



CITY OF SACRAMENTO

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

APPROVED
BY THE CITY COUNCIL

MARTY VAN DUYN
PLANNING DIRECTOR

February 18, 1982

FEB 23 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (exempt 15073)
2. Tentative Map (P-9070)

LOCATION: Southwest corner of Franklin Boulevard and Brookfield Road

SUMMARY:

This is a request for a tentative map to allow the development of 216 zero lot line patio homes and to create two multiple family sites for future development in four phases on a 34+ acre site. Staff has no objection to the request and, therefore, recommends approval.

BACKGROUND INFORMATION:

In December of 1978, the Planning Commission approved a request to develop 544 condominium units on the subject site; however, the City Council approved only a portion of the project and requested the developer to provide a mixture of housing design types for a portion of the site. The approved portion was never developed and the property was sold.

On August 12, 1980 the City Council approved the subject tentative map to develop 216 zero lot line patio homes and to create two multiple family sites. Subsequently, it was never recorded and the tentative map expired on February 12, 1982. Prior to its expiration, the applicant filed for a map extension to allow additional time to record the final map.

On December 29, 1981, the Council adopted a new procedure to allow the map extensions and to require parkland dedication and/or fees. The subject request is being processed in accordance with the new procedure. Pursuant to the Parkland Dedication Ordinance, staff has determined that 10.6 acres of land are required for parkland dedication purposes

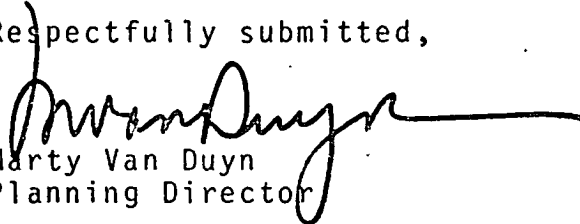
and that fees are to be charged in-lieu of the required parkland dedication.

Staff also recommends that the original conditions of approval of the tentative map be required as indicated on the attached resolution.

RECOMMENDATION

Staff recommends that the City Council approve the project by adopting the attached resolution.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:cp
Attachments
P-9070

February 23, 1982
District No. 7

RESOLUTION No. 82-122

Adopted by The Sacramento City Council on date of

February 23, 1982

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR CALIFORNIA CLASSICS
PATIO HOMES (APN: 119-070-17; 119-200-01 thru 11;
119-210-01 thru 87; and 119-220-01 thru 56) (P-9070)

WHEREAS, the Planning staff has submitted to the City Council its report and recommendations concerning the Tentative Map for California Classics Patio Homes, located at the southwest corner of Franklin Boulevard and Brookfield Road, (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 February 23, 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 Southgate Community Plan in that the plans designate the subject site for residential uses.
- 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section
- 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.

APPROVED
BY THE CITY COUNCIL
FEB 23 1982
OFFICE OF THE
CITY CLERK

JAN 25 1982

RECEIVED

HMH OF NORTHERN
CALIFORNIA, INC.
Civil Engineers • Planners • Surveyors

January 18, 1982
Job No. 15-1

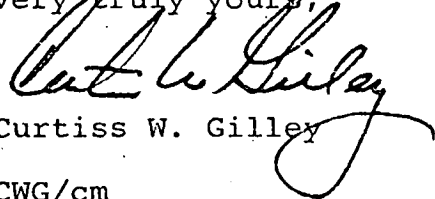
Mr. Marty Van Duyn
Planning Director
City of Sacramento
City Hall
Sacramento, California 95814

Re: California Classics Tentative Map
(Brookfield Meadow Subdivision) 9070

Dear Marty,

Please process subject tentative map pursuant to the
Alternative procedure authorized by Ordinance M-627.

Very truly yours,



Curtiss W. Gilley

CWG/cm

- 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:

The Tentative Map be approved subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
3. The applicant shall name the streets to the satisfaction of the Planning Director.
4. The applicant shall relocate the 18-inch water transmission main located through Lots 1, 2, 3, 4, 5, 209 and 210 to the satisfaction of the City Engineer.
5. Phase lines shall not split streets - the phase lines shall be adjusted to incorporate the entire street.
6. Frontage improvements for Brookfield and Franklin Boulevard along Lot A shall be dedicated and improved as part of Phase III or when a bridge is built over Elder Creek, whichever is first.

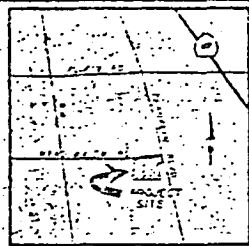
7. The existing subdivision known as Franklin Villa Estates South shall be reverted to acreage prior to approval of Phase I.
8. Lot C shall be incorporated into Phase III prior to recordation of the final map.
9. The applicant shall retain and develop around the existing eucalyptus trees subject to Planning Director review.
10. The applicant shall meet the standard Traffic Engineering requirements.
11. The applicant shall dedicate the necessary right-of-way as determined by the City Engineer for the slope easement adjacent to the Elder Creek Bridge over Franklin Boulevard.
12. The applicant shall realign Street "B" to the north of Elder Creek by approximately 100 feet.
13. Pursuant to the 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.

MAYOR

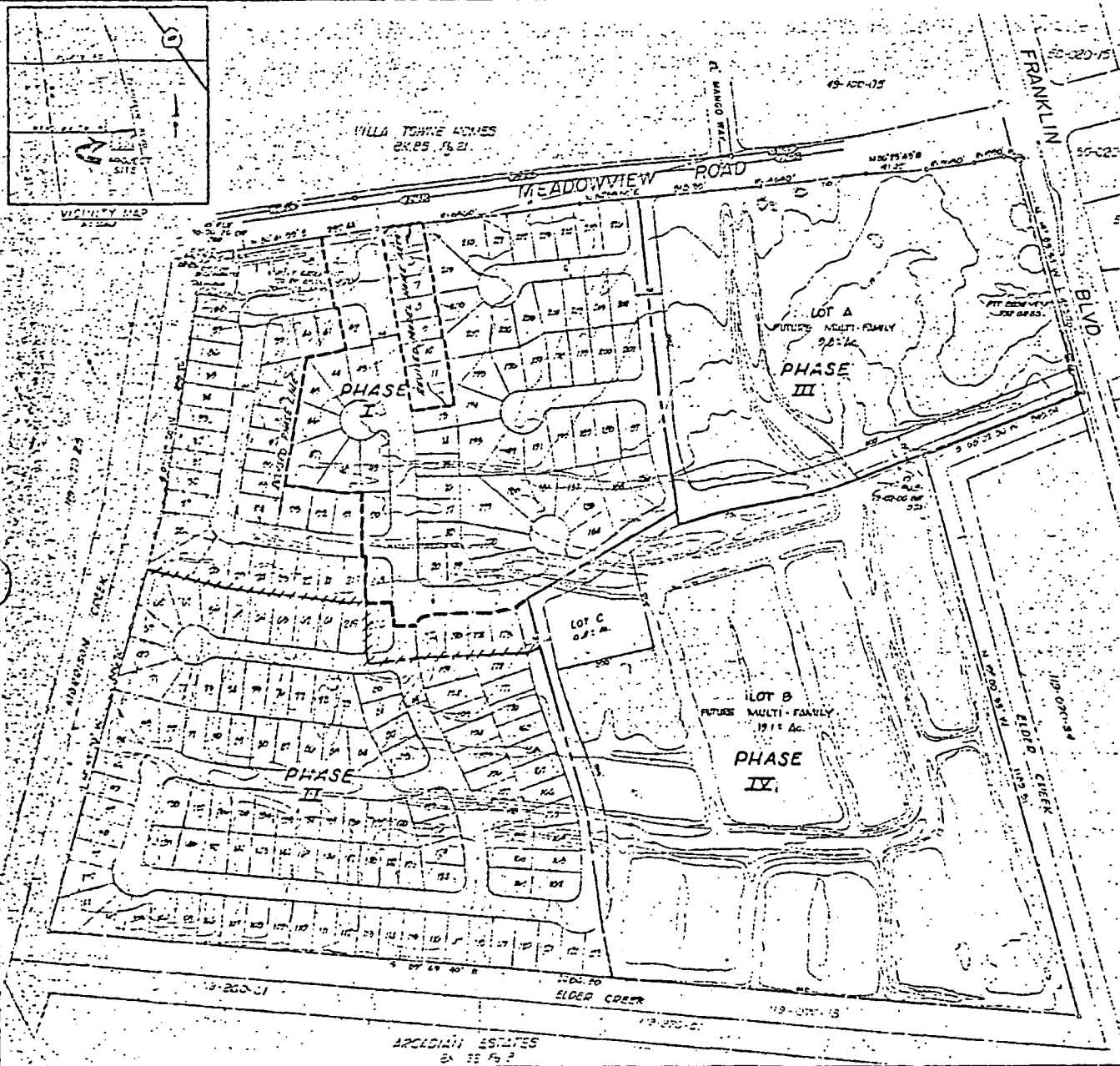
ATTEST:

CITY CLERK

P-9070



VICINITY MAP



NOTES:

DEVELOPER:	THE CALIFORNIA CLASSICS COMPANY P.O. BOX 8710 SACRAMENTO, CA 95834
ENGINEER:	WILLIAMS ASSOCIATES 1234 "B" STREET SACRAMENTO, CA 95811
PRESENT USE:	VACANT
PROPOSED USE:	SINGLE-FAMILY, 2500 SQ. FT. LOT LINE & MULTI-FAMILY
PRESENT ZONING:	R-1
PROPOSED ZONING:	R-16
DATES:	CITY OF SACRAMENTO 1978 - 1979 STREET SACRAMENTO, CA 95811
STREET:	CITY OF SACRAMENTO 1234 "B" STREET SACRAMENTO, CA 95811
SEWER:	SACRAMENTO COUNTY 1234 "B" STREET SACRAMENTO, CA 95811
NO. OF LOTS:	250 AND LOT A, B, C, D
SITE AREA:	40.0 AC. (APPROX.)
TOTAL ACRES:	40.0 AC. (APPROX.)
APPROX. LOT SIZES:	APPROX. 1600 SQ. FT. (SINGLE-FAMILY) OTHER AS SHOWN
PARKING AS SHOWN:	APPROX. 100 SPACES
CONTRACTS & E.O. REFERENCES:	AS SHOWN

TENTATIVE MAP
CALIFORNIA CLASSICS
CITY OF SACRAMENTO, CALIFORNIA
JUNE, 1980

NOTE: A PORTION OF THIS SITE IS PRESENTLY RECORDED AS PRALMILL HILLS ESTATES SOUTH, TO BE REVERTED TO ACREAGE AS PART OF ACTION ON THIS MAP.

APPROVED: **PLANNING COMMISSION** JULY 10, 1980
CITY COUNCIL AUG 12, 1980

EXPIRES: FEB 11, 1982



2000 O Street
Sacramento, CA 95811
916-422-7000

JUSTICE-ASSOC.

ARCELIAN ESTATES
2A SE Pg 2

* Reso. A-1 AS AMENDED



CITY OF SACRAMENTO

APPROVED BY CITY COUNCIL 32
8/12/80 *

- ① PROPOSAL
- ② Issues
 - a. Res. area
 - b. Street improve. along for LOT A.

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

must get improve-
ments made

August 7, 1980

- TREES ?

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Amendment of the Southgate Community Plan from Light Density Residential to Light Density Multiple Family and to eliminate a north/south collector street across Elder Creek
 2. Rezoning from A to R-3-R and from R-3-R to R-1A
 3. Subdivision Modification to waive frontage improvements along Franklin Boulevard
 4. Tentative Map (P-9070)

LOCATION: Southwest corner of Franklin Boulevard and Brookfield Road

SUMMARY

This is a request for entitlements necessary to develop 34+ acres with 216 zero lot line patio homes and to create two multiple family sites for future development. The staff and Planning Commission recommended approval of the entitlements subject to conditions. The Planning Commission also approved a special permit for the patio homes.

BACKGROUND INFORMATION

In December of 1978 the City Planning Commission approved a request to develop 544 condominium units on the subject site; however, the City Council approved only a portion of the project and requested the developer to provide a mixture of housing design types for a portion of the site. The approved portion was never developed and the property was sold. The current proposal is a complete redesign consisting of patio homes and two sites that could be developed with condominiums, apartments or other similar housing types.

In review of the project, there was no objection to the proposed land uses; however, there were basically three issues discussed by the Planning Commission:

RECREATIONAL
AREA -

FRONTAGE IMPROVEMENT
OK - WILL PROVIDE

8

1. In reference to condition "L" (page 5 of City Planning Commission report), the Subdivision Review Committee requested that this street be realigned with El Mango Way in order to create a four-way intersection to accommodate a future signal. The applicant's proposal, however, proposes an off-set intersection.

The Planning Commission recommended approval of the applicant's proposal with the off-set intersection for several reasons. First, the realignment would significantly reduce the size of Lot A (multiple family site) which would limit design flexibility. Secondly, the off-set should not create traffic conflicts because the off-set is approximately 200 feet, which is significant. Also, Brookfield Road will become a secondary street once the Mack-Meadowview connector is constructed and the volume of traffic on Brookfield will be significantly reduced. Furthermore, there are two additional access points into the development which would reduce the usage of this street.

Further evaluation by the Traffic Engineering Division indicated that it would be unlikely that a signal would even be needed at this point. Therefore, there is no objection to the alignment of this north/south street.

2. In reference to condition "h" (page 5 of City Planning Commission report) and condition "f" (page 6 of City Planning Commission report), these conditions required that the common recreational area be included in Phase I of the project; however, the Planning Commission amended the conditions to allow the recreational area to be developed in Phase III as requested by the applicant. Staff is concerned with allowing the recreational area as part of Phase II because there is no assurance that Phase III will be developed immediately after Phase II. Also, if Lot A (Phase III) is sold to a separate developer, that person may not wish to develop the recreation area.

3. In reference to condition "f" (page 5 of City Planning Commission report), the Subdivision Review Committee recommended that the frontage improvements for Lot "A" be required as part of Phase I. The Planning Commission however modified the condition to require the improvements as part of Phase III or when a bridge is built over Elder Creek along Franklin Boulevard, whichever occurs first.

VOTE OF PLANNING COMMISSION

On July 10, 1980 the City Planning Commission recommended approval of the project by a vote of six ayes; three absent.

RECOMMENDATION

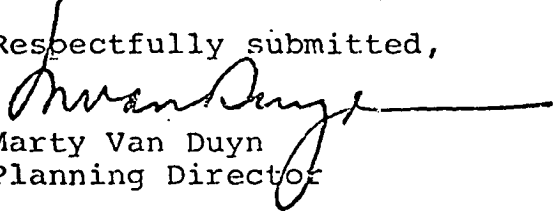
The staff and Planning Commission recommend approval of the Plan Amendment, Rezoning and denial of the Subdivision Modification and recommend that the City Council adopt the attached Plan Amendment Resolution and Rezoning Ordinance.

August 7, 1980

In reference to the Tentative Map request, staff recommends approval of Resolution A-1 and the Planning Commission recommends approval of Resolution A-2.

Resolution A-1 includes the conditions that require Lot "C" (recreation site) to be developed as part of Phase I; and that the frontage improvements for Lot A be required as part of Phase I.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9070

August 12, 1980
District No. 8

Trees?

3.

ORDINANCE NO.

, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SW CORNER FRANKLIN BLVD. & MEADOWVIEW RD. FROM THE A Agricultural & R-3-R Light Density Multi-family Review ZONES AND PLACING SAME IN THE R-3-R Light Density Multi-family Review & R-1A Townhouse ZONES (FILE P-9070) (APN: 119-200-01 thru 11; 119-210-01 thru 87; 119-220-01 thru 56; 119-070-17)

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 A Agricultural & R-3-R Light Density Multi-family Review zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-3-R Light Density Multi-family Review & 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 his 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 July 10, 1980, 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.

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:

ATTEST:

MAYOR

CITY CLERK

corrected
32

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

AUGUST 12, 1980

RESOLUTION AMENDING THE SOUTHGATE COMMUNITY PLAN FROM LIGHT DENSITY RESIDENTIAL TO LIGHT DENSITY MULTIPLE FAMILY AND ELIMINATE NORTH/SOUTH COLLECTOR STREET ACROSS ELDER CREEK FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT (P-9070)

WHEREAS, the City Council conducted a public hearing on August 12, 1980, concerning the above plan amendment. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding land uses;
2. The subject site is suitable for multiple family development;
3. The proposal is consistent with the policies of the 1974 General Plan;
4. The north/south street is not necessary to service the subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area as described on the attached exhibit, located in the City of Sacramento is hereby designated on the Southgate Community Plan as Light Density Multiple Family, and that the north/south collector street across Elder Creek be deleted.

MAYOR

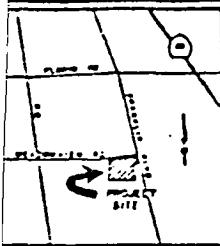
ATTEST:

CITY CLERK

P-9070

(11) (12)

AREA TO BE DESIGNATED FOR LIGHT DENSITY MULTIPLE FAMILY



VILLA TOWNE HOMES
BK 25 P. 21

Brookfield ROAD

ROAD

FRANKLIN BLVD

BLVD

DRAINAGE ELEVATIONS

PROPOSED USE:	MULTI-FAMILY, 100 UNIT L&L
PROPOSED DENSITY:	10 UNITS PER ACRE
PROPOSED ZONING:	LD-10
PROPOSED LOT SIZE:	10,000 S.F.
PROPOSED UNIT TYPE:	100% SINGLE-FAMILY
PROPOSED UNIT COUNT:	100 UNITS
PROPOSED UNIT TYPE:	100% SINGLE-FAMILY
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MORRISON CREEK

10-07-28

10-07-28

10-07-28

10-07-28

10-07-28

10-07-28

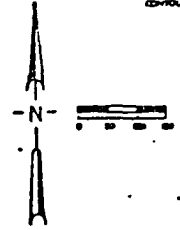
10-07-28

10-07-28

LOT A
FUTURE MULTI-FAMILY
9.0 AC.
PHASE III

LOT C
0.8 AC.

LOT B
FUTURE MULTI-FAMILY
19.5 AC.
PHASE IV



TENTATIVE MAP
CALIFORNIA CLASSICS
CITY OF SACRAMENTO, CALIFORNIA
JUNE, 1980

NOTE: A PORTION OF THIS SITE IS PREVIOUSLY RECORDED AS FRANKLIN VILLA ESTATES SOUTH, TO BE REVERTED TO ACRAGE AS PART OF ACTION ON THIS MAP.

ARCADIAN ESTATES
BK 133 P. 2



3800 O Street
Sacramento, CA 95816
PH: 452 7007

JUSTICE ASSOC.
Consulting Civil Engineers

10-07-28

DESCRIPTION OF AREA TO BE REZONED .

FROM A TO R3-R

All that portion of Sections 5 and 6, Township 7 North, Range 5 East, M. D. B. & M., described as follows:

Beginning at the Southeast corner of "Franklin Villa Estates South", the Official Plat thereof filed in the Office of the Sacramento County Recorder, in Book 92 of Maps, Map No. 23; thence, from said point of beginning along the Easterly line of "Franklin Villa Estates South", North 15° 00' 33" West, 1185.31 feet to an angle point on said Easterly line, also being the true point of beginning; thence leaving said Easterly line, North 68° 02' 30" East, 345.54 feet to a point on the Westerly Right of Way line of Franklin Boulevard; thence along said Right of Way line, North 14° 59' 54" West, 483.70 feet; thence curving to the left along an arc of 25.00 radius, said arc being subtended by a chord bearing North 58° 12' 50" West, 34.24 feet to a point on the Southerly Right of Way line of Meadowview Road; thence along said Right of Way line, curving to the right along an arc of 1550.00 foot radius, said arc being subtended by a chord bearing South 79° 47' 07" West, 65.72 feet; thence curving to the right along an arc of 5650.00 foot radius, said arc being subtended by a chord bearing South 80° 33' 38" West, 97.07 feet; thence, South 86° 23' 43" West, 121.42 feet; thence curving to the right along an arc of 5640.00 radius, said arc being subtended by a chord bearing South 83° 38' 27" West, 267.06 feet to a point on the North line of "Franklin Villa Estates South"; thence leaving said North line, South 05° 00' 10" East, 333.01 feet; thence curving to the left along an arc of 250.00 foot radius, said arc being subtended by a chord bearing South 30° 43' 44" East, 217.01 feet; thence, curving to the right along an arc of 250.00 foot radius, said arc being subtended by a chord bearing South 44° 53' 52" East, 100.12 feet; thence, North 68° 02' 30" East, 172.68 feet; thence South 21° 57' 30" East, 27.00 feet to the true point of beginning. Containing 7.74 acres, more or less.

P-9070

DESCRIPTION OF AREA TO BE REZONED
FROM R3 TO RIA

All that portion of Sections 5 and 6, Township 7 North, Range 5 East, M. D. B. & M., described as follows:

Beginning at the Southwest corner of "Franklin Villa Estates South", the Official Plat thereof filed in the Office of the Sacramento County Recorder in Book 92 of Maps, Map No. 23; thence, from said point of beginning along the Southerly line of "Franklin Villa Estates South", South 85° 09' 40" East, 1136.98 feet; thence leaving said Southerly line, North 10° 48' 46" West, 779.18 feet; thence North 58° 42' 48" East, 327.84 feet, thence North 6° 35' 19" West, 665.94 feet to a point on the North line of "Franklin Villa Estates South"; thence following said North line, South 84° 59' 50" West, 118.35 feet; thence curving to the left along an arc of 5560.00 foot radius, said arc being subtended by a chord bearing South 82° 50' 55" West, 416.93 feet; thence South 80° 41' 59" West, 292.44 feet to the Northwest corner of Lot-A as shown on said "Franklin Villa Estates South"; thence along said Lot-A the following three (3) courses: (1) South 9° 18' 01" East, 25.00 feet; (2) North 80° 41' 59" East, 10.00 feet; and (3) South 8° 49' 25" West, 74.55 feet; thence leaving said Lot-A and following the exterior boundary lines of said "Franklin Villa Estates South", the following three (3) courses: (1) North 81° 10' 35" West, 75.00 feet; (2) South 8° 49' 25" West, 455.26 feet; and (3) South 14° 57' 26" West, 886.70 feet to the point of beginning. Containing 32.88 acres, more or less.

P-9070

- 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. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
 3. The applicant shall name the streets to the satisfaction of the Planning Director.
 4. The applicant shall relocate the 18-inch water transmission main located through Lots 1, 2, 3, 4, 5, 209 and 210 to the satisfaction of the City Engineer.
 5. Phase lines shall not split streets - the phase lines shall be adjusted to incorporate the entire street.
 6. Frontage improvements for Brookfield and Franklin Boulevard along Lot A shall be dedicated and improved as part of Phase I along with the necessary right-of-way required study to determine dedication.
 7. The existing subdivision known as Franklin Villa Estates South shall be reverted to acreage prior to approval of Phase I.
 8. Lot C shall be incorporated into either Phase I or Phase II prior to recordation of the final map.
 9. The applicant shall retain and develop around the existing eucalyptus trees subject to Planning Director review.
 10. The applicant shall meet the standard Traffic Engineering requirements.
 11. The applicant shall dedicate the necessary right-of-way as determined by the City Engineer for the slope easement adjacent to the Elder Creek Bridge over Franklin Boulevard.
 12. ~~The applicant shall redesign Street "A" to align with El Mango Way.~~
 13. The applicant shall realign Street "B" to the north of Elder Creek by approximately 100 feet.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO.

Adopted by The Sacramento City Council on date of
AUGUST 12, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR CALIFORNIA CLASSICS PATIO
HOMES (APN: 119-070-17; 119-200-01 thru 11;
119-210-01 thru 87; and 119-220-01 thru 56)
(P-9070)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for California Classics Patio Homes, located at the southwest corner of Franklin Boulevard and Brookfield Road (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on August 12, 1980, 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 Southgate 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. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
 3. The applicant shall name the streets to the satisfaction of the Planning Director.
 4. The applicant shall relocate the 18-inch water transmission main located through Lots 1, 2, 3, 4, 5, 209 and 210 to the satisfaction of the City Engineer;
 5. Phase lines shall not split streets - the phase lines shall be adjusted to incorporate the entire street.
 6. Frontage improvements for Brookfield and Franklin Boulevard along Lot A shall be dedicated and improved as part of Phase III or when a bridge is built over Elder Creek, whichever is ~~first~~.
 7. The existing subdivision known as Franklin Villa Estates South shall be reverted to acreage prior to approval of Phase I.
 8. Lot C shall be incorporated into Phase III prior to recordation of the final map.
 9. The applicant shall retain and develop around the existing eucalyptus trees subject to Planning Director review.
 10. The applicant shall meet the standard Traffic Engineering requirements.
 11. The applicant shall dedicate the necessary right-of-way as determined by the City Engineer for the slope easement adjacent to the Elder Creek Bridge over Franklin Boulevard.
 12. The applicant shall realign Street "B" to the north of Elder Creek by approximately 100 feet.

MAYOR

ATTEST:

CITY CLERK

P-9070

(156)

(18)

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR CALIFORNIA CLASSICS PATIO
HOMES (APN: 119-070-17; 119-200-01 thru 11;
119-210-01 thru 87; and 119-220-01 thru 56)
(P-9070)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for California Classics Patio Homes, located at the southwest corner of Franklin Boulevard and Brookfield Road (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on August 12, 1980, 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 Southgate 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.



P. 9070

JULY 10 80

N
A 20

75

ITEM NO. 9

SACRAMENTO CITY PLANNING COMMISSION

DATE July 10, 1980
 NO. 96 FILE NO. P-9070
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

Favorable

Unfavorable

LOCATION: SW corner of Franklin Blvd. & Meadowview Rd.

Petition Correspondence

PROPOSERS

NAME

ADDRESS

Curt Hillery - 2830 Pat. Dr. Delta

OPPOSERS

NAME

ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	<i>absent</i>			
Flores	<i>absent</i>			
Goodin	✓			
Hunter	✓		✓	
Larson	✓			
Muraki	✓			✓
Simpson	✓			
Silva	<i>absent</i>			
Fong	✓			

- 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 _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. _____

PROJECT BACKGROUND: On December 14, 1978 the Planning Commission approved a request to develop 544 condominiums on the subject site. The City Council however approved only a portion of the condominium units and requested the developer to provide a mixture of housing design types for a portion of the site. Since that time, the property has changed hands and the new owner has submitted this proposal for the subject site.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 25, 1980, by a vote of 7 ayes, 1 abstention and 1 absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
3. The applicant shall name the streets to the satisfaction of the Planning Director;
4. The phase lines shall not split streets;
5. Frontage improvements for Brookfield and Franklin Boulevard along Lot A shall be dedicated and improved as part of Phase I, along with the necessary right-of-way (study required to determine dedication);
6. The existing subdivision known as Franklin Villa Estates South shall be reverted to acreage prior to filing the final map for Phase I;
7. Lot "C" shall be incorporated into either Phase I or Phase II prior to recordation of the final map;
8. The applicant shall retain and develop around the existing Eucalyptus trees as directed by the Planning Director;
9. Applicant shall redesign the proposed driveways to conform to the Traffic Engineer's requirements;
10. The applicant shall dedicate the necessary right-of-way as determined by the City Engineer for the slope easement adjacent to the Elder Creek Bridge over Franklin Boulevard;
11. The applicant shall redesign street "A" to align with El Mango Way;
12. The applicant shall realign the east/west street which intersects Franklin Boulevard above Elder Creek northward by approximately 100 feet.
13. The cul-de-sacs shall be redesigned as follows:
 - a. one of the interior lots shall be eliminated and the remaining property incorporated into the adjacent lots;

STAFF REPORT AMNEDED 7-10-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT <u>Justice & Associates, 2830 "Q" Street, Sacramento, CA 95816</u>		
OWNER <u>Valley Construction Co., P.O. Box 6770, Modesto, CA</u>		
PLANS BY <u>Crosby, Thornton, Marshall Assoc., 702-18th St., Modesto, CA 95354</u>		
FILING DATE <u>6-6-80</u>	50 DAY CPC ACTION DATE _____	REPORT BY: <u>TM:bw</u>
NEGATIVE DEC. <u>6-30-80</u> EIR _____		
ASSESSOR'S PCL NO. <u>119-200-01-11; 119-070-17; 119-220-01 thru 119-210-01 thru 87-56</u>		

- APPLICATION:**
1. Negative Declaration
 2. Amend Southgate Community Plan for 30+ vacant acres from Light Density Residential to Light Density Multi-family and eliminate north/south collector street between Meadowview Road and Elder Creek Road
 3. Rezone 8+ vacant acres from Agricultural A to Light Density Multiple Family Review (R-3-R) and 46+ vacant acres from Light Density Multiple Family Review (R-3-R) to Townhouse (R-1A)
 4. Special Permit to develop 216 zero lot line patio homes
 5. Special Permit to develop seven model homes
 6. Subdivision Modification to waive frontage improvements for Franklin Boulevard
 7. Tentative Map (P-9070)

LOCATION: Southwest corner of Franklin Boulevard and Brookfield Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop 34 acres with 216 zero lot line patio homes and to create two multiple family sites.

PROJECT INFORMATION:

General Plan Designation:	Residential
1965 Southgate Community Plan Designation:	Light Density Residential
Proposed South Sacramento Community Plan Designation:	Light Density Residential and Medium Density Residential
Existing Zoning of Site:	A & R-3-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant and multi-family; R-3
South:	Single Family and vacant; R-1
East:	Elder Creek and vacant; A & FW
West:	Vacant; R-1A

	<u>Property Area</u>	<u># of Units</u>	<u>Density</u>
Patio Home Site	34+ acres	220	6.4+ unit/acre
Lot A - Future Multi-family	10+ acres	No development plans	
Lot B - Future Multi-family	19+ acres	at this time	

Topography: Flat

Street Improvements: Request to waive curb, gutter, sidewalk and street lights along Franklin Blvd.

Utilities: Available to site

School District: Elk Grove School District

6. The applicant is also applying for a special permit for a model home complex located within Phase I approximately 600 feet south of Brookfield Road. Staff does not have any concerns relative to the model home site.
7. The applicant is requesting a subdivision modification to waive frontage improvements along Franklin Boulevard. Subdivision Review Committee specifically requested that these improvements be included as part of the required improvements for Phase I. Staff supports the Subdivision Review Committee requests for these improvements.
8. Traffic Engineering requests that the lots fronting on the cul-de-sacs be redesigned to provide greater distances between the driveways in order to allow more on-street parking. Staff notes that the design as requested by the applicant is similar to that driveway design utilized in half-plex projects throughout the City. Staff recommends that the applicant's design be accepted subject to the following modifications:
 - a. the dwelling units located on the corner lots be designed with driveways accessing toward the adjacent collector streets;
 - b. the applicant utilize a mixture of one and two-car garages within the cul-de-sacs and locate the driveways to these units so as to maintain the greatest possible distance between the driveways in order to allow additional landscaping.

These modifications will allow additional on-street parking within the cul-de-sacs and provide additional distance between driveways and property lines.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. The request for amendment of the 1965 Southgate Community Plan for 30+ vacant acres from Light Density Residential to Light Density Multi-family and to eliminate the north/south collector street be approved;
3. The request for rezoning for 8+ vacant acres from Agricultural "A" to Light Density Multiple family Review R-3-R and 46+ vacant acres from Light Density Multi-family R-3-R to Townhouse R-1A be approved;
4. The Special Permit to develop 216 zero lot line patio homes be approved subject to conditions and based upon findings of fact which follow;
5. The Special Permit to develop seven model homes be approved subject to conditions and findings of fact which follow;
6. Denial of the Subdivision Modification to waive frontage improvements along Franklin Boulevard.

- b. the driveways on the corner lots shall be relocated so as to access to the adjacent streets rather than the cul-de-sacs;
 - c. the driveway locations shall comply with the Traffic Engineer's requirements.
15. The applicant shall relocate the 18-inch water transmission main located through lots 1,2,3,4,5,209 and 210 to the satisfaction of the City Engineer.

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

1. The preliminary South Sacramento Plan indicates a mixture of low and medium density residential uses for the subject site. The applicant's proposal indicates roughly the same proportional mix of Light and Medium Density Residential uses but at different locations on the subject site.
2. This proposal requires a community plan amendment to eliminate the north/south collector street that crosses Elder Creek in the vicinity of Lots 118 and 119. Arcadian Estates Subdivision to the south across the creek eliminates the possibility for any bridge connection to the south.
3. The applicant is requesting the necessary entitlements to create two large parcels for future multiple family dwelling development, as well as a special permit to develop 216 zero lot line patio homes. Although the multi-family sites are not to be developed at this time, the applicant has submitted preliminary development plans for these portions of the site. Should the Commission accept Subdivision Review Committee recommendations for street realignments, these preliminary plans will have to be revised to accommodate the new lot configurations.
4. The applicant proposes seven basic floor plans for the patio homes with some variations within these floor plans. These units will vary between a mixture of one and two-story units, with wood shingle roofs. The elevations indicate a mixture of wood, shingle, plywood and stucco sidings. In addition, the applicant proposes to include a variation in fencing types for the units as well as include front yard landscaping as part of the house package.
5. To the north of the subject site is Brookfield Road. To reduce the noise impact to the adjacent patio homes, the applicant proposes to construct an eight-foot masonry wall that will be set back approximately 10 feet from the sidewalk.

Staff supports this design treatment; however, is concerned with the maintenance aspects of such a proposal. Since the applicant has proposed a common recreational facility for the site which will be maintained by a homeowners' association, staff suggests that the maintenance of this landscaped area adjacent to Brookfield be the responsibility of the homeowners' association.

- b. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director (prior to the issuance of building permits) for the area between the sidewalk and the masonry wall. These plans shall also include the wall detail;
- c. The dwelling units located on the corner lots of the cul-de-sacs shall be redesigned to access only to the adjacent collector street and a mixture of one and two-car garages will be utilized;
- OK. d. Wood shake roofs shall be utilized as indicated on the elevations; (CPC amended to Wood shingle roofs...)
- e. A variety of single and two-story units shall be provided;
- f. The recreational area shall be developed in Phase IV (CPC amended to... in Phase III.)

Model Homes - Special Permit Condition

The applicant shall submit a detailed signage program for staff review and approval prior to the issuance of building permits.

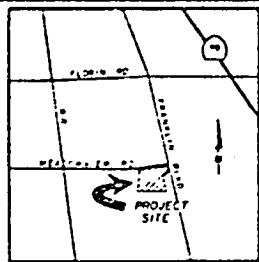
Findings of Fact - Special Permits

- a. The proposal is based on sound principles of land use in that:
 - (1) adequate parking is being provided;
 - (2) the proposed patio home development is compatible to surrounding land use, which includes condominiums and single family dwellings.
- b. The project will not be injurious to surrounding properties in that the proposal will not significantly alter the characteristics of the area;
- c. The proposal is consistent with the 1974 General Plan which designates the site for residential uses.

7. Approval of the tentative map subject to the following conditions:
- a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
 - b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
 - c. The applicant shall name the streets to the satisfaction of the Planning Director;
 - d. Applicant shall relocate the 18-inch water transmission main located through lots 1,2,3,4,5,209 and 210 to the satisfaction of the City Engineer;
 - e. Phase lines shall not split streets - the phase lines shall be adjusted to incorporate the entire street;
 - f. Frontage improvements for Brookfield and Franklin Boulevard along Lot A shall be dedicated and improved as part of ~~Phase I/along with the necessary right-of-way/required study to determine dedication;~~ *(CPC amended to...as part of Phase III or when a bridge is built over Elder Creek, whichever is first.)*
 - g. The existing subdivision known as Franklin Villa Estates South shall be reverted to acreage prior to approval of Phase I;
 - h. Lot C shall be incorporated into ~~either Phase I/ or Phase II~~ prior to recordation of the final map; *(CPC amended to...into Phase III...)*
 - i. Applicant shall retain and develop around the existing Eucalyptus trees subject to Planning Director review;
 - j. Applicant shall meet the standard Traffic Engineering requirements;
 - k. The applicant shall dedicate the necessary right-of-way as determined by the City Engineer for the slope easement adjacent to the Elder Creek Bridge over Franklin Boulevard;
 - l. Applicant shall redesign Street "A" to align with El Mango Way; *(deleted by CPC)*
 - m. Applicant shall realign Street "B" to the north of Elder Creek by approximately 100 feet.

Patio Home - Special Permit Conditions

- a. The applicant shall form ~~a/an association~~ to provide for the maintenance of the landscaped areas between the sidewalk and the masonry wall adjacent to Brookfield Road. The formation of this district shall be subject to review and approval of Community Services; *(CPC amended to...form a park maintenance assessment district to provide...)*



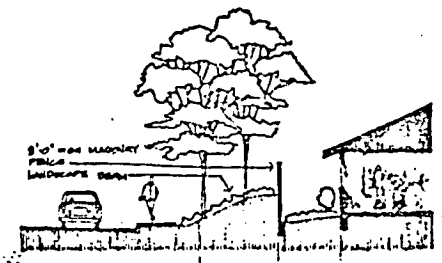
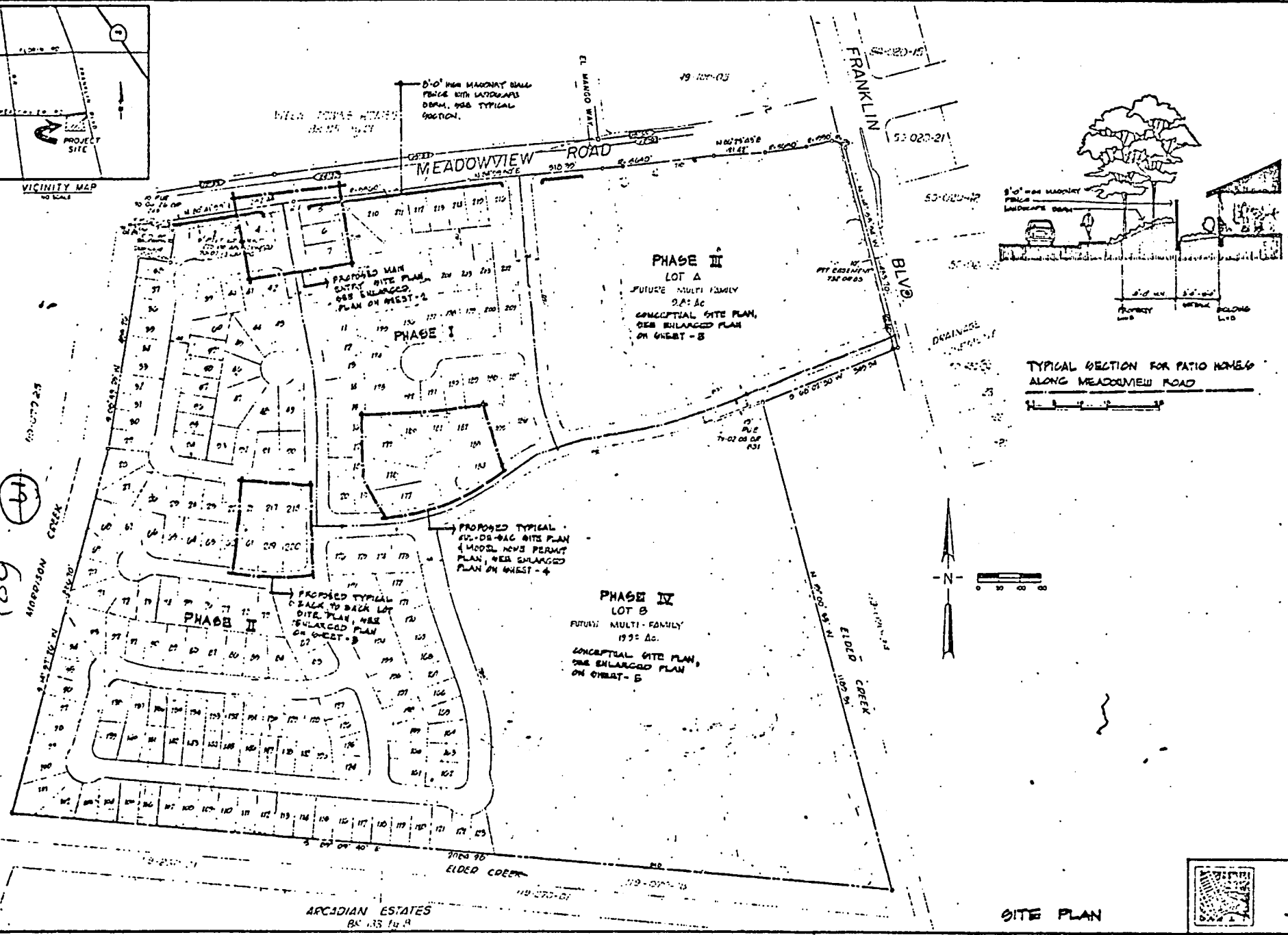
P-9070

7-10-80

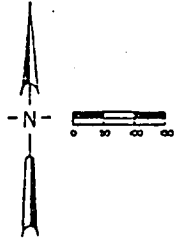
(19)

(28)

119



TYPICAL SECTION FOR PATIO HOMES ALONG MEADOWVIEW ROAD



REVISIONS

DATE OF REVISION

California Classics
PATIO HOMES
SACRAMENTO, CALIFORNIA

Valley Construction Company
2105 Laney Dr. #1
Woodside, California
(415) 321-1414

SITE PLAN

CROSBY THORNTON MARSHALL ASSOCIATE ARCHITECT
102 EIGHTH ST
SACRAMENTO, CA
(916) 275-5214

SHEET NO

1

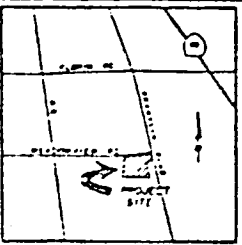
OF PROJECT VAL 282 DATE 11/10/80



350 S. P
SACRAMENTO, CA 95816
916-452-7571

JUSTICE ASSOCIATES
Contracting and Engineering

SITE PLAN



VICINITY MAP

P-9070

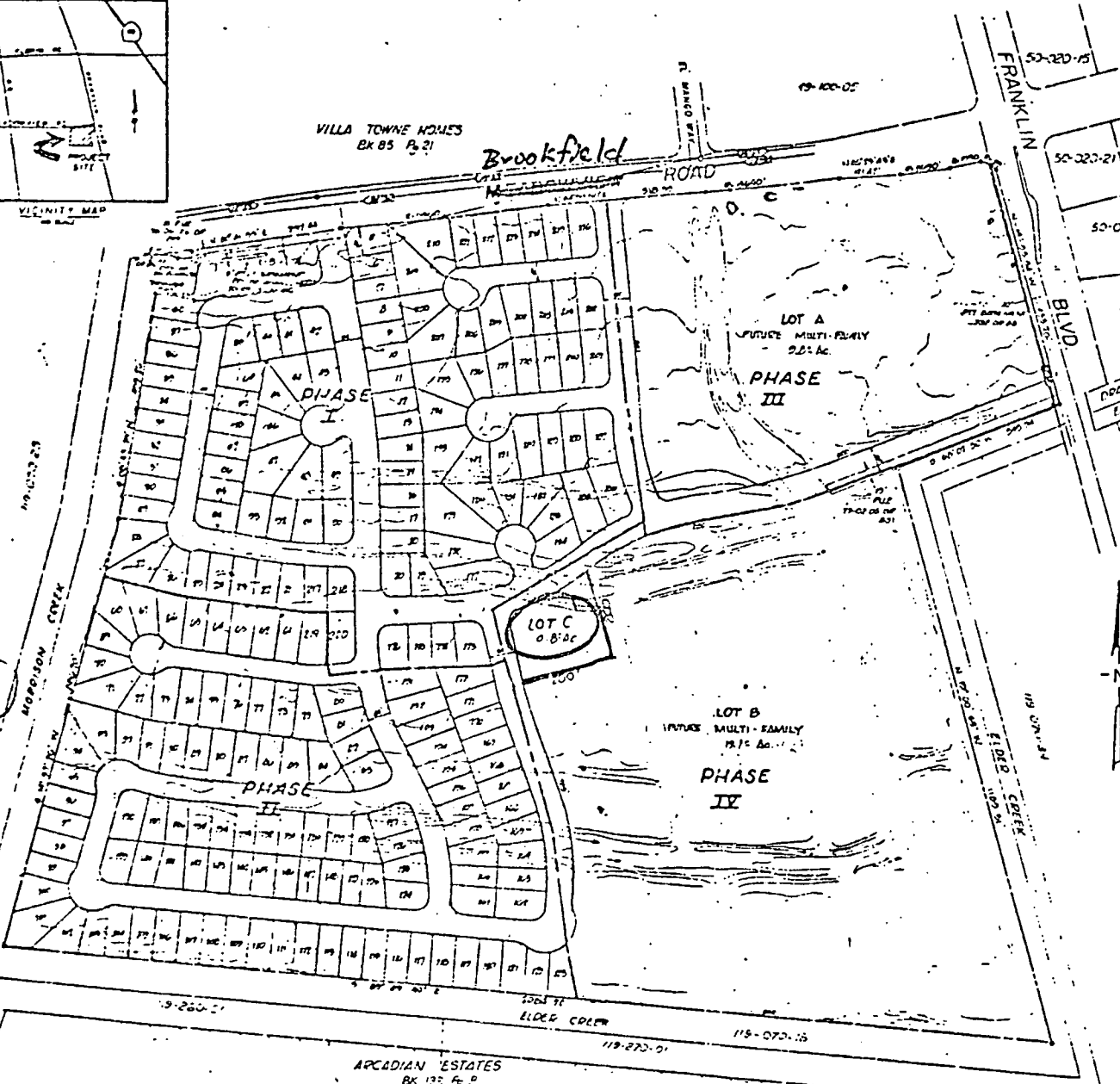
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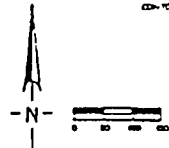
VILLA TOWNE HOMES
BK 85 P. 21

Brookfield



ORIEL

- OWNER/DEVELOPER: PHILLY CONSTRUCTION COMPANY
P.O. BOX 8710
SACRAMENTO, CA 95834
EFFECT DATE: 03-11-80
- ENGINEER: JUSTICE ASSOCIATES
2204 - 28th STREET
SACRAMENTO, CA 95833
- PRESBY. USE: VACANT
- PROPOSED USE: SMALL FAMILY, 2700 LOT LINE
8' WIDE SIDEWALK
63'-0" A
- PROPOSED ZONING: R1-10, R2
- CITY OF SACRAMENTO
1011 - 10th STREET
SACRAMENTO, CA 95834
- PROPOSED ZONING: CITY OF SACRAMENTO
1011 - 10th STREET
SACRAMENTO, CA 95834
- STATE: SACRAMENTO COUNTY
WATER QUALITY DEPT.
SACRAMENTO COUNTY
SACRAMENTO, CA 95834
- NO. OF LOTS: 800 AND LOT 4, 5, 6
- SIZE LOTS: 40' x 120' TYP. SINGLE-FAMILY,
OTHER AS SHOWN
- TOTAL ACREAGE: 64.00 ACRES
- A.P.N.: 021-000-011
- MIN. LOT SIZES: 40' x 120' x 120'
- PLANNING AS SHOWN
- CONTRACTS & L.S. INSTRUMENTS



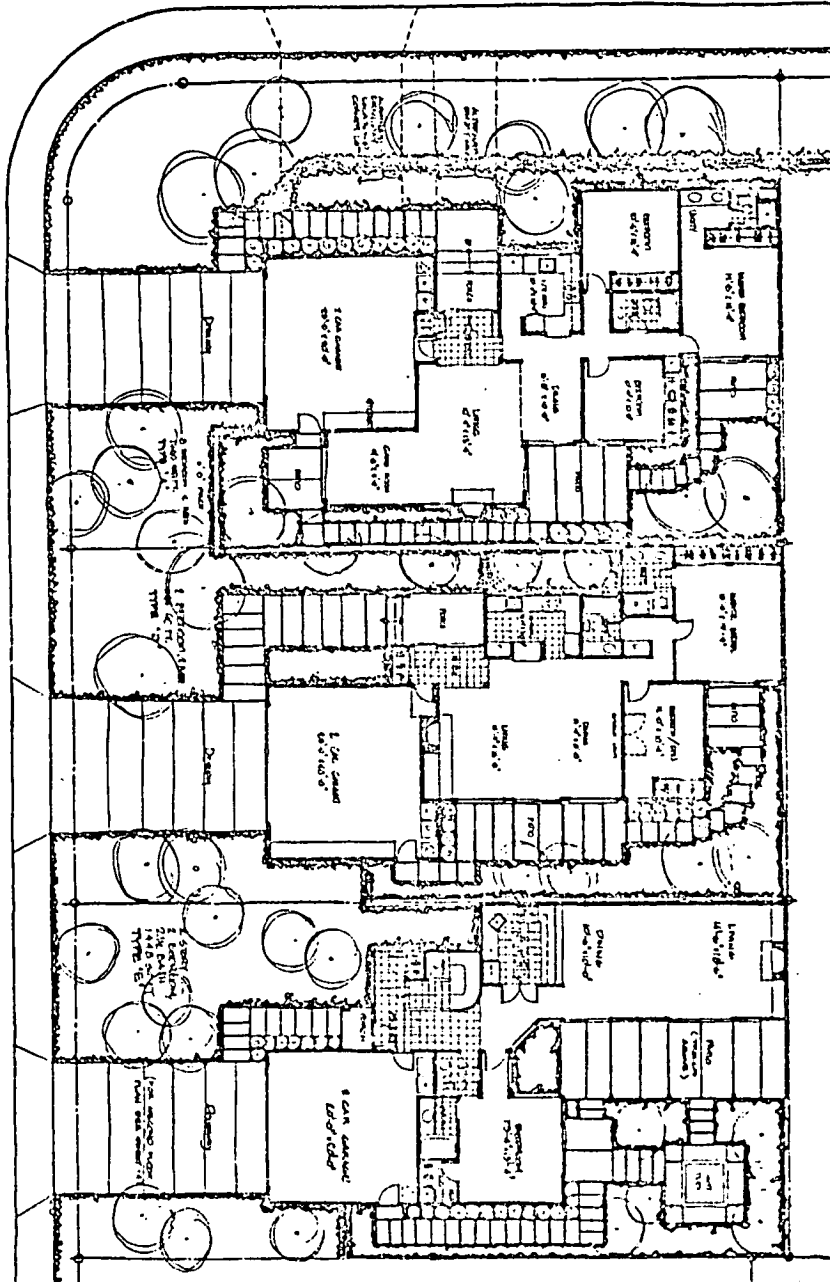
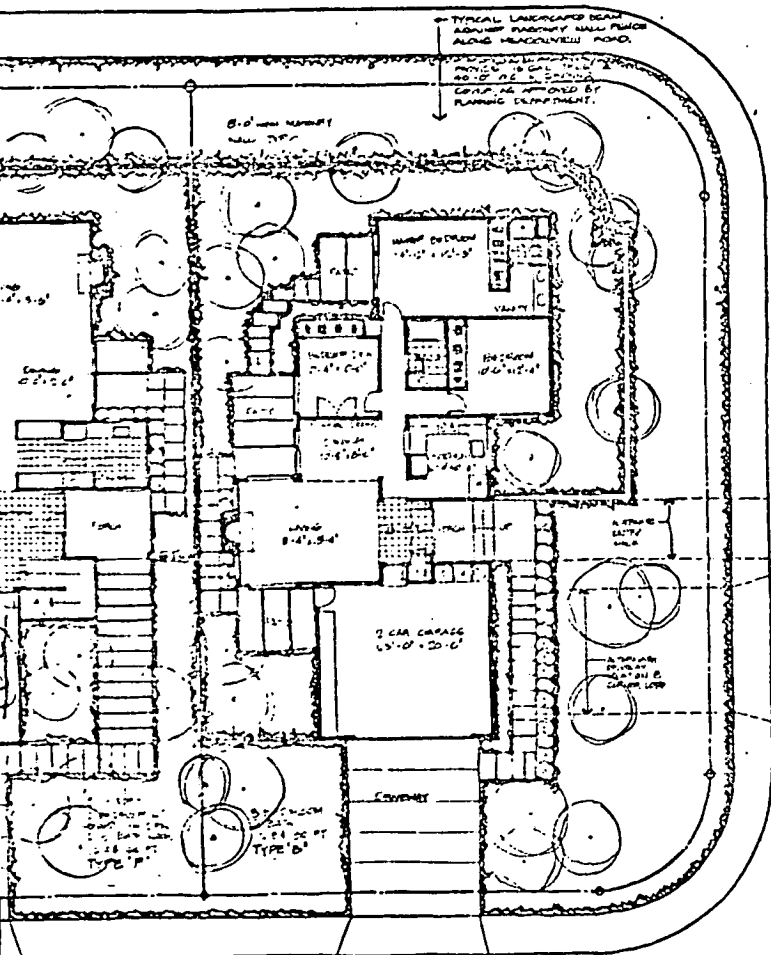
TENTATIVE MAP
CALIFORNIA CLASSICS
CITY OF SACRAMENTO, CALIFORNIA
JUNE, 1980

NOTE: A PORTION OF THIS SITE IS
PRESENTLY RECORDED AS
PRIMAVERA VILLA ESTATES
SOUTH. TO BE REVERTED TO
ACREAGE AS PART OF ACTION
ON THIS MAP



REC'D O. Smith
Sacramento, CA 95816
PH-452-7001
JUSTICE ASSOC., INC.
Consulting Civil Engineers
SACRAMENTO, CALIF.

MEADOWVIEW ROAD



PROPOSED MAIN ENTRY SITE PLAN

REVISIONS

DATE	DESCRIPTION

California Classics
PATIO HOMES
 SACRAMENTO, CALIFORNIA

Valley Construction Company
 2105 Lancy Dr. Suite 1
 Modesto, California
 Tel. (209) 521-1414

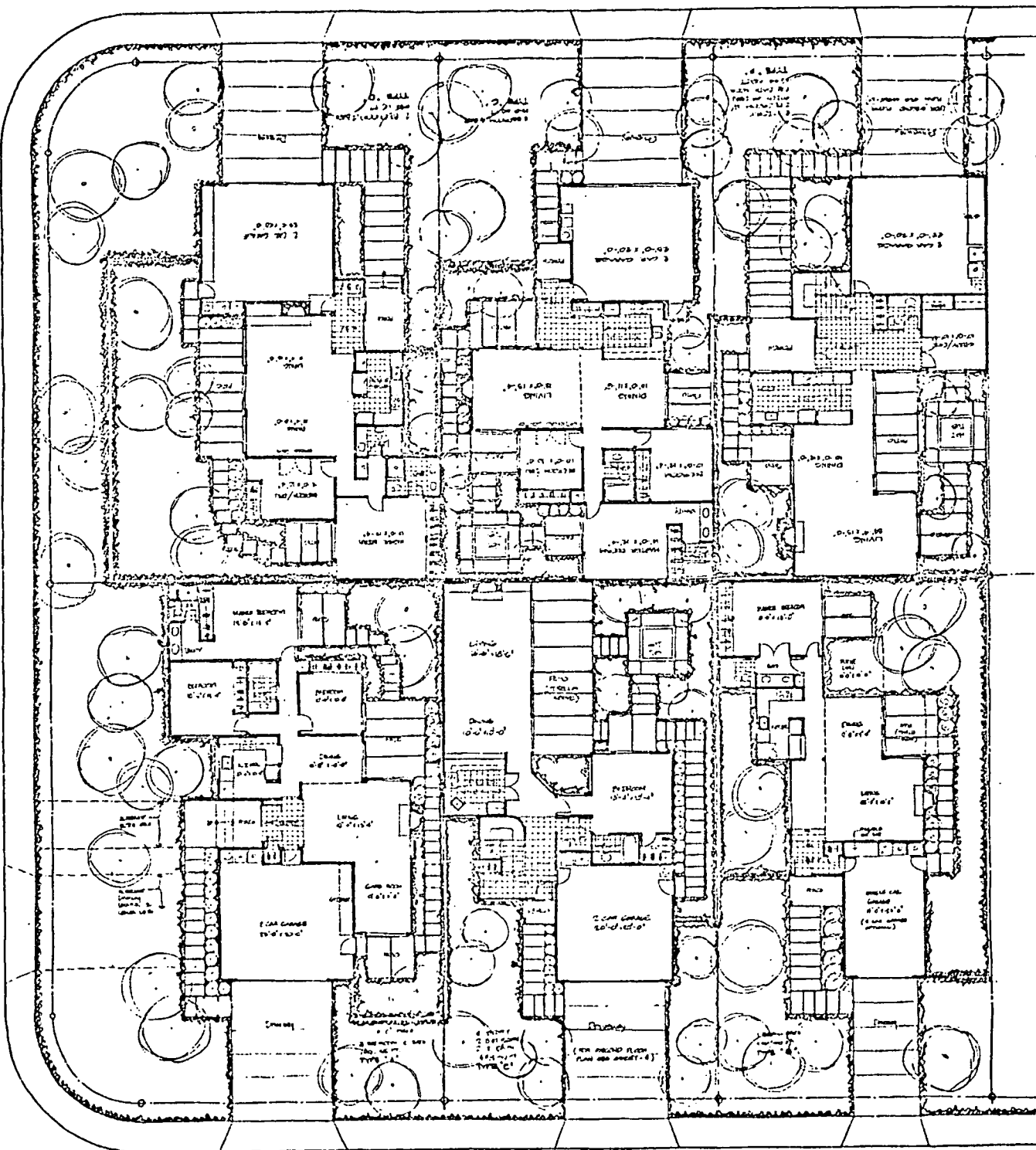
PROPOSED
 MAIN ENTRY
 SITE PLAN

CROSBY
 THORNTON
 MARSHALL
 ASSOCIATES
 ARCHITECTS
 702 E 14TH ST
 MODESTO CA
 95354 209 527-5340

SHEET NO
2

PROJECT NO. 111
 DATE 11/11/76

PROPOSED TYPICAL BACK TO BACK LOT9 SITE PLAN

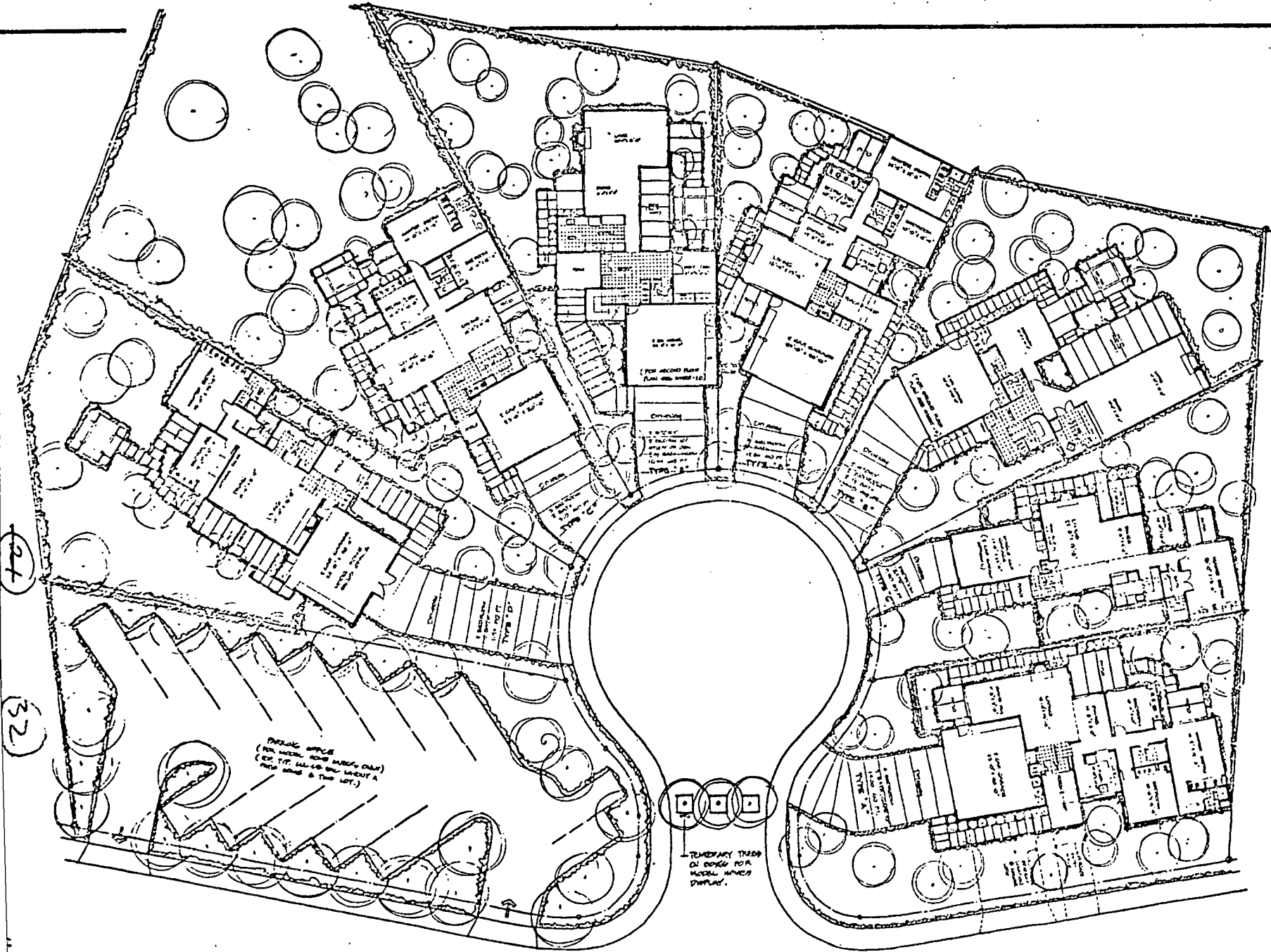


GROSSBY
 THORNTON
 HENSHALL
 ASSOCIATE
 ARCHITECTS
 1000 S. ST. J
 SACRAMENTO, CA
 95811

PROPOSED
 TYPICAL BACK TO
 BACK LOT9 SITE PLAN

California Classics
PATIO HOMES
 SACRAMENTO, CALIFORNIA

DATE: 7-10-80
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]



REVISIONS

DATE: 11/15/83

BY: [Signature]

OWNER'S NAME: [Redacted]

PROJECT NAME: [Redacted]

ADDRESS: [Redacted]

California Classics

PATIO HOMES

SACRAMENTO, CALIFORNIA

Valley Construction Company
 2105 Valley Dr. Suite 1
 Modesto, California
 Tel. (209) 521-1434

PROPOSED TYPICAL CUL-DE-SAC SITE PLAN & MODEL HOME PERMIT PLAN

CROSBY THORNTON MARSHALL ASSOCIATES ARCHITECTS
 702 EIGHTH ST
 MODESTO, CA
 95354 209 521 5242

SHEET NO. **4**

PROJECT: [Redacted]

DATE: [Redacted]

PROPOSED TYPICAL CUL-DE-SAC SITE PLAN & MODEL HOME PERMIT PLAN

27

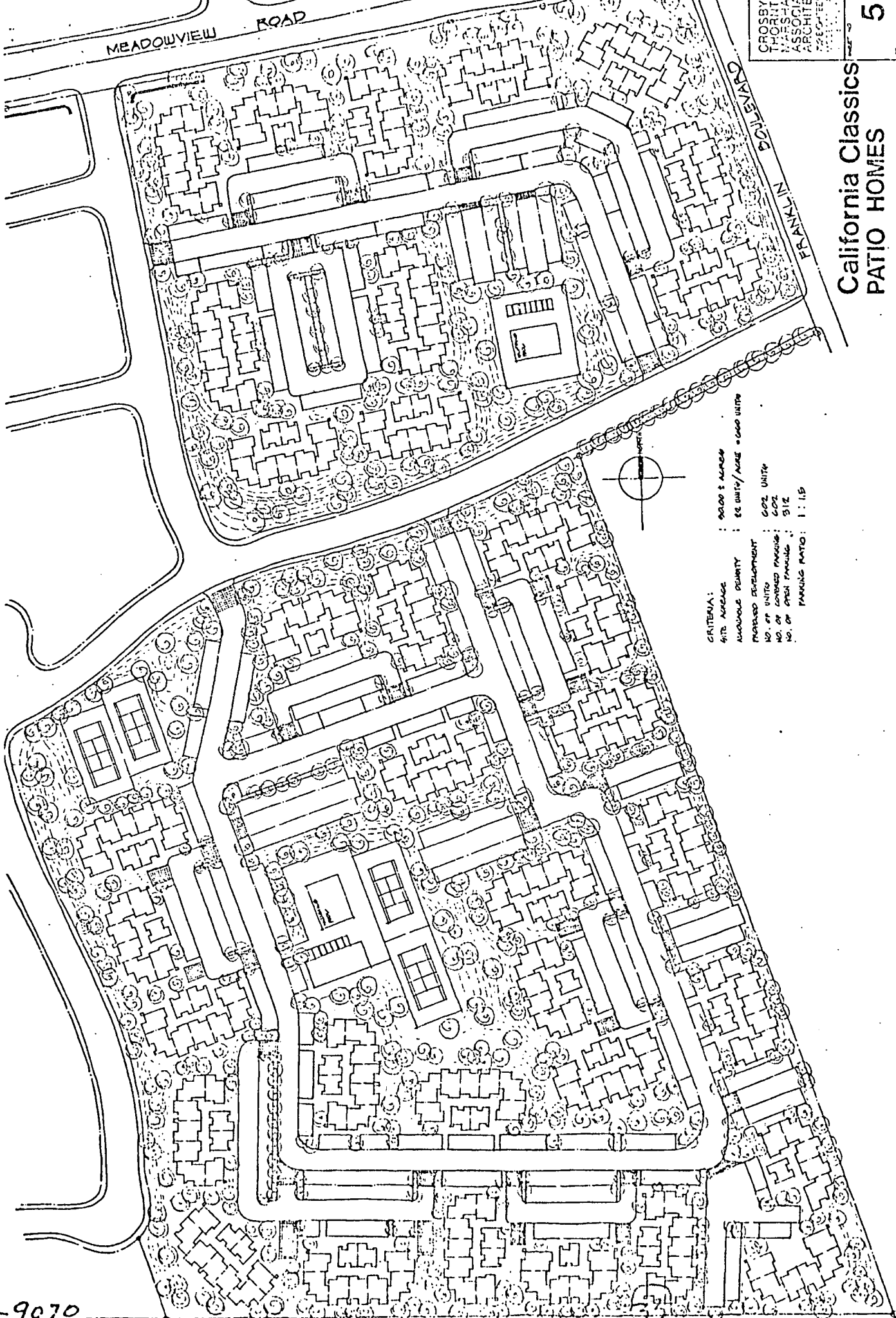
32

PARKING SPACE
 (FOR LOCAL HOME SURVEY ONLY)
 (SEE TYP. 111-112 FOR LAYOUT &
 AREA AND TRAIL LOT.)

TEMPORARY TRASH
 ENCL. FOR
 MODEL HOMES
 DISPLAY.

California Classics
 PATIO HOMES

CONCEPTUAL SITE PLAN



CRITERIA:
 SITE ADDRESS : 9000 + ACRES
 AVAILABLE DENSITY : 88 UNITS/ACRE = 6000 UNITS
 PROPOSED DEVELOPMENT : 602 UNITS
 NO. OF UNITS : 602 UNITS
 NO. OF CONDOS/FLEXIBLE : 602
 NO. OF OPEN PARKING : 312
 PARKING RATIO : 1 : 1.5

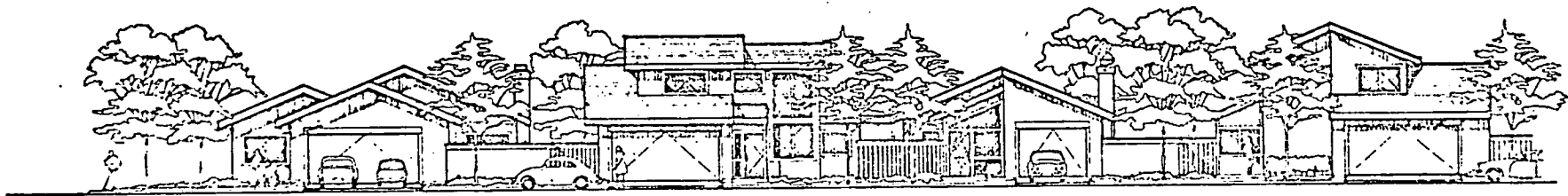
D-307A

7-10-88

22

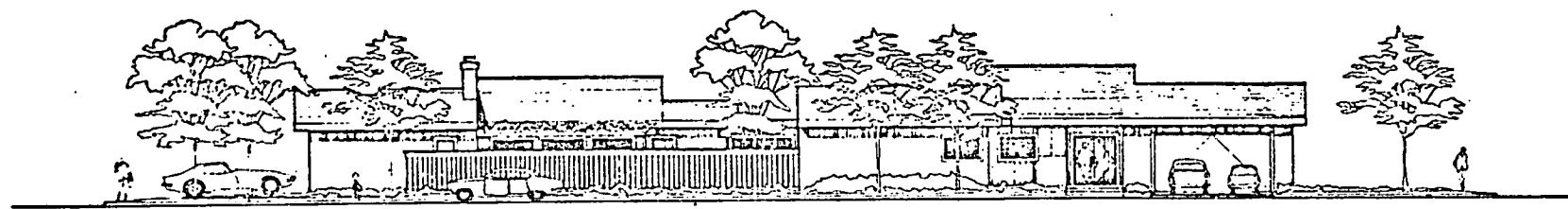
34

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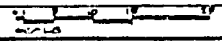
TYPICAL FRONT STREET ELEVATIONS

LIST OF EXTERIOR MATERIALS
 ROOF : GED STRUDD
 SIDING : PLYWOOD SIDING
 STUCCO SIDING
 GROUND SIDING
 CLADDING : ALUMINUM PANELS
 WINDOW ANCHORS
 FINISH : STUCCO
 WOOD BOARD
 SPAN BRICK
 COLOR SCHEMES : WARM SAND BRICK



TYPICAL SIDE STREET ELEVATIONS

TYPICAL STREET ELEVATIONS



REVISIONS
LEVELS OF DOCUMENT
<p>California Classics PATIO HOMES SACRAMENTO, CALIFORNIA</p>
<p>Valley Construction Company 2105 Linney Dr. Suite 1 Modesto, California Tel: (209) 523-1414</p>
<p>TYPICAL STREET ELEVATIONS</p>
<p>CROSBY THORNTON MARSHALL ASSOCIATES ARCHITECTS 2030 FIFTEENTH ST MODesto, CA 95210 TEL: (209) 523-1332</p>
<p>SHEET NO 6</p>
<p>PROJECT: VAL. Bldg. 1 DATE: 7-10-88</p>

HMMH OF NORTHERN
CALIFORNIA, INC.
Civil Engineers • Planners • Surveyors

JAN 25 1982

RECEIVED

January 18, 1982
Job No. 15-1

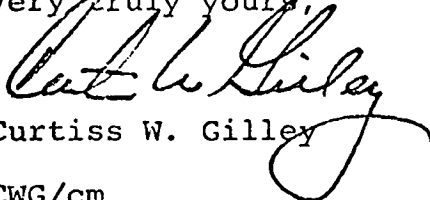
Mr. Marty Van Duyn
Planning Director
City of Sacramento
City Hall
Sacramento, California 95814

Re: California Classics Tentative Map
(Brookfield Meadow Subdivision) 9070

Dear Marty,

Please process subject tentative map pursuant to the
Alternative procedure authorized by Ordinance M-627.

Very truly yours,


Curtiss W. Gilley

CWG/cm



CITY OF SACRAMENTO . . .

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 24, 1982

HMH of Northern California, Inc.
3258 "J" Street
Sacramento, CA 95816

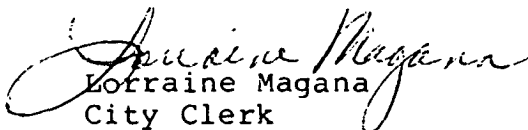
Dear Gentlemen:

On February 23, 1982, the Sacramento City Council took the following action(s) for property located at the southwest corner of Franklin Boulevard and Brookfield Road (P-9070):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide 34± acres into 216 zero lot line patio homes and to create two multiple family sites in the R-1A and R-3-R zones

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/19
Enclosure

cc: Planning Department