



CITY OF SACRAMENTO

31

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

APR 12 8 36 AM '85

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

April 11, 1985

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Tentative Map (APN: 119-220-57) (P85-083)
  3. Subdivision Modification to defer Parkland Dedication Obligation for the Remainder Parcel

LOCATION: South side of Brookfield Drive, 1400+ feet west of Franklin Boulevard

SUMMARY

This is a request to subdivide 21.5+ acres into 34 zero lot line lots and a remainder parcel for future development. The staff and Planning Commission recommend approval of the Tentative Map and Subdivision Modification with conditions.

BACKGROUND INFORMATION

The subject site is comprised of 21.5+ vacant acres located in the Townhouse (R-1-A) zone. The site is located in an area consisting of single and multiple family development and vacant, residentially zoned property. The applicant proposes to develop the northern portion of the site with 34 zero lot line units. Access is provided to the remainder parcel through an existing stub street. The remainder site is intended for future residential development.

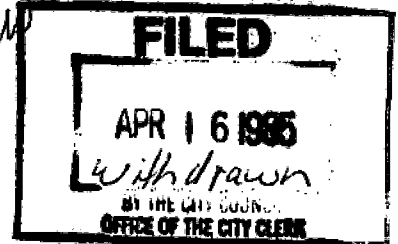
Any development of the remainder lot will require further subdivision. The applicant has, therefore, requested a Subdivision Modification to defer parkland dedication responsibilities until the remainder is developed.

On March 14, 1985, the Planning Commission approved a Special Permit for zero lot line development.

VOTE OF THE PLANNING COMMISSION

On March 14, 1985, by a vote of seven ayes and two absent, the Planning Commission voted to approve the Tentative Map and Subdivision Modification with conditions.

*Withdrawn*



ENVIRONMENTAL DETERMINATION

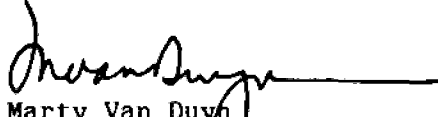
On March 4, 1985, the Environmental Coordinator filed a Negative Declaration.

RECOMMENDATION

The Planning Commission and staff recommend the following City Council action:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution adopting Findings of Fact, approving the Subdivision Modification and Tentative Map with conditions.

Respectfully submitted,

  
Marty Van Duyen  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

SD:pkb  
attachments  
P85-083

April 16, 1985  
District No. 7

- GENERAL PLAN AMENDMENT  TENTATIVE MAP 31
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

MEETING DATE March 14, 1985  
 ITEM, NO. 22B FILE # 85-083  
 M \_\_\_\_\_

Location: South side of Meadmoir Road, 1,400±' West of Franklin Boulevard

Recommendation:  
 Favorable *w/cond.*  
 Unfavorable  Petition  Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Ferris	✓			✓
Fong	<i>absent</i>			
Goodin	✓			
Holloway	✓			
Hunter	<i>absent</i>			
Ishmael	✓			
Ramirez	✓			
Simpson	✓		✓	
Augusta	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

# RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR  
PROPERTY LOCATED ON THE SOUTH SIDE OF BROOKFIELD  
DRIVE, 1,400+ FEET WEST OF FRANKLIN BOULEVARD  
(P-85-083)(APN: 119-220-57)

WHEREAS, the City Council, on April 16, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the south side of Brookfield Drive, 1,400+ feet west of Franklin Boulevard.

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and,

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balanced these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

**APPROVED**  
 THE COUNCIL  
 APR 16 1985  
 OFFICE OF THE  
 CLERK

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1965 Southgate Community Plan designate the subject site for residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

6. In the matter of the hereby approved requested subdivision modification to defer parkland dedication requirements for the remainder parcel :

a. There are such special circumstances or conditions affecting the property to be subdivided

that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that remainder will remain vacant thereby creating no demand on park facilities.

b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will satisfy all other conditions prior to filing the final map and these fees will be

required upon issuance of building permits or further subdivision occurs

c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that granting the modification will not significantly change the characteristics of the area.

d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses.

7. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of 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. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- d. 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;
- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- f. The applicant shall meet all County Sanitation District requirements;
- g. Submit a soils test prepared by a registered civil engineer for street design;
- h. Prepare a right-of-way study for the existing canal. Possible slope easement dedication required;
- i. Construct a chainlink fence along the canal right-of-way;
- j. Provide a drainage easement through Lot 17. May require redesign of existing drain line relocation;
- k. Place the following note on the final map: "Parkland dedication requirements for the remainder parcel must be met upon issuance of any building permits, or approval of further subdivision requests."

\_\_\_\_\_  
MAYOR

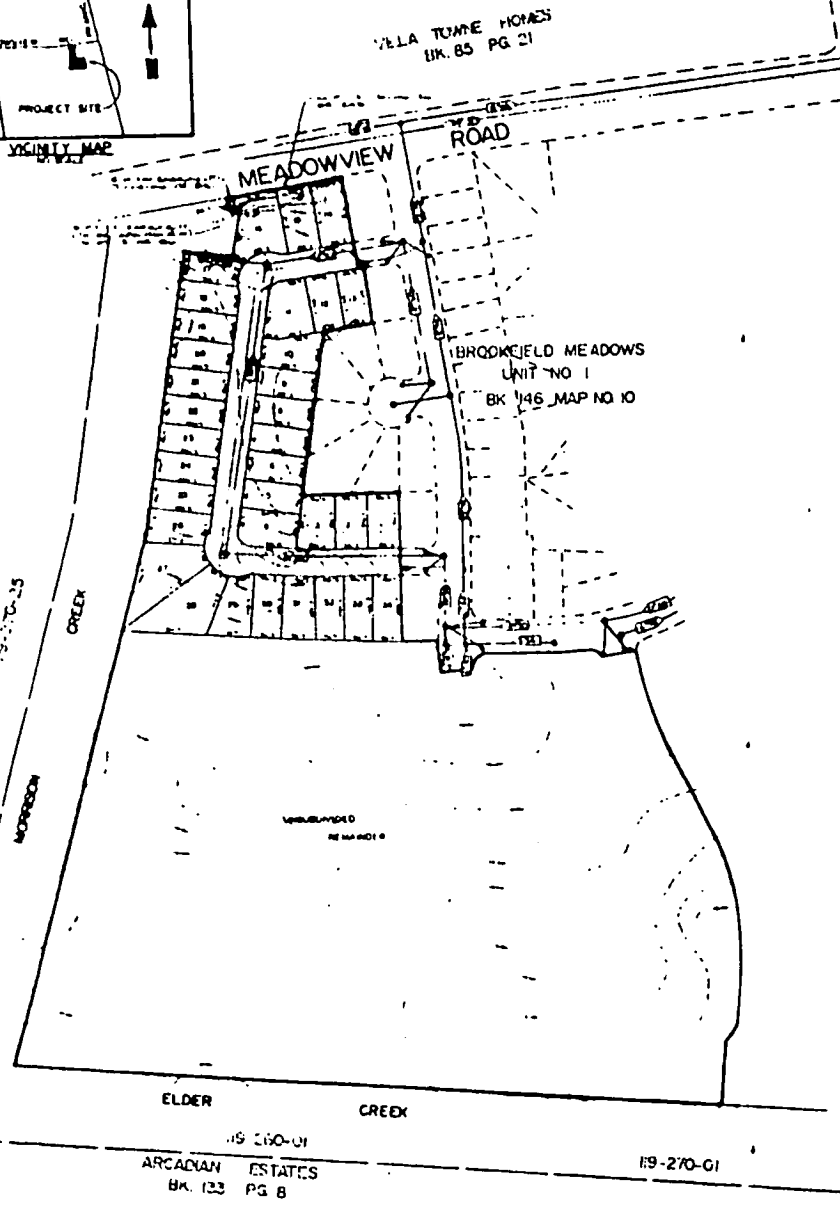
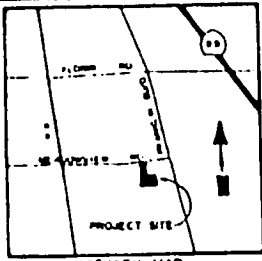
ATTEST:

\_\_\_\_\_  
CITY CLERK

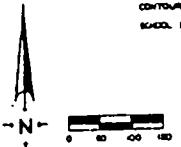
P85-083

85-085

3-11-85



<b>OWNER/DEVELOPER:</b>	VALLEY CONSTRUCTION COMPANY P.O. BOX 6770 SACRAMENTO, CA 95866 1 (916) 881-1514
<b>ENGINEER:</b>	GIANNETTA ENGINEERS 875 FRENCH ST. SUITE 220 FRENCH, CA 95751
<b>PRESENT USE:</b>	VACANT
<b>PROPOSED USE:</b>	SHALE - FAMILY, ZERO LOT LINE
<b>PRESENT ZONING:</b>	R-4
<b>RECORD:</b>	CITY OF SACRAMENTO 827 10TH STREET SACRAMENTO, CA 95814
<b>STREET:</b>	CITY OF SACRAMENTO 827 10TH STREET SACRAMENTO, CA 95814
<b>OWNER:</b>	SACRAMENTO COUNTY WATER QUALITY DEPT. 2640 ECLOGY LANE SACRAMENTO, CA 95821
<b>NO OF LOTS:</b>	34
<b>SIZE OF LOTS:</b>	45' x 80' TYPICAL SHALE FAMILY
<b>TOTAL ACRES:</b>	0.19 ACRES
<b>A.P.N.:</b>	19-270-07
<b>MIN LOT SIZE:</b>	45' x 80'
<b>SETBACK LINES:</b>	REFER TO P.U.D.
<b>CONTOUR:</b>	2 0.5' INTERVALS
<b>SCHOOL DISTRICT:</b>	ELF BROOK SCHOOL DIST



**TENTATIVE MAP**  
**BROOKFIELD MEADOW NO. 2**  
CITY OF SACRAMENTO, CALIFORNIA  
JANUARY, 1985

APPROVED: *[Signature]*  
SUPERVISOR



**Glennetta Engineers**  
875 FRENCH ST.  
FRENCH, CA 95751

31

CITY PLANNING COMMISSION

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

APPLICANT	Valley Construction Co., P.O. Box 6770, Modesto, CA 95355		
OWNER	Valley Construction Co., P.O. Box 6770, Modesto, CA 95355		
PLANS BY	Valley Construction Co., P.O. Box 6770, Modesto, CA 95355		
FILING DATE	2-8-85	50 DAY CPC ACTION DATE	REPORT BY: SC:bw
NEGATIVE DEC	2-19-85	EIR	ASSESSOR'S PCL NO. 119-220-57

31

- APPLICATION:
- A. Negative Declaration
  - B. Tentative Map for a 34-lot subdivision (Sub. Ord.)
  - C. Special Permit for zero lot line development in the R-1A zone. (Sec. 7-C)
  - D. Subdivision Modification to defer Parkland Dedication fees for the remainder lot (Sub Ord)

LOCATION: South side of Brookfield Drive, 1,400+ feet W of Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop 34 zero lot line units and one remainder lot on a 21.5 acre site in the R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Southgate Community Plan	Light Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

- North: Residential; R-3
- South: Vacant; R-1
- East: Residential; R-1A and R-3-R
- West: Vacant; R-1A and A

Parking Required:	34 spaces
Parking Provided:	34+ spaces
Property Dimensions:	Irregular
Property Area:	Phase II: 5+ acres; Lot A: 16.5+ acres Total acres: 21.5+
Density of Development:	8.5 du/na
Square Footage of Units:	1,000 sq. ft. to 1,300 sq. ft.
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Colors:	Neutral
Exterior Building Materials:	Wood and stucco; wood shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1985, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map, subject to conditions which follow.

BACKGROUND INFORMATION: On July 10, 1980, the Planning Commission recommended approval of a tentative map for the subject site and approved a special permit for the zero lot line patio homes. The applicant has developed the first phase of the project which is located on the east side of the subject site. The tentative map for the remaining development has expired, along with the special permit for the zero lot line homes in the Townhouse zone. As originally approved, the project consisted of 216 zero lot line units and two multiple family lots.

APPLC. NO. P85-083

MEETING DATE March 14, 1985

CPC ITEM NO. 22

8



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

- A. The subject site is located in the South Sacramento area on 21.5+ acres. The east side of the subject site is developed with Phase I of the project which consists of 68 zero lot line patio homes. The applicant is requesting a resubdivision of the 34 zero lot line lots for the development of patio homes which will be Phase II of the project. A remainder lot of 16.5+ acres is being created for future development. A special permit is also required for the patio homes in the R-1A zone.
- B. As proposed, the plans and elevations are identical to the existing development in Phase I. The units consist of one and two-story structures with four different floor plans and elevations. Exterior materials will be varied by the use of stucco, wood shingles and horizontal or vertical plywood siding with wood shingled roofs. The units are designed with a front court area which is fenced from the street.

This is consistent with the existing development in Phase I. However, the fenced court design is not consistent with the criteria developed by staff and the Commission within the last two years which basically requires unit orientation along the public streets for neighborhood security purposes. The six-foot high wooden fence around the front court area blocks the view from within the dwelling to the street area. Staff therefore suggests the front court fence be eliminated or redesigned to allow an open area for visual contact between the window and the street. Such a redesign could consist of a four-foot high solid wooden fence or a four-foot high solid wooden fence with a two-foot high open trellis (vertical 2" x 2"). This redesign would also provide a contrast and blend with the existing structures.

- C. The remainder lot consists of 16.5+ acres which will be developed at a later date. A subdivision modification has been requested to defer the Parkland Dedication fees for the remainder lot until it is further subdivided or building permits have been requested for the site.
- D. The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate for this project. The fees shall be based upon 0.3808 acres of land multiplied by the per acre value established by the applicant's appraiser.
- C. Since the subject site is bounded on two sides by drainage canals, drainage studies and improvements will be necessary with this subdivision.

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

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Tentative Map, subject to conditions which follow;
- C. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;

D. Recommend approval of the Subdivision Modification to defer Parkland Dedication fees on the remainder lot, subject to conditions which follow:

Conditions - Tentative Map & Subdivision Modification

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. 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. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. The applicant shall meet all County Sanitation District requirements;
7. Submit a soils test prepared by a registered civil engineer for street design;
8. Prepare a right-of-way study for the existing canal. Possible slope easement dedication required;
9. Construct a chainlink fence along the canal right-of-way;
10. Provide a drainage easement through Lot 17. May require redesign of existing drain line relocation;
11. Place the following note on the final map: "Parkland dedication requirements for the remainder parcel must be met upon issuance of any building permits, or approval of further subdivision requests."

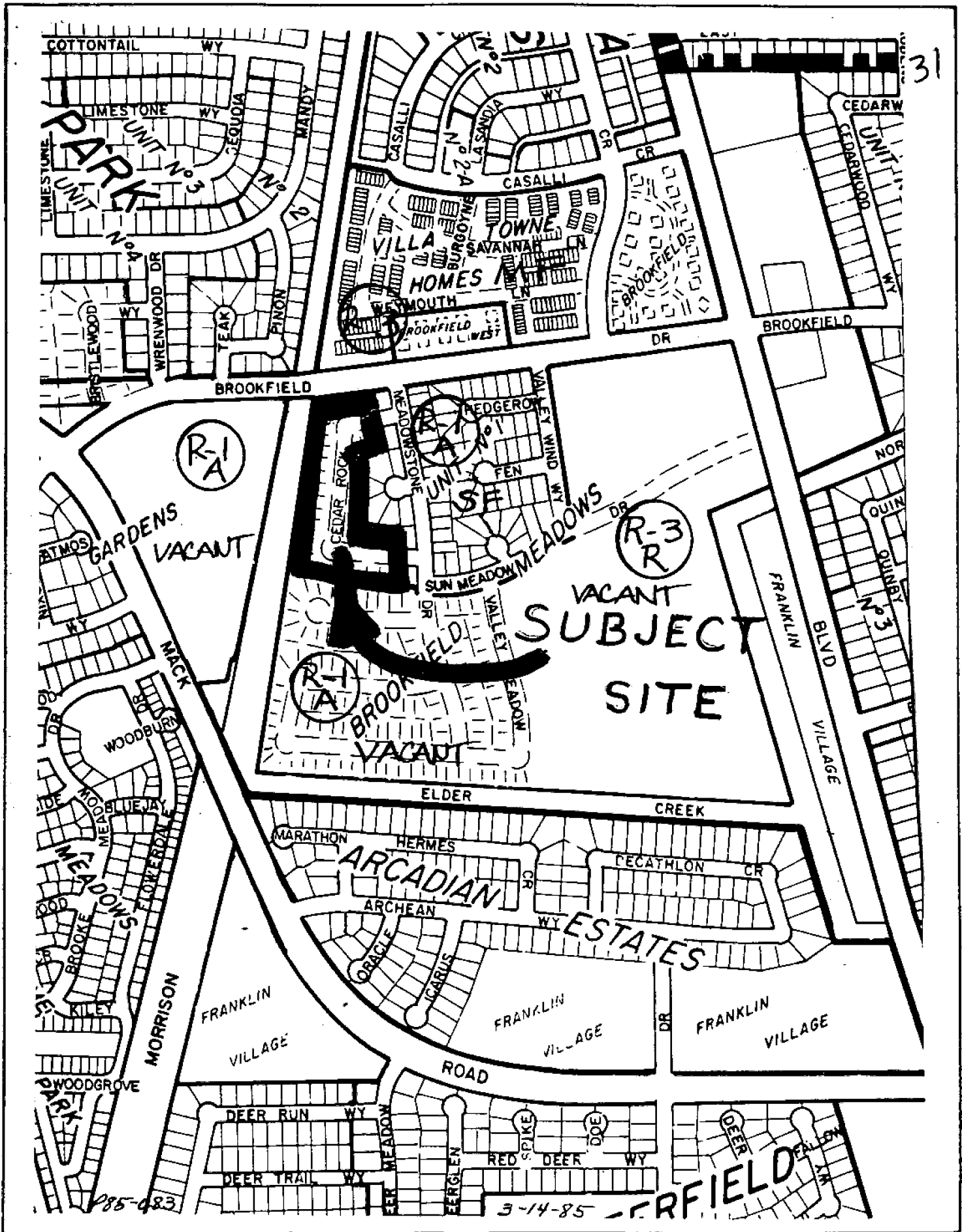
Conditions - Special Permit

1. The minimum distance between all structures on interior lots shall be 10 feet (*side yard to side yard*);
2. The applicant shall adhere to the attached plans which consist of stucco and wood materials;
3. The roofing material shall consist of wood shake or shingles;

4. A variety of one and two-story units shall be utilized;
5. The front court fence shall be eliminated or redesigned as indicated in the Staff Evaluation. The redesign shall be reviewed and approved by the Planning Director prior to issuance of buiding permits.

Findings of Fact - Special Permits

1. The proposal is based on sound principles of land use, in that:
  - a. adequate parking is being provided;
  - b. the proposed patio home development is compatible to surrounding land use, which includes multiple and single family dwellings and patio homes;
2. The project will not be injurious to surrounding properties, in that the proposal will not significantly alter the characteristics of the area;
3. The proposal is consistent with the 1974 General Plan and the 1965 Southgate Community Plan which designate the site for residential uses.

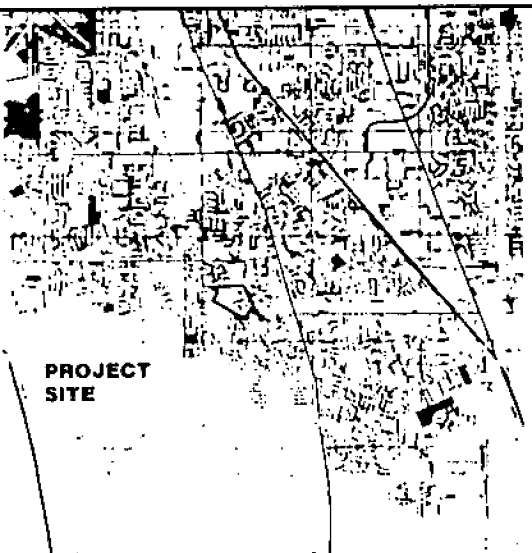


VICINITY - LAND USE - ZONING

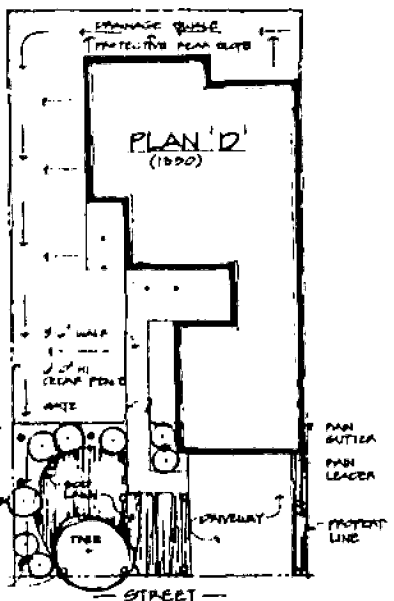
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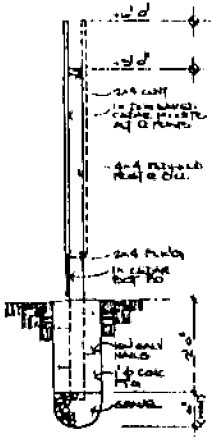
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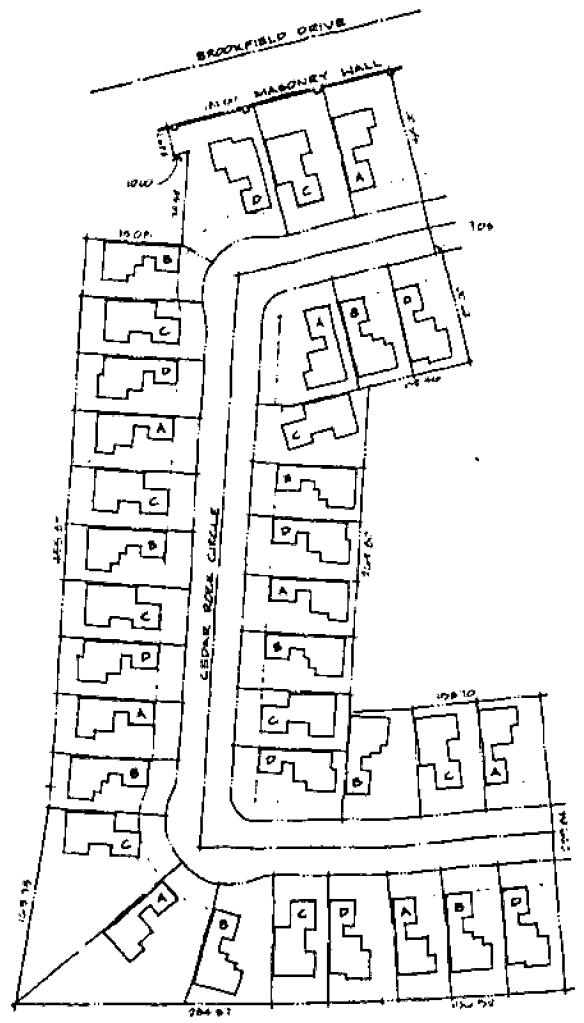
VICINITY MAP SACRAMENTO, CA.



TYPICAL SITE DRAINAGE/LANDSCAPE PLAN SCALE: 1" = 10'-0"



FENCE DETAIL



**SITE DEVELOPMENT PLAN**



REVISIONS

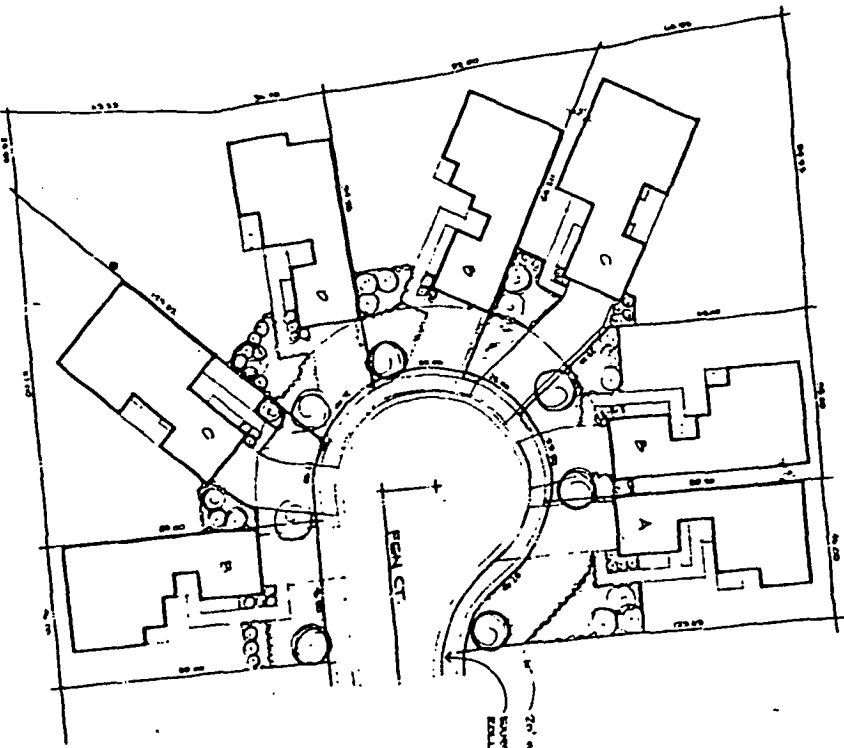
**BROOKFIELD MEADOW UNIT 2**  
SACRAMENTO CALIFORNIA

**CROSBY THORNTON MARSHAL BOOKER LAWLOR ARCHITECTS**  
2105 LANCEY DRIVE  
MODESTO, CA 95354  
209/575-1384

SHEET NO  
**1**  
PROJECT UNDER  
DATE 7-1-85

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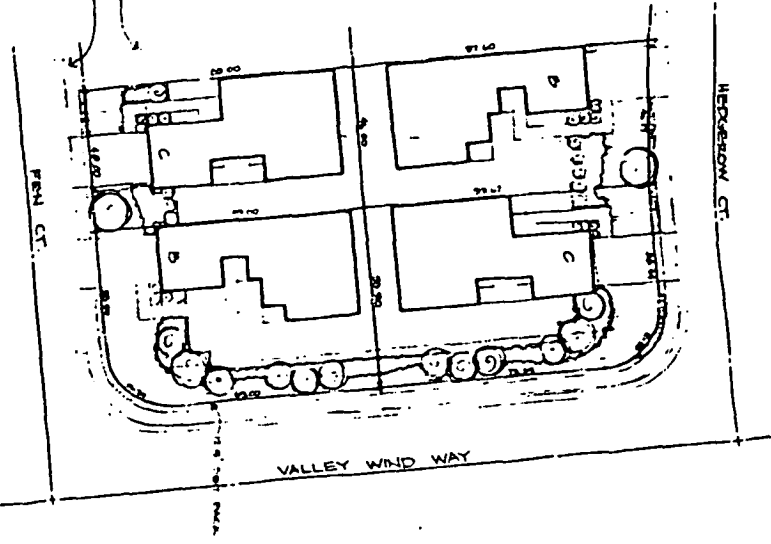
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CUL-DE-SAC



CORNER



TYPICAL PLAN

3

BROOKFIELD MEADOW UNIT 2  
SACRAMENTO CALIFORNIA

2

Project: Brookfield Meadows  
 Date: 3-14-85  
 Scale: 1/8" = 1'-0"

Architect: [Illegible]  
 Engineer: [Illegible]

85-083

3-14-85

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No. 23

REVISIONS  
△ 1-1-85

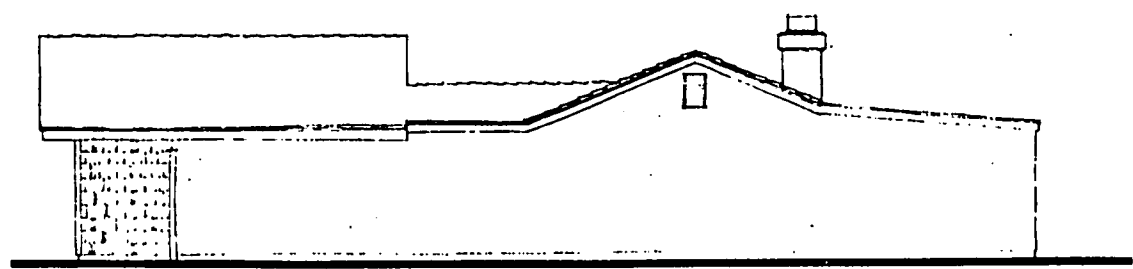
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CALIFORNIA  
SACRAMENTO

SHEET NO

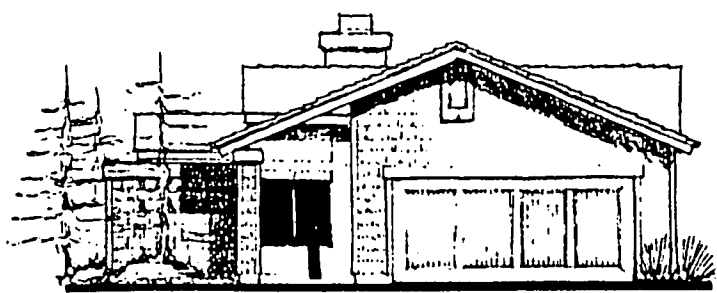
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PROJECT: 124-1770  
DATE: 3-24-85

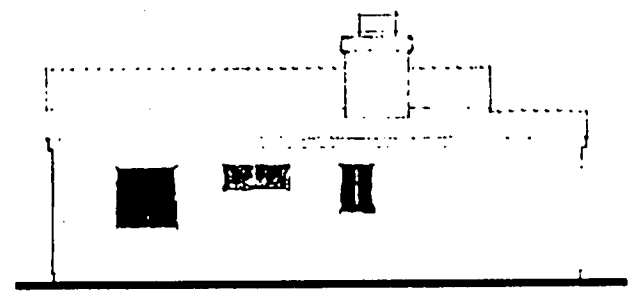
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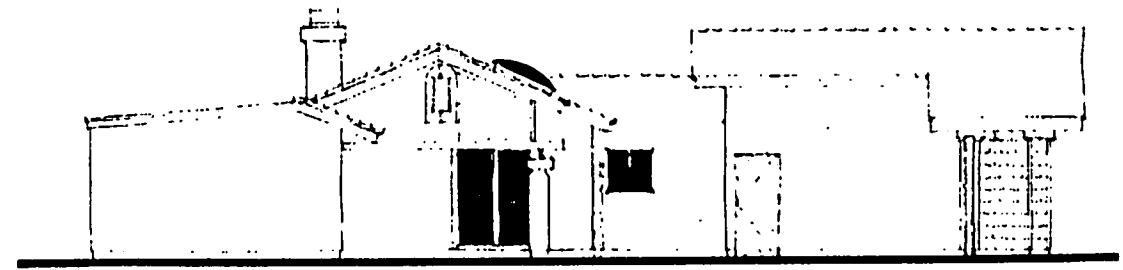
SIDE



FRONT



REAR



SIDE

# ELEVATIONS PLAN A



### LIST OF EXTERIOR MATERIALS

- ROOF: WOOD OR COMPOSITION SHINGLES
- SIDINGS: PLYWOOD / STUCCO / WOOD SHINGLES
- GLAZING: DOUBLE GLAZED ALUMINUM FRAMES
- FENCES: WOOD BOARD

REVISED  
10.12.85

BROOKFIELD MEADOW UNIT 2  
CALIFORNIA  
SACRAMENTO

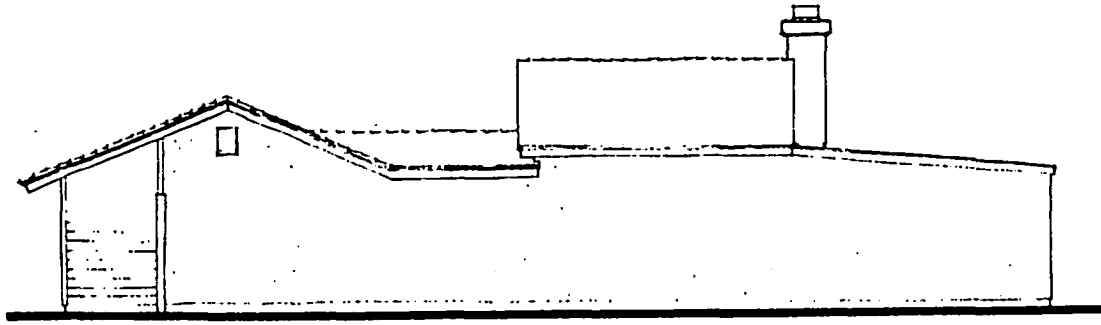
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PROJECT: 10/27/85  
DATE: 1/24/86

185-083

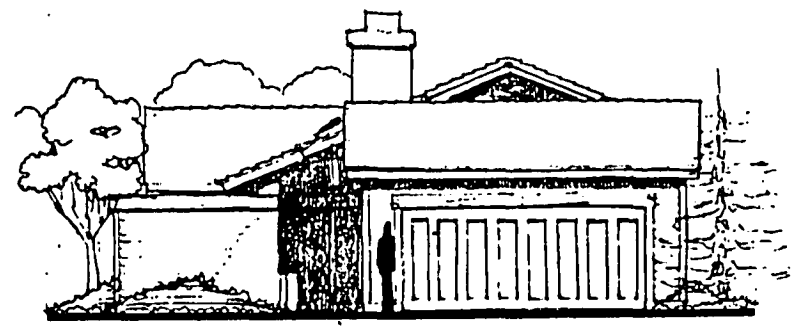
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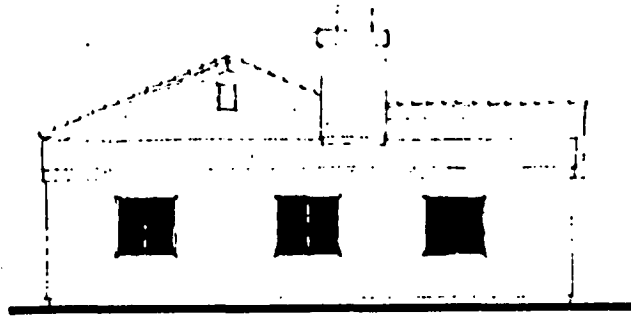
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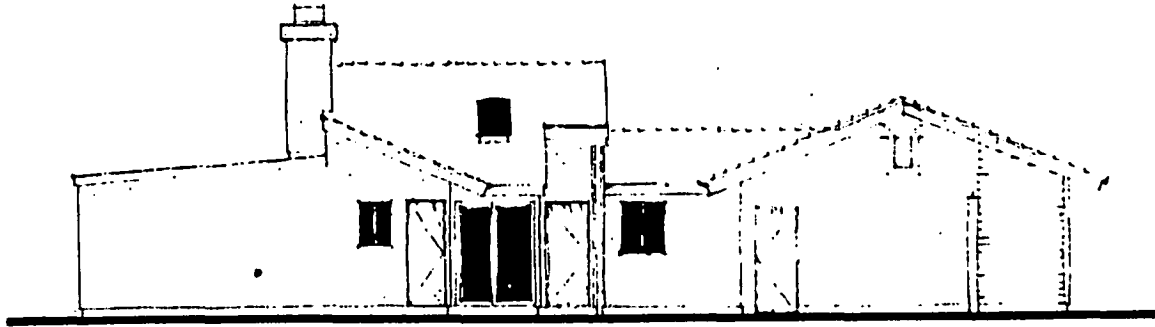
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**FRONT**

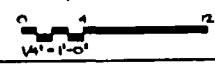


**REAR**



**SIDE**

# ELEVATIONS PLAN B



- LIST OF EXTERIOR MATERIALS**
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  - SIDING: PLYWOOD / STUCCO / WOOD SHINGLES
  - GLAZING: DOUBLE GLAZED ALUMINUM FRAMES
  - FENCE: WOOD BOARD

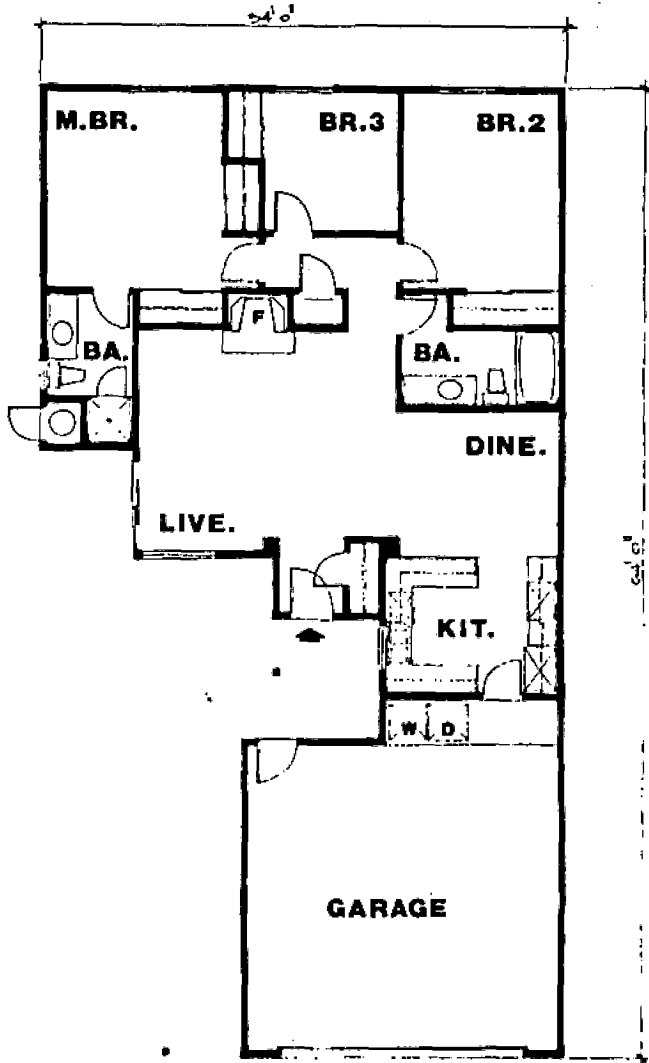
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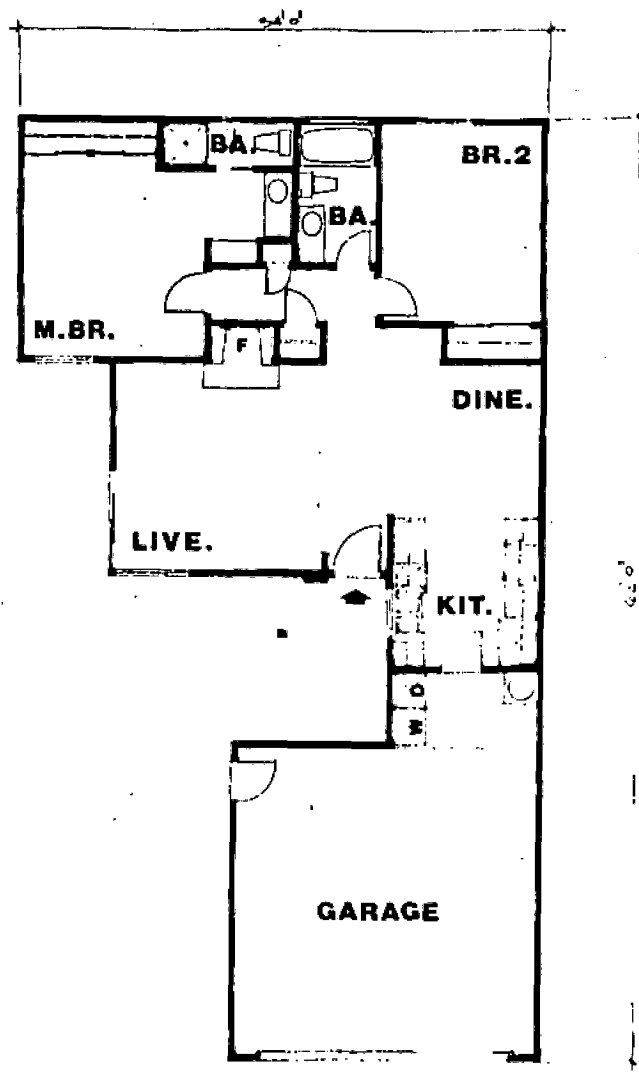
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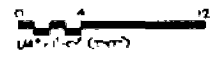
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**PLAN B (1150)**



**PLAN A (1020)**



REVISED  
DATE

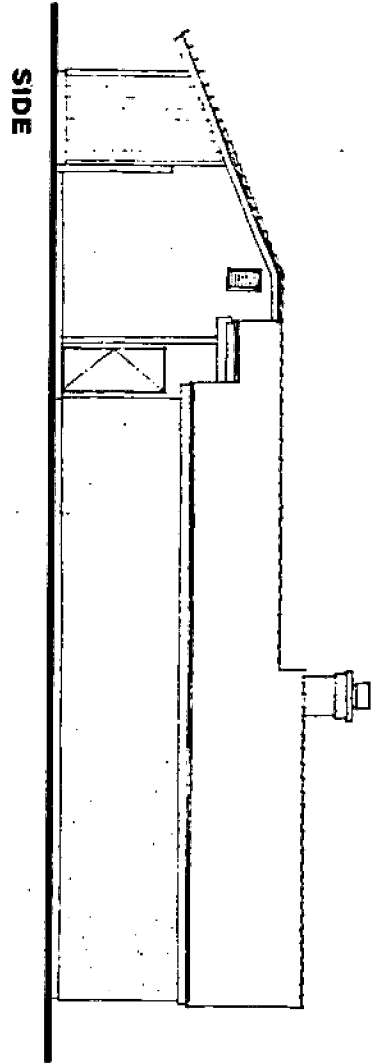
**BROOKFIELD MEADOW UNIT 2  
SACRAMENTO CALIFORNIA**

SHEET NO  
**3**

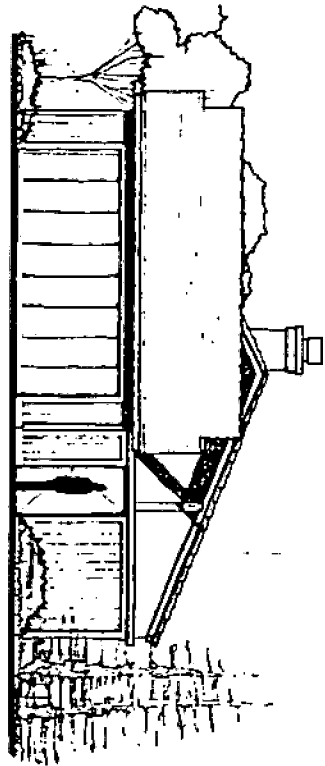
PROJECT  
DATE 9-24-85

31

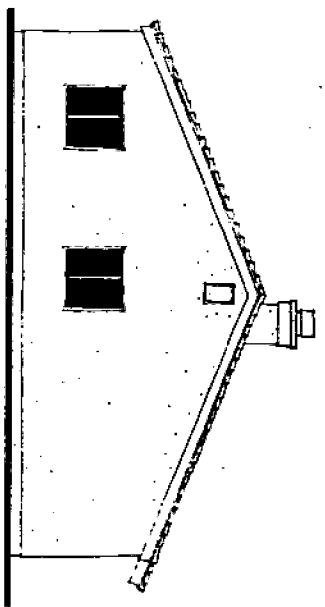
181



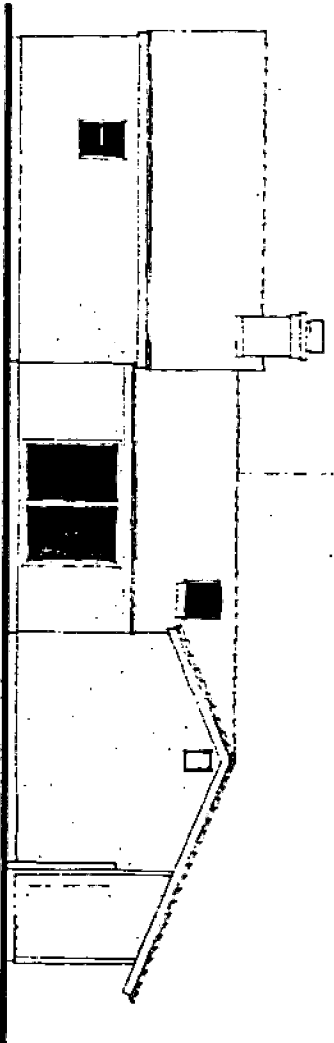
SIDE



FRONT



REAR



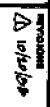
SIDE

# ELEVATIONS PLAN C

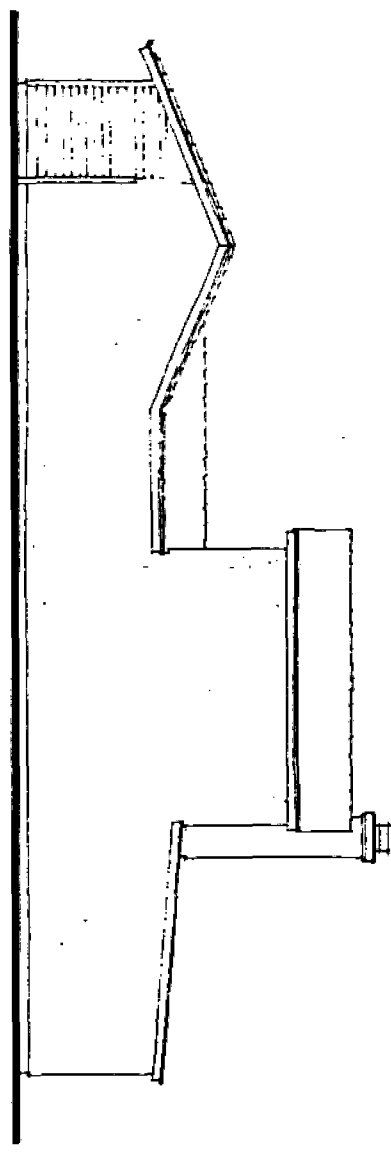


**LIST OF EXTERIOR MATERIALS**  
 ROOF : WOOD OR CONCRETE/TOP SHEET  
 SIDING : PLYWOOD / STUCCO / WOOD SHAKES  
 FLOOR : POLISH GRAY ALUMINUM TILES  
 TRICK : WOOD BOARD

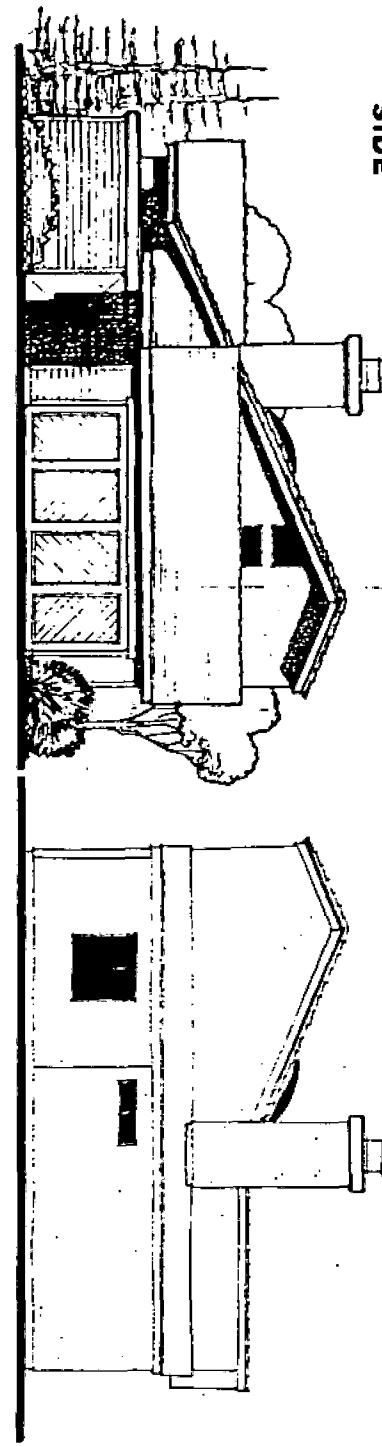
3



61

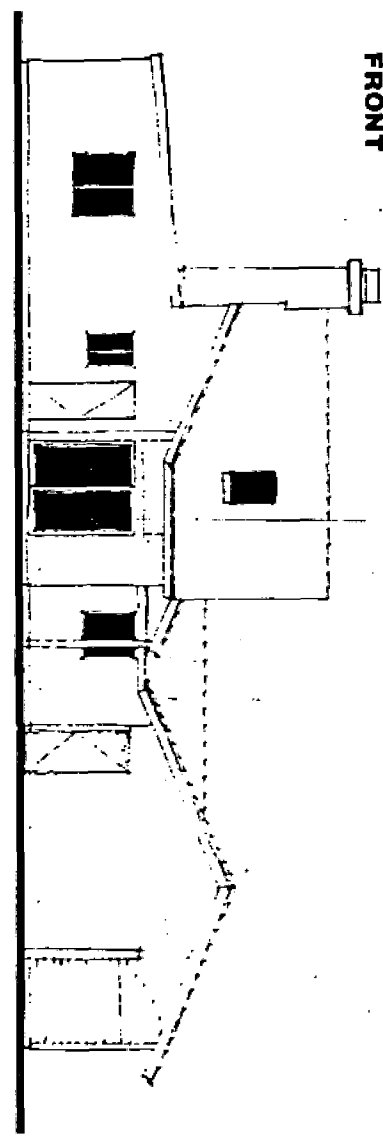


SIDE



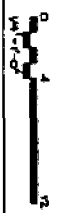
FRONT

REAR



SIDE

# ELEVATIONS PLAN D



**LIST OF EXTERIOR MATERIALS**  
 ROOF: 1. WOOD OR COMPOSITION SHINGLES  
 SIDING: 1. WOOD / STUCCO / WOOD SHINGLES  
 CLADDING: 1. WOOD / STUCCO / ALUMINUM PANELS  
 FLOOR: 1. WOOD BOARD

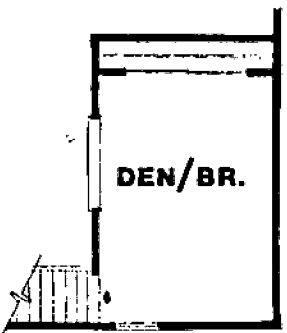
31

083-085

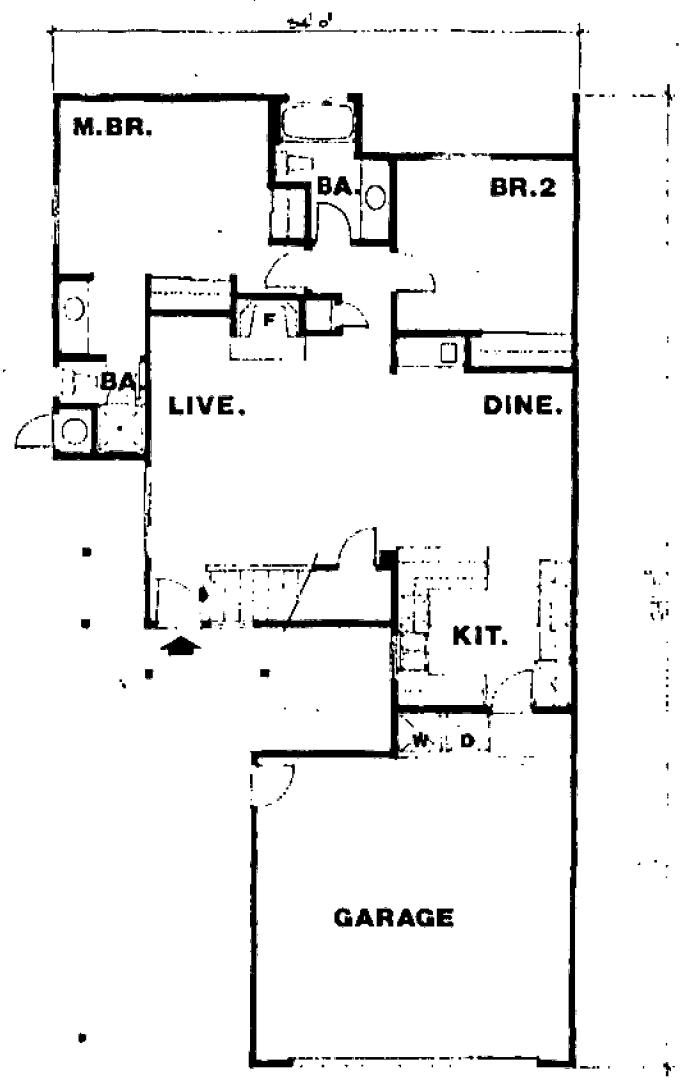
3-14-85

20

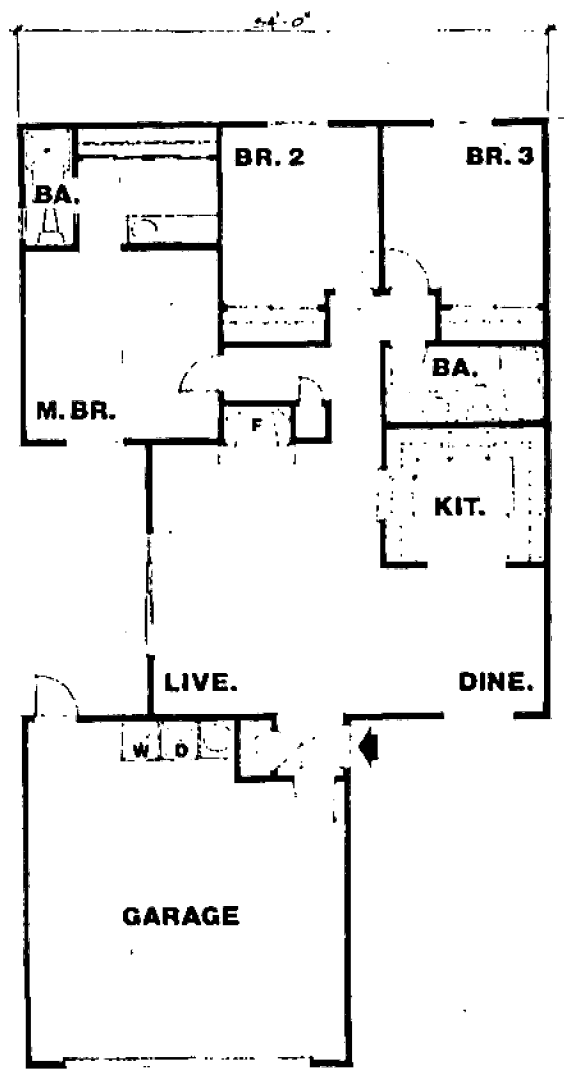
No. 2



2<sup>nd</sup> FLOOR

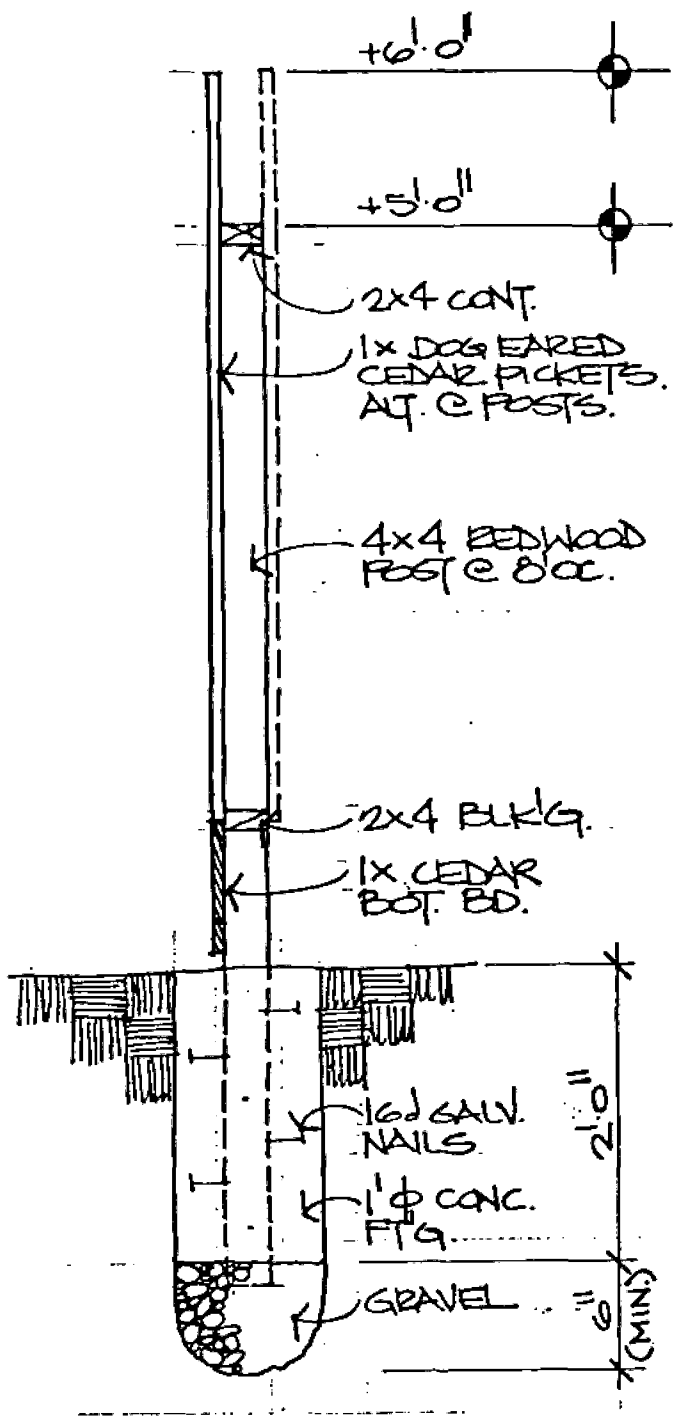


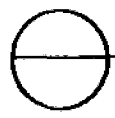
PLAN D (1330)



PLAN C (1212)

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 GOOD NEIGHBOR FENCE  
 3/4" @ 1'0"