

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton & Pitalo, 1430 Alhambra Boulevard, Sacramento, CA	95816		
OWNER	Feature Homes Inc., 1630 Freeport Boulevard, Sacramento, CA	95822		
PLANS BY	Morton & Pitalo, 1430 Alhambra Boulevard, Sacramento, CA	95816		
FILING DATE	11/10/88	ENVIR. DET. Neg. Dec.	REPORT BY	DH:pe
ASSESSOR'S PCL. NO.	117-011-04			

- APPLICATION:
- A. Negative Declaration
  - B. Tentative Map (P88-471)
  - C. Special Permit to develop 73 petite units

LOCATION: East of Franklin Boulevard, north of Union House Creek

PROPOSAL: The applicant is requesting the necessary entitlements to divide 11.5+ vacant acres into 73 petite single family residential units.

PROJECT INFORMATION:

General Plan Designation:	Residential 4-15 dwelling units per net acre
1986 South Sacramento Community Plan Designation:	Residential 7-15 du/acre
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1A & R-1	Front:	Determined	20' min.
South: Vacant, Union Creek House; R	Side(Int):	by	5'
East: Single Family; R-1	Side(St):	Commission	12-1/2'
West: Vacant; R-1	Rear:		15'

Property Dimensions:	Irregular
Property Area:	11+ acres
Density of Development:	8.4 d.u. per acre
Topography:	Even with Union House Creek Levee on south
Street Improvements:	To be extended
Utilities:	To be extended
Exterior Building Materials:	Stucco & wood trim, white & brown trim
Roof Material:	Concrete red tile
Unit Sizes:	Plan 783 sq.ft. - 1 story; 2 bedroom/1 bath Plan 1048 sq.ft.- 1 story; 2 or 3 bedroom/2 bath Plan 1326 sq.ft.- 2 story; 3 bedroom/2 bath Plan 1401 sq.ft.- 2 story; 3 bedroom/2-1/2 bath Plan 1641 sq.ft.- 2 story; 3 bedroom/ 2-1/2 bath

BACKGROUND INFORMATION: The subject site is the condominium portion of Villa Royale approved by the City Council on May 29, 1985. The adjacent portion of Villa Royale on the north and east sides was approved for 233 zero lot line, single family units. The subject 11± acres were approved for 232 condominium units (P83-334).

On December 3, 1985, the City Council approved a Community Plan Amendment, rezoning from R-2B-R to R-1A and a tentative map to divide 74 petite single family lots. The Tentative Map and Special Permit received a one year extension on December 1, 1987 which expired on December 3, 1988. The applicant seeks to re-establish the tentative map at 73 lots and special permit for petite single family development similar to that previously approved by the Planning Commission and City Council.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 25, 1989, by a vote of 6 ayes, 3 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The site contains 11.5± vacant acres in the Single Family Alternative (R-1A) Zone. The 1986 South Sacramento Community Plan designates the site for Residential 7-15 dwelling units per acre. The site is surrounded by Villa Royale Units 1, 2 and 3 which are constructed. The proposed Villa Royale Unit 5 will have structures similar in design and architecture as the existing Villa Royale single family dwellings. To the west across Franklin Boulevard is vacant property as is the area to the south across Union House Creek.

B. Design

The applicant proposes five floor plans with three elevations for each floor plan. There is a variety of unit sizes ranging from 783 square feet, two bedroom/one bath to 1,641 square feet, two bedrooms/2-1/2 baths. All units have two car garages. The exterior building materials are white stucco with red tile roofs. These units are the same as those in Villa Royale Unit 1 which, the applicant indicates, are being currently marketed very successfully.

Villa Royale Unit 1 consists of zero lot line units having one solid wall situated on a side lot line. The current application consists of "petite" which have two five foot side yard setbacks. Staff has no objection to this modification since the appearance and character of the units will be compatible with the existing units. Lot widths are also similar, however, since there are no longer zero lot line dwelling with one solid side wall. Staff suggests that windows be designed into the solid side wall elevation.

An existing 21 inch sewer line passes through the southern portion of the subject site, through some of the proposed lots. The map has been conditioned that the line be relocated into the street right-of-way.

The Planning Division and Community Services Department have determined that parkland dedication in-lieu fees are appropriate. Fees shall be based upon 1,026 acres of land multiplied by the per acre value established by the applicant's appraisal.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

1. If a final map is recorded while any portion of the map area is within a FEMA designated 100-year floodplain, the final map shall be prepared to the satisfaction of the Director of Public Works and in accordance with Chapter 40 of the Sacramento City Code, including:
  - a. indicate the existing 100-year floodplain boundary and base flood elevation;
  - b. subdivision improvement plans shall indicate the elevation of proposed building sites; and
  - c. if building pads are to be elevated to a height that removes them from the 100-year floodplain, the geotechnical study submitted with improvement plans must indicate the purpose of this pad elevation.
2. The applicant shall construct on Lot 311 a masonry wall noise barrier in lieu of a wooden fence along the street side yard fence line prior to issuance of a certificate of occupancy for the residence.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for a significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends:

- A. Ratification of the Negative Declaration.
- B. Recommend approval of the Tentative Map, subject to conditions which follow.
- C. Approve the special permit, subject to conditions and based upon findings of fact which follow.

Tentative Map Conditions:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. 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;
5. Pursuant to City Code Section 40.319-1, 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;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. Meet all County Sanitation District requirements;
8. Submit a soils test prepared by a registered engineer to be used in street design;
9. Dedicate a standard 12.5-foot Public Utility Easement for underground public utility facilities and appurtenances adjacent to all public ways except Franklin Boulevard.
10. Dedicate a 12.5-foot Public Utility Easement for underground and over-head public utility facilities and appurtenances adjacent to Franklin Boulevard.
11. Show necessary drainage easements on final map.
12. Relocate existing 21 inch storm drain pipe through lots 262 and 305 to 308 to Villa Royale Way and Camino Royale Drive, and abandon easements.
13. Place flood hazard warning note on final map. Note will be prepared by Public Works Department.
14. Coordinate with Engineering Division and Sewer and Flood Control the acquisition by the City of Parcel 311 and Lot A for Pump Station access and expansion.

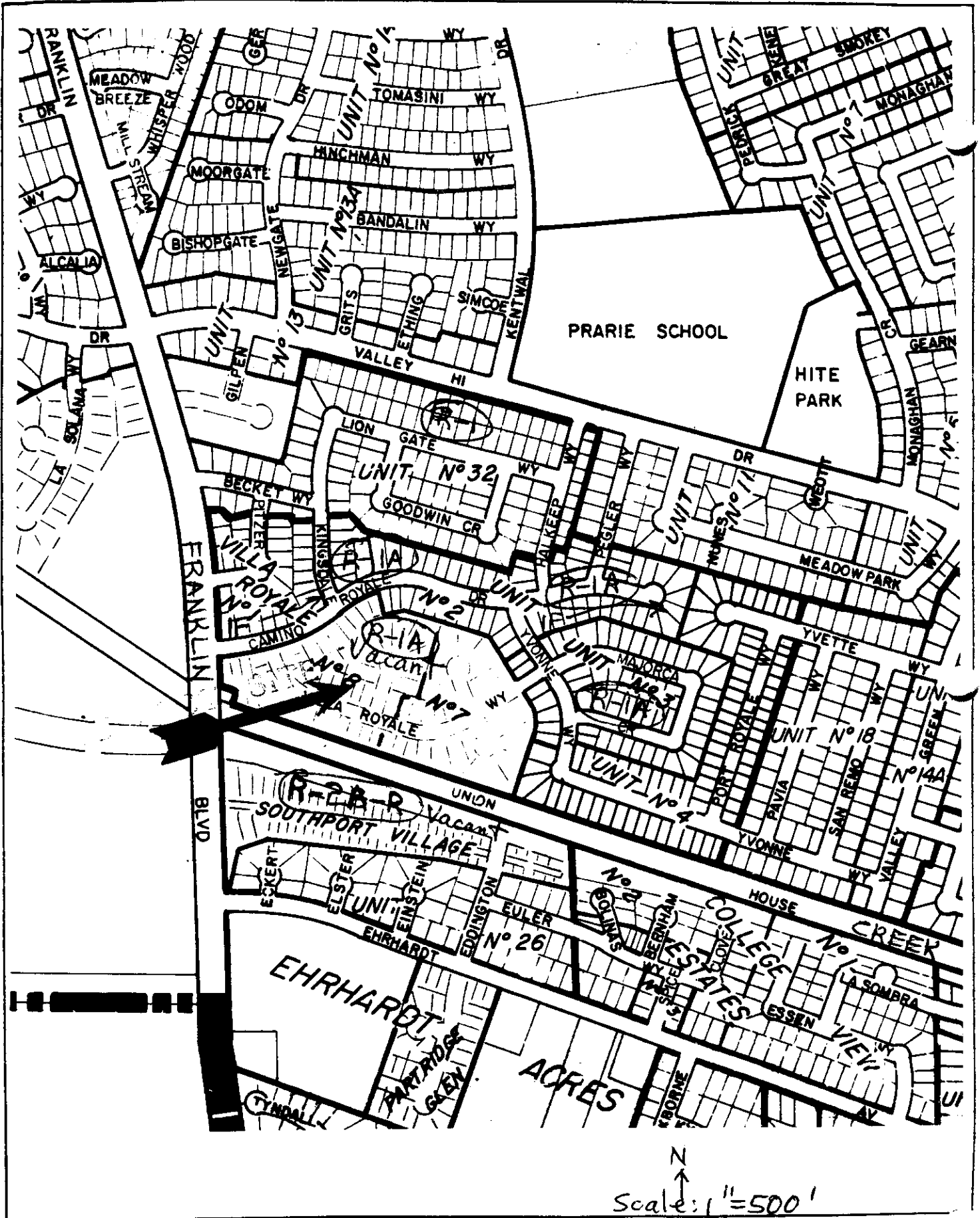
15. Dedicate Lot A to City of Sacramento.
16. Abandon any existing water wells before development.
17. Comply with the mitigation measures stated in the Negative Declaration for P88-471 on file at the City Planning Department.

Conditions - Special Permit

1. Units shall be constructed as per the submitted plans except that both side walls shall have window openings.
2. A variation in front yard setbacks between 20 and 30 feet shall be used. The applicant shall submit a setback schematic for review and approval of the Planning Director prior to issuance of building permits.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use in that the proposed density is compatible with surrounding development.
2. The project will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance in that:
  - a. it is compatible with the appearance of existing development;
  - b. it is compatible with the single family character of surrounding development.
3. The project is compatible with the General Plan which designate the site for residential uses.



VICINITY - LAND USE - ZONING

VILLA ROYALE NO 2



FRANKLIN

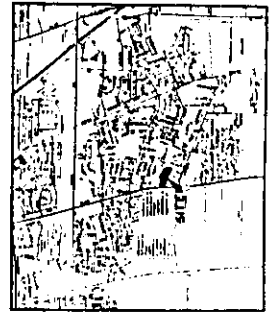
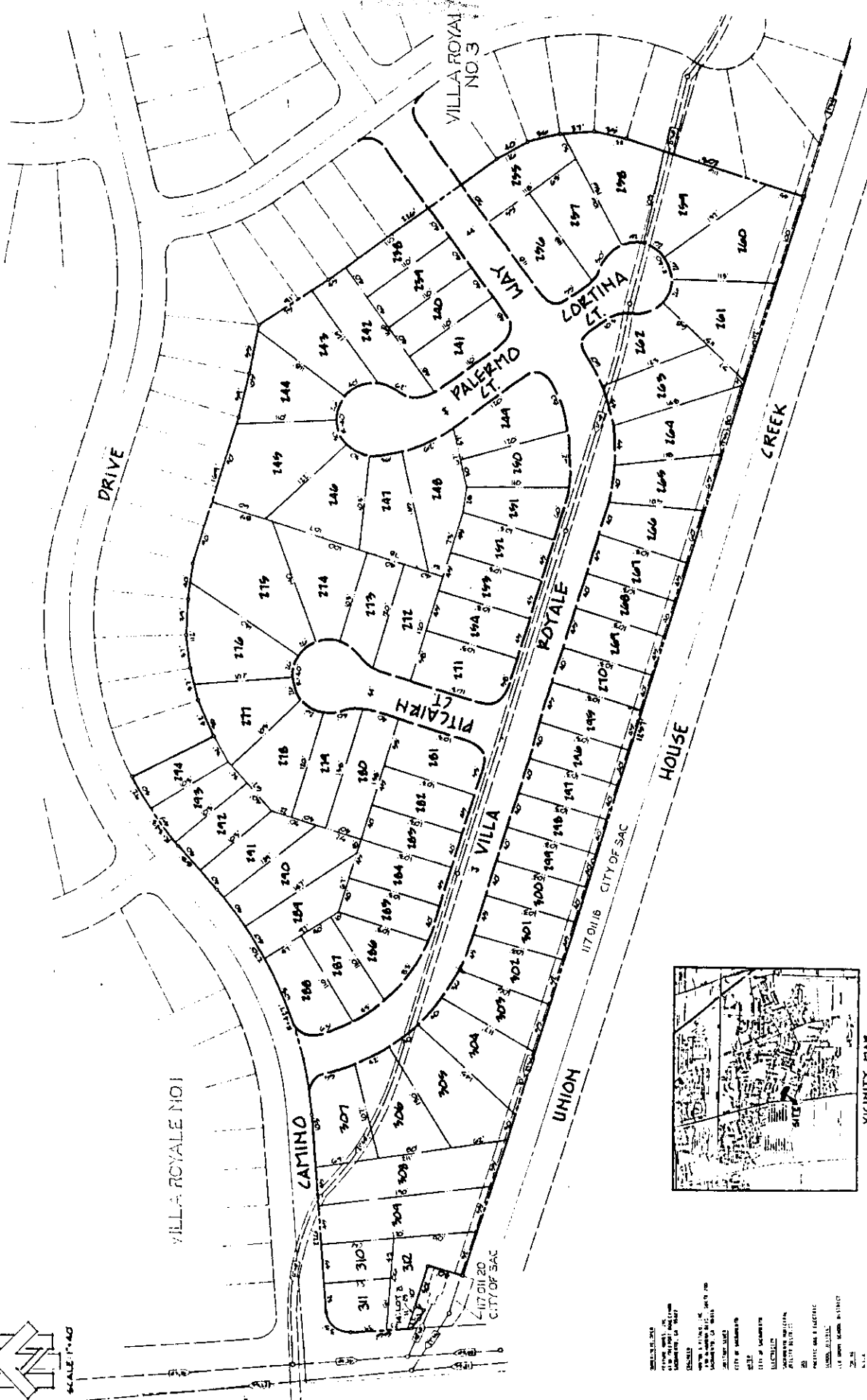
BLVD

SAC COUNTY REGIONAL  
SANITATION DIST  
119 070 58  
119 080 23  
HIC ELLIOTT INC

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DATE: 11/19/88  
DRAWN BY: J. MORTON  
CHECKED BY: J. MORTON  
APPROVED BY: J. MORTON  
CITY OF SACRAMENTO  
PLANNING DEPARTMENT  
1115 K STREET  
SACRAMENTO, CALIFORNIA 95811  
TEL: 555-3333  
FAX: 555-3333

**mp** MORTON & PITALO, INC  
CIVIL ENGINEERING  
PLANNING SURVEYING

TENTATIVE SUBDIVISION MAP  
**VILLA ROYALE**  
UNIT NO. 5

FILE NO. 88-02217  
SACRAMENTO, CALIF. 11/19/88

LEGAL DESCRIPTION

Reversion back to acreage Valley Hi Unit No. 33  
in Book 150 of Maps Page 18. Except portion lying  
within boundaries of Villa Royale Units 1 and 2.

Containing 10.72 Acres M/L

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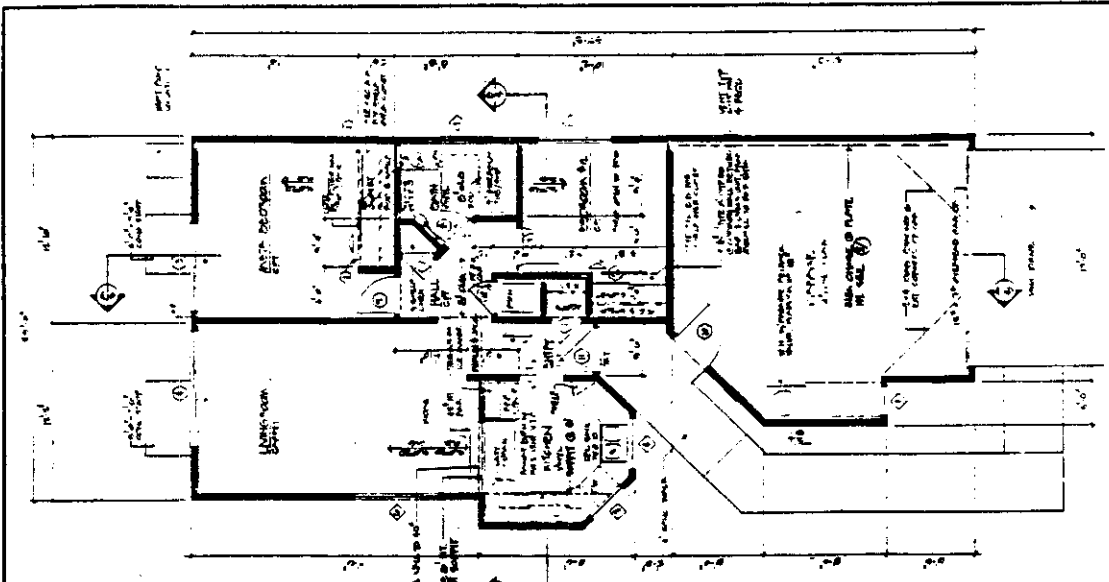
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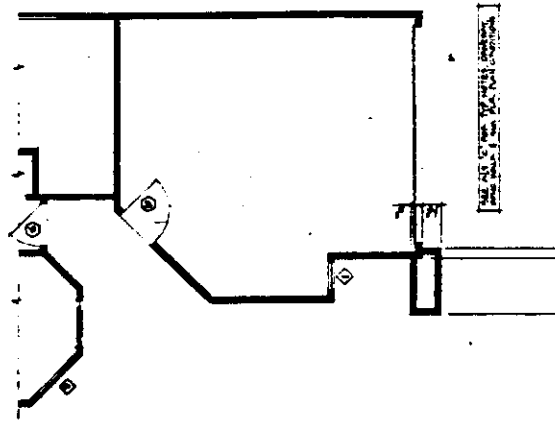
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FEATURE HOMES, INC. PLAN 783

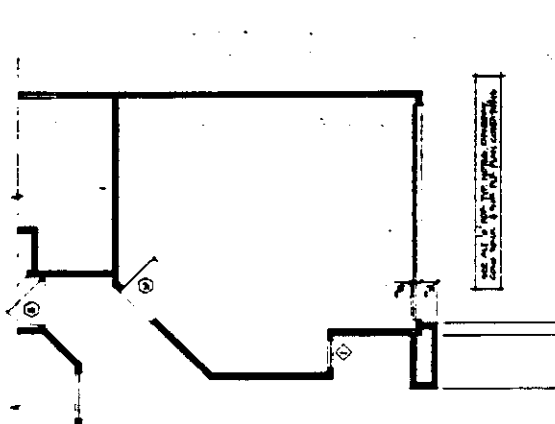
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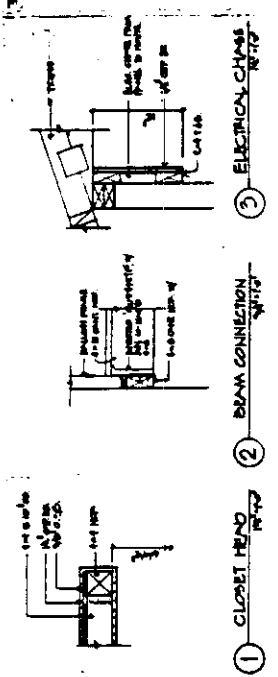
ALTERNATE 'C' TYPICAL FLOOR PLAN



ALTERNATE 'D'



ALTERNATE 'A'



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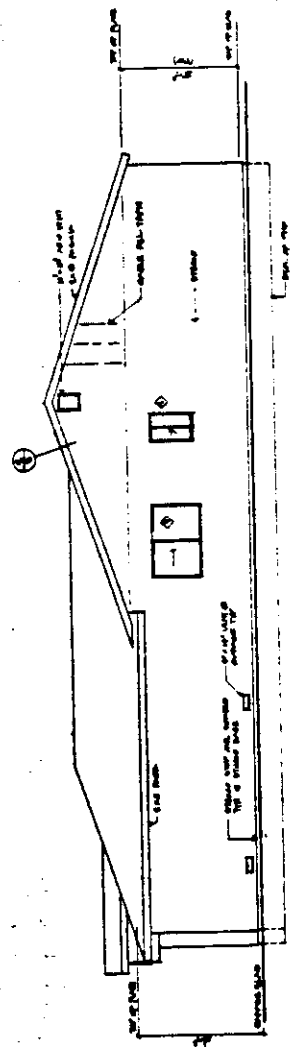
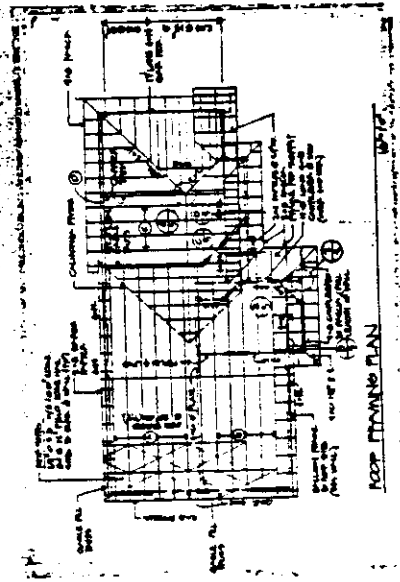
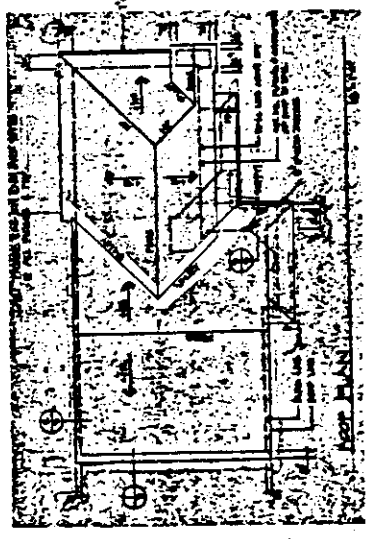
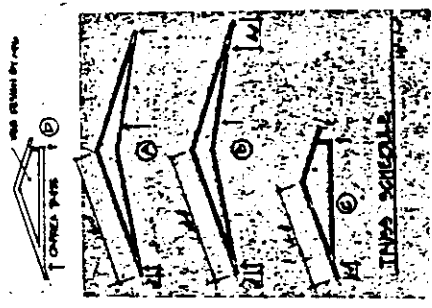
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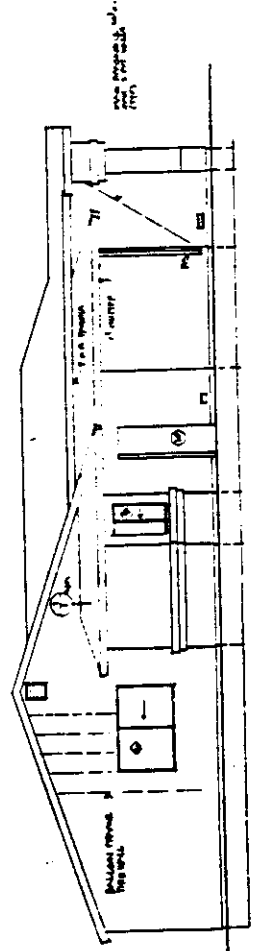
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## PLAN 783 A

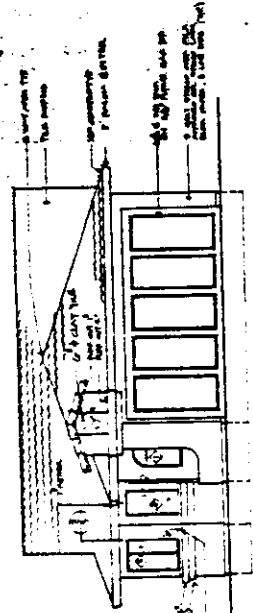
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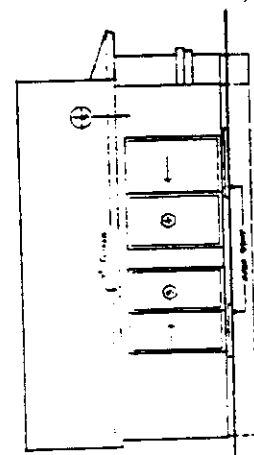
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LEFT SIDE ELEVATION 'A'



FRONT ELEVATION 'A'

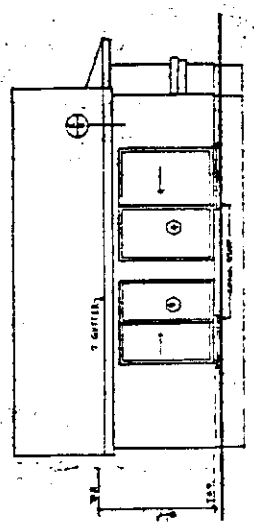
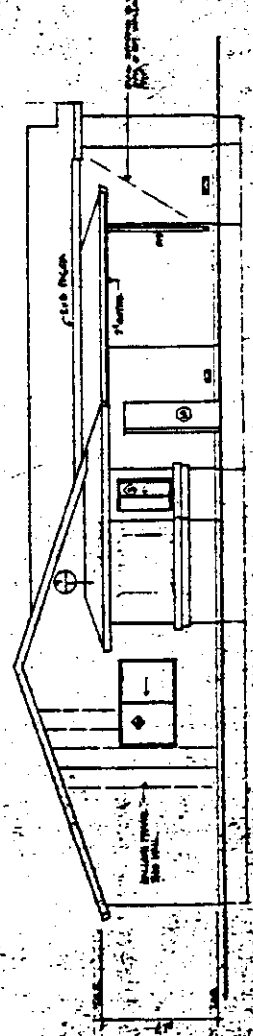
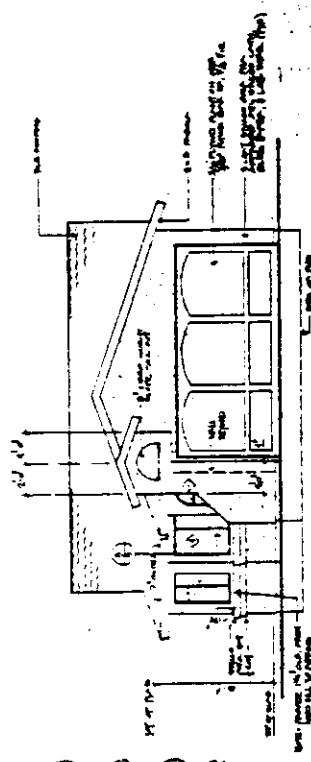
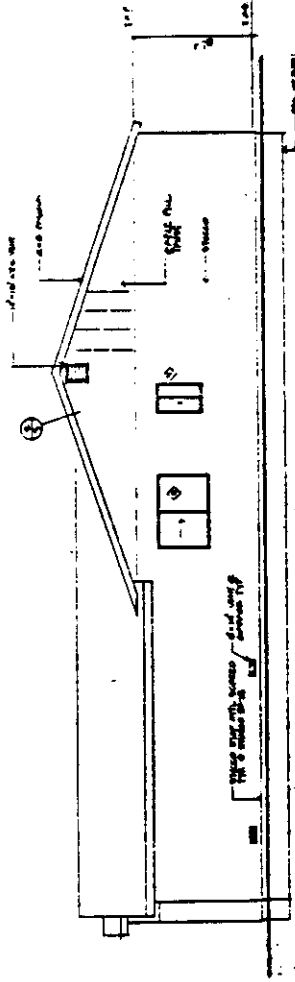
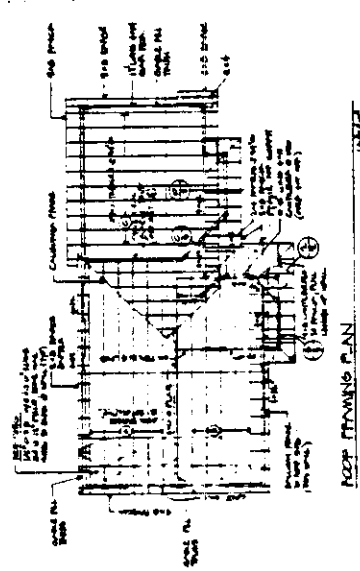
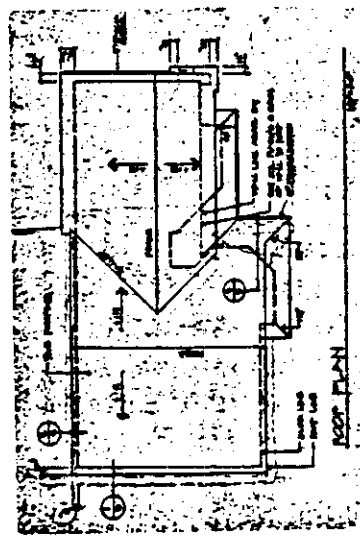
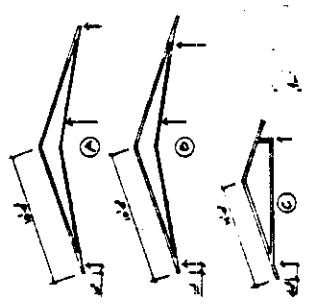


REAR ELEVATION 'A'

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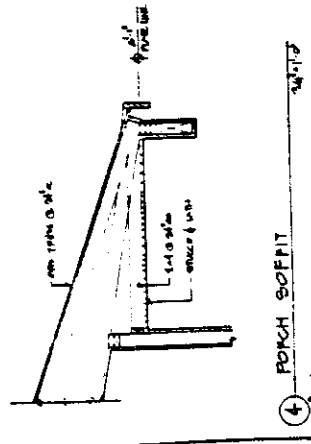
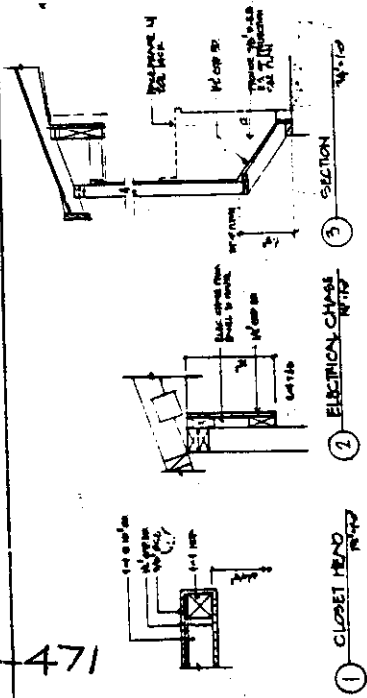
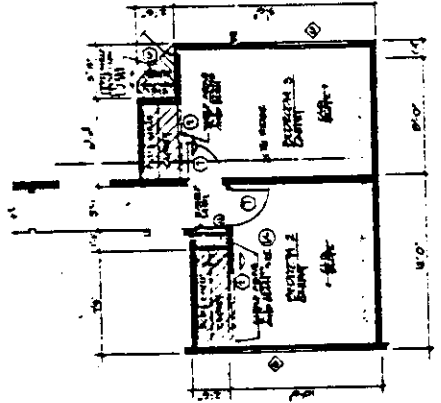
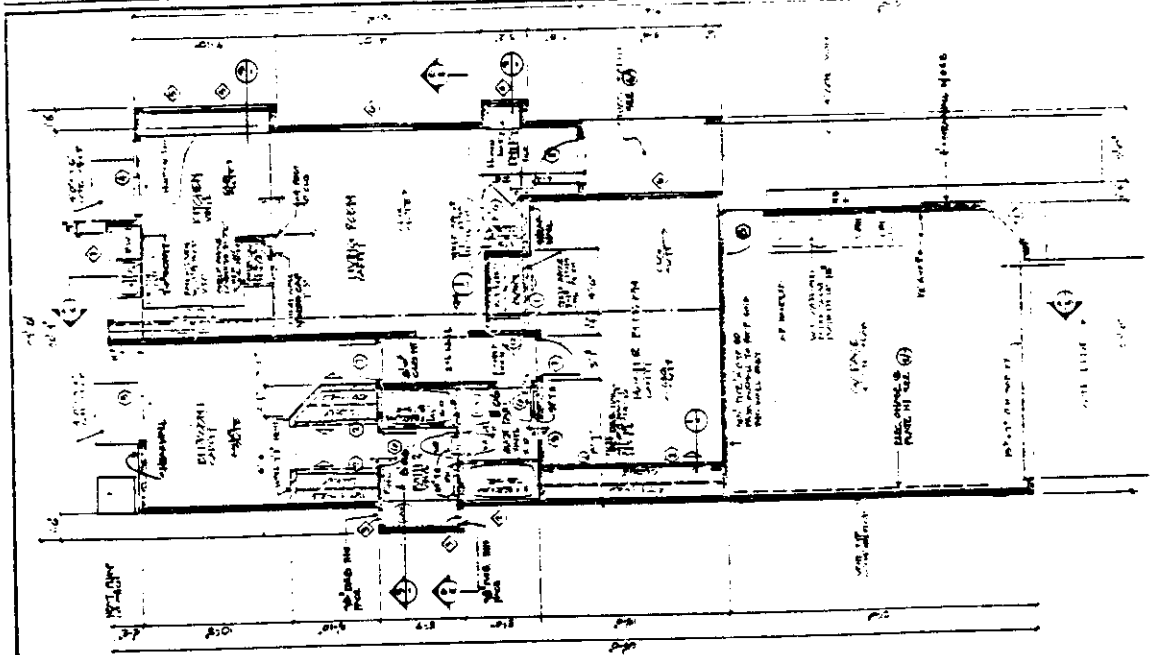
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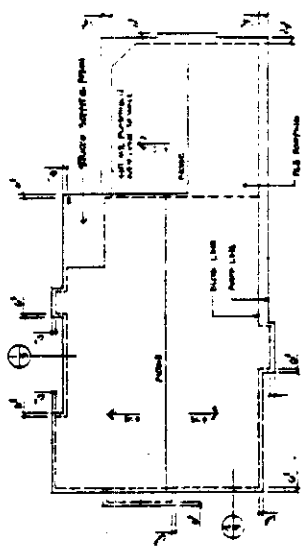
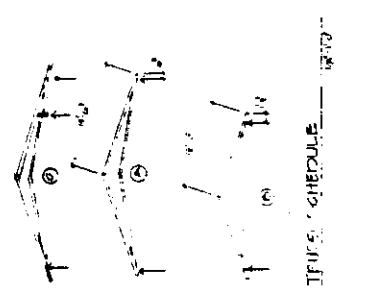
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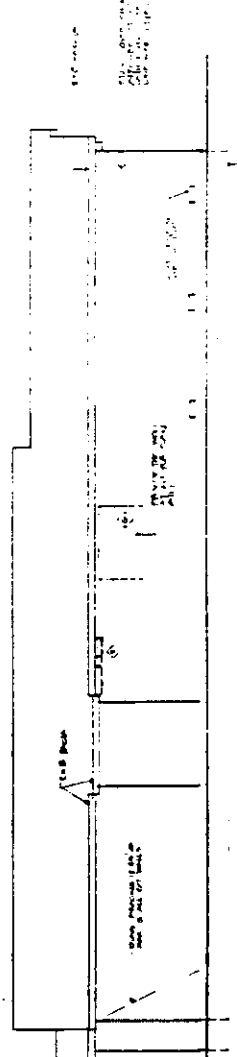
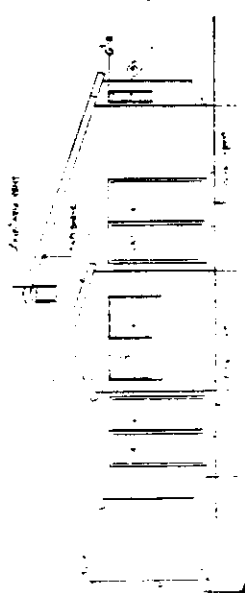
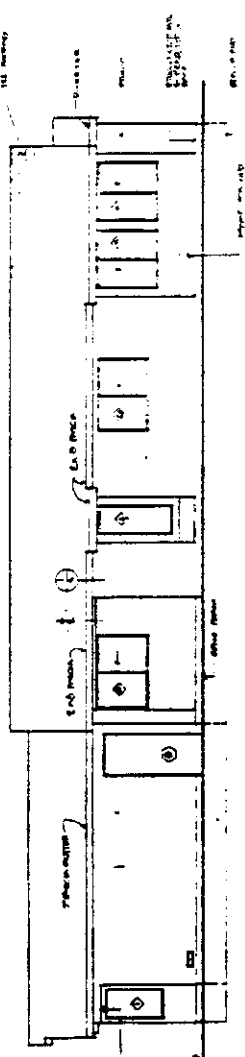
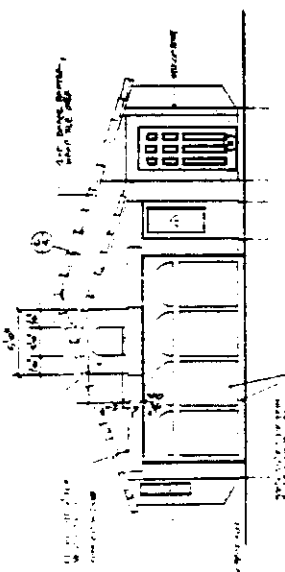
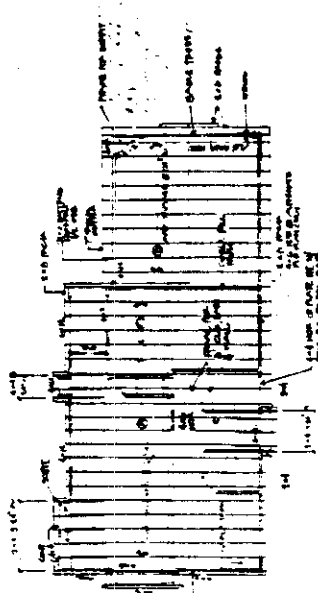
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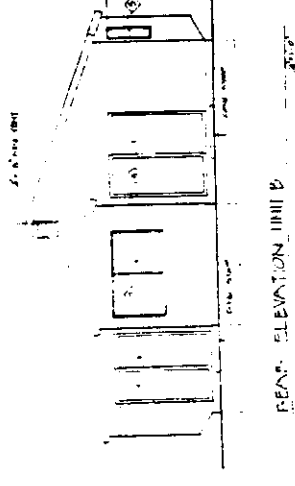
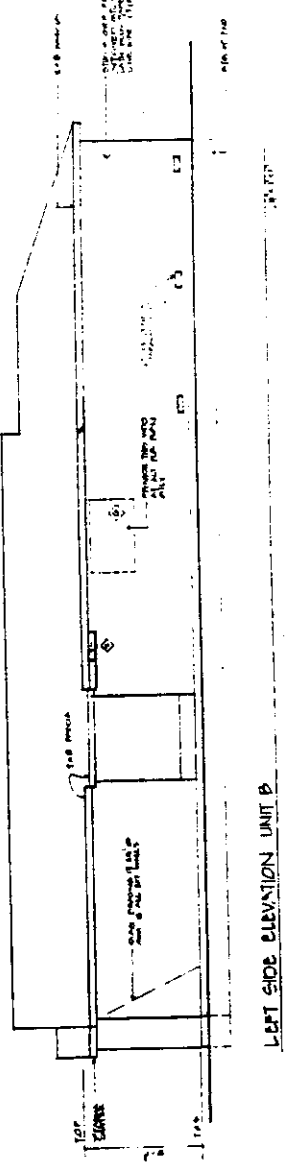
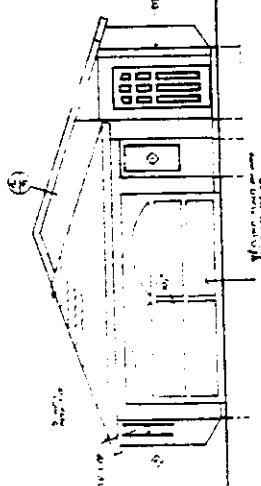
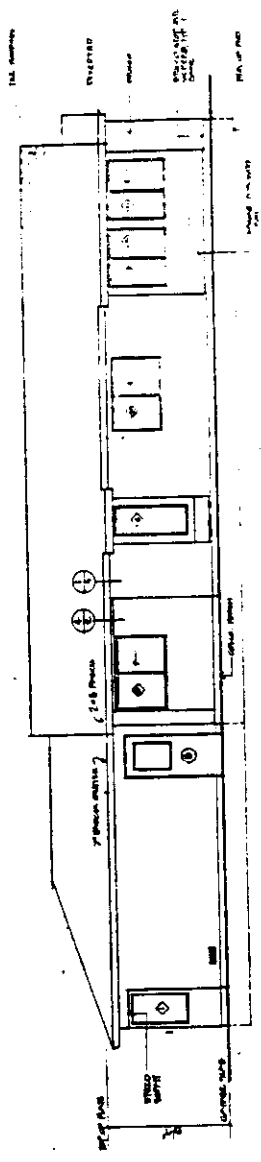
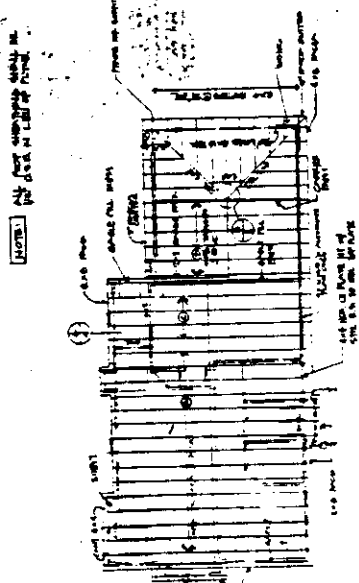
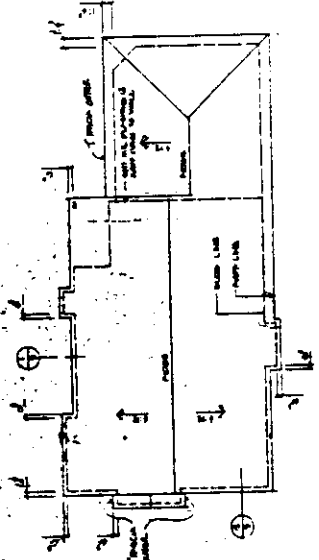
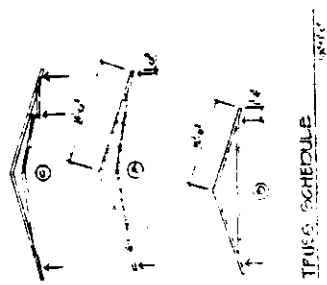
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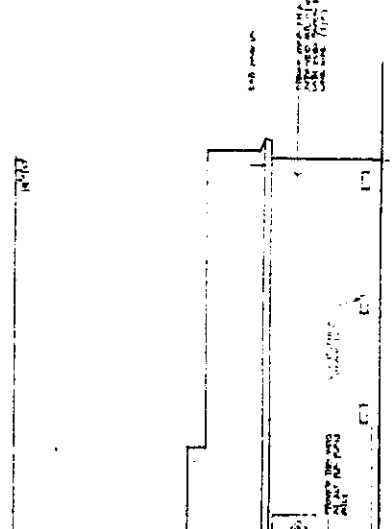
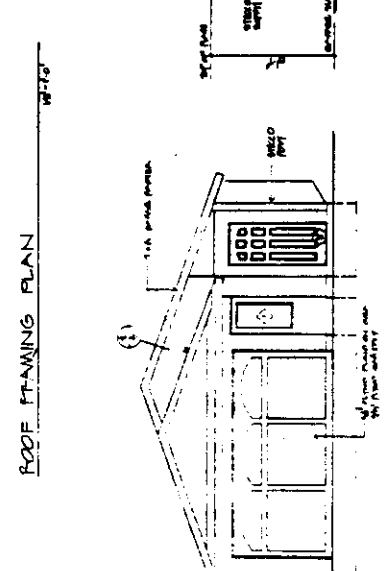
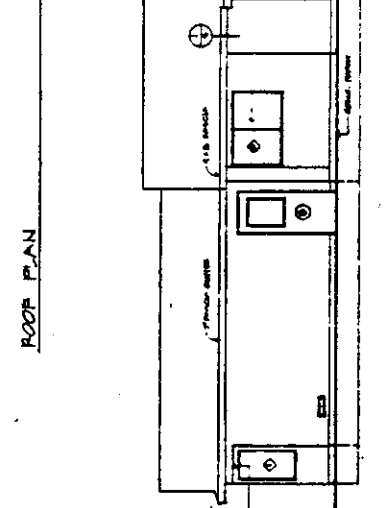
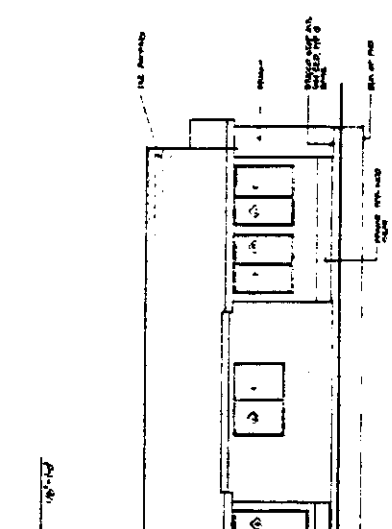
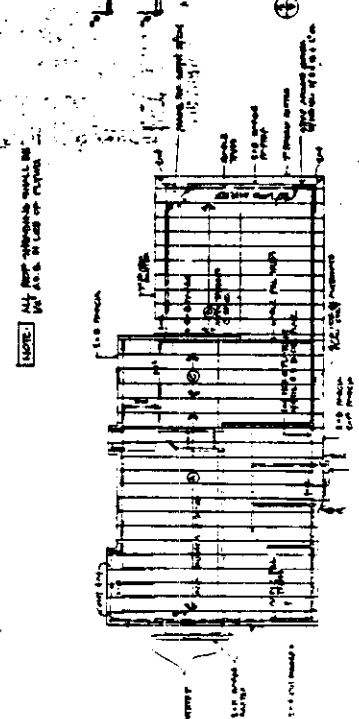
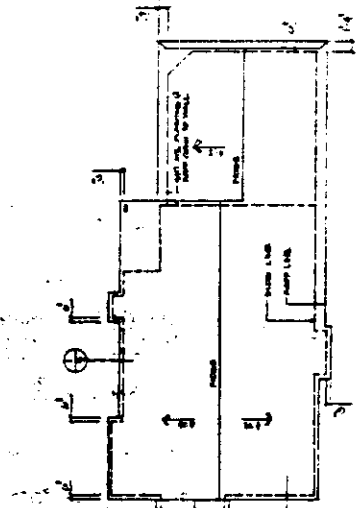
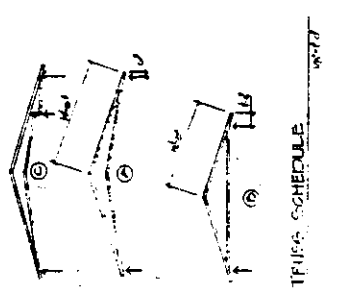
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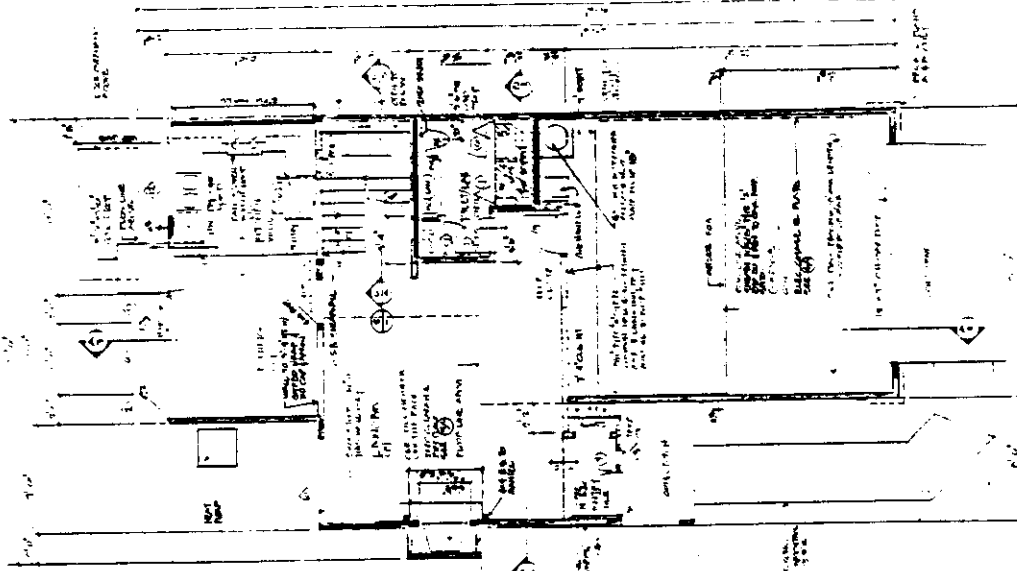
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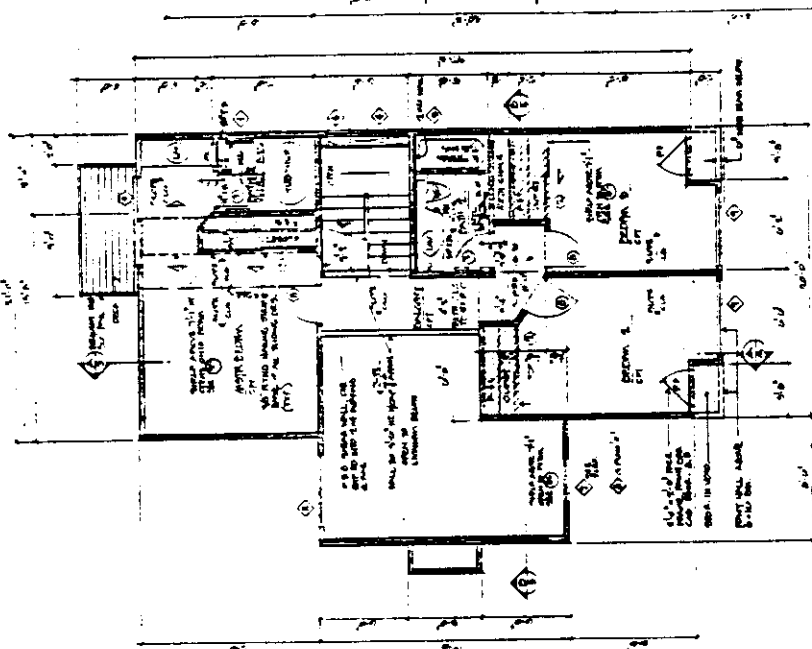
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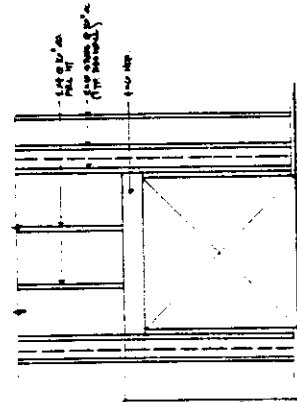
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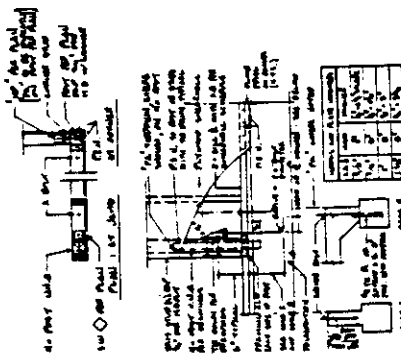
FIRST FLOOR PLAN



SECOND FLOOR PLAN



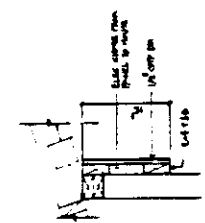
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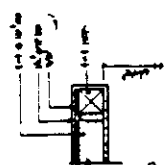
THE DOWN AT FOUNDATION

(1) HURTDOWN

(2) STAIR DETAIL



(4) ELECTRICAL CHANGE-OUT



(5) CLOSET HEAD

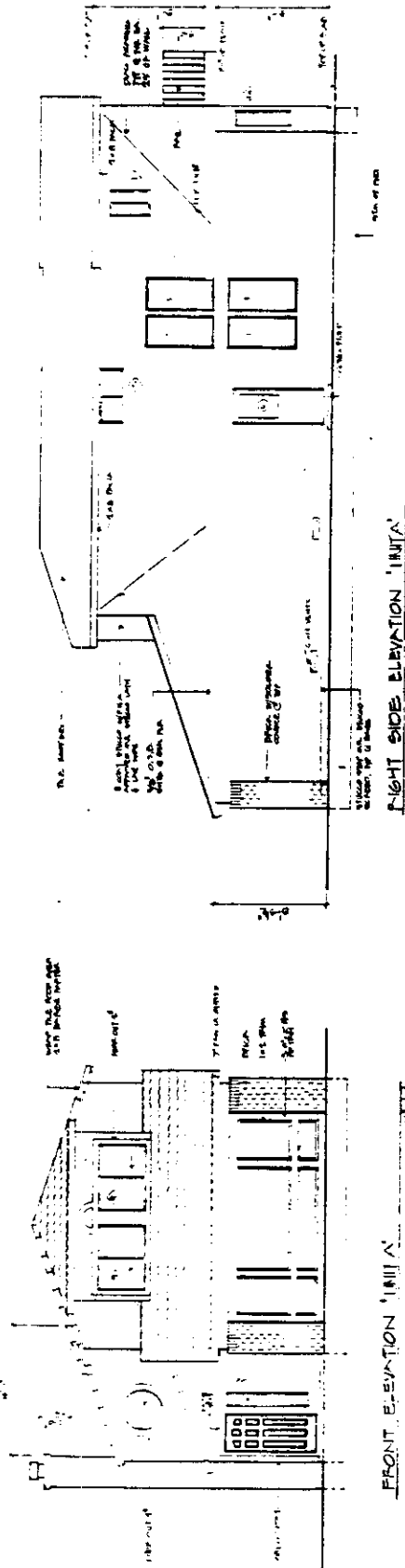
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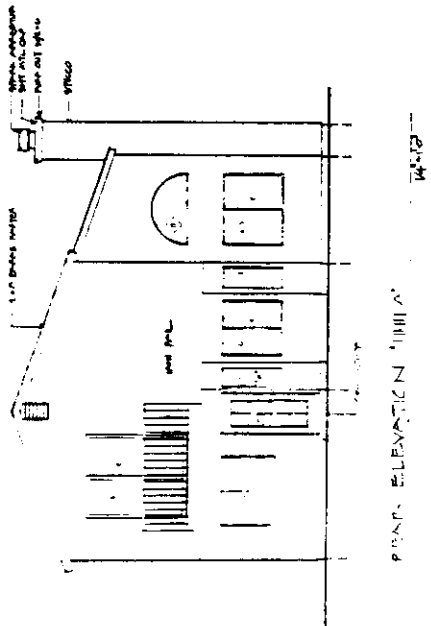
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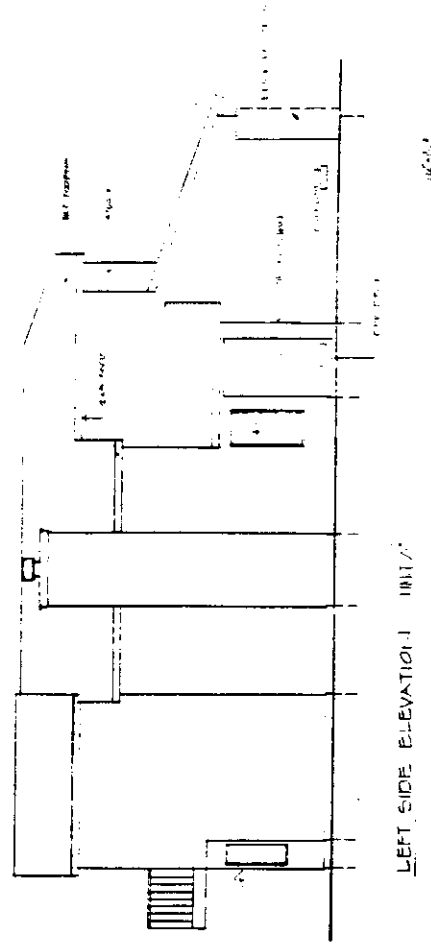




RIGHT SIDE ELEVATION (1/16)\"/>



FRONT ELEVATION (1/16)\"/>



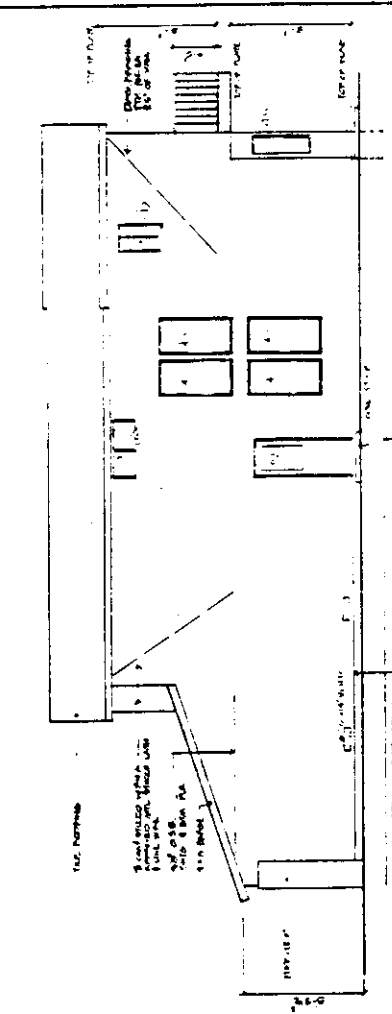
LEFT SIDE ELEVATION (1/16)\"/>

P-88-471

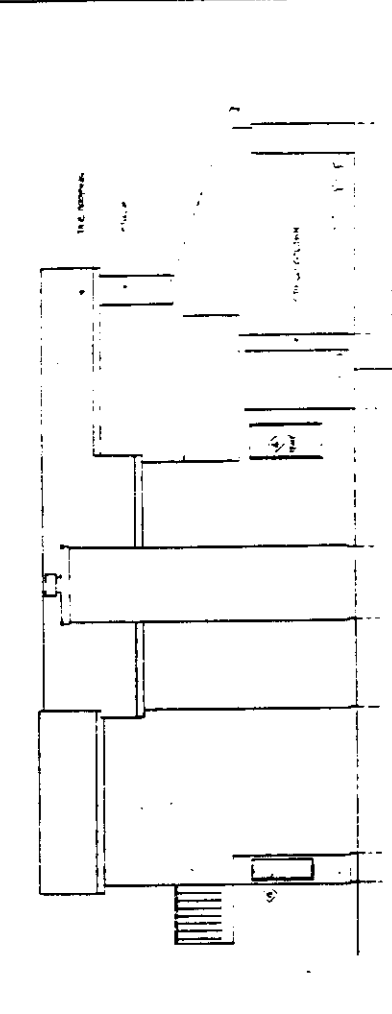
2-9-89

item 11

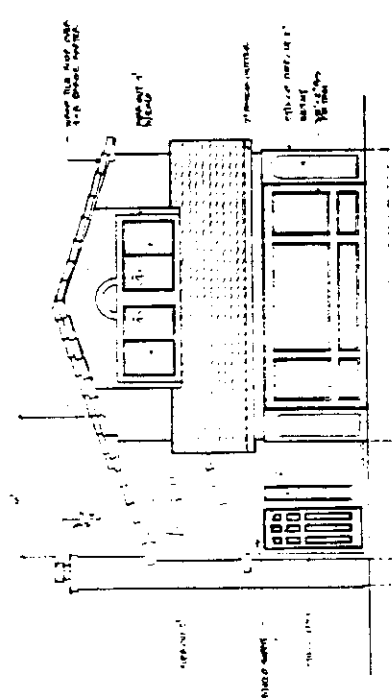
227058



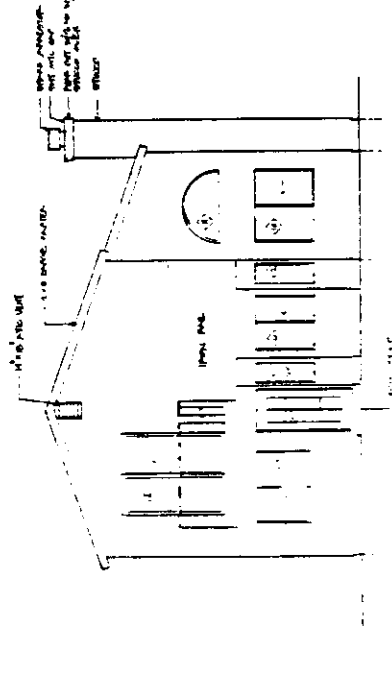
FRONT ELEVATION 'UNIT'



RIGHT SIDE ELEVATION 'UNIT'



LEFT SIDE ELEVATION 'UNIT'



REAR ELEVATION 'UNIT'

P-88-471

2-9-89

item 11

25000

222058

9

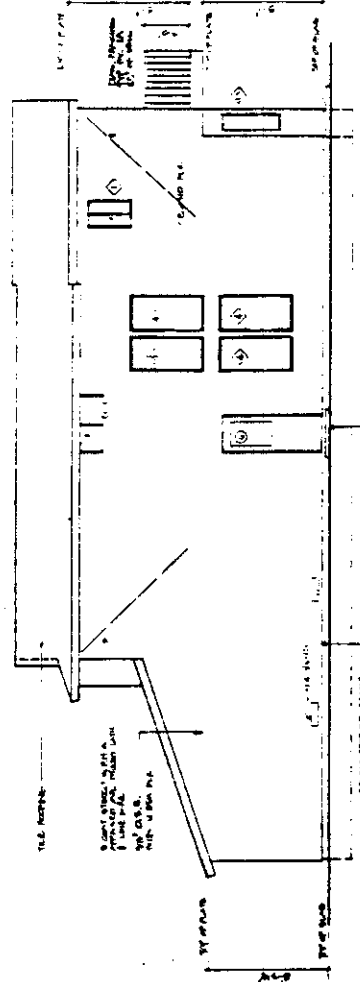
DATE: 2/9/89  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]

8100 FREEPORT BLVD.  
SACRAMENTO, CA 95822

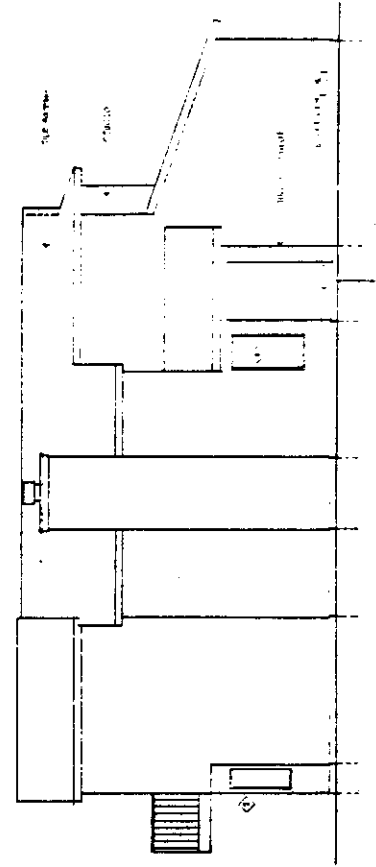
RENTUM HOMES, INC.

PLAN 1401 C

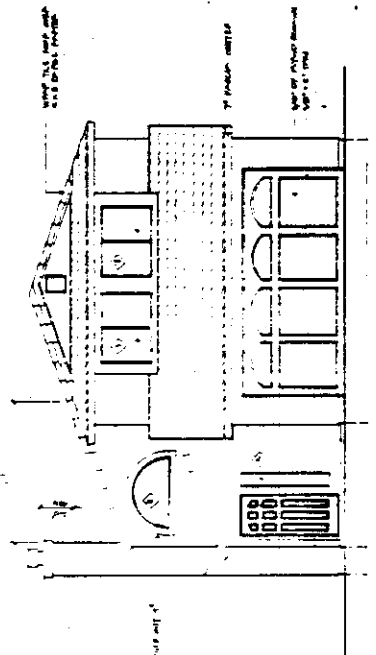
SCALE: 1/8" = 1'-0"



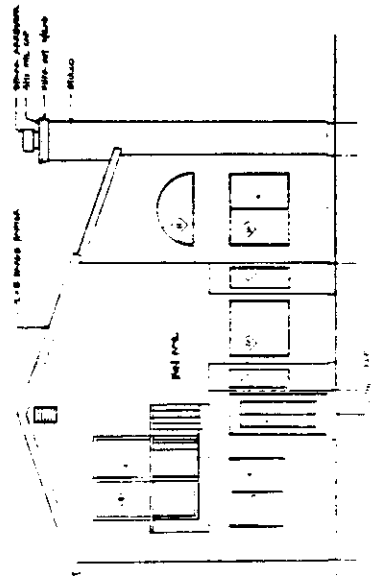
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



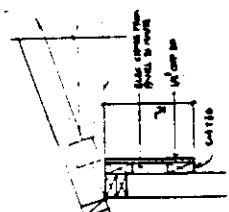
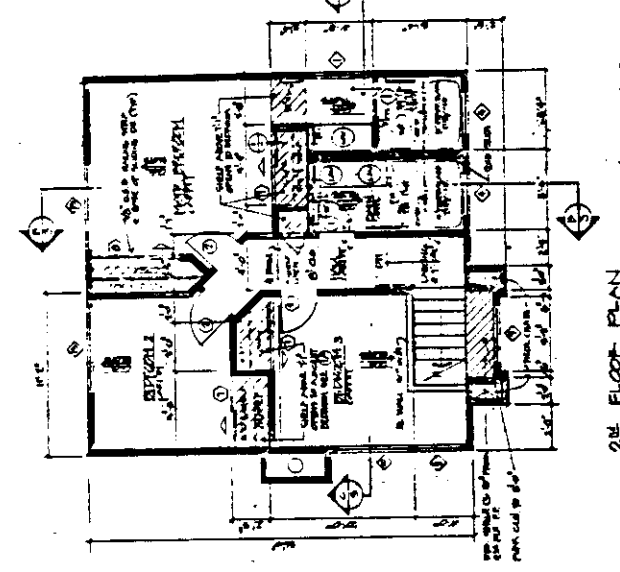
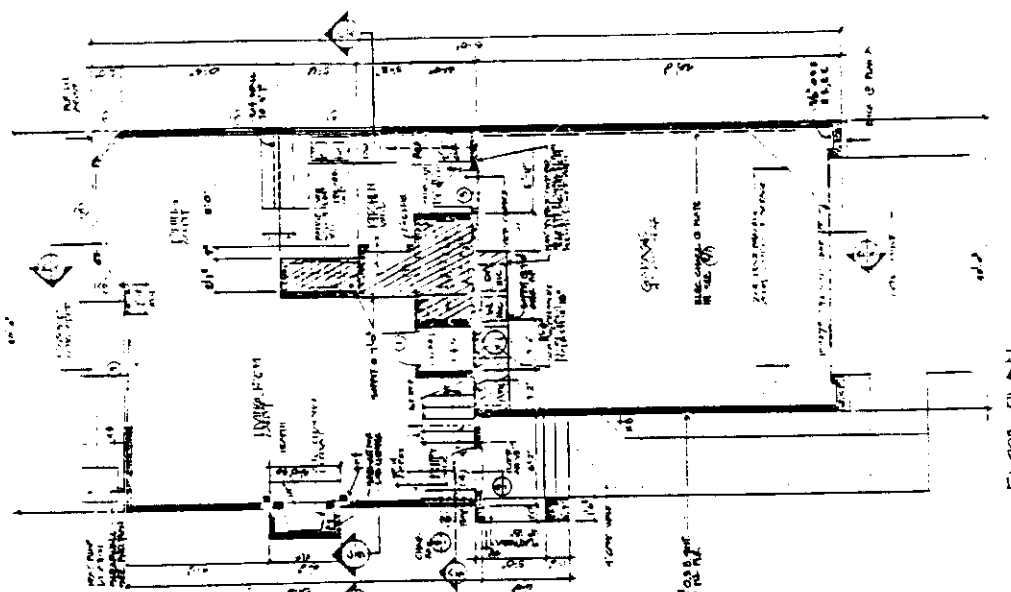
REAR ELEVATION

P-88-471

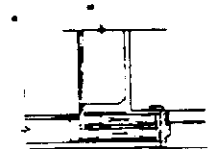
2-9-89

item 18

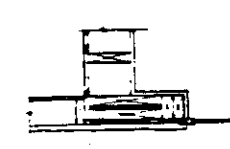
22043



① CLOSET HEAD



② ELECTRICAL CHASE



④ ENTRY WINDOW HEAD

⑤ FRONT DOOR HEAD

P-88-471

2-9-89

item 18

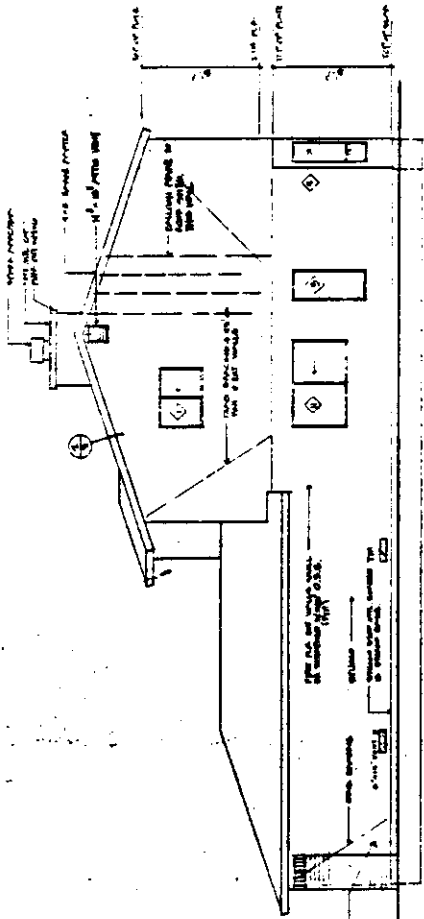
DATE	11/11/84
BY	...
CHECKED	...
APPROVED	...

PLAN 1326 A

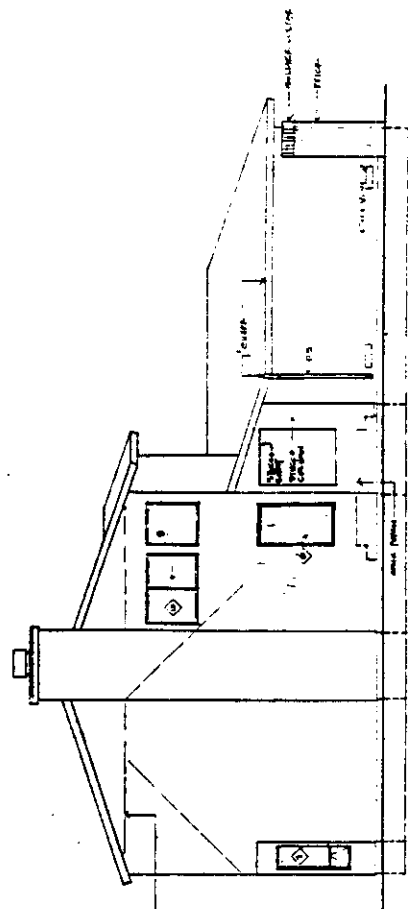
FEATURE HOMES, INC.

1150 FREEPORT BLVD.  
MOUNTAIN VIEW, CALIF. 92653

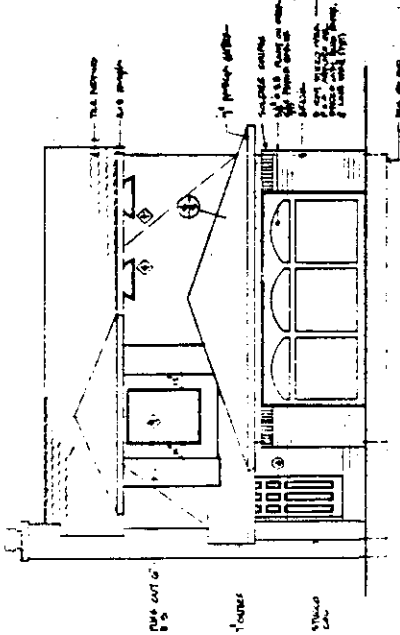
4



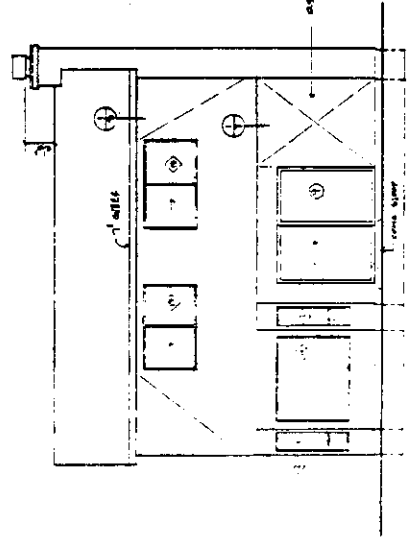
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION - UNIT A



REAR ELEVATION

P-88-471

2-9-89

item 10

212058

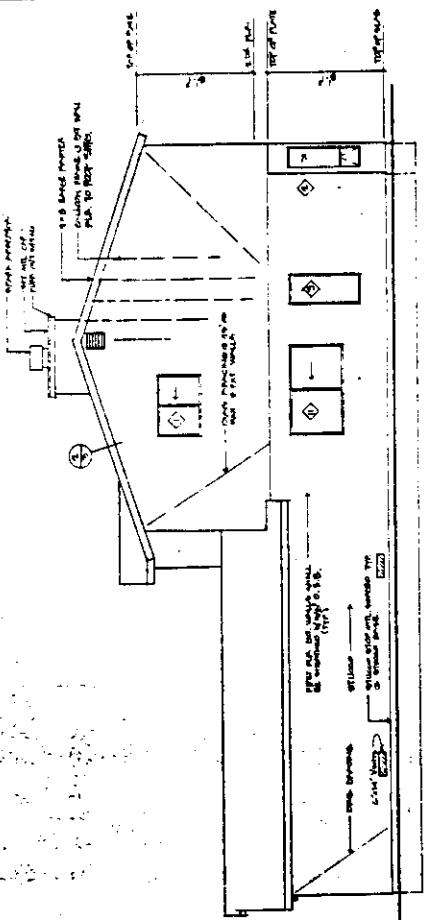
DATE	
BY	
CHECKED	
APPROVED	

PLAN 1326 B

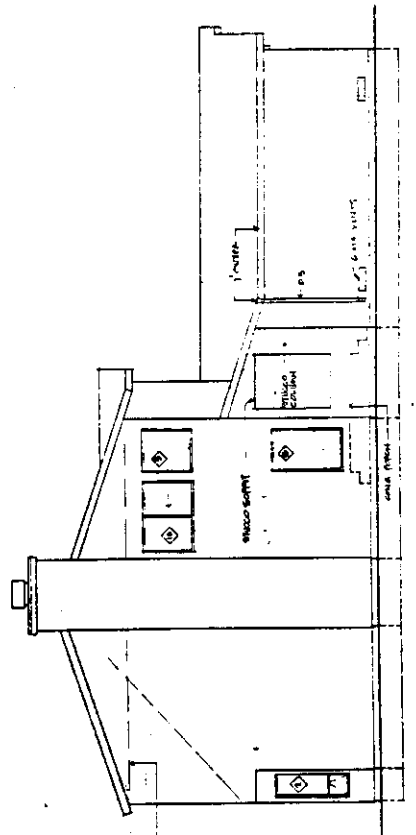
FEATURE HOMES, INC.

3100 FREESPORT BLVD. (901) 424-4988

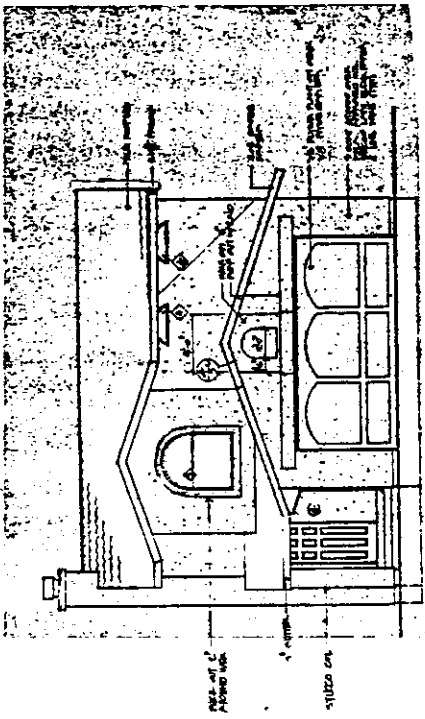
SCALE: 1/8" = 1'-0"  
 DATE: 11/14/89  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 APPROVED BY: J. B. BROWN



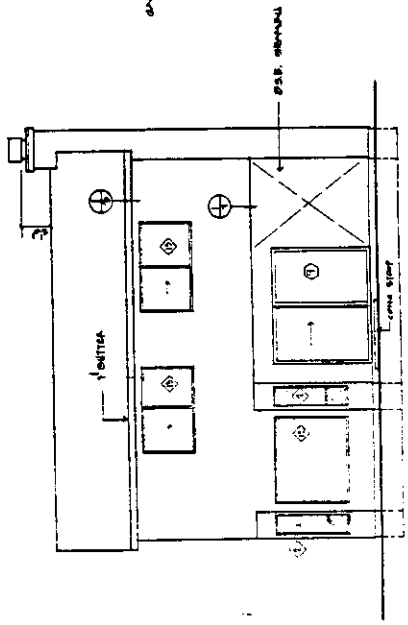
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION - UNIT B



REAR ELEVATION

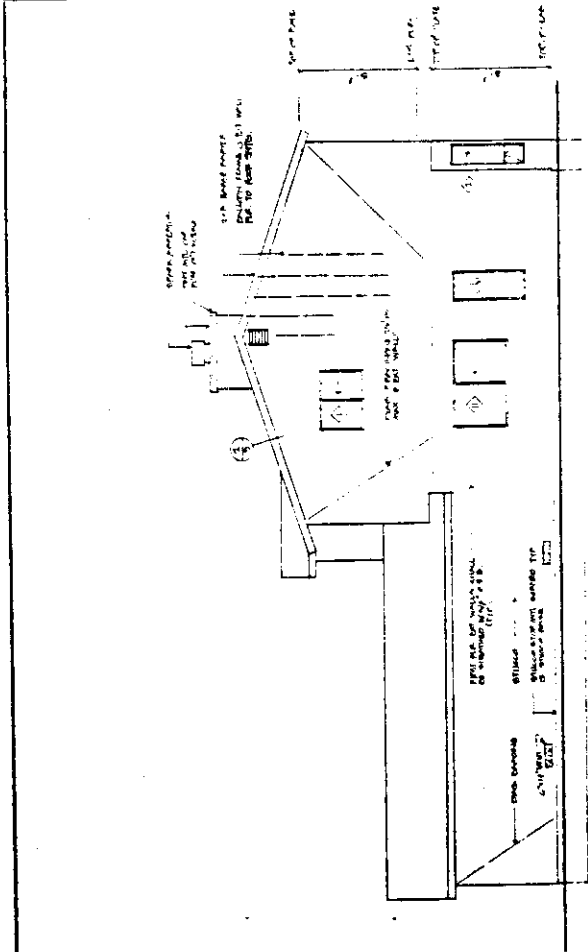
P-88-471

2-9-89

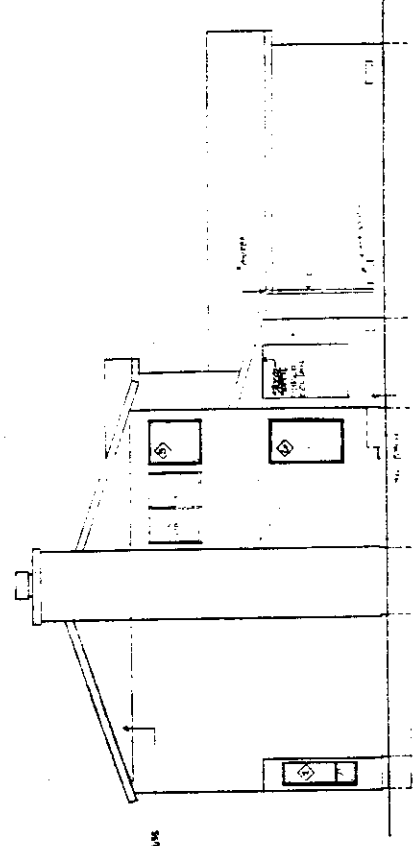
item

21268

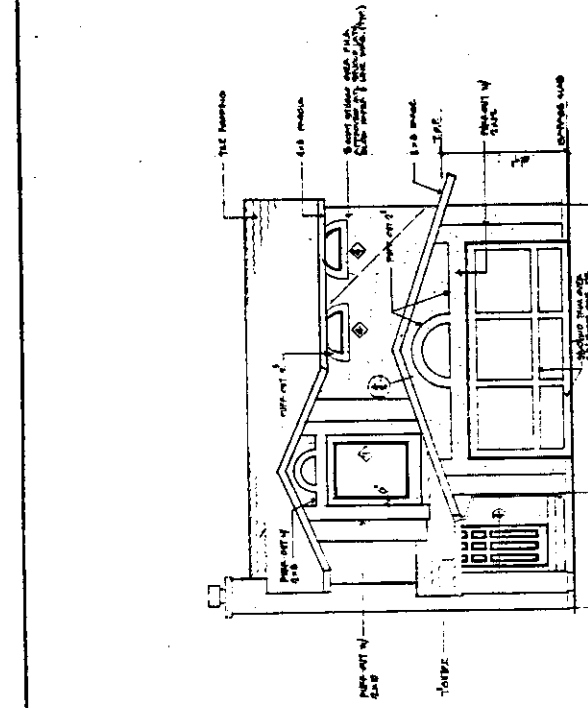
21258



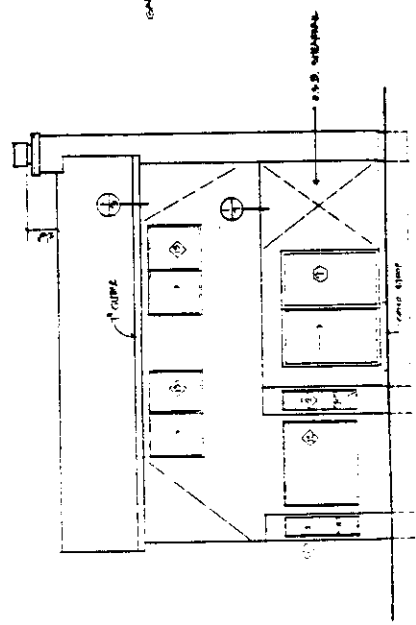
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION - UNIT C



REAR ELEVATION

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2-9-89

item 18

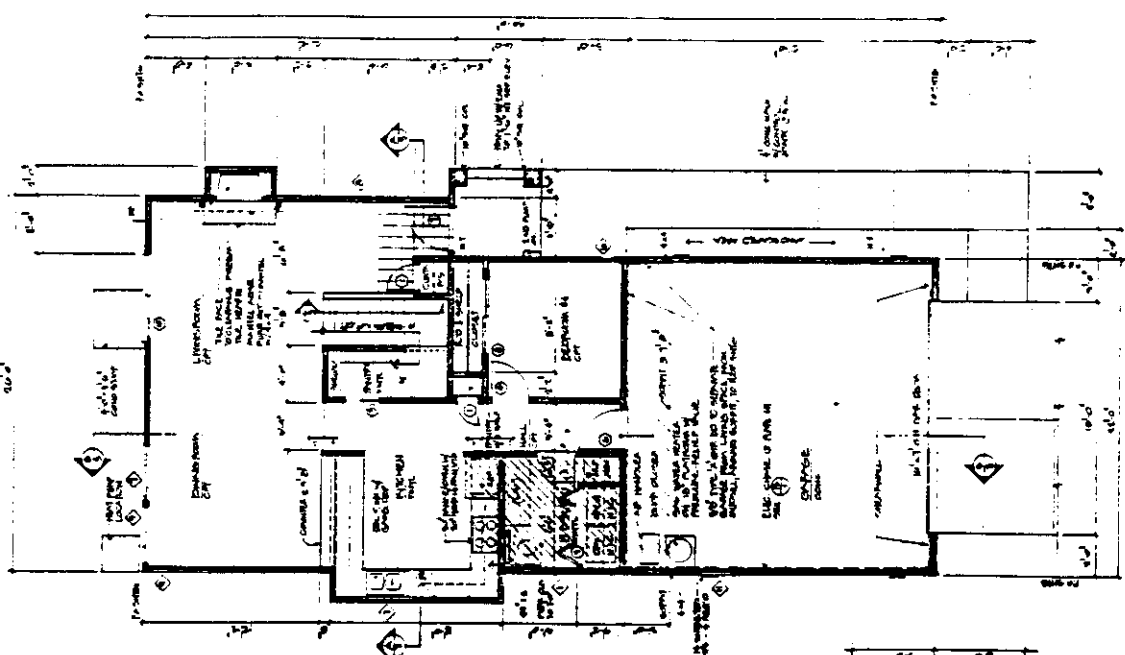
212018

2

DATE: 10/1/77  
DRAWN BY: J. L. LINDEN  
CHECKED BY: J. L. LINDEN  
SCALE: AS SHOWN

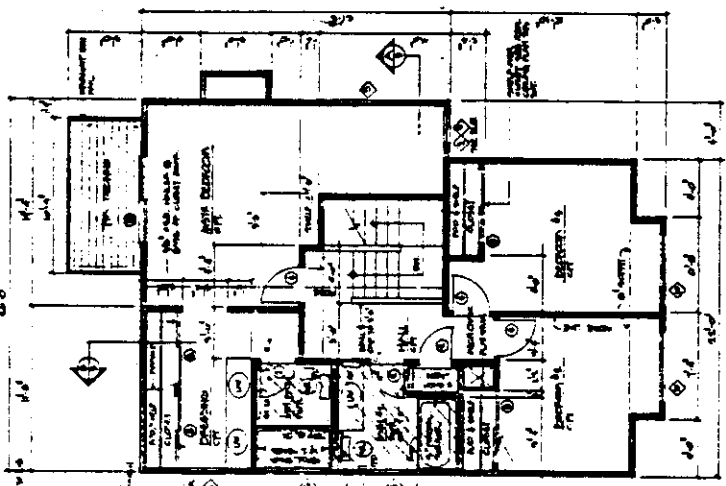
FEATURE HOMES, INC.  
830 FREEPORT BLVD  
SACRAMENTO, CA. 95822  
(916) 424-4988

PLAN 1641

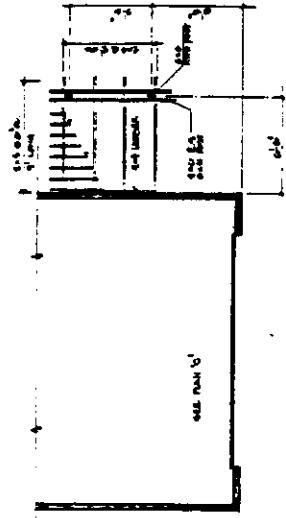


TYPICAL FLOOR PLAN - PLAN 'C'

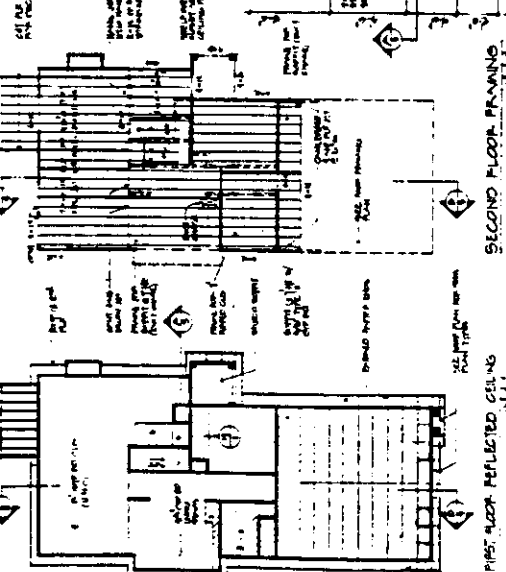
NOTE:  
DIMENSIONS IN LARGER SIZES ARE TO FACE UNLESS NOTED OTHERWISE.  
FOR FINISHES, SEE PLAN 'D'.



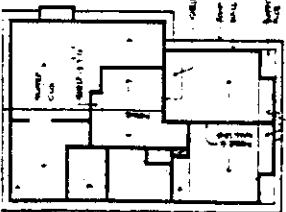
TYPICAL SECOND FLOOR PLAN



FLOOR PLAN 'B'



SECOND FLOOR FINISHING



SECOND FLOOR REFLECTED CEILING



FLOOR PLAN 'A'

P-88-471

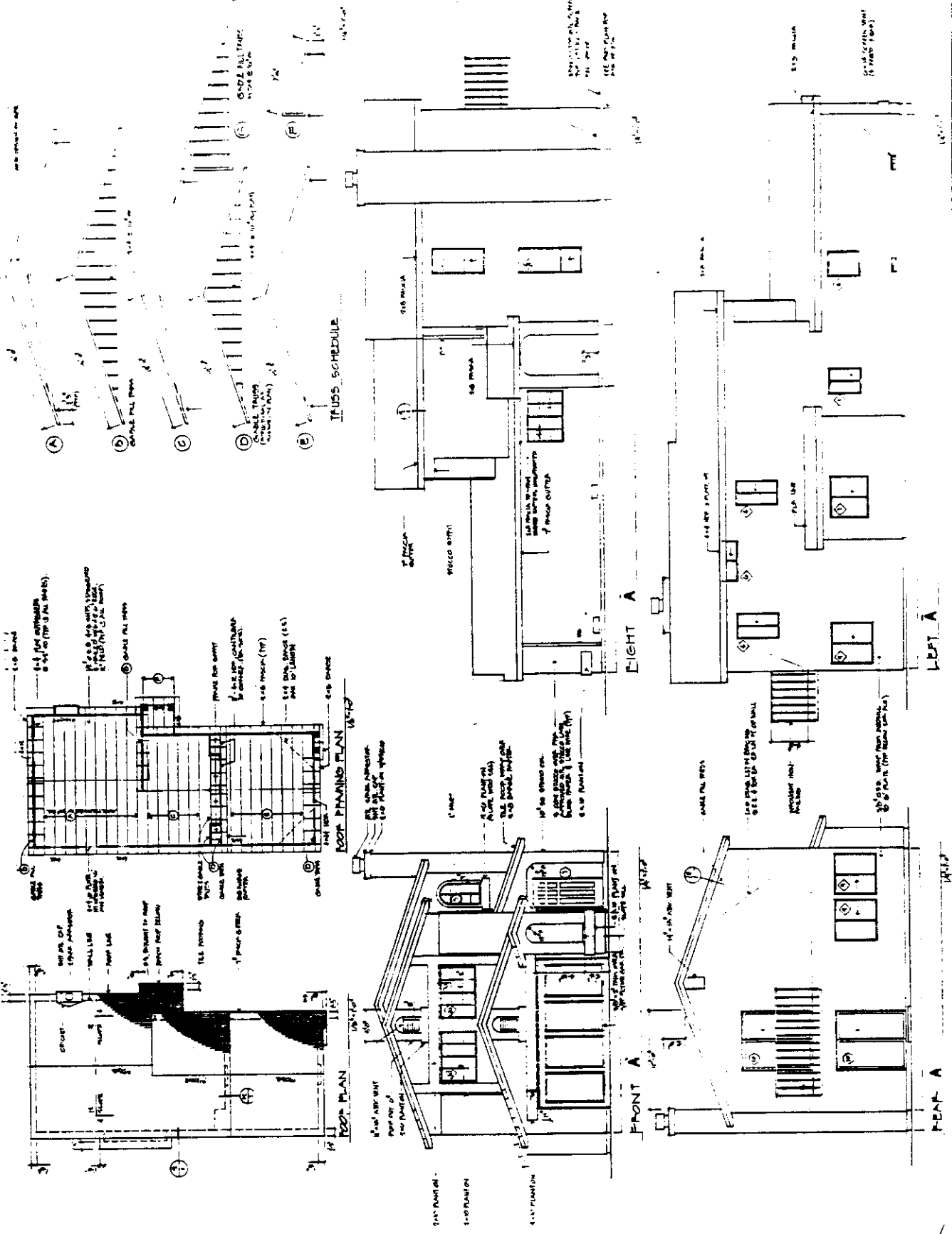
2-9-89

item 18



FEATURE HOMES, INC.  
 6730 FREEMONT BLVD.  
 SACRAMENTO, CA 95822  
 (916) 424-4988  
 PLAN 1641 A

2120658



P-88-471

2-9-89

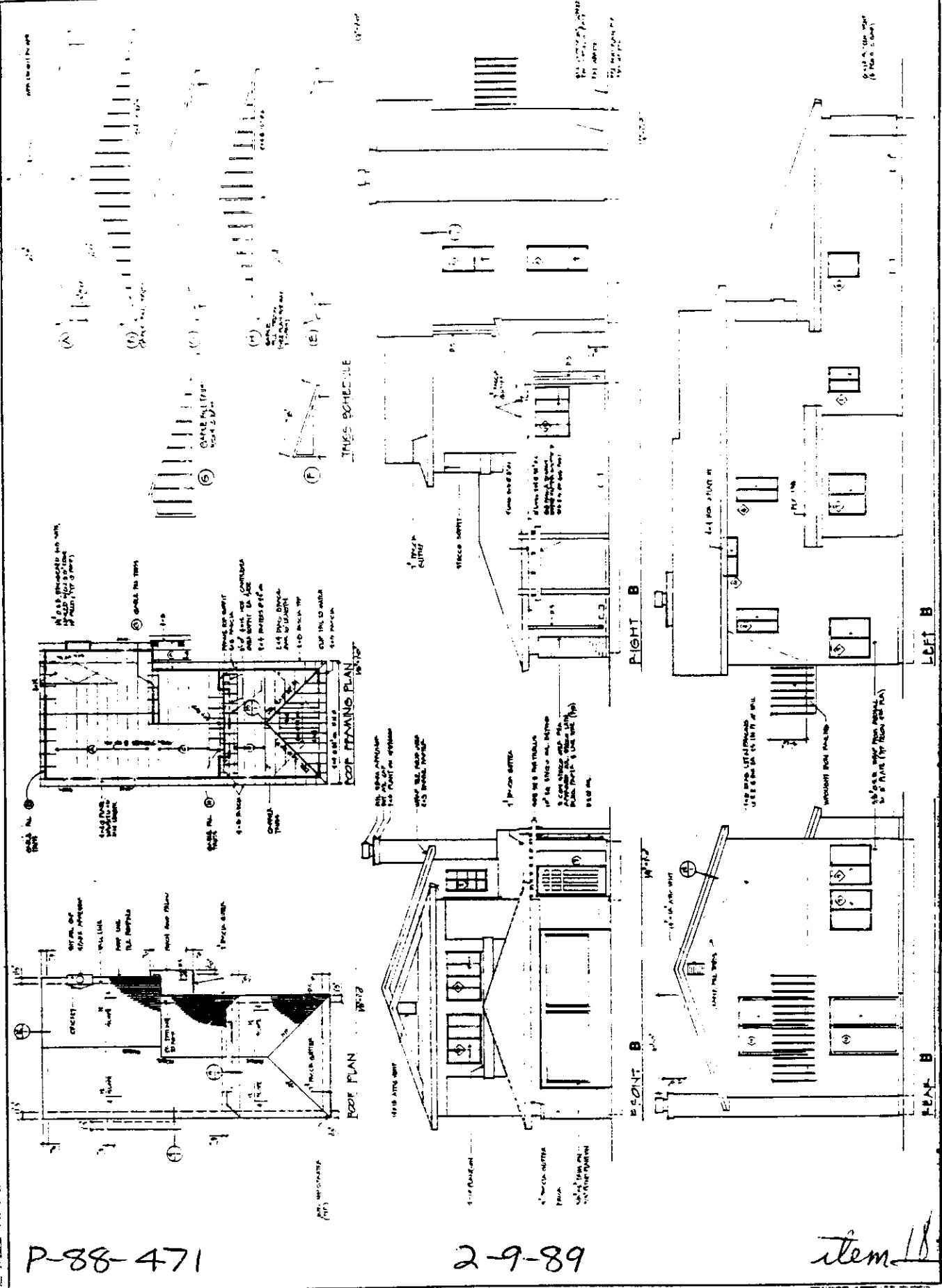
item 16

21258

Sheet 5  
DATE: 11/11/88  
DRAWN BY: J. L. BROWN  
CHECKED BY: J. L. BROWN

FEATURE HOMES, INC.  
8120 FREEPORT BLVD  
SACRAMENTO, CA 95822  
(916) 424-4988

PLAN 1641 B

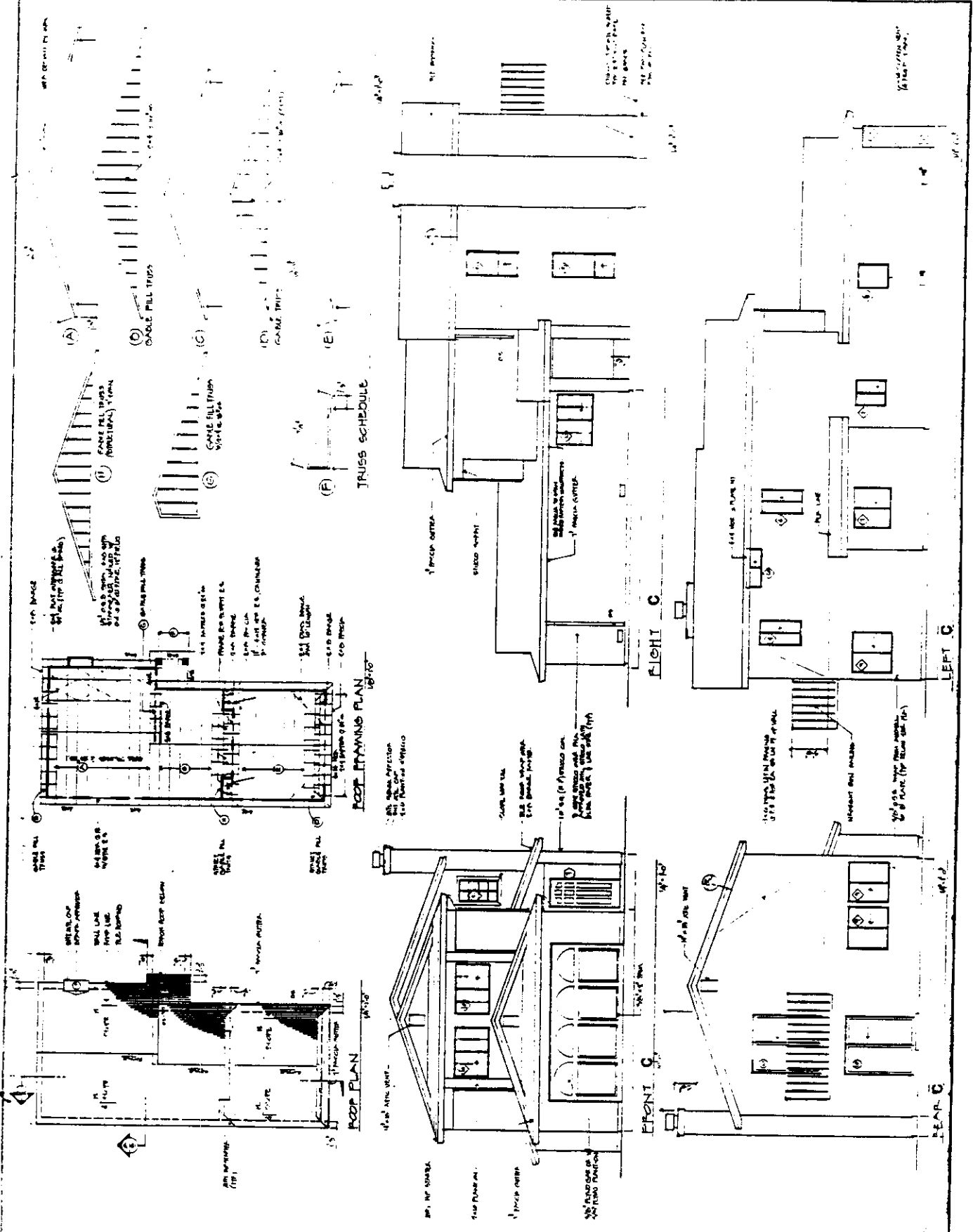


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2-9-89

item 18

217058



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2-9-89

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