

# CITY PLANNING COMMISSION

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

APPLICANT JL Construction - P.O. Box 369, Carlsbad, CA 92008  
OWNER JL Construction - P.O. Box 369, Carlsbad, CA 92008  
PLANS BY James Guthrie & Associates  
FILING DATE 3-10-89 ENVIR. DET. Negative Declaration REPORT BY sg  
ASSESSOR'S PCL. NO. 225-230-087

- APPLICATION:
- A. Negative Declaration
  - B. Tentative Map to divide 15.5+ acres into one lot for 224 condominium air space units in the Multi-Family (Planned Unit Development) (R-2B(PUD)) zone
  - C. Special Permit to develop 224 condominium air space units on 15.5+ vacant acres in the R-2B(PUD) zone

LOCATION: North of West El Camino Avenue between Gateway Oaks Drive and Natomas Main Drainage Canal.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 224 condominium units to be rented for apartment use only.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)  
1988 South Natomas Community  
Plan Designation: Medium Density Residential (7-15 du/ac; 10 max. av/net ac)  
Existing Zoning of Site: R-2B(PUD)  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Proposed condo site; R-2B(PUD)  
South: Shopping center; SC(PUD)  
East: Office; OB(PUD)  
West: Proposed school & fire station site; R-2B(PUD)

Parking Required: 351 spaces  
Parking Provided: 351 spaces  
Property Dimensions: irregular  
Property Area: 15.5+ acres  
Density of Development: 14.4 d.u. per acre  
Square Footage of Building:

|  | Qty | Type         | Sq. Ft.       |
|--|-----|--------------|---------------|
|  | 72  | 1 bd., 1 ba. | 776 sq. ft.   |
|  | 40  | 1 bd., 1 ba. | 805 sq. ft.   |
|  | 72  | 2 bd., 2 ba. | 1,056 sq. ft. |
|  | 40  | 2 bd., 2 ba. | 1,068 sq. ft. |

Height of Building: Two story, 33'  
Topography: Flat  
Exterior Building Materials: Stucco plaster  
Roof Material: Concrete tile

SUBDIVISION REVIEW COMMITTEE: On April 12, 1989, by a vote of 6 ayes and 3 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which follow.

BACKGROUND: The proposed residential project is within the Metropolitan Center Residential Planned Unit Development. The 1988 South Natomas Community Plan designates the site for Medium Density Residential (7-15 du/ac; 10 max. av/net ac). The subject site is, however, protected by a development agreement allowing 7-21 du/na; 12 max. av/net ac. plus 58 units for the entire residential portion within the Metropolitan Center PUD (see Exhibit A). The 58 units are a result of a transfer of development rights that were credited in conjunction with a reduction in office square footage (P88-007). The proposed project complies with the General Plan and the development agreement. The density proposed on the subject site may exceed 12 du/ac.

A total of 477 units are allowed in the residential portion of the Metropolitan Center Planned Unit Development. The entire residential portion in the PUD is 35.3± vacant acres. The multi-family site consumes 224 units leaving a balance of 245 units which will be dispersed on the remaining two residential sites. City Planning staff is currently processing a 232 condominium proposal on the residential portion immediately to the north of the subject site (see Exhibit A).

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of 15.5± vacant acres in the Multi-Family (R-2B(PUD)) Planned Unit Development zone. The site is designated for Medium Density Residential (4-15 av/ac) in the General Plan and Medium Density Residential (7-15 du/ac; 10 max. av/na) in the South Natomas Community Plan. A special permit is required for all projects within a planned unit development designation. The density proposed on the subject site is 14.4 du/ac which is allowed under the existing development agreement.

B. Applicant's Proposal

The applicant is proposing to divide the existing 15.5± vacant acres into 224 condominium air space units. A special permit is also requested to develop the condominium units. A total of 224 units will be built on the subject site consisting of one and two bedrooms with one and two baths. The units range from 776 square feet to 1,068 square feet in size. The building's height is 33' (two story). A recreation building, tennis court and a few spas and pools are proposed on the site. Three housing types are required for residential PUD's greater than 30 acres in size. The subject site is within the Metropolitan Center PUD residential area which exceeds 30 acres in its entirety. A condominium project (232 units) is proposed on 16.3 acres, north of the subject site in the PUD, and the apartment project (224 units) is proposed on the 15.5± subject site (see Exhibit A). The applicant is, however, proposing to map the apartment portion for condominiums. The proposed apartment units will be built to meet condominium standards, but will be rented in perpetuity.

Staff has agreed with the applicant to map the project for condominium units and is requiring that a minimum of 14 units in the entire condo/apartment project be handicap accessible. The State requires that all ground level apartment units be handicap adaptable, whereas, condominium projects do not require handicap adaptable units.

Staff is recommending that at least 14 units (3% of the apartment and condominium projects) be handicap accessible. The 14 units are based on the total number of units for both the condominium and apartment project times three percent (456 total units x 3% = 14 units). The applicant has informed staff that the handicap units will be provided on the apartment project.

The City is also requiring the applicant to record a deed restriction for the project in its entirety to remain as rental property under unified ownership and that 14 units be made handicap accessible.

C. Site Plan Design

The submitted site plan indicates two median entrances off of proposed private streets. A 25' landscape setback with 3-1/2' undulating berms is proposed along the perimeter of the subject site. The site plan also indicates a perimeter fence with solid masonry wall panels around the entire site. Staff recommends that the applicant submit photos or drawings of the proposed wall and fence to the Planning Director for review and approval prior to issuance of building permits. A security gate and an entry feature is indicated at both entrances.

Indicated on the site plan is one resident and guest vehicular/pedestrian entry with a gate, and one resident only vehicular entry with a gate. Two pedestrian access gates off of Gateway Oaks Drive are proposed on the subject site. Staff was concerned with the monotony of straight building lines of all the enclosed garages indicated on the site plan. Staff recommends that some of the garages be recessed away from the private streets to allow landscaping to extend past the face of the garages. This will break up the monotony of the elevations facing the private roads.

Trash enclosures proposed on the subject site shall comply with the City's Trash Enclosure Ordinance. All mechanical equipment (including public utility boxes) shall be attractively screened. Any signage proposed on the subject site shall be reviewed and approved by the Planning Director prior to issuance of a sign permit.

D. Building Design

The applicant submitted floor plans and elevations for the apartments and recreation building. The site plan indicates 28 (8 plexes) units consisting of four building types. The recreation building is 4,740 sq. ft. in size and is two story's in height. The recreation building contains a TV, theater and a lounge, a weight room and an aerobics/meeting area.

The exterior building material for the apartments consist of stucco plaster and the roof material is concrete tile. The building exterior color will be dusty rose, coral and off white colors with a light green trim. Staff recommends that the applicant vary the main body color. The elevations indicate white aluminum frame windows and an accent tile strip on some of the buildings. Staff recommends that all arches on the buildings be centered between column faces and the stepped spring line shall be symmetrical at each column.

E. Parking and Circulation

The Zoning Ordinance requires 1.5 parking spaces per each unit and one guest space per every 10 units. A total of 351 parking spaces are required. The site plan indicates 224 covered garages, 25 open full size spaces and 102 open compact parking spaces. Sufficient parking will be provided on the subject site. In addition, the City's Traffic Engineer and Fire Department had no problems with the internal circulation and the ingress and egress on the site. No vehicles shall enter or exit off of Gateway Oaks Drive from the subject site. Sufficient handicap spaces shall be provided on the site.

F. Landscaping

A landscape plan has been submitted. The landscape plan indicates a 25' landscape setback with 3-1/2' undulating berms. Staff recommends that the landscape treatment within the 25' setback area consist of lawn and trees. The minimum tree sizes shall vary (five and 15 gallon trees and 24 inch box trees) along the perimeter. The landscaping shall be complementary to the building design and architectural theme. The applicant will be required to meet the 50% shading requirement for all surface parking areas. Sufficient landscaping is provided throughout the site.

G. Agency Comments

The proposed project has been reviewed by the City's Traffic Engineer, Engineering, Building Inspections, City Police, Water and Sewer, Parks and Community Services, City Real Estate, and the Natomas Community Association. The following comments were received.

Building Inspections

Building permits shall be required at the time of development stage.

Parks and Community Services

1. All landscaped entry ways etc. shall be maintained by an assessment district or a homeowners' association.
2. Appraisal required for Quimby calculations.
3. Parkland dedication fee will be required prior to issuance of building permits.

Traffic Engineering

All driveways should conform to City standards.

Traffic Engineering - Development Section

1. Parkland dedication fees shall be collected at the time of building permit. Partial on site credits may be allowed (Verify with Parks and Recreation Department).
2. Standard driveway permits required at time of building permit.
3. On site grading and paving and drainage plan shall be approved by Public Works prior to issuance of building permit.
4. Water taps and development fees to be paid prior to issuance of building permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant effect on the environment and has filed a negative declaration.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the tentative map, subject to conditions which follow; and
- C. Approve the special permit for 224 condominium air space units, subject to conditions and based on findings of fact which follow.

Conditions - Special Permit

1. A photo or drawing of the proposed wall along the perimeter of the subject site shall be submitted to staff for review and approval prior to issuance of building permits.
2. All trash enclosures shall comply with the City's Trash Enclosure Ordinance.
3. Mechanical equipment (including public utility boxes) shall be attractively screened.
4. The building shall contain at least three body colors to lessen potential monotony.
5. The applicant shall record a deed restriction for the project in its entirety to remain as rental property under unified ownership. The

deed restriction shall be reviewed and approved by the Planning Director prior to issuance of building permits.

6. A minimum of 14 units shall be made handicap accessible and conform to the Uniform Building Code.
7. Several of the enclosed garages shall be recessed away from the private streets to allow landscaping to extend past the face of the garages.
8. All arches on the buildings shall be centered between column faces and the stepped spring line shall be symmetrical at each column.
9. The landscape treatment with the 25' setback shall consist of lawn and trees varying in minimum sizes of five and fifteen gallon trees and 24 inch box trees.
10. Handicap spaces shall be provided on the site and shall meet the building code requirements.
11. No vehicles shall enter or exit off of Gateway Oaks Drive.
12. All signage shall be subject to a Planning Director's Special Permit.
13. All landscaped entry ways etc. shall be maintained by an assessment district or a Homeowners' association.
14. Parkland dedication fees will be required prior to issuance of building permits.
15. All driveways shall conform to City standards.
16. Standard driveway permits will be required at time of building permit.
17. On site grading and paving and drainage plans shall be approved by Public Works prior to issuance of building permits.
18. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community services in South Natomas. In the event that the applicant wishes to commence the project prior to the establishment of the FBA District, then said applicant shall deposit into a third party escrow account the estimated fee amount of \$1,600 per multi-family dwelling unit for the last 58 units between the condominium project and apartment project, prior to issuance of a building permit. When the district is formed, if the fees are less than the estimated amount, the excess paid into the escrow account shall be refunded to the applicant. If the fees are more than the estimated account, the applicant shall pay the difference immediately after the FBA District is formed.

19. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

Conditions - Tentative Map

1. Meet all conditions of Metropolitan Center PUD (P88-007).
2. All of Lot 1 shall be reserved as a public utility easement for underground and overhead public utility facilities including gas, electric and communications equipment with the exception for where all structures or pool areas are located. A note referencing this shall be recorded on the face of the map and in all deeds.
3. Meet all conditions of the map for Metropolitan Center Phase 2 (P88-109). Listed below are the conditions.

- 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. Meet all County Sanitation District requirements;
- e. Submit a soils test prepared by a registered engineer to be used in street design;
- f. Dedicate easements and install improvements as needed for bikeways outlined in the Bikeways Master Plan and South Natomas Community Plan;
- g. Place the following note on the final map: The Federal Emergency Management Agency (FEMA) is studying this area to ascertain whether the area is adequately protected from the 100 year flood. If the data developed in the study shows the absence of such protection, the FEMA 100 year floodplain standards must be satisfied as a condition for issuance of City building permits and other approvals;
- h. Dedicate a standard 12.5-foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways;
- i. Place a note on the final map that parkland dedication obligation shall be paid at the time building permits are obtained or upon further subdivision of the residential parcels;
- j. Participate in Facilities Benefit Assessment (FBA) District to be formed in South Natomas;
- k. Contribute 25 percent of cost associated with construction of the bridge located on Gateway Oaks Drive which crosses the Natomas Main Drainage Canal;
- l. Install traffic light at the intersection of West El Camino Avenue and street adjacent to proposed fire station (50 percent will be reimbursed by the City);
- m. Obtain necessary approval of RD 1000 and pay necessary fees; and

- n. Dedicate West El Camino Avenue to a 90 foot right-of-way expanded to 140 feet at the intersection of Gateway Oaks Drive.
  
- o. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding;

4. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community services in South Natomas. In the event that the applicant wishes to commence the project prior to the establishment of the FBA District, then said applicant shall deposit into a third party escrow account the estimated fee amount of \$1,600 per multi-family dwelling unit for the last 58 units between the condominium project and apartment project, prior to issuance of a building permit. When the district is formed, if the fees are less than the estimated amount, the excess paid into the escrow account shall be refunded to the applicant. If the fees are more than the estimated account, the applicant shall pay the difference immediately after the FBA District is formed.

Findings of Fact - Special Permit

1. The project, as conditioned, is based on sound principles of land use in that:
  - a. the proposed apartment development provides for a mixture of housing types planned for the area; and
  - b. recreation amenities will be provided to all residents; and
  - c. the apartment project units will be built to meet condominium standards.
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. adequate off-street parking and setbacks will be provided; and
  - b. landscaping will be provided to create an aesthetically pleasing visual element on the site and in the neighborhood and to provide a screening effect between the major street and the subject site; and
  - c. the architectural style utilizes a variety of design elements and volumetric movement; and
  - d. sufficient handicap accessible units will be provided.
3. The proposed project is consistent with the General Plan and the development agreement for the subject site which designates the site for Low Density Residential (7-15 du/na) and Medium Density Residential (7-21 du/ac; 12 max. av/net ac) respectively.