

Amended
RESOLUTION NO. 2003-311

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF MAY 20 2003

A RESOLUTION ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT FOR MEADOWVIEW ESTATES, LOCATED SOUTH OF MEADOWVIEW ROAD BETWEEN AMHERST WAY AND JOHN STILL DRIVE IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE; SACRAMENTO, CA. (P02-130)

(APNs:052-0010-033, -034, -039, -053, & -054)

WHEREAS, the City Council conducted a public hearing on May 20, 2003 concerning the above project and based on documentary and oral evidence submitted at the public hearing, the Council hereby adopts the Notice of Decision and Findings of Fact, as set forth herein.

NOTICE OF DECISION

At the regular meeting of May 20, 2003, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council took the following actions for the location listed above:

- A. Environmental Determination: Prior Negative Declaration;
- B. Rezone 117.7± gross acres from Single Family (R-1) zone to Single Family Alternative (R-1A) zone;
- C. Special Permit to construct 399 single-family homes and 58 halfplex units within the R-1A zone;
- D. Variance to allow the halfplex unit garages and driveways to be located on the same street frontage.

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

FINDINGS OF FACT

- A. **A prior Negative Declaration** was prepared and ratified for the above referenced project subject to the requirements of CEQA.

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B. Special Permit: the Special Permit to construct 399 single family homes and 58 halfplex units within the R-1A zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed project is consistent with the General Plan, Airport Meadowview Community Plan, Single Family Residential Design Principles, and the underlying Single-Family Alternative (R-1A) zoning.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The project is designated for single-family residential development; and,
 - b. The project proposes to use quality construction materials and has adopted and employed many of the City's Single Family Residential Design Principles.
3. The proposed project is consistent with the General Plan and Airport Meadowview Community Plan which designates the site for Low Density Residential and Residential 4-8 du/na land use, respectively.

C. Variance: the Variance to allow the halfplex unit garages and driveways to be located on the same street frontage is approved subject to the following Findings of Fact and Conditions of Approval:

1. The proposed variance does not extend a special privilege to the subject property owner and is appropriate for any property owner facing similar circumstances.
2. The proposed variance does not allow a particular use in this zone that would not otherwise be permitted.
3. The proposed variance is not injurious to public welfare, nor to property in the vicinity of the subject project.
4. The proposed variance is in harmony with the General Plan, Airport Meadowview Community Plan and Zoning Ordinance, as it does not increase density and only relates to the aesthetic appearance of the halfplex units.

CONDITIONS OF APPROVAL

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- C. The Special Permit to Permit to construct 399 single family homes and 58 halfplex units within the R-1A zone (Exhibits 1A through 1P in the Planning Commission Staff Report) is hereby approved subject to the following conditions of approval (The applicant shall satisfy each of the following conditions prior to obtaining any building permits unless a different time for compliance is specifically stated in these conditions):

Planning

- C1. The design and construction materials of the single family residences shall be consistent with the attached elevations. Modifications/Plan substitution will require additional planning review and approval prior to the issuance of building permits.
- C2. The driveways shall be a minimum of 20 feet in depth and the minimum front yard setback shall be 15 feet with a minimum two (2) foot stagger between adjacent identical plans.
- C3. The maximum lot coverage shall be 45% for Plans 103, 104, 108, 115, 116, 134, 151, 152, 153, and 154 and the 50% lot coverage for Plans 114 and 119.
- C4. Identical plans with identical elevations shall not be permitted side-by-side or directly across the street.
- C5. No more than three 2-stories shall be permitted in a row.
- C6. ~~The smallest plan (Plan 151) shall not be constructed on more than 25% of the lots.~~ The two smallest plans (Plan 103 and Plan 151) shall not be constructed on more than 20% of the lots. (Amended by Staff on 3/27/03)
- C7. Garage doors shall be metal sectional with raised panels.
- C8. Automatic front yard sprinklers and landscaping with a minimum of one shade tree shall be provided within the front yard of each residence at the time of construction. The front yard landscaping shall be similar in nature to the typical landscape plan (Exhibit P).
- C9. Provide seamless gutters along all appropriate roof lines with down spouts where applicable.
- C10. On elevations that include stone/brick, the enhanced materials shall be standard, not an upgrade. On all house plans with stone/brick wainscoting used on the exterior of the homes, the wainscot shall wrap to the rear along both sides of the homes a minimum of two (2) feet (where applicable).
- C11. The front windows for all homes shall be constructed as shown on the plans.

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C12. The following plans shall maintain a minimum porch depth of 6 feet: 115, 151, 154 (Unit 1).

C13. The standard roofing materials shall be concrete tile in a color to match the homes.

C14. The project shall comply with the currently applicable Meadowview Estates inclusionary housing plan.

C15. All rear and side elevations visible from the street shall incorporate stucco trim around the windows.

C16. The halfplexes shall be revised to provide additional articulation, similar to the elevations shown in Exhibit 1N to be reviewed and approved by Planning Staff.

C17. A model home complex shall be constructed prior to or concurrent with the first phase of development. The following six (6) plans shall be constructed in the model home complex: Plan 114, Plan 115, Plan 134, Plan 151, Plan 152, and Plan 153. (Amended by City Council on 5/20/03)

Building

C18. The subdivision is in a flood zone and shall comply with FEMA requirements.

C19. On the halfplex the following conditions apply:

- a. On the front of the building the roof overhang shall not project beyond the property line.
- b. On the rear of the building either remove the roof overhang to comply with UBC Section 503.2 or provide a full fire rated walls per UBC Table 5-A.
- c. On the property line walls provide a parapet wall per IBC Section 709.4.

C20. Any new plans shall be subject to Staff Level Design Review. Staff shall send a copy of the Design Review application to the district Councilmember for the Councilmember's review and comment.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT THE NOTICE OF DECISION AND FINDINGS OF FACT, SUBJECT TO THE CONDITIONS OF APPROVAL, ALL AS STATED HEREIN BE APPROVED AND ADOPTED.

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Heather Fung
MAYOR

ATTEST:

Margie K. Heung
CITY CLERK
~~REC~~

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