

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc. 1767 "J" Tribute Rd., Sacramento, Ca. 95815		
OWNER	Treetops Unlimited, 600 W. No. Market Bl. Sacramento, Ca. 95834		
PLANS BY	Buzard/Henning & Assoc. 4883 Ronson Ct. #B, San Diego, Ca. 92111		
FILING DATE	6/6/83	50 DAY CPC ACTION DATE	7/14/83
REPORT BY:	SC:mm		
NEGATIVE DEC.	6/23/83	EIR	ASSESSOR'S PCL. NO. 274-061-22

APPLICATION: 1. Environmental Determination
2. Special Permit to develop an 8 unit model home condominium complex on 1.3 acres of land in the Delta Point West PUD in the R-3-R zone.

LOCATION: Southeast corner of Waterwheel Drive and Moss Bank Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a model home complex consisting of 8 condominium units and a sales office to be used for marketing Phase I of Delta Point West a 20 unit condominium project.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential 4 thru 21 dwelling units/acre -- 12 units average
Existing zoning of site:	R-2A PUD
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant/shopping SC-R & R-3-R
South:	Vacant/Residential ARP-F
East:	Vacant/Residential R-1 AR
West:	Vacant/Residential R-2B

Property Dimensions:	Irregular
Property Area:	1.3 acres
Density of Development:	6 units per acre
Square Footage of units:	From 773 s.f. to 1,290 s.f.
Height of Structure	2 story
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior building colors:	Earthtone
Exterior building materials:	Wood and stucco

BACKGROUND INFORMATION: The applicant proposes building an 8 unit model home complex which consists of 8 airspace condominium units with attached garages as well as a sales office. The subject site is located in the Delta Point West PUD in the South Natomas Community Plan Area south and east of the intersection of Truxel Road and El Camino Avenue.

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

1. Staff has reviewed the applicant's plans and has no objections to the applicant's request as the proposed model complex is consistent with the special permit approved for the original Delta Point West project.
2. The site plan indicates that on-site parking will be available for the model home complex which will insure that traffic congestion does not occur in the immediate area of the complex. The parking lot must meet the 50-percent shading requirements outlined in Section 6-D-19 of the Zoning Ordinance.
3. The site plan does not indicate signage for the proposed model home complex and the applicant will be required to submit a separate special permit application for any signs used in conjunction with this complex.
4. Staff notes that the Special Permit for this model home complex use is valid for a one year period. The applicant shall terminate the use within one year or apply and receive approval for an extension on the Special Permit prior to the expiration date.

STAFF RECOMMENDATION: Staff recommends the following actions:

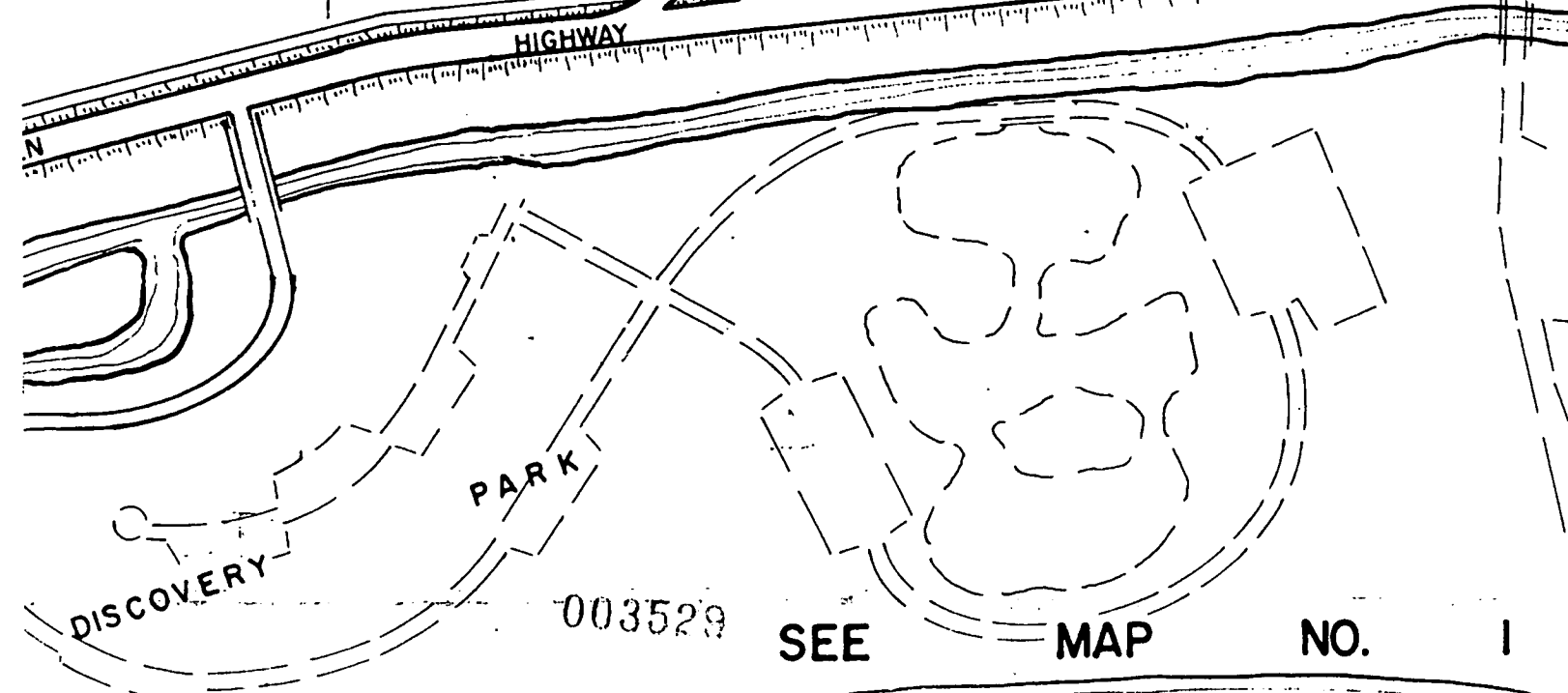
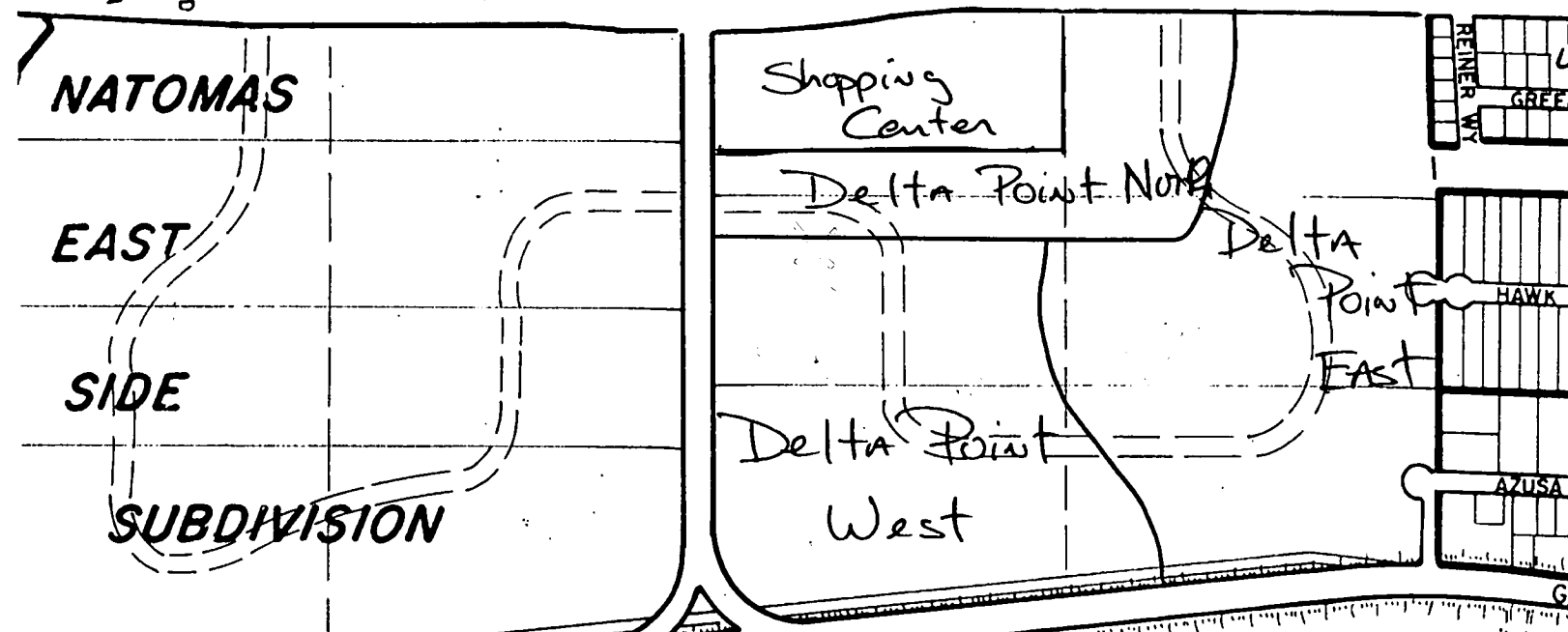
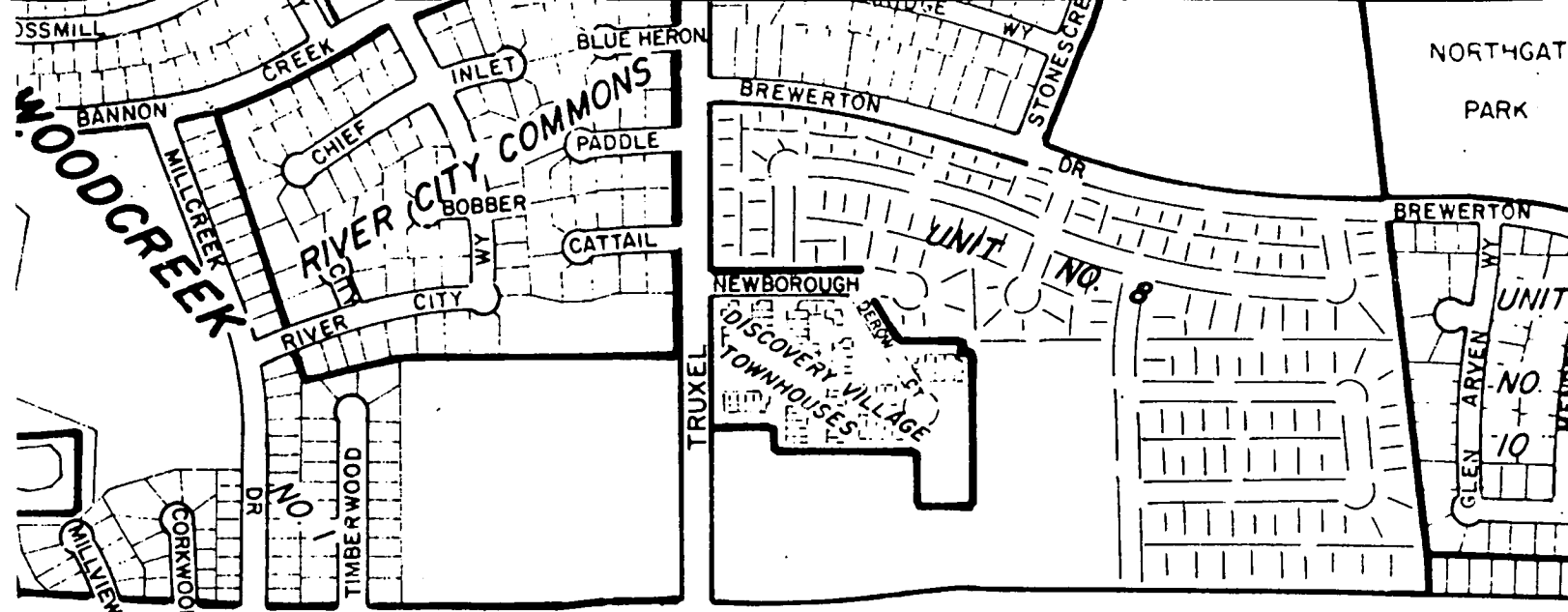
1. Ratification of the Negative Declaration;
2. Approval of the Special Permit subject to conditions and based upon findings of fact to follow:

Conditions: Special Permit

1. The applicant shall submit landscape shading and irrigation plans for the visitor parking area for staff review and approval prior to issuance of a building permit.
2. The applicant shall utilize the attached plans for the model home complex.
3. The model home complex shall be terminated by July 14, 1984 or the applicant shall apply for and receive an extension on the Special Permit by the Planning Commission to continue the use.
4. The building permit plans shall be reviewed by the City Arborist to insure retention of the trees identified on the site plan.

Findings of Fact - Special Permit

1. The Special Permit, as conditioned, is based upon sound principles of land use in that it is temporary and will be compatible with the surrounding development.
2. The Special Permit, as conditioned, will not be detrimental to the public welfare or other property in the area in that adequate off street parking will be provided for the model home use.
3. The proposed project is consistent with the General Plan and the South Natomas Community Plan which designates the site for residential uses.



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SEE

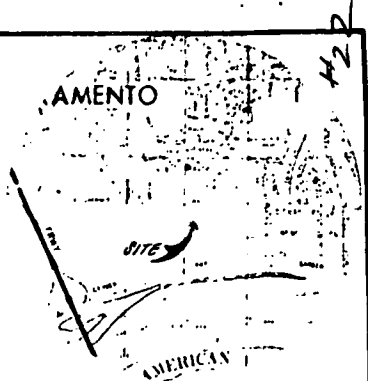
MAP

NO.

1

7-14-83 AMERICAN

RIVER #22

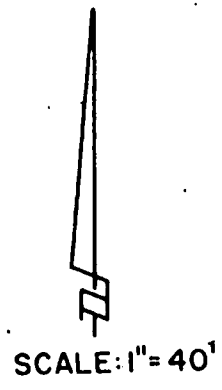
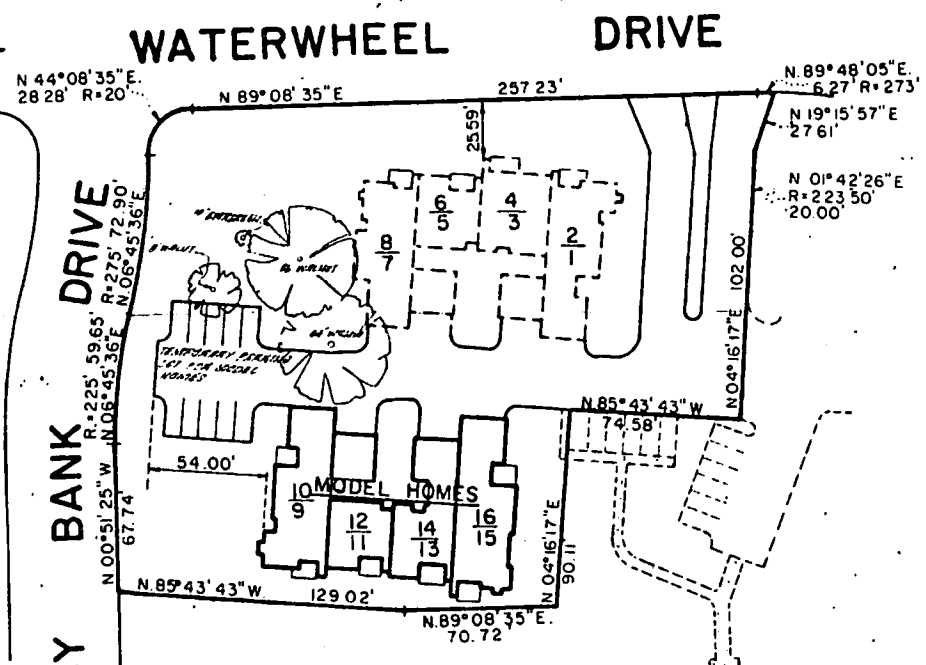


LOCATION MAP

CONTR
 DELTA POINTS, INC. LIMITED
 600 W. NORTH MARKET BOULEVARD
 SACRAMENTO, CA 95814
 DEVELOPER
 DELTA POINTS, INC.
 600 W. NORTH MARKET BOULEVARD
 SACRAMENTO, CA 95814
 PHONE: (916) 925-4000
 ENGINEER
 MORTON & PITALO, INC.
 1767 "J" HIGHWAY ROAD
 SACRAMENTO, CA 95815
 PHONE: (916) 920-2411
 ASSessor'S PARCEL NO.
 PORTION OF 274-061-22
 EXISTING USE
 VACANT
 PROPOSED IMPROVEMENTS
 CITY OF SACRAMENTO STANDARDS
 PROPOSED USE
 MODEL HOMES
 PROPOSED ZONING
 P.U.D.
 NO. OF UNITS
 8
 AREA
 1.3 ACRES
 SCHOOL DISTRICTS
 NATOMAS UNIFIED
 GRANT JOINT UNION HIGH SCHOOL

7-14-83

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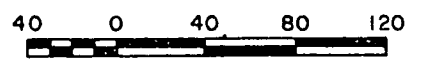


SCALE: 1" = 40'

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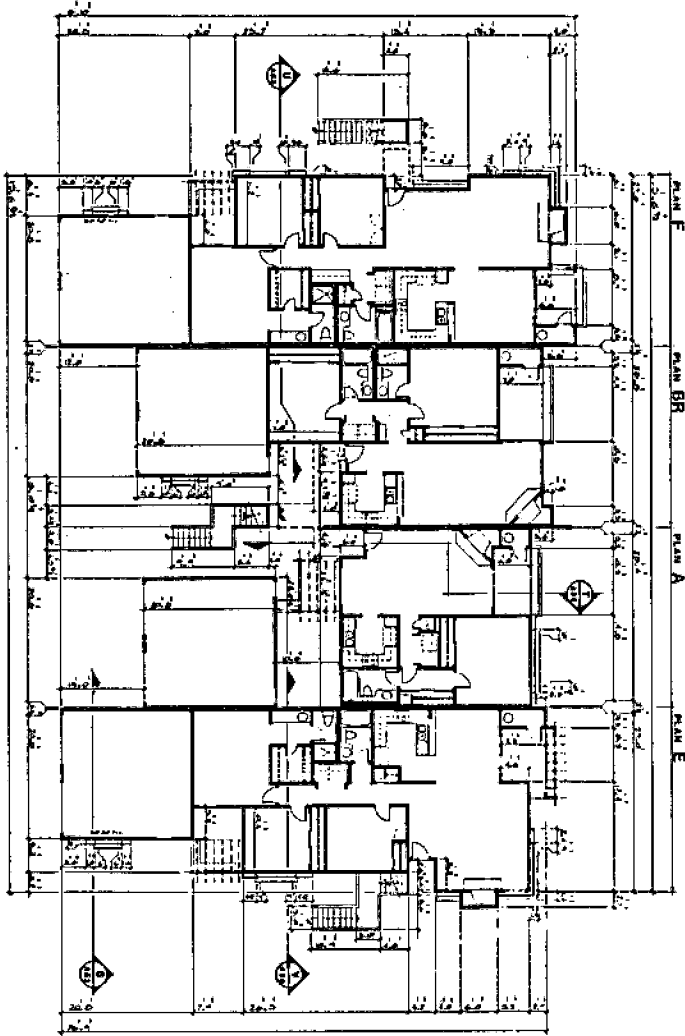
SITE PLAN

LOT I

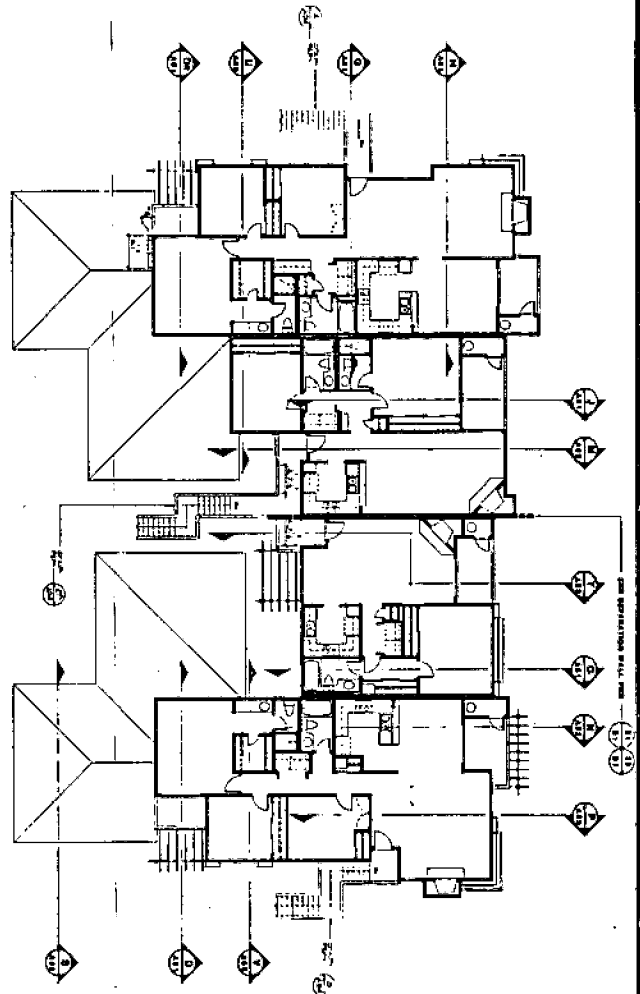


 MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	SALES OFFICE PERMIT FOR DELTA POINT WEST CITY OF SACRAMENTO, CALIFORNIA	DATE
		FILE NO. 820129

LOWER LEVEL PLAN



UPPER LEVEL PLAN



FLOOR PLAN BUILDING # 2

003531

P83-182

7-14-83

22

BID SET

BUZARD/HENNING & ASSOCIATES
 ARCHITECTURE PLANNING
 4863 RONSON COURT, SUITE B, SAN DIEGO, CA 92111 (714) 578-8888

SHEET NO. A21

PROJECT TITLE DELTA POINT WEST CONDOMINIUMS PACIFIC SCENE OF SACRAMENTO

DRAWN BIA

CHECKED

SCALE 1/8"=1'-0"

DATE 1-2-83

REVISIONS

PROJECT NO. 8205



MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

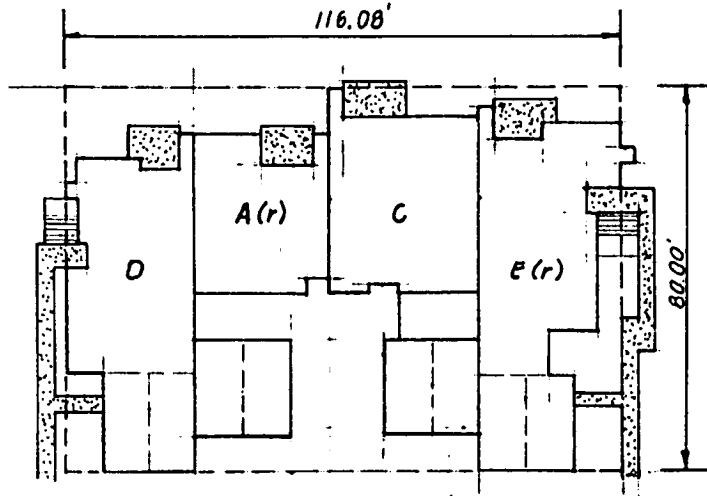
JOB NO. 820129

PROJECT DELTA POINT WEST

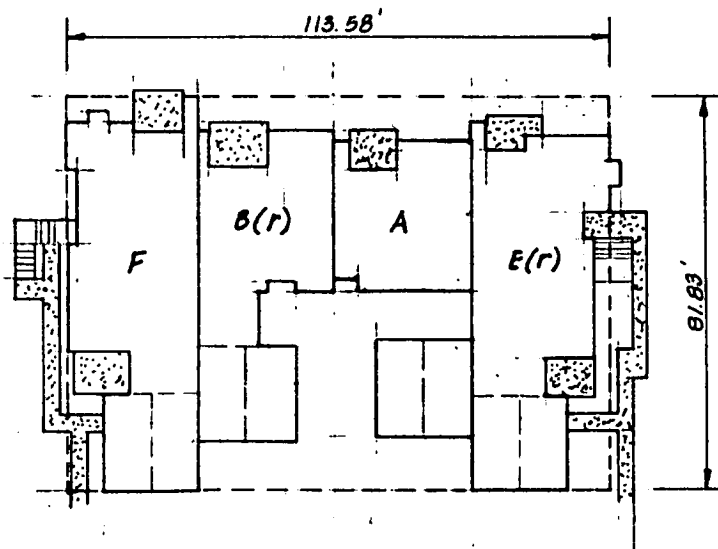
DESCRIPTION PLOT PLAN - BUILDINGS

DATE 10-15-82 BY Rou

SCALE: 1"=40'



BUILDING # 1

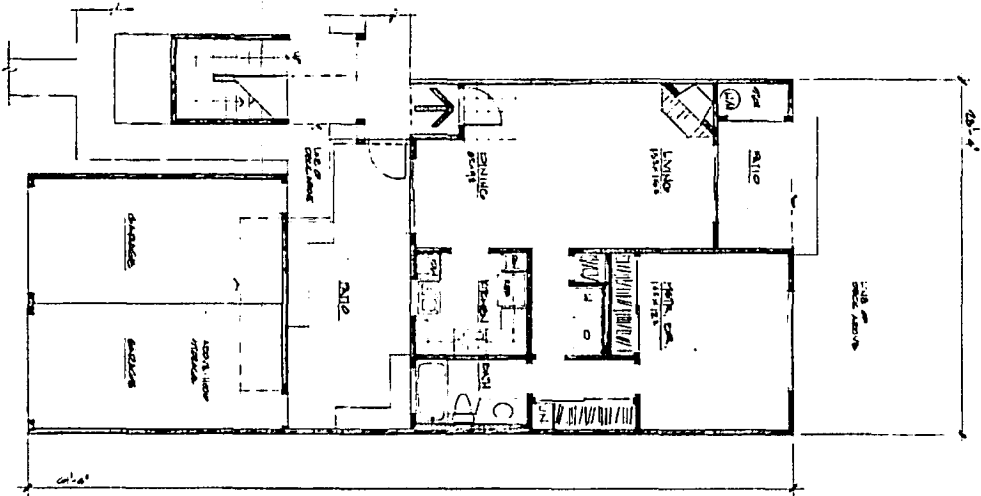


BUILDING # 2

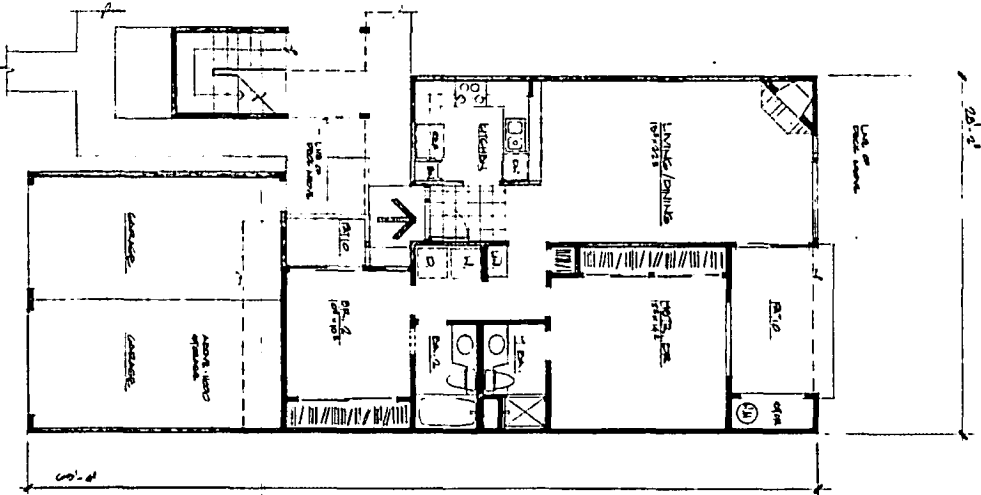
MODELS

003532

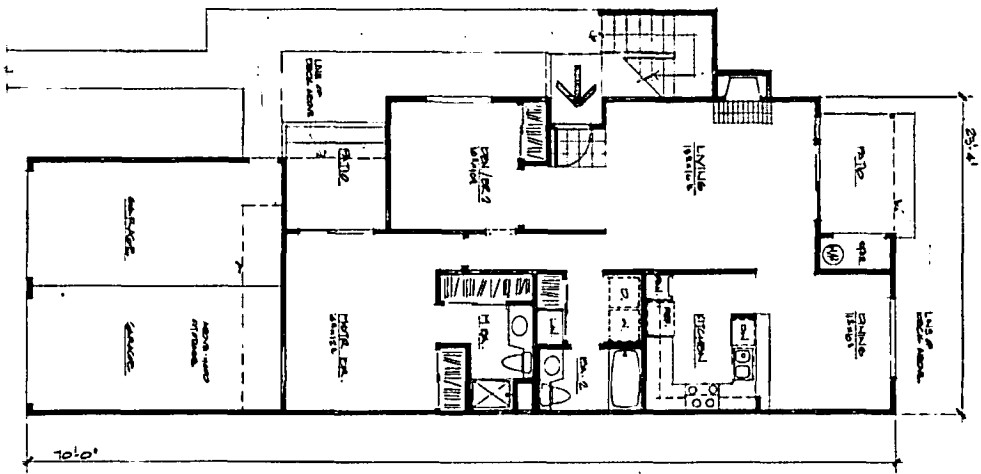
plan a
773 sq. ft.



plan b
553 sq. ft.



plan c
1033 sq. ft.



003533

BUZARD/HENNING & ASSOCIATES
ARCHITECTURE
 4883 RONSON COURT, SUITE B, SAN DIEGO, CA. 92111 (714) 278-8808
PLANNING

SHEET NO.
2 OF 3

PROJECT TITLE
Delta Point West Condominiums
Pacific Shores of Sacramento, Inc.

DRAWN
mgj

CHECKED

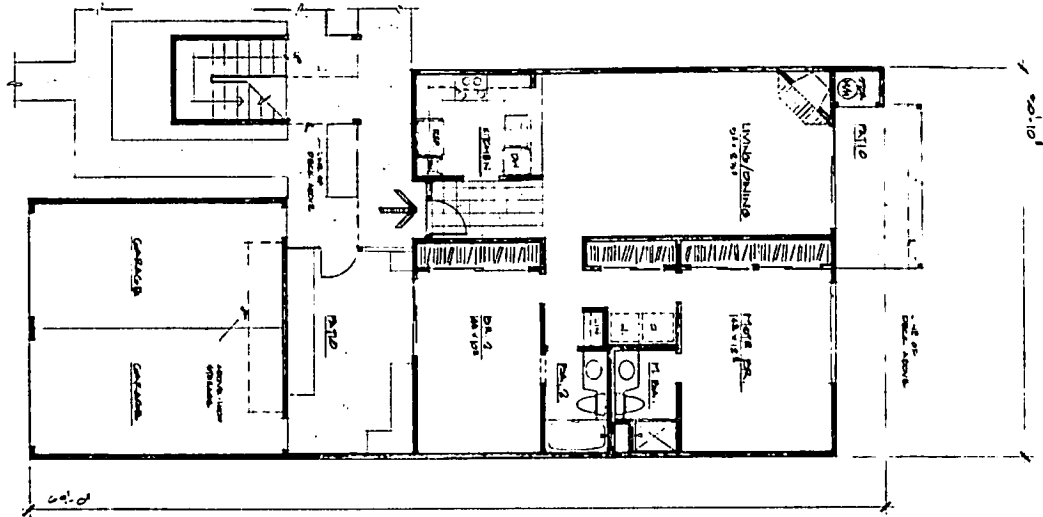
SCALE
1/4" = 1'-0"

DATE
4/1/82

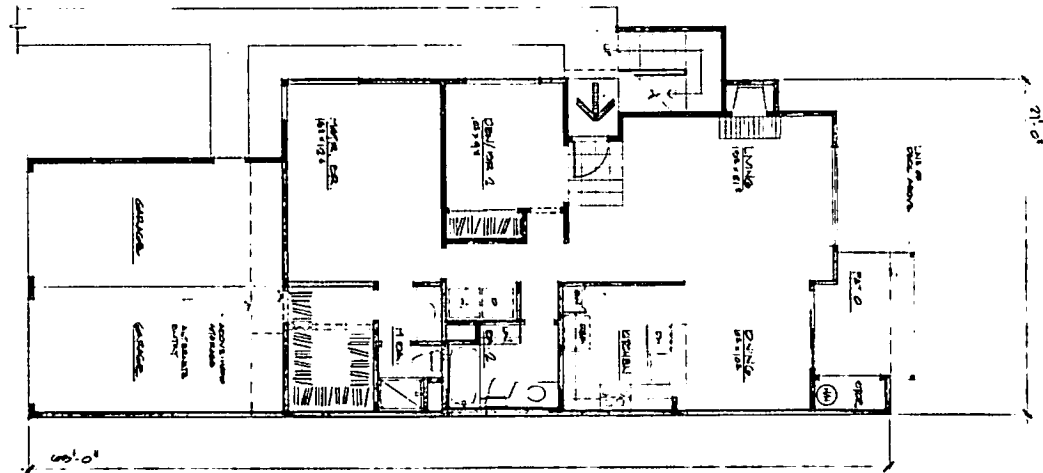
REVISIONS

PROJECT NO.
8205

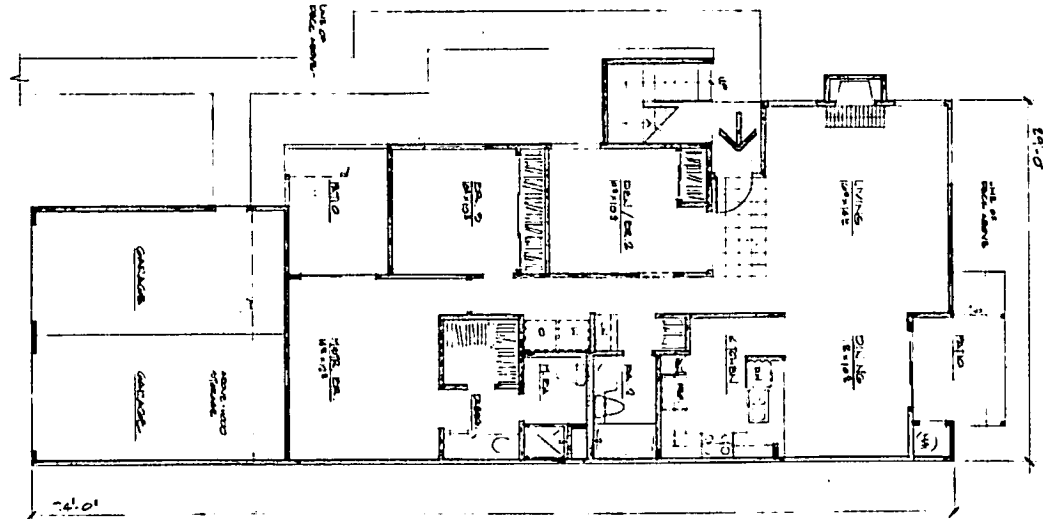
plan d
1044 sq. ft.



plan e
1120 sq. ft.



plan f
1220 sq. ft.



003534

BUZARD/HENNING & ASSOCIATES
ARCHITECTURE
 4582 RONSON COURT, SUITE B, SAN DIEGO, CA. 92111 (714) 278-6800
PLANNING

SHEET NO
3 OF 3

PROJECT TITLE
Delta Point West Condominiums
Pacific Stone of Sacramento, Inc.

DRAWN
ms

CHECKED

SCALE
1/4"=1'-0"

DATE
4/1/82

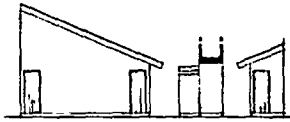
REVISIONS

PROJECT NO.
8205

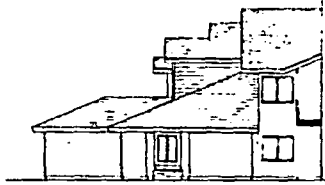
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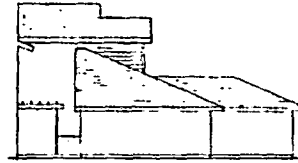
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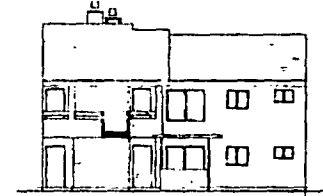
REAR ELEVATION



LEFT ELEVATION

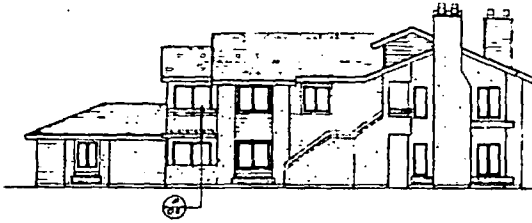


RIGHT ELEVATION

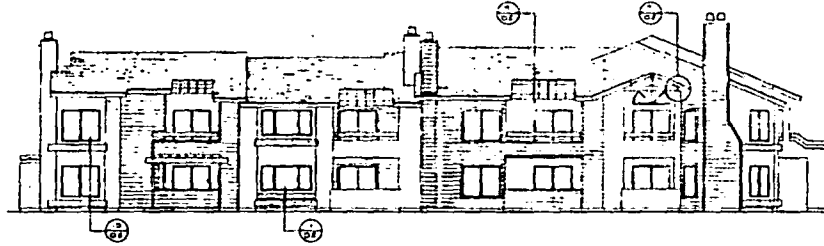


FRONT ELEVATION

INTERIOR COURT ELEVATIONS



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

003535

EXTERIOR ELEVATIONS BUILDING #2

BUZARD/HENNING & ASSOCIATES
PLANNING ARCHITECTURE
4325 RONSON COURT, SUITE B, SAN DIEGO, CA. 92111 (714) 578-0000

BIRDSEY

PROJECT NO.
8205

REVISIONS

DATE

SCALE

CHECKED

DRAWN

PROJECT TITLE
DELTA POINT WEST CONDOMINIUMS
PHYSICAL ASSESSOR'S MAP

SHEET NO.
A24