

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Rd., Sacramento, CA 95815		
OWNER	Gehan Homes, P.O. Box 5046, Irvine, TX 75062		
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
FILING DATE	11-10-83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	12-5-83	EIR	ASSESSOR'S PCL. NO. 250-010-68

- APPLICATION:
1. Environmental Determination
 2. Rezone 37± vacant acres from Townhouse (R-1A) to Single Family (R-1) (Zoning Ord., Sec. B)
 3. Tentative Map (P83-386) (Subdivision Ord., Chapter 40)
 4. Amend the Rancho Coronado PUD Schematic Plan housing mix from single family, zero lot line and halfplex units to single family and corner lot halfplexes
 5. Special Permit for halfplex development (Zoning Ord. Sec. 7) WITHDRAWN
 6. Variance to create a lot in excess of 160 feet in depth (Zoning Ord., Sec. 2-E-19)
 7. Subdivision Modification to create a lot in excess of 160 feet in depth (Subdivision Ord., Chapter 40.322)

LOCATION: North side of San Juan Road, 300± feet west of Northgate Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to amend the existing Rancho Coronado PUD and divide 42.5± acres into 206 single family residential lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: 4-21 du/ac; 7 minimum
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant
Proposed Zoning: R-1 and R-1A

Surrounding Land Use and Zoning:

North: Vacant; R-1, R-1A
South: Vacant, church and single family; A, R-1
East: Vacant; R-3, OB, C-2(PUD)
West: Single Family; R-1

Property Dimensions: Irregular
Property Area: 421 acres
Topography: Flat
Utilities/Street Improvements: To be provided
North/South Lot Orientation: 32%
Previous Overall Density: Gross-6.3 du/ac Net-7.9 du/ac
Density of Application: Gross-4.8 du/ac Net-6.1 du/ac
Overall Density of PUD: Gross-5.8 du/ac Net-7.25 du/ac

000859

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:

APPLC. NO. P83-386

MEETING DATE February 9, 1984

CPC ITEM NO. 7

- 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. 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 80 percent south orientation (including solar access) to the satisfaction of the Planning Director;
- g. Construct two 18-foot off-site lanes to connect realigned San Juan Road with either Northgate Boulevard or existing San Juan Road. City will condemn right-of-way at developer's expense;
- h. Final map cannot be filed until Rancho Coronado Unit 1 is filed or full improvements on both sides of Larchwood Drive are constructed from its present terminus to Binghamton Drive;
- i. Dedicate a 50-foot right-of-way for street fronting between lots 107 and 127; for lots 19 and 20 and lots 58-71.

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

BACKGROUND INFORMATION: The subject site was a portion of the original Sunset Meadows PUD which was approved by the City Council December 12, 1978 (P-8383). The entire project was never completed, and a portion of Sunset Meadows was resubmitted as Rancho Coronado PUD and approved by the City Council on November 3, 1982 (P82-192). This consisted of 75± acres designated for 271 zero lot line units, 125 standard detached units and 40 halfplex structures (80 units).

STAFF EVALUATION: Staff has the following comments:















1. The current request involves the southern 42± acres of Rancho Coronado which is now zoned R-1A. The applicant proposes to amend the schematic plan, rezone and resubdivide the site in order to create 206 single family residential units. Corner lots will remain zoned R-1A for future halfplex development. The request entails a reduction of 41 units within the PUD. The overall density of 7.25 units per net acre is compatible with the community plan designation.

The previous approval for Rancho Coronado has not lapsed so the overall PUD has three housing types as required by the South Natomas Community Plan. The proposed use is compatible with the surrounding residential uses. Staff has no objection to the schematic plan amendment and rezoning. The applicant will submit plans at a later date for corner lot halfplex development.

2. Staff, however, has concerns with the design of the subdivision. On February 8, 1984 the Planning and Community Development Committee will review various design alternatives for single family development. Specifically, staff has been directed to consider design alternatives which do not rely upon utilization of a masonry wall along major streets. Responsibility for installation and maintenance of the wall and landscaping installed between the wall and street has not been resolved. In addition, where breaks occur in the walls, problems have arisen due to direct access from the major street into the neighborhood. The applicant is proposing a design which could result in a wall along both sides of the San Juan frontage, creating an undesirable tunnel effect as well as the previously mentioned drawbacks (see Exhibit A).




STAFF RECOMMENDATION: Staff recommends continuance of the project to the February 23, 1984 regular meeting to allow the applicant time to redesign the subdivision according to design criteria recommended by the Planning and Community Development Committee on February 8, 1984.

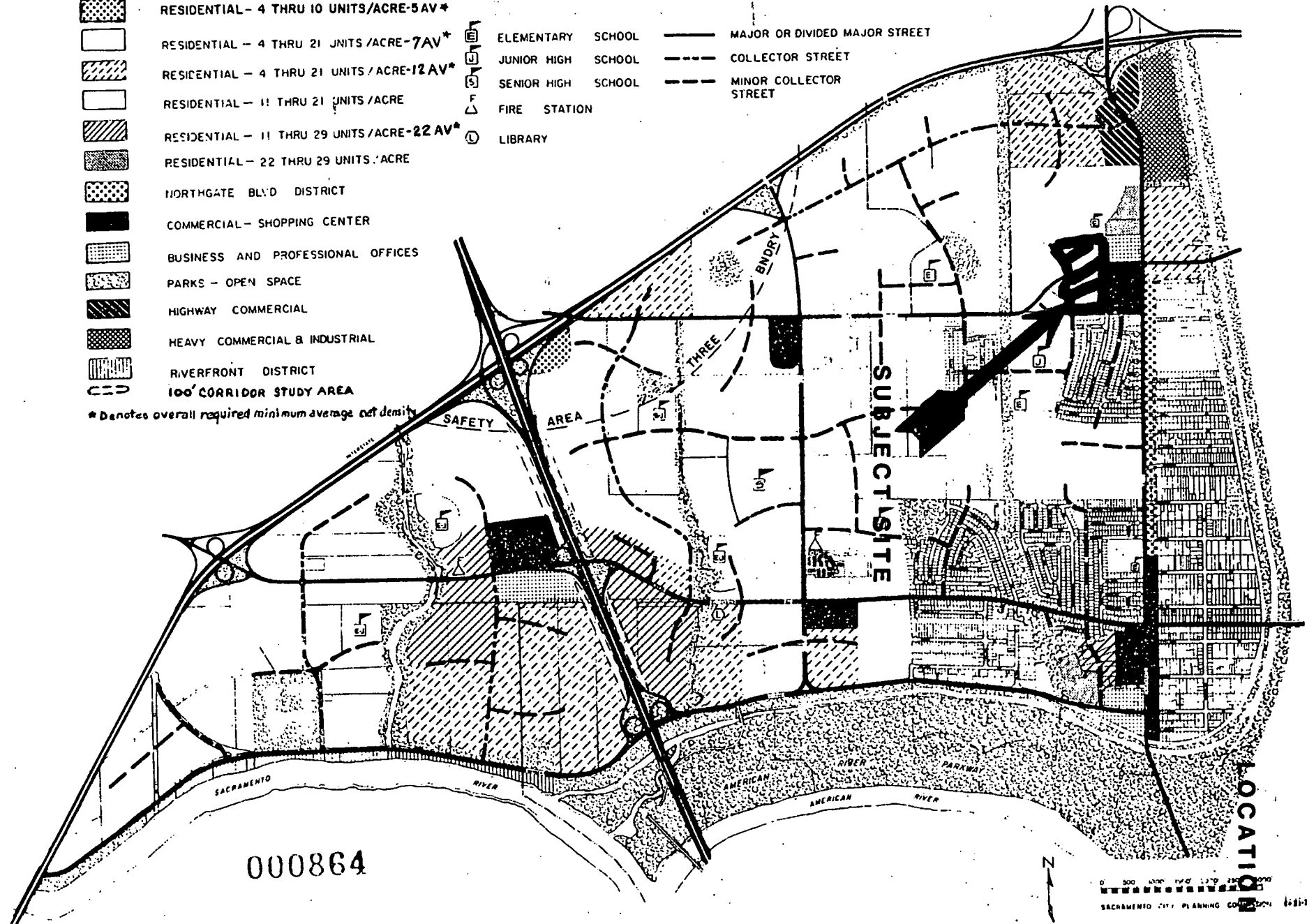
000861

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-5 AV *
-  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-7AV *
-  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-12 AV *
-  RESIDENTIAL - 11 THRU 21 UNITS /ACRE
-  RESIDENTIAL - 11 THRU 29 UNITS /ACRE-22 AV *
-  RESIDENTIAL - 22 THRU 29 UNITS /ACRE
-  NORTHGATE BLYD DISTRICT
-  COMMERCIAL - SHOPPING CENTER
-  BUSINESS AND PROFESSIONAL OFFICES
-  PARKS - OPEN SPACE
-  HIGHWAY COMMERCIAL
-  HEAVY COMMERCIAL & INDUSTRIAL
-  RIVERFRONT DISTRICT
-  100' CORRIDOR STUDY AREA

* Denotes overall required minimum average net density

-  ELEMENTARY SCHOOL
-  JUNIOR HIGH SCHOOL
-  SENIOR HIGH SCHOOL
-  FIRE STATION
-  LIBRARY

-  MAJOR OR DIVIDED MAJOR STREET
-  COLLECTOR STREET
-  MINOR COLLECTOR STREET



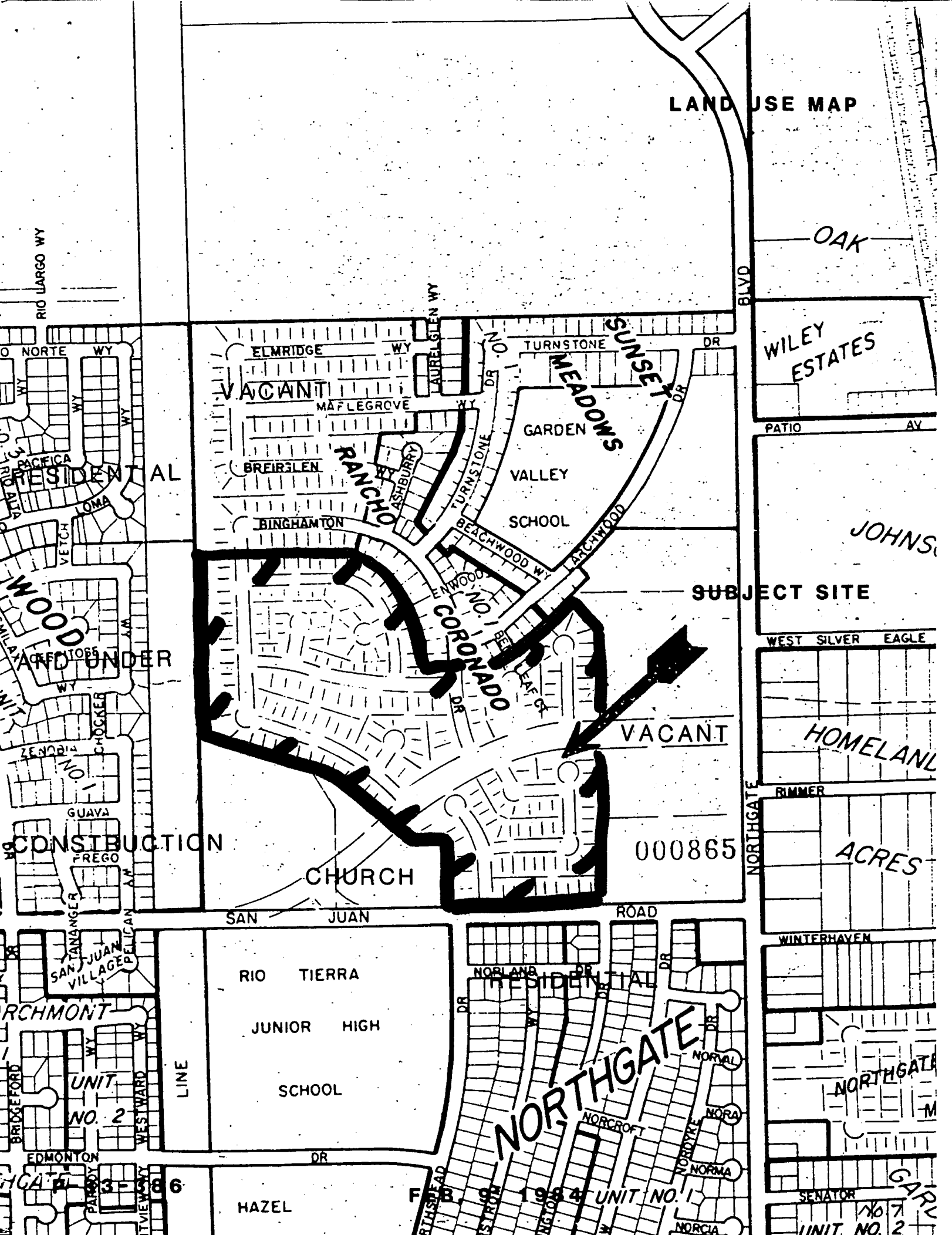
000864

0 500 1000 1500 2000
SACRAMENTO CITY PLANNING COMMISSION

SOUTH NATOMAS COMMUNITY PLAN

LOCATION MAP

LAND USE MAP



OAK

WILEY ESTATES

PATIO AV

JOHNS

SUBJECT SITE

WEST SILVER EAGLE

HOMELAND

RIMMER

ACRES

NORTHGATE

WINTERHAVEN

NORTHGATE

SENATOR

UNIT NO. 2

GAR

RIO LARGO WY

RESIDENTIAL

WOOD

CONSTRUCTION

CHURCH

VACANT

000865

SAN JUAN

RIO TIERRA JUNIOR HIGH SCHOOL

RICHMONT

UNIT NO. 2

EDMONTON

HAZEL

NORTHGATE

UNIT NO. 1

RICHMONT

EDMONTON

HAZEL

WINTERHAVEN

WILEY ESTATES

JOHNS

HOMELAND

ACRES

WINTERHAVEN

WILEY ESTATES

WILEY ESTATES

JOHNS

HOMELAND

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P-83-386

FEB. 9, 1984

No. 7

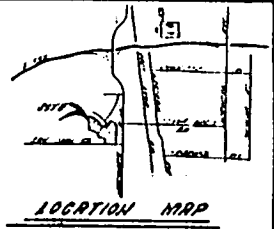
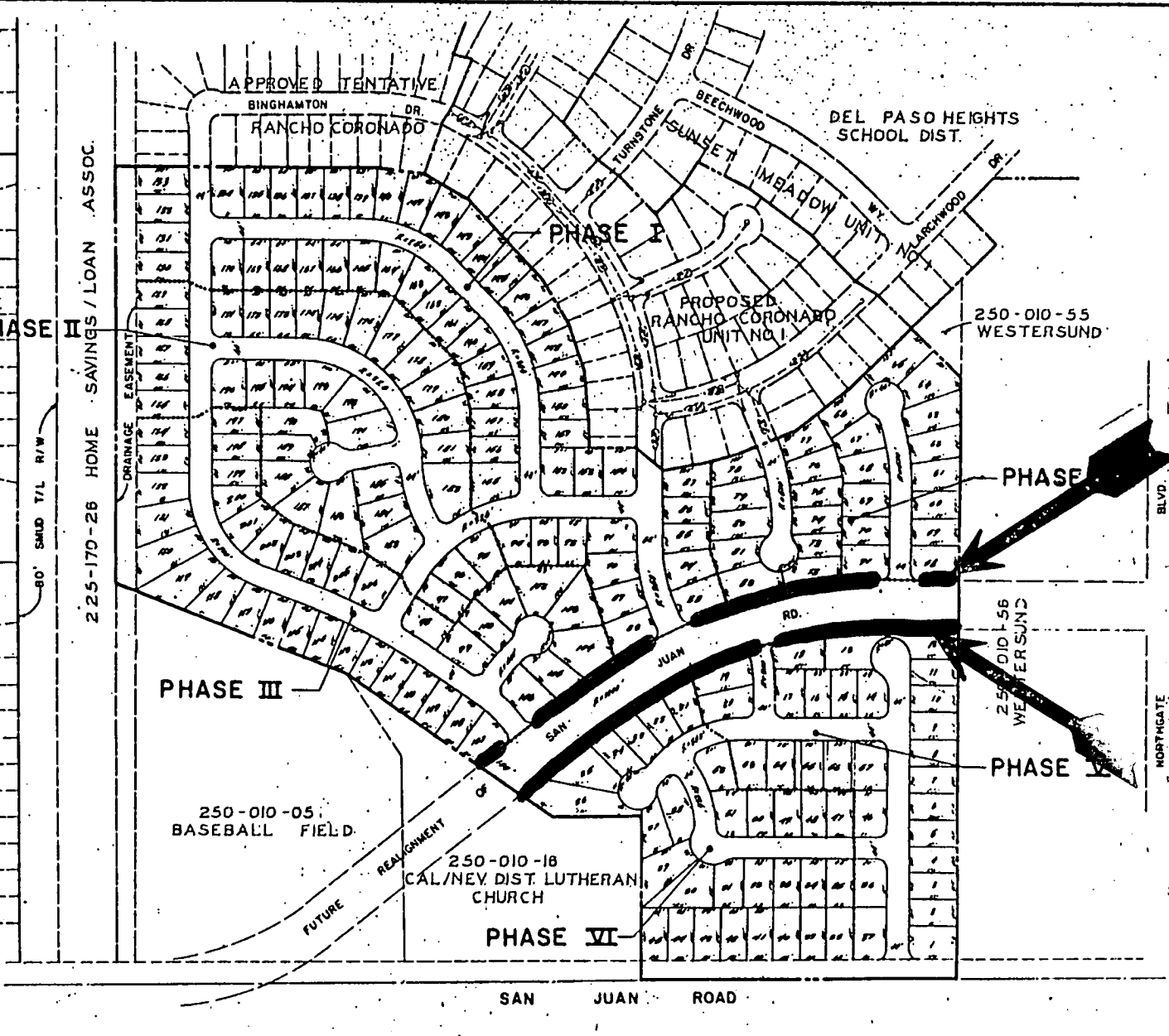
NO.	DESCRIPTION	APPROVED BY

FIELD BOOK NO.	SCALE:	DRAWN BY	CHECKED BY

mnp MORTON & PITALO, INC.
CIVIL ENGINEERING SURVEYING

APPROVED: _____
DATE: _____

TENTATIVE MAP FOR		DATE
RANCHO CORONADO UNIT 2		REV. #1
CITY OF SACRAMENTO, CALIFORNIA		1



LOCATION MAP

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

DEVELOPER
 MORTON & PITALO, INC.
 1500 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 (916) 441-1111

ENGINEER
 MORTON & PITALO, INC.
 1500 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 (916) 441-1111

CITY OF SACRAMENTO
 OFFICE OF THE CITY ENGINEER
 1500 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 (916) 441-1111

RECORDING
 COUNTY OF SACRAMENTO
 RECORDING OFFICE
 1500 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 (916) 441-1111

POSSIBLE WALL LOCATION

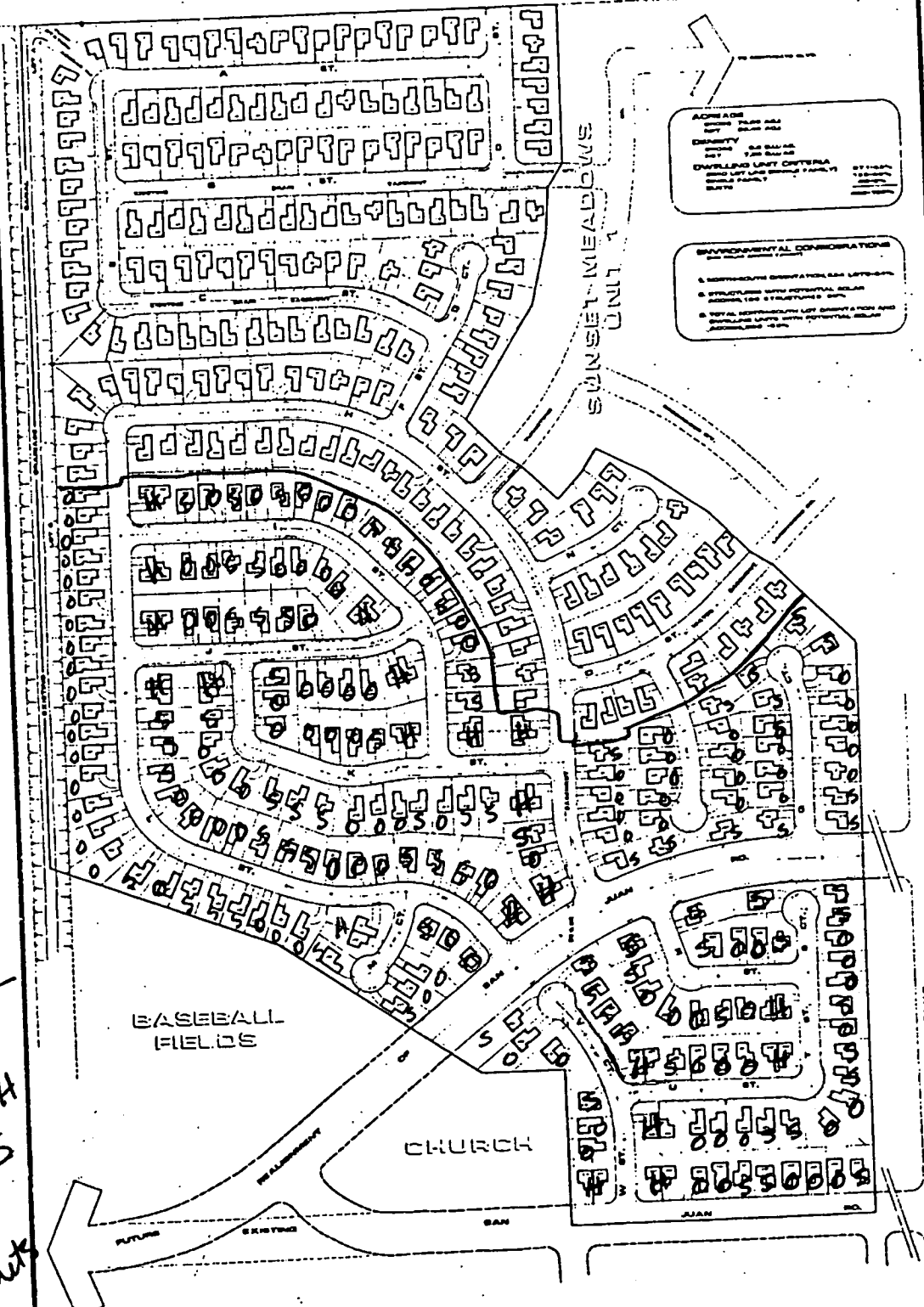
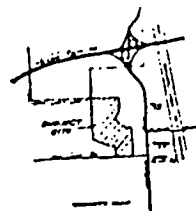
- PHASING**
- I BY JENSEN FAMILY
 - II BY JENSEN FAMILY
 - III BY JENSEN FAMILY
 - IV BY JENSEN FAMILY
 - V BY JENSEN FAMILY
 - VI BY JENSEN FAMILY

EXHIBIT A

000866

FILE NO. 82-191

EXHIBIT "A-1"



ACRES: 100.00
 DENSITY: 100.00
 OVERALLING UNIT OFFERS: 222

ENVIRONMENTAL CONSIDERATIONS:
 1. STRUCTURES WITH POTENTIAL SOIL
 2. STRUCTURES WITH POTENTIAL SOIL
 3. TOTAL DEVELOPMENT POTENTIAL SOIL

235-0
 274-0
 36-0
 58-0
 71-5
 222 units

115-0 ✓
 726-4 ✓
 71-5 ✓
 222 total
 250

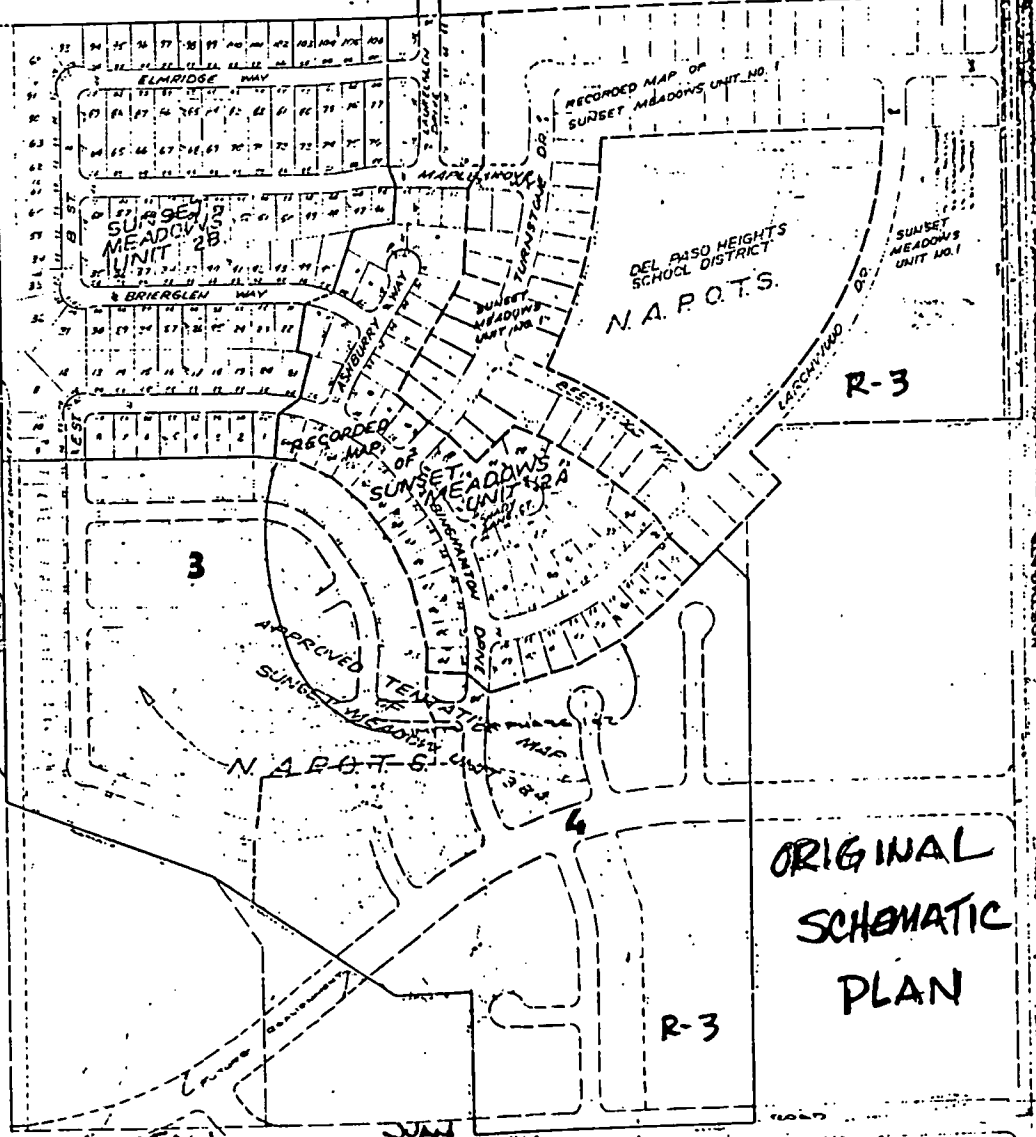
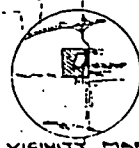
82-108
 P.M.

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P 82192

9-23-82

7	11/87		rancho coronado KAUI MAN DEL ROAD CITY OF SACRAMENTO, CALIFORNIA	SYMBOL 127	#9
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ORIGINAL
SCHEMATIC
PLAN

- RECORD OWNER SUBDIVIDER
- EXISTING ZONE
- PROPOSED ZONE
- EXISTING USE
- PROPOSED USE
- PROPOSED IMPROVEMENTS

RE-SUBMISSION OF
SUNSET MEADOWS
UNIT NO. 2B.

SETRACK NOTE

000868

P-899
P-82-162

JUNE 12, 1980
9-23-82



Hemb #9