

CITY PLANNING COMMISSION

927-10th Street . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815
OWNER	Treatops 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.	214-061-21 & 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-1
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:

APPLIC. NO. P82-151 MEETING DATE July 22, 1982 CPC ITEM NO. 8

000250

Following conditions must be satisfied prior to the filing of the final map unless different time for compliance is specifically noted:

Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. All streets to be fully improved; no half-street improvements allowed;

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;

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;

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;

Right-of-way study and dedication required for Truxel Road and Garden Highway;

Pay off any existing assessments prior to approval of final map;

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:

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.

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.

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.