

Appeal of John M. Taylor vs City of)
Sacramento Planning Commission's Condi-)
tion #1 of Approval for Special Permit)
(P84-403). The Special Permit is for)
development of 340 apartment units and 74)
halfplex units on the north side of San)
Juan Road, 600+ feet west of North-)
gate Boulevard)

NOTICE OF DECISION
AND
FINDINGS OF FACT

APPROVED
BY THE CITY COUNCIL

Apr 10 1985

OFFICE OF THE
CITY CLERK

At its regular meeting of April 2, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council granted the appeal based on the following conditions and findings:

Special Permit Conditions

1. ~~Three~~ buildings fronting the north side of San Juan Road shall be one story in height and set back from the street frontage as shown in on the attached Exhibit 1.
2. The apartment complex shall be reduced by two units to 338.
3. An emergency access gate shall be located along the north side of Parcel B at the terminus of the public street adjacent to the site, subject to the review and approval of the Fire Department and Planning Director.
4. Revised elevations for the two multiple family sites, indicating color variations between Parcel A and Parcel B shall be submitted for staff review and approval prior to issuance of building permits.
5. A six foot high solid decorative masonry wall shall be provided along the north property line of Parcels A and B. Plans for the wall shall be submitted for staff review and approval prior to issuance of building permits.
6. Plans and elevations for trash enclosure and bicycle storage facilities and their locations shall be submitted for staff review and approval prior to issuance of building permits. The facilities shall conform to the attached Residential Design Criteria (Exhibit 3).
7. The applicant shall utilize the attached Residential Design Criteria (Exhibit 3) for the multiple family development on Parcels A and B.
8. Landscape, shading and irrigation plans for Parcels A and B shall be submitted for Design Review Board approval prior to issuance of building permits. These plans shall conform to landscape criteria of Exhibit 3.
9. To ensure streetscape variation, the applicant shall submit a revised master site plan for the 74 unit halfplex development indicating the proposed floor plans and elevations for each lot (Exhibit H1-9). The master plan shall be subject to staff review and approval prior to issuance of building permits.

Findings of Fact: Based upon documentary and oral evidence submitted at the public hearing, the Planning Commission approved the special permit and hereby finds:

1. The project, as conditioned, is based upon sound principles of land use in that the design and number of multiple family and halfplex units are compatible with existing and proposed development in the area.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - a. adequate parking and landscaping shall be provided;
 - b. a six foot high solid masonry wall will be provided between the single family and multiple family developments to act as a visual and noise buffer.
3. The proposed project is consistent with the 1974 General Plan and 1978 South Natomas Community Plan which designate the site for residential uses.



MAYOR

ATTEST:



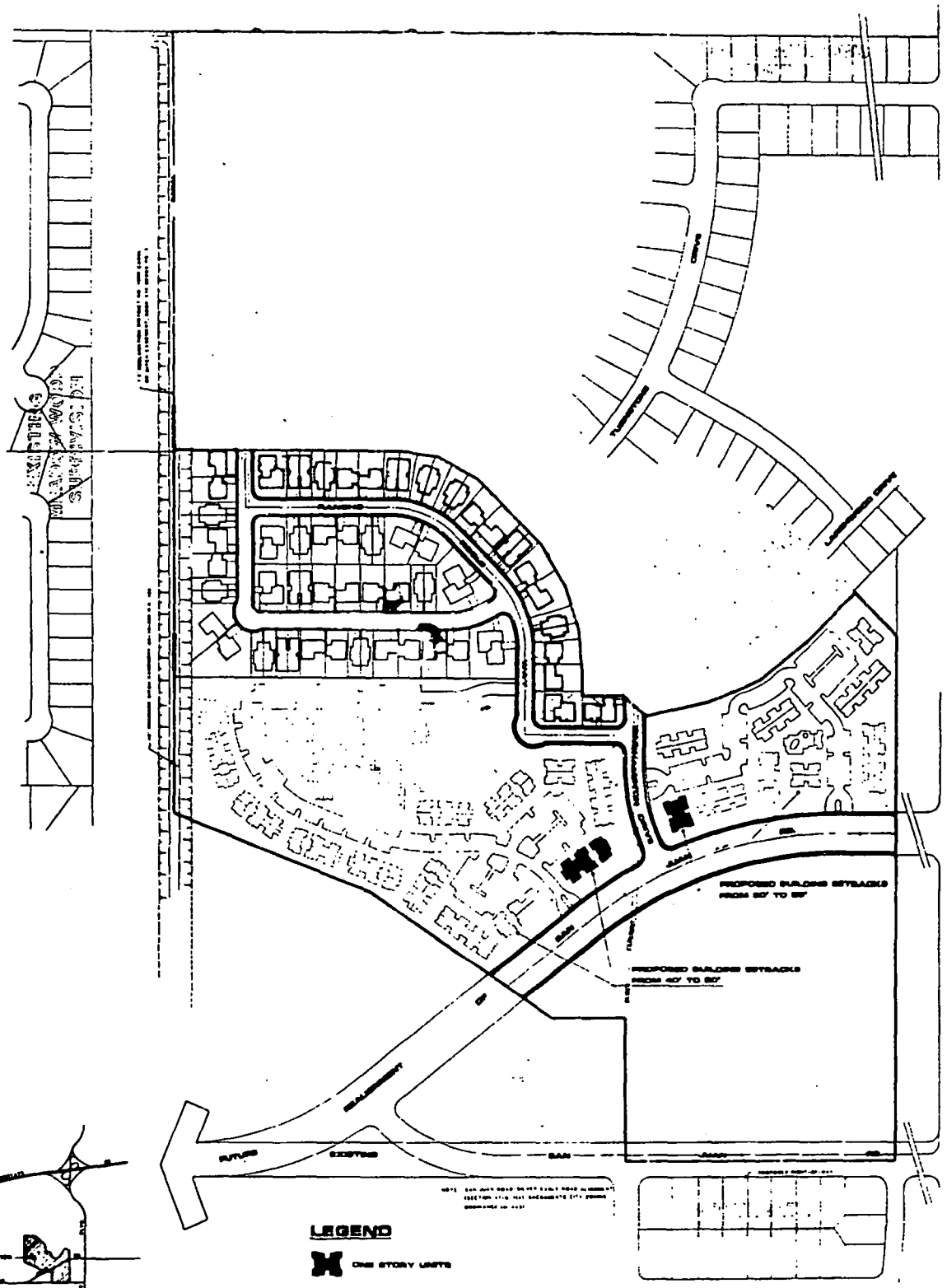
DEPUTY CITY CLERK

P84-403

SCHEMATIC PLAN SUMMARY

EXHIBIT 1

| AREA | PROPOSED USE | DWELLING UNITS | | GROSS ACRES | NET ACRES | NET DENSITY |
|---------|---|----------------|------|-------------|-----------|-------------|
| | | 1 BR | 2 BR | | | |
| PANEL A | MULTI-FAMILY DEVELOPMENT | 74 | | 11.0 | 5.4 | 7.9 |
| PANEL B | MULTI-FAMILY DEVELOPMENT | 84 | | 12.1 | 11.4 | 21.4 |
| PANEL C | REVENUELY APPROVED RANCHO CORONADO F.L.D. | 84 | | 8.1 | 5.2 | 16.0 |
| PANEL D | EXISTING DRAINAGE CANAL | | | 12.2 | 10.8 | |
| PANEL E | EXISTING DRAINAGE CANAL | | | .9 | | |



NOTE: SEE CITY ENGINEER'S REPORT FOR ALL CITY PERMITS AND REGULATIONS.

LEGEND
X ONE STORY UNITS

VICINITY MAP

| | | | | | | |
|----------|------------------------|-----------|----------|---|--|------------------------|
| 1 | SCALE 0 100 200 | NORTH | HOME | OCTOBER 1984 REVISED APRIL 1988 | rancho natomas CITY OF SACRAMENTO CALIFORNIA | SCHEMATIC SITE PLAN |
|----------|------------------------|-----------|----------|---|--|------------------------|

Appeal of John M. Taylor vs City of)
Sacramento Planning Commission's Condi-)
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NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of April 2, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council granted the appeal based on the following conditions and findings:

Special Permit Conditions

1. Five buildings fronting the north side of San Juan Road shall be one story in height and set back from the street frontage as shown in on the attached Exhibit 1.
2. The apartment complex shall be reduced by two units to 338.
3. An emergency access gate shall be located along the north side of Parcel B at the terminus of the public street adjacent to the site, subject to the review and approval of the Fire Department and Planning Director.
4. Revised elevations for the two multiple family sites, indicating color variations between Parcel A and Parcel B shall be submitted for staff review and approval prior to issuance of building permits.
5. A six foot high solid decorative masonry wall shall be provided along the north property line of Parcels A and B. Plans for the wall shall be submitted for staff review and approval prior to issuance of building permits.
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Findings of Fact: Based upon documentary and oral evidence submitted at the public hearing, the Planning Commission approved the special permit and hereby finds:

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2. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
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 - b. a six foot high solid masonry wall will be provided between the single family and multiple family developments to act as a visual and noise buffer.
3. The proposed project is consistent with the 1974 General Plan and 1978 South Natomas Community Plan which designate the site for residential uses.

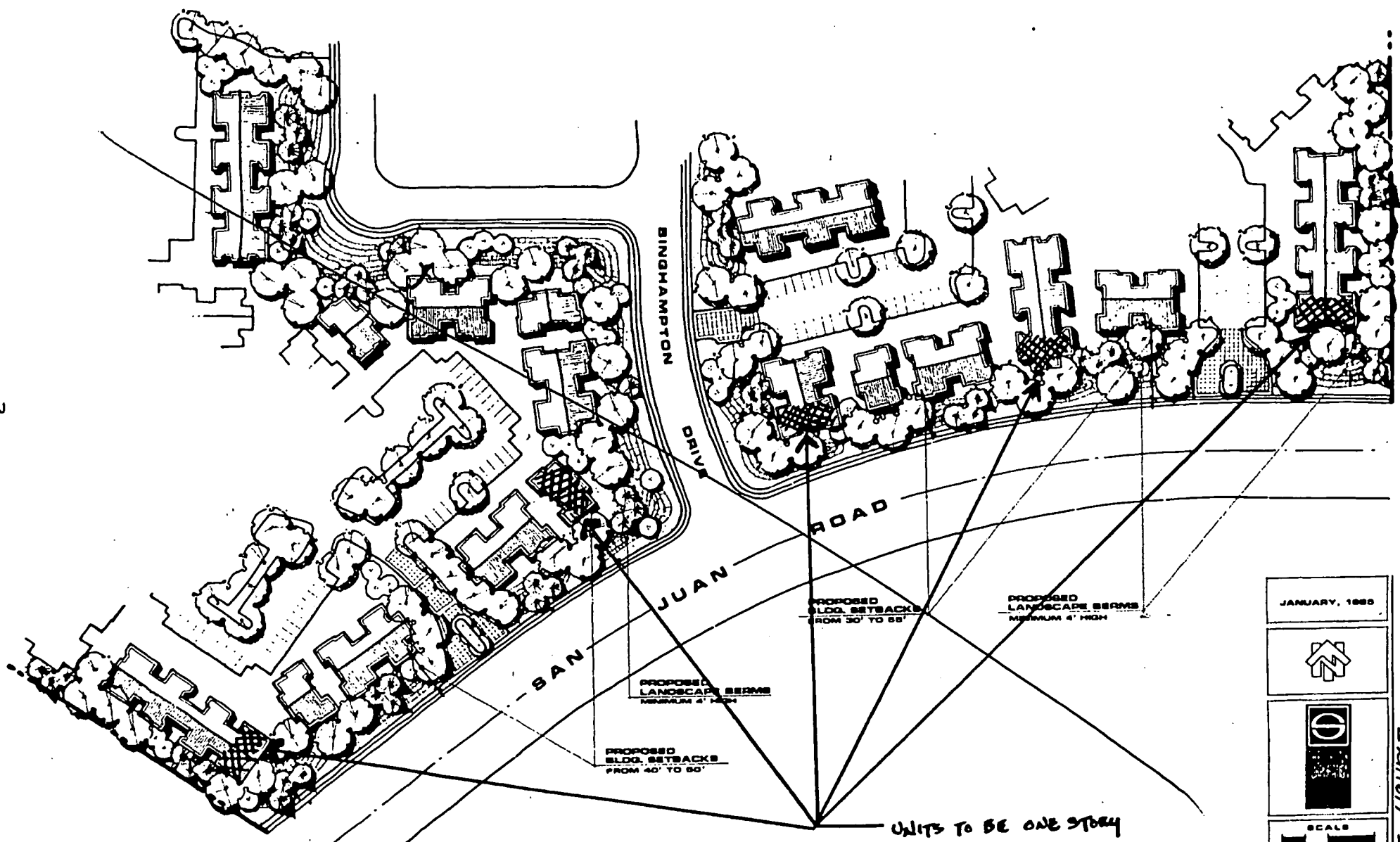
MAYOR

ATTEST:

CITY CLERK

P84-403

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|---------------|
| JANUARY, 1988 |
| |
| |
| SCALE |
| 40 20 0 40 |

peripheral streetscape • rancho natomas

EXHIBIT 1

✓

MULTIFAMILY RESIDENTIAL DESIGN CRITERIA

P 84-403

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. Large multi-family projects (exceeding 100 units) shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided.

Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.

2. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
3. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:
 - minimize location of main entry doors of units facing the public street
 - orient ends of building toward public street
 - break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
 - locate off-street parking areas between the public street and building (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4).
4. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
5. Buildings shall be designed and oriented to reduce overview of private backyards and patio areas of on-site and adjacent developments and windows from second story units.
6. Accessory structures shall be compatible in design and materials with main building.
7. Communal facilities shall be centrally located.

8. Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.
9. Solar heating and cooling of units shall be achieved to the maximum extent possible.
10. Site planning shall take into account optimum solar orientation of structures.
11. Site planning shall minimize the incidences of one building shading another.
12. Private outdoor or garden areas shall be oriented to the south as much as possible.
13. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile, or other imitation shakes, subject to Planning Director approval.
14. The location of second story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first floor open space areas.
15. A minimum building setback of 50 feet shall be utilized on multiple family projects from interior and rear property lines abutting existing or future low density residential developments where two story structures are proposed. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut existing or future low density development.

B. OFF STREET PARKING DESIGN CRITERIA

1. Off-street parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly) of which a minimum 1:1 shall be covered parking. Six foot decorative masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development. The design and materials used for covered parking structures shall be compatible to the main building structures.
2. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.

4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports. If adjacent to non-residential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.
11. The parking stall depth shall be reduced by two feet.
 - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
 - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
12. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
13. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.

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- 3. Walkway location shall assure convenient access between parking and dwelling units.
- 4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
- 5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.
- 6. Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.

D. BICYCLE STORAGE

- 1. One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual enclosed garages.
- 2. Fifty percent (50%) of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
- 3. Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

- 1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
- 2. Landscape treatment shall include:
 - a. The major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. 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, particularly along setback areas adjacent to public streets.
 - 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 frontage 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. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
 - h. For crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.
 - i. Large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.
3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete

apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number, and distribution.

G. SIGNAGE

With the exception of the main project identification sign(s), all other signage shall comply with the City Sign Ordinance.

A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type or incorporated into a low profile decorative entry wall(s). The height of the monument sign shall not exceed six feet.

The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco or similar material which complements the design of the main buildings.

Individual letters and project logo are permitted. The signage program shall be subject to the review and approval of the Planning Director.

H. PERSONAL SAFETY DESIGN CRITERIA

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building project including apartments and condominiums.

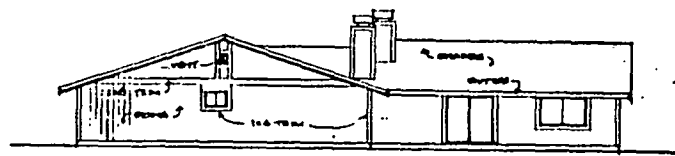
The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.

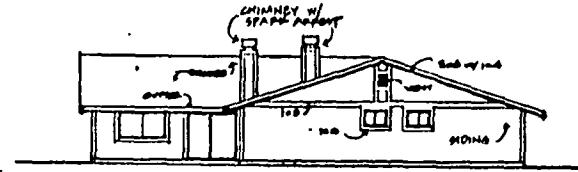
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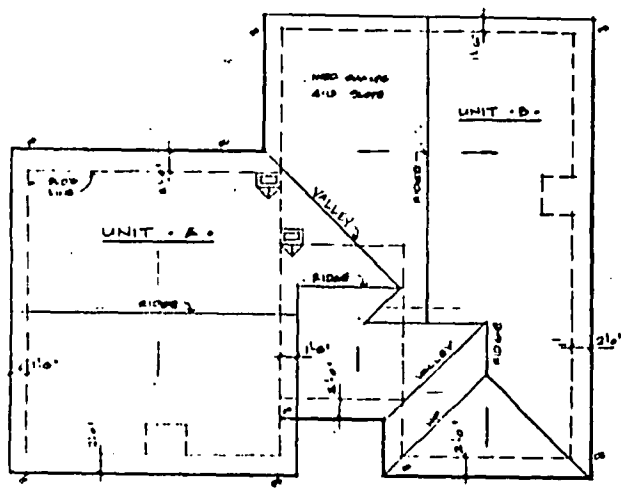
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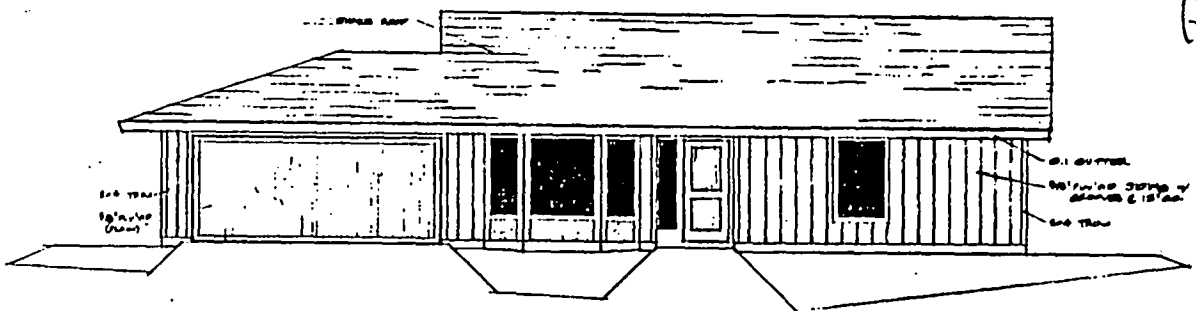
RIGHT SIDE • UNIT 'B'



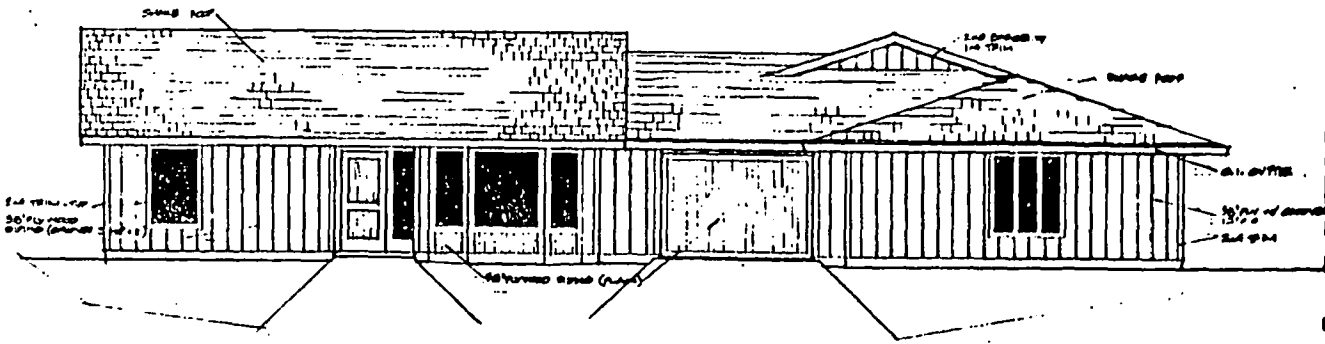
LEFT SIDE • UNIT 'A'
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ROOF PLAN
SCALE: 1/8" = 1'-0"



UNIT B STREET ELEVATION



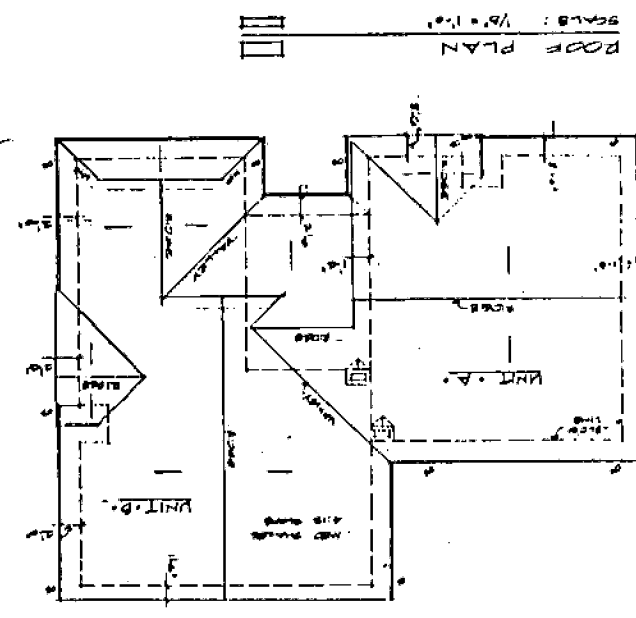
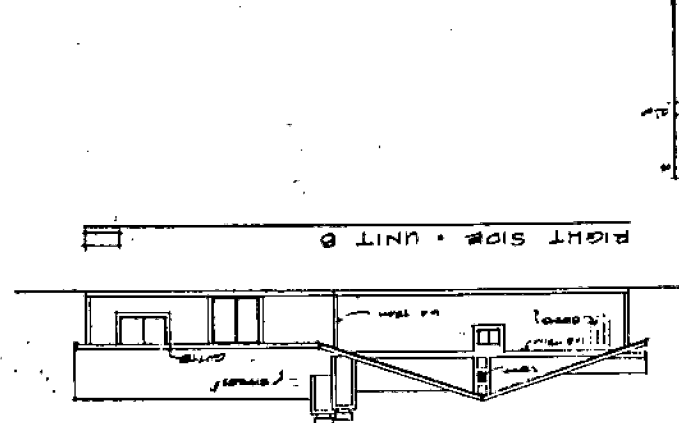
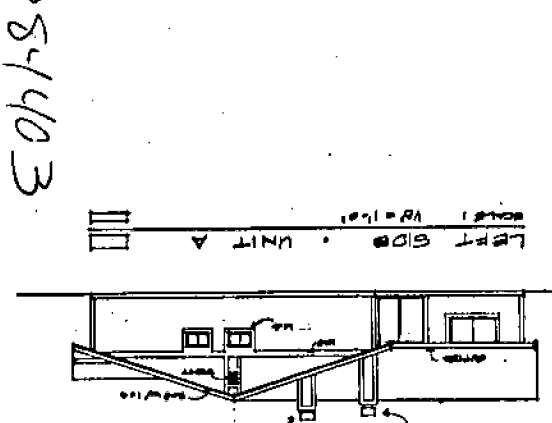
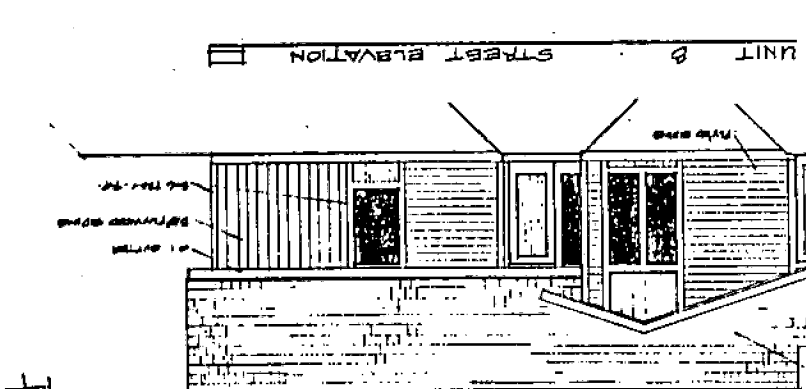
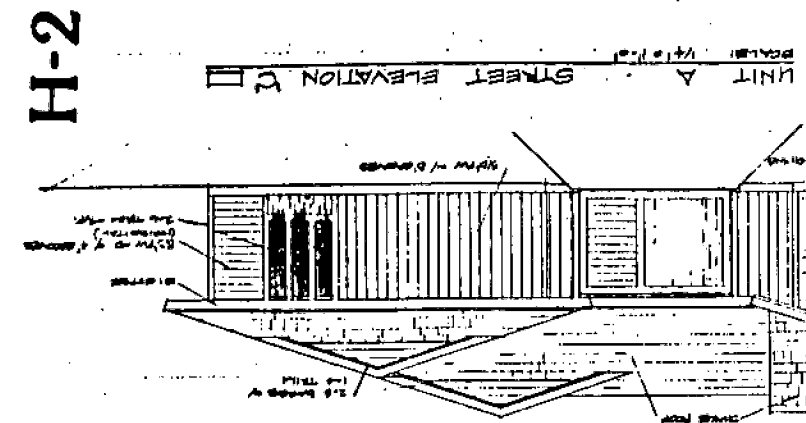
UNIT A STREET ELEVATION 'B'
SCALE: 1/8" = 1'-0"

PSY 403

EXHIBIT H-1

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2-H



PS4403

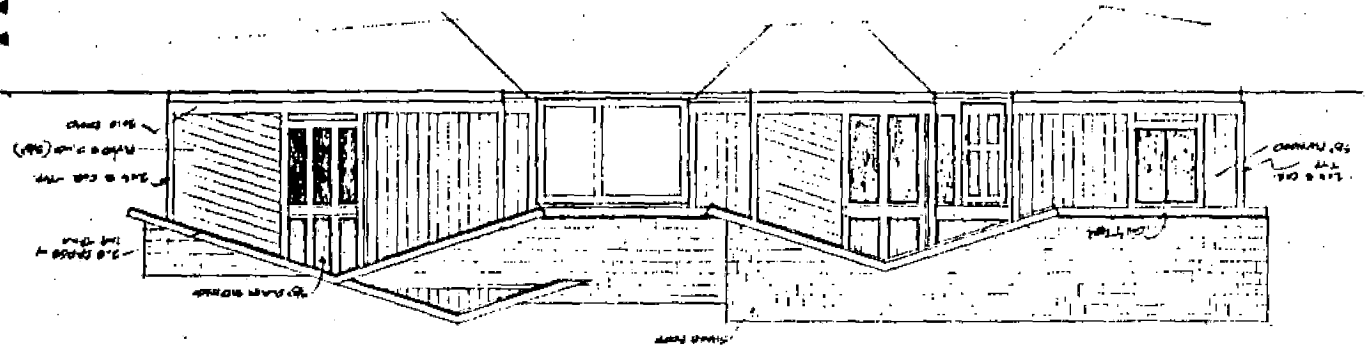
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| 7-27-84 |
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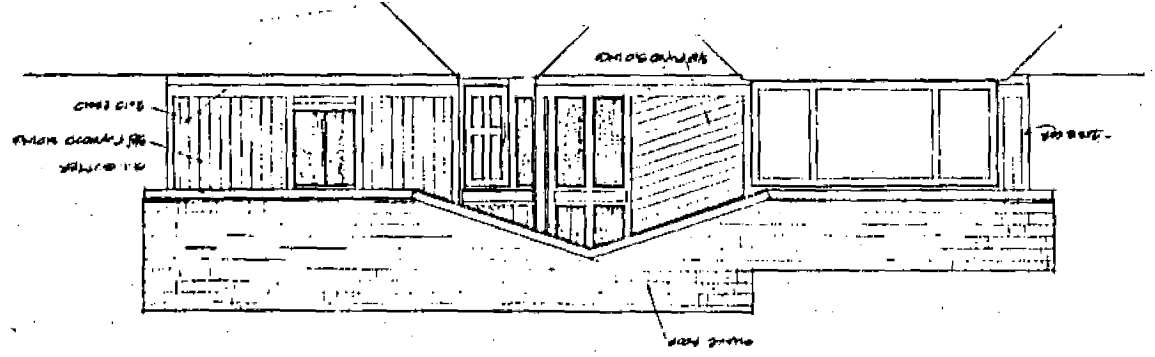
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H-3

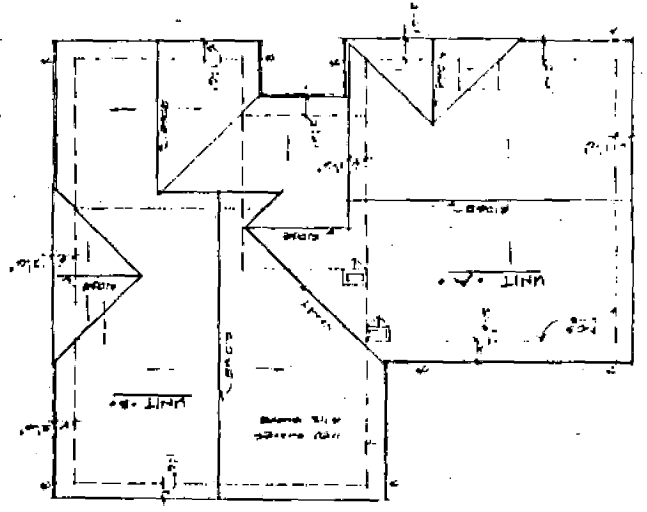
UNIT A STREET ELEVATION A
SCALE: 1/4" = 1'-0"



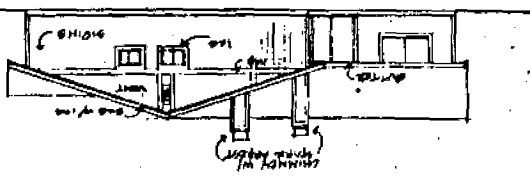
UNIT B STREET ELEVATION B
SCALE: 1/4" = 1'-0"



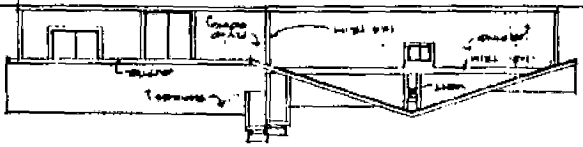
FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEFT SIDE - UNIT A
SCALE: 1/8" = 1'-0"



RIGHT SIDE - UNIT B
SCALE: 1/8" = 1'-0"



PS4403

RANCHO NATOMAS PROPOSED HALF- PLEX DWELLINGS

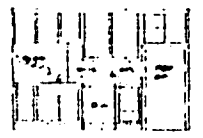
PLAN 2109

5-1-84
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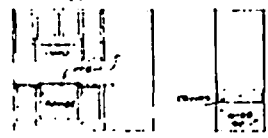
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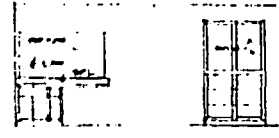
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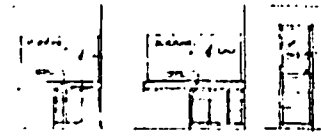
KITCHEN UNIT 'A'



KITCHEN UNIT 'A'

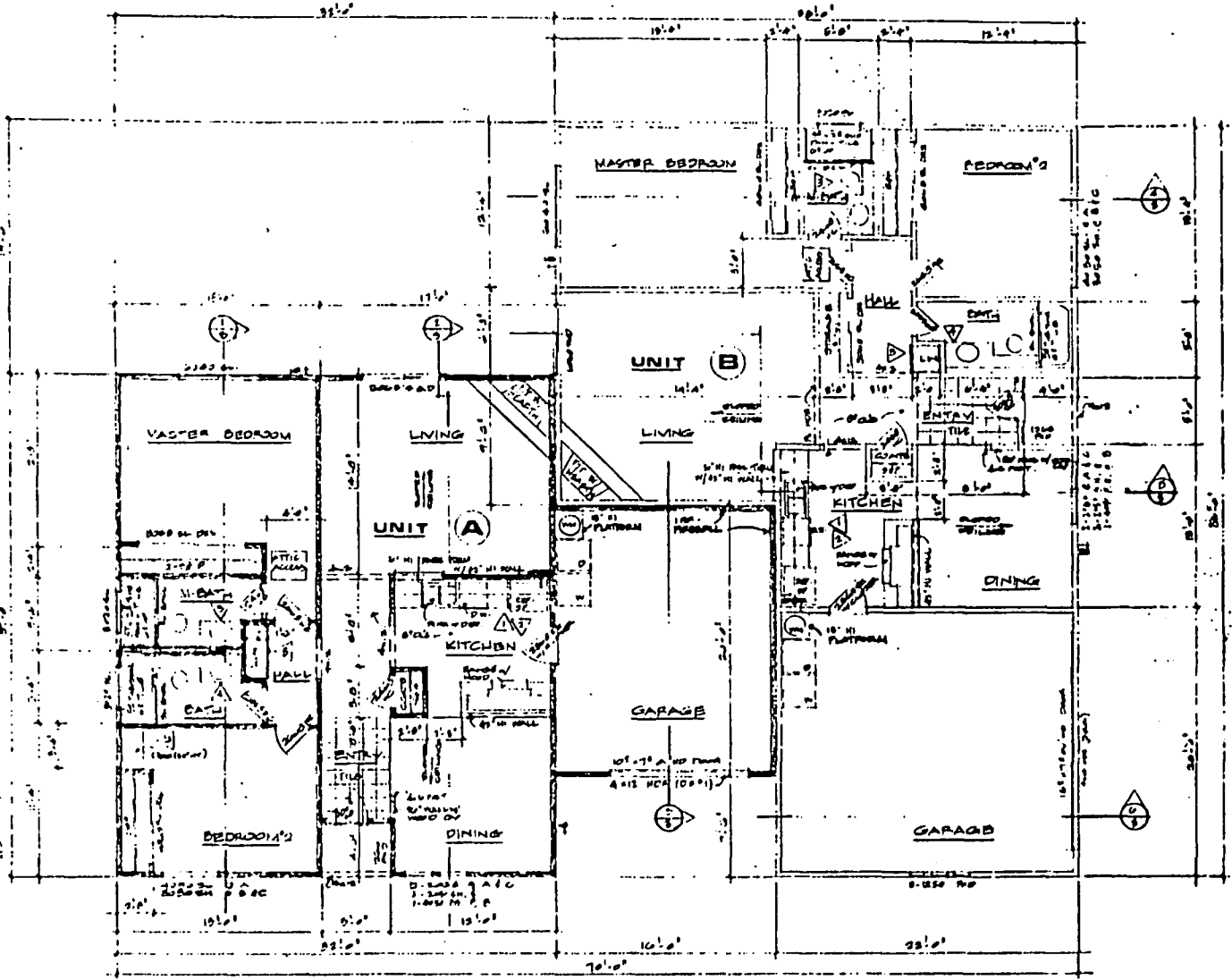


BATH UNIT 'A'



BATH UNIT 'A'

CABINET ELEVATIONS
SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

UNIT 'A' - LIVING AREA • 1164 SQ. FT.
UNIT 'B' - LIVING AREA • 1320 SQ. FT.

P84403

H-4

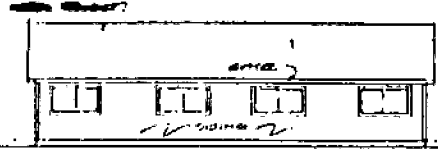
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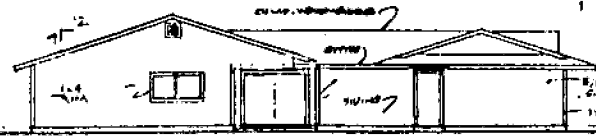
WINDY WOODS
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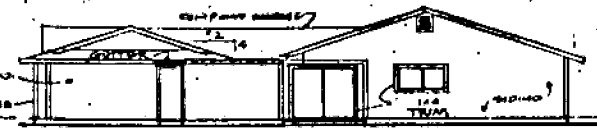
784-403



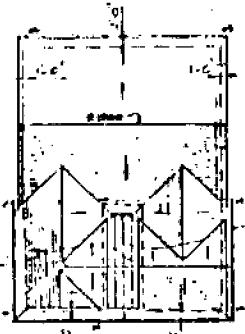
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



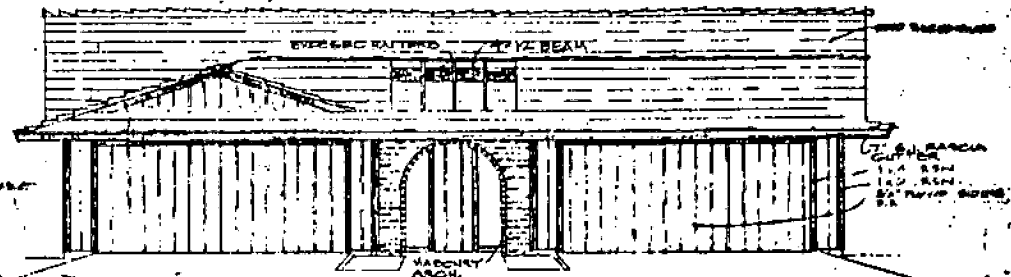
ROOF PLAN

SCALE: 1/8"=1'-0"



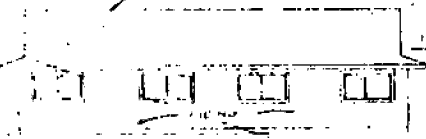
ROOF FRAMING PLAN

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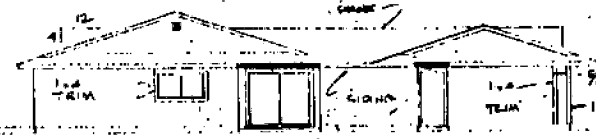


FRONT ELEVATION 'A' INTERIOR LOT

SCALE: 1/8"=1'-0"



REAR ELEVATION



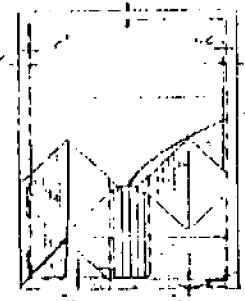
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

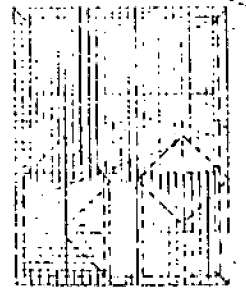
SCALE: 1/8"=1'-0"

COMMIT. FROM PROJECT



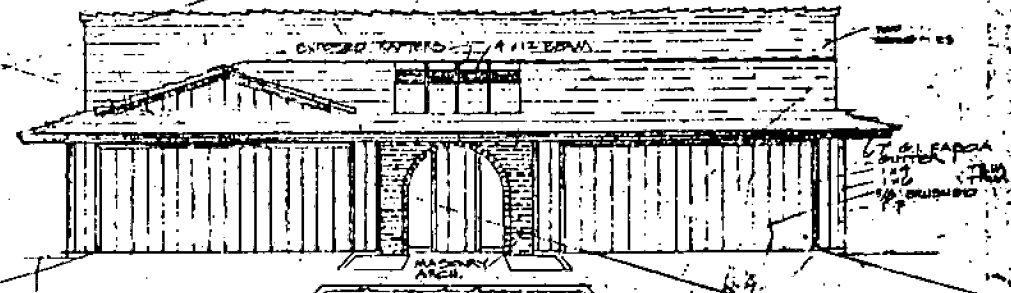
ROOF PLAN

SCALE: 1/8"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"



FRONT ELEVATION 'A' CORNER LOT

SCALE: 1/8"=1'-0"

13-13-Sub 1-1-24-85

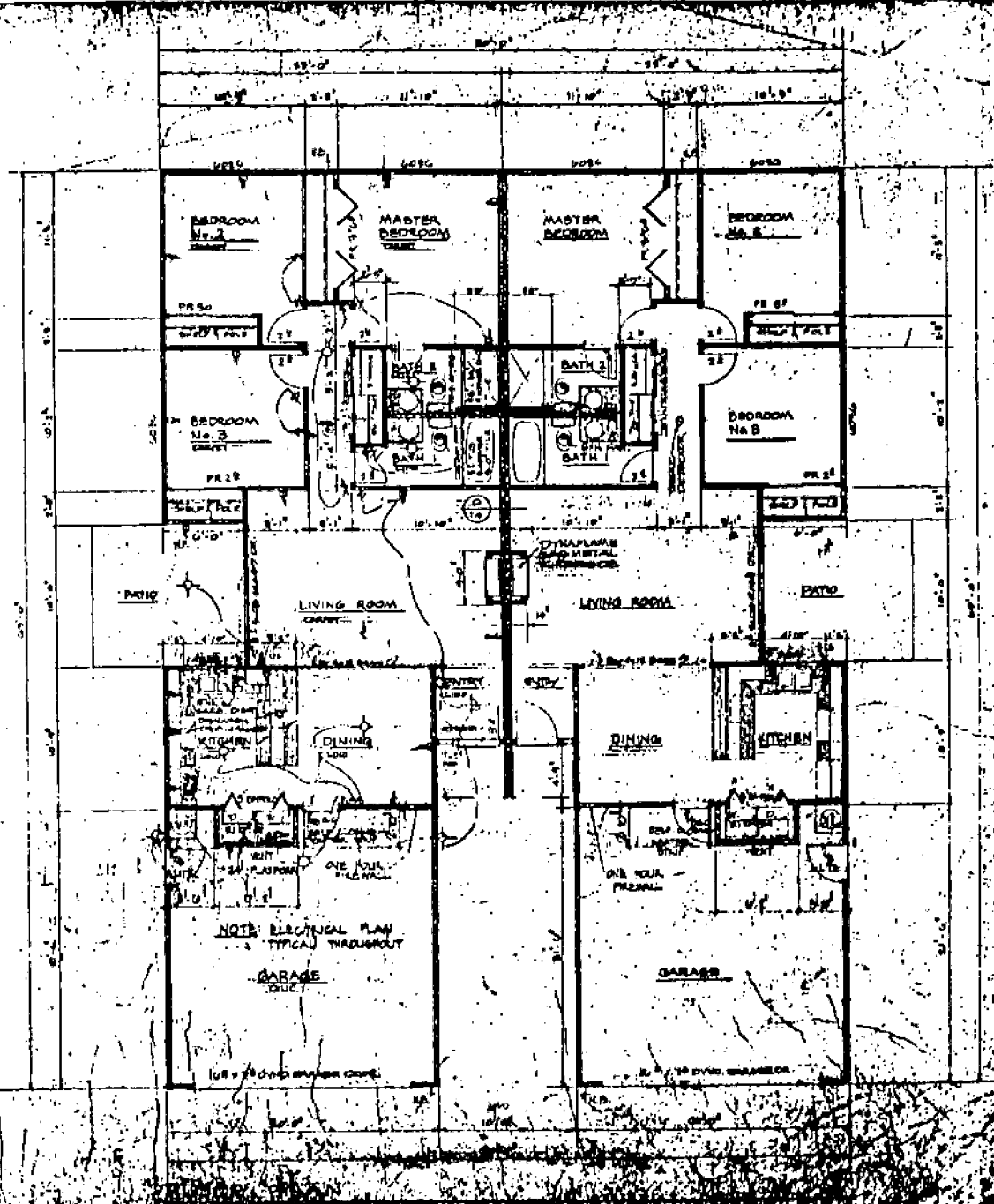
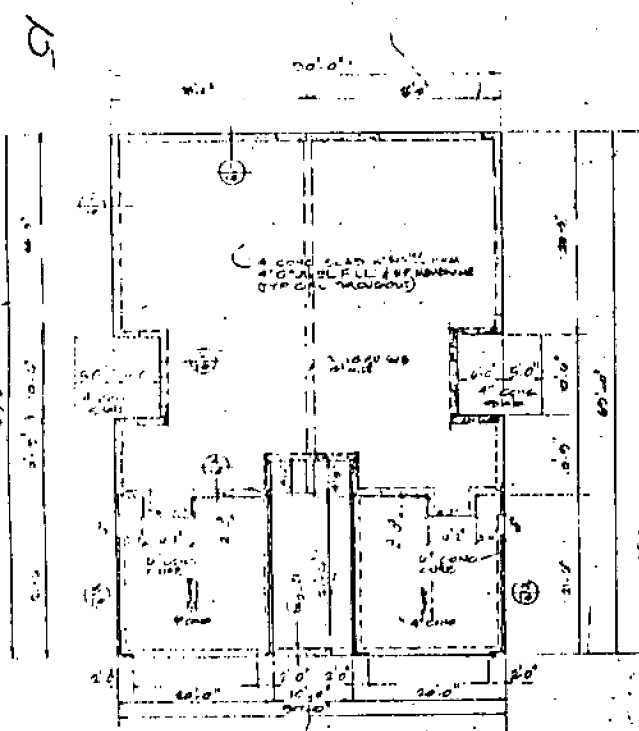
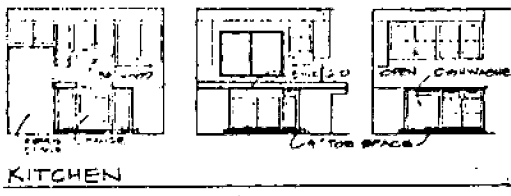
11

784403
RANCHO NATOMAS PROPOSED HALF-FLEX DWELLINGS
H-5
7

5/4-68

15-15-85-1-10-85-1-21-85

No.



PLAN 2201

9-H

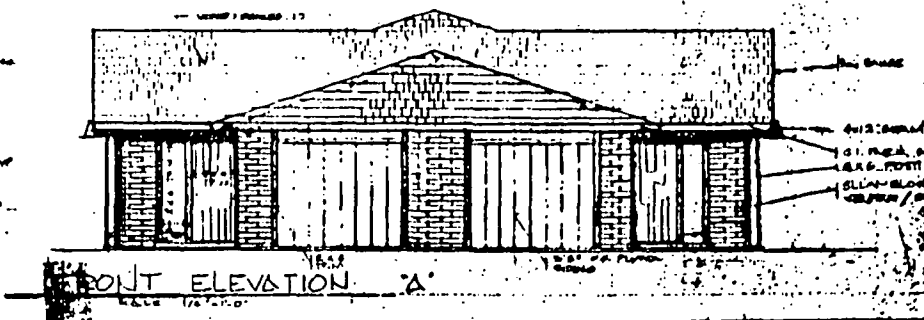
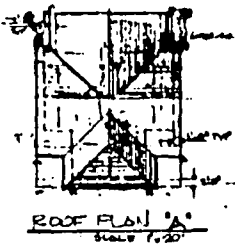
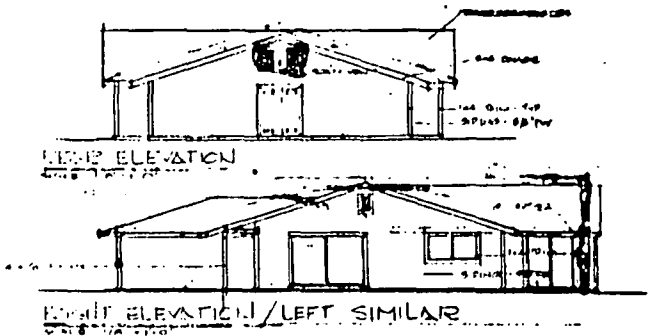
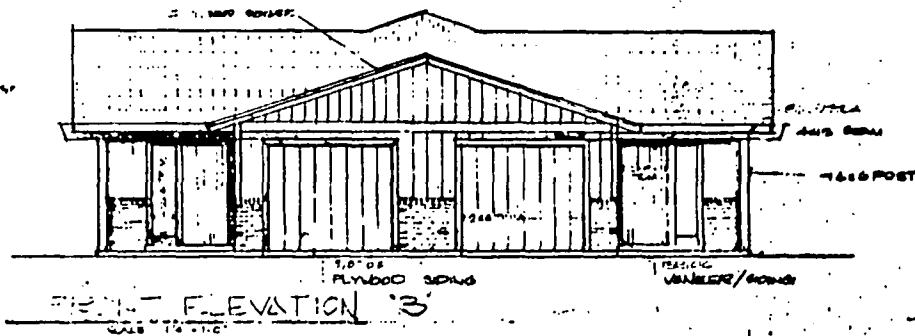
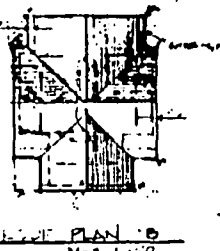
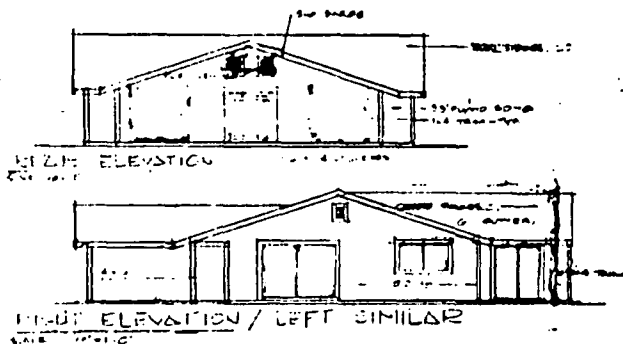
5

P84-403

1-10-85
1-13-85
1-24-85

No. 107

1/6



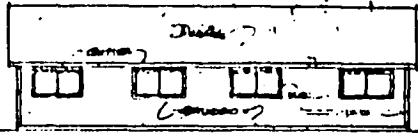
P84403

H-7

PLAN - 1750

PLAN - 1750

8-17-43



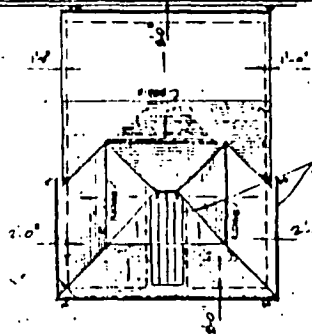
REAR ELEVATION



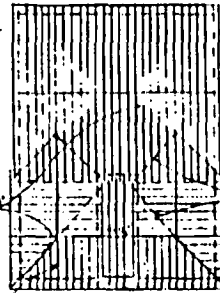
LEFT SIDE ELEVATION



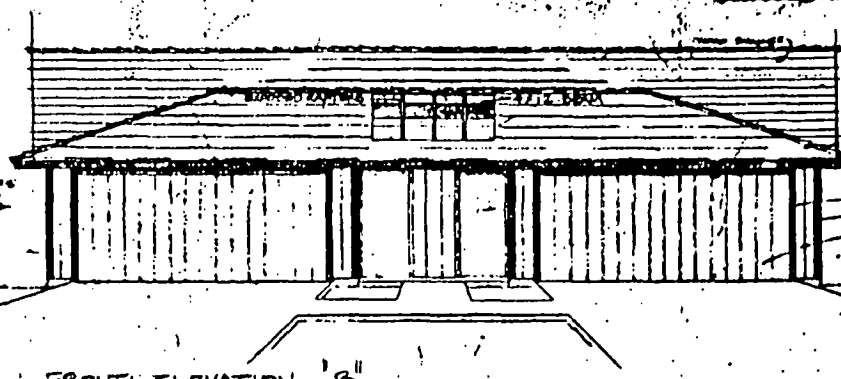
RIGHT SIDE ELEVATION



ROOF PLAN



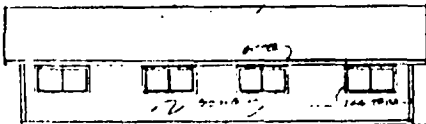
ROOF FRAMING PLAN



FRONT ELEVATION 'B'

8-17-43-1-24-53

17



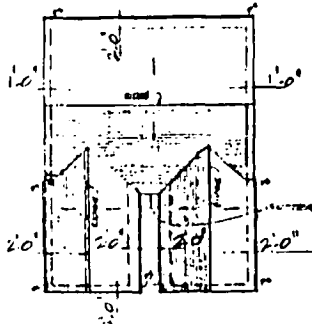
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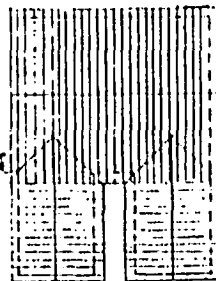
LEFT SIDE ELEVATION



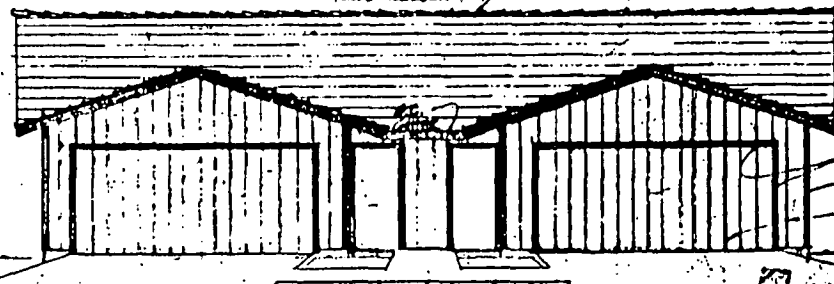
RIGHT SIDE ELEVATION



ROOF PLAN



ROOF FRAMING PLAN



FRONT ELEVATION 'C'

8-17-43

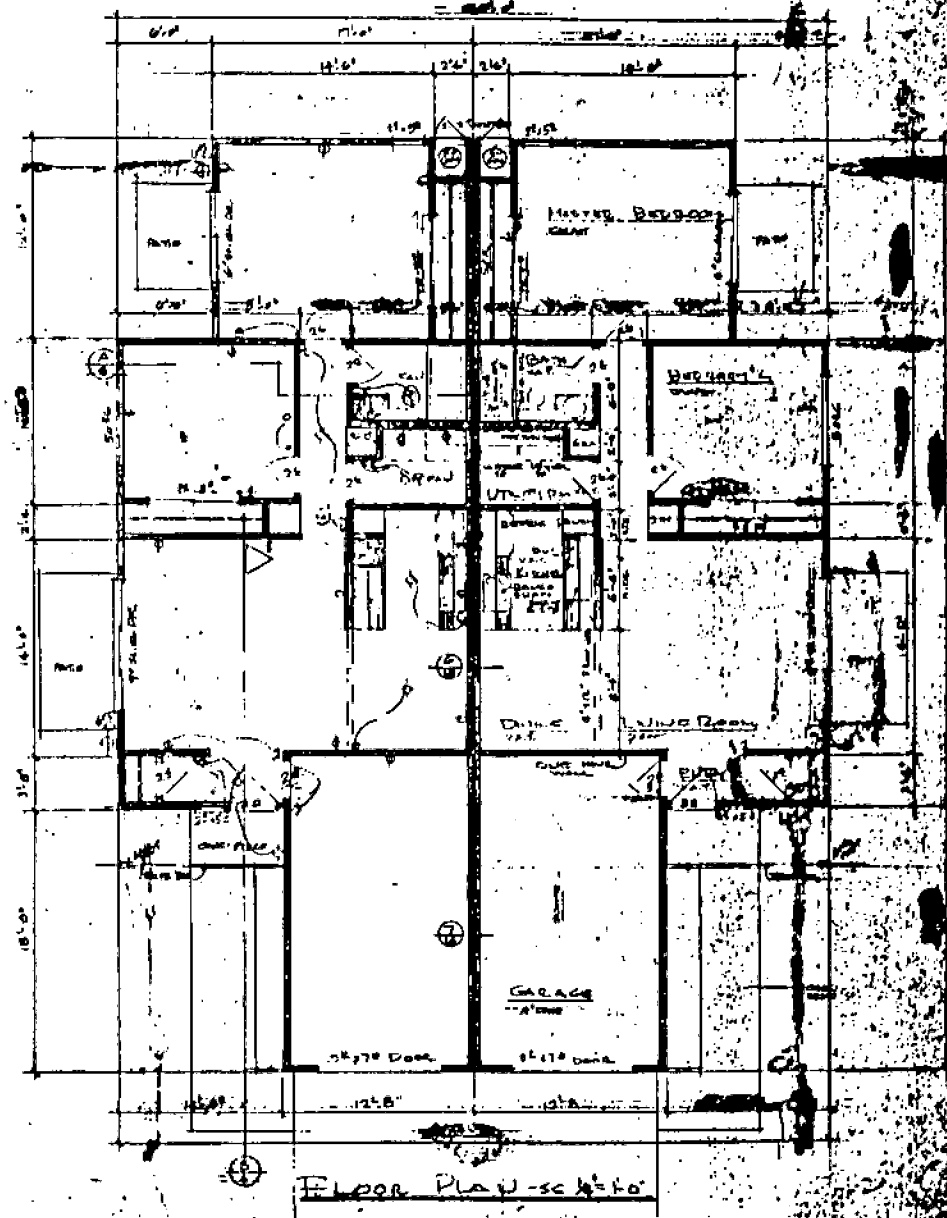
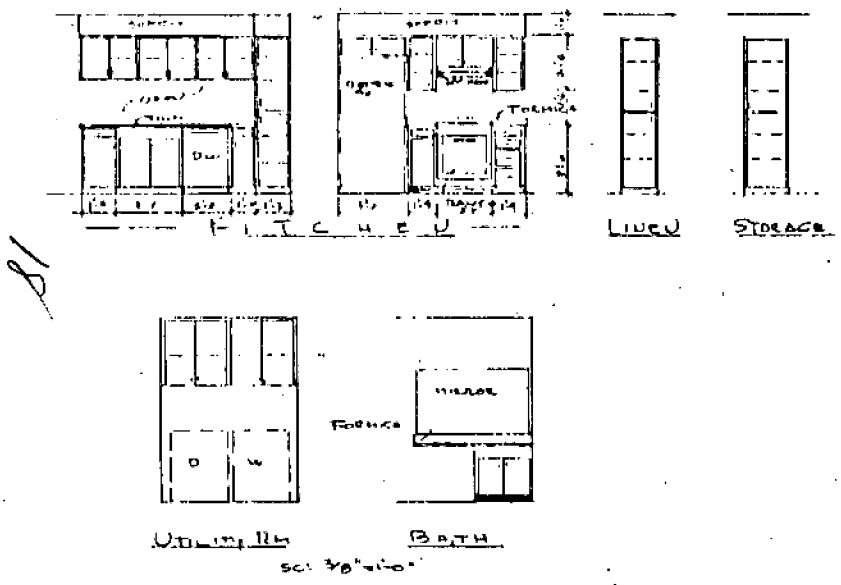
H-8

PS4903 RANCHO NATOMAS PROPOSED HALF-PLEX DWELLINGS

84-403

1-10-85
1-18-84
1-24-85

No. 47
6



PLAN - 1750
 6-H
 FRANCISCO BATHING PROPOSAL PLAN 1750

154403

April 17, 1985

John M. Taylor
555 Capitol Mall, Suite 950
Sacramento, CA 95814

Dear Mr. Taylor:

On April 16, 1985, the Sacramento City Council took the following action(s) for property located on the north side of San Juan Road, 600± feet west of Northgate Boulevard:

Adopted Findings of Fact approving the appeal of the Planning Commission's approval for a Special Permit to develop two multiple family developments to be known as Rancho Natomas PUD; adopted an Ordinance to rezone 21± acres from Townhouse to Garden Apartment; adopted a Resolution adopting Findings of Fact approving Tentative Subdivision Map; approved subdivision modification to waive standard cul-de-sac improvements; adopted a Resolution amending PUD Schematic Plan. (P-84403)

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

Sincerely,

Connie R. Petersen
Deputy City Clerk

CRP/dbp/7

Enclosure

cc: Planning Department
Reynen & Bardis (Attn.: Gary Parker)
9985 Folsom Blvd.
Sacramento, CA 95827

April 17, 1985

Joe Erway
1700 "I" Street
Sacramento, CA 95814

Dear Mr. Erway:

On April 16, 1985, the Sacramento City Council granted your appeal of the Planning Commission's denial of various requests for property located at the southwest corner of Southgate Road and Royal Oaks Drive:

Adopted a Resolution amending the General Plan from Commercial/Office and Residential to Residential and the North Sacramento Community Plan from Residential and Labor Intensive to Residential; adopted an Ordinance to rezone 3.5± acres from Office Building-Labor Intensive and Single Family to Garden Apartment-Review zone; adopted Findings of Fact granting the appeal and adopted a Resolution for a lot line adjustment to merge three lots into one. (P-85056)

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

Sincerely,

Connie R. Petersen
Deputy City Clerk

CRP/dbp/6

Enclosure

cc: Planning Department

North Sacramento Land Co.
400 Slobe Avenue
Sacramento, CA 95815

Infill Partners/CEDEV
1700 "I" Street