

REPORT AMENDED BY STAFF 6-13-91
REPORT AMENDED BY STAFF 6-3-91
CITY OF SACRAMENTO PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Live Oak Associates II, 2150A Douglas Boulevard, Suite 100, Roseville, California 95661</u>
OWNER <u>Live Oak Associates II, 2150A Douglas Boulevard, Suite 100, Roseville, California 95661</u>
PLANS BY <u>The Spink Corporation, 2590 Venture Oaks Way, Sacramento, California 95833</u>
FILING DATE <u>June 6, 1990</u> ENVIR. DET. <u>Negative Declaration</u> REPORT BY <u>CG</u>
ASSESSOR'S PCL. NO. <u>117-0160-019 and 028</u>

APPLICATION:

- A. Negative Declaration.
- B. General Plan Amendment of 51.7± vacant acres from Community/Neighborhood Commercial & Offices and Medium Density Residential (16-29 du/na) to Community/Neighborhood Commercial & Offices and Low Density Residential (4-15 du/na).
- C. South Sacramento Community Plan Amendment of 51.7± vacant acres from General Commercial, Office, and Residential (11-21 du/na) to General Commercial and Residential (4-8 du/na).
- D. Rezone 10.7± acres zoned General Commercial-Review (C-2-R), 4.5± acres zoned Office Building-Review (OB-R), 19.4± acres zoned Multi-Family-Review (R-2A-R), and 17.1± acres zoned Multi-Family-Review (R-2B-R) to 12.9± acres zoned General Commercial (C-2{PUD}), 37.7± acres zoned Single Family Alternative (R-1A{PUD}), and 1.1± acres zoned Open Space (OS).
- E. Tentative Map to divide two parcels totaling 51.7± vacant acres into 184 parcels (182 parcels for single family residential, one parcel for commercial, and one parcel for neighborhood park) in the proposed General Commercial (C-2{PUD}), Single Family Alternative (R-1A{PUD}), and Open Space (OS) zones.
- F. Subdivision Modification to allow private streets.
- G. PUD Designation of 79± acres to be called Arlington Park - Creekside Planned Unit Development.

LOCATION: Southeast Corner of Calvine Road and Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a Planned Unit Development consisting of 182 single family units (6.8 du/na) and a commercial center.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices Medium Density Residential (16-29 du/na)
South Sacramento Community Plan Designation:	General Commercial Office Residential (11-21 du/na)
Existing Zoning of Site:	C-2-R, OB-R, R-2A-R, R-2B-R
Existing Land Use of Site:	Vacant

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Surrounding Land Use and Zoning:

North: Single Family & Vacant; R-1 and R-2B-R
South: Single Family; R-1
East: Single Family; R-1
West: Regional Sanitation; County

<u>Proposed Land Use</u>	<u>Gross Acres</u>	<u>Net Acres</u>	<u>Density</u>
Total Property Area:	79.0±	-	-
Floodway Area:	27.9±	-	-
Commercial Property Area:	12.9±	-	-
Total Residential Property Area:	37.7±	26.8±	6.8± du/na
Standard Single Family Lots (136):	29.8±	21.2±	6.4± du/na
Single Family Carriage Lots (46):	7.9±	5.6±	8.2± du/na

Property Dimensions: Irregular
Topography: Flat
Street Improvements: To Be Provided
Utilities: To Be Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 13, 1991, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend denial of the tentative map due to its inconsistency with the General Plan, South Sacramento Community Plan and the multiple family zoning. The technical issues of the tentative map were, however, discussed. The comments are listed below under Tentative Map Conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 79± gross acres (including the floodway) in the General Commercial (C-2), Office (OB), Multiple Family (R-2B-R), Multiple Family (R-2A-R) and Floodway (F-OS) zones. The General Plan designates the site Community/Neighborhood Commercial & Offices and Medium Density Residential (16-29 du/na). The South Sacramento Community Plan designates the site General Commercial, Office, and Residential (11-21 du/na). The surrounding land use and zoning includes single family and vacant, zoned R-1 and R-2B-R, to the north; single family, zoned R-1, to the south; single family and vacant, zoned R-1, to the east; and Regional Sanitation, in the County, to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide 79.0± gross acres into 184 parcels. There are 136 standard single family parcels, 46 single family carriage lots, one commercial parcel, and one parcel designated as a neighborhood park. The floodway will remain its own parcel. The applicant's request requires a rezone, an amendment to both the General Plan and South Sacramento Community Plans, a tentative map with a subdivision modification for private streets, as well as the establishment of a Planned Unit Development to be called Arlington Park (see Exhibit D).

C. Policy Considerations

Density reduction proposals approved since the adoption of the 1988 Sacramento General Plan Update (SGPU) have resulted in a net reduction of approximately 800 units in the total potential housing supply and 1000 units in the potential multi-family housing supply. The City continues to receive numerous requests for the density reductions of multiple family zoned property which may result in the potential net loss of another 1700 total

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units and 2200 potential multi-family units (equivalent to 25% of the citywide unconstrained vacant multi-family land supply). Most of the density reduction activity is within the southern half of the City. The proposed project will result in a potential net housing loss of 446 units (565 multi-family units).

In general, goals and policies relating to housing, affordable housing stock, air quality, and transportation systems may be impacted by the approval of further residential density reductions. Policies in the General Plan and goals in South Sacramento Community Plan support a mixture of housing types in appropriate locations, particularly within public transportation corridors. More specifically, it is the policy of the City that adequate housing opportunities be provided for all income households and that projected housing needs are accommodated. A housing goal in the South Sacramento Community Plan is to encourage more variation of housing types to meet the housing and income needs of all households. It was a finding at the adoption of the South Sacramento Community Plan that housing affordable to lower income households was needed in the community plan area.

The applicant's proposal requires rezoning from Office and Multiple Family Residential to Single Family Residential. Also necessary are General Plan and South Sacramento Community Plan Amendments to allow for a reduction in density. On April 25, 1991, Planning staff presented a report to the Planning Commission which outlined recommended criteria for considering density reductions. On June 6, 1991, the Planning Commission is to again hear public testimony regarding a policy addressing density reduction proposals. The applicant has elected to proceed with their request prior to the Commission's consideration of the policy recommendation. The policy recommended by staff includes a requirement that a project provide 15% of the housing units affordable to median income households (Exhibit F) or a second housing type. The recommended policy also includes the applicant funding a portion of a study which identifies areas for increasing residential densities along transportation corridors. The project developer has agreed to provide 15 percent (27 units) of the residential units to median income households as well as fund their full prorated share of the housing study, based on the proposed inclusionary zoning policy. Regional Transit has recommended a density of 9 units per net acre for projects within walking distance of a bus route. The project is not located within walking distance of an existing bus route. The overall project density is 6.8 du/na. Based upon the applicant's unique proposal which incorporates second unit opportunities, site considerations, and the applicant's willingness to modify their proposal consistent with the staff recommended policy, staff recommends approval of the rezone and plan amendments.

D. PUD Establishment

The applicant proposes to establish the subject site as Arlington Park: Creekside Planned Unit Development. By establishing a Planned Unit Development, more flexibility of design is allowed for the development. The proposed Arlington Park - Creekside Planned Unit Development Guidelines are attached Exhibit G. The guidelines consist of criteria for both the residential and commercial portions of the project. The following is a discussion of the PUD Guidelines:

1. Residential Development Guidelines

The residential development consists of two housing types. The primary housing type consists of 136 standard single family residential units. The unique aspect of the single family housing is the front setback requirements. The PUD Guidelines allow a front setback of 17.5 feet for the main wall of the structure and a 12.5 foot setback for any covered but unenclosed porches. The garages are setback to have a 20 foot driveway. The purpose of these setback modifications, as well as some street section modifications, is to create an appealing streetscape for the residents.

The second housing type within the development is the 46 Carriage House lots. This concept includes 40 foot wide lots with private drives in the rear. This concept is one with zero-lot-line single family homes on the front with detached garages in the rear. Vehicle access is allowed only through the private drives. The option exists for the development of a 700 square foot second residential unit to

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be provided above the detached garages. The front setbacks for the Carriage House units are reduced the same as for the standard single family units described above.

2. Commercial Development Guidelines

The development also includes a 12.9± acre commercial center. The applicant is searching for tenants which may occupy the center, and consequently has provided no schematic plan for the commercial site at this time. The guidelines include general commercial development guidelines and require a schematic plan and complete commercial guidelines when development of the center is proposed. Staff encourages a very pedestrian oriented commercial center to be in character with the surrounding residential development.

3. Miscellaneous Guidelines

The PUD Guidelines also have other requirements. One of these is a pedestrian bridge across Laguna Creek to link the residential development with the commercial development. Staff has done some research with the U.S. Army Corps of Engineers and has found that it is most likely possible to include this bridge. Staff recommends the pedestrian bridge be included on the improvement plans of the tentative map and the applicant attain any necessary permits from the U.S. Army Corps of Engineers.

Another feature of the PUD Guidelines is the noise barrier required along Franklin Boulevard. The Environmental Services Division has determined that an 8 foot noise barrier is necessary to adequately reduce the noise level. The PUD Guidelines limit the height of the decorative masonry wall to six feet and requires a two foot landscaped berm to increase the height to 8 feet as required in the mitigation measures. This noise barrier is to be setback 25 feet from the Franklin Boulevard right-of-way and should have a meandering sidewalk within the landscaped setback.

E. Tentative Map

Staff recommends approval of the proposed tentative map (Exhibit A) subject to the conditions listed below. The proposed tentative map is consistent with the General Plan and South Sacramento Community Plan, as amended. Staff also has no objection to the private drives located to the rear of the Carriage Lots in that they will be developed to City standards and maintained by the homeowners through a maintenance agreement.

F. Agency Comments

The proposed project was reviewed by various City departments and other affected agencies. The following are comments regarding the proposal:

South Sacramento Community Planning Advisory Council

Recommend approval only if the following conditions are met (same as all subdivisions in our purvue):

1. Developer shall agree in writing to any/all fees and ultimate financing requirements required by EGUSD.
2. Improvements to Franklin and Jacinto precede any structural building permits.
3. No more than 25 percent building permits issued until/unless surface water source provided for domestic water uses.

Regional Transit

Regional Transit is currently evaluating bus service alternatives on Franklin Boulevard adjacent to the Arlington

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Park/Creekside project as part of South Sacramento bus service improvements planned for implementation by FY 1991. The project is currently designed as a pedestrian-oriented community with emphasis on convenient access to community services, including transit. To facilitate convenient access to transit, RT requests that the project developer be required to provide funding for the construction and maintenance of bus shelters at the northeast corner of the intersection of Franklin Boulevard and "H" Street and at the northeast corner of Franklin Boulevard and Calvine Road.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the mandatory mitigation measures listed below into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the General Plan Amendment from Community/Neighborhood Commercial & Offices and Medium Density Residential (16-29 du/na) to Community/Neighborhood Commercial & Offices and Low Density Residential (4-15 du/na) and forward to City Council.
- C. Recommend approval of the South Sacramento Community Plan Amendment from General Commercial, Office, and Residential (11-21 du/na) to General Commercial and Residential (4-8 du/na) and forward to City Council.
- D. Recommend approval of the Rezone 10.7± acres zoned General Commercial-Review (C-2-R), 4.5± acres zoned Office Building-Review (OB-R), 19.4± acres zoned Multi-Family-Review (R-2A-R), and 17.1± acres zoned Multi-Family-Review (R-2B-R) to 12.9± acres zoned General Commercial (C-2{PUD}), 37.7± acres zoned Single Family Alternative (R-1A{PUD}), and 1.1± acres zoned Open Space (OS) and subject to consistency with the conditions outlined in the density reduction policy, and forward to City Council.
- E. Recommend approval of the Tentative Map to divide two parcels into 184 parcels (182 parcels for single family residential, one parcel for commercial, and one parcel for neighborhood park) subject to the tentative map conditions below and forward to City Council.
- F. Recommend approval of the Subdivision Modification to allow private streets subject to the tentative map conditions below and forward to City Council.
- G. Recommend approval of a PUD Designation of 79± acres to be called Arlington Park - Creekside Planned Unit Development and forward to City Council.

Conditions - Rezone

1. The applicant shall enter into an appropriate agreement with the City to assure that 15 percent (27 units) of the housing units are priced at levels affordable to median income households as detailed in Exhibit F. An agreement to this effect shall be submitted for review and approval of the City Attorney, Planning Director and Sacramento Housing and Redevelopment Agency for review and approval prior to the ~~recording~~ approval of the final map.
2. The applicant shall enter into an agreement with the City to pay the project's full pro-rated share (\$25,500) of a study relating to increasing residential densities along transit corridors. Payment is to occur ~~at the time of the recording of~~ prior to the approval of the final subdivision map or commencement of the study, whichever occurs first.

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Tentative Map Conditions

1. Provide standard improvements pursuant to Section 40.811 of the City Code along Franklin Boulevard and Calvine Road and Jacinto Road;
2. Provide street improvements for subdivision conforming with Exhibits 1 through 4 for minor neighborhood street (Exhibit 1), neighborhood drive/entry (Exhibit 2), parkside/creekside neighborhood street (Exhibit 3), and residential alley (Private) (Exhibit 4).
3. Minor neighborhood streets shall be a 54 foot right-of-way with 34 feet curb to curb and an 18 foot travelled way (Exhibit 1). Parkside/Creekside neighborhood streets shall be a 44 foot right-of-way with 34 feet curb to curb and an 18 foot travelled way (Exhibit 3).
4. Private alleys shall be designed to City Standards and shall provide necessary easements for maneuvering and visibility. The alley shall not be extended adjacent to the north side of Lot 9 between Jacinto Road and Lot 15. A six foot setback shall be provided for maneuvering into garages adjacent to all alleys (Exhibit 4).
5. Private alleys *which have water mains if required by the Water Division* shall be designated as Public Utility Easements for water mains. Additional easements for fire hydrants and water main appurtenances may be required adjacent to private alleys. It will be the responsibility of the homeowner's to perform restoration of alley surfaces disturbed as a result of performance of maintenance and repairs on public underground water distribution systems.
6. A Homeowner's Association or other suitable entity shall be formed and shall be approved by the City assuring maintenance of private alley. It will also be the homeowner's responsibility to maintain the landscaping, irrigation, and lighting in the alleys. Reciprocal access easements shall be provided to allow use of alley by all adjoining owners.
7. Homeowners shall be responsible for maintaining sidewalks and planter areas adjacent to their properties.
8. Median islands within the subdivision shall be located a minimum of 20 feet behind the extension of the right-of-way at the intersections.
9. A left turn pocket in the proposed Franklin Boulevard median island will be allowed opposite Street H. Coordination of construction of median islands and Franklin Boulevard shall be with the Engineering Division of the Public Works Department.
10. Submit a soils test prepared by a registered engineer to be used in street design.
11. Provide a tangent section between reverse curves on Street C (3 locations).
12. Provide street lights, coordinate with Electrical Section of the Engineering Division, for lighting which does not conform to the City standards.
13. City may enter into a reimbursement agreement for overwidth pavement construction.
14. ~~No access shall be allowed to Lot A.~~ Access points on Lot A shall be approved in the future when specific development entitlements are requested.
15. Dedicate an easement for and construct an off-street bikeway from Laguna Creek at Franklin Boulevard to intersection of Franklin Boulevard and Calvine Road along the westerly boundary of Lot A to the

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satisfaction of the Traffic Engineer. Provide bicycle access between Street D and the existing bike path to the satisfaction of the Traffic Engineer.

16. Developer shall join the Subdivision Landscape Maintenance District or other suitable entity, for the maintenance of landscaping, irrigation and masonry walls in the common areas adjacent to Franklin Boulevard, in the median islands and in the park site designated as Lot E. All areas to be maintained by the District shall be dedicated to the City. Developer shall maintain the landscaping, irrigation and masonry walls for two (2) years or until a maintenance district is formed (whichever is less). The two (2) year period shall begin following acceptance by the City (Issuance of a notice of completion).

An eight foot high noise barrier shall be constructed along the western property line adjacent to Franklin Boulevard. The total height of the noise barrier shall be eight feet as measured from curb height, however, the height of the decorative masonry wall shall not exceed six feet (the wall shall be a minimum of five feet as measured from the grade of the building pad). The wall shall be setback 25 feet from the Franklin Boulevard right-of-way.

17. Applicant shall join the Laguna Creek Maintenance District. Excess right-of-way adjacent to the Floodway shall be dedicated to the City and annexed to this district.
18. A pedestrian and bicycle bridge shall be constructed across the Laguna Creek Floodway. The project developer shall be responsible for obtaining approval, in writing, and/or all necessary permits from applicable local, State or Federal agencies. Approval of the bridge shall be subject to any and all conditions imposed by those agencies. The design and location of the bridge shall be approved by the Department of Public Works. Maintenance of the bridge shall be included in the Laguna Creek Maintenance District.

The pedestrian and bicycle bridge shall be included on the improvement plans submitted to the Department of Public Works. The bridge shall be constructed unless (1) the project developer provides a letter from the U.S. Army Corps of Engineers or other permitting agency of the floodway, which states the development of the bridge will not be permitted in or near the floodway under the terms of the permits for the floodway; or (2) if the developer can prove that approval of the bridge could not be obtained by the various permitting agencies within 6 months from the time the approval was requested from each agency.

19. Prepare a sewer and drainage study for the review and approval of the City Engineer.
20. Relocate existing storm drain pipe across lot 63. Relocated pipe should be placed within a 15 foot easement with pipe five feet from property line to satisfaction of Flood Control and Sewer Division.
21. Relocate existing storm drain pipe in vicinity of Street E to be within the Street E right-of-way to the satisfaction of the Flood Control and Sewer Division.
22. Relocate existing water main across Laguna Creek to satisfaction of the Water Division.
23. Pay off existing assessments or file necessary segregation request and pay fees, if any.
24. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall pay the required parkland dedication in-lieu fees.
25. Properly abandon under permit from Environmental Health, the existing agricultural well (Parcel 176). Provide public service.
26. Properly abandon any septic systems.

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27. Remove and properly dispose of any abandoned vehicles.
28. Dedicate a 12.5 foot public utility easement along all public ~~and private~~ streets for underground utilities. *If private alleys are required to have utilities, then they shall be dedicated private streets as a public utility easement.*
29. Dedicate a 12.5 foot public utility easement for overhead and underground facilities and appurtenance adjacent to Franklin Boulevard
30. A note shall be placed on the final map stating: The project developer shall be required to enter into an agreement with RT for the construction and maintenance of a bus shelter at the northeast corner of the intersection of Franklin Boulevard and H Street.
31. Place a note on the final map: The applicant shall comply with the mitigation measures of the Negative Declaration on file at the City Planning Department (P90-259).
32. Place a note on the final map: The applicant shall comply with all Elk Grove Unified School District requirements prior to the issuance of Building Permits.
33. The applicant shall enter into an appropriate agreement with the City to assure that 15 percent (27 units) of the housing units are priced at levels affordable to median income households as detailed in Exhibit F. An agreement to this effect shall be submitted for review and approval of the City Attorney, Planning Director and the Sacramento Housing and Redevelopment Agency prior to the ~~recording~~ approval of the final map.
34. The applicant shall enter into an agreement with the City to pay the project's full pro-rated share (\$25,500) of a study relating to increasing residential densities along transit corridors. Payment is to occur ~~at the time of the recording~~ prior to the approval of the final subdivision map or commencement of the study, whichever occurs first.

Mandatory Mitigation Measures

1. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
2. In order to provide protection for adjacent wetlands areas during the construction phase of the project

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the applicant has agreed to the following mitigation measures:

- a. A six foot high chain link construction fence shall be installed on the property line between the project site and the adjacent wetlands areas to prevent intrusion by the construction vehicles and personnel during the development of adjacent properties.
- b. The fence shall be indicated on all construction drawings for property adjacent to the wetlands area.
- c. The fence shall be installed prior to the commencement of grading work for development projects permitted by this project.
- d. Construction contractors shall designate a person or persons to oversee the maintenance of the construction barriers during construction work at the project site.

3. The applicant has agreed to amend the project design to include the following mitigation measures to reduce exterior and interior noise levels:

- a. A 8 foot high noise barrier shall be constructed along the western property line adjacent to Franklin Boulevard. This barrier shall extend around corners a minimum of 15 feet and/or connect to the dwelling in order to completely enclose the rear yard areas of affected lots. Barrier materials shall be massive and airtight with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels or 3/4" plywood sheathing with caulked, overlapping joints.

All structures with exterior walls facing Franklin Boulevard (lots 130-142 & 176-182 as shown on the Tentative Map) shall incorporated the following mitigation measures:

- b. All joints in exterior walls shall be grouted or caulked airtight.
- c. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- d. All sleeping spaces shall be provided with carpet and pad.
- e. Basic exterior wall construction shall include as a minimum the following or a combination of materials with equal or greater weight per square foot, e.g. stucco or lap siding:
 - (1) 2' x 4' wood studs
 - (2) R-11 insulation in the cavities
 - (3) 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 - (4) The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural plywood.
- f. Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
- g. The roof shall be finished with a minimum 1/2" particle board or plyboard of equivalent surface weight, minimum 15 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.

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- (1) Skylights shall not be used unless they have an STC rating of 30 or better.
- h. Fireplaces shall contain a fully operable damper that closes completely.
- i. Windows shall have a minimum STC rating of 28.
 - (1) Windows must comprise less than 20 percent of small bedroom floor area, 26 percent of master bedroom floor area and less than 22 percent of large living areas.
 - (2) Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 - (3) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
- j. All hinged exterior doors shall have a minimum STC rating of 28.
 - (1) Exterior doors shall include full perimeter seals as required to achieve the STC rating.
- k. Sliding glass doors shall have a minimum STC rating of 29.
- l. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
- m. Gravity vent openings in attic space shall not exceed code minimum in size and number.
- n. Second story bedrooms facing Franklin Boulevard shall be constructed using a dense stucco finish or with a wood siding using resilient channels beneath the interior gypsum board.
- o. Alternative materials and measures may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.
4. All commercial structures adjacent to the boundary of the wetlands area shall incorporate the following mitigation measures:
 - a. Mechanical equipment, truck docks, loading doors and trash enclosures shall be located away from the sides of structures adjacent to the Laguna Creek area or shall be placed within solid enclosures to reduce noise impacts on adjacent habitat areas.
5. The applicant has agreed to the following mitigation measure to reduce potential light and glare impacts to a less-than-significant level:
 - a. All exterior lighting will be directed away from or properly shaded to eliminate glare on adjacent residential uses and oncoming traffic.
 - b. All exterior lighting will be directed away from or properly shaded to eliminate glare beyond the commercial property lines adjacent to the wetlands areas.
6. The project design will include funding for the construction and maintenance of bus shelters, per the requirements of the Sacramento Regional Transit District, at the northeast corners of the intersection of Franklin Boulevard and Street H and at the northeast corner of Franklin Boulevard and Calvine Road.
7. The shelters and any necessary street improvements shall be included on the improvement plans for the subdivision.

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8. Design of the shelters shall be in accord with Regional Transit standards and plans for the shelters shall be accompanied by documentation indicating District approval.

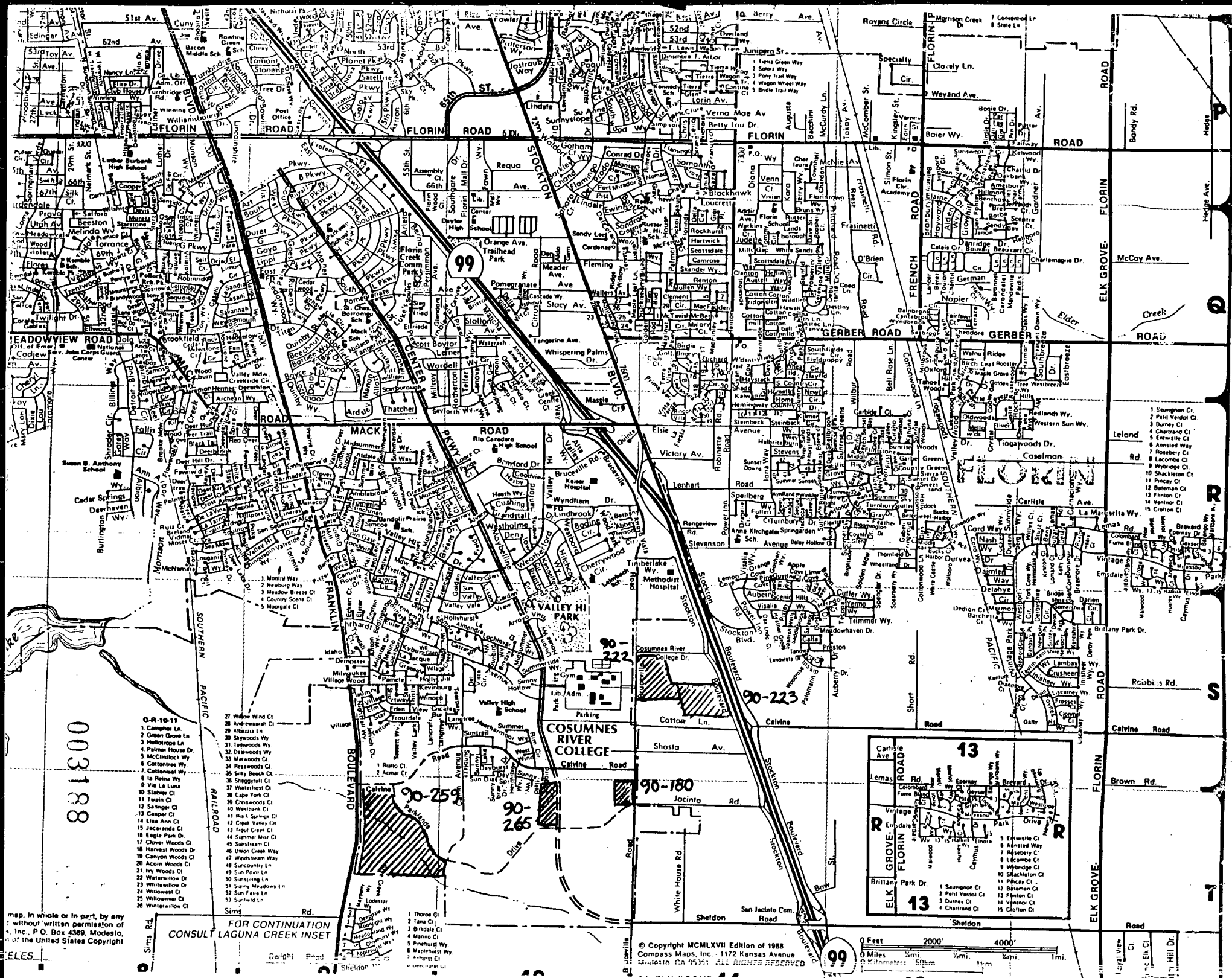
Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

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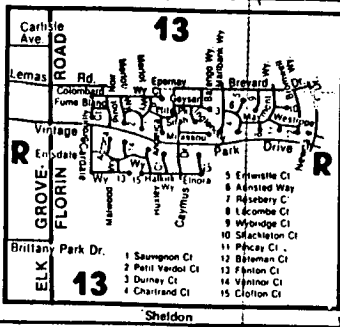
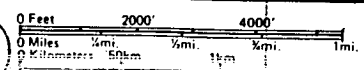
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- Q-R-10-11
- 1 Campher Ln
 - 2 Green Grove Ln
 - 3 Hollis Ln
 - 4 Palmer House Dr
 - 5 McClintock Wy
 - 6 Cottonwood Wy
 - 7 Collins Wy
 - 8 La Reina Wy
 - 9 Via La Luna
 - 10 Stabler Ct
 - 11 Tera Ct
 - 12 Salinger Ct
 - 13 Casper Ct
 - 14 Lisa Ann Ct
 - 15 Jacaranda Ct
 - 16 Eagle Park Ct
 - 17 Clover Woods Ct
 - 18 Harvest Woods Dr
 - 19 Canyon Woods Ct
 - 20 Acorn Woods Ct
 - 21 Ivy Woods Ct
 - 22 Waterlily Dr
 - 23 Whitehall Dr
 - 24 Willowest Ct
 - 25 Willowest Ct
 - 26 Waterlily Ct

FOR CONTINUATION
CONSULT LAGUNA CREEK INSET

- 1 Thorne Ct
- 2 Tana Ct
- 3 Birdale Ct
- 4 Marino Ct
- 5 Prohurst Wy
- 6 Maplehurst Wy
- 7 Prohurst Wy
- 8 Prohurst Wy

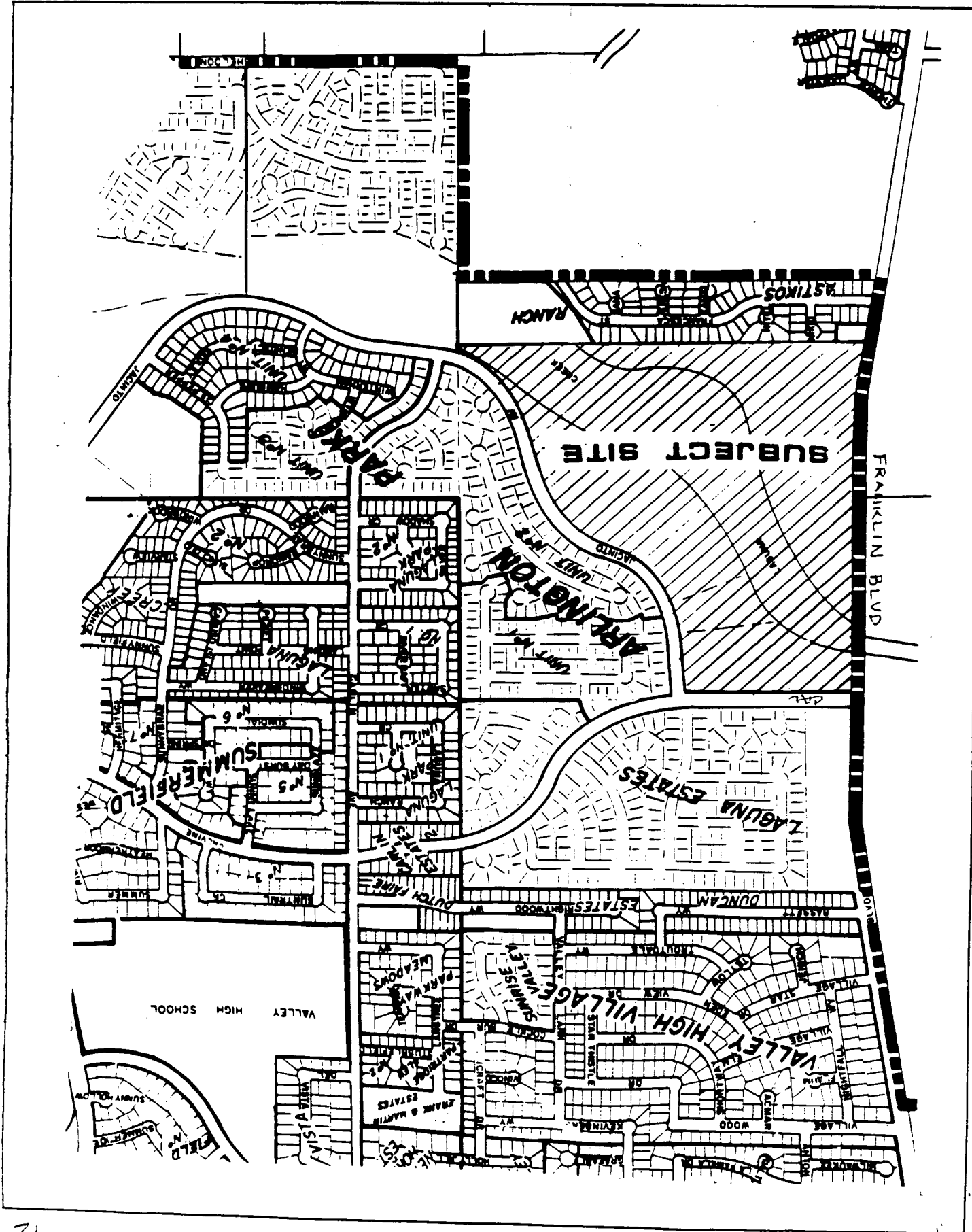
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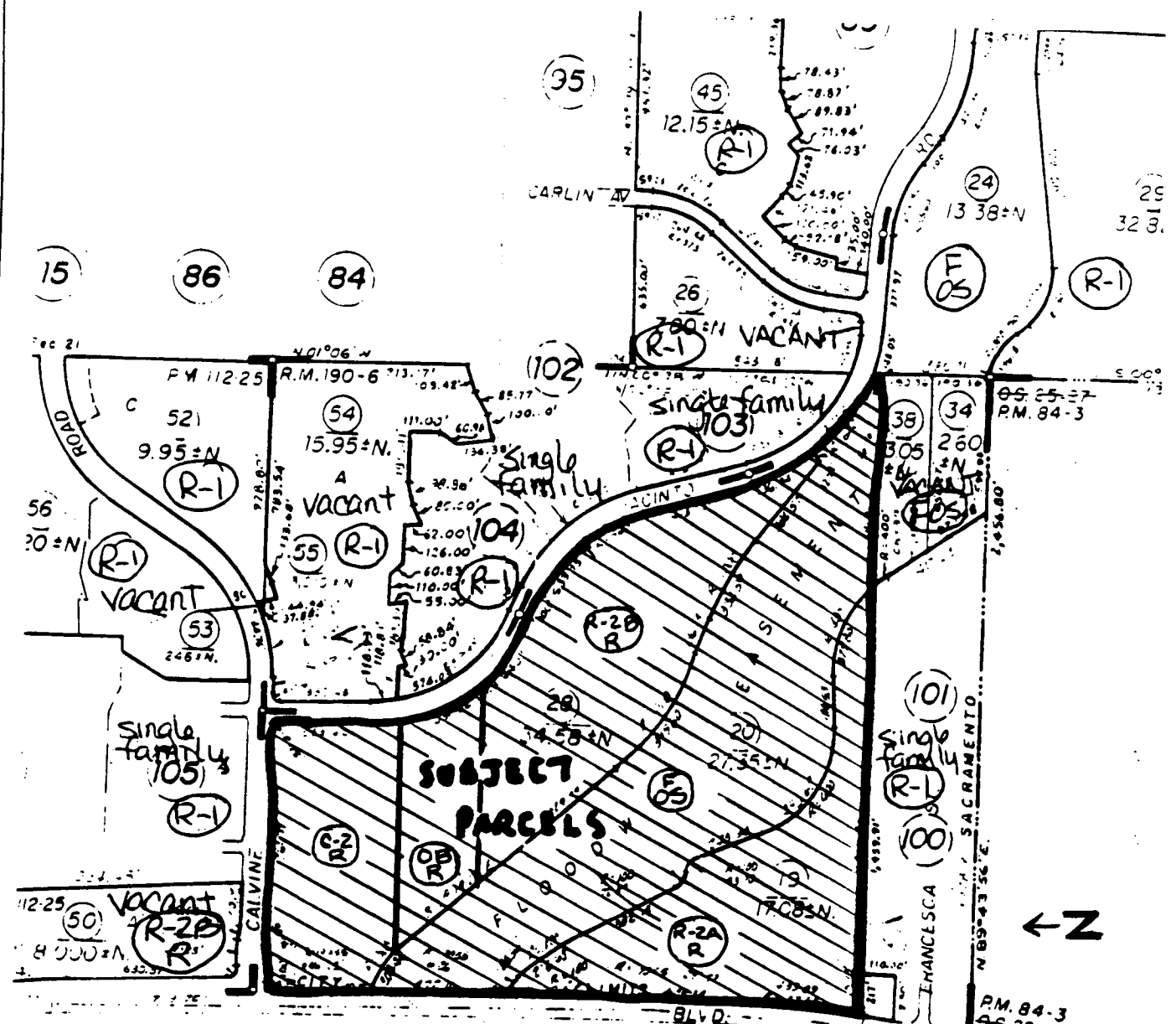


City View
Cl.
Elk Ct
Hill Dr.

003189

VICINITY MAP





County
Regional Sanitation

LAND USE & ZONING MAP

June 13

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June 13
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March 9, 1991

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EXHIBIT A
TENTATIVE MAP

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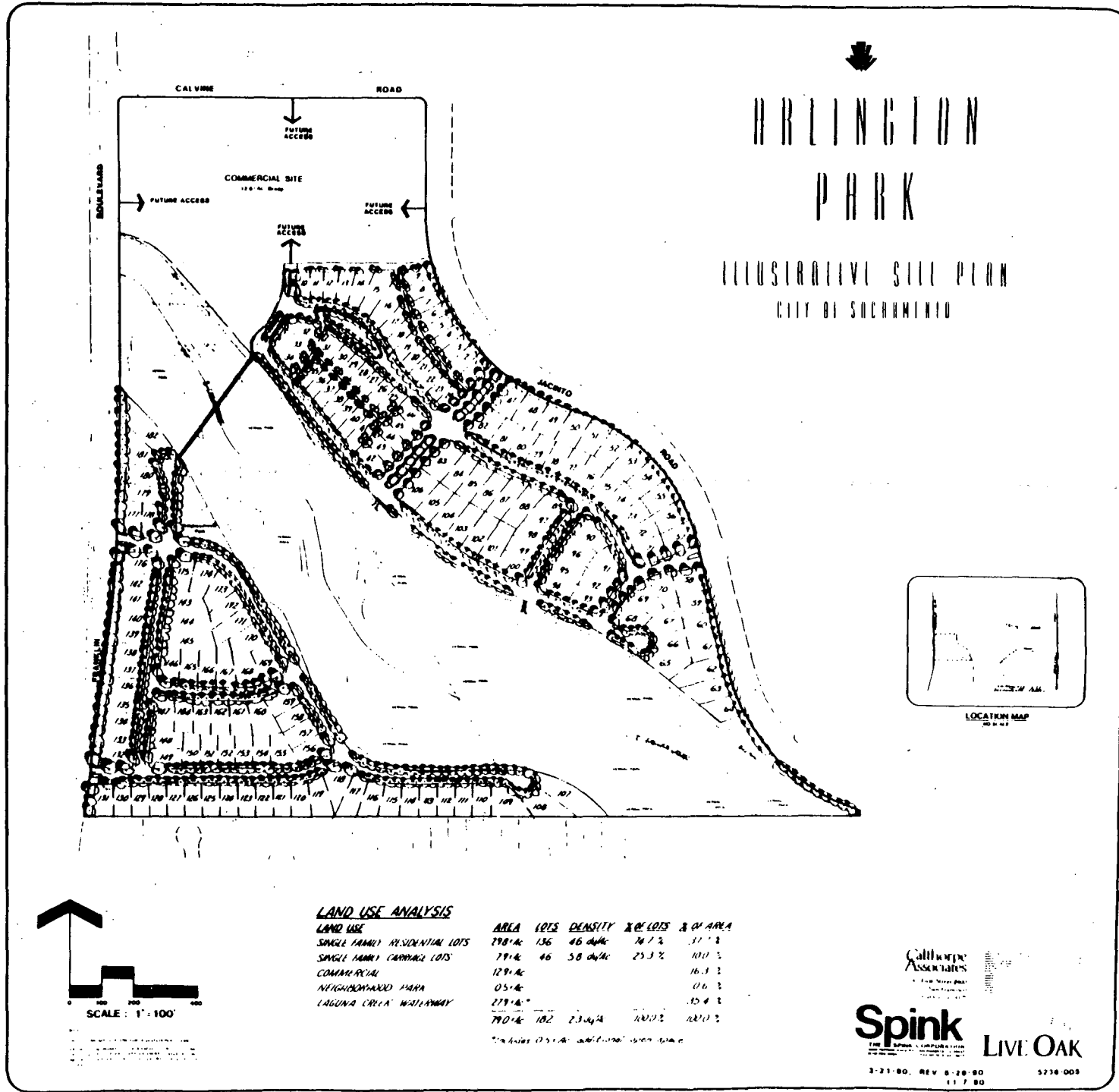


EXHIBIT B
SITE PLAN

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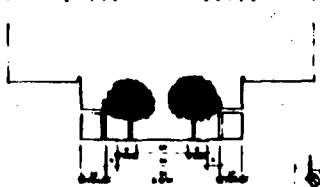
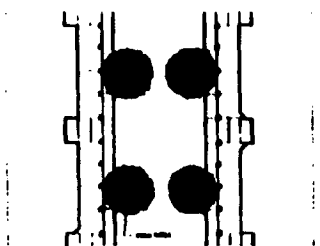
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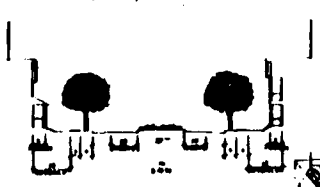
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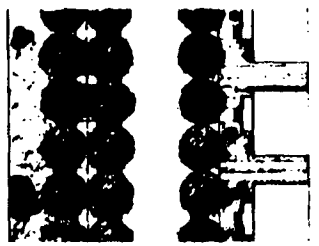
ARLINGTON PARK



COMMERCIAL MAIN STREET



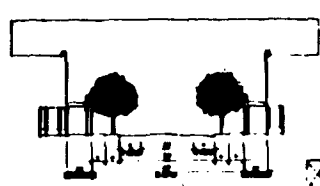
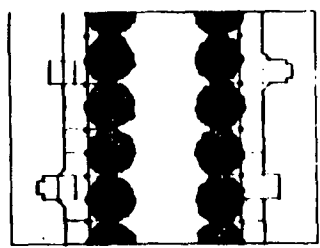
NEIGHBORHOOD DRIVE ENTRY



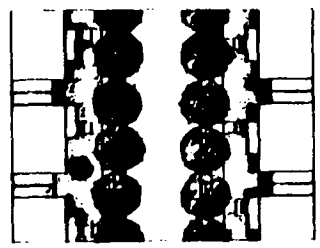
PARKSIDE DRIVE SIDE
NEIGHBORHOOD STREET



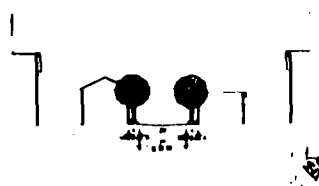
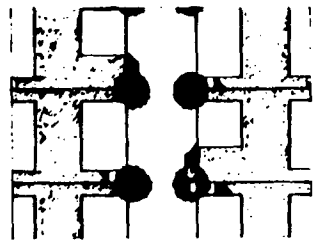
CABANA HOMES



MINOR COMMERCIAL STREET



MINOR NEIGHBORHOOD STREET



RESIDENTIAL ALLEY



SINGLE FAMILY HOMES

Spink

Gilbert
Associates

LIVE OAK

EXHIBIT C
STREET SECTIONS

ARLINGTON PARK

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EXHIBIT D

ARLINGTON PARK: CREEKSIDE

PROJECT DESCRIPTION

AND

STATEMENT OF INTENT

Background:

The Arlington Park: Creekside project is a proposal to modify the existing land use entitlements on an approximately 51.7 acre site located at the southeast corner of Calvine Road and Franklin Boulevard, bounded on the east by Jacinto Road. The property is currently undeveloped.

The site is bisected by the Laguna Creek right-of-way, which was dedicated to the City of Sacramento for construction of flood control improvements as a part of the Laguna Creek Assessment District. The right-of-way for the creek includes an additional 27.4 acres.

The existing entitlements for the property provide for the following uses:

- o 10 ± acres zoned C-2-R, General Commercial-Review;
- o 4.5 ± acres zoned O-B-R, Office Building-Review;
- o 19.4 ± acres zoned R-2A-R, Garden Apartment-Review which allows development of approximately 423 multiple family dwelling units; and,
- o 17.1 ± acres zoned R-2B-R, Garden Apartment-Review which allows development of approximately 297 multiple family dwelling units.

The Proposal:

The proposal by Live Oak Associates II is to modify the land uses described above on a comprehensive basis through the use of a combination of standard and Planned Unit Development zoning. The design of the commercial and residential development is intended to encourage pedestrian access to the commercial development, to replace the multiple family land uses with more stable high quality single family dwellings and to establish a stronger link between both the residential and commercial aspects of the project and the open space amenities within and adjacent to the development.



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The proposed zoning to a Planned Unit Development provides for the following land use designations:

- o 12.9 ± acres of General Commercial (C-2);
- o 29.8 ± acres of Single Family Residential (R-1A) at 4.6 units per acre included in two sites of 16.3 and 13.4 acres;
- o 7.9 ± acres of Single Family Residential (R-1B) at 5.8 units per acre; and,
- o 28.4 ± acres of Open Space (including the 27 ± acre section of Laguna Creek previously dedicated to the City).

The proposed land uses described above are intended to be developed in accordance with the Arlington Park: Creekside illustrative plan included with this package.

Entitlements requested include amendment of the Sacramento General Plan, amendment of the South Sacramento Community Plan, rezoning of the property to a combination of Single Family Residential R-1A, Single Family Residential R-1B PUD, and General Commercial C-2 PUD, approval of a Schematic Plan, and approval of a Tentative Subdivision Map with Subdivision Modifications as appropriate.

Creekside West:

Creekside West includes 17.1 ± acres proposed to be redesignated to R-1A, single family residential, with a total of 76 dwelling units, for an overall density of 4.5 units per acre.

The design of the Creekside West portion of the project provides for dual entries from Franklin Boulevard each with a landscaped entry median, which may include project identification signage as appropriate.

A key aspect of the interior street design is the location of a public street parallel to Laguna Creek without lots backing up to the creek. This design not only provides visual contact with the open space, enhancing the safety of those utilizing the pedestrian and bicycle facilities, but also prevents maintenance problems within the creek which could result from lack of visibility into the open space from public spaces.

A small one-half acre neighborhood park is proposed adjacent to the existing Laguna Creek floodway. Pedestrian and bicycle facilities are proposed to be improved as a part of the public street right of way which parallels the west side of the creek



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providing access to this park and potentially to the commercial development east of the creek. Access to the commercial site may be provided by a pedestrian bridge with its westerly access point located in the park. Additional property is proposed to be dedicated to the City along the Laguna Creek right-of-way to enhance these pedestrian facilities and to provide additional landscaped areas adjacent to the creek.

Lot sizes in Creekside West are generally 5,500 square feet, although a number of lots exceed 8,000 square feet. Homes to be built on these lots will be single family detached structures. While these lots could be developed in accordance with the City's standard Zoning Ordinance requirements, the following special regulations are proposed:

- o Modification of the front setback requirements to allow the living space of the dwelling to be constructed within 17.5 feet of the front property line, while maintaining a setback of 20 feet in front of the garage. This arrangement will serve to enhance the design of the project by reducing the impact of the garage door on the streetscape.
- o Further modification of the front setback to allow an unenclosed porch to be constructed within 12.5 feet of the front property line.

Creekside East:

Creekside East includes 21.3 ± acres proposed to be redesignated to a combination of R-1A single family residential and R-1B single family residential with a total of 106 dwelling units, for an overall density of 4.9 units per acre. This area of the project includes two proposed dwelling types referred to as Areas 1 and 2.

Areas 1 and 2 of Creekside East are accessed by a primary entry street intersecting with Jacinto Road. This street has been designed to include a landscaped median island to provide a distinctive entry to the project. The median also serves to provide a visual break between the two different project areas, while maintaining physical links between all segments of the neighborhood.

Area 1:

Area 1 of Creekside East has been designed consistent with Creekside West in that lot sizes, overall density, treatment of the entry from Jacinto Road, and lot development standards are similar. A total of 60 dwellings are proposed for this portion of the



project on approximately 13.4 acres for a project density of 4.5 dwellings per acre. Lot sizes in Area 1 are generally 5,800 square feet, although a number of lots exceed 7,000 square feet.

As was the case in Creekside West, additional acreage is proposed to be dedicated to the City for incorporation into the open space corridor along Laguna Creek in order to enhance the pedestrian and bicycle facilities.

Also similar to Creekside West, a public street is proposed adjacent to the creek for all but the most southerly tip where the property narrows due to the convergence of Jacinto Road and the creek. Excess property along the creek and at the southerly tip of the site is proposed to be improved and dedicated to the City for incorporation into the Laguna Creek open space system.

Development standards proposed for the Creekside West portion of the site should also be applied to Creekside East - Area 1.

Area 2:

Area 2 includes 46 Carriage House units on 7.9 acres for a project density of 5.8 dwellings per acre.

The Carriage House unit has been designed to provide a higher density dwelling type in close proximity to the commercial center, while maintaining the desirable characteristics of single family living. Lot sizes average 4,000 square feet, generally with a width of 40 feet.

The lots have been designed to provide the option of serving the garages from a series of private streets at the rear of the lots, or through the more traditional access from the public street at the front of the lot. Key aspects of the Carriage House design are as follows:

1. Garages should be located at the rear of each lot in order to enhance the front elevation of the homes through elimination of the garage doors;
2. The front setbacks should be reduced consistent with the standards described above for the Creekside West single family portion of the project.
3. Detached garages located at the rears of the lots are designed to accommodate a 500-600 square foot second unit as a second story above the garage. The garage would have space for three vehicles including a separate single car garage to serve the second unit. Relocation of the garage to the rear of the lot reduces the impact of the large driveway apron which can



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dominate the front yard, and reduces the need for a large front setback.

Inclusion of second units above the garages at the rear of the lots will serve to provide necessary small rental units without concentrating them in large sterile apartment complexes. Additionally, living units adjacent to well designed private streets will increase surveillance of these areas and enhance their security.

4. The private streets located at the rear of the lots should be designed to include decorative paving, landscaping and lighting in order that they become a positive element of the design of the neighborhood.

The Village at Arlington Park:

The commercial area within the Creekside project is referred to as The Village at Arlington Park and is being designed as a specialty center with an entertainment theme. The center includes 12.9 acres and is proposed to be developed with up to 153,500 square feet of buildings. Principal uses of the center as it is currently designed include a six screen movie theater, a health club, a large sporting goods store, several restaurants with patio dining oriented to the Laguna Creek open space where possible, possibly a merry-go-round or other attraction and miscellaneous neighborhood serving businesses to compliment the major tenants.

The Village at Arlington Park is organized on a "Main Street" intersection with shop entries oriented to the street. The street as well as the commercial buildings have been designed with a pedestrian scale, encouraging pedestrian activity along the intersecting streets which provide the focus for the shopping village. The overall design gives residents of the surrounding neighborhoods the opportunity to walk, rather than drive, to the store for convenience grocery shopping, to after work recreation, to one of several proposed restaurants, or to the various retail and service establishments.

It is the intent of the proposal at hand to establish a basic framework for the design of The Village at Arlington Park through approval of a Schematic Plan, and to allow for flexibility in its final design, including the final configuration of the buildings, based on the requirements of the major tenants of the center.

The Village at Arlington Park has been designed to take advantage of the benefits of shared parking amongst its uses. The Urban Land Institute (ULI) has published guidelines for evaluation



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of shared parking arrangements based upon the peak business periods for varying uses. For example, office uses in combination with a theater would be an optimum situation for shared parking due to the daytime weekday peak for the office use and the nighttime and weekend peak for the theater.

The attached calculation sheet describes the parking requirements for The Village at Arlington Park pursuant to City of Sacramento ordinances, and charts actual need for different times of the day on weekdays and weekends. Parking provided totals 573 spaces, compared to an actual need of a maximum of 522. The City's ordinance requires 704 spaces. It is proposed that the conditions of the PUD permit this shared parking arrangement.

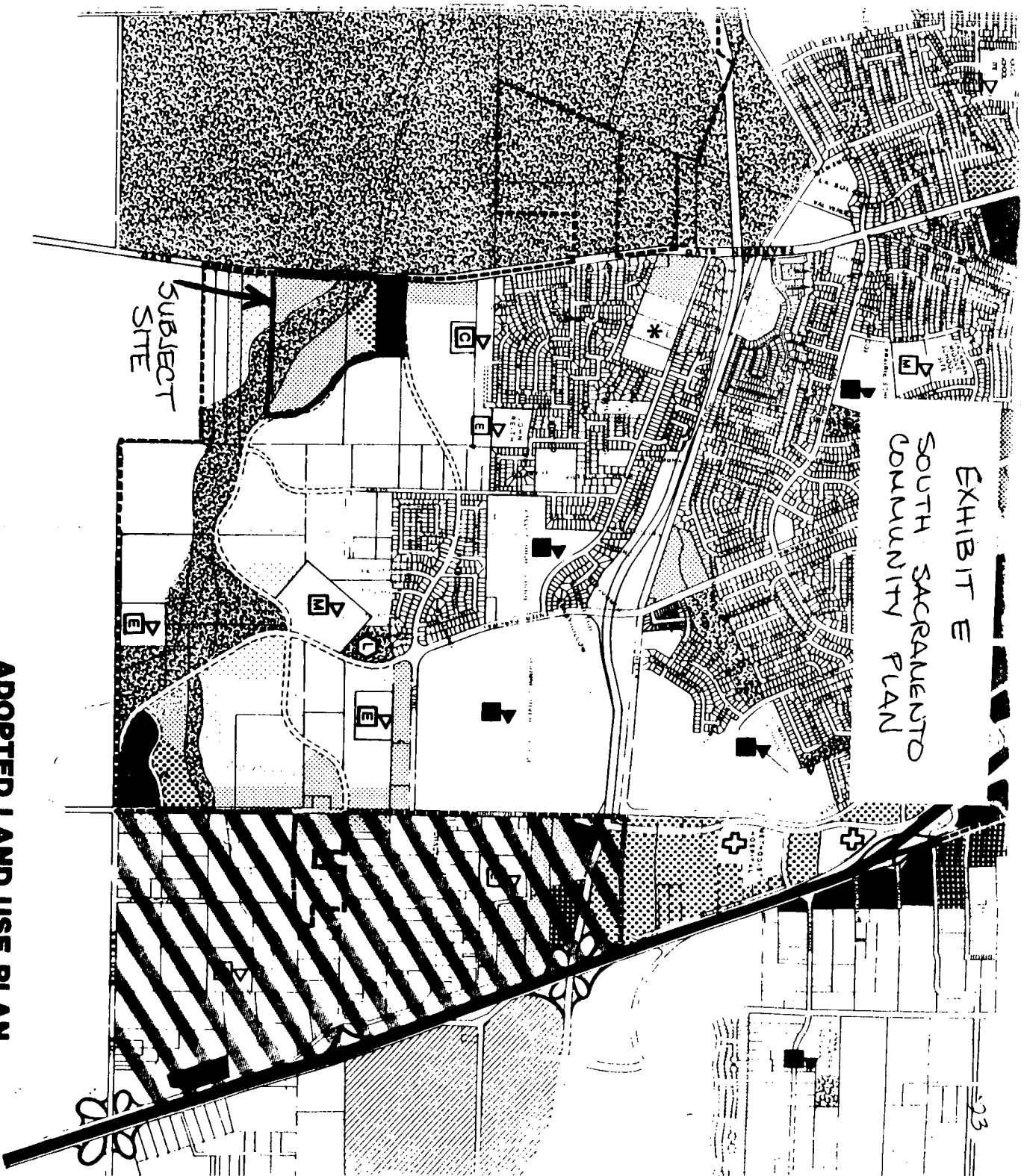


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EXHIBIT E
SOUTH SACRAMENTO
COMMUNITY PLAN



ADOPTED LAND USE PLAN

	-RURAL ESTATES RESIDENTIAL IDU/.5-4NA		-OFFICE
	-RESIDENTIAL 4-8 DU/NA		-HIGHWAY COMMERCIAL
	-RESIDENTIAL 7-15 DU/NA		-GENERAL COMMERCIAL
	-RESIDENTIAL 11-21 DU/NA		-HEAVY COMMERCIAL./LIGHT INDUSTRIAL
	-RESIDENTIAL 11-29 DU/NA		-INDUSTRIAL
	-RESIDENTIAL 29+DU/NA		-PARKS AND OPEN SPACE
	-RESIDENTIAL-OFFICE		* -CEMETERY, CHURCH OR OTHER QUASI PUBLIC USE
	-COSUMNES RIVER COLLEGE SPECIAL STUDY AREA		

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ATTACHMENT B

**AFFORDABLE PRICES BY INCOME LEVEL
SACRAMENTO CITY AND COUNTY**

	Number of Persons in Household						
	1	2	3	4	5	6	7
Unit Size	Studio	1BR	2BR	3BR	3BR	4BR	4BR
Very Low	844,642	850,922	857,203	863,653	868,745	873,837	878,929
Low	71,291	81,475	91,660	101,844	108,294	114,575	121,025
Median	89,114	101,844	114,575	127,305	135,283	143,261	151,239
Moderate	106,937	122,213	137,490	152,766	162,272	171,947	181,453

Source: Kayser Marston Associates, Inc.

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EXHIBIT F

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REPORT AMENDED BY STAFF 6-3-91

EXHIBIT G

MAY 23, 1991

ARLINGTON PARK - CREEKSIDE
PLANNED UNIT DEVELOPMENT GUIDELINES

CITY PLANNING DEPARTMENT FILE NO. P90-259

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JUNE 13, 1991

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I. PURPOSE AND INTENT

ARLINGTON PARK - CREEKSIDE is being created as a planned unit development designed for single family residential, commercial and open space uses. The single family portion of the project includes two different densities, with the ability to include second units as rental housing on a portion of the lots.

It is intended that these guidelines provide the basis for development of the project in a coordinated manner, addressing issues related to diversity in housing opportunity, pedestrian access to commercial and open space areas and high standards of property maintenance.

The following general objectives shall provide the basis for project review:

- A. To conform to the objectives of the South Sacramento Community Plan.
- B. To respond to the goals and objectives of the applicable environmental documents.
- C. To minimize congestion due to vehicular and pedestrian circulation within the project area.
- D. To preserve and enhance aesthetic values throughout the project.
- E. To provide affordable housing opportunities consistent with the public preference for home ownership.
- F. To provide the opportunity for second unit rental housing at an affordable level integrated within a stable single family neighborhood.
- G. To promote public health, safety, comfort, convenience and general welfare.

These guidelines are intended to act as a supplement to existing City Ordinances and shall prevail when more specific than the City Ordinance. Any amendments hereto can only be made by the Planning Commission.

II. PERMITTED USES

- A. Residential Uses: Three residential areas are proposed within the Arlington Park - Creekside project. Development of these areas shall be consistent with the following standards:

- 1. Creekside West and Creekside East - Area 1: This

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portion of the PUD is primarily standard single family residential. Development standards for Creekside West and Creekside East - Area 1 shall be as follows:

- a. No special permit shall be required provided the development standards are met. However, prior to the issuance of Building Permits, staff shall review the final design of the dwellings. Exterior building materials shall consist of horizontal wood siding, stucco or other masonry materials. Roof materials shall consist of tile or wood shake.
 - b. The main wall of the dwelling, and any second stories, shall have varied setbacks with a minimum of 17.5 feet from the front property line, provided that the garage shall be setback a minimum of 20 feet from the property line.
 - c. A covered, unenclosed porch shall be setback a minimum of 12.5 feet from the front property line.
 - d. The minimum interior side property line setback shall be 5 feet. The minimum street side yard setback shall be 10 feet for buildings and fences.
 - e. The minimum rear yard setback shall be 20 feet.
 - f. The maximum lot coverage shall not exceed 40 percent.
 - g. The front yard shall be landscaped to include lawn, as well as shrubs and trees.
2. Creekside East - Area 2: This portion of the PUD is designed for zero-lot-line single family units on the front of the parcels with a possibility for second residential units to the rear. Development standards for Creekside East - Area 2 shall be as follows:
- a. Development of Creekside East - Area 2 shall require a special permit. At the time of special permit application, the developer shall provide a schematic plan showing

location of the main dwelling and the second unit on each lot. Once the initial special permit is approved, additional special permits will not be required provided development occurs in accordance with the approved schematic plan.

- b. Exterior building materials shall consist of horizontal wood siding, stucco or other masonry materials. Roof materials shall consist of tile or wood shake.
- c. Minimum lot size shall be 4,000 square feet. Minimum lot width shall be 40 feet, and the minimum depth shall be 100 feet.
- d. Setbacks from the front property line shall be as provided in Section II.A.1 above.
- e. Side setbacks shall be a total of 10 feet (i.e. 10 feet on one side, 0 feet on the other). There shall be a minimum of 10 feet provided between dwellings on adjacent parcels, except for the corner parcels which may have attached units. Unenclosed stairs shall be allowed to project into the 10 foot setback a maximum of five feet from the property line.
- f. The detached structure shall be located a minimum of 20 feet from the main dwelling, however, the second floor dwelling unit may project into this 20 foot courtyard area a maximum of 2 feet.
- g. The maximum lot coverage shall not exceed 50 percent.
- h. Street access shall be provided to the rear of the lots through the use of private drives subject to the following standards:
 - i. The private drive shall have a right-of-way width of a minimum of 20 feet.
 - ii. Access to the garage shall be provided on all lots within Creekside East - Area 2 exclusively through the private drives, with no access permitted from the front of the lots.

- iii. The garage shall be setback from the centerline of the private drive a minimum of 16 feet.
 - iv. Side yard setbacks shall be provided as per II.A.2.d above.
 - v. Decorative lighting, landscaping and paving shall be included in the design of the private drives, subject to review and approval at the time of consideration of the special permit. The improvements plans for the subdivision shall include plans for improvement of the private drives.
- i. A second unit may be constructed on any lot within Creekside East - Area 2, provided that the lots are served by private drives at the rear of each lot, and subject to the following standards:
- i. One special permit establishing a schematic plan for Creekside East - Area 2 will allow the second units to be constructed. Once the initial special permit is approved, additional special permits will not be required provided development occurs in accordance with the approved schematic plan.
 - ii. The second unit shall be constructed as a second story element over a three car garage as described in Paragraph II.A.h.iii below.
 - iii. A third enclosed parking space shall be provided on any lot which includes construction of a second unit, which garage shall be for the exclusive use of the occupant of the second unit.
 - iv. The second unit shall be no greater than 700 square feet, excluding the garage.
- j. *The detached garages within Creekside East - Area 2 shall be constructed with foundations designed and engineered to accommodate the construction of a second story without additional foundation support.*

- k. Utilities of sufficient capacity to provide service to a second dwelling unit, if constructed, shall be extended to the detached garage.
- l. Any second unit constructed shall maintain design compatability with the main structure, including, but not limited to, exterior siding materials, roof pitch and materials, color, etc.

B. Commercial Uses: Development of the commercial site shall be subject to review and approval of a special permit. The special permit shall address the location and configuration of all structures on the site, and shall be subject to the following standards:

1. The design of the commercial structures shall be compatible with the residential dwellings (materials and architecture) of the PUD.
2. Direct access from the commercial site to adjacent residential area shall be provided to encourage pedestrian access to the site.
3. The commercial site shall include a design which includes extensive pedestrian circulation.
4. All garbage areas, loading areas, and mechanical equipment shall be screened from view from the public streets as well as the neighboring residential properties.
5. The following information shall be submitted as a part of an application for a special permit for the commercial site:
 - a. Complete site plans, floor plans, and elevations of all structures proposed to be constructed on the site. Complete development guidelines and a schematic plan will also be required.
 - b. Phasing plan, if phasing of the development is proposed.
 - c. Complete landscaping plans, including landscaping adjacent to public streets, landscaping around the structures on the site and landscaping within the parking lot to

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provide vertical relief to the parking area and to provide shading of the parking lot consistent with the Zoning Ordinance.

- d. Exterior lighting plans.
- e. Complete sign program for freestanding and attached signs. The sign program shall maintain consistency throughout the development. No pole signs shall be permitted.

III. STREET STANDARDS

- A. Street standards within the Arlington Park - Creekside project shall be consistent with the requirements of the City of Sacramento Public Works Department as evidenced in the attached Exhibits 1 through 4.
- B. Landscaped medians may be permitted at each project entry from Franklin Boulevard and Jacinto Road, and along the entire length of the street between the Creekside East Area 1 and 2 projects, subject to the requirements of the Department of Public Works. These areas shall be granted to the City and shall be maintained by the Landscaping and Lighting District or other similar district acceptable to the City. The developer shall maintain the landscaping and irrigation for two years or until a maintenance district is formed (whichever is less). The two year period shall begin following acceptance by the City (Issuance of a notice of completion).
- C. Left turn access to the Creekside West portion of the project shall be permitted on the northernmost access point to Franklin Boulevard. The location and design of the left turn pocket in the landscaped median shall be determined by the Department of Public Works at the time of preparation of improvement plans for the Creekside West portion of the project.
- D. Private drives within the Creekside East - Area 2 portion of the project shall be maintained by the homeowners through a maintenance agreement or other suitable agreement acceptable to the City and to be recorded against each lot within Creekside - Area 2.

IV. LANDSCAPING

- A. Landscaping plans for the residential portions of the project shall be included with the improvement plans for each residential subdivision, subject to the review and approval of the Departments of Public Works and Community Services.
- B. Landscaping plans for the commercial site shall be included with the application for a special permit for development of the commercial site.
- C. Excess property adjacent to the Laguna Creek Floodway shall be landscaped consistent with the existing landscaping within the Floodway. These areas shall be granted to the City and shall be maintained by the Laguna Creek Maintenance District or other similar district acceptable to the City. The developer shall maintain the landscaping and irrigation for two years or until a maintenance district is formed (whichever is less). The two year period shall begin following acceptance by the City (Issuance of a notice of completion).
- D. Landscaped medians within public rights-of-way shall be maintained by the City of Sacramento through annexation of the landscaped areas to a Landscape and Lighting Maintenance District, or other similar district acceptable to the City. Areas to be maintained by the District shall be dedicated to the City. The developer shall maintain the landscaping and irrigation for two years or until a maintenance district is formed (whichever is less). The two year period shall begin following acceptance by the City (Issuance of a notice of completion).

V. ISSUANCE OF BUILDING PERMITS

Except as otherwise provided in the Special Permit, no building permit shall be issued for any building or structure which requires special permit approval until the plans have been reviewed by the Planning Director and it has been determined that the plans substantially conform to the special permit.

VI. BUILDING OCCUPANCY

In accordance with Section 8 of the Zoning Ordinance, no building or structure within a Planned Unit Development shall be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the

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special permit have been complied with. Buildings requiring a special permit will require inspection by the Planning Director or his/her representative prior to occupancy of the structure.

VII. MISCELLANEOUS

- A. A pedestrian and bicycle bridge shall be constructed across the Laguna Creek Floodway. The project developer shall be responsible for obtaining approval, in writing, and/or all necessary permits from applicable local, State or Federal agencies. Approval of the bridge shall be subject to any and all conditions imposed by those agencies. The design and location of the bridge shall be approved by the Department of Public Works. Maintenance of the bridge shall be included in the Laguna Creek Maintenance District.

The pedestrian and bicycle bridge shall be included on the improvement plans submitted to the Department of Public Works. The bridge shall be constructed unless (1) the project developer provides a letter from the U.S. Army Corps of Engineers or other permitting agency of the floodway, which states the development of the bridge will not be permitted in or near the floodway under the terms of the permits for the floodway; or (2) if the developer can prove that approval of the bridge could not be obtained by the various permitting agencies within 6 months from the time the approval was requested from each agency.

- B. An eight foot high noise barrier shall be constructed along the western property line adjacent to Franklin Boulevard. The total height of the noise barrier shall be eight feet as measured from curb height, however, the height of the decorative masonry wall shall not exceed six feet (the wall shall be a minimum of five feet as measured from the grade of the building pad). The wall shall be setback 25 feet from the Franklin Boulevard right-of-way. The 25 foot setback area shall be landscaped and irrigated with a combination of turfed undulating berms, 15 gallon trees and 1 and 5 gallon shrubs. A landscape plan shall be submitted for review and approval of the Planning Director. The design and materials of the wall shall also be submitted for review and approval of the Planning Director. Approval of the wall and landscaping shall be obtained prior to approval of improvement plans and recordation of final map.

The developer shall maintain the masonry wall,

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landscaping and irrigation for two years or until a maintenance district is formed (whichever is less). The two year period shall begin following acceptance by the City (Issuance of a notice of completion).

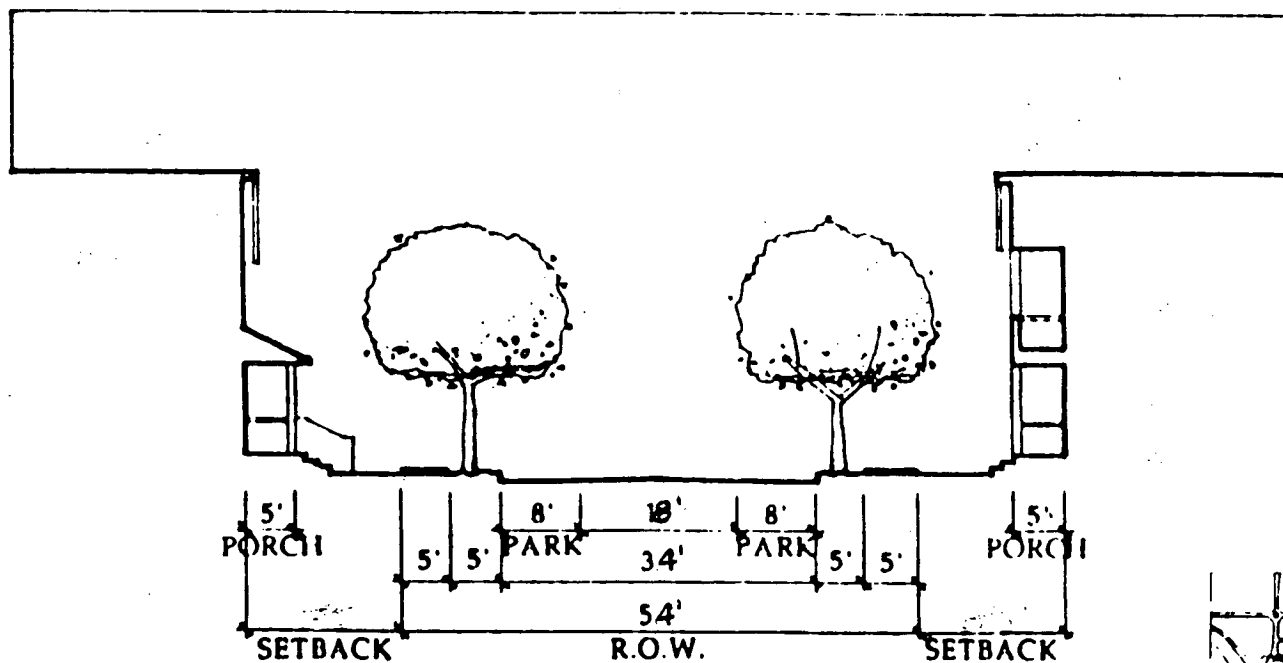
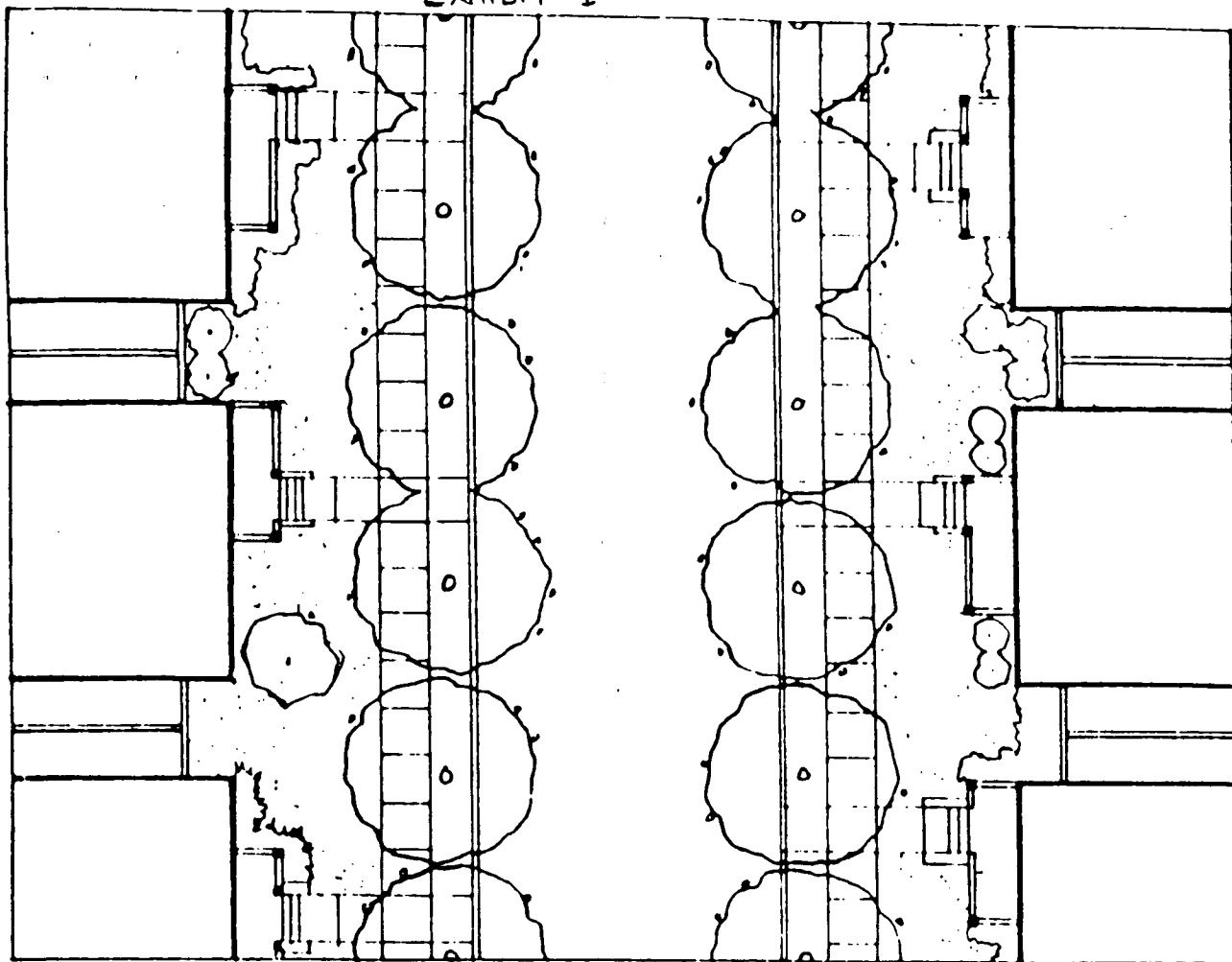
- C. The sidewalk along Franklin Boulevard shall be designed in a meandering fashion similar to the subdivision located to the south of the subject site (County). This design shall be incorporated into the landscape plan.

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EXHIBIT 1

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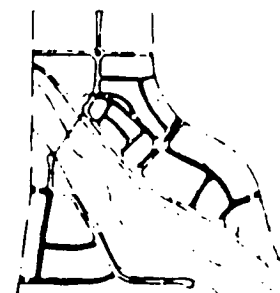


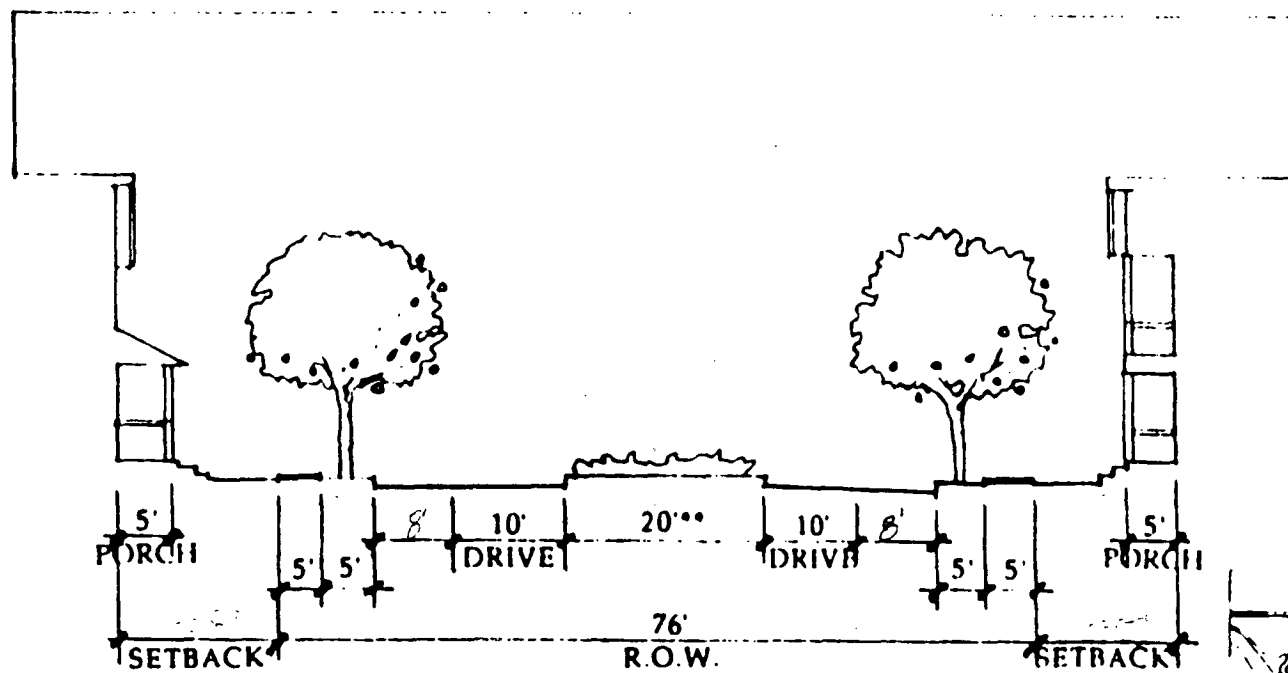
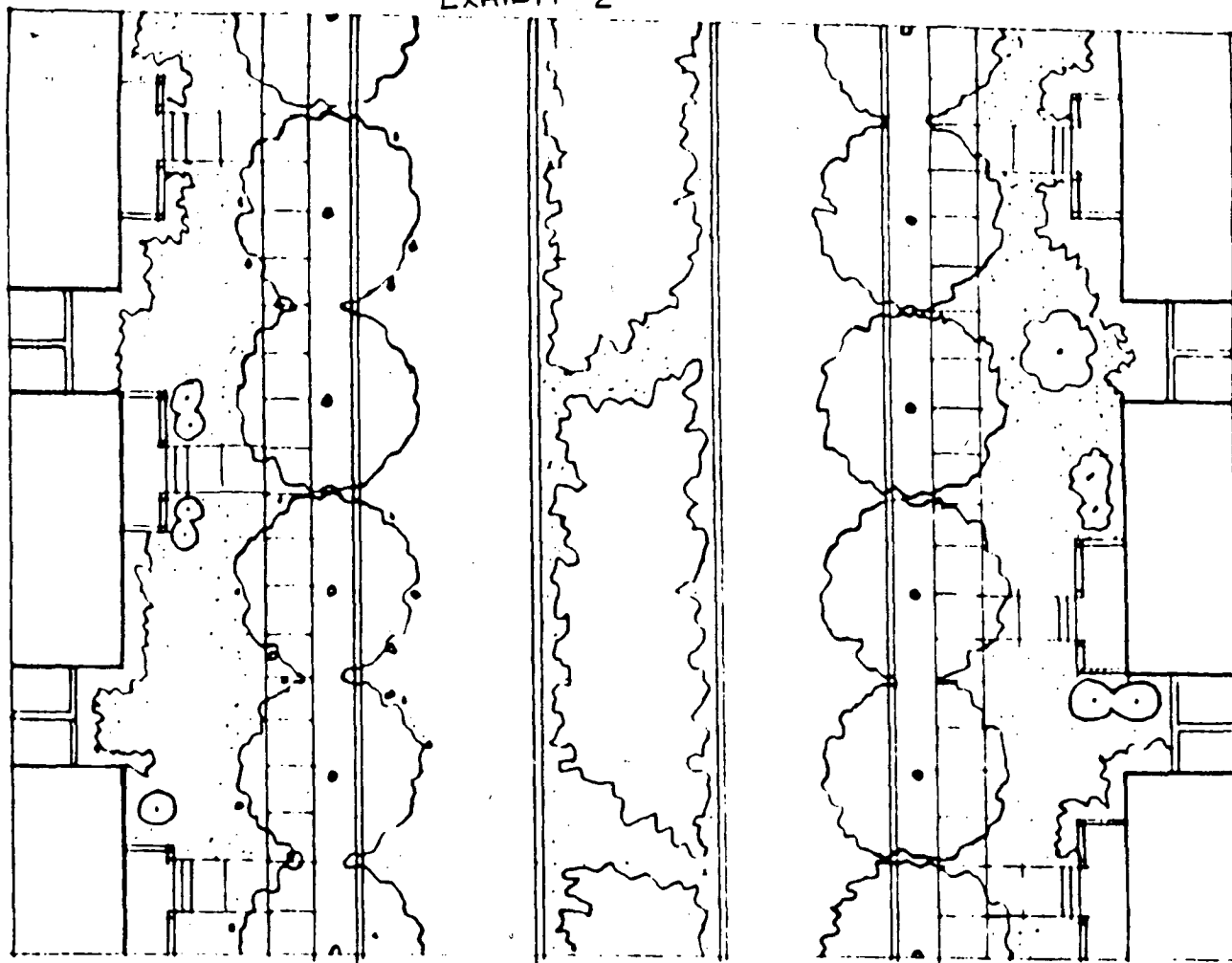
MINOR NEIGHBORHOOD STREET

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June 13²³
May 9, 1991

Nem #8





NEIGHBORHOOD DRIVE / ENTRY

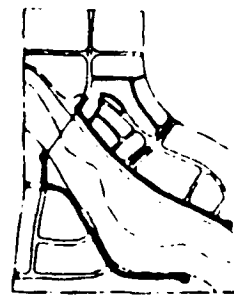
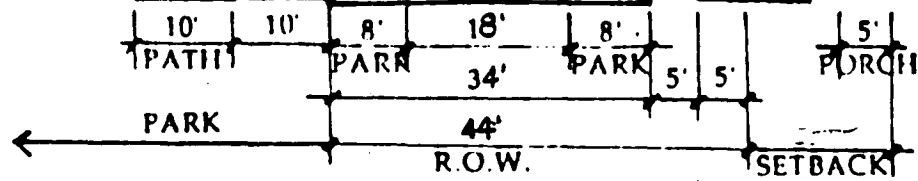
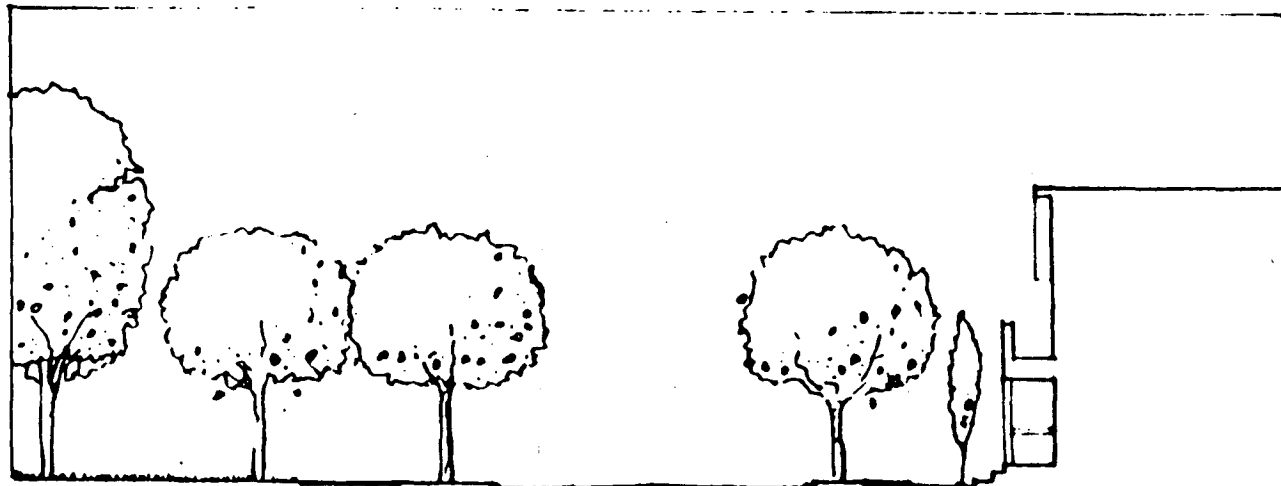
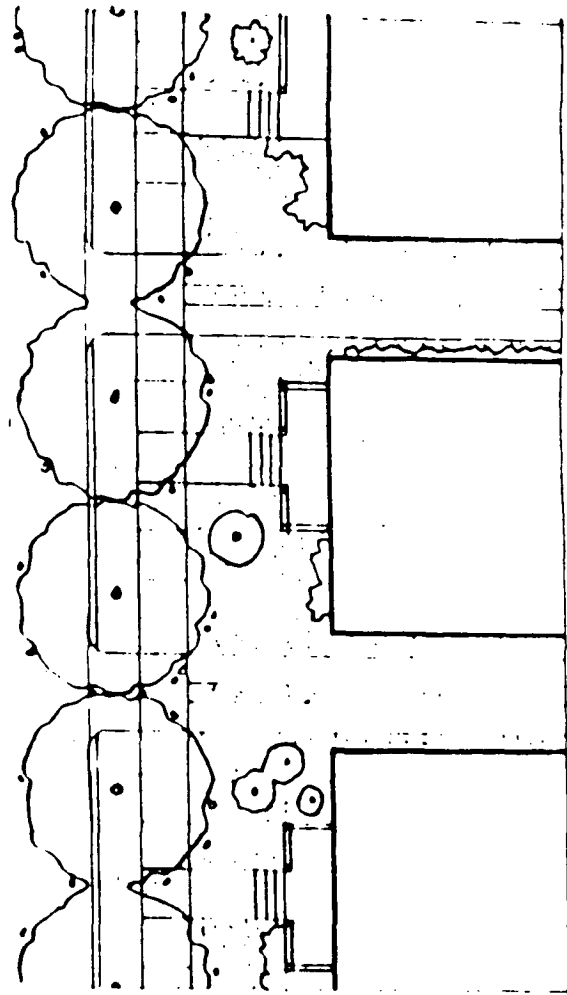
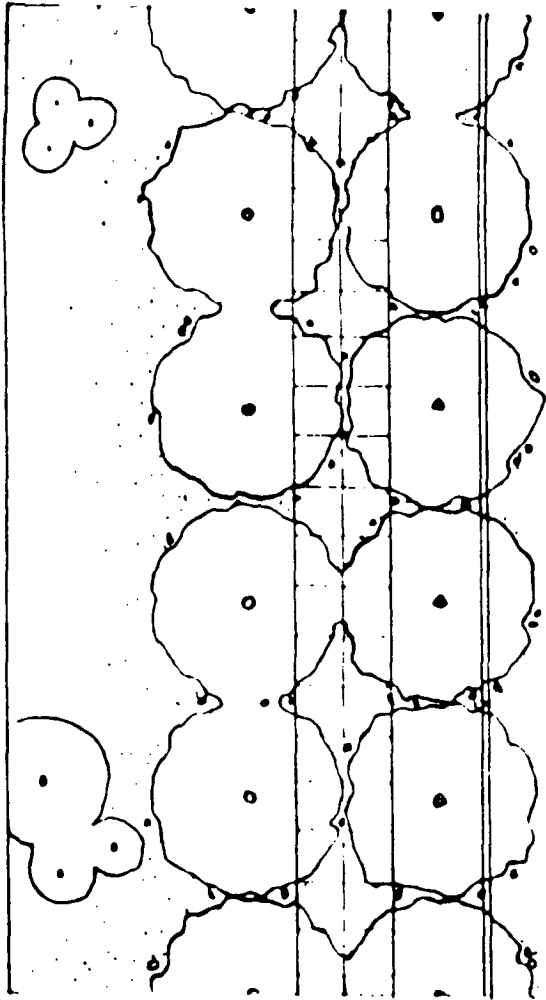
* Setback = 5' at sideyard
 990-2501 dimension Varies

June 13
 May 9, 1991

Mem #8
 7

EXHIBIT 3

37



PARKSIDE/CREEK SIDE
NEIGHBORHOOD STREET

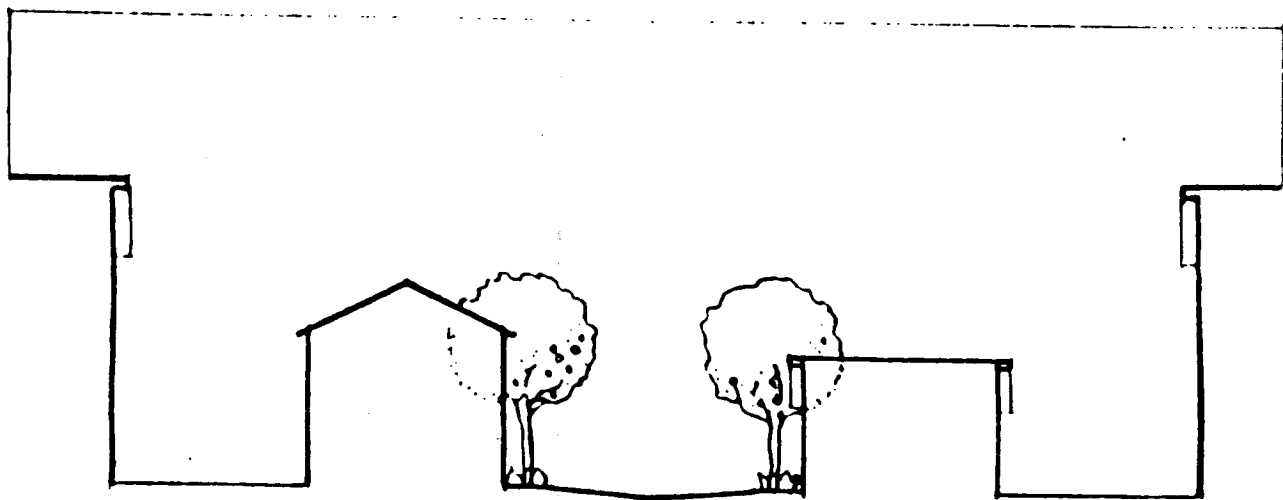
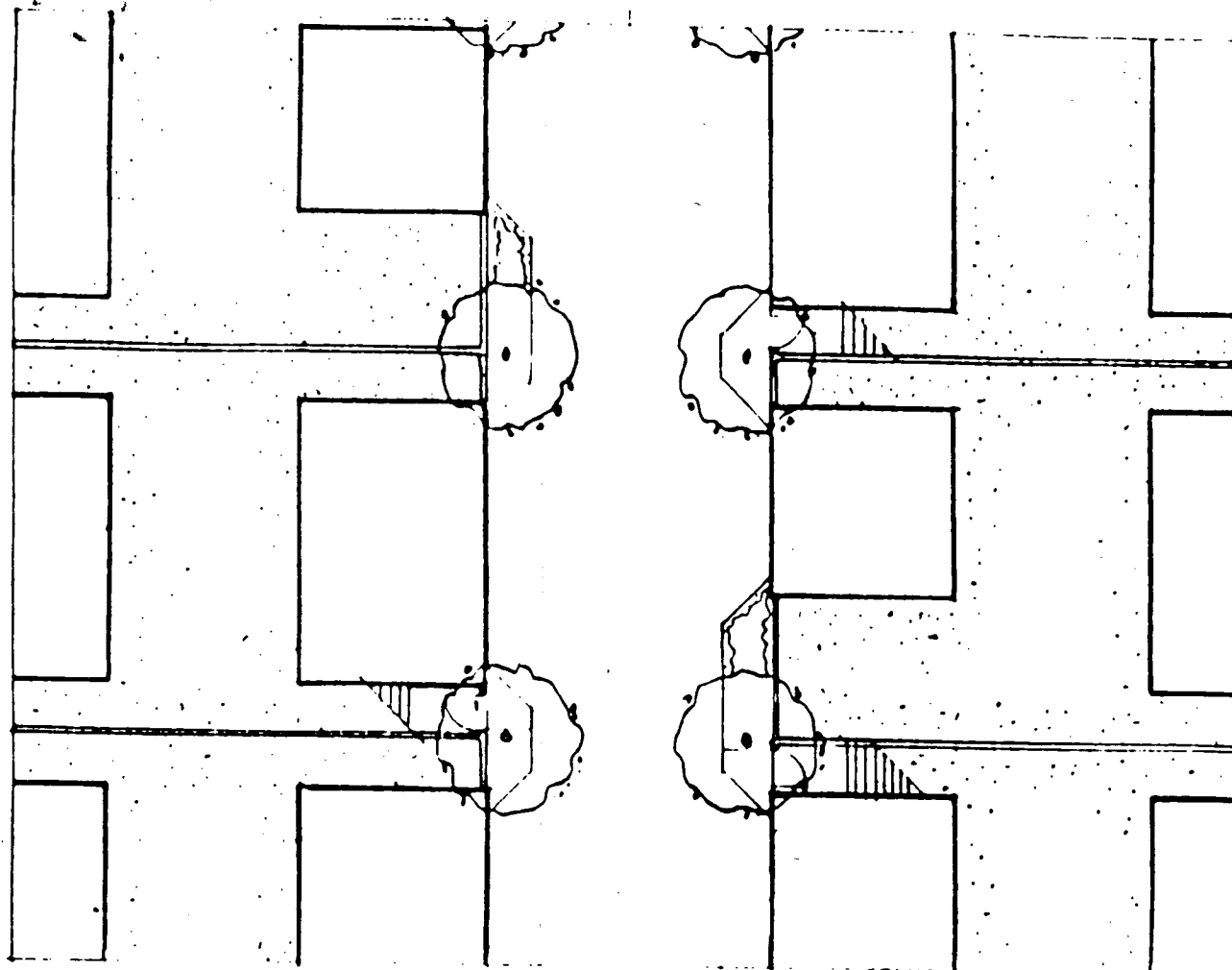
P90-259

June 13
May 4, 1991

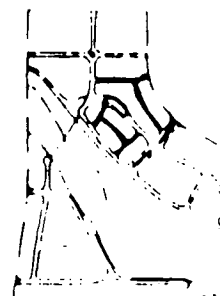
Hem #7
8

EXHIBIT 4

38



6' 20' 6' 20' R.O.W.
SETBACK SETBACK



RESIDENTIAL ALLEY June 13

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23
March 9, 1991

Mem # 7E