

CITY PLANNING COMMISSION

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

APPLICANT	Thompson Architectural, 1177 W. Shaw Avenue, Fresno, CA 93711		
OWNER	Thomas Luckey, 2119 W. March Lane, Stockton, CA 95207		
PLANS BY	Thompson Architectural, 1177 W. Shaw Avenue, Fresno, CA 94711		
FILING DATE	6/22/84	50 DAY CPC ACTION DATE	7/26/84
		REPORT BY:	SC:bw
NEGATIVE DEC	7/3/84	EIR	ASSESSOR'S PCL NO. 225-240-43 & 51

APPLICATION: A. Negative Declaration
 B. Variance to allow a sprinkler system in lieu of the two-hour fire wall for a new condominium development in the Townhouse (R-1A) zone. (Sec. 28-D-2-(d))

LOCATION: 1401 West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to utilize a fire sprinkler system for new condominium construction.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential (4-21 du/ac; 7 min avg.) PUD
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential & Townhouse, R-1; R-1A
 South: Shopping Center & Vacant; SC, R-1A & R-3-R
 East: Single Family; R-1
 West: Townhouse & Apartment, Vacant; R-1A, R-3-R & R-2B/PUD

Parking Required:	323 spaces
Parking Provided:	324 spaces
Property Dimensions:	Irregular
Property Area:	10.1 acres
Density of Development:	21 du/ac
Square Footage of Units:	600 to 1,188 sq. ft.
Height of Structure:	16 to 24 ft., 1 & 2 story
Topography:	Flat
Street Improvements:	To be improved
Utilities:	To be provided
Exterior Building Colors:	Gray, charcoal & white
Exterior Building Materials:	T-111 plywood & asphalt shingles

BACKGROUND INFORMATION: The subject site is located in the Pheasant Creek PUD. In December of 1983 the City Council approved the Pheasant Creek PUD Schematic Plan along with other entitlements necessary for the proposed development. Part of this request involved a special permit for a 215-unit condominium development on Parcel D.

The applicant is now proposing to develop the 215-unit condominium project and is requesting a variance from the development standards for new condominium construction which requires a two-hour firewall between each unit. The requirement for the two-hour firewall construction was adopted in the base ordinance of the condominium and condominium conversion ordinance in March of 1980.

PROJECT EVALUATION:

- A. As proposed, the condominium development consists of 215 airspace condominium units. Some of the units will be developed in single story structures with common interior side walls, while other units will be developed in two-story structures with common floor to ceilings and side walls on upper and lower units. The condominium ordinance requires that a two-hour firewall be developed between each unit. The condominium conversion ordinance allows the use of an approved fire sprinkler system in lieu of the two-hour firewall for apartments being converted into condominiums. This provision was included in the conversion ordinance since it was believed that retrofitting with the firewall may be prohibitive in some apartment complexes. The sprinkler system was allowed as an alternative from the two-hour wall because it offered substantially the same protection of life and property from fire. Since adequate fire protection will be provided, staff has no objections to this request.
- B. The applicant's proposal was reviewed by the City Fire Department who indicated no objections to the use of a fire sprinkler system provided the applicant submit plans for the system for their review and approval. These plans must be submitted to the City Fire Department prior to issuance of a building permit, and the sprinkler system will be required to be installed prior to final inspection of the condominium project.

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:

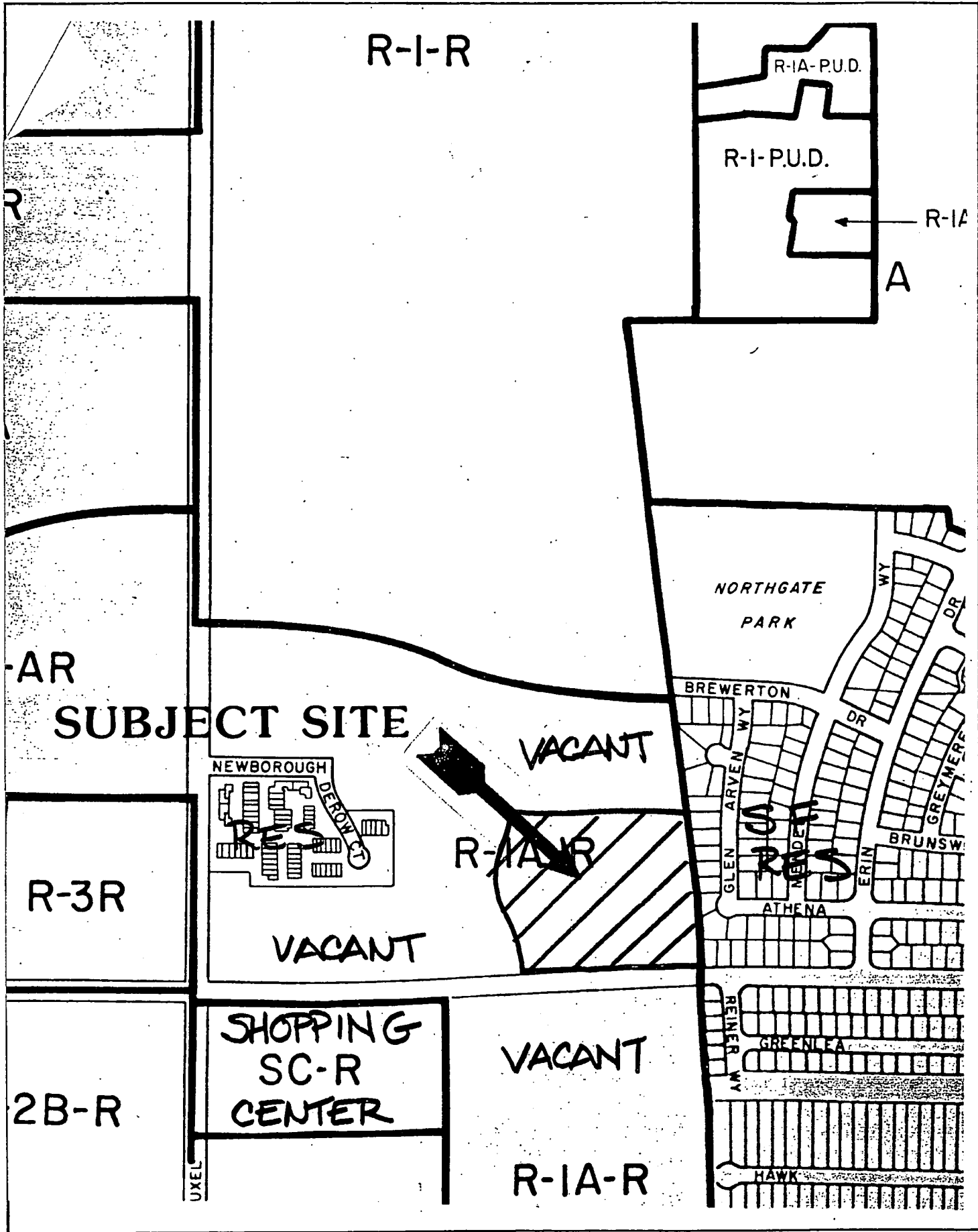
- A. Approval of the Negative Declaration;
- B. Approval of the Variance, subject to conditions and based upon Findings of Fact which follow.

Conditions - Variance

- 1. The applicant shall submit detailed plans of the sprinkler system to be used for the condominium development to the City Fire Department for review and approval. The sprinkler system shall be installed prior to final building.

Findings of Fact - Variance

- 1. The variance, as proposed and conditioned, does not constitute a special privilege extended to one property owner in that the use of the fire sprinkler for meeting the two-hour fire separation is allowed for condominium conversion projects.
- 2. This variance does not constitute a use variance in that condominiums are allowed in the Townhouse zone.
- 3. As proposed and conditioned, the variance will not be injurious to the public welfare in that adequate fire protection will be provided through an approved sprinkler system.
- 4. The variance, as proposed and conditioned, is not adverse to the General Plan policy to "continue to support all efforts directed at providing the best fire protection services for the least cost," or the condominium ordinance which requires a two-hour fire wall separation.



LAND USE & ZONING MAP

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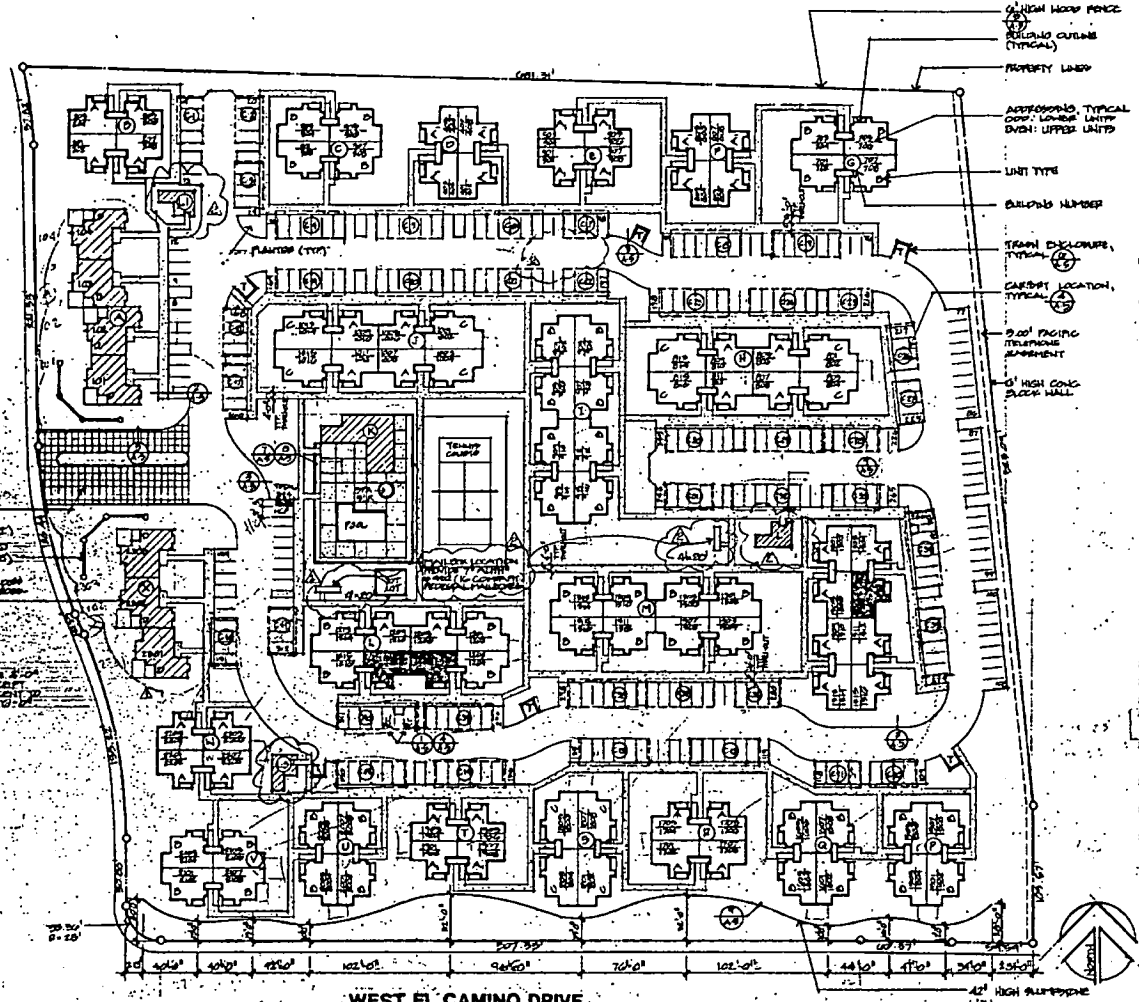
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PLEASANT CREEK DRIVE

WEST EL CAMINO DRIVE



GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS AS INDICATED HEREON AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES BETWEEN THESE PLANS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. ALL SITE MATERIALS TO BE SUBMITTED TO PLANNING DEPARTMENT OF SACRAMENTO JURISDICTION PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH EXISTING REGULATIONS.
3. PROVIDE MIN. OF 2.5% SLOPE AWAY FROM BUILDINGS FOR A DISTANCE OF 5' - 0".
4. NO DRAINAGE TO BE FACED TO ADJACENT PROPERTY, NO ON-SITE WATER RETENTION.
5. PROVIDE MIN. 12" AND MAX. 12" FROM EXTERIOR OVER PRESURIZED LITTER BOXES. DIMENTS TO EXTERIOR LESS THAN 12" ALLOW LITTERS SHALL BE AT LEAST 6" FROM 12" ALLOW.
6. ALL FILL SHALL BE COMPACTED TO RELATIVE DENSITY OF 95% OR 98% OF 2" WALL LIFT. CONTRACTOR SHALL PROVIDE COMPACTION TESTS AS REQUIRED BY GOVERNING JURISDICTION, MIN. OF CALIF. T-100 TEST. IN CITY OF SACRAMENTO, AND OTHER IN CURB YARDS OF FILL, CONTRACTOR SHALL PROVIDE QUANTITIES AND OBTAIN A GRADING PLANS FROM THE OWNER.
7. ALL CURB AND GUTTER TO BE CONSTRUCTED ON SITE SHALL BE COMPLETED PRIOR TO PLACEMENT OF AC PAVING.
8. OFF-SITE SIDEWALK, CURB AND CUTTER SHALL BE INSTALLED AS PER CITY OF SACRAMENTO ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS DRAWINGS AND SHALL MATCH EXISTING IMPROVEMENTS.
9. LATEST FORMS FOR WALLS AND EXTERIOR SLABS TO FIELD FOR DIMENSIONS APPROX. BEFORE POURING.
10. PAVING - SHALL BE CONSTRUCTED AS PER CITY OF SACRAMENTO SPECIFICATIONS DRAWINGS, EXCEPT USE 7" AC OVER 1" AS ORDER AT CONTRACTOR'S SOLE RESPONSIBILITY.
11. CONTRACTOR SHALL CALL FOR SUB-GRADE INSPECTION PRIOR TO PLACEMENT OF AC PAVING ON SITE, AS FOLLOWS: CALL FOR INSPECTION BY CITY OF SACRAMENTO PLANNING AND INSPECTION DIVISION.
12. THE SANITARY SEWER, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
13. INSTALL LIGHTING SYSTEM AT ALL OFF STREET PARKING SPACES IN CONFORMANCE WITH STD. OF LOCAL JURISDICTION. WALK UP, DOWN AND CONTROL TO AS NOT TO CAUSE A HAZARD TO STREET TRAFFIC OR TO NEARBY LIGHTING EQUIPMENT. STRIVE PARKING TO MEET STANDARDS OF GOVERNING JURISDICTION.
14. ALL SITE STORM WATER SHALL BE CONDUCTED TO THE STREET UNDER THE SIDEWALK NEARBY TO EXISTING STORM WATER FACILITIES.
15. ORDER TO PROVIDE THE BUILDING DEPARTMENT WITH PER CONSTRUCTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY FOR ANY FILL AREAS ON SITE.
16. PROVIDE IDENTIFICATION MARKS AT ALL ENTRY FENCES (CONTACT CITY OF SACRAMENTO DEPARTMENT FOR REQUIREMENTS).
17. 3" WIDE 8' LONG WHITE PAINTED PARKING STRIPE AT ALL PARKING SPACES EXCEPT AT CARPORT COLUMN LINES.
18. ON SITE CONCRETE WALLS:
 - A. WALK WALLS: 4" THICK / 4" UP
 - B. WALK UP WALLS: 4" THICK / 4" UP
 - C. SECONDARY WALK WALLS: 4" THICK / 4" UP
 - D. WALK UP EXTERIOR JOINTS AT 20' - 0" O.C. MAX.
 - E. BRUSH BRUSH ON ALL CONCRETE WALLS.
19. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND OR INTERFERENCES ARE NOTED.
20. OBTAIN EXISTING OFF-SITE CONCRETE WORK IF OWNED.
21. OBTAIN SEWERAGE POOL PERMITS.
22. SEE CHANGING PLAN FOR LOCATION OF ON-SITE CURB AND CUTTER LOCATIONS.
23. CONSTRUCT ALL CONCRETE APPROACHES AS PER CITY OF SACRAMENTO TRAFFIC DEPARTMENT'S STANDARD SPECIFICATIONS.
24. ALL STREET ENCLOSURES WITHIN THE AREA OF CONSTRUCTION SHALL BE SERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
25. OBTAIN WASTE DISPOSAL REQUIREMENTS WITH CITY DISPOSAL DEPARTMENT.
26. PROVIDE ONE FIRE EXTINGUISHER AT EACH LANDSCAPE HOLDING AND BUILDING TO HANDLE CLASS A, B & C FIRES.
27. PROVIDE A MINIMUM 5' (FIVE FEET) FENCE AROUND SWIMMING POOLS.

SITE PLAN

FORMATTED DATE

Thompson Architectural Group, Inc.
177 W. Shaw Avenue Fresno, California 93711 (209) 226-3222

DATE: 04/21/01

PROJECT: [Illegible]

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 0105

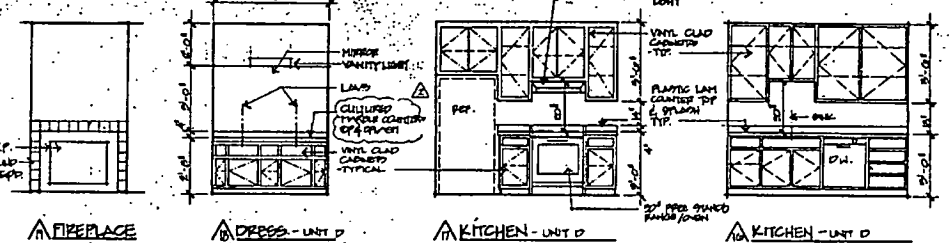
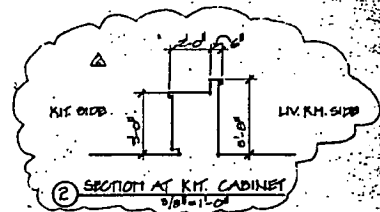
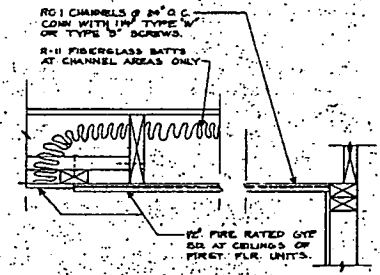
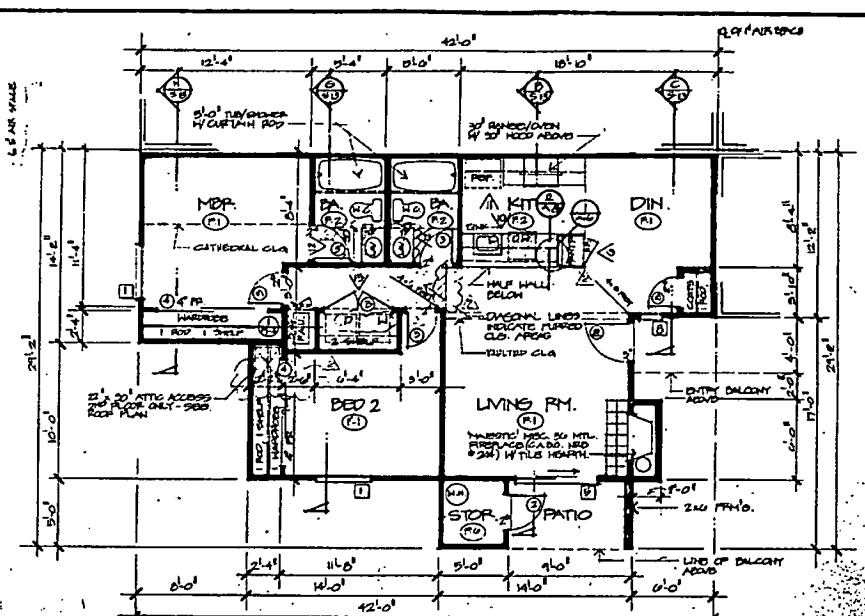
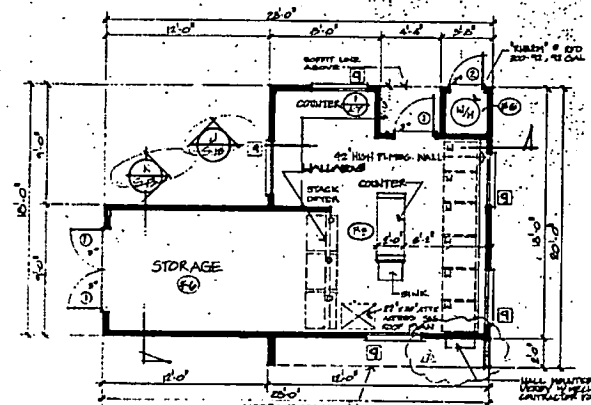
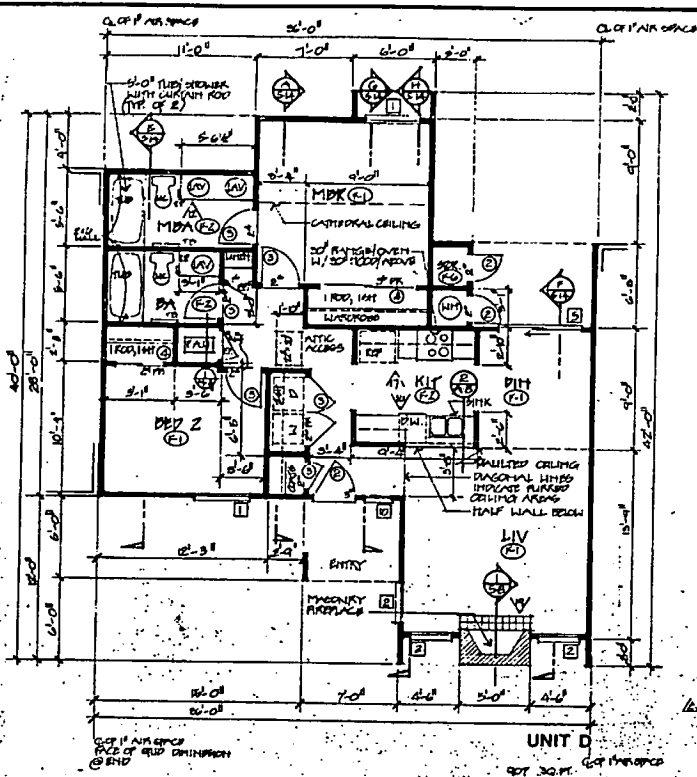
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INTERIOR ELEVATIONS FLOOR PLANS

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Thompson Architectural Group, Inc.
1177 W. Shaw Avenue Fresno, California 93711 (209) 251-3522

Project: QUARTER EDITION

Scale: 1/8" = 1'-0"

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Thompson Architectural Group, Inc.
1177 W. Shaw Avenue Fresno, California 93711 (208) 795-0523

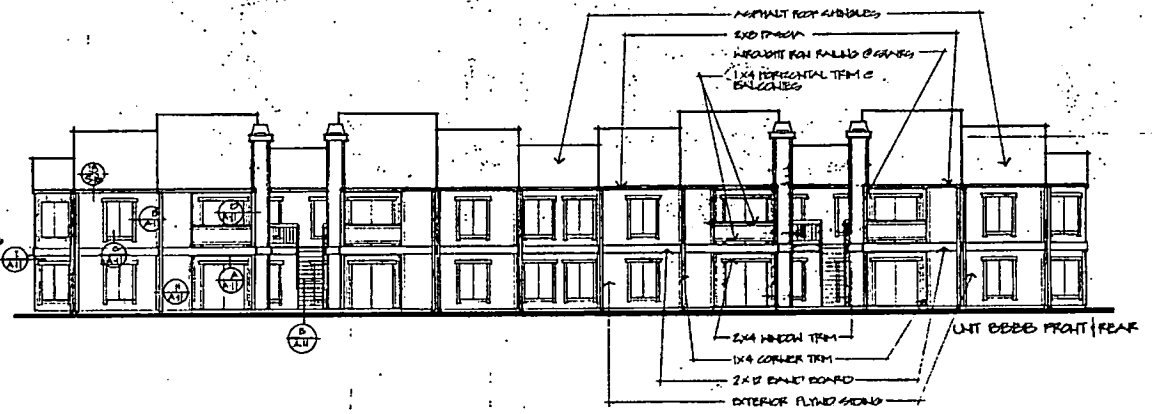
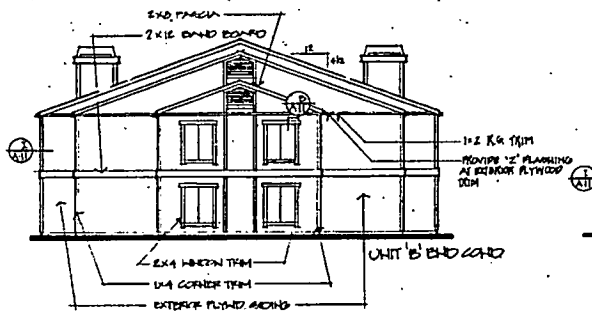
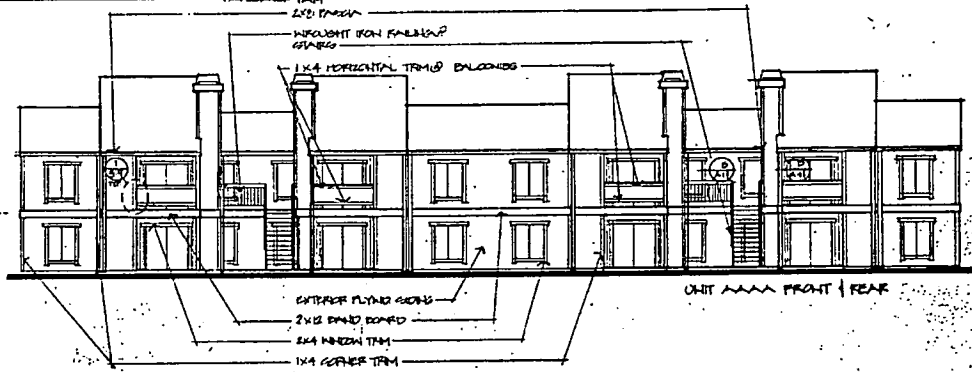
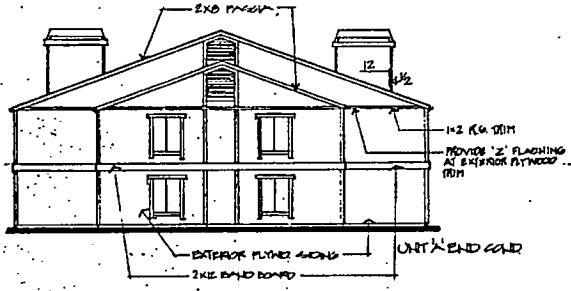
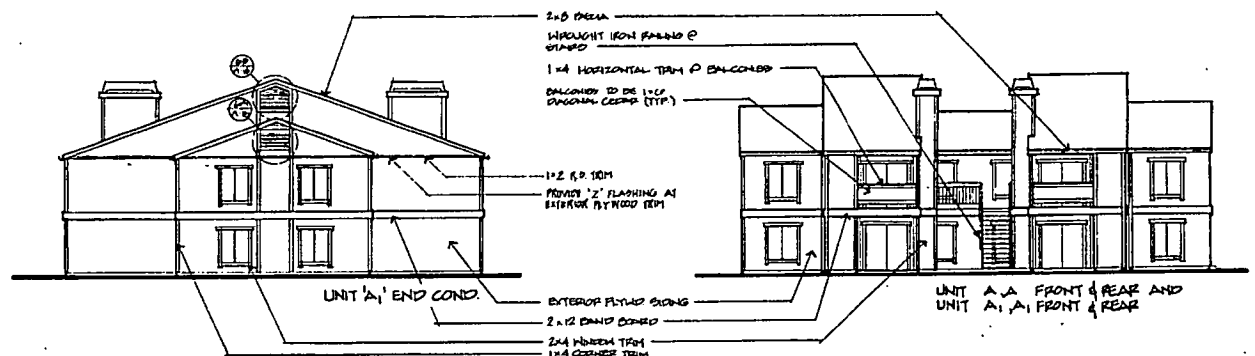
Architect

Interior Designer

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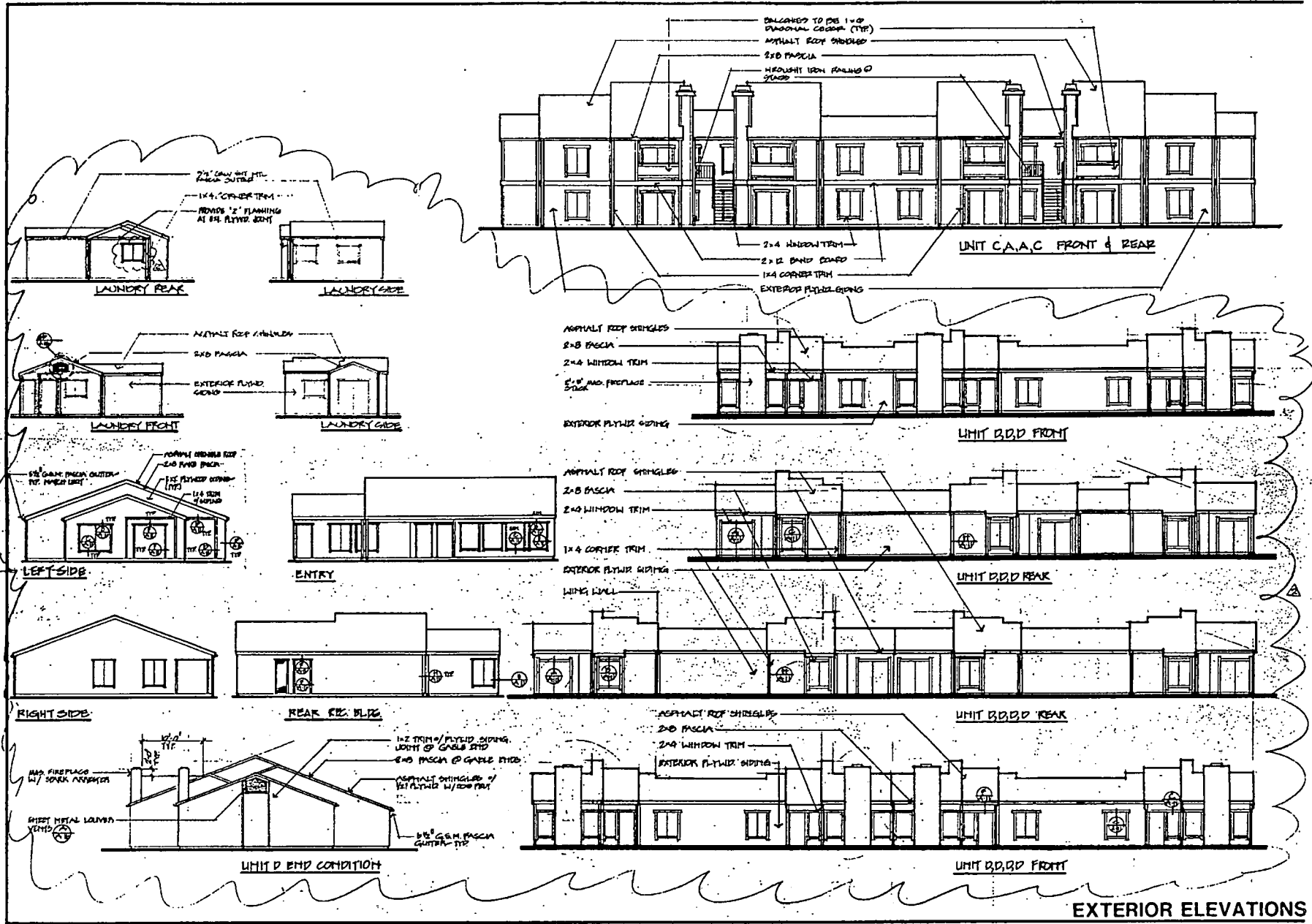
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EXTERIOR ELEVATIONS

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EXTERIOR ELEVATIONS

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