

STAFF REPORT AMENDED 10-13-83
CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Home Savings of America, 4741 Madison Ave., Sacramento, CA		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	9/8/83	50 DAY CPC ACTION DATE	REPORT BY SD:lao
NEGATIVE DEC	10/3/83	EIR	ASSESSOR'S PCL. NO. 225-820-02-48;
			235-831-02-20; 225-832-01-06; 225-833-01-08;
			834-01-09; 835-01-11; 836-01-12; 840-02-04;
			06-29; 31-35; 37-82; 84; 87-94

- APPLICATION:
1. Environmental Determination
 2. Amend Meadow Wood P.U.D. Schematic Plan from Single Family and Duplex to Detached Single Family
 3. Rezone 48+ vacant acres from Single Family (R-1) and Townhouse (R-1-A) to all Townhouse (R-1-A)
 4. Tentative Map (P83-300)
 5. Special Permit for development of 299 single family, detached units in the R-1-A zone (Section 2-B-3)
 6. Special Permit for a 5 unit model home complex (Section 2-G-7)

LOCATION: North side of San Juan Road; 500+' east of Truxel Road

PROPOSAL: The applicant is seeking the necessary entitlements to construct 299 "petite" homes in the R-1-A zone within the Meadow Wood Planned Unit Development

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential, 4-21 du/ac 7 av(min)
Existing Zoning of Site:	R-1; R-1-A various corners
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant, drainage canal; A
South:	Residential; R-1, R-1-A
East:	Vacant, drainage canal; R-1-A
West:	Vacant; R-1

Parking Required:	299 spaces
Parking Provided:	598 spaces
Parking Ratio:	2 spaces/dwelling
Property Dimensions:	irregular
Property Area:	48+ acres
Density of Development:	6.2 gross du/ac 7.1 net du/ac
Significant Features of Site:	None
Topography:	flat
Street Improvements:	to be provided
Utilities:	to be provided
Exterior Building Colors:	earthtones

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APPLC. NO. P83-300

MEETING DATE October 13, 1983

CPC ITEM NO. 9

Exterior Building Materials: wood, stucco, shakes
Height of Structure: 1 story 18'
2 story 24'
Square Footage of Units: Plan 1 - 905 sq. ft. (1 story)
Plan 2 -1072 sq. ft. (2 story)
Plan 3 -1169 sq. ft. (1 story)
Plan 4 -1293 sq. ft. (2 story)
Plan 5 -1372 sq. ft. (2 story)

North/South Lot Orientation: 50%

Subdivision Review Committee Recommendation: On September 28, 1983, by a vote of six ayes, three absent, the Subdivision Review Committee 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 specifically noted.

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Pay off existing assessments.
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. 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.
6. Dedicate Tower easement to the City of Sacramento.
7. Construct fence subject to review and approval of the City Engineer along the existing canal adjacent to the north line of the subdivision.
8. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director.
9. The two northernmost stubstreets shall be increased to a 50 foot right-of-way from their terminus to the first southernmost intersection.
10. Dedicate slope easements for the crossing of the future canals as required by the City Public Works Director.

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Informational Items:

1. The applicant shall contact the County Sanitation District and meet all requirements.
2. Off-site water main extensions may be required.

BACKGROUND INFORMATION: The subject site is a portion of the Meadow Wood P.U.D. which was so designated by the City Council on September 19, 1978 (P-8247). The original project consisted of 472 residential units and a park site. The South Natomas Community Plan states an objective of providing a mixture of at least three housing types in projects exceeding thirty acres. The applicant subsequently designated standard single family detached units on interior and corner lots, attached single family, corner lot units (halfplexes) and attached, two family units (duplexes) as the three housing types.

STAFF EVALUATION: Staff has the following comments with regard to the project:

1. The applicant is introducing the "Petite" unit as the third housing type within the Meadow Wood P.U.D. The "Petite" home is a detached, single family unit which ranges in size from a two bedroom, one bath, 905 square foot unit to a three bedroom, 2½ bath, 1392 square foot unit. The unique feature of these units is that the lots are as little as forty feet wide and generally 4000 to 4500 square feet in area. Standard side and rear yard setback and lot coverage requirements are maintained. Front setbacks are staggered between twenty and thirty feet to provide variety and interest along the streetscape. The concept is to provide affordable, single family, detached construction by slightly reducing lot and unit size. The single family character of the subdivision is maintained.
2. It is necessary for the applicant to request a rezoning to R-1-A in order to vary the lot dimension requirements of the Subdivision Ordinance. In addition, front setbacks less than 25 feet require the R-1-A zoning designation. Staff has no objection to the rezoning request since the proposed units will be similar in appearance and character to the rest of the P.U.D. and surrounding residential development. The rezoning will result in an increased lot yield of 47 units. The density of 7.1 dwelling units per acre is well within the South Natomas Community Plan designation (4-21 du/ac 7 av(min)). Staff supports the rezoning request.
3. The "Petite" unit is proposed as the third housing type in Meadow Wood which now has designated standard single family units, halfplexes and duplexes. The "Petite" is to replace designated duplexes throughout the P.U.D. The applicant has requested a schematic plan amendment to delete all halfplexes and designate the "Petite" in unit 3. This concept is a departure from traditional approach to three housing types. Staff supports the plan amendment since it appears to comply with the intent of the South Natomas Community Plan to encourage a departure from typical lot and block subdivisions.

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4. Meadow Wood Unit 3 is recorded and the improvements bonded for. The applicant is requesting a Tentative Map to resubdivide the site. The same street pattern is proposed. The design achieves 50% north/south lot orientation. Due to existing adjacent development, staff finds it infeasible to increase lot orientation to 80%. The Subdivision Review Committee has conditioned the final map so that solar access will be met with a combination of lot and unit orientation.
5. A Special Permit is requested for P.U.D. development. Plans include five elevations and floor plans ranging from 905 square feet to 1372 square feet. There are three two-story units and two one-story units. Building materials include horizontal wood siding, decorative shingles, and shake roofs. The applicant plans to submit additional elevations for each model. Staff requests the use of additional building materials such as brick, rock, slumpstone, stucco, etc. All models have two car garages. Front setbacks are staggered between twenty and thirty feet. Staff supports the Special Permit request and finds it in conformance with the South Natomas Community Plan which requires a mixture of three housing types in projects in excess of thirty acres. Furthermore, the project complies with the intent of the community plan to encourage a departure from standard, single family lot and block development. Finally, adequate light, air and open space will be provided by maintaining standard side and rear yard setbacks and lot coverage requirements as specified in the Zoning Ordinance.

Staff wishes to caution the applicant that front yard setbacks are variable. Driveway lengths are not. Garage doors must be twenty feet from the property line. Model 3 can, therefore, be placed only on lots exceeding 103 feet in length.

6. A second Special Permit is requested to establish a model home complex on five adjoining lots at the entrance to the subdivision on Bridgeford Drive. No off-street parking is proposed, however, Bridgeford Drive is of sufficient width (64 foot right-of-way) to accommodate on-street parking for this temporary use. Staff has no objection to this Special Permit request. Any signage for the proposed model homes and subdivision will require a new Special Permit.
8. The Planning and Community Service Departments have determined that 3.349 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than ninety days prior to filing the final map.
9. The applicant wishes to retain flexibility in locating individual models and has submitted a conceptual schematic plan. At the time building permits are issued, the applicant will submit 8½' x 11" site plans indicating the unit's footprint, model number and setbacks. These will be reviewed by staff to assure staggered setbacks and model variety.
10. Plans for this project were transmitted to the South Natomas Advisory Committee. At the time of writing of this report, comments from that Committee had not been received.

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STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Meadow Wood P.U.D. Schematic Plan to delete designated duplexes;
3. Approval of the Rezoning from R-1 P.U.D., Single Family, to Townhouse, R-1-A P.U.D.;
4. Approval of the Tentative Map subject to conditions which follow;
5. Approval of the Special Permit for development in a P.U.D. subject to conditions and based upon Findings of Fact which follow; and
6. Approval of the Special Permit to establish a model home complex based upon Findings of Fact which follow.

Conditions - Tentative Map

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
 2. Prepare a sewer and drainage study for the review and approval of the City Engineer,
 3. Pay off existing assessments.
 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. 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.
 6. Dedicate Tower easement to the City of Sacramento.
 7. Construct fence subject to review and approval of the City Engineer along the existing canal adjacent to the north line of the subdivision.
 8. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director.
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9. The two northernmost stubstreets shall be increased to a 50 foot right-of-way from their terminus to the first southernmost intersection.
 10. Dedicate slope easements for the crossing of the future canals as required by the City Public Works Director.

Conditions - Special Permit for P.U.D. Development

1. Prior to issuance of building permits, the applicant shall submit 8½" x 11" site plans indicating building footprint, setbacks, and model number.
2. All units shall maintain a minimum fifteen foot rear yard setback and five foot side yard setback.
3. Approval is for plans as submitted. Modifications shall be reviewed and approved by the Planning Director prior to issuance of building permits.
4. The additional elevations ^{and roof materials} proposed by the applicant shall utilize additional building materials such as brick, rock, stucco and slumpstone, *shake or similar materials with the concurrence of the Planning Director. (amended by CPC)*
5. ~~Rbbf/htg/sha/ll/bk/bf/shake/bk/sf/htg/bk/mater/ial/./~~ (CPC deleted)

Conditions - Model Home Complex

1. The model home complex shall be terminated by October 13, 1984, or the applicant shall be granted an extension on the Special Permit for this use from the Planning Commission prior to the expiration date.
2. The applicant shall obtain Special Permit approval for any off-site subdivision marketing signs used in conjunction with the model home complex.

Findings of Fact - Special Permit - Detached Units

1. The project, as conditioned, is based on sound principles of land use in that:
 - a. adequate light, air and open space is provided each unit;
 - b. a variety of outside elevations, building materials is provided for an interesting streetscape; and
 - c. energy conservation measures are incorporated into the design.
2. The project, as conditioned, will not be detrimental to surrounding property, or injurious to public health, safety and welfare in that:
 - a. the density is consistent with residential development in the vicinity and the South Natomas Community Plan designation; and
 - b. the character is similar to surrounding property which consists of residential uses.
3. The project is consistent with the 1978 South Natomas Community Plan in that:
 - a. the plan encourages "a variety of housing types and a greater departure from past typical subdivision setting of countless single family tract homes and an occasional cluster of apartments"; and
 - b. the site is designated 4-21 units per acre, 7 minimum average.
4. The project is in compliance with the 1974 General Plan which designates the site for residential purposes.

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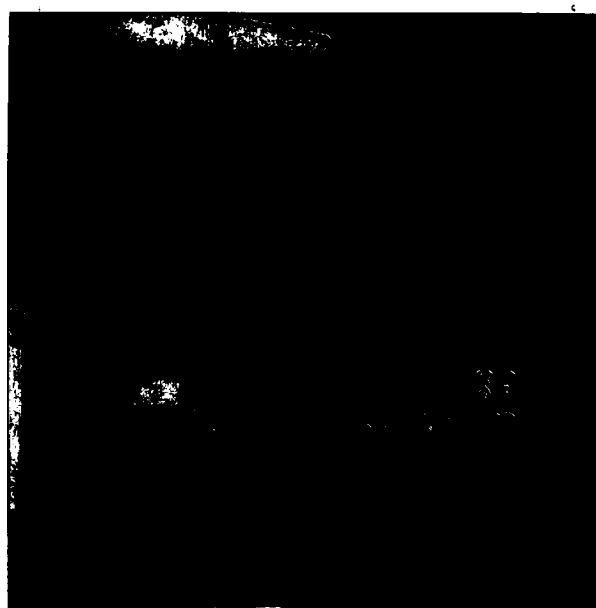
Findings of Fact - Model Complex

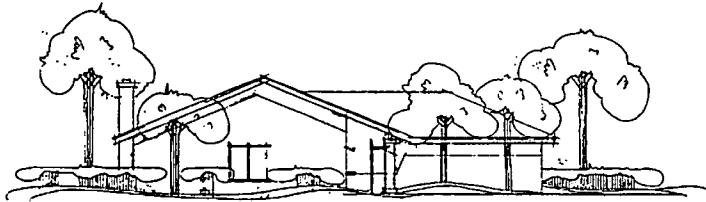
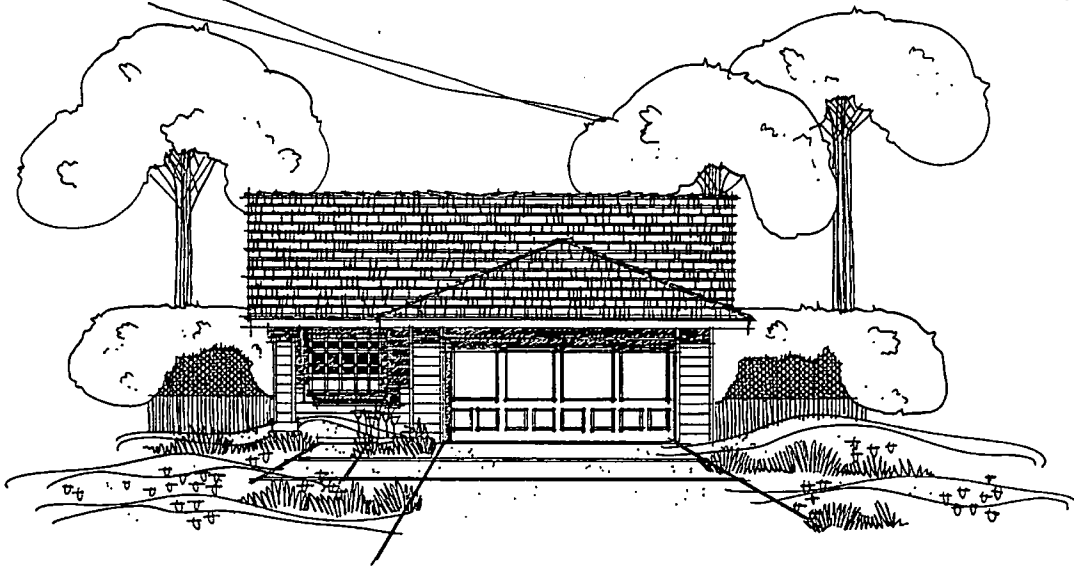
1. The project is based on sound principles of land use in that the model home complex is on five adjoining lots and is located within the subdivision to be marketed.
2. The Special Permit will not be injurious to public health, safety or welfare or result in the creation of a nuisance in that adequate parking will be available on the street to accommodate the complex.
3. The proposal is consistent with the 1974 General Plan and the 1978 South Natomas Community Plan which designates the site for residential purposes.

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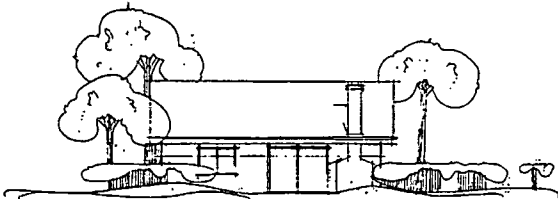
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W. M.

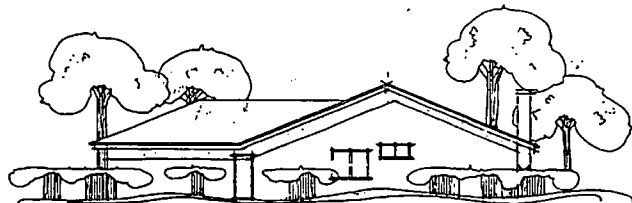




LEFT



REAR

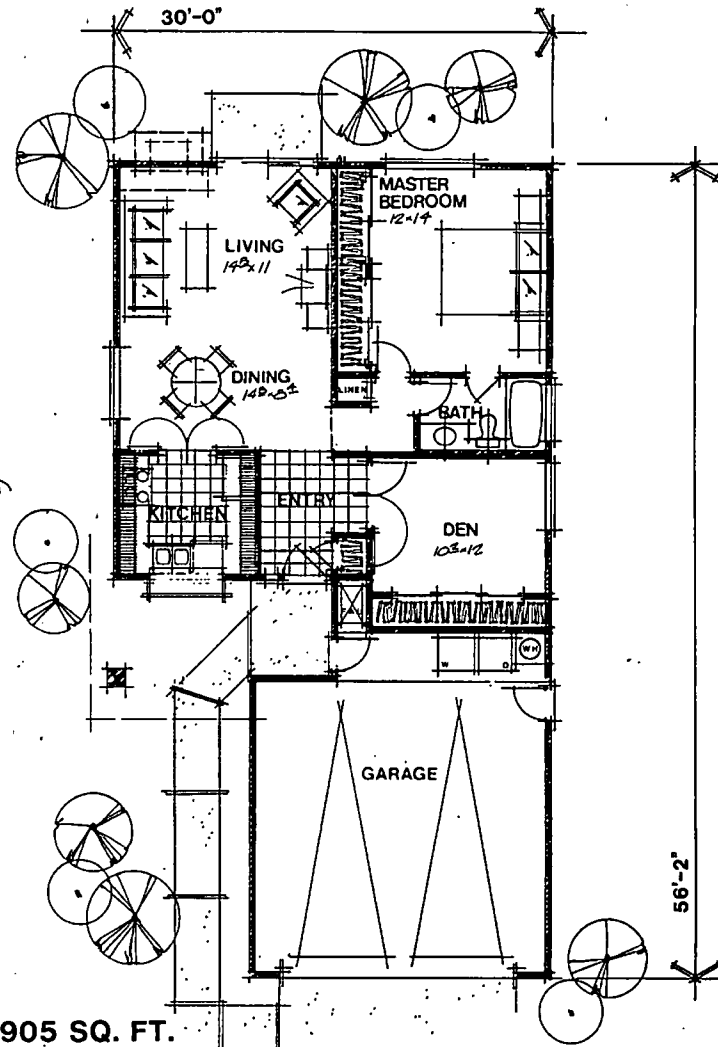


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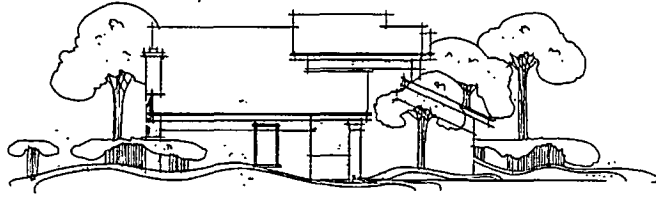
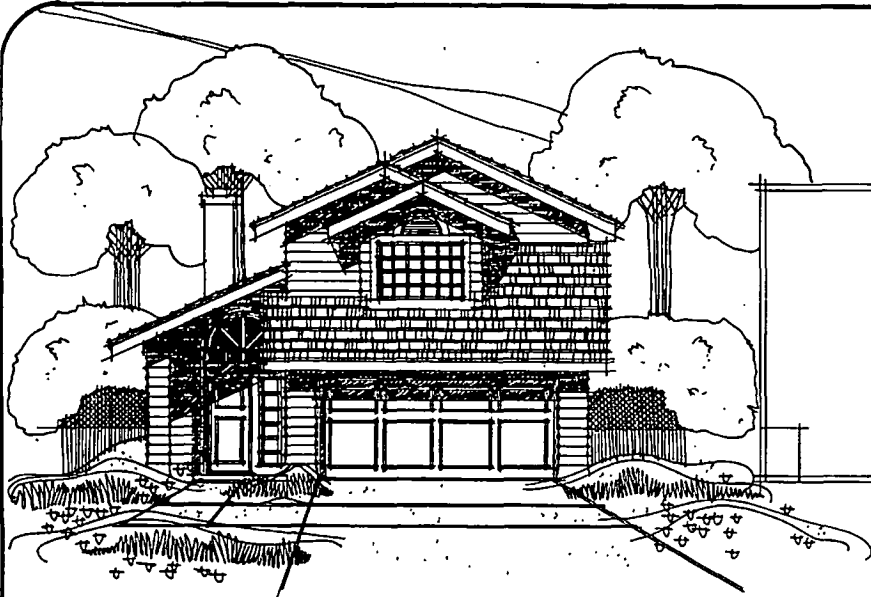
PLAN 1
HOME SAVINGS OF AMERICA
MEADOW WOOD III

905 SQ. FT.



8-12-83

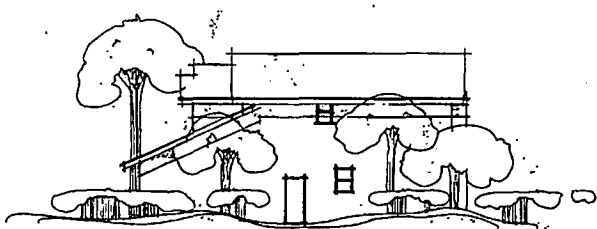
Arum Housman, AIA
Associates, Inc.
Architecture and Interiors
3000 West 10th Street
Newport Beach, California 92660
(714) 752-1100



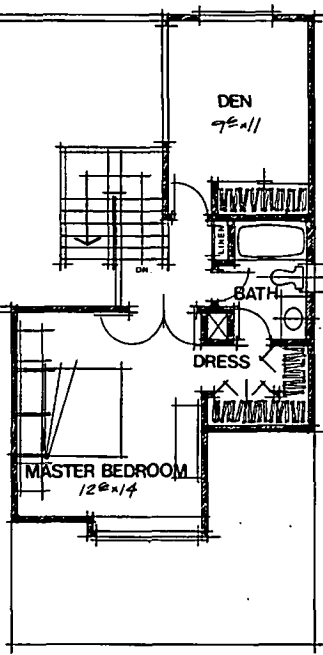
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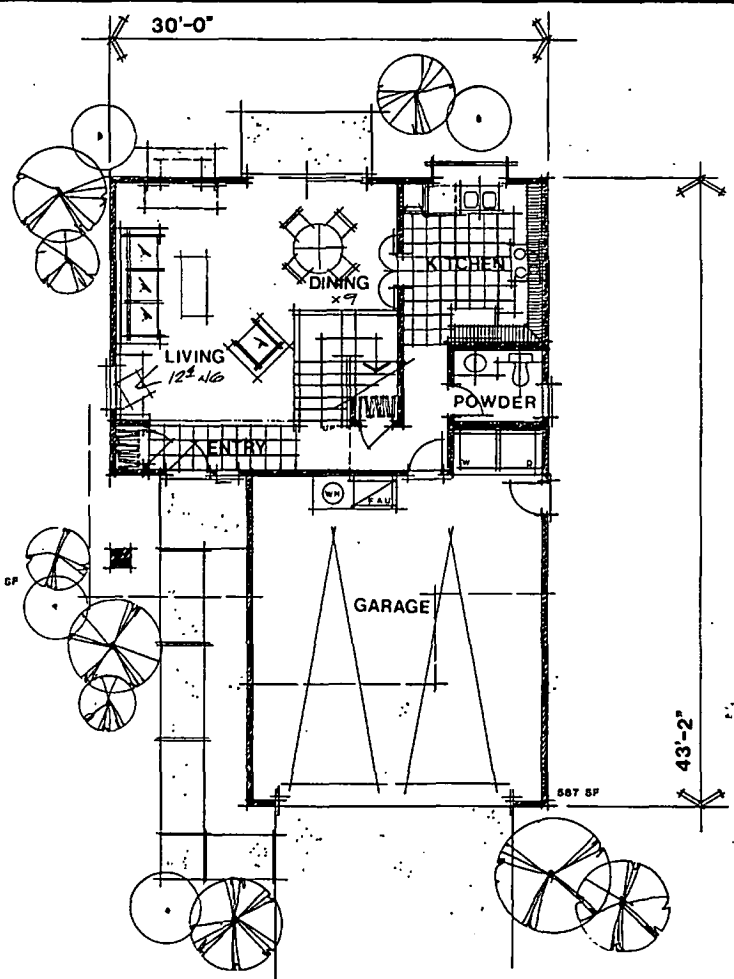
REAR



RIGHT



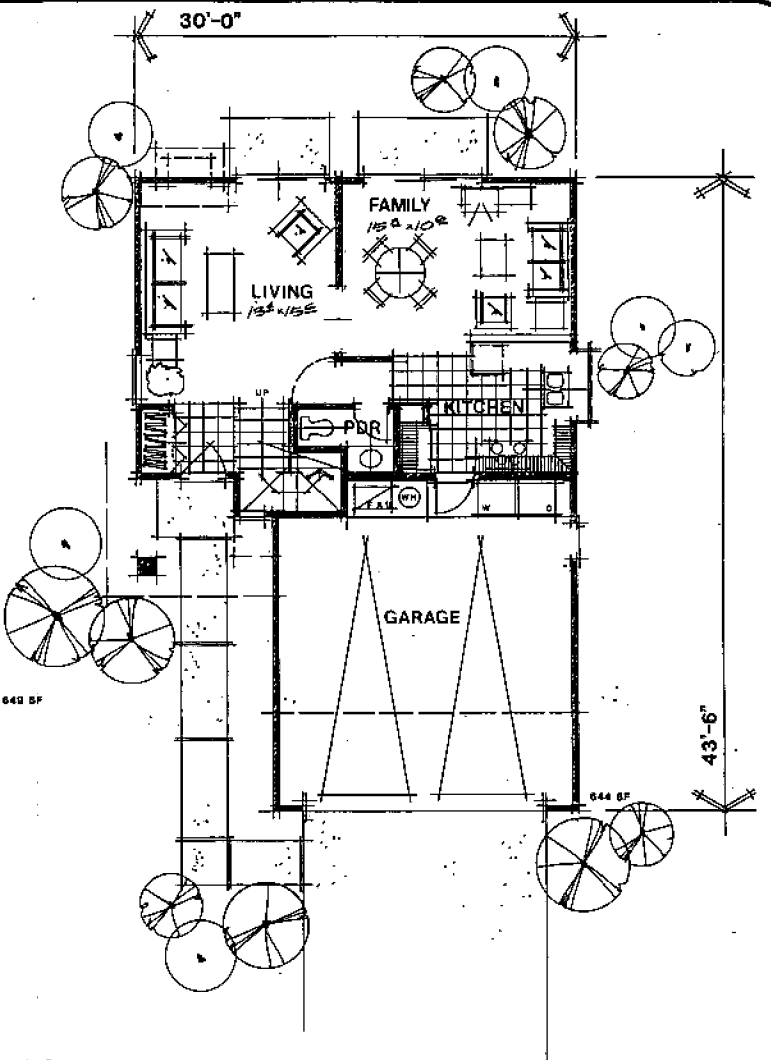
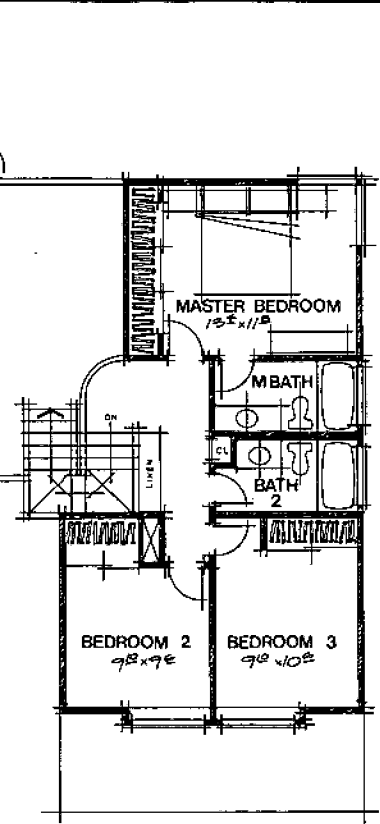
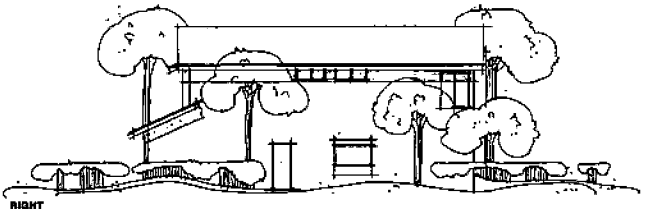
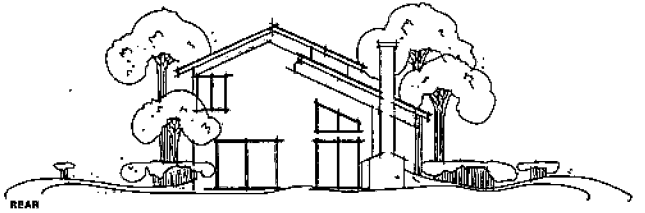
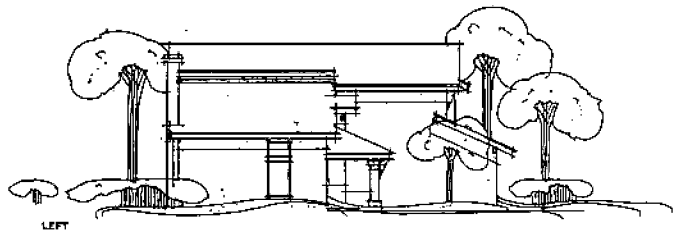
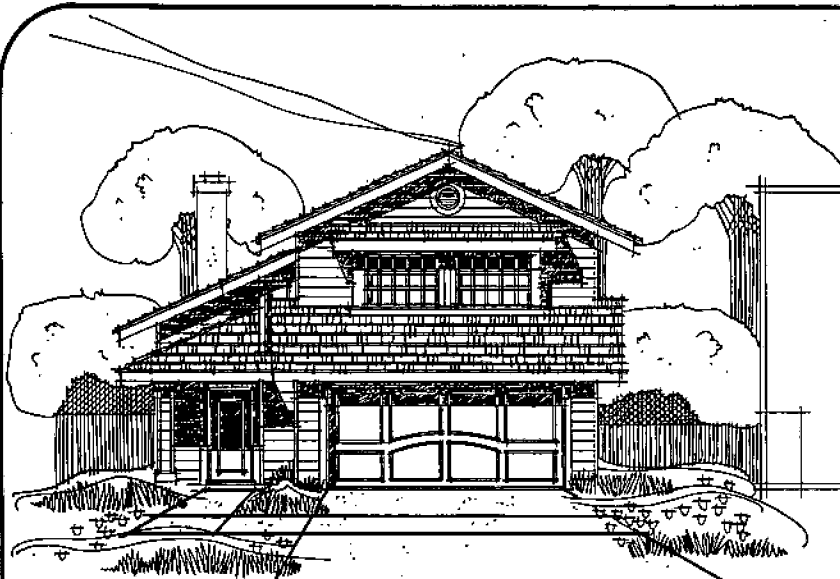
488 SF



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PLAN 2 1072 SQ. FT.
 HOME SAVINGS OF AMERICA
 MEADOW WOOD III

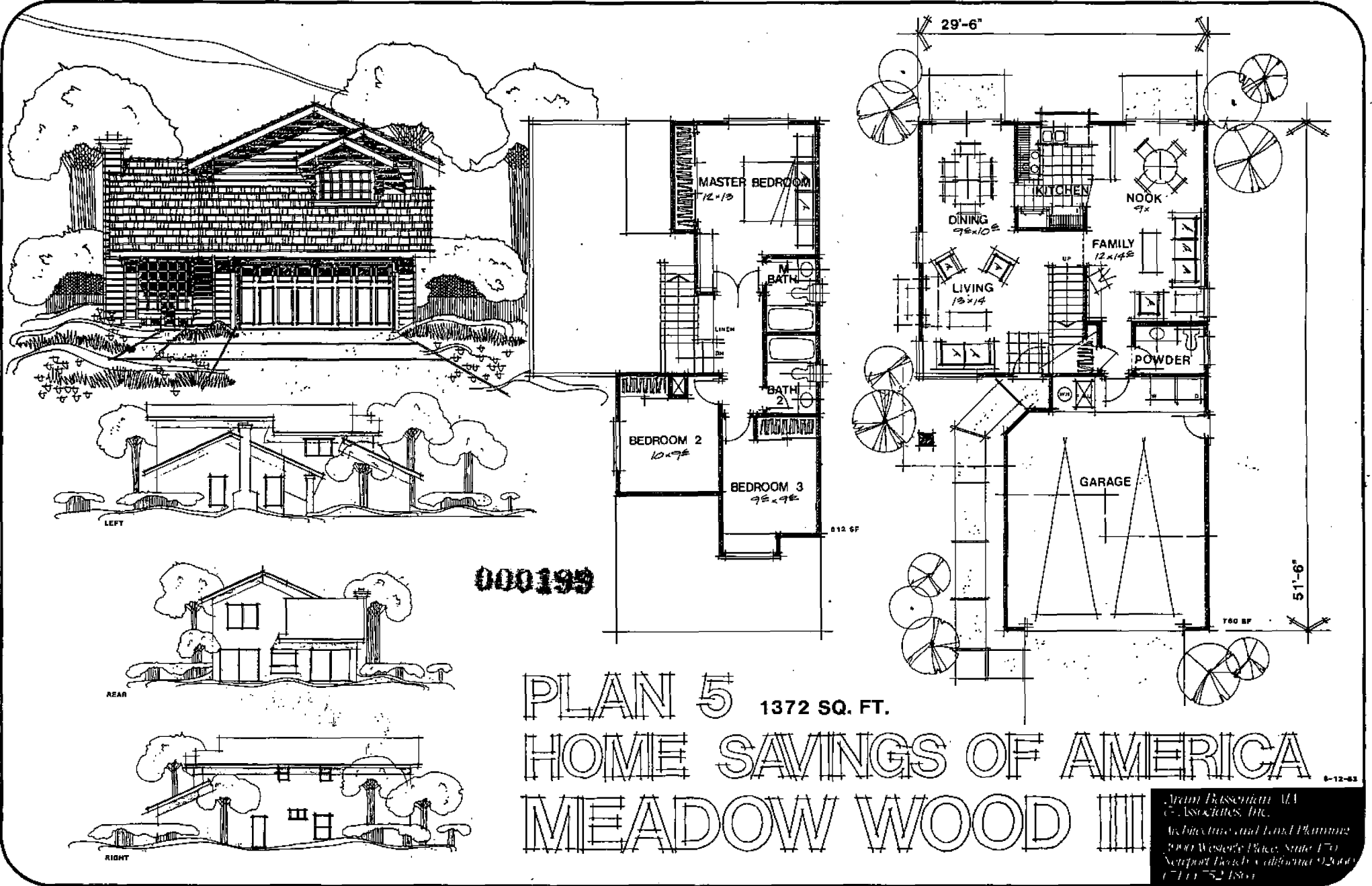
8-18-88
 Aram Basserman, AIA
 & Associates, Inc.
 Architecture and Land Planning
 3990 Western Place, Suite 170
 Newport Beach, California 92660
 (714) 752-1861



090188

PLAN 4 1293 SQ. FT.
 HOME SAVINGS OF AMERICA
 MEADOW WOOD III

9-18-83
 Aron Bassett, AIA
 & Associates, Inc.
 Architecture and Land Planning
 3900 Westside Place, Suite 170
 Newport Beach, California 92660
 (714) 752-1801

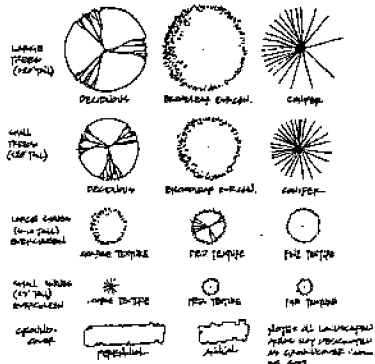


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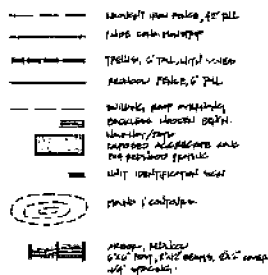
PLAN 5 1372 SQ. FT.
 HOME SAVINGS OF AMERICA
 MEADOW WOOD III

8-12-83
 Aram Patsentian, AIA
 & Associates, Inc.
 Architecture and Land Planning
 2900 Westside Place, Suite 170
 Newport Beach, California 92660
 (714) 752-1869

PLANTING CONCEPT LEGEND



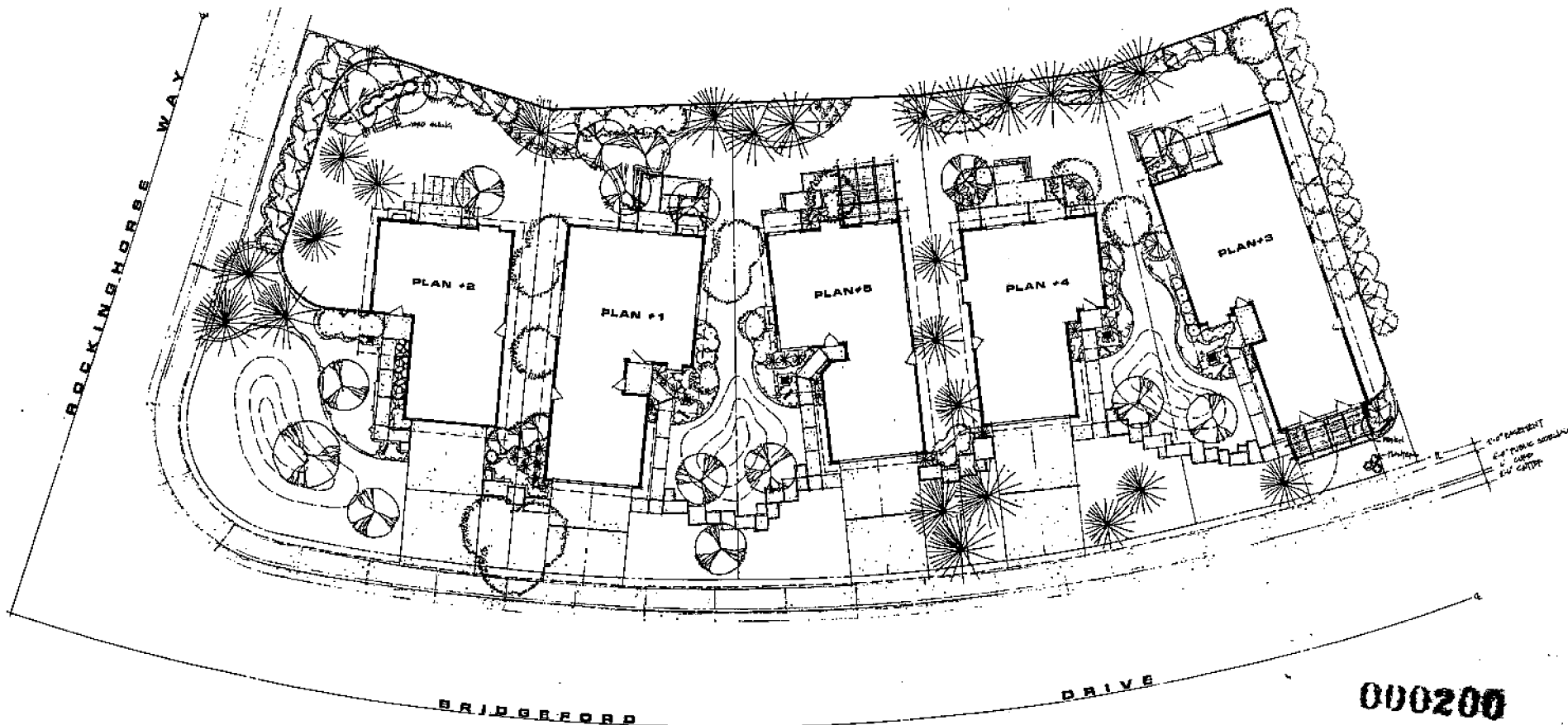
GENERAL LEGEND



NOTES

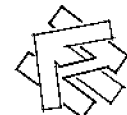
- All landscaping shall be approved by an appropriate authority (appropriate regulatory agency).
- Trees shall be 16' or greater in height (minimum height) and be suitable species.
- Shrubs shall be 6' or greater in height, not necessarily rounded, and shall be suitable species.
- All planting shall be installed according to applicable practices of the profession, and not in accordance with the above.

SITE LOCATION MAP



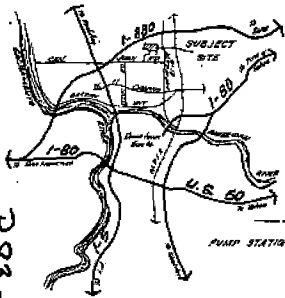
CONCEPTUAL LANDSCAPE PLAN FOR THE MODEL HOME COMPLEX OF MEADOW WOOD UNIT 3

A PLANNED UNIT DEVELOPMENT FEATURING THE PETITE HOME BY HOME SAVINGS OF AMERICA



ITEM NO. 4

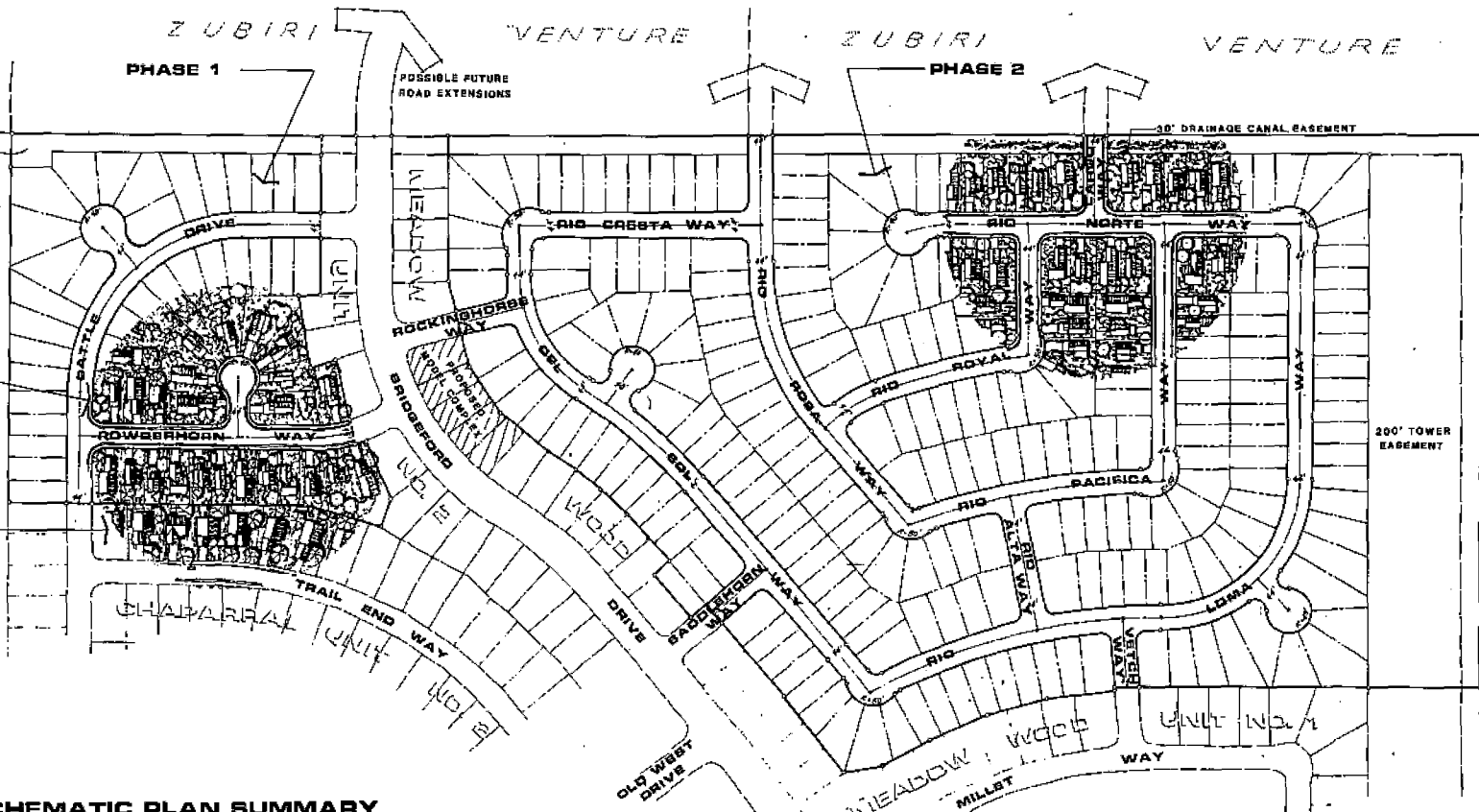
SITE LOCATION MAP
(NO SCALE)



P 83-300

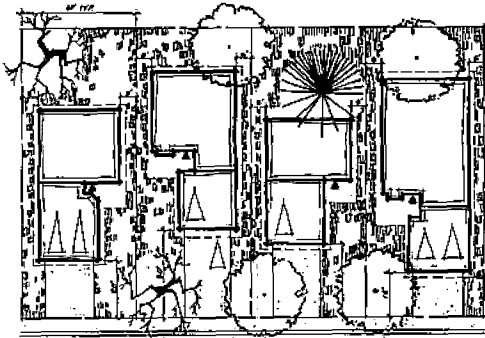
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ITEM A10 9



SCHEMATIC PLAN SUMMARY

	RECORDED SITE DATA	PROPOSED PLAN SITE DATA	PERCENT INCREASE
ACREAGE GROSS	48.3	48.3	
NET	42.0	42.0	
UNITS	252	299	18.7%
DENSITY GROSS	5.2	6.2	19.2%
NET	6.0	7.1	18.3%



SCHEMATIC LOT LAYOUT
(SCALE 1"=20')

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SCHEMATIC SITE PLAN

MEADOW WOOD UNIT 3

A PLANNED UNIT DEVELOPMENT FEATURING THE PETITE HOME

BY HOME GARDENS OF MESA



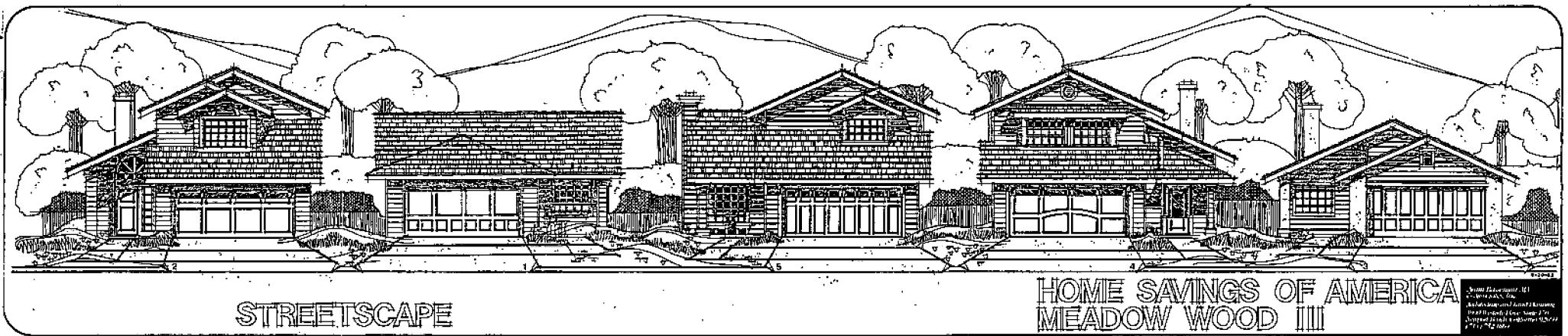
SCALE IN FEET



SEPT.
1983

EXHIBIT "A"

D 822 JAN 7



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