

# CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Assoc., 3020 Explorer Dr., Sacramento, CA 95822				
OWNER	Barratt of Sacramento, 2135 Butano Dr., Ste. 105, Sacramento, CA 95825				
PLANS BY	Murray Smith & Assoc., 3020 Explorer Dr., Sacramento, CA 95822				
FILING DATE	2/17/84	50 DAY CPC ACTION DATE		REPORT BY:	RL:mmm
NEGATIVE DEC.	3/12/84	EIR		ASSESSOR'S PCL. NO.	225-890-11 thru 26

- APPLICATION:
1. Negative Declaration
  2. Rezone vacant 10.4± acres from Garden Apartment (R-2B-PUD) to Townhouse (R-1A) (Sec. 13).
  3. Tentative Map to resubdivide 10.4 vacant acres into 81 zero lot line single family lots;
  4. Special Permit to construct 81 zero lot line units (Sec. 7-C).

LOCATION: West side of Truxel Road, 500 feet north of San Juan Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop 81 zero lot line units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential 4-21 du/ac - 7 min. av.
Existing zoning of site:	R-2B-PUD
Existing land use of site:	Vacant
Surrounding Land use and zoning:	
North:	Vacant; A
South:	Condominiums; R-2B-PUD
East:	Vacant; A
West:	Vacant; A
Parking required:	1 space per unit
Parking proposed:	2 car garages
Parking ratio:	2 per unit
Project area:	9.9± net acres
Typical lot dimensions:	40' x 90'
Typical lot area:	3,600 s.f.
Density of development:	8.2 du/ac
Square footage of units:	750;894;982;1,252 s.f.
Street improvements:	Truxel Road existing
Utilities:	Available to site
Exterior building colors:	Earthtones
Exterior building materials:	stucco and wood siding
(3 elevation selections for each model)	
Height of structures:	1 story

BACKGROUND INFORMATION: The subject site is the north half of a 20 acre site that has been approved for 351 condominium units. To date, approximately half of the condominium units have been constructed. The applicant is proposing to develop 81 zero lot line units instead of 206 condominium units.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 28, 1984, the Subdivision Review Committee, by a vote of 7 ayes and 2 absent, recommended approval of the Tentative Map subject to the following conditions:

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APPLC. NO. 84-075

MEETING DATE APRIL 26, 1984

CPC ITEM NO. 14

(12)

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

- 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. 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. 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 location of such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service;
- e. 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; or meet Title 24 requirements;
- f. Corner lots are restricted to single family development. A note shall be placed on the final map referencing this condition;
- g. Pay additional fees for Parkland Dedication requirements for unmet obligation on original Villa San Juan subdivision to the satisfaction of the Community Services Director and Real Estate Supervisor;
- h. Provide easements for existing SMUD utilities;
- i. Complete a lot line adjustment process to merge parcels A and B with the condominium common property to the south;
- j. Show existing water line easement on lot 27. Extend water line up to and connect with water line in the proposed street;
- k. Relocate lot line between lots 27 and 28 to coincide with the existing water line.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The proposed project provides an adequate range of unit sizes (750 to 1,250 s.f.) and elevations (3 for each of 4 models).
2. The resubdivision of the northerly portion of the original 20 acres modifies the on-site circulation of the original condo development. A turnaround will need to be provided to insure adequate fire access. The specific details of the turnaround can be resolved with the Fire Department prior to recordation of the map.

3. Lots A and B are remainder lots that will become part of the condo site. Staff requests that these lots be combined with the condominium site.
4. County Health indicates the zero lot line projects can have noise problems from mechanical equipment. Thus, there is a need for quiet units with sound shielding to comply with the noise ordinance.

STAFF RECOMMENDATION: Staff has the following actions:

1. Ratification of the Negative Declaration;
2. Recommend approval of the rezoning from R-2B-PUD to R-1A;
3. Recommend approval of the Tentative Map subject to conditions which follow;
4. Approval of the Special Permit for 81 zero lot line units, subject to conditions and based on the findings of fact that follow:

Tentative Map Conditions:

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. 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. 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. 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 location for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service;
- e. 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; or meet Title 24 requirements.
- f. Corner lots are restricted to single family development. A note shall be placed on the final map referencing this condition;
- g. Pay additional fees for Parkland Dedication requirements for unmet obligation on original Villa San Juan subdivision to the satisfaction of the Community Services Director and Real Estate Supervisor;

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(14)

- h. Provide easements for existing SMUD utilities;
- i. Complete a lot line adjustment process to merge parcels A and B with the condominium common property to the south;
- j. Show existing water line easement on lot 27. Extend water line up to and connect with water line in the proposed street;
- k. Relocate lot line between lots 27 and 28 to coincide with the existing water line;
- l. A turnaround shall be provided on the adjacent condominium site on the south to insure adequate access and turnaround for fire trucks to the satisfaction of the Fire Department prior to recordation of the final map.

Conditions-Special Permit:

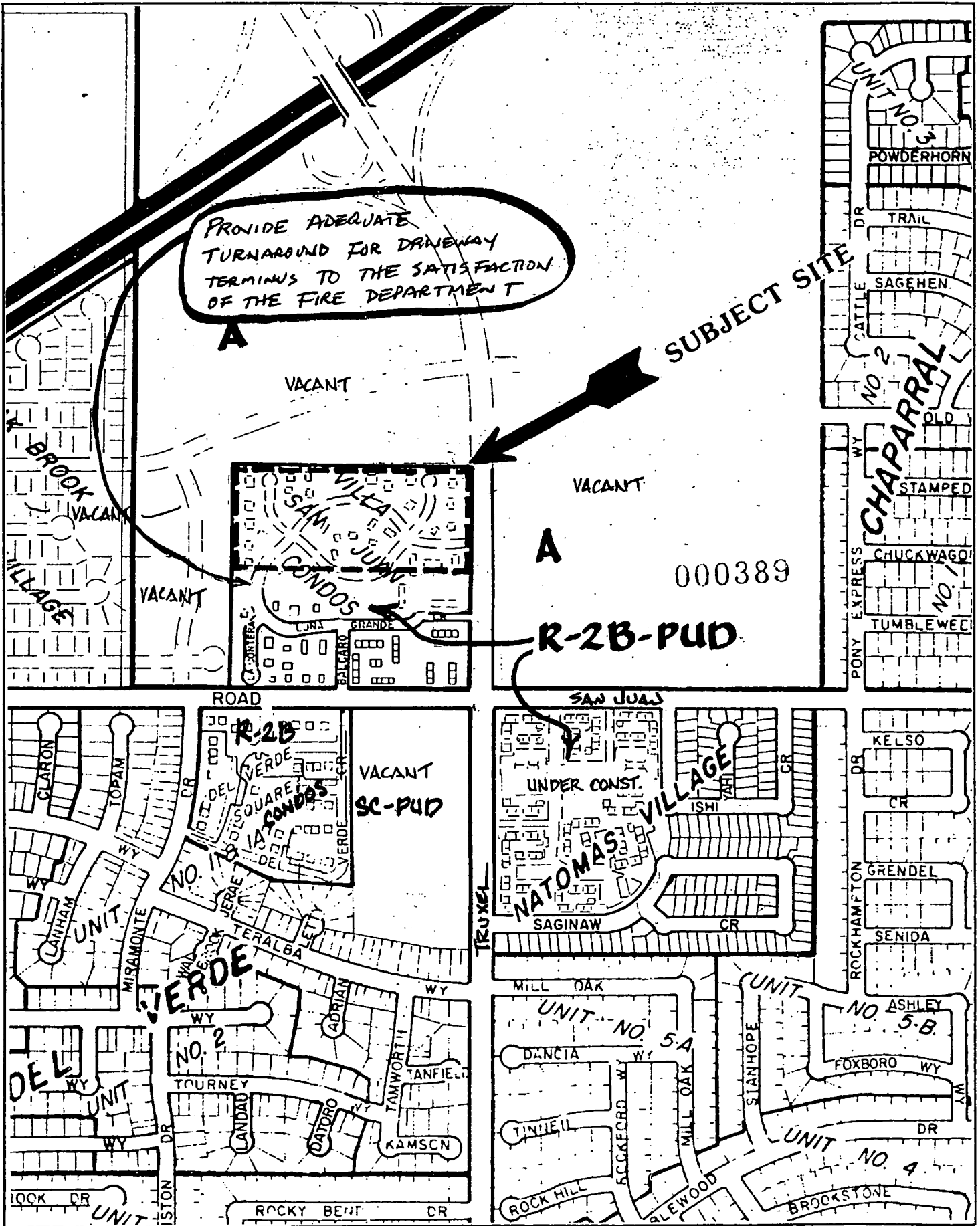
1. On-site access for the original condo site shall be provided to the satisfaction of the Fire Department.
2. Mechanical equipment shall be "quiet units" with sound shielding satisfactory to the County Health Department.
3. Site plans and elevations shall be reviewed and approved by planning staff prior to issuance of building permits.

Findings of Fact - Special Permit

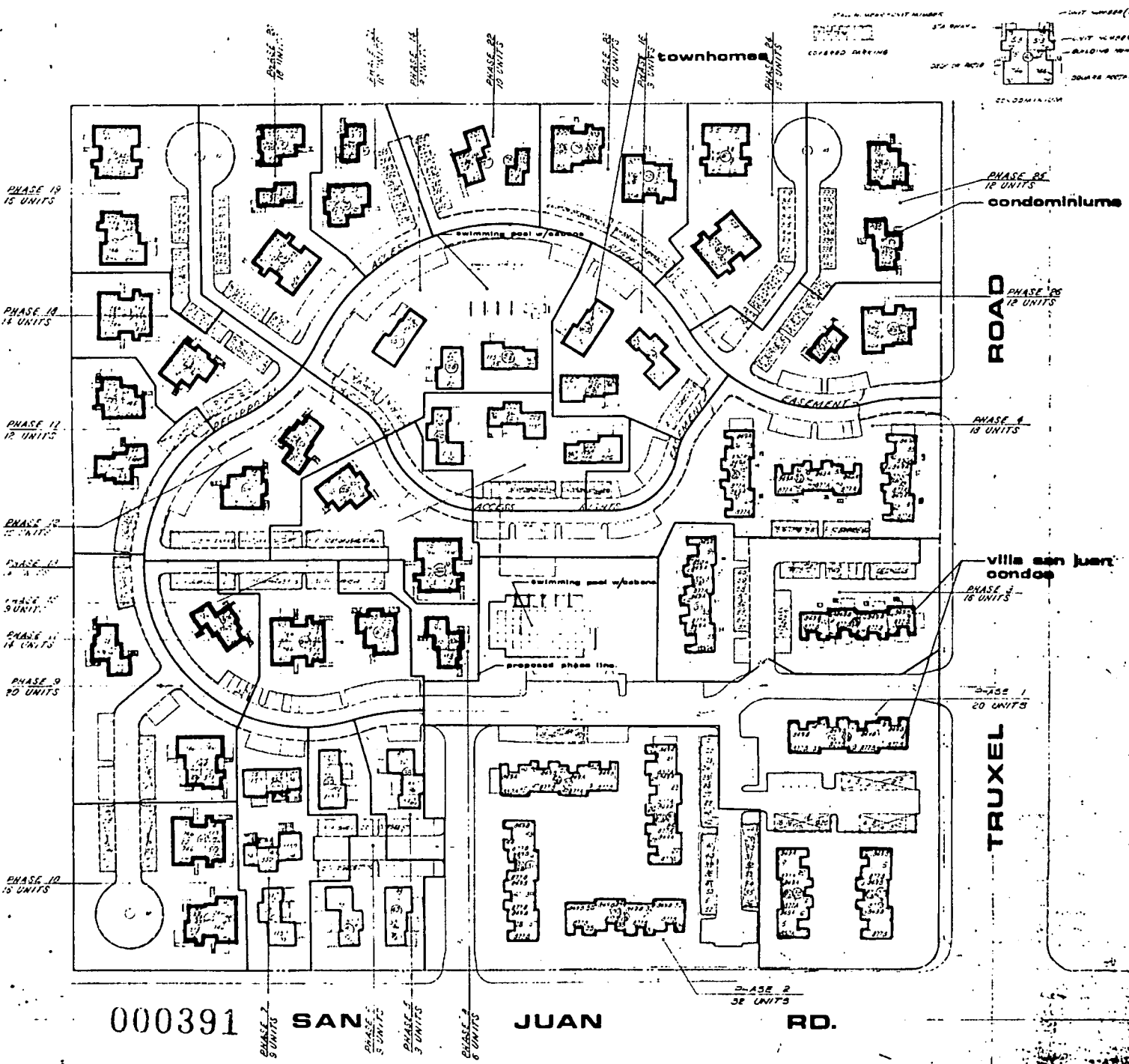
1. The proposed zero lot line development, as conditioned, is based on sound principles of land use in that:  
  
The design of the units are similar to other single family units in the area.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or result in the creation of a public nuisance in that:
  - a. Adequate access will be provided to Truxel Road;
  - b. On-site access on the original condo site will be modified to the satisfaction of the Fire Department; and
  - c. Low noise mechanical equipment will be provided to the satisfaction of the County Health Department.
3. The proposed project will be in compliance with the General Plan and the 1978 South Natomas Community Plan in that:
  - a. The plan designates the site for residential use; and
  - b. The zero lot line unit contributes to the overall variety of housing types in the South Natomas.

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# LAND USE & ZONING MAP



**BITE CRITERIA**

acreage	20.00±00
dwelling units	361
density	17.55 du/acre
parking	
covered	361
guest	237
total	598

**UNIT CRITERIA**

<b>townhomes</b>	<b>NO.</b>
1150	18
850	18
540	15
<b>total</b>	<b>47</b>
<b>condominiums</b>	
748	88
813	98
369	34
<b>total</b>	<b>218</b>
<b>villa san juan condos</b>	
555A	22
557A	18
558A	7
559A	3
560A	3
<b>total</b>	<b>53</b>

1/28/82

P.9.652

THE SPINK CORPORATION  
 ENVIRONMENTAL PLANNING ENGINEERING  
 ARCHITECTURAL SERVICES MAPING ARTISTS

**BARRATT SACRAMENTO**  
 SCHEMATIC SITE PLAN PHABING



0 20  
 10. 80

0888-006  
 NOV. 1981

**SITE: VILLA  
 SAN JUAN**

REV 1/18/82

000391 SAN JUAN RD.

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4/26/84

ITEM No. 14

(11)

TENTATIVE MAP of  
RESUBDIVISION of LOTS 4 and 12 THRU 26 of  
RESUBDIVISION of VILLA SAN JUAN CONDOMINIUMS (150 B.M. 12)

**VILLA SAN JUAN**  
CITY OF SACRAMENTO, CALIFORNIA

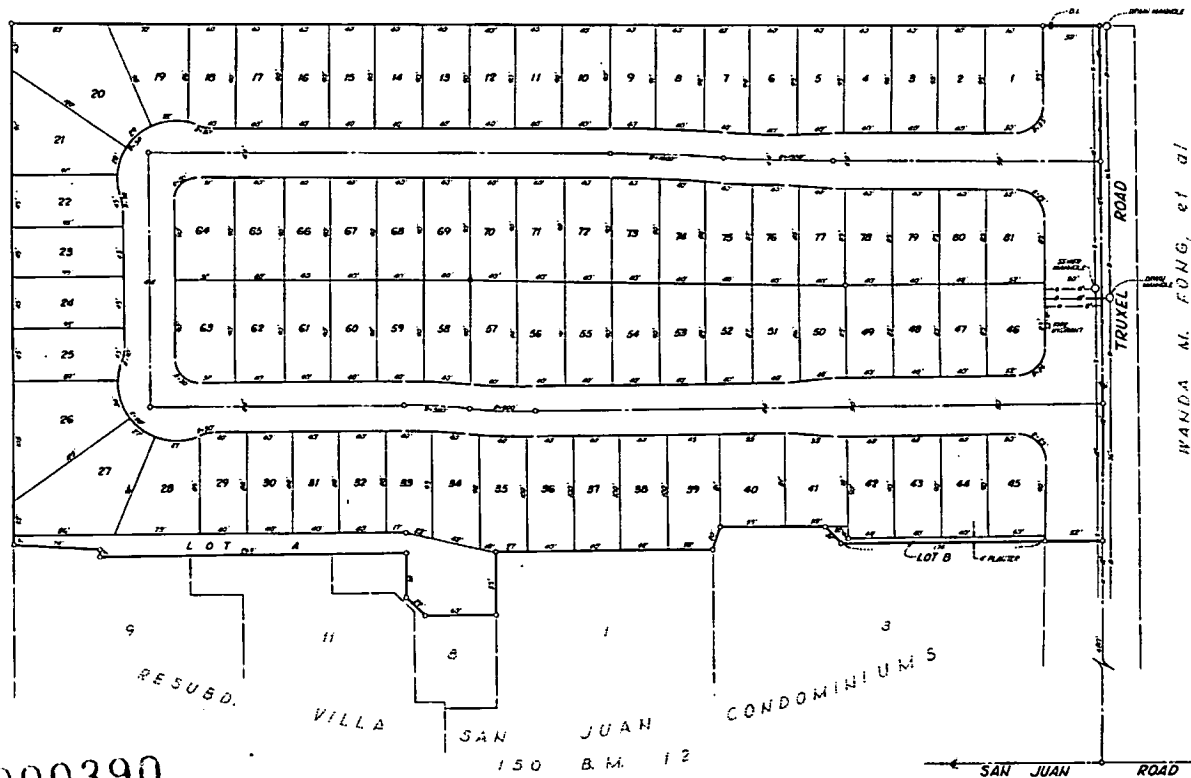
FEBRUARY 1984 SCALE: 1" = 50'

MURRAY SMITH AND ASSOCIATES

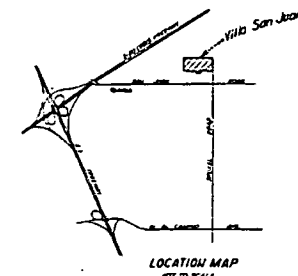
WANDA M. FONG, et al

WANDA M. FONG, et al

WANDA M. FONG, et al



- OWNER: BARATTI OF SACRAMENTO  
7718 BUTANO DRIVE, STE. 105  
SACRAMENTO, CALIF. 95823  
PHONE: 465-2576
- SUBDIVIDER: SAME AS ABOVE
- ENGINEER: MURRAY SMITH & ASSOCIATES  
1090 EXPLODER DRIVE  
SACRAMENTO, CALIF. 95827  
PHONE: 361-0884
- IMPROVEMENTS: AS REQUIRED BY THE CITY  
OF SACRAMENTO DEPARTMENT  
OF PUBLIC WORKS
- EXISTING USE: TRACTS
- PROPOSED USE: SINGLE FAMILY DETACHED  
(SEE LOT LINE)
- EXISTING ZONING: R2-B U
- PROPOSED: R1A
- ASSESSORS PARCEL NO: 223-890-11 THRU 26
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- ACREAGE: 9.9 ACRES NET / 10.4 ACRES GROSS
- NO. OF LOTS: 81
- LOT SIZE: AS SHOWN (40' x 90' TYPICAL)



000390

RESUBD.

VILLA

SAN JUAN

150 B.M. 12

CONDOMINIUMS

SUBMITTED BY:  
**Murray Smith**  
& ASSOCIATED, ENGINEERING

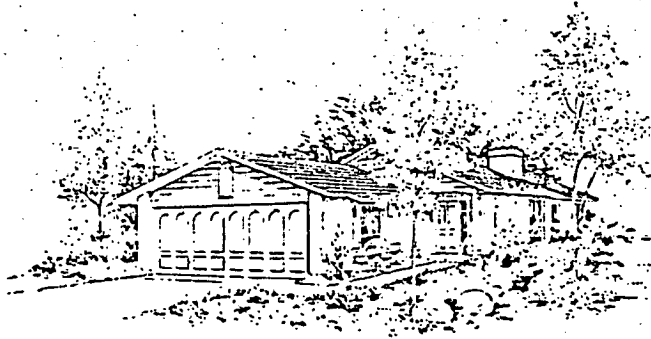
APPROVED	T.C.E. NO.	REV. DATE	DESCRIPTION	BY

BENCH MARK

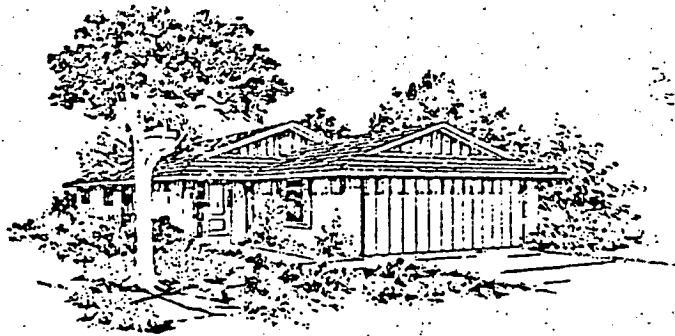
CONSTRUCTION PLANS  
COUNTY OF SACRAMENTO, CALIFORNIA  
**VILLA SAN JUAN**

TENTATIVE MAP

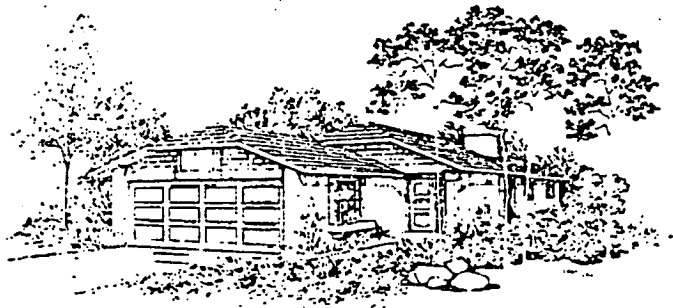
DRAWN BY	CRD.	DATE
SCALE		BHEET
1" = 50'		1
PROJECT NO. 45130		OF 1



ELEVATION A



ELEVATION B



ELEVATION C

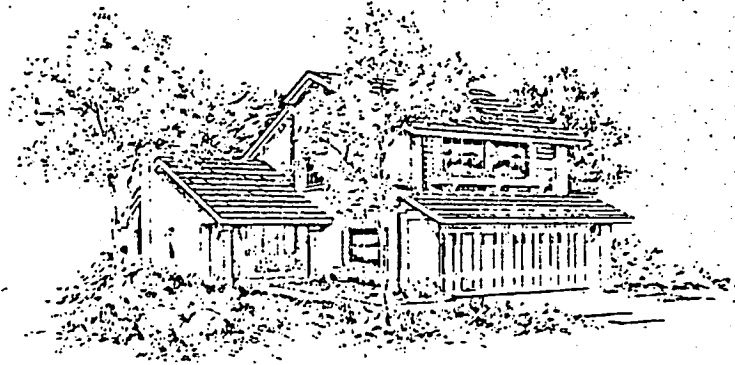
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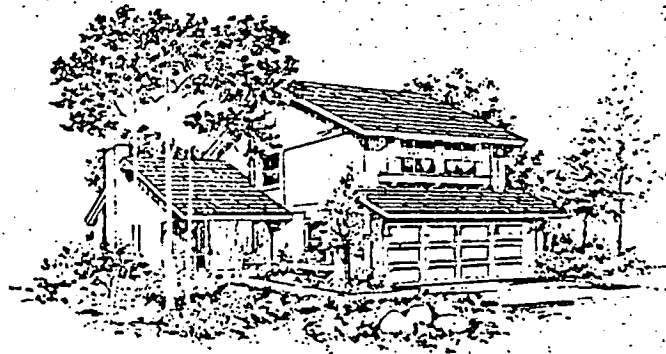
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4/26/84

SONOMA  
#14

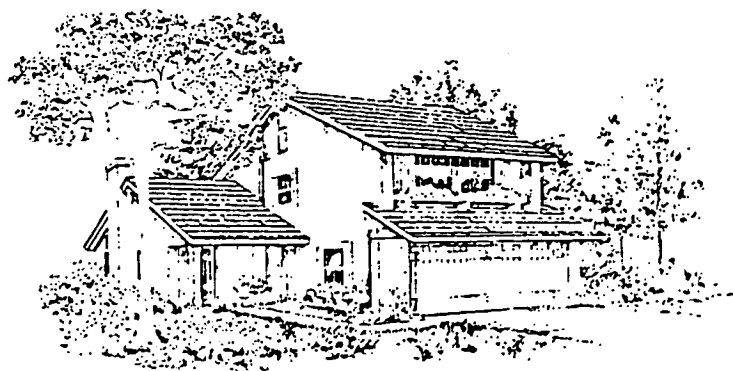




ELEVATION A



ELEVATION B



ELEVATION C

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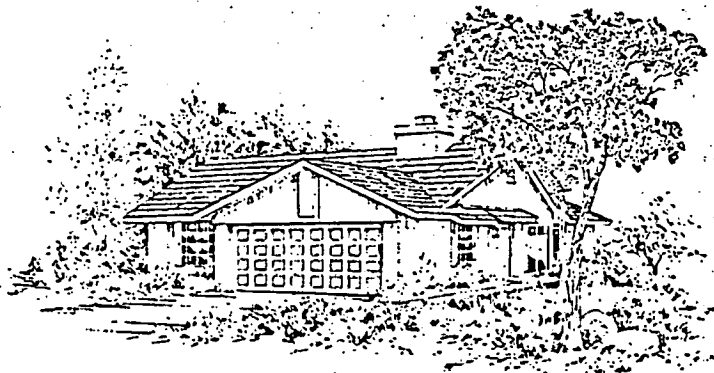
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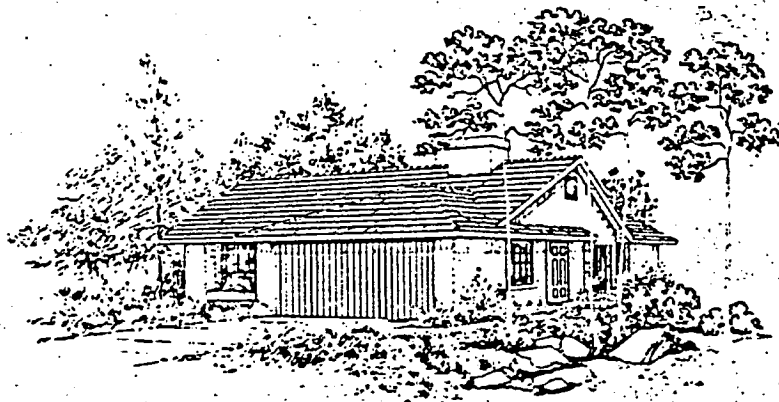
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MARIN

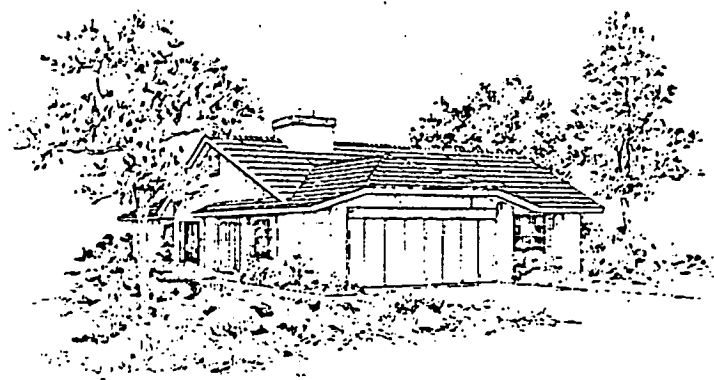
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ELEVATION A



ELEVATION B



ELEVATION C

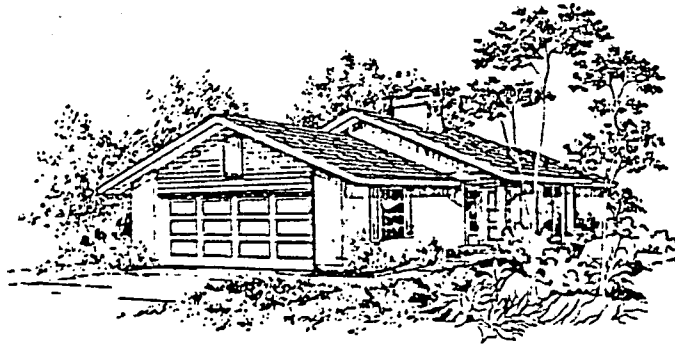
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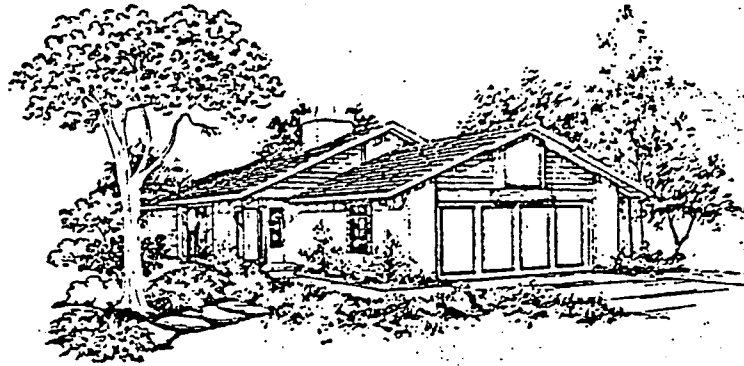
(19)  
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SOLANO  
#14

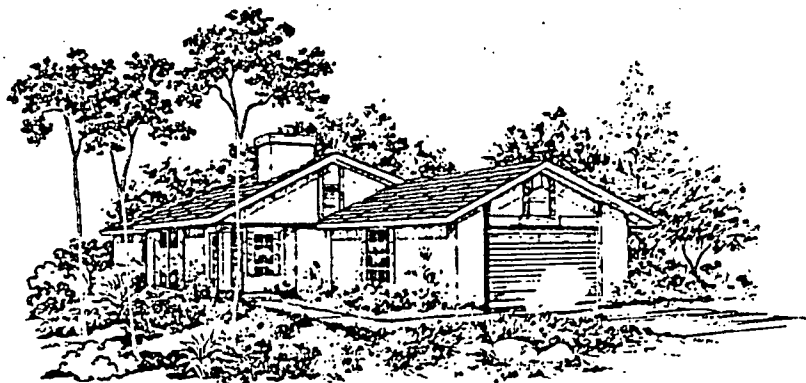
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ELEVATION A



ELEVATION B



ELEVATION C

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17  
4/26/84

NAPA  
#14

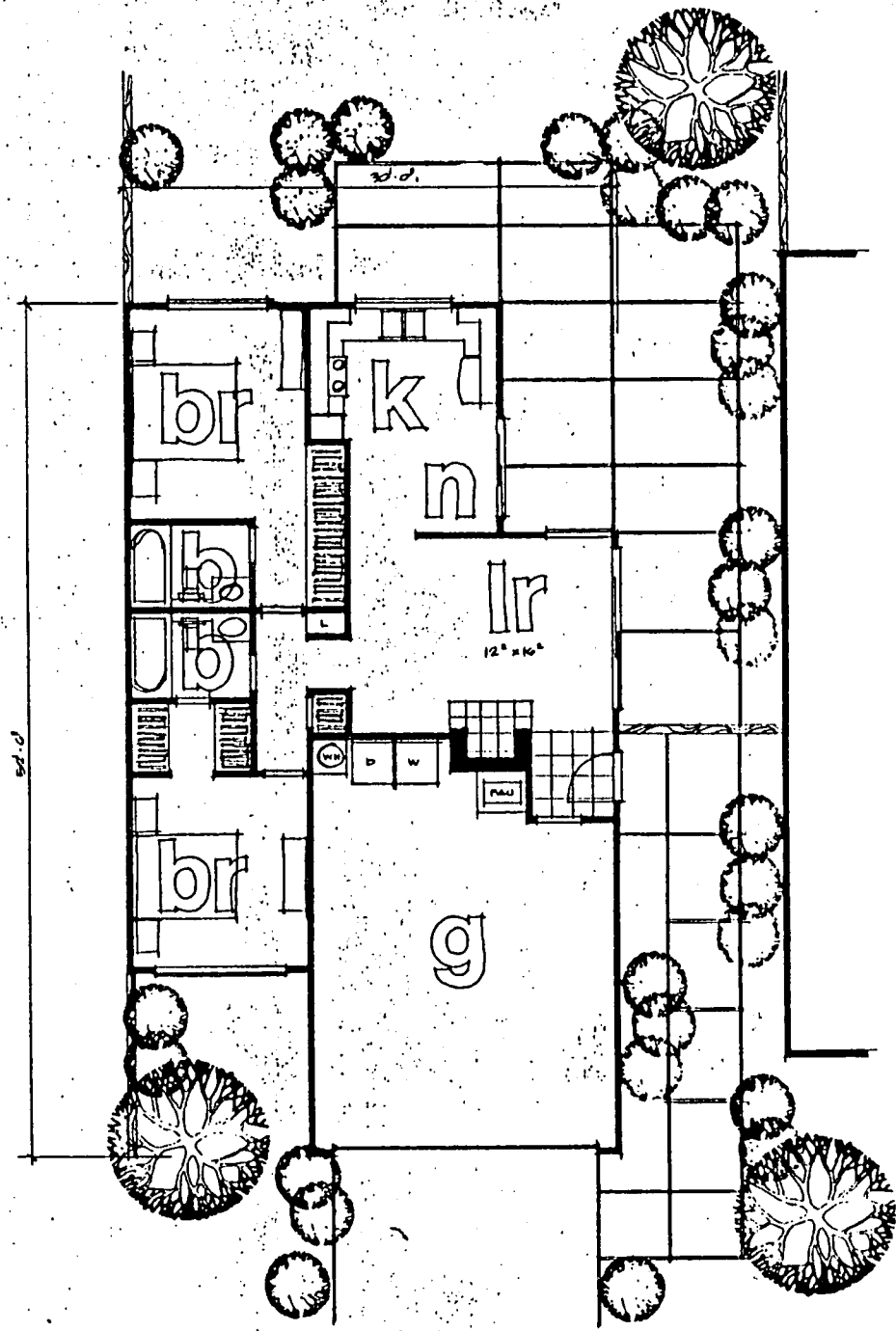
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SOLANO

894 SQ.FT.

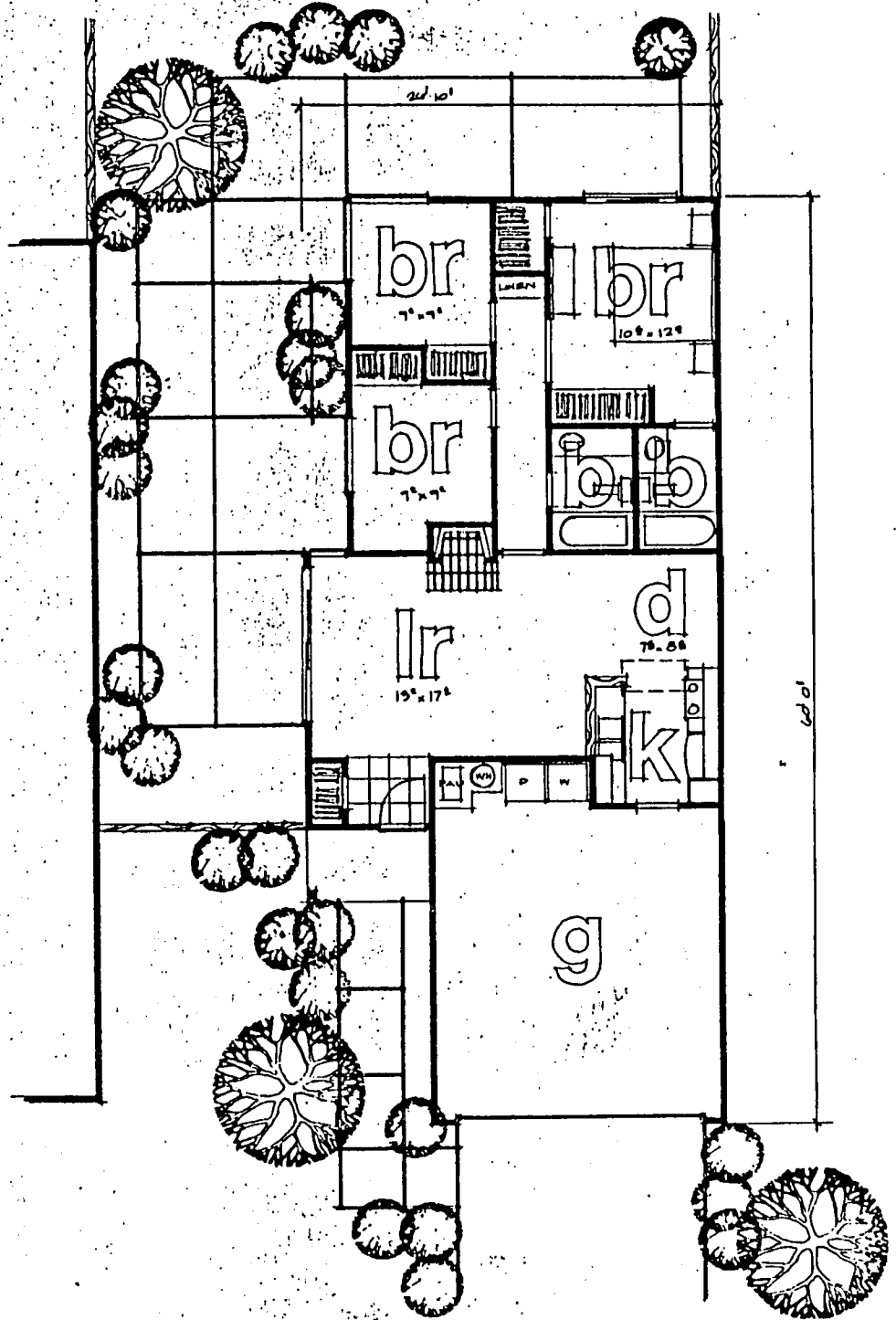
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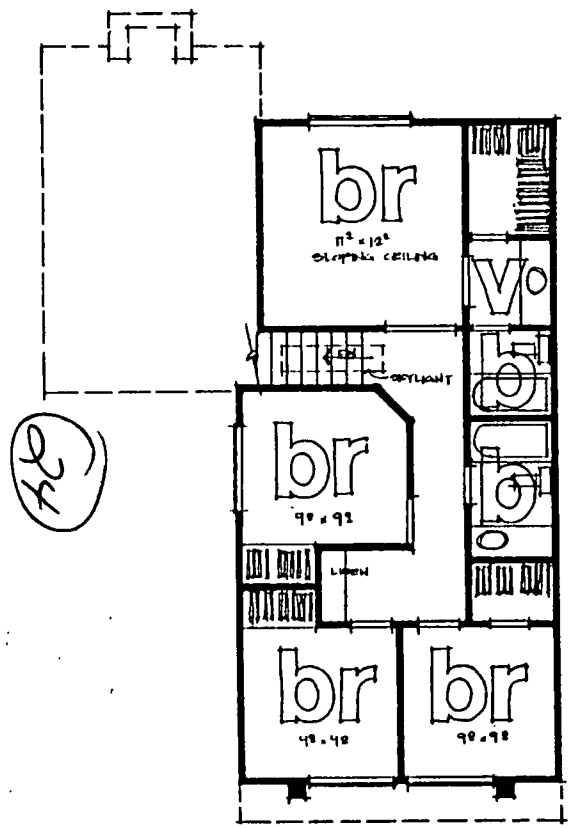
SONOMA

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P84-075

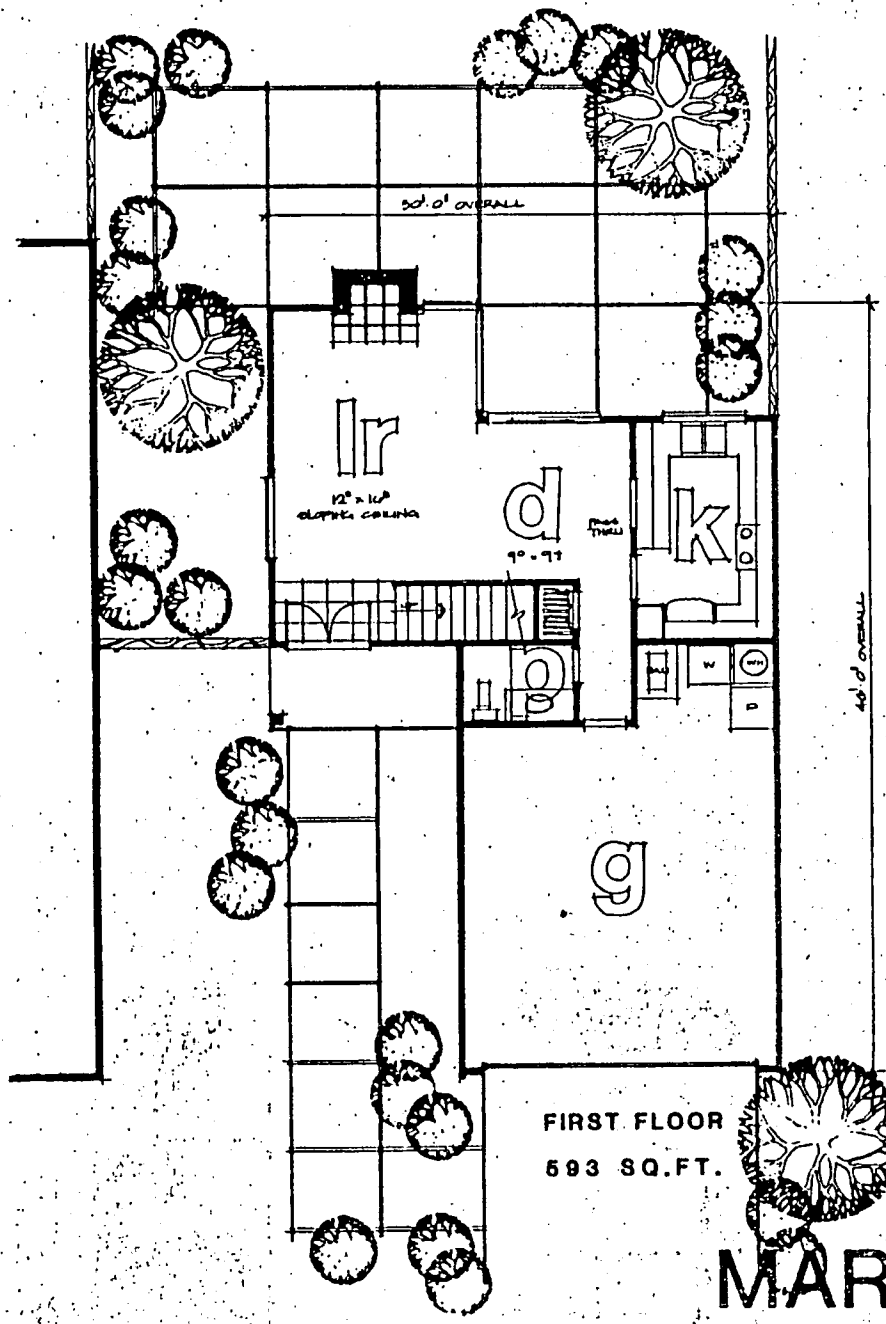
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SECOND FLOOR  
689 SQ.FT.

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FIRST FLOOR  
593 SQ.FT.

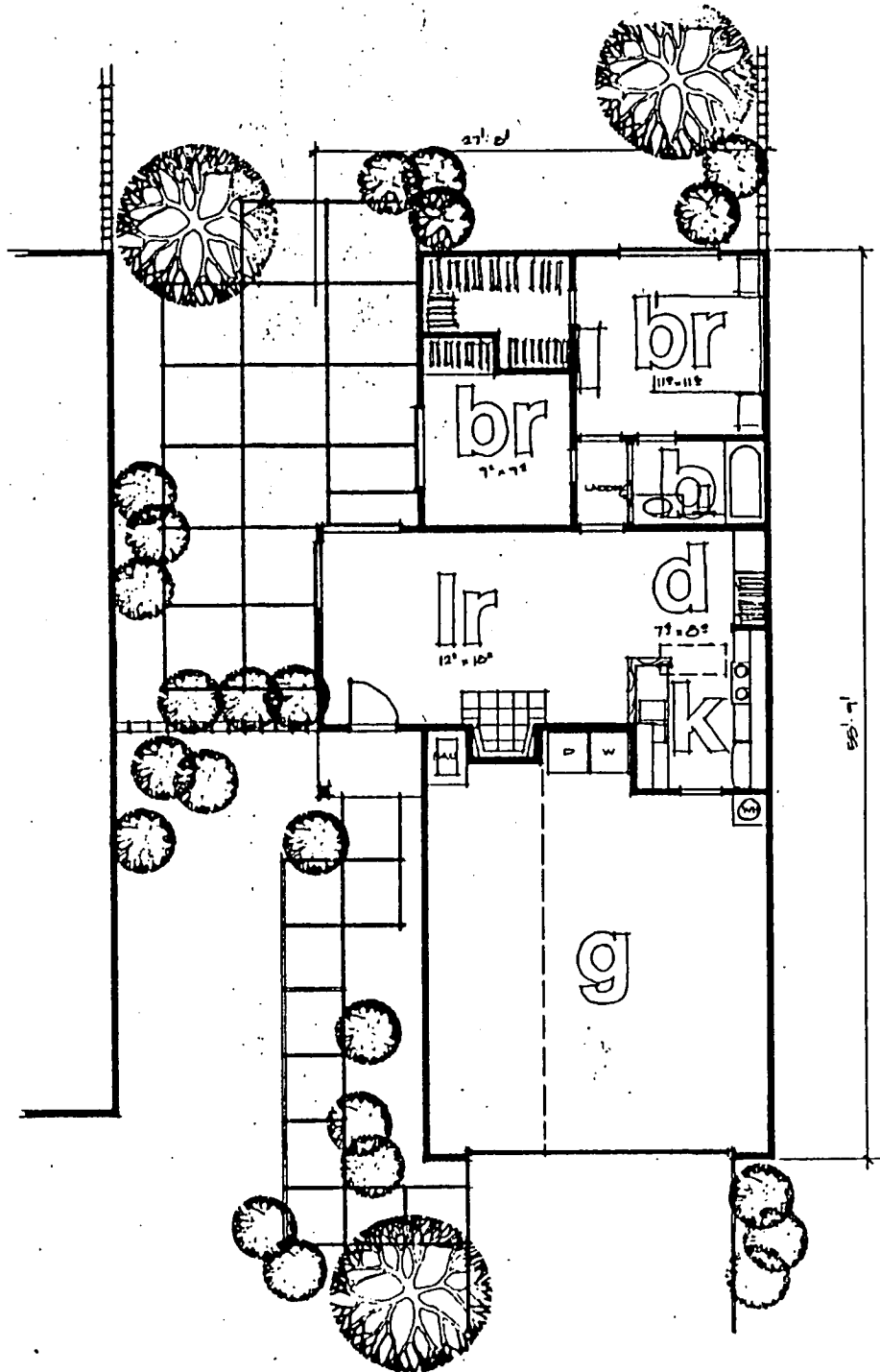
**MARIN**  
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**NAPA**  
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