	50	25		BX	50	25		75
	BY	50	25		BY	50	25		75
	BZ	50	25		BZ	50	25		75
	CA	50	25		CA	50	25		75
	CB	50	25		CB	50	25		75
	CC	50	25		CC	50	25		75
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	DO	50	25		DO	50	25		75
	DP	50	25		DP	50	25		75
	DQ	50	25		DQ	50	25		75
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	DS	50	25		DS	50	25		75
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	ED	50	25		ED	50	25		75
	EE	50	25		EE	50	25		75
	EF	50	25		EF	50	25		75
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	EH	50	25		EH	50	25		75
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	EQ	50	25		EQ	50	25		75
	ER	50	25		ER	50	25		75
	ES	50	25		ES	50	25		75
	ET	50	25		ET	50	25		75
	EU	50	25		EU	50	25		75

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5-14-87



EMIL BENES ASSOCIATES (ARCHITECTURE & PLANNING)		
1408 JORDA ST TUSTIN CA 92680		SUITE 232 714-822-6660
DRAWN BY	CHECKED BY	
CONSULTANTS		
no.	Description	DATE
REVISIONS		
PROJECT: SHORE PARK EAST & WEST AT RIVERLAKE SACRAMENTO, CA		
CLIENT: BEARD & HOSHAW NEWPORT BEACH, CA		
DRAWING TITLE: UNIT PLANS		
Drawing scale 1/4" = 1'-0"		
Project no.	Drawing number	
Date	of 4	
2-16-87		

EXHIBIT B

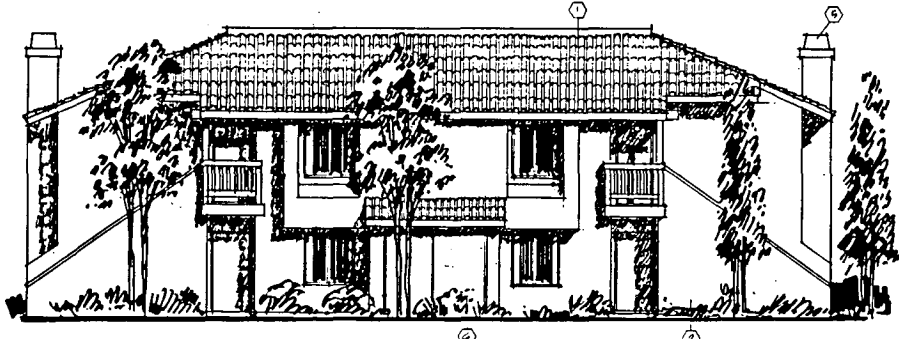
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MAKE DATE

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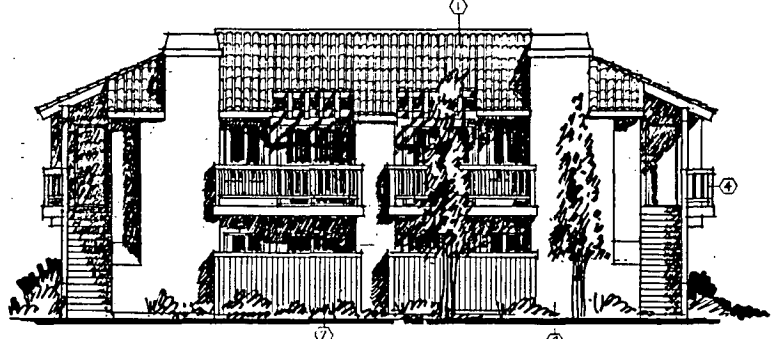
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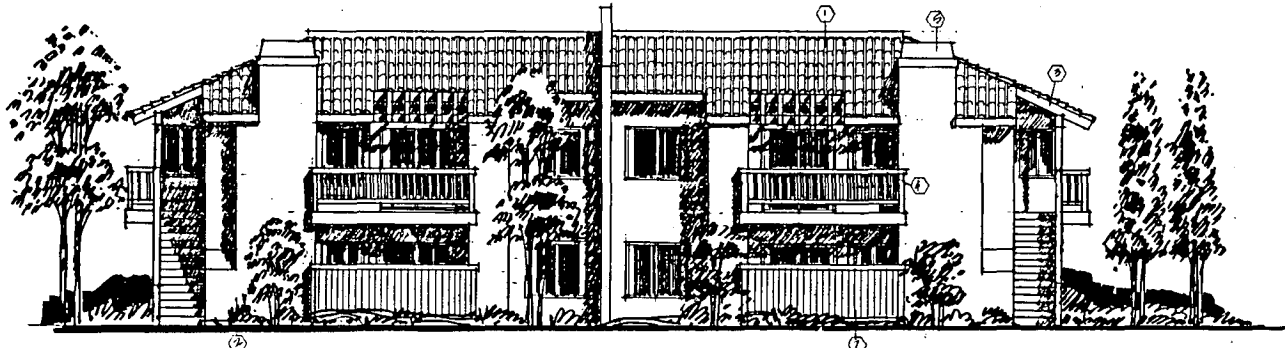
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BUILDING TYPE 1 - END ELEVATION



BUILDING TYPE 1 FRONT ELEVATION



BUILDING TYPE 2 and 3 FRONT ELEVATION

- LEGEND
- ① CONCRETE TILE ROOFING
 - ② STUCCO
 - ③ WOOD TRIM
 - ④ WOOD PAINTING
 - ⑤ SHEET METAL CHIMNEY CAP
 - ⑥ BRK. METAL ENCLOSURE
 - ⑦ WOOD PATIO FENCING

EXHIBIT C

EMIL RENES ASSOCIATES
ARCHITECTURE & PLANNING

14081 TORRA ST SUITE 232
DUBLIN CA 94568 714-832-6660

PROJECT:
**SHORE PARK
EAST & WEST**
AT RIVERLAKE
SACRAMENTO, CA

CLIENT:
**BEARD
&
HOSHAW**
NEWPORT BEACH, CA

DRAWING TITLE:
**EXTERIOR
ELEVATIONS**

Drawing scale: 1/4" = 1'-0"

DATE: 2-16-87

2

PROGRESS PRINT
ISSUE DATES

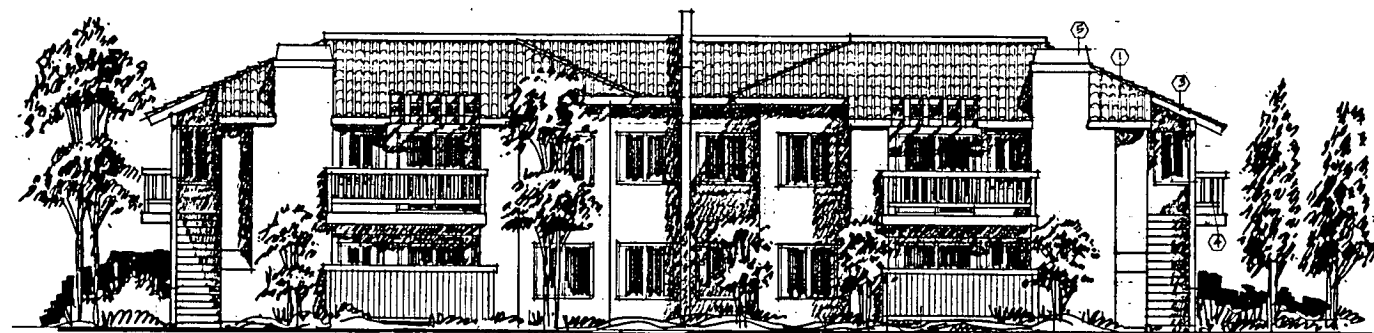
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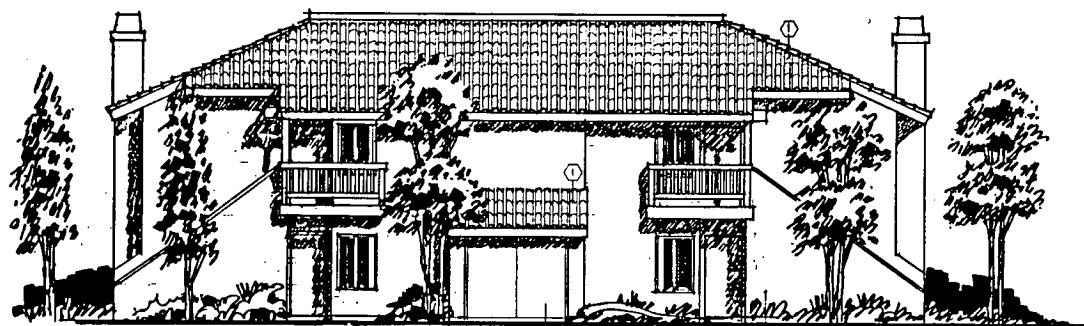
P87-168

~~000688~~

5-14-87



BUILDING TYPE 4 - FRONT ELEVATION



BUILDING TYPE 2, 3 and 4 END ELEVATION

LEGEND

- ① CONCRETE TILE ROOFING
- ② STUCCO - SPANISH TEXTURE
- ③ WOOD TRIM
- ④ WOOD RAIL
- ⑤ SHEET METAL CHIMNEY CAP
- ⑥ ELEC. METAL ENCLOSURE
- ⑦ WOOD RATIO FENCING

EMIL BENES ASSOCIATES
Architecture & Planning
1405 YORBA ST SUITE 212
TUSTIN CA 92680 714/839-0660

PROJECT:
**SHORE PARK
EAST & WEST**
AT RIVERLAKE
SACRAMENTO, CA

CLIENT:
**BEARD
&
HOSHAW**
NEWPORT BEACH, CA

DRAWING TITLE:
**EXTERIOR
ELEVATIONS**

Drawing scale: 1/4" = 1'-0"

project no. drawing number

date: 5-14-87 sheet no. 3

EXHIBIT D

PROCESSED PRINT
SCALE CUTTER

Handwritten initials or mark.

000696