

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
OWNER	Feature Homes, Inc., 1229 College Avenue, Santa Rosa, CA 95424		
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
FILING DATE	6-20-84	50 DAY CPC ACTION DATE	REPORT BY: PB:mm
NEGATIVE DEC	7/16/84	EIR	ASSESSOR'S PCL NO. 117-646-19; 117-011-38

APPLICATION:

- A. Negative Declaration
- B. Tentative Subdivision Map to re-subdivide 39.2+ vacant acres in R-1A and R-2B-R zones into 237 square foot lots and one 11.5 acre lot;
- C. Special Permit to modify Special Permit (P83-334) to develop 195 patio homes in R-1A zone.

LOCATION: NW Corner Union House Creek and Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop 237 single family detached homes.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Medium Density Residential
Existing Zoning:	R-1A R-2BR
Existing Land Use:	Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
 South: Union House Creek, residential, vacant; R-1A
 East: Vacant, single family under construction; R-1
 West: Vacant; R-1

Parking Required:	One space per dwelling unit
Parking Provided:	Two spaces per dwelling unit
Ratio Required:	1:dwelling unit
Ratio Provided:	2:dwelling unit
Property Dimensions	Various/irregular
Property Area:	28.3 acres
Density of Development:	6.9 du/ac
Square Footage of Lots:	4,000 - 4,500
Square Footage of Buildings:	783 to 1,401
Height of Structures:	One and two story (22 ft. max.)
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Wood, stucco, tile

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On July 11, 1984, by a vote of 6 ayes; 3 absent, the Subdivision Review Committee recommended approval of the Tentative Subdivision 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 noted:

1. Provide standard subdivision improvements 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; coordinate with County Sanitation;
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 40.319-1, 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;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. Dedicate and improve Camino Royale Drive to 54-foot right-of-way from Franklin Boulevard to Pegler;

Informational Items:

1. Phasing may require off-site extensions and oversizing utility lines;
2. Possibly a sound wall along Franklin Boulevard at least seven feet high.

BACKGROUND INFORMATION:

The Commission, at its regular meeting of November 10, 1983, approved, 1) rezoning of a total of 43+ acres from Single Family

(R-1) to Townhouse (R-1A); and Medium Density-Review (R-2B-R); and 2) a special permit to develop 233 zero lot line and detached units in the 36 acre R-1A zone. The density of this development was 6.5 units per gross acre. The 12+ acre approved condominium portion zoned R-2B-R is not changing at this time.

The 36 acre site was previously approved for 256 single family lots known as Valley Hi units 33 and 22. These subdivisions were reverted back to acreage by Council action on November 10, 1982. This revision was requested by the applicant.

Phase I (8.2 acre, 42 units) of the six proposed phases in the R-1A zone is currently being processed for final map.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is 48+ vacant acres, currently zoned Townhouse (R-1A) and Garden Apartment (R-2B-R) which is consistent with the revised 1968 Valley Hi Community Plan Designation of Medium Density Residential (P83-334).

This re-subdivision is a slight change from what was approved by Council on November 10, 1983 (See Exhibit 1). Various corner lots have been reoriented and/or divided into two lots instead of a duplex lot. Halfplexes and zero lot line patio homes have been changed to single family detached patio homes.

The following table compares the recently approved R-1A zoned project with what is being requested in this application.

<u>Requested</u>	<u>Approved</u>
237 single family detached (195) homes (Phase 1, 42 lots being processed)	233 mixed zero lot line patio homes, detached patio homes and halfplexes
4,000-4,500 range of lot size	4,400 average lot size
783-1,401 s.f./d.u.	300-1100 s.f./d.u.
One and two stories	Two stories
Stucco, wood, tile exterior	Stucco, wood, tile exterior
\$60-79,000 price range	\$40-75,000 price range

Based on the submitted project, the Planning Division and Community Services Department have determined that 2.9 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required 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.

Staff has no objection to the minor revision in the number of lots being proposed. However, the elevations submitted would create streetscapes of rows of garages. Relief from this tedium can be gained by adding alternate designs such as moving the garage back, the living area forward as well as adding windows to the prime living area (kitchen and/or living room at the front of the structure. For public safety and design relief, staff recommends that at least one additional plan be provided for a greater degree of visibility. The applicant is already proposing variable front yard setbacks from 20' to 25'. This is especially useful on the two straight streets.

Additional exterior materials should be used beyond the utilization of stucco. Vertical and horizontal wood siding and brick material or similar materials shall be utilized subject to staff review and approval.

Revised plans and additional detailed elevations/floor plans should be submitted for the Planning Director's review and approval prior to issuance of building permits.

Staff is concerned about the presence of two story structures being built along the east portion of this project. The adjacent subdivision was approved with designs of only single story dwellings. Staff recommends that only single story structures be built on the east side of this development, which begins on the subdivision under construction (Valley/Hy Unit/#18).

delete **

Environmental Determination

The Environmental Coordinator has determined that the proposed project shall not have a significant adverse affect on the environment and has filed a Negative Declaration.

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Tentative Map subject to conditions.

Conditions - Special Permit

- a. The applicant shall submit revised plans and at least one additional plan, all of which provide for better visibility from within the units onto the street and design relief to the exterior elevation, for staff review and approval prior to the issuance of building permits;
- b. Additional exterior materials shall be used beyond the utilization of stucco and vertical wood siding. Horizontal wood siding and brick material or similar materials shall be utilized subject to staff review and approval.
- c. A variation in the front yard setback shall be utilized. In no event shall the garage be closer than 20 feet to the interior edge of the sidewalk.
- (see below)* ^{**} d. ~~The applicant shall place only single story structures along the east side of the proposed development.~~

Findings of Fact - Special Permit

- a. The special permit, as conditioned, is based upon sound principles of land use in that the design of the units will be compatible with adjacent single family units;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare or result in the creation of a nuisance in that adequate setbacks and access have been required.
- c. The proposed project is consistent with the General Plan and the Valley Hi Community Plan which designate the site for residential purposes.

**** Condition d: (amended by staff)**

For Phase II on the 14 lots behind Goodwin Circle, the applicant shall reduce the two-story/one story ratio from 1:1 to 1:2 and place a minimum backyard depth of 30 feet on lots which will have two-story homes.

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for property located NE cor. Union House
Creek and Franklin Boulevard (P84-237)

The staff report on this item is being prepared
and will be forwarded to you at the earliest possible
time.

Respectfully submitted,

Suzanne Glimstad

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Sec. to Commission

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see amended staff report

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1. Ratification of the Negative Declaration.
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3. Approval of Special Permit to modify Special Permit (83-334) to develop 195 detached patio homes, subject to conditions and based on findings of fact which follow:

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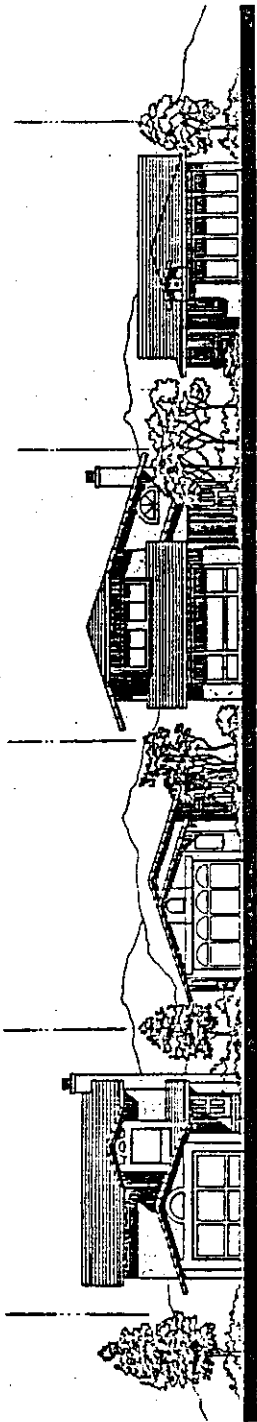
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Conditions - Special Permit

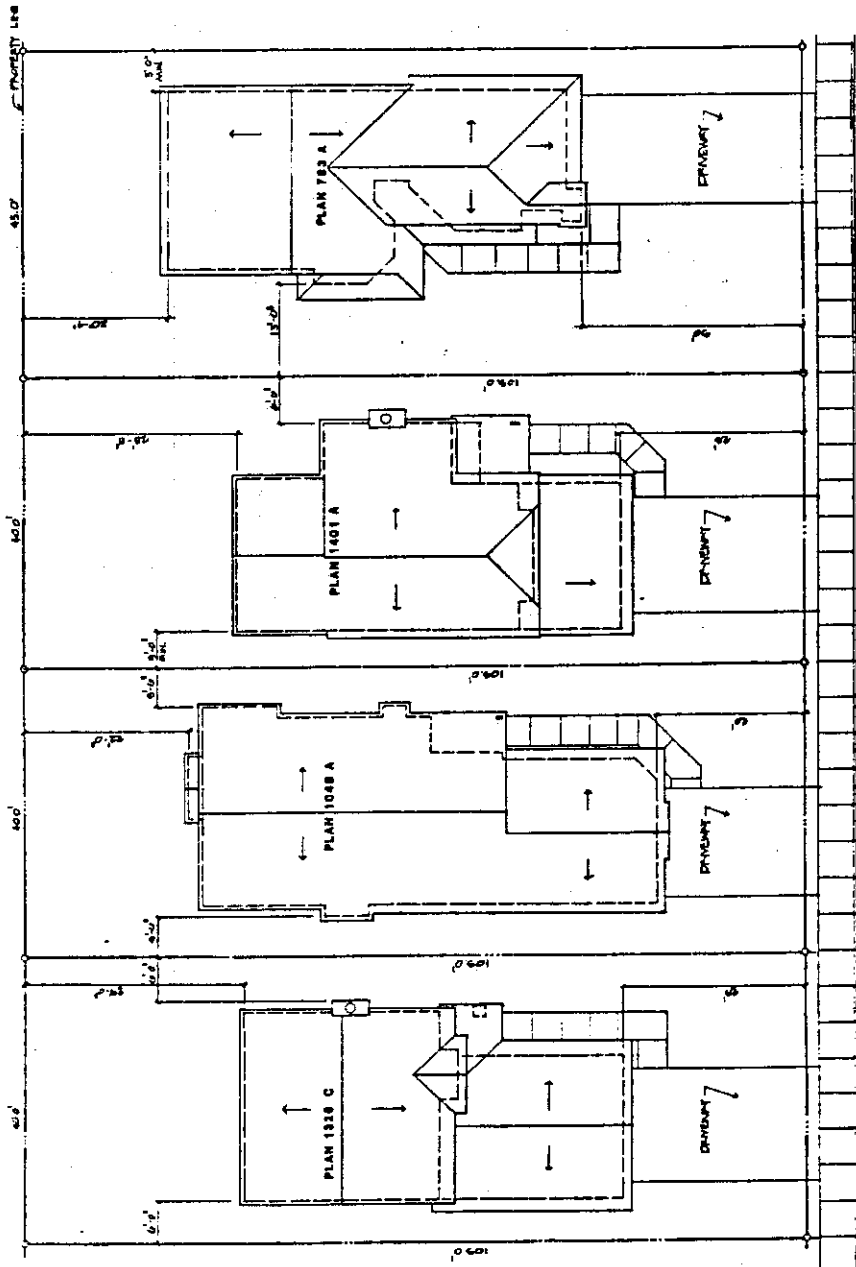
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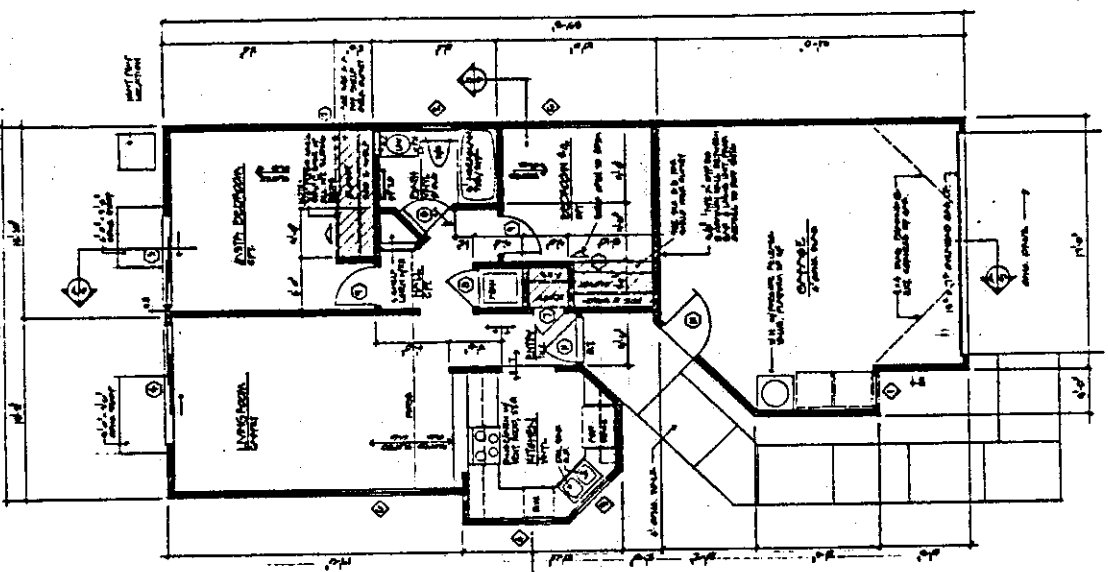


STREET ELEVATIONS

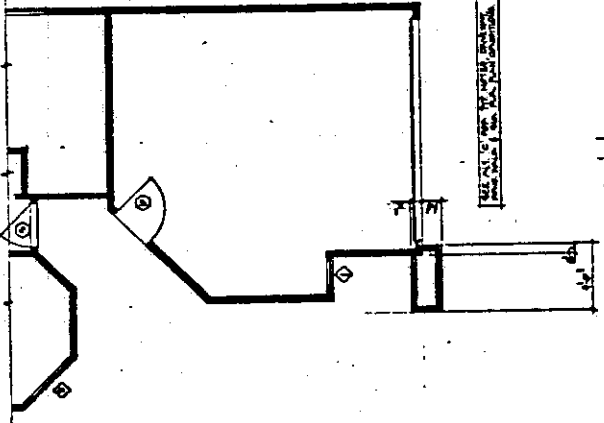


SITE PLAN

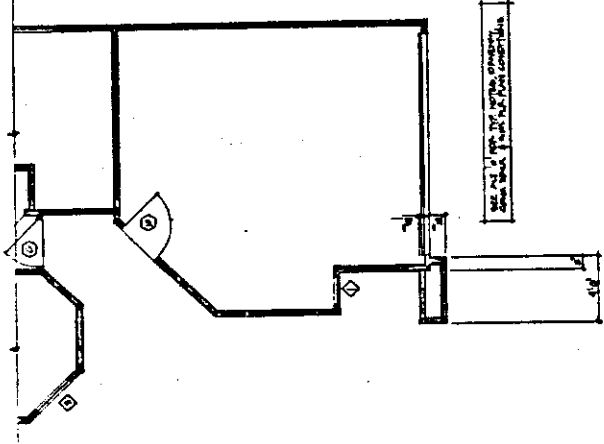
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ALTERNATE 'b' - TYPICAL FLOOR PLAN



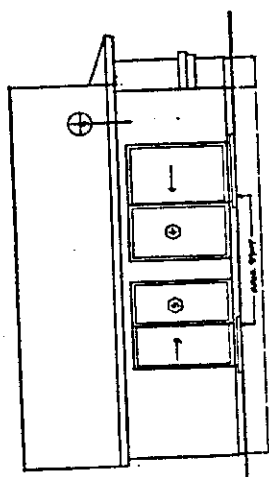
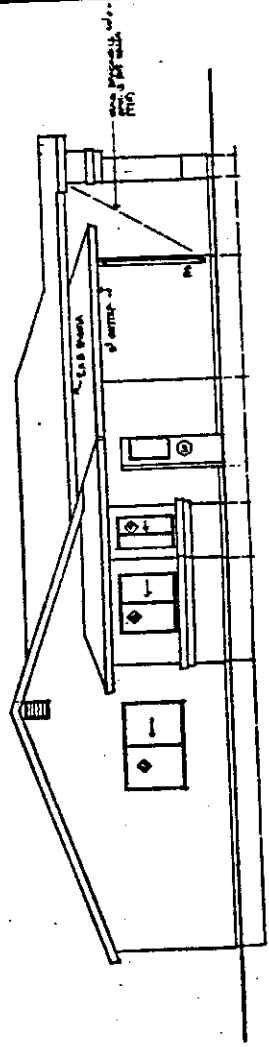
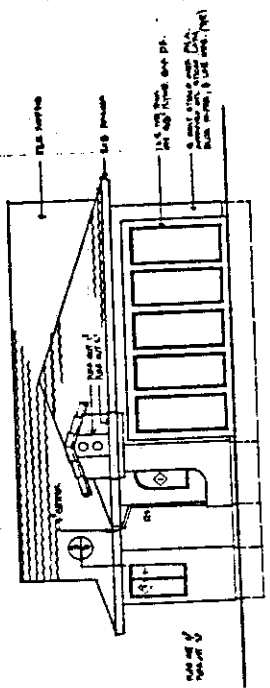
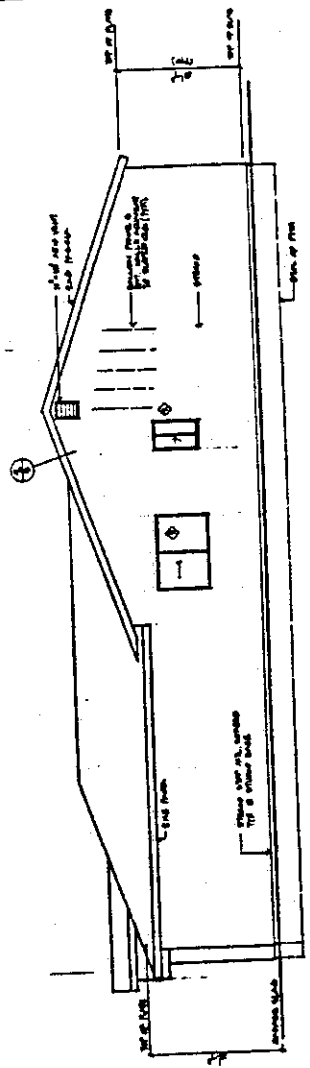
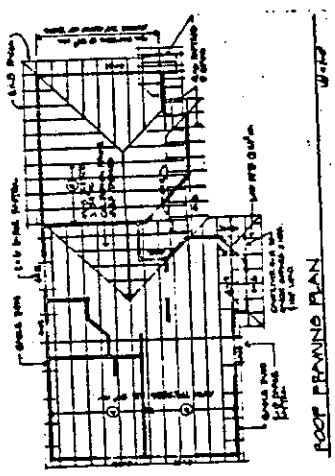
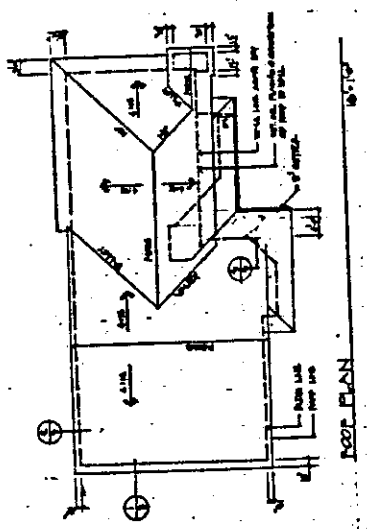
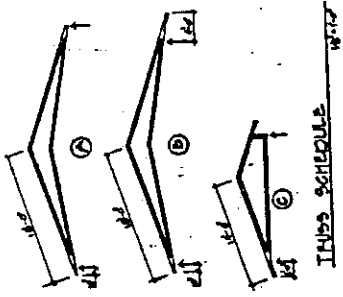
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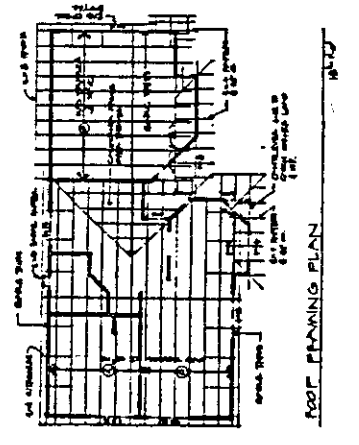
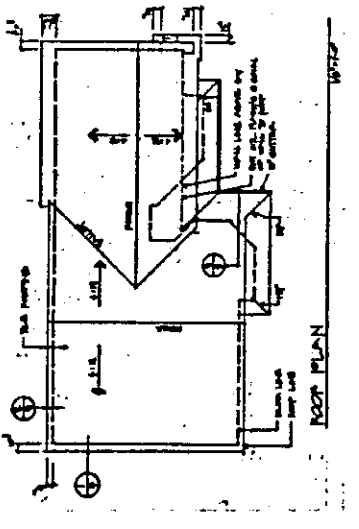
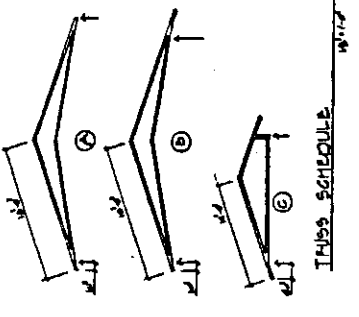
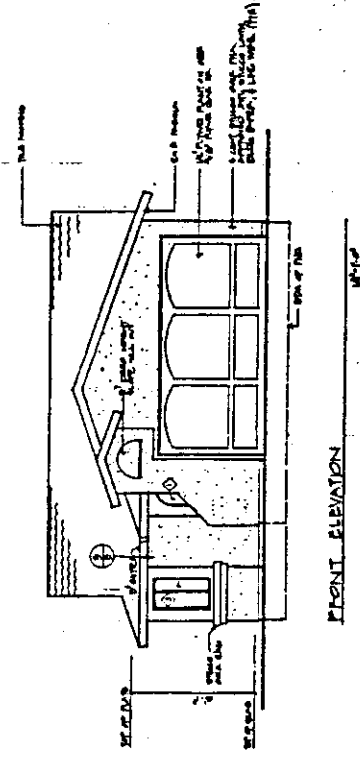
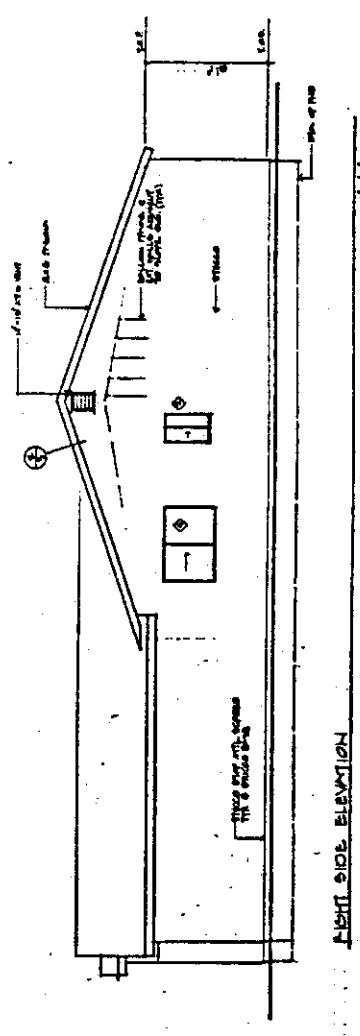
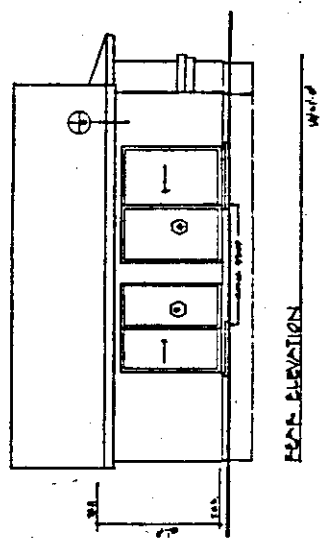
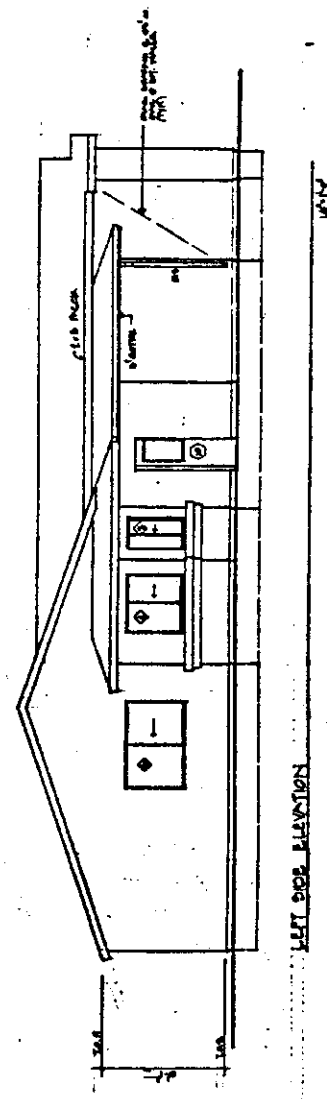
ALTERNATE 'N'

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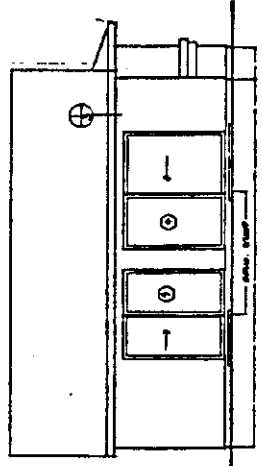
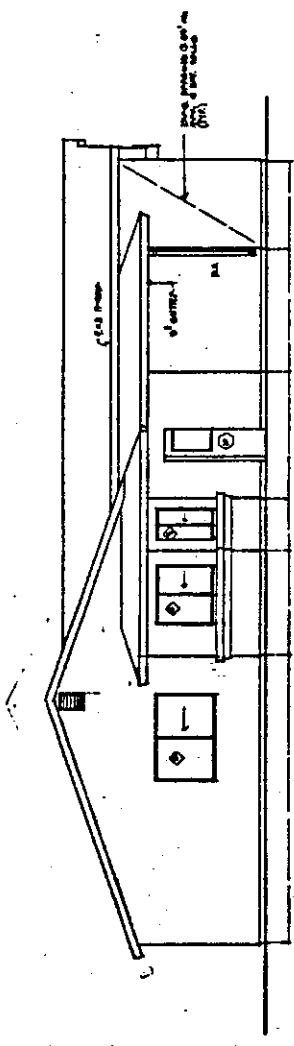
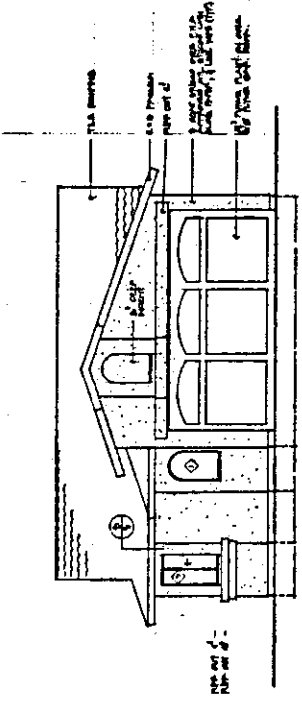
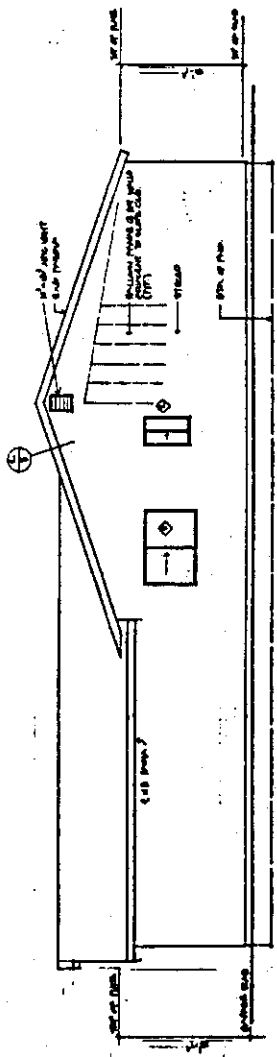
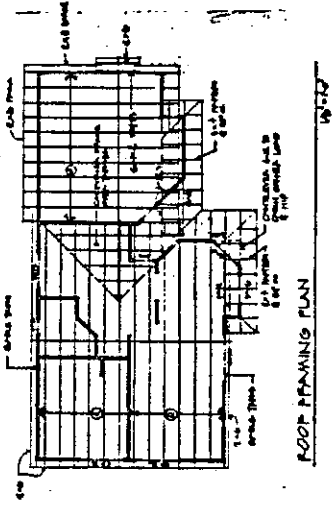
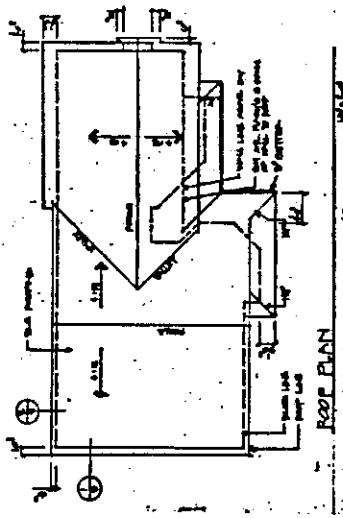
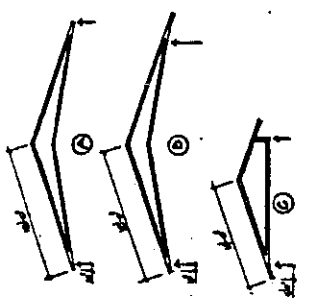
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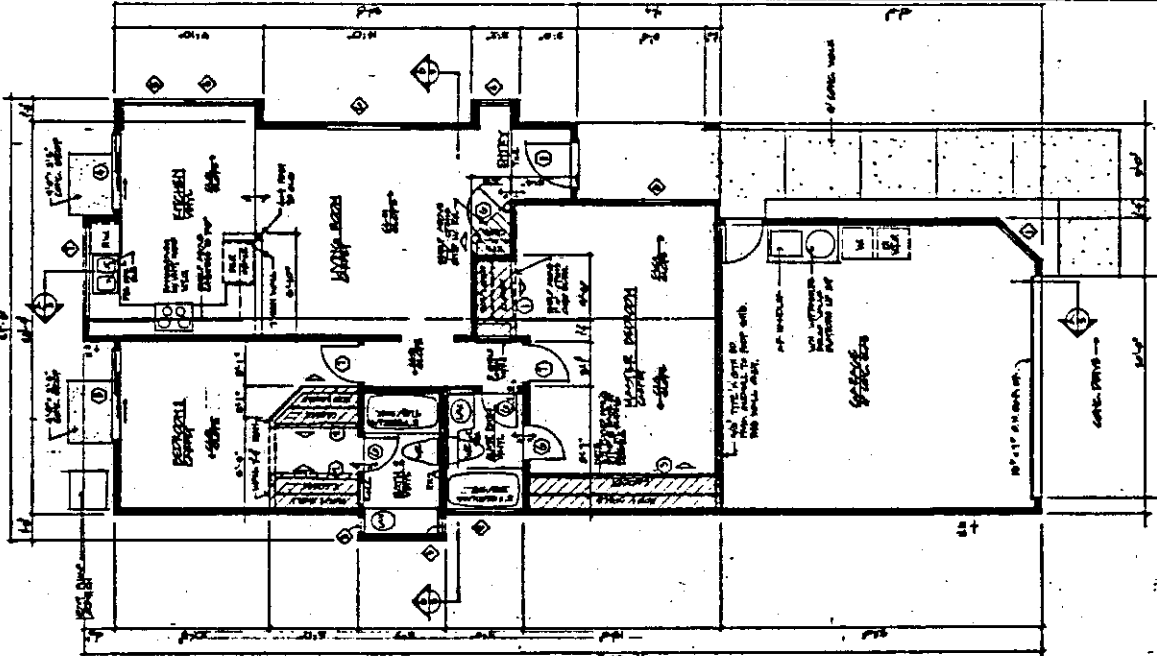
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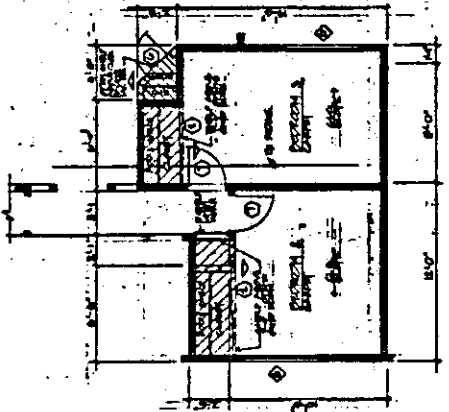
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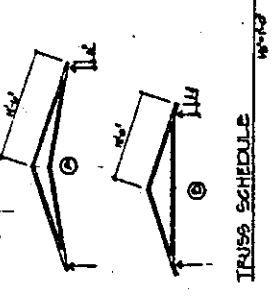
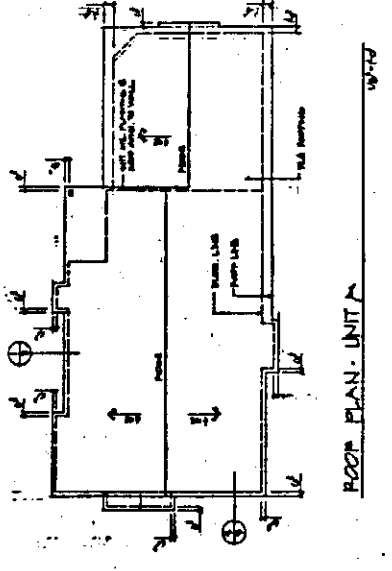
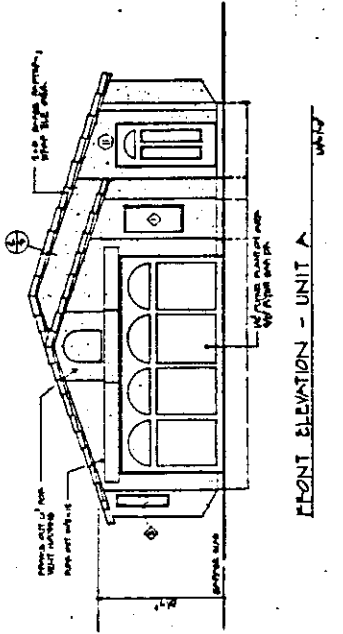
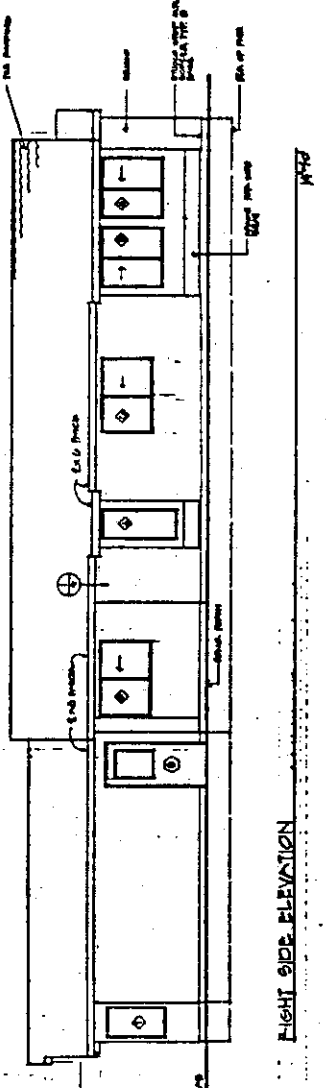
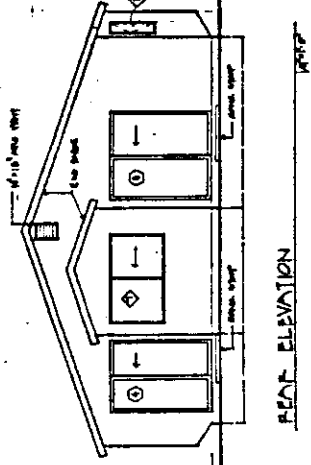
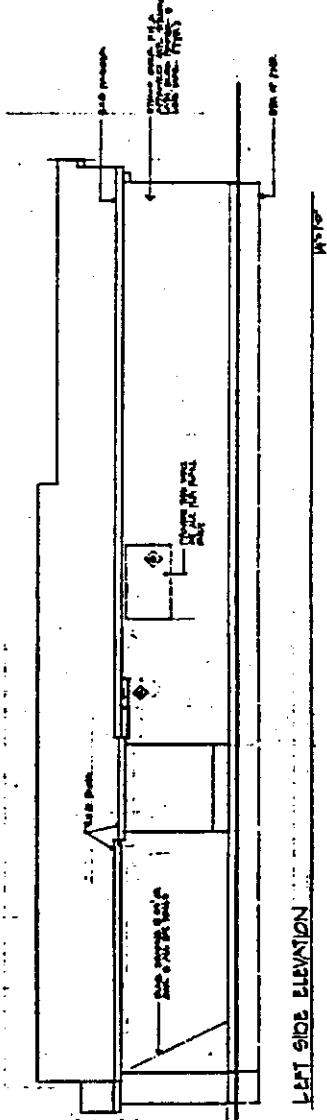


FLOOR PLAN - UNIT 1048

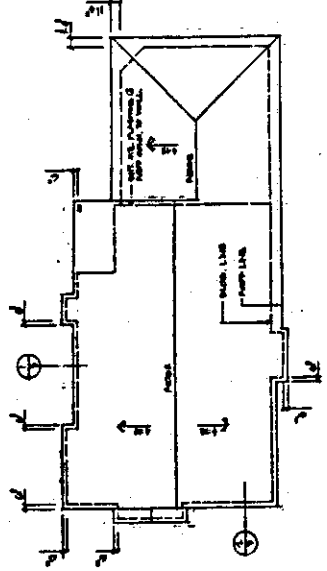
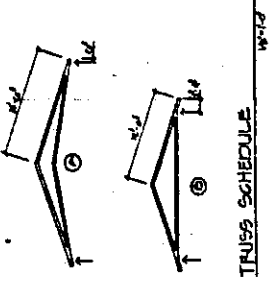


ALTERNATE PLAN

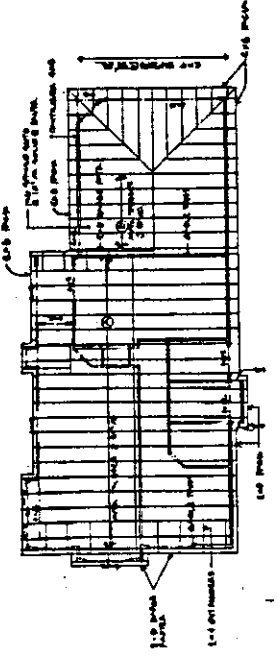
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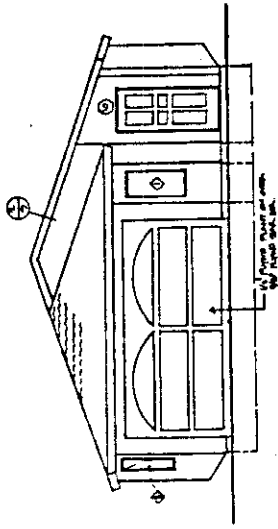
D 84237



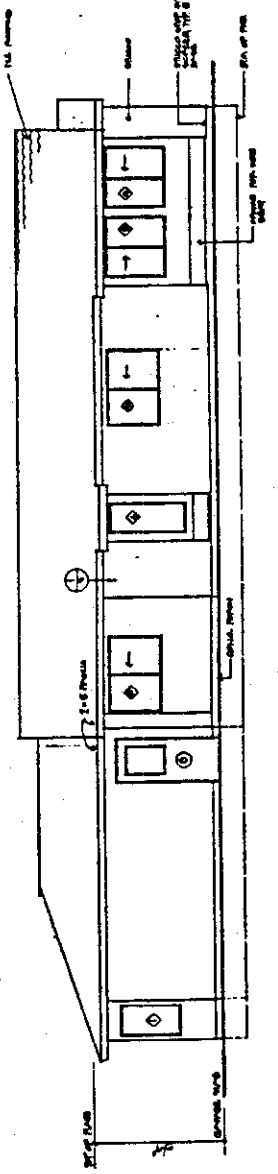
ROOF PLAN - UNIT B



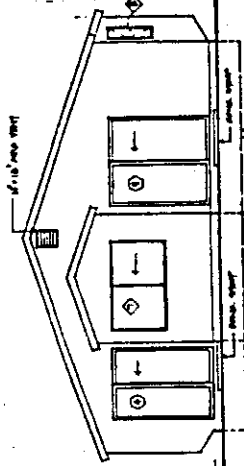
ROOF FRAMING PLAN - UNIT D



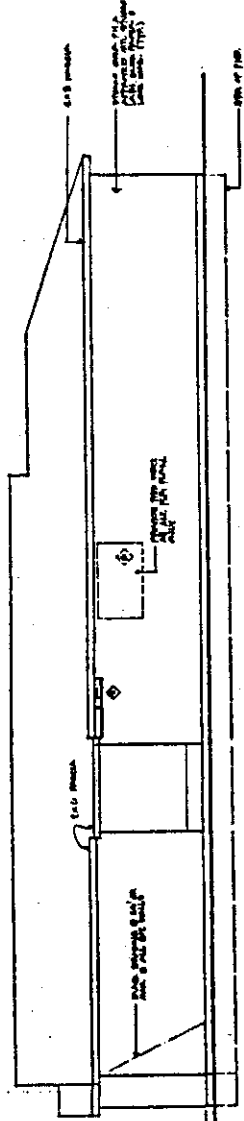
FRONT ELEVATION - UNIT D



RIGHT SIDE ELEVATION

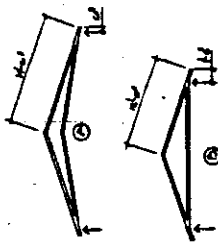


REAR ELEVATION

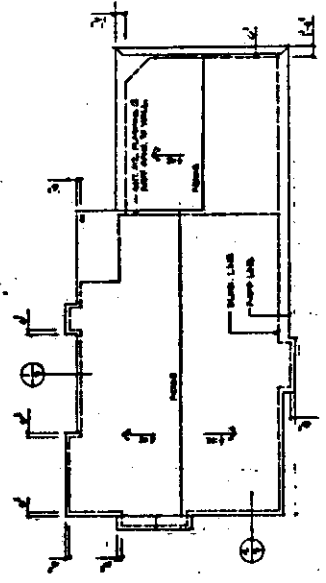


LEFT SIDE ELEVATION

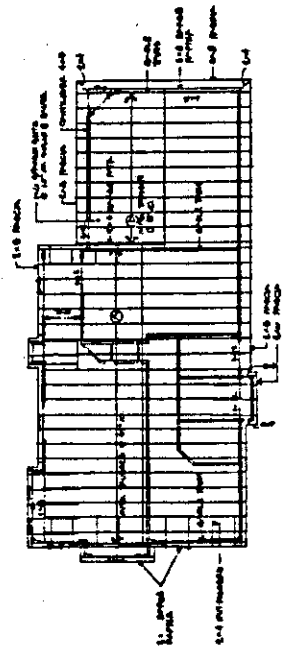
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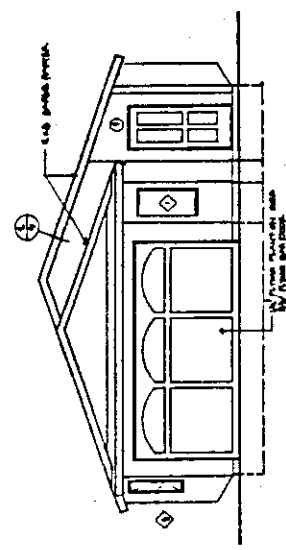
TRUSS SCHEDULE



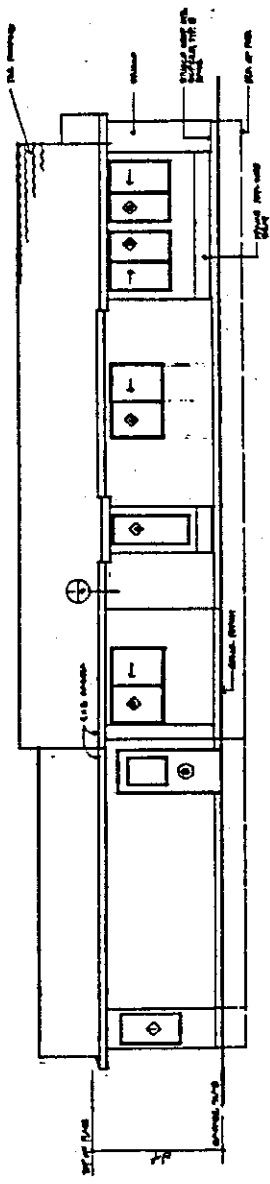
ROOF PLAN



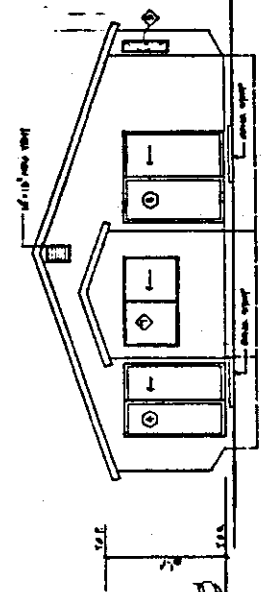
ROOF FRAMING PLAN



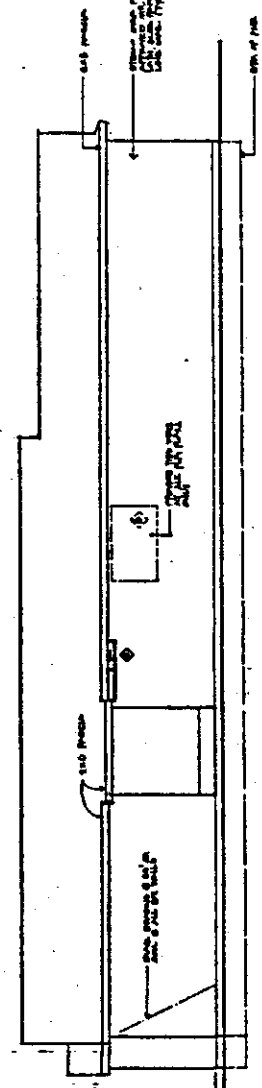
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

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FEATURE HOMES, INC.

PLAN 1326

VIA ROYALE

8128 PREPOT BLVD.
SACRAMENTO, CA 95823
(916) 481-2883

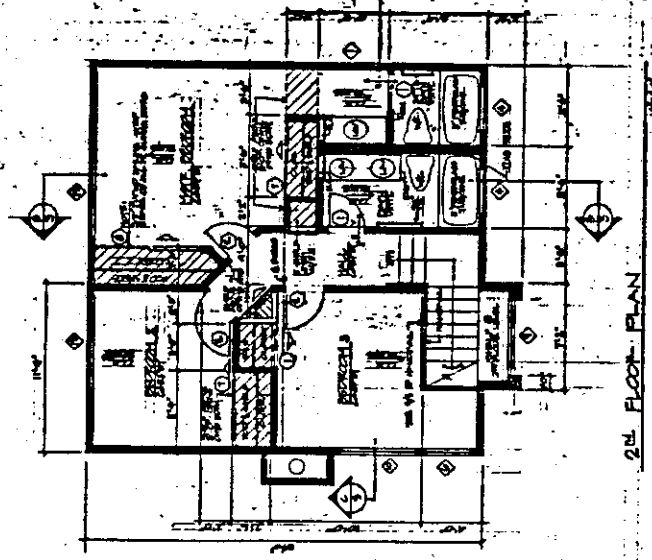
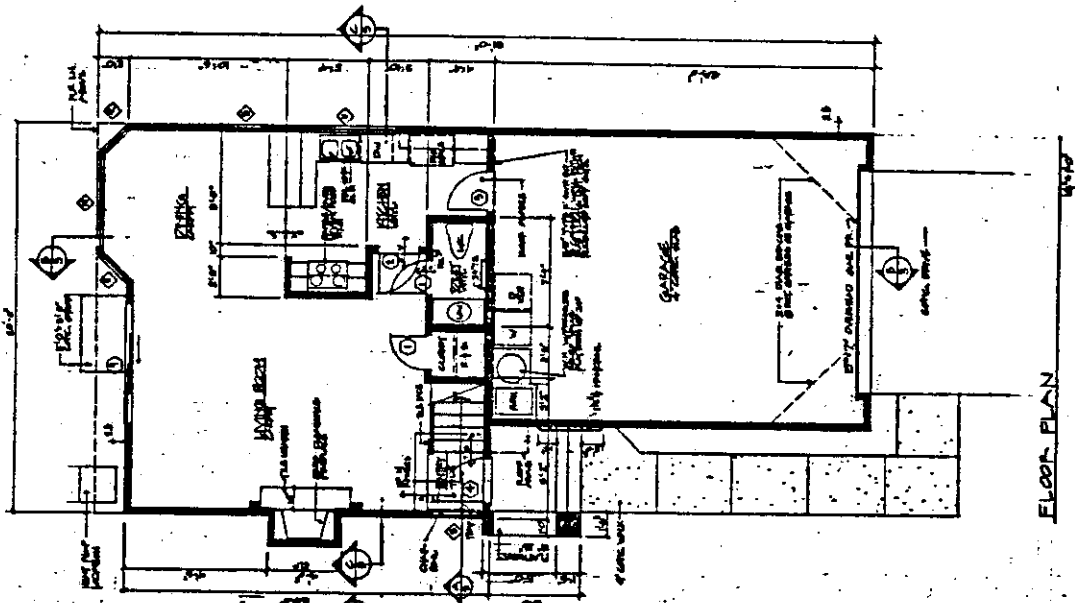
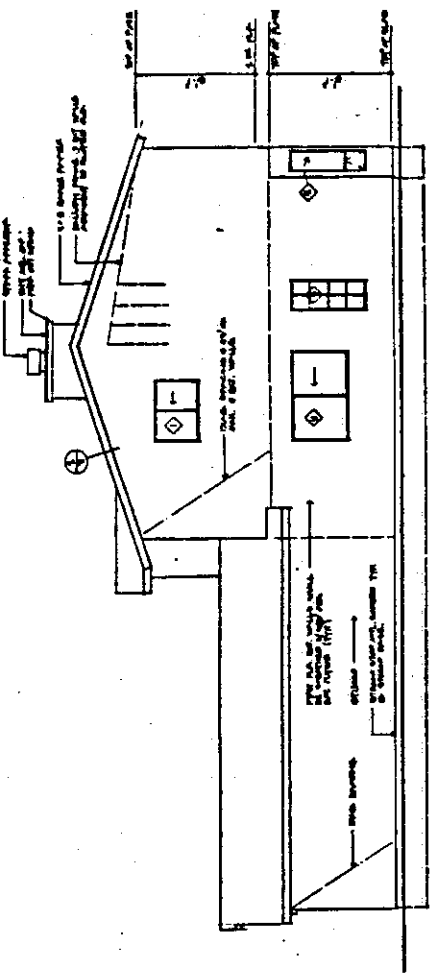
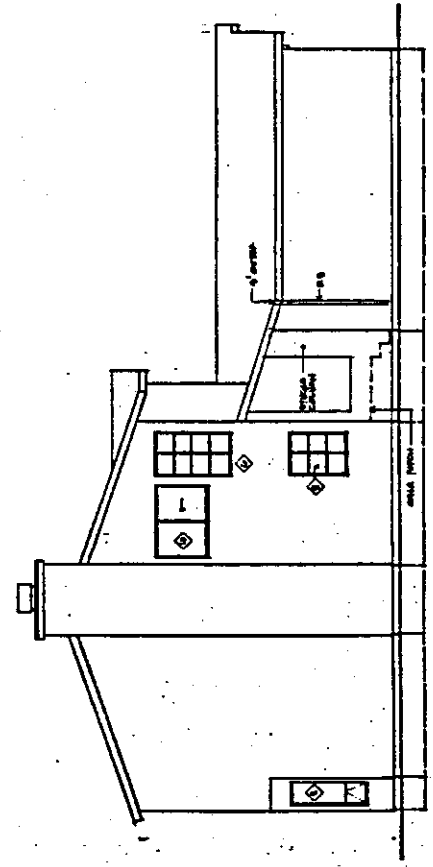


FIG. (1)
210 5/8"

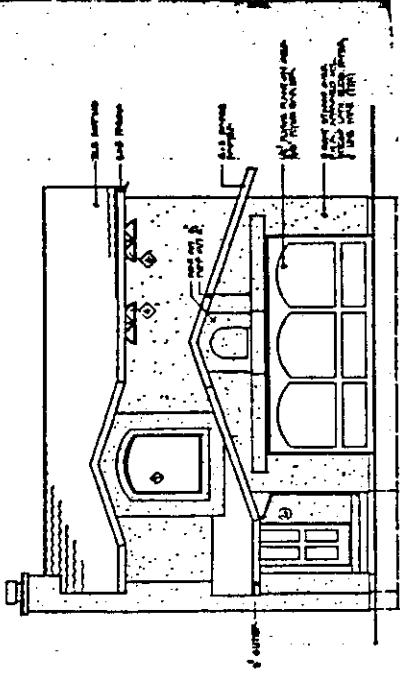
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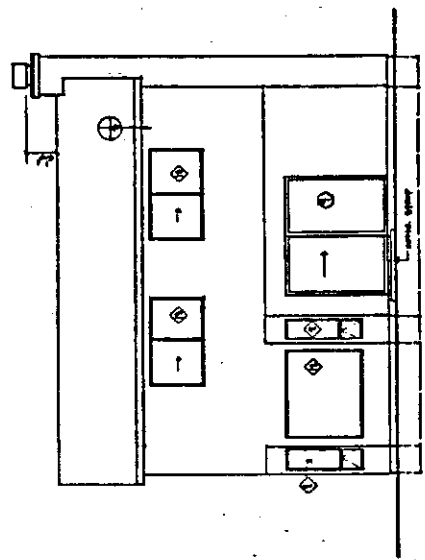
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

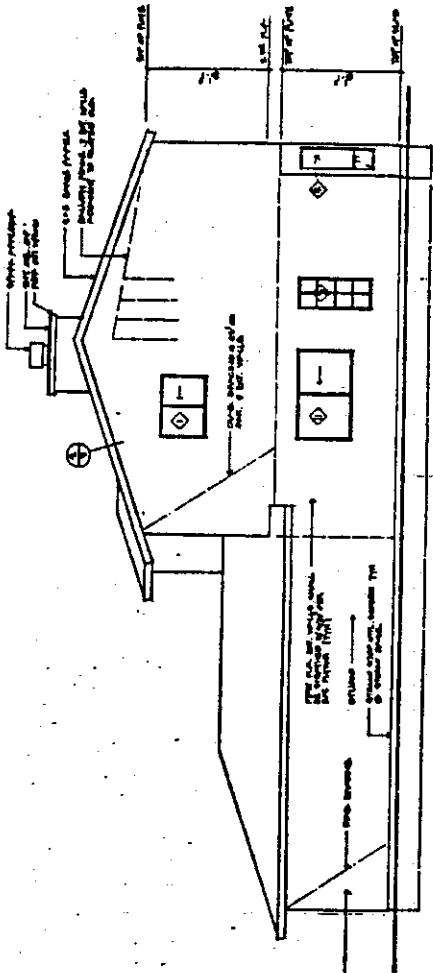


FRONT ELEVATION - UNIT B

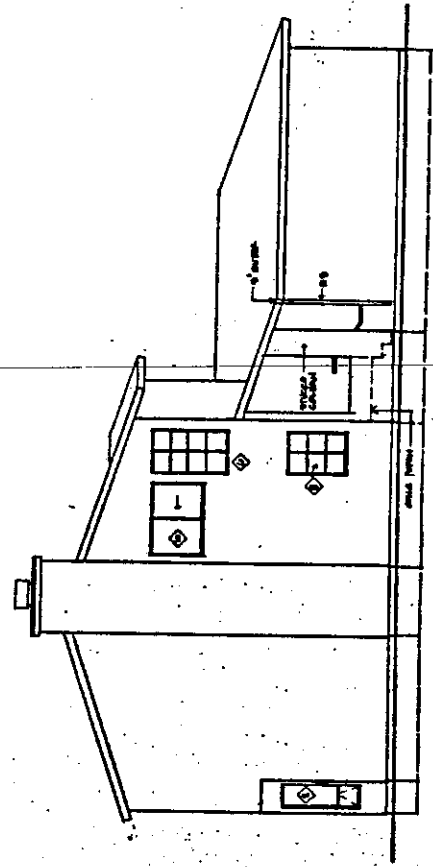


REAR ELEVATION

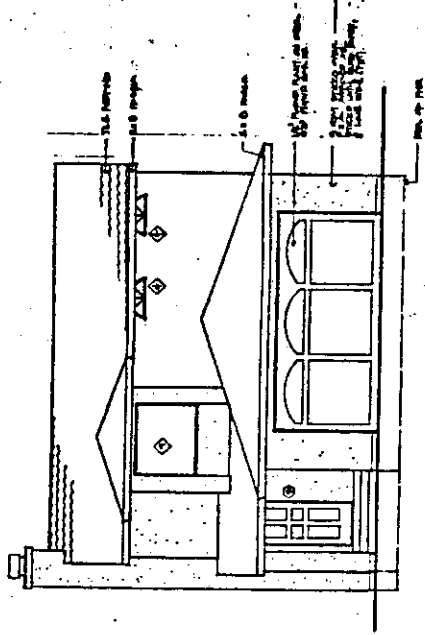
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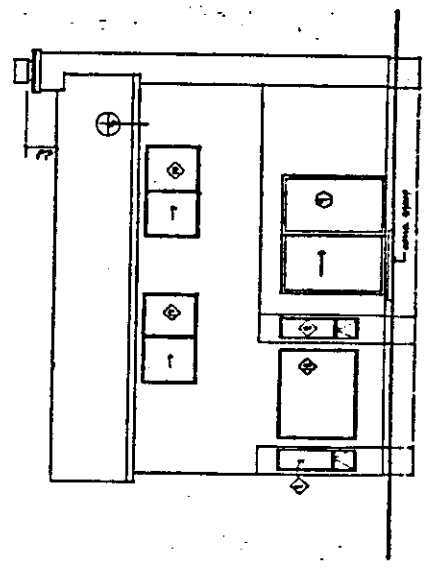
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

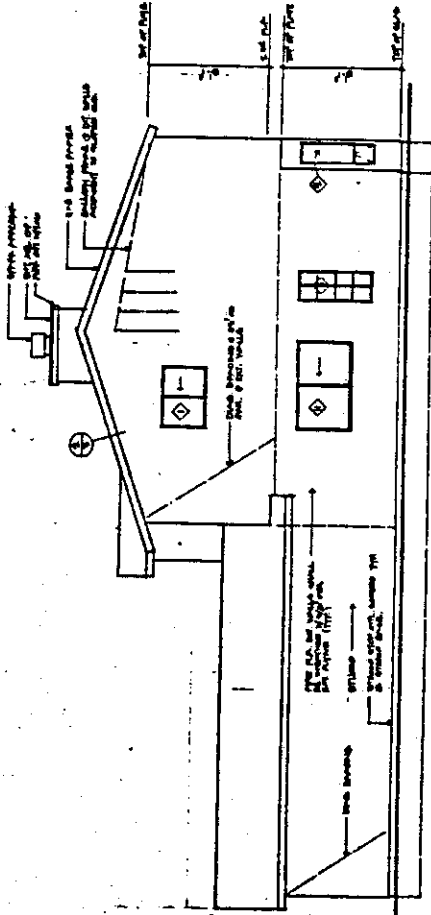


FRONT ELEVATION - UNIT A

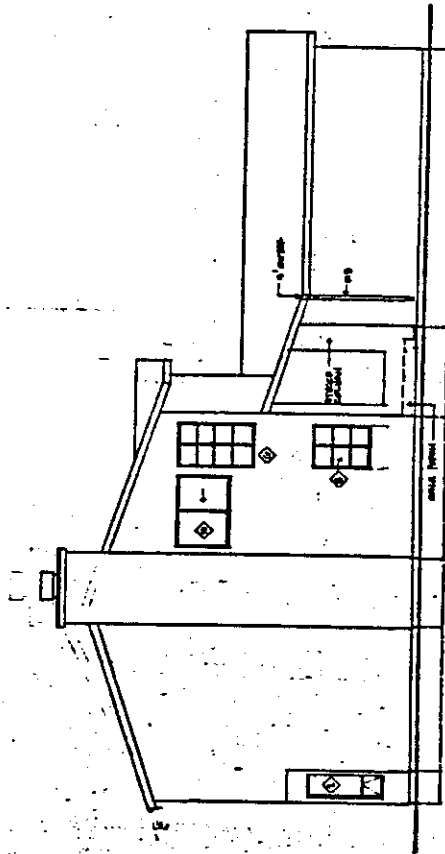


REAR ELEVATION

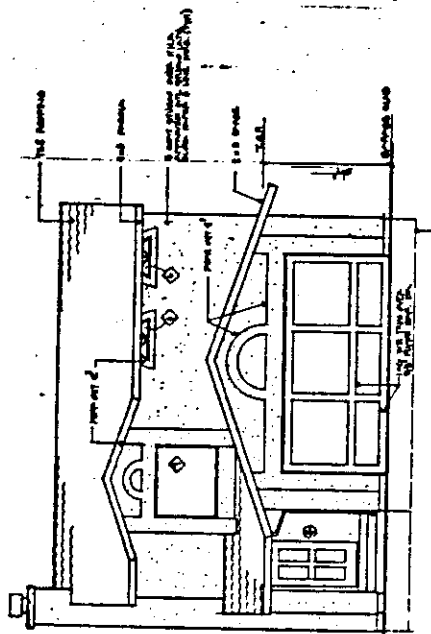
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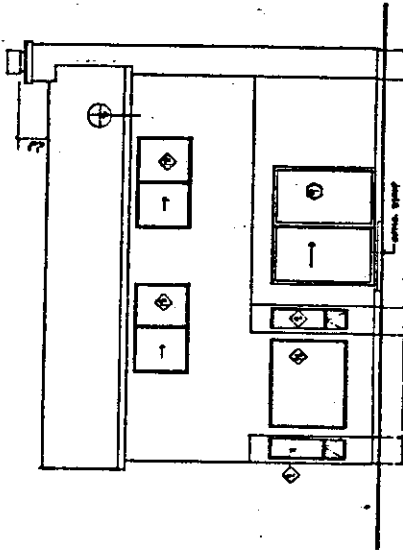
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

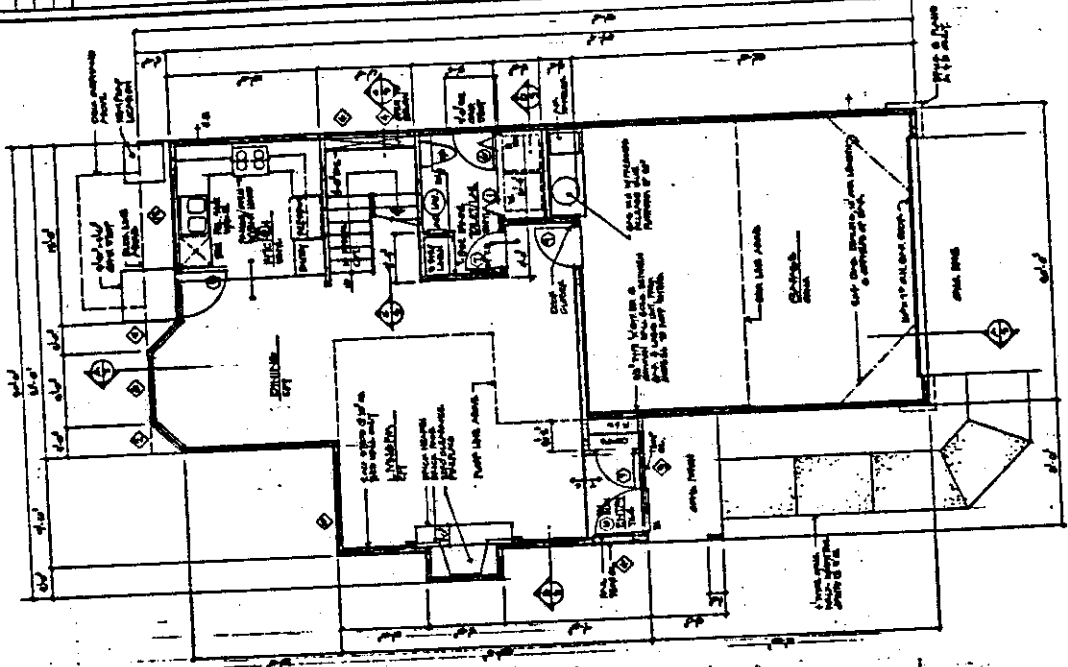


FRONT ELEVATION - UNIT C

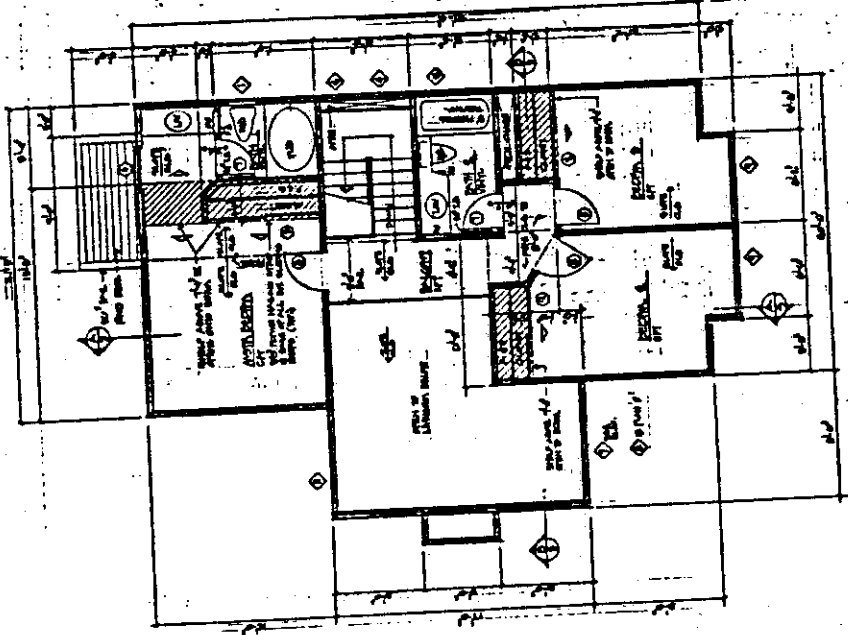


REAR ELEVATION

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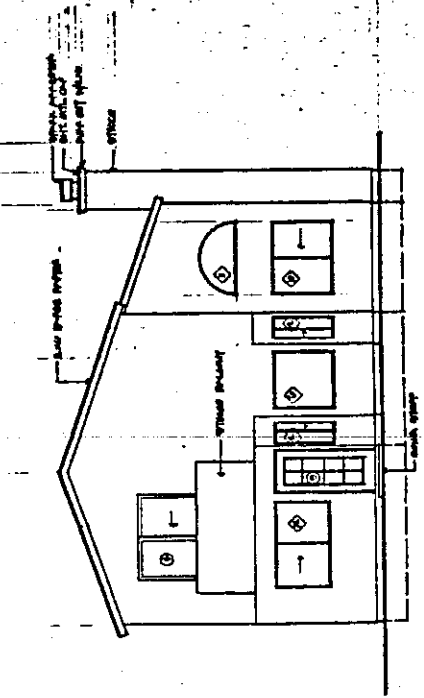
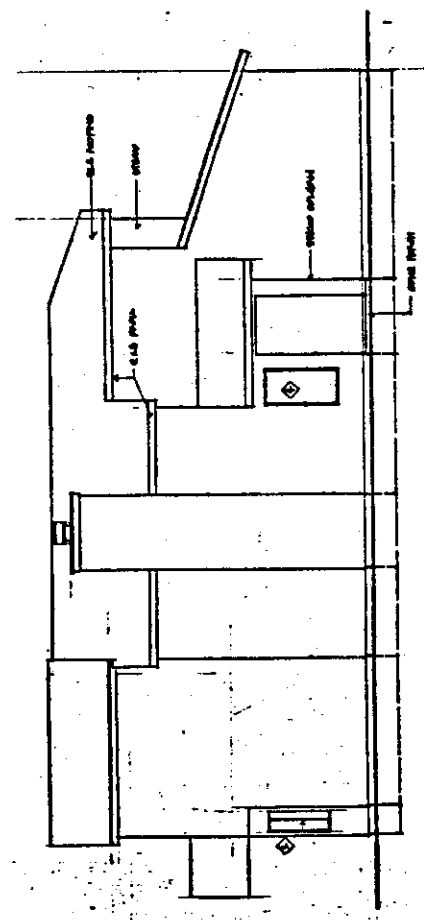
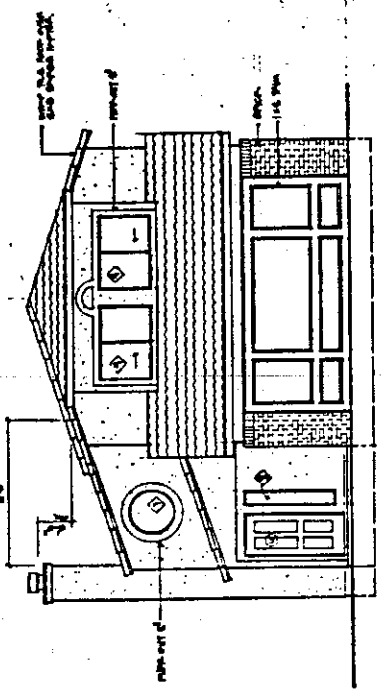
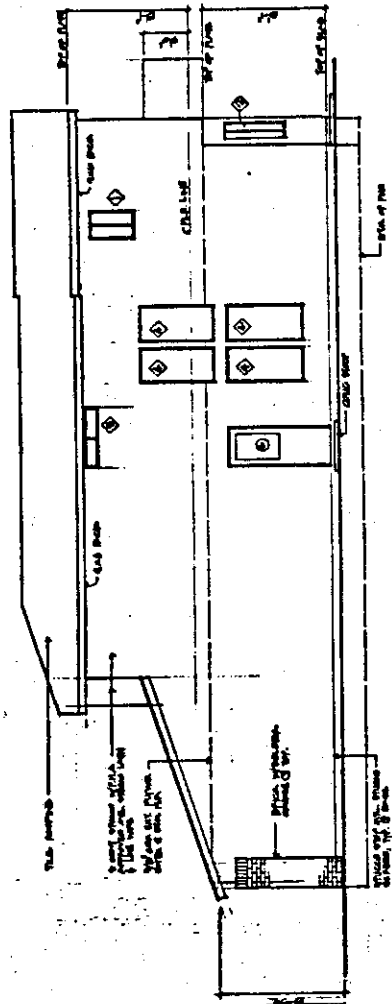


FIRST FLOOR PLAN



SECOND FLOOR PLAN

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PERSONAL SAFETY DESIGN CRITERIA

- a. Dead Bolt Locks. The following shall be minimum requirements for deadbolt locks: 1) bolt shall have a throw of at least one (1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
- b. Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one (1) footcandle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.
- c. Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of the location of the viewer and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.
- d. Smoke detectors
- e. Solid core doors
- f. Separate attic space shall be accessible only from individual units.
- g. Protection of roof openings.
- h. Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except for doors requiring a fire protection rating which prohibits them, such view may be provided by a door viewer having a field of view of not less than 180 degrees or through windows or view ports. Mounting height shall not exceed fifty-four (54) inches from the floor.