

CITY PLANNING COMMISSION

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

APPLICANT	Michael Brown & Associates, 3400 Bradshaw Road, Ste. A-4B, Sacto., CA		
OWNER	Patrick Cannon & B.D.N. Corp., & Paul Bradeck, 2309 'K' St., Sacto., CA		
PLANS BY	Buzz Garcia Associates, 1017-25th Street, Sacramento, CA		
FILING DATE	12-23-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC	1-16-84	EIR	ASSESSOR'S PCL. NO. 029-520-07 thru 12

- APPLICATION:
1. Environmental Determination
 2. Special Permit to develop 11 condominium units (Zon. Ord., Sec. 5 & 7)
 3. Tentative Map (Subdivision Ordinance)

LOCATION: South of the terminus of Johnfer Way

PROPOSAL: The applicant is requesting the entitlements necessary to develop 11 condominium units on 1.7± vacant acres currently zoned Townhouse (R-1A).

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 North Pocket Community
Plan Designation: Residential - 4 to 6 du/gross ac.
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family & Duplexes; R-1 & R-1A
South: Gloria Drive (elevated street)
East: I-5 Freeway
West: Single Family Residence; R-1

Parking Required: 11 spaces
Parking Provided: 43 spaces (including garage parking)
Ratio Required: 1 space per dwelling unit
Ratio Provided: 3.9 spaces per dwelling unit
Property Dimensions: Irregular
Property Area: 1.7± acres
Density of Development: 6.5 units per gross acre
Square Footage of Buildings: 1,267 & 1,337 (excluding garages)
Height of Structures: 18 feet (1-story)
Topography: Flat to sloping
Street Improvements: Existing curb, gutter and sidewalk
Utilities: Available to site
Exterior Building Colors: Earth tones
Exterior Building Materials: Stucco and horizontal wood siding with wood shake or tile roofs

BACKGROUND INFORMATION: On March 14, 1972, the Planning Commission approved Special Permit P-4988 to develop 15 units on the subject property. The project was not developed and the permit expired.

On July 13, 1978 the Planning Commission approved Special Permit P-8225 to develop 12 units on the subject property. The project was never developed.

001421

APPLC. NO. P83-435

MEETING DATE January 26, 1984

CPC ITEM NO. 19

On January 10, 1980 the Planning Commission denied a permit request to develop 12 two-story condominium units on the subject site. The applicant subsequently appealed the Planning Commission's decision to the City Council; however, the appeal was withdrawn.

On June 26, 1980 the Planning Commission approved the necessary entitlements to develop 12 one-story condominium units on the subject site. However, the applicant failed to secure building permits within the term of the special permit and the special permit expired.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 11, 1984 the Subdivision Review Committee, by a vote of six ayes and three absent, voted to recommend approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Prepare a sewer and drainage study for the review and approval of the City Engineer (will require off-site drain extensions and sewer service);
- b. Pay off existing assessments;
- c. 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.

Informational Item: A redesign of the proposed water main extension and easement area will be necessary.

STAFF EVALUATION: The staff has the following comments relative to this project:

1. The subject site is a remnant parcel created by the alignment of the I-5 Freeway. It is a long, pie-shaped site bordered by the I-5 Freeway to the east, duplexes to the north and single family residences to the west. Gloria Drive, an elevated street is due south of the site. The configuration and adjacent land uses make the subject site suitable for a low density townhouse type of development.
2. The previous project approved for the subject site consisted of 12 units versus 11 units per the current project. Guest parking was provided where units one and two are currently located (see attached site plan). In addition, the turnaround area was located adjacent to the southern edge of the site. This previously approved site development plan is attached for the Commission's review. The current site plan is an improvement over the previous project. Staggered setbacks and variation in unit orientation have created a more visually interesting project. Staff recommends only two minor changes to the site plan. One of these recommendations is to increase the rear yard setback of each unit to a minimum of 15 feet. The second recommendation would be to relocate the traffic diverter and security gate to a minimum of 30 feet from the entrance to the site so as to provide stacking distance for an incoming car.
3. As with the site plan, the proposed elevations and floor plan represent an improvement over the previous project (see attached exhibits). Two distinct elevations and three floor plans are proposed. The elevations utilize horizontal wood siding and stucco exterior with shake or tile roofs. The overall design of the structures is compatible to the surrounding neighborhood.
4. To insure adequate landscaping throughout the site as well as tree plantings adjacent to the existing residences, staff requests that the applicant submit detailed irrigation and landscape plans for the review and approval of the Planning Director prior to the issuance of building permits.

5. Specific plans have not been provided for the recreation site. Therefore, staff requests that such plans be submitted prior to the filing of the final map so that Parkland Dedication fees can be accurately determined. Staff recommends this area incorporate a pool area and perhaps a tot lot as well.
6. The Planning Division and Community Services Departments have calculated that .1232 acres are required for parkland dedication purposes and that fees are to be charged in lieu of the required parkland dedication. When specific plans are submitted for the recreational site, the amount of fees may be reduced per the provisions of the Parkland Dedication Ordinance.
7. Staff of the City-County Health Department reviewed the proposed project and indicated that given one-story unit construction, no sound attenuation measures are necessary. However, staff notes that there is currently a mixture of wall/fence construction along the I-5 edge of the subject site. For aesthetic purposes staff requests that the applicant submit specifics of the proposed fencing for this area to Planning staff for review and approval prior to the issuance of building permits.

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 which follow;
3. Approval of the Tentative Map, subject to the following conditions:

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated:

- a. Prepare a sewer and drainage study for the review and approval of the City Engineer (will require off-site drain extensions and sewer service);
- b. Pay off existing assessments;
- c. 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;
- d. Specific plans for the recreational area shall be submitted to the Director of Community Services to ascertain the parkland dedication fees.

Conditions - Special Permit

- a. The project shall be developed per the submitted elevation and floor plans;
- b. The proposed structures adjacent to existing residential development shall have a minimum rear yard setback of 15 feet;
- c. The security gate and traffic diverter shall be set back a minimum distance of 30 feet from the public right-of-way;

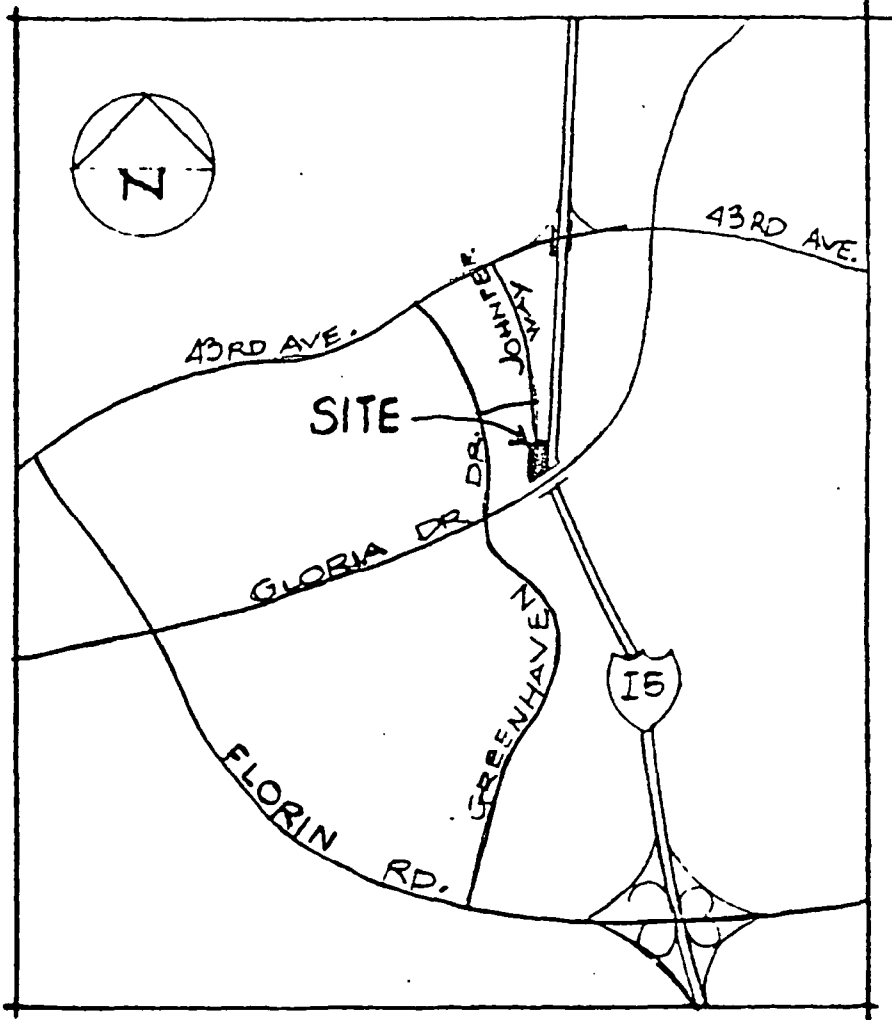
- d. Detailed plans for the proposed recreation area shall be submitted for the review and approval of the Planning Director prior to issuance of building permits;
- e. The applicant shall submit detailed landscape and irrigation plans for the review and approval of the Planning Director prior to issuance of building permits. Those plans shall include the following items:
 - 1) undulating landscaped berms adjacent to the entryway of the project. These berms shall achieve a minimum height of four feet measured off of the street sidewalk or the adjacent building pad, whichever is higher;
 - 2) larger specimens of evergreen trees and shrubs shall be planted along interior property lines for screening purposes;
 - 3) the planting of deciduous trees throughout the site to achieve 50 percent shading of surfaced areas.

Findings of Fact - Special Permit

- a. The proposal is based on sound principles of land use in that:
 - 1) the project will develop a vacant irregular lot that is adjacent to I-5 freeway;
 - 2) the project is located adjacent to R-2 zone which contains 20 duplexes (40 units).
- b. The proposal, as conditioned, will not be detrimental to the public health, safety or welfare in that:
 - 1) the project would provide adequate off-street parking to avoid traffic and parking problems on the adjacent public street;
 - 2) the project would provide an adequate amount of air and light between adjacent single family residences.
- c. The proposal is in harmony with the General Plan in that the project will accomplish the following policies:
 - 1) ensure the availability of a wide range of housing types that are open to all income, ethnic, or other groups;
 - 2) continue to seek solutions for development of large lots and scattered housing areas in the more intensely urbanized sections of the City.

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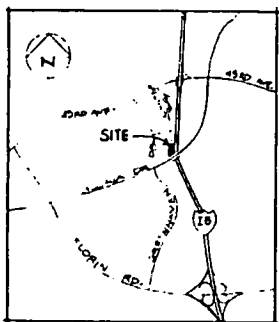
LOCATION MAP

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P83-435

1-26-84

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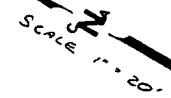
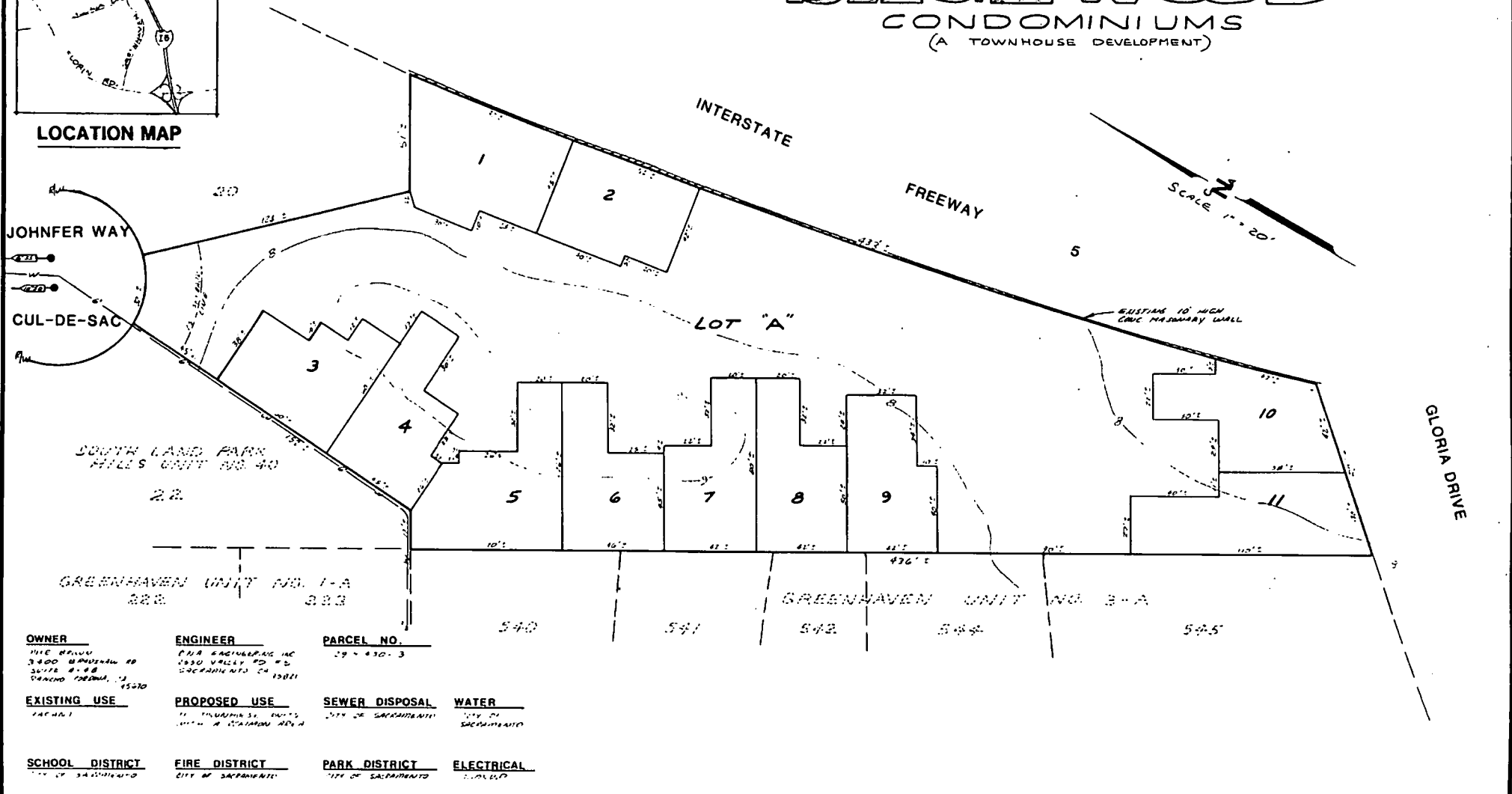


LOCATION MAP

SAGEWOOD

CONDOMINIUMS

(A TOWNHOUSE DEVELOPMENT)



OWNER
 HUE BRUNN
 3400 MARSHALL RD
 SUITE 8-88
 SACRAMENTO, CA 95821

ENGINEER
 CNA ENGINEERING INC
 2550 VALLEY RD #5
 SACRAMENTO CA 95821

EXISTING USE
 VACANT

PROPOSED USE
 11 TOWNHOUSE UNITS
 WITH A TOWNHOUSE DEVELOPMENT

SCHOOL DISTRICT
 CITY OF SACRAMENTO

FIRE DISTRICT
 CITY OF SACRAMENTO

PARCEL NO.
 29-430-3

SEWER DISPOSAL
 CITY OF SACRAMENTO

WATER
 CITY OF SACRAMENTO

PARK DISTRICT
 CITY OF SACRAMENTO

ELECTRICAL
 T.O. 10.0

REVISIONS	NO.	DESCRIPTION	COUNTY APPROVAL	SCALE	DRAFTED BY: S J M
			APPROVED BY: DATE	HORIZ. 1" = 20'	DESIGNED BY:
				VERT. 1" = N/A	CHECKED BY:
				PLD. BY:	DATE:
				ASSESSOR'S PARCEL NO. 29-430-01	

CNA ENGINEERING INC.
 CIVIL ENGINEERING • LAND SURVEY • PLANNING • STRUCTURAL DESIGN

2550 VALLEY RD. SUITE 5, SACRAMENTO CA.

TENTATIVE MAP OF
SAGEWOOD CONDOMINIUM
 A TOWNHOUSE DEVELOPMENT
 CITY OF SACRAMENTO STATE OF CALIFORNIA

SHEET 1 OF 1

001428

183-435

1-26-84

No. 19

SAGEWOOD CONDOMINIUMS

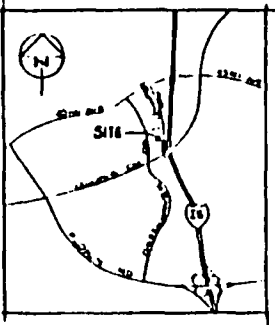
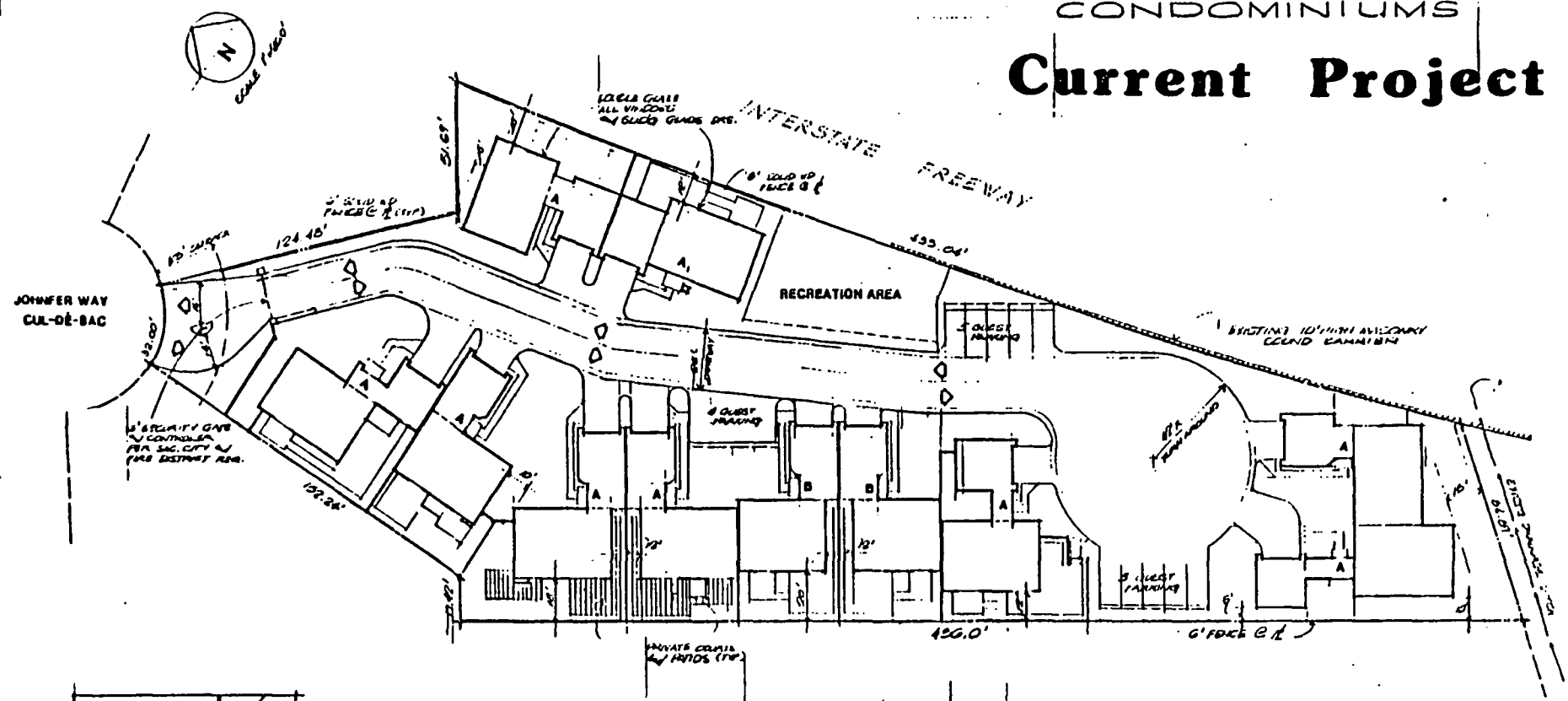
Current Project

buzz garcia associates
ARCHITECTURE · PLANNING
1001 UNIVERSITY STREET · SUITE 400 · BERKELEY, CALIFORNIA 94702

SAGEWOOD CONDOMINIUMS

SEC 10, 25

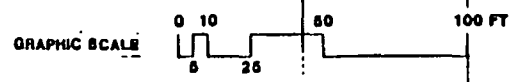
A



LOCATION MAP

001429

SITE STUDY PLAN



DEVELOPMENT STATISTICS

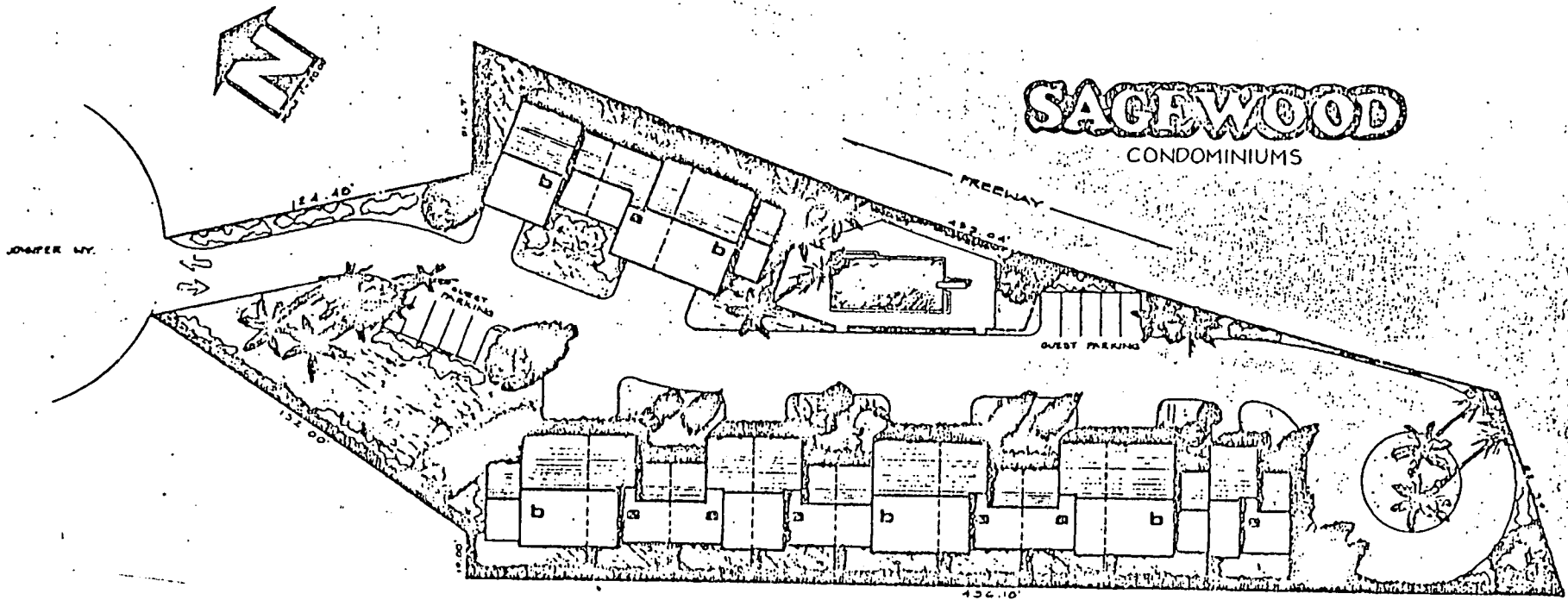
UNIT	NO	DESCRIPTION	AREA IN SQ. FT.
A	9	2 BDRM - 2 BATH	12,041
B	2	2 BDRM - 2 BATH	2,834
		AREA OF GARAGES	4,520
		GRASS	17,185
		COVERAGES	17,185
PARKING PROVIDED			
		2 CAR GARAGES - 11.20	22
		EMERGENCY PARKING	7
		QUANTITY GUEST PARKING	14
		TOTAL PARKING PROVIDED	43
AREA OF PRIVATE - PRIVATE EXIST			
		DRIVEWAY	9,700
		GUEST PARKING	2,196
TOTAL PRIVATE AREAS			
		AREA DEVOTED TO PRIVATE WALKWAYS	15,200
		RECREATION AREA	18,612
		RECREATION AREA LANDSCAPING	5,076
		TOTAL AREA AREA LANDSCAPING	21,772
		TOTAL AREA OF SITE	72,642

NOTE = 1.07

P 83-435

Previously Approved Site Plan

1-26-84



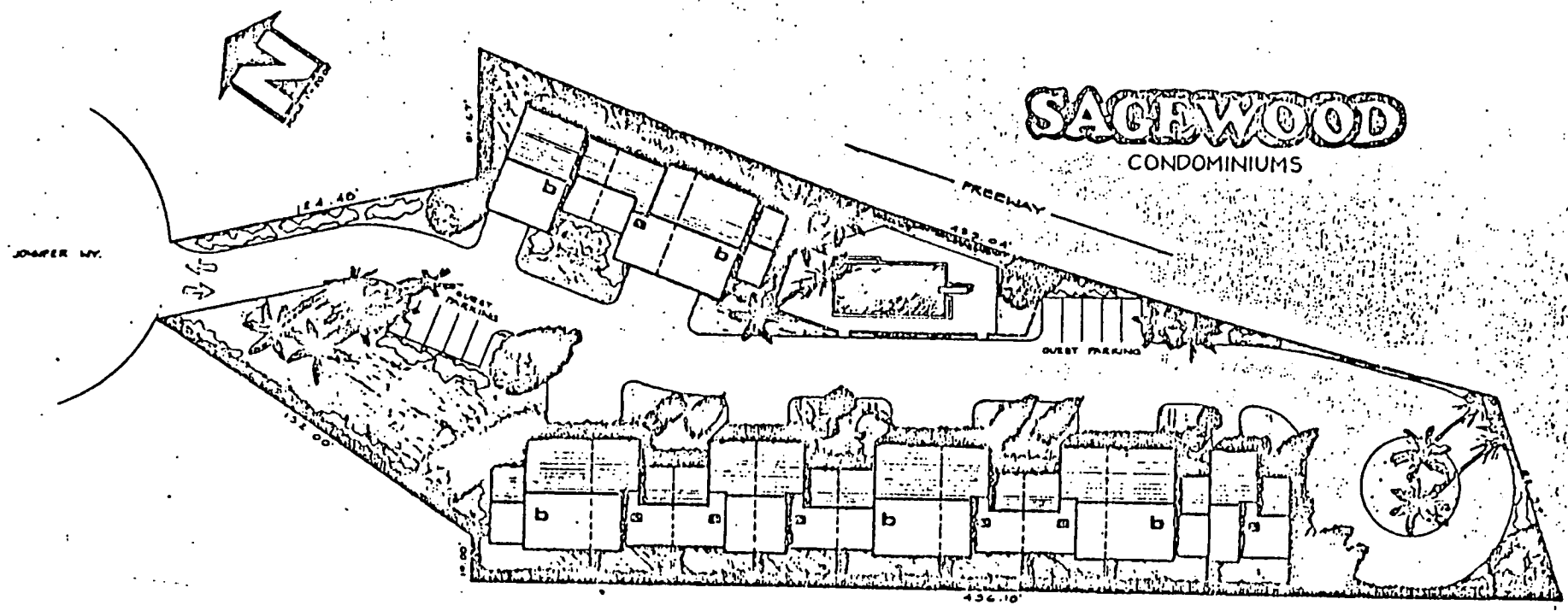
001430

SITE PLAN

No. 19

P 93-425

Previously Approved Site Plan



SITE PLAN

001431

1-26-94

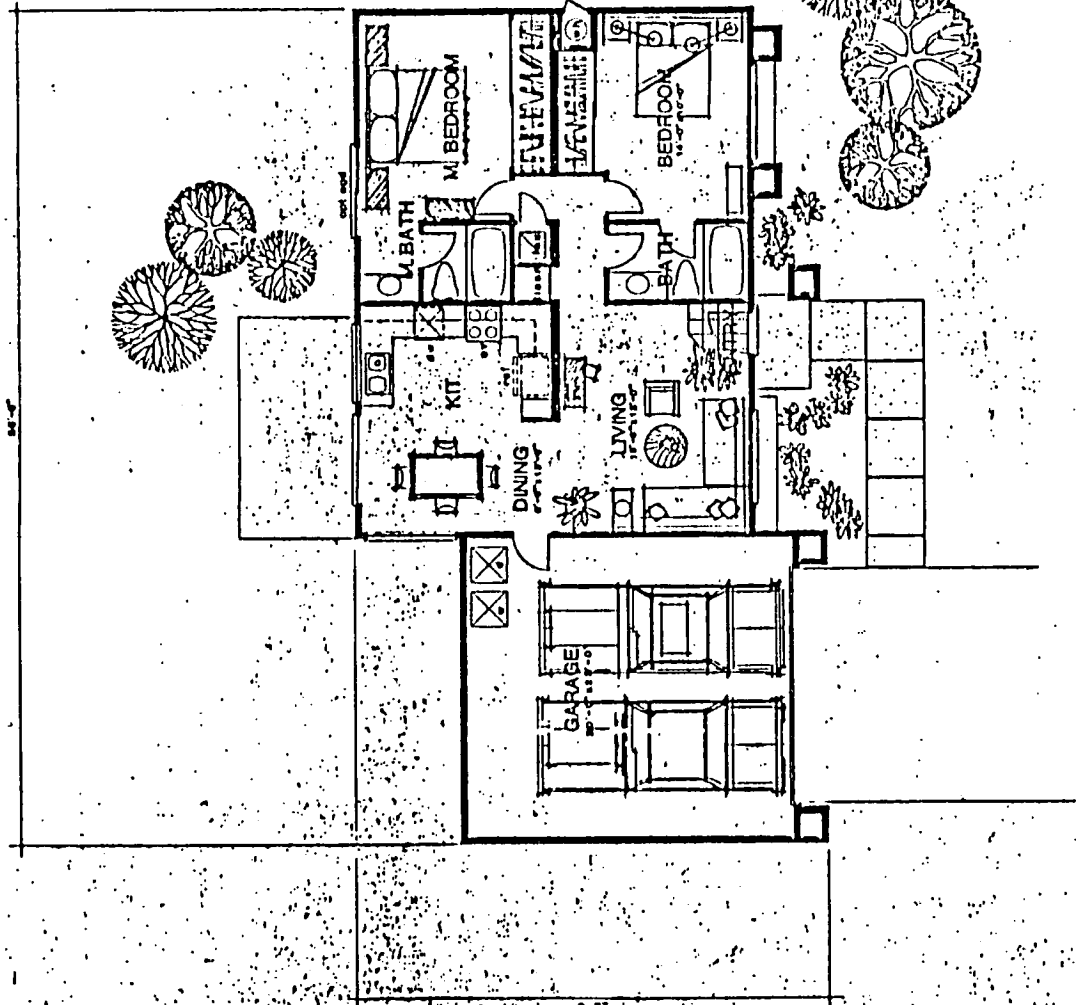
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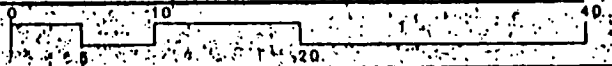
Current Project



001433

FLOOR PLAN

SCALE 1/4" = 1'-0"



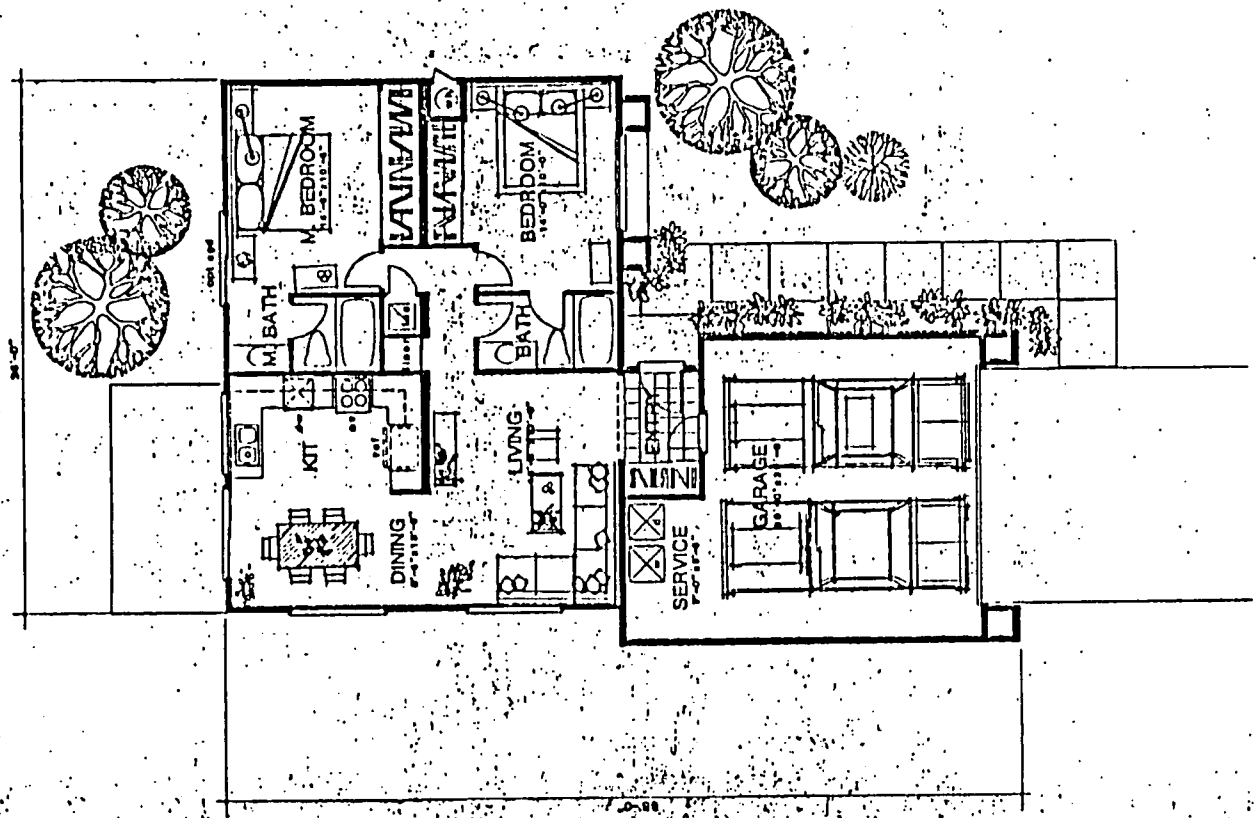
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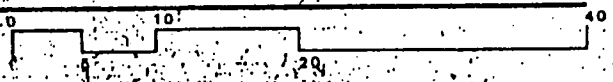
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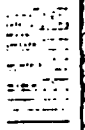


FLOOR PLAN

SCALE 1/4" = 1'-0"

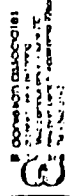


001434



GOLDEN WEST HOMES
PLAN LIBRARY

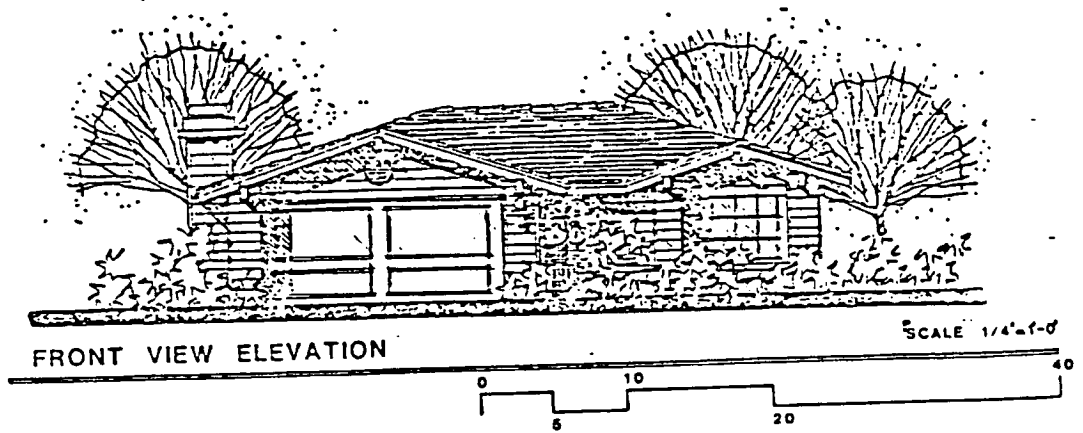
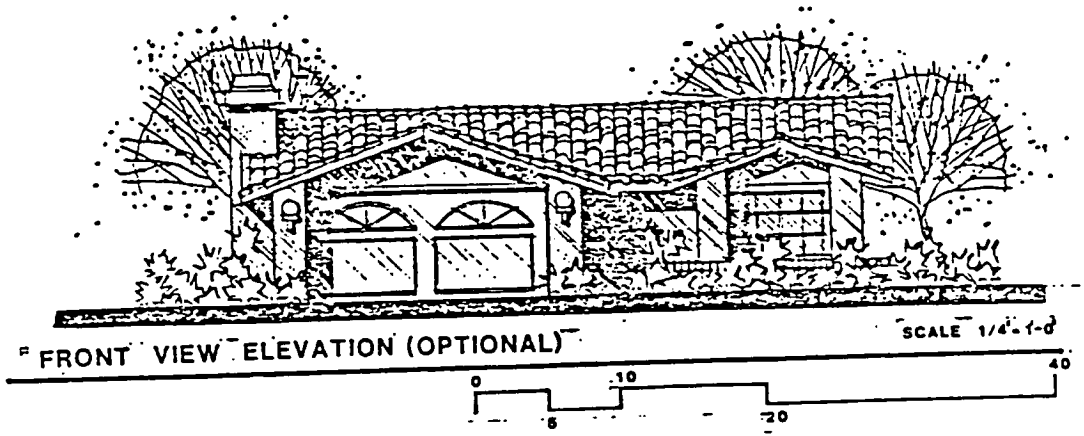
FLOOR PLAN
B UNIT



B

Handwritten initials or mark.

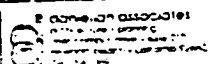
Current Project



001435

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P83-435



ELEVATIONS
1-26-84

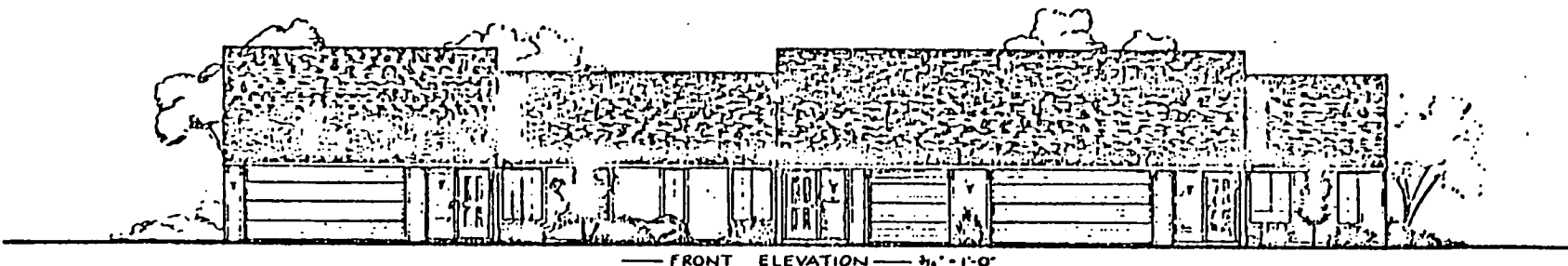
GOLDEN WEST HOMES
PLAN LIBRARY

No. 19

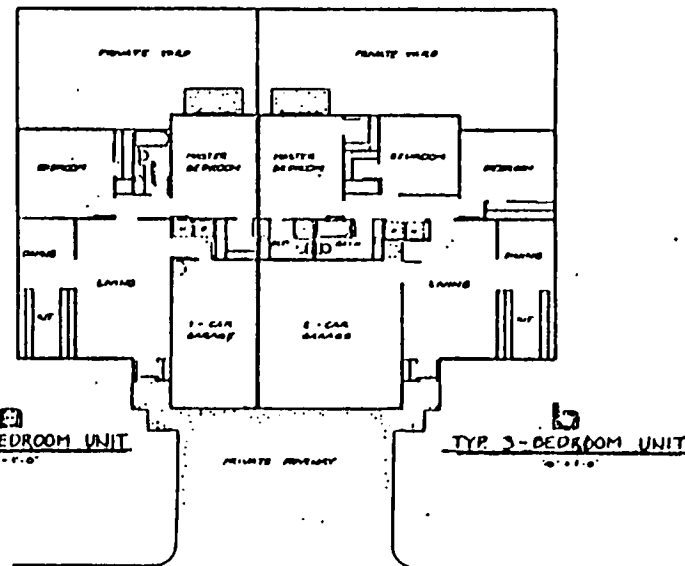
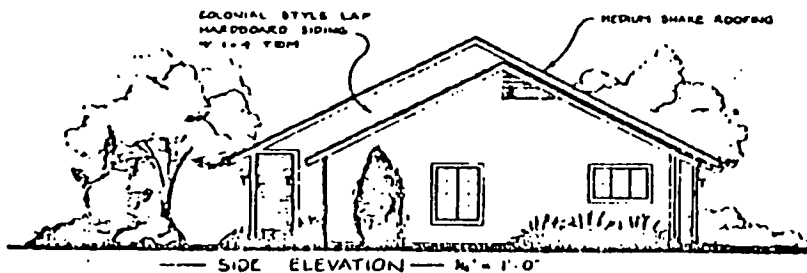
D 92-252

Previously Approved Elevation Plans

1-26-94



SAGEWOOD CONDOMINIUMS

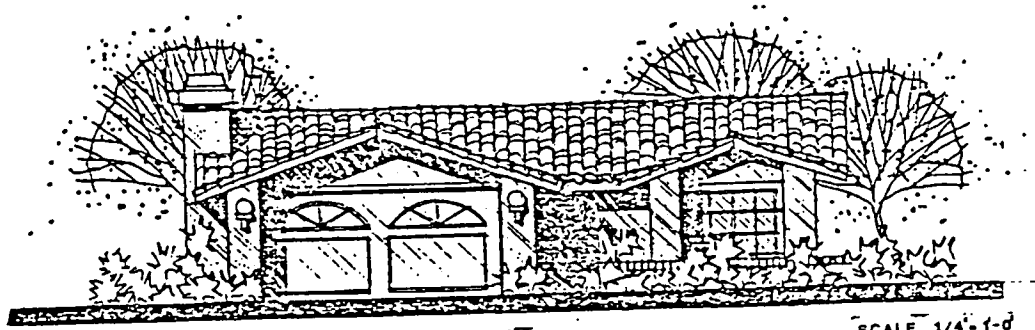


001436

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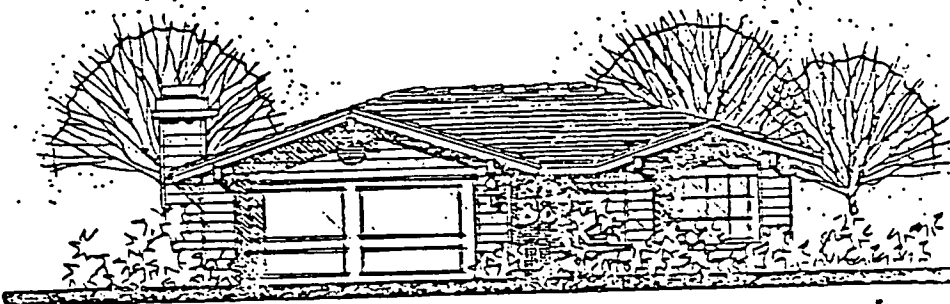
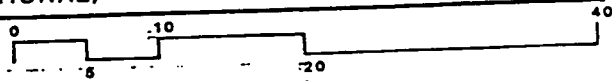
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Current Project



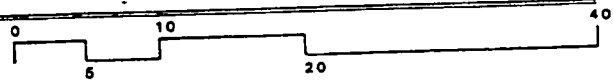
FRONT VIEW ELEVATION (OPTIONAL)

SCALE 1/4"=1'-0"



FRONT VIEW ELEVATION


SCALE 1/4"=1'-0"



001437

UB 401F

P83-435

 E. Gorman Associates
27200 Via Arroyo, Suite 210
San Juan Capistrano, CA 92675
Tel: 949.261.3991

ELEVATIONS

1-26-81

GOLDEN WEST HOMES
PLAN LIBRARY

No. 19

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	G. W. Consulting Engineers, 2400 Glendale Lane, Sacramento, CA				
OWNER	Nubar Corporation, P.O. Box 150147, Sacramento, CA				
PLANS BY	G. W. Consulting Engineers, 2400 Glendale Lane, Sacramento, CA				
FILING DATE	4-23-80	50 DAY CPC ACTION DATE		REPORT BY	TM:bw
Conditional Negative DEC	6-16-80	EIR		ASSESSOR'S PCL. NO.	29-323-13&29-430-03

- APPLICATION:
1. Environmental Determination
 2. Rezoning from R-1 to R-1A
 3. Special Permit to develop 12 condominium-townhouses
 4. Tentative Map to divide 1.67 ac. into 12 condominium-townhouse lots and one common lot.

LOCATION: South terminus of Johnfer Way and approximately 1,900 feet south of 43rd Avenue (North Pocket Community)

BACKGROUND INFORMATION: On March 14, 1972, the Planning Commission approved Special Permit P-4988 to develop 15 units on the subject property. The project was not developed and the permit expired.

On July 13, 1978, the Planning Commission approved Special Permit P-8225 to develop 12 units on the subject property. The project was never developed.

On January 10, 1980, the Planning Commission denied a permit request to develop 12 two-story condominium units on the subject site. The applicant subsequently appealed the Planning Commission's decision to the City Council, however, the appeal was withdrawn. The applicant's new proposal is significantly different from the preceding applications. The condominium units have been reduced to one-story in height and the swimming pool and parking areas were relocated away from the adjacent residential lots.

PROJECT INFORMATION:

General Plan Designation: Residential
North Pocket Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
North: Single Family & Duplexes; R-1 & R-2
South: Gloria Drive (elevated street)
East: I-5 Freeway
West: Single Family Residences; R-1

Site Dimensions: Irregular Area: 1.7+ ac. (72,842 sq. ft.)
Number of Units: 12
Parking Required: 12 Parking Provided: 27 (including garage pkg.)

Height of Structures: 17 feet
Square footage of each unit: 1,324 sq. ft. average

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Building Coverage:	22%
Landscaped Area:	50%
Surfaced Area:	28%
Density of Development:	7 units/acre

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

Prepare sewer and drainage study for review and approval by the City Engineer prior to filing the final map - may require offsite storm drain extension.

STAFF EVALUATION: The North Pocket Specific Plan designates the subject property as residential with four to six units per gross acre. The subject property contains 1.7 acres which would allow a maximum of 10 units under the North Pocket Plan. The residential land use policy of the North Pocket Specific Plan states: "Prohibit new residential projects which exceed the land use designation and standards of density expressed in this plan unless it can be clearly justified otherwise to the satisfaction of the Planning Commission and City Council." The applicant's proposal indicates 12 units. A total of 12 units exceeds the North Pocket Specific Plan density designation by two units. Staff believes that proposed 12 units (7 unit/acre) could be justified because of the following reasons:

1. The subject site is a remnant parcel that was created by the location and alignment of I-5 freeway. It is a long pie-shaped site that is surrounded by single family and duplex units. The configuration of the site makes it suitable for a low density townhouse-condominium type development. The proposed project is designed in a compatible manner with adjacent single family and duplex units to the west and north.
2. The difference between 10 units (6 units/acre) and 12 units (7 units/acre) is not significant as it relates to this project. The proposed condominium units, whether 10 or 12 units, will have a similar relationship to adjacent residential units. The proposed units will be one story in height and are designed with rear yards abutting the rear yards of the adjacent single-family residences.
3. The site is located adjacent to an R-2 zoning strip which is located to the northeast, adjacent to I-5 freeway. There are 20 duplexes (40 units) located along this strip. The proposed project would be compatible to the density range of these duplexes.

Staff has the following comments regarding the site design:

- a. The site plan indicates an average of 455 sq. feet (13' x 35') rear yard area for each of these units. Access to these rear yards is limited to an entrance via the master bedroom. Staff suggests that these units be broken up into clusters of two and three units in order to allow better access into the patio areas from the outside. Also, staff suggests that the units be staggered to break the row-type appearance of the structures. This may eliminate one unit because there is a 10-foot minimum distance between each cluster.

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b. Staff notes that the site plan indicates a minimal amount of landscaping throughout the site. To insure that adequate landscaping is provided and special consideration given to those areas adjacent to the existing houses, staff requests that the applicant submit detailed irrigation and landscape plans for the review and approval of the Planning Director prior to the issuance of building permits. These plans should include:

- 1) undulating landscaped berms adjacent to the entryway of the project. These berms shall achieve a minimum height of four feet measured off of the street sidewalk or the adjacent building pad, whichever is higher (for location see Exhibit A);
- 2) larger specimens of evergreen trees and shrubs shall be provided along this entryway (see Exhibit A);
- 3) the planting of deciduous trees throughout the site. These trees will provide summer shade and cooling and hence act as a passive solar technique.

At the January 10, 1980 meeting of the Planning Commission, several neighbors of the proposed project opposed the applicant's proposal. These concerns were primarily related to the density and design of the project. Since that meeting, the applicant has redesigned the project to address some of their concerns. The pool site has been relocated away from the adjacent single family development to a site adjacent to the freeway, and the dwelling units have been reduced to a one-story structure so as to eliminate the overview into the adjacent backyards.

ENVIRONMENTAL ASSESSMENT: The Environmental Coordinator has filed a Negative Declaration with the following mitigation measure:

A note shall be placed on the final map stating the following "Future residential dwelling units on these lots will conform to the City's interior noise standard of 45 dBA. Building Permits will not be issued until noise attenuation measures are included in the building plans."

STAFF RECOMMENDATION: Staff recommends the following:

1. The environmental determination be ratified.
2. The request for rezoning from R-1 to R-1A-R be approved.
3. The request for tentative map to divide 1.67 acres into 12 condotownhouse lots and one common lot be approved subject to conditions.
4. The request for a special permit to develop a 12-unit condominium project be approved subject to the following conditions and findings of fact.

M. Silva