

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:

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;

- 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.

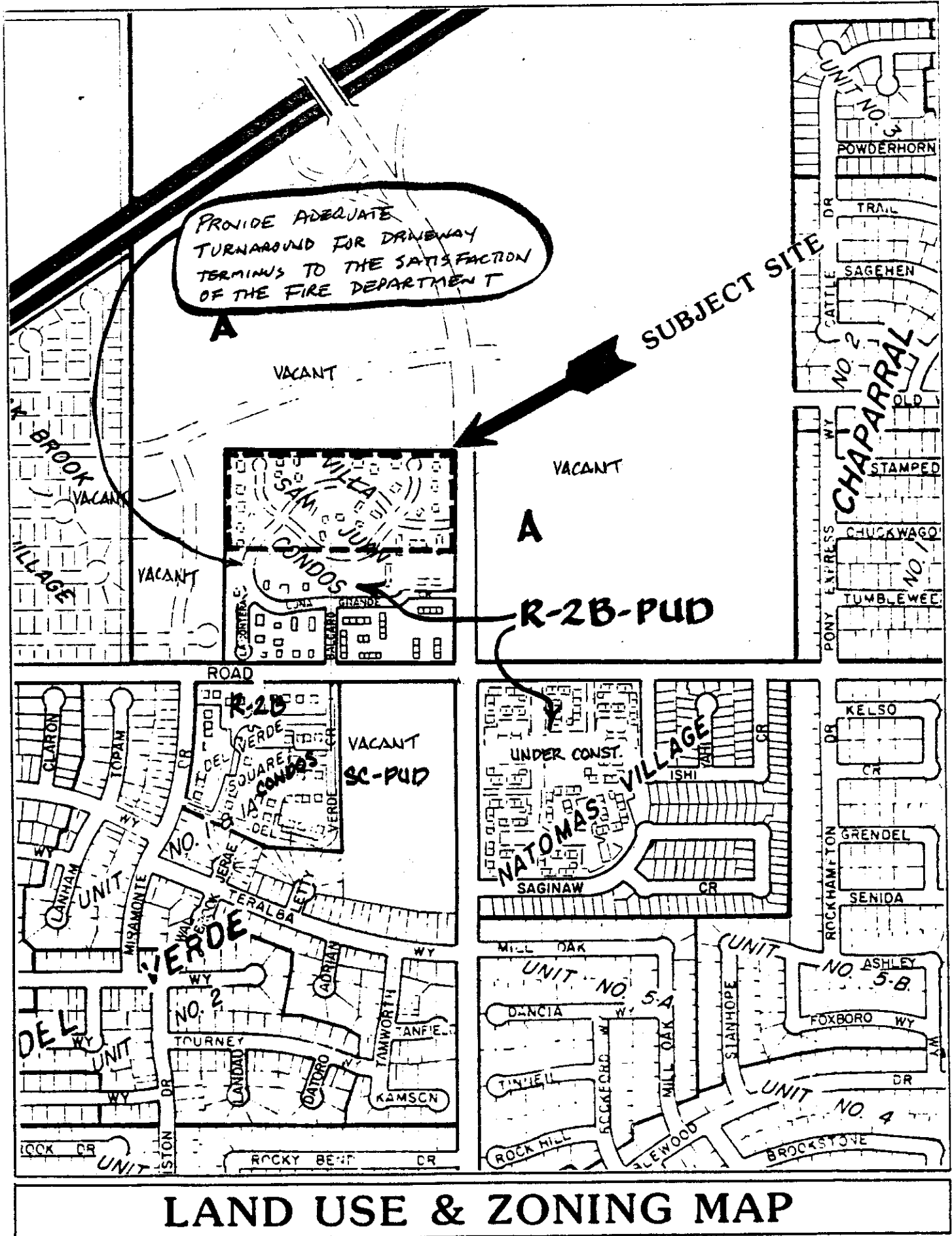
Conditions-Special Permit:

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

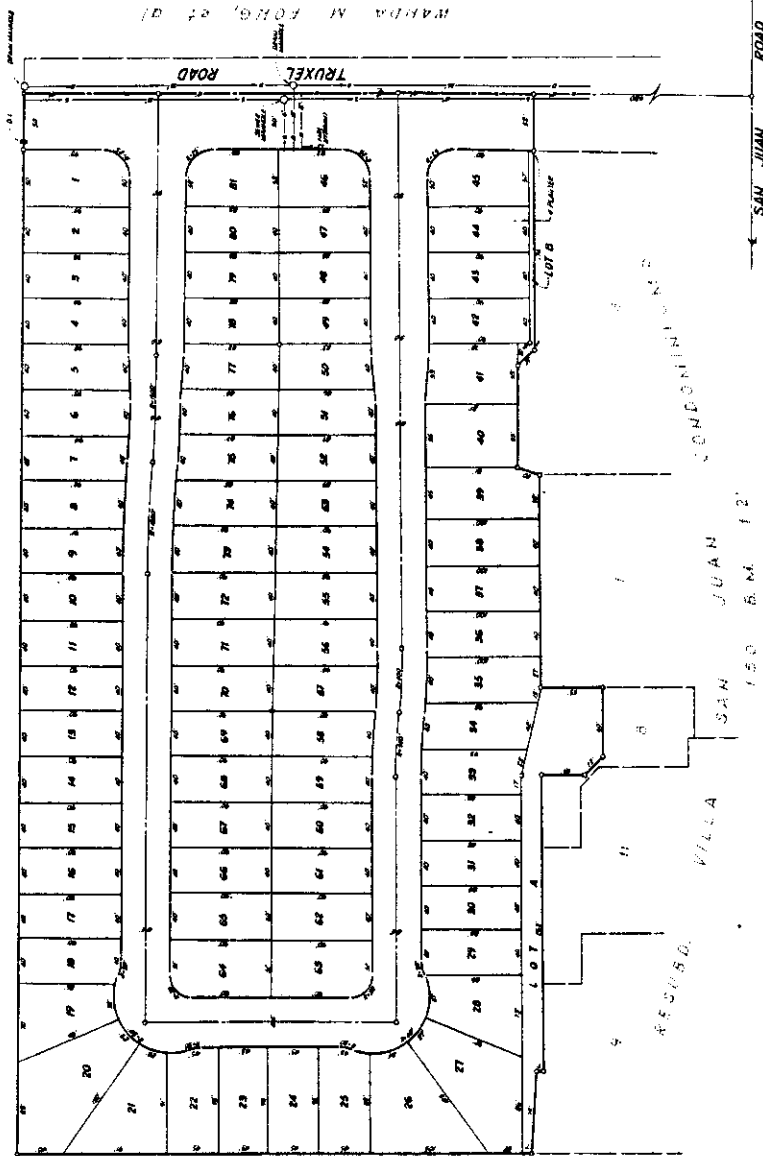
1. The proposed zero lot line development, as conditioned, is based on sound principles of land use in that:

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.



TENTATIVE MAP of
 RESUBDIVISION of LOTS 4 and 12 THRU 26 of
 RESUBDIVISION of VILLA SAN JUAN CONDOMINIUMS (ISO B.M. 12)
VILLA SAN JUAN
 CITY OF SACRAMENTO, CALIFORNIA
 FEBRUARY 1984 SCALE: P-50
 MURRAY SMITH AND ASSOCIATES

WANDA M. FONG, et al



OWNER: WANDA M. FONG, et al
 ADDRESS: 2111 14th St., Sacramento, CA 95811
 PHONE: 485-1315

DESIGNER: MURRAY SMITH & ASSOCIATES
 ADDRESS: 1000 J STREET, SACRAMENTO, CALIFORNIA 95811
 PHONE: 485-1315

APPROVED BY THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

EXISTING ZONING: R1A

PROPOSED ZONING: R1A

ASSESSOR'S PARCEL NO.: 275-096-11 THRU 26

UNIFORM MAP NO.: 11000 LOT 11A, 12A

CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

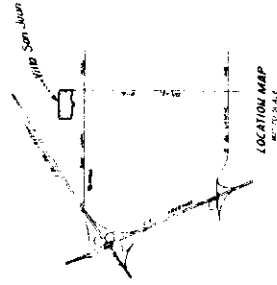
DRAINAGE: CITY OF SACRAMENTO

FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT

ACREAGE: 9.8 ACRES NET / 10.4 ACRES GROSS

NO. OF LOTS: 81

LOT SIZE: AS SHOWN 140' x 90' (TYPICAL)



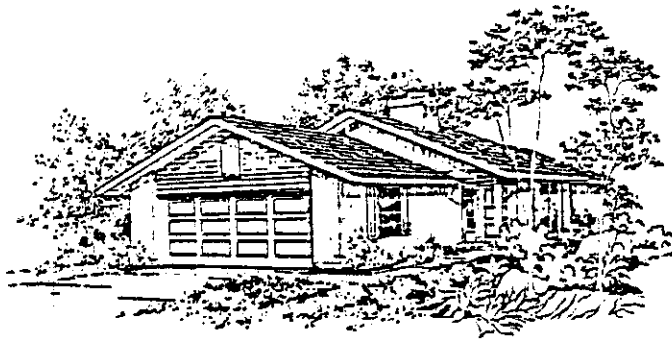
SUBMITTED BY: Murray Smith & Associates, Engineering		DATE: 2/23/84
APPROVED:	SEE USE AND DATE:	DATE: 2/23/84
DESCRIPTION:	NO. DATE:	DATE: 2/23/84
BENCH MARK		CONSTRUCTION PLANS COUNTY OF SACRAMENTO, CALIFORNIA VILLA SAN JUAN
TENTATIVE MAP		PROJECT NO.: 275-096-11

P 84075

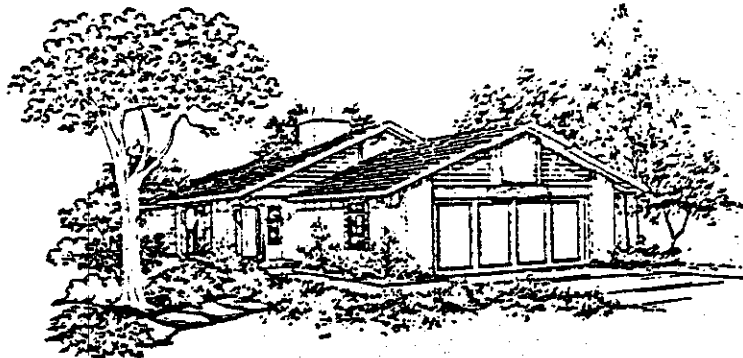
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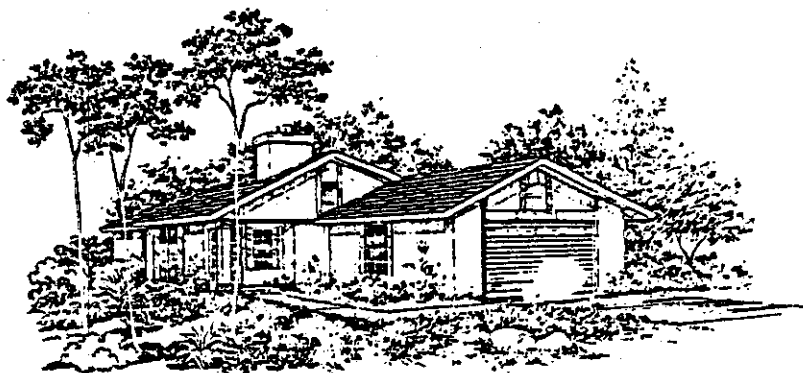
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ELEVATION A



ELEVATION B



ELEVATION C

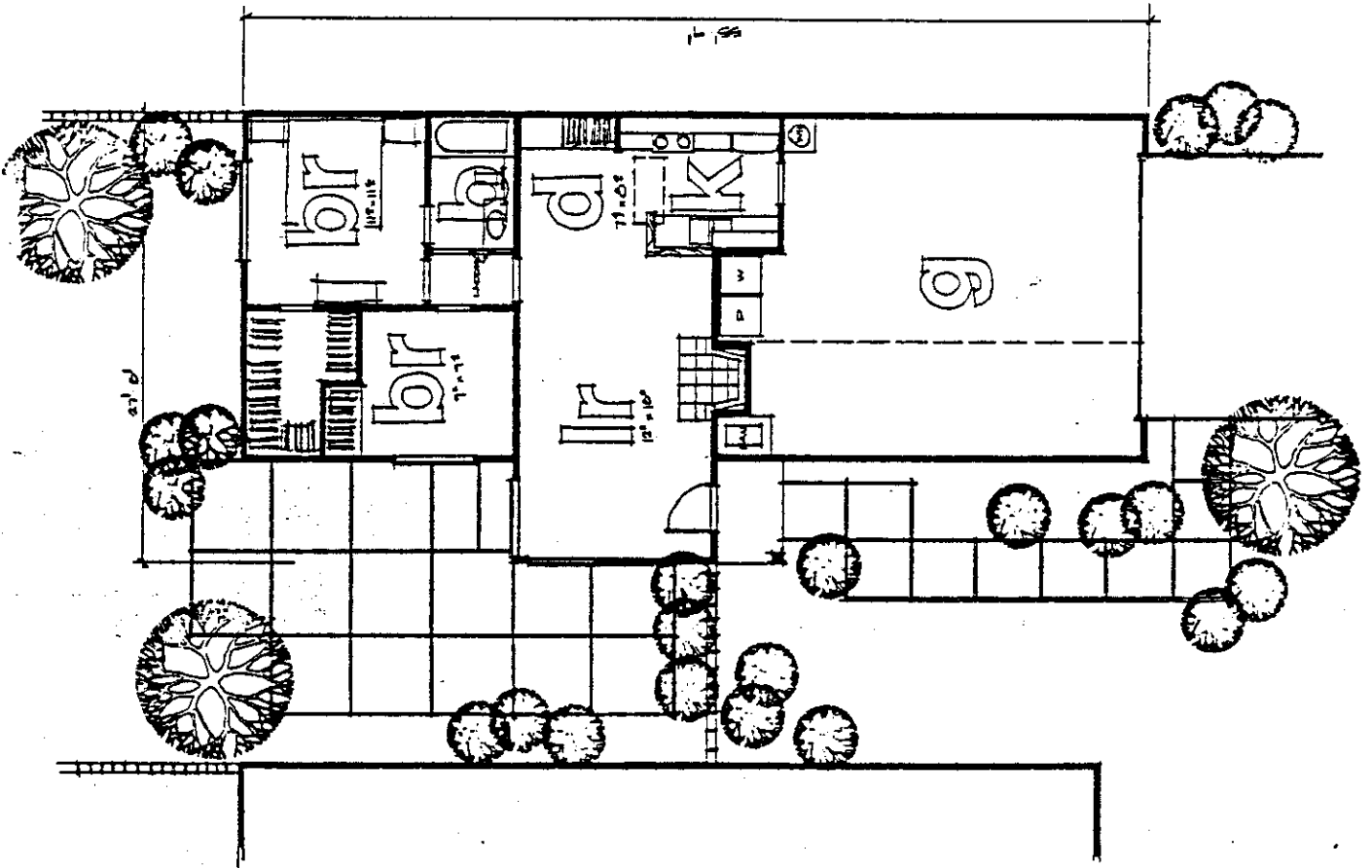
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NAPA
#14

NAPA

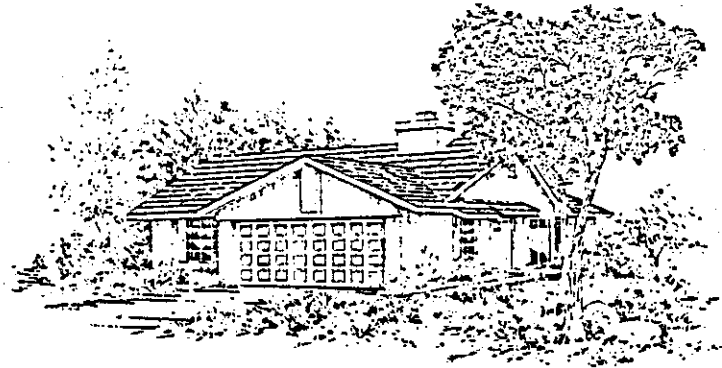
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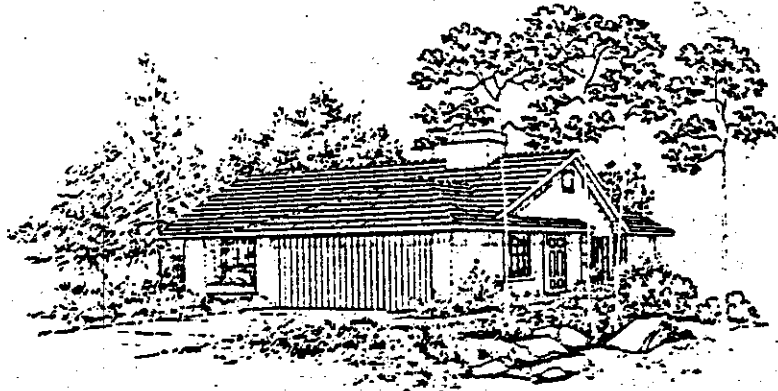
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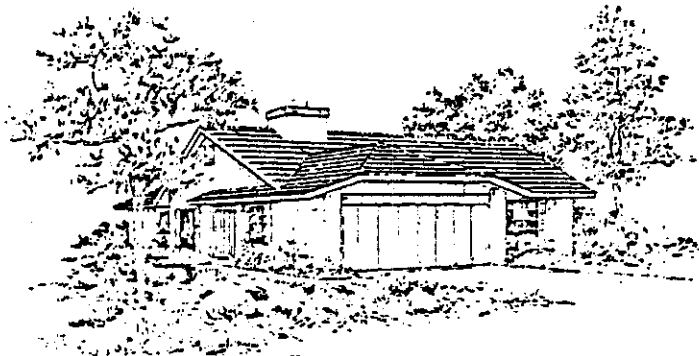
ITEM 14



ELEVATION A



ELEVATION B



ELEVATION C

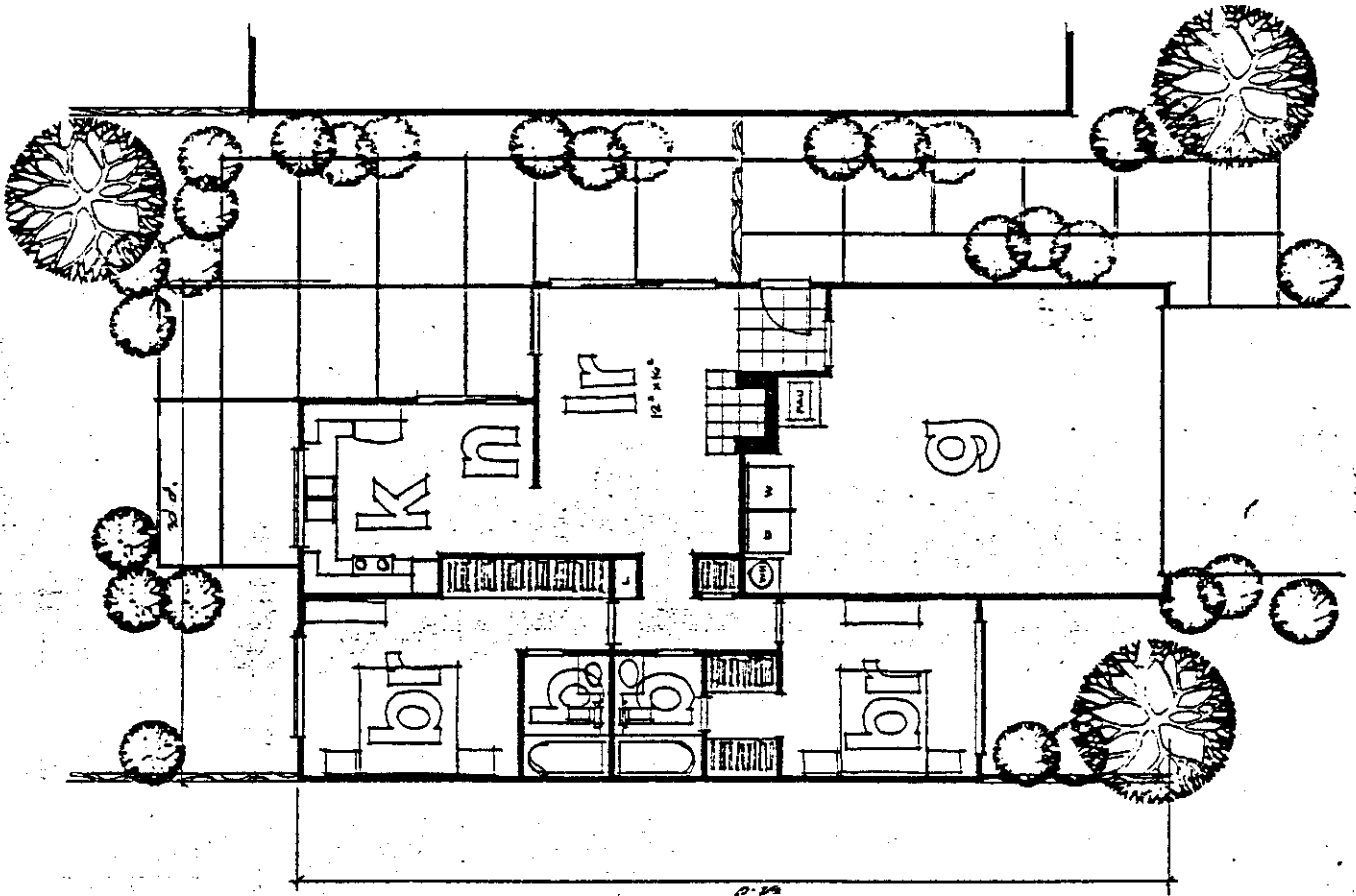
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SOLANO
#14

SOLANO

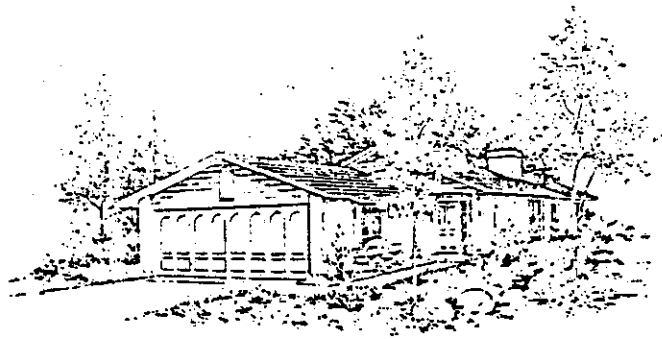
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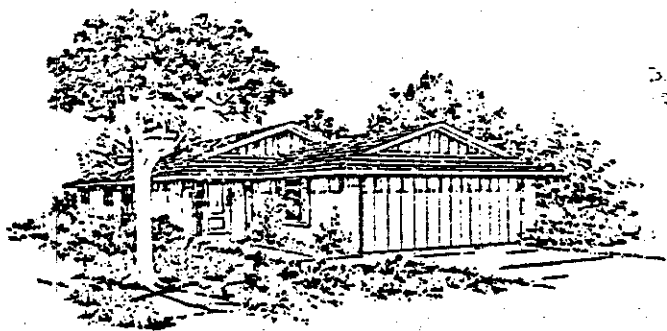
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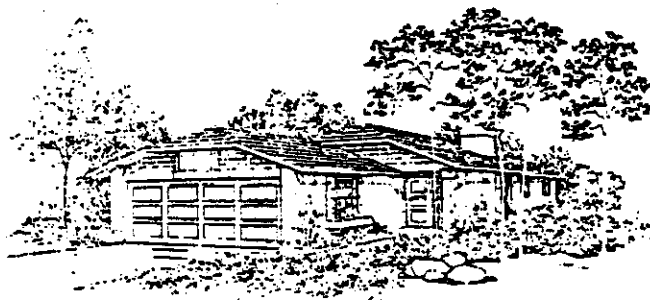
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ELEVATION A



ELEVATION B



ELEVATION C

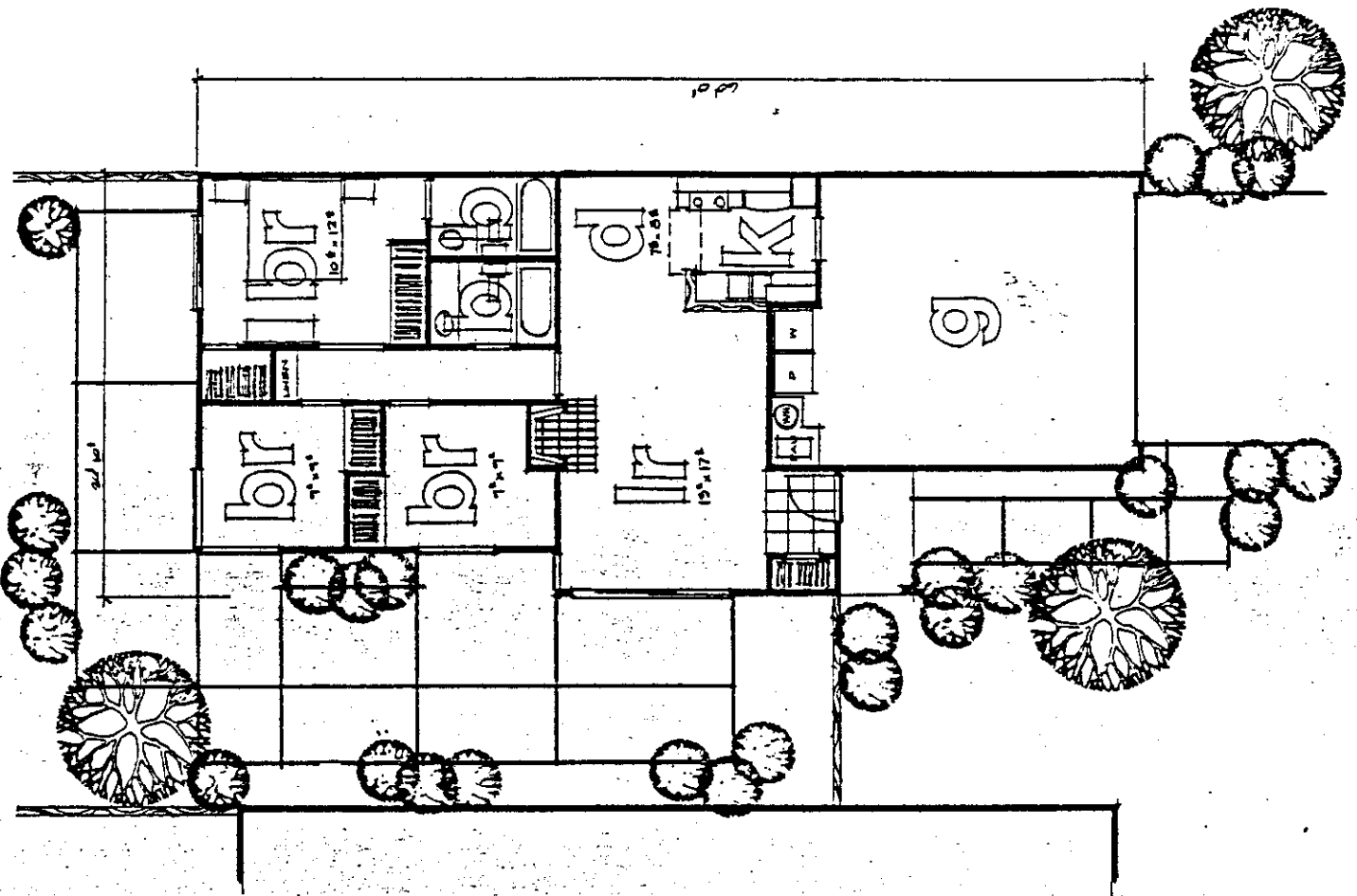
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SONOMA
#14

SONOMA

982 SQ.FT.



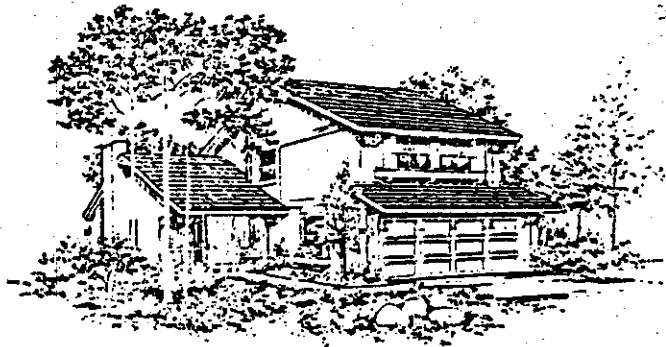
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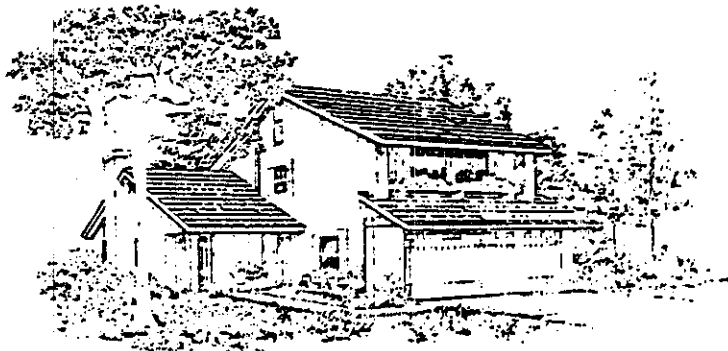
ITEM 14



ELEVATION A



ELEVATION B

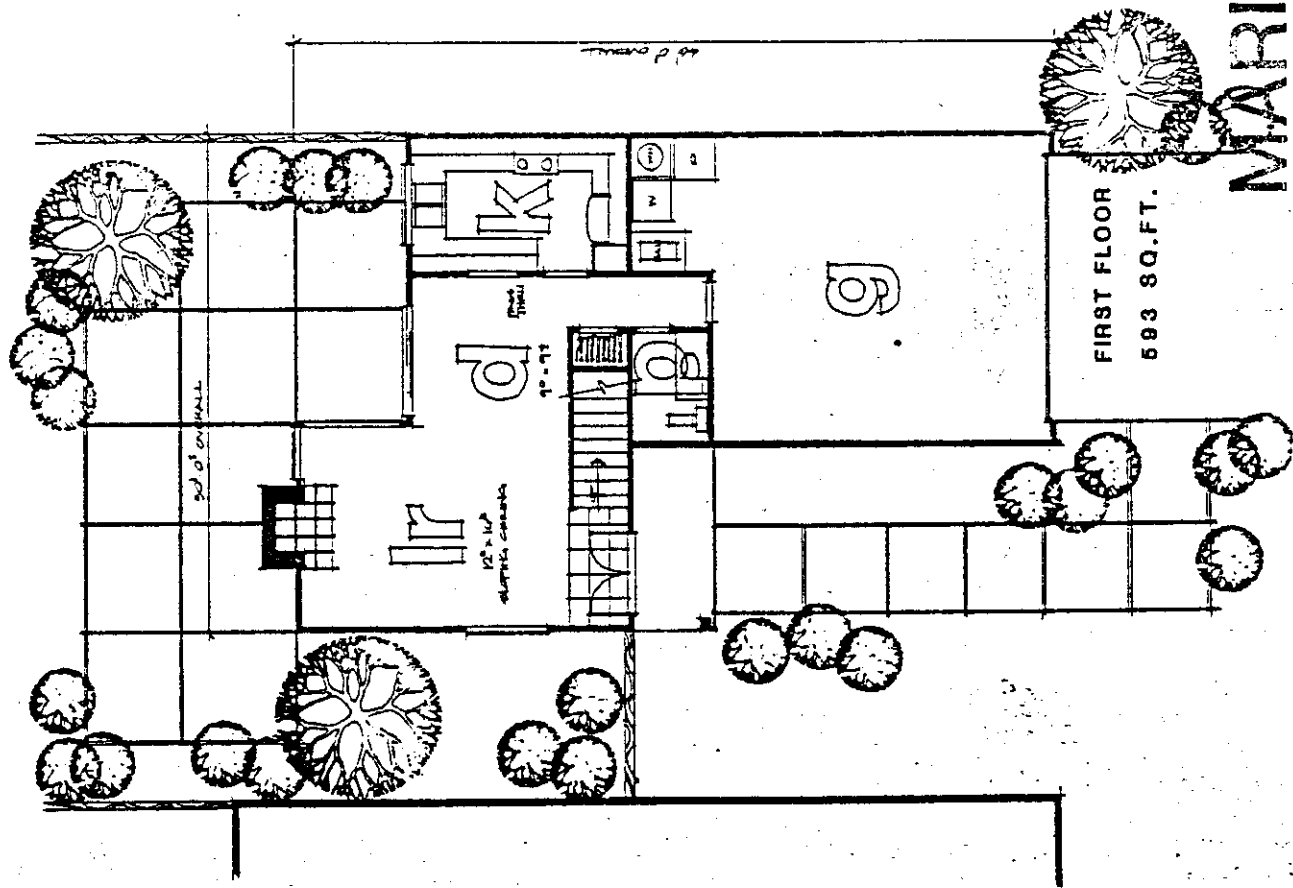


ELEVATION C

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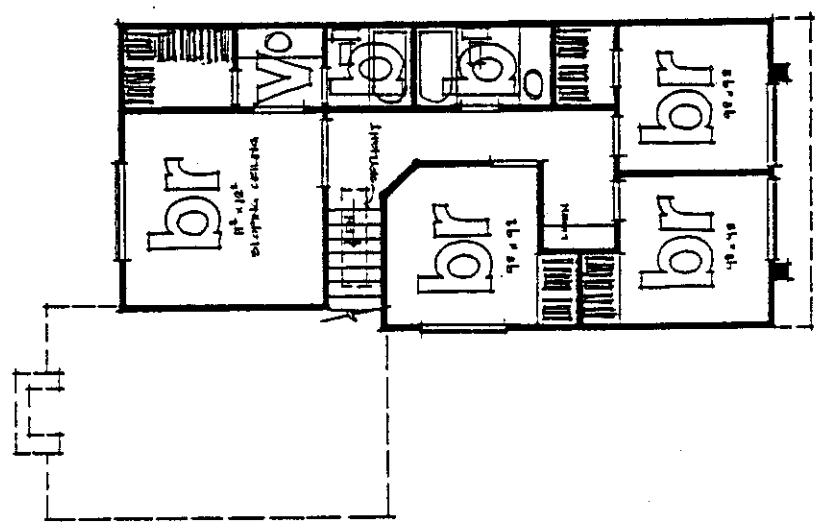
MARIN
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FIRST FLOOR
693 SQ.FT.

MARIN

1,252 SQ.FT.



SECOND FLOOR
669 SQ.FT.

P84-075

4/26/84

#14