

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Natomas Village Associates - 1818 Grand Canal, Suite 1, Stockton, CA 95207		
PLANS BY	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	7-8-83	50 DAY CPC ACTION DATE	REPORT BY: JP:sg
NEGATIVE DEC.	8-1-83	EIR	ASSESSOR'S PCL. NO. 225-740-14 & 15

- APPLICATION:
1. Negative Declaration
 2. Lot Line Adjustment to merge two parcels into one 11.7± acre parcel
 3. Special Permit to develop 264 units in the Garden Apartment R-2B zone *Withdrawn*
 4. Natomas Village Schematic Plan Amendment to restrict the use of a 10,000± square foot recreation site for the proposed apartment project only (**Withdrawn**)

LOCATION: Southeast corner of San Juan and Truxel Roads

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 264 unit apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential, 4-21 d.u./ac.
Existing Zoning of Site: R-2B
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; A
South: Vacant; R-1A & R-1
East: Vacant; R-1A & R-1
West: Vacant; R-1A & R-1

Parking Required: 396 spaces (multi-family guidelines 1 to 1.5)
Parking Provided: 376 spaces
Parking Ratio: 1 to 1.42
Property Dimensions: Irregular
Property Area: 11.69± acres
Density of Development: 22.58 units per acre
Square Footage of Buildings: 745 to 975 square feet
Topography: Flat
Street Improvements: To be provided
Utilities: Available to site
Exterior Building Colors: Earth tones
Exterior Building Materials: Wood siding with composition roofs

Background Information: On April 12, 1979 the Sacramento City Planning Commission approved the Natomas Village Planned Unit Development (P-8541). The PUD consists of 131 zero lot line single family lots, one recreation lot, and one multi-family lot designated for a 264 unit apartment complex (Exhibit A). To date a portion of the single family lots have been developed with patio homes. This proposal is to construct the apartment complex.

APPLC. NO. P83-231

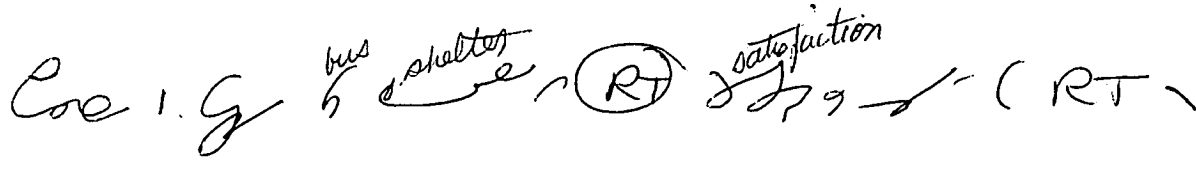
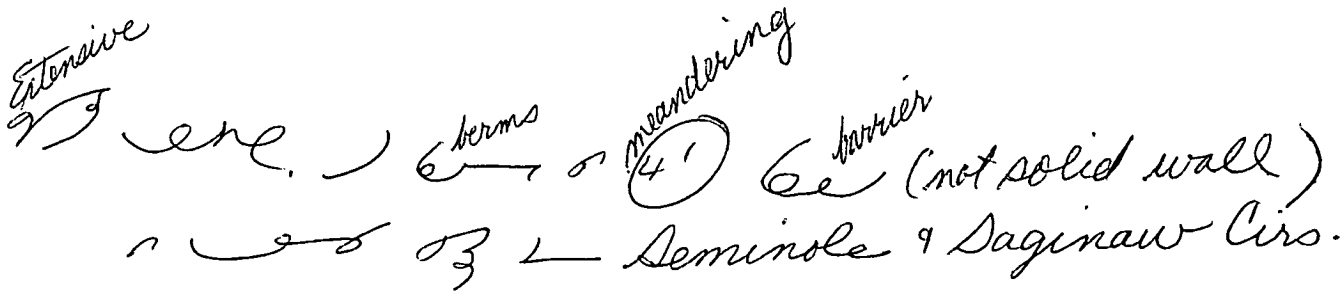
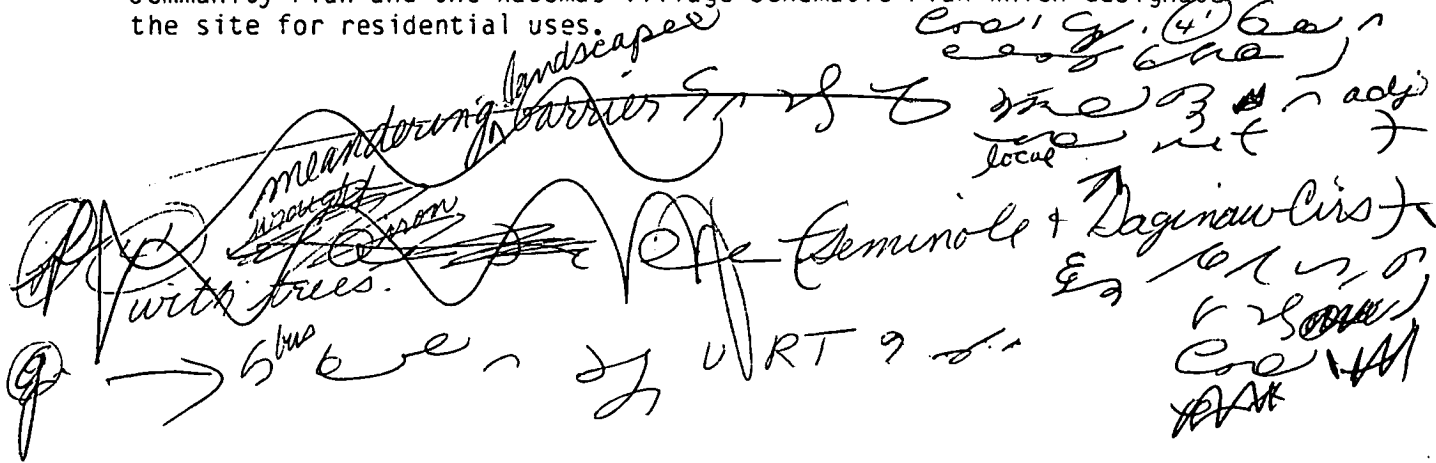
MEETING DATE August 11, 1983

CPC ITEM NO. 13

002833

Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use in that the apartment use provides an alternative housing opportunity for residents of the area.
- b. The Special Permit, as conditioned, is not detrimental to the public health, safety or welfare, nor will result in the creation of a nuisance in that adequate setbacks, landscaping and parking has been required.
- c. The project is consistent with the 1974 General Plan, 1978 South Natomas Community Plan and the Natomas Village Schematic Plan which designate the site for residential uses.



appl. will
 landscape lot
 in question

002836

Location Map

Vacant (A)

Single family (R-1)

Vacant (R-1)

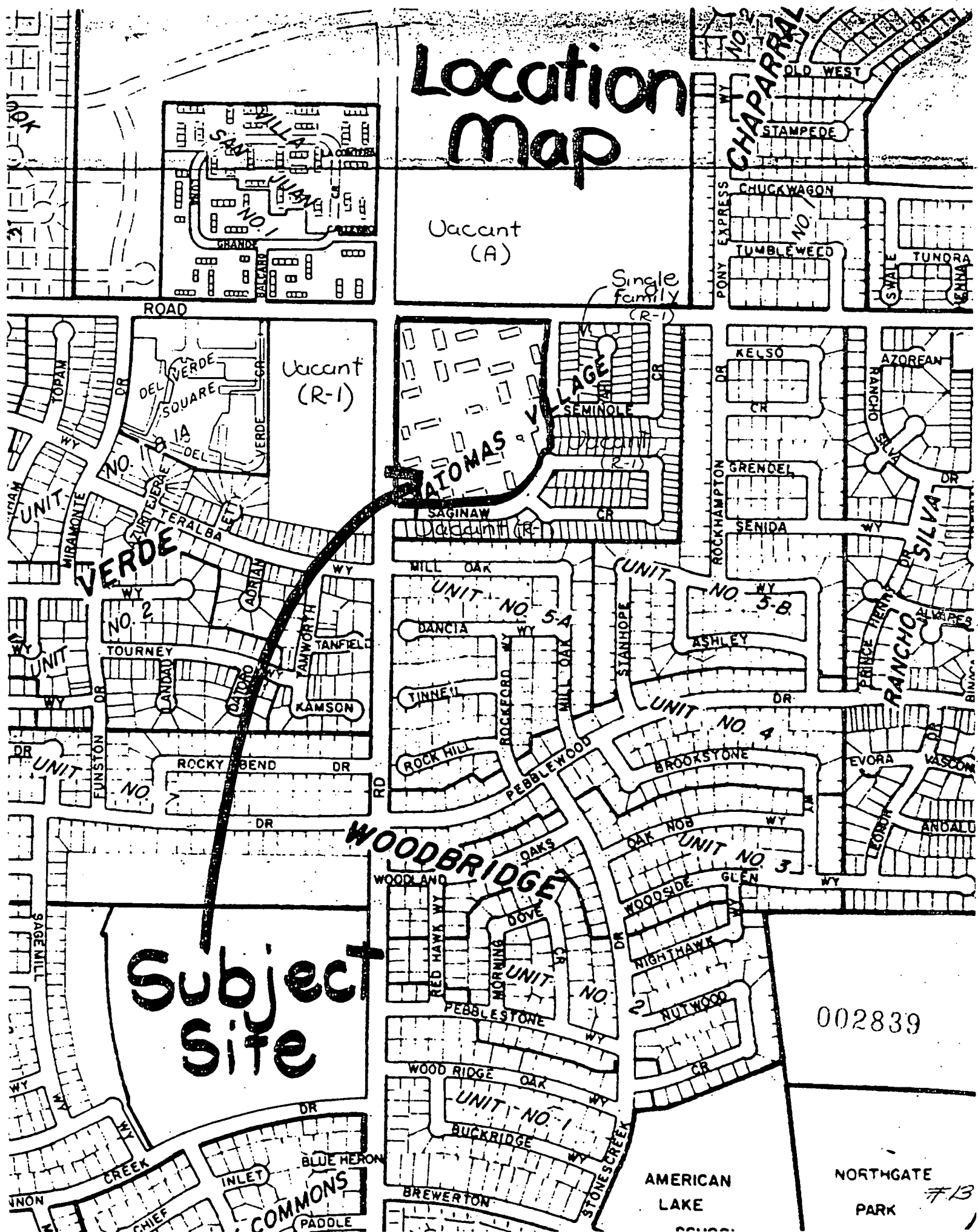
ATOMAS

Subject Site

002839

AMERICAN LAKE

NORTHGATE PARK #13



1833-231

5-11-83

#13

002842

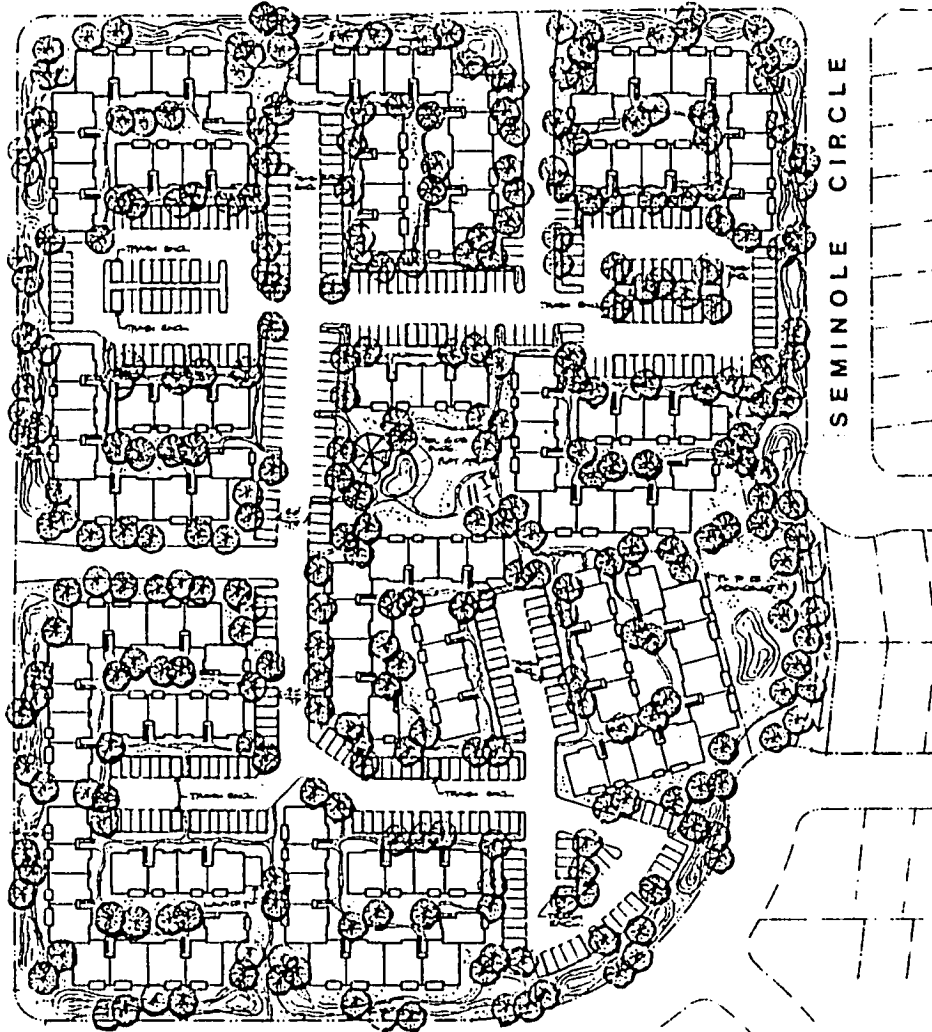
SAN JUAN ROAD

TRUXEL ROAD

TRUXEL ROAD

SEMINOLE CIRCLE

SAGINAW CIRCLE



SITE PLAN

SUMMARY

NET ACREAGE : 11.89ac. ±

UNITS :

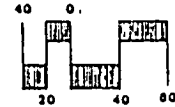
ONE BEDROOM	102
TWO BEDROOM	162
TOTAL	264

ZONING : R2B PUD

DENSITY : 22.58 units/acre

PARKING :

COVERED	264
UNCOVERED	112
TOTAL	376
RATIO :	1 to 1.42



THE SHANK

STREET
STREET
STREET
STREET
STREET

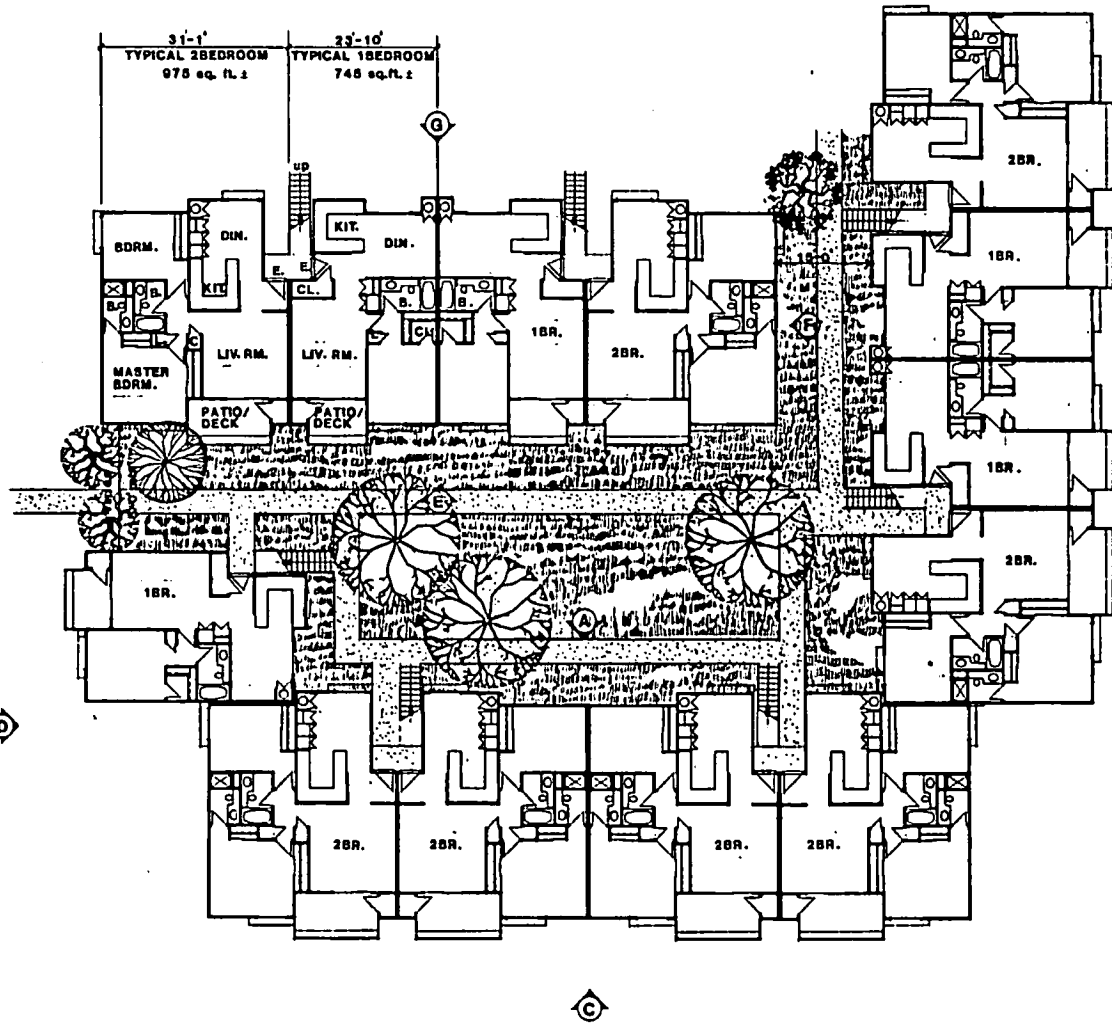
ARCHITECTURE
ENVIRONMENTAL
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE

Exhibit D

NATOMAS VILLAGE APTS
TRUXEL & SAN JUAN RD
SACRAMENTO CALIFORNIA

ARCHITECT RESERVES THE RIGHT TO ALL DIMENSIONS AND LOCATIONS OF ALL CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL CONSTRUCTION. DIMENSIONS INDICATED ARE OVER SCALE. ANY DIMENSION FROM DRAWINGS OR SPECIFICATIONS SHALL BE DURING ARCHITECTS APPROVAL PRIOR TO CONSTRUCTION.





TYPICAL CLUSTER ARRANGEMENT

1/6.1-0

002843



THE SPINK CORPORATION

720 "F" STREET
1311 "H" STREET
SACRAMENTO
CA 95814

918 - 444-8170

- ARCHITECTURE
- ENVIRONMENTAL PLANNING
- ENGINEERING
- SURVEYING
- LANDSCAPE ARCHITECTURE

**NATOMAS VILLAGE APTS
TRUXEL & SAN JUAN RD
SACRAMENTO CALIFORNIA**

- ARCHITECT RESERVES THE COPYRIGHT TO ALL DRAWINGS AND DESIGNS
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS
- DIMENSION LINE PRECEDENCE OVER SCALE
- ANY DEVIATION FROM DIMENSIONS OR SPECIFICATIONS SHALL REQUIRE ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.

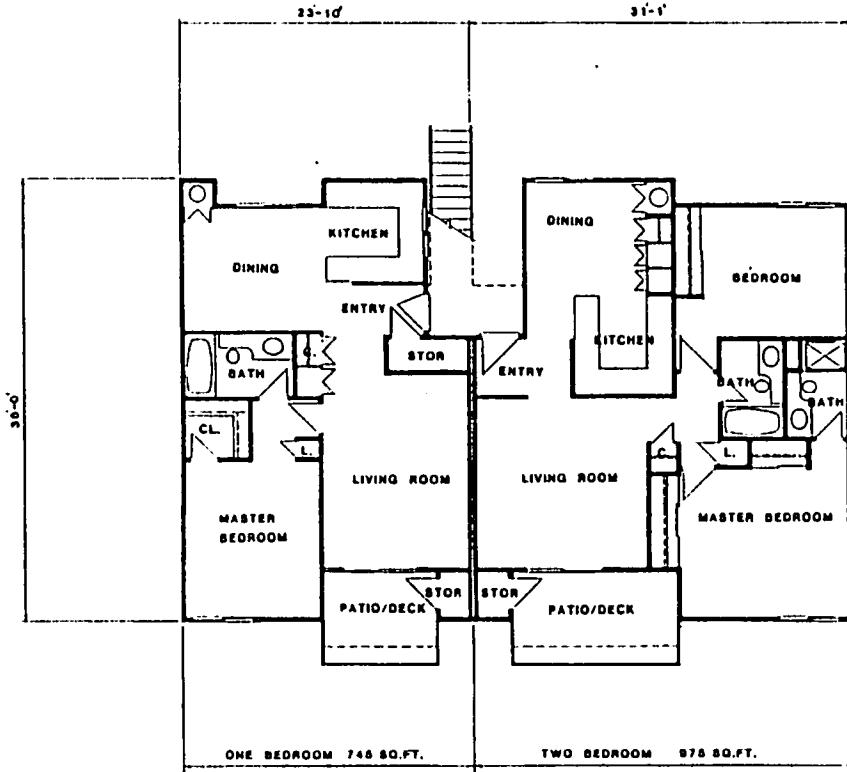


JOB #	DATE
SCALE	
DRAWN BY:	
CHECKED BY:	
DATE #	
LET OF	

DS-231

5-11-83

7-13



UNIT PLANS

1/4" = 1'-0"

002845



THE SETARK CORPORATION

1111 STREET STREET
NEW YORK NY 10001
212 697-1200

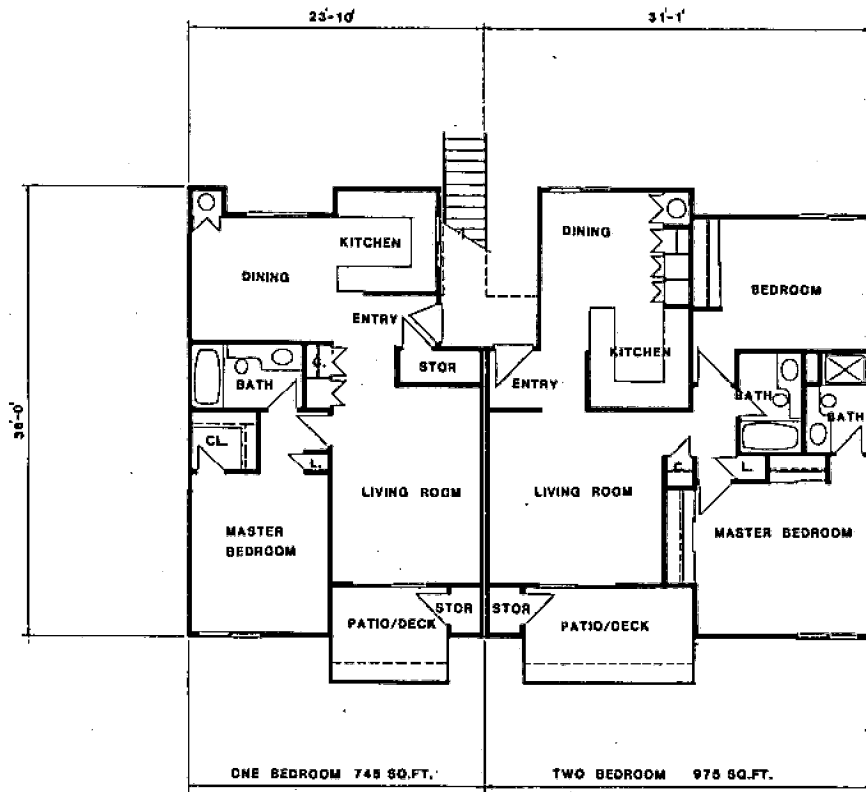
ARCHITECTURE
ENVIRONMENTAL
PLANNING
ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

NATOMAS VILLAGE APTS
TRUXEL & SAN JUAN RD
SACRAMENTO CALIFORNIA

ARCHITECT RESERVES
THE COPYRIGHT TO ALL
DRAWINGS AND DESIGNS
CONTRACTOR IS RESPONSIBLE
FOR VERIFICATION OF ALL DIMENSIONS
DIMENSIONS SHOWN FROM
DIMENSION OVER SCALE
ANY DEVIATION FROM
DIMENSIONS SHOWN ON
DRAWINGS SHALL BE THE
ARCHITECT'S APPROVAL
BEFORE TO CONSTRUCTION



Exhibit F



UNIT PLANS

1/4" = 1'-0"

002846

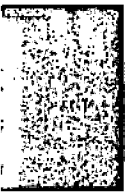


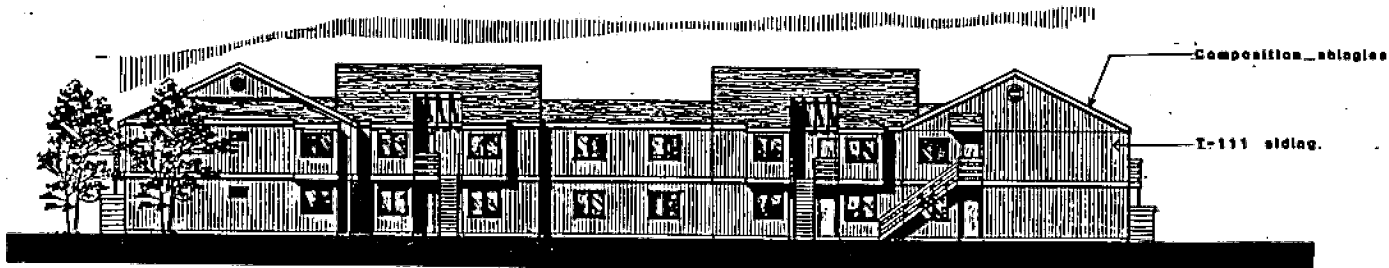
THE SUTHERLAND
STREET
SACRAMENTO
95834
441-1870

ARCHITECTURE
ENVIRONMENTAL
PLANNING
ENGINEERING
SURVEYING
SYSTEMS

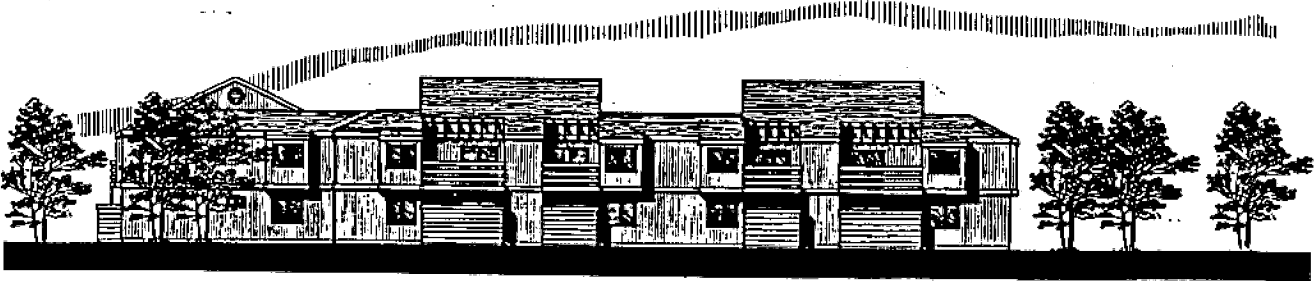
NATOMAS VILLAGE APTS
TRUXEL & SAN JUAN RD
SACRAMENTO CALIFORNIA

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DIMENSIONS TAKEN FROM
DRAWINGS OVER SCALE
ANY DEVIATION FROM
DRAWINGS OR SPECIFICATIONS
SHALL REQUIRE ARCHITECT'S APPROVAL
PRIOR TO CONSTRUCTION

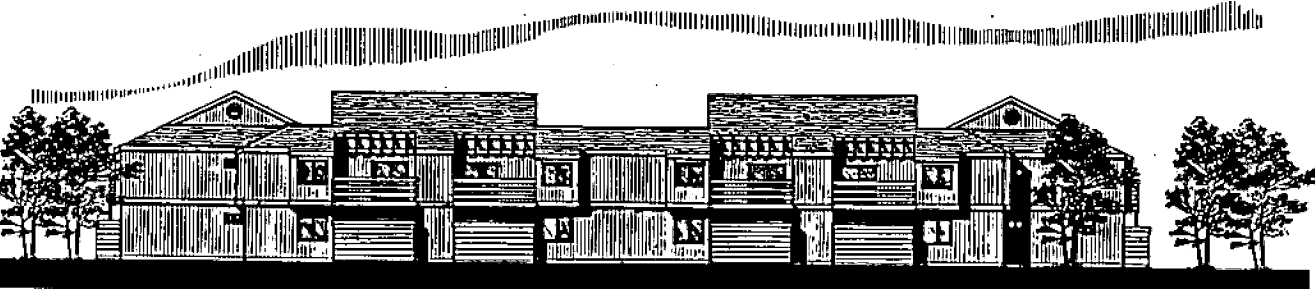




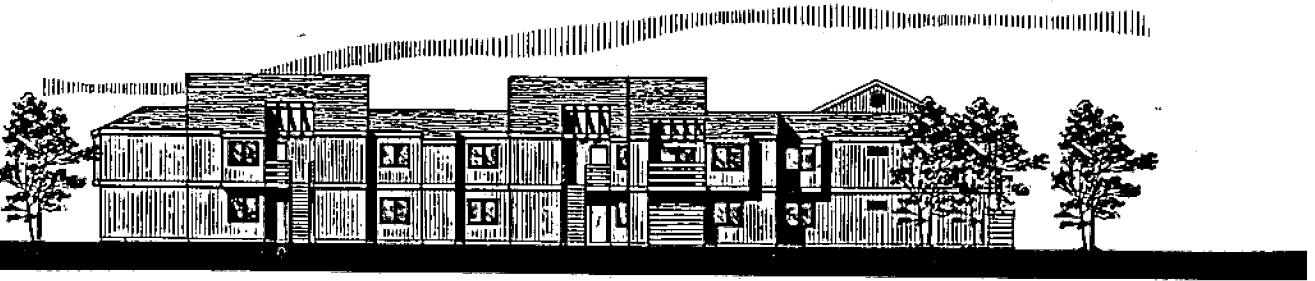
ELEVATION A
1/8" = 1'-0"



ELEVATION B



ELEVATION C



ELEVATION D



THE SPINK CORPORATION
720 "F" STREET
1311 "H" STREET
SACRAMENTO
CA 95814
916 - 444-8170

- ARCHITECTURE
- ENVIRONMENTAL PLANNING
- ENGINEERING
- SURVEYING
- DESIGN

NATOMAS VILLAGE APTS
TRUXEL & SAN JUAN RD
SACRAMENTO CALIFORNIA

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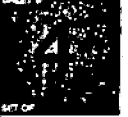
JOB # DATE

SCALE

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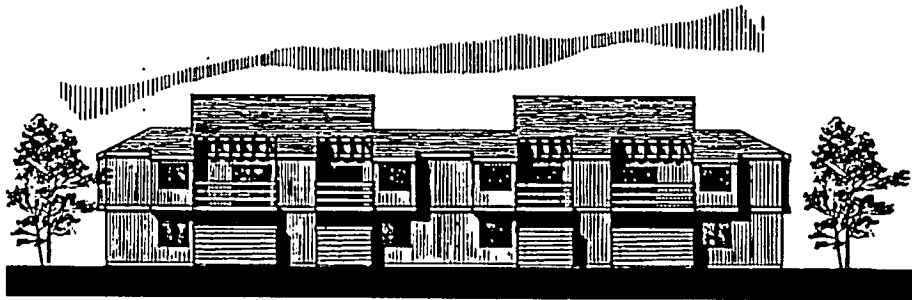
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INSET #



SHEET #

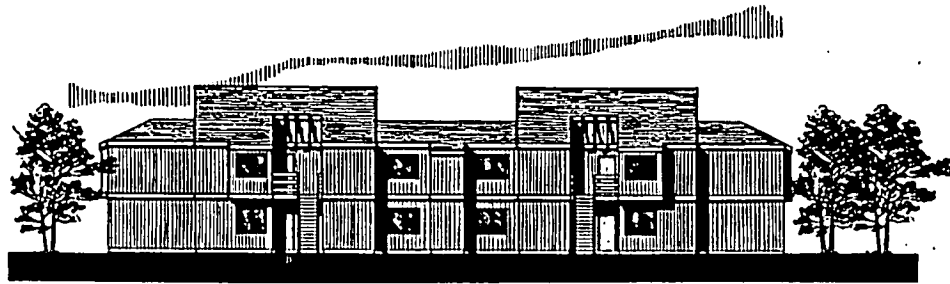
002847



ELEVATION E



ELEVATION F



ELEVATION G



THE SPINK CORPORATION

720 "H" STREET
1311 "H" STREET
SACRAMENTO
CA 95814

916 - 444-8170

- ARCHITECTURE
- ENVIRONMENTAL PLANNING
- ENGINEERING
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TRUXEL & SAN JUAN RD
SACRAMENTO CALIFORNIA

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JOB # DATE

SCALE

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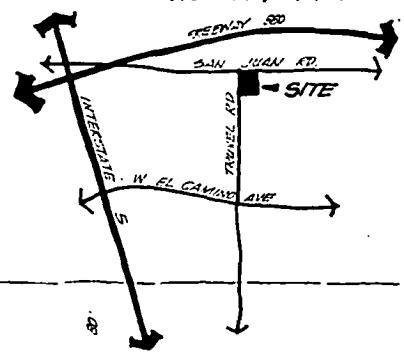
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SHEET #

1/17 OF

002848

VICINITY MAP

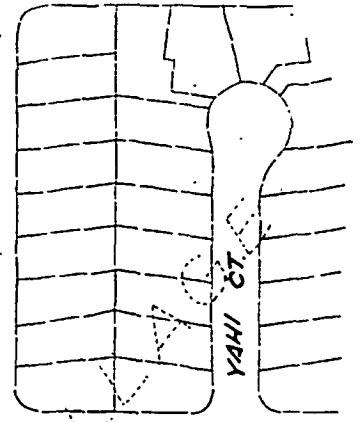


SAN JUAN RD

DEL VERDE UNIT NO. 1

TRUXEL RD.

LOT 132
225-740-15
PARCEL A
11.7 AC. NET



ISHI CIR.

SAGINAW CIR.

SAGINAW

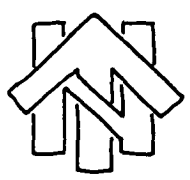
SAGINAW CIR.

WOODBIDGE UNIT NO. 5-A

MILL OAK WY.


TERALBA WY.

002849

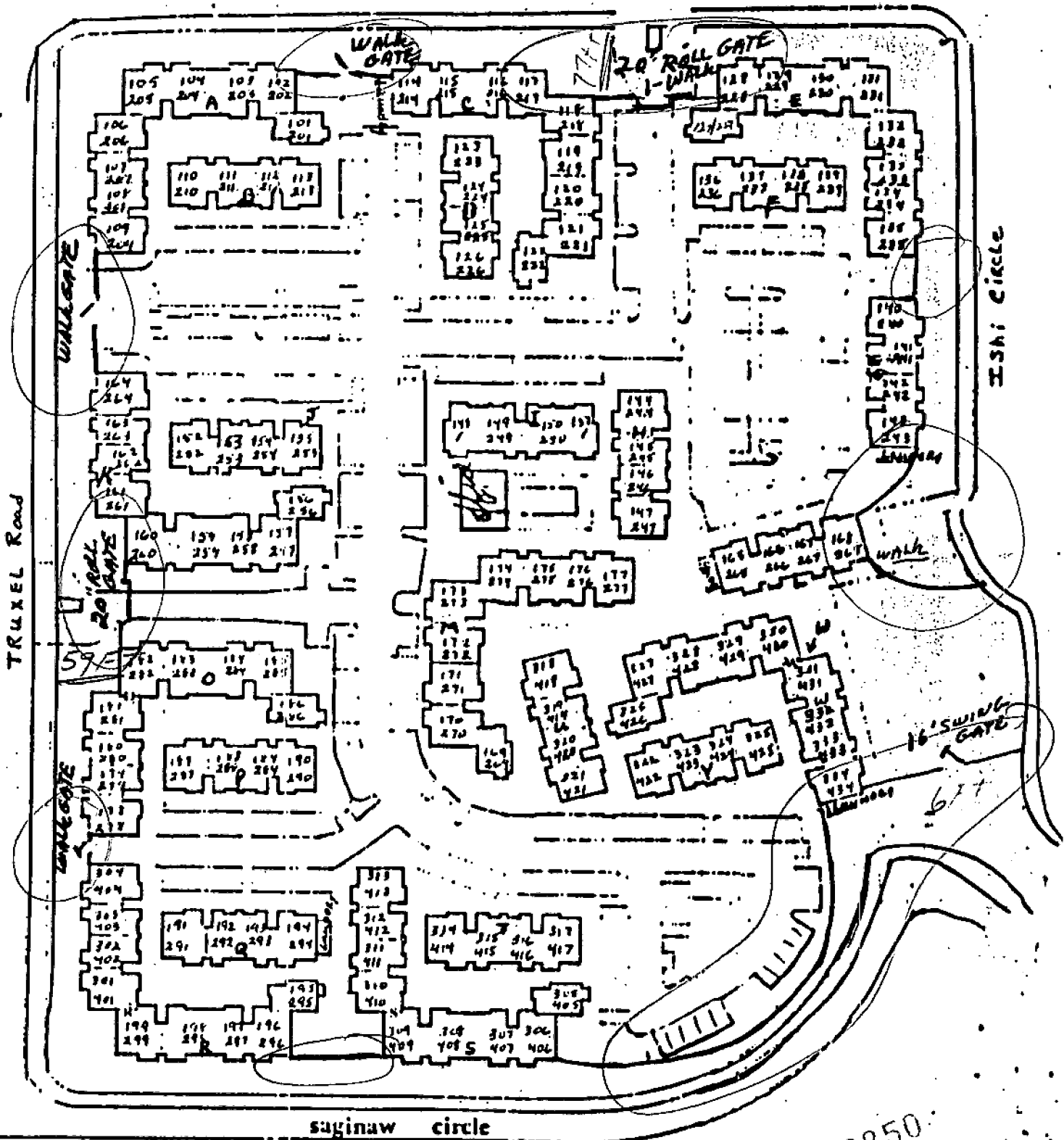


80 0 100 200 300 400



REVISIONS	JOB NO. <u>6408-001</u>	TITLE: <u>LOT MERGER OF</u>	 <p>SPINK ENGINEERING COMPANY ENGINEERS PLANNERS SURVEYORS SACRAMENTO CALIFORNIA</p>
	DATE: <u>July 1983</u>	<u>LOT A & LOT 132 OF</u>	
	F.S. _____ PG. _____	<u>NATOMAS VILLAGE</u>	
	SCALE: <u>1"=80'</u>	CLIENT: <u>Natomas Park Ant. Venture</u>	
DRAWN BY: <u>DMA</u>	CITY OF SACRAMENTO CALIFORNIA		CODE _____
CHECKED BY: _____	_____		DR. NO. _____

san juan road



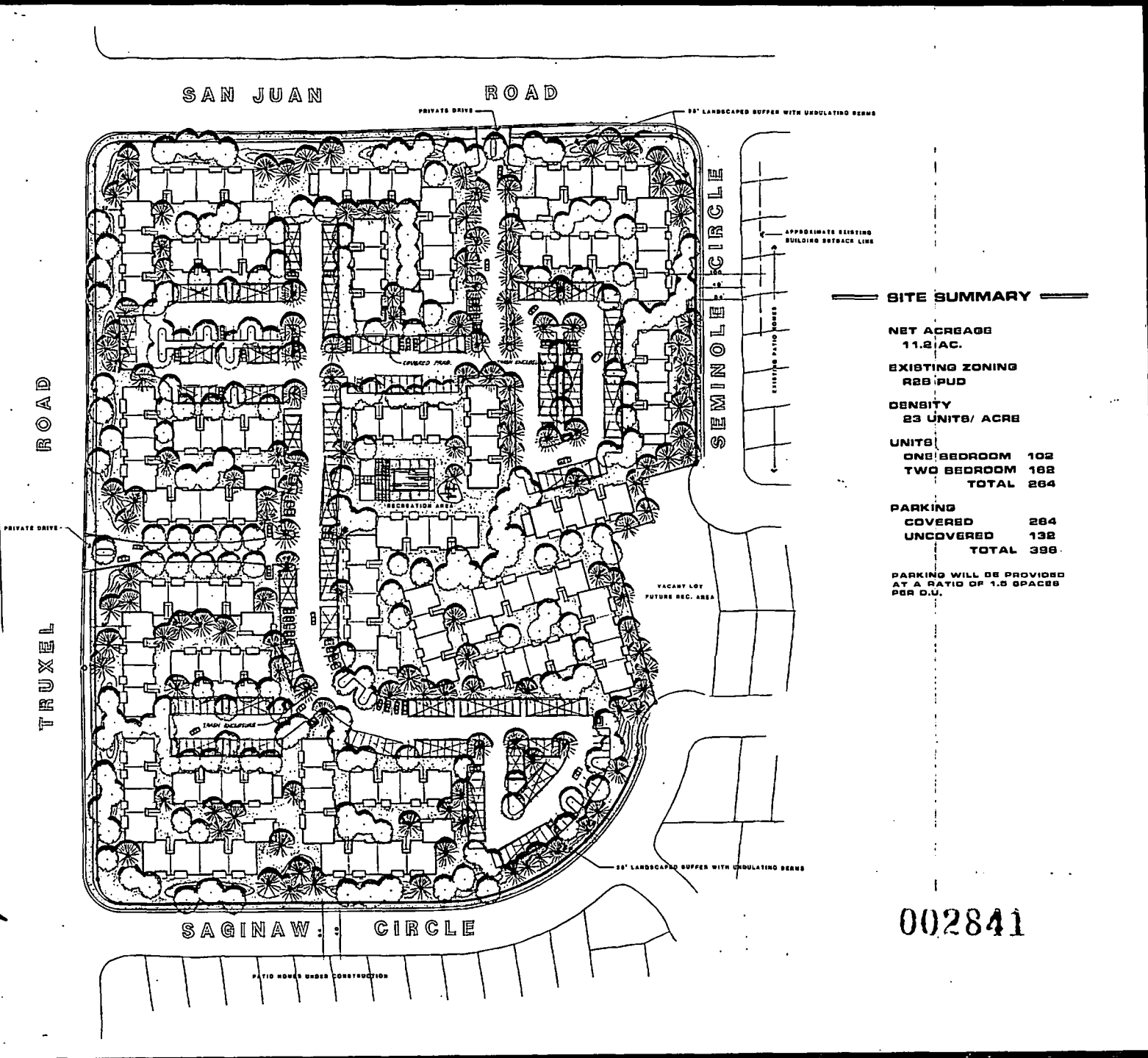
suginaw circle

002850

NATOMAS VILLAGE

P83-231

Revised site plan
Submitted after commission approval
(w/conditions) of project



SITE SUMMARY

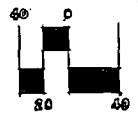
NET ACREAGE	11.2 AC.
EXISTING ZONING	R2B/PUD
DENSITY	23 UNITS/ ACRE
UNITS	
ONE BEDROOM	102
TWO BEDROOM	162
TOTAL	264
PARKING	
COVERED	264
UNCOVERED	132
TOTAL	396
PARKING WILL BE PROVIDED AT A RATIO OF 1.5 SPACES PER D.U.	

002841

SCHEMATIC PLAN

NATOMAS VILLAGE GARDEN APARTMENTS CALIFORNIA CITY OF SACRAMENTO

SCALE IN FEET



AUG 83



19820

(over)

General Plan Ordinance (1974):
 South Bay Community Plan (1978):
 Existing zoning of site:
 Existing land use of site:
 Surrounding land use and zoning:
 North: Vacant; A
 South: Vacant; (Approved Tentative Map): R-1
 East: Vacant; (Approved Tentative Map): R-1
 West: Vacant; (Approved Tentative Map): R-1
 Property Discussions: Irregular in shape Area: 28.6± Acres
 Number of Proposed Units: 131
 Density of Development: 10.7 du/acre
 21.2 du/acre
 16.4 du/acre

PROJECT INFORMATION:

PROPOSAL: The applicant is seeking the necessary entitlements to develop 131 residential units.

LOCATION: Southeast corner of Truxal Road and San Juan Road

1. Environmental Determination
2. Designation of Planned Unit Development to be known as Marinas Village
3. Adopt PUD Schedule Plan
4. Rezone A to R-1A(PUD) and R-20(PUD)
5. Tentative Map to divide 28.6± acres into 131 single family lots, one recreation lot and one multiple family lot
6. Special Permit to develop 131 patio homes and one recreation lot in the R-1A(PUD) zone.

APPLICANT NAME	DATE	PROJECT NO.
MARKWAY & SONS - 1707 TRIBUNE RD., SFO, CALIFORNIA, CA 94015	2-16-79	225-240-05
MARKWAY & SONS - 1707 TRIBUNE RD., SFO, CALIFORNIA, CA 94015	3-12-79	

SUBDIVISION REVIEW COMMITTEE: On March 7, 1979 the Committee recommended approval of the request by a vote of six ayes, two noes, one abstain (Planning County Health vote no), subject to the following conditions:

1. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
2. Applicant shall pay off all existing assessments prior to filling of the final cap.
3. Applicant shall provide the standard improvements as per the Subdivision Ordinance Section 40.811.
4. Applicant shall redesign site plan to include a connecting street between the north and south sections of the project.
5. Applicant prepare a sound study and provide a sound wall along San Juan and Truxel Roads. The wall shall be a minimum height of six feet and the design is subject to the review of the Planning Department.
6. Applicant shall eliminate the pedestrian easement between C Court and San Juan Road.
7. The intersection angle of A and B Streets (at lot 71) shall be changed to a 200 foot radius, subject to the review of the Traffic Engineer.

STAFF EVALUATION:

1. The applicant's project is the first patio home proposal in the South Natomas area. Typical layouts of the proposed units have been demonstrated on exhibits 8a, b and 9. Some of the units are attached and others are detached single family units. In some cases common driveways are provided for two or three units, with reciprocal access and maintenance agreements being proposed for those situations. The applicant has indicated that a variation of setbacks for the patio homes will be provided.
2. The applicant is requesting only a special permit for the patio homes at this time, but is requesting the approval of a PUD Schematic Plan for the entire site. The overall density of the project is 16.4 d.u./ac., which is consistent with the Community Plan which designates the site with a density of 11 to 21 d.u./ac.
3. The South Natomas Community Plan encourages a variety of housing. The applicant is proposing two types of housing; 264 apartments and 131 attached patio homes. The Community Plan requires three housing types for projects over 30 acres. This proposal does not need to meet this criteria because it is under the minimum acreage.
4. The Subdivision Review Committee has reviewed the proposal and is recommending that a street be provided that connects the two areas of the patio homes together. The Committee recommendation is based on the following reasons:

P-0541

000845

April 12, 1979

002862

Item 6

- a. The 15 foot fire access lane is not adequate to serve the proposed development.
- b. For secondary access when construction or maintenance work requires the closing of A Street.
- c. For secondary access when unforeseen events such as auto accidents or blown-over trees close A Streets.

The Planning staff is opposing the recommendation of the Subdivision Review Committee to provide a connecting street. The main reason is that if the fire access lane was increased to 20 feet and built to hold the heavy equipment of the Fire Department, it will provide the following benefits:

- a. Provide adequate access for the Fire and Police Departments.
- b. Provide emergency access for the residents if needed for any of the reasons of the Subdivision Review Committee.

The Fire Department has indicated that turf block material has not worked in other developments and they have their concerns in allowing any other development to use it. Their main objection to the turf block is that they contend that it breaks down when the fire trucks use it. The Planning staff is recommending that the turf block surfacing be constructed to withstand the stress of the large trucks and if test indicate that the turf block will not work, then another material must be used to meet the needs of the Fire Department.

- 5. The applicant has proposed four different elevations for the proposed units with four different floor plans. Staff suggests that to help provide a common architectural theme, that only tile or wood shake roofs be allowed and that all buildings be treated in earth tones.
- 6. The applicant is proposing a wall along San Juan Road and Truxel Road. Staff suggests that a more detailed illustration of the wall be provided for department review and approval prior to filing the final map.
- 7. The Matomas Unified School District is reviewing this proposal and their response is expected prior to the Planning Commission meeting.

STAFF RECOMMENDATION:

- 1. The Negative Declaration be ratified.
- 2. The Planned Unit Development Designation to be known as Matomas Village be approved.
- 3. The PUD Schematic Plan be adopted.
- 4. The Rezoning of the site from A to R-1A(PUD) and A to R-2B(PUD) be approved.
- 5. The Tentative Map to divide 28.6+ acres into 131 single family lots, one recreation lot and one multiple family lot be approved, subject to the following conditions:

P-0631

April 12, 1979

002863

Item 6

(11)(1)2556

- a. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 - b. Applicant shall pay off all existing assessments prior to filing of the final map.
 - c. Applicant shall provide the standard improvements as per the Subdivision Ordinance Section 40.811.
 - d. Applicant shall prepare a sound study and provide a sound wall along San Juan and Truxel Roads. The wall shall be a minimum height of six feet and the design is subject to the review of the Planning Director.
 - e. The intersection angle of A and B Streets (at lot 71) shall be changed to a radius approved by the Traffic Engineer.
 - f. Applicant shall provide reciprocal access and maintenance agreements for the common driveways and recreation area. These agreements are subject to the review and approval of the Planning Department.
6. The Special Permit to develop 131 patio homes be approved, subject to the following conditions:
- a. The applicant shall provide tile or wood shake roofing and all buildings shall be earth tone in color.
 - b. The applicant shall provide a 20 foot fire access easement. The design of the paving shall be subject to the review and approval by the Fire Chief and Planning Director.
 - c. The applicant shall provide for a pedestrian easement between C Court and San Juan Road to help provide access for Regional Transit.
 - d. A detailed landscape plan shall be provided for the designated recreational area subject to review and approval by the City Planning Department.
 - e. The applicant shall provide a variation in setback for the patio homes, subject to the review of the Planning Department.

FINDINGS OF FACT - SPECIAL PERMIT

- 1. The project is based on sound principles of land use in that:
 - a. The proposed land uses are compatible with surrounding land uses.
 - b. The project is surrounded on three sides by approved single family residential projects.
- 2. The project is not injurious to the general public or surrounding properties in that the project consists of single family homes in an area being developed residentially.
- 3. The project conforms to the 1974 General Plan and South Mateos Community Plan in that:
 - a. The proposed density is 16.4± units/acre.
 - b. The proposed uses are residential.

002864

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April 12, 1979

Item 6

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