



# CITY OF SACRAMENTO

36 + 37

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

FILED

By the City Council  
Office of the City Clerk

June 25, 1980

*Out to 7-22-80  
for further  
report.  
JUL 1 1980*

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to waive service connections
  2. Tentative Map (P-9016)
  3. Appeal of the conditions of the Special Permit which requires a reduction of parking ratio from 2.0 to 1.5 parking spaces per unit; shake or heavy composition shingles; and redesign of the site plan to allow for more north/south oriented units.

LOCATION: Southeast corner of San Juan Road and Miramonte Drive

### SUMMARY

This is a request for entitlements necessary to develop a 176-unit condominium project on a vacant 8.8 acre site. The Planning Commission in concurrence with staff, recommended approval of the Tentative Map subject to conditions. The Planning Commission also approved a special permit to allow the condominium units. However, the applicant subsequently filed an appeal of three conditions of the special permit.

### BACKGROUND INFORMATION

The subject site is located within the Del Verde PUD which was approved by the City Planning Commission and City Council in 1978. The PUD consisted of single family units, duplex/half-plex units, a multiple family site, and a commercial site. The subject requests involve the entitlements necessary to develop the multiple family site. The proposed condominium land use is consistent with the PUD schematic plan and therefore the staff and Commission have no objection to the proposal.

The applicant is appealing the following conditions of the Special Permit:

1. Condition "d" (pg.3 of CPC report): "The roofing materials shall consist of shake or a heavy imitation shake-type material subject to the approval of the Planning Director."

2. Condition "e" (pg. 3 of CPC report): "The 32 units as shown on Exhibit "D" shall be redesigned to orient north/south in order to accommodate a greater percent of north/south units."
3. Condition "h" (pg. 6 of CPC report): "The parking ratio shall be reduced to 1.5 and the eliminated parking shall be replaced with landscaping." This condition was added by the Planning Commission.

Staff has the following comment regarding the conditions:

1. Condition "d": The Planning Commission and staff have suggested the use of a heavier roof material because it would allow more texture and improve the overall appearance of the condominium units. This requirement is common for most condominium projects in the City.
2. Condition "e": This condition was suggested because it would allow for more north/south oriented units. The project as proposed by the applicant consists of 80 units (45%) oriented in a north/south direction. The recommended condition would require 32 additional units be oriented north/south which would increase the percentage of N/S units to 64 percent (112 units). This condition is consistent with the South Natomas Community Plan which requires a minimum of 60 percent north/south units.
3. Condition "h": This condition suggests a reduction in parking spaces. Staff recommended that 12 parking spaces be deleted along the southern property line as shown on Exhibit "D". This was suggested because there is a dwelling unit that will be only 5-10 feet from these parking spaces, which could cause a noise problem for the adjacent resident. This suggestion would reduce the parking ratio to 1.9 spaces per unit.

The Planning Commission, however, reduced the parking ratio to 1.5 in order to allow additional landscaping. The Commission believes that a parking ratio of 2+ spaces per unit would result in an over abundance of parking stalls that will not be used and that there will be more pavement than is necessary.

Also, during the discussion of the reorientation of 32 units to face north/south, the applicant indicated that they may have a difficult time redesigning the project with 64 percent north/south units because of a limited amount of open space area. The Commission, therefore, felt that by eliminating some of the parking spaces, it would allow greater design flexibility.

#### VOTE OF COMMISSION

On May 22, 1980, the Planning Commission by a vote of five ayes, two noes, two absent, recommended approval of the project subject to conditions.


RECOMMENDATION

The staff and Planning Commission recommend the following:

1. Approval of the subdivision modification;
2. Approval of the tentative map subject to conditions in the tentative map resolution;
3. Denial of the appeal of special permit conditions based on findings of fact due at a subsequent meeting.

The staff and Planning Commission recommend that the City Council adopt the attached tentative map resolution and deny the appeal of special permit conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:bw

Attachments  
P-9016

July 1, 1980  
District No. 1



## RESOLUTION NO.

Adopted by The Sacramento City Council on date of

JULY 1, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR DEL VERDE SQUARE (APN: 225-230-40) (P-9016)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Del Verde Square, located at the southeast corner of San Juan Road and Miramonte Drive (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on July 1, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Natomas Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing of Sacramento treatment plants have a design capacity

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested subdivision modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Street improvements are presently existing and it would not be practical to locate the service connections because the size of the lines cannot be determined until building permit is issued.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The service connections are only being deferred until building permits are obtained.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Water and sewer connections will be provided during construction.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The South Natomas Plan designates the site for residential.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
  - 1. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and these parcels. These services must be paid for and installed at the time of obtaining building permits.
  - 2. The applicant shall pay off all existing assessments.
  - 3. The applicant shall provide for a bus shelter and pad adjacent to San Juan Road, east of Miramonte Drive, as indicated on the site plan.

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MAYOR

ATTEST:

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CITY CLERK

P-9016

Elevations

1. In order to visually break up the end walls of the cluster units (Exhibit E), windows should be provided. This additional element will improve the design of the units as viewed from the street and within the project.
2. The elevations do not indicate the roofing materials that will be utilized. Staff suggests that a shake or a heavy imitation shake type material be used.

The Subdivision Review Committee recommended a modification to waive the requirement to provide service hookups in order to allow the applicant to provide these services during construction when the precise location of the buildings are known.

STAFF RECOMMENDATION

1. The Negative Declaration be ratified.
2. The Tentative Map to divide 8.8 acres into four parcels be approved subject to conditions.
3. The Special Permit for 176 condominium units be approved subject to conditions and based on findings of fact which follow:
4. The Subdivision modification to waive service hookups be approved.

Conditions - Tentative Map

- a. The applicant shall place the following note on the final map:  
Water and sewer service connections do not exist between the main lines and these parcels. These services must be paid for and installed at the time of obtaining building permits.
- b. The applicant shall pay off all existing assessments.
- c. The applicant shall provide for a bus shelter and pad adjacent to San Juan Road, east of Miramonte Drive, as indicated on the site plan.

Conditions - Special Permit (see page 6 for added conditions)

- a. The textured concrete located within the driveways shall be redesigned as per Exhibit "D".
- b. A greater variation in setbacks shall be provided along San Juan Road.
- c. The four pedestrian walkways along Miramonte Drive shall be eliminated as per Exhibit "D".
- d. The end walls of the clustered units shall have window elements and the roofing materials shall consist of shake or a heavy imitation shake type material subject to the approval of the Planning Director.
- e. The 32 units as shown on Exhibit D Shall be redesigned to orient north/south in order to accommodate a greater percent of north/south units.
- f. Revised site plans and elevations in accordance with the above conditions and attached design criteria shall be submitted to staff for review and approval prior to issuance of building permits.



Findings of Fact

- a. The proposal as conditioned is based on sound principles of land use in that it is consistent with the Del Verde PUD Schematic Plan, and will include appropriate design criteria.
- b. The proposal as conditioned will not be detrimental to the public welfare in that the condominium units are compatible to surrounding land uses.
- c. The proposal is consistent with the General Plan and the South Natomas Community Plan in that the site is designated for residential.

DESIGN CRITERIA

A. Building Design

1. Buildings shall be designed and oriented to reduce the overview of private areas and windows from second story units.
2. Accessory structures shall be compatible in design and materials with main buildings.
3. Solar hearing and cooling of units shall be considered.
4. All mechanical equipment (including public utility loops and particularly exterior wall mounted air conditioning units) shall be attractively screened.

B. Off-Street Parking

1. To discourage parking on the street, landscaped berming shall be incorporated adjacent to the public streets.
2. 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).
3. Parking should be screened from second story units by trees or lattice work.
4. Tenant spaces shall be sheltered.
5. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
6. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
7. Within open parking areas, there shall be at least one tree for every five parking spaces.
8. To visually break up the long rows of parking, a landscaped planter with evergreen trees and having a minimum width of five feet shall be located after every tenth parking stall.

C. On-Site Circulation

1. 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 convenience to visitors.
2. Central pedestrian ways shall provide convenient access to bus stops, green belts, and public facilities.

D. Bicycle Storage

Bicycle racks and lockers shall be provided throughout the development.

E. 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 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.

F. 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.
7. Enclosures shall not be located adjacent to residentially zone property.

*Conditions - Special Permit (added by Planning Commission)*

- g. All east-west oriented buildings shall be provided with double-pane windows, adequate overhang to shade the windows, and large deciduous trees shall be provided along the west side of the structures.*
- h. The parking ratio shall be reduced to 1.5, and eliminated parking shall be replaced with landscaping.*

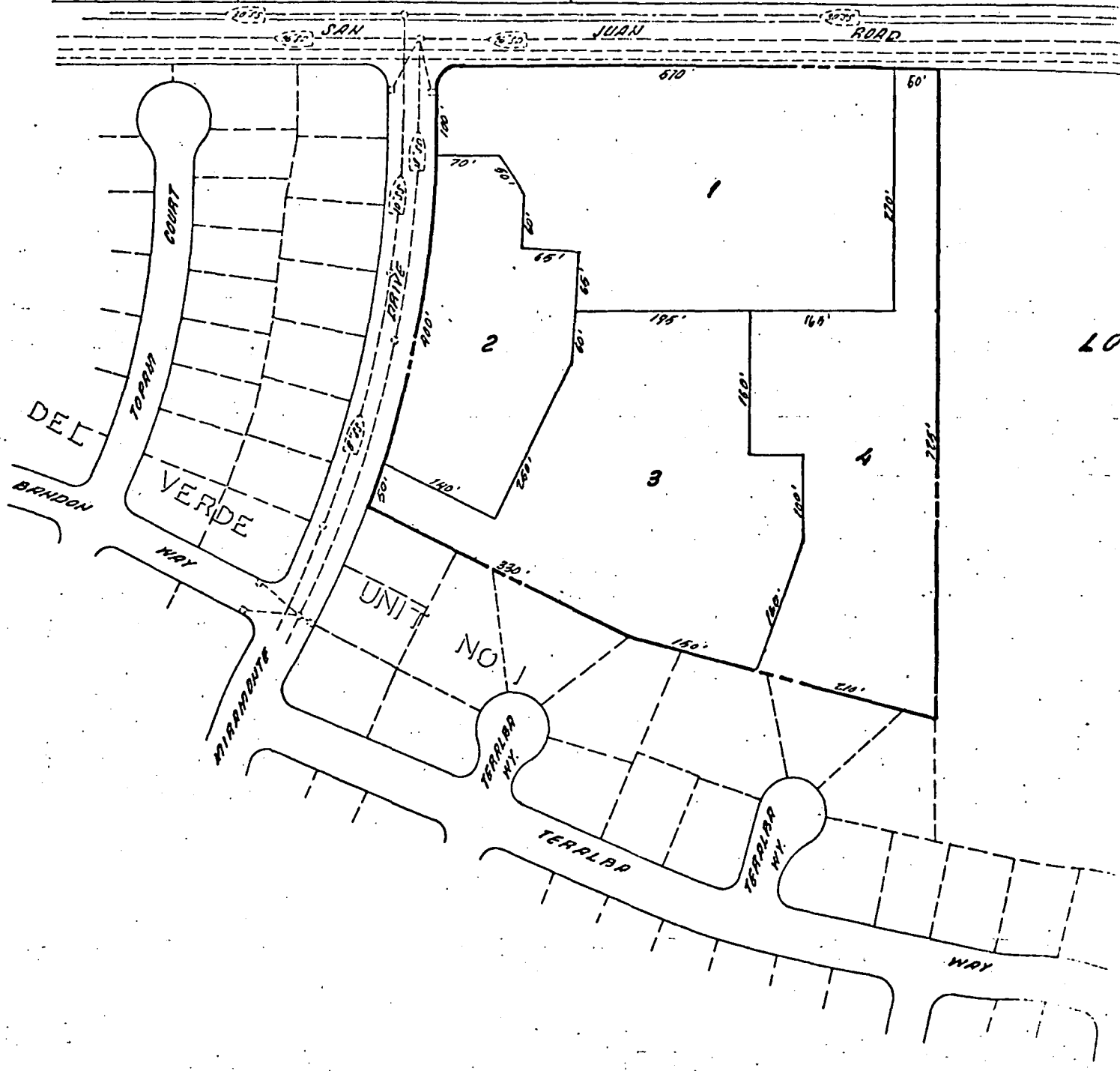


# EXHIBIT "B"

225-170-10  
SAMMIS LEE

225-170-23  
FONG MARGARET

225-170-22  
LINCOLN ASSOCIATES



TENTATIVE MAP

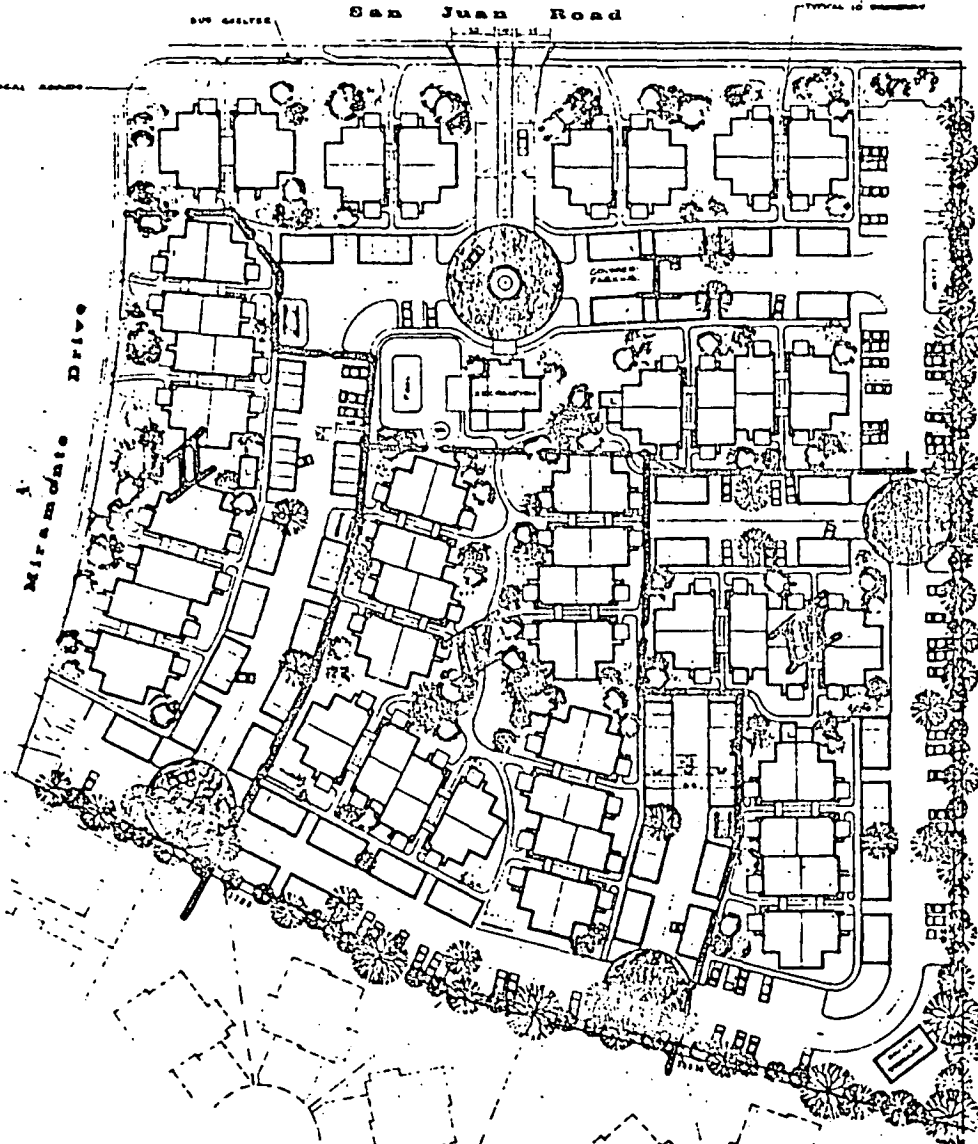
5-22-80

No. 14

P9016

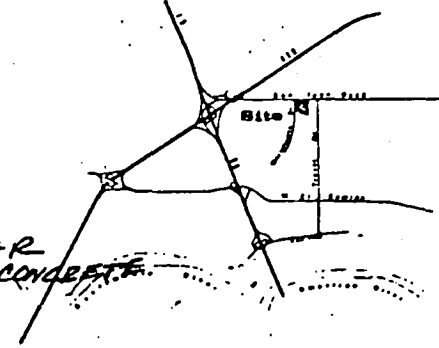
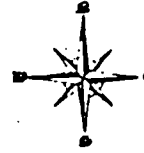
5-22-80

14



Site Plan

Scale 1"=40'



Location Map

EXHIBIT "D"

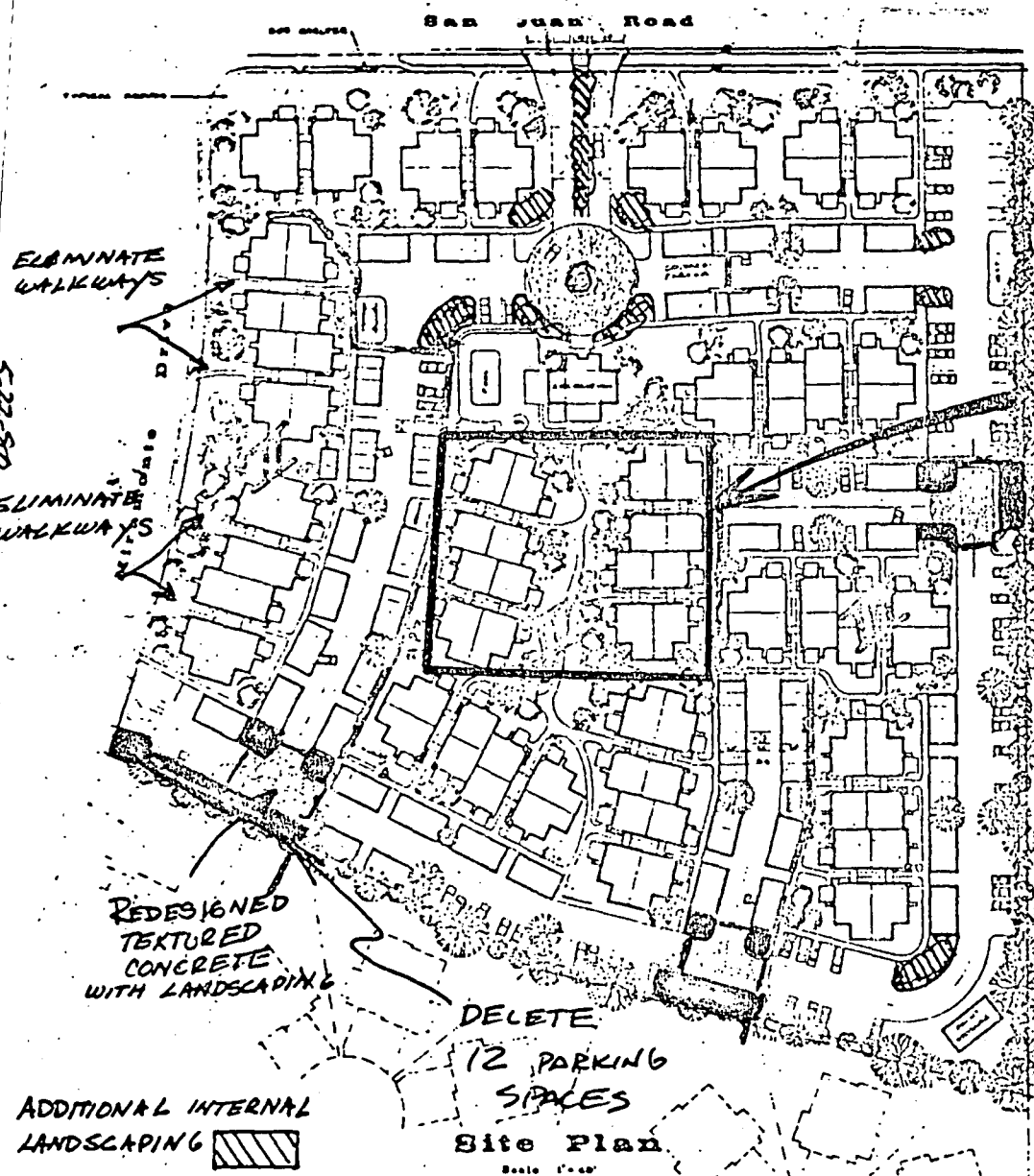
Tabulation						
Nº	TYPE	SQ FT	BLDG. AREA	CONV. CURVED ACCESS	%	
72	ONE BEDROOM	747	40,800	16,111		
108	TWO BEDROOM	924	46,096	48,048		
9	LAUNDRIES	160	780	780		
1	RECREATION BLDG.	1,800	1,800	1,800		
1	SAINT. STRUCTURE	800	800	800		
176	COVERED PARKING	180	61,680	61,680		
176 UNCOVERED PARKING SPACES						
TOTAL BUILDING AREA			1181,700			
BUILDING GROUND COVERAGE				108,660	2.48	16%
VERTICAL AREA				98,792	2.26	16%
OPEN AREA				1,76,216	2.06	27%
				483,976	8.80	100%
176 DWELLING UNITS + 8.8 AC. = 20 DWELLING UNITS/AC.						

Del Verde Square  
 176 Units  
 Sacramento, California

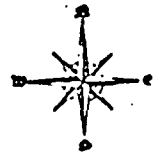
11/11

5-22-80

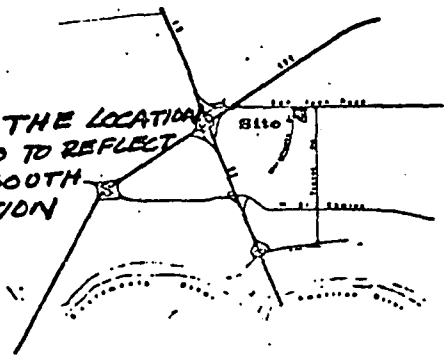
14



San Juan Road



CHANGE THE LOCATION OF 32 UNITS TO REFLECT A NORTH-SOUTH ORIENTATION



Location Map

EXHIBIT "D"

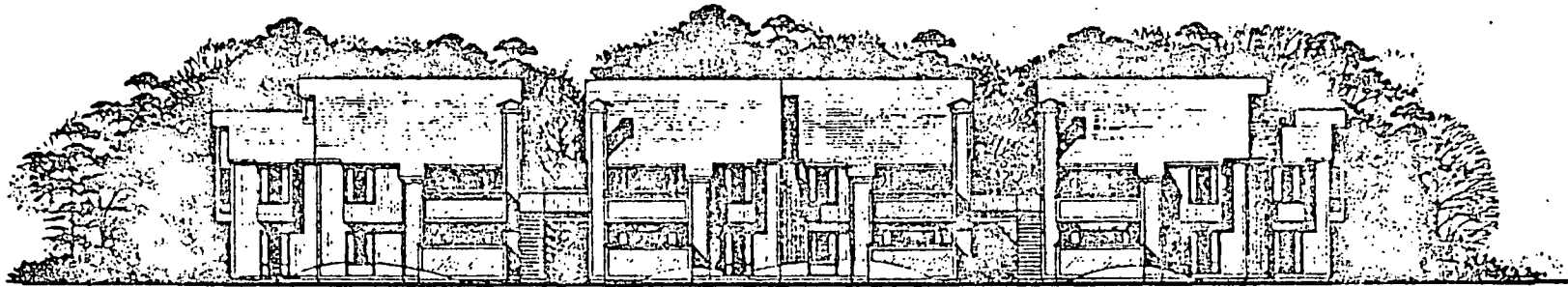
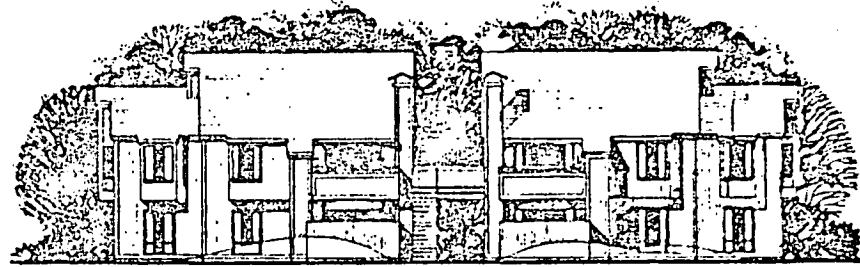
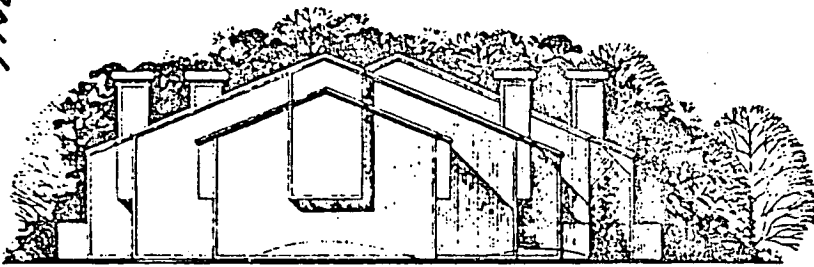
Tabulation				
NO.	TYPE	SQ. FT.	SQ. AREA	PERCENTAGE ACRES, %
72	ONE BEDROOM	712	60,800	25.11%
104	TWO BEDROOM	924	86,000	48.04%
9	LAUNDRY	160	780	780
1	ELECTRIC ROOM	1,800	1,800	
1	PAINT STORAGE	800	800	
176	TOTAL AREA	100	61,680	61,680
TOTAL BUILDING AREA 1161,700				
			100,860	7.45 28%
			48,792	2.76 26%
			176,216	2.86 47%
			787,528	8.60 100%
176 DWELLING UNITS @ 8.0 AC. = 20 DWELLING UNITS/AC.				

Del Verde Square  
176 Units  
Sacramento, California

Donald Thoden AIA Architect  
8141 Collier Way  
Sacramento California  
95828

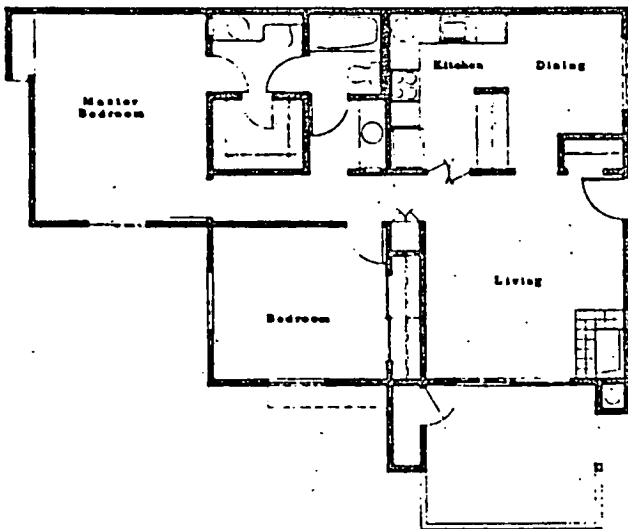
PROPERTIES

P901C

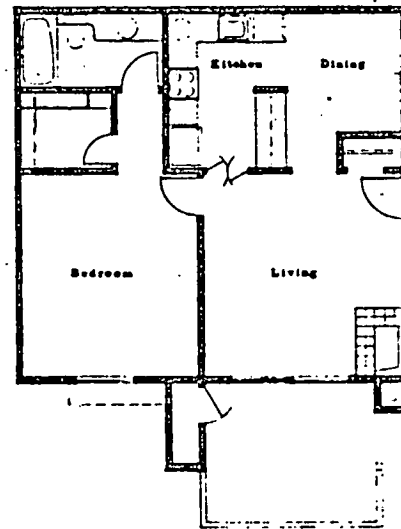


Exterior Elevations

5-222-80



Typical 2 Bedroom 924 sq ft



Typical 1 Bedroom 708 sq ft

EXHIBIT "E"

Donald Thaden AIA Architect  
3111 Cluney Wy  
Baltimore 67001  
Professional

12 11 80

PROPERTIES





# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-6428

LORRAINE MAGANA  
CITY CLERK

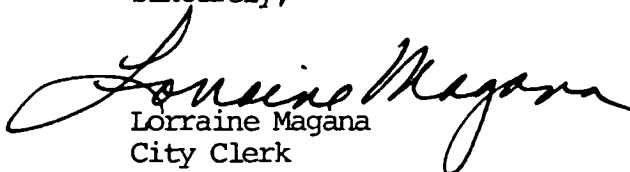
July 2, 1980

J & L Properties  
3434 Marconi Avenue, Suite A  
Sacramento, CA 95821

Gentlemen:

At the regular meeting of the City Council held on July 1, 1980, your request for Tentative Map and Subdivision Modification for property located at the southwest corner of San Juan Road & Miramonte Drive (P-9016), was continued to July 22, 1980, for further report.

Sincerely,

  
Lorraine Magana  
City Clerk

LM:sj

Item No. 36



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

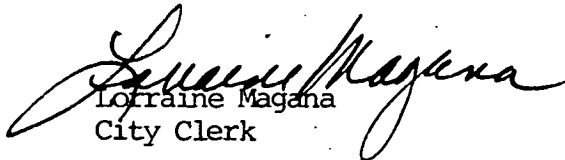
July 2, 1980

J & L Properties  
3434 Marconi Avenue, Suite A  
Sacramento, CA 95821

Gentlemen:

At the regular meeting of the City Council held on July 1, 1980, your appeal vs. City Planning Commission approval of conditions placed on Special Permit to develop the southwest corner of San Juan Road & Miramonte Drive (P-9016), was continued to July 22, 1980 for further report.

Sincerely,

  
Lorraine Magana  
City Clerk

LM:sj

Item No. 37