



# CITY OF SACRAMENTO

25

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

September 29, 1982

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination;  
2. Rezone 78+ acres from Single Family, R-1 to Townhouse R-1A;  
3. Tentative Map (P82-184)

LOCATION: South and east of the existing terminus of Arroyo Vista Drive and east of the terminus of Grandstaff Drive

## SUMMARY

The applicant is requesting the necessary entitlements to develop a 450-unit townhouse project consisting of manufactured housing units on 78+ acres to be known as Valley Hi Greens. The staff and Planning Commission recommend approval of the requests subject to conditions. The Planning Commission also approved a special permit for the townhouse proposal.

## BACKGROUND INFORMATION

The subject site has been approved for a succession of single family tentative maps over the past years. The most recent approvals allowed a total of 347 single family lots and 64 halfplex lots. Both of these maps have expired.

The current proposal consists of a low density single-story townhouse development to be constructed in four phases. The proposed density, at six units per gross acre, and the overall design of the development are compatible with the surrounding neighborhoods and single family zoning.

The Planning Commission approved the special permit subject to conditions. One of these conditions requires additional design of units for solar access. The applicant is working with staff to satisfy this requirement.

## VOTE OF COMMISSION

On August 26, 1982, the Planning Commission, by a vote of eight ayes and one absent, recommended approval of the requests subject to conditions.

APPROVED  
BY THE CITY COUNCIL

OCT 5 1982

OFFICE OF THE  
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached rezoning ordinance; and
3. Adopting the attached resolution adopting findings of fact approving the tentative map with conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

MVD:TM:cp  
 Attachments  
 P82-184

October 5, 1982  
 District No. 7

SACRAMENTO CITY PLANNING COMMISSION

25

MEETING DATE \_\_\_\_\_  
 ITEM NO. 126 FILE NO. P- \_\_\_\_\_  
 N- \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  ENVIRONMENTAL DET.
- SPECIAL PERMIT  OTHER \_\_\_\_\_
- VARIANCE  \_\_\_\_\_

Recommendation \_\_\_\_\_ LOCATION: \_\_\_\_\_

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>NAME</u>	<u>PROPONENTS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPONENTS</u>	<u>ADDRESS</u>

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

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	✓			✓
Goodin	✓			
Holloway	✓			
Larson	✓			
Muraki	✓			
Silva	✓			
Simpson	Absent			
Hunter	✓			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL \_\_\_\_\_ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

# ORDINANCE NO. 82-081

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SOUTH AND EAST OF THE EXISTING TERMINUS OF ARROYO VISTA DRIVE AND EAST OF THE TERMINUS OF GRANDSTAFF DRIVE FROM THE R-1, SINGLE FAMILY ZONE AND PLACING SAME IN THE R-1A, TOWNHOUSE ZONE (FILE NO. P- 82-184 ) (APN: 117-630-54 thru 85; 117-650-01 thru 08; 117-120-07,08,24)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1.

The territory described in the attached exhibit(s) which is in the R-1, Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A, Townhouse zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission August 26, 1982, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

**APPROVED**  
BY THE CITY COUNCIL

OCT 5 1982

OFFICE OF THE  
CITY CLERK

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

82-184

117-120-07

PTN OF N W 1/4 SEC 15, T 7N, R 5E, M D B EM, DES  
 C AS BEG AT PT LOC N 40°36'57 E 194.08 FT, N 77  
 202' E 127.05 FT, N 65°39'42 E 107.84 FT, N 47°  
 40' E 100.13 FT, N 60°43'23 E 55.29 FT N 47°40'  
 E 110 FT, S 42°20' E 470.74 FT (2ND CURVE TO RIGH  
 T WITH 1850.00 FT RAD SUBT BY CHD BR S 36°03'20  
 E 404.59 FT FROM N E COR OF LCT 530 VALLEY HI  
 UNIT 5, TH FROM SD P O B S ALONG W LINE OF DITC  
 H DEEDED TO CITY OF SACTO IN 4897/341 TO A PT, T  
 H S 89°29'11 W 110 FT, TH S 68°14'20 W 57.94 F  
 T, TH S 80°29'11 W 75 FT, TH N 76°39'21 W 127.  
 33 FT, TH N 67°15'10 W 909.73 FT, TH N 48°29'25  
 W 46.75, FT, TH N 41°30'35 E 107 FT, TH N 76°5  
 1'22 E 33 FT, TH N 76°53'22 E 21 FT, TH CURVE  
 RIGHT 41 FT RAD SUBT CHD BR N 14°12' E 37.62 FT  
 TH N 41°30'35 E 190.1 FT TH CURVE RIGHT 41 FT R  
 AD SUBT CHD N 60°36'53 E 26.34 FT, TH N 10°16'4  
 9 W 71 FT, TH N 41°30'35 E 242.55 FT, TH N 76°  
 53'15 E 33 FT, TH CURVE RIGHT 62 FT RAD SUBT CH  
 D BR N 14°11'55 E 56.89 FT, TH N 76°53'15 E 21  
 FT, TH CURVE RIGHT 41 FT RAD SUBT CHD BR N 14°1  
 1'55 E 37.62 FT, TH N 41°30'35 E 105.74 FT TH  
 N 48°29'25 W 21 FT TH N 48°29'25 W 50 FT, TH N  
 20°20'25 W 150.56 FT, TH N 20°20'25 W 111.24  
 FT, TH N 60°39'35 E 110 FT, TH N 20°20'25 W 29  
 FT, TH CURVE RIGHT 62 FT RAD SUBT BY CHD BR N 1  
 2°25'15 W 19.22 FT, TH S 60°39'35 W 15 FT TH N  
 77°37' W 116.48 FT, TH N 20°20'25 W 90 FT TH N  
 60°39'35 E 567.97' TH N 63°51'36 E 69.11 FT,  
 TH N 38°48'54 E 58.15 FT, TH N 60°13'20 E 110.  
 00 FT TO P O B CONTG 30.01 AC FORM PAR 120-173-6

1  
117-120-08-07

POR OF N W 1/4 OF SEC 15, T 7N, R 5E, M D B EM P  
 PTY LOC AT W OF WLY LINE OF CITY PPTY DESC IN BK  
 4897/344 AND E OF ELY LINE OF VALLEY-HI VENTURE  
 PPTY CONTG 1.65 AC M/L FORM PAR 120-173-12

P 82184

117-12-24

PTN. OF SEC. 15, T. 7N., R. 5E., M.D.B.&M. DESC. AS BEG. AT PT.  
 LOC. S. 87( 20' 10" E. 340.00 FT. FROM S.E. COR. OF LOT A OF  
 VALLEY HI UNIT NO. 10, TH. N. 02( 39' 50" E. 166.69 FT. TH. N.  
 29( 29' 54" E. 255.41 FT. TH. N. 60( 30' 06" W. 418.60 FT. TH.  
 N. 24( 35' 45" E. 123.06 FT. TH. N. 40( 30' 08" E. 135.88 FT.,  
 TH. N. 42( 36' 46" E. 138.25 FT. TH. N. 49( 00' 53" E. 138.25  
 FT., TH. N. 55( 25' 15" E. 138.25 FT. TH. N. 61( 25' 20" E.  
 135.02 FT., TH. N. 66( 53' 54" E. 214.9 FT. TH. N. 57( 03' 56"  
 E. 296.52 FT., TH. N. 48( 55' 30" E. 142.64 FT. TH. CURVE TO  
 LEFT SELY. 827 FT. RAD. TO PT., TH. N 41( 30' 35" E. 157.25 FT.,  
 TH. S. 48( 29' 25" E. 46.75 FT., TH. S. 67( 15' 10" E. 809.73  
 FT., TH. S. 76( 39' 21" E. 127.33 FT. TH. E. 75 FT., TH. N. 68( 14'  
 20" E. 57.94 FT. TH. E. 110 FT. TO W. LINE OF DITCH DEEDED  
 TO CITY OF SACTO. TP. S. ALG. SD. W. LINE AND W. ALG. N. LINE OF  
 SD. DITCH TO P.O.B. EXC. POR. DEEDED TO CITY FOR RD AS IN O.R.  
 5190/129 & ALSO EXC VALLEY HI UNIT NO. 11 & 13 & 15 CONTG. 26.22  
 AC M/L

ALSO INCLUDING ALL LOTS IN  
 VALLEY HI UNIT No. 15

# RESOLUTION No. 82-695 /

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR VALLEY HI GREENS  
(APN: 117-630-54 thru 85; 117-650-01 thru 08;  
117-120-07, 08, 24)(P82-184)

**APPROVED**  
BY THE CITY COUNCIL

OCT 5 1982

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for property located south and east of the existing terminus of Arroyo Vista Drive and east of the terminus of Grandstaff Drive (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on October 5, 1982, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Valley Hi Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.



- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  1. Provide standard subdivision improvements for all cul-de-sacs 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 (may require oversizing and off-site extensions);
  3. Name the streets to the satisfaction of the Planning Director;
  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 proposed cul-de-sac on Narrowgate Way shall be constructed as part of Phase I;
- 7. Provide access ramp into Unionhouse Creek in the vicinity of the 90° bend (confluence of Unionhouse and Strawberry Creek), subject to review and approval of the City Engineer as part of Unit I;
- 8. The private loop street system, Streets A, B and C must be a minimum of 36 feet of pavement curb to curb and City cross-section for public streets;
- 9. Provide public water main with dedicated access easements subject to review and approval of the City Engineer;
- 10. A note shall be placed on the final map which indicates all subsequent units or phases shall have access to all streets;
- 11. Final map for Units 3 and 4 shall not be filed until completion of Arroyo Vista loop street and westernmost loop street is assured to the satisfaction of the City Engineer.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

\_\_\_\_\_  
MAYOR

ATTEST:

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

AUG 18 1982 25

RECEIVED

Piemont Station Homeowners Assc.  
8194 Gandy Dancer Way  
Sacramento, Calif 95823

8-16-82

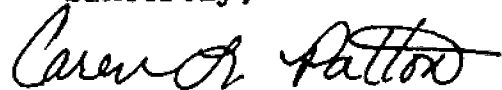
Thomas Miller  
Planning Department  
City of Sacramento  
927 Tenth Street, Suite 300  
Sacramento, CA. 95814

Dear Mr. Miller:

As a concerned neighborhood group we wish to express our interest in the project known as the Valley Hi Greens Retirement Community. We have met with Callendar Associates and been presented with their "Preliminary Schematic Plan Submittal" in a neighborhood meeting.

We are very much in favor of seeing this project approved. We believe that it will benefit our community and add to the stability of our neighborhood.

Sincerely,



Caren L. Patton  
President

cc. Terry Kastanis  
Steve Kikuchi, Callander Assoc.

25

**CITY PLANNING COMMISSION**

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

<b>APPLICANT</b>	Retirement Villages, Inc., 1229 College Avenue, Santa Rosa, CA 95404		
<b>OWNER</b>	Feature Homes, Inc., 1229 College Avenue, Santa Rosa, CA 95404		
<b>PLANS BY</b>	Callendar Associates and Paul J. Gumbinger		
<b>FILING DATE</b>	7-23-82	<b>50 DAY CPC ACTION DATE</b>	<b>REPORT BY:</b> TM:bw
<b>NEGATIVE DEC.</b>	8-16-82	<b>EIR</b>	<b>ASSESSOR'S PCL NO.</b> See*

- APPLICATION:**
1. Negative Declaration
  2. Community Plan Amendment (withdrawn)
  3. Rezone 78± acres from Single Family R-1 to Townhouse R-1A
  4. Special Permit to develop 450 dwelling units
  5. Variance to waive the 80% north/south lot orientation (withdrawn)
  6. PUD designation (withdrawn)
  7. Tentative Map

**LOCATION:** South and east of the existing terminus of Arroyo Vista Drive and east of the terminus of Grandstaff Drive.  
 \*117-630-54 thru 85; 117-650-01 thru 08; 117-120-07,08,24

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a 450-unit townhouse project on 78± acres to be known as Valley Hi Greens. The project is proposed to be developed in four phases beginning with the southernmost phase, Unit 1.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1965 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1 and R-1A
Existing Land Use of Site:	Vacant
<b>Surrounding Land Use and Zoning:</b>	
North: Residential; R-1	R-1
South: Union Creek Canal; FW	
East: Hospital, vacant;	OB-R and A
West: Single Family;	R-1 and R-1A
Parking Required:	450 spaces
Parking Provided:	745 spaces
Parking Ratio Required:	One per dwelling unit
Parking Ratio Provided:	1.7 per dwelling unit
Property Dimensions:	Irregular
Property Area:	78± acres
Density of Development:	6 units per gross acre
Square Footage of Building:	815 sq. ft. to 1,440 sq. ft.
Significant Feature of Site:	Located within Elk Grove School District, which is an impacted school district.
North/South Lot Orientation:	45%
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Wood

BACKGROUND INFORMATION: The subject site has been approved for a succession of single family tentative maps over the past years. The most recent approvals, P-8951 and P-7864, allowed a total of 347 single family units and 64 halfplexes. Both of these previous maps have expired.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS: On August 11, 1982, by a vote of five ayes, one no; one absent; two abstentions, the Subdivision Review Committee recommended 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 stated:

1. Provide standard subdivision improvements for all cul-de-sacs 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 (may require oversizing and off-site extensions);
3. Name the streets to the satisfaction of the Planning Director;
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 proposed cul-de-sac on Narrowgate Way shall be constructed as part of Phase I;
7. Provide access ramp into Unionhouse Creek in the vicinity of the 90° bend (confluence of Unionhouse and Strawberry Creek), subject to review and approval of the City Engineer as part of Unit I;
8. The private loop street system, Streets A, B and C must be a minimum of 36 feet of pavement curb to curb and City structural cross-section for public streets;
9. Provide public water main with dedicated access easements subject to review and approval of the City Engineer;
10. A note shall be placed on the final map which indicates all subsequent units or phases shall have access to all streets;
11. Final map for Units 3 and 4 shall not be filed until completion of Arroyo Vista loop street and westernmost loop street is assured to the satisfaction of the City Engineer.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

The single no vote is reflective of the Engineering Department's concern over the lengths of the private streets and the possibility that the City may be required to take over maintenance of these streets some time in the future.

STAFF EVALUATION: In general, staff is supportive of the applicant's request. The proposed density and design of the development is compatible with the surrounding neighborhoods and single family zoning. Staff does have the following comments regarding certain aspects of the proposal:

- 1. The overall design of the project provides an orderly transition from the larger single family lots located to the west and north of the site to the cluster units within the interior. This transition is achieved by designing the perimeter units in a fashion similar to the existing single family lots and dwelling units.

Staff's primary concern relative to the overall design concerns the placement of the recreational vehicle storage and bus service lots adjacent to existing or proposed single family units. Such facilities are not compatible to residential uses and therefore should not be placed adjacent to existing subdivisions which do not have control over these areas. Staff recommends that these facilities be relocated to the interior of the development, perhaps backing up to Unionhouse Creek, where they can be designed and controlled so as not to impact the surrounding uses.

- 2. Access to the project will be provided via three cul-de-sacs, one at the terminus of Grandstaff Drive, the other two at the west and north ends of Arroyo Vista Drive. The Traffic Department recommends that the proposed entry stations be located a minimum of 25 feet from the property lines abutting the cul-de-sacs. Also, the design should be approved by the Police and Fire Departments to insure adequate emergency access.

To insure adequate emergency access within the development, staff recommends that no on-street parking be allowed. The elimination of on-street parking will render the southwestern portion of the site deficient in guest parking. Therefore, staff also recommends that additional guest parking be made available in this area.

- 3. The site plan indicates a variety of setbacks will be utilized throughout the development. Staff recommends that Exhibit A, Multiple Family Design Criteria, be adopted as a condition of the special permit to insure adequate building setbacks, landscaping and general design conformity. This condition will also insure that the landscape treatment is consistent with energy conservation considerations.
- 4. The proposed units are modular in design. Unit sizes vary from 815 to 1,440 square feet in area. Elevations will incorporate a variety of roof styles and exterior materials. Outside, enclosed storage will be provided for each unit. Staff finds the unit designs acceptable given a proper mix of elevations, materials and styles.
- 5. The previous subdivision map was approved with the requirement of pedestrian bridges across Unionhouse Creek. Staff recommends that one of these be retained, as shown on the site plan for public access to Bruceville Road and the Methodist Hospital site. The final design of this access should incorporate a patterned walkway with bollards to restrict motorcycle access.

- 6. The Community Services Department has determined that 3.024 acres are required for Parkland Dedication purposes and in-lieu fees are required. This figure allows for a 40% credit for the proposed tennis courts and recreation buildings.

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.

- 7. The applicant has submitted the following energy conservation measures:
  - a. Extended window awnings of fabric or wood at south facing windows to reduce sunlight heat gain into the units;
  - b. Double glazed aluminum windows or doors at south and west facing walls to reduce heat gain and radiant heat loss;
  - c. Optional operable double domed skylights to provide natural sunlight and air circulation through the units;
  - d. Fully fiberglass insulated ceilings, walls and floors;
  - e. Landscape planting or deciduous shade trees to south and west building faces to provide heat gain during the winter and sun protection during the summer. Also, shrub and ground cover plantings adjacent to the units to decrease reflective heat and glare and to absorb radiant heat.

The above conservation measures are desirable though most do not meet the new State Energy Conservation Building Standards (Title 24) which do apply to manufactured housing. The energy oriented landscaping and double domed skylighting are certainly desirable amendments. It should be noted that Title 24 insulation requirements generally exceed those indicated in Exhibit C.

- 8. The proposed development attains only a 45% north/south lot/structure orientation which is considerably less than the 80% north/south orientation as required by the General Plan. Staff therefore suggests the applicant redesign the project to comply with the 80% north-south structure orientation (south wall solar access/glazing). This redesign may result in amending the submitted Tentative Map. The applicant should submit revised site and structure plans to the Planning Director for review and approval prior to the Tentative Map consideration by the City Council.

In addition, staff suggests that the design of the proposed units be submitted to SMUD conservation unit for review of design and recommendation of cost-effective modifications to improve energy efficiency. This is a free service of SMUD. Such recommendations should be reviewed and approved for incorporation into this project by the Planning Director.

- 9. Attached is a letter from the Piedmont Station Homeowner's Association in support of the proposed project.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the rezone from Single Family R-1 to Townhouse R-1A.
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Tentative Map, subject to the following conditions:
  - a. Provide standard subdivision improvements for all cul-de-sacs 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 (may require oversizing and off-site extensions);
  - c. Name the streets to the satisfaction of the Planning Director;
  - 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 proposed cul-de-sac on Narrowgate Way shall be constructed as part of Phase I;
  - g. Provide access ramp into Unionhouse Creek in the vicinity of the 90° bend (confluence of Unionhouse and Strawberry Creek), subject to review and approval of the City Engineer as part of Unit I;
  - h. The private loop street system, Streets A, B and C must be a minimum of 36 feet of pavement curb to curb and City cross-section for public streets;
  - i. Provide public water main with dedicated access easements subject to review and approval of the City Engineer;
  - j. A note shall be placed on the final map which indicates all subsequent units or phases shall have access to all streets;
  - k. Final map for Units 3 and 4 shall not be filed until completion of Arroyo Vista loop street and westernmost loop street is assured to the satisfaction of the City Engineer.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

Special Permit Conditions

- a. The recreational vehicle storage yards and the bus service lot shall be relocated away from the adjacent single family zoned or developed areas. The specific location, design and lighting of these areas shall be reviewed and approved by the Planning Director to minimize impact on the adjacent uses.
- b. The proposed entry stations shall be reviewed and approved by the Fire and Traffic Departments to insure adequate access.
- c. No on-street parking shall be allowed on the loop streets A, B and C.



- d. Additional off-street guest parking shall be provided in the southern portion of the site.
- e. The general design, landscaping, setbacks, parking and fencing requirements shall be in conformance with Exhibit A - Residential Design Criteria.
- f. A pedestrian bridge shall be provided as indicated in the site plan. An easement shall be provided to insure public access to this bridge. The design of the access to the bridge shall incorporate a patterned walkway with bollards to prohibit motorcycle access and shall be reviewed by the Planning Director prior to the issuance of building permits.
- g. A detailed parking area shading diagram, landscape and irrigation plan shall be submitted to the Planning Director for review and approval prior to the issuance of the building permits. The plans shall adhere to the Multiple Family Design Criteria - Exhibit A, and shall be submitted for each phase concurrently with the building permit application.
- h. The applicant shall redesign the project in order to comply with the 80-percent north-south structure orientation (south wall solar access/glazing). These revised site and structure plans shall be submitted to the Planning Director for review and approval prior to Tentative Map consideration by the City Council.

Findings of Fact - Special Permit

- a. The special permit, as conditioned, is based upon sound principles of land use in that the proposed density and design of the project is compatible to adjacent residential land uses.
- b. The special permit, as conditioned, is not injurious to the public health, safety or welfare in that adequate provisions have been required in the form of on-site parking, building setbacks and landscaping.
- c. The special permit, as conditioned, is consistent with the General Plan goal to: "Recognize new concepts for residential land use design and technology, and consider their appropriate use with existing forms of residential development."

Residential Design Criteria

A. Building Design and Orientation

- 1. Site planning shall take into account optimum solar orientation of structures;
- 2. The design of the dwelling units shall incorporate passive solar design features as much as feasible. These design features shall include eave overhangs, south facing glazing, double panel windows and added insulation. The use of solar heating and cooling is also encouraged;
- 3. Site planning shall minimize the incidences of one building shading another;
- 4. Private garden areas shall be oriented to the south as much as possible;
- 5. Buildings shall be designed and oriented to reduce overview of private areas as much as possible;
- 6. All mechanical equipment (including public utility boxes and particularly exterior wall-mounted air conditioning units) shall be attractively screened;
- 7. Roofing materials shall be wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval;
- 8. Recreational facilities and recreational vehicle storage lots shall be located and/or designed so as to not impact adjacent properties;
- 9. Accessory structures shall be compatible in design and materials with the main buildings.

B. Building Setbacks and Fencing Requirements

- 1. All structures shall maintain a minimum 15-foot building setback from the perimeter property lines of the overall development, excepting the cul-de-sacs, of which a 25-foot landscape setback shall be maintained;
- 2. No residential structure shall be located within 10 feet of the proposed streets designated as A, B, C and D on the site plan;
- 3. No fences shall be constructed which exceed a maximum height limit of six feet;
- 4. All proposed fences shall be constructed out of materials compatible to the development and shall be constructed in conjunction with the corresponding phase. Such fences shall be shown on the building permit plans and subject to review and approval by the Planning Director;
- 5. A six-foot masonry wall shall be constructed on the southernmost property boundary adjacent to Unionhouse Creek. The purpose of this wall is to provide sound attenuation measures for the proposed Route 148.

C. Off-Street Parking

- 1. Off street parking shall be provided at a ratio that adequately serves the needs of the residents and guests. The minimum ratio shall be 1.5 parking spaces per unit;
- 2. Off street parking shall be screened from the street by physical barriers such as landscaping, berming, or wall segments. Walls or fences, if used for parking lot screening, shall not exceed a three foot maximum height allowance;
- 3. Evergreen and deciduous trees shall be used for screening purposes along the perimeter of the parking areas and private streets;
- 4. Where 90° angle parking is used, the stall depth shall be reduced by two feet and this two feet shall be incorporated into the adjacent landscaping.

D. On-Site Circulation

- 1. Minimum pedestrian/vehicle conflict should be sought in the driveway/pathway system design;
- 2. Pedestrian/bicycle paths shall be incorporated into the site design to maximize pedestrian and bicycle use within the development;
- 3. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the development as an aid to emergency personnel and a convenience to visitors.

E. Landscaping Criteria

- 1. Landscaping materials selected shall be:
  - a. compatible with one another and with existing material on the adjacent 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. Landscaping treatment shall include:
  - a. larger specimens of shrubs and trees along the site periphery;
  - b. the utilization of group plantings of deciduous trees on the western and southern facing walls so as to reduce energy consumption in the summer, yet allowing for sunlight access in the winter;
  - c. trees located so as to screen parking areas;
  - d. the required 25-foot setback adjacent to the cul-de-sacs shall incorporate undulating landscaped berms which achieve a minimum height of three feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher. These areas shall also be fully landscaped with a variety of trees, shrubs and ground cover.

- 3. Public open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
- 4. Landscaping of parking areas in compliance with the 50% parking lot shading requirement.

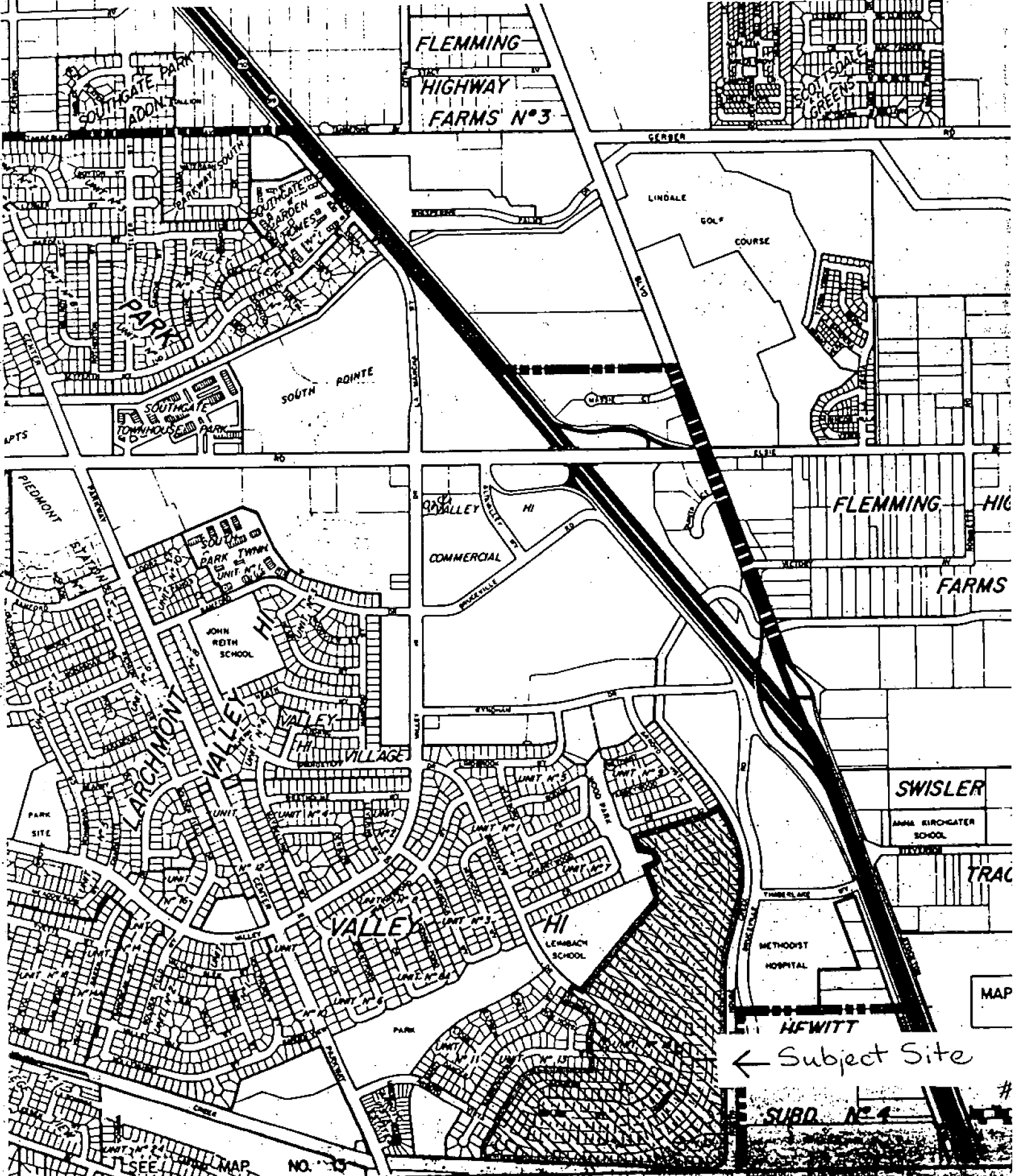
F. Trash Enclosures

- 1. Sturdy enclosure walls shall be constructed to reduce maintenance;
- 2. Design and materials shall match or compliment 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; doors shall be provided on all trash enclosures;
- 5. The enclosures shall be screened with landscaping;
- 6. The enclosures shall be adequate in capacity, number and distribution, as approved by the City Waste Removal Division.

# "Location Map"

CHANGE

STROBEL TOKAY TRACT



← Subject Site

SUBD. N° 4

MAP

#



# TENTATIVE MAP FOR valley hi greens sacramento, california

for retirement villages, inc.

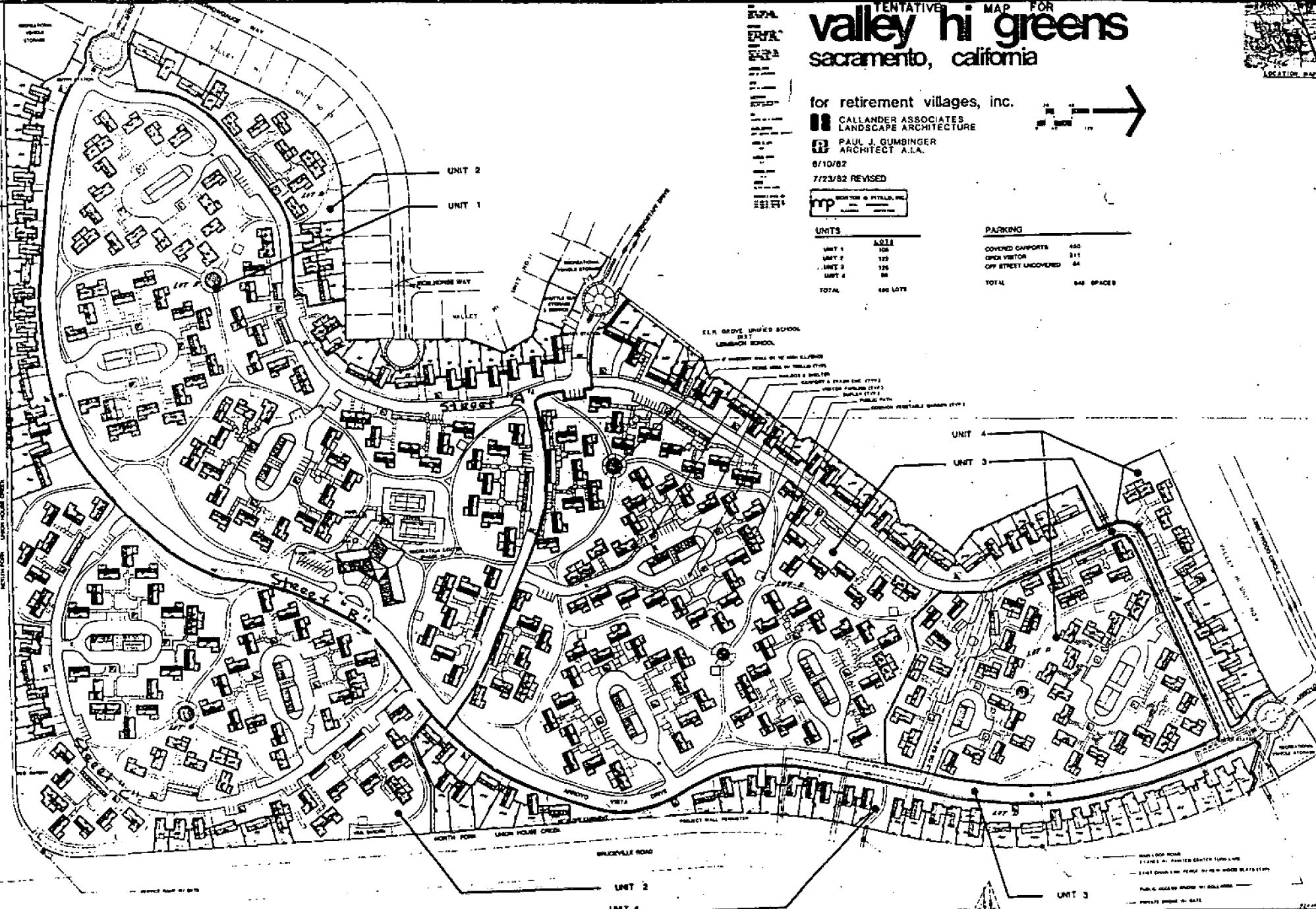
CALLANDER ASSOCIATES LANDSCAPE ARCHITECTURE  
PAUL J. GUMBINGER ARCHITECT A.I.A.

8/10/82  
7/23/82 REVISED



UNITS	ACRE
UNIT 1	128
UNIT 2	125
UNIT 3	126
UNIT 4	88
TOTAL	467 ACRES

PARKING	SPACES
COVERED CARPORTS	450
ON-OR VISITOR	311
OFF STREET UNCOVERED	64
TOTAL	825 SPACES



P 82184

August 26, 1982

#12

25

preliminary site development plan

**valley hi greens**  
sacramento, california

for retirement villages, inc.

CALLANER ASSOCIATES  
LANDSCAPE ARCHITECTURE

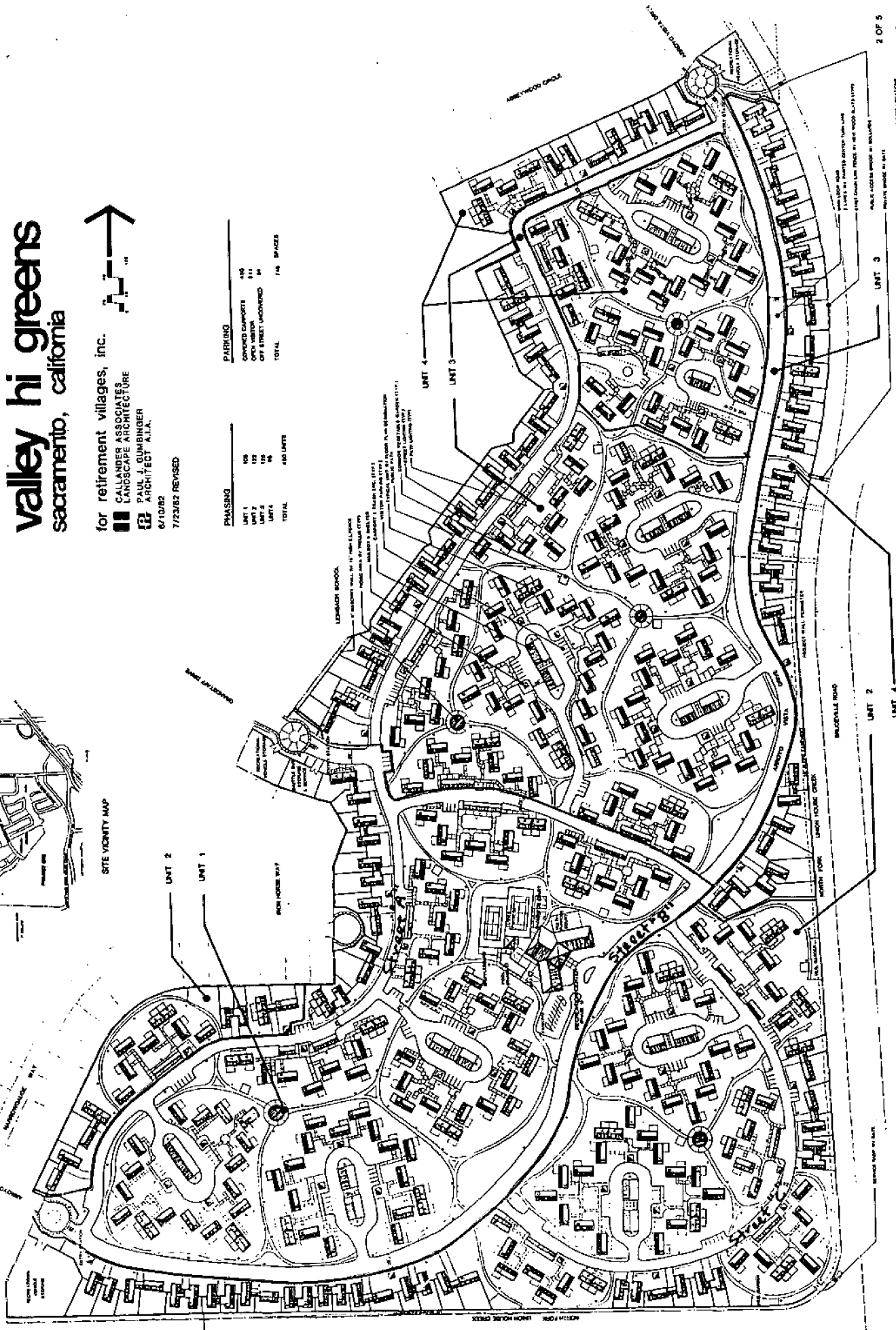
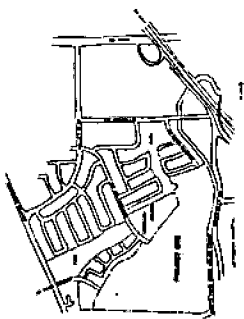
PAUL G. CUMBERGER  
ARCHITECT A.I.A.

6/10/82

7/23/82 REVISED



PHASING		PARKING	
UNIT 1	108	COVERED CARPORTS	148
UNIT 2	137	OPEN VESTIBLES	111
UNIT 3	126	OFF STREET UNASSIGNED	54
UNIT 4	96	TOTAL	324
TOTAL	467 UNITS		116 SPACES



25

P 82184

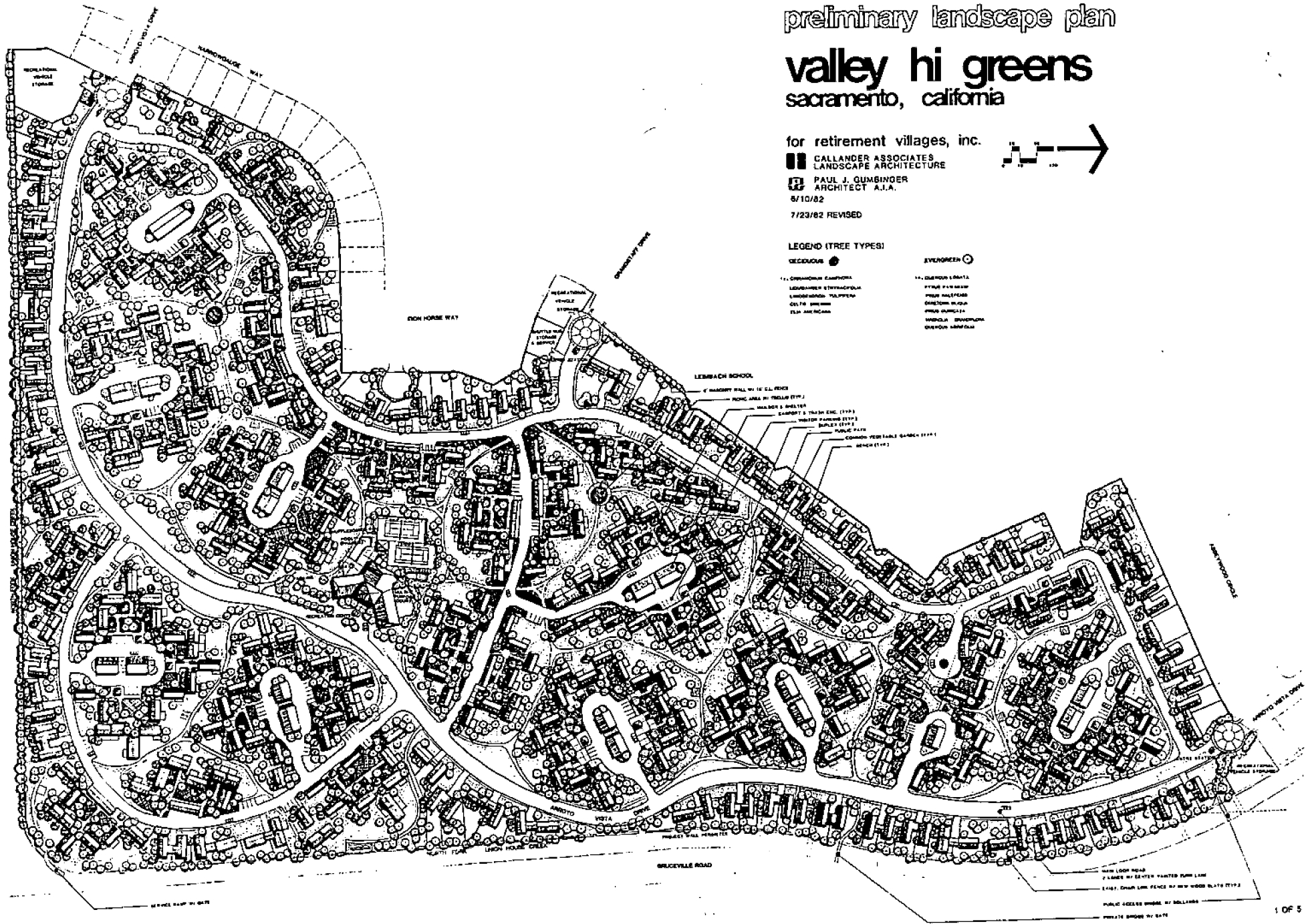
August 26, 1982

#12

P82184

August 26, 1982

#12



preliminary landscape plan  
**valley hi greens**  
 sacramento, california

for retirement villages, inc.  
 CALLANDER ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 PAUL J. GUMBINGER  
 ARCHITECT A.I.A.  
 8/10/82  
 7/23/82 REVISED



WITH LOOK ROAD  
 FENCES BY SEVEN PAINTED PUM LINE  
 LAND CHAIN LINK FENCE BY NEW WOOD SLATE TYPED  
 PUBLIC ACCESS SIGNAL BY BOLLARDS  
 PRIVATE BRIDGE BY BARS

25-



P82184

# typical cluster enlargement

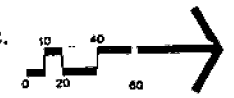
## valley hi greens sacramento, california

for retirement villages, inc.

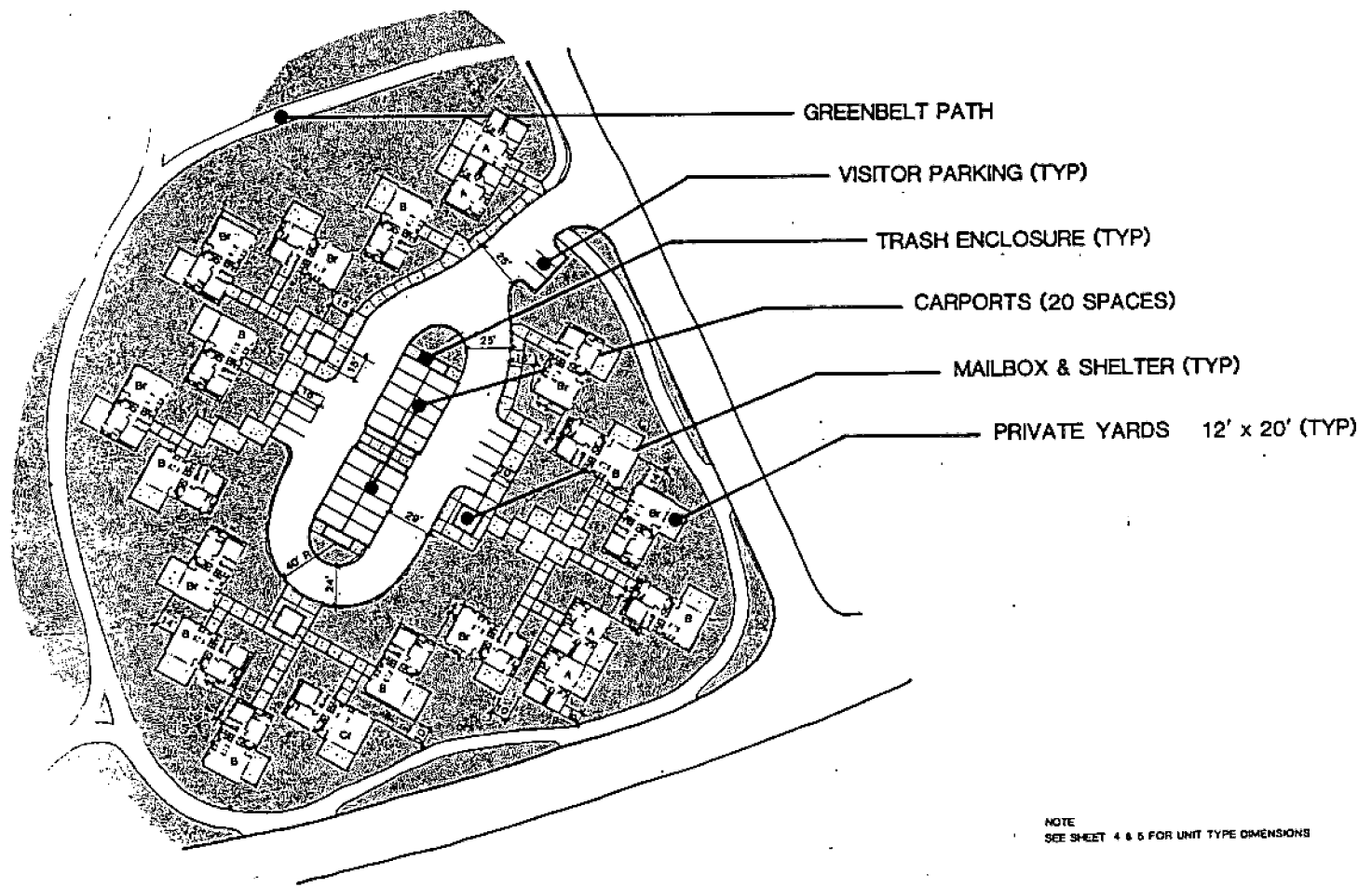
CALLANDER ASSOCIATES  
LANDSCAPE ARCHITECTURE

PAUL J. GUMBINGER  
ARCHITECT A.I.A.

7/23/82



August 26, 1982



NOTE  
SEE SHEET 4 & 5 FOR UNIT TYPE DIMENSIONS

#12

25

52

Drawn	
DATE	7/23/82
BY	W. J.
Sheet	
4 OF 5	

PLANS & ELEVATIONS

**valley hi greens**  
 sacramento, california  
 for retirement villages, inc.

PAUL T. QUAINANCE ARCHITECT A.P.A.  
 64 EAST THIRD AVENUE  
 SAN MATEO, CA 94401  
 (415) 247-2885



#12

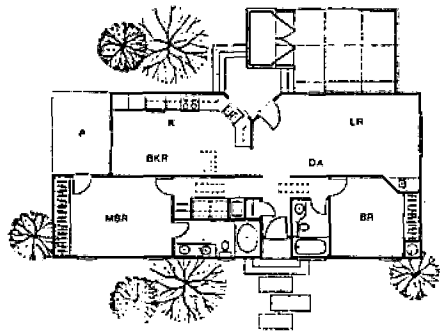
August 26, 1982

282184

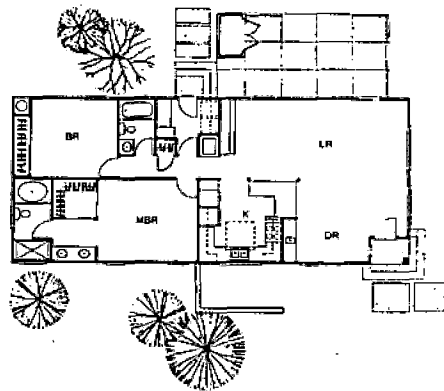
P80184

August 26, 1982

#12



unit **d**  
 118 SQ FT  
 11' x 21'



unit **e**  
 130 SQ FT  
 11' x 21'



PAUL I. GUMBINGER  
 ARCHITECT A.A.

18 EAST THIRD AVENUE  
 SAN MATEO, CA 94401  
 (415) 347-3089

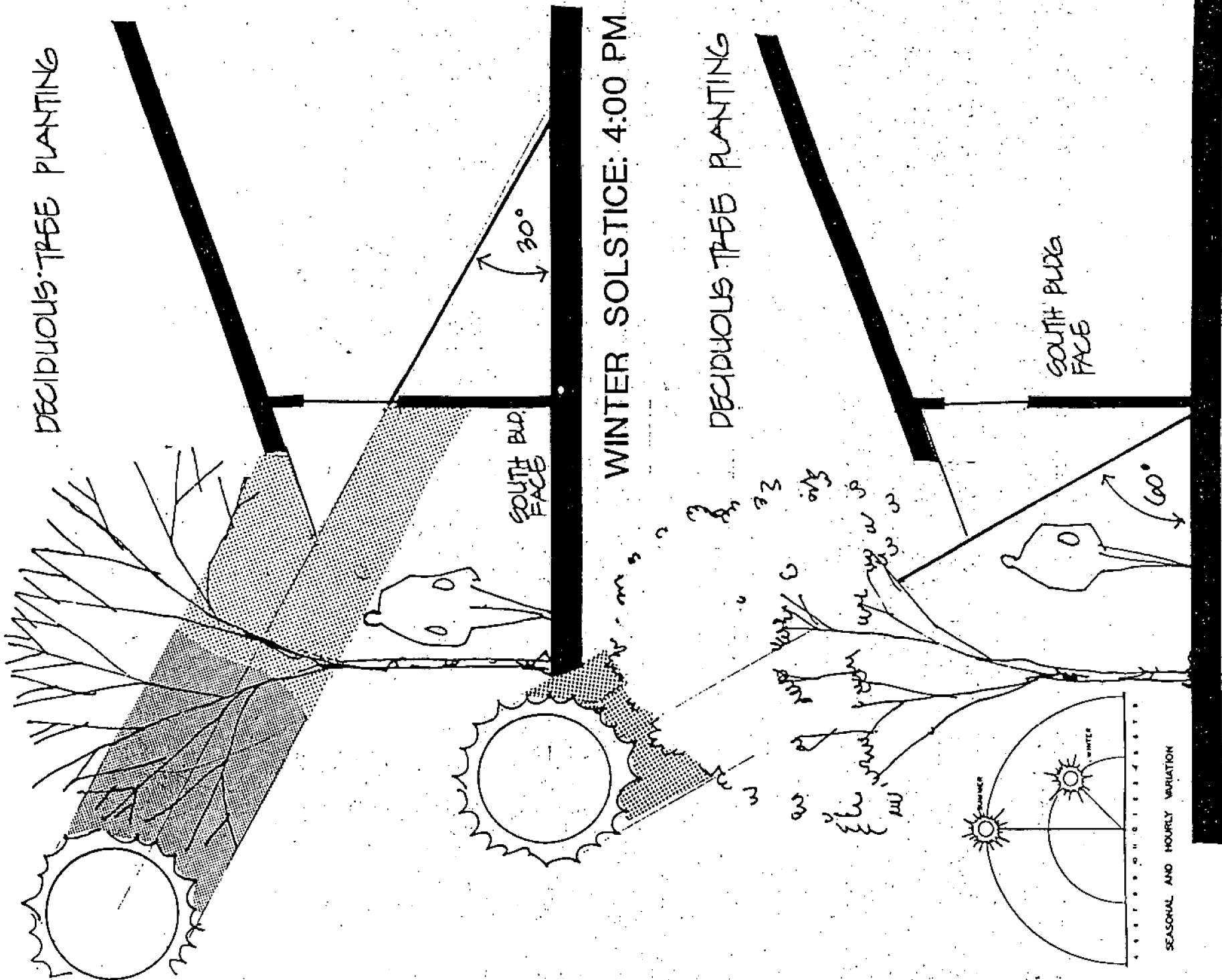
**valley hi greens**  
 sacramento, california  
 for retirement villages, inc.

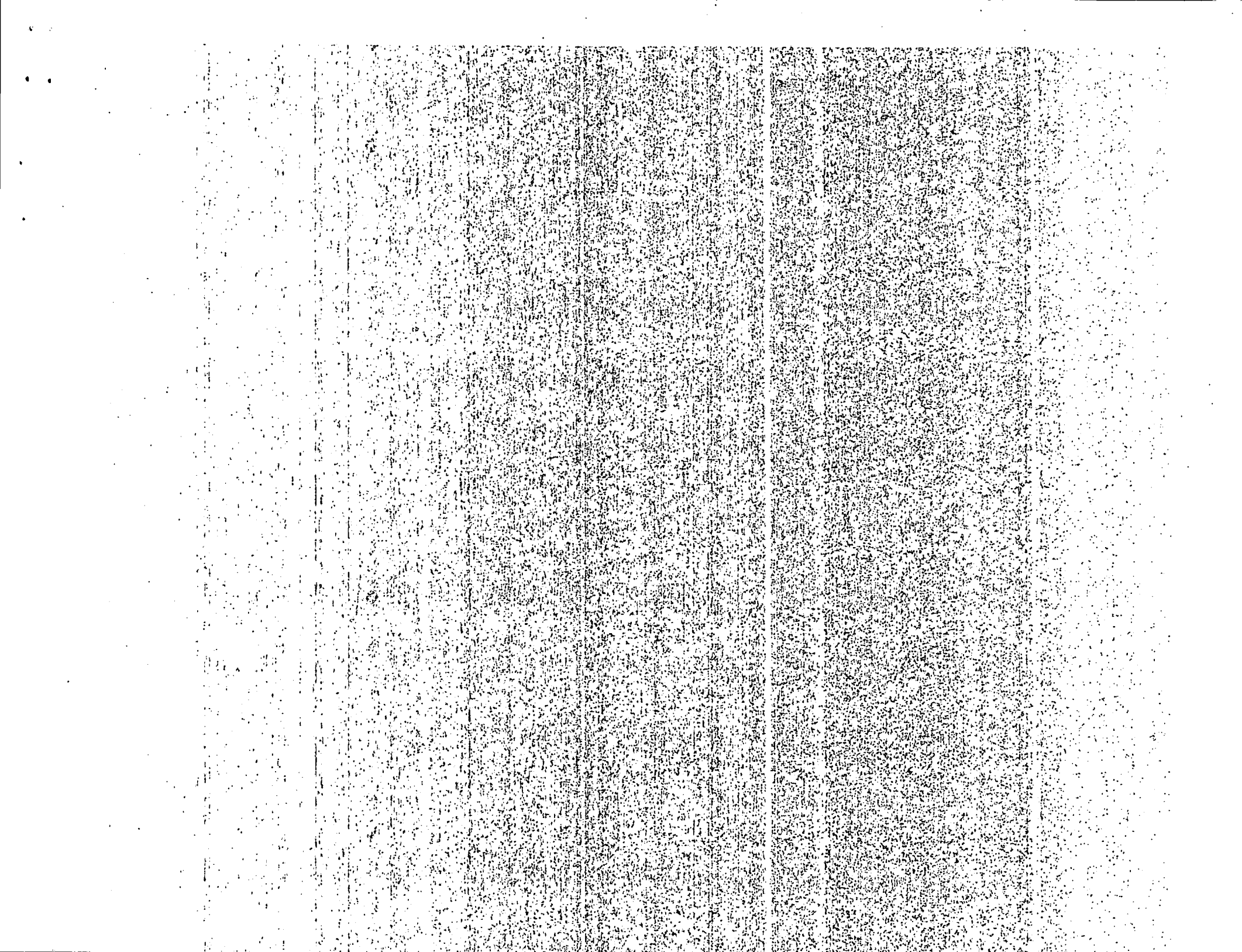
PLANS & ELEVATIONS

revisions	drawn
	date 7/23/82
	job no.
	sheet
	5 OF 5

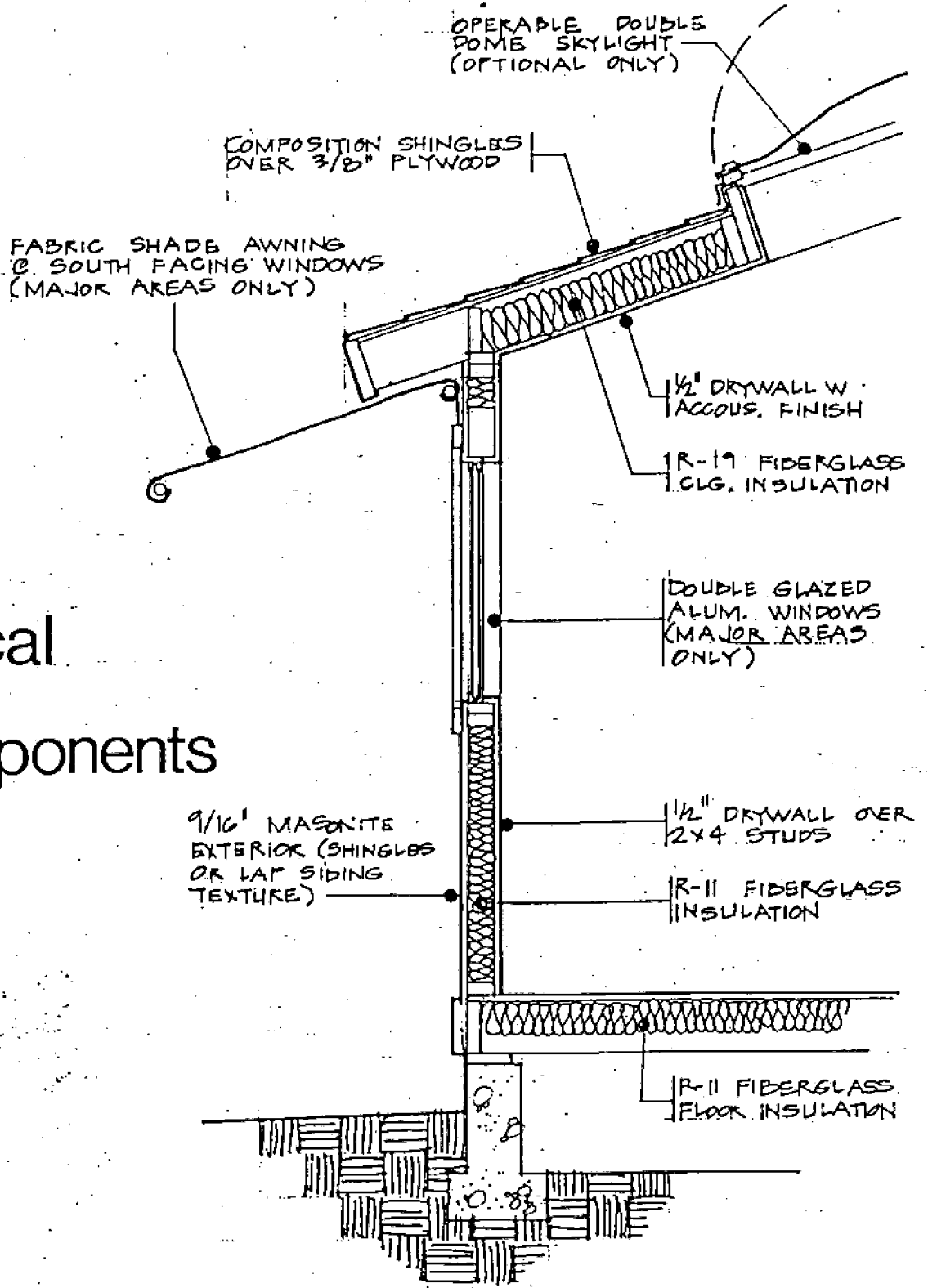
25

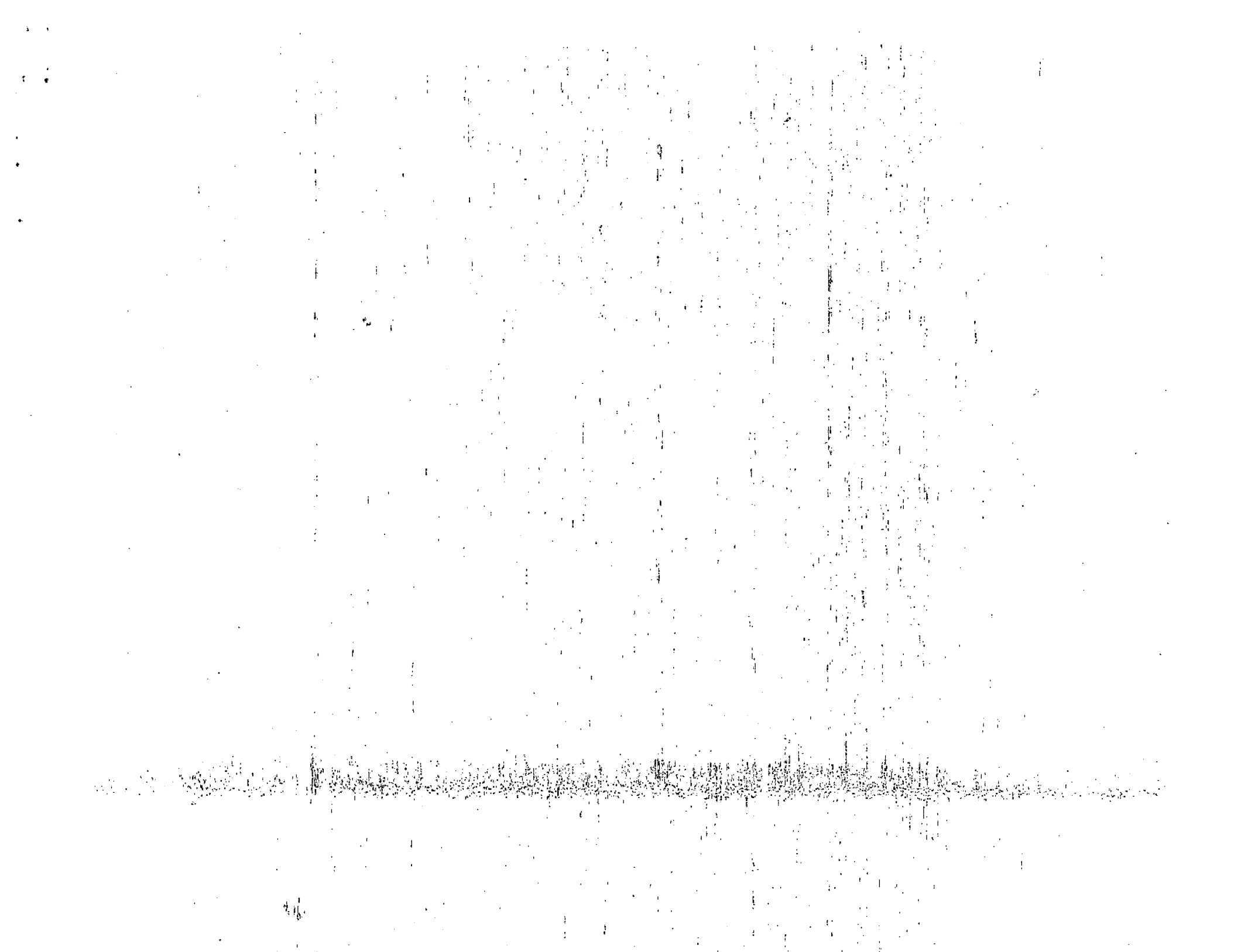
# LANDSCAPE ENERGY CONSERVATION





typical  
unit  
components







CITY OF SACRAMENTO

25 (H)

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

September 20, 1982

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 78+ acres from R-1 to R-1A

LOCATION: South and east of the existing terminus of Arroyo Vista Drive and east of the terminus of Grandstaff Drive

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

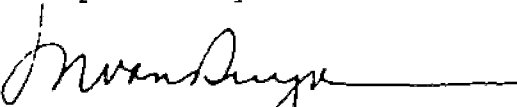
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to October 5, 1982.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:cp  
Attachment  
P82-184

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 10-5-82

September 28, 1982  
District No. 7



# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SOUTH AND EAST OF THE EXISTING TERMINUS OF ARROYO VISTA DRIVE AND EAST OF THE TERMINUS OF GRANDSTAFF DRIVE FROM THE R-1, SINGLE FAMILY ZONE AND PLACING SAME IN THE R-1A, TOWNHOUSE ZONE (FILE NO. P-82-184) (APN: 117-630-54 thru 85; 117-650-01 thru 08; 117-120-07,08,24)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1.

The territory described in the attached exhibit(s) which is in the R-1, Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A, Townhouse zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission August 26, 1982, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

4

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

4

117-120-07

PTN OF N W 1/4 SEC 15, T 7N, R 5E, M D B 6M, DES  
 C AS BEG AT PT LOC N 40°36'57" E 194.08 FT, N 77  
 202' E 127.05 FT, N 65°39'42" E 107.84 FT, N 47°  
 40' E 100.13 FT, N 60°43'23" E 55.29 FT N 47°40'  
 E 110 FT, S 42°20' E 470.74 FT (2ND CURVE TO RIGH  
 T WITH 1350.00 FT RAD SUBT BY CHD BR S 36°03'20"  
 E 404.59 FT FROM N E COR OF LOT 530 VALLEY HI  
 UNIT 5, TH FROM SD P D B S ALONG W LINE OF DITC  
 H DEEDED TO CITY OF SACTO IN 4897/341 TO A PT, T  
 H S 89°29'11" W 110 FT, TH S 68°14'20" W 57.94 F  
 T, TH S 80°29'11" W 75 FT, TH N 76°39'21" W 127.  
 33 FT, TH N 67°15'10" W 309.73 FT, TH N 48°29'25"  
 W 46.75 FT, TH N 41°30'35" E 107 FT, TH N 76°5  
 1'22" E 33 FT, TH N 76°53'22" E 21 FT, TH CURVE  
 RIGHT 41 FT RAD SUBT CHD BR N 14°12' E 37.62 FT  
 TH N 41°30'35" E 190.1 FT TH CURVE RIGHT 41 FT R  
 AD SUBT CHD N 60°36'53" E 26.84 FT, TH N 10°16'4  
 9" W 71 FT, TH N 41°30'35" E 242.55 FT, TH N 76°  
 53'15" E 33 FT, TH CURVE RIGHT 62 FT RAD SUBT CH  
 D BR N 14°11'55" E 56.89 FT, TH N 76°53'15" E 21  
 FT, TH CURVE RIGHT 41 FT RAD SUBT CHD BR N 14°1  
 1'55" E 37.62 FT, TH N 41°30'35" E 105.74 FT TH  
 N 43°29'25" W 21 FT TH N 48°29'25" W 50 FT, TH N  
 20°20'25" W 150.56 FT, TH N 20°20'25" W 111.24  
 FT, TH N 69°39'35" E 110 FT, TH N 20°20'25" W 29  
 FT, TH CURVE RIGHT 62 FT RAD SUBT BY CHD BR N 1  
 4°25'15" W 19.22 FT, TH S 69°39'35" W 15 FT TH N  
 77°37' W 116.48 FT, TH N 20°20'25" W 90 FT TH N  
 69°39'35" E 567.97' TH N 63°51'36" E 69.11 FT,  
 TH N 38°48'54" E 58.15 FT, TH N 60°13'20" E 110.  
 00 FT TO P D B CONTG 30.01 AC FORM PAR 120-173-6

1  
117-120-08-07

POR OF N W 1/4 OF SEC 15, T 7N, R 5E, M D B 6M P  
 PTY LOC AT W OF WLY LINE OF CITY PPTY DESC IN BK  
 4897/344 AND E OF FLY LINE OF VALLEY-HI VENTURE  
 PPTY CONTG 1.65 AC M/L FORM PAR 120-173-12

P 82184

117-120-24

PTN. OF SEC. 15, T. 7N., R. 5E., M.O.B.&M. DESC. AS BEG. AT PT.  
 LOC. S. 87( 20' 10" E. 340.00 FT. FROM S.E. COR. OF LOT A OF  
 VALLEY HI UNIT NO. 10, TH. N. 02( 39' 50" E. 166.69 FT. TH. N.  
 29( 29' 54" E. 255.41 FT. TH. N. 60( 30' 06" W. 418.60 FT. TH.  
 N. 24( 35' 45" E. 123.06 FT. TH. N. 40( 30' 08" E. 135.88 FT.,  
 TH. N. 42( 36' 46" E. 138.25 FT. TH. N. 49( 00' 53" E. 138.25  
 FT., TH. N. 55( 25' 15" E. 138.25 FT. TH. N. 61( 25' 20" E.  
 135.02 FT., TH. N. 66( 53' 54" E. 214.9 FT. TH. N. 57( 03' 56"  
 E. 296.52 FT., TH. N. 48( 55' 30" E. 142.64 FT. TH. CURVE TO  
 LEFT SELY. 827 FT. RAD. TO PT., TH. N 41( 30' 35" E. 157.25 FT.,  
 TH. S. 48( 29' 25" E. 46.75 FT., TH. S. 67( 15' 10" E. 809.73  
 FT., TH. S. 76( 39' 21" E. 127.33 FT. TH. E. 75 FT., TH. N. 68( 14'  
 20" E. 57.94 FT. TH. E. 110 FT. TO W. LINE OF DITCH DEEDED  
 TO CITY OF SACTO. TH. S. ALG. SD. W. LINE AND W. ALG. N. LINE OF  
 SD. DITCH TO P.O.B. EXC. POR. DEEDED TO CITY FOR RD AS IN O.R.  
 5190/129 & ALSO EXC VALLEY HI UNIT NO. 11 & 13 & 15 CONTG. 26.22  
 AC M/L

ALSO INCLUDING ALL LOTS IN  
 VALLEY HI UNIT No. 15