

CITY PLANNING COMMISSION

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

APPLICANT	Retirement Villages, Inc., 1229 College Avenue, Santa Rosa, CA 95404		
OWNER	Feature Homes, Inc., 1229 College Avenue, Santa Rosa, CA 95404		
PLANS BY	Callendar Associates and Paul J. Gumbinger		
FILING DATE	7-23-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	8-16-82	EIR	ASSESSOR'S PCL. NO. See*

- APPLICATION:
1. Negative Declaration
 2. Community Plan Amendment (withdrawn)
 3. Rezone 78± acres from Single Family R-1 to Townhouse R-1A
 4. Special Permit to develop 450 dwelling units
 5. Variance to waive the 80% north/south lot orientation (withdrawn)
 6. PUD designation (withdrawn)
 7. Tentative Map

LOCATION: South and east of the existing terminus of Arroyo Vista Drive and east of the terminus of Grandstaff Drive.
*117-630-54 thru 85; 117-650-01 thru 08; 117-120-07,08,24

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 450-unit townhouse project on 78± acres to be known as Valley Hi Greens. The project is proposed to be developed in four phases beginning with the southernmost phase, Unit 1.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1 and R-1A
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North: Residential; R-1	R-1
South: Union Creek Canal; FW	
East: Hospital, vacant;	OB-R and A
West: Single Family;	R-1 and R-1A
Parking Required:	450 spaces
Parking Provided:	745 spaces
Parking Ratio Required:	One per dwelling unit
Parking Ratio Provided:	1.7 per dwelling unit
Property Dimensions:	Irregular
Property Area:	78± acres
Density of Development:	6 units per gross acre
Square Footage of Building:	815 sq. ft. to 1,440 sq. ft.
Significant Feature of Site:	Located within Elk Grove School District, which is an impacted school district.
North/South Lot Orientation:	45%
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Wood

APPLC. NO. P82-184

MEETING DATE August 26, 1982

CPC ITEM NO. 12

001317

BACKGROUND INFORMATION: The subject site has been approved for a succession of single family tentative maps over the past years. The most recent approvals, P-8951 and P-7864, allowed a total of 347 single family units and 64 halfplexes. Both of these previous maps have expired.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS: On August 11, 1982, by a vote of five ayes, one no; one absent; two abstentions, the Subdivision Review Committee recommended 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 stated:

1. Provide standard subdivision improvements for all cul-de-sacs 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 (may require oversizing and off-site extensions);
3. Name the streets to the satisfaction of the Planning Director;
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. The proposed cul-de-sac on Narrowgate Way shall be constructed as part of Phase I;
7. Provide access ramp into Unionhouse Creek in the vicinity of the 90° bend (confluence of Unionhouse and Strawberry Creek), subject to review and approval of the City Engineer as part of Unit I;
8. The private loop street system, Streets A, B and C must be a minimum of 36 feet of pavement curb to curb and City structural cross-section for public streets;
9. Provide public water main with dedicated access easements subject to review and approval of the City Engineer;
10. A note shall be placed on the final map which indicates all subsequent units or phases shall have access to all streets;
11. Final map for Units 3 and 4 shall not be filed until completion of Arroyo Vista loop street and westernmost loop street is assured to the satisfaction of the City Engineer.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

The single no vote is reflective of the Engineering Department's concern over the lengths of the private streets and the possibility that the City may be required to take over maintenance of these streets some time in the future.

STAFF EVALUATION: In general, staff is supportive of the applicant's request. The proposed density and design of the development is compatible with the surrounding neighborhoods and single family zoning. Staff does have the following comments regarding certain aspects of the proposal:

1. The overall design of the project provides an orderly transition from the larger single family lots located to the west and north of the site to the cluster units within the interior. This transition is achieved by designing the perimeter units in a fashion similar to the existing single family lots and dwelling units.

Staff's primary concern relative to the overall design concerns the placement of the recreational vehicle storage and bus service lots adjacent to existing or proposed single family units. Such facilities are not compatible to residential uses and therefore should not be placed adjacent to existing subdivisions which do not have control over these areas. Staff recommends that these facilities be relocated to the interior of the development, perhaps backing up to Unionhouse Creek, where they can be designed and controlled so as not to impact the surrounding uses.

2. Access to the project will be provided via three cul-de-sacs, one at the terminus of Grandstaff Drive, the other two at the west and north ends of Arroyo Vista Drive. The Traffic Department recommends that the proposed entry stations be located a minimum of 25 feet from the property lines abutting the cul-de-sacs. Also, the design should be approved by the Police and Fire Departments to insure adequate emergency access.

To insure adequate emergency access within the development, staff recommends that no on-street parking be allowed. The elimination of on-street parking will render the southwestern portion of the site deficient in guest parking. Therefore, staff also recommends that additional guest parking be made available in this area.

3. The site plan indicates a variety of setbacks will be utilized throughout the development. Staff recommends that Exhibit A, Multiple Family Design Criteria, be adopted as a condition of the special permit to insure adequate building setbacks, landscaping and general design conformity. This condition will also insure that the landscape treatment is consistent with energy conservation considerations.
4. The proposed units are modular in design. Unit sizes vary from 815 to 1,440 square feet in area. Elevations will incorporate a variety of roof styles and exterior materials. Outside, enclosed storage will be provided for each unit. Staff finds the unit designs acceptable given a proper mix of elevations, materials and styles.
5. The previous subdivision map was approved with the requirement of pedestrian bridges across Unionhouse Creek. Staff recommends that one of these be retained, as shown on the site plan for public access to Bruceville Road and the Methodist Hospital site. The final design of this access should incorporate a patterned walkway with bollards to restrict motorcycle access.

6. The Community Services Department has determined that 3.024 acres are required for Parkland Dedication purposes and in-lieu fees are required. This figure allows for a 40% credit for the proposed tennis courts and recreation buildings.

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.

7. The applicant has submitted the following energy conservation measures:
 - a. Extended window awnings of fabric or wood at south facing windows to reduce sunlight heat gain into the units;
 - b. Double glazed aluminum windows or doors at south and west facing walls to reduce heat gain and radiant heat loss;
 - c. Optional operable double domed skylights to provide natural sunlight and air circulation through the units;
 - d. Fully fiberglass insulated ceilings, walls and floors;
 - e. Landscape planting or deciduous shade trees to south and west building faces to provide heat gain during the winter and sun protection during the summer. Also, shrub and ground cover plantings adjacent to the units to decrease reflective heat and glare and to absorb radiant heat.

The above conservation measures are desirable though most do not meet the new State Energy Conservation Building Standards (Title 24) which do apply to manufactured housing. The energy oriented landscaping and double domed skylighting are certainly desirable amendments. It should be noted that Title 24 insulation requirements generally exceed those indicated in Exhibit C.

8. The proposed development attains only a 45% north/south lot/structure orientation which is considerably less than the 80% north/south orientation as required by the General Plan. Staff therefore suggests the applicant redesign the project to comply with the 80% north-south structure orientation (south wall solar access/glazing). This redesign may result in amending the submitted Tentative Map. The applicant should submit revised site and structure plans to the Planning Director for review and approval prior to the Tentative Map consideration by the City Council.

In addition, staff suggests that the design of the proposed units be submitted to SMUD conservation unit for review of design and recommendation of cost-effective modifications to improve energy efficiency. This is a free service of SMUD. Such recommendations should be reviewed and approved for incorporation into this project by the Planning Director.

9. Attached is a letter from the Piedmont Station Homeowner's Association in support of the proposed project.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the rezone from Single Family R-1 to Townhouse R-1A.
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Tentative Map, subject to the following conditions:
 - a. Provide standard subdivision improvements for all cul-de-sacs pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer (may require oversizing and off-site extensions);
 - c. Name the streets to the satisfaction of the Planning Director;
 - d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
 - e. 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;
 - f. The proposed cul-de-sac on Narrowgate Way shall be constructed as part of Phase I;
 - g. Provide access ramp into Unionhouse Creek in the vicinity of the 90° bend (confluence of Unionhouse and Strawberry Creek), subject to review and approval of the City Engineer as part of Unit I;
 - h. The private loop street system, Streets A, B and C must be a minimum of 36 feet of pavement curb to curb and City cross-section for public streets;
 - i. Provide public water main with dedicated access easements subject to review and approval of the City Engineer;
 - j. A note shall be placed on the final map which indicates all subsequent units or phases shall have access to all streets;
 - k. Final map for Units 3 and 4 shall not be filed until completion of Arroyo Vista loop street and westernmost loop street is assured to the satisfaction of the City Engineer.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

Special Permit Conditions

- a. The recreational vehicle storage yards and the bus service lot shall be relocated away from the adjacent single family zoned or developed areas. The specific location, design and lighting of these areas shall be reviewed and approved by the Planning Director to minimize impact on the adjacent uses.
- b. The proposed entry stations shall be reviewed and approved by the Fire and Traffic Departments to insure adequate access.
- c. No on-street parking shall be allowed on the loop streets A, B and C.

- d. Additional off-street guest parking shall be provided in the southern portion of the site.
- e. The general design, landscaping, setbacks, parking and fencing requirements shall be in conformance with Exhibit A - Residential Design Criteria.
- f. A pedestrian bridge shall be provided as indicated in the site plan. An easement shall be provided to insure public access to this bridge. The design of the access to the bridge shall incorporate a patterned walkway with bollards to prohibit motorcycle access and shall be reviewed by the Planning Director prior to the issuance of building permits.
- g. A detailed parking area shading diagram, landscape and irrigation plan shall be submitted to the Planning Director for review and approval prior to the issuance of the building permits. The plans shall adhere to the Multiple Family Design Criteria - Exhibit A, and shall be submitted for each phase concurrently with the building permit application.
- h. The applicant shall redesign the project in order to comply with the 80-percent north-south structure orientation (south wall solar access/glazing). These revised site and structure plans shall be submitted to the Planning Director for review and approval prior to Tentative Map consideration by the City Council.

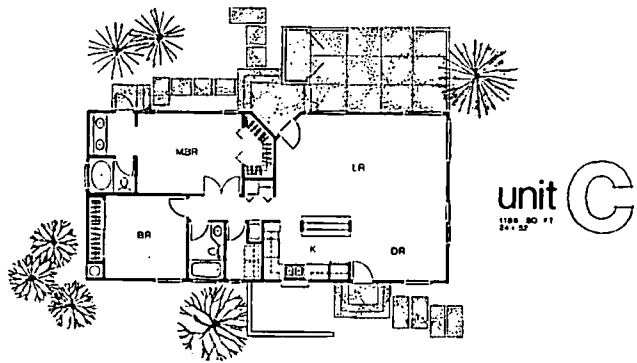
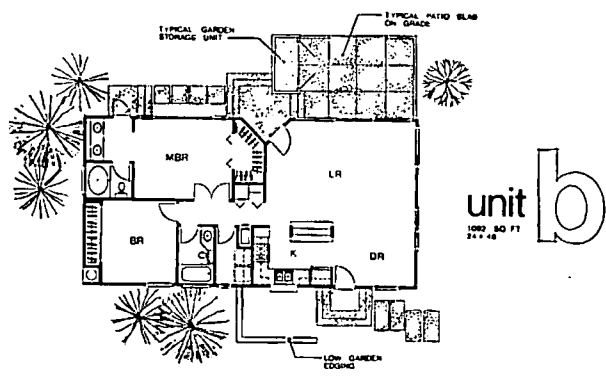
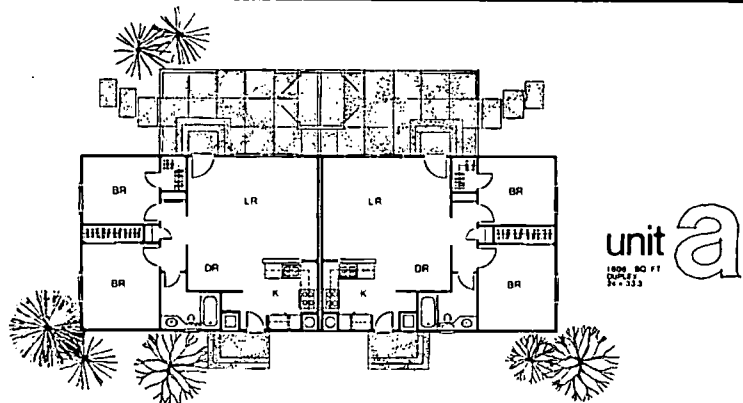
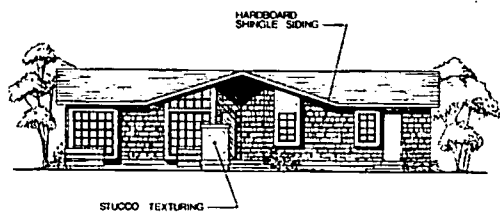
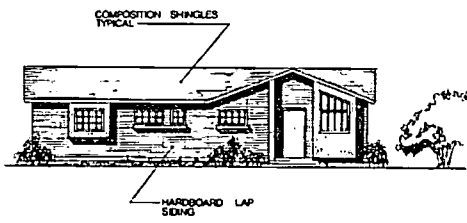
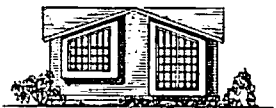
Findings of Fact - Special Permit

- a. The special permit, as conditioned, is based upon sound principles of land use in that the proposed density and design of the project is compatible to adjacent residential land uses.
- b. The special permit, as conditioned, is not injurious to the public health, safety or welfare in that adequate provisions have been required in the form of on-site parking, building setbacks and landscaping.
- c. The special permit, as conditioned, is consistent with the General Plan goal to: "Recognize new concepts for residential land use design and technology, and consider their appropriate use with existing forms of residential development."

982184

August 26, 1982

#12



001326



PAUL I. CLUMBINCE
ARCHITECT A.A.

60 EAST THIRD AVENUE
SAN MATEO, CA 94401
(415) 347-3089

valley hi greens
sacramento, california
for retirement villages, inc.

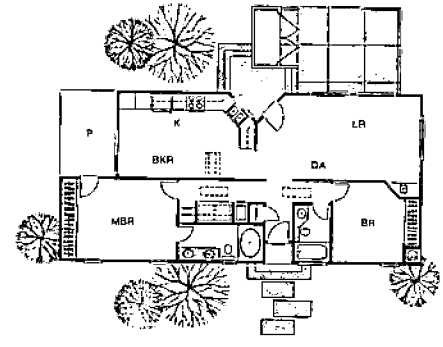
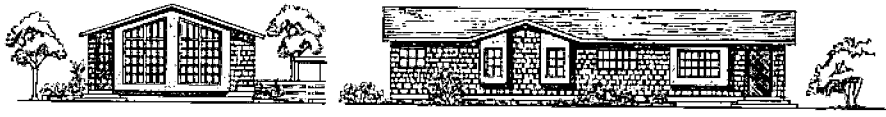
PLANS & ELEVATIONS

revisions	drawn
	date 7/23/82
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	sheet
	4 OF 5

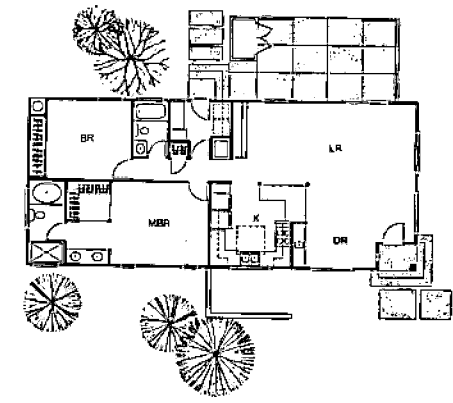
P82184

AUGUST 26, 1982

#12



unit **d**
 118 SQ FT
 27' x 41'



unit **e**
 102 SQ FT
 37' x 66'



PAUL I. GUMBINGER
 ARCHITECT A.A.

60 EAST THIRD AVENUE
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valley hi greens
 sacramento, california
 for retirement villages, inc.

PLANS & ELEVATIONS

001327

revisions	drawn
	date 7/23/82
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	5 OF 5

#821874

August 26, 1982

#12

preliminary landscape plan

valley hi greens sacramento, california

for retirement villages, inc.

**CALLANDER ASSOCIATES
LANDSCAPE ARCHITECTURE**

**PAUL J. GUMBINGER
ARCHITECT A.I.A.**

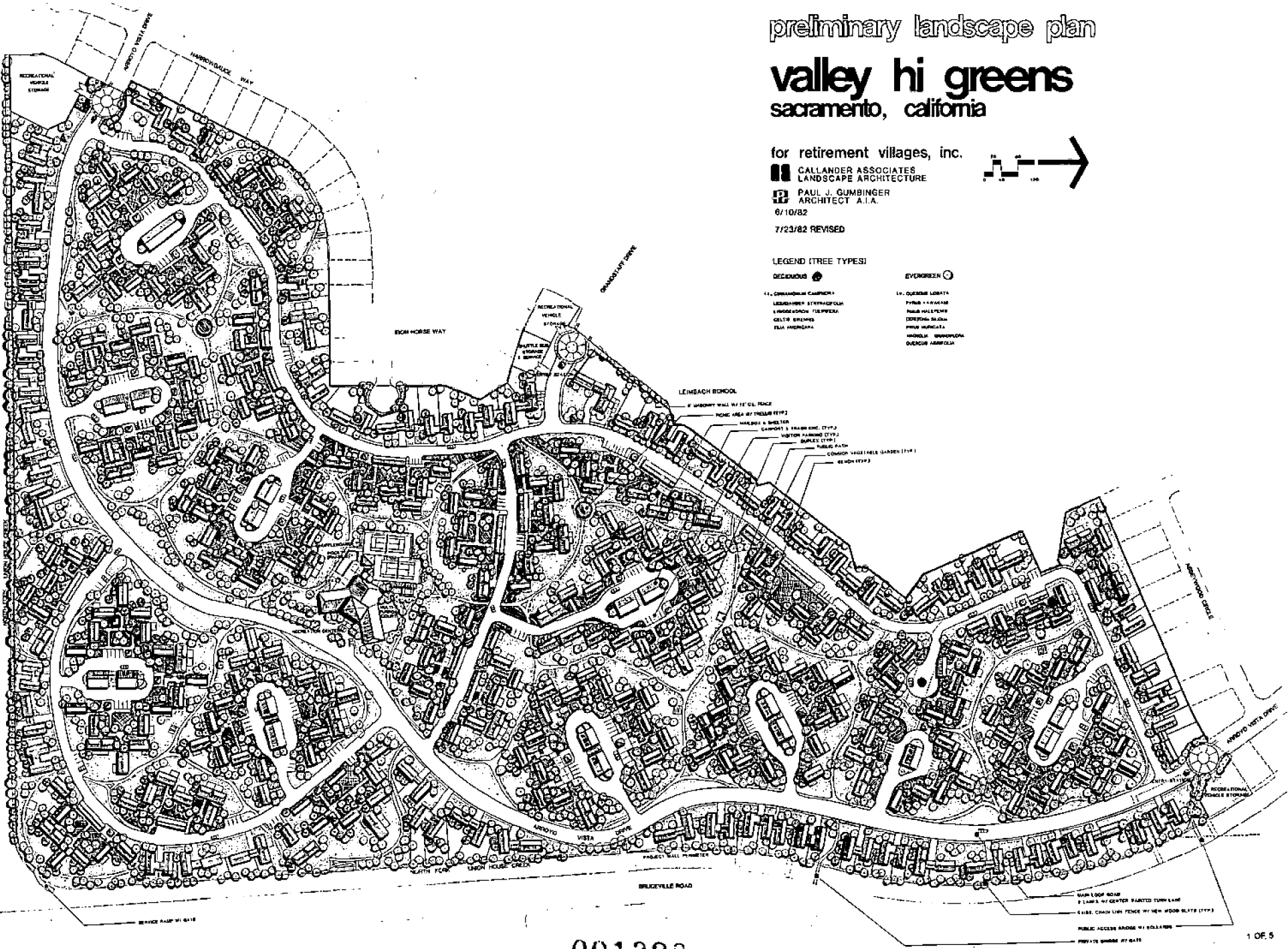
6/10/82

7/23/82 REVISED



LEGEND (TREE TYPES)

- | | |
|---|--|
| DECIDUOUS | EVINGREEN |
| <ul style="list-style-type: none"> 11. CORYLUS CORNUTA 12. LIGULASTRUM STRYACIFOLIUM 13. PRUNUS SP. 14. QUERCUS ALBIFLORA 15. QUERCUS LAEVOLOBATA 16. QUERCUS LAEVOLOBATA 17. QUERCUS LAEVOLOBATA 18. QUERCUS LAEVOLOBATA 19. QUERCUS LAEVOLOBATA 20. QUERCUS LAEVOLOBATA | <ul style="list-style-type: none"> 21. QUERCUS LAEVOLOBATA 22. QUERCUS LAEVOLOBATA 23. QUERCUS LAEVOLOBATA 24. QUERCUS LAEVOLOBATA 25. QUERCUS LAEVOLOBATA 26. QUERCUS LAEVOLOBATA 27. QUERCUS LAEVOLOBATA 28. QUERCUS LAEVOLOBATA 29. QUERCUS LAEVOLOBATA 30. QUERCUS LAEVOLOBATA |



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NOTE: SEE SHEETS 1 & 2 FOR LAYOUT FLOOR PLANS

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typical cluster enlargement

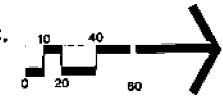
valley hi greens sacramento, california

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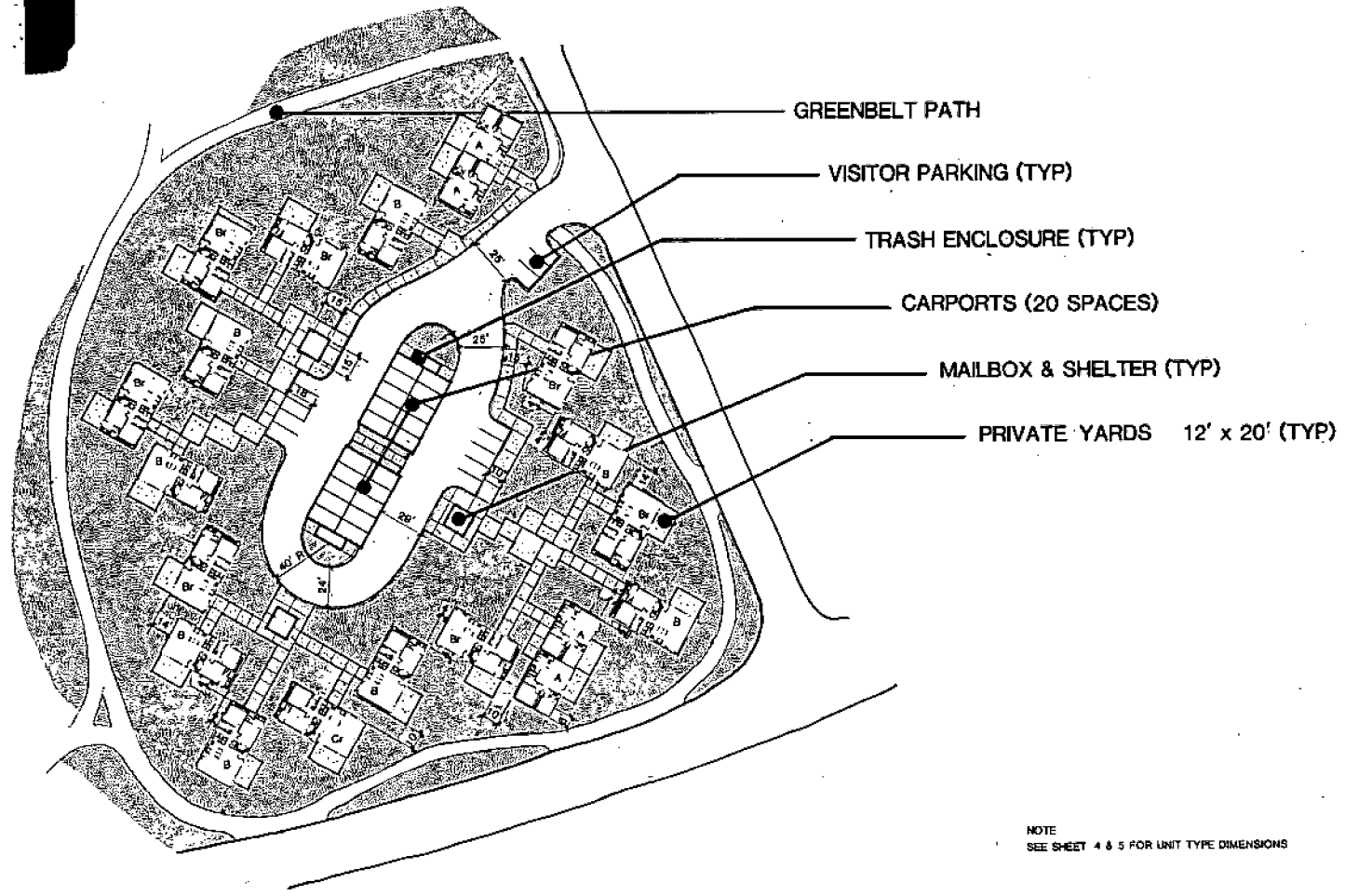
 CALLANDER ASSOCIATES
LANDSCAPE ARCHITECTURE

 PAUL J. GUMBINGER
ARCHITECT A.I.A.

7/23/82



August 26, 1982



NOTE
SEE SHEET 4 & 5 FOR UNIT TYPE DIMENSIONS

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"Location Map"

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STROBEL TOKAY TRACT

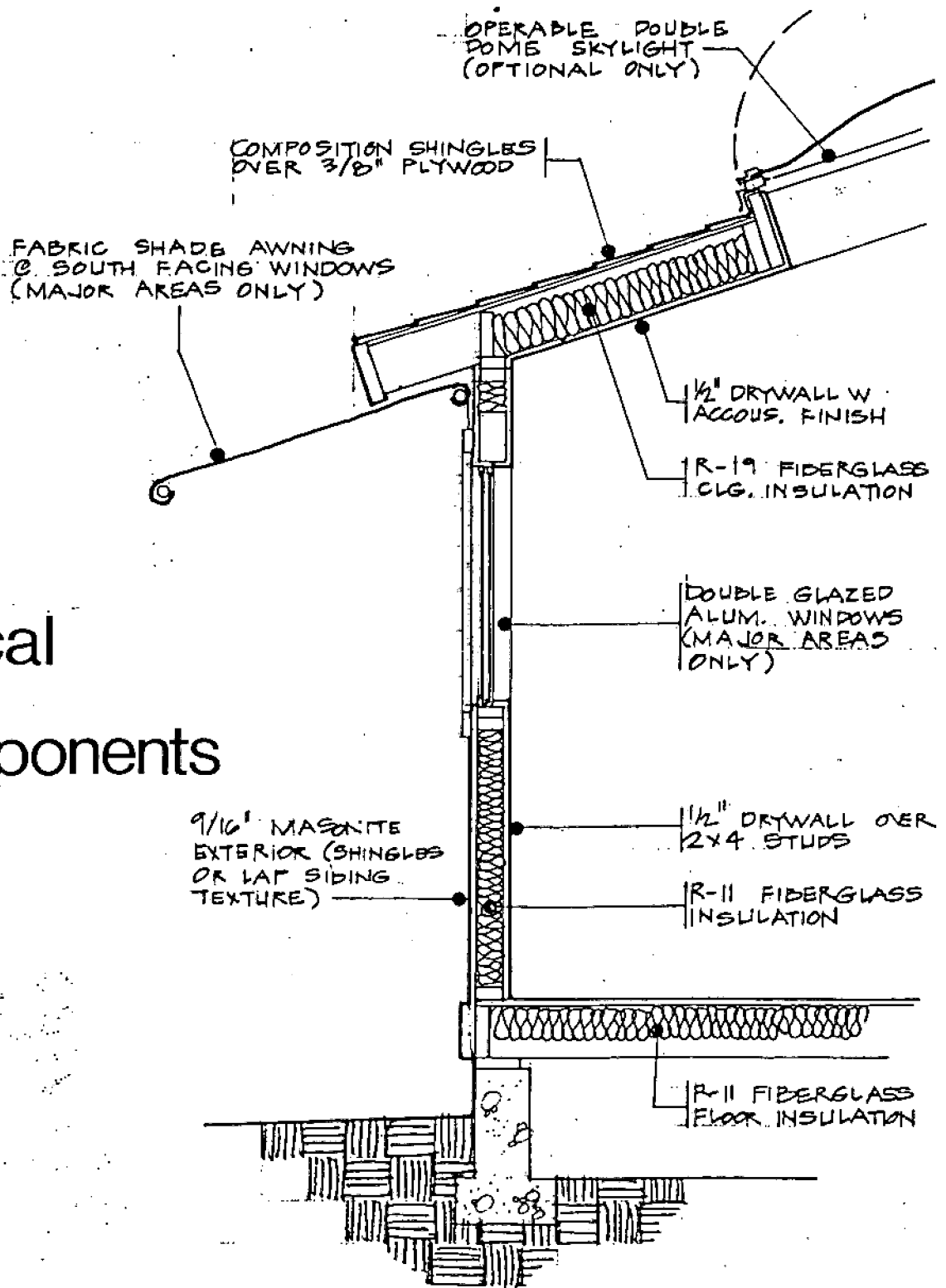


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August 26, 1985

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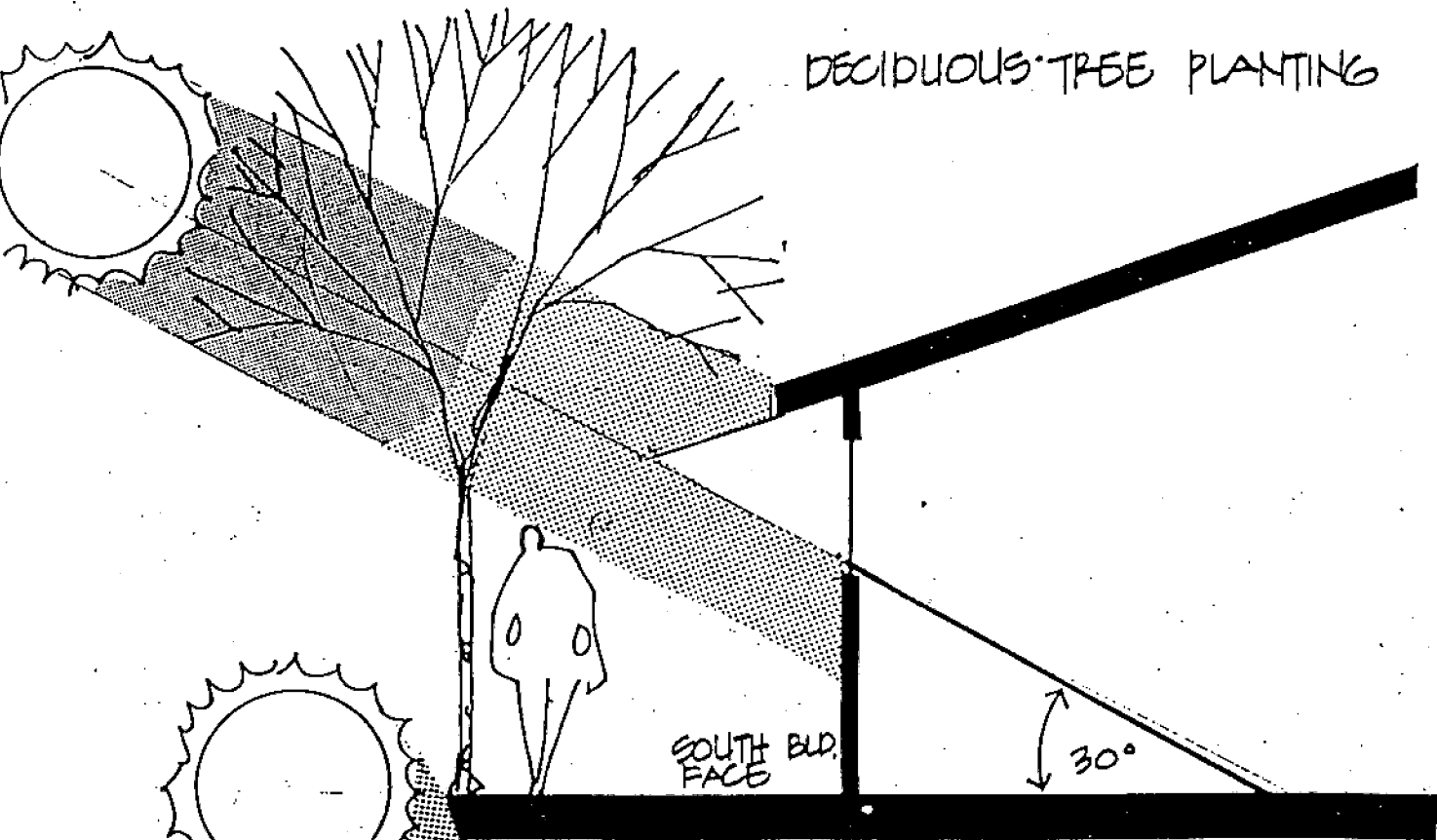
typical unit components



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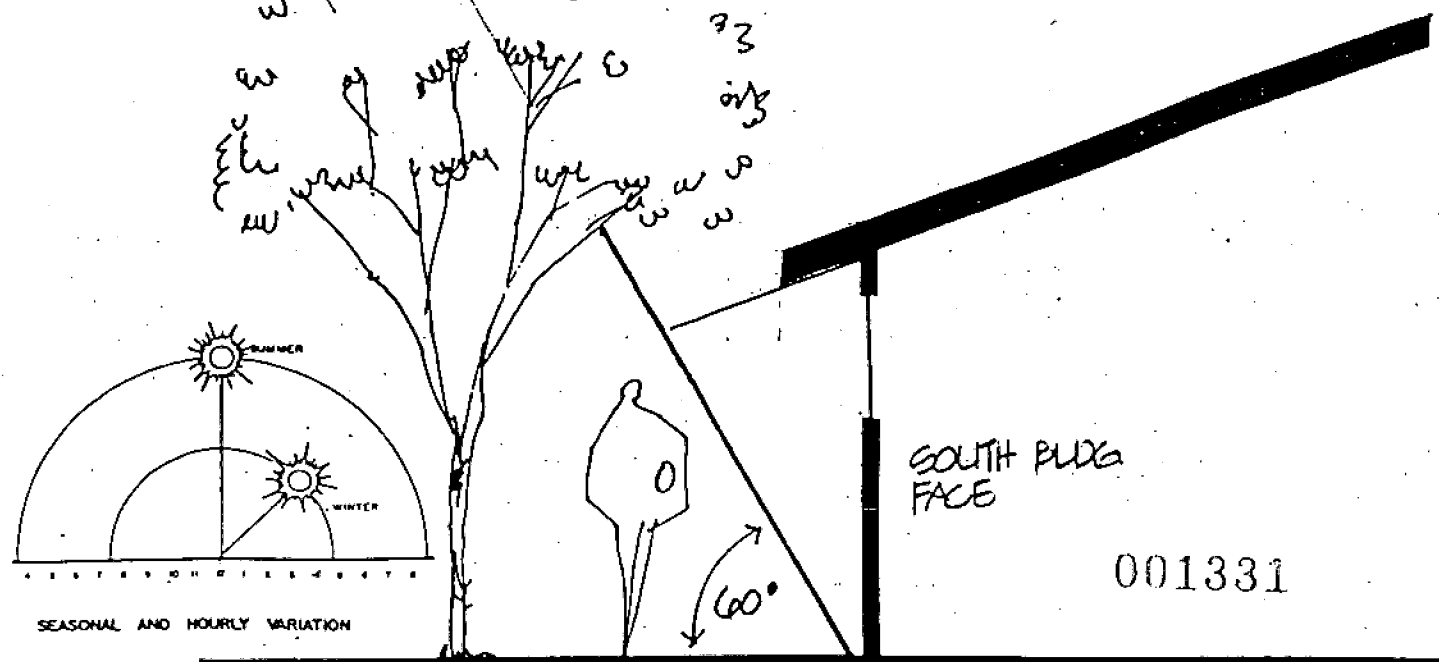
LANDSCAPE ENERGY CONSERVATION

DECIDUOUS TREE PLANTING



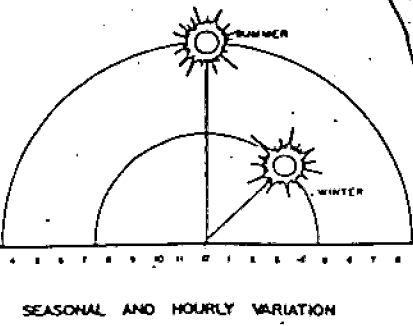
WINTER SOLSTICE: 4:00 PM

DECIDUOUS TREE PLANTING



SOUTH BLDG. FACE

001331



SEASONAL AND HOURLY VARIATION