



# CITY OF SACRAMENTO

28

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

MARTY VAN DUYN  
PLANNING DIRECTOR

February 25, 1982

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination;
2. Amend the South Natomas Community Plan designated density from 22 average minimum to 18 average minimum;
3. Tentative Map (P-9509)

LOCATION: East side of Northview Drive, approximately 500 feet south of West El Camino Avenue.

SUMMARY:

This is a request for entitlements necessary to develop a 54 unit townhouse condominium complex on a 2.8 acre site. The staff and Planning Commission recommended approval of the project subject to conditions. The Commission also approved a special permit for the condominium units.

BACKGROUND INFORMATION:

The subject site is an irregular shaped lot which makes it difficult to satisfy the required density of 22 units per acre. As proposed, the project attains a density in this case because of the physical constraints of the site. The proposed project is compatible with surrounding land uses and consistent with the policies of the South Natomas Community Plan. There was no objection from the South Natomas Advisory Committee.

The only issue discussed by the Commission and applicant was related to the special permit condition (Condition "e" of Planning Commission report, page 4) that required the project to be constructed in compliance with the State Residential Building Standards for energy efficiency. The

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BY THE CITY COUNCIL

MAR 9 1982

OFFICE OF THE  
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standards, which will become effective in July, 1982, will apply to residential buildings and are expected to result in significant energy savings for individual units. Staff included this condition in case the applicant applies for building permits prior to July, 1982. However, the Planning Commission deleted the condition because the project met the 80% structure orientation requirement and complied with the policies of the conservation element of the General Plan. The deletion of the condition was related to the special permit which is not being considered by the Council.

#### VOTE OF PLANNING COMMISSION

On January 28, 1982, the Planning Commission by a vote of eight ayes, one absent recommended approval of the project subject to conditions.

#### RECOMMENDATION:

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached resolution approving the community plan amendment;
3. Adopting the attached resolution adopting findings of fact approving the tentative map with conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:cp  
Attachments  
P-9509

March 9, 1982  
District No. 1

# RESOLUTION NO. 82-163

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 9, 1982

RESOLUTION AMENDING THE SOUTH NATOMAS COMMUNITY  
PLAN FROM 22 AVERAGE MINIMUM DENSITY TO 18  
AVERAGE MINIMUM DENSITY. (APN: 274-232-10 & 11)  
(P-9509)

WHEREAS, the City Council conducted a public hearing on March 9, 1982, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for condominium development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the South Natomas Community Plan as 18 average minimum density.

\_\_\_\_\_  
MAYOR

ATTEST:

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

**APPROVED**  
BY THE CITY COUNCIL

MAR 9 1982

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CITY CLERK

P-9509

EXHIBIT A

Lots 51 and 52, Northgate Commercial Subdivision,  
Sacramento, California.

P-9509

# RESOLUTION No. 82-164

Adopted by The Sacramento City Council on date of

March 9, 1982

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR NORTHVIEW TOWNHOUSES  
(APN: 274-232-10 and 11)(P-9509)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Northview Townhouses located on east side of Northview Drive, approximately 500 feet south of West El Camino Avenue, (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on March 9, 1982, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Natomas Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

**APPROVED**  
BY THE CITY COUNCIL

MAR 9 1982

OFFICE OF THE  
CITY CLERK

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following condition:
  - 1. Pursuant to City Code 40.1302 (Parkland Dedication) the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedicatin in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9509

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 26, 1981, by a vote of eight ayes and one abstention, the Subdivision Review Committee recommended approval of the tentative map providing the applicant satisfies the following condition prior to filing the final map:

Pursuant to City Code 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.

STAFF EVALUATION: Staff has the following comments:

1. The applicant is requesting an amendment to the South Natomas Community Plan designated density from 22 average minimum to 18 average minimum. Staff has no objection to the request to amend the density because of the irregular-shaped lot. Also, additional units on the subject site would crowd the units and decrease the open space and landscaping.
2. The proposed townhouses will consist of a mixture of one and two story units. The square footage of the units will range from 662 square feet to 1185 square feet. The exterior elevations consist of a variety of wood and stucco materials with a composition roof.
3. The Planning and Community Services Departments have calculated that 0.475 acres of land are required for Parkland Dedication purposes and that fees are to be charged in-lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be submitted and dated within 90 days of the filing of the final map with the City Council. The required fees shall be used to develop parks in the surrounding area.
4. The applicant must submit a parking shading plan indicating 50 percent shading of the parking area to staff for review and approval prior to the issuance of a building permit.
5. A perimeter landscaping strip with dense trees should be installed along the north, east and south property lines. This will provide a screening element from the adjacent commercial uses to the east, vacant commercial property to the south, and single family dwellings to the north. The landscaping materials shall consist of ground cover, one to five gallon shrubs and five to 15 gallon trees as indicated in the landscaping criteria exhibit E.
6. The City Traffic Engineer has reviewed the project and has recommended that the following changes be made to the north driveway: a) the north driveway should be a 90° angle; and b) the south driveway shall be a minimum of 24' wide and 10' away from the south property line (exhibit A).

7. The site plan indicates four to five parking spaces located in the front setback at the north driveway. To comply with the Zoning Ordinance the applicant must replace these parking spaces with landscaping (see exhibit A). In addition, the site plan indicates parallel parking. These should be replaced with landscaping.
8. The Conservation Element of the General Plan requires 80% north/south lot/structure orientation for subdivisions of 20 or more lots. The proposed project achieves an 83% north/south lot orientation. Of the overall units 55% are designed for potential south wall access.

The recently adopted California Energy Conservation Standards for new residential buildings are expected to result in approximately 50% individual household energy savings. These regulations become effective July 1, 1982, whether or not they are conditions of a project.

In order to comply with the intent of the Conservation Element of the General Plan, staff recommends the following energy conservation measure: The structures should comply with the State Residential Building Standard for energy efficiency which will be effective in July 1982.

9. The use of bicycles should be encouraged by the provision of bicycle storage facilities.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval to amend the South Natomas Community Plan designated density from 22 average minimum to 18 average minimum;
3. Approval of the tentative map;
4. Approval of the special permit to develop 54 townhouse units subject to conditions and based upon findings of fact which follow:

Conditions - Special Permit

- a. The applicant shall submit a 50% parking shading diagram to the staff for review and approval prior to issuance of the building permits.
- b. The applicant shall submit a detailed landscape and irrigation plan to the staff for review and approval prior to the issuance of building permits. The landscape plan shall comply with criteria of exhibit E.



- c. The applicant shall redesign the driveways onto Northview Drive to the satisfaction of the City Traffic Engineer.
- d. The parking spaces in the front setback area and the parallel parking spaces shall be eliminated and replaced with landscaping. A revised site plan shall be submitted to staff for review and approval prior to building permit approval.
- e. The applicant shall construct the project in compliance with the State Residential Building Standards for energy efficiency which will become effective in July 1982. *(deleted by CPC)*
- f. Bicycle storage facilities shall be provided in convenient locations throughout the site.
- g. The project shall be in compliance with the criteria indicated in exhibit E.
- h. *The two large walnut trees on the north portion of the site be retained unless City Arborist finds that they are diseased or otherwise not worth retaining (added by CPC)*  
Condition - Tentative Map

Pursuant to City Code 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.















Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that the proposed townhouse units are compatible with the surrounding single family dwellings and apartment complex.
- b. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
  - 1. The proposal will have adequate on-site parking area and landscaping will be provided throughout the project as well as around the perimeter of the site.
  - 2. The proposal will not significantly alter the characteristics of the area.
- c. The proposal is consistent with the 1978 South Natomas Community Plan which designate the site for residential use.






P-9509




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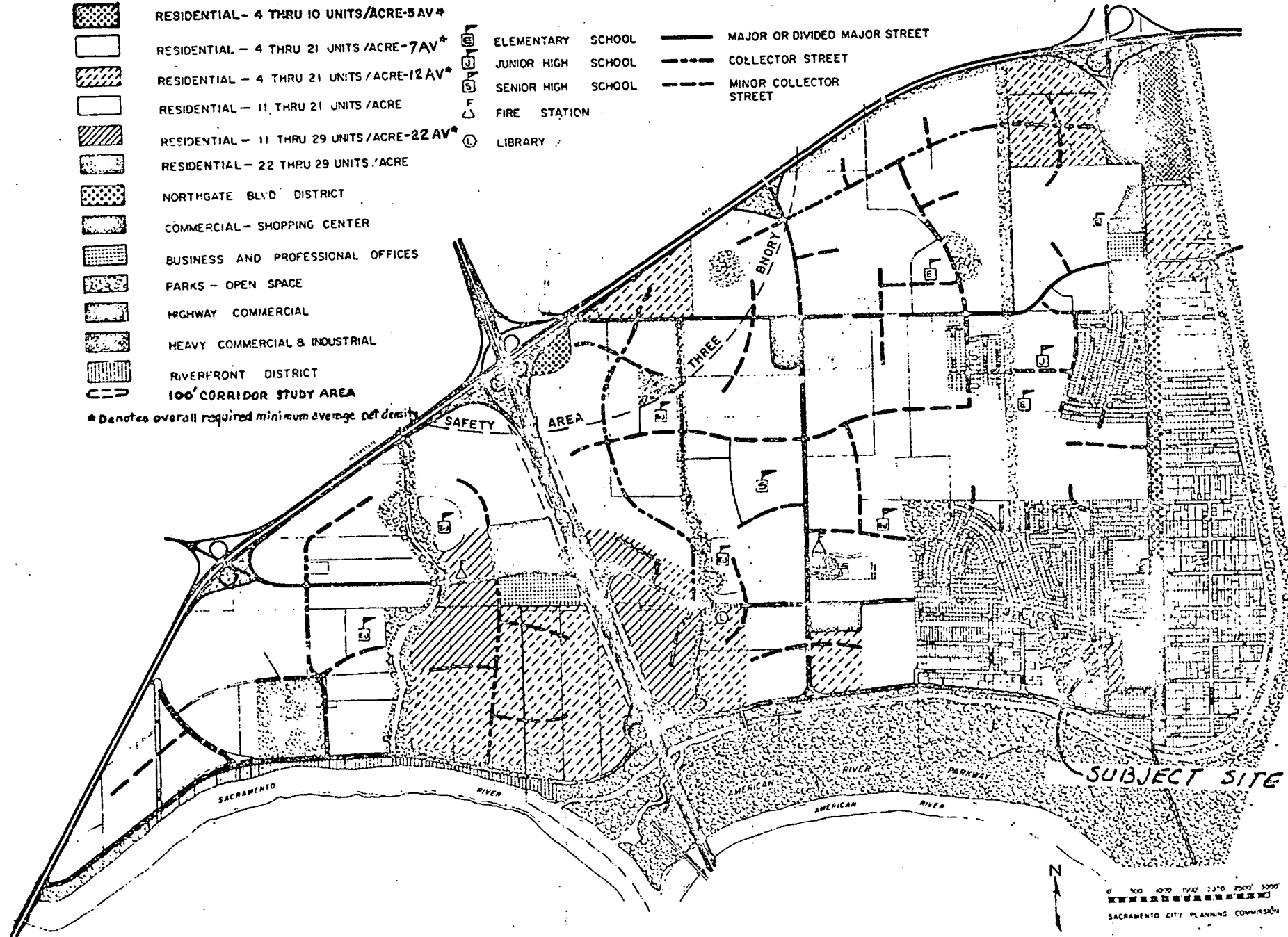
No. 3

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-5AV\*
-  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-7AV\*
-  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-12AV\*
-  RESIDENTIAL - 11 THRU 21 UNITS /ACRE
-  RESIDENTIAL - 11 THRU 29 UNITS /ACRE-22AV\*
-  RESIDENTIAL - 22 THRU 29 UNITS /ACRE
-  NORTHGATE BLVD 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

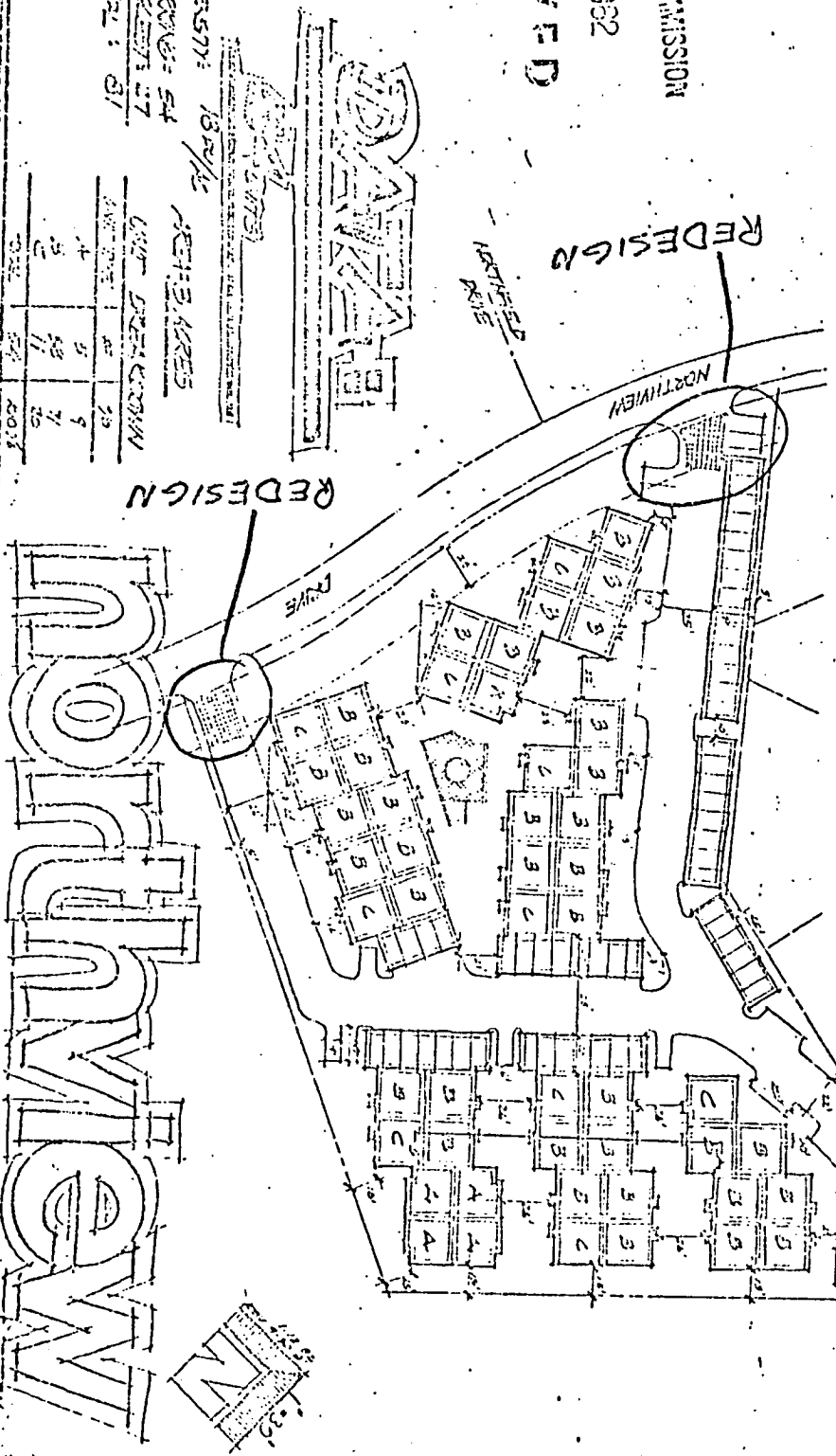
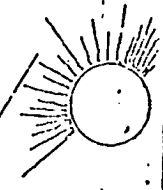
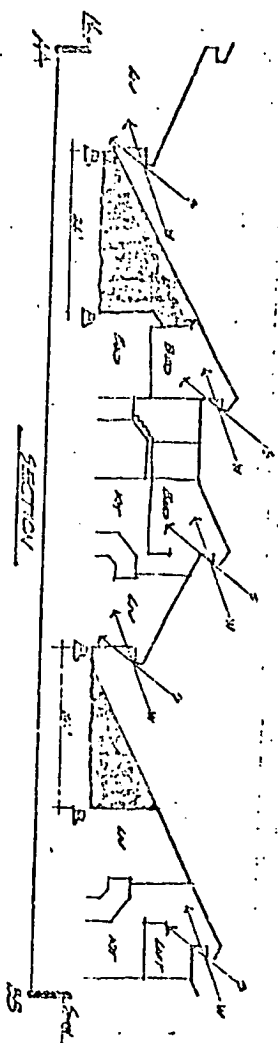
-  MAJOR OR DIVIDED MAJOR STREET
-  COLLECTOR STREET
-  MINOR COLLECTOR STREET



0 500 1000 1500 2000 2500  
 SACRAMENTO CITY PLANNING COMMISSION 4034

# SOUTH NATOMAS COMMUNITY PLAN

CITY PLANNING COMMISSION  
JAN 15 1932  
RECEIVED



DESIGN: 1874  
 PROPOS: 54  
 SECT: 27  
 TRAIL: 31

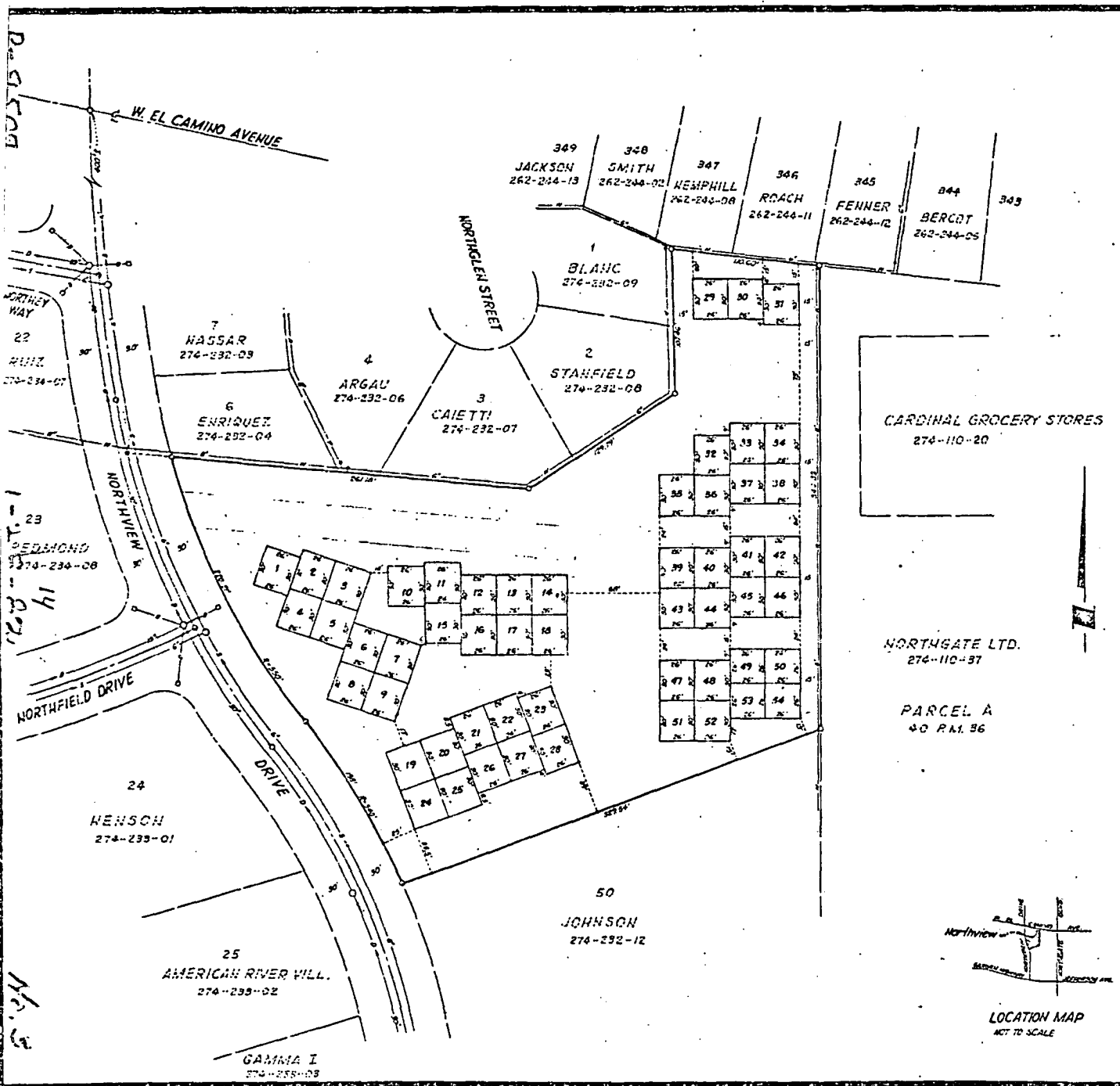
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 UNIT DESIGN

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EXHIBIT A

TENTATIVE MAP  
**NORTHVIEW**

LOTS 51 AND 52, NORTHGATE COMMERCIAL (79 B.M. 11)  
 CITY OF SACRAMENTO, CALIFORNIA  
 DECEMBER 1981 SCALE: 1"=50'  
 MURRAY SMITH AND ASSOCIATES



- OWNER: NORTHVIEW LTD.  
 618 MIKE TUNE  
 233 E. CARRILLO, STE D  
 SANTA BARBARA, CA 93101  
 PHONE: 1-805-953-0358
- SUBDIVIDER: SAME AS ABOVE
- ENGINEER: MURRAY SMITH & ASSOCIATES  
 3020 EXPLORER DRIVE  
 SACRAMENTO, CA 95827  
 PHONE: 916-361-0444
- IMPROVEMENTS: AS REQUIRED BY THE CITY  
 OF SACRAMENTO, DEPARTMENT  
 OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: PLANNED UNIT DEVELOPMENT  
 (SINGLE FAMILY UNITS)
- EXISTING ZONING: R-3-R
- ASSESSORS PARCEL NO: 274-232-10 & 11
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED
- ACREAGE: 2.8 ACRES
- NO. OF LOTS: 55 (54 SINGLE FAMILY UNITS  
 AND LOT A)
- LOT SIZE: AS SHOWN

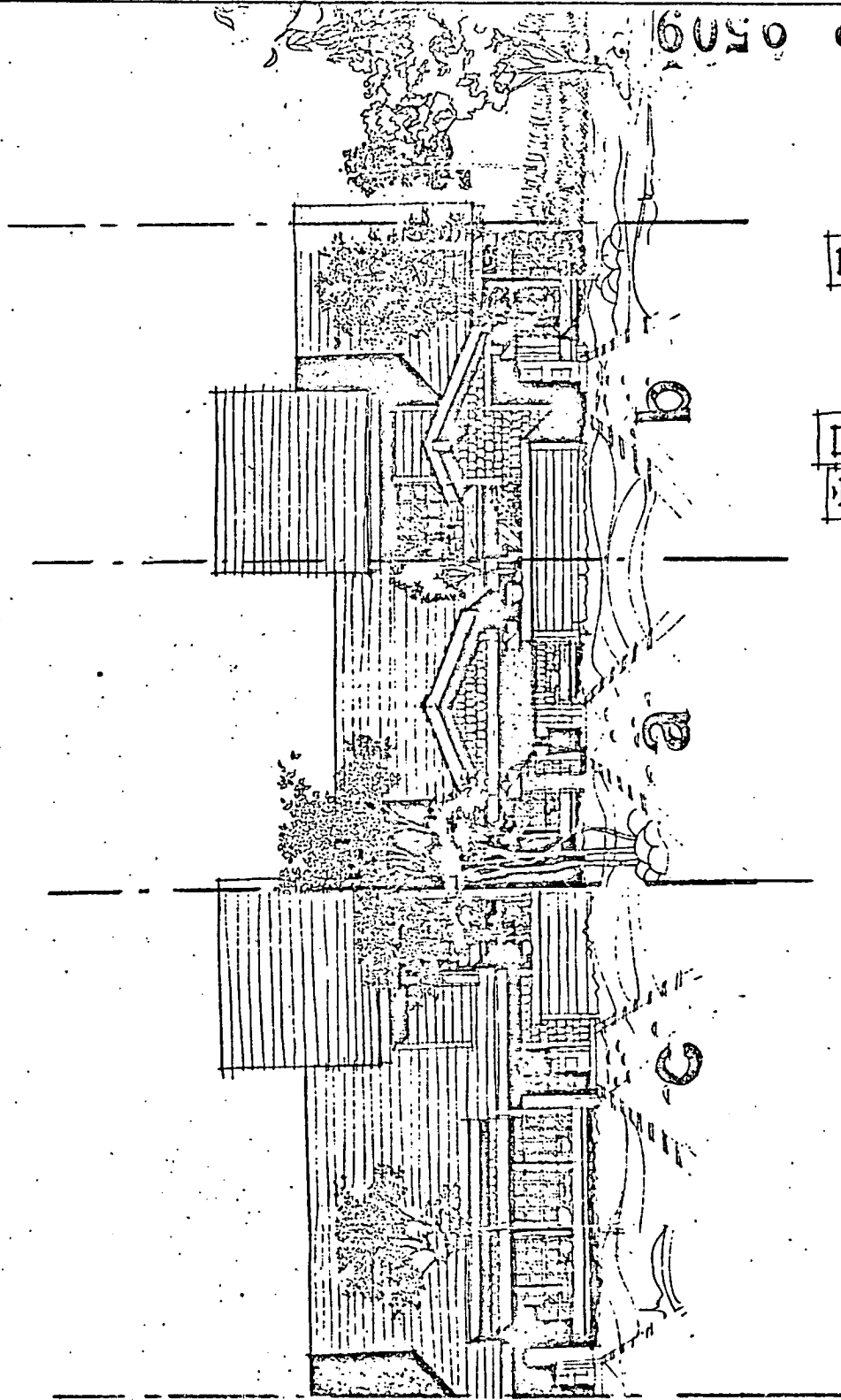
NOTE: THIS PROPERTY IS BASICALLY FLAT  
 WITH NO UNUSUAL TOPOGRAPHIC FEATURES.



LOCATION MAP  
 NOT TO SCALE

- LEGEND:
- S—S— SEWER W/ SIZE & DIRECTION OF FLOW SHOWN.
  - D—D— DRAIN
  - W—W— WATER LINE - SIZE SHOWN

EXHIBIT "B"



Northview

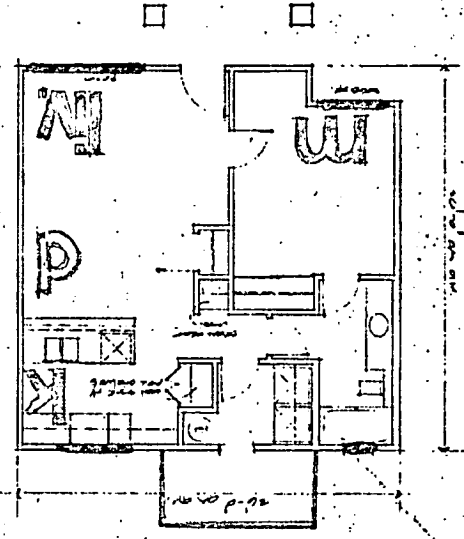
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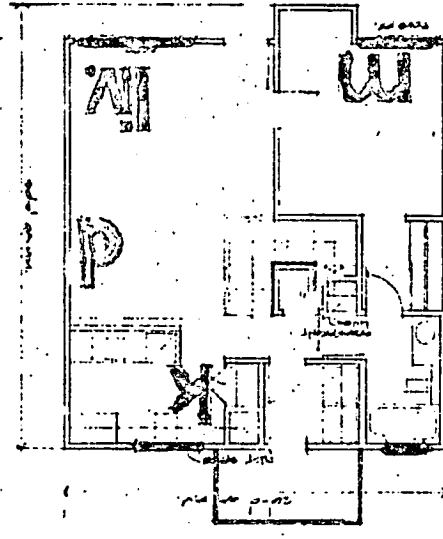
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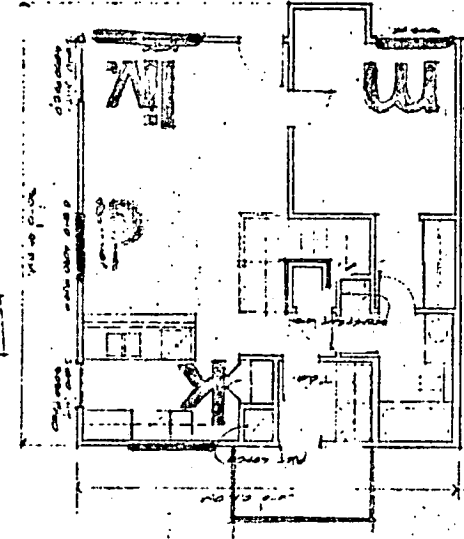
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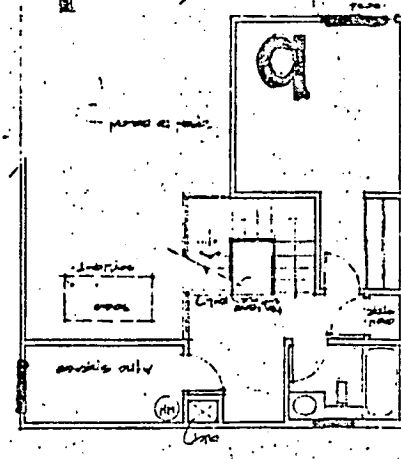
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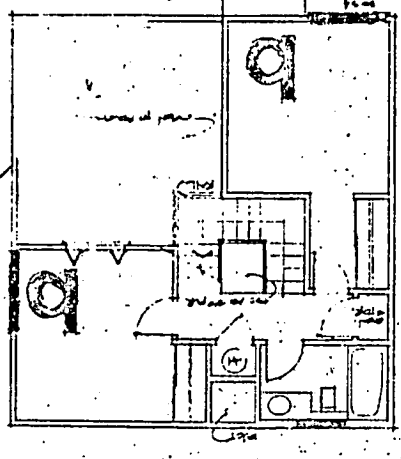
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# Northview

P 9509

P-9709

1-22-82

No. 3

Exhibit "E"

Multiple Family Landscaping Criteria

1. Landscaping materials selected shall be:
  - a. Compatible with one another and with existing material on the adjacent site.
  - b. Complimentary to building design and architectural theme.
  - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscape treatment shall include:
  - a. Larger specimens of shrubs and trees along the site periphery.
  - b. The utilization of group plantings of deciduous trees on the western and southern facing walls so as to reduce energy consumption in the summer yet allowing for sunlight access in the winter.
  - c. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
  - d. Undulating landscaped berms located along street frontages and achieving a minimum height of three feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
3. Public open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
4. Landscaping of parking areas in compliance with the 50% parking lot shading requirement.

Trash Enclosures:

1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening, doors shall be provided on all trash enclosures.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution, as approved by the City Waste Removal Department.

Bicycle Storage

Bicycle storage facilities shall be provided throughout the development with a ratio of one bike space per two units.



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

March 10, 1982

Northview Limited  
c.o Mike Timm  
233 E. Carille, "D"  
Santa Barbara, CA 93101

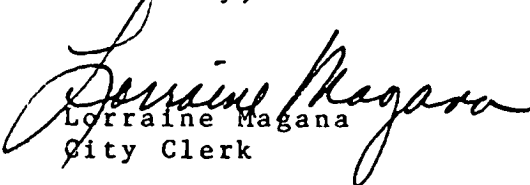
Dear Mr. Timm:

On March 9, 1982, the Sacramento City Council took the following action(s) for property located on the east side of Northview Drive, 500± feet south of El Camino Avenue (P-9509):

- A. Adopted a Resolution amending the South Natomas Community Plan designated density from 22 av. min. to 18 av. min.
- B. Adopted a Resolution adopting Findings of Fact and approving a request for a Tentative Map to divide 3± acres in the R-3-R Zone into 54 townhouse lots and one airspace common lot

Enclosed, for your records, are fully certified copies of above referenced documents.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/28  
Enclosure

cc: Planning Department  
Murray Smith and Associates