



CITY OF SACRAMENTO

10

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

APPROVED
BY THE CITY COUNCIL

NOV 20 1984

OFFICE OF THE
CITY CLERK

*intent to deny
appeal based on
F.D. 7. due 12-4-84*

November 15, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of Planning Commission's decision to deny exterior modification for Baywood Condominium (P83-387)

LOCATION: Southwest corner of San Juan Road and Azevedo Drive

SUMMARY

The request is to modify the exterior materials and stairways on a 168 unit residential condominium previously approved by the City Planning Commission and City Council. On October 11, 1984, the Planning Commission considered the proposed changes and denied the request. The applicant has appealed the Commission's decision to the City Council.

BACKGROUND INFORMATION

The subject 3+ acre site is located adjacent to both single family and multi-family developments. The project approved by the City was for a 168 unit residential condominium complex. The applicant recently indicated in a November 7, 1984 letter that the project is now an apartment complex.

The previous plans indicated stucco exteriors with wood trim. Stairways were to be of wood. Individual two second story staircases descended to a common landing and then continued on in one direction to the ground. Windows were to be single or double-hung and wood trimmed. The resemblance to the Craftsman style of architecture provided character and design interest. At the time of the original approval staff felt the unique design complimented the area and supported individual ownership of units.

The applicant now proposes T1-11 plywood siding with precast concrete stairs and metal handrails. Individual staircases descend to a common landing which extends out perpendicular to the structure's facade. Windows are standard metal frame sliders. The similarity to Craftsman architecture is eliminated. This also eliminates the unique character of the units.

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On October 11, 1984, the Planning Commission considered the proposed changes and strongly felt that the changes would not contribute, in a positive manner, to the area. A specific concern was the lack of variety in design and materials used. The Commission denied the request and the applicant has appealed that decision to the Council.

VOTE OF THE PLANNING COMMISSION

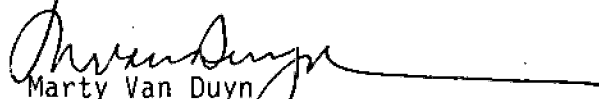
On October 11, 1984, the Commission, by a vote of eight ayes, one absent, recommended denial of the proposed changes.

RECOMMENDATION

The Planning Commission and staff recommend the City Council deny the appeal based on the following findings:

1. The project is not based upon sound land use principles in that the modification eliminates the unique architectural characteristics of the project and does not contribute to a more varied and interesting community.
2. The siding material is one commonly used on large multi-family projects and more difficult to maintain over time.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P83-387

November 20, 1984
District No. 1

SACRAMENTO CITY PLANNING COMMISSION

#10

MEETING DATE October 11, 1984

ITEM NO. 46B FILE P _____
M _____

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

Location: Southwest corner of San Juan Road & Seward Drive

Recommendation:

- Favorable
- Unfavorable

WTF

- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

Norm Hoffmann - 2850 Ninth Avenue, San Diego, CA 92103

OPPOSERS

NAME

ADDRESS

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
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓			
Godin	✓			
Unter	✓			
Ishmael	✓			
Kamirez	✓			
Simpson	✓			
Holloway				✓

#10

NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: OCT 16 1984

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of OCT 11 1984 when: (Date)

 Rezoning Application Variance Application
X Special Permit Application

was: Granted X Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) THIS IS MORE DIFFICULT TO MAINTAIN

THE STAFF REPORT WAS INCORRECT IN THAT THE PROJECT IS NOT A CONDOMINIUM DEVELOPMENT, BUT RATHER AN APARTMENT COMPLEX.

ALMOST ALL OTHER APT. COMPLEXES HAVE T-11 SIDING IT WAS NOT REASONABLY ESTABLISHED BY STAFF THAT

PROPERTY LOCATION: SW CORNER OF SAN JUAN & ZEVENDO DR

PROPERTY DESCRIPTION: Rt ACCESS IN THE GARDAI HOUSING ZONE

ASSESSOR'S PARCEL NO. 225 - 230 - 43

PROPERTY OWNER: CDS DEVELOPMENT OF CALIFORNIA INC.

ADDRESS: 2850 SIXTH AVE #114 SAN DIEGO CA 92103

APPLICANT: NORM KAUFMAN

ADDRESS: SAME AS PROPERTY OWNER

APPELLANT: ([Signature]) (NORM KAUFMAN)
(SIGNATURE) PRINT NAME

ADDRESS: SAME AS PROPERTY OWNER

FILING FEE:
 by Applicant: \$105.00 RECEIPT NO. 4501
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P-83-387

5/82

DISTRIBUTE TO - (4 COPIES REQUIRED):

MVD
HY
WW
LO
SG

- (Original)

CITY PLANNING COMMISSION

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

APPLICANT	C.D.S. Development, 2850 Sixth Avenue, San Diego, CA 92103		
OWNER	C.D.S. Development, 2850 Sixth Avenue, San Diego, CA 92103		
PLANS BY	PAPA, 614 Fifth Avenue, Suite B, San Diego, CA 92101		
FILING DATE	9/7/84	50 DAY CPC ACTION DATE	REPORT BY SD:bw
NEGATIVE DEC	10/1/84	EIR	ASSESSOR'S PCL NO. 225-230-48

APPLICATION: A. Negative Declaration
 B. Modification of Special Permit P83-387 (Sec. 15-F-1)

LOCATION: Southwest corner of San Juan Road and Azevedo Drive

PROPOSAL: The applicant is requesting the necessary entitlement to alter exterior building materials and stairway orientation for Baywood Condominiums.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1978 South Natomas Community Plan Designation: Residential 11-21 du/ac
 Existing Zoning of Site: Vacant
 Existing Land Use of Site: R-2B-R

Surrounding Land Use and Zoning:

North: Apartments; R-2A
 South: Vacant; R-1
 East: Vacant; R-2B(PUD)
 West: Vacant; R-1

Parking Required: 252 spaces
 Parking Provided: 168 spaces
 Parking Ratio: 1:1.5
 Property Dimensions: Irregular
 Property Area: 8± acres
 Density of Development: 20 du/ac
 Square Footage of Building: 597 to 801
 Topography: Flat
 Street Improvements: Existing
 Utilities: To be provided
 Exterior Building Colors: Unknown
 Exterior Building Materials: T1-11 siding, metal stairway
 Height of Buildings: 28 feet; two stories

BACKGROUND INFORMATION: On January 17, 1984, the City Council approved a tentative map for condominium ownership of 168 residential units on the subject site. The special permit required for condominium development was approved by the Commission on December 15, 1983.

PROJECT EVALUATION: Staff has the following concerns and comments:

- A. The subject site is located in an area that is developing with single and multi-family residential uses. The site is designated for residential uses in the 1978 South Natomas Community Plan and the 1974 General Plan.

The zoning designation permits 21 dwelling units per acre. The land use was determined compatible with the applicable plans, zoning and surrounding land uses with the original approval in December 1983.

- B. The previous plans indicated stucco exteriors with wood trim. Stairways were to be of wood. Individual two second story staircases descended to a common landing and then continued on in one direction to the ground. Windows were to be single or double-hung and wood trimmed. The resemblance to the Craftsman style of architecture provided character and design interest. The unique design lent itself to support of the individual ownership of units (see Exhibit A).
- C. The applicant now proposes T1-11 plywood siding with precast concrete stairs and metal handrails. Individual staircases descend to a common landing which extends out perpendicular to the structure's facade. Windows are standard metal frame sliders. The similarity to Craftsman architecture is eliminated. This also eliminates the unique character of the units causing a typical apartment atmosphere. In addition, the T1-11 siding presents problems in long range maintenance which would be of concern to individual owners.
- D. Plans for this project were transmitted to the South Natomas Advisory Committee. Comments had not been received at the time of writing of this report.

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

RECOMMENDATION. Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Denial of the Modification of a Special Permit, based upon the following Findings of Fact:
 - 1. The project is not based upon sound principles of land use, in that:
 - the modifications create a typical apartment appearance and eliminates the unique architectural characteristics that lend themselves to individual ownership units.
 - 2. T1-11 siding is more difficult to maintain over a period of time.

#10

NATOMAS - SANITARY DISTRICT

SEWAGE TREATMENT PLANT

AIRPORT

I-80

SMOKETREE
CONDOS
R-2A

SAN JUAN

SUBJECT
SITE

VACANT
R-2BR

VACANT
R-1

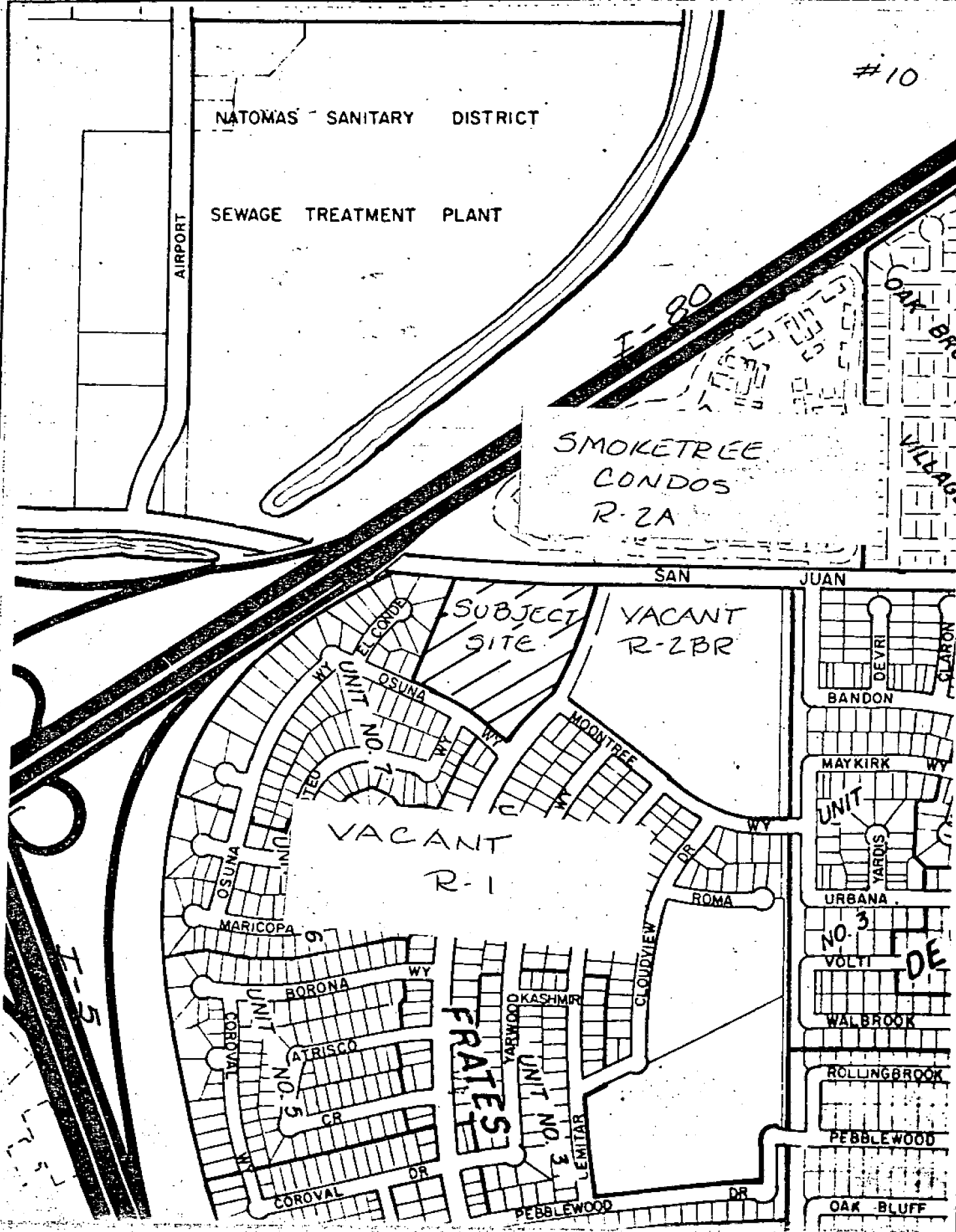
FRATES

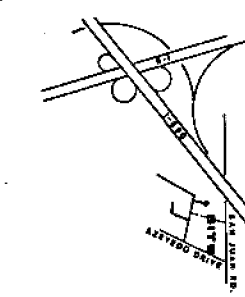
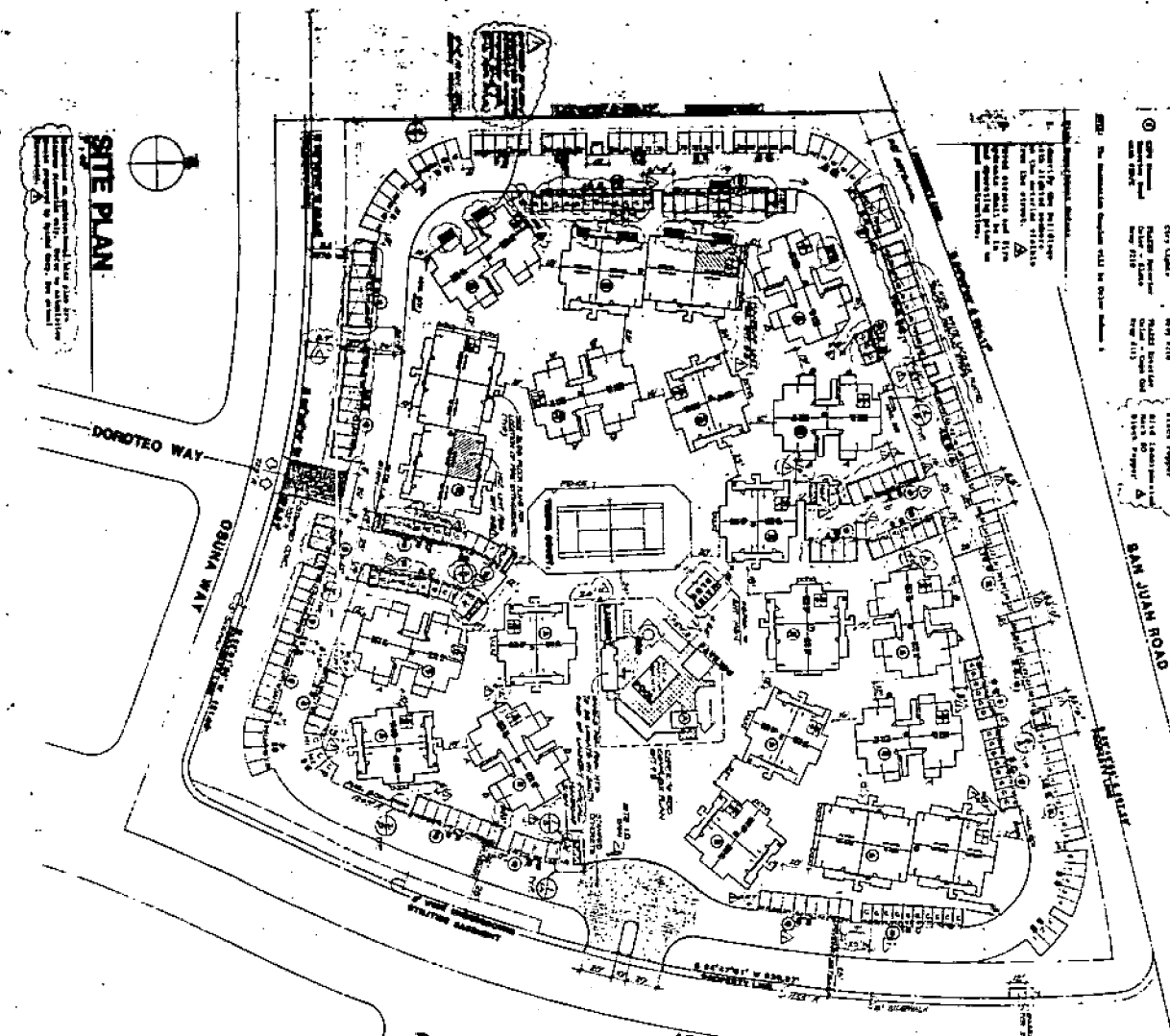
VICINITY - LAND USE - ZONING

P83-387

10-11-84

No. 46





LEGEND

①	EXISTING BUILDING	②	NEW BUILDING
③	EXISTING DRIVE	④	NEW DRIVE
⑤	EXISTING PARKING	⑥	NEW PARKING
⑦	EXISTING LANDSCAPE	⑧	NEW LANDSCAPE
⑨	EXISTING UTILITIES	⑩	NEW UTILITIES

NOTICE TO CONTRACTORS

1. All work shall be in accordance with the City of San Diego Building Code, 1993 Edition, and all applicable amendments.

2. All work shall be in accordance with the City of San Diego Department of Public Works, Division of Engineering, Standard Specifications for Construction, 1993 Edition.

3. All work shall be in accordance with the City of San Diego Department of Public Works, Division of Engineering, Standard Specifications for Construction, 1993 Edition, and all applicable amendments.



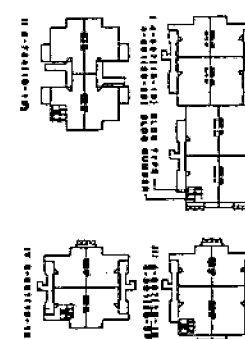
SITE DATA

Project: 15th Street Office Building
 15th Street, San Diego, CA 92101
 15th Street, San Diego, CA 92101

Site Area: 150,000 sq. ft.
 Building Area: 100,000 sq. ft.
 Total Area: 250,000 sq. ft.

Number of Units: 100
 Total Area of Units: 100,000 sq. ft.

Number of Stories: 10
 Total Area of Stories: 100,000 sq. ft.



PAPA

Pacific Associates
 Planners
 Architects, Inc.

614 Fifth Avenue
 Suite B
 San Diego, CA
 92101

619/239-7971

AZEVEDO & SAN JUAN

CDS DEVELOPMENT OF CALIFORNIA
 PRODUCT E

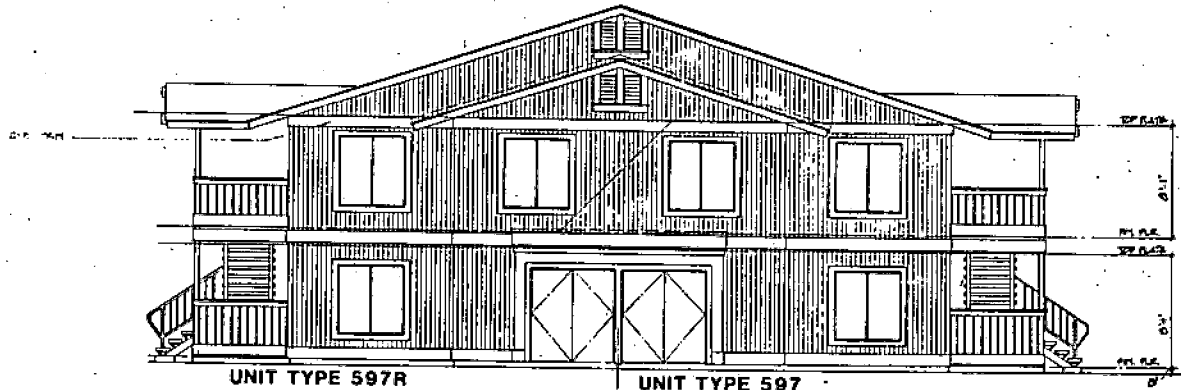
Job # 888
 Date 06-08-84
 Drawn
 Checked
 CPM
 CHM
 CHM

Revisions:
 1-05-84 ABC
 2-08-84 ABC

P83-387

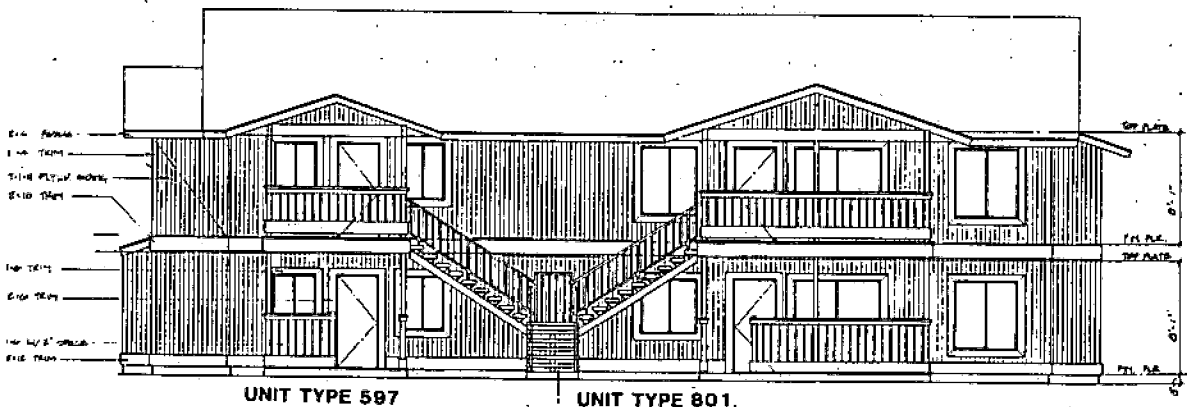
10-11-84

No. 46



LEFT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

Revisions:

Job	Date	Drawn	Checked

C-117
 C-118
 C-119
 C-120

CDS DEVELOPMENT
of CALIFORNIA, INC.
 1800 BATH AVENUE, SUITE 111 SAN DIEGO, CA 92108
 (619) 444-2000
PRODUCT E

AZEVEDO
& SAN JUAN

CA 71

ELEVATIONS

BUILDING TYPE III

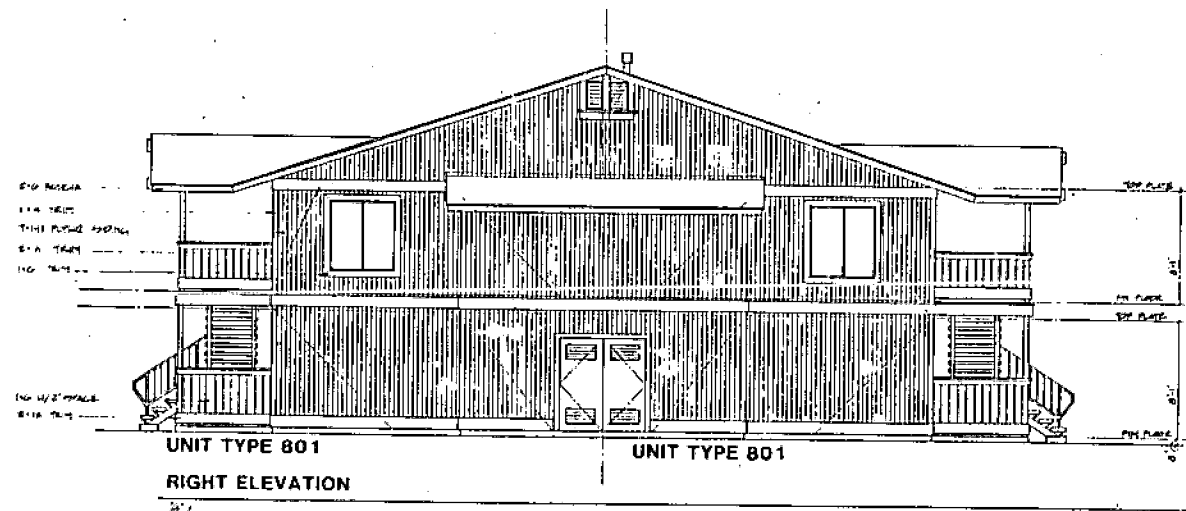
017A

P83-387

10-11-84

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No. 46



UNIT TYPE 801
RIGHT ELEVATION

UNIT TYPE 801

BUILDING TYPE III

PROPOSED

Revisions:

Job	Date	Drawn	Checked
		C-114	C-102
			C-107

**CDS DEVELOPMENT
of CALIFORNIA, INC.**
1200 WEST AVENUE, SUITE 114, SAN DIEGO, CA 92101
(619) 584-8888

PRODUCT E

**AZEVEDO
& SAN JUAN**

614 Fifth Avenue
Suite B
San Diego, CA
92101
619/239-7971

ELEVATIONS

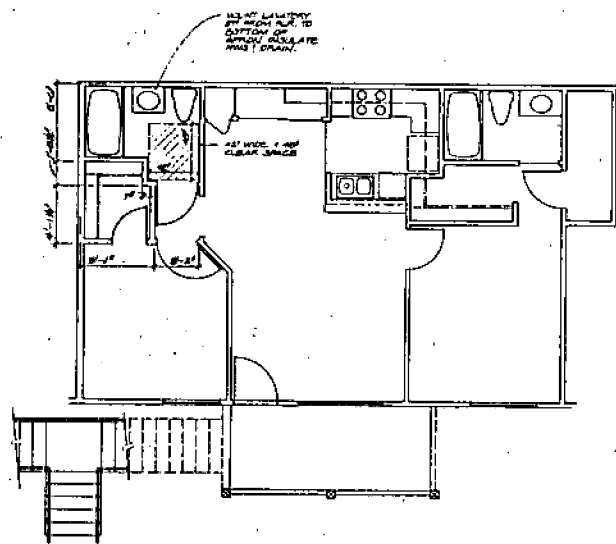
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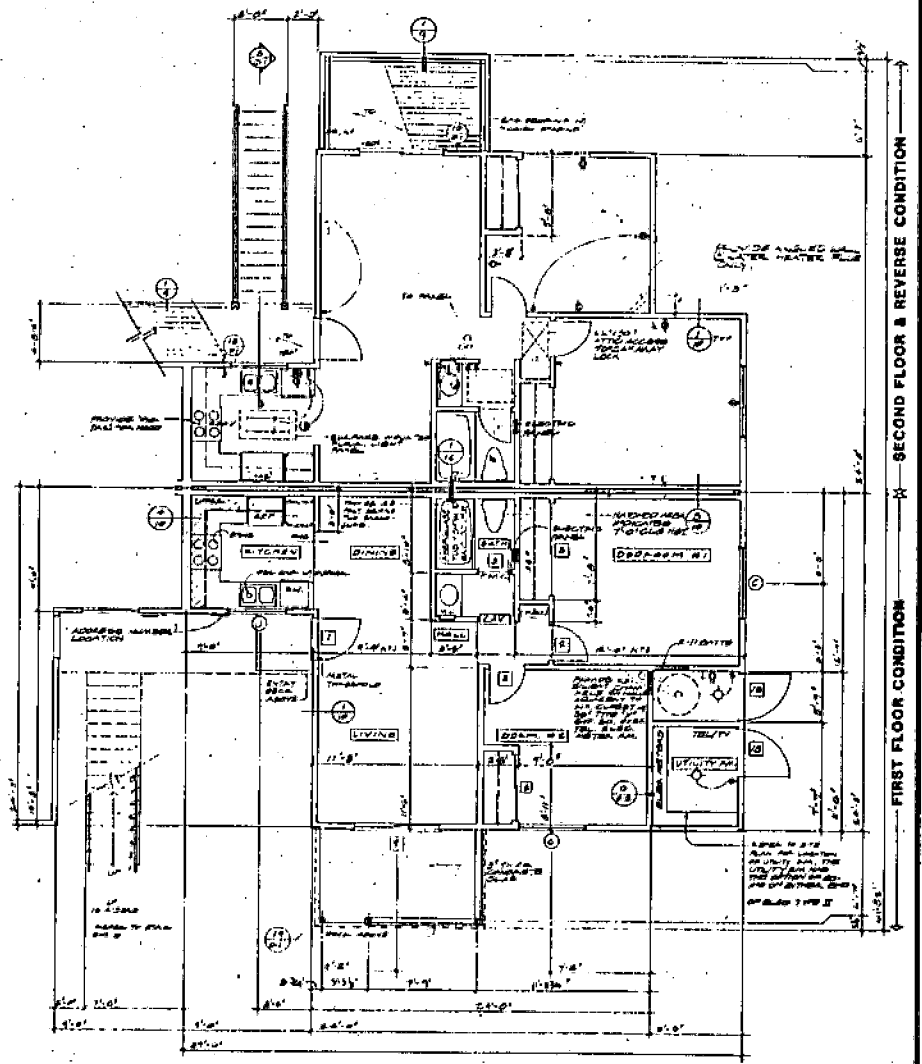
10-11-84

11



NOTE: SEE SHEET 5 UNIT 801 FOR REMAINING NOTES, DIMENSIONS & DETAILS.

HANDICAP UNIT 801



UNIT TYPE 745

Revisions:

Job	Date	Drawn	Checked

CDS DEVELOPMENT of CALIFORNIA, INC.
 2000 STATE AVENUE, SUITE 114, SAN DIEGO, CA 92108
 TEL: 619-594-1100
 FAX: 619-594-1101
 PRODUCT 8

1 Avenue
 So. CA
 7971

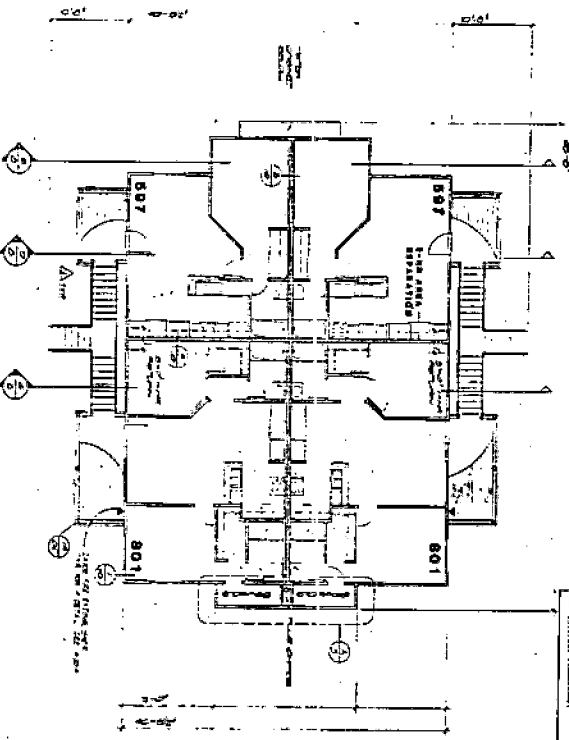
FLOOR PLANS

HT/O

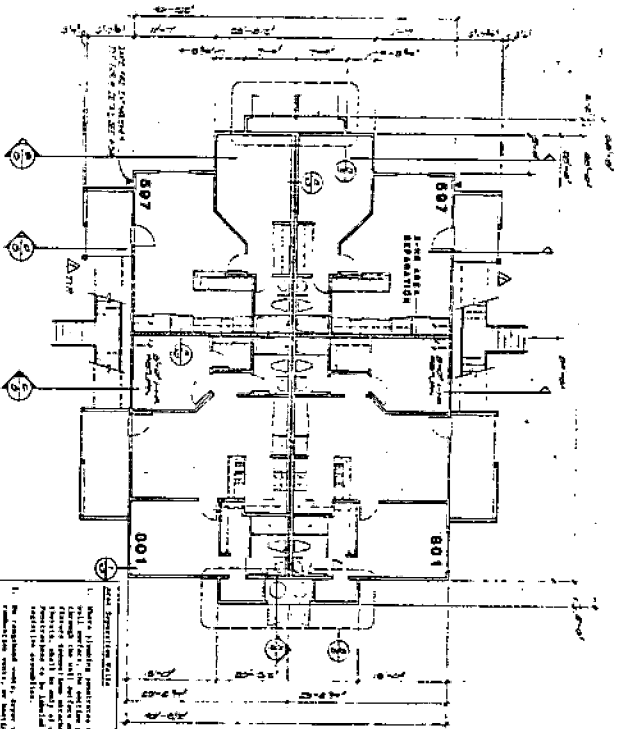
No. 46

12

SECOND FLOOR PLAN BUILDING TYPE III



FIRST FLOOR PLAN



See Foundation Plans for dimensions
 and other information. See also
 Section 1100, Division 5, for
 details of construction.

#10

FLOOR PLANS

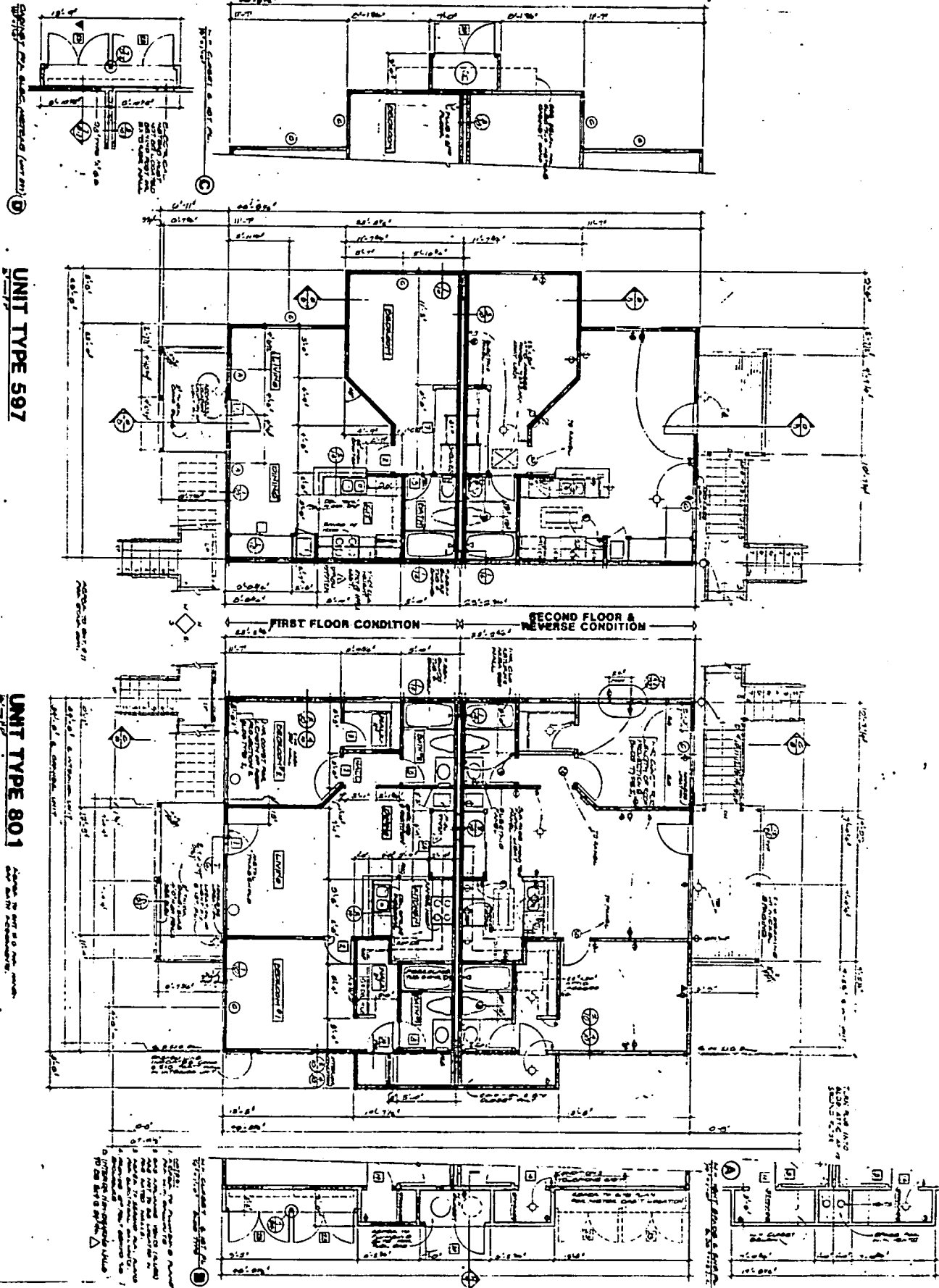
Pacific Associates
 614 Fifth Avenue
 Suite 10
 CA
 371

CDS DEVELOPMENT OF CALIFORNIA, INC.
 8800 SIXTH AVENUE, SUITE 114 SAN DIEGO, CA 92128
 (619) 594-8888

PRODUCT E

Job: 88-43
 Date:
 Drawn:
 Checked:
 C-714
 C-1043
 C-1147

Revisions:
 Δ 2.28.88 RSC.
 4.2.88



UNIT TYPE 597

UNIT TYPE 801

#10
FLOOR PLANS

Pacific Associates
Planners
614 Fifth Avenue
Suite B
San Diego, CA
92101
619/239-7971

**CDS DEVELOPMENT
of CALIFORNIA, INC.**
6666 SIXTH AVENUE, SUITE 110 SAN DIEGO, CA 92128
(619) 594-2666
PRODUCT E

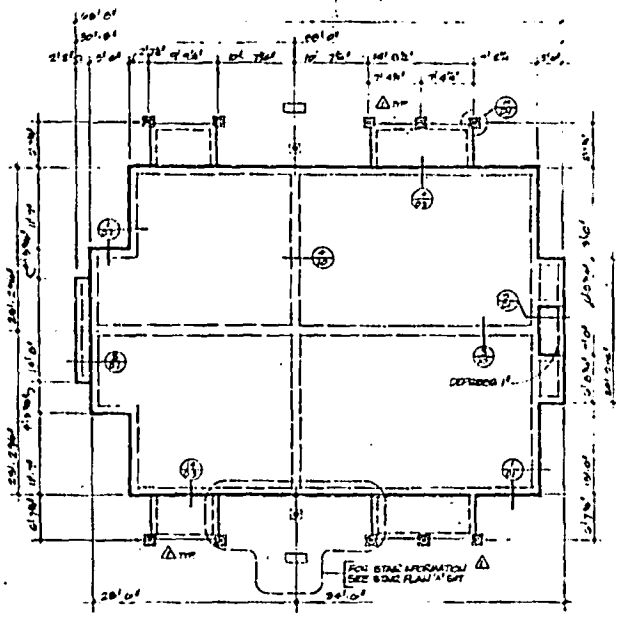
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Checked
C-894
C-1063
C-1417

Revisions:

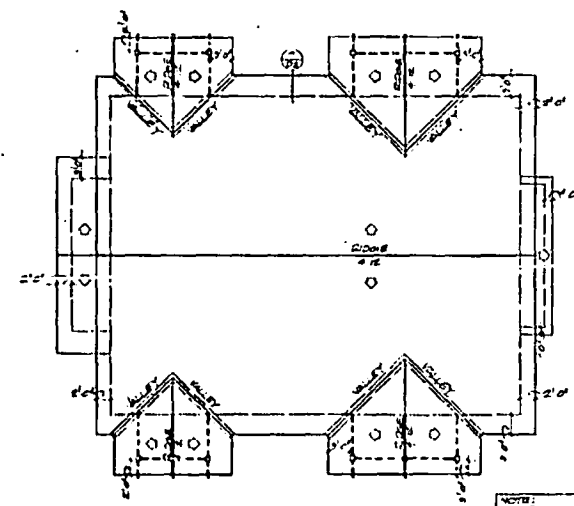
P83-387

10-11-84

No. 46



FOUNDATION PLAN

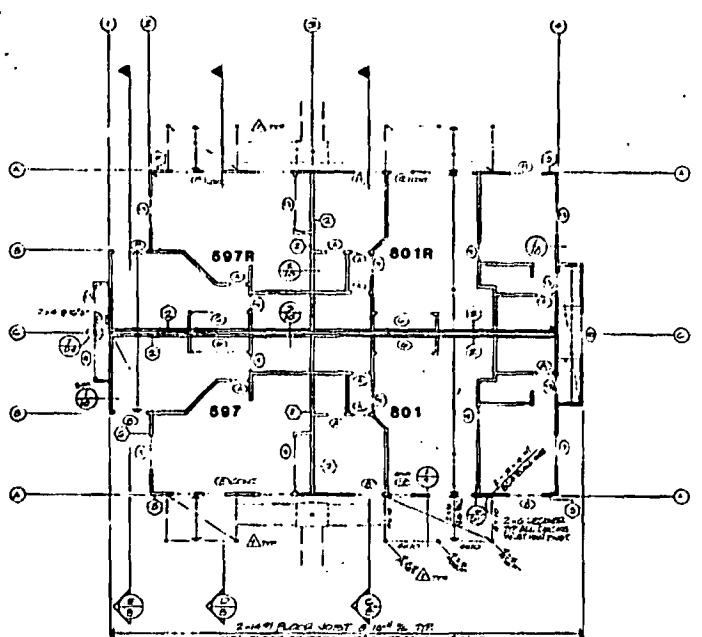


ROOF PLAN

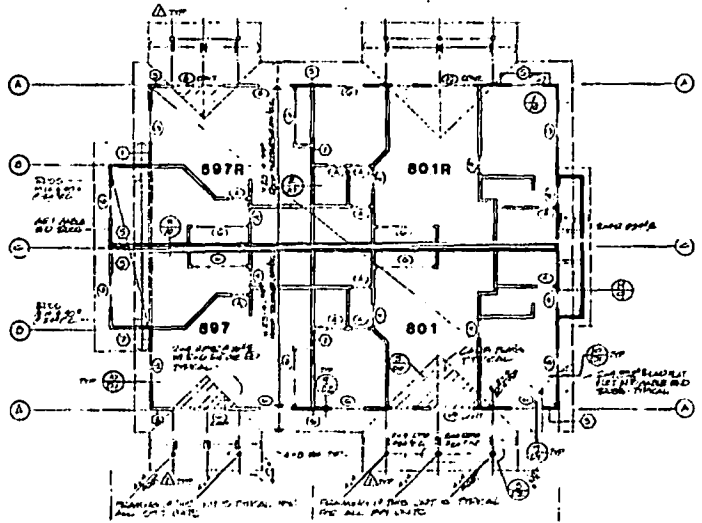
NOTE: VALLEY FLASHING TYPE ALL GABLE INTERSECTIONS

GENERAL STRUCTURAL NOTES

- UNLESS OTHERWISE NOTED ELEMENTS OF PLAN AND DETAILS, THE FOLLOWING NOTES SHALL APPLY:
- EXTERIOR FINISHES:**
 - MAFPA BOARD (FCMB # 3307) TYPE 2 @ 2" spaced with corner nailing @ 12" o/c all perimeter edges and all interior supported edges and 6d common nails @ 12" o/c @ all intermediate supports.
 - EXTERIOR WALLS:**
 - Minimum 2" x 4" vertical studs on studs below within 8'-10" walls @ min. 4" x 8" top sill.
 - FLOOR FINISHES:**
 - 1 1/2" C&G grade.
 - Finish Identification Index (I2114) spaced @ 12" o/c across walls @ 6" o/c on all perimeter and interior edges and 100 common nails @ 12" o/c @ all intermediate supports. 2" x 4" blocking may be used at all unsupported edges to line of joist and gable edges. Perimeter blocking to be nailed @ 6" o/c.
 - WALL FINISHES:**
 - Interior Surfaces: 1/2" gypsum wallboard w/ 5/8" corner nails, w/ metal, 6" o/c to all studs and top and bottom plates (omitted).
 - Exterior Surfaces: 3/4" x 6" (FCMB # 3307) spaced @ 12" o/c @ all exterior walls.
 - CEILING FINISHES:**
 - Roof to Wall: 5/8" gypsum wallboard to finish, w/ metal, 6" o/c to all exterior walls and interior bearing walls, and wall studs, w/ metal blocking to double top plate @ 12" o/c, or use blocking @ 12" o/c.
 - Floor to Wall: 5/8" gypsum wallboard to finish, w/ metal, 6" o/c to all exterior walls and interior bearing walls and wall studs or blocking to double top plate @ 12" o/c.
 - CEILING FINISHES:**
 - Second story ceiling: 2 1/2" x 4" joist w/ 2" x 4" metal blocking.
 - First story Interior Walls: Minimum 2" x 4" studs (I2114) @ 12" o/c of all non-bearing walls. Minimum 2" x 4" studs (I2114) @ 12" o/c of all bearing walls.
 - First story Exterior Walls: 1 1/2" x 6" x 12" corner bolts @ 6" o/c and max. area 12" x 12" from corner. Also 1 1/2" x 6" x 12" @ 12" o/c @ top edge (perimeter) MAXIMUM SPACING @ 6" o/c.
 - 1 x 4 joist to be held in line top and bottom of their entire length.
- WALL PANEL SCHEDULES (EXCEPT UNLESS OTHERWISE NOTED):**
- 1 1/2" x 6" x 12" gyp. board each side w/ 5/8" (or 1/2") @ 6" o/c (bleached). Min. 1/2" plate @ 12" o/c.
 - 1 1/2" x 6" x 12" gyp. board each side w/ 5/8" (or 1/2") @ 6" o/c (bleached). Min. 1/2" plate @ 12" o/c.
 - 1 1/2" x 6" x 12" gyp. board w/ 5/8" (or 1/2") @ 6" o/c (bleached). Min. 1/2" plate @ 12" o/c.
 - 1 1/2" C&G Insulator (I2175) spaced w/ 6" o/c edge nailing @ 12" o/c field nailing @ 12" o/c typical plate members.
 - 1 1/2" C&G Insulator (I2175) spaced w/ 6" o/c edge nailing @ 12" o/c field nailing @ 12" o/c typical plate members.
 - 1 1/2" C&G Insulator (I2175) spaced w/ 6" o/c edge nailing @ 12" o/c field nailing @ 12" o/c typical plate members.
- FOUNDATION NOTES:**
- Foundation: 12" Dia. w/ 4" x 12" steel reinforcement 1" clear from end of P.O. CLEAN UP TO 12" SIZE.
 - Foundations to extend a minimum of 6" into Natural Ground (N.G.).
 - Typical anchor bolts: 1/2" x 12" corner bolts @ 6" o/c and max. area 12" x 12" from corner. Also 1 1/2" x 6" x 12" @ 12" o/c @ top edge (perimeter) MAXIMUM SPACING @ 6" o/c.
- CEILING NOTES:**
- Second story studs must be located within 2" (max) of all floor frame locations on end walls.
 - Shaded areas indicate "California framing".
 - Shaded areas indicate "California framing".
 - All exposed exterior, trim, blocking and rafter beams to be 2x4s.
- CEILING NOTES:**
- Flash fill as indicated on roof plan. (S.P.D.)
 - Provide 1 x 4 stud over all areas and eaves.
 - All flashing to be 24 gauge C.I. Flash and connections all wall to roof connections.
 - Roof Structure: Johnsonville S.L. coated Class "A" composition shingles. Install per Chapter 21 of S.P.D. Refer to table schedule on 21-1 for trade names and other specifications.



FLOOR FRAMING PLAN



ROOF FRAMING PLAN

BUILDING TYPE III

Revisions: 1-1-84

Job No. 83-387

Date: 10-11-84

Drawn: [Name]

Checked: [Name]

Civil: [Name]

Arch: [Name]

Struct: [Name]

Product: E

CDS DEVELOPMENT of CALIFORNIA, INC.

10000 GUSTO AVENUE, SUITE 1110A, IRVINE, CALIF. 92714

614 Fifth Avenue
Suite B
San Diego, CA 92101
619/239-7971

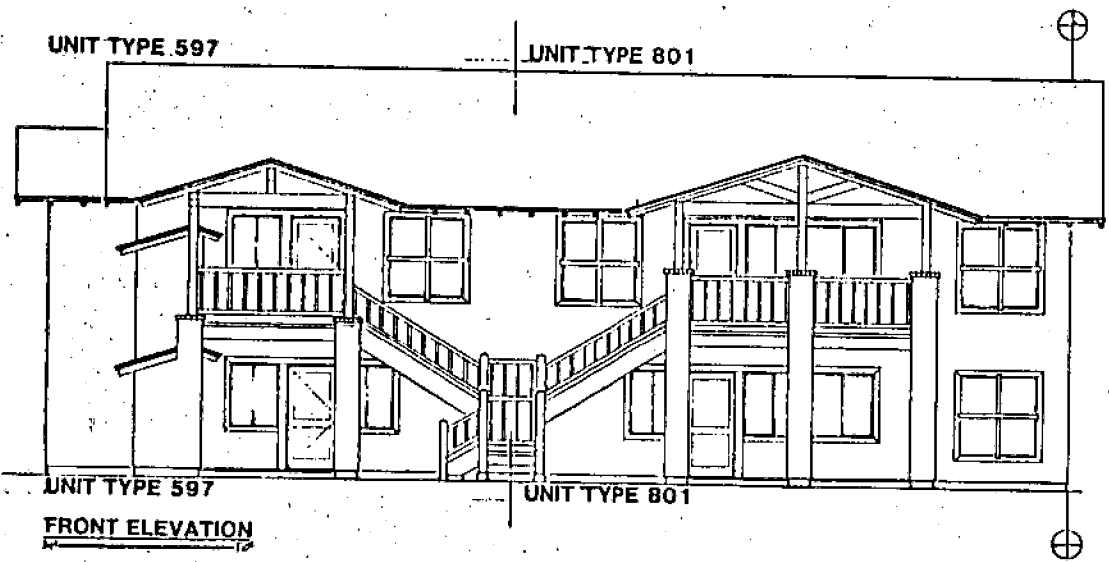
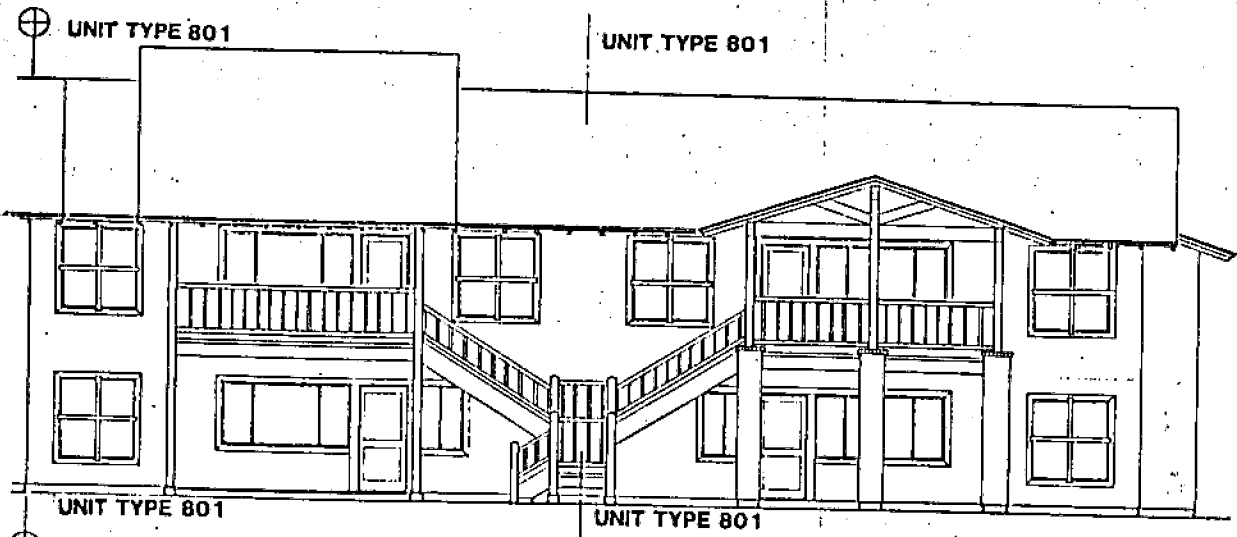
Pacific Associates Planners Architects, Inc.

PADA

NI-2

P-83387

10-11-84
DEC 15 1983



**APPROVED PLAN
ELEVATIONS**

Revisions:

Job	Date	Drawn	Checked	By

614 Fifth Avenue
Suite B
San Diego, CA
92101
619/239-7971

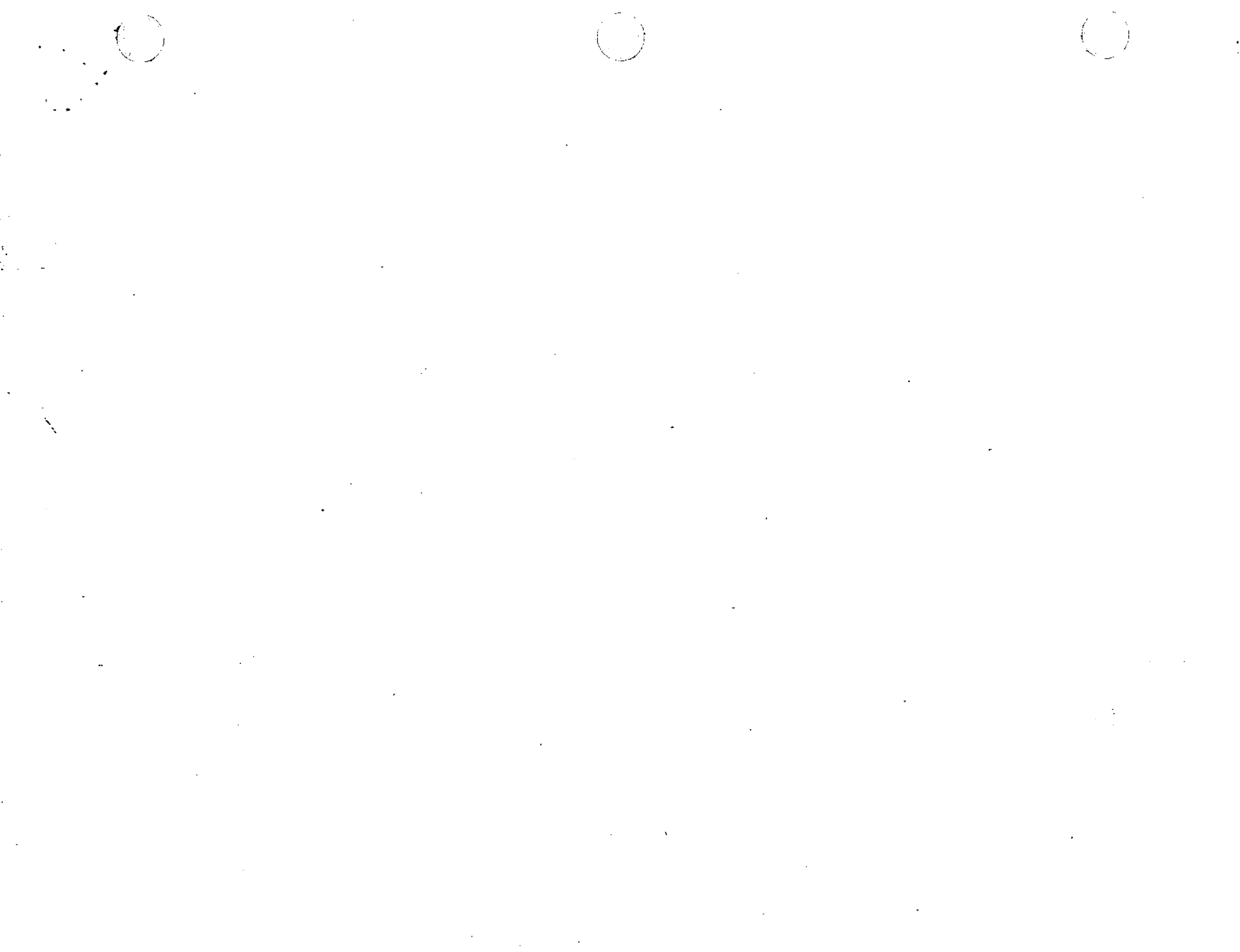
Pacific
Associates
Planners
Architects, Inc.

PARA

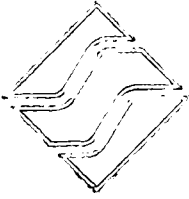
EXHIBIT A

**BUILDING TYPE A
ELEVATIONS**

#10



1120-84



To Art CEE 11/13/84

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

10

Nov 9 11 14 AM '84

T H E S I C K E L S G R O U P

November 7, 1984

Ms. Lorraine Magana
CITY OF SACRAMENTO
Office of the City Clerk
915 "I" Street
Sacramento, California 95814

RE: P-83387, San Juan and Azevedo Drive

Dear Ms. Magana:

On our appeal to the City of Sacramento and in your correspondence, the City is incorrectly referring to this project as a condominium development. While it is true that we initially filed a subdivision map, we indicated on our appeal and to the Planning Department that this is an apartment project.

Because of the remarks from the Planning Staff, it is certainly relevant that all involved know this is an apartment project. Please issue this correction to all involved parties.

Sincerely,

CDS DEVELOPMENT OF CALIFORNIA, INC.

Norm Kaufman

Norm Kaufman
Senior Project Manager

NK/de

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 9/7/84

Project Location SW cor. San Juan Road & Azevedo Drive **P 83-387**
 Assessor Parcel No. 225-230-48
 Owners C.D.S. Development Phone No. _____
 Address 2850 Sixth Avenue, San Diego, CA 92103
 Applicant C.D.S. Development of California, Inc. Phone No. _____
 Address 2850 Sixth Avenue, San Diego, CA 92103
 Signature _____ C.P.C. Mtg. Date 10/11/84

REQUESTED ENTITLEMENTS

- Environ. Determination Neg Dec
- General Plan Amend _____
- Community Plan Amend _____
() _____
- Rezone _____
- Tentative Map _____
- Special Permit Modification of Special Permit to change exterior bldg. materials & exterior stairwy orientation for 168 condo development in R-2B(PUD)
- Variances _____
- Plan Review _____
- PUD _____
- Other _____

ACTION ON ENTITLEMENTS		Filing Fees
Commission date	Council date	Fees
10/11/84		\$ _____
	Res. _____	\$ _____
	Res. _____	\$ _____
	Ord. _____	\$ _____
	Res. _____	\$ _____
D based on F of F		\$ _____
(APPEALED 10/16/84)		\$ _____
		\$ _____
		\$ _____
		\$ _____

FEE TOTAL \$ _____
 RECEIPT NO. 4418
 By/date SD 9/7/84

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Yellow - department file Pink - permit book **P 83-387**

NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: Oct 16 1984

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of Oct 11 1984 when: (Date)

Rezoning Application Variance Application
 Special Permit Application

was: Granted Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) THIS IS MORE DIFFICULT TO MAINTAIN

THE STAFF REPORT WAS INCORRECT IN THAT THE PROJECT IS NOT A CONDOMINIUM DEVELOPMENT, BUT RATHER AN APARTMENT COMPLEX.

ALMOST ALL OTHER APT. COMPLEXES HAVE THIS SIDING. IT WAS NOT REASONABLY ESTABLISHED BY STAFF THAT

PROPERTY LOCATION: SW CORNER OF SAN JUAN & ZEVELOVO DRIVE

PROPERTY DESCRIPTION: Rt ACCESS IN THE GARDAI APARTMENT ZONE

ASSESSOR'S PARCEL NO. 225 - 230 - 48

PROPERTY OWNER: CDS DEVELOPMENT OF CALIFORNIA INC.

ADDRESS: 2450 SIXTH AVE #114 SAN DIEGO CA 92103

APPLICANT: NORM KAUFMAN

ADDRESS: SAME AS PROPERTY OWNER

APPELLANT: ([Signature]) (NORM KAUFMAN)
(SIGNATURE) PRINT NAME

ADDRESS: SAME AS PROPERTY OWNER

FILING FEE:

by Applicant: \$105.00 RECEIPT NO. 4501

by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P-83-387

5/82

DISTRIBUTE TO - (4 COPIES REQUIRED):

MVD
 HY
 WW
 LO
 SG - 10/16/84

SACRAMENTO CITY PLANNING COMMISSION

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

MEETING DATE: October 11, 1984
 ITEM NO. 46B FILE # 83-387
 M _____

Location: Southwest corner of San Juan Road & Azavedo Drive

Recommendation:

- Favorable
- Unfavorable WTF
- Petition
- Correspondence

PROponents

NAME

ADDRESS

Norm Kauffman - 2850 Ninth Avenue, San Diego, CA 92103

OPponents

NAME

ADDRESS

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
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓			
Goodin	✓			
Hunter	✓		✓	
Ishmael	✓			
Ramirez	<u>absent</u>			
Simpson	✓			✓
Holloway	✓			

November 21, 1984

C.D.S. Development
2850 Sixth Avenue
San Diego, CA 92103

Dear Gentlemen:

On November 20, 1984, the Sacramento City Council heard your appeal from City Planning Commission regarding the appeal of the denial for a Modification of a Special Permit to change exterior building materials and exterior stairway orientation for 168 unit condominium development on 8± acres in a Garden Apartment (Planned Unit Development), 2-2B(PUD) zone for property located on the southwest corner of San Juan Road and Azevedo Drive. (P-83387).

The Council adopted, by motion, its intent to deny your appeal contingent on Findings of Fact which are due December 4, 1984.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/10

cc: Planning Department

