



CITY OF SACRAMENTO CALIFORNIA

DEVELOPMENT SERVICES
DEPARTMENT

PLANNING DIVISION

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February 22, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Villa Terrasa Subdivision Call-up and Rezone (P03-132)

The applicant is requesting the necessary entitlements to subdivide and develop a 12.1± acre property into an 8.5± acre alternative single-family residential subdivision. This report implements direction given by the Council during the February 22, 2005 hearing. Staff was directed to provide findings and conditions of approval that would allow the project to be gated.

- A. Environmental Determination:** Mitigated Negative Declaration;
- B. Mitigation Monitoring Plan;**
- C. General Plan Amendment** of 8.5± vacant acres from Community/Neighborhood Commercial and Offices to Low Density Residential (4-15 du/na);
- D. Community Plan Amendment** of 8.5± vacant acres from General Commercial to Residential 7-15 du/na;
- E. International Plaza PUD Schematic Plan Amendment** to redesignate 8.5± vacant acres from shopping center development to single-family development;
- F. International Plaza PUD Guidelines Amendment** to replace shopping center guidelines with provisions for single-family alternative development;
- G. Rezone** of 8.5± vacant acres from the Shopping Center Planned Unit Development (SC PUD) to the Single-family Alternative Planned Unit Development (R-1A PUD) zone;
- H. Tentative Map** to subdivide a 12.1± acre property into 100 single-family lots, a common lot(s), and a 3.6± acre remainder lot;
- I. Special Permit** to develop 8.5± vacant acres with a 100 single-family alternative housing development within the International Plaza Planned Unit Development;
- J. Special Permit** to allow the gating of the development;
- K. Subdivision Modification** to reduce the standard street right-of-way width.

LOCATION AND COUNCIL DISTRICT: Located on the southwest corner at the intersection of Mack Road and Franklin Boulevard
APNs 119-0070-062, 064 & 065
District 7 (Attachment A)

RECOMMENDATION:

Planning staff recommends the City Council approve the above-listed entitlements by adopting the attached resolutions and ordinance. The resolution adopting the Notice of Decision and Findings of Fact for the tentative map and special permits has been revised to approve the gating of the project.

CONTACT PERSON: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590
Thomas Pace, Senior Planner, 916-808-6848

FOR COUNCIL MEETING OF: March 8, 2005 (Afternoon Session)

SUMMARY:

The applicant proposes to amend the General Plan and the South Sacramento Community Plan land use designations to Low Density Residential (4-15 dwelling units per net acre-du/na) and Residential 7-15 du/na, respectively and to rezone the parcels to the Single-family Alternative Planned Unit Development (R-1A-PUD). The applicant also proposes to amend the International Plaza PUD Schematic Plan and Development Guidelines by redesignating 8.5± acres of shopping center development to single-family development and by replacing the commercial development guidelines with provisions for single-family alternative development.

At the February 22, 2005, Council hearing an intent motion to approve the project and to allow subdivision gating passed. The attached resolution includes the findings of fact approving the Special Permit together with appropriate conditions for the gating.

COMMITTEE/COMMISSION ACTION:

The Planning Commission approved all the entitlements necessary to construct the 100 single-family Villa Terrasa subdivision, except the Special Permit to gate the development, on November 18, 2004. The Commission also revised a Special Permit (allowing the development) condition requiring the developer to construct a 6' tall decorative masonry wall between the proposed development and the adjacent residences. The amended condition requires the developer to design and construct a 6' tall enhanced wood fence between the existing and proposed residential uses. At the same hearing the Commission approved an intent motion to deny the Special Permit allowing the gating of the project and subsequently denied the proposed gating on December 9, 2004.

On November 18, 2004, the Planning Commission voted 5-0 (with three Commissioners absent) to support staff's recommendation, after revising a Special Permit condition and approving an intent to deny the Special Permit for gating, and approved the project after a short hearing (Attachment C). On December 9, 2004, the Planning Commission unanimously approved (8-0 with one commissioner absent), on consent, the denial of the Special Permit to gate the Villa Terrasa development. This item was Passed for Publication on February 15, 2005.

BACKGROUND INFORMATION:

On February 22, 2005, the City Council approved an Intent Motion to allow gating of the Villa Terrasa subdivision, thus reversing the Planning Commission's denial of the proposed gating.

FINANCIAL CONSIDERATIONS:

This report has no fiscal implications.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address: water; biological resources; air quality; aesthetics; and cultural resources. The mitigation measures are listed in the attached Resolution (pages 30-43).

POLICY CONSIDERATIONS:

The plan amendments and rezone allowing residential development on this site are appropriate because:

- The property has not been developed with a commercial enterprise in over 18 years since the property was rezoned for office and commercial uses
- The project, as an infill site, will utilize existing resources
- The proposed project is consistent with the direction provided by the Council to develop infill properties with the intent of providing as much quality residential housing as is practicable
- The project site is proximate to both Mack Road and Franklin Boulevard bus stops
- The project subscribes to Smart Growth by creating a higher-density, zero lot line infill subdivision
- The project's quality of design, materials, and innovative common green space

approach will provide a high quality alternative housing type for the area

Smart Growth Principles – City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. Supporting development in infill areas focuses new development and infrastructure investments within already developed areas. Additionally, the proposed project is a higher density, zero lot line development that will be supporting public transit and that has integrated features in the design and site layout that are supportive of pedestrians.

Strategic Plan Implementation – The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing areas, allowing for efficient use of existing facilities, features and neighborhoods.


E/SBD CONSIDERATIONS:

No goods or services are being purchased under this report.

Respectfully submitted and approved:


GARY L. STONEHOUSE
Planning Director

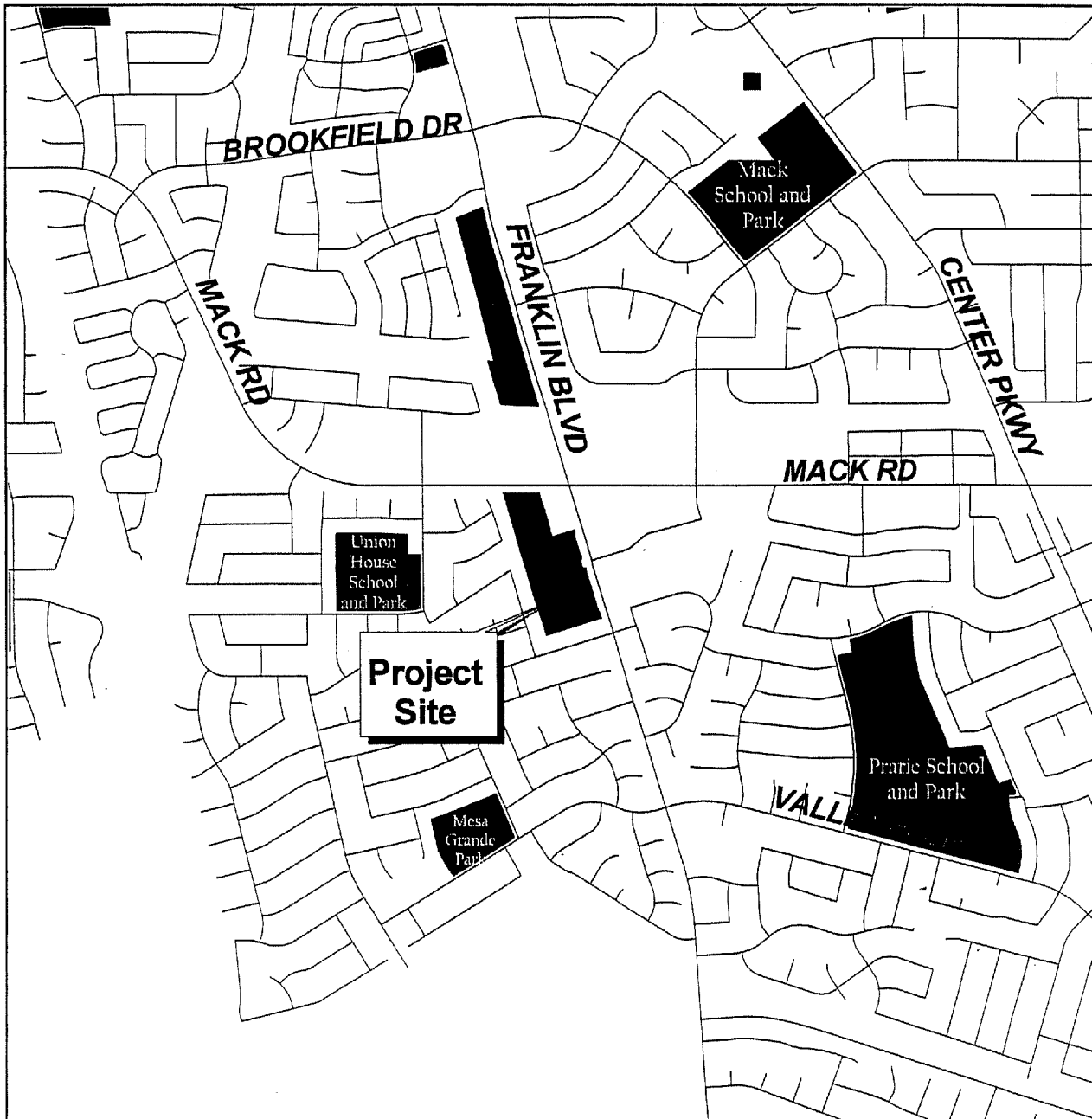
RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

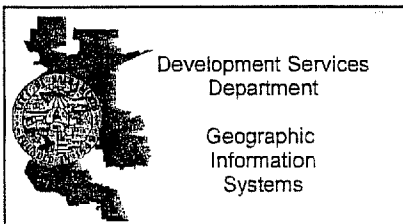
<u>Table of Contents</u>	<u>Page</u>
1. Attachment A - Vicinity Map.....	Page 6
2. Attachment B - Land Use and Zoning Map.....	Page 7
3. Attachment C - Planning Commission Voting Record-November 24, 2004.....	Page 8
4. Attachment D - Planning Commission Voting Record-December 9, 2004.....	Page 9

5.	Attachment E - November 24, 2004 Planning Commission Staff Report.....	Page 10
6.	Attachment F - December 9, 2004, Planning Commission Staff Report.....	Page 26-27
7.	Resolution Approving the Mitigated Negative Declaration and Mitigation Monitoring Plan.....	Page 28-29
8.	Exhibit 1 - Mitigation Monitoring Plan	Page 30-43
9.	Resolution approving the General Plan Amendment.....	Page 44-45
10.	Exhibit 1 - General Plan Amendment	Page 46
11.	Resolution approving the Community Plan Amendment	Page 47-48
12.	Exhibit 1 - Community Plan Amendment	Page 49
14.	Resolution approving the International Plaza PUD Guidelines and Schematic Plan Amendments.....	Page 50-51
15.	Exhibit 1 – PUD Schematic Plan Amendment.....	Page 52
16.	Exhibit 2 – PUD Guidelines Amendment.....	Page 53
13.	Ordinance approving the Rezone.....	Page 54-55
	Exhibit 1 - Existing and Proposed Zoning.....	Page 56
17.	Resolution adopting NOD and Findings of Fact.....	Page 57-100

Attachment A - Vicinity Map



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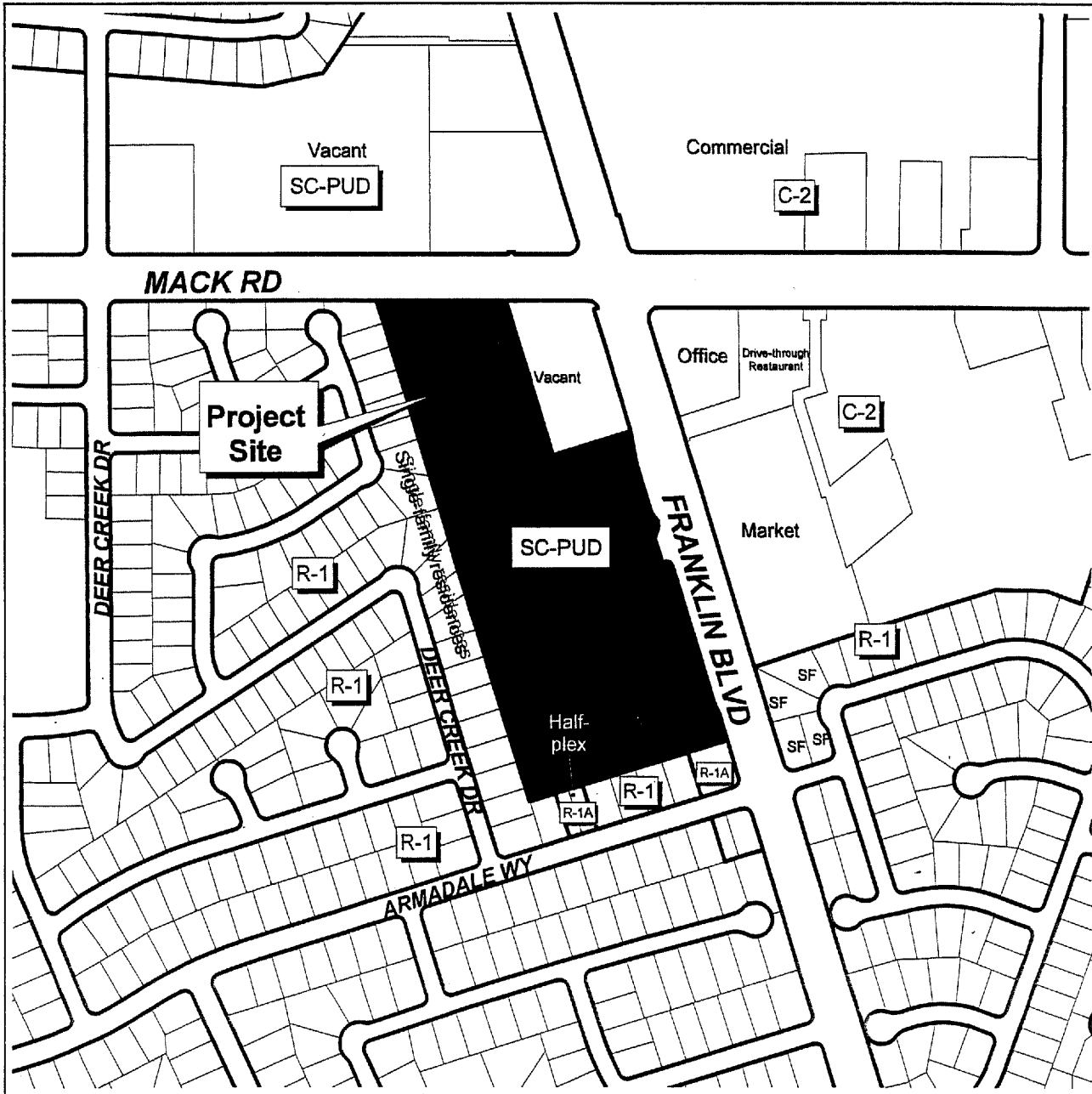


**Villa Terrasa
Vicinity Map**



P03-132

Attachment B – Land Use and Zoning Map



Development Services
Department

Geographic
Information
Systems

Villa Terrasa Land Use and Zoning



Attachment C – Planning Commission November 18, 2004 Voting Record

CITY PLANNING COMMISSION HEARING ITEM

CPC AGENDA DATE: November 18, 2004

Item No.	Project No.	Title/Location	Action: Approved/Denied
7.	P03-132	Villa Terrasa Subdivision located on the southwest corner at the intersection of Mack Road and Franklin Blvd.	APPROVES AS AMENDED
ACTION			Intent Motion
			on Item J.

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	MOTION 1			MOTION 2			ABSTAIN
	Yes	No	M/S	Yes	No	M/S	
Bacchini	/						
Banes	/						
Boyd	/		h				
Taylor-Carroll	-	-	-	-	-	-	-
Vallencia	-	-	-	-	-	-	-
Wasserman	/						
Woo	-	-	-	-	-	-	-
Yee	/		M				

Attachment D – Planning Commission December 9, 2004, Voting Record

CITY PLANNING COMMISSION CONSENT ITEMS

CPC AGENDA DATE: December 9, 2004

Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
1.		Synopsis of November 18, 2004 Planning Commission Meeting	APPROVED
2.	P03-132	Villa Terrasa Subdivision located on the southwest corner at the intersection of Mack Road and Franklin	APPROVED
3.	P04-017	West Lake Village located at the Northwest corner of Del Paso Road and El Centro Road in North Natomas	APPROVED WITH AMENDMENTS
7.	P04-055	Parkview Manor Tentative Map located on the west side of 24 th Street approximately 200' north of Laramore Way	APPROVED
10.	P04-124	Harris Ave. Industrial Park located at the Northeast corner of Harris Ave. and Display Way.	APPROVED WITH AMENDMENTS
14.	P04-166	Natomas High Wireless Facility located at 3301 Fong Ranch Road (Natomas High School)	APPROVED WITH AMENDMENTS
15.	P04-171	Jit Singh Residence located at the northeast corner of Jacinto Ave. and Dartford Dr.	APPROVED
16.	P04-182	Sprint/Bell Ave. collocation located 400 feet west of NWC of Bell Linda Blvd.	APPROVED WITH AMENDMENTS
17.	P04-114	3900 T Street Vacation	APPROVED
18.	M04-113	5545 T Street Vacation	APPROVED
20.	M04-115	Mackey Park Acquisition	APPROVED

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M)/ Second (S)	YES	NO	ABSTAIN
Bacchini		✓		
Banes	S	✓		
Boyd		✓		
Notestine		✓		1, 2, 3
Taylor-Carroll		✓		
Vallencia	M	✓		
Wasserman		✓		
Woo	—	—	—	—
Yee		✓		

WLB

**CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:**

**ITEM # 7
NOVEMBER 18, 2004
PAGE 1**

P03-132 – VILLA TERRASA

- REQUEST:**
- A. Environmental Determination:** Mitigated Negative Declaration;
 - B. Mitigation Monitoring Plan;**
 - C. General Plan Amendment** of 8.25± vacant acres from Community/Neighborhood Commercial and Offices to Low Density Residential (4-15 du/na);
 - D. Community Plan Amendment** of 8.25± vacant acres from General Commercial to Residential 7-15 du/na;
 - E. International Plaza PUD Schematic Plan Amendment** to redesignate of 8.25± vacant acres from shopping center development to Single-family development;
 - F. International Plaza PUD Guidelines Amendment** to replace shopping center guidelines with provisions for single-family alternative development;
 - G. Rezone** of 8.25± vacant acres from the Shopping Center Planned Unit Development (SC-PUD) to the Single-family Alternative Planned Unit Development (R-1A-PUD) zone;
 - H. Tentative Map** to subdivide a 12.1± acre property into 100 single-family lots, a common lot(s), and a 3.6± acre remainder lot.
 - I. Special Permit** to develop 8.25± vacant acres with a 100 unit single-family alternative housing development within the International Plaza Planned Unit Development;
 - J. Special Permit** to allow the gating of the development;
 - K. Subdivision Modification** to reduce the standard right-of-way width for a private street.

LOCATION: Located on the southwest corner at the intersection of Mack Road and Franklin Boulevard.

APNs: 119-0070-062, 064 & 065

Elk Grove Unified School District

City Council District 7

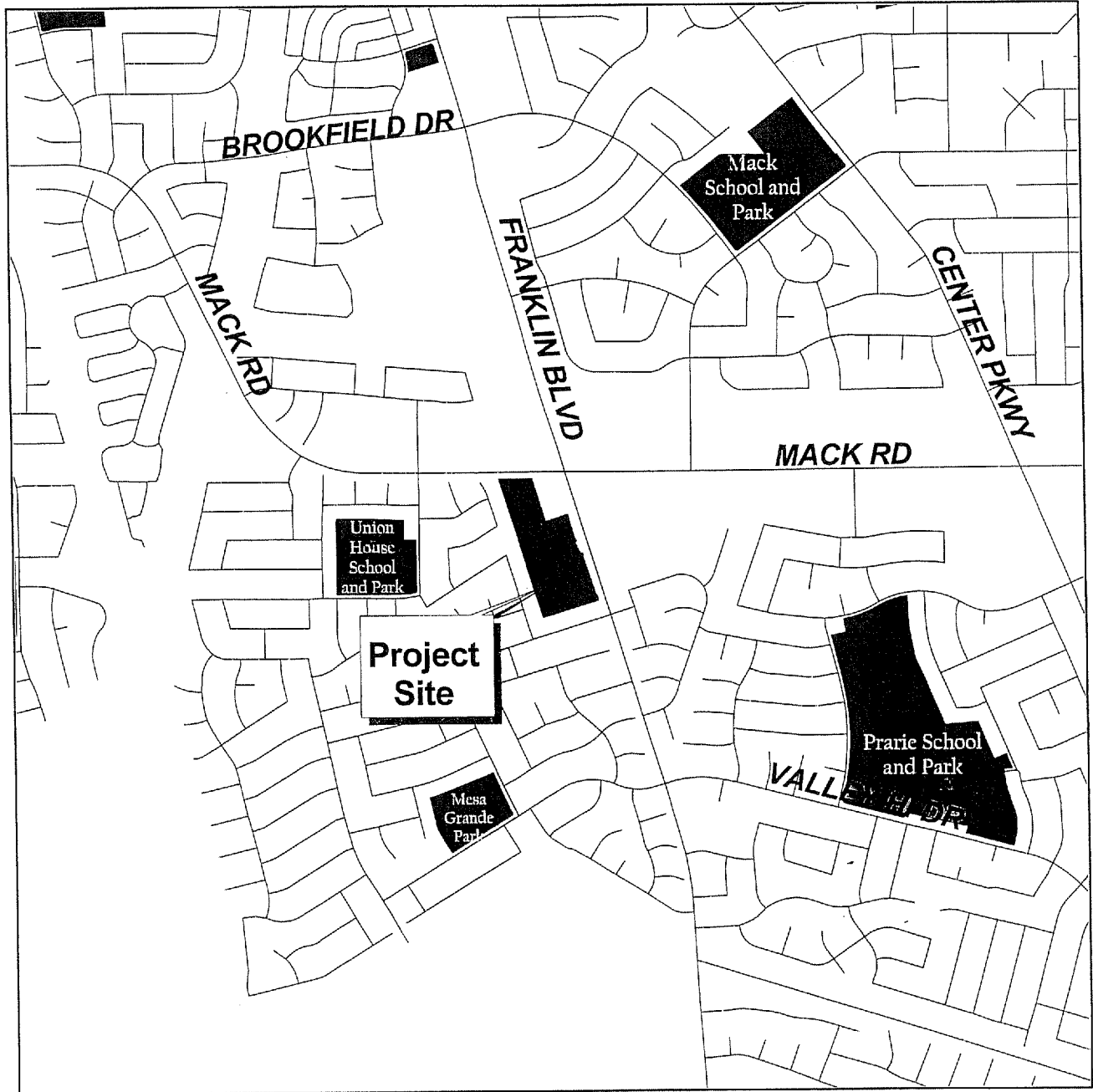
APPLICANT: Morton & Pitalo, Inc., Roger Henry
1788 Tribute Road, Suite 200
Sacramento, California 95815
916-927-2400

OWNER: Lu Family Trust, David Lu
877 Lake Front Drive
Sacramento, California 95831

APPLICATION FILED: November 4, 2003

APPLICATION COMPLETED: March 16, 2004

STAFF CONTACT: Kimberly Kaufmann-Brisby, 916-808-5590



1000 0 1000 2000 Feet



Planning & Building
Department

Geographic
Information
Systems

Villa Terrasa Vicinity Map



SUMMARY: The applicant is requesting various entitlements to subdivide and develop a 12.1± acre property into an 8.25± acre alternative single-family residential subdivision consisting of 100 single-family lots and common lots including the private drives, walkways or paseos and recreation center. The remaining 3.6± acres will remain a vacant commercial lot within the International Plaza PUD. Four different floor plans are proposed with three unique architectural styles offered for each plan. A gated private drive will provide vehicular access throughout the development and landscaped mews or paseos (walkways) are proposed for residents' pedestrian connectivity throughout the project as well as providing common area greenscape onto which the homes will front.

Initial project issues included the scarcity of guest parking, the width of the paseos, the house orientation relative to the existing residences to the south and west, and the lack of a schematic plan for the remainder commercial parcel. The project was revised by increasing the number of guest parking spaces and widening some of the paseos. The houses along the project perimeter were shifted to minimize visual intrusion into the adjacent residences' yards. The requested schematic plan for the remainder parcel was not provided. The applicant indicated that because the property was not in their control they were unable to persuade the owner to provide such a plan. Staff remains concerned about the relationship between the residential proposal and the unknown future development on the site's commercial remnant.

RECOMMENDATION: Staff recommends approval of the project, subject to conditions in the Notice of Decision. This recommendation is based on: 1) The project's consistency with the General Plan and with the South Sacramento Community Plan policies and land use designations; 2) The project's innovative approach in the design and execution of an alternative style of single-family housing and its adherence to many of the Single-Family Residential Design Principles; and, 3) Compliance with Zoning Ordinance requirements.

PROJECT INFORMATION:

General Plan Land Use Designation:	Community/Neighborhood Commercial and Offices
South Sacramento Community Plan	
Land Use Designation:	General Commercial
Existing Land Use of Site:	Vacant land
Existing Zoning of Site:	Shopping Center Planned Unit Development (SC PUD)

Surrounding Land Use and Zoning:

North:	Mack Road and vacant; SC-PUD
South:	Single-family residential; R-1 and R-1A
East:	Franklin Blvd. and retail; C-2
West:	Single-family residential; R-1

Setbacks:	R-1 Setback	
	<u>Required</u>	<u>Provided</u>
Front:	25'	5'-20'
Side (St):	12.5'	5'-10'
Side (Int):	5'	0'-4'
Rear:	15'	1'-2'
Property Dimensions:	Irregular	
Property Area:	11.5± net acres(overall), 8.25± net acres residential portion	
Density of Development:	12 dwelling units per net acre (du/na)	
Height of Buildings:	20± feet to plate line	
Exterior Building Materials:	Stucco (with built-up accents and shutters)	
Roof Material:	Concrete Tile	
Parking Required:	100 spaces (1 space per house)	
Parking Provided:	246 spaces (188 private garage spaces and 58 uncovered guest spaces)	
Topography:	Flat	
Street Improvements:	Existing and To Be Constructed	
Utilities:	Existing and To Be Constructed	

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Development Engineering and Finance
Driveway Permit	Development Engineering and Finance
Building Permit	Building Division
Off-site Improvements Permit	Development Engineering and Finance
Sign Permit	Building Division

BACKGROUND INFORMATION: Since 1978, the project site has undergone three land use changes. In 1978, the City Council approved a rezone of the site (14± gross acres) from the Agricultural (A) zone to the Standard Single-family and Multi-family Residential (R-1 and R-3, respectively) zones and the General Commercial (C-2) zone (P7905). In 1986, as part of the South Sacramento Community Plan adoption, the City Council approved a Rezone and Plan Amendment of the site to Office Building Review (OB-R) and Residential Office (RO).

On June 8, 1993, the City Council approved an application (P89-018) to develop a 139,675± square foot shopping center on the site, subject to conditions. One condition required the applicant to submit an application for a Planned Unit Development (PUD) site designation. In compliance with the condition a request for a Rezone and PUD designation were submitted

(P93-167). On July 3, 1994, the City Council adopted Resolution No. 94-260 approving the site's PUD designation and Ordinance No. 94-014 rezoning the site to Shopping Center Planned Unit Development (SC-PUD). On February 11, 1999, the Planning Commission approved the entitlements required to develop a 16,320± square foot pharmacy with a drive-through facility (P97-107). Said pharmacy was never constructed.

Currently, the applicant proposes to amend the General and South Sacramento Community plans from commercial to residential use as well as to rezone the majority of the site (8.25± acres) from the Shopping Center Planned Unit Development (SC-PUD) to the Single-family Alternative Planned Unit Development (R-1A-PUD) zone to allow the development of the site with 100 alternative single-family lots. Amendments to both the PUD Schematic Plan and Development Guidelines are proposed to allow the development to occur within the International Plaza PUD. A Tentative Map is required to subdivide the property and Special Permits are requested for both the gating of the development and the construction of single-family alternative housing within the Single-family Alternative (R-1A) zone.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the parcels as Community/Neighborhood Commercial and Offices and the South Sacramento Community Plan designates the site as General Commercial. The current zoning of the three parcels is Shopping Center Planned Unit Development (SC-PUD).

B. General Plan Amendment

Planning staff supports the proposed General Plan Amendment because the proposed land use designation is a logical alternative to the commercial land use that has not been developed with a commercial enterprise in over 18 years since the parcel was rezoned for commercial and office uses. Also, the three other corners at the intersection of Franklin Boulevard and Mack Road are designated for commercial use with two of the three corners containing ongoing commercial enterprises.

Given there seems to be an abundance of commercially designated properties proximate to the project site and the lack of an alternative type of housing in the area, redesignating the site's land use to residential is appropriate. Finally, the proposed project would be consistent with the direction provided by the City Council to develop infill properties with the intent of providing as much quality residential housing as is practicable.

The project supports General Plan goals and policies relating to quality of life, economic development, and housing supply. Specifically the project supports the following General

Plan goals and policies:

- Develop residential land uses in a manner that is efficient and utilizes existing and planned urban resources (p. Sec. 2-15).
- Identify areas where increased densities, land use changes or mixed uses would help support existing services, transportation facilities, transit and light rail. Then proceed with necessary General Plan land use changes for property with service capacities adequate to support more intensive residential development (p. Sec. 2-15).
- Provide adequate housing sites and opportunities for all households (p. Sec. 3.10-2).
 - The City shall continue to promote appropriate and compatible infill housing.
 - The City shall continue to develop and support transit oriented residential development along transit corridors (p. Sec. 3.10-3).

The project, as an infill site, will utilize existing resources and is proximate to Franklin Boulevard and Mack Road transit stops that connect the rider(s) to the Pocket area bus transfer center. The project is also near to the future Franklin Boulevard Park and Ride Light Rail Station. The project subscribes to Smart Growth by developing a higher-density, petite lot infill subdivision.

C. Community Plan Amendment

The project supports the South Sacramento Community Plan goals and policies relating to quality of life and housing supply. Specifically the project supports the following goals and policies:

- Encourage high quality residential development. (South Sacramento Community Plan, pg. 30);
- Encourage infilling of skipped over parcels within developed areas (South Sacramento Community Plan, pg. 30);
- Encourage the planting of trees and landscaping in the community (South Sacramento Community Plan, pg. 30).

The proposed project site has lain undeveloped for over 18 years while adjacent properties were developed with both residential and commercial uses. As a remnant infill parcel it is appropriate that it be developed with an alternative, higher density, zero lot line single-family development that will employ only high quality design and materials and will be maintained by a homeowners association. The subdivision is of an adequate size to support a homeowners association that would assess reasonable association fees, thus promoting the long-term viability of the development. A project condition will be the

installation of street trees and landscaping the planters along Franklin Boulevard thus enhancing a portion of the boulevard view shed.

D. International Plaza PUD Schematic Plan Amendment

Changes to the PUD Schematic Plan are necessary in order to replace a portion of the shopping center planned and approved for the site. The Schematic Plan illustrates the site plan as proposed and includes the lotting and house locations as well as the private drives, guest parking and recreation facilities. The complex will be adequately served by the public right-of way of Franklin Boulevard. The project site will be adequately landscaped both internally and around the perimeter along Franklin Boulevard.

The existing schematic plan depicts a 139,675 square foot shopping center. The proposed development plan would replace two-thirds of the approved shopping center with a housing development. Because of the way both the original shopping center and the proposed project were designed, the remaining one-third of the site cannot be developed under the original shopping center plan. As a result, the old schematic plan is being completely replaced by the applicant's proposed plan. However, the applicant's plan does not depict any development on the commercial remainder of the site. This is because the owner, who is selling most of the site to the applicant, is retaining ownership of the commercial portion but has not yet determined what form that development would take.

Staff is concerned an opportunity to comprehensively master plan the site is being lost. The resulting piecemeal approach to site planning has led to a lack of well-planned pedestrian connections between the residential and commercial portions of the site, and could lead to land-use conflicts in the future between the residents of the project and future commercial developers. Staff has requested that the applicant work with the owner to develop a schematic plan for the commercial portion of the site, but the applicant has indicated that this is not possible.

E. International Plaza PUD Development Guidelines Amendment

The project includes development guidelines that will be used in the construction of the Villa Terrasa subdivision. The guidelines are intended to be consistent with the policies outlined in the South Sacramento Community Plan and the Zoning Ordinance except as outlined the Special Permit. The primary addition will be regarding the incorporation of alternative single-family design requirements. The Planning Commission may approve further deviation during the Special Permit process.

F. Rezone

The applicant proposes to rezone the project site from the Shopping Center Planned Unit Development (SC-PUD) to the Single-family Alternative Planned Unit Development (R-1A-PUD) zone to allow for the construction of the 100 detached alternative single-family homes with a density of 12 dwelling units per net acre. The proposed rezoné would bring the zoning consistent with the proposed General Plan land use designation of Low Density Residential (4-15 du/na) as well as with the proposed South Sacramento Community Plan land use designation of Residential 7-15 du/na.

H. Tentative Map Design

The proposed Tentative Map subdivides 12.1± acres into 100 alternative single-family lots and several common lots which would involve 8.5± acres with a remainder Lot A consisting of 3.6± gross acres. The project site is bounded on the east by Franklin Boulevard and the north by Mack Road. The northern portion of the property, Lot A, which fronts on both Mack Road and Franklin Boulevard, is not planned for development at this time.

The applicant proposes to develop the site with petite lots varying in size from 33' to 41' feet in width and 48' to 63' feet in depth. The majority of the lots would have a 33' x 48' configuration. Private drives provide vehicular access throughout the development. A primary gated entrance and exit will be provided on Franklin Boulevard allowing only right-in and right-out vehicle movements. A secondary gated exit is proposed south of the entrance where turn movements would be limited to right-out only.

The applicant proposes to buffer the existing residences from the proposed development with a combination of private drives and landscaped common areas. The proposed lotting configuration orients the rear of the lots and the garages onto the private drives, with the front of the lots and homes facing landscaped common areas or paseos. The paseos would provide an alternative to the typical front yard layout. The homes will front onto the landscaped paseos and pedestrian connectivity will be provided throughout the development via the internally oriented paseos. A 0.31± acre recreation lot is proposed to be centrally located within the subdivision. Pedestrian access to the recreation lot is provided on all sides, with vehicle parking available as well.

The 20 to 24-foot wide private drive allows a single lane of traffic for each direction. No parking will be allowed along most of the private drive except in the parking pockets interspersed throughout the development and a few designated parallel parking spaces. A total of 58 guest parking spaces are proposed for the project.

The applicant requires a Subdivision Modification to construct the 20 to 24-foot wide private drive that is narrower than the typical public neighborhood street, which has a width of 30 feet between curbs. The Fire Department has no objection to the private drive width, provided a 20-foot wide path is available for the department vehicles to safely navigate. The project will be conditioned to design all roadway features to the approval of the Fire Department. As the proposed private drive can safely accommodate two-way traffic, utility, and emergency vehicles, staff supports the Private Drive Subdivision Modification.

The map, as proposed, is consistent with the allowed densities for the Single-family Alternative (R-1A) zone, the South Sacramento Community Plan and the General Plan. It is compatible with the existing adjacent residential subdivisions because the proposed development would provide buffers between the existing homes and the proposed subdivision. Along the southern boundary where the proposed lots have side yards adjacent to an existing home's backyard floor Plans 2 and 3 are proposed. These plans have no second story windows facing the existing homes' backyards. In addition, the applicant proposes screening trees along the south, west and north boundaries. Along the western boundary, the zero lot line side of the homes will face the existing residences' backyards. In application, the side of the house facing the yard with a zero lot line may not have windows or openings, thereby affording more privacy to the residents. Staff recommends approval of the Tentative Map, subject to the attached conditions.

I. Special Permit

Site Plan Design/Zoning Requirements

Site Design: The Zoning Ordinance indicates a Special Permit, approved by the Planning Commission, is required for the development of any property within a Planned Unit Development (PUD). In the approval of the Special Permit, the Planning Commission shall consider: the affect of the site development plan on traffic, safety and congestion; consistency with all applicable General, Community and Specific plans; energy conservation; the availability of city utility services; and compliance with Zoning Ordinance regulations.

The applicant proposes an alternative style detached single-family home development. The homes are on petite lots with a zero lot line side setback on one side, a 4' side setback on the other side, a 1' to 2' setback off the private drive/alleyway, and between 2' and 8' setback from the paseo. Each lot will have a small yard adjacent to the garage off the private drive. A low wall would enclose the private yard area. Individual walkways will connect the homes to the paseos. The purpose of the paseos is two-fold. The paseo provides landscaped pedestrian pathways through the development away from the

private drives. The paseos also supplement the greenscape and increase the available common areas for the use of the residents.

A privacy distance ranging from 26±' to 40±' has been incorporated along the paseos between the homes facing each other. All homes will face onto the paseo with the exception of the single-story homes on the corner lots. The corner lot homes will face the private drive thus affording more activity on the private drive and there will also be a side door for paseo access. Fourteen homes are planned to front on Franklin Boulevard with garage access off the private drive/alleyway. Each boulevard-facing home will have a private front yard area and an expanded front setback varying between 18' and 24'.

A 0.31± acre active open space recreation lot, located near the gated entrance, is proposed. Guest parking will be provided proximate to the recreation site. The recreation lot will have a water plaza, play equipment, and a picnic area with benches and grills.

The applicant proposes to construct a 6-foot tall split-face masonry wall along the west, north and south boundaries of the residential development. A decorative six-foot tall combination tube steel and stuccoed masonry block wall will enclose the properties fronting on Franklin Boulevard with individual residential gates providing pedestrian street access. The fencing, along Franklin Boulevard, will be interspersed at regular intervals by decorative pilasters and will be screened by site landscaping including ornamental and large-scale street trees.

Circulation/Parking: A single electronically gated entrance/exit, allowing only right-in and right-out vehicle movements, will be provided on Franklin Boulevard. A second electronically gated exit is proposed south of the entrance; again turn movements would be limited to right-out only. The private drive and alleyways, varying in width from 20' to 24', would loop through the development providing vehicular access throughout the development. Where guest parking is provided, the vehicular maneuvering depth requirement is 26'. The applicant has provided less than the required depth in a number of locations and will be conditioned to provide the necessary area as a Special Permit condition of approval.

Additional guest parking is proposed. The required number of parking spaces is 100 spaces (1 space per single-family dwelling). The applicant has provided 188 garage parking spaces within 12 one-car garages and 88 two-car garages. Since there is not additional driveway parking available, staff requested the applicant provide additional guest parking on-site. The applicant proposes to provide an additional 58 guest parking spaces that will be distributed throughout the development.

The paseos will provide pedestrian connectivity through the development. Pedestrian access to Franklin Boulevard will be available through electronic gates proximate to the

two vehicle access points. The pedestrian pathways are extended across both the alleyways and the private drives via specially stamped, enhanced asphalt paving crosswalks. Additionally, a pedestrian gate is proposed along the northern boundary that will provide access to the adjacent commercial property. A pedestrian easement is proposed across Lot A for future connectivity to both Mack Road and the adjacent property as it is developed.

House Plans: Four different floor plans are proposed, three two-story and a single one-story plan. The four detached, single-family, zero lot line, alley loaded, homes range in size from 1,041 square feet for the single story, one car garage plan to 1,700 square feet for the largest two-story, two car garage plan.

Please see the table below for floor plan particulars.

Villa Terrasa House Information					
Floor Plan	Quantity	Bedrooms/ Baths	No. Stories	Garage Spaces	Living Area (sq. ft.)
1	12	3/2	1	1	1,041
2	28	3/2.5	2	2	1,401
3	26	3/2.5	2	2	1,563
4	34	4/2.5	2	2	1,786

Building Design: Elevations, Materials, and Colors: The applicant has provided three elevation styles for each floor plan: the Mission, the Italianate, and the Monterey:

- Mission style with Spanish mission influences featuring a gable-end roof, stucco exterior, rough hewn broken shutters and doors, curvilinear window feature and wrought iron hardware and exterior light fixtures;
- Italianate style with hipped roof and stuccoed exterior, geometric window and shutter treatments and wrought iron detailing;
- Monterey style with a gable end roof and stuccoed exterior, rough hewn plank shutters and doors and wrought iron grill window accents

All plans are substantially articulated on three of four sides providing distinctive building massing. The fourth side of each floor plan is associated with the zero lot line layout; consequently no articulation or openings appear on any plan.

The plans comply with many of the Single-family Residential Design Principles. The four house plans provide an array of options including window shape and placement, roof form and massing, and the manipulation of building elements and massing thus avoiding visual monotony and providing design diversity that breaks the repetitive tract housing style.

By facing the homes on the paseos, the garage element has been eliminated from the active portion of the residences. The setbacks along the paseos are staggered thus adding spatial variety to the paseos. In addition to the distinguishing characteristics of each style, variations in other architectural elements are also provided. These include the use of different distinctive treatments on entry structures and balcony elements; the use of arched windows versus squared windows; hipped roofs versus gabled roofs; and variations on the use of shutters. The project will be conditioned to add a window section to the garage door that echoes the arched or angular theme of the particular style. Staff strongly supports the proposed architecture, finding it to provide significant variety in styles, elevation treatments, rooflines and massing.

Landscaping: A preliminary landscape plan has been provided. A mix of deciduous and coniferous trees is proposed together with a variety of shrubs. Within individual lots there is limited area in which to plant trees, so one ornamental tree is proposed per lot along the private drive/alleyway. The trees will be planted at semi-regular intervals thus softening the streetscape. Ornamental trees are also proposed along the internally-oriented paseo common space with street trees interspersed along the main private drive. The street trees will also shade the perimeter of the recreation lot. Large shade trees will be required to be planted along the parking area located directly west of the subdivision's main entryway to fulfill the 50 percent shading requirement for all parking areas. Around the perimeter of Villa Terrasa trees appropriate for screening are proposed.

The proposed trees will add a needed landscape dimension to the lots and some shade, but the trees are limited in the area in which they can be planted and grow so are accordingly more ornamental in nature. The Landscape Plan does not provide information regarding the proposed landscaping of the planters separating the sidewalk from Franklin Boulevard. The project will be conditioned to landscape the planters with approved 24" box street trees along the entirety of the Franklin Boulevard frontage.

The proposed landscaping plan adheres to several of the Single-family Residential Guidelines, in particular: the site design and landscaping provide functional recreation

spaces and community site amenities; the exterior spaces are designed to enhance the overall appearance and compatibility of the development by providing privacy, buffering and daylight, and; providing a pleasant transition to the street.

Signage: The applicant does not propose signage along the public street frontage. Should signage be proposed, it will be required to comply with both the City's Sign Ordinance and the International Plaza PUD Guidelines, as applicable.

G. Special Permit for a Gated Community

At the urging of the council members whose districts this development would affect, the applicant proposes to provide a gated and secured facility. The vehicular entry will have a limited access electronic gate that will provide the residents and their guests' access to the complex. Each tenant will have a remote to gain access to the site and visitors will use an electronic informational kiosk at the main entry to contact residents and gain access into the development. Additional pedestrian gates are proposed and are to be located along the Franklin Boulevard frontage as well as the provision of a secured gate along the northern development boundary that would provide pedestrian access to the adjacent commercial property and Mack Road.

A decorative six-foot tall combination tube steel and stuccoed masonry block wall will enclose the properties fronting on Franklin Boulevard with individual residential gates providing access to the boulevard. This fencing will afford the resident a bit of private outdoor space and establish a boundary between the residential use and the busy boulevard. The upper three-quarters of the fencing will be composed of decorative tubular steel, with the bottom one-quarter providing a solid base of stuccoed masonry block thereby providing a "transparent" barrier that affords those within and without a more expansive view shed than would be provided with a solid masonry wall.

The adjacent residential developments to the west and south were built without providing for future connectivity to the subject property. Consequently, the north, south and western subdivision boundaries will have a 6-foot tall masonry wall, interrupted at regular intervals with decorative pilasters. A masonry wall requires less maintenance and lasts longer than wood fencing and eventually could evolve into a good neighbor fence as the neighboring wood fencing slowly deteriorates.

While the development would maintain a street presence along Franklin Boulevard, there exists no through access into the adjacent residential neighborhood, thus no through access would be denied to the public. Additionally, as previously mentioned, the council members for the districts affected by the subdivision support the gating of the complex for security purposes. Given the security concerns and the proposed "transparency" of the fencing staff has no objection to the applicant's request to gate the complex.

The project, as conditioned, would preserve the location of existing street and utility easements and would conform to the requirements of the General and Community plans, Zoning Ordinance, Subdivision regulations, and Building Code. Staff therefore recommends approval of the Tentative Map subdividing the property, the Special Permit to develop within the PUD, the Special Permit to allow the gating of the complex, and the Subdivision Modification subject to the Conditions of Approval in the Notice of Decision and Findings of Fact.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address: Water; Air Quality; Biological Resources; Aesthetics; and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A). Staff received no comment letters regarding the Environmental document.

B. Public/Neighborhood/Business Association Comments

Early Project Notification was sent to the Deerfield-Mesa Grande, the Valley Center, the Southgate Meadows, and Parkway neighborhood associations. To date, staff has received comments from The Deerfield/Mesa Grande and the Valley Center neighborhood associations. The Deerfield/Mesa Grande association inquired about the number of units, traffic, the view from the second floor of the homes, located on the projects perimeter, into the existing residences' backyards, the type of fence proposed along the west and south property lines, and the number of Section 8 units.

The number of units has been reduced from the original proposal of 109 to the current proposal of 100 single-family homes in order to accommodate staff's request that adequate guest parking be provided. To reduce or eliminate the view into the rear yards of adjacent residences, the applicant has provided a private drive buffer, screening landscaping, and the zero lot line side of the homes without windows along the entirety of the perimeter would face existing residences. The applicant has proposed to construct a 6' tall split-face masonry wall with decorative pilasters along the perimeter between the

proposed and existing homes. Finally, the applicant has indicated that the homes will be sold at market rate and will be marketed for individual ownership and occupancy.

The Valley Center Homeowners Association encouraged the gating of the development to discourage criminal activity and to ensure the homeowners' security. They also approved of the design.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments have been incorporated as conditions of approval and are listed in the Notice of Decision and Findings of Fact.

D. Subdivision Review Committee Recommendation

On November 3, 2004, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, H, I, J and K. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Planning Commission action. Items C, D, E, F, and G below require City Council approval.


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

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Mitigated Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the General Plan Amendment of 8.25± vacant acres from Shopping Center Planned Unit Development (SC-PUD) to Low Density Residential (4-15 du/na);
- D. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Community Plan Amendment of 8.25± vacant acres of General Commercial Residential 7-15 du/na;
- E. Adopt the attached Notice of Decision and Findings of Fact recommending

approval of the International Plaza PUD Schematic Plan Amendment to redesignate 8.25± vacant acres of shopping center development to single-family development;

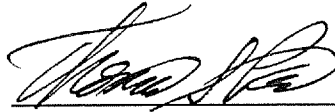
- F. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the International Plaza PUD Guidelines Amendment to replace shopping center guidelines with provisions for single-family alternative development;
- G. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the rezone of 8.25± vacant acres from the Shopping Center Planned Unit Development (SC-PUD) to the Single-family Alternative Planned Unit Development (R-1A PUD) zone;
- H. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide a 12.1± acre property into 100 single-family lots, a common lot(s), and a 3.6± acre remainder lot;
- I. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to develop 8.25± vacant acres with a 100 unit single-family alternative housing development within the International Plaza Planned Unit Development;
- J. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to allow the gating of the development;
- K. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to reduce the standard street right-of-way width.

Report Prepared By,



Kimberly Kaufmann-Brisby, Associate Planner

Report Reviewed By,



Thomas S. Pace, Senior Planner

**CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:**

**ITEM # 2
DECEMBER 9, 2004
PAGE 1**

P03-132 – Villa Terrasa

REQUEST: I. **Special Permit** to allow the gating of the development

LOCATION: Located on the southwest corner at the intersection of Mack Road and Franklin Boulevard
APNs: 119-0070-062, 064 and 065
Council District 7

APPLICANT: Morton & Pitalo, Inc. – Roger Henry
1788 Tribute Road, Suite 200
Sacramento, California 95815
916-927-2400

OWNER: Lu Family Trust, David Lu
877 Lake Front Drive
Sacramento, CA 95831

APPLICATION FILED: November 4, 2003

APPLICATION COMPLETED: March 16, 2004

STAFF CONTACT: Kimberly Kaufmann-Brisby, (916) 808-5590

SUMMARY:

On November 18, 2004, the City of Sacramento Planning Commission heard and considered evidence regarding the Villa Terrasa subdivision. After hearing from the project proponents the Planning Commission made an intent motion to deny one entitlement, the gating of the subdivision, and approved the remaining entitlements with a unanimous vote.

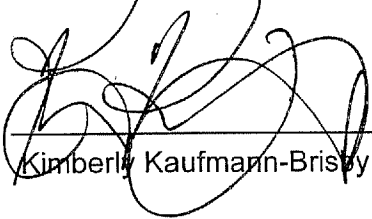
The intent motion to deny the project was based on the grounds that the gating divides communities and is not a component of the Smart Growth policy. The Notice of Decision has been amended to reflect the decision of the Planning Commission at the November 18th hearing.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny Item I. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Planning Commission action.

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

- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) denying the Special Permit to allow the gating of the development.

Report Prepared By,



Kimberly Kaufmann-Brisby, Associate Planner

Report Reviewed By,



Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Elevations
Attachment 2	Land Use and Zoning Map

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION APPROVING THE MITIGATED NEGATIVE DECLARATION AND ADOPTING THE MITIGATION MONITORING PLAN FOR THE VILLA TERRASA SUBDIVISION LOCATED ON THE SOUTHWEST CORNER AT THE INTERSECTION OF MACK ROAD AND FRANKLIN BOULEVARD, SACRAMENTO, CALIFORNIA.

(P03-132)

(APNs: 119-0070-062, 064, & 065)

WHEREAS, the Environmental Coordinator has prepared a Mitigated Negative Declaration for the above identified project;

WHEREAS, the Mitigated Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;

WHEREAS, the proposed Mitigated Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;

WHEREAS, based upon the Mitigated Negative Declaration and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment, provided that mitigation measures are added to the above-identified project.

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

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RESOLUTION NO.: _____

DATE ADOPTED: _____

**NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY
OF SACRAMENTO THAT:**

1. The Mitigated Negative Declaration for the Villa Terrasa Subdivision be approved.
2. The Mitigation Monitoring Plan is adopted for the proposed Villa Terrasa Subdivision project based upon the following findings:
 - a. One or more mitigation measures have been added to the above-identified project;
 - b. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1.

MAYOR

ATTEST:

CITY CLERK
P03-132

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Exhibit 1 – Mitigation Monitoring Plan

CITY OF SACRAMENTO **VILLA TERRASA MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared by the City of Sacramento Development Services Department, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines section 15097.

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Villa Terrasa Residential Project / P03-132

City of Sacramento Contacts: Lezley Buford (916) 808-5935
Erik deKok (916) 808-2022
Environmental Planning Services
City of Sacramento
1231 I Street, Room 300
Sacramento, California 95814

Applicant: Morton & Pitalo
Attn: Roger Henry
1788 Tribute Road, Suite 200
Sacramento, CA 95815
(916) 927-2400

Owner/Developer: Regis Homes of Northern CA
Attn: Bob Holmes
1435 River Park Drive, Suite 415
Sacramento, CA 95815
(916) 929-3193 x17

Project Location/APN: The project site is located at the southwest corner of Franklin Boulevard and Mack Road in the southwestern portion of the City of Sacramento, California. See Figure 1, Regional Location and Figure 2, Project Site Location. The site is identified as Sacramento County Assessor Parcel Numbers (APNs) 119-0070-062, 064, 065.

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DATE ADOPTED: _____

Project Description: The project would subdivide and develop a 12± acre parcel into 100 single-family lots, a common lot, and a 3.6± acre remainder lot. The project includes approval of a tentative map to subdivide the property. The project would construct 100 single-family residences in a gated community environment.

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for Water, Air Quality, Biological Resources, Aesthetics, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for the project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. The MMP is designed to assist the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number as in the Initial Study. The MMP describes the actions that must take place to implement each mitigation measure, the timing of such actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and cooperating to achieve compliance with the MMP. The City of Sacramento is responsible for ensuring compliance.

SECTION 3: MITIGATION MONITORING PLAN

Introduction

The California Environmental Quality Act (CEQA) requires review of any project that could have significant adverse effects on the environment. In 1988, CEQA was amended to require reporting on and monitoring of mitigation measures adopted as part of the environmental review process. This Mitigation Monitoring Plan is designed to aid the City of Sacramento in its implementation and monitoring of measures adopted from the Initial Study.

Mitigation Measures

The mitigation measures are taken from the Initial Study for the Villa Terrasa Residential Project. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

MMP Components

The components of each monitoring form are addressed briefly, below.

Mitigation Measure: Each mitigation measure that was identified in the Initial Study for the Villa Terrasa Residential Project is presented, and numbered accordingly.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

Implementing responsibility: The developer or the developer's contractor, as authorized by the developer, shall be responsible.

Monitoring Responsibility for Implementing Measure: This identifies the entity that will undertake the required action.

Compliance Standard: For every mitigation measure, one or more actions is described. Each mitigation measure has been identified for the purpose of avoiding, reducing, or compensating for an environmental impact. The Mitigation Monitoring Plan identifies the manner in which each mitigation measure will be implemented, and in some instances, the criteria for determining whether a mitigation measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

Timing: Each action must take place prior to the time at which a threshold could be exceeded. Implementation of the action must occur prior to or during some part of approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

Verification of Compliance: This provides a compliance record for the entity enforcing compliance with the Mitigation Monitoring Plan.

INITIAL STUDY SECTION 5 – AIR QUALITY

Mitigation Measure AQ-1

Mitigation Measure:

The Project Developer shall maintain the equipment according to the manufacturer's specifications.

Monitoring Program:

Note shall be included on all construction plans and documents.

Timing:

1. Prior to issuance of any Notice to Proceed, the mitigation measures shall be verified on grading plans.
2. Measures shall be implemented in field during construction.

Parties Responsible for Implementing Measure:

Project developer/contractor.

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DATE ADOPTED: _____

**MITIGATION MONITORING PROGRAM CHECKLIST FOR THE VILLA TERRASA
RESIDENTIAL PROJECT (P03-132) NEGATIVE DECLARATION**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Water Prior to the approval of the proposed project, the City of Sacramento shall ensure that the proposed project complies with the City's Grading, Erosion and Sediment Control Ordinance. Prior to the commencement of any construction activities on the project site, the applicant shall file a Notice of Intent with the City and must cover and include project components and requirements as contained in the State General Construction Activity Storm Water permit. Compliance with the permit includes the implementation of Best Management Practices, including schedules of activities, prohibitions of practices, maintenance procedures and other maintenance practices to prevent or reduce water pollution.	Applicant shall submit the required plan and supporting materials.	City of Sacramento Planning Department, Building Department	Project plans shall be reviewed to reviewed to confirm compliance with mitigation measure, site visits conducted to confirm compliance, and response on a complaint basis	Prior to commencement of ground disturbance activities on the project site.	
Air Quality (Air Standards) The applicant shall implement the following measures during	Applicant shall include mitigation measure on	City of Sacramento Planning Department,	Project plans shall be reviewed to reviewed to	Project plans shall be reviewed and	

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DATE ADOPTED: _____

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
construction: a. Water exposed soils twice daily to control wind borne dust. b. Enclose, cover, or water twice daily any exposed piles of dirt, sand, gravel, or other construction debris. c. At a minimum of three times per week, remove from all neighborhood streets, all dirt and mud which has been generated from or deposited by construction equipment going to and from the construction site. d. Construction activities shall comply with SMAQMD Rule 403 on dust and condensed fumes, so that emissions do not exceed hourly levels as regulated per processing weight. e. On-site vehicle speed shall be limited to 15 miles per hour on unpaved surfaces. f. Revegetate disturbed areas immediately after the completion of	project plans and implement provisions during construction phase of project	Building Department	confirm compliance with mitigation measure, site visits conducted to confirm compliance, and response on a complaint basis	approved prior to construction , and monitoring conducted during construction	

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RESOLUTION NO.: _____

DATE ADOPTED: _____

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance Initials/Date)
<p>construction to reduce wind erosion.</p> <p>g. The loads on all haul/dump trucks shall be covered securely or at least two feet of freeboard shall be maintained on trucks hauling loads.</p> <p>h. Construction vehicle trips shall be reduced via carpool, transit, and other alternative modes.</p> <p>i. Compliant asphalt materials (Rule 453) and architectural coatings (Rule 442) shall be used.</p> <p>j. Reduced-emission heavy-duty equipment for all diesel powered off-road construction activities shall be utilized. This equipment should be used for clearing, grading and other earthmoving operations.</p> <p>k. The following shall be included to</p>					

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DATE ADOPTED: _____

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>ensure a construction mitigation of 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent California Air Resources Board fleet average.</p> <p>Category 1: Reducing NOx emissions from off-road diesel powered equipment.</p> <p>The project shall provide a plan for approval by the City of Sacramento and SMAQMD demonstrating that the heavy duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet average of 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and</p> <p>The project representative shall submit to the City of Sacramento and SMAQMD a</p>					

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, the use of fuel throughout the piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period during which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, the name of the project manager and the on-site foreman.</p> <p>And:</p> <p>Category 2:</p>					

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DATE ADOPTED: _____

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance Initials/Date)
<p>Controlling visible emissions from off-road diesel powered equipment.</p> <p>The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Sacramento and SMAQMD shall be notified within 48 hours of identification of noncompliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project construction, except that the monthly summary shall not be required for any 30-day period during which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed</p>					

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance Initials/Date)
<p>as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this mitigation measure shall supersede other SMAQMD or state rules or regulations.</p> <p>I. To the extent that the project applicant cannot mitigate the construction impacts for NOx below the SMAQMD threshold of significance, the proponent will pay a fee to the District that will be used by the District to purchase off-site air quality mitigation. The fee will be calculated based on the amount of mitigated construction emissions produced by the project less the District Threshold, multiplied by the number of days of construction multiplied by the standard District fee of \$13,600/ton of NOx. The amount of the fee will be determined once a contractor submits his construction air quality</p>					

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DATE ADOPTED: _____

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
plan to the District, which will occur at the time of application for a grading/construction permit.					
Biological Resources 1. A qualified biologist shall prepare a pre-construction survey within thirty days prior to grading or any construction activity if that activity is going to occur during the nesting season of February to August to determine if any special status species or species of special concern are present (that is, nesting raptor species including western burrowing owls). If active raptor nests are found, the applicant/developer/contractor shall work with the DFG to determine the appropriate mitigation actions needed prior to proceeding. A copy of the pre-construction study and DFG concurrence with proposed actions shall be submitted to the Development Services Department prior to issuance of grading or construction permits.	Applicant/Developer	City of Sacramento Planning Department, Building Department	Submittal of construction plans with mitigation measures identified. Implementation of mitigation measures prior, during, and after construction.	Mitigation measures shall be completed prior to the issuance of a grading permit, or prior to construction if the site is already graded.	

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RESOLUTION NO.: _____

DATE ADOPTED: _____

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance Initials/Date)
<p>2. If an adults-only active burrowing owl burrow(s) nest is discovered during the pre-construction survey the monitoring biologist shall install a one-way door on the burrow(s) and monitor and inspect per Department of Fish and Game Guidelines. If an active nest with chicks is encountered one-way doors shall not be used unless authorized by DFG in writing. No construction shall occur near the nest until the monitoring biologist has consulted with the DFG on the allowing construction to proceed. The monitoring biologist shall through consultations with DFG determine an appropriate buffer between the nest and any construction activity allowed to proceed on the project site prior to the fledging of the chicks. No construction or grading activities shall begin until the monitoring biologist has submitted a written clearance to the Department of Planning and Building</p>					

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RESOLUTION NO.: _____

DATE ADOPTED: _____

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>that the burrowing owl(s) have vacated or been safely relocated by the monitoring biologist.</p> <p>3. After active burrows are vacated, the burrow must be destroyed completely by the monitoring biologist prior to grading or construction activity.</p>					
<p>Aesthetics, Light and Glare</p> <p>All newly installed exterior lighting exceeding 175 watts that is installed and operated as part of the project development shall be downward directed, and shall be designed and installed in such a manner to avoid unreasonable glare on other properties.</p>	Applicant shall include design requirements in the project plans.	City of Sacramento Planning Department, Building Department	Project plans shall include the required design requirements	Project plans shall be reviewed to determine compliance.	
<p>Cultural Resources</p> <p>1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be</p>	Applicant shall include the mitigation measure on project plans, and instruct construction personnel of requirements.	City of Sacramento Planning Department will review project plans to confirm mitigation measure.	City of Sacramento Building Department will respond on a complaint basis.	Mitigation measure will be enforced during the construction process.	

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance Initials/Date)
consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.					
Cultural Resources 2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.	Applicant shall include the mitigation measure on project plans, and instruct construction personnel of requirements	City of Sacramento Planning Department will review project plans to confirm mitigation measure.	City of Sacramento Building Department will respond on a complaint basis	Mitigation measure will be enforced during the construction process	

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP TO REDESIGNATE 8.5± VACANT ACRES FROM COMMUNITY/NEIGHBORHOOD COMMERCIAL AND OFFICES TO LOW DENSITY RESIDENTIAL (4-15 DU/NA), LOCATED ON THE SOUTHWEST CORNER AT THE INTERSECTION OF MACK ROAD AND FRANKLIN BOULEVARD.

(APNs: 119-0070-062, 064 & 065) (P03-132)

WHEREAS, the Planning Commission conducted a public hearing on November 18, 2004, and the City Council conducted a public hearing on March 8, 2005, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendment is compatible with the surrounding land uses;
2. The subject site is suitable for single-family alternative residential development, and;
3. The proposal is consistent with the policies of the General Plan.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT:

The property as described on the attached Exhibit 1 in the City of Sacramento is hereby redesignated on the General Plan land use map from Community/Neighborhood Commercial and Offices to 8.5± acres to Low Density Residential (4-15 du/na); (APNs: 119-0070-062, 064, and 065).

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

MAYOR

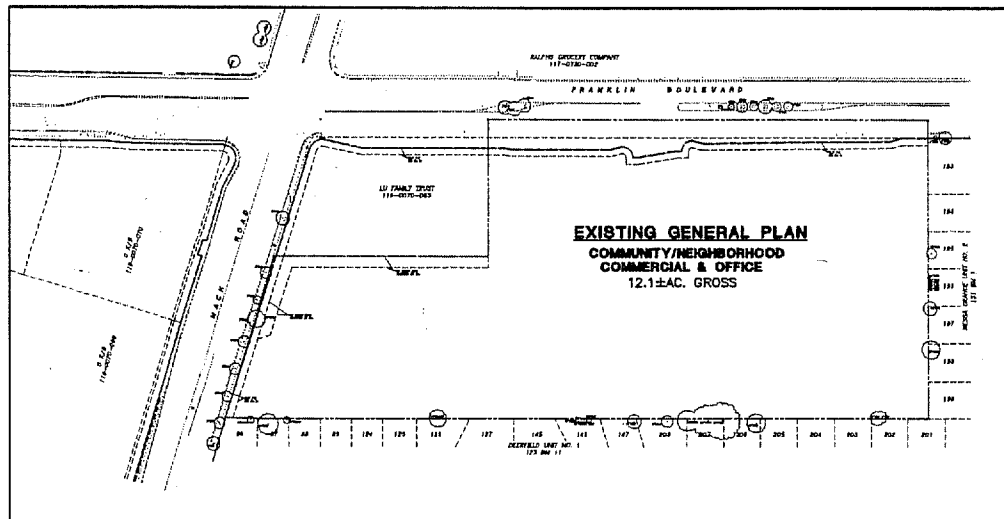
ATTEST:

CITY CLERK P03-132

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



PROPOSED GENERAL PLAN

RESOLUTION NO.:_____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING THE SOUTH SACRAMENTO COMMUNITY PLAN LAND USE MAP TO REDESIGNATE 8.5± VACANT ACRES OF GENERAL COMMERCIAL TO 8.5± ACRES OF RESIDENTIAL 7-15 DU/NA, LOCATED ON THE SOUTHWEST CORNER AT THE INTERSECTION OF MACK ROAD AND FRANKLIN BOULEVARD.

(APNs: 119-0070-062, 064, & 065) (P03-132)

WHEREAS, the Planning Commission conducted a public hearing on November 18, 2004, and the City Council conducted a public hearing on March 8, 2005, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendment is compatible with the surrounding land uses;
2. The subject site is suitable for single-family alternative residential development, and;
3. The proposal is consistent with the policies of the South Sacramento Community Plan.

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

The property as described on the attached Exhibit 1 in the City of Sacramento is hereby redesignated on the South Sacramento Community Plan land use map from General Commercial to 8.5± acres of Residential 7-15 du/na; (APNs: 119-0070-062, 064, & 065).

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

MAYOR

ATTEST:

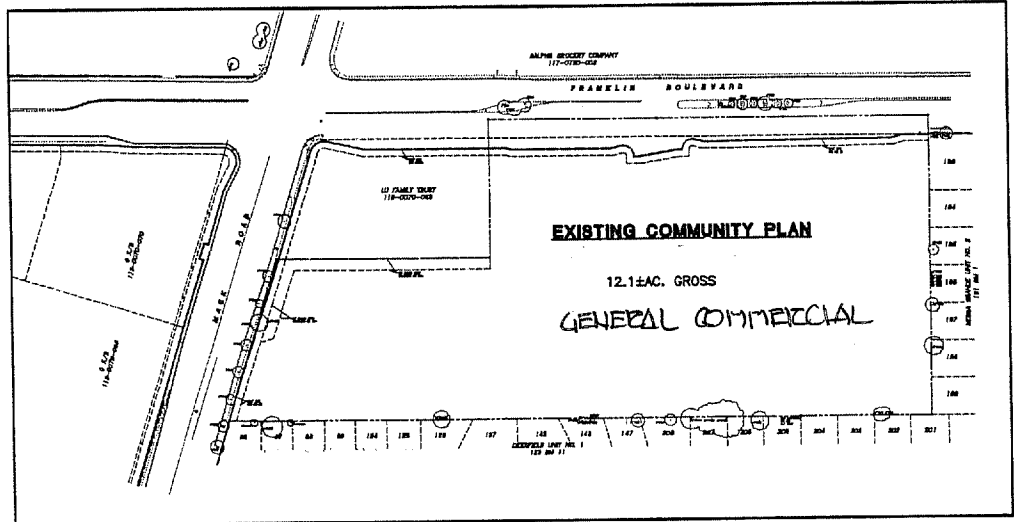
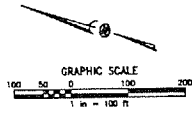
CITY CLERK P03-132

FOR CITY CLERK USE ONLY

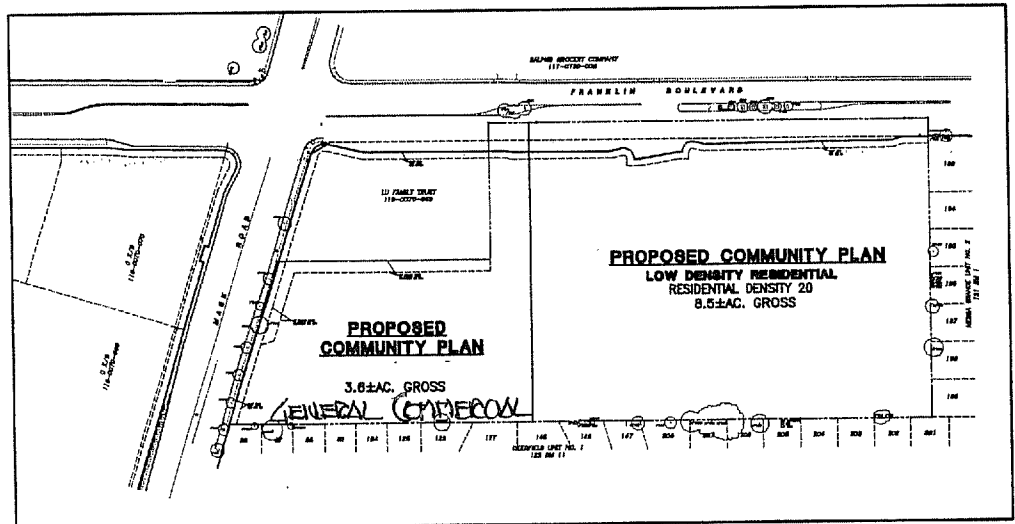
RESOLUTION NO.: _____

DATE ADOPTED: _____

Exhibit 1 - South Sacramento Community Plan Amendment



EXISTING COMMUNITY PLAN



PROPOSED COMMUNITY PLAN

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ 49

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION AMENDING THE INTERNATIONAL PLAZA
PLANNED UNIT DEVELOPMENT SCHEMATIC PLAN TO
REDESIGNATE 8.5± ACRES FROM SHOPPING CENTER
DEVELOPMENT TO SINGLE-FAMILY AND TO ADD RESIDENTIAL
DEVELOPMENT GUIDELINES.**

(APNs: 119-0070-062, 064, & 065) (P03-132)

WHEREAS, the Planning Commission conducted a public hearing on November 18, 2004, and the City Council conducted a public hearing on March 8, 2005, concerning the above plan amendment to the International Plaza PUD Schematic Plan and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment to the International Plaza PUD Schematic Plan is compatible with the surrounding uses;
2. The subject site is suitable for single-family residential development, and;
3. The proposal is consistent with the policies of the General Plan and the South Sacramento Community Plan.

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

1. The International Plaza PUD Schematic Plan is amended to replace the remaining portion of a shopping center development with a single-family development footprint as shown in the attached Exhibit 1.
2. The PUD Guidelines are amended as shown on the attached Exhibit 2.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

MAYOR

ATTEST:

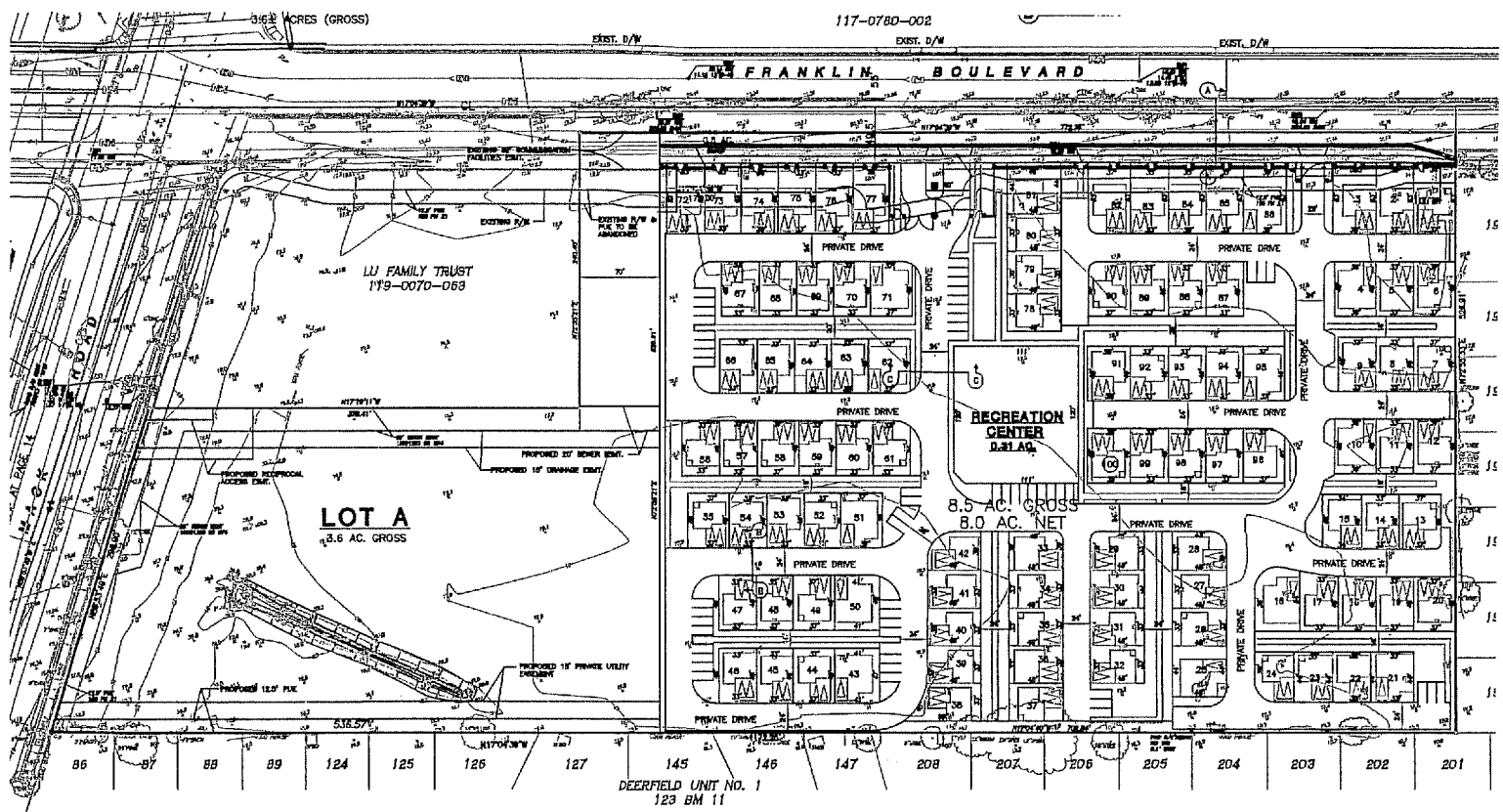
CITY CLERK P03-132

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Exhibit 1 – International Plaza Schematic Plan



FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Exhibit 2 International Plaza PUD Guidelines Amendment

None of the provisions as shown in Resolution 94-260, dated May 3, 1994, shall apply to Assessor's Parcel Numbers 119-0070-062, 064 & 065. Said parcels are located on the southwest corner at the intersection of Mack Road and Franklin Boulevard and comprise 8.5± acres.

The following Guidelines shall apply: the project shall comply with the Zoning Ordinance requirements except for such deviation(s) as are shown on the Schematic Plan or as may be approved by the Planning Commission during the Special Permit process.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY ORDINANCE NO 99-015, AS AMENDED, BY REMOVING PROPERTY ON THE SOUTHWEST CORNER AT THE INTERSECTION OF MACK ROAD AND FRANKLIN BOULEVARD FROM THE SHOPPING CENTER PLANNED UNIT DEVELOPMENT (SC-PUD) ZONE AND PLACING THE SAME IN THE SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD) ZONE.

(APNs: 119-0070-062, 064 & 065) (P03-132)

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

SECTION 1

The territory described in the attached exhibit which is located as described above: The zoning designation for the following properties which constitute 8.5± acres of the Shopping Center Planned Unit Development (SC-PUD) zone are hereby removed and placed into 8.5± acres of Single-family Alternative Planned Unit Development (R-1-A- PUD) zone for: APNs: 119-0070-062, 064 & 065.

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on November 18, 2004, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 99-015, as amended.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Mitigated Negative Declaration on file at the Planning Division offices.

SECTION 2

The City Clerk of the City Of Sacramento is hereby directed to amend the maps that are a part of said Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 99-015, as amended, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

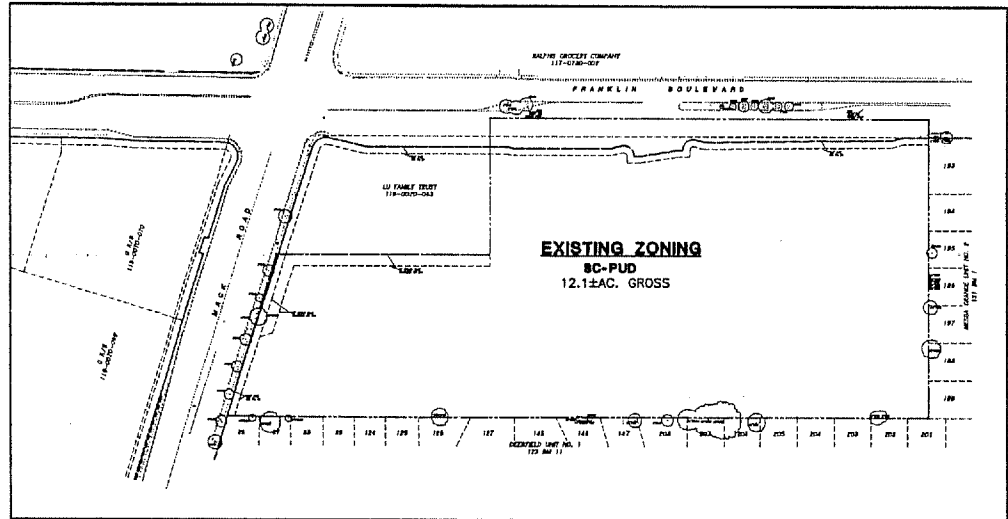
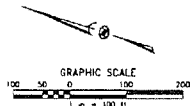
P03-132

FOR CITY CLERK USE ONLY

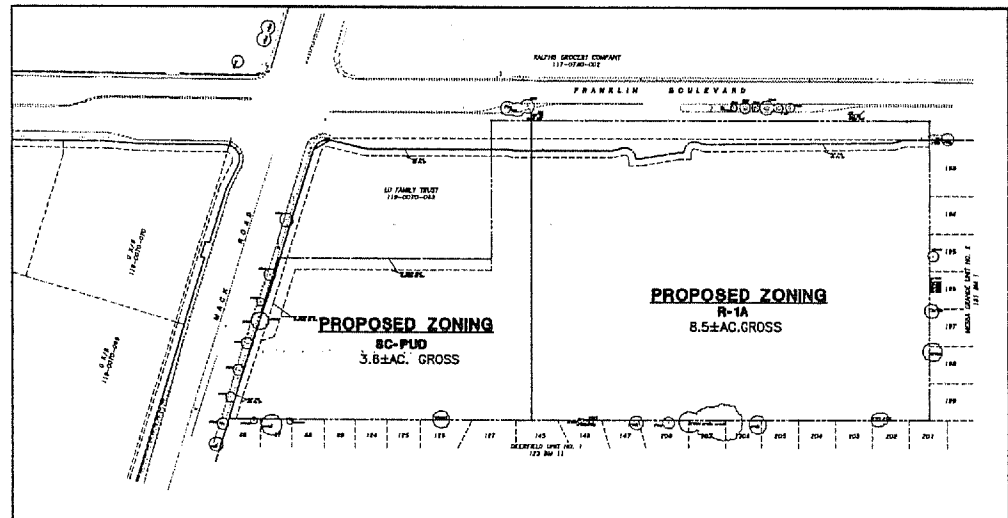
ORDINANCE NO.: _____

DATE ADOPTED: _____

Exhibit 1 – Existing and Proposed Zoning



EXISTING ZONING



PROPOSED ZONING

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT FOR THE APPROVAL OF VILLA TERRASA SUBDIVISION LOCATED ON THE SOUTHWEST CORNER AT THE INTERSECTION OF MACK ROAD AND FRANKLIN BOULEVARD, SACRAMENTO, CA IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE. (P03-132)

(APNs: 119-0070-062, 064 and 065)

WHEREAS, the City Council conducted a public hearing on March 8, 2005, concerning the above project and based on documentary and oral evidence submitted at the public hearing, the Council hereby adopts the Notice of Decision and Findings of Fact, as set forth herein.

NOTICE OF DECISION

At the regular meeting of March 8, 2005, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council took the following actions for the location listed above:

- H. Approved the **Tentative Map** to subdivide a 12.1± acre property into 100 single-family lots, a common lot(s), and a 3.6± acre remainder lot;
- I. Approved the **Special Permit** to develop 8.5± vacant acres with a 100 single-family alternative housing development within the International Plaza Planned Unit Development;
- J. Approved the **Special Permit** to allow the gating of the development, and;
- K. Approved the **Subdivision Modification** to reduce the standard right-of-way width for a street.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- H. **Tentative Map**: The **Tentative Map** to subdivide a 12.1± acre property into 100 single-family lots, a common lot(s), and a 3.6± acre remainder lot is approved based on the following Findings of Fact and Conditions of Approval:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Subdivision Ordinance, Chapter 16.12.020, of the Sacramento City Code. The City General Plan designates the site for Low Density Residential (4-15 du/na).
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 - a. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

I. **Special Permit:** The Special Permit to develop 8.5± vacant acres with a 100 unit single-family alternative housing development within the International Plaza Planned Unit Development is approved based on the following findings of fact:

1. The project is based upon sound principles of land use in that the land use is consistent with the General Plan, the South Sacramento Community Plan, the Single-Family Residential Design Principles, the International Plaza PUD Guidelines and the underlying Single-family Alternative (R-1A) zoning;
2. The proposed use will not adversely affect the public health, safety or general welfare of the surrounding residential uses in that:
 - a. The project is designated for single-family alternative residential development;
 - b. The project proposes to apply architectural design compatible with the surrounding area, will use quality construction materials, and has implemented numerous design components consistent with the Single-family Residential Design Principles, and;
 - c. The proposed project minimizes intrusion on neighbors' privacy by implementing private drive buffer zones, screening landscaping, and eliminating openings on the zero lot line portion of the development.
3. The proposed project is consistent with the General Plan and the South Sacramento Community Plan land use designation and density requirement of

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Low Density Residential (4-15 du/na) and Residential (7-15 du/na) respectively with a proposed density of 12 du/na;

4. The project complies with the SGPU Residential Land Use Element by identifying areas where increased densities, land use changes or mixed uses would help support existing services, transportation facilities, transit and light rail. Then proceed with necessary General Plan land use changes for property with service capacities adequate to support more intensive residential development (p. Sec. 2-15).

J. **Special Permit:** The Special Permit to allow the gating of the development is approved subject to the following Findings of Fact:

1. The project is based upon sound principles of land use in that:
 - a. The proposed use is compatible with the residential and non-residential uses surrounding the site and will not adversely affect the peace and general welfare of the surrounding neighborhood as the gating serves only the Villa Terrasa development and does not limit public access to any other public rights-of-way. The complex is located on a parcel without connectivity available to the existing residential developments;
 - b. The decorative masonry and tubular steel fencing is set back from the street by 18± feet and will be adequately screened with landscaping to lessen the visual intrusion;
2. The project, as conditioned, will not be detrimental to the public welfare or result in the creation of a public nuisance in that the site and building design will be compatible in the area and adequate landscaping will be provided.
3. The project is based upon sound principles of land use in that the land use is consistent with the General Plan, the South Sacramento Community Plan, the Single-Family Residential Design Principles, the International Plaza PUD Guidelines and the underlying Single-family Alternative (R-1A) zoning.

K. **Subdivision Modification:** The **Subdivision Modification** to reduce the standard right-of-way width for a street is approved based on the following Findings of Fact:

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification;
3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity in that the streets are of adequate size to accommodate 2-way vehicular traffic, emergency and maintenance vehicles; and
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

CONDITIONS OF APPROVAL

- H. The **Tentative Map** to subdivide a 12.1± acre property into 100 single-family lots, a common lot(s), and a 3.6± acre remainder lot is hereby approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD Guidelines approved for this project (P03-132). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied:

H1. GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering & Finance Division after consultation with the U.S. Postal Service;
3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P03-132);
4. Meet all conditions of the existing PUD (P03-132) unless the condition is superseded by a Tentative Map condition;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

5. Show all continuing and proposed/required easements on the Final Map;
- 5a. The applicant shall provide a 20-foot wide pedestrian easement running in a north-south direction from the project site and across Lot A to provide pedestrian access to Mack Road. The 20-foot pedestrian easement shall overlap the existing/proposed 20-foot sewer easement to the satisfaction of Development Engineering and Finance Division.
6. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately, and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

DEVELOPMENT SERVICES: Streets

7. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis, street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
8. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting Lot A on Mack Road per City standards and to the satisfaction of the Development Engineering & Finance Division;
9. Dedicate sufficient right-of-way and construct full frontage improvements on Franklin Boulevard to the satisfaction of the Development Engineering and Finance Division. Franklin Boulevard shall be constructed to be consistent with the City's 4-lane arterial standard. The applicant shall relocate any existing utilities within the ultimate right-of-way on Franklin Boulevard to the satisfaction of the Development Engineering and Finance Division;
10. The proposed main site driveway along Franklin Boulevard shall be restricted to right-in/right-out movements only. The applicant shall reconstruct the existing median on Franklin Boulevard in a manner that allows only southbound left-in movements into the existing shopping center driveway (S.E. Corner of Mack Rd and Franklin Boulevard). The reconstruction of the median shall be to the satisfaction of the Development Engineering and Finance Division;
11. The southern-most driveway on Franklin Boulevard shall be restricted to exit only movements. The applicant shall sign and stripe the proposed driveway to the satisfaction of the Development Engineering and Finance Division;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

12. The applicant shall re-stripe the intersection of Franklin Boulevard and Armadale Way (south of the project site) to add a southbound thru lane (if not already done by others, and if there is sufficient right-of-way). The applicant shall also stripe the transition south of the intersection to the satisfaction of the Development Engineering and Finance Division;
13. All vehicular gates shall be placed a minimum of 20-feet behind the right-of-way;
14. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering & Finance Division. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards;
15. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering and Finance Division. The center lines of such streets shall be aligned;
16. The design and placement of walls, fences, signs and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited to 3.5' in height. The area of exclusion shall be determined by the Development Engineering & Finance Division;
17. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;
18. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering and Finance Division;
19. The applicant shall provide a 20-foot wide pedestrian easement running in a north-south direction from the project site and across Lot A to provide pedestrian access to Mack Road. The 20-foot pedestrian easement shall overlap the existing/proposed 20-foot sewer easement to the satisfaction of the Development Engineering and Finance Division;

DEVELOPMENT SERVICES: Private Streets

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

20. Designate private streets as Public Utility Easements;
21. Secure gated entries in a manner approved by the Fire and Police Departments;
22. Construct the private drives to be consistent with the section shown on the Tentative Map (24-foot R.O.W.). The private drives shall be constructed to the standards of a public street, specifically regarding structural section and drainage. The private drives shall be maintained by a homeowners association in perpetuity or through an alternate financing mechanism acceptable to the City;
23. The private drives shall be signed and striped for "No Parking" at all times to the satisfaction of the Development Engineering and Finance Division. The homeowners association shall be responsible for enforcing the no parking along the private drives;
- 23a. The Tentative Map shall be revised to provide a 26' wide maneuvering area wherever parking spaces are proposed.

DEVELOPMENT SERVICES: Abandonment (Recorded on Map)

24. Comply with all the conditions listed on the abandonment clearance letters to the satisfaction of the Development Engineering and Finance Division;

PUBLIC/PRIVATE UTILITIES

25. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways;
26. Dedicate any private drive, ingress and egress easement, or 10-feet adjacent to a public utility easement for underground facilities and appurtenances, except for where buildings are located;
27. The owner/developer must disclose to future/potential owners the existing 69KV electrical facilities. "SMUD has an existing 69KV overhead power line along Franklin Boulevard".
28. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction;
29. Each lot shall have a separate connection to the CSD-1 sewer system;
30. In order to obtain sewer service, construction of CSD-1 sewer facilities is expected to be required. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District's Engineer. All CSD-1 sewer

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance;

31. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final map, the applicant shall prepare a utility plan that will demonstrate this condition is met;
32. Conditions, Covenants and Restrictions (CC&R) or Homeowners Association By-Laws of the subject project shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations;
33. It may be possible to abandon all, or a portion of, the existing sewer easement referenced on the Tentative Map as recorded 19991203 OR 674. Provide CSD-1 a copy of this document or another that indicates the owner of this easement. If the easement belongs to CSD-1, we will review the need to retain the easement. If CSD-1 does not require the easement to remain, the applicant shall abandon the existing easement with CSD-1 approval;
34. Impact fees for CSD-1 shall be paid prior to the filing and recording of the Final map or issuance of the Building Permits, whichever is first;

CITY UTILITIES

35. An ownership association shall be formed and CC & R's shall be approved by the City and recorded assuring maintenance of sanitary sewer, water and storm drainage facilities within the proposed project. The onsite sewer, storm drain, and portions of the water systems shall be private systems maintained by the association;
36. Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the Department of Utilities (DOU). The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. Water connections are not allowed to the 18" or 36" T-mains in Franklin Blvd.; connect to the 8" distribution main in Franklin Blvd;
37. Two points of service for the water distribution system for this subdivision are required. Public water mains shall only be placed in the "looped" private drive and the two private streets extending west from the looped private drive as required by

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

the Department of Utilities. The private streets containing public water mains shall be overlaid with asphalt per City standards;

38. All fire hydrants and leads from the public main shall be private facilities maintained by the Homeowner's Association;
39. Water, drainage and sewer facilities located within the private driveways shall be private facilities maintained by the homeowner. Private easements shall be dedicated for these facilities;
40. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks. Water meters shall be located to the satisfaction of the Department of Utilities;
41. Provide separate metered domestic water services to each parcel. Only one domestic water service is allowed per parcel;
42. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.);
43. Dedicate selected private streets and 3 feet adjacent to private streets as public utility easements for water facilities. These easements shall be reviewed and approved by the Department of Utilities prior to recordation of the final map;
44. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy;
45. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements;
46. Surface and subsurface drainage facilities located within the project site shall be private facilities maintained by the Homeowner's Association. Private easements shall be dedicated for these facilities;
47. If drainage crosses property lines, the applicant must enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map: "THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK ___, PAGE___).";

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

48. Prior to the submittal of improvement plans, a project specific drainage study and shed map as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities (DOU). The on-site storm drain system shall be sized per the latest infill design standards. Contact the Department of Utilities for the design criteria. On-site detention storage will most likely be required. A SWMM model (Storm Water Management Model) will be required to size the detention facility and storm drainpipes. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.5 feet above the controlling overland release elevation and approved by the Department of Utilities;
49. The applicant shall enter into and record an Agreement for Maintenance of drainage facilities within the project and Lot A, in a form acceptable to the DOU and the City Attorney, that (1) requires the applicant to properly maintain and repair the private drainage facility, (2) authorizes the DOU to perform such maintenance or repair if the DOU determines at any time that such maintenance or repair is necessary for the drainage facility to function properly, and (3) requires the applicant to pay all costs incurred by the DOU to perform such maintenance or repair, and imposes a lien on applicant's property if the applicant fails to pay such costs;
50. Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, or fee title property shall be to the satisfaction of the DOU;
51. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities;
52. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction;
53. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Storm Water Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

State Water Resources Control Board (SWRCB) and prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to construction.

A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative;

54. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-Site Storm Water Quality Control Measures" dated January 2000 for appropriate source control measures;
55. The proposed project may be located in two flood zones. The majority of the site is located within the flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMS) dated July 6, 1998. Within the X zone there are no requirements to elevate or flood proof. A portion of the site appears to be located within the flood zone designated as an A zone on the FEMA FIRMS.

Any portion of the site determined to be located within the A zone shall be removed from this flood designation prior to recordation of a final map. The applicant shall apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR). It is the responsibility of the applicant to submit a complete package with all pertinent data to the City for processing by FEMA. LOMR must be obtained from FEMA prior to recordation of the final map. (This requirement may affect lots near the southern edge of the development (lots 1 – 24) and may affect other adjacent lots as determined by FEMA.);

PPDD: Parks

56. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicant's expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council;

57. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager);

MISCELLANEOUS

58. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City;
59. Form a Homeowner's Association with CC&R's for all private streets and open/common areas within the private streets to be approved by the City. The CC&R's shall be recorded assuring maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation and noise barriers;
60. Dedicate a "No Build" easement on all paseos to the satisfaction of the Chief Building Official.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

61. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems;

62. CSD-1 will provide maintenance only in public right-of-ways and in 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. If the applicant chooses to install private sewer collector facilities instead of CSD-1 facilities, then the following conditions shall replace conditions 29, 30, 31 and 32 above;
63. Construction of private collector sewer will be required. Provision for on-site collector sewer maintenance shall be contained in a street maintenance agreement for the project;
64. Each parcel shall have a separate connection to the private collector facility;
65. Currently, CSD-1 policy prohibits gates that prevent access within sewer easements unless CSD-1 standards for accessibility through gates are met;
66. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the FEE Quote Desk at (916) 876-6100 for sewer impact fee information.

- I. The **Special Permit** to develop 8.5± vacant acres with a 100 single-family alternative housing development within the International Plaza Planned Unit Development is hereby approved subject to the following conditions of approval:

11. General Planning Conditions

- a. The applicant shall obtain all necessary building permits prior to commencing construction;
- b. Prior to issuance of any building permits, the applicant shall provide appropriate documentation indicating compliance with all mitigation measures as prescribed in the adopted Mitigation Monitoring Plan;
- c. The project shall substantially conform to the approved plans as shown on the attached exhibits and as conditioned to revise. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
- d. Prior to the issuance of any building permits, the applicant shall provide the City with a copy of the certificate of payment of school fees for the applicable school

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

district(s).

- e. All mechanical equipment shall be enclosed in cabinet(s) or screened by landscaping and/or screens/fencing, where landscaped areas are of insufficient width to accommodate adequate landscaping. Roof-mounted HVAC units are not permitted. Final designs, including all outdoor mechanical equipment, of landscaping and/or screening shall be shown on the final landscaping plan;
- f. The applicant shall paint electrical meters/cabinets, telephone connection boxes, and other utility appurtenances to match the house to which they are attached;
- g. All walkways crossing asphalt shall be distinctively textured and colored. The area adjacent to the pedestrian gates linking the development to Franklin Boulevard and to Lot A (within the confines of the Villa Terrasa subdivision) shall be well illuminated from dusk to dawn and the security pedestrian gates shall be outfitted with a Knox-lock for fire access in addition to the electronic access keyboard.
- h. Prior to the issuance of building permits for the non-model homes a decorative split block masonry wall (6' in height) shall be constructed between the residentially and commercially zoned parcel ~~as well as between the existing residential uses to the south and west and the Villa Terrasa subdivision.~~ The walls shall be interspersed at regular intervals (30±') with decorative pilasters. A wall opening shall be provided for pedestrian connection to the adjacent commercial property. The gateway location shall coincide with the location of the Lot A north-south pedestrian easement. An electronic pedestrian gate shall be installed in the wall opening along the northern property line. Graffiti inhibiting methods should be employed to limit defacing of the walls. **(Amended by CPC 11/18/2004)**
- h1. Prior to the issuance of building permits, for the non-model homes, the developer shall submit plans for a 6' tall enhanced wooden fence with wood clad metal posts to the Planning Director for review and approval. Said fence shall then be installed along the south and west boundaries of the subdivision. All portions of the fence shall be maintained by the Homeowners Association in good working and aesthetic order. Any portion(s) of the fence in poor repair shall be replaced, with an identical fencing type, within 30 days of discovery. (Added by CPC 11/18/2004)**
- i. The placement of fencing and gating and the pedestrian access points shall conform to the site plan (Exhibit 1H). Any modifications may require additional staff review and/or a special permit modification.
- j. Garage doors shall be metal sectional with raised panels and shall have a windowed section, with the window shape echoing the curvilinear or angular style of the facade.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- k. Prior to final building permits for the non-model homes the automatic irrigation systems and landscaping of the Recreation Center, the paseos, all common areas and the Franklin Blvd. residential frontage and street planters shall be installed.
- l. Automatic front yard sprinklers and landscaping with a minimum of one 24" box shade tree, from the City's approved tree list, shall be installed in the front yard of each residence. No Final Building Permit for the residence may be issued prior to the installation of the approved landscaping and irrigation;
- m. Provide seamless gutters along all appropriate rooflines with down spouts where applicable.
- n. All street courts and loops shall be paved with concrete, as shown on Exhibit 1C.
- o. Prior to the issuance of any building permits, proof that the dedication and recordation of a "No Build" easement along the entirety of the paseos shall be presented to the satisfaction of building staff.
- p. Prior to commencing any construction, the developer shall form a Homeowners' Association. The Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the Planning Director for review and approval. The Homeowner's Association (HOA) shall be responsible for maintaining, in good condition, all common areas including, but not limited to: landscaping; the Recreation Center; paseos; private drives and parking areas; masonry walls; gating and fencing; and any other common area within the subdivision.
- q. Construction of the Recreation Center shall coincide with the completion of construction of 10 percent of the lots or of the adjacent lots, (specifically lots 78, 91 and 100 as shown on the Tentative Map Exhibit of this Resolution) whichever occurs first. A minimum of 2 potable water fountains for the residents shall be installed and maintained within the Recreation Center. The hours of operation of the Center shall be no earlier than 7 a.m. and no later than 10 p.m., seven days a week.
- r. Any modification to the Special Permit, as approved, shall require the approval of a Special Permit Modification.
- s. An electronic pedestrian gate and path shall be added along the north subdivision boundary (just off the angle point of the private drive northeast of Lot 56), adjacent to the proposed 20' sewer easement on Lot A. This gate will provide the Villa Terrasa residents access to Lot A and the pedestrian easement running north-south from the north subdivision boundary to Mack Road.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- t. No Final Building Permit(s) shall be issued for the homes facing a particular paseo until the paseo is fully landscaped including, but not limited to, automatic irrigation installation, walkways along the paseos and paths from the homes to the paseo constructed, landscaping, and paseo identification signage.
- u. Prior to the issuance of any Building Permits for lots 91 and 100, the homes on lots 91 and 100 which side onto the Recreation Center shall flip/mirror the floor plans for each lot so the active side of the homes face the Recreation Center.
- v. Prior to the issuance of any Building Permits for lots 28, 29, 33, and 42 the developer shall submit a revised site plan to the Planning Director for review and approval. The revised plan shall include a minimum of two different floor plans for the four lots. The active portions of the two different floor plans shall side onto the Recreation Center.
- w. Prior to the issuance of any Building Permits for lots 63, 64, 65, and 66 the developer shall submit a revised site plan to the Planning Director for review and approval. The revised plan shall include a minimum of two different floor plans for the four lots.
- x. The Site Plan and Tentative Map shall be revised to provide a 26' wide maneuvering area wherever parking spaces are proposed.
- y. A minimum of 58 guest parking spaces shall be provided.
- z. No side-by-side or cross-drive duplication of a floor plan elevation is allowed.
- aa. Garages must be used for parking. Storage within the garage area shall be limited so as not to interfere with the parking of 1 or 2 cars in each garage.
- bb. Comply with the fifty percent shading requirement for all parking areas (Sec. 17.64.030(h) of the Zoning Ordinance.
- cc. Development lighting shall be coordinated with the landscaping plan so there is minimal interference between the light standards and the required illumination, the trees, and the required shading. All private drive and paseo light fixtures shall be vandal-resistant, ornamental and shall be no taller than 16' in height. The private drive lighting shall be shielded from adjacent parcels.
- dd. Plan 4 may not be constructed along the southern boundary where the proposed lots have side yards adjacent to an existing home's backyard.
- ee. Approval of this use is contingent upon City Council approval of the required zoning change.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

12. Landscaping:

- a. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.
- b. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking areas, private drives and alleyways.
- c. Landscaping shall be provided to screen ground-mounted mechanical equipment, backflow preventers, transformers, and other similar appurtenances to the satisfaction of the Planning Director.
- d. Prior to issuance of building permits, submit to Planning-Site Design group for review and approval, landscape plans indicating a mix of trees selected from the approved City Arborist's street tree list at approximately 40' on center within the 7' wide planters along Franklin Boulevard. The approved trees are as follows: Chinese Pistache-Pistacia chinensis; Ginko-Ginko Biloba; Little Leaf Linden-Tilia cordata; Hedge Maple- Acer Campestre; Trident Maple-Acer buergeranum; Mayten Tree-Maytenus boaria; Evergreen Pear-Pyrus kawakamii. All street trees shall have medium to deep roots and be medium to slow growing.

Fifty percent of the street trees shall be a minimum 24" box size; the remaining trees shall be a minimum 15 gal. container size. Installation of the street planter automatic irrigation and landscaping shall occur after the separated sidewalk along Franklin Boulevard is constructed and prior to 25 homes being constructed, weather permitting. The planter strip landscaping shall be maintained in healthy condition by the HOA in perpetuity.

- e. Automatic irrigation and drought tolerant groundcover shall be planted adjacent to the masonry wall where no landscaping is indicated on the Landscape Plan where the private drive abuts the perimeter wall. The entire landscape area shall have automatic irrigation installed and operational.
- f. Adequate spacing will be provided between the trees to allow the trees to obtain full maturity growth potential. All landscaped area soil surfaces shall be covered with living groundcover within two years of installation. If groundcover is contraindicated beneath the trees, a covering 6" deep with mulch shall be applied and maintained in perpetuity beneath and around the trees to a diameter of six feet around the base of each tree.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- g. All trees along the private drive(s) and the Recreation Center shall be 24" box trees, and the trees selected shall be from the approved Parking Lot Tree Shading Design and Maintenance Guidelines (City Council Res. 2003-408). In addition, the trees shall have a minimum mature diameter of 30 feet and shall be planted no closer than 35' on center.

I3. Exterior Lighting:

- a. Lighting fixtures shall be of a high quality decorative design, having a color and style which is compatible with the building architecture, as determined by the Planning Director.
- b. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- c. Each building address number shall be illuminated;
- d. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, passageway, or parking area related to the development during the same hours;

I4. Signage:

- a. The applicant shall submit a sign application/program identifying all signage for the site including but not limited to monument signs, entry signs, address signs, paseo identification signage, and directional signage (if applicable) prior to the issuance of any sign permits. The sign application/program shall be reviewed by both the Planning and Building divisions for conformance and compatibility with the project.
- b. All signage shall comply with the City of Sacramento's Sign Ordinance.

I5. Development Engineering and Finance Division:

- a. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- b. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division;
- c. The site plan shall conform to A.D.A. requirements in all respects;
- d. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
- e. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits;
- f. The design of walls, fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited to 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division;
- g. Dedicate sufficient right-of-way and construct full frontage improvements on Franklin Boulevard to the satisfaction of the Development Engineering and Finance Division. Franklin Boulevard shall be constructed to be consistent with the City's 4-lane arterial standard. The applicant shall relocate any existing utilities within the ultimate right-of-way on Franklin Boulevard to the satisfaction of the Development Engineering and Finance Division;
- h. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting Lot A on Mack Road per City standards and to the satisfaction of the Development Engineering & Finance Division;
- i. The proposed main site driveway along Franklin Boulevard shall be restricted to right-in/right-out movements only. The applicant shall reconstruct the existing median on Franklin Boulevard in a manner that allows only southbound left-in movements into the existing shopping center driveway (S.E. Corner of Mack Rd and Franklin Boulevard). The reconstruction of the median shall be to the satisfaction of the Development Engineering and Finance Division;
- j. The southern-most driveway on Franklin Boulevard shall be restricted to exit only movements. The applicant shall sign and stripe the proposed driveway to the satisfaction of the Development Engineering and Finance Division;
- k. The applicant shall re-stripe the intersection of Franklin Boulevard and Armadale Way (south of the project site) to add a southbound thru lane (if not already done by others, and if there is sufficient right-of-way). The applicant shall also stripe the

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

75

transition south of the intersection to the satisfaction of the Development Engineering and Finance Division;

- l. All vehicular gates shall be placed a minimum of 20-feet behind the right-of-way;
- m. Form a Homeowner's Association with CC&R's for all private streets and open/common areas within the private streets to be approved by the City. CC&R's shall be recorded assuring maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation and noise barriers;

16. Department of Utilities

The following are conditions for the **Special Permit** that shall be approved by the Department of Utilities prior to issuance of a building permit:

- a. Residential water taps shall be sized per the City's Building Department's onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etcetera).
- b. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the on-site and off-site improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- c. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Storm Water Quality Control Measures" dated January 2000 for appropriate source control measures and on-site treatment control measures.
- d. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Storm Water Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

person responsible for SWPPP, 6) certification by property owner or authorized representative.

17. Building Division:

- a. For parcels that do not have direct access to a public street, access, egress, and private underground utilities (electrical, water, sewer, fire) easements shall be provided.
- b. Exterior wall and opening protection shall comply with UBC Table 5-A. The distance used for determination of exterior wall and opening protection shall be from the exterior wall of the building to the property line on the parcel the building is constructed on.
- c. Part of the subdivision is in a FEMA flood zone and any structures that are built in that area shall comply with FEMA flood requirements.

18. Department of Parks and Recreation:

- a. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Engineering and Finance, Special Districts, Program Specialist).
- b. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicant's expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council Resolution No. 2003-842.

19. Fire Department

- a. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

construction. CFC 901.3

- b. All access roads 20 to 27 feet wide shall be marked for No Parking on both sides of the road and marked according to CFC 901.4.
- c. **Turning radius.** The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3
- d. **Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3
- e. **Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2. **Note:** contact Utilities at 808-5371, for flow test.
- f. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approved by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants.
- g. **Gated system.** Shall be reviewed by Fire, single gate-20' clear width, dual gate-16' each side.

J. The **Special Permit** to allow the gating of the development is hereby approved subject to the following conditions of approval:

J1. Planning Division:

- a. Obtain all necessary building permits prior to construction.
- b. Development of this site shall be in compliance with the Site plan, Landscaping Plan, and Franklin Boulevard Streetscape exhibits, as attached.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- c. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits. Any significant modification to the project may require subsequent entitlements;

J2. Development Engineering and Finance Division:

- a. The applicant shall design the proposed gated entry to meet the City's gated entry standards to the satisfaction of the Development Engineering and Finance Division

MAYOR

ATTEST:

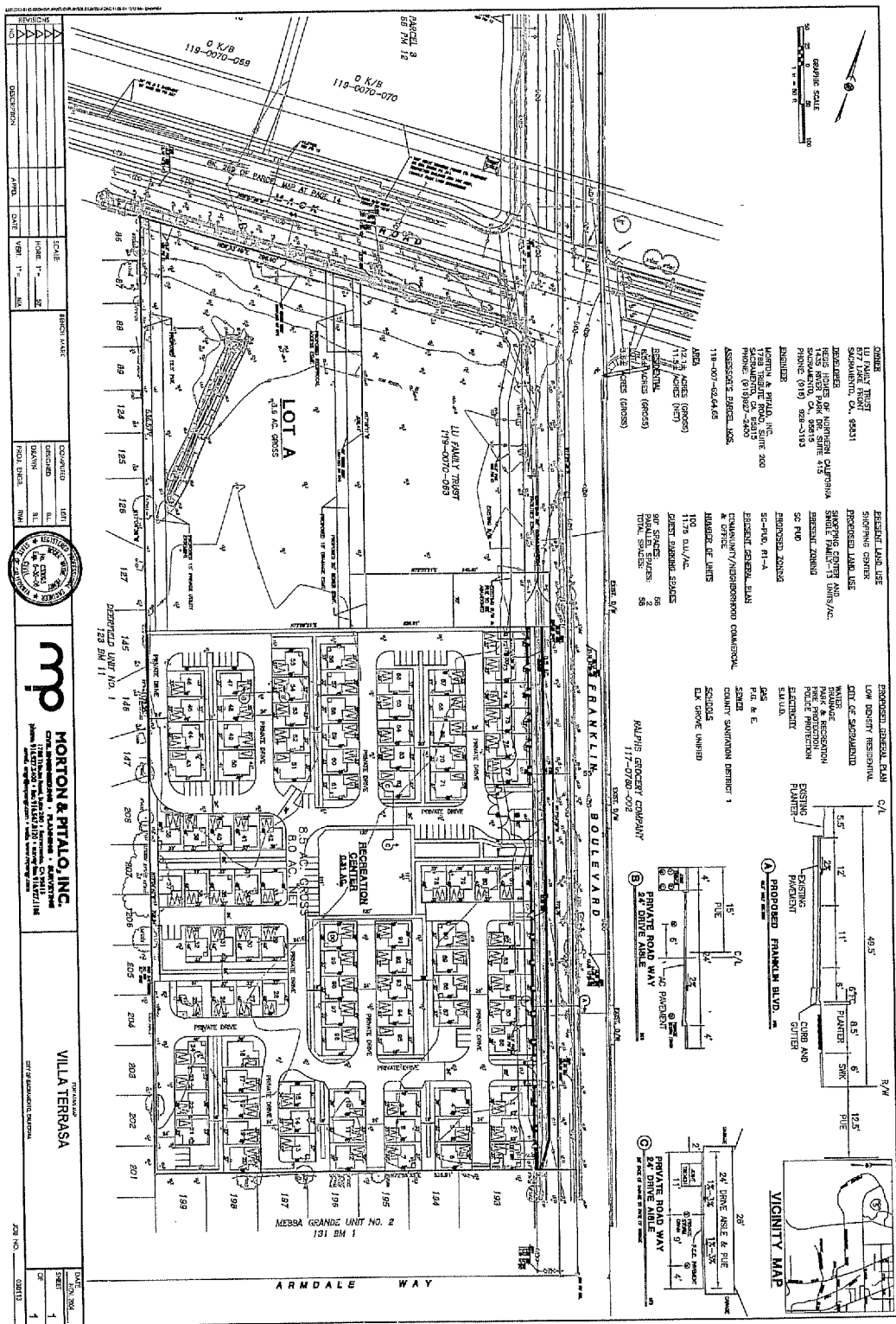
CITY CLERK P03-132

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Tentative Map

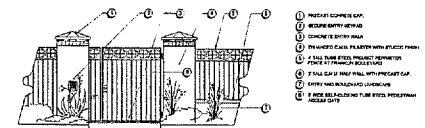


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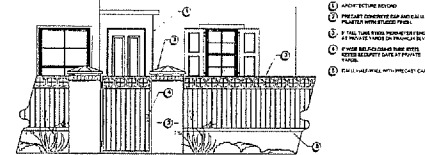
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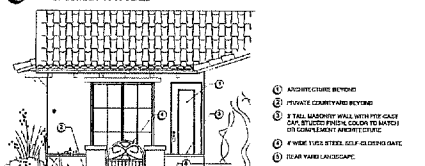
Preliminary Site Plan



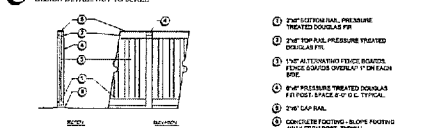
2 PEDESTRIAN ACCESS GATE @ FRANKLIN BLVD
DESIGN DETAIL: NOT TO SCALE



7 FENCING @ STREET FRONT YARD
DESIGN DETAIL: NOT TO SCALE



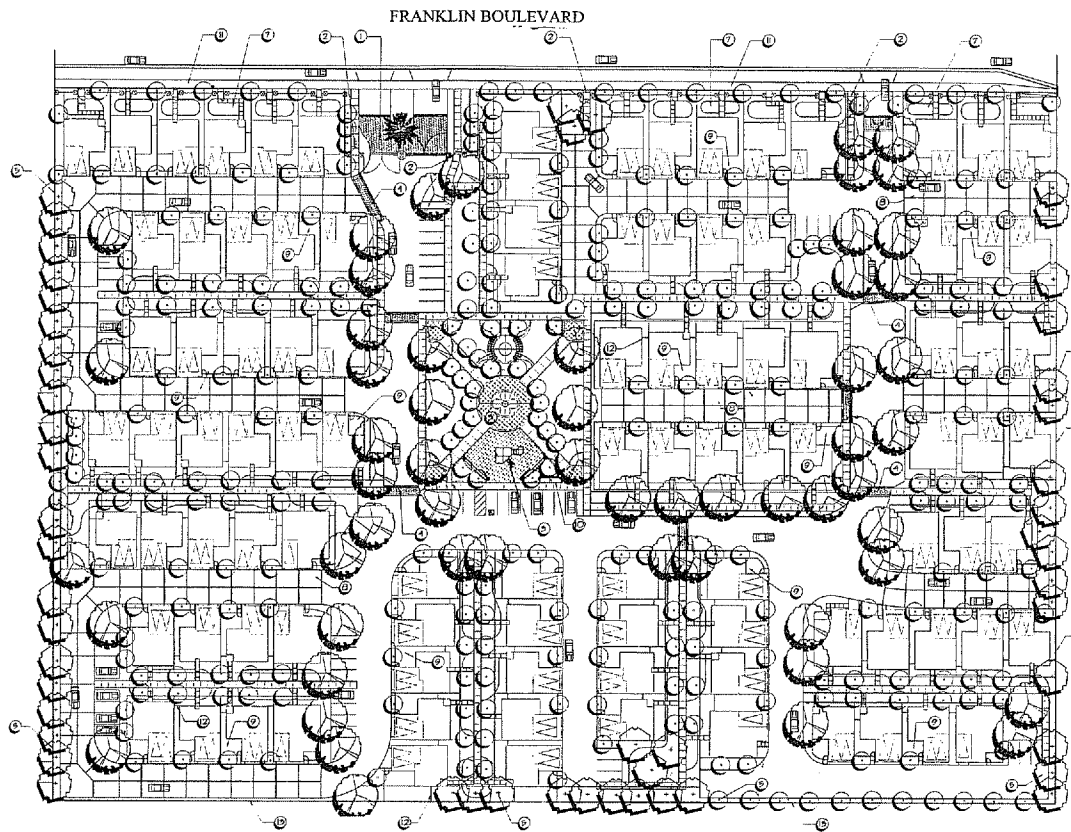
9 FENCING AT IN-TRACT PRIVATE YARD
DESIGN DETAIL: NOT TO SCALE



12 6' TALL GOOD NEIGHBOR FENCE
DESIGN DETAIL: NOT TO SCALE



13 6' TALL MASONRY WALL
DESIGN DETAIL: NOT TO SCALE



REVISED SITE PLAN

VILLA TERRASSA
SACRAMENTO, CALIFORNIA
PROJECT NO. 41404
SEPTEMBER 2, 2004

Regis Homes

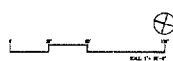
1435 River Park Drive, Suite 415
Sacramento, CA 95815
Tel: 916 929 3193

GENERAL NOTES

1. ALL PLANTING AREAS TO RECEIVE 2" BARK MULCH.
2. ALL IRRIGATION TO BE AUTOMATICALLY CONTROLLED BY AN ELECTRONIC IRRIGATION SYSTEM.
3. THE CITY OF SACRAMENTO IS IN SUNSET ZONE #14. ALL PROPOSED PLANTS ARE SUITABLE FOR GROWING IN ZONE #14.
4. LOCATION AND NUMBER OF PROPOSED TREES IS SUBJECT TO CHANGE BASED ON FINAL UTILITY LOCATION.
5. ASSESSOR'S PARCEL NOS. 119-007-62.64.65
6. CONCEPTUAL LANDSCAPE PLAN BASED ON SITE PLAN BY: MORTON-PITALLO, DATED FEBRUARY 2004.

CALLOUT LEGEND

1. PROJECT ENTRY WITH AUTOMATIC VEHICULAR GATES
2. SECURED PEDESTRIAN ACCESS GATES
3. PLAY EQUIPMENT AND WATER PLAZA AT COMMUNITY PARK
4. STAMPED ASPHALT ENHANCED PAVING AT CROSSWALKS
5. MASSED SCREENING TREES AT PROJECT PERIMETERS
6. PEDESTRIAN / UNIT ENTRY MEWS
7. ENHANCED STREET FRONT PRIVATE YARDS @ FRANKLIN BLVD
8. CONCRETE PAVING AT STREET COURTS AND LOOPS
9. IN-TRACT PRIVATE YARDS W/ LOW WALL & TUBE STEEL GATE
10. COMMUNITY MAILBOX CLUSTER
11. PUBLIC SIDEWALK BY OTHERS
12. 6' TALL WOOD GOOD NEIGHBOR FENCE
13. 6' TALL MASONRY WALL AT PROJECT SOUTH PERIMETER



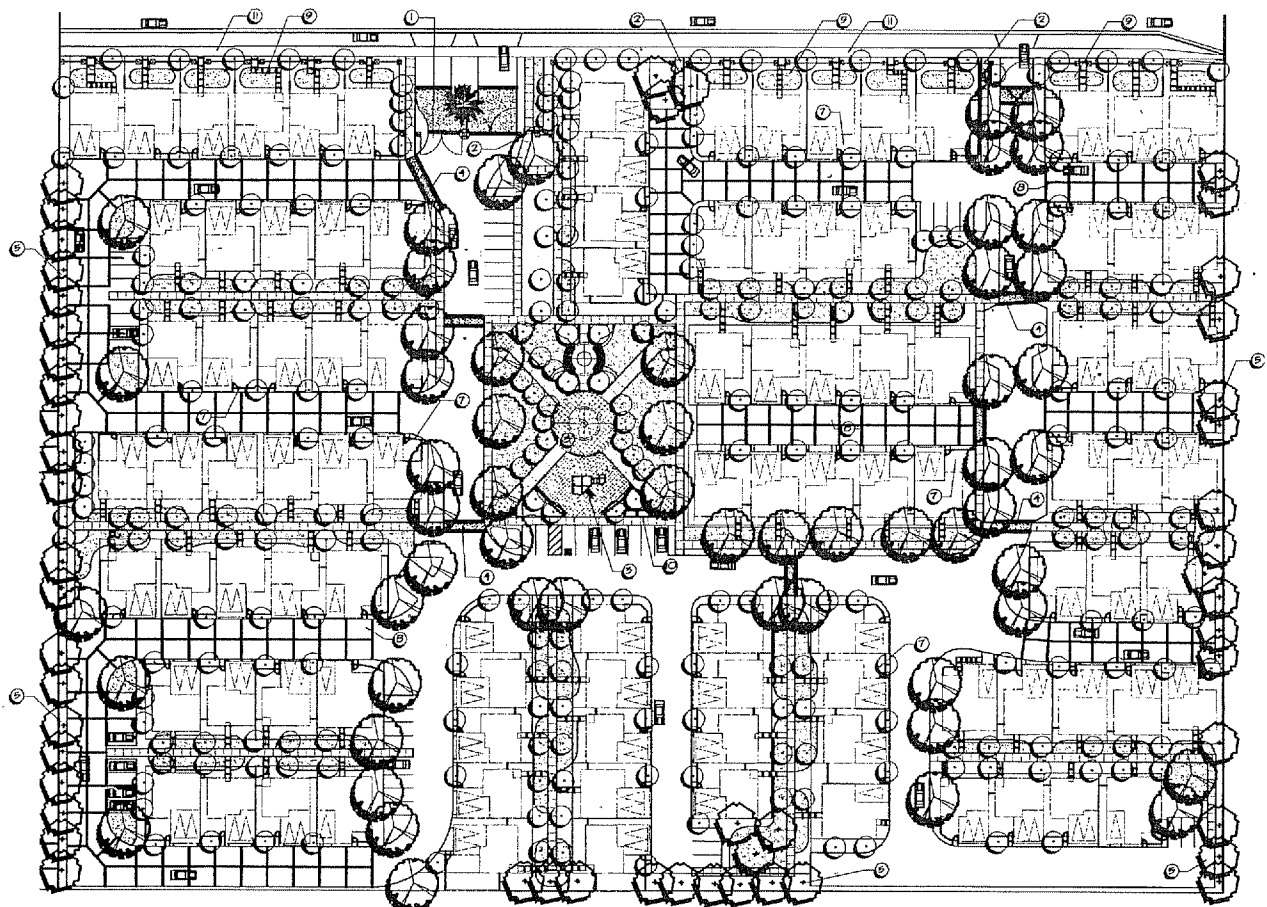
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RESOLUTION NO.: _____

DATE ADOPTED: _____

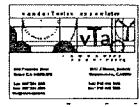
Landscape Plan



CONCEPTUAL LANDSCAPE MASTER PLAN

CONCEPTUAL PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SPACING
	ALBICEPES TREES	ALBICEPES TREES	24	30' x 30'
	ALBICEPES TREES	ALBICEPES TREES	24	30' x 30'
	ALBICEPES TREES	ALBICEPES TREES	24	30' x 30'
	ALBICEPES TREES	ALBICEPES TREES	24	30' x 30'
	ALBICEPES TREES	ALBICEPES TREES	24	30' x 30'
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	ALBICEPES TREES	ALBICEPES TREES	24	30' x 30'
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	ALBICEPES TREES	ALBICEPES TREES	24	30' x 30'
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	ALBICEPES TREES	ALBICEPES TREES	24	30' x 30'
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- ⑩ COMMUNITY MAILBOX CLUSTER
- ⑪ PUBLIC SIDEWALK BY OTHERS

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DATE ADOPTED: _____

Franklin Boulevard Streetscape

- 1

ENTRY THEME PLANTING

2

COMMUNITY ACCESS GATE WITH SECURITY KEYPAD

3

VEHICULAR ACCESS GATE

4

STREET TREE (FRANKLIN BLVD.)
- 5

4' TUBE STEEL FENCE ON 2' MASONRY WALL

6

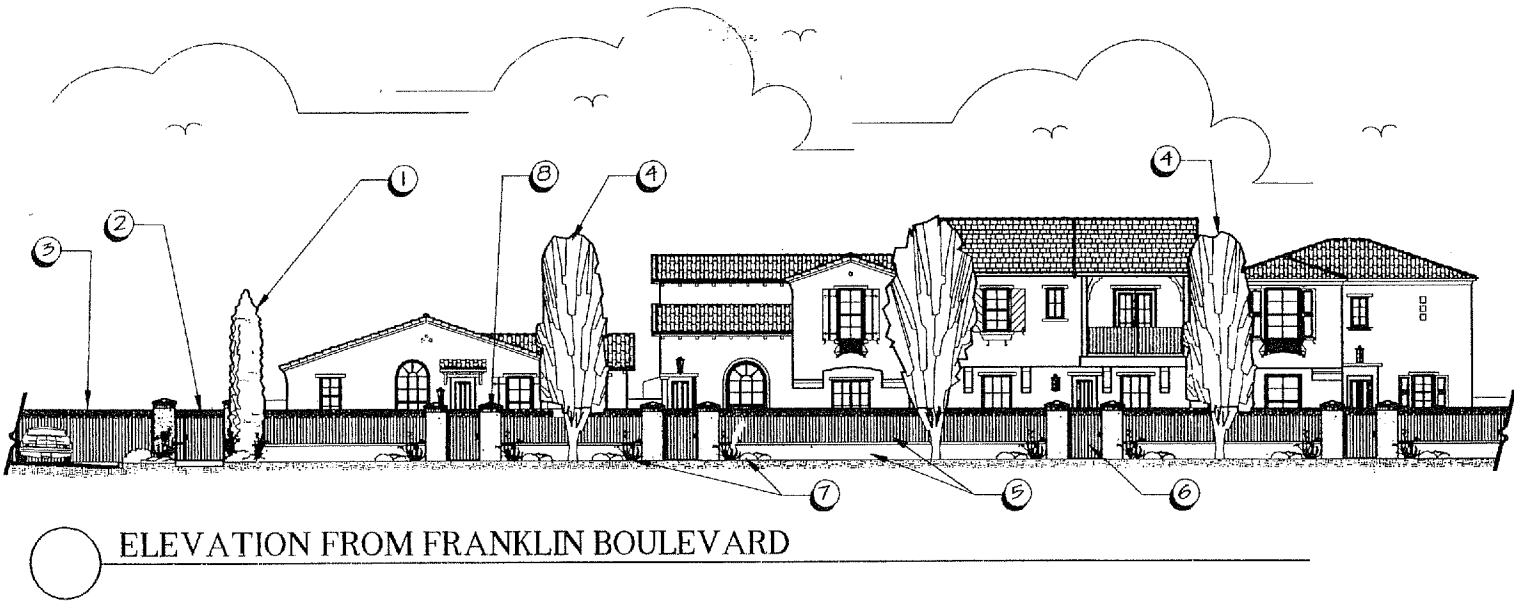
LOCKING RESIDENTIAL ENTRANCE GATE

7

ACCENT PLANTING AT GATE

8

ACCENT PILASTER AT RESIDENTIAL ENTRANCE GATE



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RESOLUTION NO.: _____

DATE ADOPTED: _____

Conceptual Paseo Homes Elevation



PLAN 2A - MISSION

PLAN 3B - ITALIANATE

PLAN 4C - MONTEREY

PLAN 1A - MISSION

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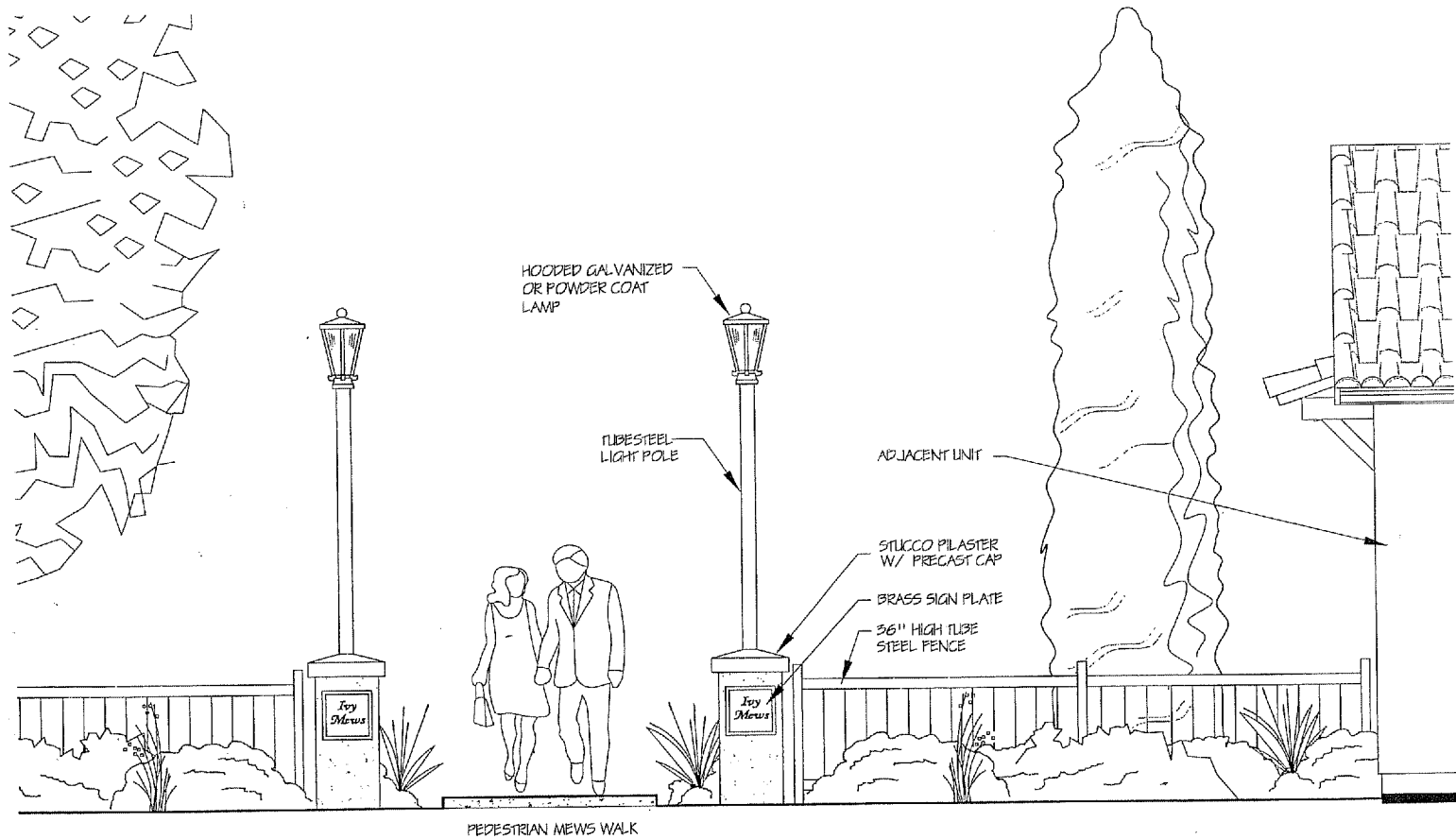
RESOLUTION NO.: _____

DATE ADOPTED: _____

Paseo/Mewes Entryway Detail

Regis Homes

VILLA TERRASSA



ENTRY CONTROL / LIGHTING AT PEDESTRIAN MEWS

1/4" = 1'-0"

PROJECT: VILLA TERRASSA
JOB NO: 41404
DATE: 10-26-04

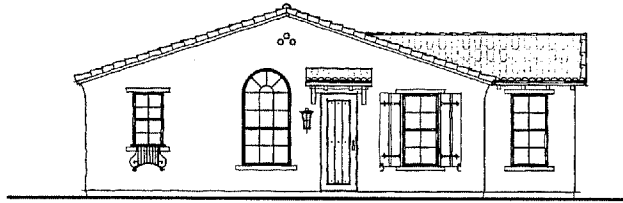


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RESOLUTION NO.: _____

DATE ADOPTED: _____

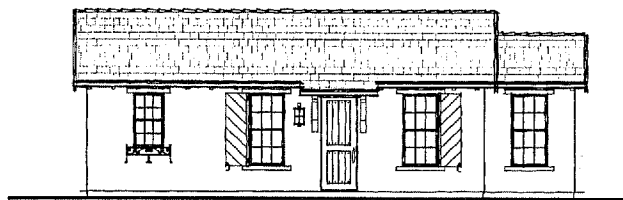
Plan 1 – Elevations



RIGHT ELEVATION - "A" - MISSION



RIGHT ELEVATION - "B" - ITALIANATE



RIGHT ELEVATION - "C" - MONTEREY

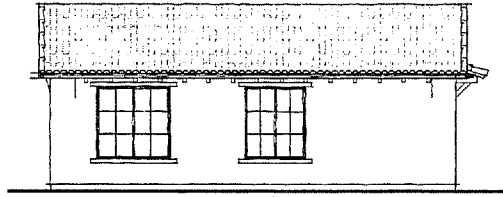
PLAN 1
1,041 SQ. FT.

FOR CITY CLERK USE ONLY

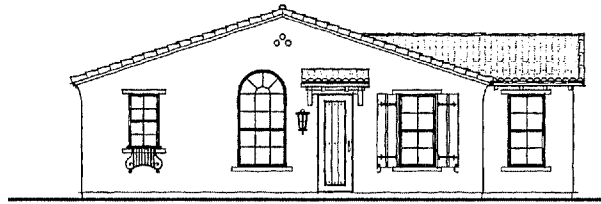
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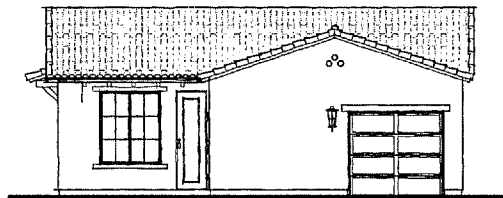
Plan 1 – Elevations



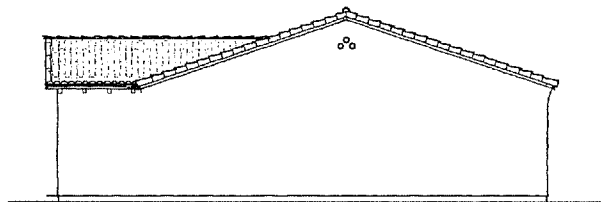
FRONT ELEVATION - "A" - MISSION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

PLAN 1
1,041 SQ. FT.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

37'

20'-8"

12'-4"

4'-0"

32'-8"

5'-0"

STREET

ALLEY

PASEO

Garage 10'-0" x 18'-0"

Master Bedroom 12'-8" x 12'-0"

Master Bath

Bedroom 3 9'-8" x 9'-8"

Bedroom 2 10'-0" x 9'-8"

Bath 2

Laundry

Great Room 12'-0" x 9'-6"

Dining 12'-0" x 9'-2"

Kitchen 9'-0" x 9'-4"

Yard

Entry

48"

32'-8"

5'-0"

STREET

ALLEY

PASEO

GREAT ROOM
3 BED
2 BATH
1 CAR GARAGE

1,041 SQ. FT.

02 . 09 . 04

REGIS HOMES
VILLA TERRAZZA
CENTRAL VALLEY, CALIFORNIA

$$1/4'' = 1'-0''$$

MICHELENNY CALZADILLA
 2007 PARK DRIVE
 SUITE 200
 201 EDWARDS AVE. LA CA 92024
 P (949) 308-3835
 F (949) 308-3884
 MICHELENNY
 2001 GUSTAVUS ST. BEVERLY
 LA CA 92024, WA 97122
 P (509) 383-3000
 F (509) 383-3000
 MICHELENNY CALZADILLA
 2007 PARK DRIVE
 SUITE 200
 201 EDWARDS AVE. LA CA 92024
 P (949) 308-3835
 F (949) 308-3884

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THE
DESIGN
COLLABORATIVE

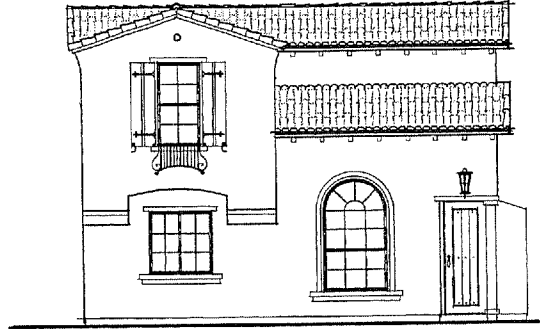
ARCHITECTURE
PLANNING

FOR CITY CLERK USE ONLY

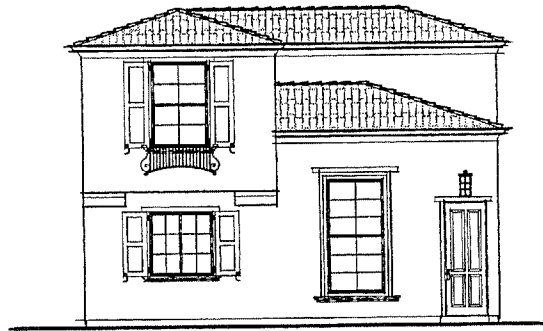
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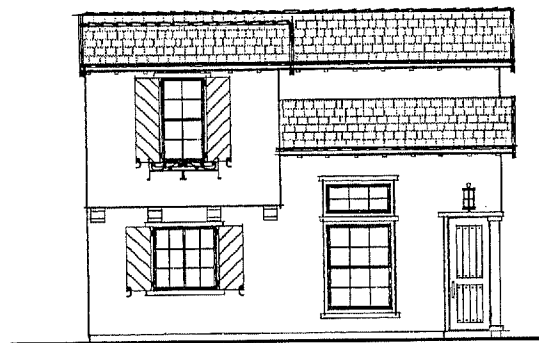
Plan 2 – Elevations



FRONT ELEVATION - "A" - MISSION



FRONT ELEVATION - "B" - ITALIANATE



FRONT ELEVATION - "C" - MONTEREY

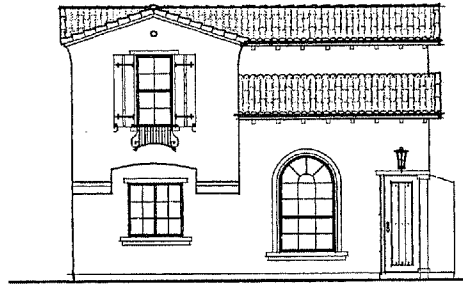
PLAN 2
1,401 SQ. FT.

FOR CITY CLERK USE ONLY

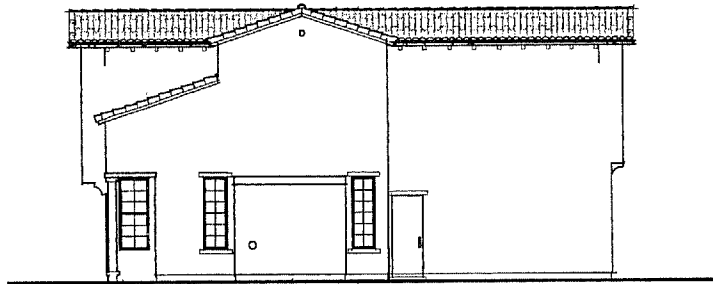
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DATE ADOPTED: _____

Plan 2 – Elevations



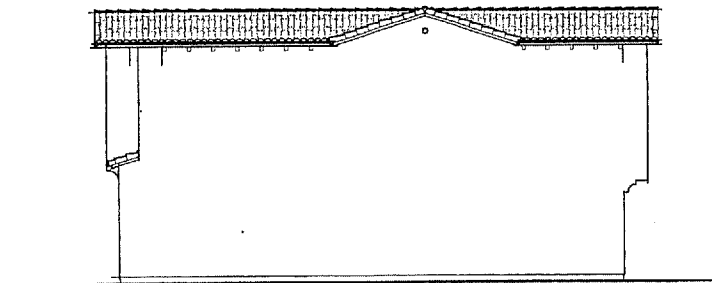
FRONT ELEVATION - "A" - MISSION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

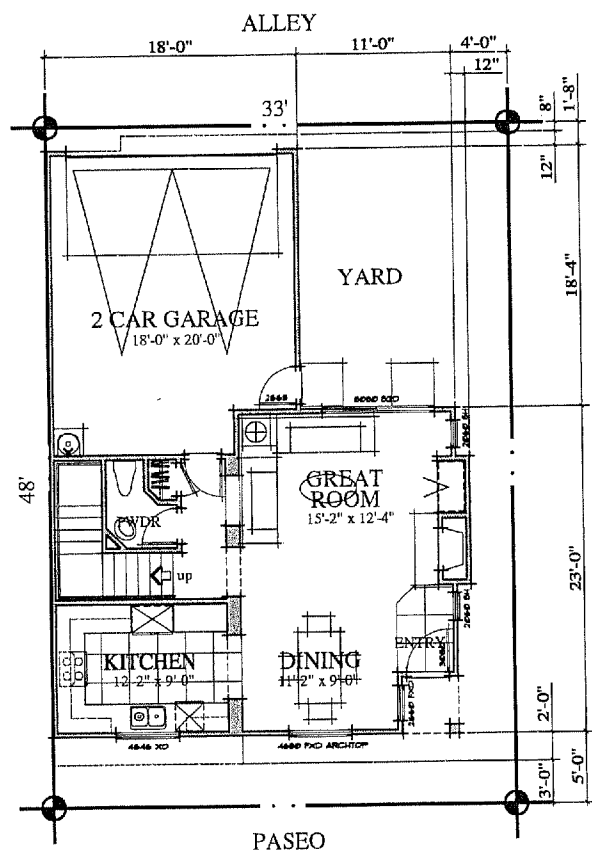
PLAN 2
1,401 SQ. FT.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Plan 2 – First Floor Plan



PLAN 2
1,401 S.F.

LOWER FLOOR PLAN
610 SQ. FT.

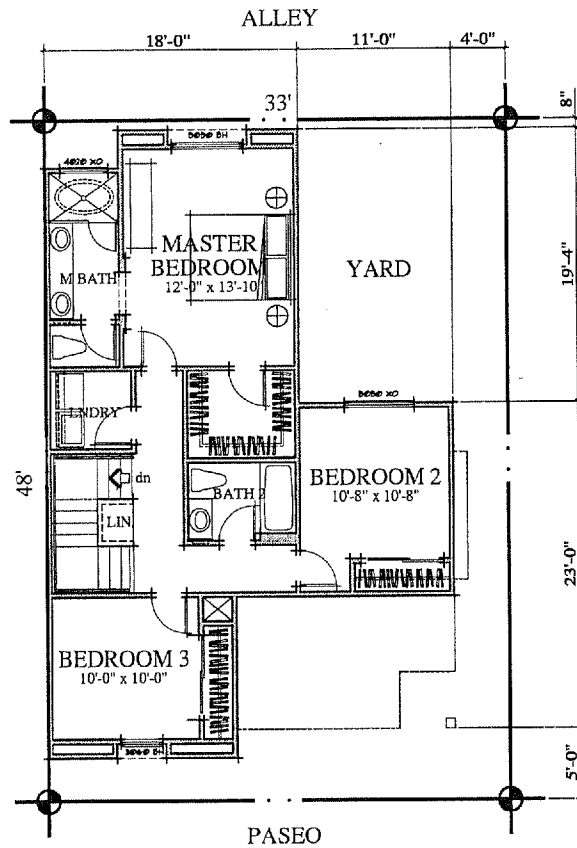
GREAT ROOM
3 BED
2.5 BATH
2 CAR GARAGE

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Plan 2 - -Second Floor Plan



PLAN 2

1,401 S.F.

GREAT ROOM
3 BED
2.5 BATH
2 CAR GARAGE

UPPER FLOOR PLAN

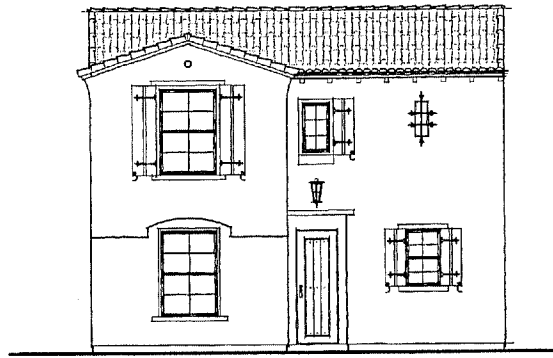
791 SQ. FT.

FOR CITY CLERK USE ONLY

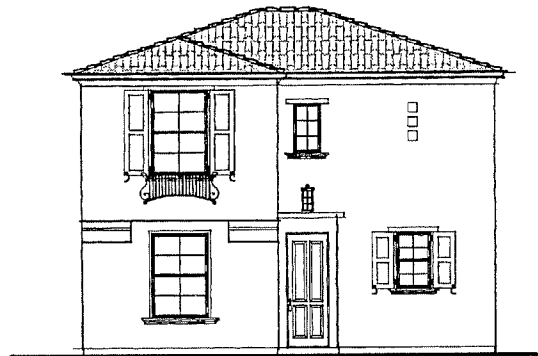
RESOLUTION NO.: _____

DATE ADOPTED: _____

Plan 3 – Elevations



FRONT ELEVATION - "A" - MISSION



FRONT ELEVATION - "B" - ITALIANATE



FRONT ELEVATION - "C" - MONTEREY

PLAN 3
1,563 SQ. FT.

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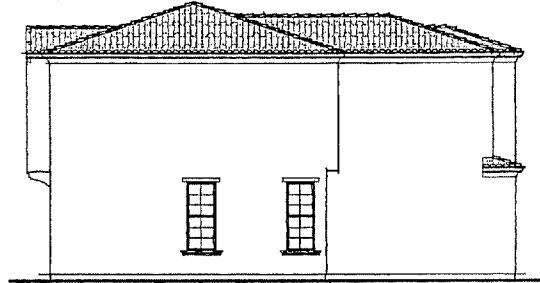
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DATE ADOPTED: _____

Plan 3 – Elevations



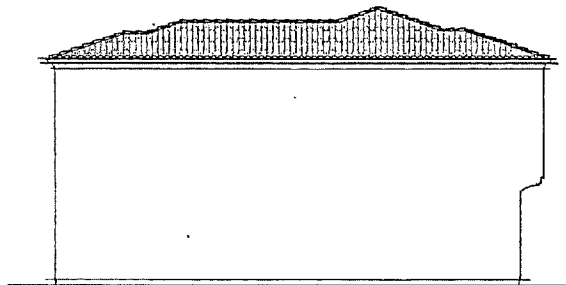
FRONT ELEVATION - "B" - ITALIANATE



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

PLAN 3
1,563 SQ. FT.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

This floor plan shows a house with a 2-car garage (8'-0" x 20'-0") and a large yard. The main living area includes a great room (13'-0" x 14'-0") with a fireplace, a kitchen (10'-4" x 9'-10") with a breakfast bar, a dining area (10'-6" x 12'-6"), and a bathroom (PWDR). The house has a central entry and a back porch. Dimensions are provided for the overall footprint and individual rooms.

Overall Dimensions:

- Top: 18'-0" (left), 11'-0" (middle), 4'-0" (right)
- Right: 2'-4" (top), 16'-8" (middle), 24'-0" (bottom), 2'-0" (bottom), 3'-0" (bottom), 5'-0" (bottom)
- Left: 48' (middle)

Rooms and Dimensions:

- 2 CAR GARAGE: 8'-0" x 20'-0"
- GREAT ROOM: 13'-0" x 14'-0"
- KITCHEN: 10'-4" x 9'-10"
- DINING: 10'-6" x 12'-6"
- BATHROOM (PWDR): 5'-0" x 7'-0"
- ENTRY: 5'-0" x 7'-0"
- Back Porch: 2'-0" x 10'-0"

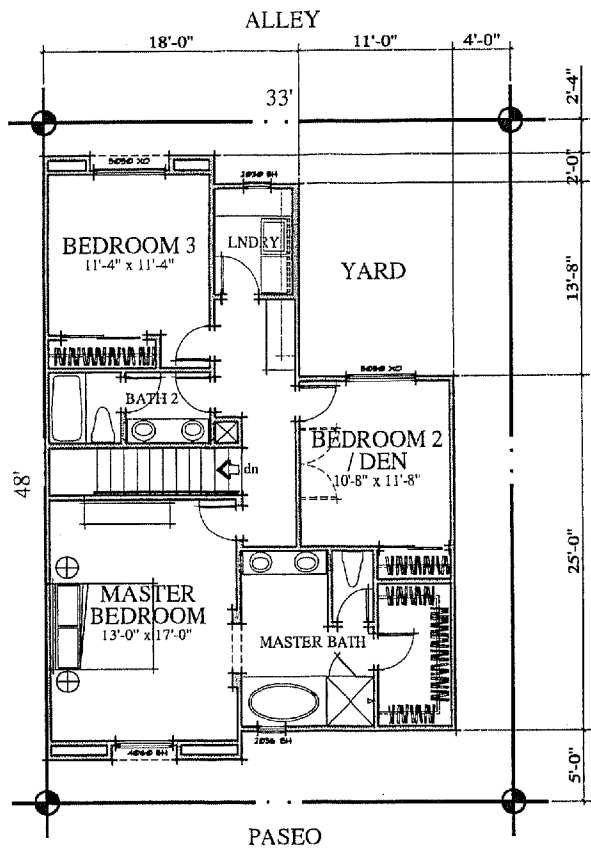
Other Features:

- Fireplace in Great Room
- Staircase labeled "up"
- Central Entry
- Back Porch
- Yard

GREAT ROOM
3 BED
2.5 BATH
2 CAR GARAGE

615 SQ. FT.

Plan 3 – Second Floor Plan



PLAN 3
1,563 S.F.

UPPER FLOOR PLAN
948 SQ. FT.

GREAT ROOM
3 BED
2.5 BATH
2 CAR GARAGE

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RESOLUTION NO.: _____

DATE ADOPTED: _____

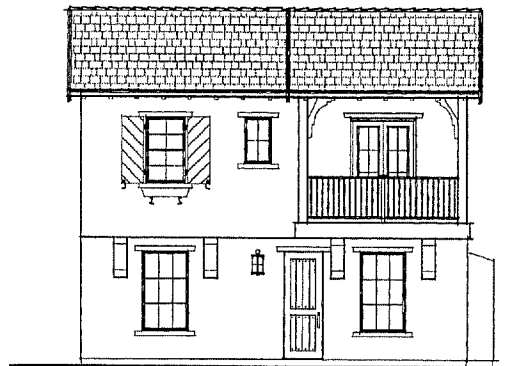
Plan 4 – Elevations



FRONT ELEVATION - "A" - MISSION



FRONT ELEVATION - "B" - ITALIANATE



FRONT ELEVATION - "C" - MONTEREY

PLAN 4

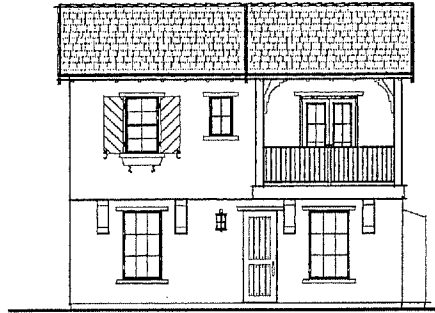
1,786 SQ. FT.

FOR CITY CLERK USE ONLY

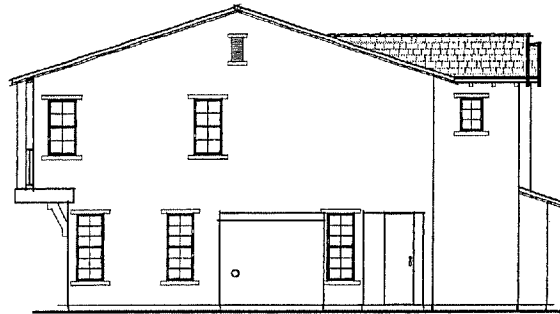
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DATE ADOPTED: _____

Plan 4 – Elevations



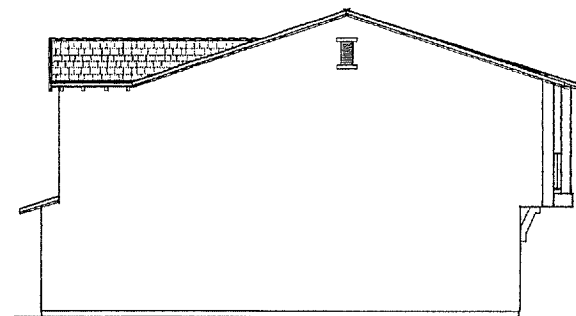
FRONT ELEVATION - "C" - MONTEREY



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

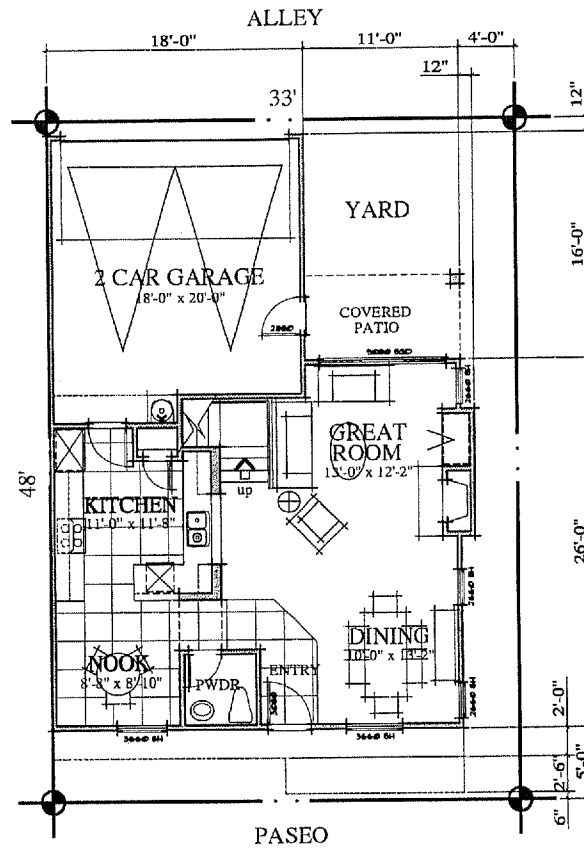
PLAN 4
1,786 SQ. FT.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Plan 4 – First Floor Plan



PLAN 4

1,786 S.F.

GREAT ROOM
4 BED
2.5 BATH
2 CAR GARAGE

LOWER FLOOR PLAN

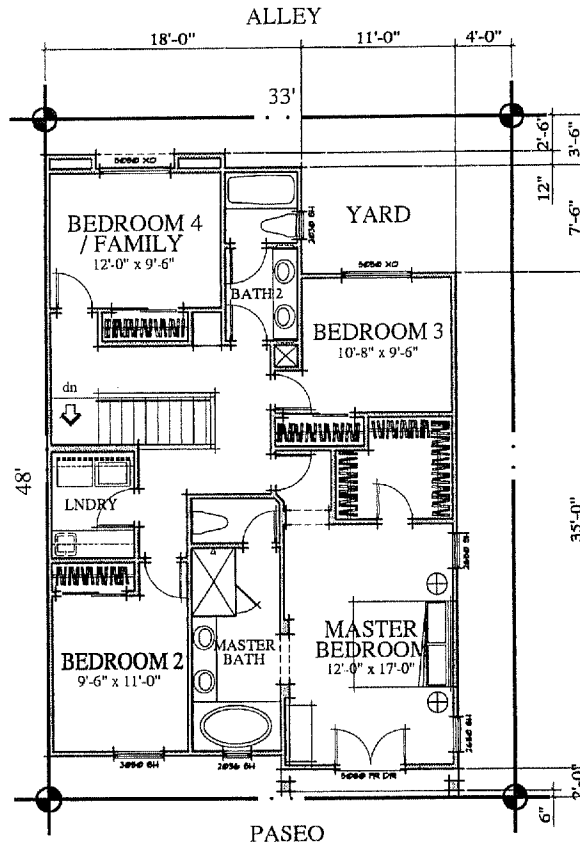
695 SQ. FT.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Plan 4 – Second Floor Plan



PLAN 4

1,786 S.F.

GREAT ROOM
4 BED
2.5 BATH
2 CAR GARAGE

UPPER FLOOR PLAN

1091 SQ. FT.

FOR CITY CLERK USE ONLY

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