



10.5

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

December 17, 1991

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

DEC 17 1991

PLANNING
916-449-5604

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members In Session:

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. SOUTH SACRAMENTO COMMUNITY PLAN AMENDMENT ON LOT D FROM RESIDENTIAL (4-8 DU/NA) TO RESIDENTIAL (7-15 DU/NA)
3. TENTATIVE MAP TO SUBDIVIDE 10.48± VACANT ACRES INTO 34 SINGLE FAMILY LOTS, SIX MULTI-FAMILY LOTS, AND THREE COMMON LOTS IN THE MULTI-FAMILY (R-2B) AND SINGLE FAMILY ALTERNATIVE (R-1A) ZONES (P91-215)

LOCATION: West of Arroyo Vista and north of Grandstaff Drive
DISTRICT NO. 7

Owner: Pacific Adult Communities, 4505 Precissi Lane, Stockton, CA 95207
Applicant: Murray Smith and Associates, Rancho Cordova, CA 95670

SUMMARY

This is a request to subdivide 10.48± vacant acres into 34 single family lots, six multi-family lots, and three common lots to develop a senior housing complex. The Planning Commission and Planning staff recommend approval of the request.

VOTE OF THE PLANNING COMMISSION

On November 14, 1991, the Planning Commission voted eight ayes, and one absent, to recommend approval of the request.

RECOMMENDATION

The City Planning Commission and Planning staff recommend the following actions by the City Council:

①

1. Ratify the Negative Declaration;
2. Adopt the attached resolution to amend the South Sacramento Community Plan on Lot D from Residential (4-8 du/na) to Residential (7-15 du/na);
3. Adopt the attached resolution which approves the Tentative Map to subdivide 10.48± acres into 34 single family lots, six multi-family lots and three common lots.

BACKGROUND

In 1990, the City Council and Planning Commission approved the Regency Place Subdivision consisting of 189 residential lots for a Senior Housing complex. This complex consists of 99 single family parcels, a 14-unit condominium parcel, a 20-unit condominium parcel and a recreation center lot.

The subject 10.48 acre vacant site is currently zoned Single Family Alternative (R-1A) and Multi-Family Residential (R-2B). The General Plan designates the site for Low Density Residential (4-15 du/na) and the South Sacramento Community Plan designates the site Residential (4-8 du/na). The density of the single family Lot A is 6 du/na and Lot B is 5.7 du/na, and the Multi-Family density is 14 du/na.

The request is to amend the South Sacramento Community Plan from Residential (4-8 du/na) to Residential (7-15 du/na) to accommodate the multi-family condominium proposal on Lot D. A total of 56 units would be located on Lot D, which would be a density of 14 du/na. The request also includes a tentative map to subdivide the 10.48± acres into 34 single family lots, six multi-family lots (condominiums) and three common lots.

The division of these lots is for financing purposes. Originally Lot A (14 units), Lot B (20 units) and Lot D (56 units) were approved as condominium parcels. The applicant proposes to subdivide Lot A and Lot B into 34 individual petite lots and subdivide the 56-unit condominium complex, which consists of six buildings, into six lots. There are no design changes proposed for these lots.

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects of to mitigate such effects to a point where clearly no significant effects will occur. A mitigation monitoring plan has also been developed.

FINANCIAL CONSIDERATIONS

None.

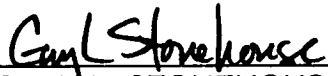
POLICY CONSIDERATIONS

The proposal is consistent with the General Plan and the Subdivision Ordinance.

MBE/WBE EFFORTS

None.

Respectfully submitted,


GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

APPROVED:


ROBERT P. THOMAS
Acting Director, Planning & Development

Contact Person:

Will Weitman, Principal Planner
(916) 449-5381

December 17, 1991
District No. 7

RPT:GS:WW:vr
Attachments

RESOLUTION NO. 91-1034

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING THE SOUTH SACRAMENTO COMMUNITY PLAN
ON LOT D FROM RESIDENTIAL (4-8 DU/NA) TO RESIDENTIAL (7-15
DU/NA)

(P91-215) (APN: a portion of 017-0120-031)

APPROVED
BY THE CITY COUNCIL

DEC 17 1991

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council conducted a public hearing on _____ concerning the
above plan amendment and based on documentary and oral evidence submitted at the
public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for residential development;
3. The proposal is consistent with the policies of the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that
the area described on the attached Exhibits is hereby designated on the South
Sacramento Community Plan as Residential (4-8 du/na) and Residential (7-15 du/na)
use(s).

MAYOR

ATTEST:

CITY CLERK

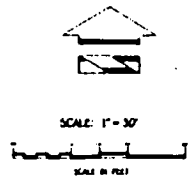
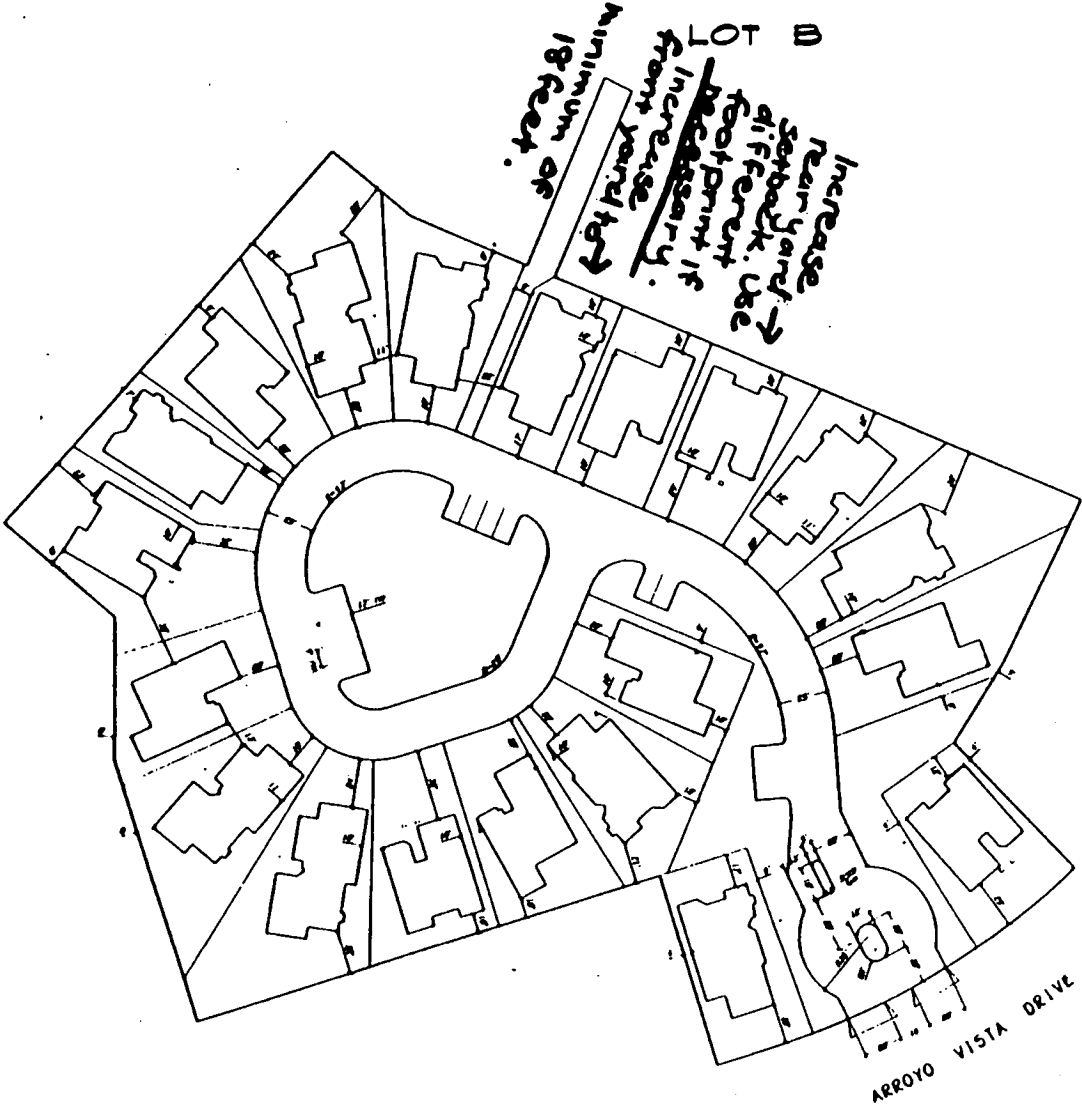
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

LOT B SITE PLAN

TYPICAL BUILDING FOOTPRINTS



Murray Smith & Associates
 2140 N. 10th St.
 Phoenix, AZ 85016
 Tel: 602-998-1111
 Fax: 602-998-1112

DATE: 1/20/01

D91-215

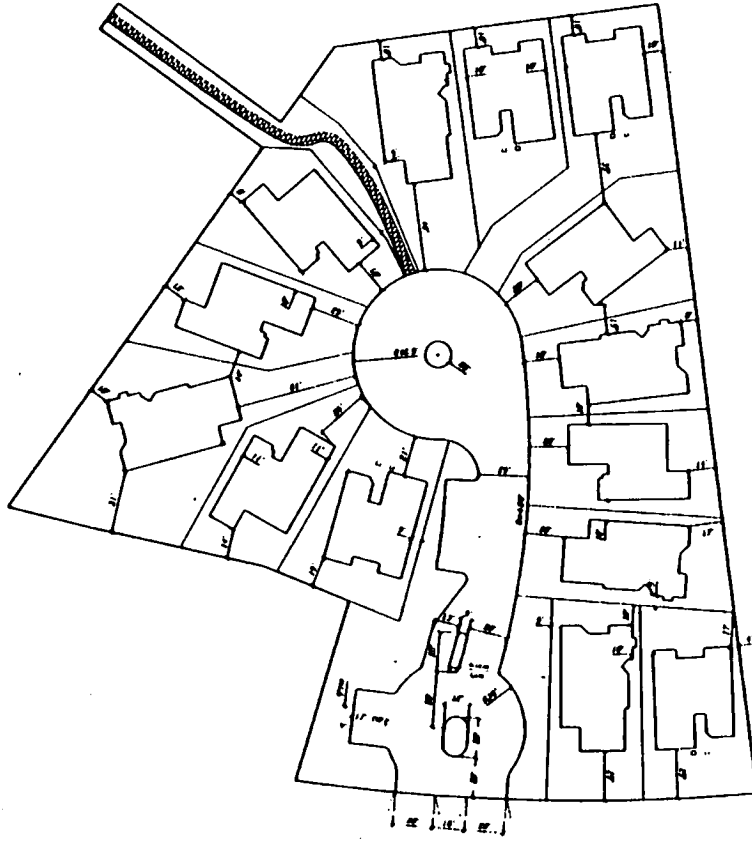
APPROVED 14. 1991

#10

5

TYPICAL BUILDING FOOTPRINTS

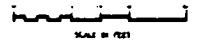
LOT A



ARROYO VISTA DRIVE



SCALE: 1" = 30'



SCALE IN FEET

Murray Smith & Associates
Murray Smith & Associates
1111 1st Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1111
Fax: 415.774.1112
www.murray-smith.com

EXHIBIT B-1
LOT A SITE PLAN

1551 17 15 41

19

TYPICAL BUILDING FOOTPRINTS

LOT D

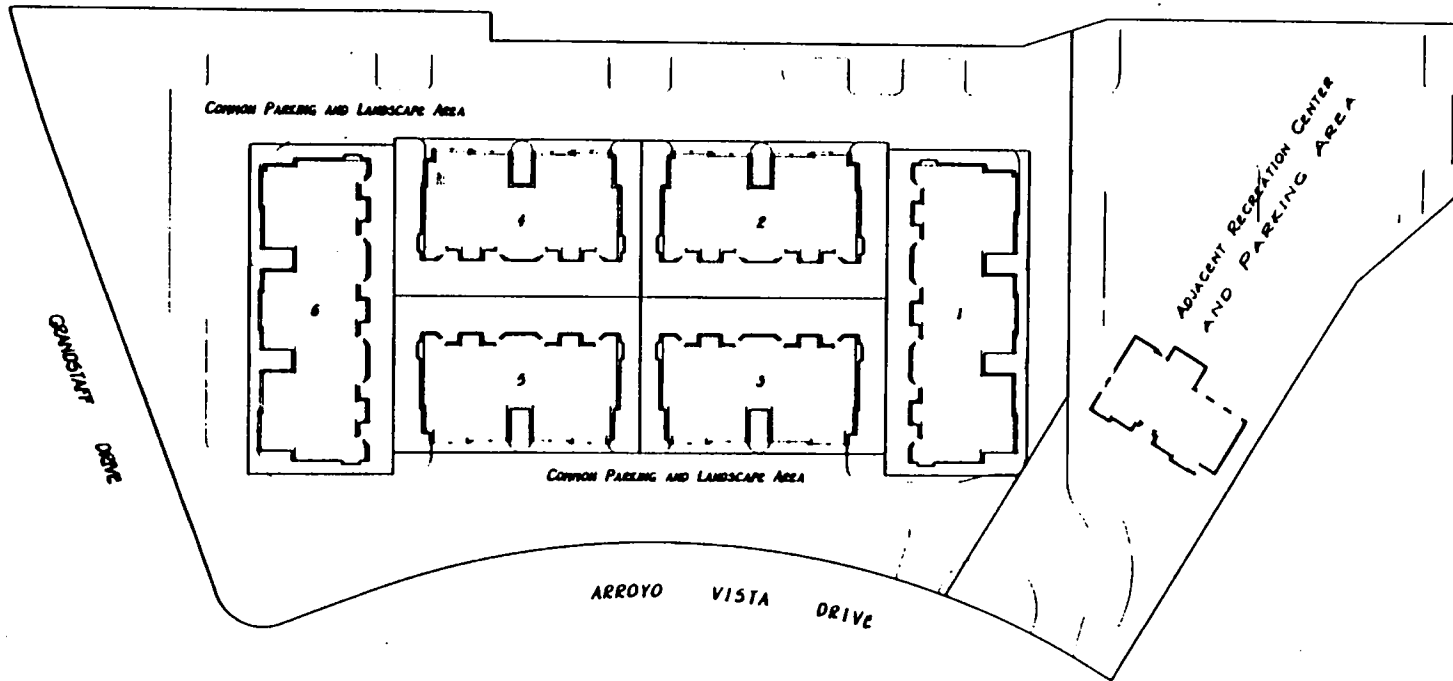


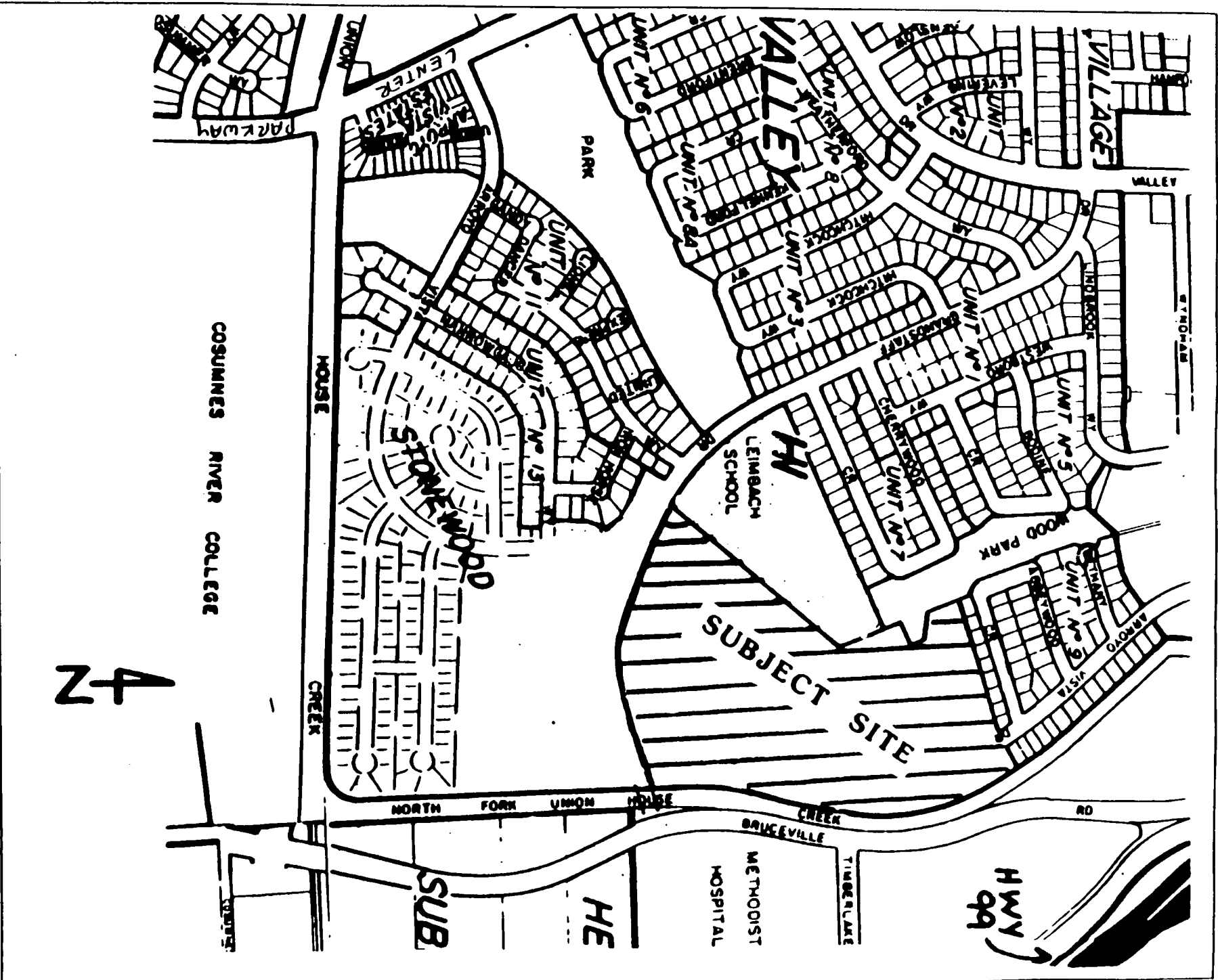
EXHIBIT B-3
LOT D SITE PLAN



SCALE: 1" = 30'
SCALE IN FEET

Murray Smith & Associates
Site Planning and Design
2000 N. 10th St., Suite 100
Phoenix, AZ 85016
Phone: (602) 955-1100
Fax: (602) 955-1101

(1)



VICINITY MAP

COSUMES RIVER COLLEGE



RESOLUTION NO. 91-1035

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
DEC 17 1991
OFFICE OF THE
CITY CLERK

A RESOLUTION APPROVING A TENTATIVE MAP FOR
PROPERTY LOCATED WEST OF ARROYO VISTA AND
NORTH OF GRANDSTAFF DRIVE

(P91-215) (APN: a portion of 017-0120-031)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

FOR CITY CLERK USE ONLY

P91-215

RESOLUTION NO.: _____

DATE ADOPTED: _____

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NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein, as follows:
 - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Central City Community Plan designate the subject site for high density residential use(s).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - A. Prepare a sewer, water and drainage studies for the review and approval of the Department of Public Works. Drainage in swale in Lot C shall be picked-up to the satisfaction of the Department of Public Works;

FOR CITY CLERK USE ONLY

P91-215

RESOLUTION NO.: _____

DATE ADOPTED: _____

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- B. A Notice of Completion will not be issued for this project until a Notice of Completion for Regency Place Unit 1 (P89-328) has been issued;
- 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 locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- E. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-215);
- F. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- G. Provide a private on-site drainage system in Lots A and B to be maintained by the Homeowner's Association;
- H. Provide an on-site grading and drainage plan for the review and approval by the Department of Public Works prior to issuance of building permit;
- I. Public water distribution systems with metered services shall be constructed to City standards in private streets of Lots A and B. A looped water distribution system with two water service points to lots A and B shall be provided;

FOR CITY CLERK USE ONLY

P91-215

RESOLUTION NO.: _____

DATE ADOPTED: _____

(11)

- J. Private on-site water distribution system within Lot C shall be designed and constructed to City standards and shall be owned by the Homeowners Association. A single domestic water service shall be provided to Lot C. (Multiple fire services may be provided.);

Note: Water meters shall be required for this project if building permits are not obtained prior to January 1, 1992.

- M. Properly abandon excess sewer, water and drain services;
- N. A Homeowner's Association shall be formed and CC&R's shall be approved by the City and recorded assuring maintenance of private roadways, lights, parking areas and landscaping within Lots A, B and C. The Homeowner's Association shall also maintain all gutters, drop inlets and leads on Lots A and B and private water system on Lot C;
- O. The CC & R's shall restrict this project to Senior Citizen housing (ages 55 and older). If the project is not restricted to Senior housing, the applicant shall pay school fees to the satisfaction of the Elk Grove Unified School District, prior to issuance of building permits;
- P. Dedicate Lots A, B and 12.5 feet adjacent to the private driveways on lots A and B as Public Utility Easements;
- Q. Dedicate Lot C, excluding any pools or structures, as a Public Utility Easement;
- R. Entrances to Lots A, B and C shall conform to City standard driveways to the satisfaction of the City Traffic Engineer;
- S. Lot 8 shall have frontage adjacent to Lot A;
- T. Gates and controls shall be reviewed and approved by City Traffic Engineer to provide adequate stacking of vehicles behind gates;
- U. Show all existing easements;
- V. Provide a homeowners access point between proposed Lot B and Lot C of Regency Place Unit No. 1 (P89-328);

FOR CITY CLERK USE ONLY

P91-215

RESOLUTION NO.: _____

DATE ADOPTED: _____

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- W. Housing unit design shall be substantially the same as the units approved under the special permit for P89-328;
- X. Landscape plans for Lots A, B and C shall be approved by the Planning Director prior to issuance of Building Permits.
- Y. Any existing water wells or private septic systems must be properly abandoned per Environmental Health Department requirements.
- Z. Building footprints on Lot B shall maximize yard areas. Footprints should be rearranged as indicated on Exhibit B-2 to the satisfaction of the Planning Director prior to the issuance of any building permits on Lot B.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

P91-215

RESOLUTION NO.: _____

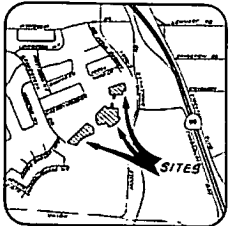
DATE ADOPTED: _____

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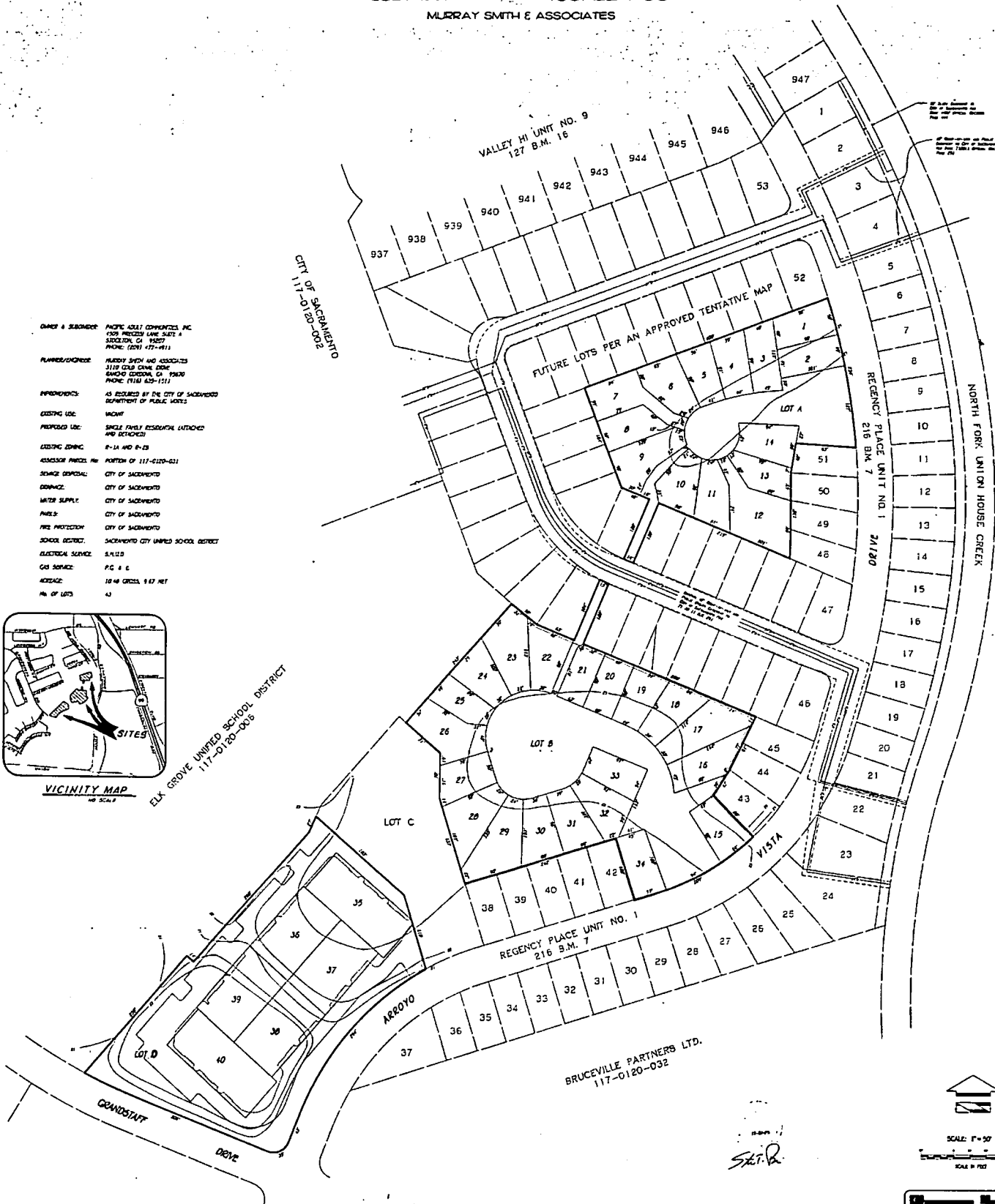
EXHIBIT A

TENTATIVE MAP RESUBDIVISION OF LOTS A, B, & D OF **REGENCY PLACE** LOTS A, B, & D OF 216 B.M. 7 CITY OF SACRAMENTO, CALIFORNIA JULY 1991 SCALE: 1"=50' MURRAY SMITH & ASSOCIATES

- DRAWN & SUBMITTED: PACIFIC ADULT COMMUNITIES, INC.
1505 PROCEED WAY, SUITE A
SACRAMENTO, CA 95827
PHONE: (916) 477-4111
- PLANNED/ENGINEER: MURRAY SMITH & ASSOCIATES
3119 COLLEGE DRIVE, SUITE 200
SACRAMENTO, CA 95820
PHONE: (916) 825-1511
- APPROVED BY: AS REQUIRED BY THE CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
- EXISTING ZONING: R-1A AND R-2B
- ASSESSOR PARCEL NO.: PORTION OF 111-0120-001
- SEWER DISPOSAL: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- PAVING: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
- ELECTRICAL SERVICE: S.U.L.S.D.
- Gas SERVICE: P.G. & E.
- AREAAGE: 18.46 GROSS, 9.87 NET
- NO. OF LOTS: 43



ELK GROVE UNIFIED SCHOOL DISTRICT
117-0120-006

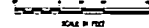


BRUCEVILLE PARTNERS LTD.
117-0120-032

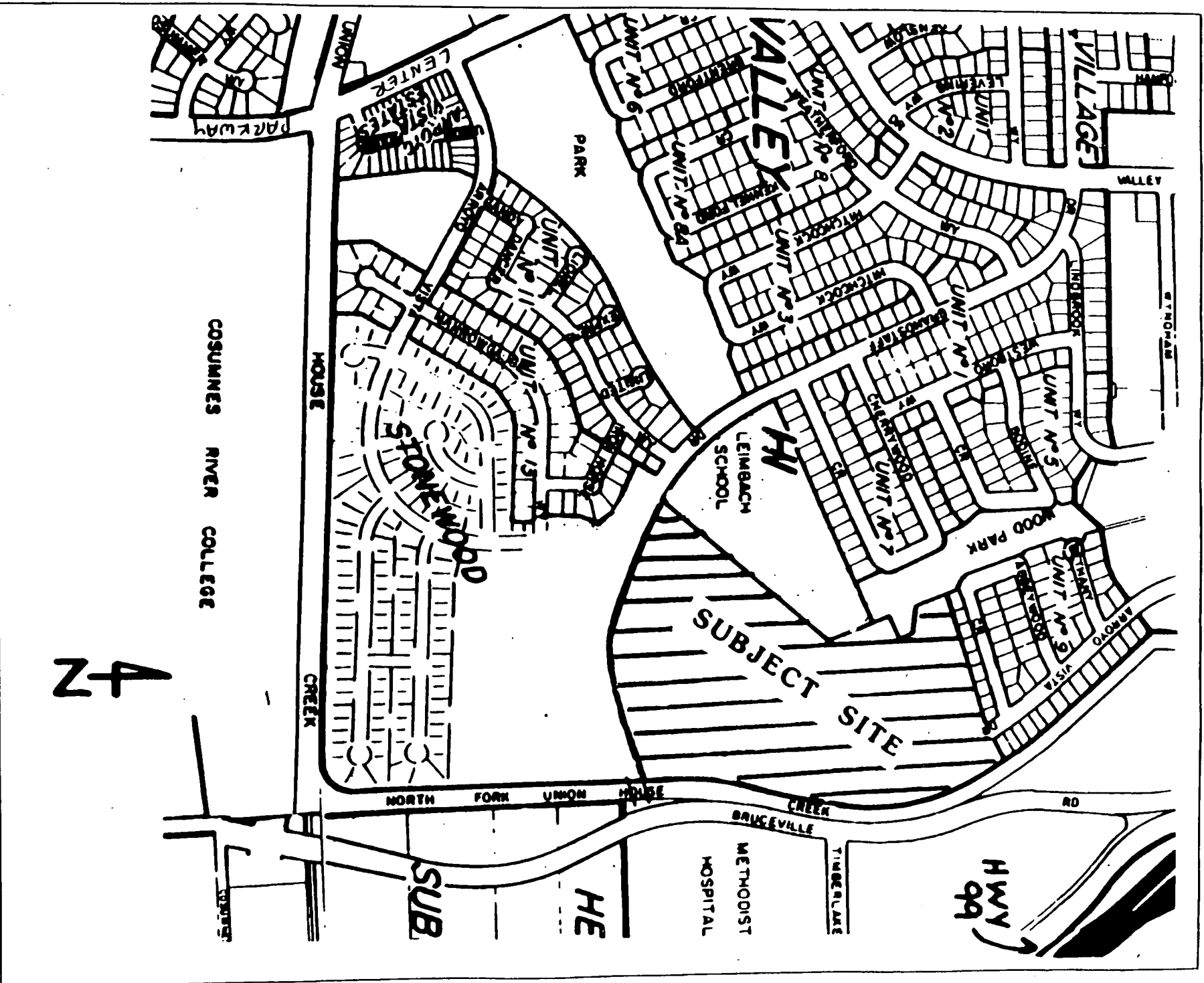
SM



SCALE: 1"=50'



Murray Smith
Murray Smith & Associates
3119 COLLEGE DRIVE, SUITE 200
SACRAMENTO, CA 95820
PHONE: (916) 825-1511



VICINITY MAP

**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

Meeting Date
November, 14, 1991
Item Number
10C
Permit Number
P91-215

ENTITLEMENTS

- | | |
|---|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

Staff Recommendation
 Favorable Unfavorable
W/Condo.
Correspondence
 Petition

LOCATION: W of Arroyo Vista and North of Grandstaff Dr.

P
R
O
P
O
N
E
N
T
S

NAME	ADDRESS

O
P
P
O
N
E
N
T
S

NAME	ADDRESS

MOTION # _____

	Yes	No	Motion	Second
BECERRA	✓			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓		✓	
MYERS	✓			
REYNA	<u>absent</u>			
WALKER	✓			
VEE	✓			✓
NOTESTINE	✓			

MOTION

- | | |
|---|--|
| <input type="checkbox"/> To Approve | <input type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input checked="" type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report | <input type="checkbox"/> To ratify negative ^{in a meeting} report declaration |
| To approve/deny based on find. of fact in staff report | <input type="checkbox"/> To continue to _____ meeting |
| Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> Other _____ |

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REPORT AMENDED BY STAFF 11-14-91
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Murray Smith and Assoc.	3110 Gold Canal Drive, Rancho Cordova, CA 95670	
OWNER	Pacific Adult Communities	4505 Precissi Ln., Stockton, CA 95207	
PLANS BY	Murray Smith and Associates		
FILING DATE	7/19/91	ENVIR. DET. Negative Declaration	REPORT BY Don Smith
ASSESSOR'S PCL. NO.	a portion of 017-0120-031		

APPLICATION: A. Negative Declaration;

B. South Sacramento Community Plan Amendment on Lot D from Residential 4-8 du/na to Residential 7-15 du/na;

C. Tentative Map to subdivide 10.48± vacant acres into 34 single family lots, six multi-family lots and three common lots in the Multi-Family (R-2B) and Single Family Alternative (R-1A) zones; and,

D. Special Permit Modification to allow front yard setbacks shorter than the varied 20 to 25 feet as required in the previously approved Special Permit (P89-328).

LOCATION: West of Arroyo Vista and North of Grandstaff Drive

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10.48± vacant acres into 34 single family lots, six multi-family lots and three common lots for financing purposes.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
South Sacramento

Community Plan: Existing- Residential (4-8 du/na)
Proposed- Residential (4-8 du/na) (Lots A and B); Residential (7-15 du/na) (Lot D)

Existing Zoning of Site: R-1A and R-2B

Existing Land Use of Site: Vacant, a previously approved subdivision (Regency Place) is under construction on the site.

Surrounding Land Use and Zoning:

North: Single Family Residence; R-1

South: Vacant, Single Family Residential subdivision Stonewood has been approved on site; R-1

East: Methodist Hospital; H PUD

West: Leimbach School, Single Family Residence; R-1

Property Dimensions: Irregular

Property Area: 10.48± total acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

School District: Elk Grove Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On October 16, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

BACKGROUND INFORMATION:

On July 12, 1990 the Planning Commission recommended approval of a tentative map to divide the subject site into 99 single family parcels; a 14 unit condominium parcel (Lot A); an ~~18~~ 20 unit parcel (Lot B); a 56 unit condominium parcel; and, a recreation center site. Two special permits were required. One special permit was for the development of 99 zero lot line homes. The second special permit was for the development of a 14 condominium units on Lot A, ~~18~~ 20 condominium units on Lot B and 56 condominium units on Lot D. The latter special permit was for the same three lots as addressed by this report. ~~The detailed design of the three lots have been refined and Lot B now has 22 units rather than the 18 approved by the previous entitlements.~~ (staff amended)

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 10.48± vacant acres located in the Single Family Alternative (R-1A) and Multi-Family Residential (R-2B) zone. The General Plan designates the site for Low Density Residential (4-15 du/na). The South Sacramento Community Plan designates the properties Residential 4-8 du/na. The site is surrounded by single family residential uses zoned Single Family Residential (R-1).

B. Applicant's Proposal

The applicant is requesting to Amend the South Sacramento Community Plan from Residential 4-8 du/na to Residential 7-15 du/na to accommodate the multi-family condominium proposal on Lot D. In addition, a Tentative Map to subdivide the 10.48± vacant acres into 34 single family alternative lots, six multi-family lots and three common lots in the Single Family Alternative (R-1A) and Multi-Family (R-2B) zones for financing purposes.

C. Staff Analysis

The general subdivision of the property has already been approved with the prior Regency Place Subdivision (P89-328). The applicant requests this subdivision to facilitate the financing of the project. During the review of this request, it was determined that a community plan amendment is necessary in order to bring the Lot D parcel into conformance with what has been approved on the property. There was also a recent lot line adjustment made between the Regency Place subdivision and the adjacent Leimbach School (P91-214). There have been no significant changes in the project since it was first submitted to the City. Staff, therefore, supports the request as proposed.

Special Permit Modification- A Special Permit Modification is deemed necessary in order to provide for reduced front yard setbacks for the lots within Lot A and B. Lots A and B are closed gate neighborhoods with restricted access and traffic. Because traffic and access are limited, the reduced setbacks will not be a significant problem. Planning staff does recommend that two of the building footprints for two lots in the Lot B subdivision in order to provide adequate rear yard area and driveway depth. (Exhibit B-2)

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Section, Building, and Fire Divisions. Significant comments have been incorporated in to the conditions of approval.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The specific mitigation measures for this project are identified below.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the South Sacramento Community Plan Amendment on Lot D from Residential 4-8 du/na to Residential 7-15 du/na and forward to the City Council; and,
- C. Recommend approval of the Tentative Map to subdivide 10.48± vacant acres into 34 single family lots, six multi-family lots and three common lots in the Multi-Family (R-2B) and Single Family Alternative (R-1A) zones and forward to the City Council for approval.
- D. Approve the Special Permit Modification to allow front yard setbacks shorter than the varied 20 to 25 feet as required in the previously approved Special Permit (P89-328).

Conditions - 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. Prepare a sewer, water and drainage studies for the review and approval of the Department of Public Works. Drainage in swale in Lot C shall be picked-up to the satisfaction of the Department of Public Works;
- 2. A Notice of Completion will not be issued for this project until a Notice of Completion for Regency Place Unit 1 (P89-328) has been issued;
- 3. 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;
- 4. 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;
- 5. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-215);
- 6. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- 7. Provide a private on-site drainage system in Lots A and B to be maintained by the Homeowner's Association;
- 8. Provide an on-site grading and drainage plan for the review and approval by the Department of Public Works prior to issuance of building permit;

9. Public water distribution systems with metered services shall be constructed to City standards in private streets of Lots A and B. A looped water distribution system with two water service points to lots A and B shall be provided;
10. Private on-site water distribution system within Lot C shall be designed and constructed to City standards and shall be owned by the Homeowners Association. A single domestic water service shall be provided to Lot C. (Multiple fire services may be provided.);

Note: Water meters shall be required for this project if building permits are not obtained prior to January 1, 1992.

11. Properly abandon excess sewer, water and drain services;
12. A Homeowner's Association shall be formed and CC&R's shall be approved by the City and recorded assuring maintenance of private roadways, lights, parking areas and landscaping within Lots A, B and C. The Homeowner's Association shall also maintain all gutters, drop inlets and leads on Lots A and B and private water system on Lot C;
13. The CC & R's shall restrict this project to Senior Citizen housing (ages 55 and older). If the project is not restricted to Senior housing, the applicant shall pay school fees to the satisfaction of the Elk Grove Unified School District, prior to issuance of building permits;
14. Dedicate Lots A, B and 12.5 feet adjacent to the private driveways on lots A and B as Public Utility Easements;
15. Dedicate Lot C, excluding any pools or structures, as a Public Utility Easement;
16. Entrances to Lots A, B and C shall conform to City standard driveways to the satisfaction of the City Traffic Engineer;
17. Lot 8 shall have frontage adjacent to Lot A;
18. Gates and controls shall be reviewed and approved by City Traffic Engineer to provide adequate stacking of vehicles behind gates;
19. Show all existing easements;
20. Provide a homeowners access point between proposed Lot B and Lot C of Regency Place Unit No. 1 (P89-328);
21. Housing unit design shall be substantially the same as the units approved under the special permit for P89-328;
22. Landscape plans for Lots A, B and C shall be approved by the Planning Director prior to issuance of Building Permits.
23. Any existing water wells or private septic systems must be properly abandoned per Environmental Health Department requirements.

24. Building footprints on Lot B shall maximize yard areas. Footprints should be rearranged as indicated on Exhibit B-2 to the satisfaction of the Planning Director prior to the issuance of any building permits on Lot B.

Conditions - Special Permit

1. Lots A and B shall be developed with the variable front and rear setbacks indicated in Exhibits B-1 and B-2. The setbacks of two of the parcels for Lot B shall be revised as indicated by Exhibit B-2.
2. Revisions, if any, to the proposed elevations (Exhibit C-1 to C-5) shall be subject to Planning Director review and approval prior to issuance of building permits.
3. The landscape plan for common areas shall be submitted for staff review and approval prior to issuance of building permits.

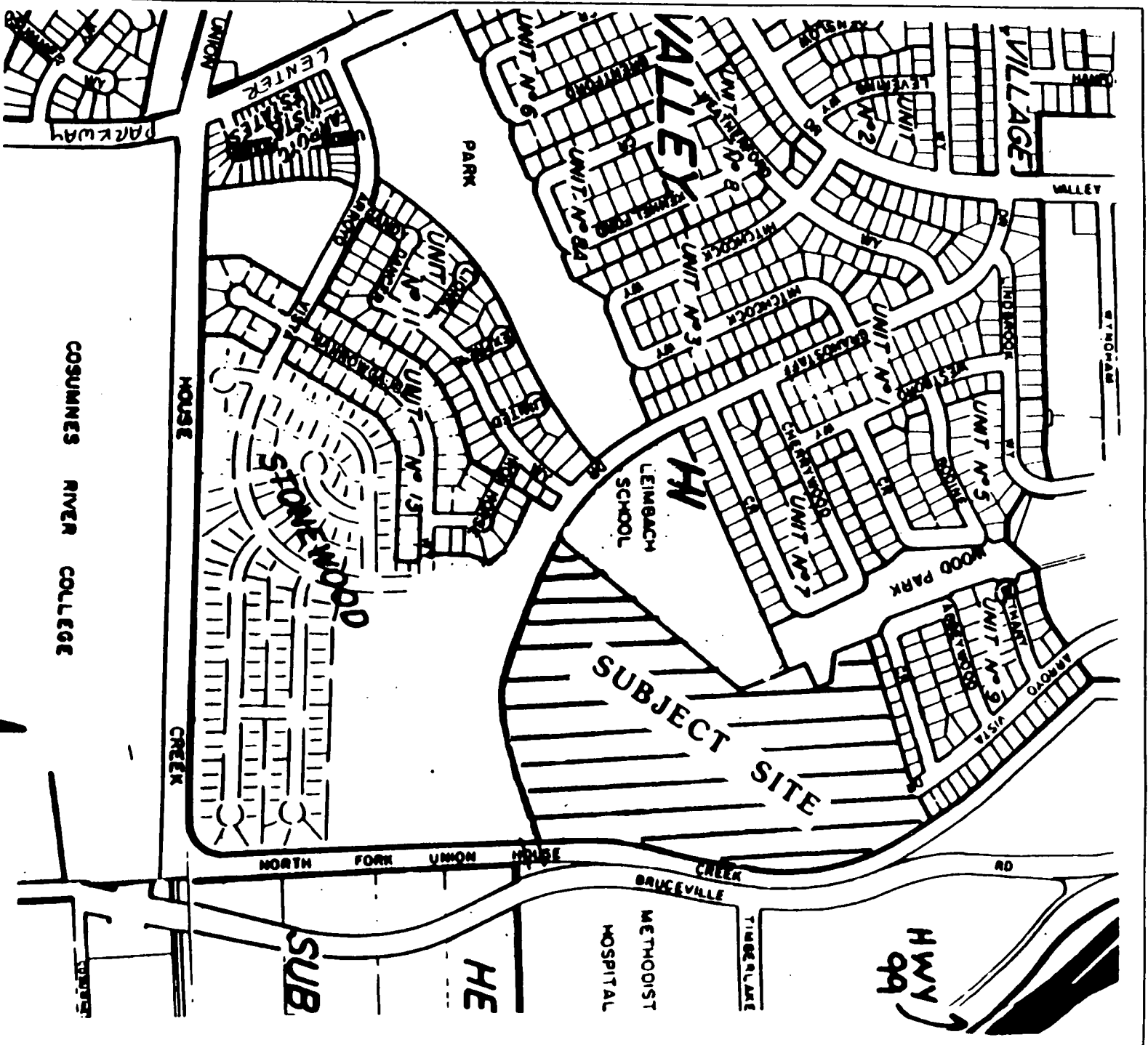
Mitigation Measures

A: Cultural Resources

The applicant shall consult with the North Central Information Center at California State University, Sacramento to identify known cultural resources and potential cultural resources which could be found on the site. This consultation shall be submitted to the Environmental Services Division for review and approval prior to issuance of any building permit. If the records search indicates that a potential exists for cultural resources, an archaeological field survey shall be conducted by a professional archaeologist to analyze the significance of the resource and recommend necessary preservation and mitigation measures. This survey shall be submitted to the Environmental Services Division for review and approval prior to issuance of any building permit.

Findings of Fact - Special Permit Modification

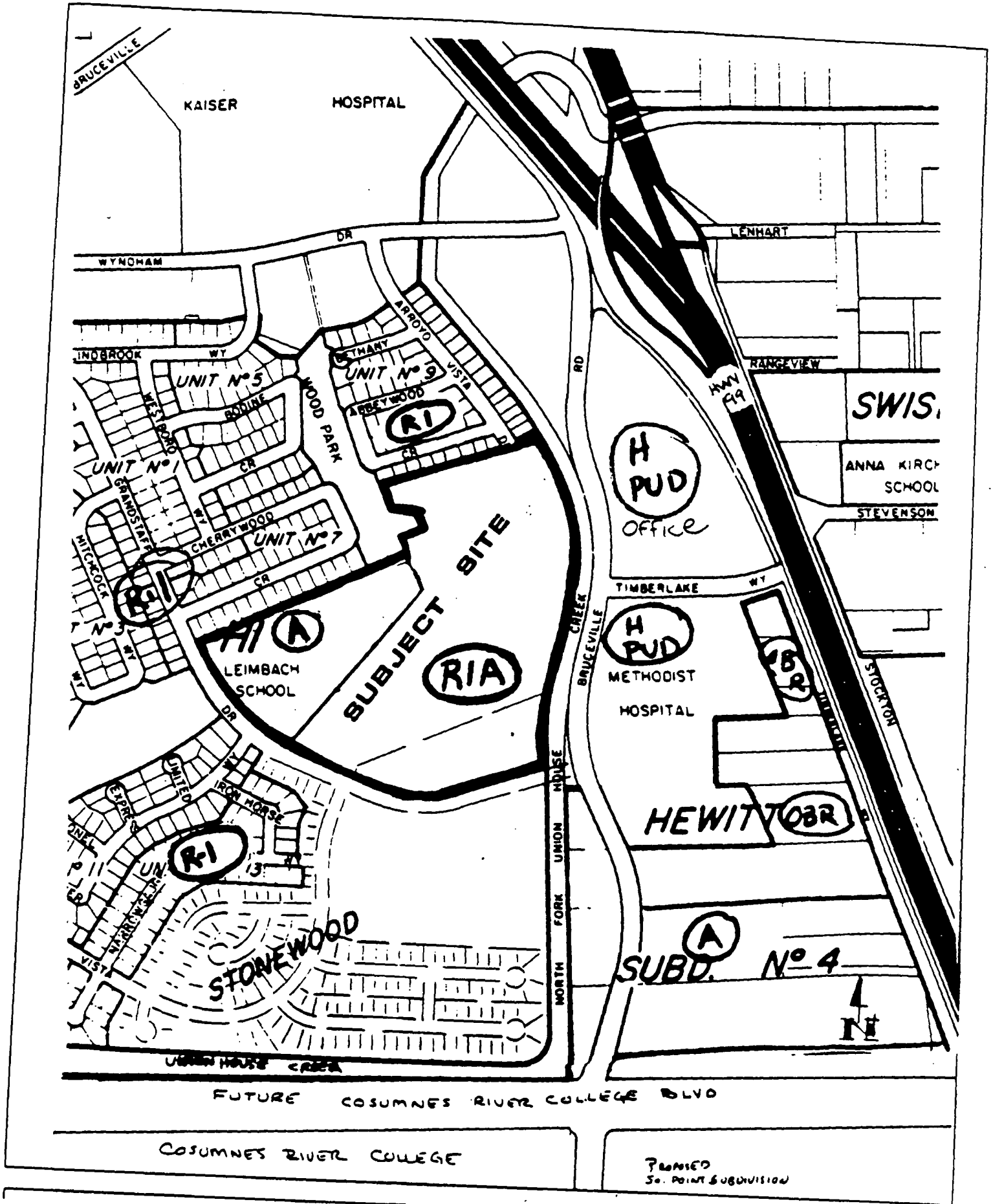
1. The proposed project, as conditioned, as based on sound principles of land uses in that residential development is consistent with the surrounding residential neighborhoods.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare to the neighboring properties in that:
 - a. adequate on-site parking will be provided; and
 - b. adequate setbacks will be provided.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na) and the South Sacramento Community Plan which designates the site residential (4-8 du/na).



COSUMES RIVER COLLEGE

VICINITY MAP

(22)



LAND USE & ZONING MAP

P91-215

NOVEMBER 14, 1991

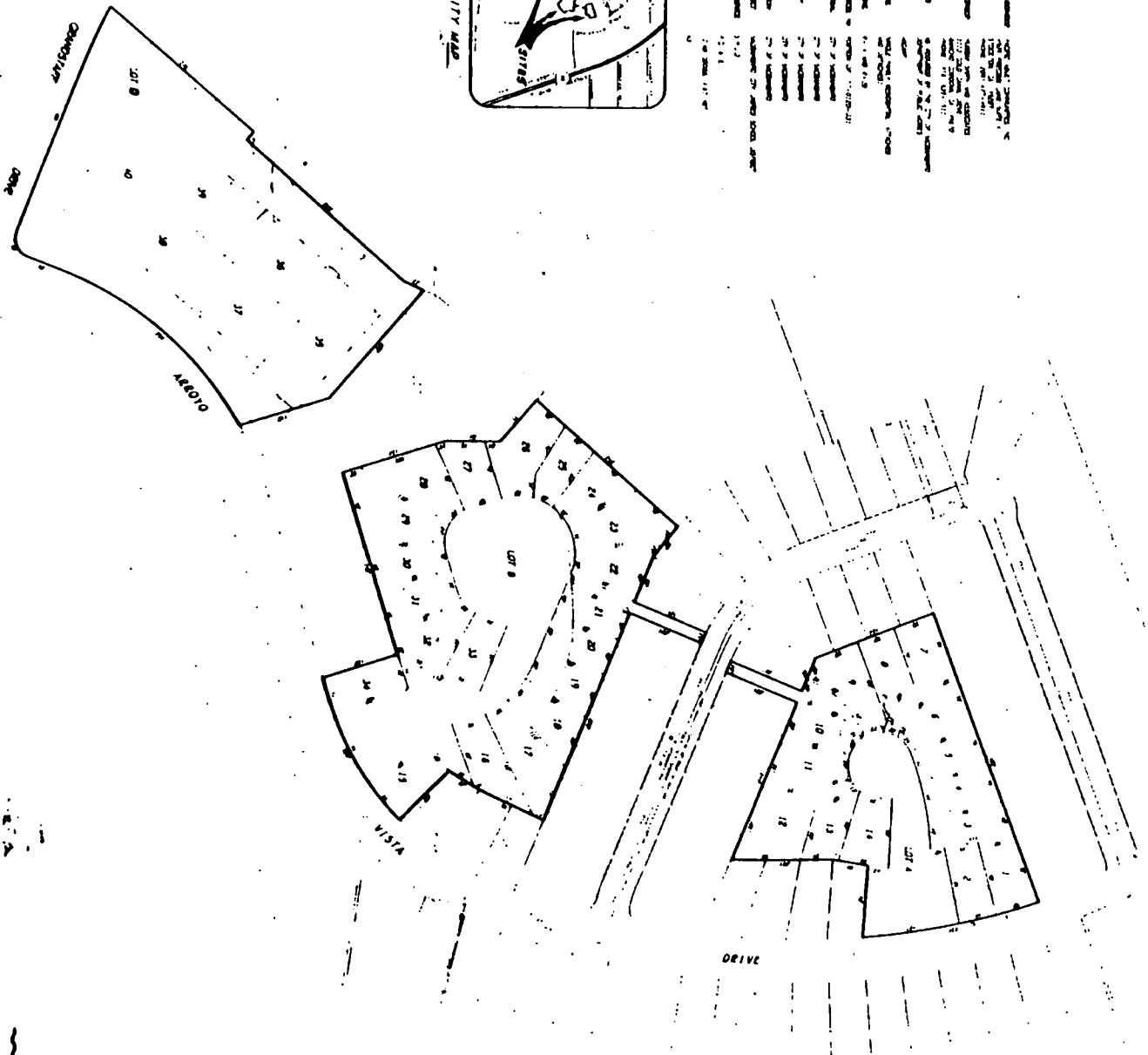
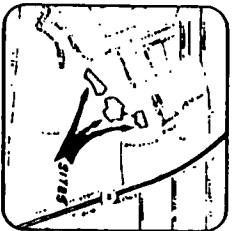
Item No. 10

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EXHIBIT A

TENTATIVE MAP
 RESUBDIVISION OF LOTS A, B, C & D OF
REGENCY PLACE
 LOTS A, B, C & D OF 216 S.M. 7
 CITY OF SACRAMENTO, CALIFORNIA
 JULY 1991
 SCALE: 1"=50'
 URBAN SURVEY & ASSOCIATES

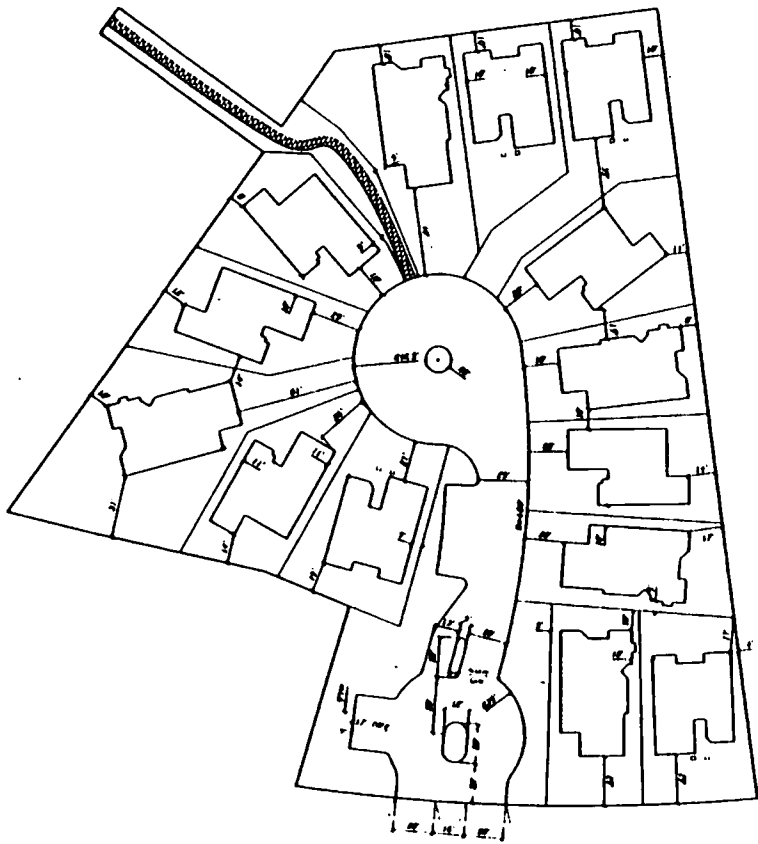
NOTE: 1. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF SACRAMENTO BY THE CITY ENGINEER'S OFFICE. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND STREETS SHOWN ON THIS MAP. THE CITY ENGINEER'S OFFICE SHALL ALSO BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND STREETS SHOWN ON THIS MAP. THE CITY ENGINEER'S OFFICE SHALL ALSO BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND STREETS SHOWN ON THIS MAP.



Survey & Associates
 154

TYPICAL BUILDING FOOTPRINTS

LOT A



ARROYO VISTA DRIVE



SCALE 1" = 30'



SCALE IN FEET

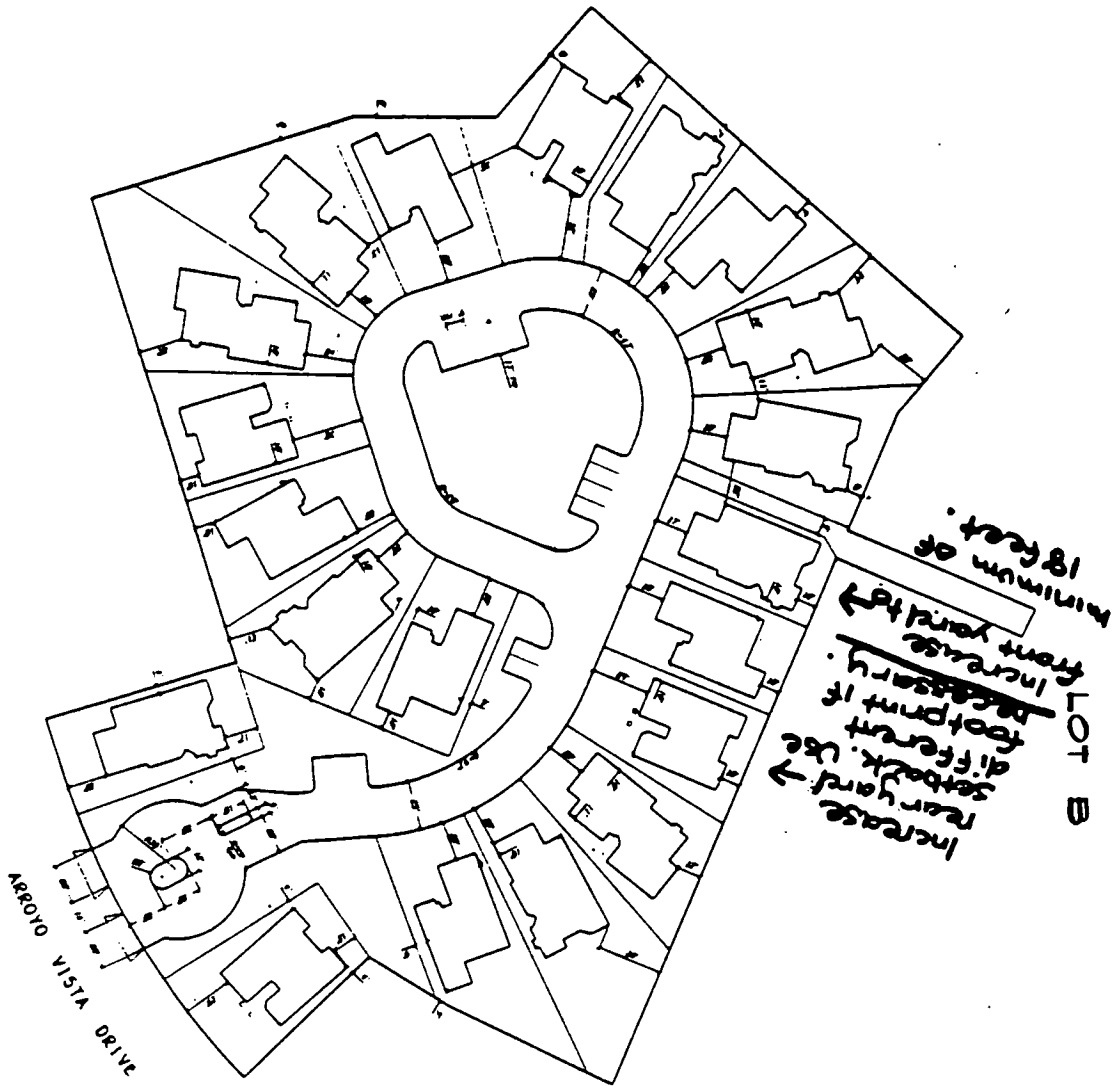
Murray Smith
Murray Smith & Associates
215 West 1st Street
San Francisco, CA 94102
415 398 1212

EXHIBIT B-1
LOT A SITE PLAN

25

90

TYPICAL BUILDING FOOTPRINTS



LOT B
 Minimum of 18 feet
 front yard for
 increase
 rear yard use
 setback. Use
 different if
 footprint
 increase
 necessary.

ARROYO VISTA DRIVE

LOT B SITE PLAN

EXHIBIT B-2



SCALE 1"=50'
 SCALE IN FEET

DATE: 10/15/50

Author: [illegible]
 Date: 10/15/50
 Title: [illegible]

TYPICAL BUILDING FOOTPRINTS

LOT D

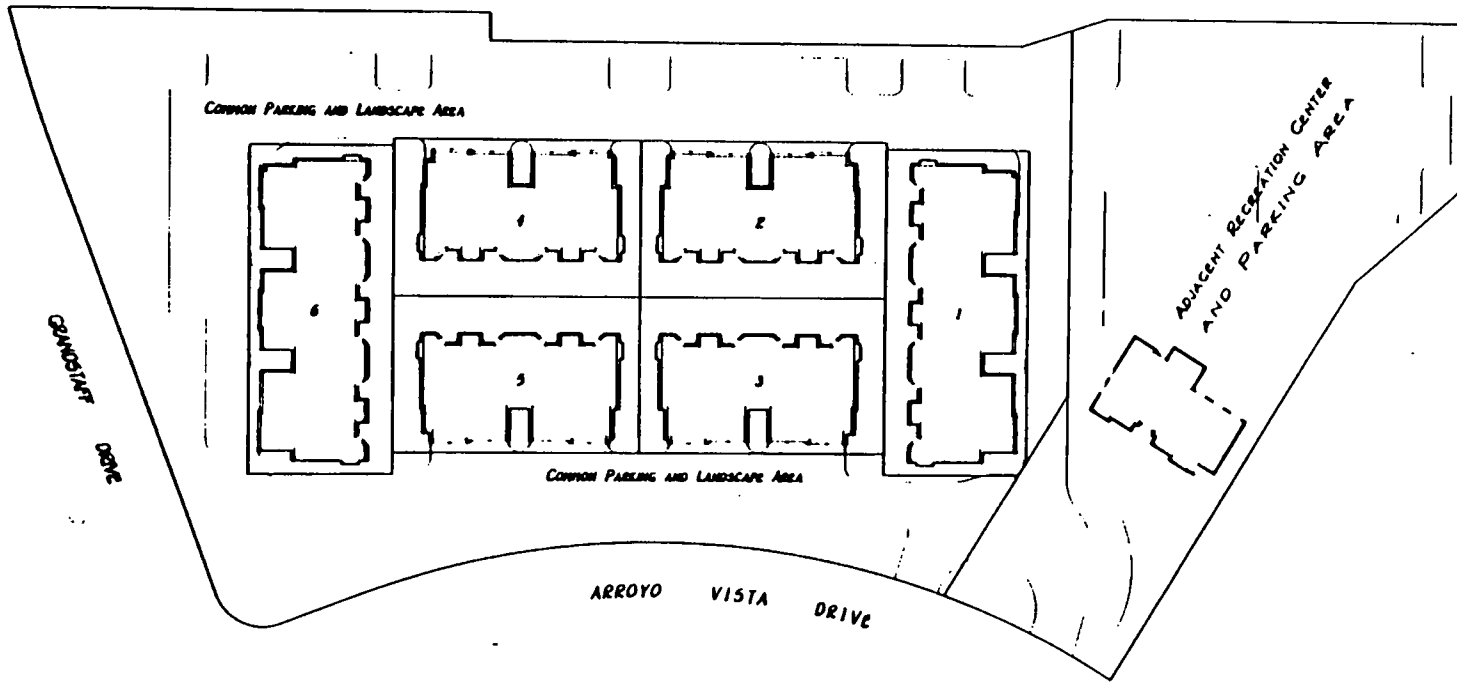
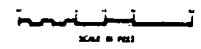


EXHIBIT B-3
LOT D SITE PLAN



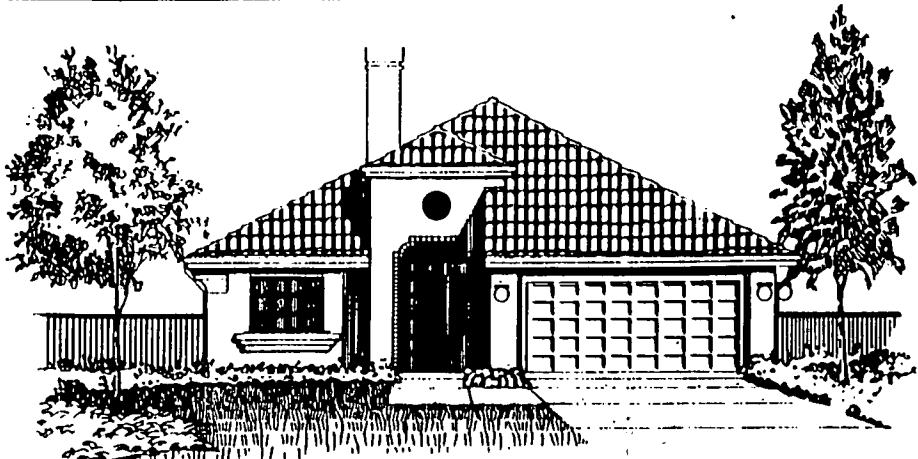
SCALE 1" = 30'



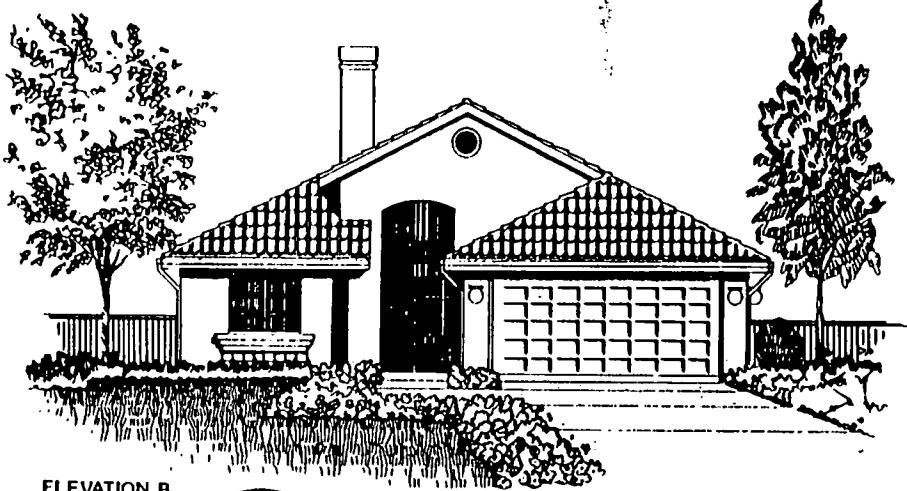
SCALE IN FEET

Murray Smith & Associates
Architects
1000 North 10th Street, Suite 200
Phoenix, Arizona 85001
PHOENIX, ARIZONA

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ELEVATION A



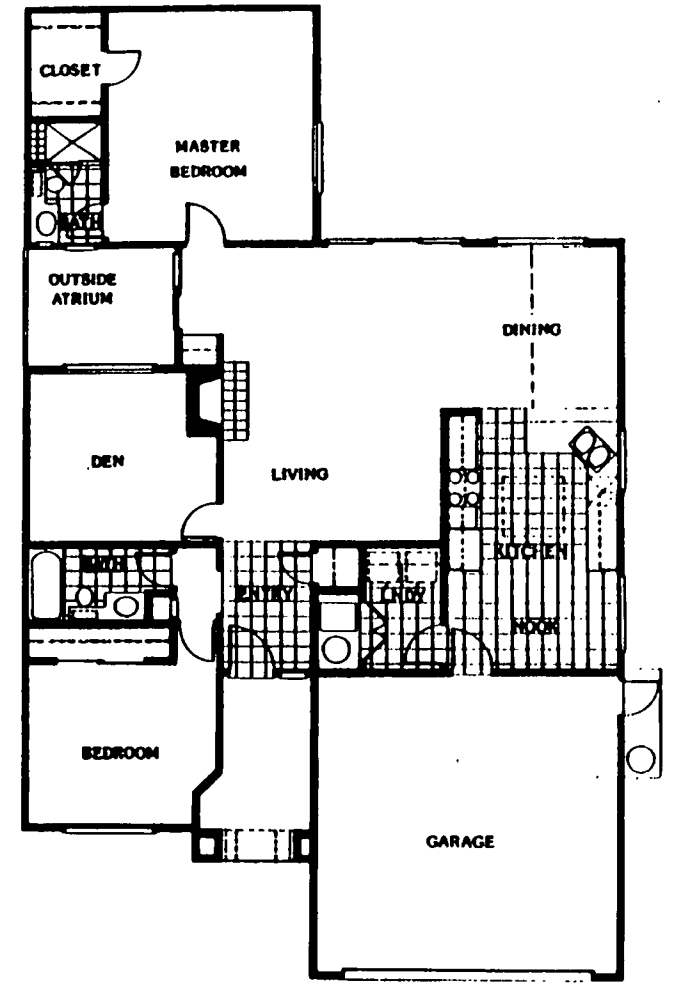
ELEVATION B

EXHIBIT C-1



DETACHED RESIDENTIAL

REGENCY · PLACE · SACRAMENTO · CALIFORNIA
PACIFIC · ADULT · COMMUNITIES



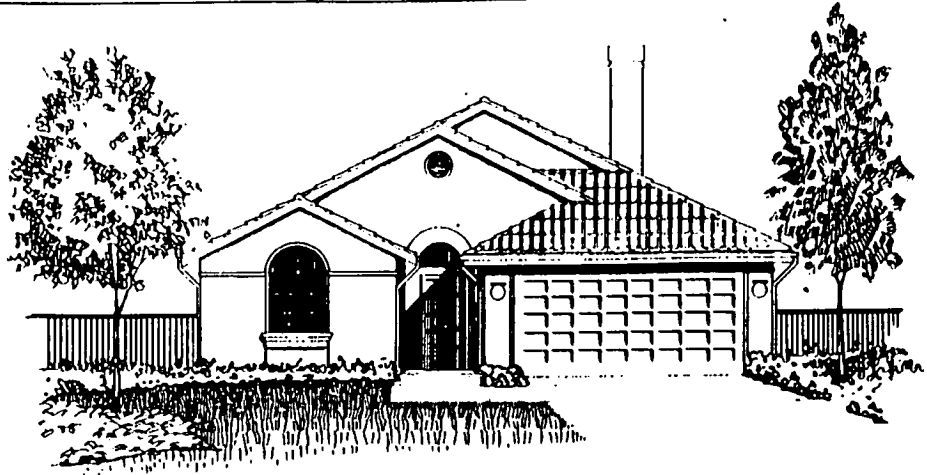
PLAN 1541

DAHLIN GROUP
ARCHITECTS · PLANNERS

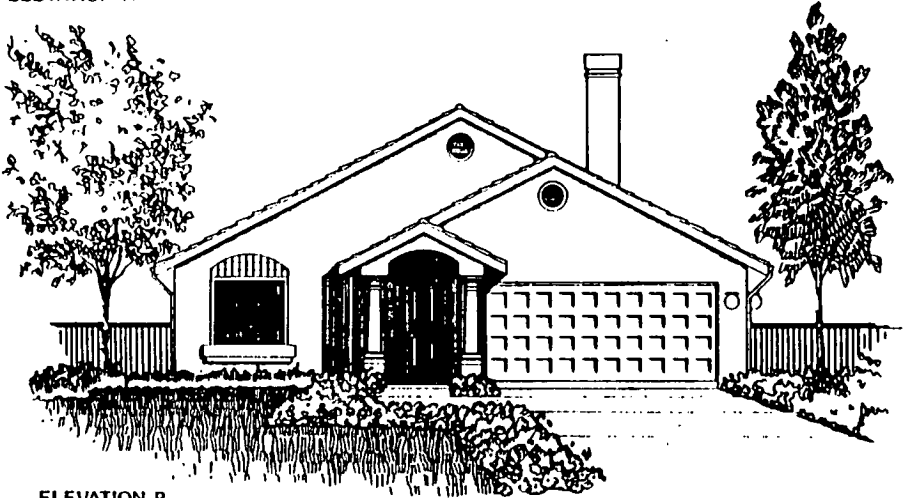
26111 ... Canyon Blvd · San Ramon, CA 94583

69

EXHIBIT C-2



ELEVATION A

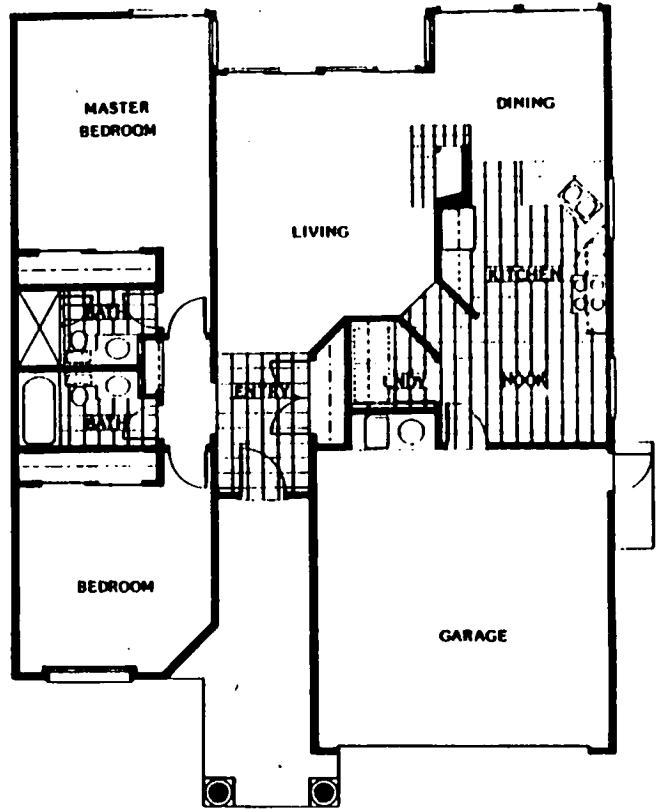


ELEVATION B



DETACHED RESIDENTIAL

REGENCY • PLACE • SACRAMENTO • CALIFORNIA
PACIFIC • ADULT • COMMUNITIES

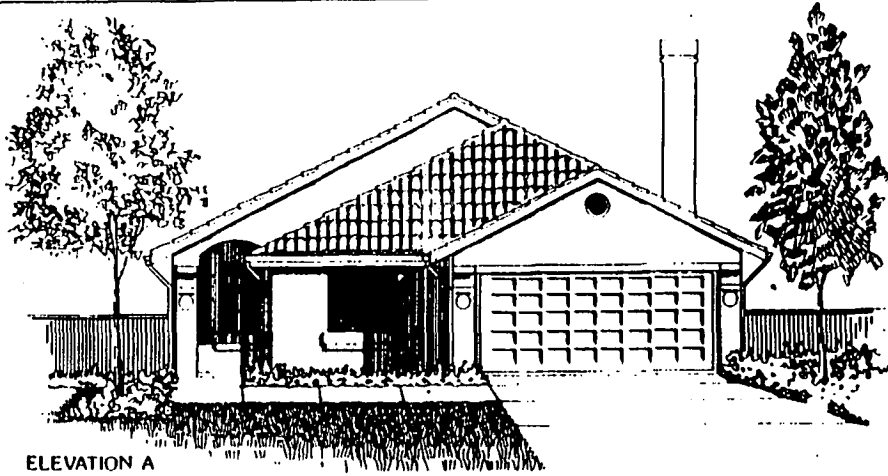


PLAN 1331

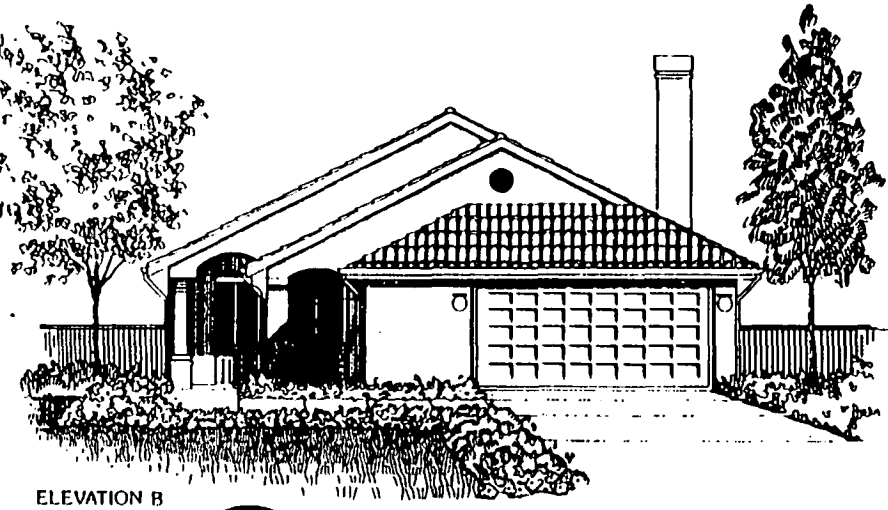
DAHLIN GROUP
ARCHITECTS • PLANNERS

2011 Lone Canyon Road • San Ramon, CA 94583

C-3



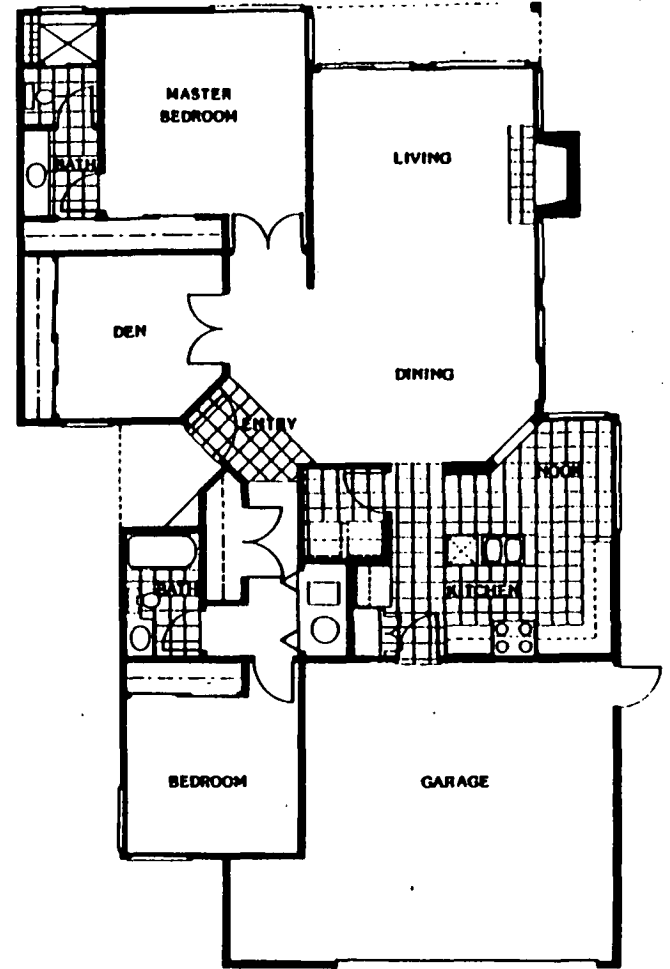
EXHIBIT



DETACHED RESIDENTIAL

REGENCY · PLACE · SACRAMENTO · CALIFORNIA

PACIFIC · ADULT · COMMUNITIES



PLAN 1578

DAHLIN GROUP
ARCHITECTS · PLANNERS

18111 · Canyon Road · San Ramon, CA 94583

15500 10.19.97
DAILIN



INNER COURT ELEVATION

EXHIBIT C-4



PARTIAL DRIVE ELEVATION



APARTMENT EXTERIOR ELEVATIONS

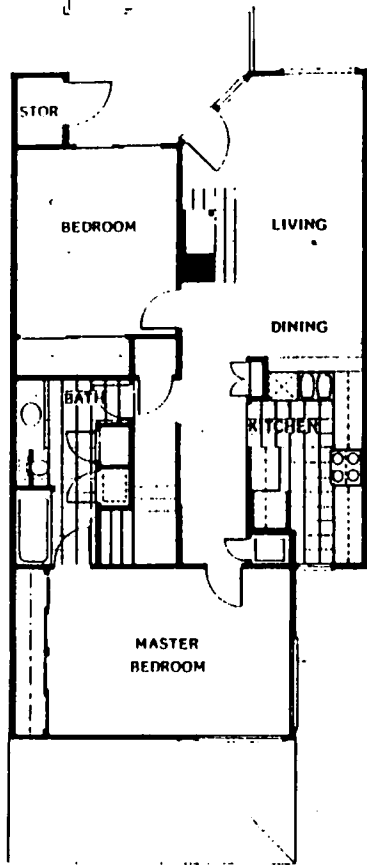
REGENCY · PLACE · SACRAMENTO · CALIFORNIA

PACIFIC · ADULT · COMMUNITIES

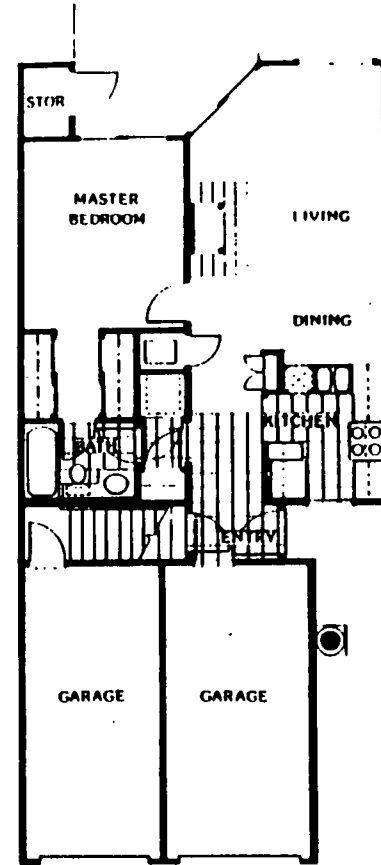
DAILIN GROUP
ARCHITECTS · PLANNERS

2671 East Laguna Road, San Ramon, CA 94583

EXHIBIT C-5



SECOND STORY PLAN
 TWO BEDROOM
 1020 SQUARE FEET



FIRST STORY PLAN
 ONE BEDROOM
 705 SQUARE FEET



APARTMENT FLOOR PLANS

REGENCY · PLACE · SACRAMENTO · CALIFORNIA

PACIFIC · ADULT · COMMUNITIES

DAHLIN GROUP
 ARCHITECTS · PLANNERS