

STAFF REPORT AMENDED 1-26-84  
CITY PLANNING COMMISSION

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

APPLICANT	Lee Sammis Co., 1451 River Park Drive #110, Sacramento, Ca. 95815				
OWNER	Lee Sammis Co., Grant Joint Union H.S. District, Safeco Title				
PLANS BY	MacKay & Soms, 1787 Tribute Rd., Suite E, Sacramento, Ca. 95815				
FILING DATE	11/10/83	50 DAY CPC ACTION DATE		REPORT BY:	SD:sg;mm
NEGATIVE DEC.	12/3/83	EIR		ASSESSOR'S PCL. NO.	225-230-17, 225-570-01, 225-690-83

- APPLICATION:
1. Environmental Determination
  2. Amendment of the 1976 South Natomas Community Plan to reduce a designated high school site from 40 acres to 25 acres.
  3. Rezone 13.5± vacant acres from Single Family (R-1) to Townhouse (R-1A) and a portion of the school site from Single Family (R-1) to Agricultural (A)
  4. Tentative Map (P83-384, Bridge Creek)
  5. Special Permit for development of 107 zero-lot line, single-family units (Section 2-B-3a, Zoning Ordinance)
  6. Subdivision Modification to reduce residential street right-of-way from 44 feet to 40 feet (Section 40.309, 40.310, Subdivision Ordinance)

LOCATION: Northwest corner of Bannon Creek Drive and Truxel Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop 107 zero-lot line, single family units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1976 South Natomas Community  
Plan Designation: Senior High School Site  
Existing Zoning of Site: A and R-1  
Existing Land Use of Site: Vacant  
Proposed Zoning: A & R-1A

Surrounding Land Use and Zoning:

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

Property Area: 40± acres  
Density of Development: 7.9 du/acre gross  
Square Footage of Buildings: 1,100 to 1,700 square feet  
Significant Features of Site: School site designation, long, narrow configuration  
Topography: Flat  
Street Improvements: To be provided

P87185

APPLC. NO. P83-384

002142

MEETING DATE ~~December 15, 1983~~  
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CPC ITEM NO. 74 4

Utilities:	To be provided
Exterior Building Colors:	Earthtones
Exterior Building Materials:	Wood siding, stucco, shake roofs
Height of Structures:	One-story - 16 feet; two-story - 24 feet
North/South Lot Orientation:	54%

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 30, 1983, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the tentative map and 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, including along the Truxel Road frontage, 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 eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
7. Provided standard subdivision improvements along the SMUD frontage pursuant to City Code Section 40.811, the City will acquire the property at the owner's expense;
8. Provide 40 foot wide road right-of-way. Construct streets to 44 foot wide road standard (30 feet of paving, curbs, gutters and sidewalks);
9. Provide a 14.5 foot wide public utilities easement adjacent to the road right-of-way along street frontages.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

BACKGROUND INFORMATION: On April 27, 1978, the Planning Commission recommended approval of Woodcreek (P-8161) which reserved the western portion of the subject site for future school use. On May 11, 1978, Woodbridge (P-8186) was recommended for approval, reserving the northern portion of the site for the same purpose. The school district is unable to acquire these sites according to State regulations.

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STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of irregularly shaped property remnants. The overall depth prohibits standard residential lot depths and street right-of-way widths. Further, acquisition of land to accommodate single family development is prohibitive since the school district requires all 25 acres of land it now owns. Staff and the Subdivision Review Committee recommend approval of the subdivision modification to reduce the standard street right-of-way width. The applicant will construct the street to 30-foot paving, curbs, gutters and sidewalks and provide a 14.5 foot wide public utilities easement. The additional easement will accommodate city utilities usually placed in the strip 2' back of sidewalk.
2. The proposed lots are 90 feet in depth. The R-1-A zoning allows for the modification of Zoning Ordinance requirements. In addition, zero-lot line development cannot occur in the Standard Single Family (R-1) zone. Staff supports the rezoning from R-1 to R-1-A to accommodate proposed zero-lot line development which staff finds to be an acceptable alternative for developing remnant parcels. The rezoning from R-1 to A is to place the entire school site in one zone. Necessary community plan amendments accompany the request to make zoning conform to plan designations. Staff has no objection to these plan amendments.
3. Development in the R-1-A zone requires a Special Permit which the applicant has requested. The applicant has submitted 2 floor plans with 6 outside elevations. These plans indicate a one-story, 2 bedroom unit, 1340 s.f. in size, and a two-story 3 bedroom unit, 1700 s.f. in size. Both have two-car garages. Building materials consist of shake roofs, horizontal shingle, and stucco siding. There is a variety of window and garage door treatments. Staff notes the smaller unit has only one roofline. The applicant indicates that two additional floor plans and 6 elevations will be submitted for approval prior to issuance of building permits. These should be compatible with what has been submitted. The total of 4 floor plans and 12 elevations should be adequate to provide variety and interest along the long straight street frontages.
4. The building envelop in the proposed schematic plan indicates 20 foot front yard setbacks, 10 foot rear yards, and one 5 foot side yard. These are minimum setbacks required to construct the proposed units. The applicant intends to vary front yard setbacks between 20 and 30 feet. Staff notes the minimum driveway length is 20 feet. Staff requests that rear and side yard setbacks not be reduced beyond 10 feet and 5 feet respectively. Site plans should be reviewed by the Planning Department prior to issuance of building permits. Outdoor living area will be primarily located in the garden court area created by the structural configuration. Staff believes that adequate elevation, material and setback variety is proposed for a varied and interesting streetscape. Furthermore, adequate outdoor living area is provided with the garden patio area and that the outdoor living area corresponds to the indoor living area.

5. The school site is a portion of the current request. The Subdivision Review Committee has, therefore, recommended that street frontage improvements be extended along the school site to Bannon Creek Drive. Staff concurs with this requirement. In addition, to assure uninterrupted street improvements the S.R.C. has required off-site improvements along the SMUD frontage on Truxel Road.
6. The overall project achieves a 54-percent north/south orientation to be consistent with the 80-percent north/south lot orientation requirement of the General Plan. The map has been conditioned so that individual building plans will be reviewed for solar access at the time building permits are issued.
7. The Planning and Community Services Departments have determined that 1.198 acres of land are required for parkland dedication purposes and that fees are required in lieu of the required dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
8. Plans for this project were routed to the South Natomas Advisory Committee. At the time of this writing, no response had been received from that group.

STAFF RECOMMENDATION: Staff recommends:

1. Ratification of the Negative Declaration.
2. Approval of the 1976 South Natomas Plan amendment to reduce the school site by 13.5± acres and redesignate that acreage Residential, 4-21 du/ac., 7 min.
3. Approval of the rezoning of 13.5± acres from Single Family, R-1, to Townhouse R-1-A and a portion of the school site R-1 to Agricultural, A.
4. Approval of the Tentative Map subject to conditions which follow.
5. Approval of the Special Permit subject to conditions and based upon findings of fact which follow.
6. Approval of the subdivision modification to reduce residential street widths.

Tentative Map Conditions:

- a. Provide standard subdivision improvements, <sup>for lots 1-107</sup> including along the Truxel Road frontage, pursuant to Section 40.811 of the City Code; (Staff amended)
- 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. 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;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
- g. *Provided standard subdivision improvements along the SMUD frontage pursuant to City Code Section 40.811, the City will acquire the property at the owner's expense; (Staff deleted)*
- h. Provide 40 foot wide road right-of-way. Construct streets to 44 feet wide road standard (30 ft. of paving, curbs, gutters and sidewalks);
- i. Provide a 14.5 foot wide public utilities easement adjacent to the road right-of-way along street frontages.
- j. *Applicant shall install stop signs at intersection of Bannon Creek and Millcreek Drives, if approved by Traffic Engineering. (CPC added)*

Special Permit Conditions:

1. The applicant shall submit *three floor plans with three elevations for each floor* ~~two additional floor plans and 6 additional~~ *plans/elevations* for review by the Planning Director prior to issuance of building permits. Said plans shall indicate: (CPC amended)
  - a. Compatibility with plans submitted.
  - b. Variety of building materials.
  - c. Variety of element (garage doors, doors, windows, etc.) treatments.
  - d. One and two story unit mixture.
  - e. Variety of roofline treatments.
  - f. Shake roofs or similar material.
2. The applicant shall submit individual site plans for review and approval of the Planning Director prior to issuance of building permits indicating staggered setbacks. In no case shall setbacks be reduced below:
  - a. 20 feet front.
  - b. 5 feet one side (0 on the opposite).
  - c. 10 feet rear yard.

Findings of Fact- Special Permit:

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. It allows development of irregularly shaped remnants of land.
  - b. Adequate solar access is provided.
  - c. A varied and interesting streetscape will be created.

2. The project, as conditioned, will not be detrimental to surrounding property in that:
  - a. It is compatible with surrounding residential uses.
  - b. Varied setbacks, building materials, and outside elevations are provided.
  - c. Adequate on-site parking is provided.
3. The project is compatible with the 1974 General Plan which designates the site for residential uses.
4. The project is consistent with the South Natomas Community Plan which encourages:

"different housing types consistent with the constraints of parcel size, structure bulk and location within the immediate neighborhood."

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