

CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815				
OWNER	Treetops Unlimited, 600 W. North Market Blvd., Sacramento, CA 95834				
PLANS BY	Buzard/Hennings & Associates, 4883 Ronson Court, Suite B, San Diego, CA				
FILING DATE	6-9-82	50 DAY CPC ACTION DATE		REPORT BY:	TM:bw
NEGATIVE DEC.	7-12-82	EIR		ASSESSOR'S PCL. NO.	274-061-21 & 22

- APPLICATION:
1. Negative Declaration
 2. Amendment of the Delta Point PUD Schematic Plan from 190 units to 320 units
 3. Rezone from Townhouse R-1A (PUD) to Garden Apartment R-2A (PUD)
 4. Special Permit to develop 320 condominium units
 5. Tentative Map

LOCATION: Northeast corner Truxel Road and Garden Highway

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 320-unit condominium development in 10 phases.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential 4 thru 21 dwelling units/acre; 12 units average
Existing Zoning of Site:	R-1A (PUD)
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant; R-3-R (PUD)
South:	River Parkway; ARP-F
East:	Single Family Residential; Vacant, R-1A (PUD) & R-1A
West:	Vacant; A
Parking Required:	320 spaces
Parking Provided:	481 spaces
Parking Ratio:	1.5 space per du/unit;
Property Dimensions:	Irregular
Property Area:	18.9± acres net; 21.9 acres gross.
Density of Development:	17 units per net acre.
Square Footage of Buildings:	773 square feet to 1,290 square feet
Significant Features of Site:	Existing trees
North/South Lot Orientation:	70%
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Wood and stucco

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 7, 1982, by a vote of 3 ayes, 4 absent, 2 abstentions, the Subdivision Review Committee recommended approval of the Tentative Map, subject to the following conditions:

APPLC. NO. P82-151

MEETING DATE July 22, 1982

CPC ITEM NO. 8

000250

The following conditions must be satisfied prior to the filing of 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. All streets to be fully improved; no half-street improvements allowed;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require oversizing and off-site extensions to Truxel Road;
3. 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;
4. Pursuant to City Code Section 40.219-1, 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;
5. Right-of-way study and dedication required for Truxel Road and Garden Highway;
6. Pay off any existing assessments prior to approval of final map;
7. Applicant should consider saving the existing trees.

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

BACKGROUND INFORMATION: On July 29, 1980 the City Council approved the necessary entitlements (P-8997) to establish the Delta Point Planned Unit Development. This approval included the approval of the Delta Point West portion which consisted of 190 condominium units. The current request proposes to increase the number of units in Delta Point West to 320.

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

- ✓ 1. The South Natomas Community Plan designates the subject site as residential, 4 thru 21 units/acre, 12 units minimum average. The current proposal consists of 17 units per net acre. Therefore, the proposed density is consistent with the existing community plan designation and consequently, staff supports the requested PUD amendment to increase the density.
2. The Planning and Community Service Departments have determined that 2.816 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted within 90 days prior to filing the final map.
3. The requested Garden Apartments R-2A zone permits a maximum density of 17 units per acre which is consistent with the applicant's proposal. The R-2A zone also requires a minimum 25-foot setback along all public streets. The site plan will have to be revised to incorporate this setback throughout the development.

4. The applicant proposes six floor plans ranging from approximately 773 square feet to 1,290 square feet in area. The units will be clustered in four, five and six-unit clusters. Each unit will have an attached garage. Each cluster will be two stories in height.

The exterior design will consist of stucco and wood trim painted in earth tone colors. To ensure adequate design relief and integration of passive solar design considerations, staff recommends that Exhibit A be adopted as a condition of the special permit.

5. The proposed project achieves only a 70 percent north/south unit orientation. Staff finds that it is infeasible to redesign the project to attain the 80 percent north/south lot/structure orientation due to the public street pattern and lot configuration. When the original project for the subject property was approved in 1980 (same street pattern) a total of 50 percent north/south orientation was required.

To compensate for the low percentage of north/south orientation, staff recommends that as a condition of the special permit, the applicant submit detailed plans which incorporate passive and active solar design considerations for the review and approval of the staff prior to the issuance of building permits.

6. The site plan indicates a large amount of landscaped areas throughout the site. To ensure these areas are adequately landscaped and developed in accordance with the Delta Point PUD Guidelines, staff requests that the applicant adhere to the multiple family design criteria (Exhibit A).
7. The project was transmitted to the South Natomas Advisory Committee for review and comment. No comments were received at the writing of this report.

Environmental Assessment: The Environmental Coordinator has filed a Negative Declaration with the following mitigation measures:

The five on-site trees shall be retained: 15-inch Oak, 15-inch Walnut, 32-inch Walnut, 50-inch Willow, near Waterwheel Drive, and a six-inch Oak adjacent to Garden Highway. No grading shall take place within the dripline of these trees nor shall any action be undertaken to threaten their viability.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration with condition;
2. Amendment of the Delta Point PUD Schematic Plan for Delta Point West from 190 units to 320 units;
3. Approval of the Rezone to Garden Apartment R-2A (PUD);
4. Approval of the Special Permit subject to conditions and based upon Findings of Fact which follow;
5. Approval of the Tentative Map, subject to the following conditions:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. All streets to be fully improved; no half-street improvements allowed;

- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require oversizing and off-site extensions to Truxel Road;
- c. 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;
- d. Pursuant to City Code Section 40.219-1, 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;
- e. Right-of-way study and dedication required for Truxel Road and Garden Highway;
- f. Pay off any existing assessments prior to approval of final map;
- g. The five on-site trees shall be retained. No grading shall take place within the dripline of these trees nor shall any action be undertaken to threaten their viability. Any alteration or removal of these trees must be reviewed and approved by the Planning Director. A note shall be placed on the final map referencing this;
- h. The structures shall be built to the new State Residential Energy Conservation Building Standards.

Special Permit Conditions

- a. The applicant shall retain the existing trees. Grading and construction plans shall be reviewed by the City Arborist to ensure their viability. Any alteration or removal of these trees must be reviewed and approved by the Planning Director;
- b. The site plan shall be revised to incorporate a 25-foot setback for structures and fences adjacent to all public streets;
- c. Prior to issuance of building permits, the applicant shall submit detailed plans which incorporate passive or active solar design consideration for the review and approval of the staff. Such design considerations may include eave overhangs, added insulation, south wall solar glazing, etc.;
- d. The applicant shall submit detailed landscape and irrigation plans for the review and approval of the Planning Director prior to the issuance of building permits. These plans shall adhere to the guidelines set forth in Exhibit A and indicate compliance with the City's 50 percent shading requirement for surfaced areas.

Findings of Fact - Special Permit























- a. The proposal, as conditioned, is based upon sound principles of land use in that:
 - 1) adequate parking is being provided;
 - 2) the subject site is logically suited for this development in that it can be easily serviced by mass transit and is located near shopping facilities.

- b. The proposed development, as conditioned, will not be injurious to surrounding properties in that provisions have been made to insure its proper development;
- c. The proposal is consistent with both the 1974 General Plan and the 1978 South Natomas Plan which designate the site for residential purposes.

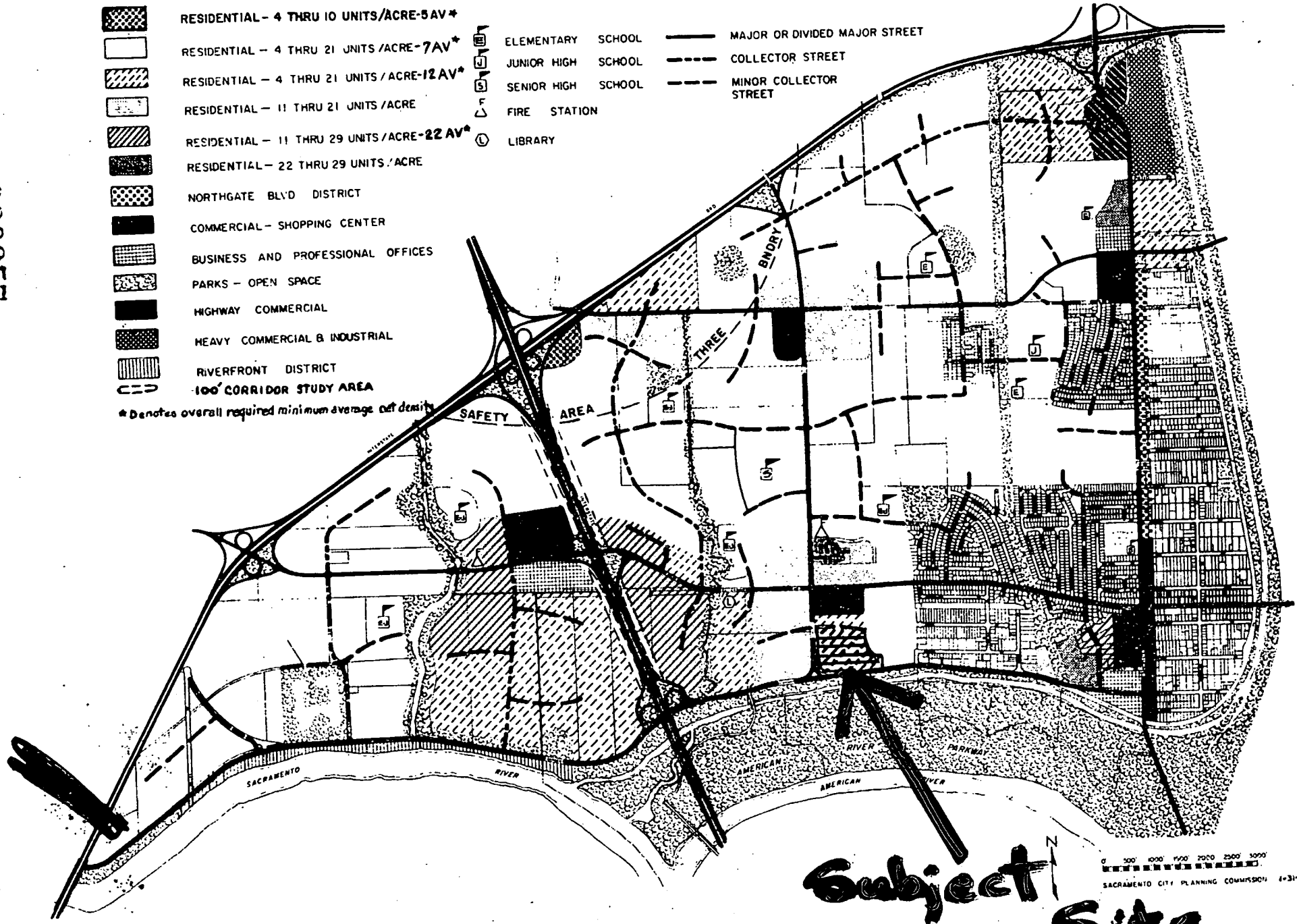
P82-151

000257

7-22-82

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-5AV*
 -  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-7AV*
 -  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-12AV*
 -  RESIDENTIAL - 11 THRU 21 UNITS /ACRE
 -  RESIDENTIAL - 11 THRU 29 UNITS /ACRE-22 AV*
 -  RESIDENTIAL - 22 THRU 29 UNITS /ACRE
 -  NORTHGATE BLVD DISTRICT
 -  COMMERCIAL - SHOPPING CENTER
 -  BUSINESS AND PROFESSIONAL OFFICES
 -  PARKS - OPEN SPACE
 -  HIGHWAY COMMERCIAL
 -  HEAVY COMMERCIAL & INDUSTRIAL
 -  RIVERFRONT DISTRICT
 -  100' CORRIDOR STUDY AREA
-  ELEMENTARY SCHOOL
 -  JUNIOR HIGH SCHOOL
 -  SENIOR HIGH SCHOOL
 -  FIRE STATION
 -  LIBRARY
-  MAJOR OR DIVIDED MAJOR STREET
 -  COLLECTOR STREET
 -  MINOR COLLECTOR STREET

* Denotes overall required minimum average net density



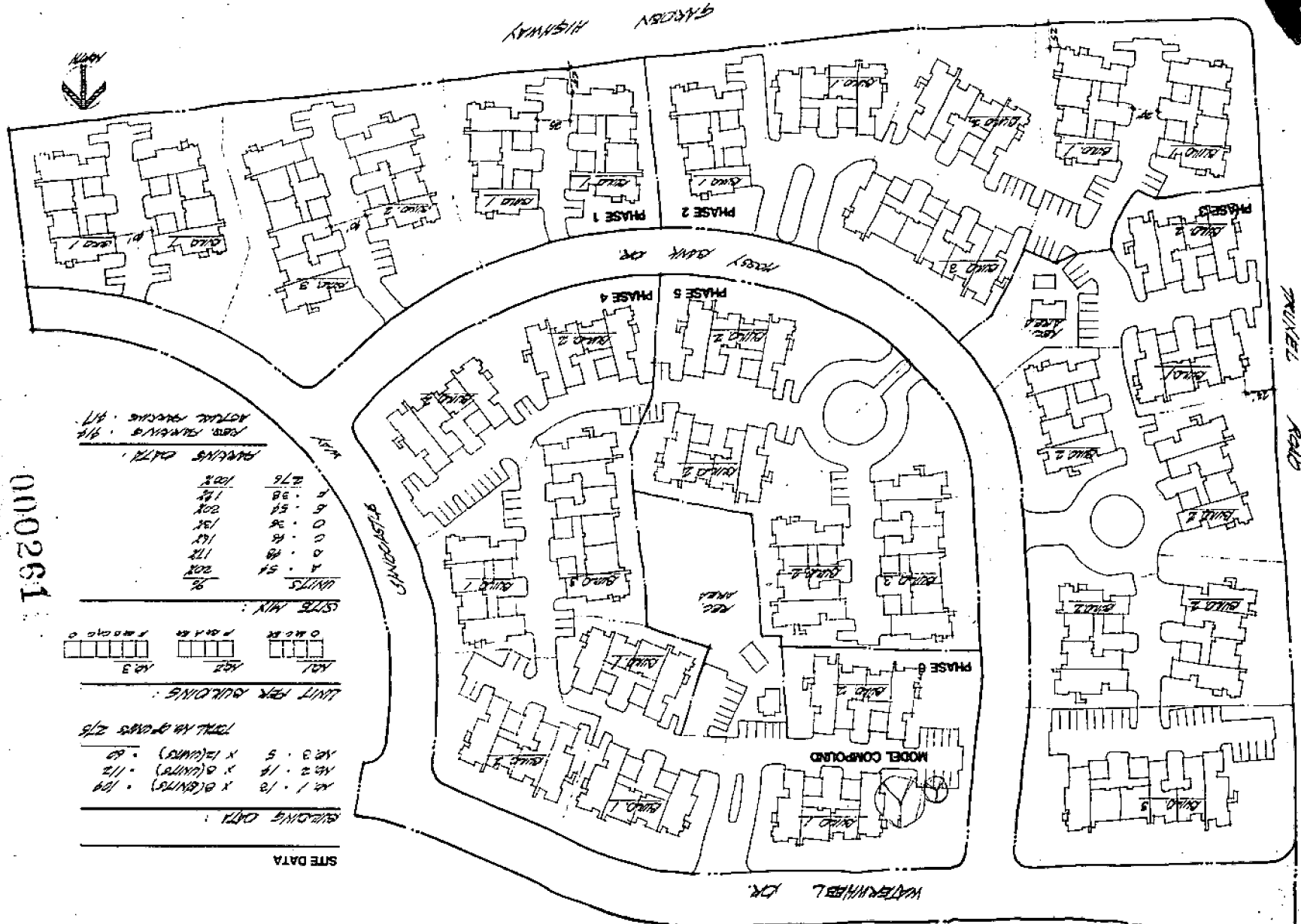
SOUTH NATOMAS COMMUNITY PLAN Site

0 500 1000 1500 2000 2500 3000
SACRAMENTO CITY PLANNING COMMISSION 4-31-78

No. 8

schematic site plan

NOTES:
 IF THIS LOT HAS EXISTING
 AND SO QUIT MAX LOTS
 THE APPLICABLE TO HIGHWAY
 STANDARDS IS NOT APPLICABLE



000261

BUZARD/HENNING & ASSOCIATES
 ARCHITECTURE
 PLANNING

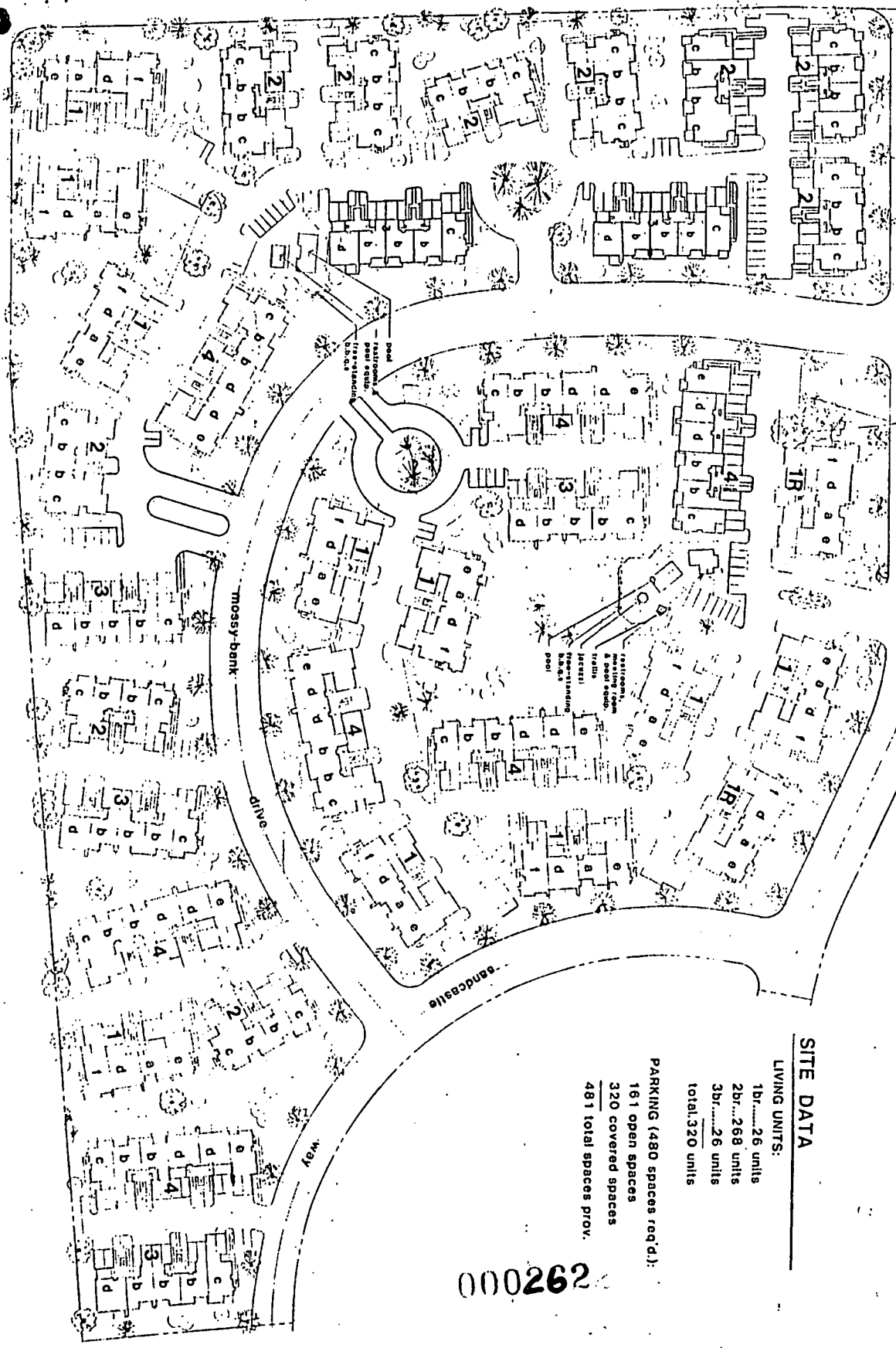
777 N. 10th St., Suite 200, Lincoln, NE 68502
 (402) 441-8888

PROJECT NO. 000261

DATE: 05/20/2008

SCALE: AS SHOWN

Schematic site plan



SITE DATA

LIVING UNITS:

- 1Br.....26 units
- 2Br.....268 units
- 3Br.....26 units
- total, 320 units

PARKING (480 spaces req'd.):

- 161 open spaces
- 320 covered spaces
- 481 total spaces prov.

000262

P82-151

BUZARD / HENNING & ASSOCIATES
 ARCHITECTURE PLANNING
 4085 RONSON COURT, SUITE D, SAN DIEGO, CA. 92111 (714) 878-0088

No. 8

SHEET NO. 1 OF 3
 PROJECT TITLE Delta Point West Condominiums
 Pacific Coast of Sacramento, Inc.

4-22-82
 DRAWN BY _____ CHECKED BY _____ SCALE 1/4"=1'-0" DATE 4/1/82

REVISIONS

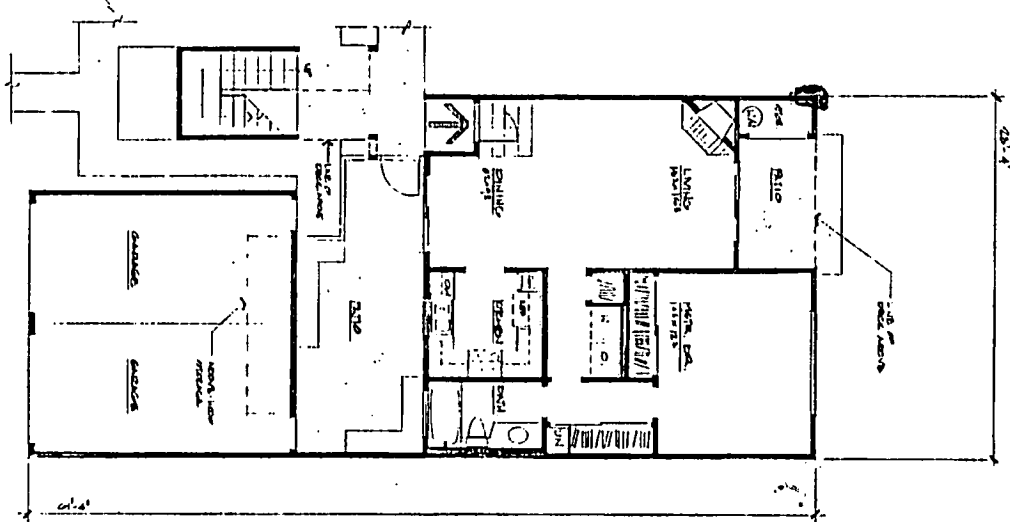
PROJECT NO. 0205

No. 8

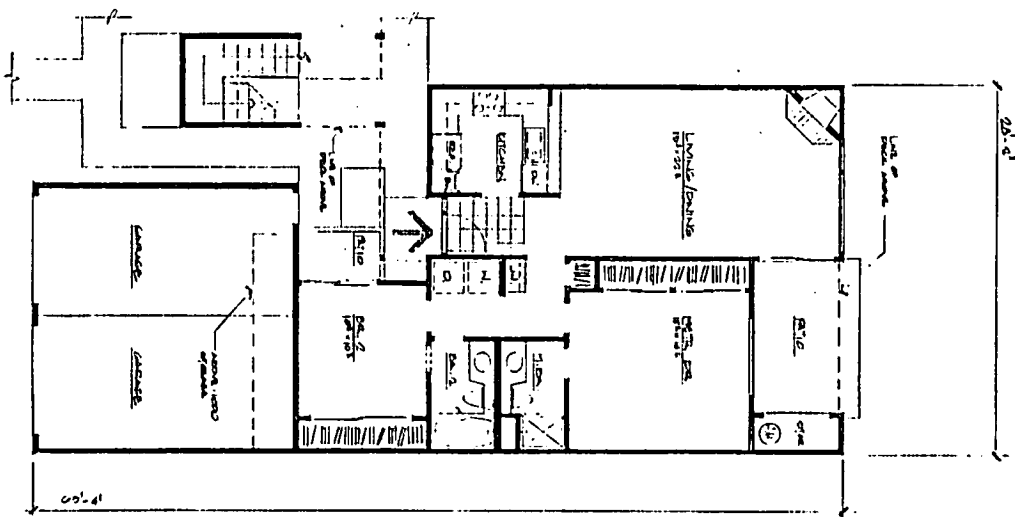
7-22-82

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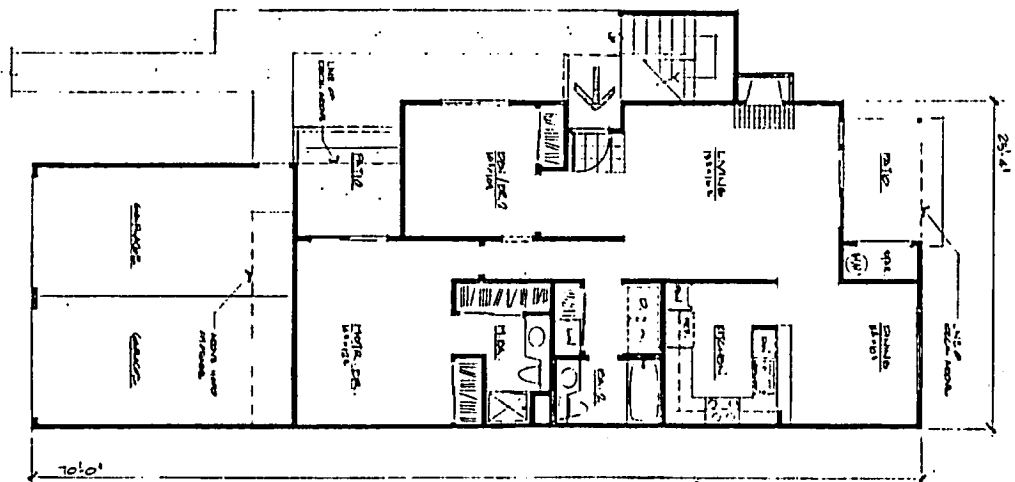
plan a
173 sq. ft.



plan b
252 sq. ft.



plan c
105 sq. ft.

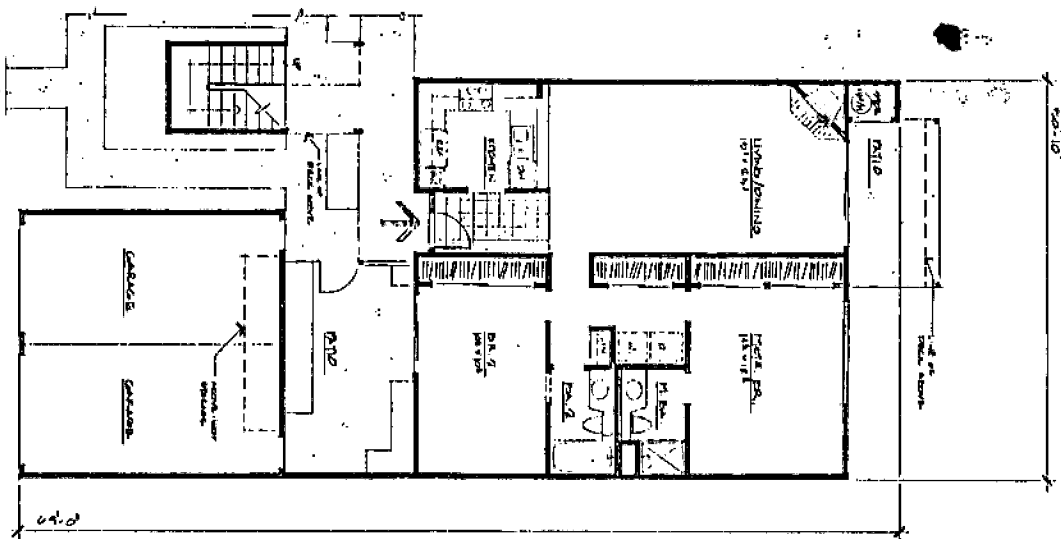


000263

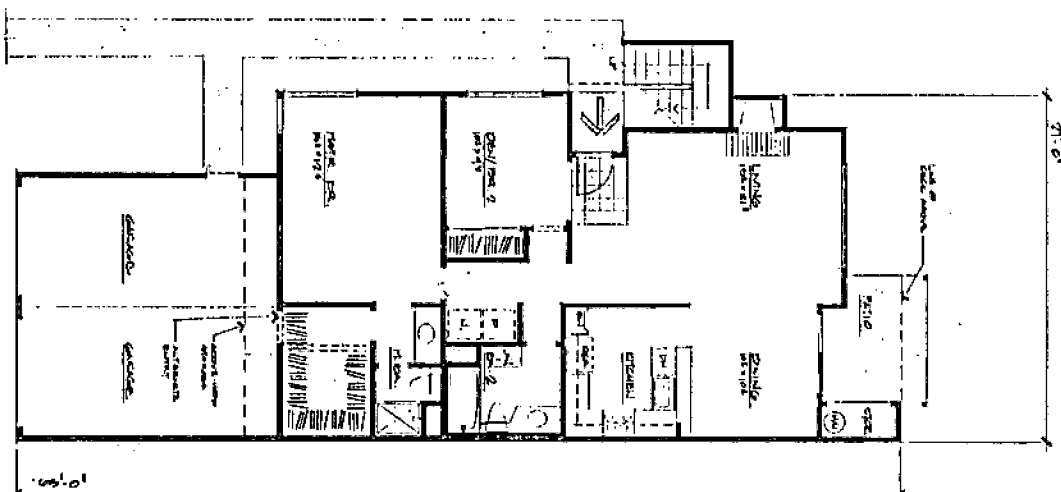
BUZARD/HENNING & ASSOCIATES
 ARCHITECTURE PLANNING
 4882 RONSON COURT, SUITE 8, SAN DIEGO, CA. 92111 (714) 270-0050

SHEET NO. 2 OF 3	PROJECT TITLE Delta Point West Condominiums Pacific Shores of Sacramento, Inc.	DRAWN -RST-	CHECKED	SCALE 1/4" = 1'-0"	DATE 4/1/83	REVISIONS	PROJECT NO. 8205
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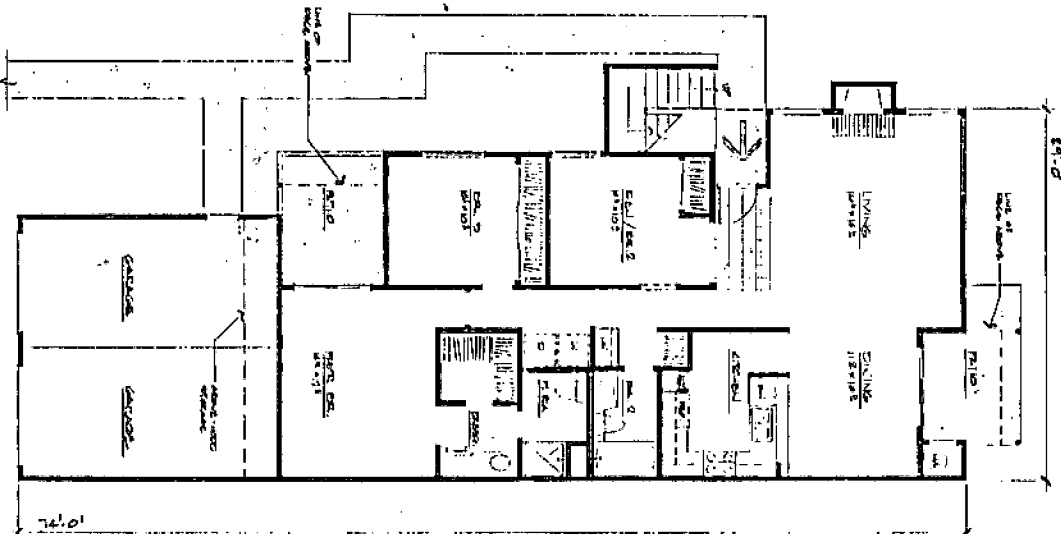
plan d
1230 sq. ft.



plan e
1230 sq. ft.



plan f
1230 sq. ft.



000264

BUZARD / HENNING & ASSOCIATES
 ARCHITECTURE
 4803 RONSON COURT, SUITE 8, SAN DIEGO, CA 92111 (714) 878-8808

SHEET NO
3 OF 3

PROJECT TITLE
Delta Point West Condominiums
Pacific Beach of Sacramento, Inc.

DRAWN
MP

CHECKED

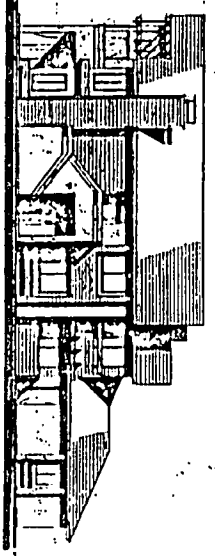
SCALE
1/4" = 1'-0"

DATE
4/1/82

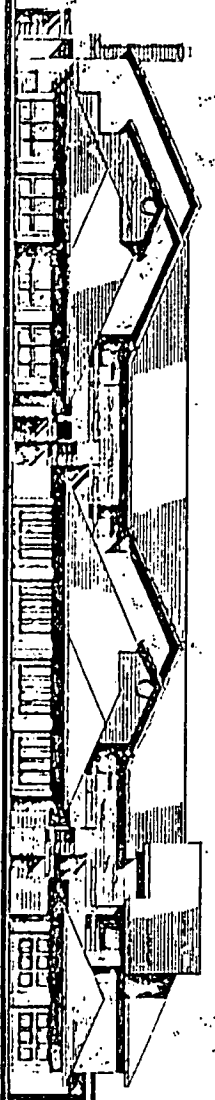
REVISIONS

PROJECT FILE
P205

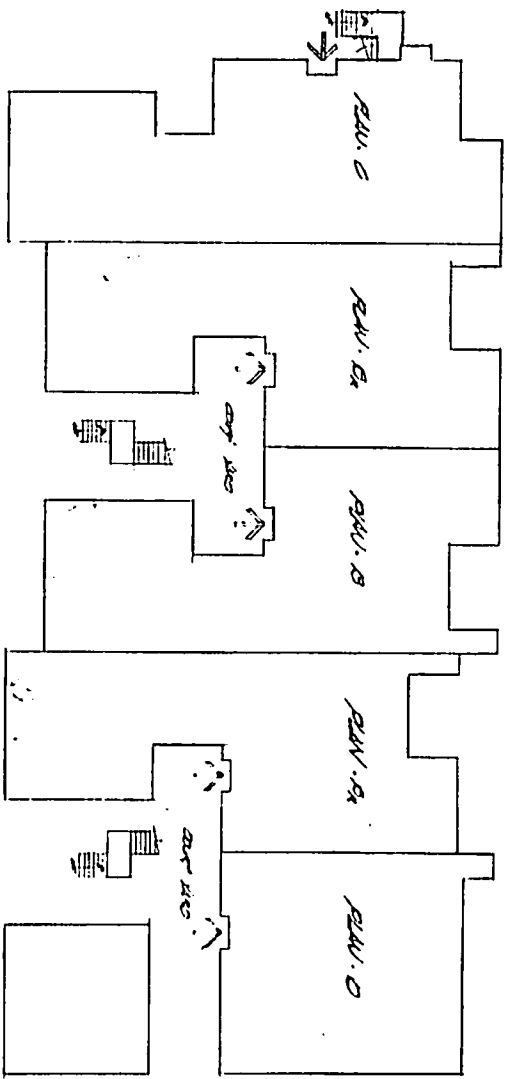
CONCEPTUAL EXTERIOR ELEVATION
SIDE ELEVATION
05.18.100



CONCEPTUAL EXTERIOR ELEVATION
FRONT ELEVATION
05.18.100



CONCEPTUAL BUILDING PLAN



000266

BUZARD / HENNING & ASSOCIATES
ARCHITECTURE PLANNING

building no. 3

delta Point west condominiums by
PACIFIC SCENE OF SACRAMENTO, INC.

P82-151

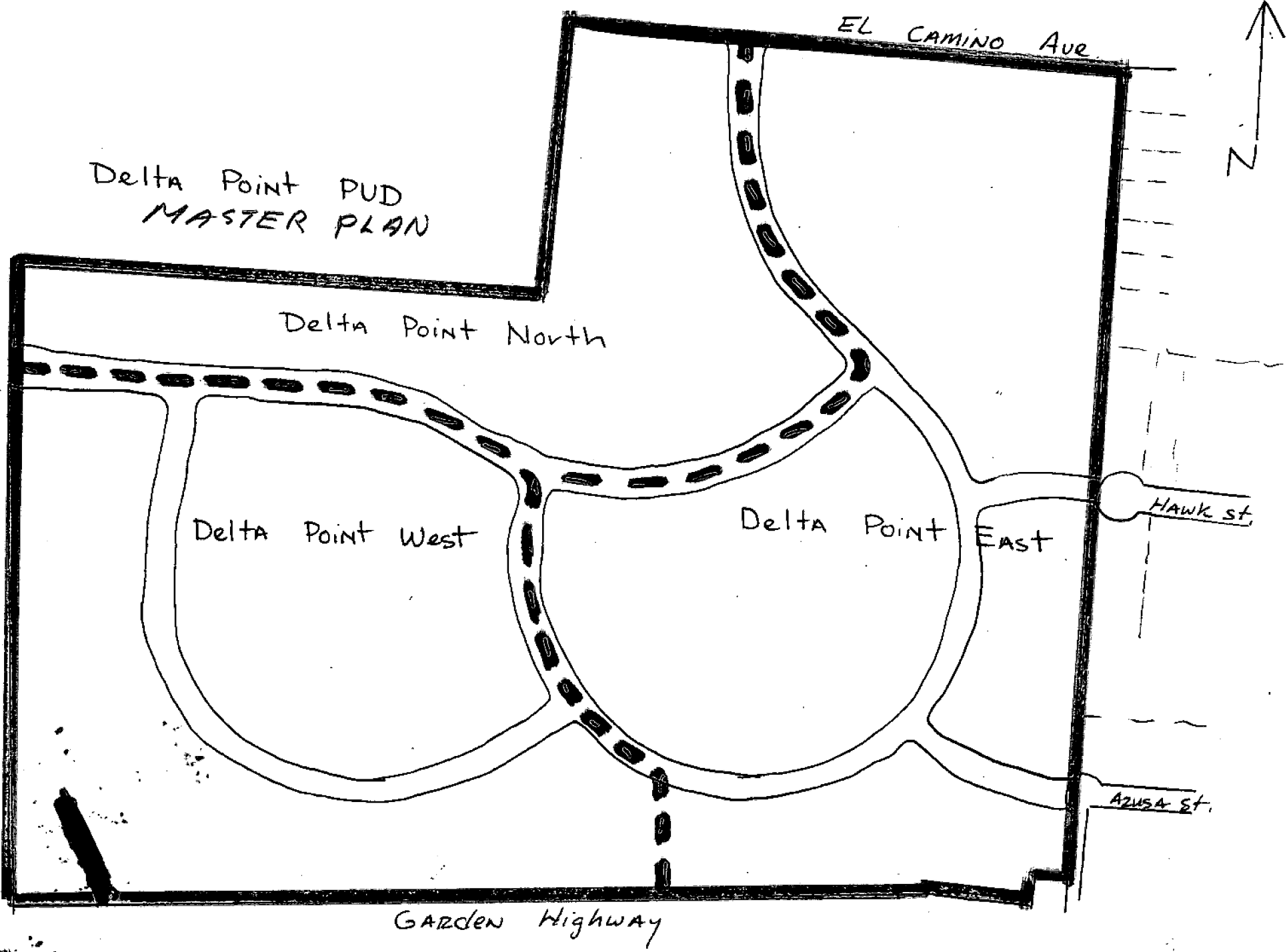
000258

7-22-82

TRUXEL ROAD

No. 8

Delta Point PUD MASTER PLAN



EL CAMINO AVE

Delta Point North

Delta Point West

Delta Point East

HAWK ST.

AZUSA ST.

GARDEN HIGHWAY



DEVELOPMENT PLAN




SITE DATA

AREA - 22.6 ACRES

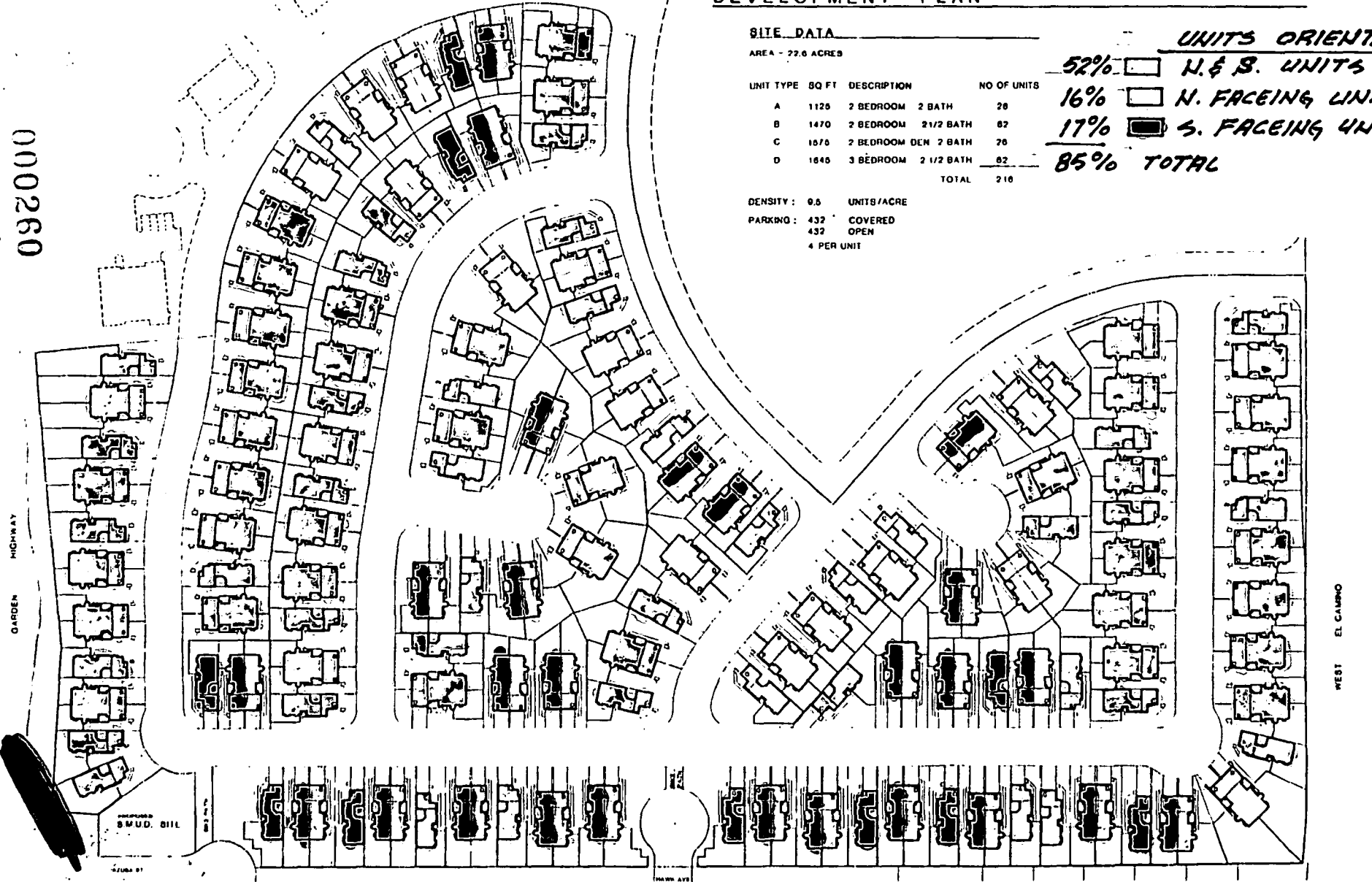
UNIT TYPE	SQ FT	DESCRIPTION	NO OF UNITS
A	1120	2 BEDROOM 2 BATH	20
B	1470	2 BEDROOM 2 1/2 BATH	82
C	1070	2 BEDROOM DEN 2 BATH	20
D	1640	3 BEDROOM 2 1/2 BATH	82
TOTAL			210

DENSITY: 9.5 UNITS/ACRE
 PARKING: 432 COVERED
 432 OPEN
 4 PER UNIT

UNITS ORIENTATION

52%  N. & S. UNITS
 16%  N. FACING UNITS
 17%  S. FACING UNITS
85% TOTAL

000260



Delta Point East

PAUL W. SEXTON
 CIVIL ENGINEER
 1001 W. PUEBLO BLVD.
 SAN FRANCISCO, CALIFORNIA

SAWLEY & BABCOCK
 ARCHITECTS
 1140 LARKIN STREET
 SAN FRANCISCO, CALIFORNIA

ANTHONY M. GUZZARDO AND
 ASSOCIATES, INC.
 810 ALMADEN BLVD.
 SAN FRANCISCO, CALIFORNIA

MERTON & PIZALO, INC.
 CIVIL ENGINEER
 1707 TIBURON ROAD
 SAN FRANCISCO, CALIFORNIA

SCALE IN FEET




2

EXHIBIT "A"
Residential Design Criteria

A. General Building Design and Orientation:

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.

B. Multiple Family Design Criteria

1. OFFSTREET PARKING: Offstreet parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly).

2. For the convenience of tenants and guest, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Parking shall be screened from second story units by trees or lattice work.
6. Tenant spaces shall be sheltered (with garage or carport).
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. Within open parking areas, there shall be at least one tree for every five parking spaces.
11. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
12. In PUD projects parking stall depth shall be reduced by two feet.
 - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
 - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
13. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
14. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

000286

ON-SITE CIRCULATION:

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors.
3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface texture.

E. BICYCLE STORAGE:

Bicycle racks and lockers shall be provided throughout the development.

F. LANDSCAPING AND OPEN SPACE:

1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
 2. Landscape treatment shall include:
 - a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc. may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery.
 - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
 - d. Consistency with energy conservation efforts.
 - e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - f. Undulating landscaped berms located along street frontages and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
 3. ~~Public~~ ^{Public} open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc..
- Landscaping of parking areas is discussed in Section B.

000287

(3)

G. TRASH ENCLOSURES:

1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution.

000288

7-22-82

~~XXXXXXXXXX~~
P82-151