

STAFF REPORT AMENDED BY STAFF 12-15-83
CITY PLANNING COMMISSION

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

APPLICANT	Valley Construction Co., P.O. Box 6770, Modesto, CA 95355		
OWNER	California Classics-Sacramento, P.O. Box 6770, Modesto, CA 95355		
PLANS BY			
FILING DATE	10/26/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	12/5/83	EIR	ASSESSOR'S PCL. NO. 119-200-12 through 80

APPLICATION: 1. Negative Declaration
2. Special Permit to develop 69 zero lot line patio homes on 12± vacant acres in the Townhouse (R-1A) zone. (Sec. 7-C of Zoning Ordinance)

LOCATION: South side of Brookfield Drive, approximately 800± feet west of Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop 69 one and two story zero lot line patio homes in the Brookfield Meadow, Unit No. 1 Subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Southgate Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Multi-Family Condominiums; R-3
South: Vacant; R-1
East: Vacant; A & FW
West: Vacant; R-3-R

Property Area: 12 gross acres, 9 net acres
Density of Development: 7.7 units/net acre
Square Footage of Buildings: 1,020, 1,150, 1,212, 1,330
Square Footage of Lot: Varies - 4,000 to 5,000
Height of Structures: One and two-story
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Materials: Siding: plywood/stucco/wood shingles
Roof: wood or composition shingles
North/South Lot Orientation: 58%

BACKGROUND INFORMATION: The subject project is a portion of a larger residential development that was approved by the City Council on August 12, 1980 (P-9070) - (see Exhibit J). This development consisted of 216 zero lot line patio homes and created two multiple-family parcels on 34± acres. The subdivision map for 69 lots has been recorded, but the special permit for the zero lot line patio homes has expired. In this application, the applicant is requesting special permit approval to develop patio homes on the 69 recorded lots.

002655

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The 1965 Southgate Community Plan designates the site for low density residential. The subject site is zoned R-1A, which allows a maximum density of 15 units per net acre. The proposed project computes to 7.7 units per net acre, based on 69 units on nine net acres. The applicant's project is consistent with the community plan designation and density permitted under the R-1A zone.
2. Under the original special permit approval (P-9070) the applicant proposed six different residential models as follows:

<u>Model</u>	<u>Size</u>	<u>Bedrooms/Bathrooms</u>	<u>Height</u>
A	1,400 sq. ft.	3 bedroom, 2 bath	1-story
B	1,284 sq. ft.	3 bedroom, 2 bath	1-story
C	1,310	3 bedroom, 2 bath	1-story
D	1,194	2 bedroom, 2 bath	1-story
E	1,448	2 bedroom, 2½ bath	2-story
F	1,644	2 bedroom, 2½ bath	2-story
G	950	1 bedroom, 1 bath	1-story

The exterior building materials consisted of either plywood, stucco or wood siding with wood shingle roofs. Enclosed patio fence options were either stucco, wood board or open grill.

The applicant has revised the size and reduced the number of models from seven to four residential building types. The specifications of the new models are as follows:

<u>Model</u>	<u>Size</u>	<u>Bedrooms/Bathrooms</u>	<u>Height</u>
A	1,020 sq. ft.	2 bedroom, 2 bath	1-story
B	1,150 sq. ft.	3 bedroom, 2 bath	1-story
C	1,212 sq. ft.	3 bedroom, 2 bath	1-story
D	1,330 sq. ft.	3 bedroom, 2 bath	2-story

The exterior building materials remain essentially the same with siding options consisting of plywood, stucco and wood shingles. The applicant indicates alternative roof materials of composition or wood shingles. The choice of patio fencing is reduced to wood board only.

3. The applicant has reduced the number of model options from the original proposal eliminating the small one-bedroom, one-bath units (Model G) and the larger sized models (units in excess of 1,400 sq. ft. - Models A, E & F). The current proposal consists of units with either two or three bedrooms, ranging in size from 1,020 square feet to 1,330 square feet.

The elevations submitted indicate an alternative of either composition or wood shingles for the roof material. Staff recommends that the applicant use wood shingles for all the units. Staff further recommends that the applicant offer the alternative choice of patio fencing material of either stucco, wood board or open metal grill as originally proposed. This will provide a greater variety of building elevations facing the public streets.

Other than these suggestions, staff has no major objections to the changes to the size or design of the proposed patio homes.

4. Pursuant to the original special permit (P-9070), approval and subsequent amendment (P-9491), the applicant has installed a eight-foot high masonry sound wall along Brookfield Drive adjacent to the subject site. In addition to the planting of street trees in the pockets located in front of wall, staff recommends that climbing vine plants be planted along the base of the wall to deter the increasing incidence of wall graffiti in the community.
5. The overall project achieves a 58 percent north/south lot orientation. In order to achieve the 80 percent north/south lot orientation target and energy goals of the General Plan, the applicant should design as many individual building structures with south wall solar access. The special permit is conditioned so that the individual building structures will be reviewed at the time of building permit issuance for compliance with the 80 percent target of north/south lot or structure orientation.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based on the Findings of Fact which follow.

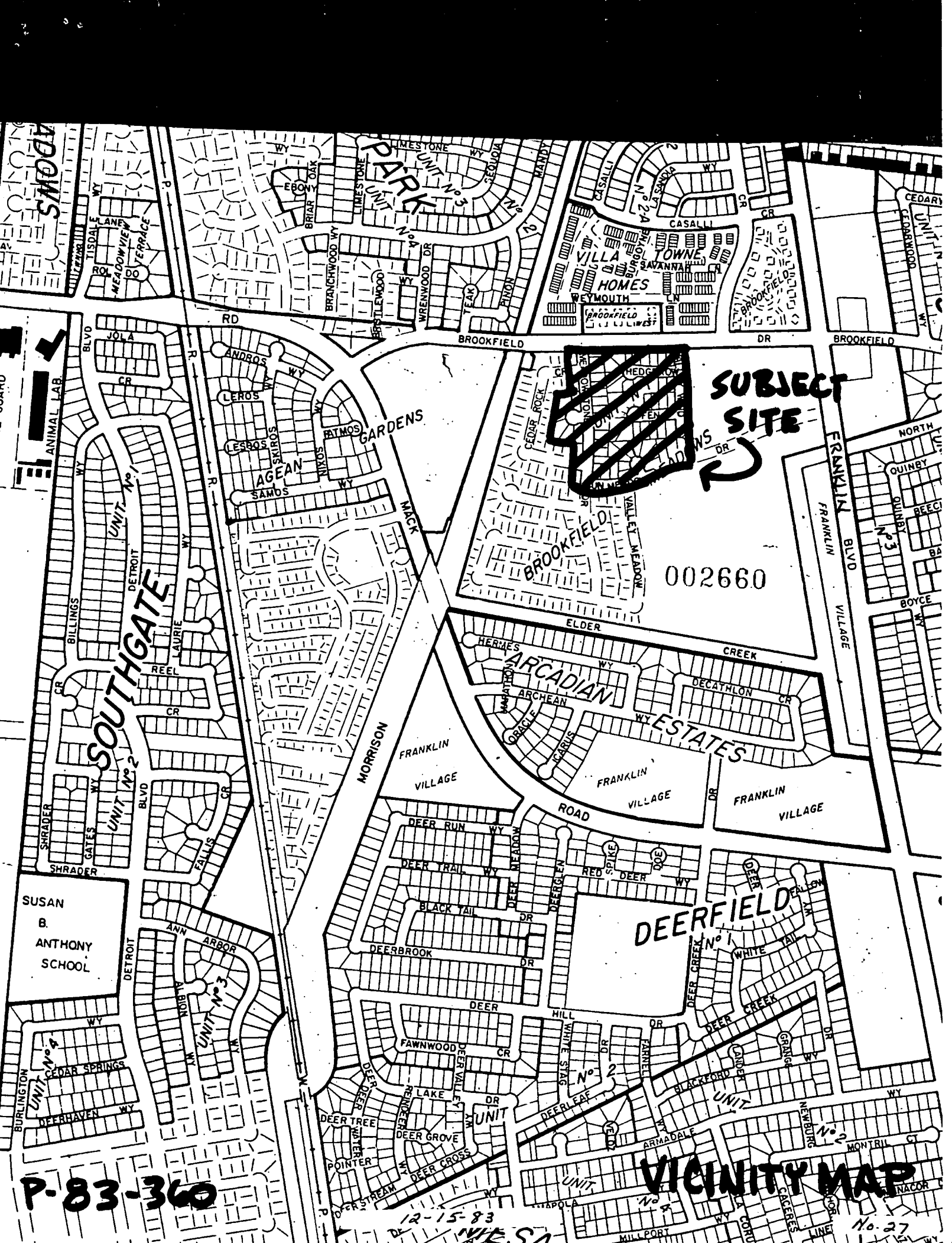
Conditions

- a. The applicant shall provide a variety of building elevations with building siding material consisting of stucco, wood shingle, and plywood board;
- b. The roofing material for all the units shall be ~~wood shingles~~ either wood shingle or clay tile roofs (amended by staff)
- c. The applicants shall provide a variety of patio fencing with wall or fence material consisting of either stucco, wood board, wood shingle, or open metal grill (wrought iron type). Wire woven metal fence is not permitted;
- d. The applicant shall submit a detailed landscape and irrigation plan for the strip between the sidewalk and sound wall along Brookfield Drive for the review and approval of the Planning Director, prior to issuance of building permits. The landscape plan shall incorporate numerous plantings of climbing vine plants which will cling to the sound wall in addition to street trees with minimum size of 15-gallon containers;
- e. The applicant shall submit final detailed building elevation and site plans which will meet the 80 percent north/south lot or structure orientation (solar access) to the City Planning staff for review and approval prior to issuance of building permits.

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the density is consistent with the R-1A, townhouse residential zoning;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a public nuisance in that:
 - 1) the project provides a variety of building elevations and materials;
 - 2) adequate setbacks, landscaping and off-street parking are provided.
- c. The special permit is consistent with the General Plan residential policies to:
 - Recognize new concepts for residential land use, design and technology, and consider their appropriate use with existing forms of residential development.

002658



SUBJECT SITE

002660

P-83-360

VICINITY MAP

12-15-83
N.E. SA

SMOODS

ANIMAL LAB

SUSAN B. ANTHONY SCHOOL

DEERHAVEN

DEERFIELD

SOUTHGATE

PARK

VILLA HOMES

BROOKFIELD

ARCADIAN

DEERFIELD

DETROIT BLVD

DETROIT UNIT No. 1

DETROIT UNIT No. 2

DETROIT UNIT No. 3

DETROIT UNIT No. 4

DETROIT UNIT No. 5

DETROIT UNIT No. 6

DETROIT UNIT No. 7

ANDROS WY

LESBOS WY

AGEAN WY

SKIROIS WY

ATMOS WY

NIXOS WY

SAMOS WY

FRANKLIN WY

BRANCHWOOD WY

WRENWOOD DR

LEAK WY

FINON WY

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Exhibit A

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PROPERTY OWNERSHIP MAP



BROOKFIELD MEADOW UNIT 1
SACRAMENTO CALIFORNIA

REVISIONS
 1. 2.12.84

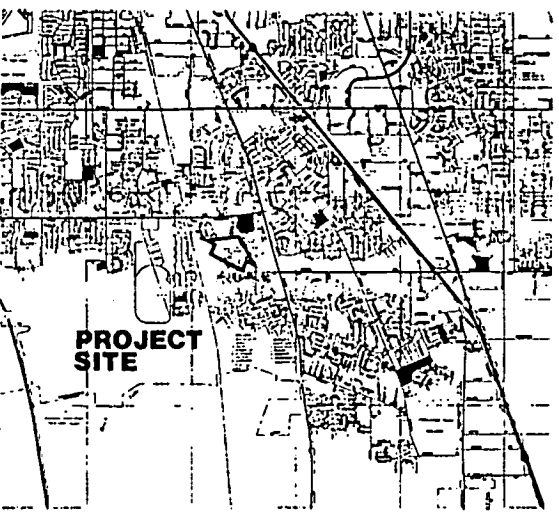


SHEET NO.
 PROJECT: OPENING
 DATE: 3-24-84

P 88360

12-15-83

No. 27



VICINITY MAP
SACRAMENTO, CA.

Exhibit B

002709



SITE DEVELOPMENT PLAN



REVISIONS

BROOKFIELD MEADOW UNIT 1
SACRAMENTO
CALIFORNIA

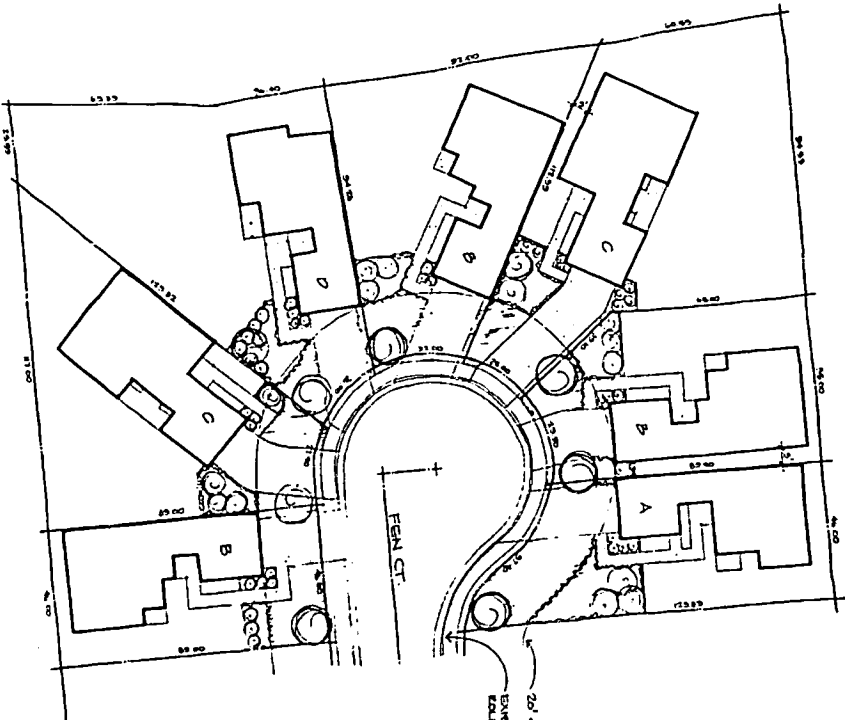
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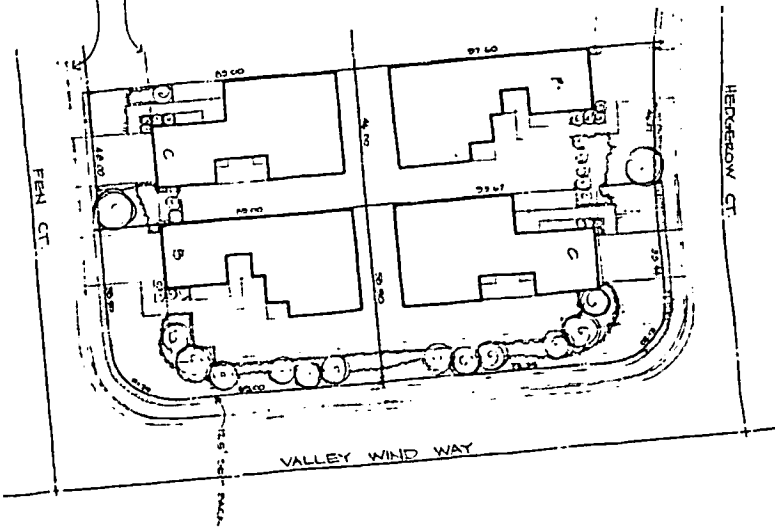
Exhibit C

CUL-DE-SAC



CORNER

002663



BROOKFIELD MEADOW UNIT 1
SACRAMENTO CALIFORNIA

PLANNING
 DIVISION
 A 71204

2

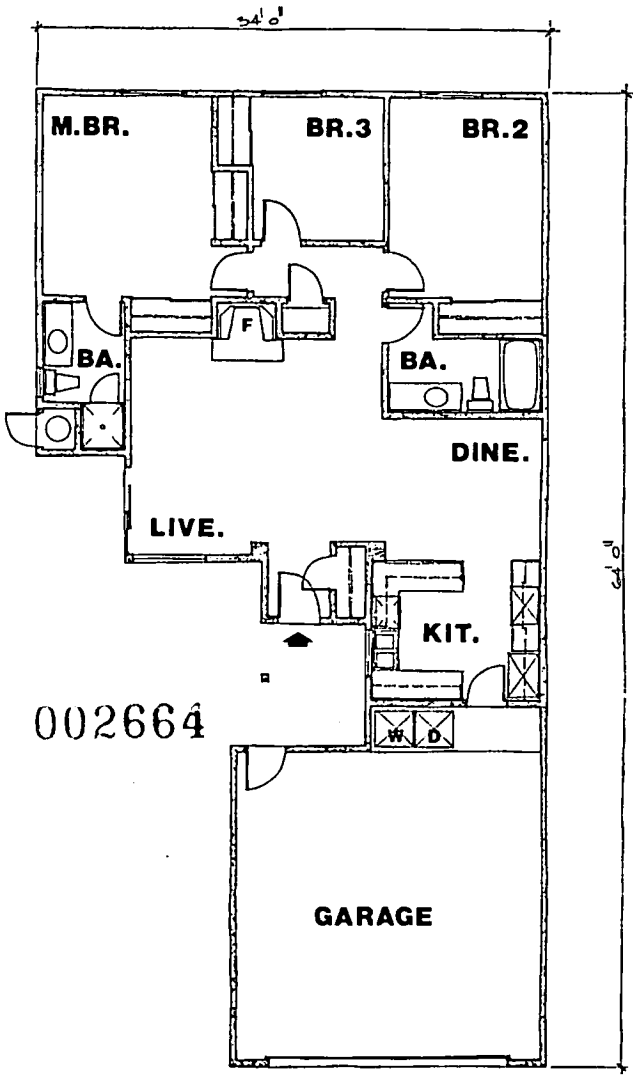
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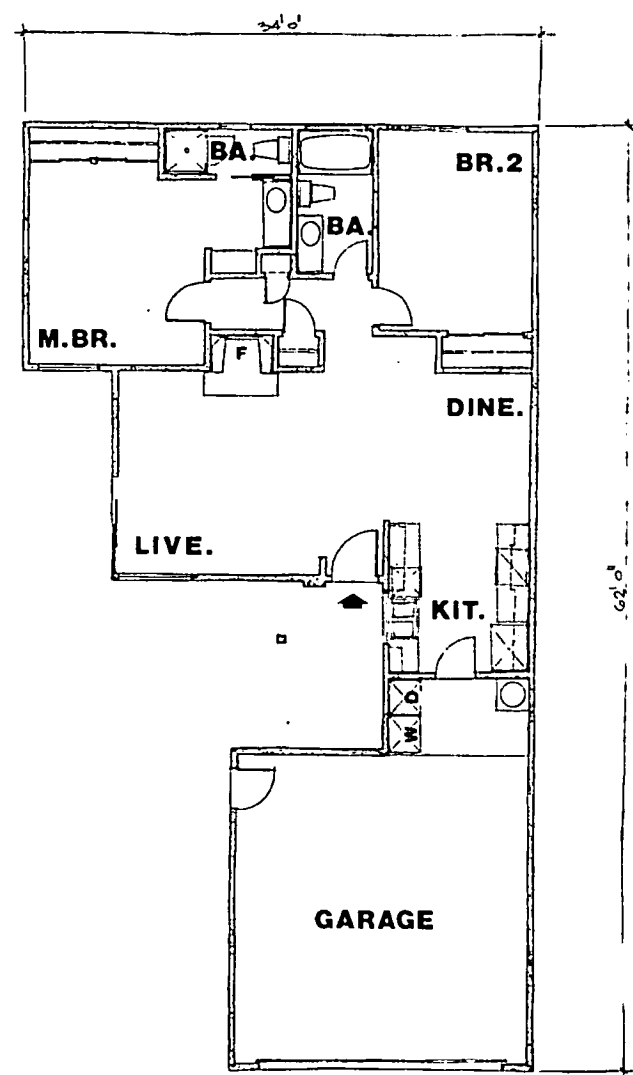
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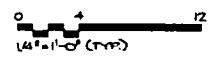
Exhibit D



PLAN B (1150)



PLAN A (1020)



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BROOKFIELD MEADOW UNIT 1
SACRAMENTO CALIFORNIA

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PROJECT 05-67-C2
DATE 3-24-83

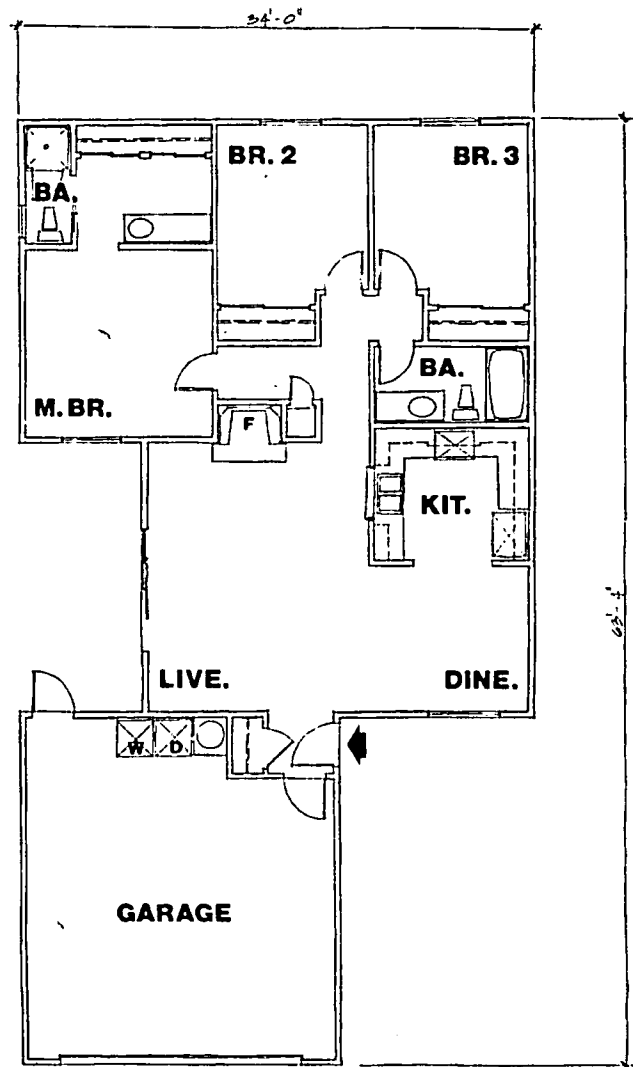
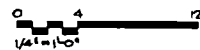
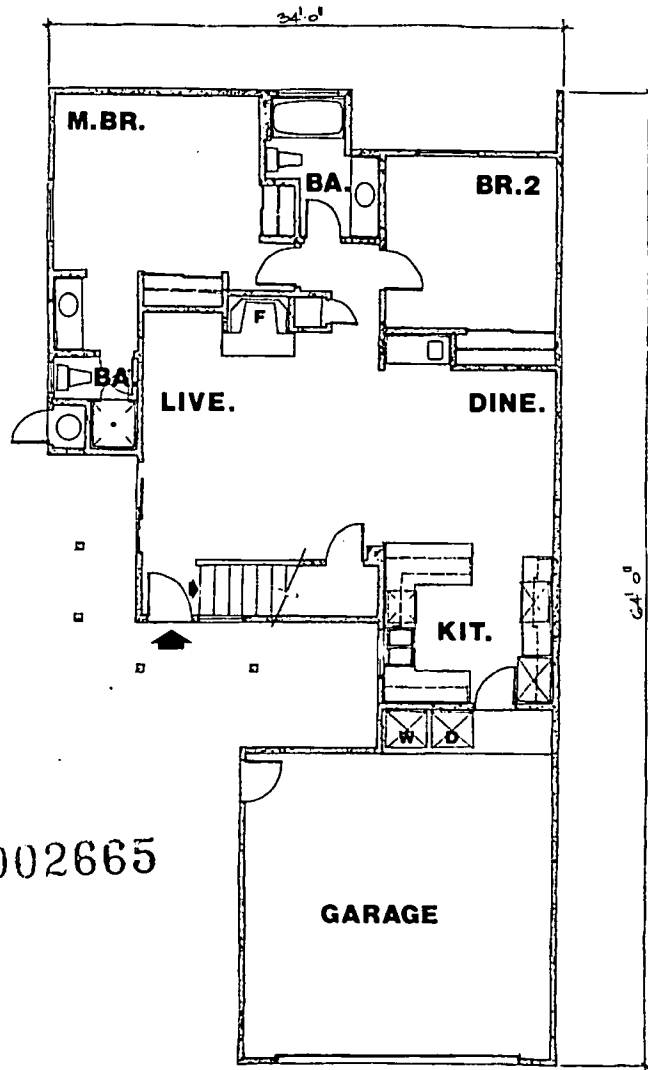
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Exhibit E

002665



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BROOKFIELD MEADOW UNIT 1
SACRAMENTO CALIFORNIA

SHEET NO
4
PROJECT DATE 12-15-83

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12-15-83

Exhibit F

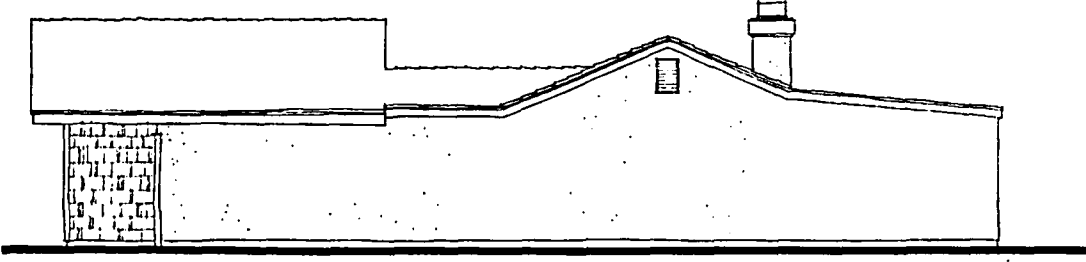
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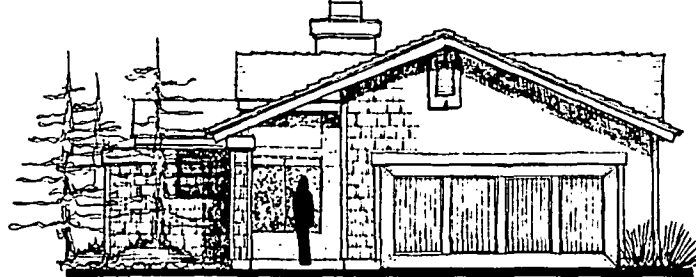


BROOKFIELD MEADOW UNIT 1
CALIFORNIA
SACRAMENTO

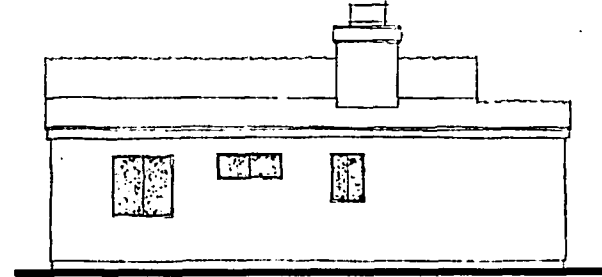
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PROJECT 0563-072
DATE 3-24-85



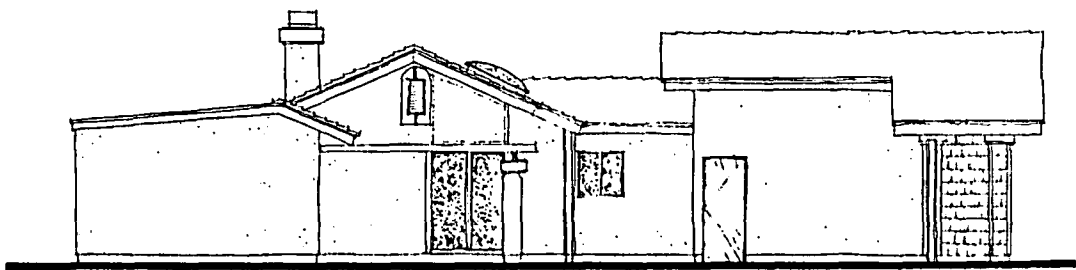
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FRONT



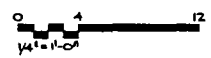
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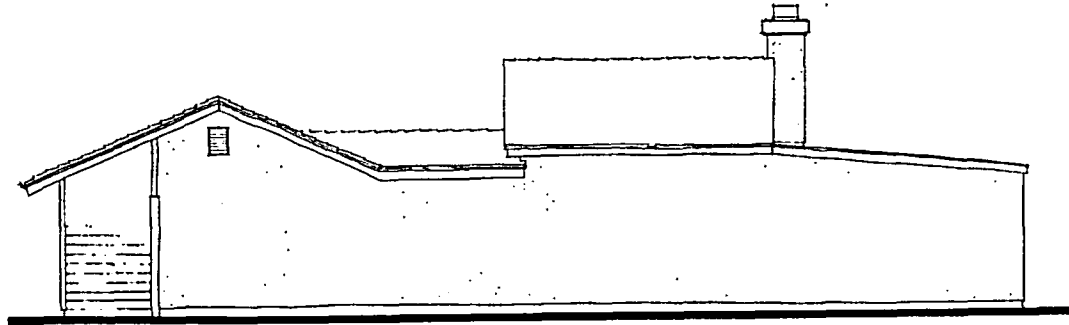
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ELEVATIONS PLAN A

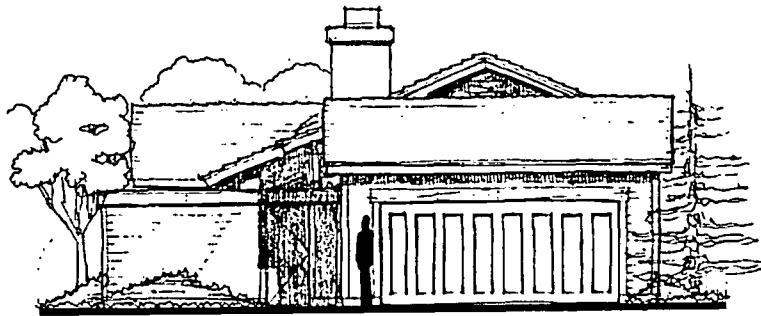


- LIST OF EXTERIOR MATERIALS**
 ROOF: WOOD OR COMPOSITION SHINGLES
 SIDING: PLYWOOD / STUCCO / WOOD SHINGLES
 GLAZING: DOUBLE GLAZED ALUMINUM FRAMES
 FENCE: WOOD BOARD

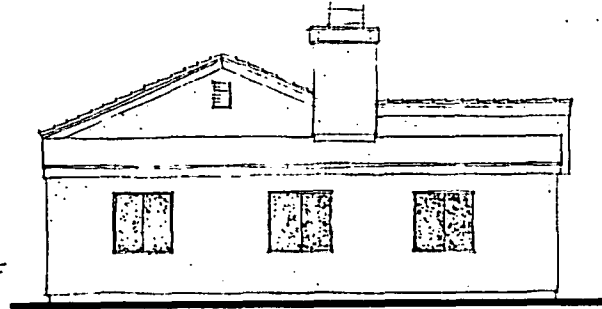
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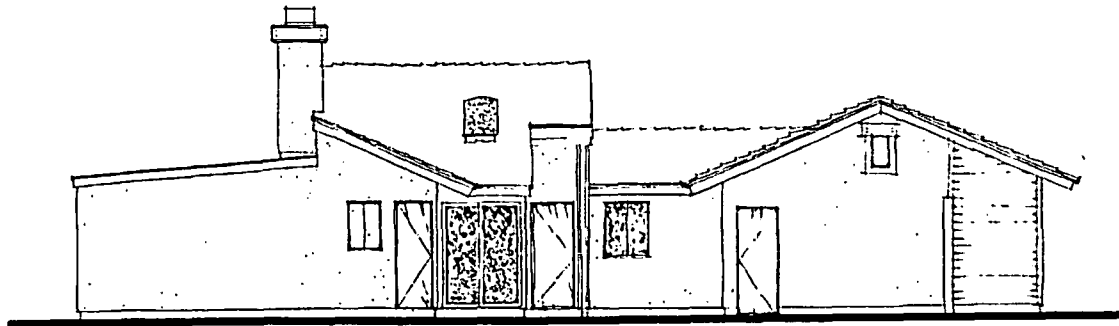
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FRONT



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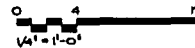
SIDE

002667

LIST OF EXTERIOR MATERIALS

- ROOF: WOOD OR COMPOSITION SHINGLES
- SIDING: PLYWOOD / STUCCO / WOOD SHINGLES
- GLAZING: DOUBLE GLAZED ALUMINUM FRAMES
- FENCE: WOOD BOARD

ELEVATIONS PLAN B



REVISIONS
12-0-83

BROOKFIELD MEADOW UNIT 1
SACRAMENTO CALIFORNIA

SHEET NO

6

OF A
PROJECT 066302
DATE 3-24-83

1-2-15-83

Exhibit G

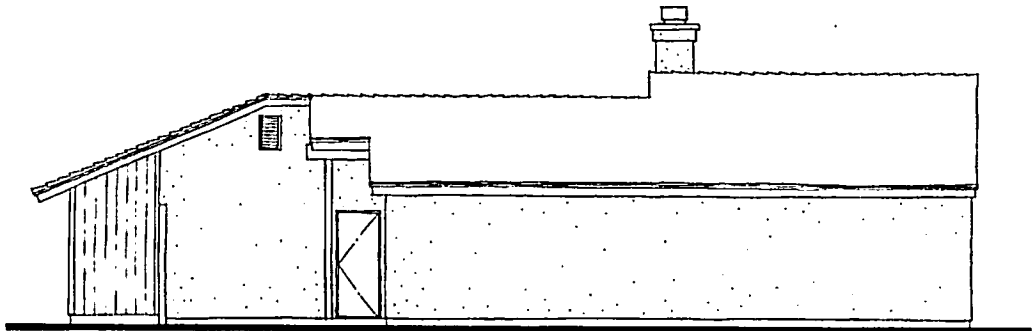
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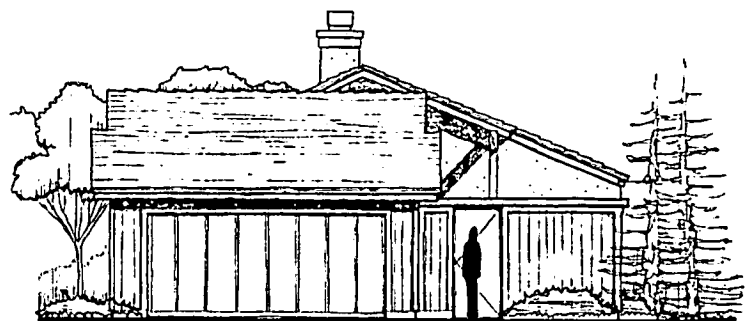
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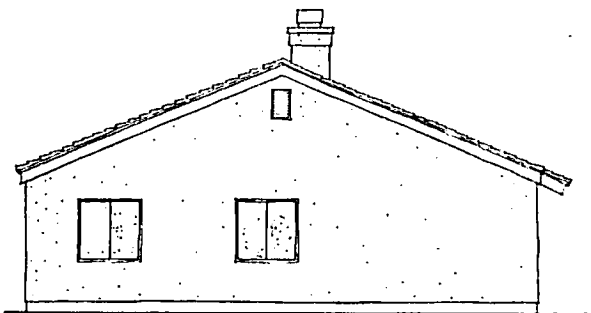
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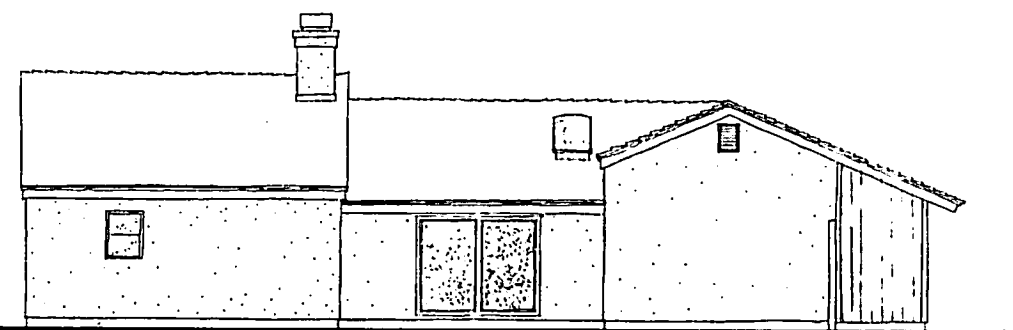
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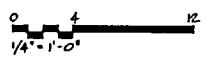


SIDE

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Exhibit H

ELEVATIONS PLAN C



- LIST OF EXTERIOR MATERIALS**
 ROOF: WOOD OR COMPOSITION SHINGLES
 SIDING: PLYWOOD / STUCCO / WOOD SHINGLES
 GLAZING: DOUBLE GLAZED ALUMINUM FRAMES
 FENCE: WOOD BOARD

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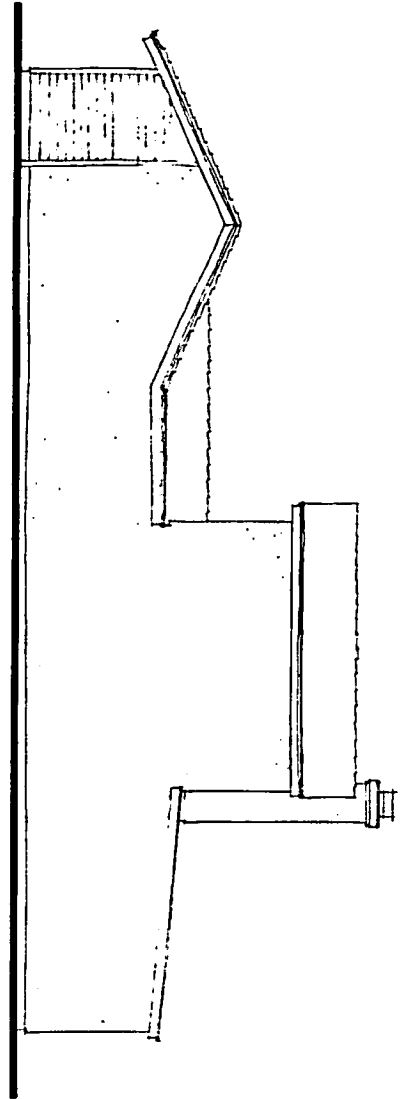
BROOKFIELD MEADOW UNIT 1
 SACRAMENTO CALIFORNIA

SHEET NO

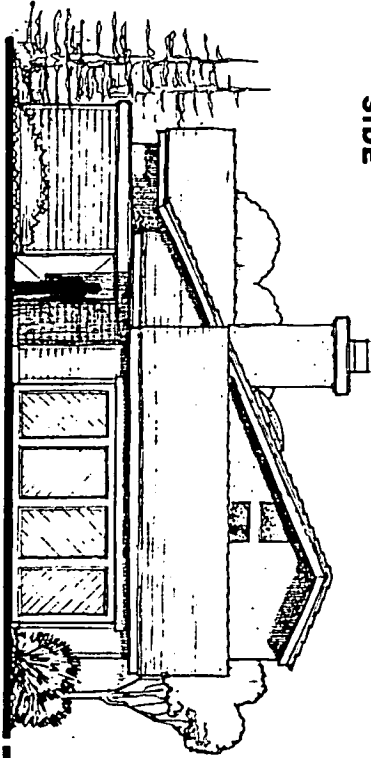
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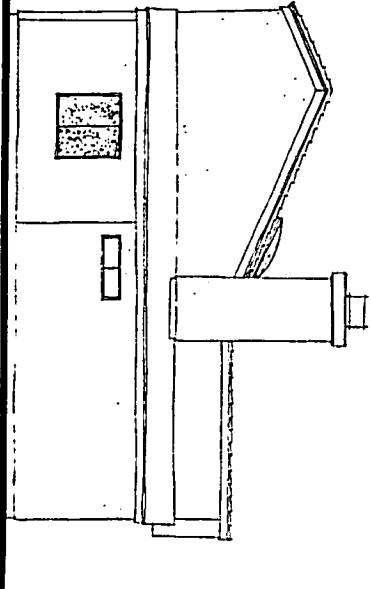
Exhibit I



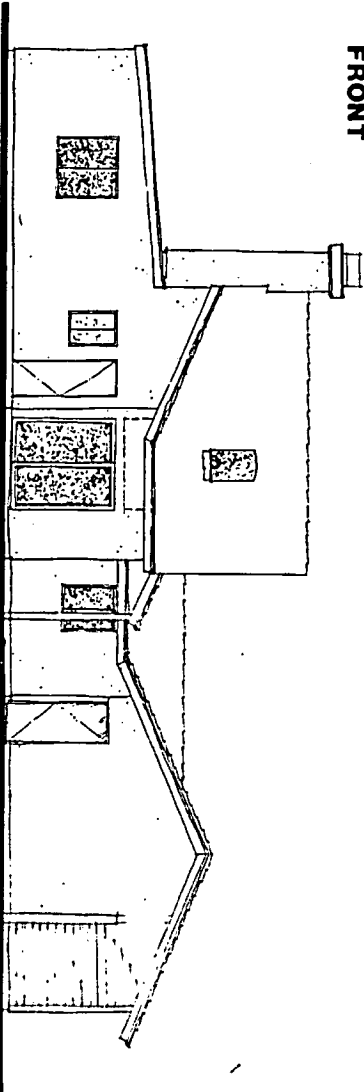
SIDE



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SIDE

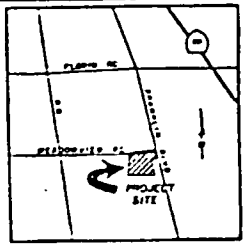
002669

ELEVATIONS PLAN D



- LIST OF EXTERIOR MATERIALS**
- ROOF: WOOD OR COMPOSITION SHINGLES
 - SIDINGS: PLYWOOD / STUCCO / WOOD SHINGLES
 - GLAZING: DOUBLE GLAZED ALUMINUM PANNES
 - FENCE: WOOD BOARD





P83-360
P 9070
12-15-83
7-10-80

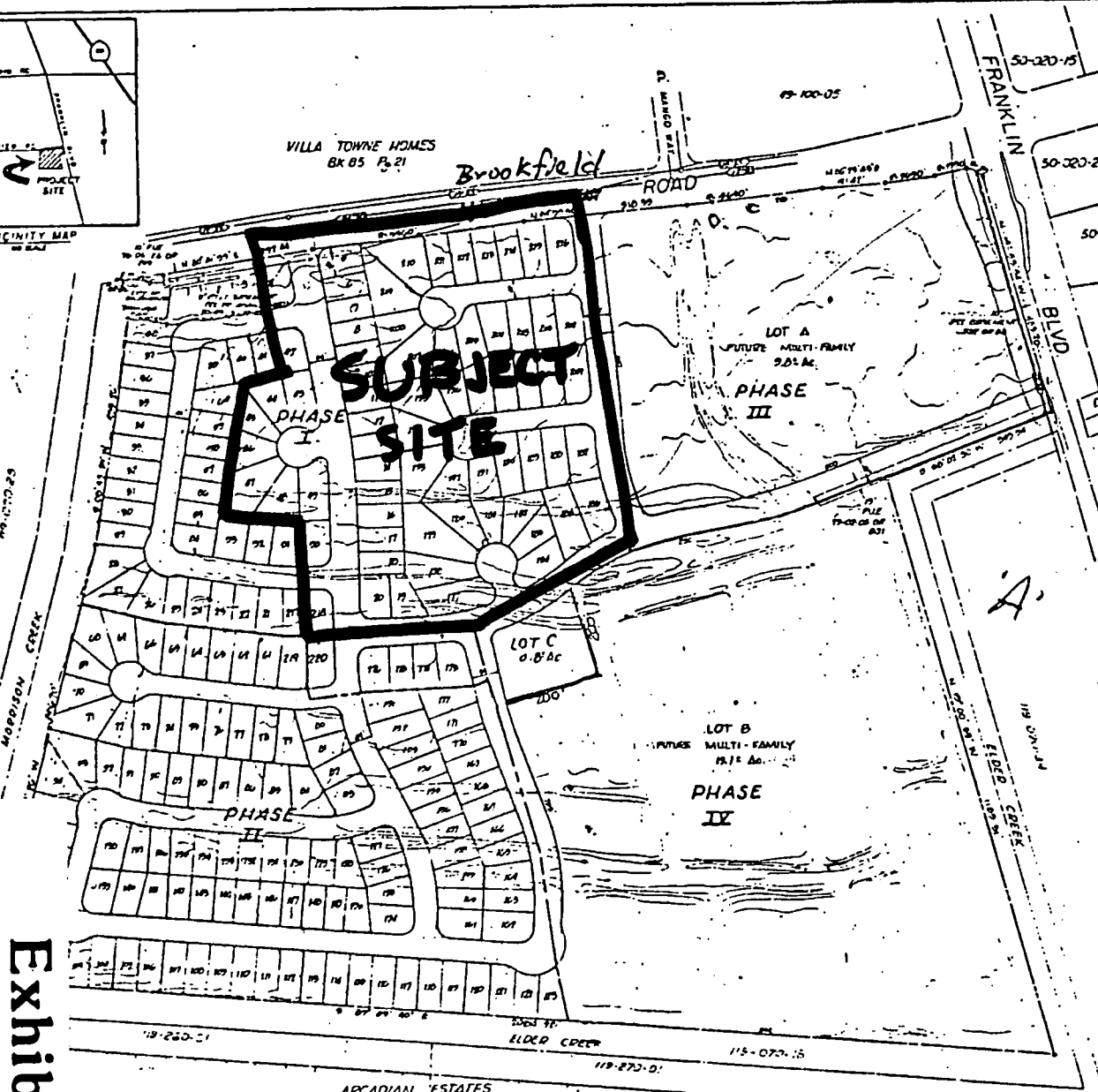


Exhibit J

DEED

OWNER/DEVELOPER:	VILLAS DEVELOPMENT COMPANY P.O. BOX 8170 ROOSEVELT, CA 95888 10001 951-1000
ENGINEER:	JUSTICE - ASSOCIATES 2210 "B" STREET SACRAMENTO, CA 95822
PREVIOUS USE:	VACANT
PROPOSED USE:	SINGLE-FAMILY, 2700 LOT LINE A MULTI-FAMILY
PRESENT ZONING:	R1A-0, 03
PROPOSED ZONING:	CITY OF SACRAMENTO 2210 - 1200 STREET SACRAMENTO, CA 95822
NOTED:	CITY OF SACRAMENTO 2210 - 1200 STREET SACRAMENTO, CA 95822
STREETS:	CITY OF SACRAMENTO 2210 - 1200 STREET SACRAMENTO, CA 95822
OWNER:	SACRAMENTO COUNTY WATER BULBINE DEPT. 2200 SPECTOLY LANE SACRAMENTO, CA 95827
NO. OF LOTS:	620 AND LOT 4, 0.8 AC
SIZE LOTS:	41' x 66' TYP. SINGLE-FAMILY, OTHER AS SHOWN
TOTAL ACRES:	64.000 ACRES
A.P.N.:	110-000-11
MIN LOT SIZES:	40' x 60' x 60' x 60'
PHASING AS SHOWN	
CONFOURS @ 10' INTERVALS	

TENTATIVE MAP
CALIFORNIA CLASSICS
CITY OF SACRAMENTO, CALIFORNIA
JUNE, 1980

NOTE: A PORTION OF THIS SITE IS PRESENTLY RECORDED AS FRANKLIN VILLA ESTATES SOUTH, TO BE REVERTED TO ACREAGE AS PART OF ACTION ON THIS MAP

002661



2000 O Street
Sacramento CA 95816
916-451-7037
JUSTICE - ASSOC.
Landscape Civil Engineers
P. 8 1980 1

P. 9070 - 0.141 T.M. APPROVED ON AUG. 17, 1980.