

# CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Street, Tribute Road, Sacto., CA 95815		
OWNER	Treetops, Ltd., c/o Pacific Scene, 600 W. North Market Blvd., Sacto., CA 95824		
PLANS BY	L. Owen Chrisman, 9939 Hibert St., Suite 202, San Diego, CA 92131		
FILING DATE	5-5-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
Conditional			
NEGATIVE DEC	5-27-83	EIR	ASSESSOR'S PCL. NO. 274-060-21 & 22

APPLICATION: 1. Conditional Negative Declaration  
2. Special Permit to develop 232 apartment units within the Delta Point PUD

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

PROPOSAL: The applicant is requesting the necessary entitlements to develop 232 apartment units within the Delta Point North portion of the Delta Point PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential 4-21 du/ac, 12 unit coverage  
Existing Zoning of Site: R-3-R (PUD)  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; SC-R  
South: Vacant; R-1A  
East: Vacant; R-1A  
West: Vacant; A

Parking Required: 348 spaces  
Parking Provided: 348 spaces  
Ratio Required: 1.5 spaces per dwelling unit  
Property Dimensions: Irregular  
Property Area: 10.3± acres  
Density of Development: 22.5 units per acre  
Square Footage of Units: 621, 821 and 868 square feet  
Height of Structure(s): 31± feet  
Significant Feature of Site: Existing Oak tree  
Topography: Flat  
Street Improvements: To be provided  
Utilities: To be provided  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Horizontal siding and composition shingles

PROJECT BACKGROUND: On September 16, 1980 the City Council approved the Delta Point Planned Unit Development which consisted of Delta Point North, East and West. The subject site, Delta Point North, was designated for 232 apartment units. The Delta Point PUD was also adopted with Residential Design Criteria Guidelines. The proposed development is consistent with this original schematic plan designation and in general compliance with the adopted guidelines.

APPLIC

001472

STAFF EVALUATION: Staff has the following comments relative to this application:

1. The subject site consists of an irregular 'L' shaped area bounded by a future shopping center and West El Camino Avenue to the north; future condominiums to the south; future halfplex/patio homes to the east, and Truxel Road to the west.

The site plan indicates a logical utilization of the site with the majority of the dwelling units located adjacent to the southern and eastern residential streets and parking located along the interior of the site adjacent to the future shopping center development. Four active recreational areas are dispersed throughout the site to provide for convenient access. The only detrimental aspects of the site plan is the lack of accessibility of on-site parking to the clusters 14 and 16, as well as clusters 7 and 10. Also, the large parking lot adjacent to the entrance/exit to Sand Castle Way needs to be further refined. Staff recommends the site plan be revised per Exhibit 'D' to provide for more accessible on-site parking and to eliminate the large parking lot.

2. Sand Castle Way and Waterwheel Drive have not been constructed. To service the subject site, the City Engineer and Traffic Engineering Department recommends the following improvements to be installed or studies completed prior to the issuance of building permits:
  - a. Standard street improvements for Waterwheel Drive and Sand Castle Way to a 27-foot half-section and a 12 foot travel lane;
  - b. Expanded intersection dedication and improvements required for Waterwheel Drive and Truxel Road; and
  - c. Sewer and drainage study for the subject site.
3. The development consists of 15 clusters of 16 units and one cluster of eight units. Exterior design relief is provided by the incorporation of chimneys, balconies, and the utilization of varying roof slopes. Exterior materials consist of horizontal siding and composition shingles. The individual units consist of 56 (621 sq. ft.) one-bedroom units and 176 (821 and 868 sq. ft.) two-bedroom units. Storage compartments suitable for bicycles are located adjacent to the patio or balcony areas. Staff recommends that additional Class III bicycle facilities be provided at ground level.
4. Staff has reviewed the overall project in comparison to the Multiple Family Design Criteria Guidelines. In general, the development is consistent or exceeds the requirements of the guidelines. Certain details which are currently omitted, but should be incorporated into the construction plans, are indicated in the attached Exhibit 'E'. These details primarily concern landscaping and trash enclosure construction specifications.
5. The Environmental Coordinator has reviewed the proposed project and has posted a Negative Declaration with the following mitigation measure:

"The applicant shall protect and retain the existing on-site Oak trees to the satisfaction of the Planning Director after consultation with the City Arborist prior to the issuance of building permits."

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Conditional Negative Declaration;
2. Approval of the Special Permit, based upon Findings of Fact and subject to the following conditions:
  - a. The existing Oak trees shall be retained and protective measures taken to protect these trees during construction. Removal of these trees shall be subject to approval of the Planning Director after consultation with the City Arborist;
  - b. The site plan shall be revised in general conformance with staff's Exhibit 'D' prior to issuance of building permits;
  - c. The following improvements shall be installed and necessary studies submitted and approved by City Engineering prior to issuance of building permits:
    - 1) standard street improvements and dedication for Waterwheel Drive and Sand Castle Way for a 27-foot half-section and a 12-ft. travel lane;
    - 2) dedication and improvements for an expanded intersection at Waterwheel Drive and Truxel Road;
    - 3) sewer and drainage study for the subject site.
  - d. The applicant shall provide for a minimum of 35 Class III bicycle parking spaces (bike racks) within the development. These spaces shall be dispersed throughout the site and noted in the building plans;
  - e. Landscapé and Irrigation Plans shall be submitted for staff review and approval prior to issuance of building permits. These plans shall include those design elements listed in attached Exhibit 'E'.

Findings of Fact

- a. The proposal, as conditioned, is based upon sound principles of land use in that:
  - 1) adequate parking is being provided;
  - 2) the subject site is logically situated for this type of development in that it can be easily serviced by mass transit and is located adjacent to future shopping facilities.
- b. The project, as conditioned, will not be injurious to surrounding properties in that provisions have been incorporated 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.

## DESIGN CRITERIA

LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:
  - a. Compatible with one another and with existing material on the site;
  - b. Complimentary to building design and architectural theme;
  - c. Varied in size (one and five-gallon shrubs, five and 15 gallon, and 24-inch box trees).
2. Landscape treatment shall include:
  - a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc. may result in erosion or other problems;
  - b. Larger specimens of shrubs and trees along the site periphery;
  - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two-story structures;
  - d. Consistency with energy conservation efforts;
  - e. Trees located so as to screen parking areas and private first floor areas and windows from second-story units;
  - f. Undulating landscaped berms located along street frontages and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher;
  - g. The utilization of Evergreen trees in the landscaped areas adjacent to the shopping center site;
  - h. Sufficient tree plantings in conjunction with the carports to comply with the 50% shading requirement of surfaced areas.

TRASH ENCLOSURES























1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number and distribution.

# Exhibit A- Location Map

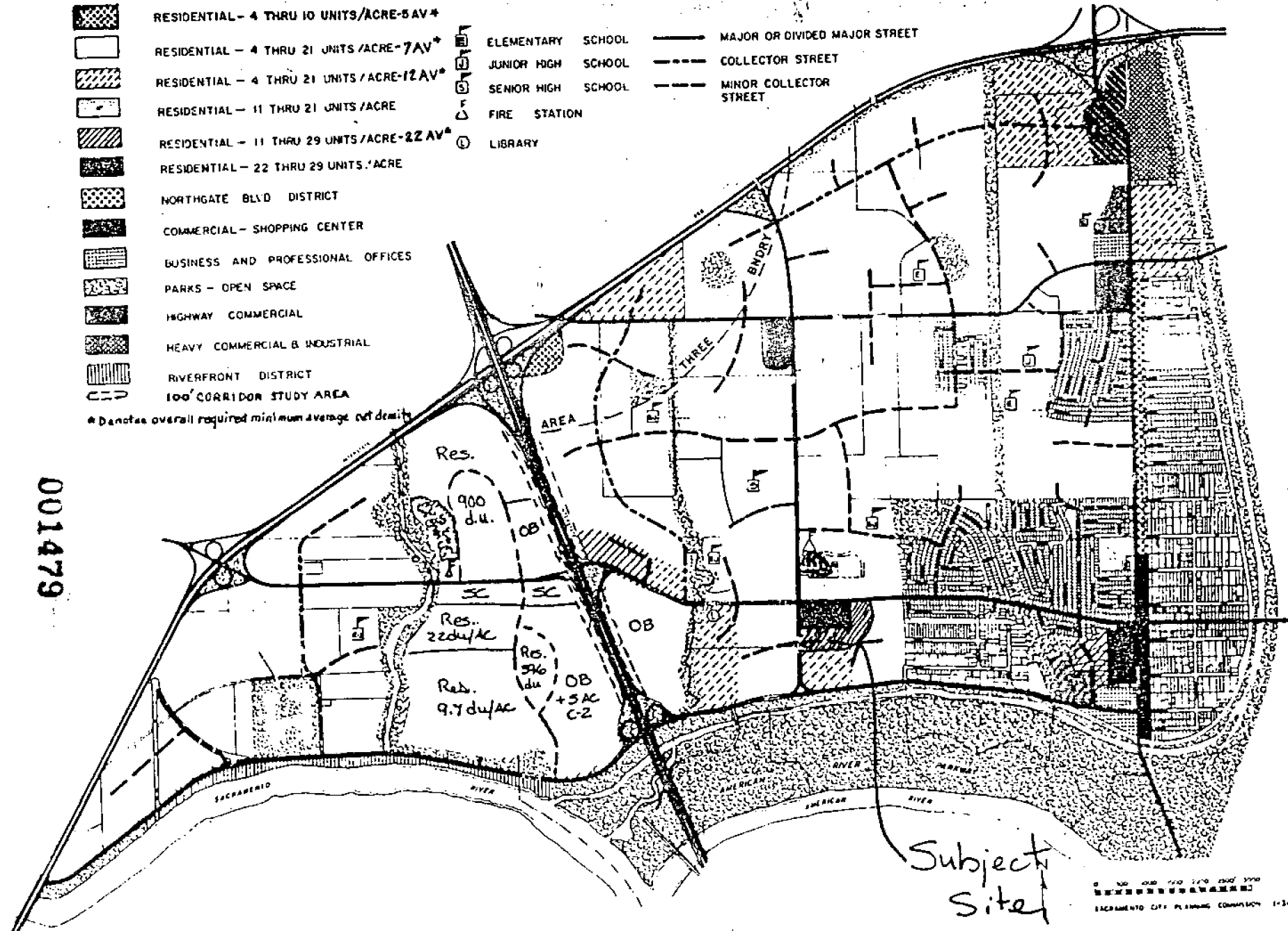
P83-144

June 9, 1983

Item No. 27

-  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



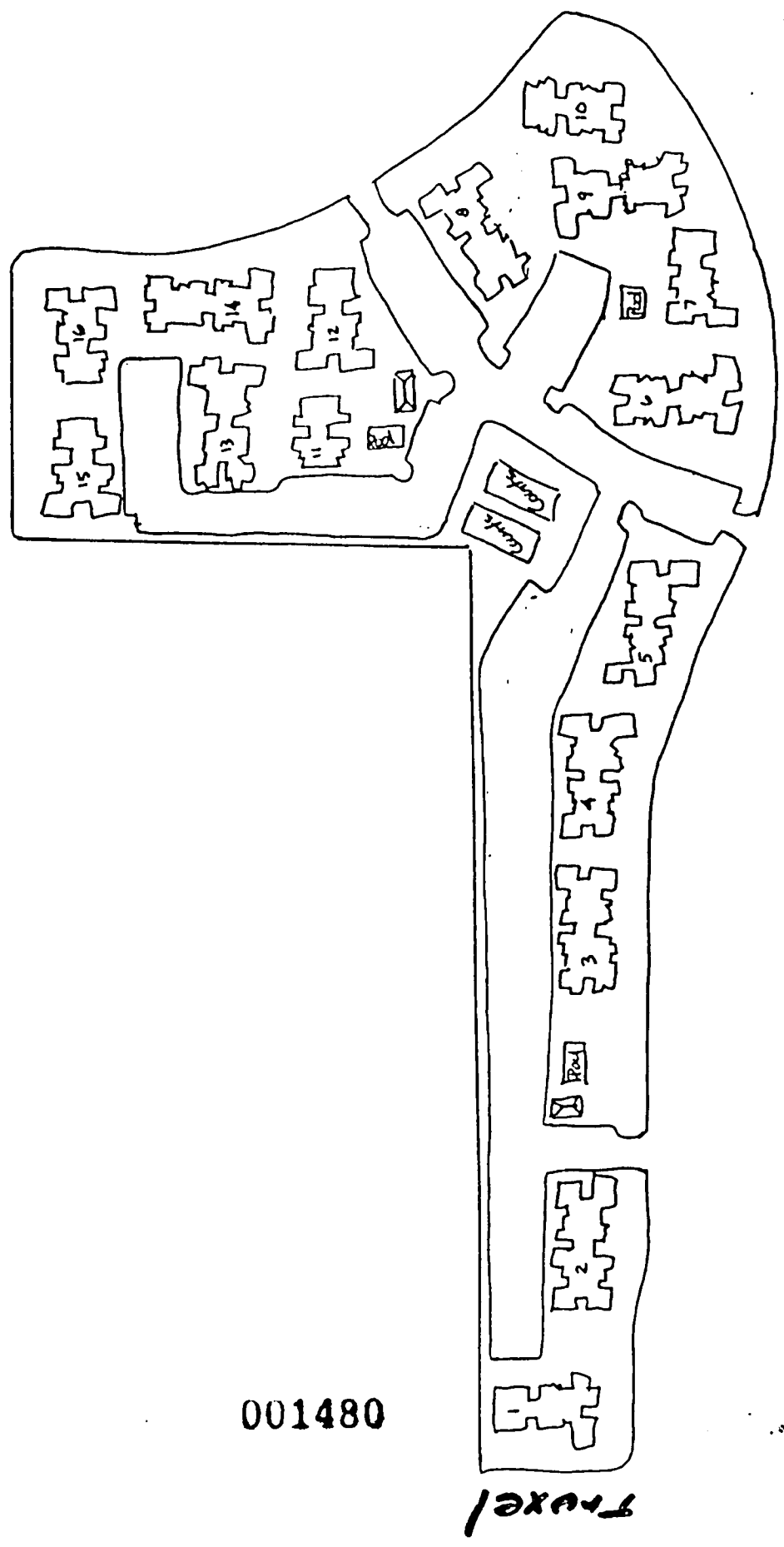
001479

## SOUTH NATOMAS COMMUNITY PLAN

SACRAMENTO CITY PLANNING COMMISSION 1-1-83

Exhibit D - Staff Proposed Site Plan

W. El Camino



001480

Travel

# Exhibit B - Site Plan

P83-144

## SITE SUMMARY

LOT AREA - 10,294 acres - 448,408.64 s.f.

### BUILDING UNITS

"B" - 56 x 821 - 34,786 s.f. - 24%

"C" - 128 x 821 - 105,088 s.f. - 55%

"D" - 48 x 868 - 41,864 s.f. - 21%

poolhouse/laundry - 2,000 s.f.

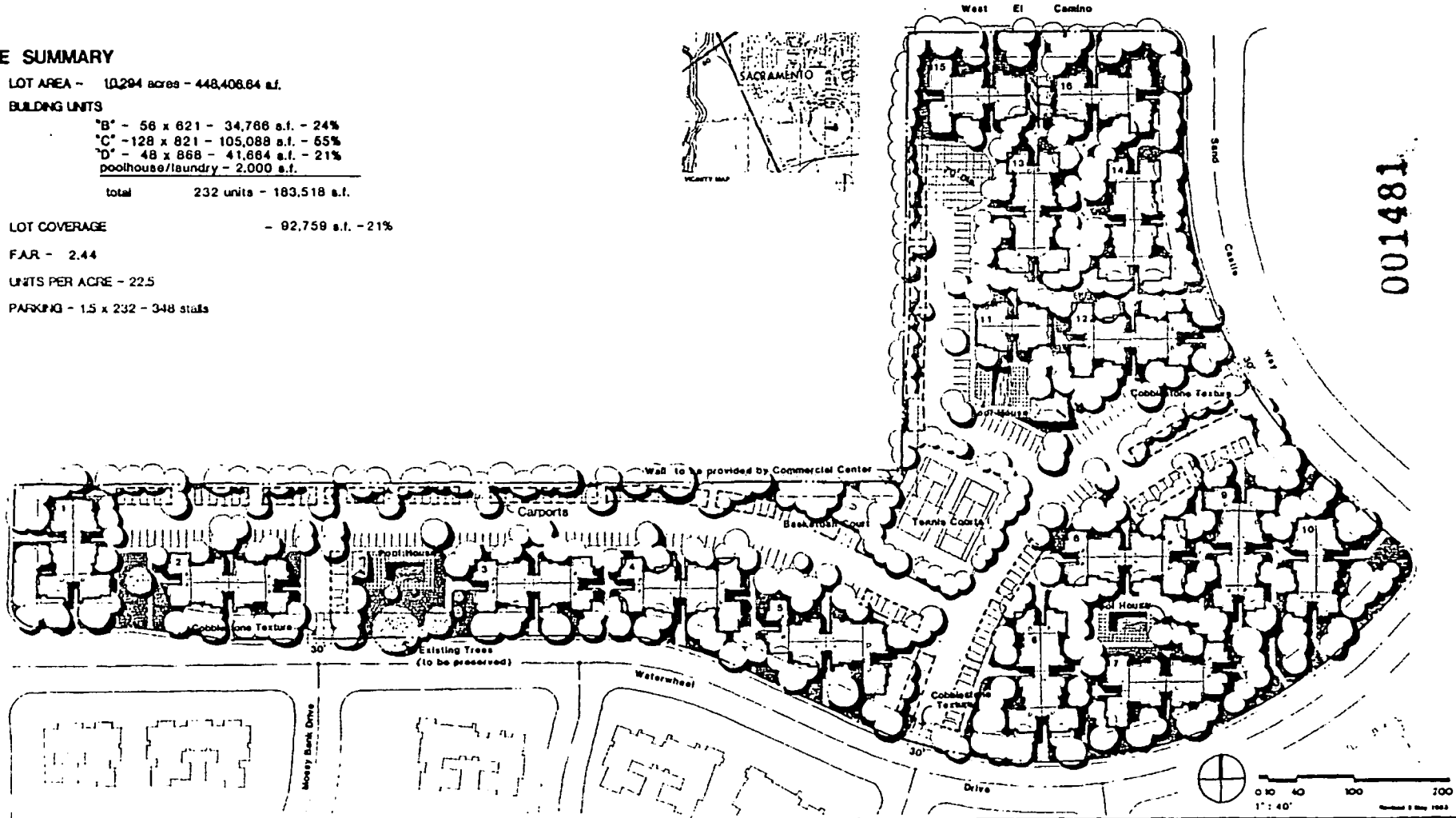
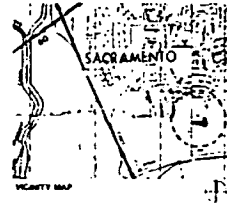
total 232 units - 183,518 s.f.

LOT COVERAGE - 92,759 s.f. - 21%

F.A.R. - 2.44

UNITS PER ACRE - 22.5

PARKING - 1.5 x 232 - 348 stalls



001481

June 9, 1983

# delta point north apartments

L OWEN CHRISMAN ARCHITECT & ASSOCIATES  
 ARCHITECTURE PLANNING  
 MEMBER AMERICAN INSTITUTE OF ARCHITECTS  
 9239 Hedden St. Ste. 215 Northridge, CA 91324 Tel. 818-361-7171

Item No. 27

P 83144

TRUXEL

ROAD

WATERWHEEL

MOSSY BANK  
DRIVE

LOT 1  
CHILD  
CARE  
CENTER

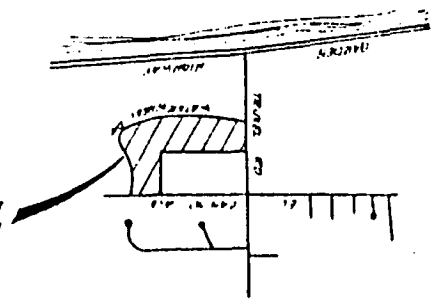
LOT 2  
D.

LOT 3  
F.

LOT 4  
G.

LOT 5  
H.

VICINITY MAP



PROJECT  
LOCATION

DATE: 7/23/84

APPROVED

Sacramento County  
Department of Health  
Environmental Health Branch

By: *[Signature]*

LOT NUMBER  
001488

LOT 16