

## ITEM 32: SMMIS PROPERTY REZONE

The South Natomas Community Association supports City staff's recommendation of DENIAL for the following reasons:

1. The rezone will result in an overconcentration of multi-family units. This will create an unbroken "corridor" effect of high-density development.
2. Approval of the rezone will set a precedent for the subsequent approval of other high-density projects.
3. The rezone is inconsistent with the community plan update currently undergoing public review. The consultant recommends against such concentrations of high-density housing.
4. Such rezoning will negate the usefulness of the Update itself.

July 5, 1984

Lee Sammis  
94 Linda Isle  
Newport Beach, CA 92660

Dear Mr. Sammis:

On July 3, 1984, the Sacramento City Council took the following actions for property located on the north side of San Juan Road, 1,500±' west of Truxel Road (P-84154):

Hearing closed; Ordinance No. 84-064 adopted.

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

Sincerely,

Lorraine Magana  
City Clerk

LM/rr/32

Enclosure

cc: Planning Department  
Spink Corporation



# CITY OF SACRAMENTO

32

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

MARTY VAN DUYN  
PLANNING DIRECTOR

June 28, 1984

APPROVED  
BY THE CITY COUNCIL

City Council  
Sacramento, California

JUL - 3 1984

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

SUBJECT: 1. Environmental Determination  
2. Rezoning of 24± Acres from Single Family, R-1 to Garden  
Apartment - Review, R-2A-R (P84-154) (APN: 225-170-10)

LOCATION: North side of San Juan Road, 1,500± feet West of Truxel Road

## SUMMARY

This is a request for a rezoning to allow construction of a 384 unit apartment complex on a 24± acre site. Planning Staff recommended denial of the request, however, the Planning Commission has recommended approval.

## BACKGROUND

The subject site is located in a neighborhood area containing a mixture of apartments, condominium and single family homes. Staff expressed concern regarding the over-abundance of multi-family units at this location and the number of projects at the upper end density range of the Community Plan. The Commission heard no citizen opposition to the project and concluded that with the site's proximity to the freeway, adjacent comparable density and street access, a multi-family use is appropriate. The Commission recommended the addition of the R-Review Zoning Requirement.

## VOTE OF PLANNING COMMISSION

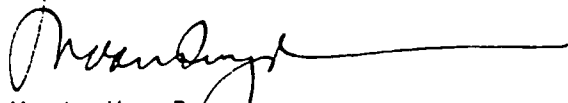
On June 14, 1984, the Commission by a vote of 5 ayes, 3 absent, recommended approval of an R-2A-R Zone for the subject site, with conditions.

RECOMMENDATION

Planning Staff recommends denial of the Rezoning; however, should the City Council concur with the Commission's recommendation the appropriate action would be:

1. Ratify the Negative Declaration
2. Adopt the attached Rezoning Ordinance

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:ls  
attachments  
P-84-154

July 3, 1984  
District No. 1

MEETING DATE October 12, 1994  
 ITEM NO. 14 FILE # SN-154  
 \_\_\_\_\_ M \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

Location: North side of 2000 Pine Road, 2500 ft. west of Highway 67

- Recommendation:
- Favorable
  - Unfavorable
  - Petition
  - Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Christina Primi - 428 D Street, Sacramento, CA 95214</u>	
<u>Anna Rogers - P.O. Box 254, Sacramento, CA 95211</u>	
<u>Bob Linnaris - 04 Linda Dale, Newport Beach, CA 95660</u>	
<u>Timothy Brotherton - 520 Garden Highway, Sacramento, CA (neutral)</u>	

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓			✓
Goodin	✓		✓	
Hunter	✓			
Ishmael	✓			
Ramirez		✓		
Stimpson	✓			
Holloway	✓			

- MOTION
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL ER-2A-R
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

# ORDINANCE NO. 84-064

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE  
 COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,  
 AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE  
 NORTH SIDE OF SAN JUAN ROAD, 1,500+ WEST OF TRUXEL ROAD  
 FROM THE SINGLE FAMILY, R-1 ZONE(S)  
 AND PLACING SAME IN THE GARDEN APARTMENT - REVIEW,  
 R-2A-R ZONE(S)  
 (FILE NO. P- 84-154 )(APN: 225-170-10)

**APPROVED**  
 BY THE CITY COUNCIL

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

JUL - 5 1984

SECTION 1.

The territory described in the attached exhibit(s) which is in the Office of the Clerk  
Family, R-1 zone(s),  
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
 from said zone and placed in the Garden Apartment - Review, R-2A-R  
zone(s).

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of 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 parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission June 14, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.
- c. Applicant shall reserve the 1.9± park site in the location shown on the schematic site plan.
- d. A sound wall shall be constructed adjacent to the freeway right-of-way; noise attenuation measures shall be incorporated within the adjacent residential structures as required by the City Noise Ordinance.

- e. Consistent with zoning ordinance provisions relating to the "R" designation attached to this rezoning, no building permit shall be issued for any development on the property until the Planning Commission reviews and approves a final site plan, including, but not limited to, building elevations, setbacks, landscaping, open space areas, recreational facilities and vehicular, bicycle and pedestrian circulation.
- f. The final site plan shall be consistent with the attached multiple family design criteria and may include parking located adjacent to the park site and a bike path.
- g. Offstreet Parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly).
- h. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
- i. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
- j. Off-street parking shall be screened from the street by undulating and landscaping berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
- k. Parking shall be screened from second story units by trees or lattice work.
- l. Tenant spaces shall be sheltered (with garage or carport).
- m. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
- n. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
- o. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
- p. Within open parking areas, there shall be at least one tree for every five parking spaces.
- q. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
- r. In PUD projects, parking stall depth shall be reduced by two feet.
  - i. The two feet gained shall be incorporated into adjacent landscaping or walkways.

- ii. For angled parking, the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
- s. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
- t. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



D E S C R I P T I O N

That real property situate in the County of Sacramento, City of Sacramento, State of California, described as follows:

All that portion of Lot 115, as shown on the official "Map of Natomas East Side Subdivision", recorded in the office of the County Recorder of Sacramento County on January 18, 1924 in book 17 of Maps, Map No. 34, described as follows:

BEGINNING at the Southeast corner of said Lot 115; thence from said point of beginning, South 89° 51' West 655.8 feet; thence North 0° 03' West 1321.76 feet to a point on the South line of the land deeded to the State of California by deed recorded January 23, 1967 in book 67-01-23 page 88 Official Records; thence along the Southerly line of said State of California land, North 55° 49' 30" East 355.81 feet; thence North 60° 52' 10" East 392.50 feet; thence, along a curve to the right with a radius of 500.00 feet, through an angle of 2° 03' 59" an arc length of 18.03 feet (the chord of which bears North 61° 54' 09" East 18.03 feet) to a point on the East line of said Lot 115; thence South 0° 03' East 1716.65 feet along the East line of said Lot 115, to the point of beginning.

## CITY PLANNING COMMISSION

32

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Lee & Joan Sammis, 94 Linda Isle, Newport Beach, CA 95660		
PLANS BY	A. Guzzarda, 836 Montgomery Street, San Francisco, CA		
FILING DATE	4-19-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	6-4-84	EIR	ASSESSOR'S PCL NO. 225-170-10

APPLICATION: 1. Negative Declaration  
2. Rezone 24± acres from Single Family (R-1) to Garden Apartment (R-2A) zone

LOCATION: North side of San Juan Road, approximately 1,500 feet west of Truxel Road

PROPOSAL: The applicant is requesting the necessary entitlement to allow a 384-unit apartment complex and one public park on 24± acre site.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Natomas Community Plan Designation:	Residential (4-21 du/ac; 7 units minimum average)
Existing Zoning:	R-1
Existing Land Use:	Vacant

## Surrounding Land Use and Zoning:

North:	I-80
South:	Single Family; R-1A
East:	Vacant; A
West:	Apartments; R-2A

Property Dimensions:	Irregular shape
Property Area:	24± acres
Density of Development:	16 du/ac
Topography:	Flat
Street Improvements/Utilities:	To be provided
Significant Feature of Site:	Adjacent to freeway

BACKGROUND INFORMATION: The subject site consists of 24± acres currently zoned Single Family (R-1). The previous project (P-8599) approved for this site was a single family subdivision consisting of 107 lots known as Oakbrook. The current application consists of a rezoning request to Garden Apartment (R-2B) in order to develop 384 apartment units.

STAFF EVALUATION: Staff has the following comments and concerns relative to this project:

- Land Use and Community Plan Designation: The existing community plan designates the site as residential, 4-21 units per acre, seven units minimum average. The applicant's proposal consists of approximately 16 units per acre and is within the designated density range. The draft alternative community plans under preparation would, if adopted, designate the subject site for a maximum density of eight units per acre.

The subject site is located in an area within the South Natomas Community Plan which has a significant amount of multiple family development. Surrounding developments and approved projects consist of the following:

Existing	Smoketree Apartments	R-2A	15 du/ac
	Barratt Condos	R-2B	21 du/ac
	Del Verde Square Condos	R-2A	17 du/ac
Proposed	Oakbrook	R-2A	17 du/ac
	Fong Ranch	R-1A	12 du/ac
	Barratt (north por.)	R-1A	10 du/ac
	CDS Apartments	R-2B	20 du/ac
	Citation	R-2B	21 du/ac

Staff's primary concern relative to community plan consistency and land use is that this portion of the community plan area does not become excessively developed with multiple family projects, especially of the magnitude as proposed by this development. Staff finds that a mix of housing types would be more compatible to the surrounding area as well as more consistent with the community plan. For these reasons staff recommends that the requested Garden Apartment zoning not be granted but rather a Townhouse (R-1A) zone be considered, subject to the stipulation that a minimum of three housing types be required.

- 2. Circulation: As currently proposed, the project provides for its own internal circulation, including a private street around the designated park site. No access is provided to adjacent properties.

To facilitate the development of the property due east of the site, it is desirable that a looped public street system be designed through the subject site northward from San Juan Road around and past the park site and then to the east. This street design would also have the benefit of providing better access and visibility to the park site. The community plan indicates an on-street bikeway through the site. The looped street system as advocated by staff would accommodate this bikeway. The incorporation of the looped street system would require substantial revision of the site plan.

- 3. Noise Impacts: The northwesterly portion of the site abuts the I-80 freeway and, therefore, the site is impacted by noise. A sound wall should be constructed adjacent to the freeway right-of-way and noise attenuation measures incorporated within the adjacent residential structures as required to comply with the City Noise Ordinance.
- 4. Development Plans: The application as submitted by the proponent included only a site plan. No elevation plans were submitted. The intent of the applicant was to provide a perspective of what the project may eventually look like, based upon the requested density of 16 units per acre. The applicant is seeking only a rezoning entitlement and does not intend to develop the site within the near future. Therefore, staff finds no reason to incorporate a detailed analysis of this plan.
- 5. Park Site: The site plan indicates a 1.9± acre park site adjacent to San Juan Road (see site plan). The location of this park is generally consistent with the recently adopted Parks Master Plan. Since the subject request involves only a rezoning, the City cannot require dedication of the site. Therefore, the City will have to purchase the site at a later date when and if funds become available.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

In conclusion, staff finds the project needs major revisions to provide for necessary circulation improvements, access to the proposed park site, and to provide for the designated bikeway. Also, staff is concerned about the magnitude of strictly multiple family development in the immediate vicinity and, therefore, recommends that the project be substantially revised to incorporate a variety of housing types consistent with a maximum density of 15 units per acre.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Denial of the Rezoning from Single Family (R-1) to Garden Apartment (R-2A) zone.

*The Planning Commission approved the rezoning to R-2A-R, subject to the following conditions:*

- A. *The applicant shall reserve the 1.9+ acre park site in the location shown on the schematic site plan.*
- B. *A sound wall shall be constructed adjacent to the freeway right-of-way; noise attenuation measures shall be incorporated within the adjacent residential structures as required by the City Noise Ordinance.*
- C. *Consistent with zoning ordinance provisions relating to the "R" designation attached to this rezoning, no building permit shall be issued for any development on the property until the Planning Commission reviews and approves a final site plan, including, but not limited to, building elevations, setbacks, landscaping, open space areas, recreational facilities and and vehicular, bicycle and pedestrian circulation.*
- D. *The final site plan shall be consistent with the attached multiple family design criteria and may include parking located adjacent to the park site and a bike path.*

SIDE

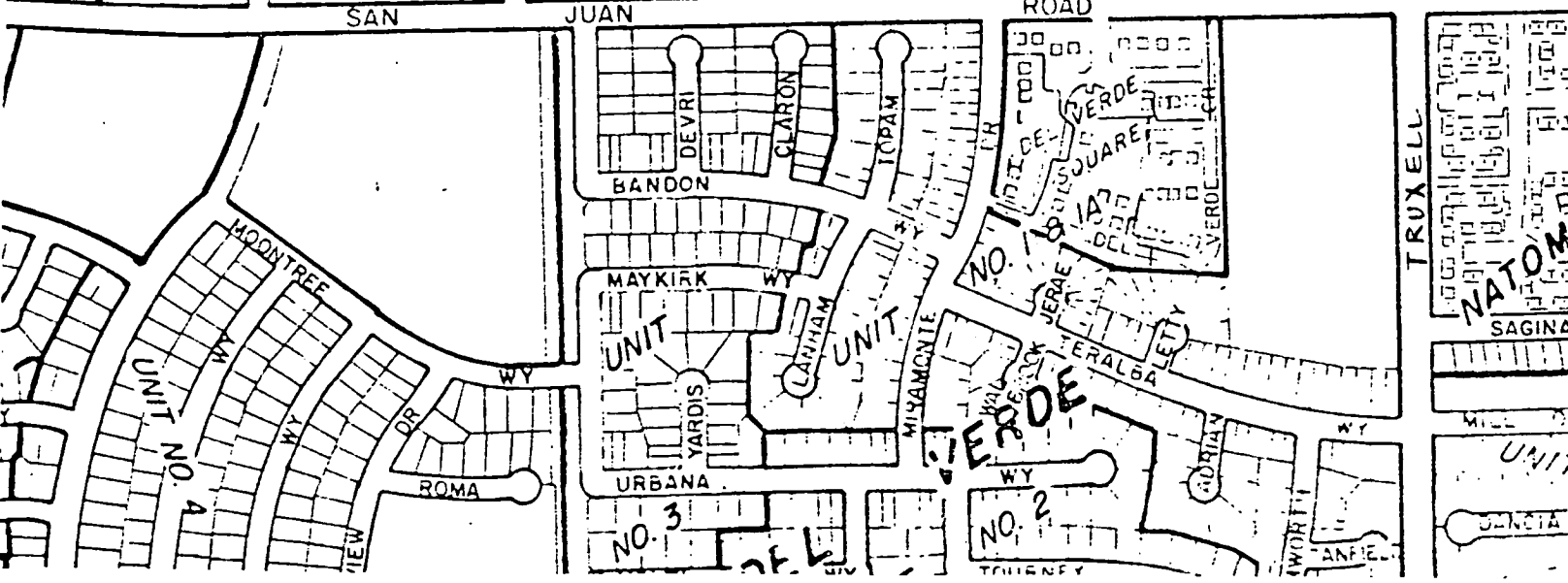
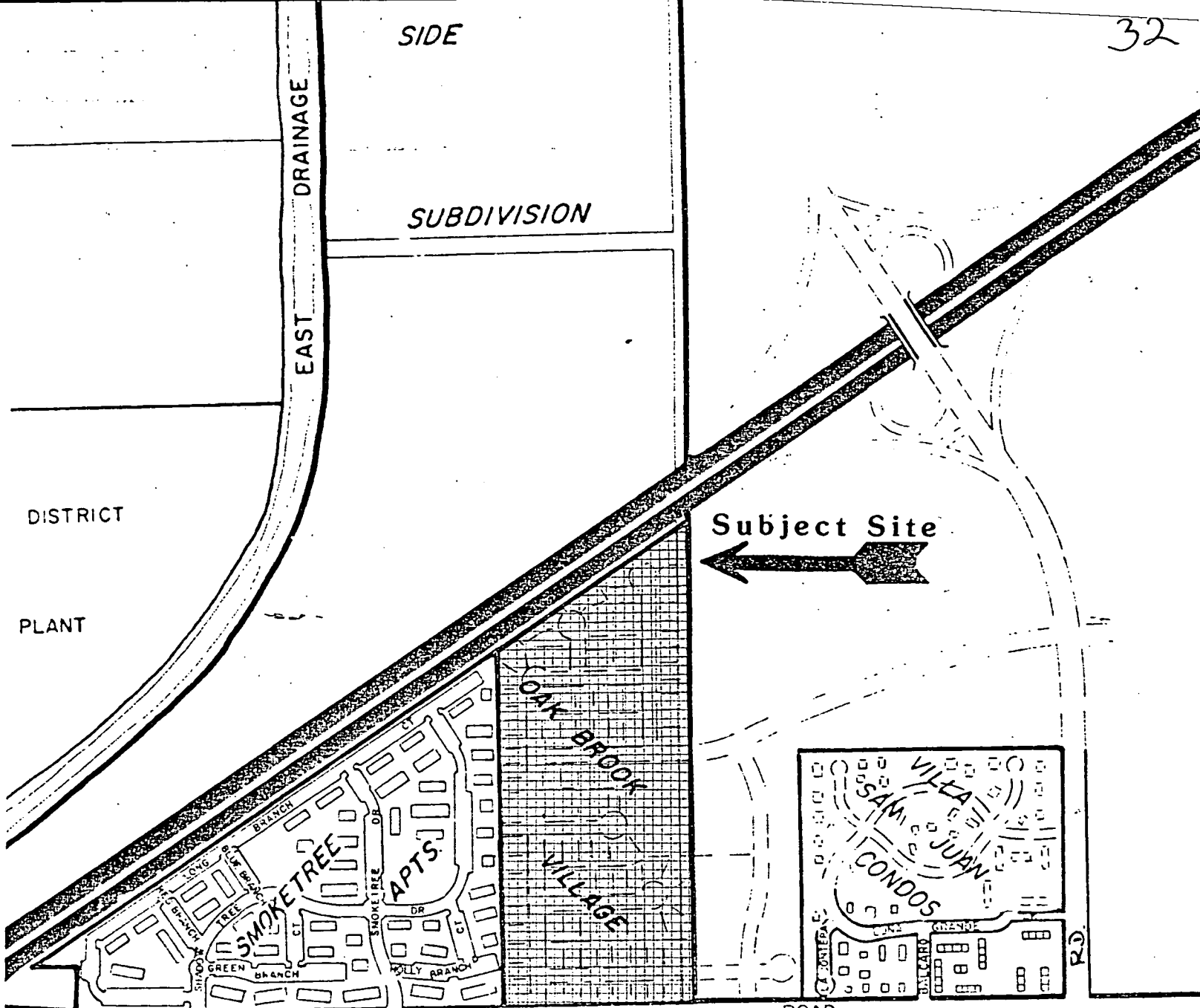
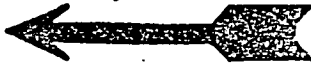
SUBDIVISION

EAST DRAINAGE

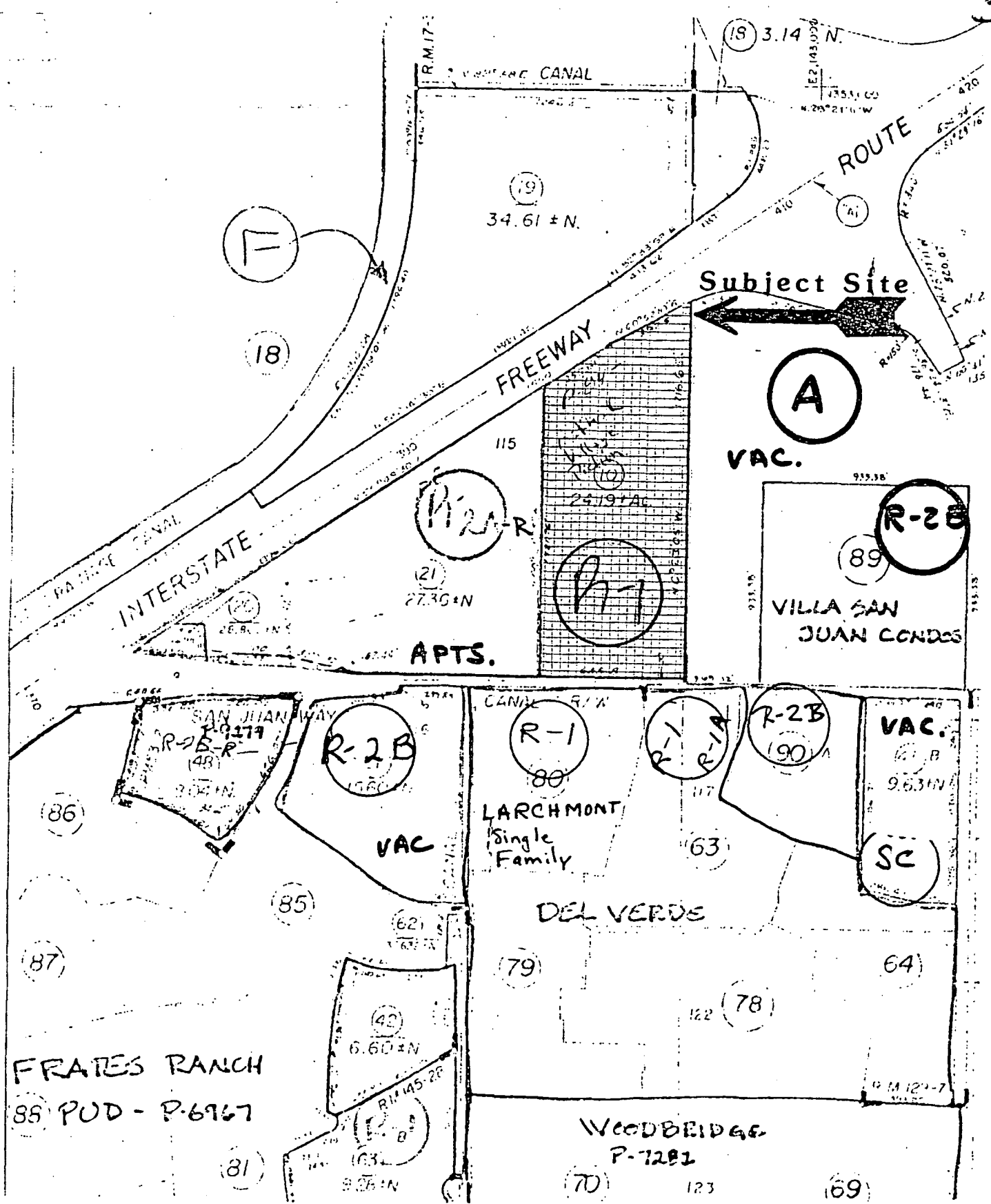
DISTRICT

PLANT

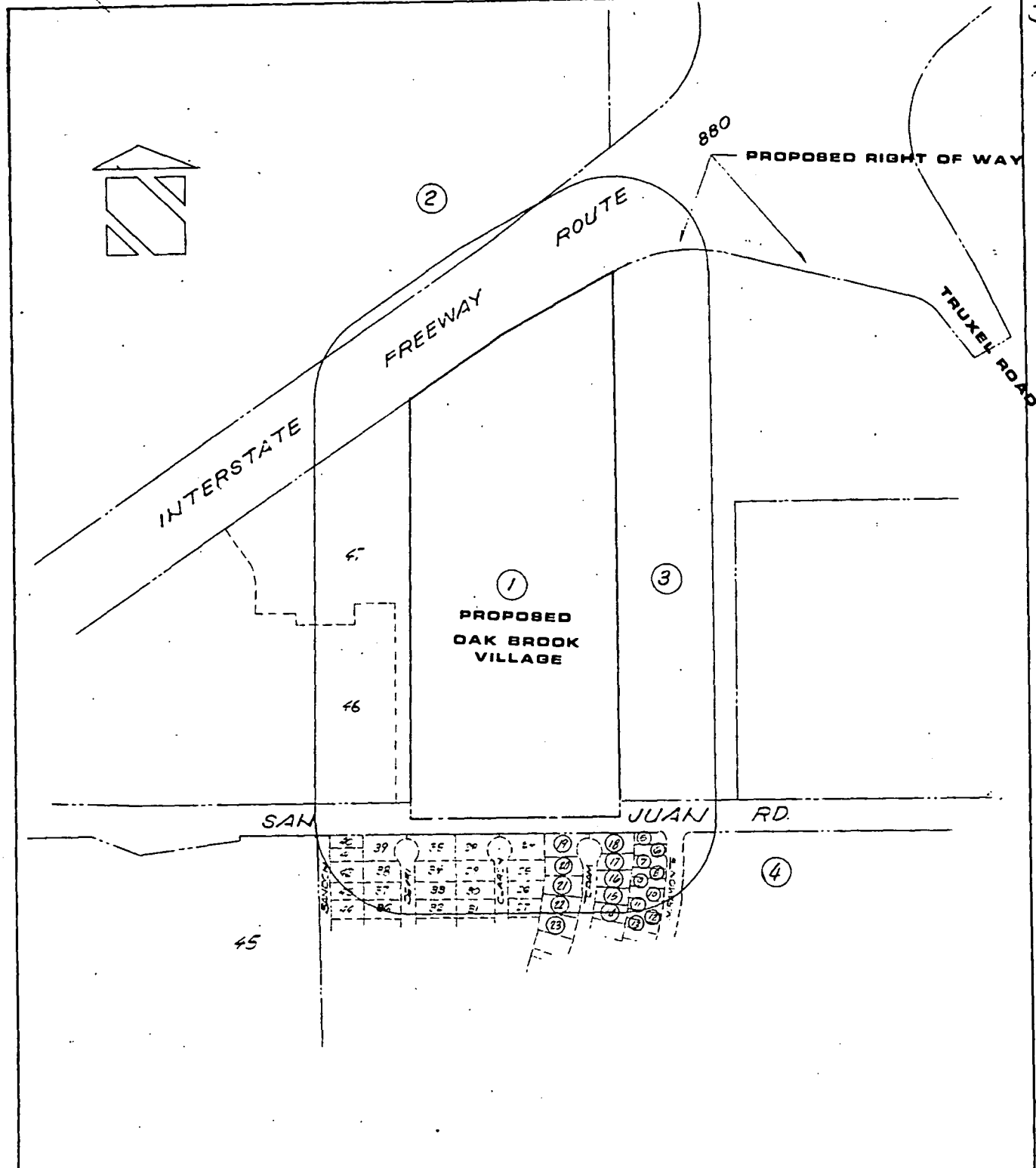
Subject Site



VICINITY MAP



ZONING - LAND USE



TRUXEL ROAD/ I-880 INTERCHANGE  
 RECEIVING  
 OWNERSHIP EXHIBIT  
 OF  
**OAK BROOK VILLAGE**  
 Being a portion of Section 14, T9N, R4E, N10E 2M  
 City of Sacramento, California  
 45° 15' 00" N 90° 00' 00" E Scale: 1" = 200'



13

Job No. 184415  
Area Code: 184415

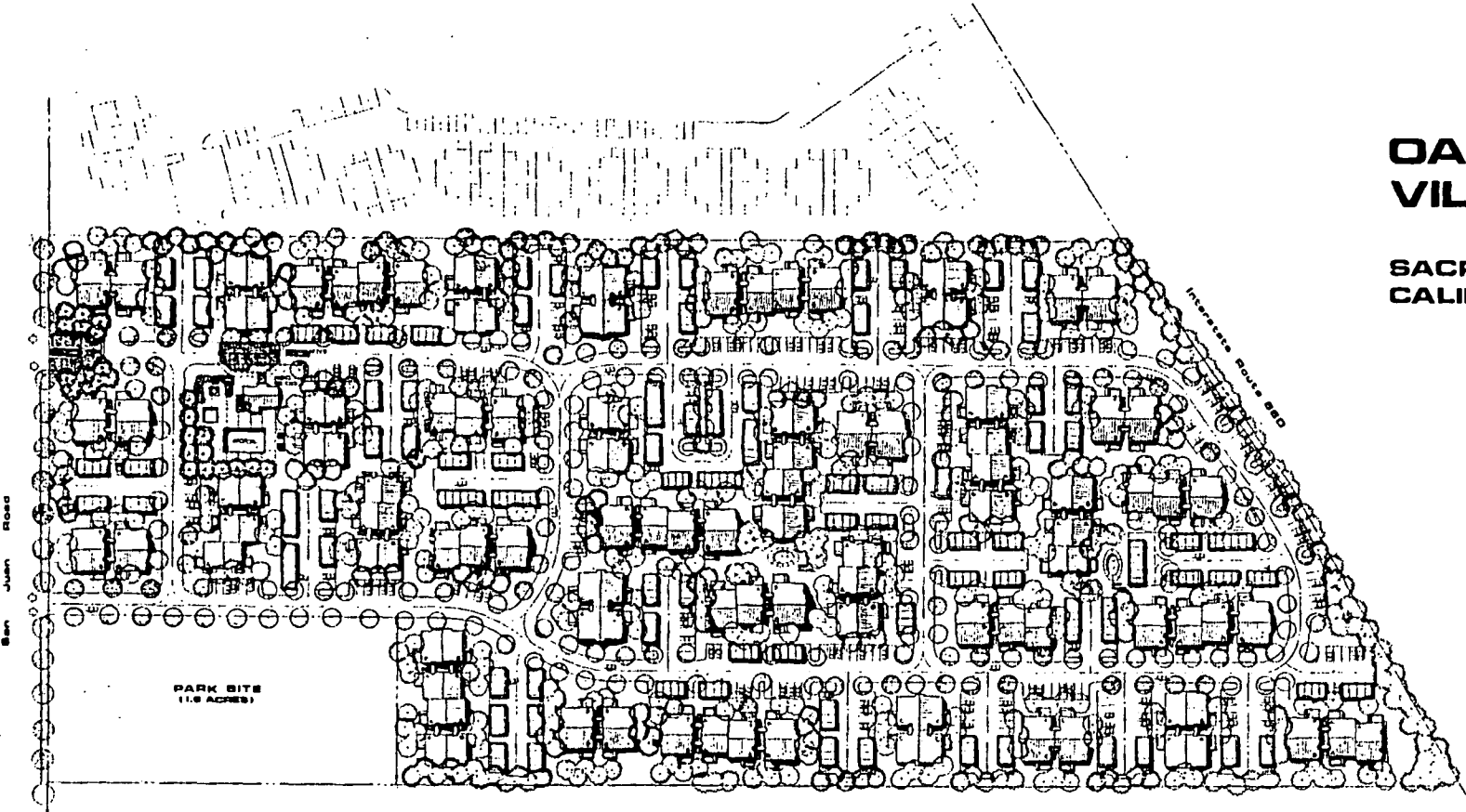
P 84154

14  
6-14-84

Ho. 14

# OAKBROOK VILLAGE

SACRAMENTO CALIFORNIA



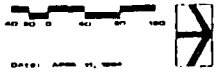
**SITE INFORMATION**

TOTAL NO. OF NET ACRES	24.21
NO. OF UNITS PER NET ACRE	16
TOTAL NO. OF DWELLING UNITS	384
TOTAL NO. OF PARKING (S:1)	768
COVERED PARKING	384
OPEN PARKING	384

LES SAMMS COMPANY  
DEVELOPER  
1725 57TH AVENUE, SUITE 100  
SACRAMENTO, CALIFORNIA

ANTHONY M. GUZZARDO  
AND ASSOCIATES INC.  
LANDSCAPE ARCHITECTS  
LAND PLANNERS  
220 MONTGOMERY STREET  
SAN FRANCISCO, CALIFORNIA

## SCHEMATIC SITE PLAN



DATE: APRIL 21, 1984

32





CITY OF SACRAMENTO

32 (9)

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

MARTY VAN DUYN  
PLANNING DIRECTOR

June 21, 1984

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Garden Apartment - Review, R-2A-R

LOCATION: North side of San Juan Road, 1,500+' west of Truxel Road.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

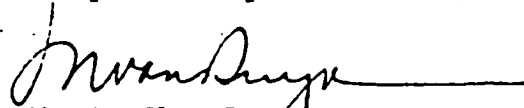
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to July 3, 1984.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 7-3-84

MVD:lao  
attachments  
P84-154

June 26, 1984  
District No. 1

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTH SIDE OF SAN JUAN ROAD, 1,500+' WEST OF TRUXEL ROAD

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE GARDEN APARTMENT - REVIEW, R-2A-R ZONE(S)

(FILE NO. P- 84-154 )(APN: 225-170-10)

IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1.

The territory described in the attached exhibit(s) which is in the Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Garden Apartment - Review, R-2A-R zone(s).

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of 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 parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission June 14, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P84-154

D E S C R I P T I O N

That real property situate in the County of Sacramento, City of Sacramento, State of California, described as follows:

All that portion of Lot 115, as shown on the official "Map of Natomas East Side Subdivision", recorded in the office of the County Recorder of Sacramento County on January 18, 1924 in book 17 of Maps, Map No. 34, described as follows:

BEGINNING at the Southeast corner of said Lot 115; thence from said point of beginning, South 89° 51' West 655.8 feet; thence North 0° 03' West 1321.76 feet to a point on the South line of the land deeded to the State of California by deed recorded January 23, 1967 in book 67-01-23 page 88 Official Records; thence along the Southerly line of said State of California land, North 55° 49' 30" East 355.81 feet; thence North 60° 52' 10" East 392.50 feet; thence, along a curve to the right with a radius of 500.00 feet, through an angle of 2° 03' 59" an arc length of 18.03 feet (the chord of which bears North 61° 54' 09" East 18.03 feet) to a point on the East line of said Lot 115; thence South 0° 03' East 1716.65 feet along the East line of said Lot 115, to the point of beginning.

July 5, 1984

Lee Sammis  
94 Linda Isle  
Newport Beach, CA 92660

Dear Mr. Sammis:

On July 3, 1984, the Sacramento City Council took the following actions for property located on the north side of San Juan Road, 1,500±' west of Truxel Road (P-84154):

Hearing closed; Ordinance No. 84-064 adopted; Rezone denied.

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

Sincerely,

Lorraine Magana  
City Clerk

LM/rr/32

Enclosure

cc: Planning Department  
Spink Corporation