

# CITY PLANNING COMMISSION

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

APPLICANT The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833  
OWNER Grupe Development Company, 2291 W. Marsh Lane, Suite #102, Stockton, CA 95207  
PLANS BY Thompson Architectural Group, Inc. 1177 West Shaw Avenue, Fresno, CA 93711  
FILING DATE 9/18/87 ENVIR. DET. Neg. Dec. /MM REPORT BY CV/vf  
ASSESSOR'S-PCL.NO. 274-0360-007-13

APPLICATION: A. Negative Declaration  
B. Special Permit to develop 250 townhouse units.  
C. Special Permit to allow one project identification sign.

LOCATION: Area bounded by Gateway Oaks Drive, Oak Harbour Drive, Oak Landing Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to construct 64 one bedroom and 186 two bedroom townhouses.

## PROJECT INFORMATION:

1974 General Plan Designation: Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Condominiums; R-1A	Front:	To be	30±'
South: Vacant; R-1 (PUD); OB(PUD)	Side(Int):	determined	25±'
East : Vacant, Office; OB(PUD)	Side(St):	by Planning	30±'
West : Condominiums; R-2B(PUD)	Rear:	Commission	30±'

Parking Required:	392 spaces
Parking Provided:	500 spaces
Property Dimensions:	Irregular
Property Area:	17.4± acres
Density of Development:	14.4 d. u. per acre
Square Footage of Building:	Plan A: 670 sq. ft.
	Plan B: 908 sq. ft.
	Plan C: 996 sq. ft.
Height of Building:	2 Story
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Hardboard siding, wood trim
Roof Material:	Composition Shingles
Building Color:	Beige/White trim

BACKGROUND INFORMATION: On December 15, 1983, the Planning Commission approved a Special Permit for 224 condominium units (Phase I) and a Tentative Map to subdivide 31.6± acres into six parcels (P83-385). On January 17, 1984, the Council approved the tentative map to subdivide 31.6± acres into six parcels. Five of these parcels were to be developed with a lake and a 224 unit condominium

APPLC.NO. P87-411 MEETING DATE October 22, 1987 ITEM NO 21

002035

complex. Parcel six located to the south was proposed for a future 250 unit condominium development (Phase II). On April 26, 1984, the Planning Commission approved a tentative map to divide 17.4 acres into seven lots and a special permit for 250 condominium units for the second phase of development (P84-117). On May 29, 1984, the Council approved this Tentative Map (P84-117). This tentative map has been finalized and recorded. However, on April 26, 1986, the Special Permit (P84-117) was allowed to expire. The applicant is, therefore, resubmitting another special permit application to develop 250 townhouse units.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The 1974 General Plan designates the site as residential; 250 townhouse units are proposed on 17.4 acres or a density of 14.4 du/ac. The subject site is presently vacant and is zoned Single Family Alternative (R-1A). Surrounding land uses include condominium units to the west and north, vacant to the south, and office and vacant to the east. The condominium units located to the north represent Phase I of the approved 224 condominium units (P83-385).

B. Proposal

250 two story townhouse units are proposed, consisting of the following model types:

<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 bedroom/2 bath
C	114	966 sq. ft.	2 bedroom/2 bath
TOTAL	250		

Building materials proposed include horizontal hardboard siding and wood trim with a composition shingle roof. The color proposed will be beige with a white trim in contrast to the existing condominium units located to the north which are grey with white trim. Staff finds the proposed colors to be acceptable.

The recreation facilities proposed consist of a 1.6+ acre lake, swimming pool, spa, tot lot and community recreation building.

C. Landscaping

The project proposes landscape setbacks of 25+ ft. along Gateway Oaks Drive, Oak Landing Drive and Oak Harbour Drive. Conceptual and landscaping plans have been submitted to staff for review. Staff recommends finalized landscaping and irrigation plans be submitted for the review and approval of the Planning Director prior to issuance of a building permit. All parking

areas shall comply with the Tree Shading Ordinance.

D. Signs - Special Permit

The applicant is requesting a special permit to allow one project identification sign to be located at the main entrance on Oak Land Drive (see site plan). The applicant has indicated this project identification sign will be similar in height, area and building materials as the existing brick monument identification sign for the Phase I development located to the north (see project identification sign exhibit). Staff notes the proposed location of the sign is nine feet from the public right-of-way. Staff recommends this sign be located more than ten feet from the right-of-way as required by the sign ordinance. Staff has no objection to the proposed sign provided the following requirements are met:

1. A project identification sign shall be a monument type sign or incorporated into a low profile decorative entry wall(s).
2. The height of the monument sign shall not exceed six (6) feet.
3. The project identification sign(s) may be placed in the landscape setback area; however, it must be located farther than 10 feet from the public right-of-way.
4. The primary material of the monument base or wall shall be decorative masonry, such as brick, split face concrete block, stucco, or similar material which compliments the design of the main building (s).
5. Individual or script letter type and project logo are examples of acceptable sign design. Back lit canned plastic signs are not permitted.
6. If the project identification sign is placed on a free-standing monument base, a double faced sign is permitted. If the project identification sign is affixed flat against a wall, one single-faced sign on each side of the driveway is permitted.
7. The maximum area of sign devoted to sign letters (excluding logo) shall be 12 square feet per sign.

E. Trash Enclosures

The site plans submitted indicate a total of six trash enclosures. Elevations submitted for these trash enclosures show concrete block enclosures covered on the exterior with horizontal wood siding. These trash enclosures would be covered by a carport.

Staff has no problem with the design or building materials proposed provided the follow requirements are met:

1. The trash enclosure structure shall have decorative solid heavy gauge metal gates and be designed with cane bolts to secure the gates when in the open position.
2. The trash enclosure shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
3. The trash enclosure walls shall be a minimum six feet in height.
4. A concrete apron shall be constructed either in front of the trash enclosure facility or at the point of dumpster pick-up by the waste removal truck. The minimum dimension of the concrete apron for a single two cubic yard shall be:
  - o width - 10 feet or width of enclosure facility
  - o length - 20 feet

Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checkers). Paving material shall consist of five inch aggregate base rock and six inch portland cement paving. The enclosures shall be adequate in capacity, number and distribution to serve the development. Location and placement of bin shall be reviewed and approved by Solid Waste Division. Maintenance of the trash enclosure shall be the responsibility of the property owner.

F. Landscaping

The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.

G. Setbacks

No trash enclosure shall be located in any required setback area.

H. Carports

A total of 500 parking spaces are proposed; 250 will be carports and the remaining 250 will be guest spaces. The Zoning Ordinance requires 1.5 spaces per unit or a total of 375 parking spaces. In addition, 1 guest space per 15 units is required or a total of 17 guest parking spaces. Staff, therefore, recommends a minimum of 375 parking spaces be reserved for the dwelling units and a minimum 17 of the remaining spaces be reserved for guest parking.

The applicant should be aware that current Multi Family Design Guidelines require enclosed garages for any proposed townhouse development. However, staff is willing to waive this requirement provided some changes are made to

the proposed carport elevations as discussed below.

The carport elevations submitted indicate steel support beams enclosed in 2 ft x 8 ft. resawn wood. The carport canopy proposed includes a flat metal canopy with metal fascia. Staff recommends using a 2 ft. x 8 ft. resawn wood instead of metal fascia. Instead of a flat canopy, staff recommends this canopy incorporate a pitched roof similar to the pitch of the roofs proposed for the townhouses. Staff recommends revised carport elevations be submitted to staff incorporating the above changes for staff's review and approval.

The carport elevations also show proposed concrete wheel stop adjacent to the paved area beneath the carport canopy. Staff recommends these wheel stops be changed to a six inch raised continuous curb adjacent to the proposed landscape area as was constructed in Phase I of this complex.

I. Multi Family Residential Design Criteria

Staff recommends this project comply with the intent of the Multi Family Residential Design Criteria (see Exhibit A).

J. Agency Review

This proposal was reviewed by the City Traffic Engineer, Engineer, Fire Department, Police and the South Natomas Advisory Committee and the following comment was received.

Traffic Engineering Department

Delete islands proposed in entrances to allow for the necessary maneuvering area for moving vans. This condition must be met prior to the issuance of a driveway permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined this project will not have a significant impact provided there is compliance with the following mitigation measures.

- A. The applicant shall provide a traffic study assessing the peak hour traffic impacts on the local street network (including the I-5/West El Camino and I-5/Garden Highway intersections) and proposing mitigation measures to reduce traffic impacts to a less than significant level (if necessary) prior to the issuance of a building permit.
- B. The applicant shall provide a tree preservation plan indicating exact tree location, size, species, vitality and means of protection during construction for the review and approval of the City Arborist prior to the issuance of any building and/or grading permits.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Approval of the special permit to allow 250 townhouses, subject to conditions and based upon findings of fact which follow.
- C. Approval of the special permit to allow one project identification sign, subject to conditions and based upon the findings of fact which follow:

Conditions - Special Permit - Townhouses

1. The project shall comply with the residential design criteria as per Exhibit A.
2. A finalized landscape and irrigation plan shall be submitted for staff review and approval prior to the issuance of building permits. This plan shall incorporate applicable design elements in Exhibit A.
3. The applicant shall provide a traffic study assessing the peak hour traffic impacts on the local street network (including the I-5/West El Camino and I-5/Garden Highway intersection) and proposing mitigation measures to reduce traffic impacts to a less than significant level (if necessary ) prior to the issuance of a building permit.
4. The applicant shall provide a tree preservation plan indicating exact tree location, size, species vitality and means of protection during construction for the review and approval of the City Arborist prior to the issuance of any building and/or grading permits.
5. The applicant shall comply with the following trash enclosure requirements:
  - a. the walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main structure (s). Split face concrete block finish is recommended;
  - b. the trash enclosure structure shall have decorative solid heavy gauge metal gates and be designed with cane bolts to secure the gates when in the open position;
  - c. the trash enclosure shall be designed to allow walk-in access by tenants without having to open the main enclosure gates;
  - d. the trash enclosure walls shall be a minimum six feet in height;
  - e. a concrete apron shall be constructed either in front of the trash enclosure facility or at the point of dumpster pick-up by the waste removal truck. The minimum dimensions of the concrete apron for a single two cubic yard shall be:

- o width - 10 ft. or width of enclosure facility
- o length - 20 ft.

Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspection Division's Building Technicians (Plan Checkers). Paving materials shall consist of five inch aggregate base rock and six inch portland cement paving. The enclosures shall be adequate in capacity, number and distribution to serve the development. Location and placement of bin shall be reviewed and approved by Solid Waste Division. Maintenance of the trash enclosure shall be the responsibility of the property owner;

f. Landscaping

The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines; and

g. Setbacks

No trash enclosure shall be located in any required setback area.

6. Revised carport canopy elevations shall be submitted to staff for review and approval prior to the issuance of a building permit. The design shall incorporate a pitch roof with material similar to the main buildings.
7. A minimum of 375 parking spaces shall be reserved for residents and a minimum of 17 parking spaces shall be reserved for guests. These spaces shall be clearly marked: "Resident Parking or Guest Parking."
8. The proposed wheel stops shall be changed to a six inch, raised, continuous curb adjacent to the proposed landscape area.
9. The applicant shall delete the entrance islands to the satisfaction of Traffic Engineering Division.

Special Permit - Project Identification Sign

1. No more than one project identification sign is permitted per street frontage.
2. A project identification sign shall be a monument type sign or incorporated into a low profile decorative entry wall(s).
3. The height of the monument sign shall not exceed six(6) feet.
4. The project identification sign(s) may be placed in the landscape

setback area; however, it must be located farther than 10 feet from the public right-of-way.

5. The primary material of the monument base or wall shall be decorative masonry, such as brick, split face concrete block, stucco, or similar material which compliments the design of the main building(s).
6. Individual or script letter type and project logo are examples of acceptable sign design. Back lit canned plastic signs are not permitted.
7. The maximum area of sign devoted to sign letters (excluding logo) shall be 12 square feet per sign.

Findings of Fact - Special Permit

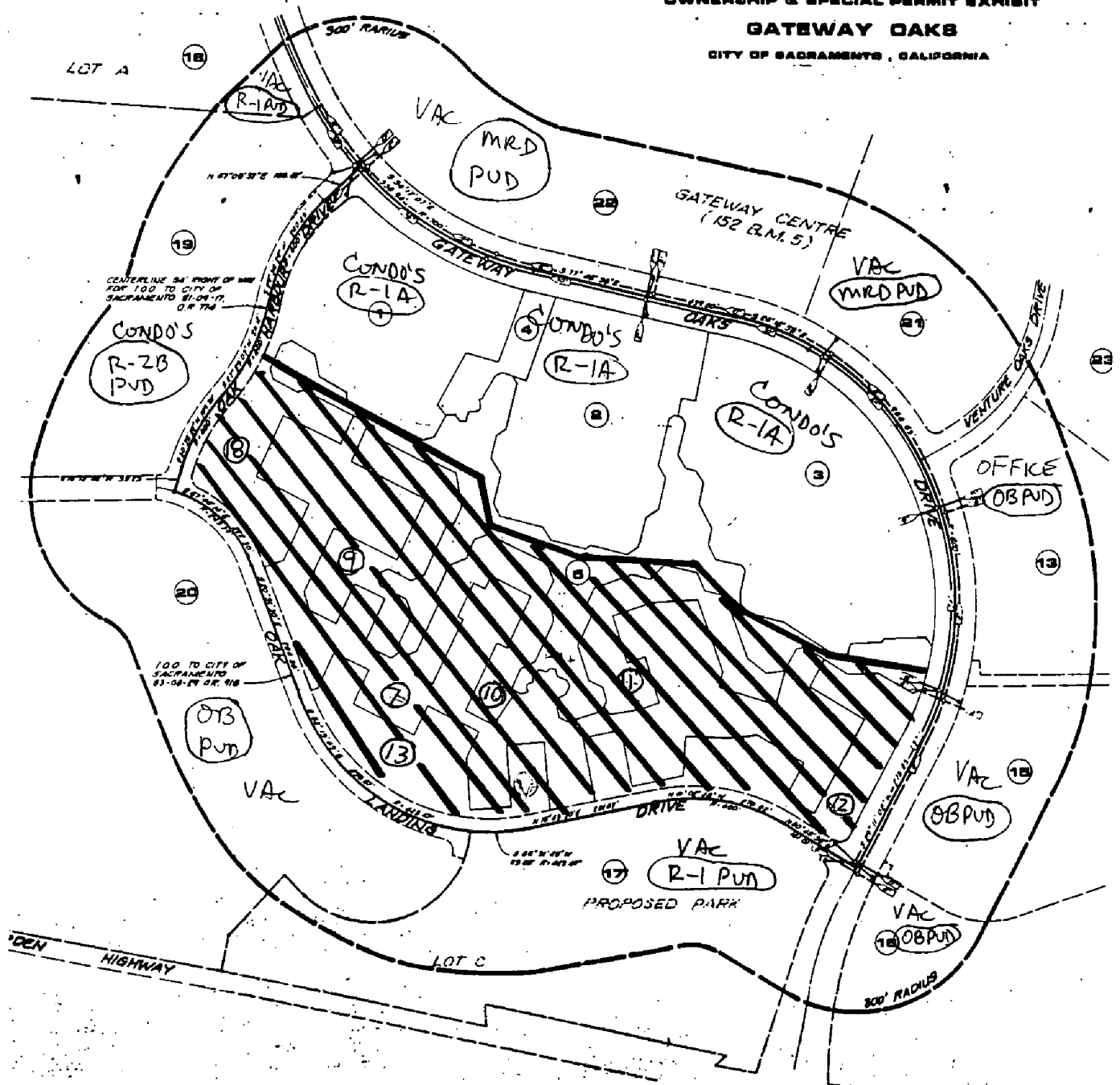
1. The special permit is based upon sound principles of land use in that the overall density is consistent with the Community Plan and compatible with the surrounding development.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
  - a. the building elevations are satisfactory;
  - b. adequate setbacks are provided;
  - c. the location and type of recreation facilities will compliment this project;
  - d. adequate off-street parking has been provided; and
  - e. the sign will be a low profile monument sign.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential by the 1974 General Plan and the proposed project is consistent with the plan designation.



OWNERSHIP & SPECIAL PERMIT EXHIBIT

GATEWAY OAKS

CITY OF SACRAMENTO, CALIFORNIA



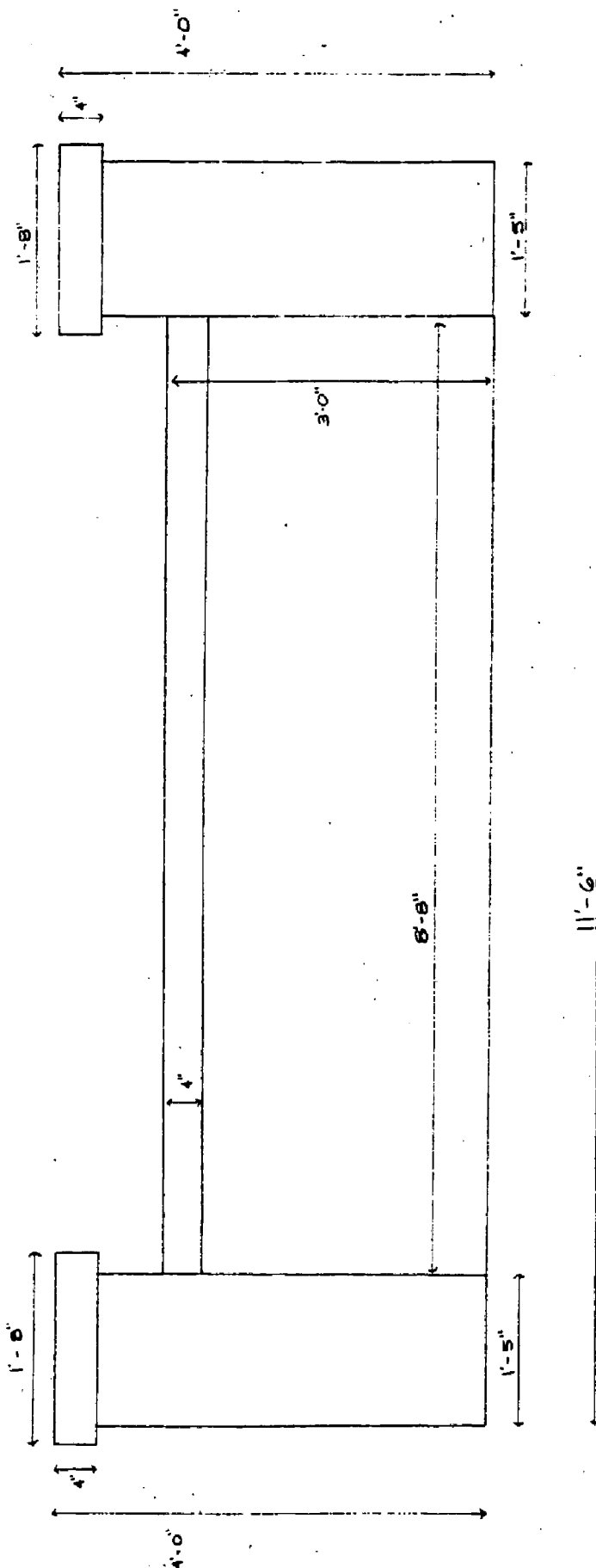
LAND USE & ZONING MAP

p87-411

10-22-87

ITEM 11

# INLAND HARBOR ENTRY SIGNAGE



THE SIGN COMPANY  
SIGN VENTURES, INC.  
SACRAMENTO, CA 95811  
CALL 916-444-4444  
COMMERCIAL • ARCHITECTURAL • RESIDENTIAL  
LANDSCAPE • SIGNAGE • LIGHTING  
DESIGN • INSTALLATION



11'-0"

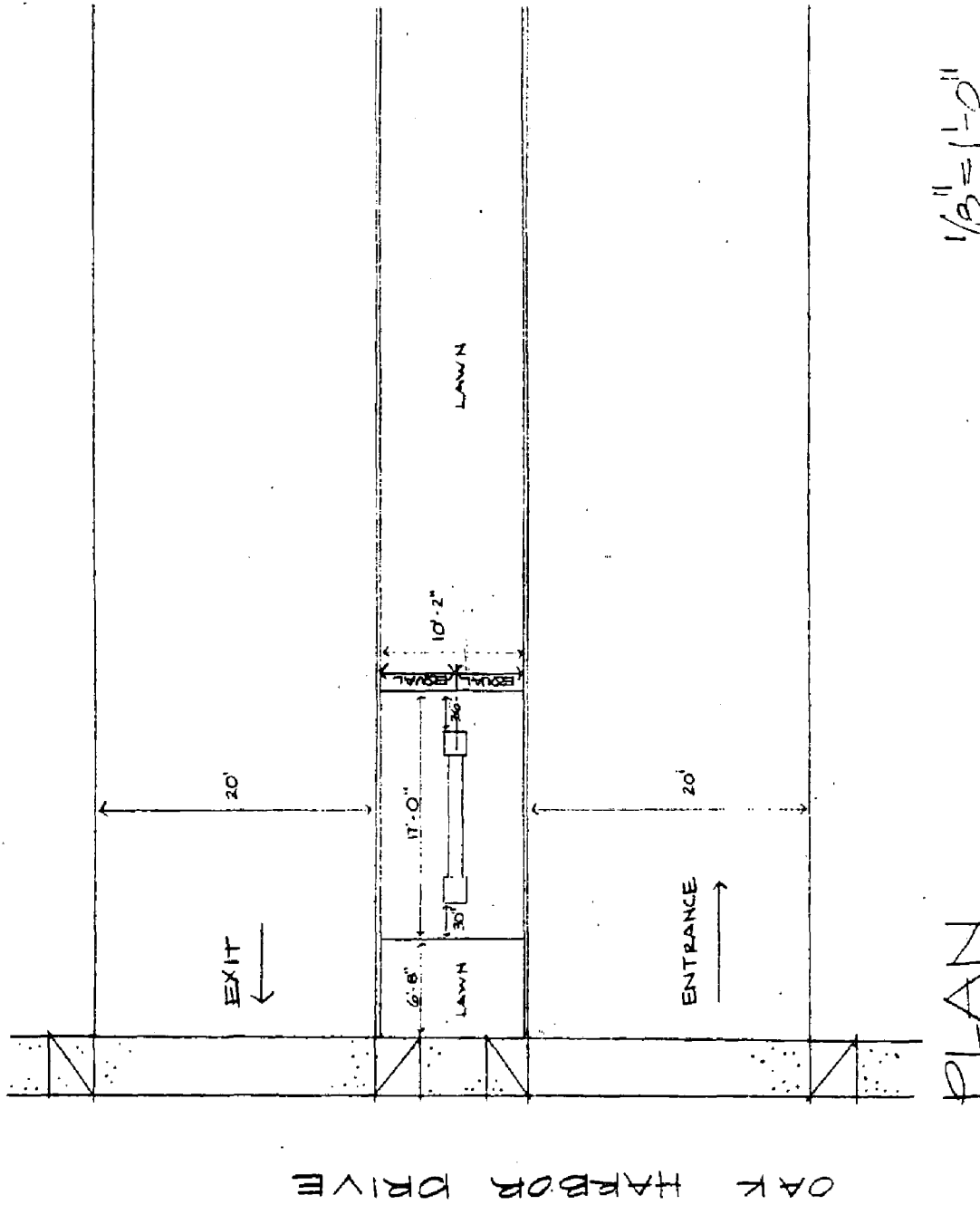
ELEVATION

# PROJECT IDENTIFICATION SIGN



THE SPINK CORPORATION  
8880 VENTURE OAKS AVE  
SACRAMENTO, CA. 95826  
(916) 988-8880  
ENGINEERS • ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
MAPPING • PHOTOGRAMMETRY

INLAND HARBOR - PHASE TWO  
ENTRY SIGNAGE



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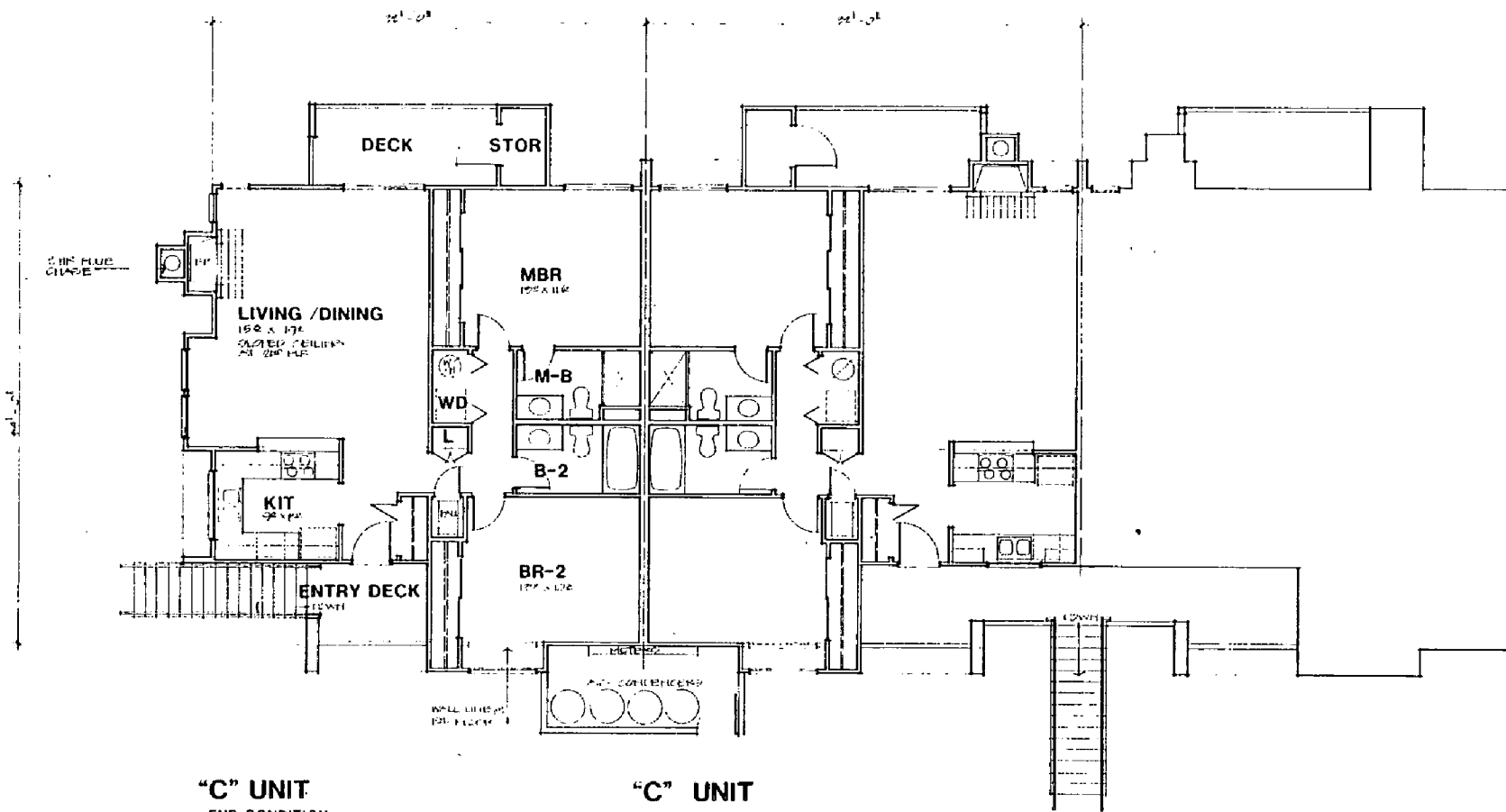
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ITEM 21

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**"C" UNIT**  
END CONDITION  
FINISH FLOOR - 10'0" x 11'0"  
ENTRY DECK FLOOR - 10'0" x 11'0"

**"C" UNIT**  
INTERIOR CONDITION  
FINISH FLOOR - 10'0" x 11'0"  
ENTRY DECK FLOOR - 10'0" x 11'0"

# RIVER RIDGE

SACRAMENTO

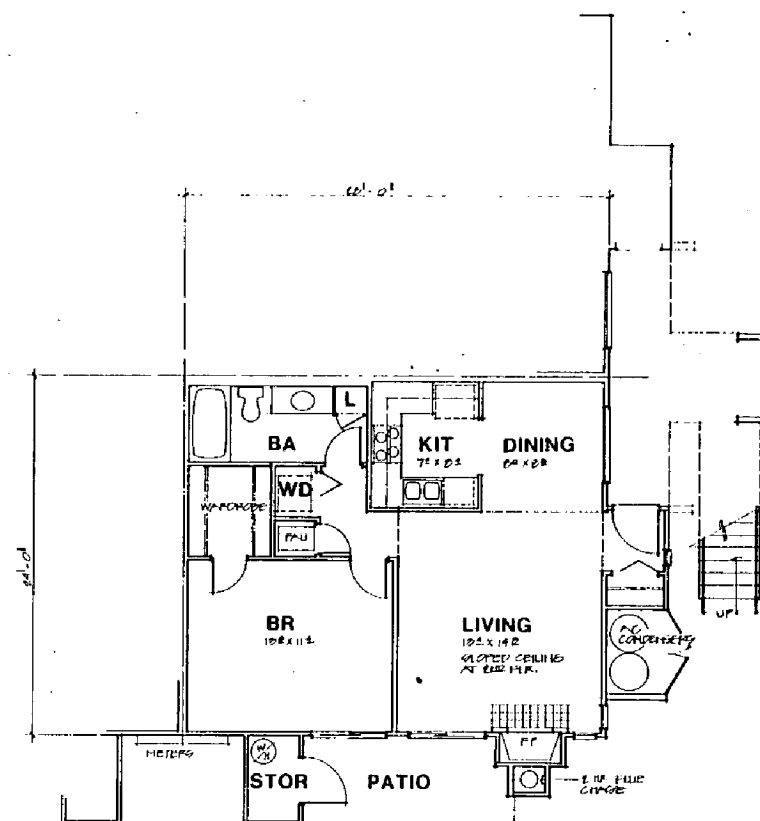
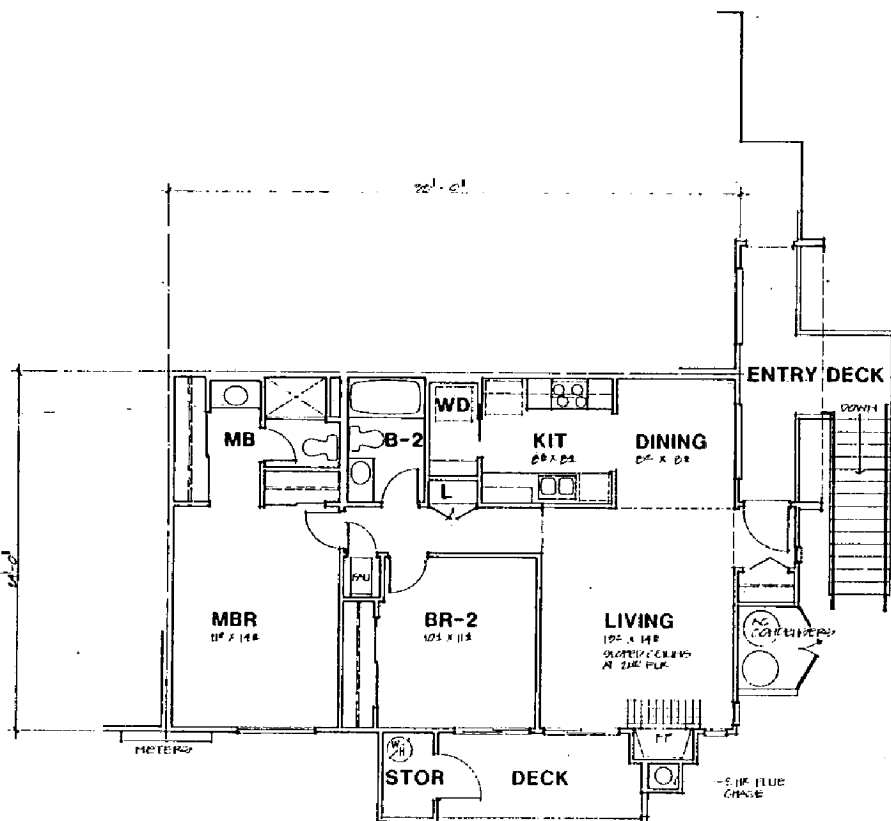
CALIFORNIA

FOR:

GRUPE COMMUNITIES

Thompson Architectural Group, Inc.  
1177 W. Shaw Avenue, Fresno, California 93711 (208) 225-3232

FLOOR PLANS



# RIVER RIDGE

SACRAMENTO

CALIFORNIA

FOR:

GRUPE COMMUNITIES

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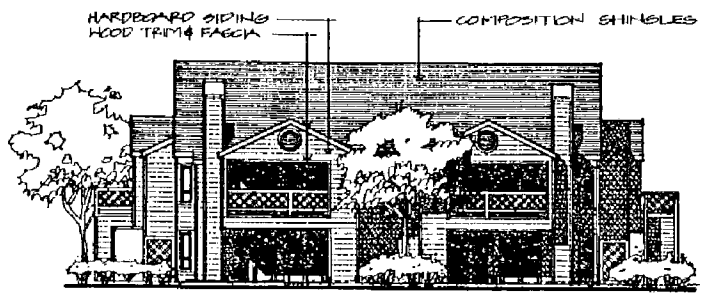
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ITB

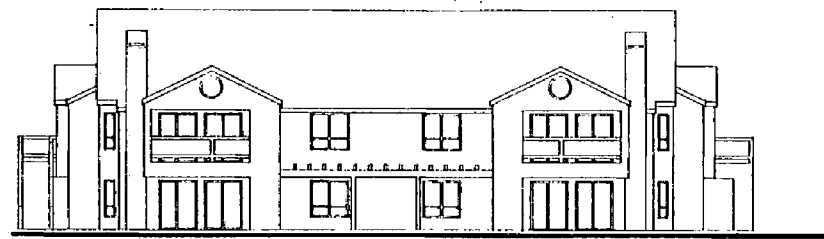
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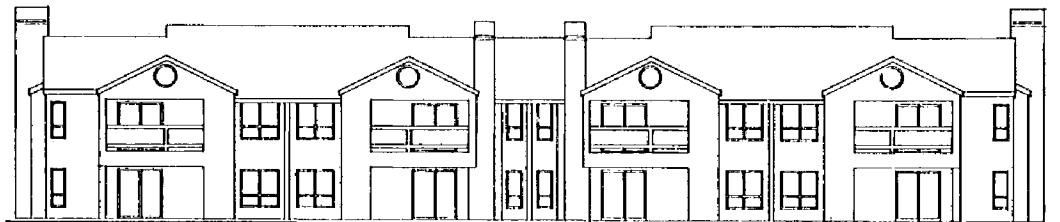
SIDE VIEW  
UNIT "A"



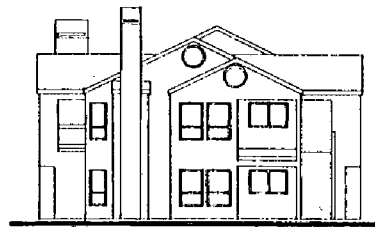
SIDE VIEW  
UNIT "B"



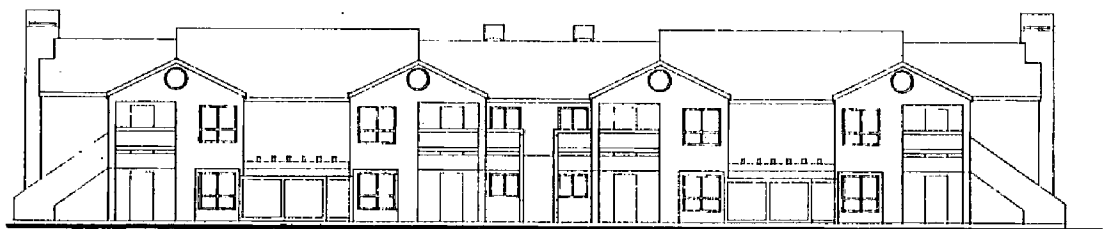
END VIEW  
UNIT "A" & "B"



SIDE VIEW  
UNIT "C"



END VIEW  
UNIT "C"



SIDE VIEW  
UNIT "C"

# RIVER RIDGE

SACRAMENTO

CALIFORNIA

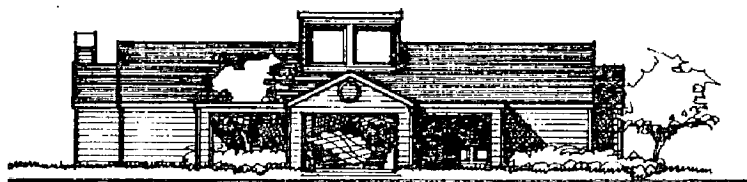
FOR:

GRUPE COMMUNITIES

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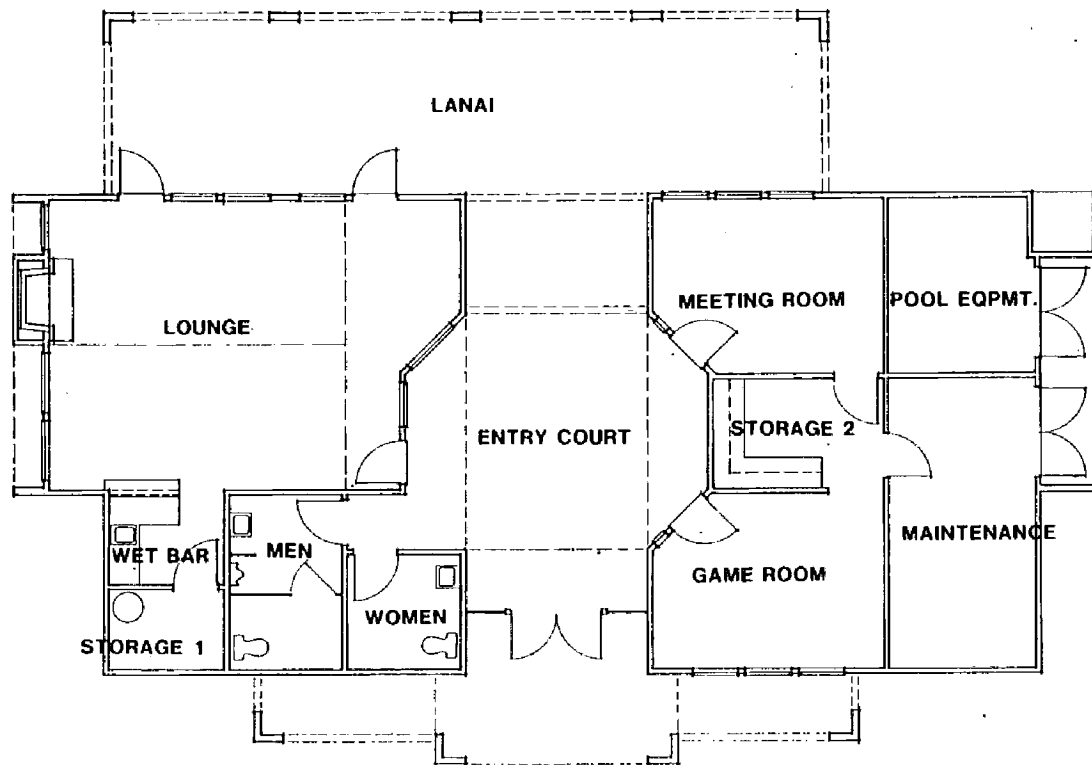
ITEM 1



SOUTH ELEVATION.



WEST ELEVATION



COMMUNITY BUILDING

RIVER RIDGE

SACRAMENTO

CALIFORNIA

FOR:

GRUPE COMMUNITIES

# LANDSCAPE PLANS

**ADDITIONAL INFORMATION**[illegible]

TRA 341 ENCLOSURE  
MANBOX ENCLOSURE  
MANBOX PARTS & UNIT

SCALE 1000'-0"

**NOTES**

1. THE UNITED STATES HAS A LONG HISTORY OF PROVIDING TECHNICAL ASSISTANCE TO OTHER COUNTRIES.
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PLANT LEONARD

DOMESTIC INVESTMENT

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W. H. W. W.

[illegible]

## CONFIDENTIAL

**George Washington**  
President of the United States  
1789-1797

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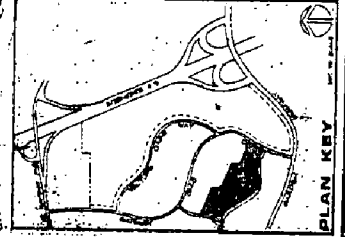
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2. What are the main points of the document?  
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any action.

GRAND CONFER.

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

DATE OF BIRTH: 01/01/1980

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**KEY WORDS:**

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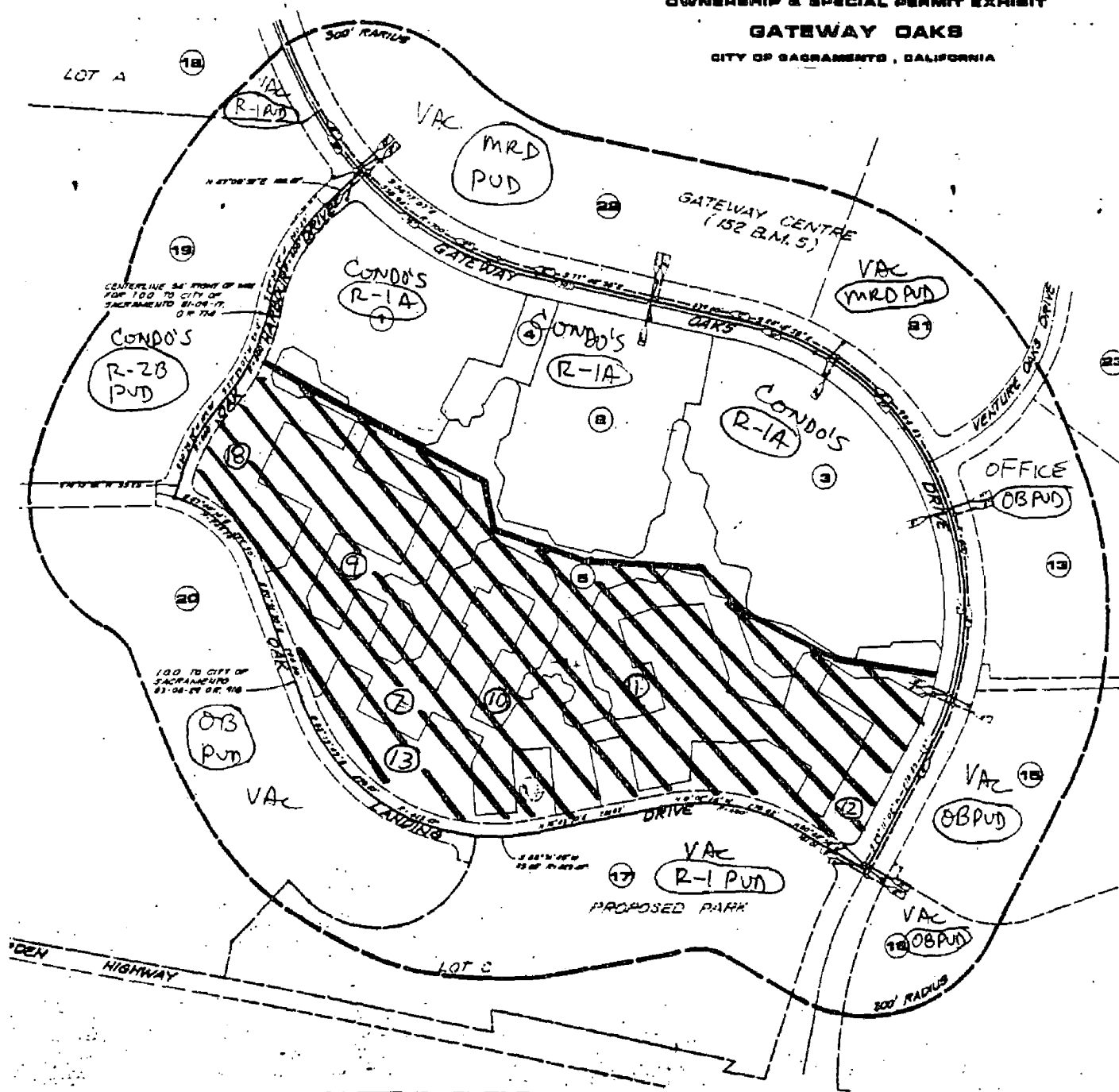
ITEM 21



OWNERSHIP & SPECIAL PERMIT EXHIBIT

GATEWAY OAKS

CITY OF SACRAMENTO, CALIFORNIA



LAND USE & ZONING MAP

p87-411

10-22-87

ITEM 71