

19



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

August 1, 1984

APPROVED
BY THE CITY COUNCIL

AUG - 7 1984

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
 2. Amendment of Delta Point PUD Schematic Plan
 3. Tentative Map (P84-213)

LOCATION: Southeast corner of Truxel Road and Waterwheel Drive

SUMMARY

This request is for necessary entitlements to divide a 10.3+ acre lot into two parcels and to develop a day-care center on one of the parcels. The Planning Commission and staff recommend approval of the project, subject to conditions.

BACKGROUND

On July 29, 1980, the City Council adopted the Delta Point PUD Schematic Plan, which designated the subject site for multifamily use. On June 9, 1983, the Planning Commission approved a special permit to develop 232 apartment units on the site (P83-144). The applicant now requests to divide off a .6 acre site in order to develop a day-care center. This would result in a reduction of 16 dwelling units. A special permit for day-care use has been approved by the Planning Commission.

VOTE OF THE PLANNING COMMISSION

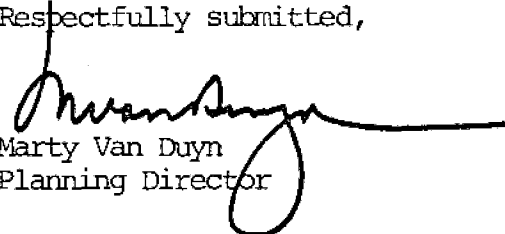
On June 28, 1984, the Commission, by a vote of 6 ayes and 3 absent, recommended approval of the project.

RECOMMENDATION

The Planning Commission and Staff recommend the City Council:

1. Ratify Negative Declaration;
2. Adopt the attached Resolution which amends the Delta Point PUD Schematic Plan;
3. Adopt the attached Resolution which adopts Findings of Fact and approves the Tentative Map, with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:pkb
Attachments
P84-213

August 7, 1984
District No. 1

MEETING DATE June 28, 1984
 ITEM NO. 14A FILE P. 84-213
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: Southeast corner of Duval Road & West El Camino Avenue

Recommendation:

- Favorable
- 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
Augusta	✓		✓	
Ferris	<i>absent</i>			
Fong	<i>absent</i>			
Goodin	✓			
Hunter	✓			
Ishmael	✓			✓
Ramirez	✓			
Simpson	<i>absent</i>			
Holloway	✓			

- 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 RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

RESOLUTION NO. 84-676

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE DELTA POINT PUD SCHEMATIC PLAN FROM APARTMENTS TO DAY CARE CENTER USE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (P84-213) (APN: 274-060-26,27)

WHEREAS, the City Council conducted a public hearing on August 7, 1984, 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 a day care center; 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 in the City of Sacramento is hereby designated on the Delta Point PUD Schematic Plan as day care center use.

MAYOR

ATTEST:

CITY CLERK

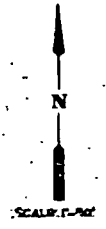
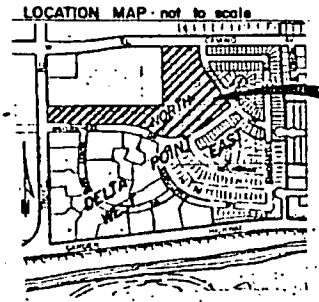
P84-213

APPROVED
BY THE CITY COUNCIL

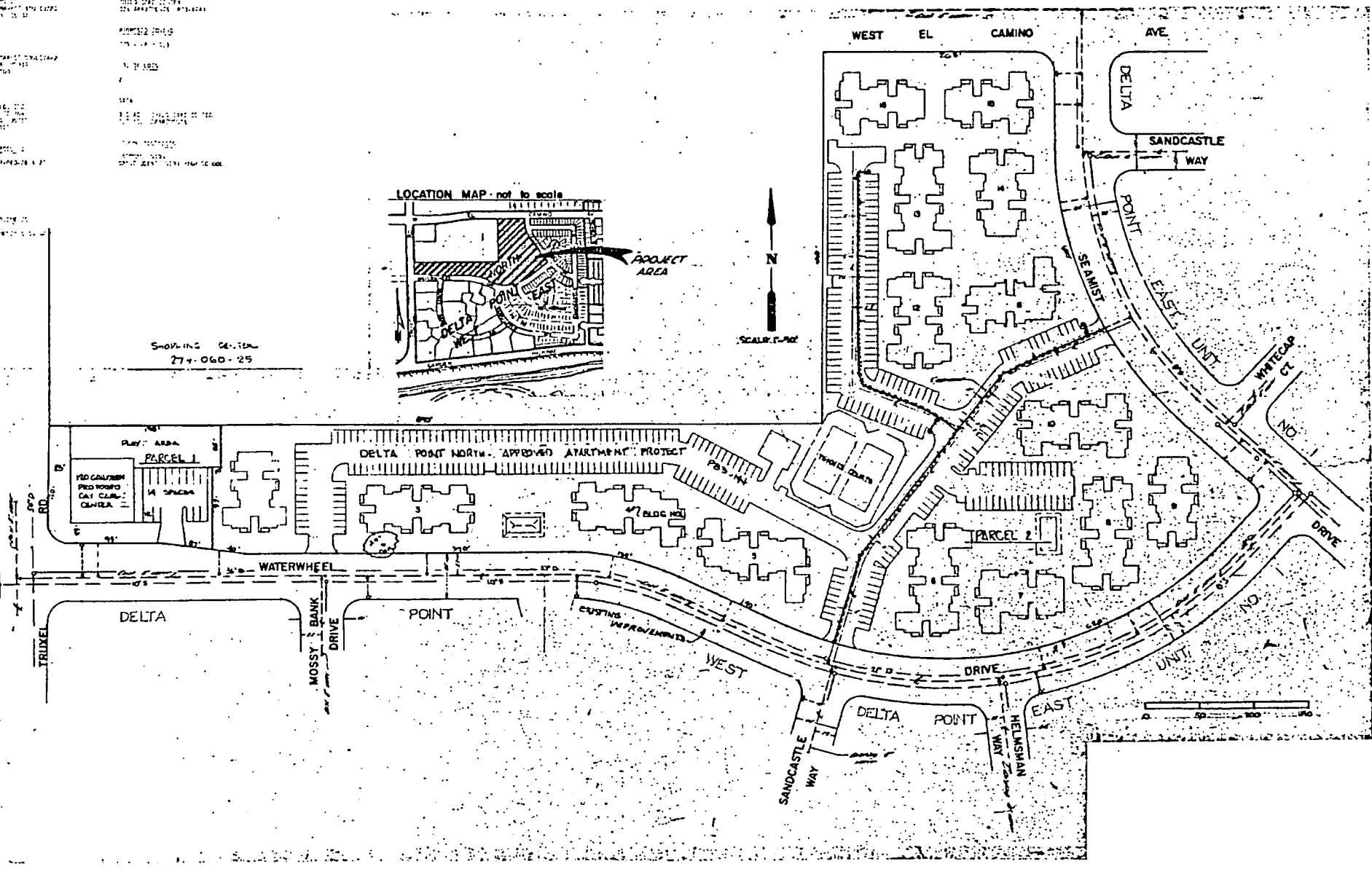
AUG - 7 1984

OFFICE OF THE
CITY CLERK

1. NAME OF PROJECT
 2. LOCATION OF PROJECT
 3. DATE OF PREPARATION
 4. SCALE
 5. DRAWN BY
 6. CHECKED BY
 7. SUBMITTED
 8. CITY OF SACRAMENTO



SHOWING CENTER
 274-060-25



REVISIONS	FIELD BOOK NO.	SCALE:	DRAWN BY	CHECKED BY	APPROVED:	DATE:	CITY OF SACRAMENTO	CALIFORNIA	FILE NO. 452009
	NO.	DESCRIPTION	HORIZONTAL: 1" = 50'	SUBMITTED					

MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

RESOLUTION No. 84-677

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 SOUTH-
EAST CORNER OF TRUXEL ROAD AND WATERWHEEL DRIVE

(P-84-213)(APN: 274-060-26,27)

APPROVED
BY THE CITY COUNCIL

AUG - 7 1984
CITY CLERK

WHEREAS, the City Council, on August 7, 1984, held a public hearing on the request for approval of a tentative map for property located on the southeast corner of Truxel Road and Waterwheel 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 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. Pay park fees and file final map prior to final approval by City of buildings currently under construction;
 - g. Provide an accoustical study concerning loading dock behind Bel Air Market and traffic on West El Camiono to the satisfaction of the City/County Health Department. Comply with any requirements of the report.

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

MAYOR

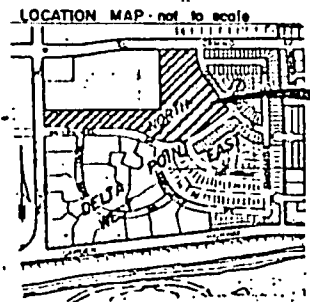
ATTEST:

CITY CLERK

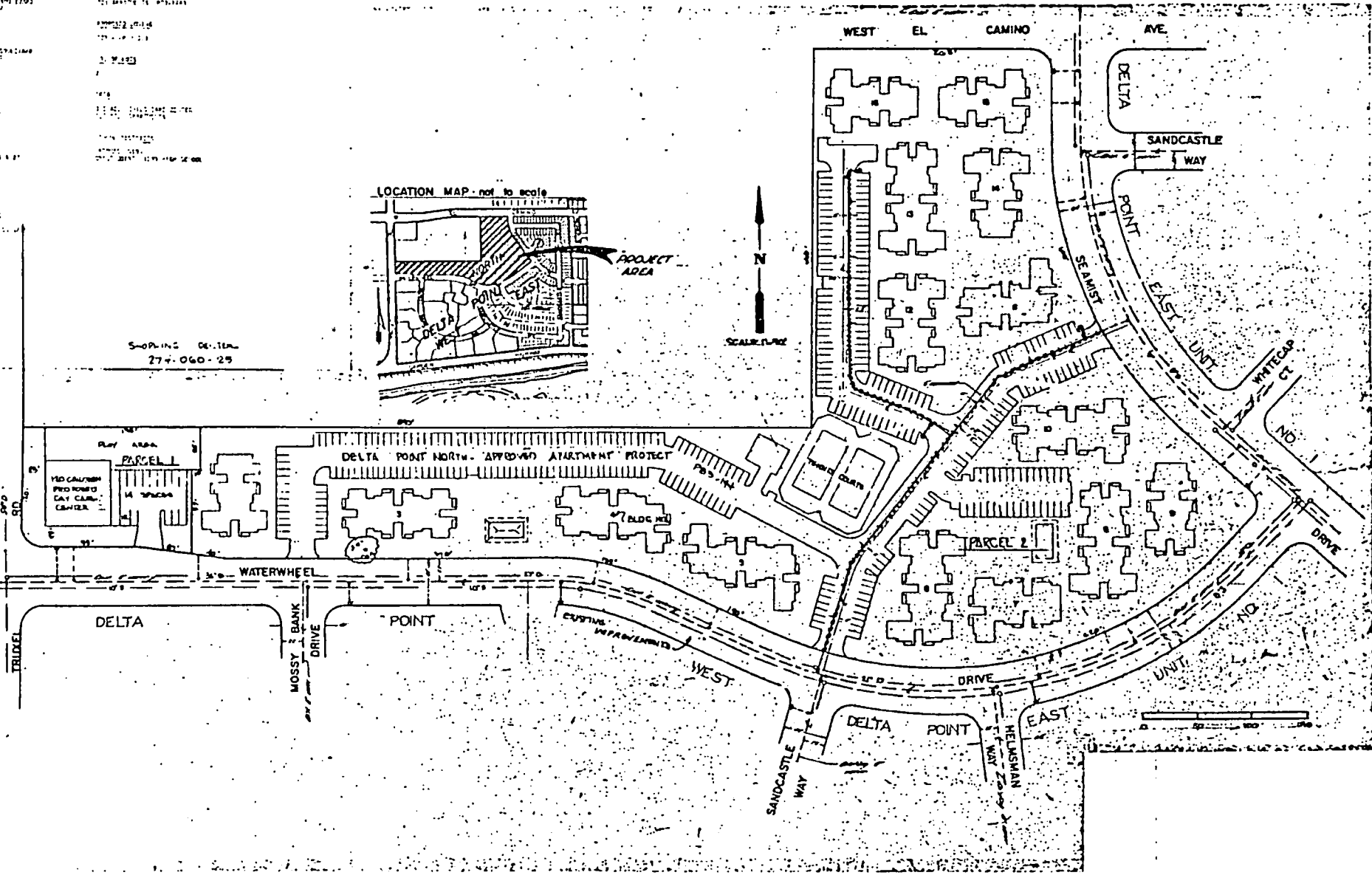
P84-213

P 84213

TITLE SHEET
 PROJECT NO. 277-060-25
 SHEET NO. 1
 DATE: 1964



SHOPPING CENTER
277-060-25



NO.	DESCRIPTION	APPROVED BY	DATE	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED DATE	TENTATIVE PARCEL MAP DELTA POINT NORTH CITY OF SACRAMENTO CALIFORNIA	DATE
							MAY 1964
							FILE NO. 830009

19

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CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
OWNER	Treetops, Ltd., 600 W. North Market Blvd., Sacramento, CA 95834		
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
FILING DATE	5-25-84	50 DAY CPC ACTION DATE	
			REPORT BY: FG:bw
NEGATIVE DEC.	6-6-84	EIR	ASSESSOR'S PCL NO. 274-060-26 & 27 (portion)

- APPLICATION:**
- A. Ratify Negative Declaration
 - B. Amendment of Delta Point PUD Schematic Plan to delete 30 dwelling units and to designate a day care center
 - C. Tentative Map
 - D. Special Permit to construct a child care center for 120 children (P84-213)

LOCATION: SE corner of Truxel Road and Waterwheel Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a child care center for 120 children.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community Plan Designation: Residential (22-29 du/ac; 4-21 du/ac PUD)
Existing Zoning of Site: R-3-R (PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Shopping Center; SC-R
South: Townhouses; R-1A(PUD)
East: Residences; R-1A
West: Vacant; R-2B-R

Parking Required: To be determined by Planning Commission
Parking Provided: 14 spaces
Property Dimensions: Irregular
Property Area: 10.3± acres
Square Footage of Lots: Parcel 1 = 0.6± acre; Parcel 2 = 9.7± acres
Square Footage of Building: 5,400
Height of Structure: 18 feet
Topography: Flat
Street Improvements: Under construction
Utilities: Available to site
Exterior Building Colors: Earth tones
Exterior Building Materials: Siding - T111 plywood; Roof - composition shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 13, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;

APPLC. NO. P84-213

MEETING DATE June 28, 1984

CPC ITEM NO. 14

9

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. Pay park fees and file final map prior to final approval by City of buildings currently under construction.
7. Provide an accoustical study concerning loading dock behind Bel-Air Market and traffic on West El Camino to the satisfaction of the City/County Health Department. Comply with any requirements of the report.

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

BACKGROUND INFORMATION: On July 29, 1980, the City Council adopted the Delta Point PUD Schematic Plan which designated the subject site for apartments (P-8997). On June 9, 1983, the Planning Commission approved a special permit to develop 232 apartment units on the subject site (P83-144).

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site totals 10.3± acres and is located in the Delta Point PUD. The site is presently designated for 234 apartments on the PUD Schematic Plan. The applicant proposes to develop a day care center on 0.6 acres and 228 apartments on the balance of the site.
2. The applicant is also requesting a special permit to develop a day care center to be known as Merry Hill Country School. The day care center will accommodate 120 children and will operate Monday through Friday from tentatively 6 A.M. to 7 P.M. The center would employ approximately 13 persons. A 8,312 square foot fenced play area is proposed adjacent to the proposed structure and parking lot. The play area would be composed of grass and sand areas with standard playground equipment.
3. The applicant has indicated that a sign will be located on site; however, the location and size of the sign have not been determined at this time. A sign plan should be submitted to the Planning Department for review and approval prior to the issuance of any building permit.
4. Staff has no objections to a day care center located at this site. The proposed structure (earth tones, wood siding) is compatible with the proposed apartments to be constructed on Parcel No. 2. However, staff is concerned that the landscaping, open space and trash enclosure be compatible with the proposed apartment development on Parcel No. 2. Staff has included the desitn criteria approved for the apartment development (P83-144) and recommends that the criteria be adopted for this project.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measure: "The applicant shall protect and retain the existing on-site Oak trees to the satisfaction of the Planning Director after consultation with the City Arborist prior to the issuance of building permits."

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Conditional Negative Declaration;
- B. Approval of Delta Point (north) PUD Schematic Plan to:
 reduce area for apartments and designate a day care center.
- C. Approval of the Tentative Map, subject to conditions which follow;
- D. Approval of 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 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. Pay park fees and file final map prior to final approval by City of buildings currently under construction;
- 7. Provide an accoustical study concerning loading dock behind Bel Air Market and traffic on West El Camiono to the satisfaction of the City/County Health Department. Comply with any requirements of the report.

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

Conditions - Special Permit

- 1. The proposed facility shall be limited to a maximum of 120 children;
- 2. Landscape and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits;

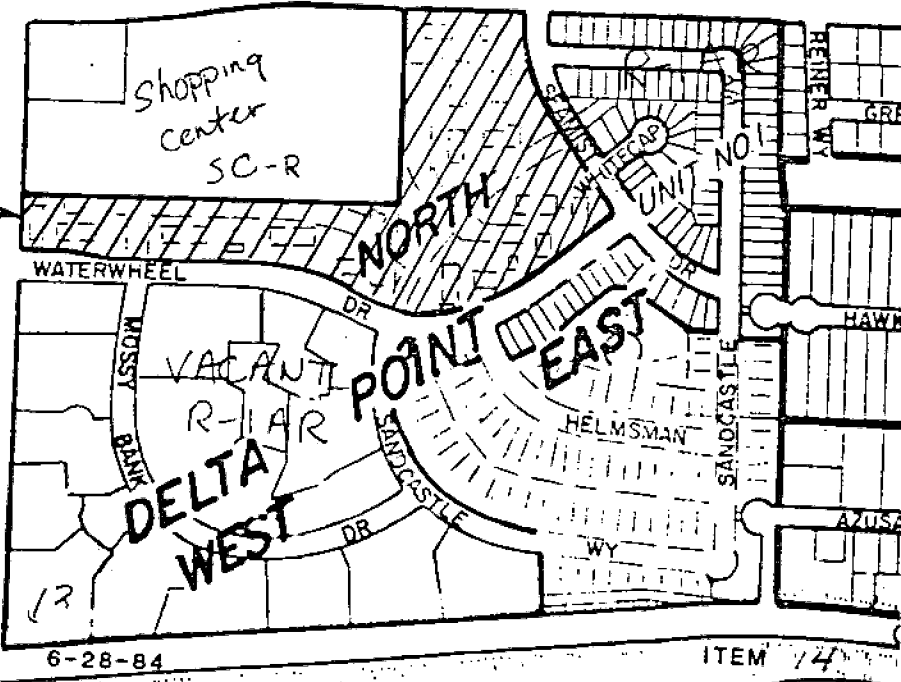
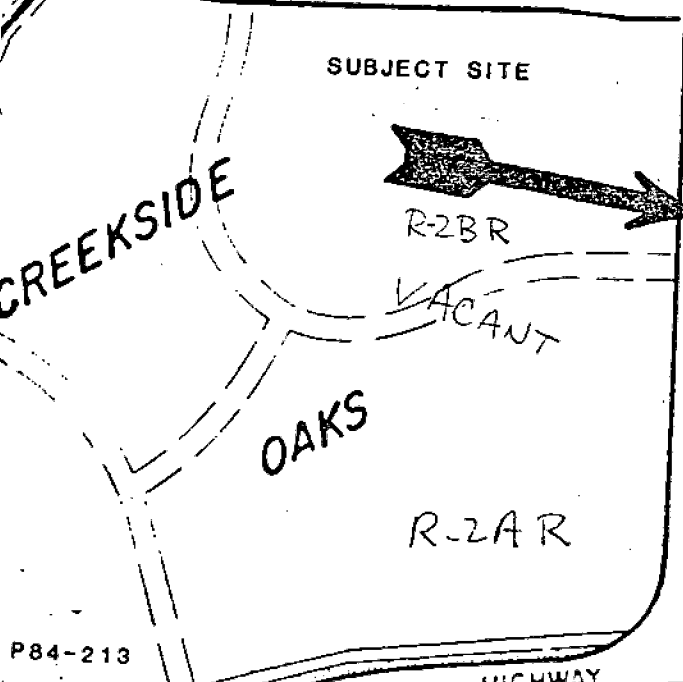
- 3. The project shall comply with the design criteria set forth in Exhibit 'E';
- 4. The applicant shall protect and retain the existing on-site Oak trees to the satisfaction of the Planning Director after consultation with the City Arborist prior to the issuance of building permits.

Findings of Fact - Special Permit

- 1. The approval of proposed day care center, as conditioned, is based upon sound principles of land use in that:
 - a) the day care center is compatible with adjacent land uses which include commercial uses, and multi-family residences;
 - b) adequate landscaping and building setbacks will be provided;
 - c) the day care center will provide a needed service in the surrounding neighborhood.
- 2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
 - a) the project provides an adequate amount of parking and is located on a major street;
 - b) adequate landscaping will be required;
 - c) the proposed structure will be compatible with adjacent commercial and residential uses.
- 3. The project is consistent with the General Plan and the Delta Point (north) PUD Schematic Plan which designate the site for residential uses. Day care facilities are allowed in residential zones upon the granting of a special permit.

VICINITY MAP

LAND USE AND ZONING

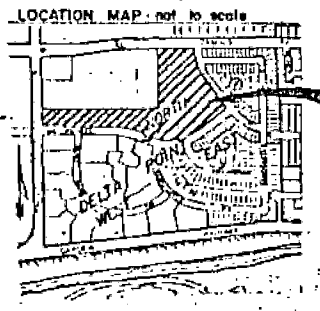


P84-213

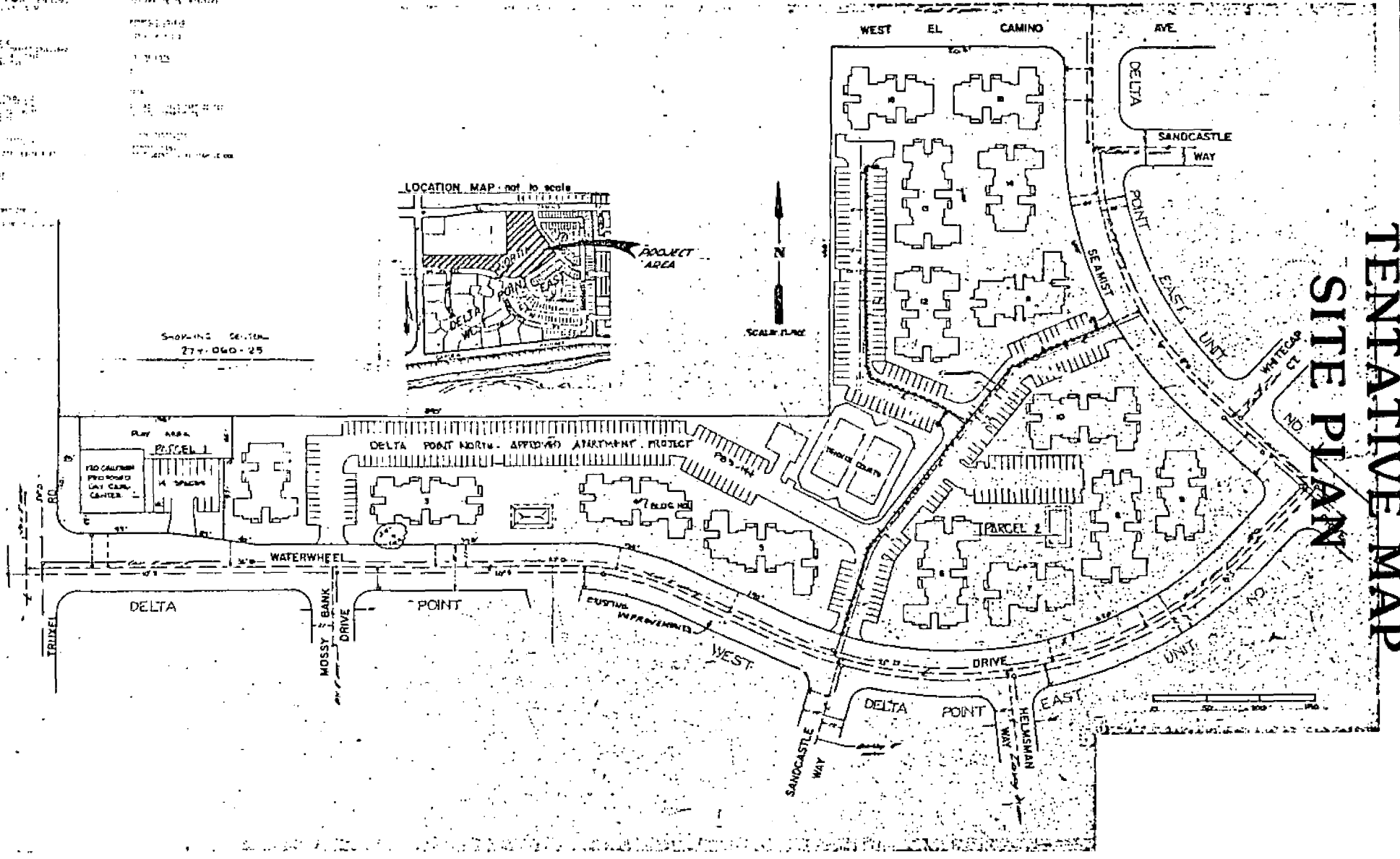
P 84278

TENTATIVE MAP SITE PLAN

SHEET NO. _____
 PROJECT NO. _____
 DATE OF ISSUE _____
 DRAWN BY _____
 CHECKED BY _____
 APPROVED BY _____
 TITLE _____
 CITY OF SACRAMENTO, CALIFORNIA



SHOWING CENTER
27+040+25



14

6-28-84

NO.	DESCRIPTION	APPROVED BY	DATE

TITLE	SCALE
SHEET NO.	

DESIGNED BY	CHECKED BY
DRAWN BY	DATE


MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

TENTATIVE PARCEL MAP DELTA POINT NORTH		DATE	1 MAY 1984
CITY OF SACRAMENTO		CALIFORNIA	1
FILE NO. 430008			

ITEM 14

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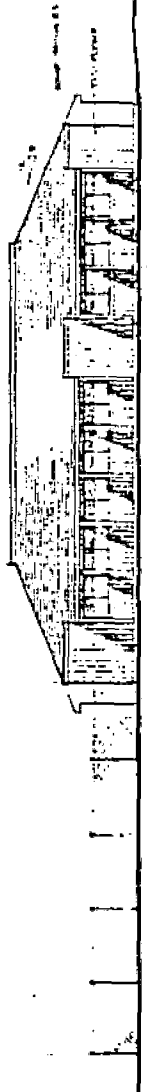
JAMES R LOEN
 ARCHITECT
 344 NORTHFIELD DRIVE, SACRAMENTO, CA 95833
 (916) 932-0877

ROBERT HILL COUNTY
 SCHOOL
 200 W. ... CA.

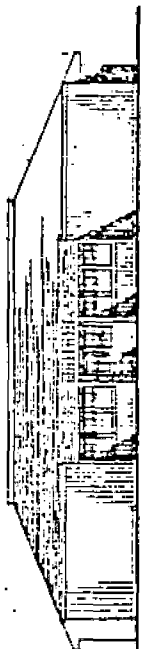
SHEET NO.	203
JOB NO.	51464
DATE	
REVISIONS	

ELEVATIONS

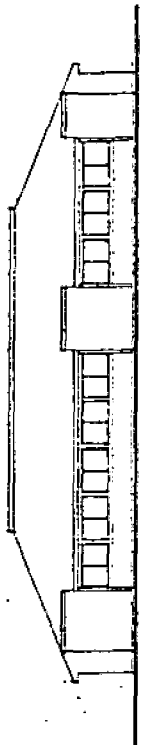
P 84213



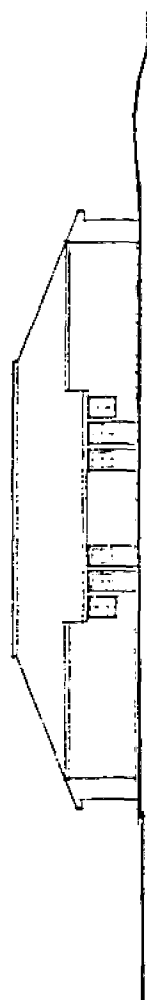
WEST ELEVATION



SOUTH ELEVATION



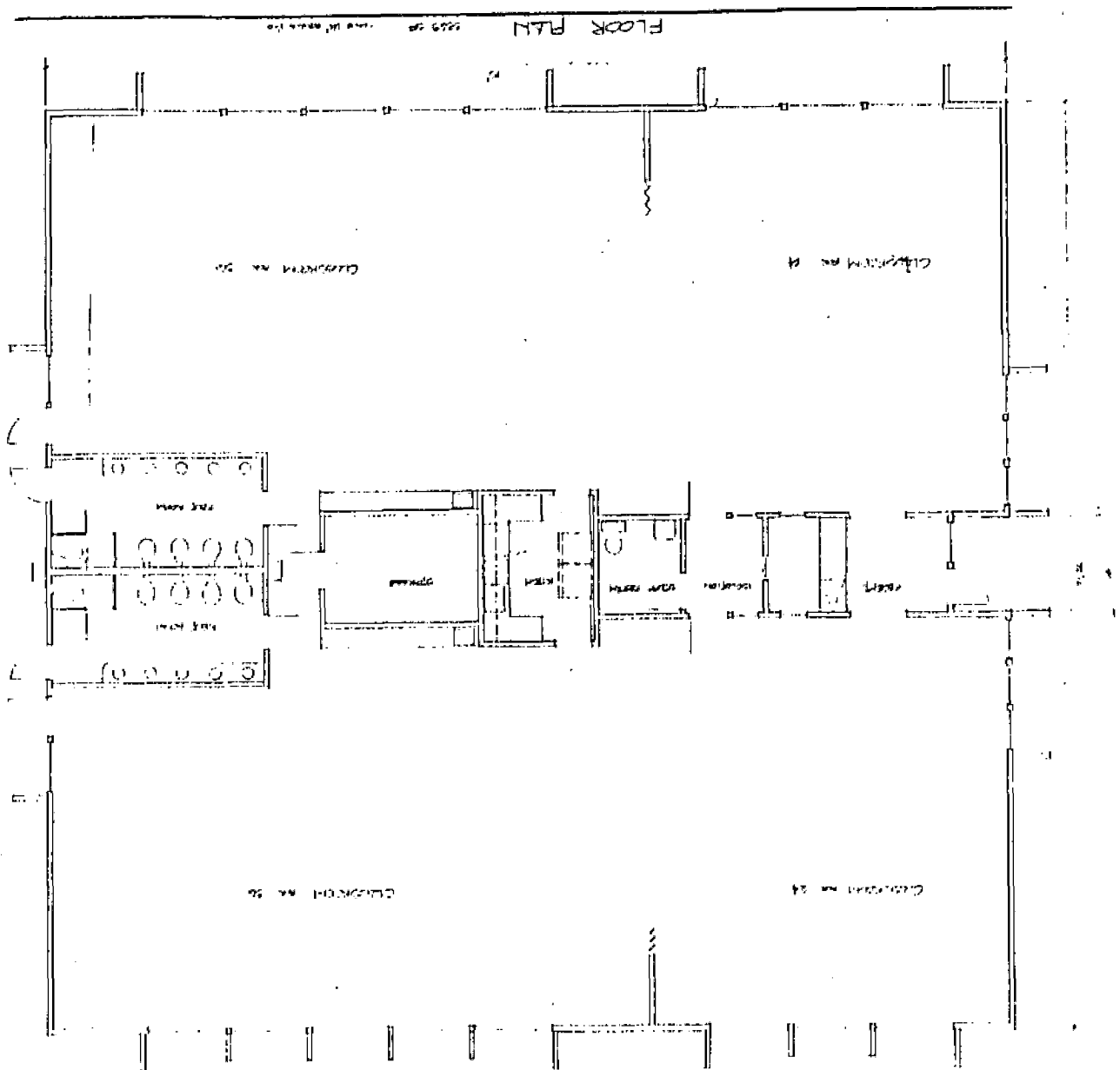
EAST ELEVATION



NORTH ELEVATION

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FLOOR PLANS



PROJECT NO.	DATE	REVISIONS	RENEW AND REINFORCE STUDENT SEATS 28-1-84 16	JAMES R. LOEN ARCHITECT 345 NORTHFIELD DRIVE, SACRAMENTO, CALIF. 95833 (916) 920-0411

P84-213

6-28-84

ITEM 14

DESIGN CRITERIA

LANDSCAPING AND OPEN SPACE

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

TRASH ENCLOSURES

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

August 8, 1984

Treetops Unlimited
600 W. North Market Boulevard
Sacramento, CA 95834

Dear Gentlemen:

On August 7, 1984, the Sacramento City Council took the following actions for property located at southeast corner of Truxel Road and West El Camino Avenue (P-84213):

Hearing closed; Resolution No. 84-676 adopted; Resolution No. 84-677 adopted.

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

Sincerely,

Lorraine Magana
City Clerk

LM/rr/19

Enclosures

cc: Planning Department
Morton & Pitalo, Inc.