

- c. Street lights shall be required;
- d. Pay a one-time drainage assessment fee, payable to the Reclamation District 1000 for increased facility costs;
- e. Redesign access to the site to the satisfaction of the City Traffic Engineer;
- f. Provide 12-1/2 foot PUE along all street frontages;
- g. Place a note on the final map and Subdivision Improvement agreement that:
  - 1) no <sup>occupancy</sup> ~~building~~ permit shall be issued for office space exceeding 200,000 square feet for the entire Natomas Corporate Center area as shown on the original map until a traffic signal is operational at the intersection of Natomas Park Drive and West El Camino Avenue. Developer to pay 50-percent of the cost of the signal; *[amended by CPC]*
  - 2) once the property within the entire Natomas Corporate Center area is 60-percent developed, any additional development shall be predicated upon the provision of a second access road between Natomas Park Drive and West El Camino, Truxel Road or Garden Highway. This road shall consist of two travel lanes plus shoulders. The design of the access road shall be to the satisfaction of the City Public Works Director;
- h. Access to parcel 9 shall be gained from parcel 8; show easement on the final map.

Informational Item: On-site City-owned water main shall be required.

Conditions Special Permit

- a. The applicant shall redesign the site plan so that access and driveways do not create congestion to the satisfaction of the Traffic Engineer. Revised plans shall be submitted for review and approval of the Traffic Engineer prior to issuance of a building permit.
- b. The applicant shall provide a minimum of 50-percent shading in the parking area. All planters shall conform to the minimum width for the type of trees proposed. Revised landscape, shading and irrigation plans shall be submitted to planning staff for review and approval prior to issuance of a building permit.
- c. The 40-foot landscape planter along West El Camino and the 25 foot landscape planter on Natomas Park Drive shall be provided with a minimum 5 foot landscaped undulating berm.
- d. A revised site plan indicating the location and design of the bicycle storage shall be submitted to staff for review and approval prior to issuance of a building permit.

9. Part of this application involves a parcel map to separate the two proposed office structures and the building site from a large parcel of vacant land east of the I-5 freeway. As a condition of approval on the tentative map, the City Engineer is requiring a traffic signal at the intersection of Natomas Park Drive and West El Camino Avenue. The signal will be required when building permits have been issued for office space exceeding 200,000 square feet for the entire Natomas Corporate Center. At the present time permits have been issued for development south of the subject site and another project has just been approved adjacent to the subject site. The total square footage of this project along with those previously approved is 287,937 s.f. of office space. The applicant should be aware that either this project or the one on the adjacent site will initiate the requirement for the traffic signal.
10. Based upon the total net square footage of office space proposed and approved there is 512,389.5 square feet of permitted office space remaining within the PUD area.

TABLE I  
Total Office Space Footage Permitted in PUD: 793,313 square feet

Projects to date:	
P83-171	98,066 net square feet
P83-432	87,920 net square feet
P84-177	94,937.5 net square feet
	280,923.5 net square feet

	793,313
Total office square footage remaining in PUD	- 280,923.5
	512,389.5

Environmental Determination: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. The Ratification of the Negative Declaration;
2. Approval of the Tentative Map subject to the following conditions;
3. Approval of the Special Permit subject to conditions which follow and based upon findings of fact to follow:

Conditions: Tentative Map:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. File the necessary segregation requests and fees to segregate existing assessments, or pay off existing assessments;

STAFF EVALUATION: Staff has the following comments regarding this request:

1. As proposed, this project is consistent with the development agreement for the Natomas Corporate Center which allows flexibility in the PUD Schematic Plan. The building elevations and materials are consistent with the design standards established in the development guidelines for the PUD. There is concern regarding site design with respect to the vehicular access from Natomas Park Drive. The City Traffic Engineer has indicated that traffic problems will occur unless this access point is eliminated or modified. The Traffic Engineer also indicated that driveway modifications will be necessary within the site to eliminate conflict with parking aisles. At the present time on-site parking is deficient by 3 spaces. It is expected that 5 additional parking spaces will be lost with the necessary driveway modifications. The applicant will be required to revise the plans by increasing the on site parking to the required minimum or to reduce the square footage of the buildings. The applicant has been working with the Traffic Engineer to resolve some of the problems. Proposed modifications are shown in Exhibit C.
2. The on site landscaping exceeds the requirements set forth in the development guidelines and the landscape setbacks comply with the minimum 40 foot setback along West El Camino and 25 foot setback on Natomas Park Drive. Staff does, however, recommend that a minimum of 5 foot landscaped undulating berms be provided along West El Camino and Natomas Park Drive to screen the on site parking area from adjacent residential uses.
3. The site plans indicate that the parking lot shading does not meet the requirement of 50-percent which is necessary to meet the standards set forth in the Natomas Corporate Center development guidelines. In addition to the shading deficiency, the site plan indicates that the tree wells located in the parking lot on the northwest side of the site are not adequate to accommodate shade trees. These tree wells must be increased to a minimum of 6 feet of planter area depending on the type of tree selected for these planters. A six inch raised planter curb will also be required around the tree wells.
4. The site plan does not indicate where bicycle storage will be provided on this site. The applicant will be required to provide a minimum of 25 bicycle storage facilities for this project. The Zoning Ordinance requires that at least 50-percent of these facilities must be Class I lockers. Plans for the bicycle facilities shall be submitted to staff for review and approval. The bicycle facilities shall be compatible in materials and design to the main structures and shall not distract from the overall site design.
5. The floor plans of the 3 story structure indicate that shower and locker facilities will be provided for both men and women. The provision of showers and lockers allow a credit of 2.5% to be applied toward the vehicle trip reduction requirement of 15%. The applicant will be required to submit a Transportation Management Plan for the Planning Director's review and approval. The plan shall accommodate at least a 12.5% vehicle trip reduction to the site using some of the following measures.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1984 by a vote of 6 ayes and 3 absent the Subdivision Review Committee recommended approval of this 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. File the necessary segregation requests and fees to segregate existing assessments, or pay off existing assessments;
3. Street lights shall be required;
4. Pay a one-time drainage assessment fee, payable to the Reclamation District 1000 for increased facility costs;
5. Redesign access to the site to the satisfaction of the City Traffic Engineer;
6. Provide 12-1/2 foot PUE along all street frontages;
7. Place a note on the final map and subdivision improvement agreement that:
  - a) no building permit shall be issued for office space exceeding 200,000 square feet for the entire Natomas Corporate Center area as shown on the original map until a traffic signal is operational at the intersection of Natomas Park Drive and West El Camino Avenue. Developer to pay 50-percent of the cost of the signal;
  - b) once the property within the entire Natomas Corporate Center area is 60% developed, any additional development shall be predicated upon the provision of a second access road between Natomas Park Drive and West El Camino, Truxel Road or Garden Highway. This road shall consist of two travel lanes plus shoulders. The design of the access road shall be to the satisfaction of the City Public Works Director;
8. Access to parcel 9 shall be gained from parcel 8; show easement on the final map.

Informational Item: On-site City-owned water main shall be required.

BACKGROUND INFORMATION: The subject site is located within the Natomas Corporate Center PUD on the south side of W. El Camino Avenue and east of the I-5 freeway. There have been two office projects approved to date within this PUD (P83-171) (83-432). The two approved projects consist of 185,985 net square feet of office space out of the maximum allowable 793,313 square feet for the entire PUD as approved by the City Council.

This request consists of two office buildings with a total of 95,937 square feet of office space.

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Winncrest Homes, 9985 Folsom Blvd., Sacramento, CA 95827				
OWNER	Placer Savings & Loan, 385 Nevada Street, Auburn, CA				
PLANS BY	Spink Corp., P.O. Box 2511, Sacramento, CA 95811				
FILING DATE	5-11-84	50 DAY CPC ACTION DATE	6-14-84	REPORT BY:	SC:bw
NEGATIVE DEC.	5-23-84	EIR		ASSESSOR'S PCL. NO.	See*

- APPLICATION:
1. Negative Declaration
  2. Rezone 7.5± acres from Single Family (R-1) to Townhouse (R-1A) zone (Sec. 13)
  3. Tentative Map to divide 37 corner lots into 74 halfplex lots (Sub. Ord.)
  4. Special Permit to create 74 halfplexes (Sec. 7 & 15)
  5. Subdivision Modification to waive separate water and sewer services

LOCATION: Various corner lots in Lakecrest Village Unit No. 4

PROPOSAL: The applicant is requesting the necessary entitlements to develop 74 halfplex units on various corner lots in an existing subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1976 South Pocket Community Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant and under construction

Surrounding Land Use and Zoning:

North: Single Family; R-1  
South: Vacant; R-1A  
East: Vacant; R-1  
West: Vacant; R-1A

Parking Required: 74 spaces  
Parking Provided: 7+ spaces  
Property Dimensions: Varied  
Property Area: 7.5± acres  
Density of Development: 4.6± units per acre for entire development  
Square Footage of Lots: Varied  
Square Footage of Buildings: 1,950 to 2,392  
Height of Structures: 16 feet; one-story  
Topography: Flat  
Street Improvements: Existing  
Utilities: To be provided  
Exterior Building Colors: Gray, tan, brown, goldenrod, white  
Exterior Building Materials: Wood and brick

\*APN: 031-601-02; 031-602-01,02; 031-603-02,03; 031-605-01,11,13,22;  
031-606-09,10; 031-607-05,07; 031-608-04,10,11,17; 031-609-12,21;  
031-610-01,15,16,22,26,30,32,38,39,47,49,50,57,62,63,71,76

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1984, by a vote of 6 ayes and 3 absent, the Subdivision Review Committee recommended approval of this 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:

APPLC. NO. P84-182

MEETING DATE June 14, 1984

CPC ITEM NO. 19

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots 38B, 39B, 26B, 76B, 98B, 100B, 121B, 124B, 125A and 110B, 68B, 99B;
- b. Extend sewer and water laterals and services to lots 39B, 26B, 76B, 98B, 99B, 100B, 125A and 110B prior to filing the final map. (Will require special backfill specification);
- 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.

Informational Items: 1) Redesign all 2392B units so that driveway is located outside of the radius of the corner to the satisfaction of the City Traffic Engineer;  
2) Garage doors must be a minimum of 20 feet behind property line.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in the South Pocket area in a neighborhood which is currently being developed with single family structures and duplexes on corner lots. The applicant's proposal will allow for the individual ownership of each duplex unit which will not increase the density of the development or alter the character of the neighborhood since duplexes are allowed on corner lots in the City.
2. As proposed, the halfplex structures will be located on corner lots and each unit will have a different street frontage. This is consistent with the design criteria for the South Pocket Community Plan and, therefore, staff has no objections to this proposal.
3. The applicant has submitted three separate floor plans with three different elevations for each floor plan. The proposed building materials consist of wood and brick siding with shake roofs. Staff has no objections to these designs. Staff does, however, recommend that varied floor plans, elevations and exterior materials be used for units on adjacent corner lots as indicated on the site plans.
4. The applicant's proposal was reviewed by the City Traffic Engineer who indicated that some of the units will require redesign so that the driveway will not be located in the corner radius. In addition to this concern, the Traffic Engineer also requires that each driveway be a minimum of 20 feet long. These comments were noted as informational items during the Subdivision Review Committee hearing.
5. The Planning and Community Services Departments have determined that 0.6512 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted 90 days prior to filing the final map.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will 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 Rezone from R-1 to R-1A;
3. Approval of the Tentative Map, subject to conditions which follow;
4. Approval of the Special Permit, subject to the following conditions and based upon Findings of Fact to follow.
5. Approval of the Subdivision Modification to waive water and sewer connections, subject to conditions which follow.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots 38B, 39B, 26B, 76B, 98B, 99B, 100B, 121B, 124B, 125A and 110B, 68B;
- b. Extend sewer and water laterals and services to lots 39B, 26B, 76B, 98B, 99B, 100B, 125A and 110B prior to filing the final map. (Will require special backfill specification).
- 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.

Informational Items: 1) Redesign all 2392B units so that driveway is located outside the radius of the corner to the satisfaction of the City Traffic Engineer;  
2) Garage doors must be a minimum of 20 feet behind property line.

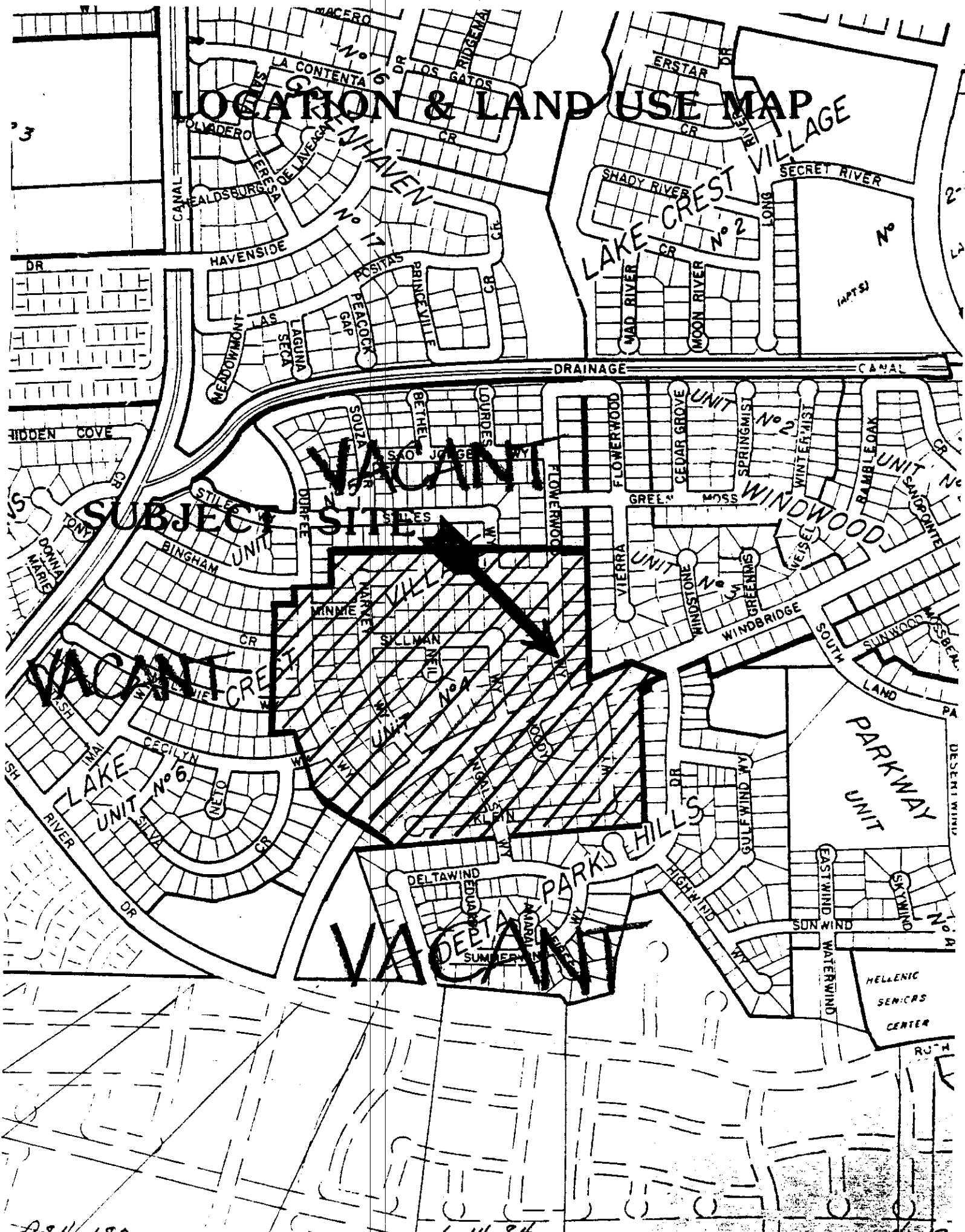
Conditions - Special Permit

- a. The applicant shall redesign all units where the driveway is located in the corner radius to the satisfaction of the Traffic Engineer prior to issuance of a building permit. All driveways shall be a minimum of 20 feet in depth;
- b. The applicant shall adhere to the attached site plans. Varied exterior materials shall be utilized on adjacent halfplex structures. Plans shall be submitted to the Planning Director prior to issuance of a building permit.

Findings of Fact - Special Permit

- a. The proposed halfplex development is based upon sound principles of land use in that similar housing types are located in this area and duplexes are allowed on corner lots within the City;
- b. The proposed project, as conditioned, will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that the use is compatible with adjacent residential uses;
- c. The proposal is consistent with the General Plan and the South Pocket Community Plan in that each plan designates the site for residential development.

# LOCATION & LAND USE MAP



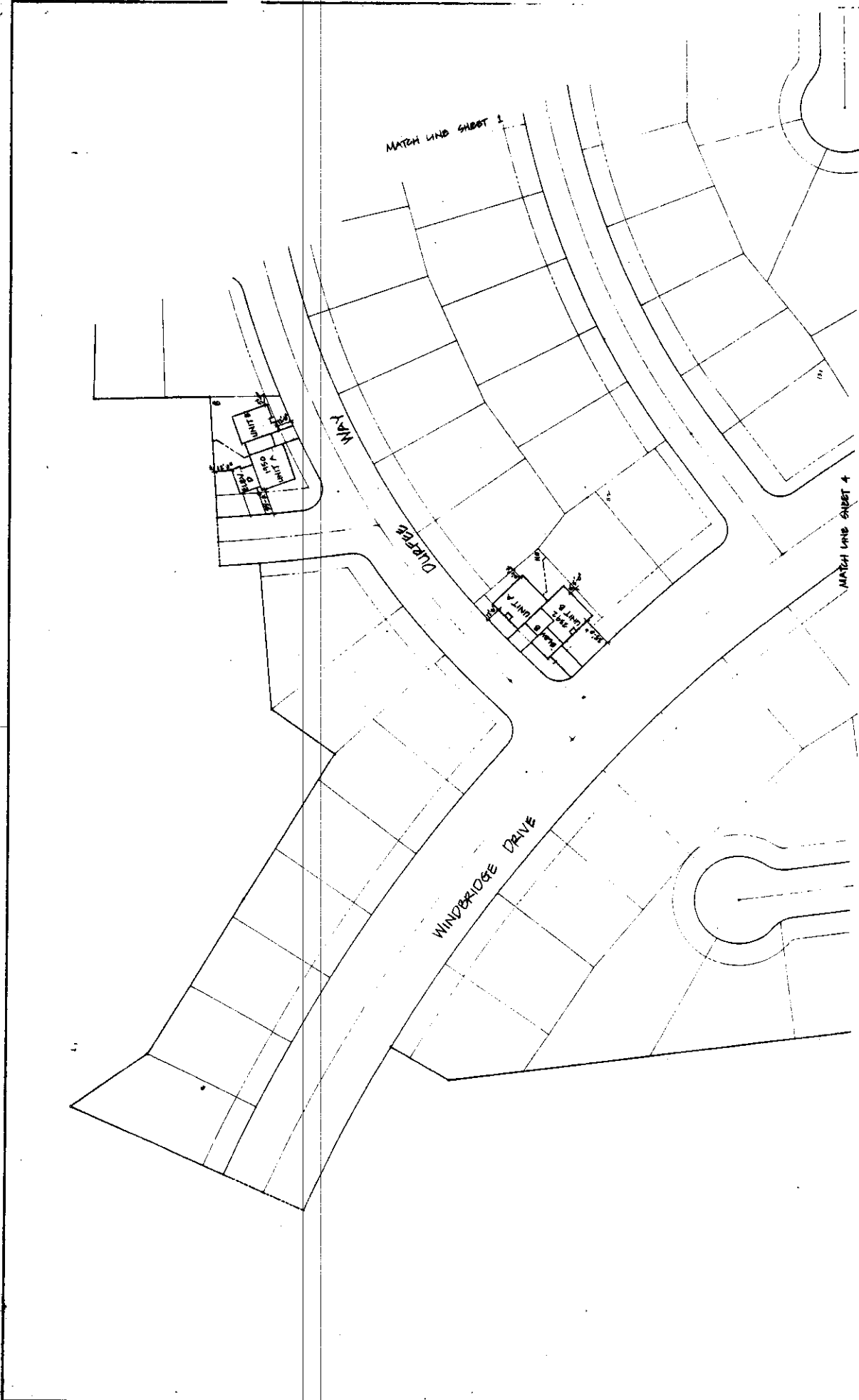
P84-182

6-14-84

6-19







THE PINK CORP. INC.  
 1000 P STREET, S.W.  
 WASHINGTON, D.C. 20004

**LAKE CREST VILLAGE UNIT NO. 4**

**CITY OF SACRAMENTO**  
 ENGINEERING DEPARTMENT

DESIGNED BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_ APPROVED BY \_\_\_\_\_ P. C. E.

FIELD BOOK	FILE NO.
TOTAL	FEET
HOURS	

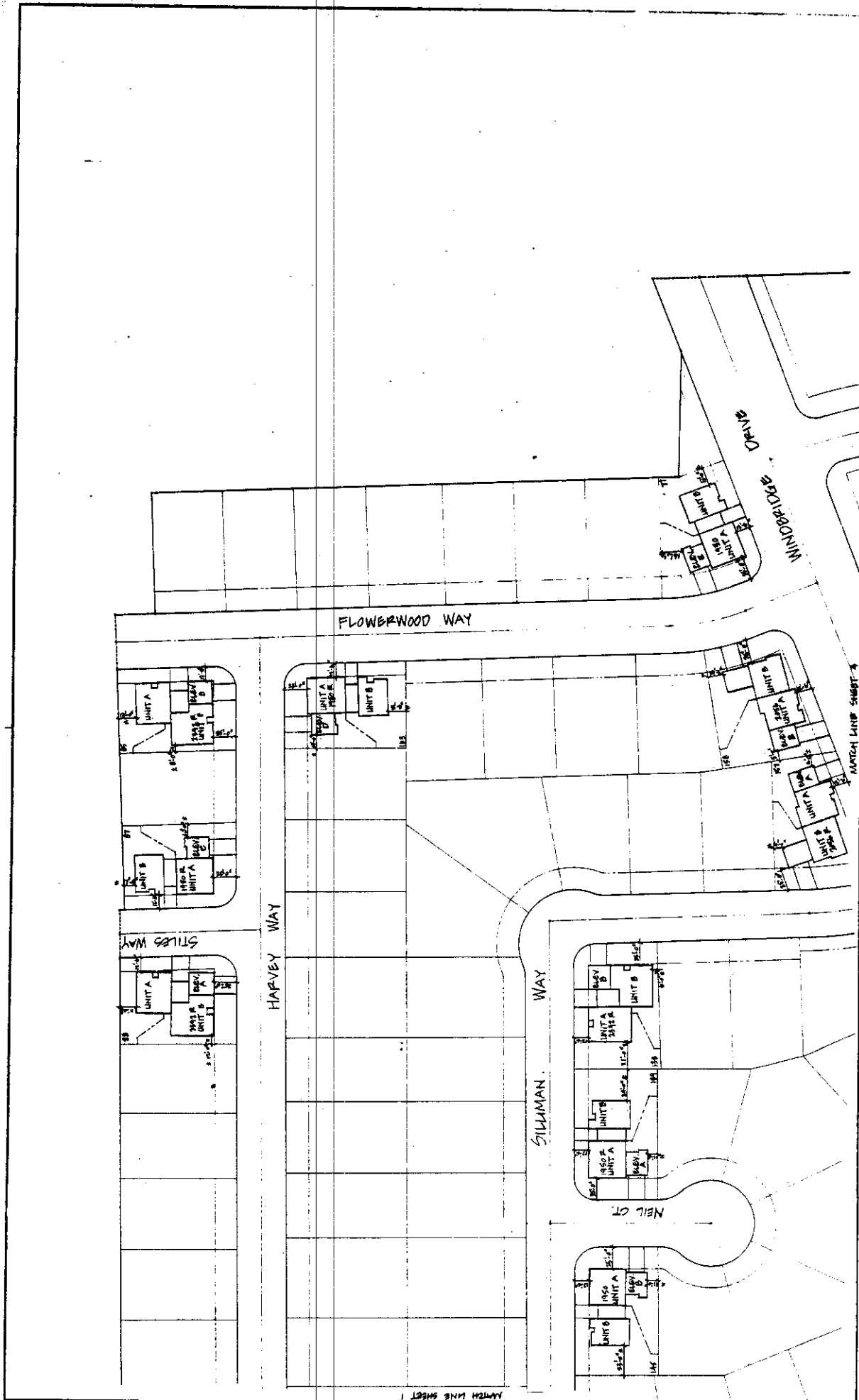
BENCH MARK	ELY
DISTURBANCE	

REVISIONS	DATE	BY

P84-182

6-14-84

No. 19



LAKE CREST VILLAGE UNIT NO 4

CITY OF SACRAMENTO  
ENGINEERING DEPARTMENT

DESIGNED BY  
R. C. E.

CHECKED BY  
DATE

APPROVED BY  
DATE

BENCH MARK  
ELEVATION

REVISIONS  
DATE

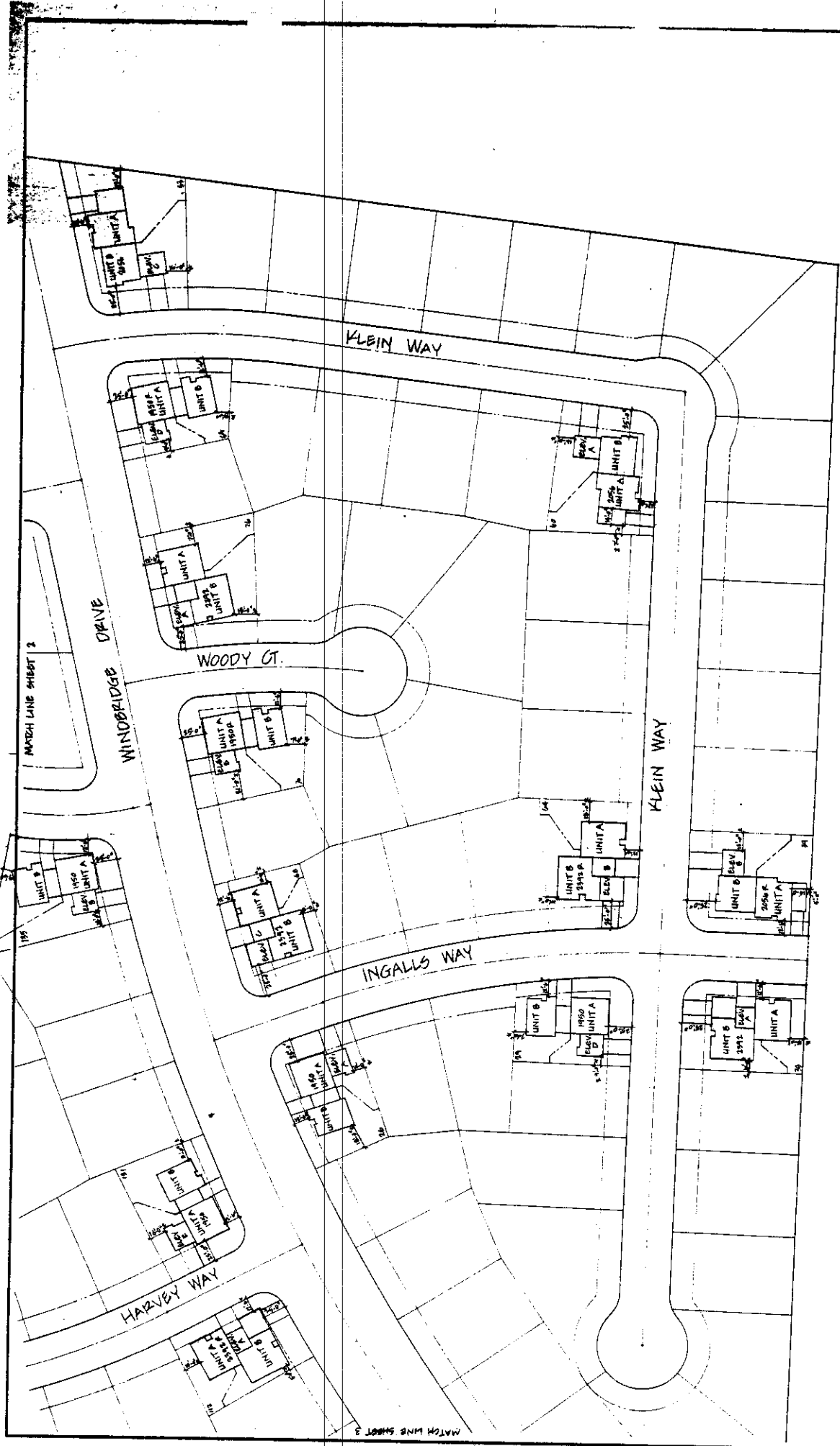
SCALE  
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2  
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P84-182

6-14-84

No. 19



LAKE CREST VILLAGE UNIT NO. 4

CITY OF SACRAMENTO  
 ENGINEERING DEPARTMENT

NO.	REVISIONS	DATE	BY	DESCRIPTION	BENCH MARK	ELV.	FIELD BOOK	SCALE	VERT.	DESIGNED BY	CHECKED BY	DATE

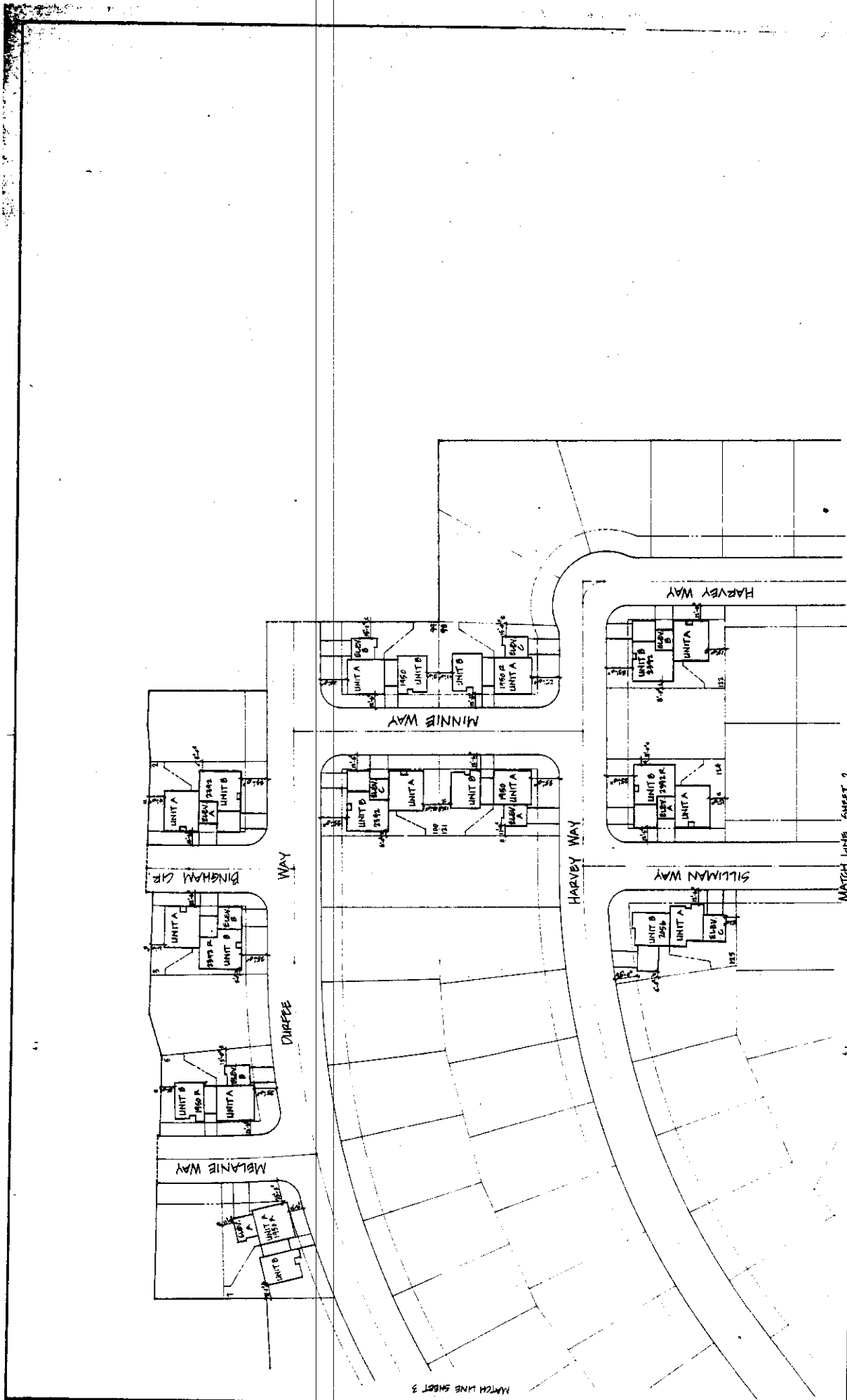
181-7880

181-7880

P84-182

6-14-84

No. 19



**CITY OF SACRAMENTO**  
 ENGINEERING DEPARTMENT

LAKE CREST VILLAGE UNIT NO. 4

MATCH LINE SHEET 2

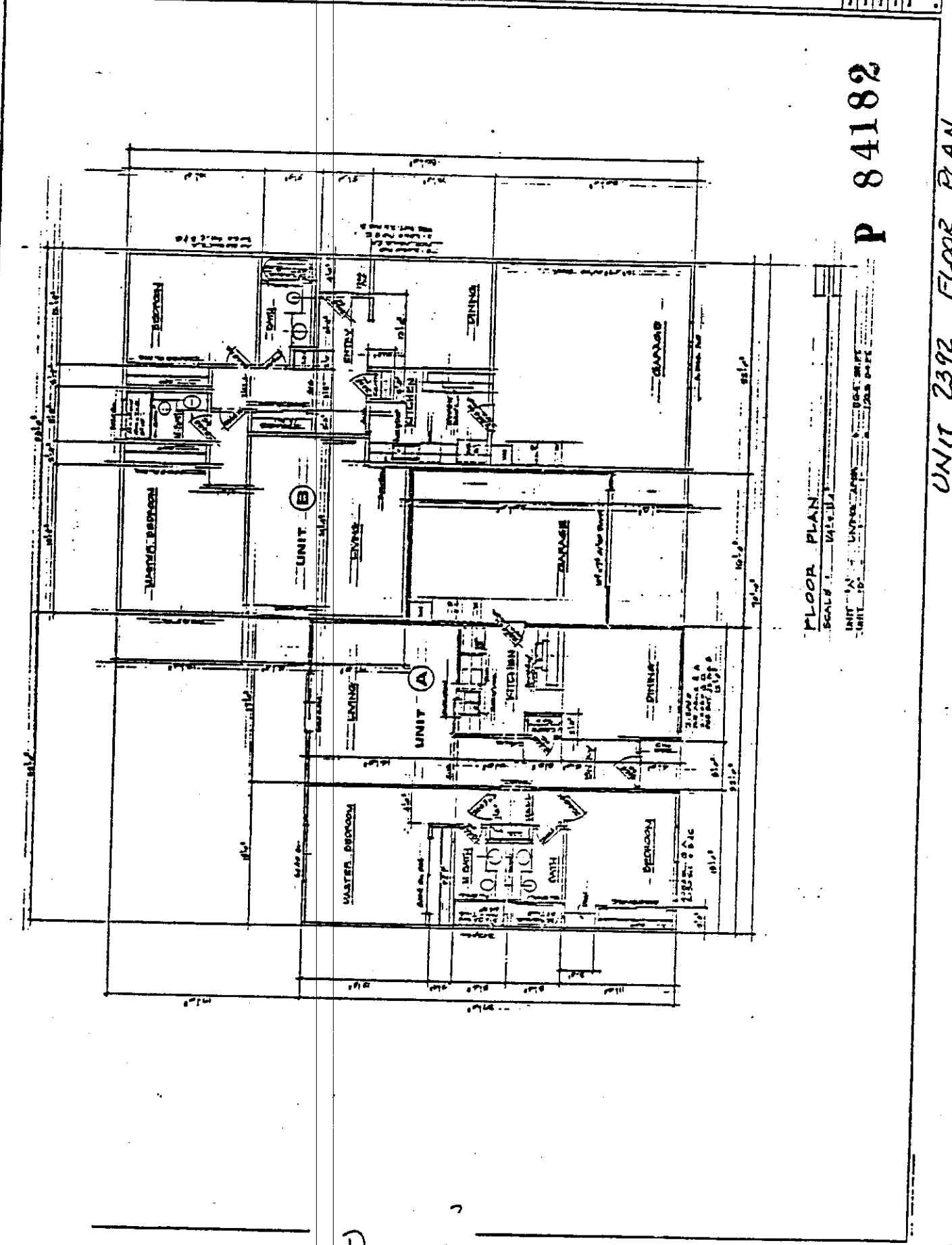
NO.	REVISIONS	DATE	BY

DESIGNED BY  
 CHECKED BY  
 DATE

DESIGNED BY  
 CHECKED BY  
 DATE



1  
4



P 84182

FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 UNIT: UNIT A, UNIT B  
 DATE: 12/15/83

UNIT 2392 FLOOR PLAN

P84-182

Dec. 15, 1983  
 6-14-84

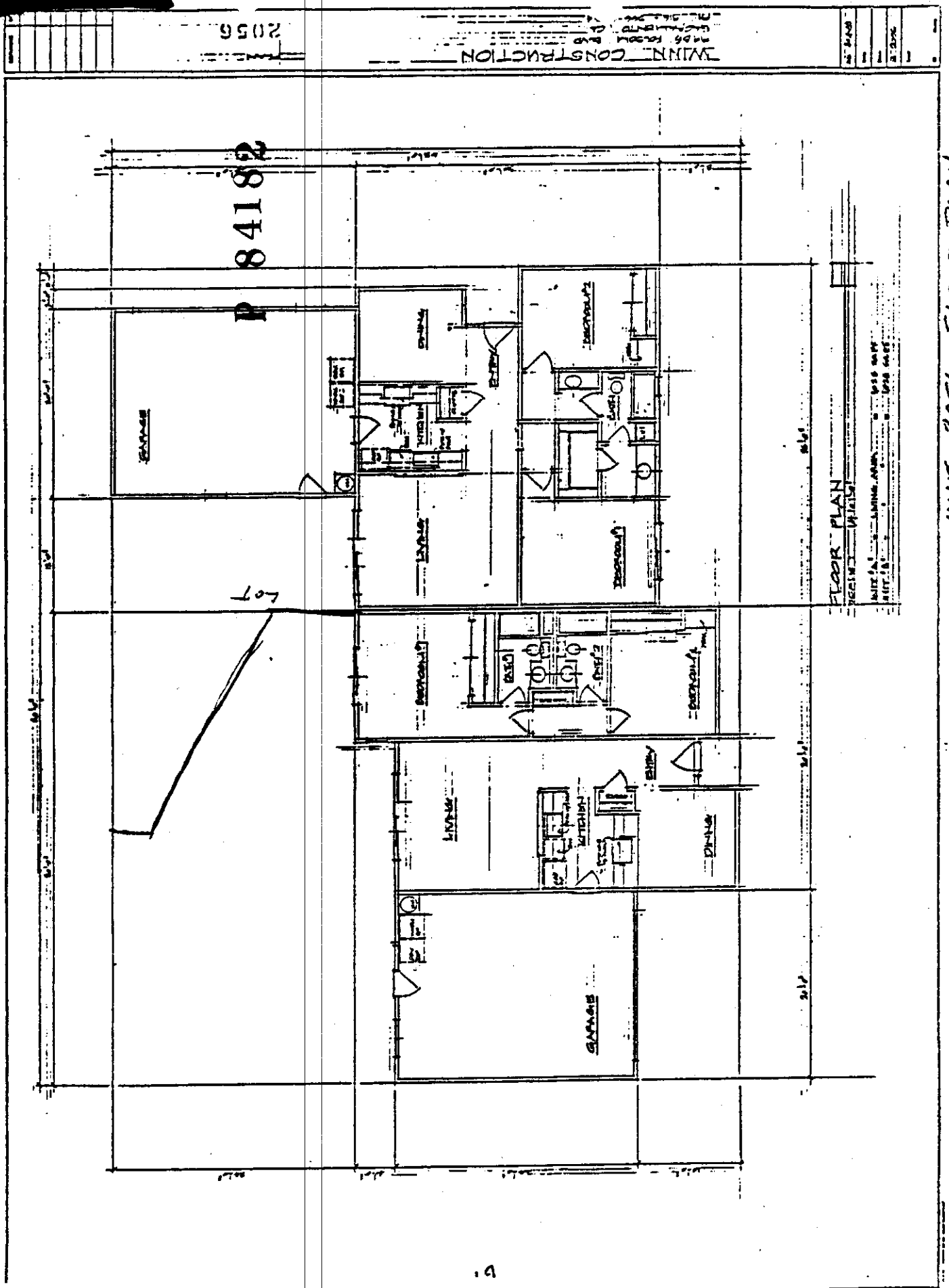
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2056

WINN CONSTRUCTION

P 84182

Lot

FLOOR PLAN

UNIT 205'S FLOOR PLAN

P84-182

DEC 15, 1983  
6-14-84

No. 12  
19





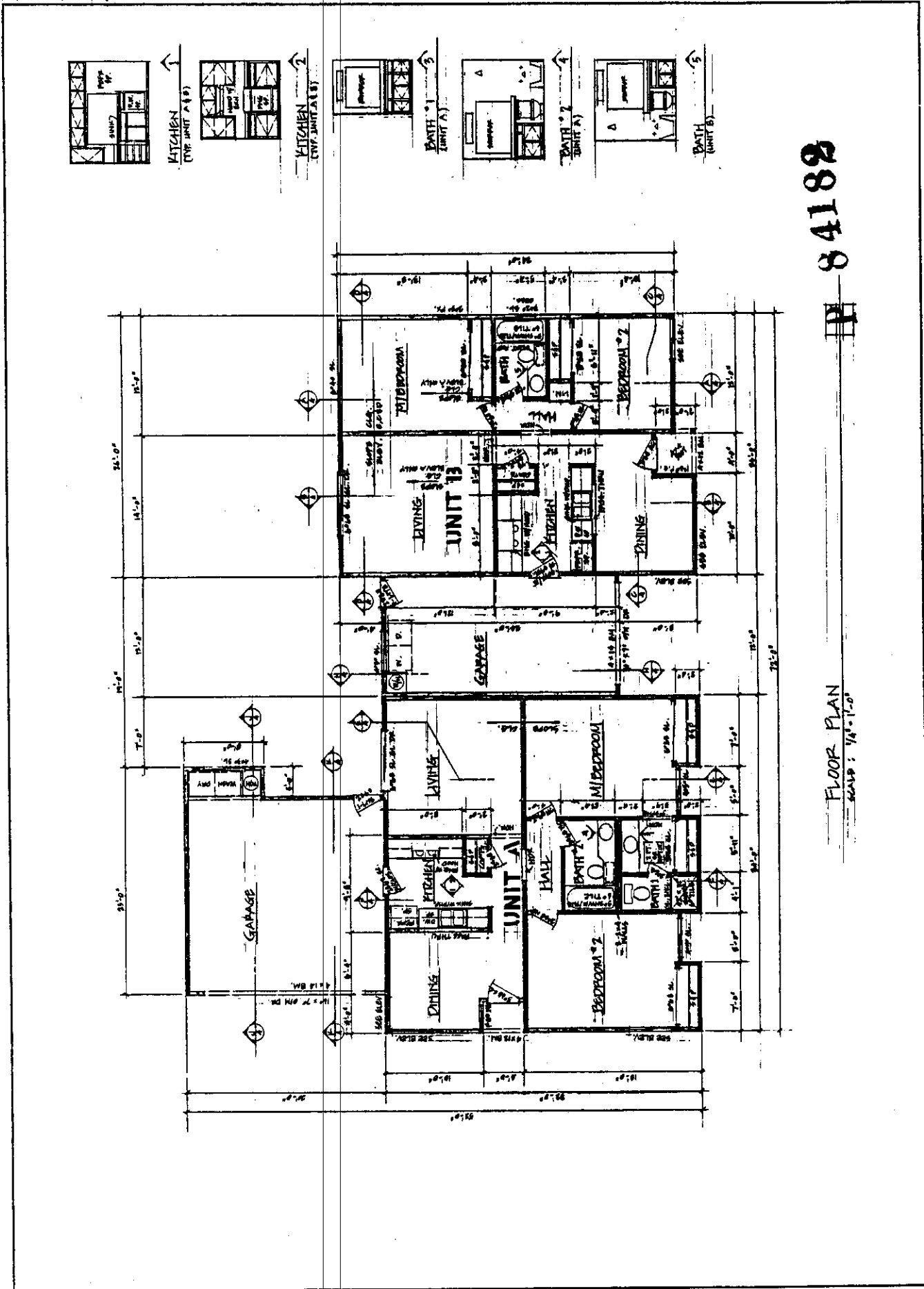


NO.	
DATE	
BY	
REVISIONS	

MODEL  
1951

WINN CONSTRUCTION  
1985 POLSON BLVD.  
SACRAMENTO, CA  
PH. 534-9334

DATE	8-1-84
BY	WAS
SCALE	1/8" = 1'-0"



84182

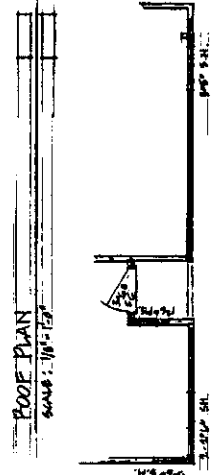
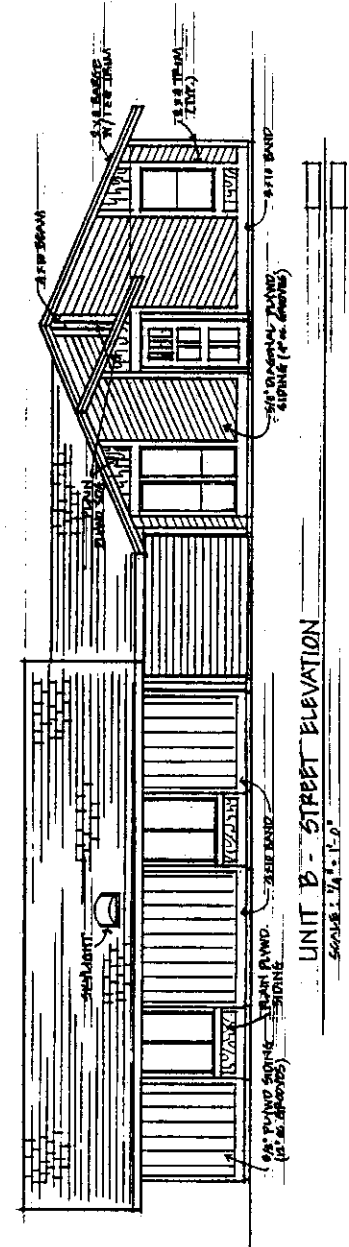
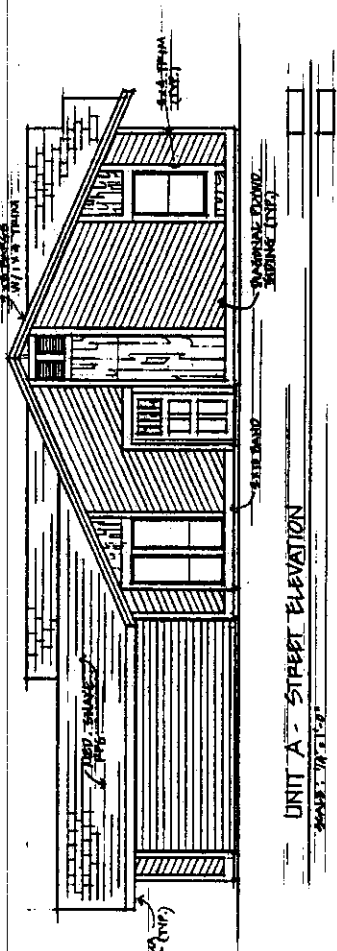
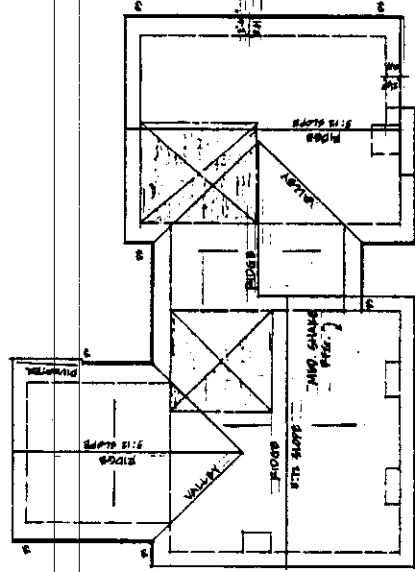
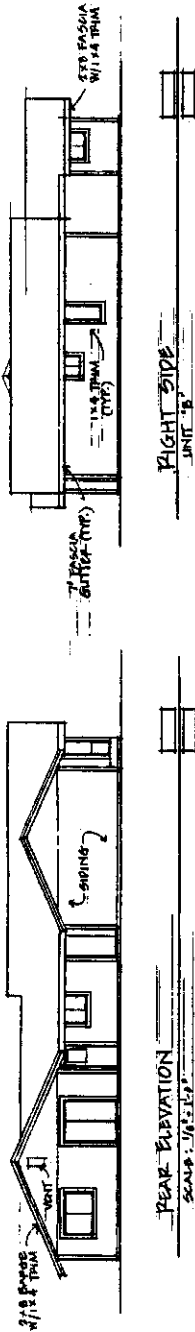
FLOOR PLAN  
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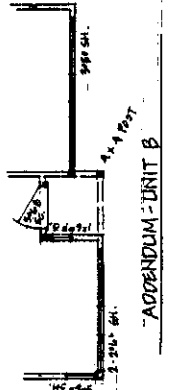
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Project	
213	



APPENDUM - UNIT A  
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P 84182

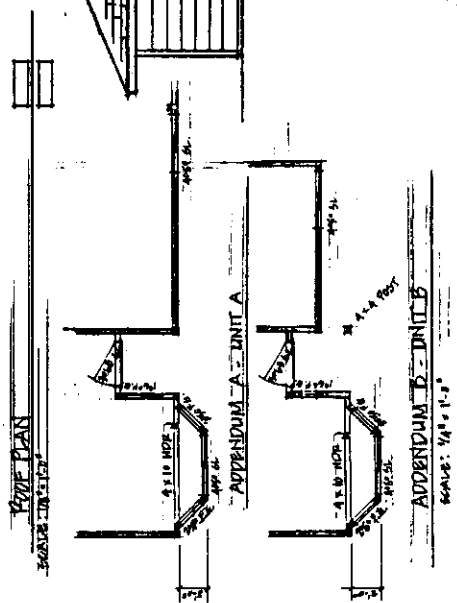
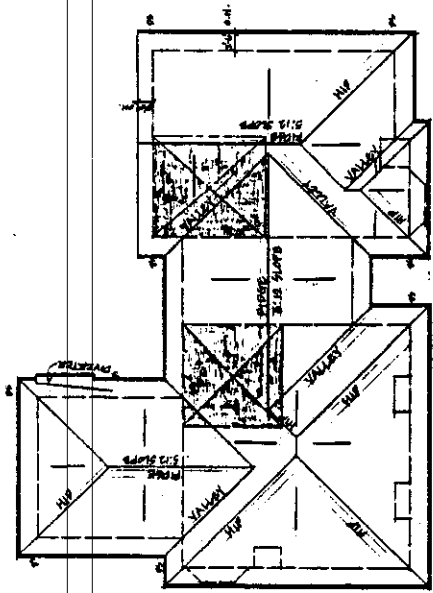
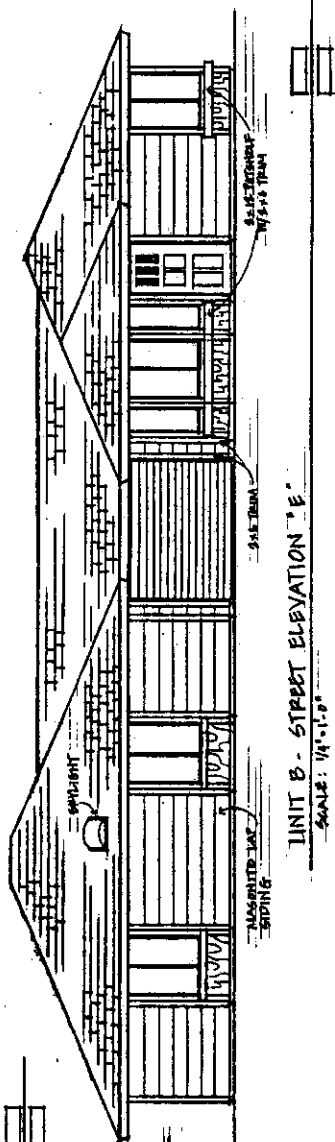
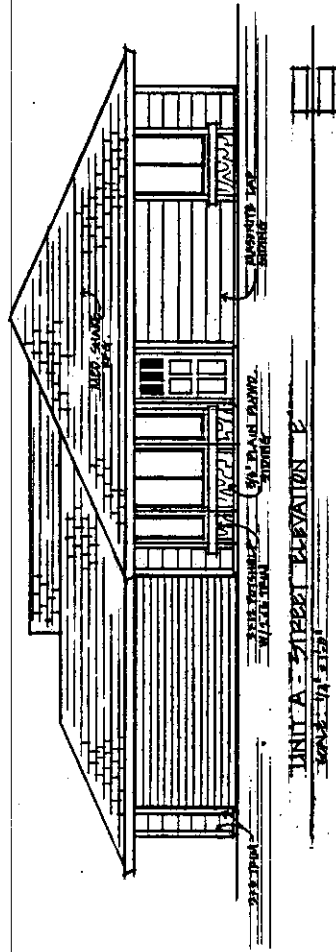
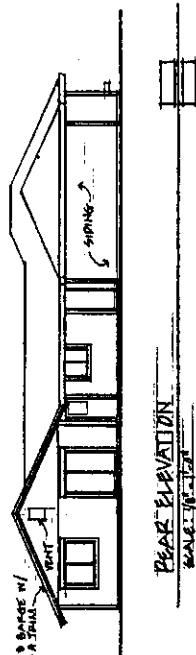
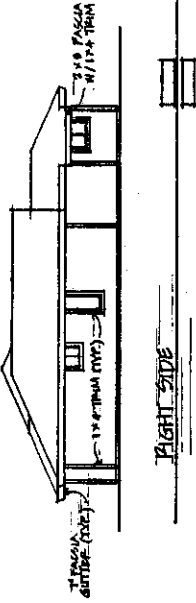




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Model  
1981

DATE	6-1-84
BY	485
NO.	
2E	



P 84182

