

26



# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

February 5, 1986

City Council  
Sacramento, California

**APPROVED**  
BY THE CITY COUNCIL

FEB 11 1986

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

- SUBJECT: 1. Environmental Determination  
2. PUD Schematic Plan Amendment  
3. Tentative Map (P85-492)

LOCATION: Southeast Corner of Truxel Road and Brewerton Drive

### SUMMARY

The application is for entitlements to develop 64 single family homes on a ten acre site. The Planning Commission and staff recommend approval of the request with conditions.

### BACKGROUND INFORMATION

The subject site is a portion of the Pheasant Creek PUD and designated for development with 59 zero lot line residential units. The applicant is requesting approval to modify the street circulation and to develop the site with 64 detached single family units ranging in size from 1,162 square feet to 1,639 square feet.

### VOTE OF THE PLANNING COMMISSION

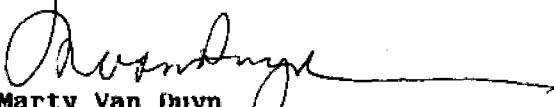
On January 9, 1986, the Commission voted nine ayes to recommend approval of the request.

RECOMMENDATION

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

- 1. Ratify the Negative Declaration;
- 2. Adopt the attached Resolution amending the Pheasant Creek PUD to add five additional units;
- 3. Adopt the attached Resolution adopting Findings of Fact and approving the map with conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

AG:pkb  
 attachments  
 P85-492

February 11, 1986  
 District No. 1

MEETING DATE January 9, 1986  
ITEM NO. 21B FILE # 85-492  
M \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP  26
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER Amend PUD Schematic Plan

Location: Southeast corner of Duval Road & Brewster Avenue

Recommendation:  
 Favorable To add 4 lots  
 Unfavorable  Petition  Correspondence

	<u>PROPOSERS</u>	
<u>NAME</u>		<u>ADDRESS</u>

	<u>OPPOSERS</u>	
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	✓			
Goodin	✓			
Holloway	✓			
Hunter	✓			
Ishmael	✓			✓
Ramirez	✓			
Simpson	✓		✓	
Augusta	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL To add 4 lots
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

**RESOLUTION No. 86-119**

**Adopted by The Sacramento City Council on date of**

RESOLUTION AMENDING THE PHEASANT CREEK PUD SCHEMATIC PLAN TO ADD FIVE ADDITIONAL UNITS AND TO DESIGNATE THE AREA FOR SIXTY-FOUR SINGLE FAMILY HOMES FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1 (P85-492) (APN: 225-960-07)

WHEREAS, the City Council conducted a public hearing on February 11, 1986, 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 single family development; and
- 3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A-1 in the City of Sacramento is hereby designated on the Pheasant Creek PUD Schematic Plan for sixty-four single family homes.

**APPROVED**  
BY THE CITY COUNCIL

FEB 11 1986

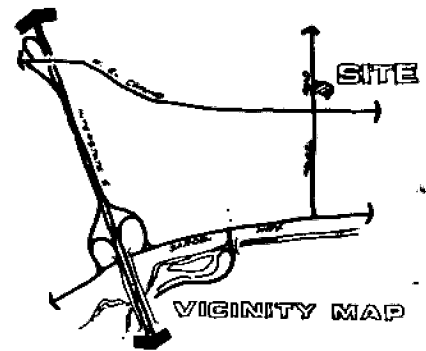
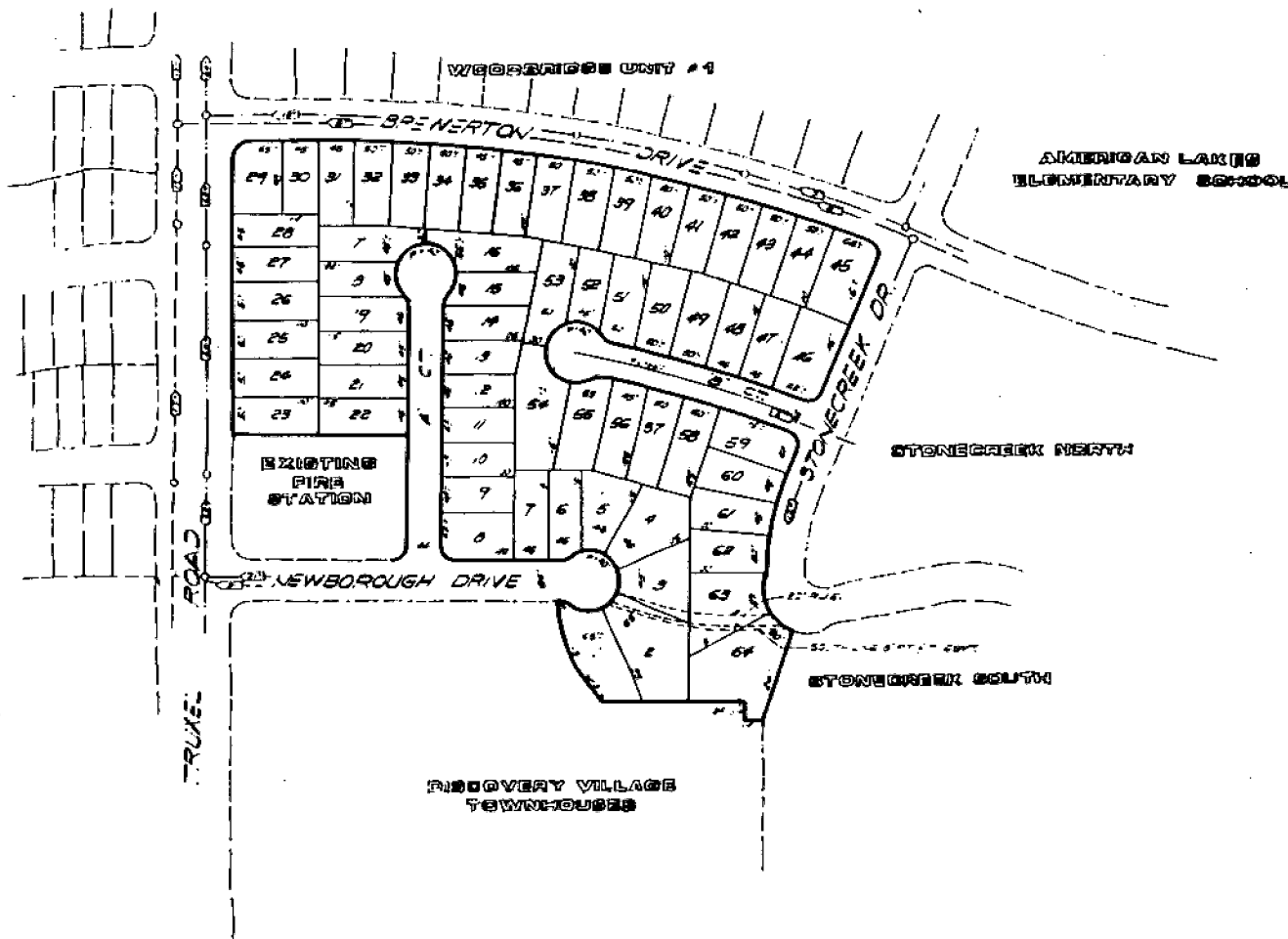
OFFICE OF THE  
CITY CLERK

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-492



RECORD OWNER AND SUBDIVIDER  
 U.S. Homes  
 2291 Arden Way, Suite 3  
 Sacramento, California 95825

EXISTING USE  
 Vacant

EXISTING ZONING  
 R-1A

PROPOSED USE AND ZONING  
 64 Lots--R-1A

WATER SUPPLY  
 City of Sacramento

SEWAGE DISPOSAL  
 City of Sacramento

ASSESSORS PARCEL NO.  
 275-0960-007

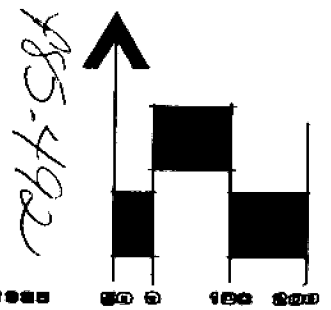
ACREAGE  
 9.42 NET

**TENTATIVE MAP**  
**LOT 4 PHEASANT CREEK**  
 CITY OF SACRAMENTO CALIFORNIA



9183022

EXHIBIT A-1



26

**RESOLUTION No. 86-120**

**Adopted by The Sacramento City Council on date of**

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTHEAST  
CORNER OF TRUXEL ROAD AND BREWERTON DRIVE**

**(P 85-492) (APN: 225-960-07)**

**WHEREAS, the City Council, on February 11, 1986, held a public hearing on the request for approval of a tentative map for property located on the southeast corner of Truxel Road and Brewerton Drive :**

**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.**

**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 therein.**
- 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 1978 South Natomas Community Plan designate the subject site for 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 the filing of 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - d. 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;
  - e. 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;
  - f. 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 comply with Title 24 requirements of the Uniform Building Code;
  - g. Meet all County Sanitation District requirements;

- h. Submit a soils test prepared by a registered engineer to be used in street design;
- i. Truxel Road, Brewerton Drive and Stonecreek Drive shall be overlaid to provide a smooth surface over utility trench excavations;
- j. No buildings shall be allowed in the P.U.E. shown on Lots 2,3,63,64; a note shall be placed on the final map referencing this condition;
- k. Redesign the map to reduce the number of fronting lots on Truxel Road to five.

\_\_\_\_\_  
MAYOR

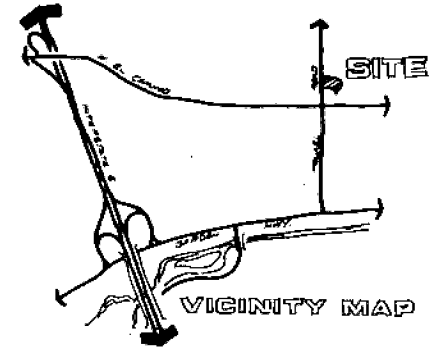
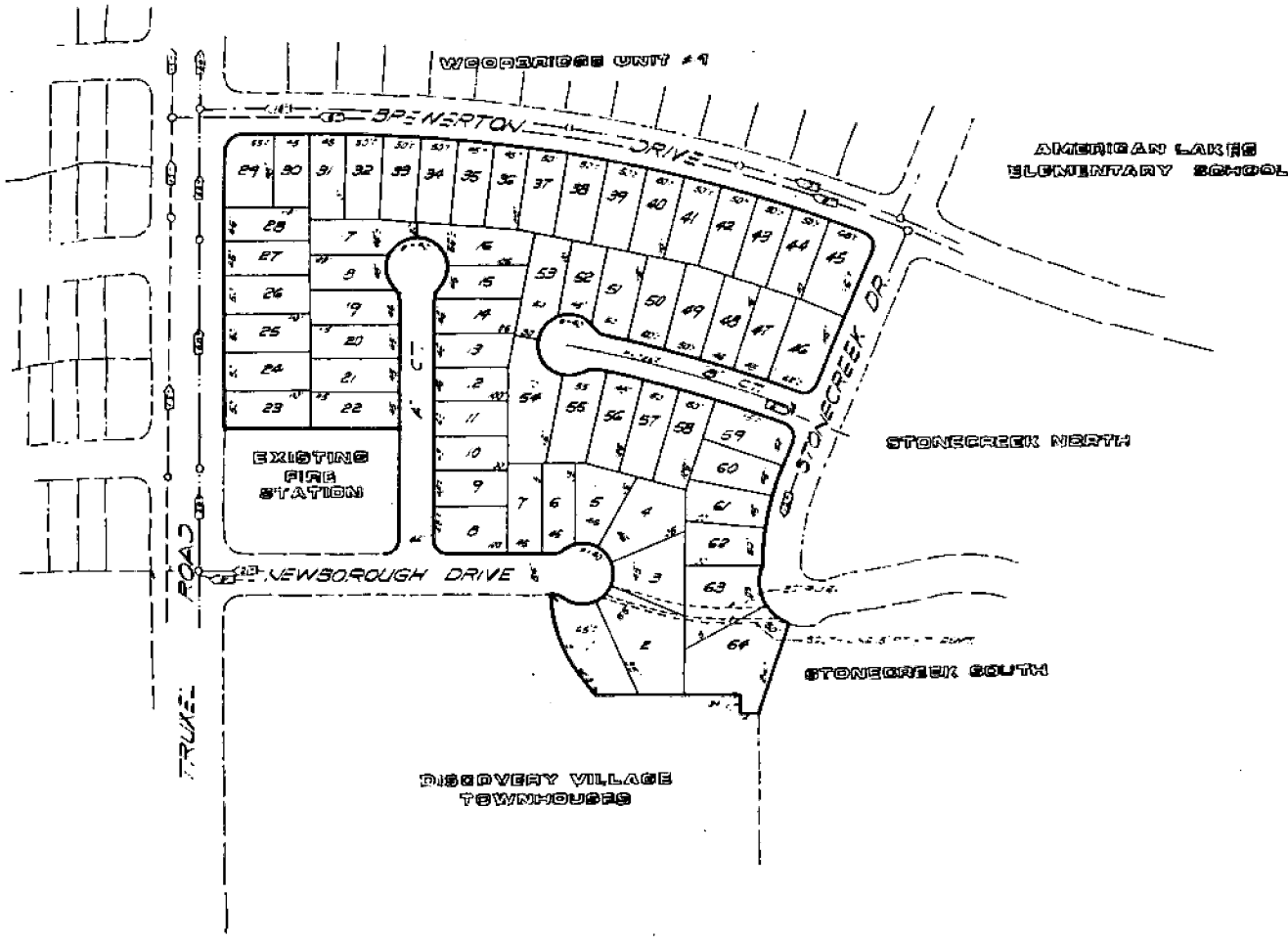
ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-492



27



RECORD OWNER AND SUBDIVIDER  
 U.S. Homes  
 2391 Arden Way, Suite 3  
 Sacramento, California 95825

EXISTING USE  
 Vacant

EXISTING ZONING  
 R-1A

PROPOSED USE AND ZONING  
 64 lots--R-1A

WATER SUPPLY  
 City of Sacramento

SEWAGE DISPOSAL  
 City of Sacramento

ASSESSORS PARCEL NO.  
 225-0960-007

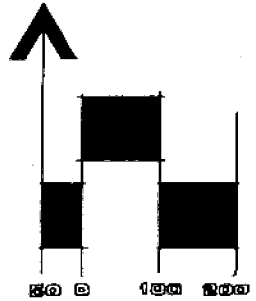
ACREAGE  
 9.4± NET

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**TENTATIVE MAP**  
**LOT 4 PHEASANT CREEK**  
 CITY OF SACRAMENTO CALIFORNIA



185-492



DECEMBER 1985

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

26

<b>APPLICANT</b>	Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
<b>OWNER</b>	U.S. Homes, 1391 Arden Way, Suite 3, Sacramento, CA 95825		
<b>PLANS BY</b>	Spink Corporation and U.S. Homes		
<b>FILING DATE</b>	12-6-85	<b>ENVIR. DET.</b>	12-30-85
<b>ASSESSOR'S-PCL. NO.</b>	225-960-07		
		<b>REPORT BY</b>	SD:bw

- APPLICATION:**
- A. Negative Declaration
  - B. PUD Schematic Plan Amendment to add five additional units for a total of 64 units (Sec. 8-D-8)
  - C. Tentative Map (P85-492)
  - D. Special Permit for development in the Pheasant Creek PUD (Sec. 8-C-3)

**LOCATION:** Southeast corner of Truxel Road & Brewerton Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop 64 single family units in Pheasant Creek PUD.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential (4-21 du/ac)
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Single Family; R-1
South:	Condominiums; R-1A
East:	Vacant; R-2B-PUD
West:	Single Family; R-1

Parking Required:	64 spaces
Parking Provided:	128 spaces
Property Dimensions:	Irregular
Property Area:	10+ acres
Density of Development:	8 du/ac net
Square Footage of Units:	1,639, 1,436, 1,162
Height of Building:	1 and 2 story, 18 feet and 24 feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Horizontal wood siding, stucco with brick and wood trim
Roof Material:	Composition shingles

**BACKGROUND INFORMATION:** On December 20, 1983, the City Council approved entitlements to designate 42.8 acres as Pheasant Creek PUD (P83-327). The subject site is the 10+ acre portion designated for zero-lot line units. The site was zoned R-1A with Pheasant Creek PUD approval.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 23, 1985, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map, subject to conditions which follow.

PROJECT EVALUATION: Staff has made the following findings:

- A. Land Use: The subject site is designated for residential uses in the 1974 General Plan. It is designated for 4-21 dwelling units per acre. The site is surrounded by vacant and existing residential development. The property to the north and west is zoned R-1, to the east and south is zoned R-2B PUD. A fire station is located at the southwest corner of the site. The site is designated for 59 zero lot line units in the PUD Schematic Plan. The applicant's proposal computes to eight units per net acre. Units will be placed on their lots so that each has a minimum of two five-foot side yard setbacks as opposed to zero lot line units. Staff has no objection to this minor modification to the original concept. The units remain single family detached structures.
  
- B. Design: The applicant proposes 64 single family units. In order to avoid backing directly onto Truxel Road, which is now busy and will increase in volume, the Subdivision Review Committee has conditioned the map so that one lot fronting onto Truxel Road is deleted and the additional footage added to the remaining lots. Lots fronting on Truxel Road shall be developed in such a manner as to avoid backing directly onto the street.

The applicant has redesigned the map with two cul-de-sacs instead of a dog-leg from Stonecreek Drive to Newborough Drive. The Traffic Engineer supports this design revision because it eliminates a sneak street situation (see Exhibit A).

The applicant proposes three units with three elevations each. There are two 2-story units and one 1-story unit. Units range in size from 3 bedrooms/2 baths, 1,162 square feet; 3 bedrooms/2-1/2 baths, 1,438 square feet; to 3 bedrooms/2-1/2 baths, 1,639 square feet. Building materials consist of horizontal wood siding and stucco with brick and wood trim and composition shingle roofing. Staff requests that roofing material be wood shake similar to the townhouses south of the site. Staff finds there to be sufficient variety of building plans and materials to provide an interesting streetscape.

Staff requests that windows be placed in the entry of model 1639 to provide the occupant a view of the street. The other units appear to have sufficient view of the street for crime deterrent purposes.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment; a Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the PUD Schematic Plan Amendment to add four lots;
- C. Recommend approval of the Tentative Map, subject to conditions which follow;
- D. Approve the Special Permit, subject to conditions and based upon Findings of Fact which follow:

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:

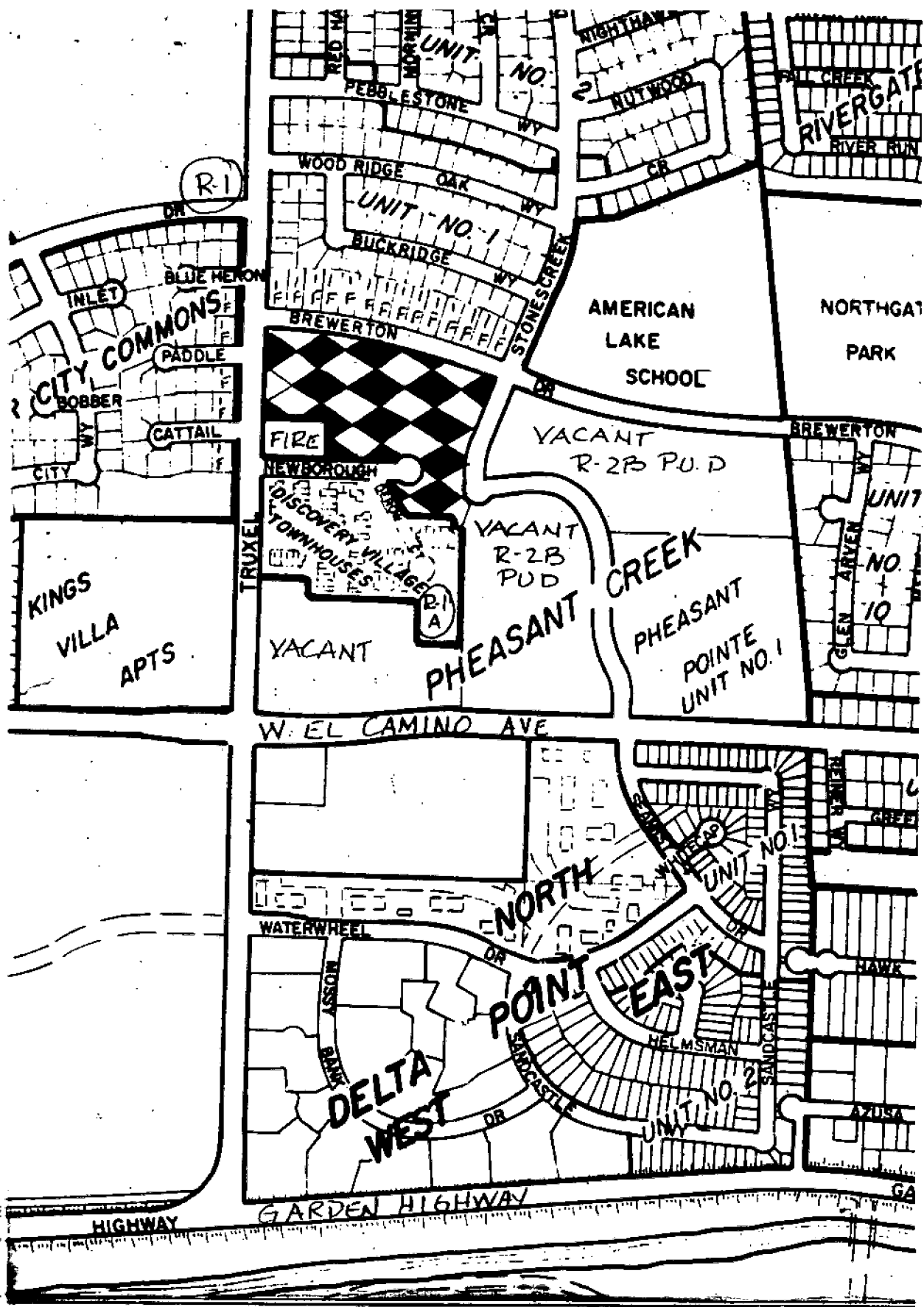
1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. 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;
5. 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;
6. 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 comply with Title 24 requirements of the Uniform Building Code;
7. Meet all County Sanitation District requirements;
8. Submit a soils test prepared by a registered engineer to be used in street design;
9. Truxel Road, Brewerton Drive and Stonecreek Drive shall be overlaid to provide a smooth surface over utility trench excavations;
10. No buildings shall be allowed in the P.U.E. shown on Lots 2,3,63,64; a note shall be placed on the final map referencing this condition;
11. Redesign the map to reduce the number of fronting lots on Truxel Road to five.

Conditions - Special Permit:

1. Units fronting on Truxel Road shall be designed to eliminate the need to backout directly onto the roadway;
2. Roofing material shall be medium wood shakes;
3. Entry doors on Model 1639 shall have windows for viewing the street.

Findings of Fact-- Special Permit:

- 1. The project is based upon sound principles of land use, in that it is compatible with the residential density and character of surrounding development;
- 2. The project will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
  - a. a variety of floor plans, elevations and building materials will create an interesting streetscape;
  - b. cars will not back out onto Truxel Road.
- 3. The project is compatible with the 1978 South Natomas Community Plan and the 1974 General Plan which designate the site for residential uses.

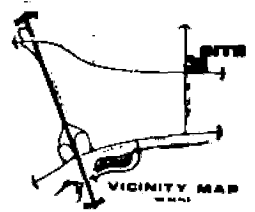
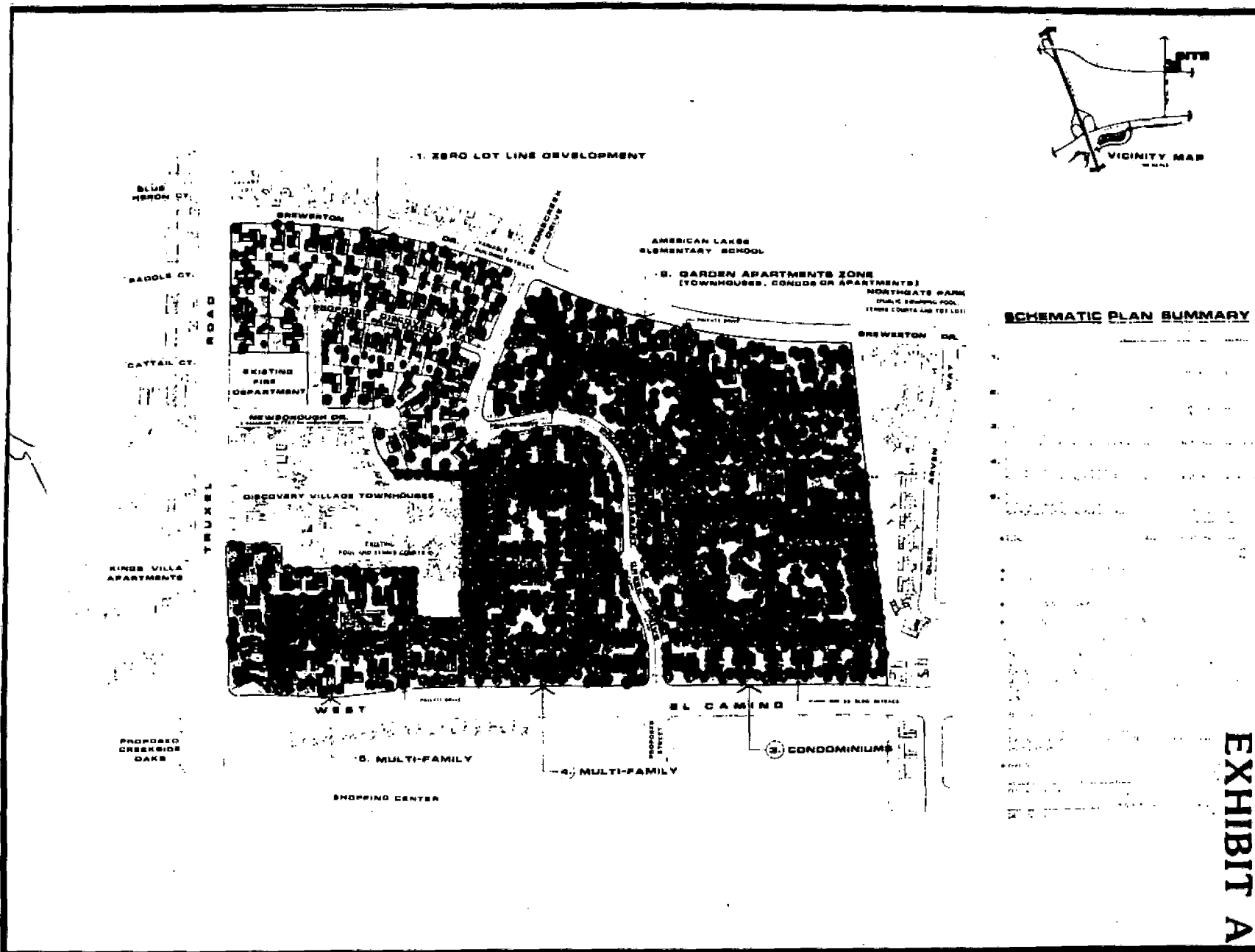


VICINITY - LAND USE - ZONING

2877-492

1-9-86

No. 21



**SCHEMATIC PLAN SUMMARY**

Summary text describing the project details, including lot counts, area, and zoning information. The text is mostly illegible due to low resolution.



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**EXHIBIT A**

TENTATIVE MAP

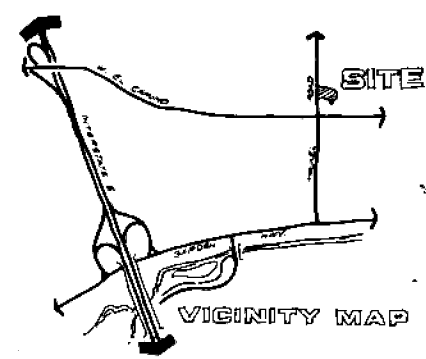
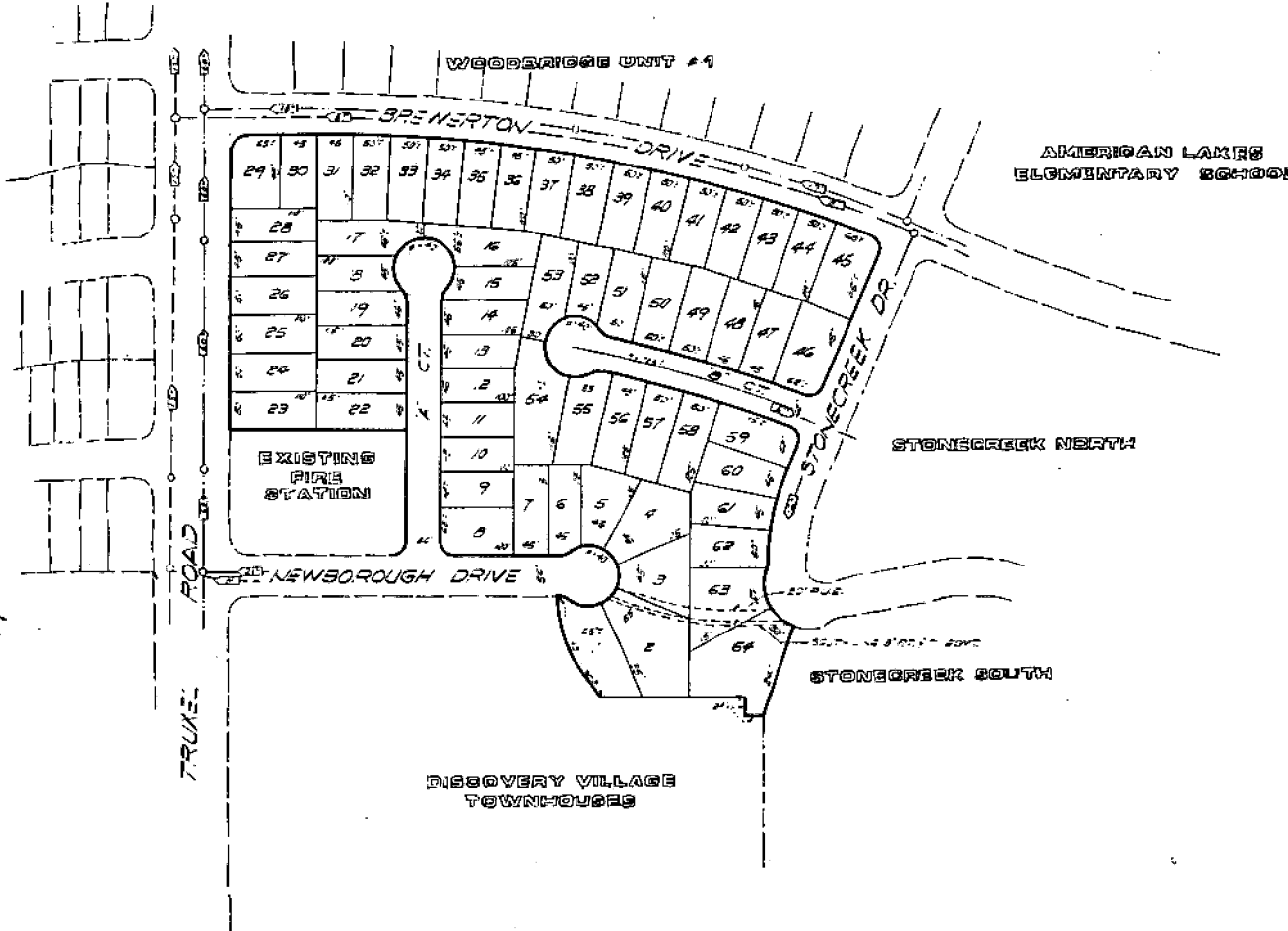


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085-492

18-6-1

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RECORD OWNER AND SUBDIVIDER  
 U.S. Homes  
 2391 Arden Way, Suite 3  
 Sacramento, California 95825

EXISTING USE  
 Vacant

EXISTING ZONING  
 R-1A

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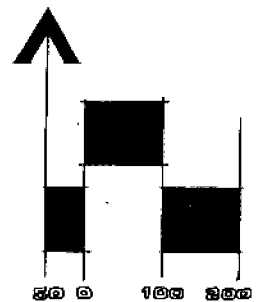
ASSESSOR'S PARCEL NO.  
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ACREAGE  
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**TENTATIVE MAP**  
**LOT 4 PHEASANT CREEK**  
 CITY OF SACRAMENTO CALIFORNIA



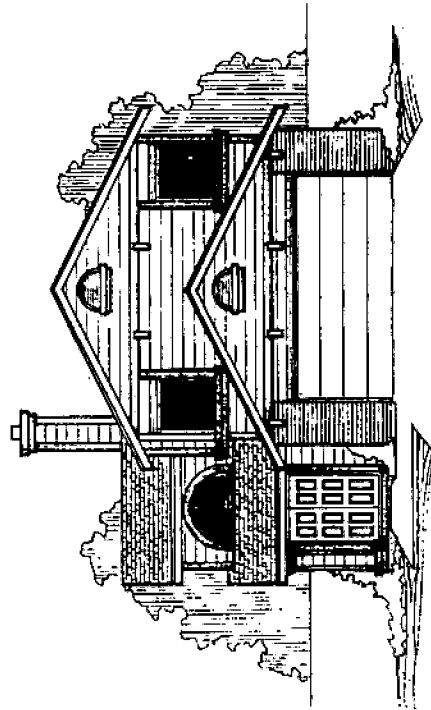
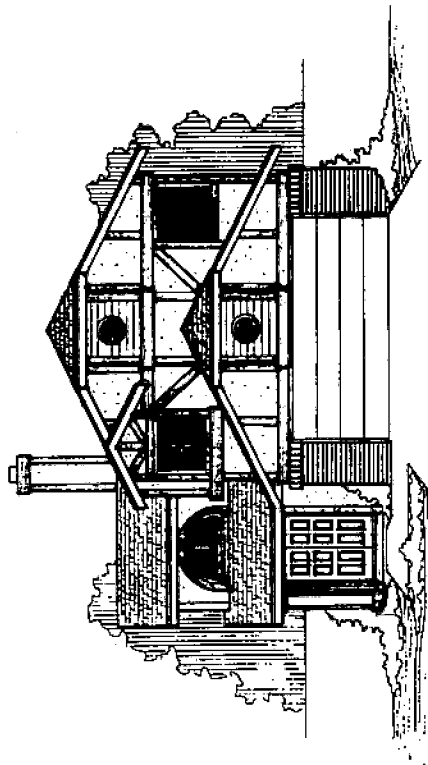
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DECEMBER 1985

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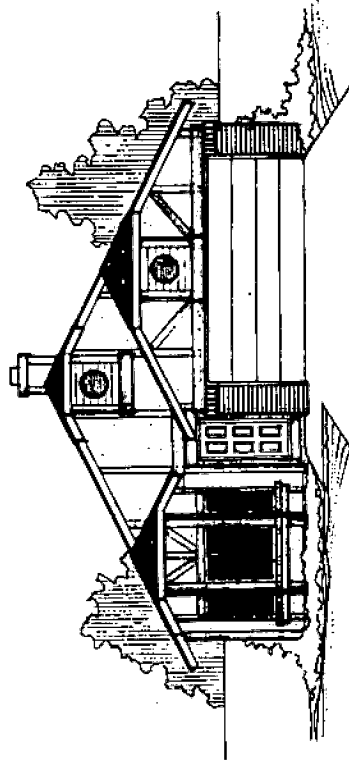
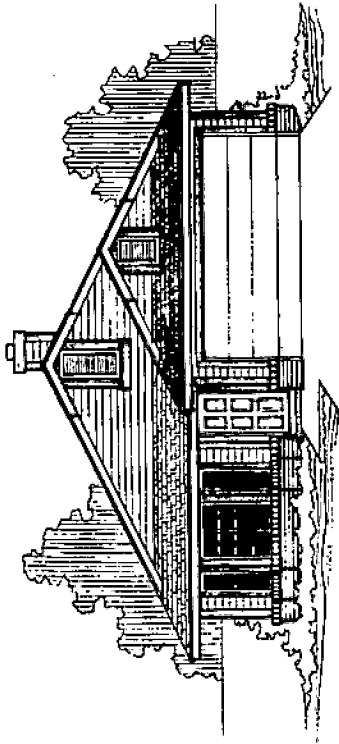
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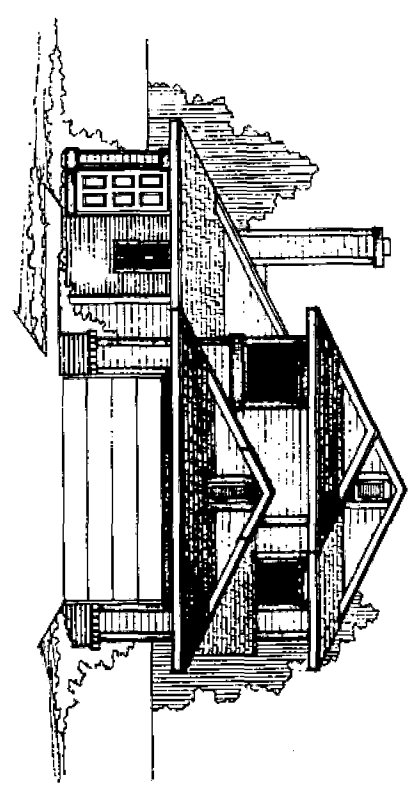
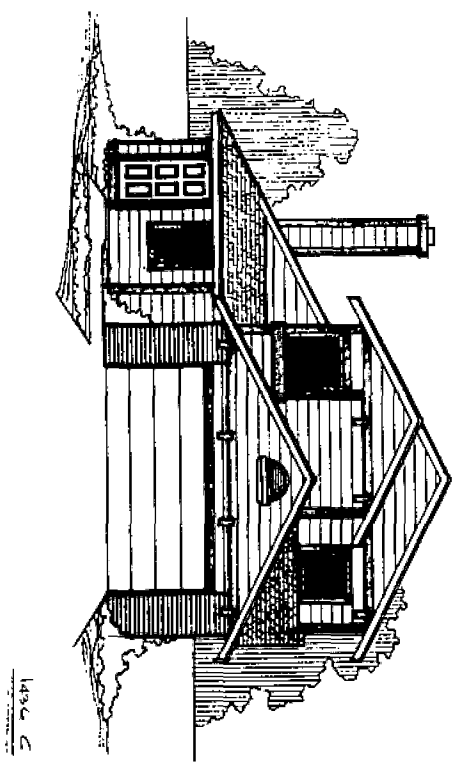
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P 85-492

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February 18, 1986

U.S. Homes  
1391 Arden Way, Ste. 3  
Sacramento, CA 95825

Dear Gentlemen:

On February 11, 1986, the Sacramento City Council took the following action(s) for property located at the southeast corner of Truxel Road and Brewerton Drive:

Adopted Resolution #86-119 approving the PUD Schematic Plan Amendment to increase the number of units from 59 to 64. Adopted Resolution #86-120 approving Tentative Map to subdivide 10± vacant acres into 64 single family lots in the Townhouse Planned Unit Development, R-1A zone.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana  
City Clerk

LM/lh/#26

Enclosure

cc: Planning Department  
Spink Corporation, 720 F Street, Sacramento, CA 95814