

P99-121 UNITY PARKSIDE RESIDENTIAL PUD

REQUEST: Entitlements to allow the construction of 121 single family homes

- A. Environmental Determination: Prior Negative Declaration
- B. Unity Parkside Planned Unit Development Guidelines Amendment to exceed 40% lot coverage.
- C. Special Permit Modification of P97-021 to exceed 40% lot coverage.

LOCATION: North of Garden Hwy, south of West El Camino Ave., east of I-80,
& west of the Natomas Main Drainage Canal
274-0530-001 thru 056; 274-0440-002
South Natomas Community Plan Area
Natomas Unified School District

APPLICANT:

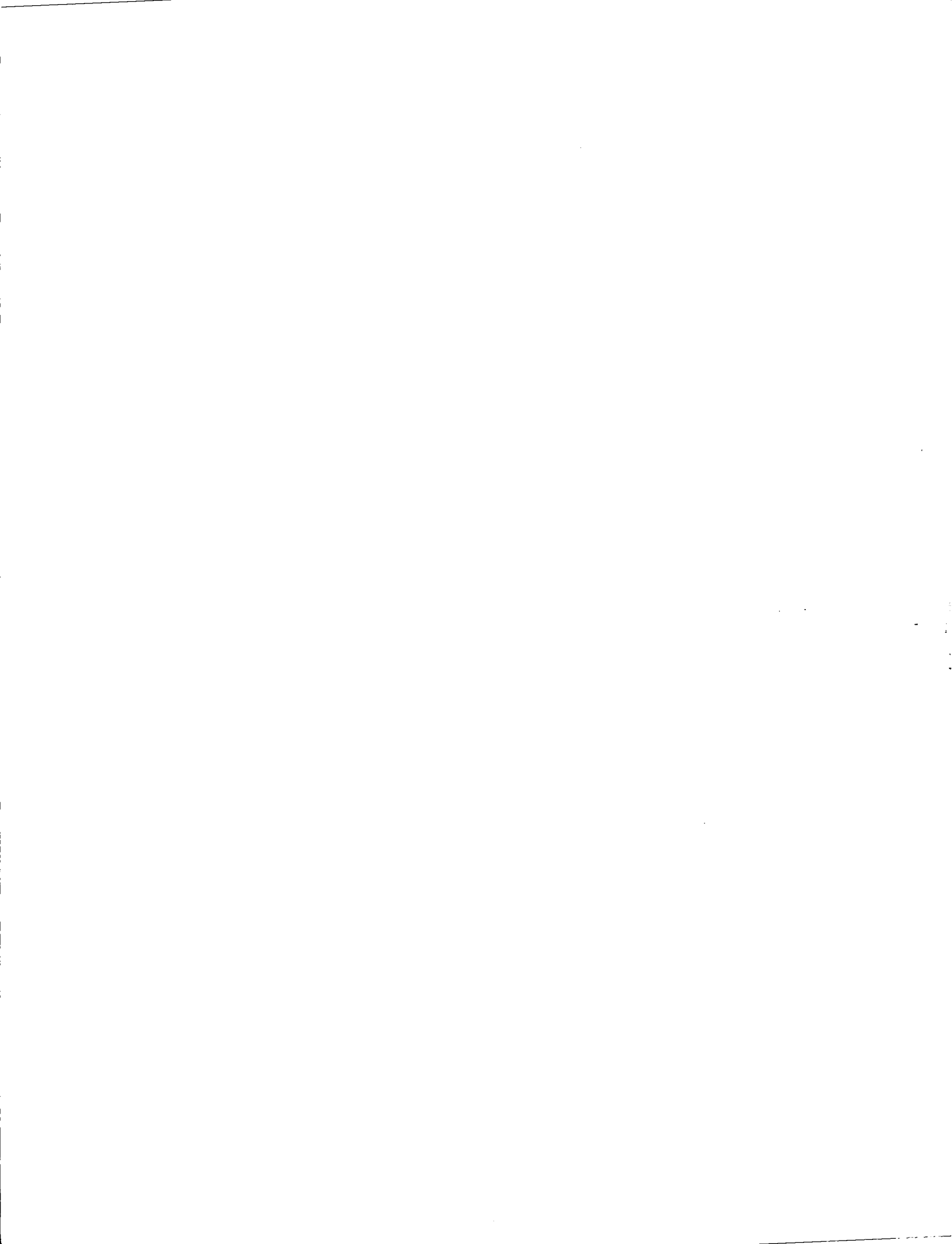
John Giannoni, Giannoni Development, 646-4506
1500 West El Camino Avenue #192
Sacramento, CA 95833

CONSULTANT:

Michael Smith, The Spink Corporation, 925-5550
2590 Venture Oaks Way
Sacramento, CA 95833

APPLICATION FILED: 09/21/99

STAFF CONTACT: Bridgette Williams, 264-5000



SUMMARY/RECOMMENDATION:

The applicant is requesting a PUD Guidelines Amendments for a residential subdivision previously approved by the City Council on August 18, 1998 (P97-021). The Planning Commission approved a subdivision for 121 single family homes on 19.7± vacant acres in the Unity Parkside PUD in the R-1A(PUD) zone.

Staff recommends approval of the project. This recommendation is based on the fact that the increase in lot coverage is consistent with other housing products in West Natomas and North Natomas.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 dwelling units per net acre)
Community Plan Designation:	Low Density Residential (4-8 dwelling units per net acre)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1A(PUD)

Surrounding Land Use and Zoning

North:	Undeveloped land; Agriculture (A) & SC(PUD) zones
South:	Orchard Park & Leroy Greene Jr. High School; Agriculture (A) zone
East:	Natomas Main Drainage Canal & Orchard Park; Agriculture (A) zone
West:	Future Shopping Center (Camino Station) & Residential (Riverwalk); SC(PUD) \ R-1A(PUD)

Property Dimensions:	Irregular
Property Area:	19.7 ± gross acres 14.8 ± net acres
Density of Development:	8.2 dwelling units per net acre
Lot Size Range:	4,100 - 5684 square feet
Dwelling Size Range:	1553 - 2312 square feet
Height of Building:	One and Two stories
Roof Material:	Laminated dimensional high grade shingles
Parking Provided:	two and three car garages
Topography:	Flat
Street Improvements:	To Be Provided
Utilities:	To Be Provided



BACKGROUND INFORMATION:

On July 9, 1998, the City Planning Commission approved a Tentative Map and Special Permit to develop 121 single family units on 19.7 ± acres in the R-1A(PUD) zone (P97-021). The Special Permit and Tentative Map were appealed to the City Council, but the appeal was later withdrawn on August 18, 1998.

STAFF EVALUATION:

The adopted PUD Guidelines are silent on the issue of lot coverage. Therefore, the Comprehensive Zoning Ordinance (Chapter 3, Section 1-B) provisions apply. For R-1A zones, the maximum lot coverage per the Zoning Ordinance is 40 percent. The definition of lot coverage in the Zoning Ordinance includes the house, garage, covered porch, patio covers, accessory structures, carports, etc. (According to the Zoning Ordinance, residential zones more dense than R-1A are allowed a greater lot coverage than 40 percent.)

The applicant proposes to amend the PUD Guidelines to allow the lot coverage to exceed 40% as follows:

- **Allowances/ Incentives:** The following shall count towards the maximum lot coverage as described:
 - All living area on the first floor;
 - Covered porches in the front or street side do not count toward the maximum lot coverage;
 - Attached or detached garages that are *recessed a minimum of four feet from the living area* of the home (not the porch) count 50 percent toward the maximum lot coverage (credit may be applied to 2 car garage, but no credit for the 3rd car area);
 - Attached or detached garages that are *recessed a minimum of four feet from the porch* count 75 percent toward the maximum lot coverage (credit may be applied to 2 car garage, but no credit for the 3rd car area); and
 - At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot and do not count toward the maximum lot coverage.

- The lot coverage for a single story home shall not exceed 45 percent. The lot coverage of a two story home shall not exceed 40 percent, after calculating allowances / incentives.



PROJECT REVIEW PROCESS:A. Environmental Determination

On August 18, 1998, the City Council ratified a Negative Declaration for the proposed subdivision (P97-021). Section 15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. The proposed project is a minor modification of lot coverage allowance. Therefore, a new Negative Declaration is not required.

B. Public/Neighborhood/Business Association Comments

The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. This proposal does not alter the Tentative Map conditions previously set forth in P97-121. No comments were received.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the PUD Guideline Amendments and Special Permit Modification. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

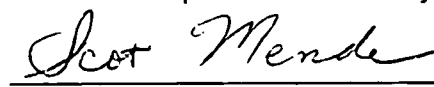
Staff recommends the Planning Commission approve the Notice of Decision and Findings of Fact which approves the minor amendments to the PUD Guidelines and Special Permit Modification.

Report Prepared By,



Bridgette Williams
Associate Planner

Report Reviewed By,



Scot Mende
Senior Planner



Attachments

- 1 Notice of Decision/Findings of Fact
- 1A PUD Guideline Amendments
- 2 Vicinity Map
- 3 Approved Tentative Map



ATTACHMENT 1

NOTICE OF DECISION AND FINDINGS OF FACT FOR A SPECIAL PERMIT MODIFICATION AND AMENDMENTS TO THE UNITY PARKSIDE PUD GUIDELINES FOR PROPERTY LOCATED SOUTH OF WEST EL CAMINO AVE. AND EAST OF ORCHARD LANE, SACRAMENTO, CALIFORNIA IN THE SINGLE FAMILY ALTERNATIVE - PLANNED UNIT DEVELOPMENT (R-1A-PUD) ZONE. (APN: 274-0530-001 thru 056; 274-0440-002)

At the meeting of October 14, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination: Prior Negative Declaration**
- B. **Approved the Unity Parkside Planned Unit Development Guidelines Amendment to exceed 40% lot coverage.**
- C. **Approved the Special Permit Modification to P97-021 to allow the homes to exceed 40% lot coverage.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- B. **Planned Unit Development Guidelines Amendments:** The Planned Unit Development Guidelines Amendment to exceed 40% lot coverage is hereby approved subject to the following findings of fact:
 - 1. The proposed development is consistent with the General Plan and any applicable community or specific plan;
 - 2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with City standards, and the proposed improvements are properly related to existing and proposed streets highways;



3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this ordinance; and
 4. Approval of the Guidelines amendments will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.
- C. Special Permit Modification: The Special Permit Modification to modify approved PUD Guidelines (P97-021) in order to allow the approved house plans to exceed 40% lot coverage in the R-1A(PUD) zone is hereby approved subject to the following findings of fact and conditions as approved:
1. Environmental Review has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 2. Granting the Special Permit Modification would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The proposed project would enhance the housing environment by buffering backyards of two distinct subdivisions in South Natomas; and
 - b) The proposed project is in keeping with the Community Plan goal to encourage the provision of adequate housing opportunities and an increase in the supply of decent and safe housing.

CONDITIONS OF APPROVAL

- B. Shorebird PUD Guidelines Amendment is approved to add the following language as shown on the attached Exhibit A.


CHAIRPERSON

ATTEST:



SECRETARY TO THE PLANNING COMMISSION

DATE: 10-14-99



EXHIBIT A
UNITY PARKSIDE PUD GUIDELINE AMENDMENTS

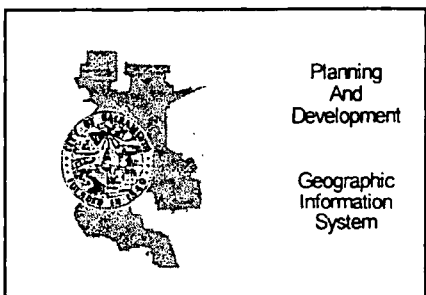
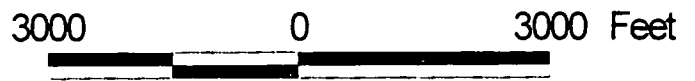
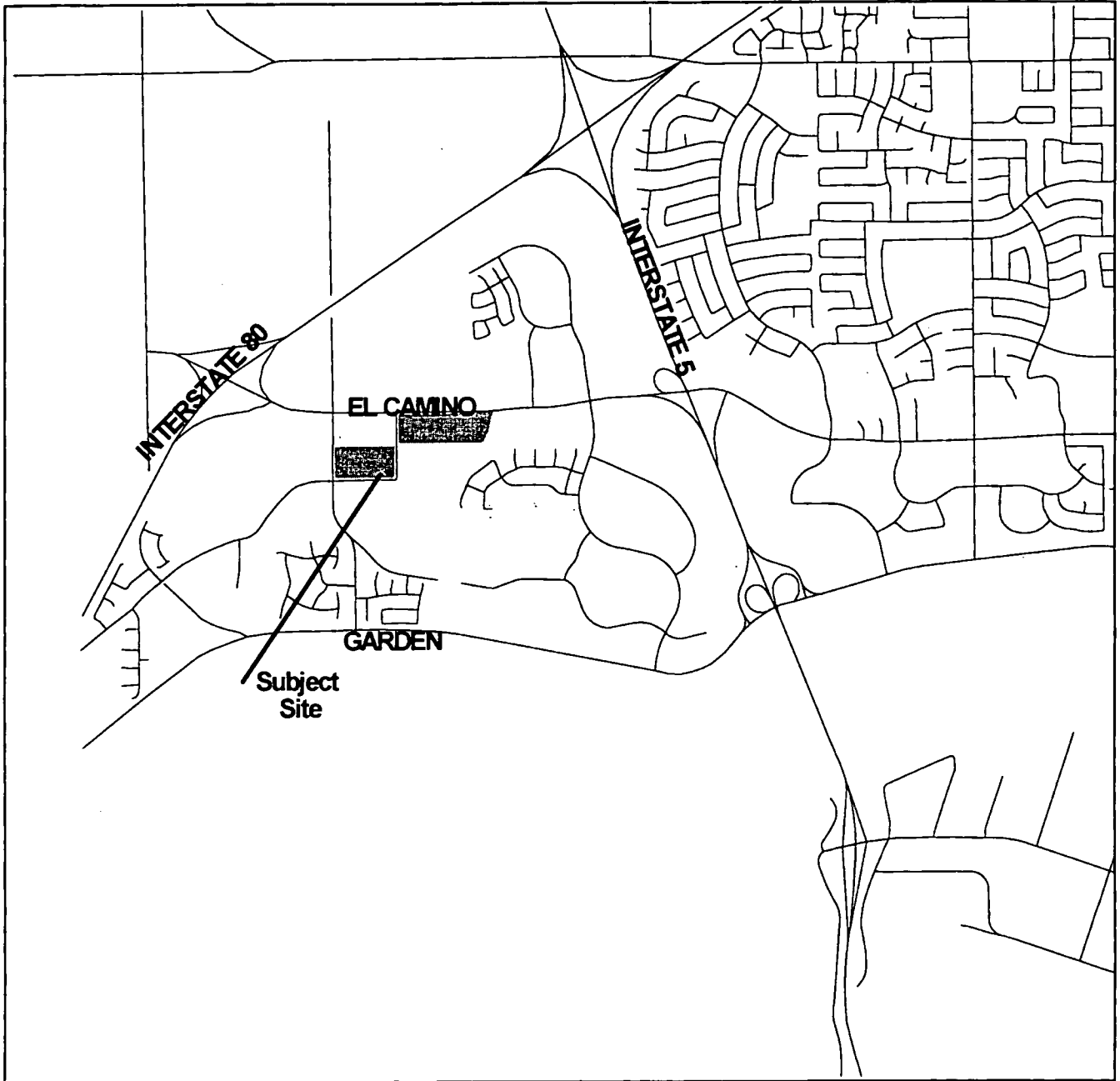
2. Lot Coverage

- a. The lot coverage for a single story home shall not exceed 45 percent and the coverage of a two story home shall not exceed 40 percent, given the following allowances / incentives:

Allowances / Incentives: The following shall count towards the maximum lot coverage as described:

- Covered porches in the front or street side do not count toward the maximum lot coverage;
 - Attached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage;
 - Attached garages that are recessed a minimum of four feet from the porch count 75 percent toward lot coverage;
 - At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot;
- b. A maximum of 50 percent of the lots within the Unity Parkside PUD may exceed 40 percent lot coverage.



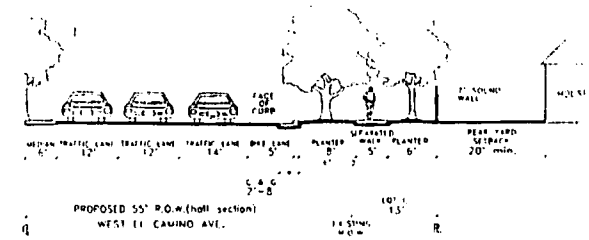
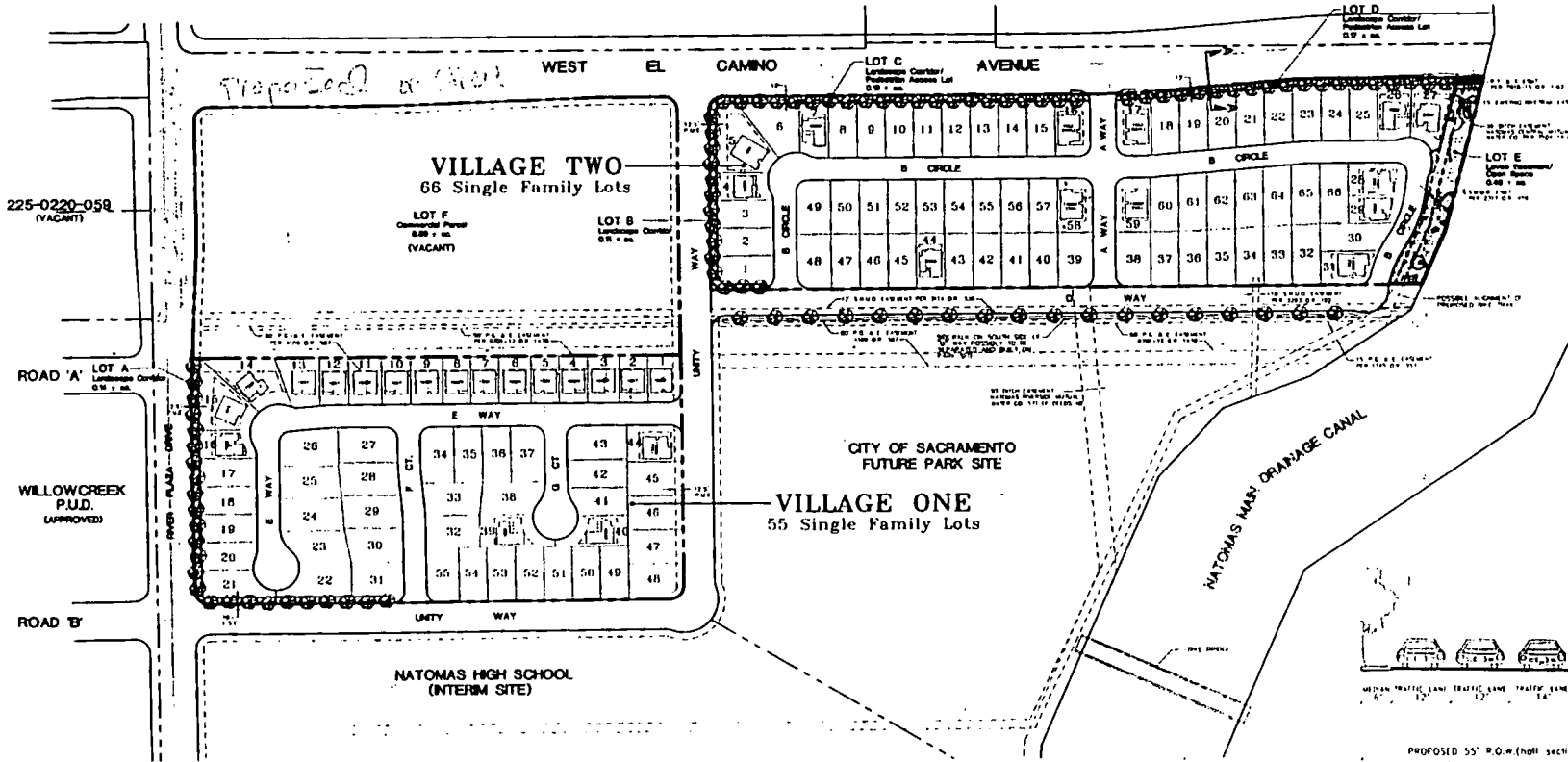
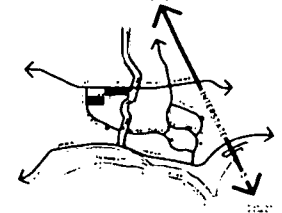


Vicinity Map
P99-121

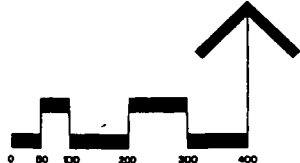




P.U.D. SCHEMATIC PLAN for UNITY PARKSIDE VILLAGES 1 & 2 City of Sacramento, California



SECTION 'A'
WEST EL CAMINO AVE.



NOTE: MODELS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND ARE NOT INTENDED TO DENOTE SPECIFIC HOUSE PLANS PROPOSED FOR INDIVIDUAL LOTS.

Revised: November 6, 1997
October 31, 1997
August 13, 1997
February 1997

Spink Corporation
5800 VENTURE GARDEN WAY, SACRAMENTO, CALIFORNIA 95824
PHONE: (916) 825-5555 FAX: (916) 825-5555

Attachment 3
ITEM # 6
PAGE 10