

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Assoc., 3020 Explorer Dr., Sacramento, CA 95822		
OWNER	Barratt of Sacramento, 2135 Butano Dr., Ste. 105, Sacramento, CA 95825		
PLANS BY	Murray Smith & Assoc., 3020 Explorer Dr., Sacramento, CA 95822		
FILING DATE	2/17/84	50 DAY CPC ACTION DATE	REPORT BY: RL:mmm
NEGATIVE DEC.	3/12/84	EIR	ASSESSOR'S PCL. NO. 225-890-11 thru 26

APPLICATION:

1. Negative Declaration
2. Rezone vacant 10.4± acres from Garden Apartment (R-2B-PUD) to Townhouse (R-1A) (Sec. 13).
3. Tentative Map to resubdivide 10.4 vacant acres into 81 zero lot line single family lots;
4. Special Permit to construct 81 zero lot line units (Sec. 7-C).

LOCATION:

West side of Truxel Road, 500 feet north of San Juan Road

PROPOSAL:

The applicant is requesting the necessary entitlements to develop 81 zero lot line units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential 4-21 du/ac - 7 min. av.
Existing zoning of site:	R-2B-PUD
Existing land use of site:	Vacant
Surrounding Land use and zoning:	
North:	Vacant; A
South:	Condominiums; R-2B-PUD
East:	Vacant; A
West:	Vacant; A
Parking required:	1 space per unit
Parking proposed:	2 car garages
Parking ratio:	2 per unit
Project area:	9.9± net acres
Typical lot dimensions:	40' x 90'
Typical lot area:	3,600 s.f.
Density of development:	8.2 du/ac
Square footage of units:	750;894;982;1,252 s.f.
Street improvements:	Truxel Road existing
Utilities:	Available to site
Exterior building colors:	Earthtones
Exterior building materials:	stucco and wood siding
(3 elevation selections for each model)	
Height of structures:	1 story

BACKGROUND INFORMATION:

The subject site is the north half of a 20 acre site that has been approved for 351 condominium units. To date, approximately half of the condominium units have been constructed. The applicant is proposing to develop 81 zero lot line units instead of 206 condominium units.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On March 28, 1984, the Subdivision Review Committee, by a vote of 7 ayes and 2 absent, recommended approval of the Tentative Map subject to the following conditions:

003033

- h. Provide easements for existing SMUD utilities;
- i. Complete a lot line adjustment process to merge parcels A and B with the condominium common property to the south;
- j. Show existing water line easement on lot 27. Extend water line up to and connect with water line in the proposed street;
- k. Relocate lot line between lots 27 and 28 to coincide with the existing water line;
- l. A turnaround shall be provided on the adjacent condominium site on the south to insure adequate access and turnaround for fire trucks to the satisfaction of the Fire Department prior to recordation of the final map.

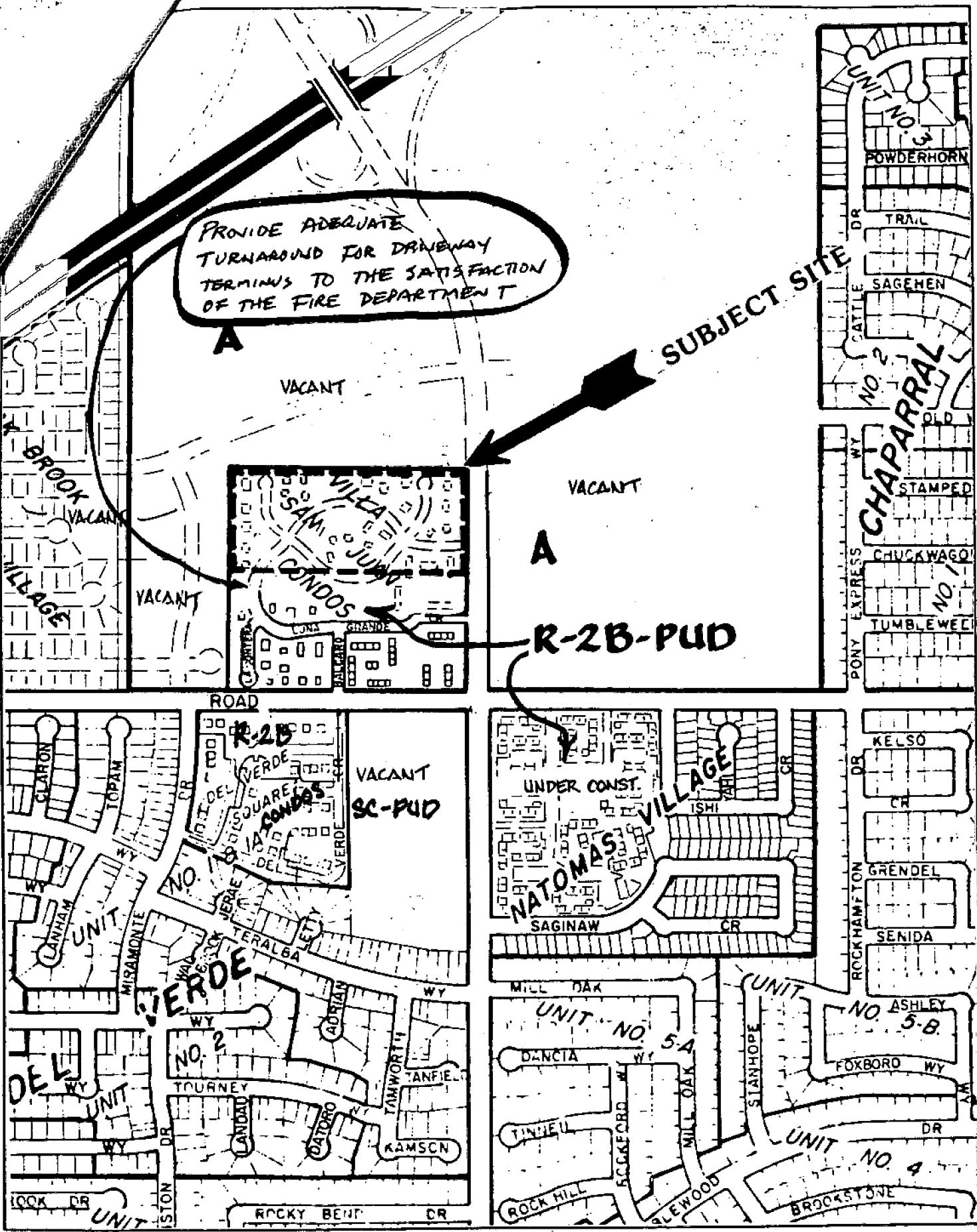
Conditions-Special Permit:

1. On-site access for the original condo site shall be provided to the satisfaction of the Fire Department.
2. Mechanical equipment shall be "quiet units" with sound shielding satisfactory to the County Health Department.
3. Site plans and elevations shall be reviewed and approved by planning staff prior to issuance of building permits.

Findings of Fact - Special Permit

1. The proposed zero lot line development, as conditioned, is based on sound principles of land use in that:

The design of the units are similar to other single family units in the area.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or result in the creation of a public nuisance in that:
 - a. Adequate access will be provided to Truxel Road;
 - b. On-site access on the original condo site will be modified to the satisfaction of the Fire Department; and
 - c. Low noise mechanical equipment will be provided to the satisfaction of the County Health Department.
3. The proposed project will be in compliance with the General Plan and the 1978 South Natomas Community Plan in that:
 - a. The plan designates the site for residential use; and
 - b. The zero lot line unit contributes to the overall variety of housing types in the South Natomas.



LAND USE & ZONING MAP 3038

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11/5/16/1

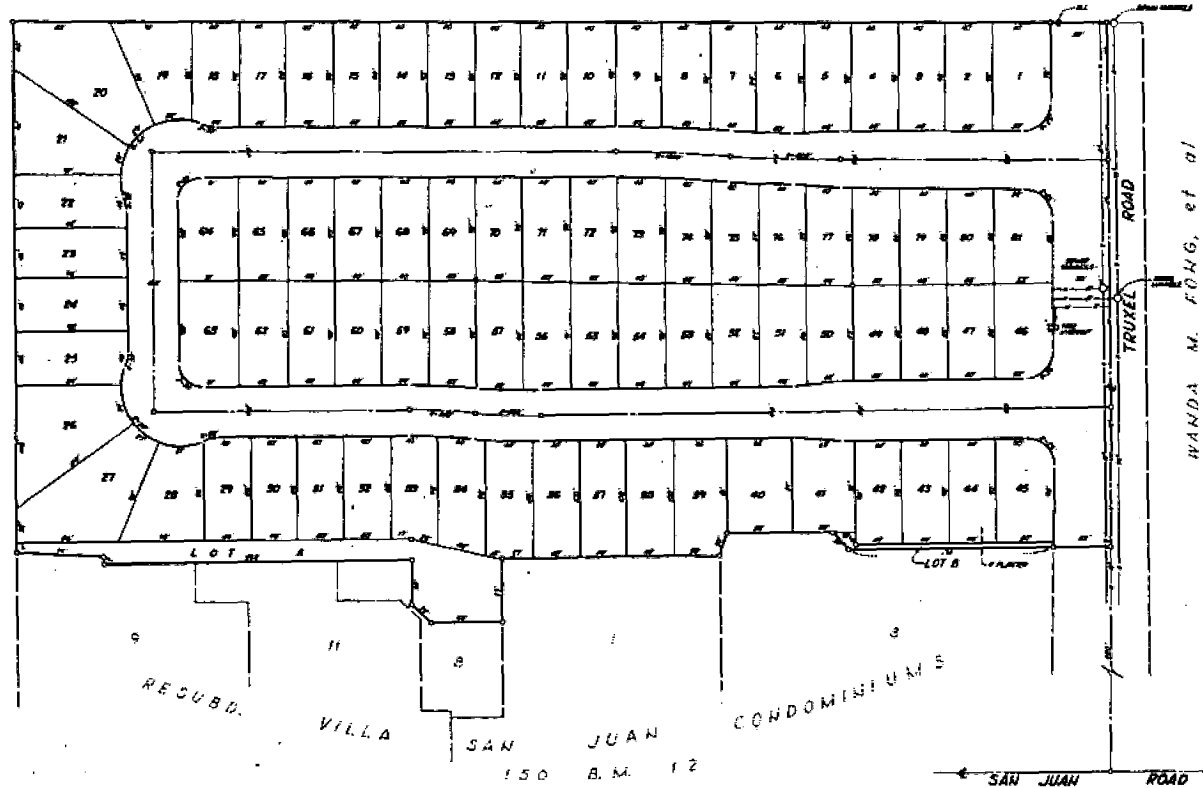
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TENTATIVE MAP of
 RESUBDIVISION of LOTS 4 and 12 THRU 26 of
 RESUBDIVISION of VILLA SAN JUAN CONDOMINIUMS (150 B.M. 12)
VILLA SAN JUAN
 CITY OF SACRAMENTO, CALIFORNIA
 FEBRUARY 1984 SCALE: P = 50'
 MURRAY SMITH AND ASSOCIATES

WANDA M. FONG, et al

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WANDA M. FONG, et al



OWNER: COUNTY OF SACRAMENTO
 1125 BETHOFF DRIVE, STE. 103
 SACRAMENTO, CALIF. 95825
 PHONE: 485-2575

PROPERTY: SAME AS ABOVE

ENGINEER: MURRAY SMITH & ASSOCIATES
 3200 COLONIA DRIVE
 SACRAMENTO, CALIF. 95827
 PHONE: 361-0844

IMPROVEMENTS: AS REQUIRED BY THE CITY
 OF SACRAMENTO DEPARTMENT
 OF PUBLIC WORKS

EXISTING USE: VACANT

PROPOSED USE: SINGLE FAMILY DETACHED
 (2200 SQ. FT.)

EXISTING ZONING: RS-1-D

PROPOSED: R1A

ASSESSORS PARCEL NO: 278-690-11 TRIM 26

SEWER DISPOSAL: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

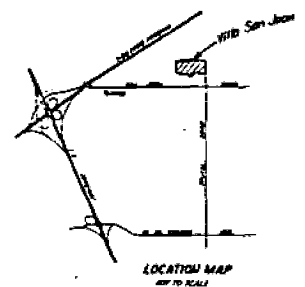
DRAINAGE: CITY OF SACRAMENTO

FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT

HEIGHT: 1.9 MOLES NET / 18.4 ACRES GROSS

NO. OF LOTS: 61

LOT SIZE: 45' HIGH (40' x 90' TYPICAL)



003039

SUBMITTED BY:		BENCH MARK	
Murray Smith & Associates, Engineering			
APPROVED	DATE	DESCRIPTION	BY

CONSTRUCTION PLANS
 COUNTY OF SACRAMENTO, CALIFORNIA
VILLA SAN JUAN
 TENTATIVE MAP

DATE	2/2/84
SHEET	1
PROJECT NO.	23100
OF	1