

# CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc. - 1757-J Tribute Road, Sacramento, CA 95815				
OWNER	EmKay Dev. - 251 Lathrop Way, Suite A, Sacramento, CA 95815				
PLANS BY					
FILING DATE	1-6-84	50 DAY CPC ACTION DATE		REPORT BY:	GM:sg
NEGATIVE DEC.	1-24-84	EIR		ASSESSOR'S PCL NO.	275-240-77

- APPLICATION:
- A. Negative Declaration
  - B. Amend 1965 Woodlake Noralto Community Plan from Light Density Residential to Residential 7-15 d.u./net ac. per the 1984 North Sacramento Community Plan
  - C. Rezone 5.3± acres from R-1 to R-1A
  - D. Tentative Map to divide 7± acres into a 1.75 acre lot (to remain R-1) and a 5.25± acre lot (to be rezoned to R-1A)
  - E. Special Permit to develop 74 unit condominium project

LOCATION: Property bounded by Edgewater Road, Southgate Road and Canterbury Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 74 unit multi-family project on 5± acres in the Woodlake Community.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1965 Woodlake Noralto 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 residential, vacant; R-1  
South: Highway 160; TC  
East: Single family residential; R-1  
West: Single family residential; R-1

Parking Required: 74 spaces  
Parking Provided: 146 spaces  
Property Area: 5.25± net acres  
Density of Development: 14.1 d.u./ac.  
Square Footage of Units: one and two bedroom units, square footage unspecified  
Height of Structures: Two story/20'  
Significant Features of Site: Vacant land with stands of Native Oak. Site bisected by open drainage canal  
Topography: Flat  
Street Improvements: To be provided  
Utilities: To be provided  
Exterior Building Colors: Unspecified  
Exterior Building Materials: Horizontal wood siding with shake roof

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BACKGROUND INFORMATION: The subject site is a vacant parcel, zoned single family (R-1), totalling 7.08 net acres. The site is generally bounded by Edgewater Avenue to the west, Southgate Road to the north, Canterbury Road to the east and Canterbury Road on and off ramp (State Route 160) to the south.

Most of the site is in natural open space with Native Oaks located within and along the perimeter of the site. The City Arborist has identified eight of the largest Valley and Black Oaks as significant trees. An open drainage canal bisects the site running north to south. A small area adjacent to Edgewater Avenue has been used as vegetable gardens by nearby residents.

APPLICANT'S ORIGINAL PROPOSAL (Exhibit B): On January 6, 1984 the applicant submitted an application which proposed a 136 unit condominium on the subject site. The applicant requested a rezoning of the site to R-2B based on the project's density of 19.2 units/acre.

However, due to significant neighborhood opposition to the proposal (see attached petition, Exhibit I), the applicant continued the project pending revisions.

REVISED PROPOSAL (Exhibit C): On October 24, 1984 the applicant submitted revised plans which scaled back the number of multi-family units from 136 to 74 and the area of development from seven acres to five acres. The net density was also reduced from 19.2 d.u./ac. to 14.1 d.u./ac., which conforms to the R-1A zoning classification. The project consists of 14 individual buildings containing a total of 74 one and two bedroom apartment/condominium units. The plan proposes substantial building setbacks from adjacent residential homes, intensive landscaping and berming. The site plan attempts to preserve most of the large stands of Native Oak trees located on the subject site.

In order to minimize traffic impacts on surrounding residential streets, the applicant proposes primary access south to the Canterbury Road on/off ramp. A secondary access point is proposed onto Edgewater Avenue.

A parcel map splitting the subject site into two lots is also requested (Exhibit G). Parcel 1 (1.75 acres) is to remain R-1 zoning. A rezoning of Parcel 2 (5.33 acres) is requested to R-1A. Since the R-1A zone does not allow apartments, a final subdivision map for the condominium project will need to be completed prior to occupancy of the project.

PROJECT EVALUATION: The major issues regarding this project relate to land use compatibility and traffic considerations:

A. Land Use

The major issue regarding this project centers around whether the proposed multi-family project is appropriate for the area. From a physical development standpoint, staff cannot find any justification for a multiple-family project at this location.

Staff's evaluation is based on the following reasons:

1. The subject property is surrounded by single-family homes and R-1 zoning to the east, north and west; and bounded by the Canterbury Road

on/off ramp and Highway 160 to the south. The surrounding neighborhood can be characterized as an established, stable and well maintained single family neighborhood with narrow, quiet residential streets. A recent survey of neighborhoods conducted during the North Sacramento Community Plan update, ranked the Woodlake neighborhood high in terms of housing conditions, property maintenance, and residential property values.

The proposed multi-family project is not compatible with the surrounding characteristics of a low density single family neighborhood.

2. The subject property is of sufficient size where it can be subdivided into a standard single-family subdivision compatible to the surrounding area. The staff has prepared a possible subdivision of the property which shows that the subject site can be logically subdivided into standard single family lots (refer to Exhibit H).

Staff cannot find any physical reason or unique circumstance to support a multi-family project on this site based on size or site characteristics.

#### B. Traffic

The City Traffic Engineer's Office has reviewed the applicant's revised plans and recommends denial of the project, based on the following reasons:

1. The major access onto the Canterbury Freeway on and off ramp from the subject project is inappropriate. The current design of the freeway interchange is obsolete and somewhat dangerous. Although the landowner/applicant retains access rights to Canterbury Road from Cal Trans, a major access point to a residential complex placed in the middle of a freeway ramp is a dangerous design, especially in view of the fact that vehicles are attempting to accelerate up to freeway speed along the portion of the ramp.

In addition, pedestrians, particularly children, could wander out onto the ramp and freeway if access is designed at this location.

2. The City Traffic Engineering Office recommends a "no access" position onto Canterbury Road in order to eliminate the potential liability problems for allowing a dangerous access design.
3. A high density complex will overload the narrow existing streets in the area. Edgewater Avenue and Southgate Road are only 28 feet wide and are too narrow to handle traffic generated by a multiple family project.

- C. Community Input: A significant number of residents living in the vicinity of the proposed project are opposed to the project. A community meeting attended by approximately 100+ persons was held on November 14, 1984 to review the applicant's project and to discuss other alternative development potentials with City staff.

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The potential of further reducing densities and allowing cluster developments to preserve some of the natural features, such as the Native Oaks and creating a small lake out of the drainage canal were discussed. However, over 95% of those attending voted to retain the existing R-1 zoning and allow only a standard single family subdivision.

A petition opposing the project along with letters are included as Exhibit I-1 through 26. The applicant has also submitted a petition with signatures indicating support of the project. This petition is included as Exhibit J-1 through 10.

D. Community Plan Amendment:

This application was submitted on January 6, 1984, at the time the area was being studied under the North Sacramento Community Plan update. As a result of this pending application, the City Council took no action regarding the land use designation for the subject site during the public hearings on the land use and zoning recommendations.

The Commission and/or City Council's decision concerning the applicant's request will establish the designation for the land use component of the North Sacramento Community Plan for the subject site.

Parcel Map - Subdivision Review Committee Recommendation: The applicant has submitted a parcel map application in conjunction with the rezoning and special permit requests. The applicant proposes to subdivide the subject parcel into two lots with Parcel 1 (1.75 acres) remaining R-1 and Parcel 2 (5.3 acres) to be developed with 74 apartment/condominium units.

On November 14, 1984, by a vote of five ayes, one no, and three absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions. The Planning Division cast the no vote on the basis that all properties abutting the proposed Johnston Road cul-de-sac should be developed with single family lots, rather than split between single family lots and a multi-family project.

Conditions - Parcel 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:

1. Sewer and drainage study required:
  - a) Will need to provide sufficient right-of-way and maintenance access for existing ditch, and pave bottom of channel. (It may be possible to pipe entire section of ditch.) Alignment of ditch or pipe shall be kept in paved area or open space; fencing and access ramps required;
  - b) Sewer study must verify that sufficient capacity is available or can be provided with appropriate off-site improvements.

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2. Right-of-way study and possible dedications required for Canterbury Road and freeway ramps; coordinate with Traffic/Cal Trans;
3. Provide SMUD with easements for existing facilities;
4. Locate existing sewer drain and water lines; they must be located in paved or open space areas and may need to be relocated. Minimum easement width shall be 10 feet (may be larger depending on depth and spacing of lines);
5. Relocate the proposed lot line to conform to proposed single family and multi-family zoning (approximately 100 to 140 feet to the south);
6. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code for all surrounding streets;
7. 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;
8. 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;
9. 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 comply with Title 24 requirements of the Uniform Building Code;
10. Provide the City Arborist a tree survey of the site, and protect the trees to the Arborist's satisfaction;
11. Terminate Johnston Road to the satisfaction of the City Traffic Engineer (right-of-way dedication may be necessary);
12. Provide a five foot PUE along the eastern property line.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Denial of the Amendment of the 1965 Woodlake Noralto Community Plan from Light Density Residential to Residential 7-15 d.u./acre per the 1984 North Sacramento Community Plan\*;

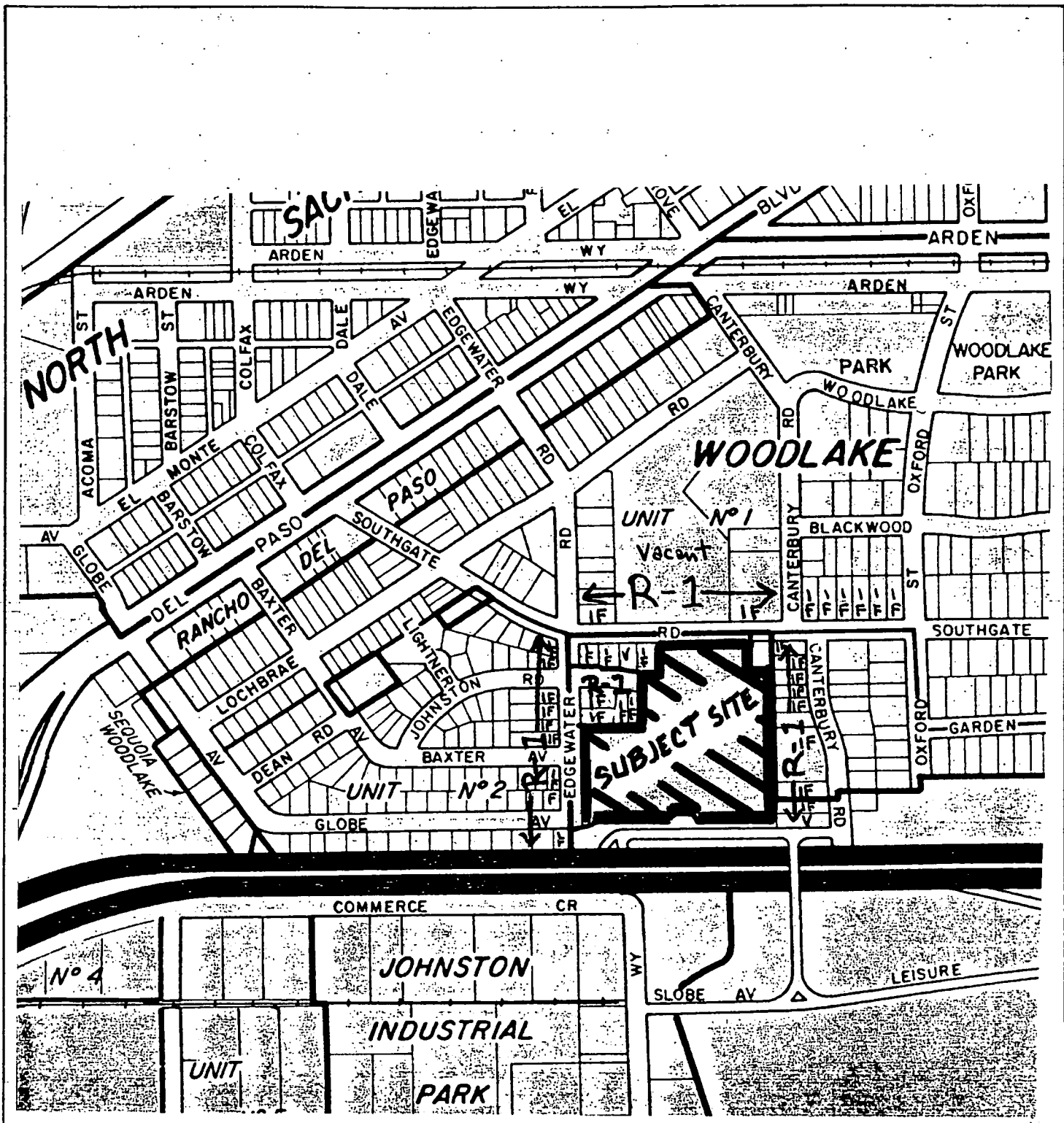
\*The Woodlake Noralto Community Plan has been merged with other community plans into the recently adopted North Sacramento Community Plan. Denial of the subject community plan amendment will result in the retention of the subject site as low density residential (4-8 d.u./ac.) designation in the 1984 North Sacramento Community Land Use Plan.

- C. Denial of the Rezoning reuest from R-1 to R-1A;
- D. Denial of the Tentative Map to divide 7± acres into two parcels;
- E. Denial of the Special Permit to develop 74 condominium units, based upon the findings of fact which follow.

Findings of Fact

1. The proposed project is not based upon sound principles of land use in that:
  - a) the multi-family project is incompatible with surrounding land uses which consist of single family dwellings and R-1 zoning to the north, east and west of the subject site;
  - b) the subject property is large enough to physically subdivide into standard single family lots.
2. The proposed project will be detrimental to the public health, safety and welfare, and result in the creation of a nuisance in that:
  - a) access onto Canterbury Road on and off ramp is a dangerous design and creates a traffic hazard;
  - b) the surrounding streets are too narrow for traffic generated by a multi-family project.
3. The project is inconsistent with the 1965 Woodlake Noralto Community Plan which designates the site for low density residential.

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ZONING

VICINITY MAP

P84-002

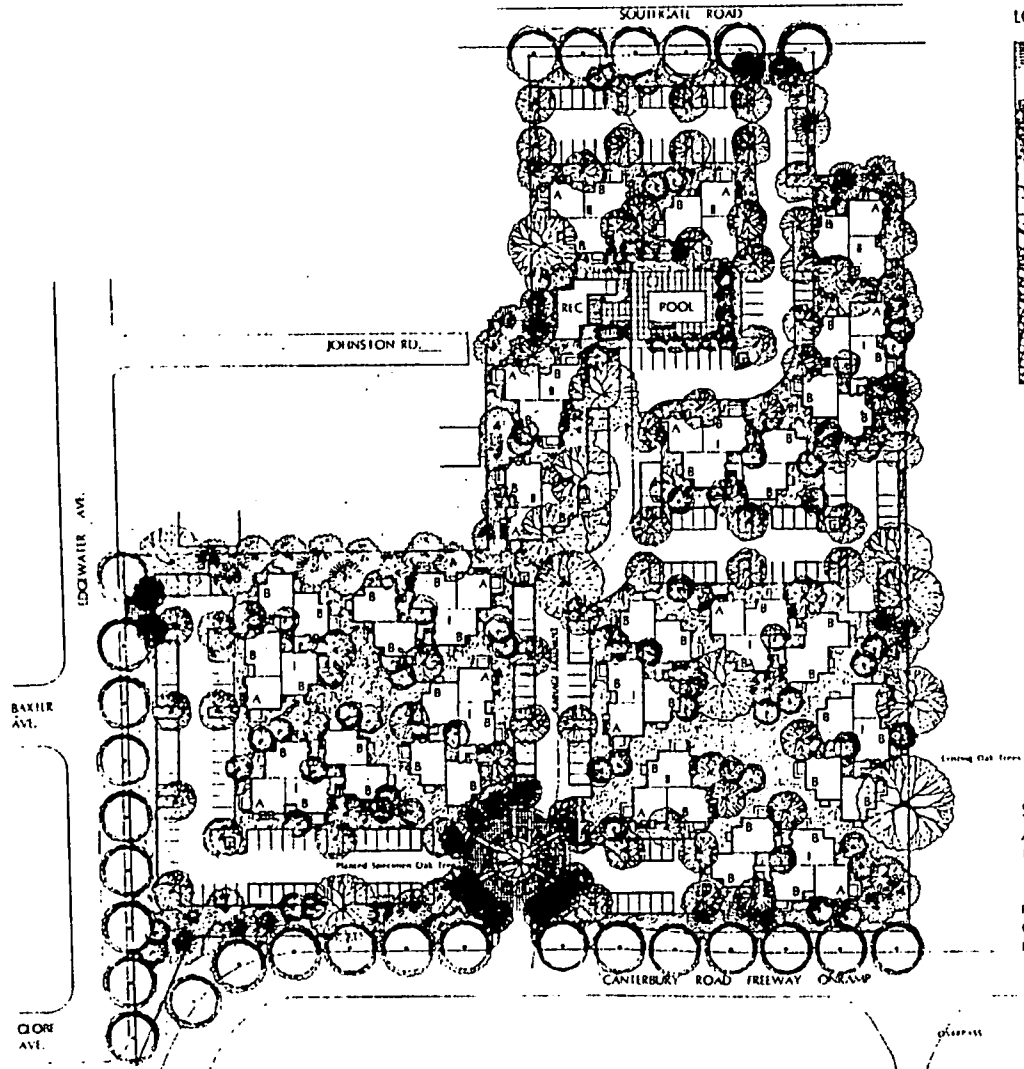
Item 8

EXHIBIT A

P84-002

**EXHIBIT B**

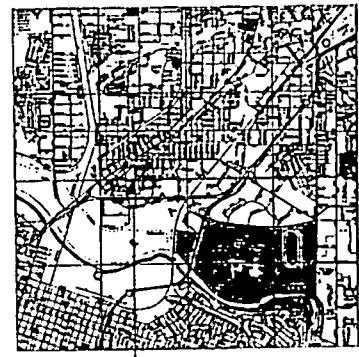
**ORIGINAL SITE PLAN 136 UNITS**



SITE PLAN

001865

LOCATION MAP:



SITE DATA:

AREA: 7.08 ACRES  
 TOTAL UNITS: 136 (19.2 DU/AC.)  
 1BR/1B UNITS: 32 UNITS - 24%  
 2BR/1 1/2B UNITS: 104 UNITS - 76%  
 PARKING: 250 SPACES (1.84 CARS/UNIT)  
 COVERED PARKING: 1 PER UNIT  
 BUILDING TYPES: 10 - 10PLEXES TYPE I  
 6 - 6PLEXES TYPE II

**SANDY & BABCOCK**

ARCHITECTS PLANNERS  
 1540 FARM STREET  
 SAN FRANCISCO, CA 94109  
 415/337-3900

**WOODLAKE VILLAS**  
 SACRAMENTO, CALIFORNIA  
 CANTERBURY ROAD  
 DEVELOPER: WOODLAKE ASSOCIATES  
 251 LATHROP WAY SUITE A  
 SACRAMENTO, CA. 95815

SITE PLAN

DATE: DEC. 22, 1983  
 PROJECT NUMBER: 8151  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 DATE: [blank]

SHEET NUMBER

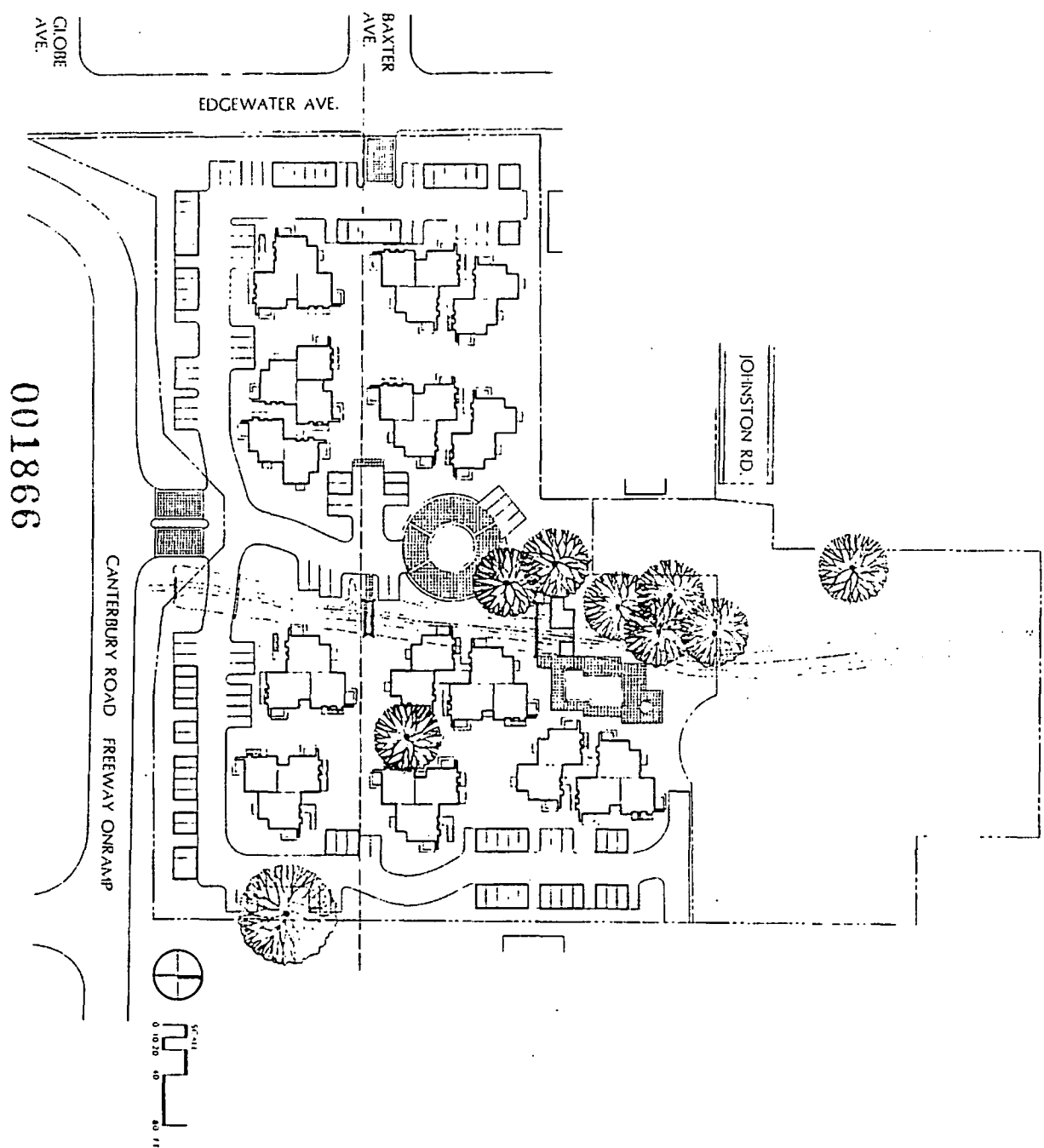
1



P84-002

EXHIBIT C

REVISED SITE PLAN 74 UNITS



P 84002

**WOODLAKE VILLAS**  
 CANTERBURY ROAD SACRAMENTO, CALIFORNIA  
 DEVELOPER: WOODLAKE ASSOCIATES  
 251 LATHROP WAY SUITE A SACRAMENTO, CA. 95815

ARCHITECT: SANDY & BARCOCK  
 1000 LATHROP WAY  
 SAN FRANCISCO, CALIFORNIA  
 415 398 8900

SANDY & BARCOCK

SITE PLAN

DATE	OCT 26 1988
PROJECT NUMBER	8133
DATE	07-11
BY	SB
CHECKED BY	
DATE	
BY	
CHECKED BY	
DATE	
BY	

SHEET NUMBER 8

P84-002

ELEVATIONS

EXHIBIT D

001868



VIEW TO RECREATION AREA

SANDY & BABCOCK

ARCHITECTS PLANNERS  
1000 LARSEN STREET  
SAN FRANCISCO, CA 94108  
(415) 371-0900

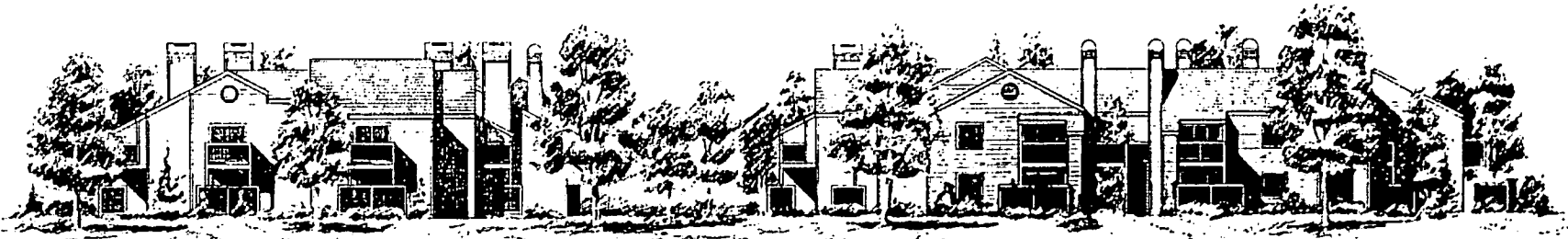
**WOODLAKE VILLAS**  
 CANTERBURY ROAD  
 SACRAMENTO, CALIFORNIA

DEVELOPER: **WOODLAKE ASSOCIATES**  
 251 LATROP WAY SUITE A  
 SACRAMENTO, CA 95815

DATE	DEC. 27, 1983
PROJECT NUMBER	0211
DRAWN BY	
REVISION	DATE BY

SHEET NUMBER

P84-002



② END ELEVATION

① SIDE ELEVATION



④ END ELEVATION

③ SIDE ELEVATION

001869

ELEVATIONS

EXHIBIT E

SANDY A. BARCOCK

ARCHITECTS PLANNERS  
1100 SOUTH OAK HARBOR  
SUITE 200  
MILWAUKEE, WISCONSIN 53211  
(414) 480-8077

WOODLAKE VILLAS  
CANTERBURY ROAD  
SACRAMENTO, CALIFORNIA  
DEVELOPER: WOODLAKE ASSOCIATES  
251 LATHROP WAY SUITE A  
SACRAMENTO, CA 95815

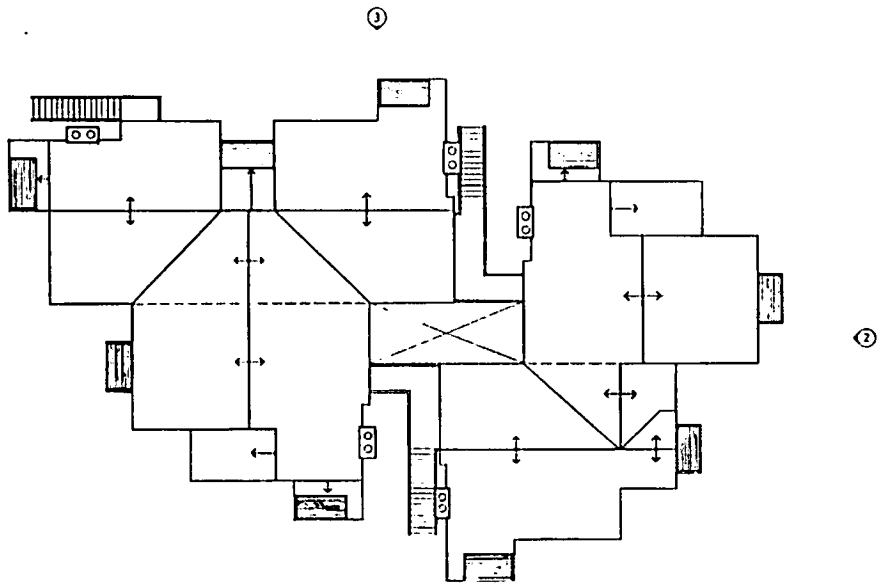
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

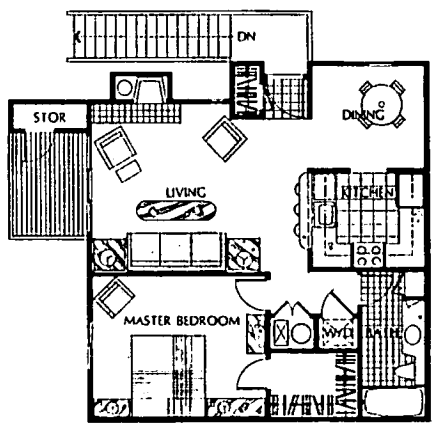
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PROJECT NUMBER: 0211  
DRAWN BY:  
REVISION: DATE BY

SHEET NUMBER  
3

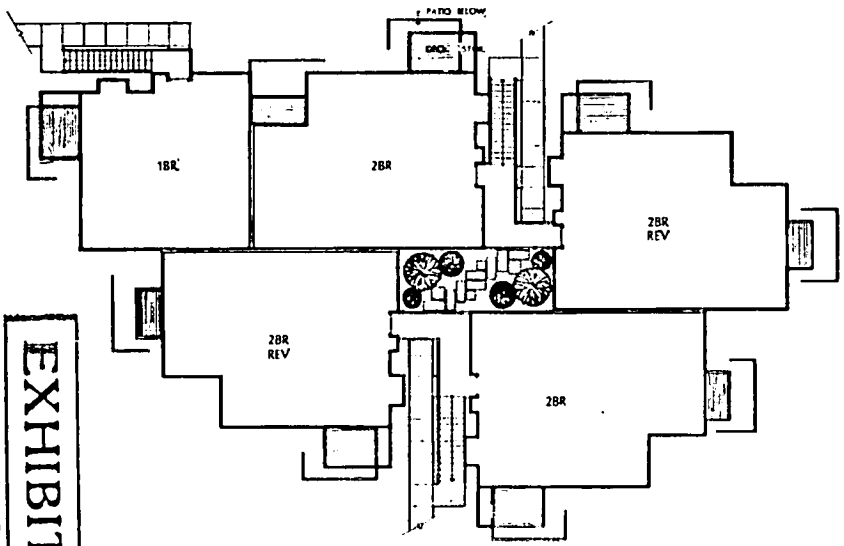
BS4-002



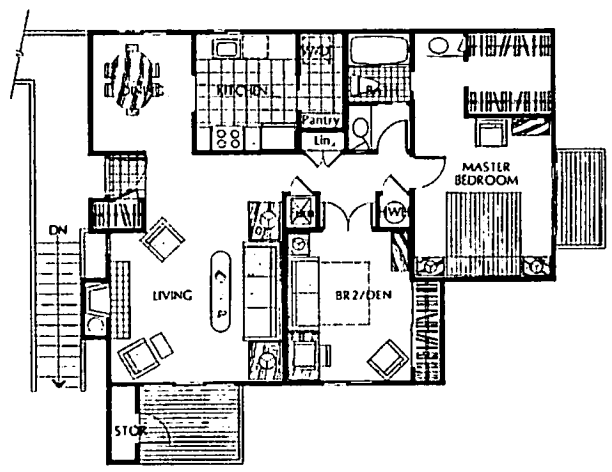
1 ROOF PLAN



1 BEDROOM UNIT PLAN



001867 SECOND FLOOR PLAN



2 BEDROOM UNIT PLAN

FLOOR PLANS

EXHIBIT F

SANDY & BARCOCK

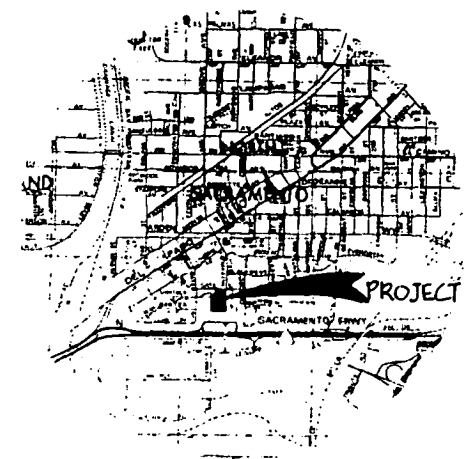
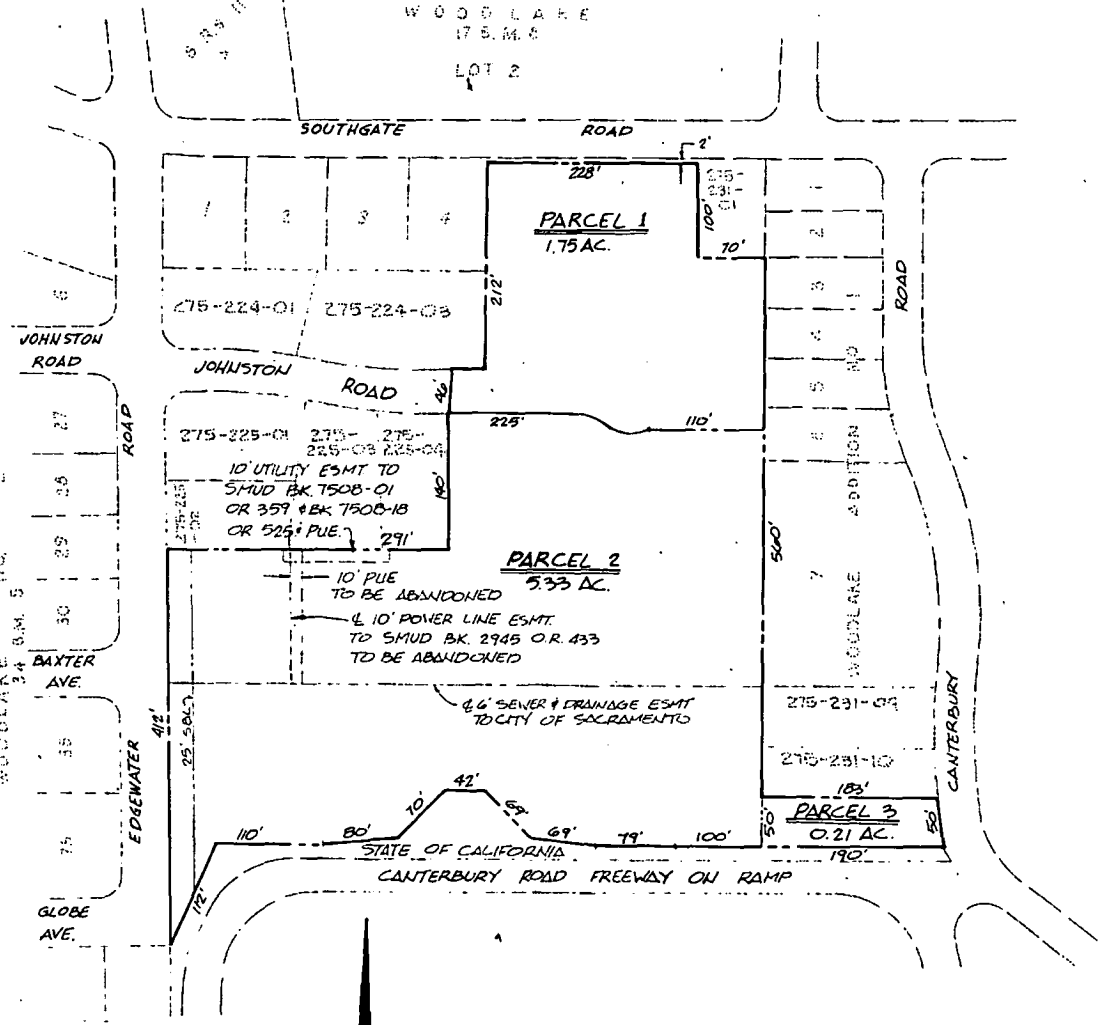
ARCHITECTS PLANNERS  
1300 SOUTH DIXIE HIGHWAY  
SUITE 101  
MIAMI, FLORIDA 33155  
(305) 856-2021

WOODLAKE VILLAS  
CANTERBURY ROAD  
SACRAMENTO, CALIFORNIA  
DEVELOPER: WOODLAKE ASSOCIATES  
251 LATHROP WAY SUITE A  
SACRAMENTO, CA. 95815

DATE	DEC. 22, 1983	BY
PROJECT NUMBER		8151
DRAWN BY		
REVISION	DATE	BY

SHEET NUMBER  
2

PS4-002



VICINITY MAP

OWNER/DEVELOPER

MORAY DEVELOPMENT, INC.  
251 LATHROP WAY, SUITE A  
SACRAMENTO, CA 95815

ENGINEER

MORTON & PITALO, INC.  
1767 "J" TRIBUTE ROAD  
SACRAMENTO, CA 95815  
(916) 920-2411

SANITARY SEWER

CITY OF SACRAMENTO

WATER

CITY OF SACRAMENTO

ELECTRICITY

SACRAMENTO MUNICIPAL UTILITY DISTRICT

GAS

PACIFIC GAS & ELECTRIC COMPANY

SCHOOL DISTRICT

DEL PASO HEIGHTS SCHOOL DISTRICT

EXISTING ZONING

R-1

ACREAGE

7.29 ACRES

ASSESSOR'S PARCEL NO.

275-340-77

EXHIBIT G  
TENTATIVE  
MAP

001864



**MORTON & PITALO, INC.**  
CIVIL ENGINEERING  
PLANNING SURVEYING

TENTATIVE PARCEL MAP  
WOODLAKE VILLAS  
CITY OF SACRAMENTO CALIFORNIA

SOUTHGATE



EXAMPLE OF POSSIBLE  
STANDARD SUBDIVISION  
OF SUBJECT SITE FOR  
SINGLE FAMILY DWELLINGS .

JOHNSTON RD. (STUB)

POSSIBLE LOOP STREET EXTENSION

EDGEWATER AVE.

CANTERBURY RD.

EXHIBIT H

001870

P84-002

