

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation - P.O. Box 2511, Sacramento, CA		
OWNER	Zubiri Venturi - 1451 River Park Drive, Sacramento, CA 95815		
PLANS BY	The Spink Corporation - P.O. Box 2511, Sacramento, CA		
FILING DATE	9-23-83	50 DAY CPC ACTION DATE	REPORT BY: JM:sg
NEGATIVE DEC.	10-12-83	EIR	ASSESSOR'S PCL. NO. 225-240-43 & 51

- APPLICATION:
1. Negative Declaration
 2. Amendment of South Natomas Community Plan from Residential (11-21 du/ac) to Residential 4-21 du/ac) (WITHDRAWN)
 3. Amendment of the South Natomas Community Plan to allow single family front-on lots on Truxel Road
 4. Rezone from Townhouse-Review (R-1A-R) to Garden-Apartment-Review (R-2B-R) and Medium Density Multiple Family-Review (R-3-R)
 5. Establishment of a PUD Schematic Plan known as Pheasant Creek
 6. Special Permit to develop a 215 unit condominium project
 7. Tentative Map (P83-327)

LOCATION: Northeast corner of Truxel Road and West El Camino Avenue

PROPOSAL: This is a request for the entitlements necessary to establish a PUD consisting of 59 zero lot line units, 215 condominium units, and 547 apartment units. The applicant is also requesting a special permit to develop the 215 condominium units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community Plan Designation: Residential - 11-21 units per acre and 4-21 units per acre/7 units minimum average
Existing Zoning of Site: R-1A-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single family; R-1, & townhouses; R-1A
South: Shopping center & vacant; SC, R-1A & R-3-R
East: Single family; R-1
West: Townhouses, apartments, single family; R-2B, R-1A

Parking Required: 1 space
Ratio Required: 1 space per dwelling unit
Ratio Provided: 1.5 spaces per dwelling unit
Property Dimensions: Irregular
Property Area: 49.0 gross acres
Density of Development: 19.6 units per net acre (overall)
Topography: Flat
Street Improvements: To be required
Utilities: Available to site

000455

APPLC. NO. P83-327

MEETING DATE October 27, 1983

CPC ITEM NO. 10

Background Information: In January of 1971, the City Council approved a townhouse development known as Discovery Village for a portion of the subject site. Discovery Village consisted of 265 units to be built on 24 acres in four phases. The project density was at 11 units per acre. Only one of the four phases was constructed.

Subdivision Review Committee Recommendation: On October 12, 1983, by a vote of seven ayes and two absent, the Subdivision Review Committee 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:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Director;
4. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments.
5. 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;
6. 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;
7. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
8. A right-of-way study and dedication shall be required for Truxel Road and West El Camino Avenue;
9. Provide a standard cul-de-sac at end of Newborough Drive;
10. Contact Reclamation District 1000 and pay necessary fees for increased density and storm runoff;
11. Proposed Pheasant Creek Drive shall be 50 foot right-of-way, expanding at West El Camino Avenue;
12. Provide a bus shelter at a stop which will be situated on West El Camino far side (west) of private drive. Shelter to be located 150± feet west of intersections. Developer to provide funds for shelter unit to Regional Transit in the amount of \$5,000 and provide easement adjacent to sidewalk for a 6' x 12' space for shelter.

Informational Item: Bikeway right-of-way along West El Camino Avenue and Truxel Road to be included in right-of-way study.

Staff Evaluation: The staff has the following comments relative to this application:

1. Schematic Plan

- A. The South Natomas Community Plan designates the southwesterly portion of the site (site 5) as 11-21 units per acre and the remainder of the site 4-21 units per acre/7 units minimum average. Therefore the overall development of the PUD cannot exceed 21 units per net acre. As proposed, the overall density, at 19.6 units per net acre, complies with these designations.
- B. The applicant proposes to develop five different residential sites for condominium, apartment, and zero lot line units. The plan is designed in a logical pattern with the higher densities condominium and apartment units located along the El Camino Avenue frontage and the lower densities zero lot line and garden apartment units located adjacent to Brewerton Drive. This provides a logical transition to the existing single family subdivision to the north.
- C. Among the requested entitlements is a Community Plan Amendment to allow frontage lots on Truxel Road. Currently, City staff is reviewing subdivision design standards for major streets. Thus far this study has indicated that front-on lots can be workable given larger than normal lot sizes. Staff, therefore, does not object to this amendment as long as the design standards indicated in exhibit G are adhered to.
- D. Staff has no objection to the overall density or the relationships between the proposed land uses. However, staff finds that there are many specific design elements that need to be incorporated into the project. Staff therefore recommends that the development and design criteria outlined in exhibit G be adopted as part of the PUD. These guidelines will then be utilized as each phase develops and special permits are obtained.

2. Site 3 Condominium Proposal

- A. The applicant is requesting the necessary entitlements to develop a 215 unit condominium project on this site. As proposed, this development will provide for two and three bedroom units ranging in size from 600 square feet to 1,188 square feet. The structures consist of primarily two story clusters constructed with vertical wood siding and asphalt shingles. To the east of this site is an existing single family subdivision.
- B. Staff is not opposed to the overall density of this condominium project. However, staff does have some concerns relative to the high percentage of one bedroom units and two story structures, the site design adjacent to the single family subdivision, and the exterior elevations.

To provide a buffer between the existing single family residences staff recommends that a minimum setback of 50 feet be adhered to for two story

structures and a minimum setback of 20 feet for one story structures along this property line. Furthermore, staff recommends that a six foot masonry wall be required along the easterly property line between the proposed project and the adjacent single family subdivision.

Staff notes that recent proposals for multiple family projects in the South Natomas area have been lacking adequate design consideration. Staff finds that this project also lacks in design consideration. Therefor, as a condition of approval, staff recommends that the project be subject to review and approval of the Design Review Board. Staff also recommends that the Board review the project in consideration of requiring variations in building heights, exterior materials and the addition of such enhancements as balconies, eave overhangs and additional trim.

3. Parkland Dedication

The Planning and Community Services Departments have determined that 10.26 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required dedication. The applicant shall submit to the City any appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

4. Discovery Village Homeowners' Association

The Discovery Village Homeowners' Association has reviewed the proposed project and submitted a letter opposed to what is perceived to be an increase in density from 15 to 29 units per acre (see attached letter). Concern has also been expressed by the Association regarding the size of the proposed condominium units and overall site design.

This project was transmitted to the South Natomas Community Association and no comments have been received at time of publication.

Staff Recommendation: The staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Amendment of the Community Plan to allow single family frontage lots;
3. Approval of the Rezone of;
19.1± net acres of Townhouse (R-1A) to Garden Apartment (R-2B(PUD))
13.8± net acres of Townhouse (R-1A) to Medium Density Multiple
Family (R-3(PUD))
4. Adoption of the PUD Schematic Plan and Guidelines;
5. Approval of the Special Permit for 216 condominium units subject to conditions and based upon findings of fact which follow; and

6. Approval of the Tentative Map subject to the following 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. Name the streets to the satisfaction of the Planning Director;
- d. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments.
- e. 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;
- f. 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;
- g. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
- h. A right-of-way study and dedication shall be required for Truxel Road and West El Camino Avenue;
- i. Provide a standard cul-de-sac at end of Newborough Drive;
- j. Contact Reclamation District 1000 and pay necessary fees for increased density and storm runoff;
- k. Proposed Pheasant Creek Drive shall be 50 foot right-of-way, expanding at West El Camino Avenue;
- l. Provide a bus shelter at a stop which will be situated on West El Camino far side (west) of private drive. Shelter to be located 150± feet west of intersections. Developer to provide funds for shelter unit to Regional Transit in the amount of \$5,000 and provide easement adjacent to sidewalk for a 6' x 12' space for shelter.

Informational Item: Bikeway right-of-way along West El Camino Avenue and Truxel Road to be included in right-of-way study.

Special Permit - Conditions

- a. The project shall be reviewed by the Design Review Board;

- b. The applicant shall submit a detailed landscape and irrigation plan for staff review and approval. This plan shall include adherence to the criteria listed in the PUD Guidelines.
- c. A minimum setback of 50 feet shall be adhered to for two story structures and a minimum setback of 20 feet for one story structures along that portion of the project abutting the single family development to the east.
- d. A six foot masonry wall shall be erected between the proposed parking lot adjacent to the existing single family development.
- e. A revised site plan shall be submitted to staff for review and approval prior to issuance of building permits.

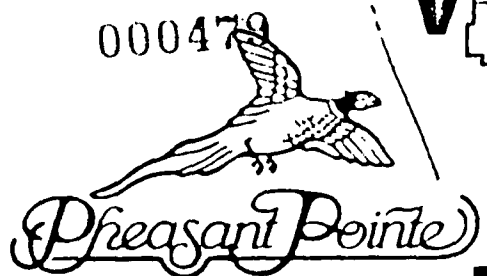
Special Permit - Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use in that;
 - 1. Adequate parking is being provided.
 - 2. The subject site is logically suited for this development in that it can be easily served by mass transit and is located near shopping centers.
- b. The project will not be injurious to surrounding properties in that provisions have been required to insure its proper development.
- c. The project is consistent with both the 1974 General Plan and the 1978 South Natomas Plan which designate the site for residential purposes.

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OK to print checked and proofread by client
 OK to print with corrections as noted
 Additional proof requested with corrections as noted
 9/23/20
 Jc Number: 775 Date:

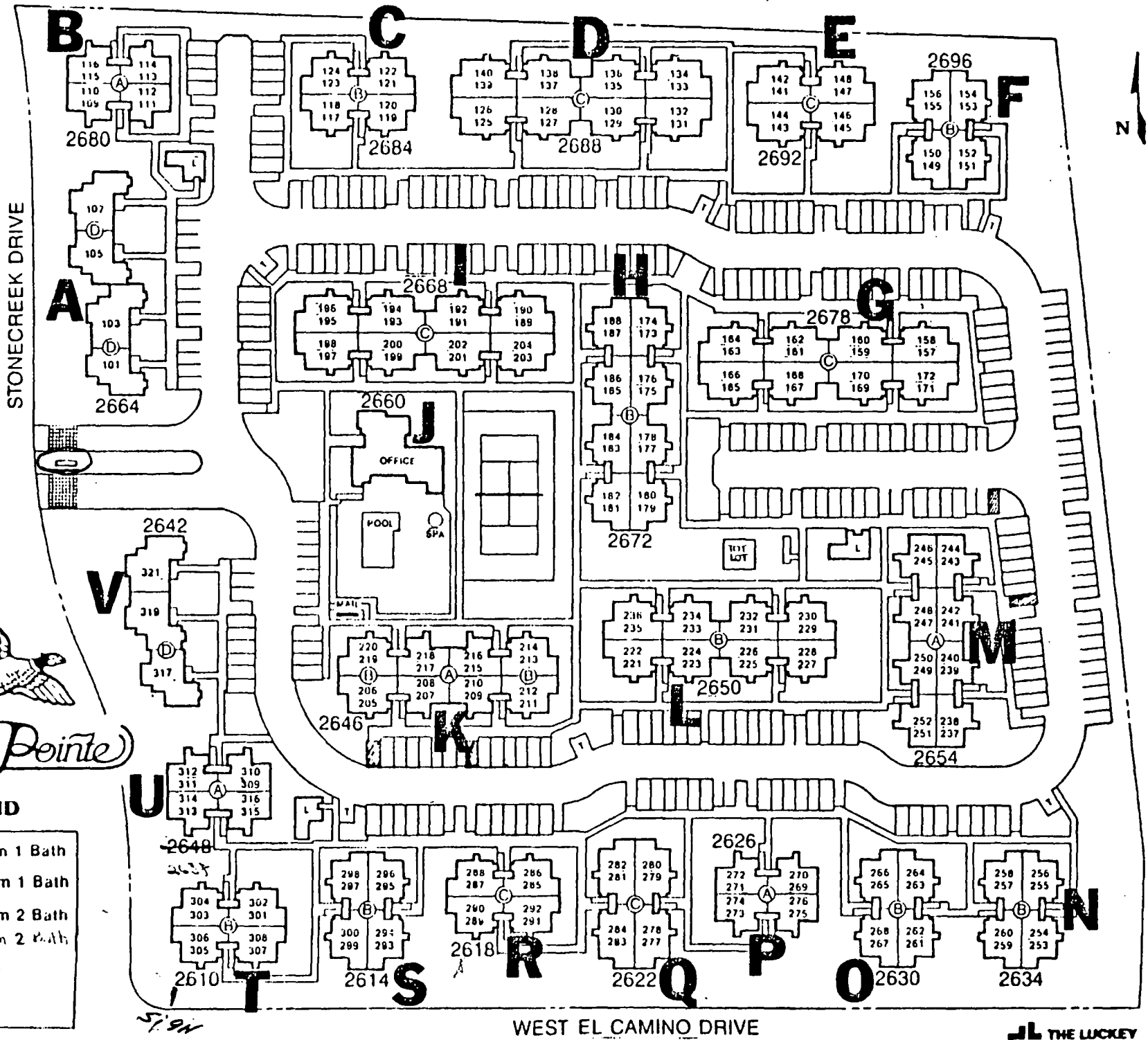
Authorized Signature
 Please note Client assumes all responsibility for the
 proofreading of copy and checking accuracy of artwork



000479

LEGEND

A	1 Bedroom 1 Bath
B	2 Bedroom 1 Bath
C	2 Bedroom 2 Bath
D	2 Bedroom 2 Bath
L	LAUNDRY
T	TRASH

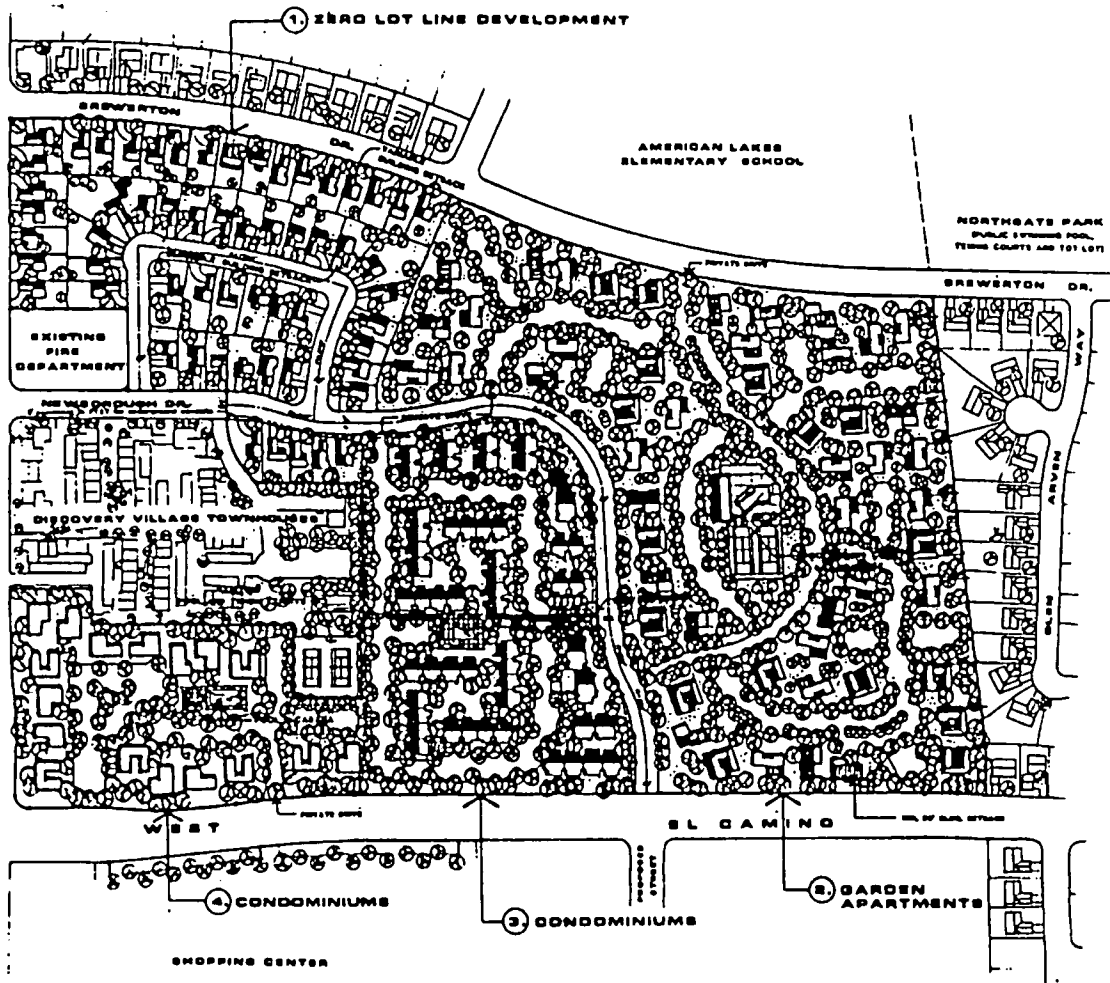
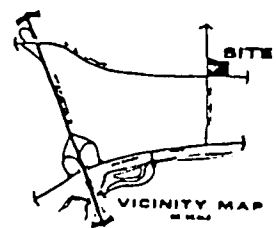




PHEASANT CREEK

OWNER: PHOENIX

DESIGNED BY: [unreadable]



SCHEMATIC PLAN SUMMARY

	NO. OF DWELLING UNITS	NET LAND AREA	GROSS LAND AREA
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1. ZERO LOT LINE DEVELOPMENT	PROPOSED ZONING: R-1A, P.D.S.	MAXIMUM DENSITY ALLOWED: 15 D.U./AC.	51	1.27 AC.	7.0 D.U./AC.
2. GARDEN APARTMENTS	PROPOSED ZONING: R-2A, P.D.S.	MAXIMUM DENSITY ALLOWED: 21.7 D.U./AC.	121	15.07 AC.	21.5 D.U./AC.
3. CONDOMINIUMS	PROPOSED ZONING: R-3B, P.D.S.	MAXIMUM DENSITY ALLOWED: 25 D.U./AC.	70	8.77 AC.	24.5 D.U./AC.
4. CONDOMINIUMS	PROPOSED ZONING: R-3B, P.D.S.	MAXIMUM DENSITY ALLOWED: 25 D.U./AC.	126	5.77 AC.	21.5 D.U./AC.
TOTAL			478 D.U.	41.87 AC.	74.5 D.U./AC.























- TOTAL GROSS LAND AREA = 94.0 AC.
- TOTAL NET LAND AREA = 41.87 AC. (INCLUDES THE PROPOSED EXTENSION OF WOODMAN DRIVE)
- EXISTING ZONING = R-1A-4
- SOUTH GAVEL COMMUNITY PLAN DESIGNATION:
 - RESIDENTIAL 14 TO 25 DWELLING UNITS PER NET ACRE
 - THIS DESIGNATION PERMITS FOR THE NEXT LOWEST RESIDENTIAL DESIGNATED IN SOUTH GAVEL. THE MINIMUM DENSITY SHALL BE 7 DWELLING UNITS PER NET ACRE. IN ADDITION TO SINGLE FAMILY DETACHED HOMES, THIS DESIGNATION INCLUDES PLANNED UNITS DEVELOPMENT, CLUSTER HOMES, CONDOMINIUMS, TOWNHOUSES, ZERO LOT LINE SUBDIVISIONS, AND GARDEN APARTMENTS. COMPATIBLE ZONING CATEGORIES ARE: R-1, R-1A, R-2, AND R-2B.
 - RESIDENTIAL 111 TO 20 DWELLING UNITS PER NET ACRE
 - THIS DESIGNATION PERMITS FOR TOWNHOUSES, CLUSTER HOMES, CONDOMINIUMS, DUPLEXES, AND GARDEN APARTMENTS. COMPATIBLE ZONING CATEGORIES ARE: R-1A, R-2, R-2A, R-2B.
- PARKING:
 - MINIMUM UNPAVED AND COVERED: MINIMUM RATIO 1.5 PARKING SPACES PER DWELLING UNIT.
 - PLUS FOR THE DEVELOPMENT: MINIMUM RATIO 1.0 PARKING SPACES PER DWELLING UNIT.



83

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PS3-527

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-5AV*
 -  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-7AV*
 -  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-12AV*
 -  RESIDENTIAL - 11 THRU 21 UNITS /ACRE
 -  RESIDENTIAL - 11 THRU 29 UNITS /ACRE-22 AV*
 -  RESIDENTIAL - 22 THRU 29 UNITS /ACRE
 -  NORTHGATE BLVD DISTRICT
 -  COMMERCIAL - SHOPPING CENTER
 -  BUSINESS AND PROFESSIONAL OFFICES
 -  PARKS - OPEN SPACE
 -  HIGHWAY COMMERCIAL
 -  HEAVY COMMERCIAL & INDUSTRIAL
 -  RIVERFRONT DISTRICT
 -  100' CORRIDOR STUDY AREA
-  ELEMENTARY SCHOOL
 -  JUNIOR HIGH SCHOOL
 -  SENIOR HIGH SCHOOL
 -  FIRE STATION
 -  LIBRARY
-  MAJOR OR DIVIDED MAJOR STREET
 -  COLLECTOR STREET
 -  MINOR COLLECTOR STREET

* Denotes overall required minimum average net density

10-27-83

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Item 18

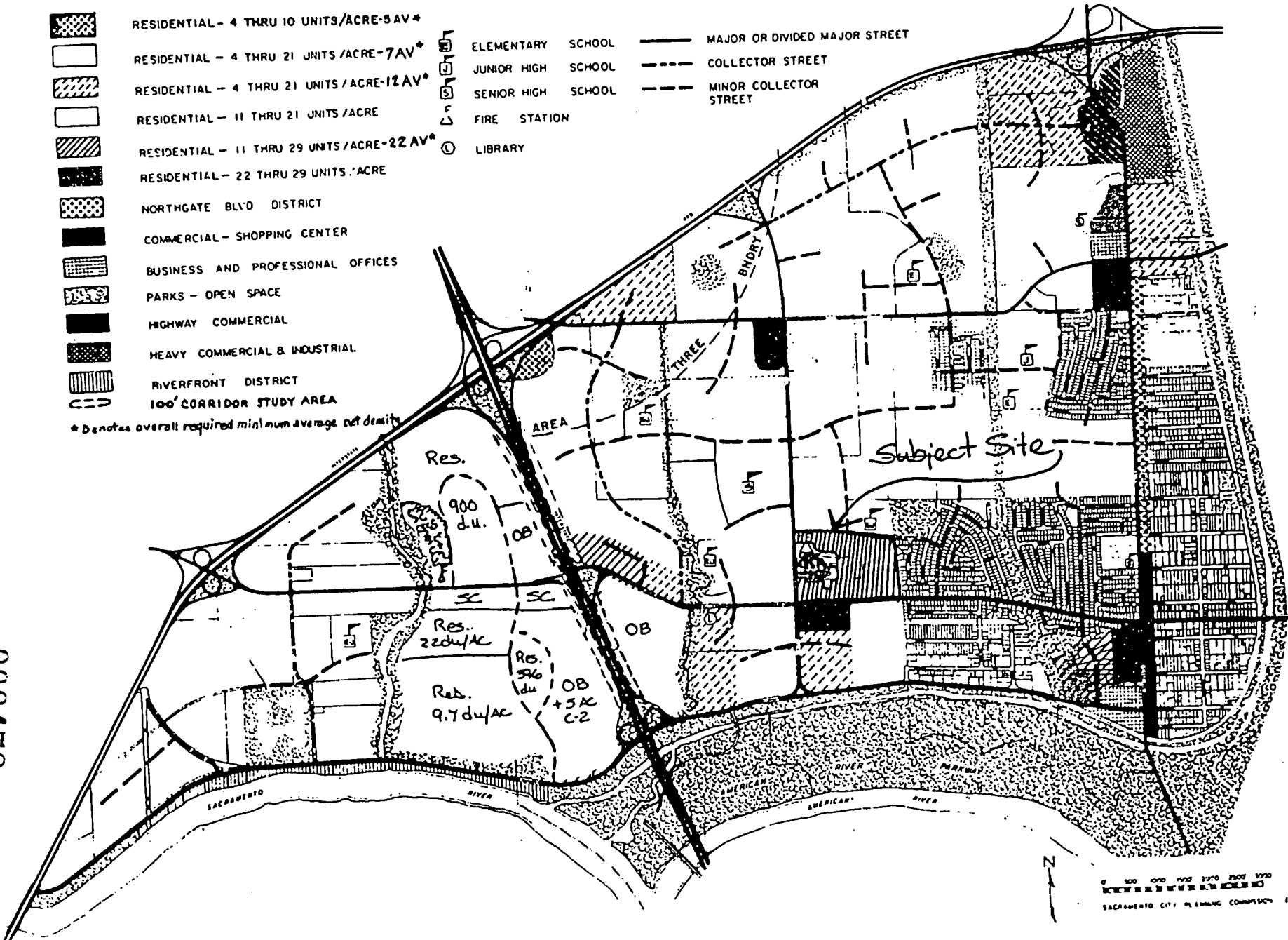


Exhibit "A"

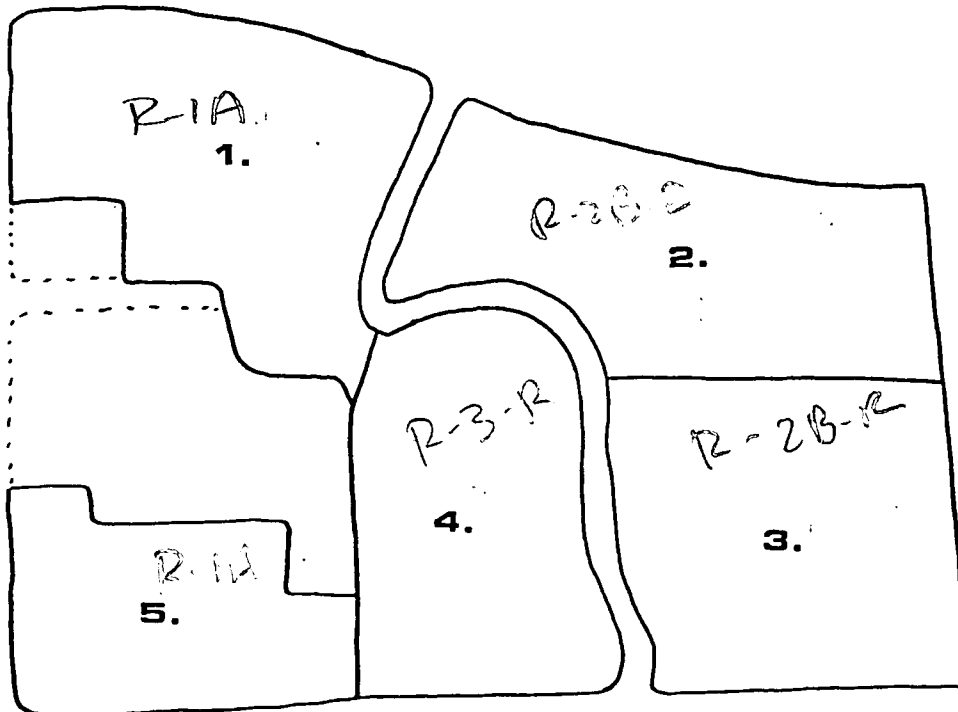
SOUTH NATOMAS COMMUNITY PLAN

0 100 200 300 400 500 600 700 800
SACRAMENTO CITY PLANNING COMMISSION 1983

Exhibit "B"

SCHEMATIC PLAN SUMMARY

	NUMBER OF DWELLING UNITS	NET LAND AREA	NET DENSITY
1. ZERO LOT LINE DEVELOPMENT PROPOSED ZONING: R-1A, P.U.D.	59	8.9+/-AC.	6.6 D.U./AC.
2. GARDEN APARTMENTS PROPOSED ZONING: R-2B-R, P.U.D.	204	9.4+/-AC.	21.7 D.U./AC.
3. CONDOMINIUMS PROPOSED ZONING R2B-R P.U.D.	215	9.7+/-AC.	22.0 D.U./AC.
4. MULTIPLE FAMILY PROPOSED ZONING: R-3R, P.U.D.	207	8.1+/-AC.	25.6 D.U./AC.
5. MULTIPLE FAMILY PROPOSED ZONING R-3R, P.U.D.	136	5.7+/-AC.	23.8 D.U./AC.
TOTAL	821	41.8+/-AC.	19.6 D.U./AC.
			OVERALL AVERAGE

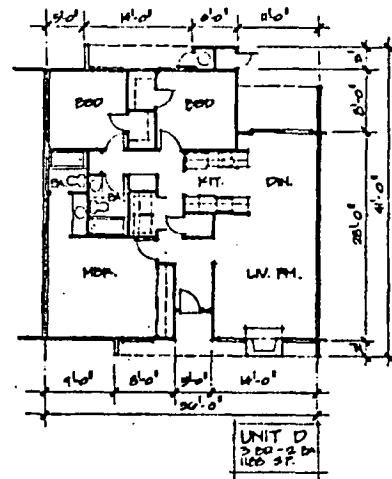
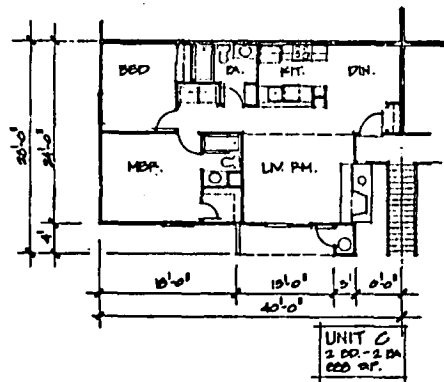
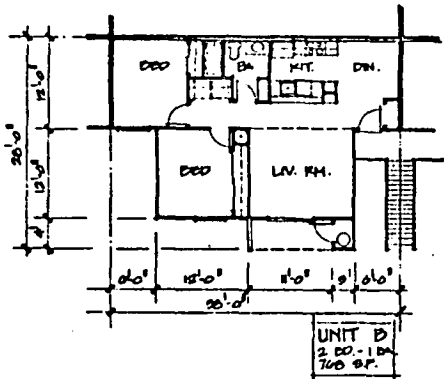
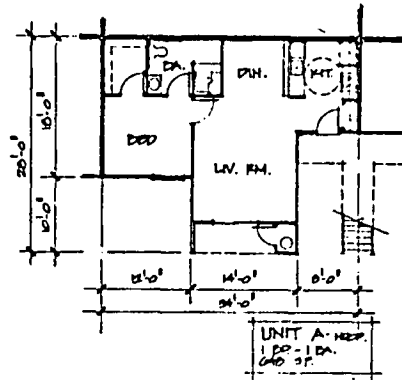
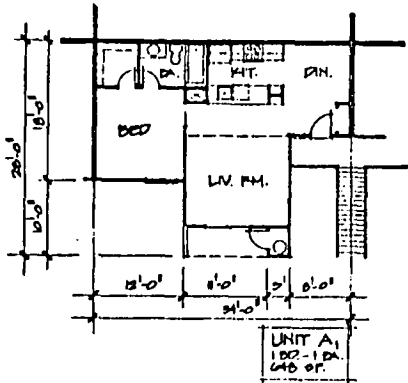
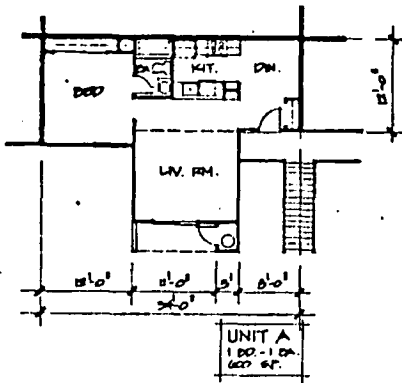


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P83-3227

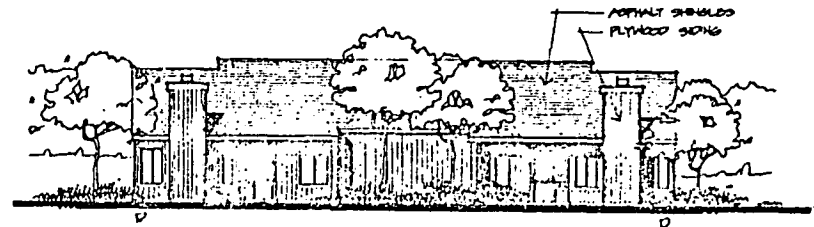
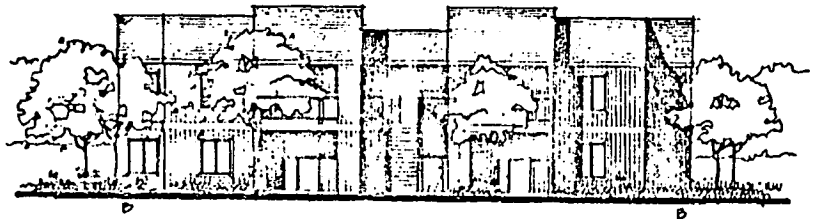
10-27-83

Item 10



000478

FLOOR PLANS
1/8" = 1'-0"



ELEVATIONS
1/8" = 1'-0"

Thompson Architectural Group, Inc.
117 W. State Avenue, Fresno, California 93711 (509) 278-3232

Exhibit "E"

Thompson Architectural Group, Inc.
117 W. State Avenue, Fresno, California 93711 (509) 278-3232

Thompson Architectural Group, Inc.
117 W. State Avenue, Fresno, California 93711 (509) 278-3232

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