

P96-119 HERITAGE PLACE PUD SUBDIVISION

- REQUEST:** A. Environmental Determination: Prior Negative Declaration
- B. Plan Review of gate and wall design for a gated subdivision in the proposed R-1A{PUD} zone.

LOCATION: W. side of Gateway Oaks Drive approximately 500' S. of W. El Camino
South Natomas Community Plan Area
Natomas Unified School District
Council District 1

APN: 274-0320-028

APPLICANT:

AKT Developments, Jack Mixon, 383-2500
7700 College Town Drive, Suite 101
Sacramento, CA 95826

OWNER:

Greek Orthodox Church of the Annunciation of Sacramento
614 Alhambra Blvd.
Sacramento, CA 95816

TENTATIVE MAP PLANS BY:

The Spink Corporation, Michael Smith, 925-5550
2590 Venture Oaks Way
Sacramento, CA 95833

BUILDER:

Epick Inc., Pete Giampaoli, (916) 891-4757
1263 The Esplanade, Suite C
Chico, CA 95926

DESIGN PLANS FILED: 05/23/97

STAFF CONTACT: Scot Mende, 264-5894

SUMMARY/RECOMMENDATION:

The applicant is requesting a plan review of the gates and walls for the proposed Heritage Place PUD subdivision. The subdivision is for 173 single family homes on 40.0± vacant acres in the Single Family Alternative Residential Planned Unit Development (R-1A-PUD) zone. The Planning Commission, on May 8, 1997, approved the Tentative Map and Subdivision Modifications to allow the gated subdivision; the Commission conditioned the approval on a plan review of the wall and gate design as follows:

- F3e. The design of the gates and wall shall be subject to review and approval by the Planning Commission. The application for approval of the gate and wall design shall be noticed and heard in the same manner as a Plan Review and the decision shall be subject to appeal to the City Council in the same manner as a Planning Commission Plan Review.

Staff recommends approval of the project. This recommendation is based on the fact that the proposed walls and gates are designed to a high quality and are acceptable to the emergency service providers (police and fire).

STAFF EVALUATION:

The site plan proposes an entryway with two landscaped islands. The island closest to the street is approximately 12' wide and is to be landscaped and signed, and has the key entry pad. Two lanes in each direction are provided: the lane closest to the island is for visitors, while the outside lanes are for residents who can control the gates with a remote device. A 20' break in the islands is designed to allow U-Turns. The 2nd island, 22' in width, contains the sliding gates, which will be designed to City standards. The layout of the entryway is similar to the Lakeside (Grupe) project in the County south of Laguna West.

The applicant proposes to provide a concrete block wall painted buff/light tan. Landscaping will be planted on the street side of the wall. The gates will consist of tubular steel, painted dark green. Pilasters (structural piers to anchor the wall) will be used as decorative columns to provide additional relief. The pilasters and planters will consist of decorative stoneface, and decorative concrete caps will be mounted atop the pilasters. The water feature is proposed as a concrete block wall with cast concrete spouts pouring into a lined concrete and concrete block basin with the equipment behind the wall. Wood trellises (painted dark green) will be placed arching over each of the pedestrian entry gates. Overall, staff feels that this is a high quality design treatment that is worthy of approval. However, staff recommends that the wood trellises not be painted, but should be stained (similar to the treatment of trellises in the REI building on Expo Parkway). Also, staff recommends that the block wall should be finished with a smooth stucco coat prior to painting.

The vehicle entry/exit gates are "slide gates" designed to allow both gates to open independently or simultaneously. (The gates open into an overlap position within the median.) The gates open/close at the speed of one foot per second. The applicant feels that the slide gates are more reliable than the swing gates, in that impatient motorists often bump the swing gates. Also, the swing gates require more rigid anchoring to support the full weight of the gates, whereas the slide gates are supported along a track. The gates are also required to be equipped with a Knox lock that opens both gates simultaneously. In the event of a power failure, the gates can be opened and closed manually.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On May 8, 1997, the Planning Commission ratified a Negative Declaration for the proposed subdivision (P96-119). Section 15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. The proposed project is a plan review of gates and walls at the entrances/exits of an approved subdivision. Therefore, a new Negative Declaration is not required.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the Natomas Community Association. The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. The Natomas Community Association is supportive of the subdivision and proposed elevations. No comments were received from surrounding land owners.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. This proposal does not alter the conditions previously set forth on May 8th. The following summarizes the new comments received:

1. City Public Works-Engineering Development Services: Public Works requires adequate turning radius between the islands to allow for a U-Turn, and the gate controller shall be set back at least 15' from Gateway Oaks Drive.

2. City Police Department: The Police Department reiterated previous conditions of approval for the overall subdivision approved May 8, 1997.
3. City Fire Department: The Fire Department provided 3 conditions for the entryway, specifically listed in the Notice of Decision and Findings of Fact.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the Plan Review. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission approve the Notice of Decision and Findings of Fact which approves the Plan Review.

Report Prepared By,

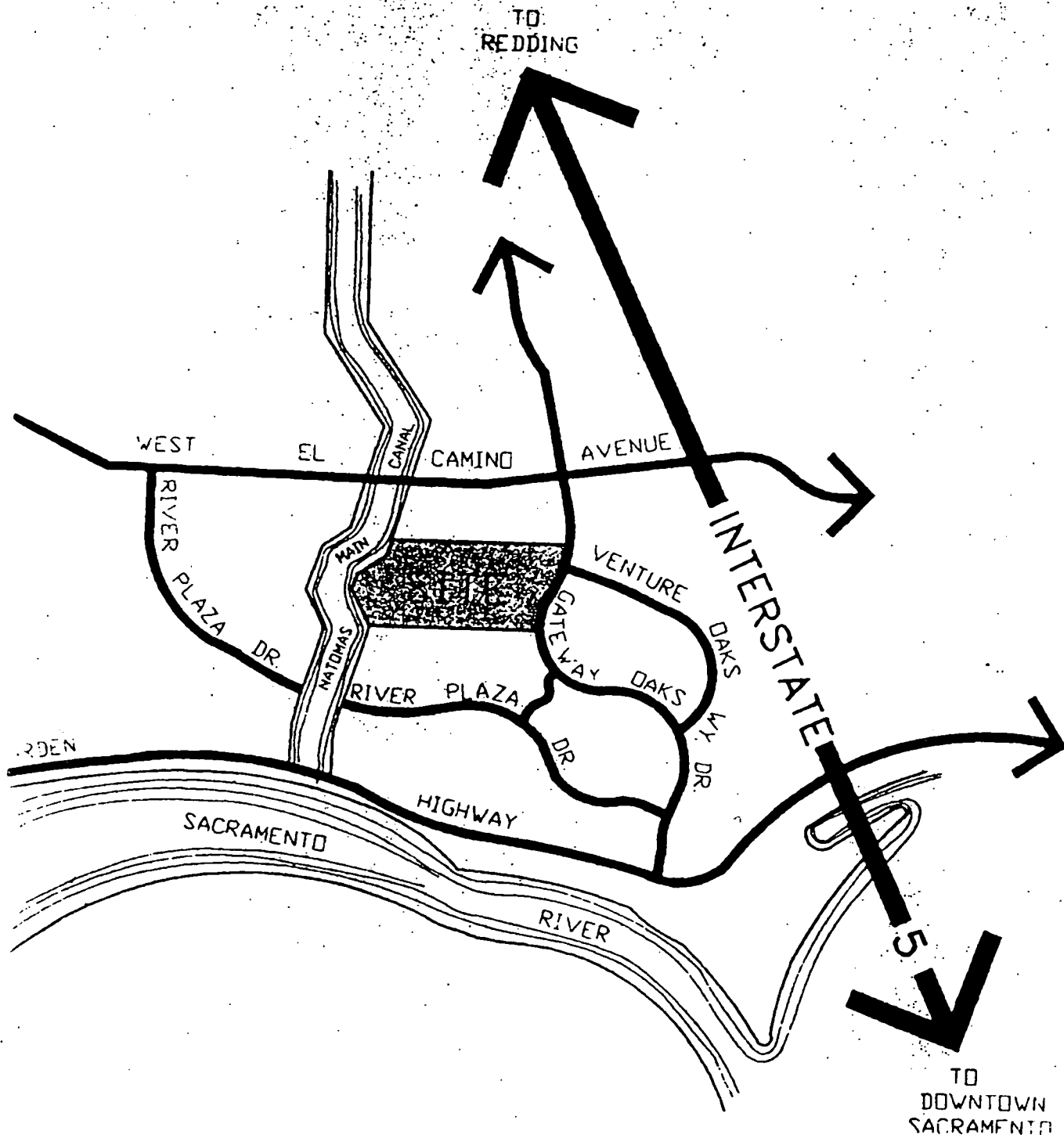


Scot Mende
Senior Planner

Attachments

- 1 Vicinity Map
- 2 Notice of Decision/Findings of Fact
 - A Conceptual Entry Design
 - B Conceptual Landscape Design

ATTACHMENT 1
VICINITY MAP



ATTACHMENT 2 AMENDED**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE HERITAGE PLACE PUD FOR A PLAN REVIEW OF SUBDIVISION GATES AND WALLS FOR PROPERTY LOCATED SOUTH OF WEST EL CAMINO AND WEST OF GATEWAY OAKS DRIVE, SACRAMENTO, CALIFORNIA IN THE SINGLE FAMILY RESIDENTIAL ALTERNATIVE (R-1A-PUD) ZONE. (P96-119) (APN: 274-0320-028)**

At the meeting of June 12, 1997, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

These actions were made based upon the following findings of fact and subject to the following conditions:

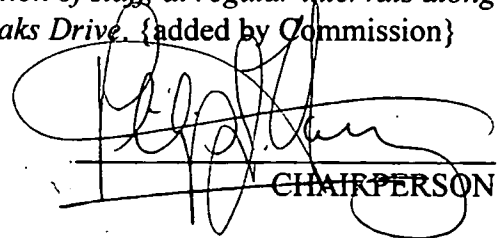
FINDINGS OF FACT

- B. **Plan Review:** The City Planning Commission approved the design of the subdivision gates and walls, based upon the following findings:
1. The proposed development is consistent with the General Plan and any applicable community or specific plan;
 2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with City standards, and the proposed improvements are properly related to existing and proposed streets highways;
 3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this ordinance; and
 4. Approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

CONDITIONS OF APPROVAL

- B. The **Plan Review** of the proposed wall and gate design in the Heritage Place Planned Unit Development is approved subject to the following conditions:
1. The developer shall obtain all necessary building permits prior to construction.

2. The walls and gates shall be constructed in substantial conformance to the drawings attached as Exhibit A.
3. The width of each of the two vehicle entry gates shall be a minimum of fourteen feet (14').
4. The Knox switch must activate both entry gates simultaneously.
5. No anti-directional devices may be installed at the gated entries.
6. The gate controller shall be setback at least 15' from Gateway Oaks Drive.
7. ~~The trellis shall be stained wood, rather than painted.~~ {deleted by Commission}. *The trellis shown on the attached Exhibit A shall be deleted.* {added by Commission}
8. The block wall shall be finished with a smooth stucco or painted surface in order to minimize the appearance of grout lines.
9. *Stone pilasters shall be added, to the satisfaction of staff, at regular intervals along the outside wall elevation along Gateway Oaks Drive.* {added by Commission}



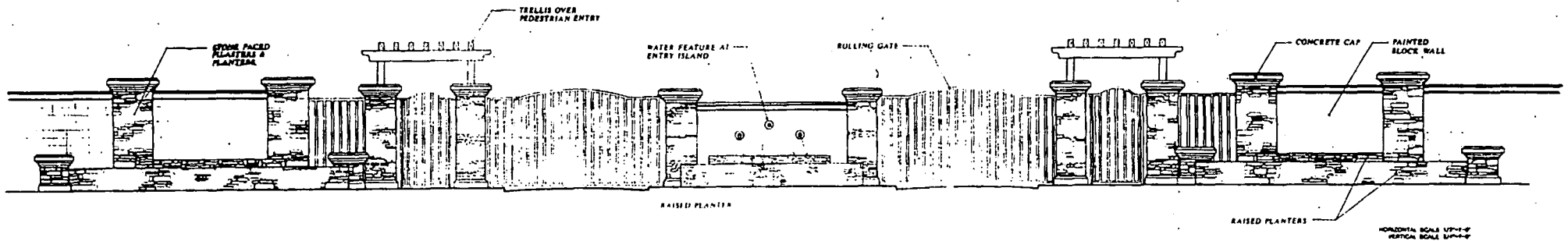
CHAIRPERSON

ATTEST:

Gary Storch
SECRETARY TO THE PLANNING COMMISSION

Exhibit A Wall/Gate Design
Exhibit B Conceptual Landscape Plan

EXHIBIT A -- CONCEPTUAL ENTRY DESIGN



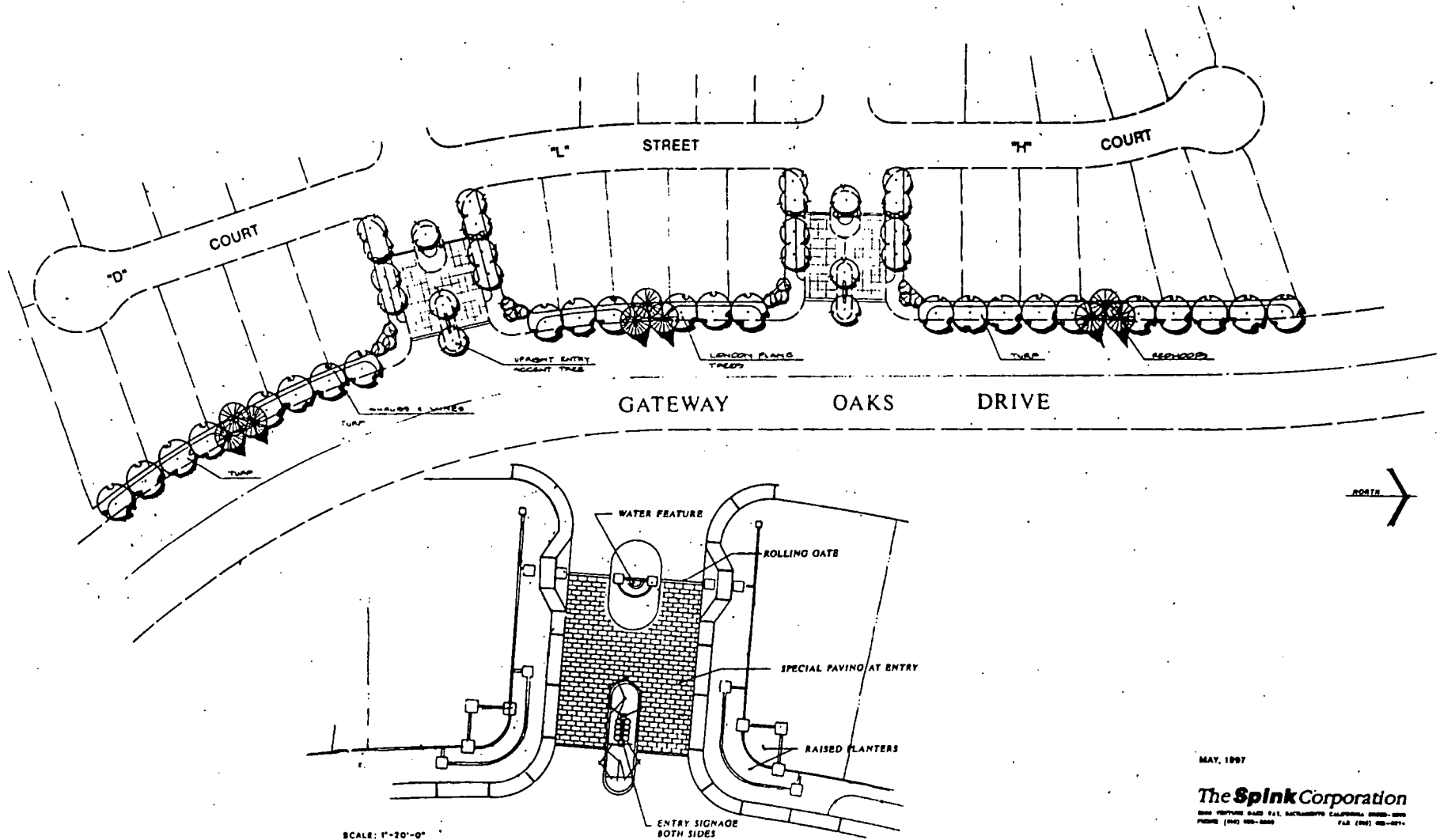
HERITAGE PLACE

Conceptual Entry Design

City of Sacramento,

California

EXHIBIT B -- CONCEPTUAL LANDSCAPE PLAN



SCALE: 1"=30'-0"

MAY, 1997

The Spink Corporation
2000 WENTWORTH BLVD. #11, RICHMOND, CALIFORNIA 94804-0011
PHONE: (415) 925-2000 FAX: (415) 925-2071

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JRG BODY

RIP#

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

DATE

September 11, 1997

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29770015 NATOMAS GARDEN RETAIL CENTER GAS STATION

- REQUEST:
- A. Negative Declaration; → PROJECT # + NAME
 - B. Mitigation Monitoring Plan;
 - C. Schematic Plan Amendment to re-orient the building footprint;
 - D. Schematic Plan Amendment to modify the approved traffic driveways;
 - E. Special Permit to construct a 5,220 sqft. Gas station canopy with a 2,796 sqft. convenience store on 1.14 vacant acres in the Shopping Center Planned Unit Development (SC-PUD) zone in South Natomas. APN: 237-0010-070.
 - F. Special Permit to operate a 24-hour convenience store and Gas station within 500 feet of a residential use;
 - G. Special Permit to sell beer and wine for off-site consumption;
 - H. Lot Line Adjustment between two existing parcels on the subject site.
 - I. Variance to exceed the number of maximum allowable attached signs from four to eight.

LOCATION: Northwest Corner of San Juan Rd and Northgate Blvd.
 APN: 250-010-070
 South Natomas Community Plan
 Grant Joint Union School District & Del Paso Elementary

APPLICANT:	RHL Design Group Attn: Brian Piper 650 Howe Avenue, #504, Sacramento, CA 95825 (916) 646-4003
OWNER:	McNellis Partners; Attn: John McNellis 419 Waverly Street, Palo Alto, CA 94301 (650) 853-3900
APPLICATION FILED:	1-7-97
STAFF CONTACT:	Taiwo Jaiyeoba, 264-8287