



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**  
APR 4 1980

CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

Marty Van Duyn

**[Redacted]**  
PLANNING DIRECTOR

April 3, 1980

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Request for PUD Designation for South Pocket
  2. Request for Schematic Plan approval for South Pocket PUD
  3. Rezoning from A and R-1 to R-1A (PUD) (P-8950)

LOCATION: Southwest corner of Greenhaven Drive and South Land Park Drive

SUMMARY

This is a request for entitlements necessary to establish a PUD consisting of 108 single family clustered housing units, 240 condominiums, and 52 zero lot line units. The staff and Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site contains 50+ acres and is one of the last remaining large parcels located in the Pocket Area. The applicant is proposing to develop a project consisting of three housing types; single family cluster, condominiums, and zero lot line single family. This project represents a variety of housing types that are uncommon in this particular area; however, the project was designed to be compatible with future single family development that will surround the subject site. The project was well designed with the lower density dwellings located along the perimeter and the higher density condominium units in a central location. It provides a good transition from the future adjacent single family development to the condominium units.

The only major issue that was discussed by the Planning Commission is relative to the location of landscape planters in the center of public cul-de-sac streets. Specifically, this is in reference to the three cul-de-sac streets that are located on the north side of South Land Park Drive.

**APPROVED**  
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE  
CITY CLERK

April 3, 1980

Staff recommended that these planters be eliminated from the public streets because of problems relative to maintenance and vehicular circulation. The Planning Commission, however, did not feel that the planters would cause any circulation problems and that the tree island should be provided.

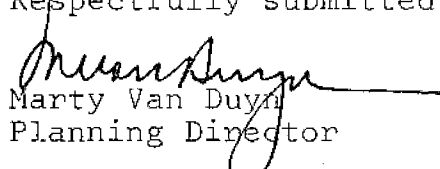
VOTE OF COMMISSION

On March 13, 1980 the Planning Commission, by a vote of seven ayes, one abstention and one absent, recommended approval of the PUD and rezoning subject to conditions.


RECOMMENDATION

If the City Council concurs with the Planning Commission recommendation, the proper action would be to adopt the attached PUD resolution and rezoning ordinance. If the City Council agrees with staff's recommendation to delete the tree wells from the public cul-de-sac streets, the proper action would be to adopt the attached PUD resolution, rezoning ordinance and modify the design criteria of the PUD (Exhibit "C" Residential Design Criteria, Condition H-1) to eliminate the planter.

Respectfully submitted,

  
Marty Van Duyen  
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

  
Walter J. Slipe, City Manager

MVD:DP:bw

April 8, 1980  
District No. 8

Attachments  
P-8950



STAFF REPORT AMENDED 3-13-80  
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corp. - P.O. Box 2511, Sacramento, CA			
OWNER	Wymore Realty Co. - 5679 Freeport Blvd., Sacramento, CA Carma Developers - 620 Contra Costa Blvd., Pleasant Hill, CA			
PLANS BY	Anthony Guzzardo, Inc. - 836 Montgomery St., San Francisco, CA			
FILING DATE	2-8-80	50 DAY CPC ACTION DATE		REPORT BY: GZ:sg
NEGATIVE DEC.	3-3-80	EIR		031-070-02, 03, 04 Par. of 031-050-27
		ASSESSOR'S PCL. NO.		

- APPLICATION:
1. Negative Declaration
  2. Request for PUD Designation for South Pocket
  3. Request for Schematic Plan approval for South Pocket PUD
  4. Rezoning of 50+ acres from A, Agricultural, and R-1, Single Family, to R-1A(PUD)

LOCATION: Southwest and northwest corners of Greenhaven Drive and South Land Park Drive.

PROPOSAL: This is a request for entitlements necessary to establish a PUD consisting of 108 single family clustered housing units, 240 condominiums, and 52 zero lot-line units.

PROJECT INFORMATION:

General Plan Designation: Residential  
1976 South Pocket Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: A and R-1  
Existing Land Use of Site: Vacant  
Surrounding Land Use and Zoning:  
North: Proposed Subdivision, Vacant; R-1 & A  
South: Vacant; A  
East: Residential Subdivision; R-1A  
West: Residential Subdivision; R-1  
Property Dimensions: Irregular Area: 50+ Ac.  
Significant Features of Site: Large irregular lot located between two subdivisions  
Topography: Generally flat with a higher elevation in center of site  
Street Improvements: To be provided  
Existing Utilities: Available to site  
School District: Sacramento City Unified

The project consists of three different housing types. The following is a brief discription of each type as shown on Exhibits A and B, which indicate the location and design of each housing type.

Single Family Clustered - The clustered single family units are located around the perimeter of the subject property and will consist of 108 units. The density will be approximately 4.85 dwellings per acre (22.43 acres) and access will be provided by a private road meandering and looping through the property. The single family units are designed in clusters which are oriented to a private cul-de-sac street. The applicant chose to locate this housing type around the condominiums because this concept would allow

for a transition between surrounding single family subdivisions and the condominium units located at the center of the property.

Condominiums - The applicant proposes to construct 240 condominium units which will translate into a density of 12.11 dwellings per acre (19.82 acres). The condominiums will be two stories in height and are designed around common open space and recreation facilities. The recreational facilities will be available to both the condominium residents and owners of the clustered single family homes. Resident and visitor parking will be located throughout this portion of the site and the parking ratio will be 2.25 to 1. The condominiums will be separated from the clustered homes by the 32 foot private road.

Zero Lot Line Housing - On the north side of South Land Park Drive the applicant proposes to locate 52 zero lot line units which will consist of a density of 6.54 dwellings per acre (7.95 acres). The majority of units will be located around three cul-de-sacs.

PROJECT EVALUATION: Staff has the following comments regarding the overall project:

1. The South Pocket Plan encourages townhouse type developments along major and collector streets throughout the pocket area. The applicant's proposal, consisting of detached townhouses, condominiums, and zero lot line units meets the intent of the plan. The plan, as designed, is compatible with surrounding single family. The applicant has located the lower density units along the perimeter of the site and the higher density condominium units are in the center of the site. Recreational areas are also provided in a central location.
2. In reference to the zero lot line units on the north side of South Land Park Drive, the only concern staff has is regarding the 12 units that are designed in a row. They are located at the north-east corner of the site. These lots range between 36 and 42 feet wide. In order to help break the row appearance of these units, staff suggests the following: (a) a staggering setback be used, (b) offset garages (minimum 3' offset), (c) utilize curve-up driveways and/or common driveways, (d) variation in roof styles.
3. The townhouse units located around the perimeter of the site are designed with individual attached garages and there is a very limited amount of visitor parking shown on the site plan. Since the street system is private and narrower than a public street there will be no provisions for street parking. Therefore, additional common visitor parking spaces will have to be provided for the townhouse units.
4. The site plan indicates a decorative masonry and wood fence located around the townhouse and condominium units. Staff has reservations regarding the location of a wall around this type of development. It provides more privacy for the overall development, however, it also discourages public transit and could have a visual impact to residents across the street. If a wall is utilized staff would suggest that it be designed with landscaping pockets and offsets, or a meandering type design.

5. Regional Transit has indicated that bus routes will probably be located on Greenhaven and South Land Park Drives. Consequently, bus stops will be placed at points along these streets. The South Pocket Plan indicates that an off-street bikeway should be located on South Land Park Drive, and the applicant has stated that the bikeway will be shown on more detailed plans.
6. The Traffic Engineering Department has reviewed the plans and has concerns regarding the planters at the entrance to the private road. These planters, as designed, will create a short cut for left turn traffic into the development. These islands should be eliminated or redesigned with a narrower and longer island.
7. The Subdivision Review Committee has concerns regarding the tree islands located at the end of the cul-de-sac streets that serve the zero lot line units located on the north side of South Land Park Drive. They are requesting that these islands be eliminated because they cause maintenance problems and present problems for traffic movement.
8. A number of trees exist on the property and the applicant intends to preserve many of the healthy Oak and Walnut trees. Park and Recreation has reviewed the plans and approve the applicant's attempt to preserve important tree species.

The applicant has indicated a desire to use a 32 foot wide private meandering street with planters located within the private cul-de-sacs. Staff has no particular objection to the private road or planters; however the Fire Department has expressed a concern over the street and planter design. The Fire Department prefers a 36 foot wide street and elimination of the planters within the cul-de-sacs.

10. There are many specific design elements that are utilized and others that need to be applied for this particular development. It is difficult to discuss every detail for a large development such as this. Staff therefore suggests that the design criteria outlined in Exhibit C be adopted as part of the PUD. These guidelines will be utilized during each phase of the project and when special permits are obtained. These guidelines also incorporate the suggestions made in the report.

STAFF RECOMMENDATION:

1. The Negative Declaration be ratified.
2. The site be designated as the South Pocket PUD.
3. Approval of the Schematic Plan subject to the design criteria as indicated on Exhibit C.
4. Approval of the Rezoning from A and R-1 to R-1A(PUD).

# RESOLUTION NO. 80-212

Adopted by The Sacramento City Council on date of

APRIL 8, 1980

RESOLUTION DESIGNATING THAT CERTAIN AREA OF  
THE CITY OF SACRAMENTO AS HEREIN DESCRIBED  
AS A PLANNED UNIT DEVELOPMENT TO BE KNOWN AS  
SOUTH POCKET (P-8950)

WHEREAS, the City Council conducted a public hearing on April 8, 1980, concerning the conformance of the Planned Unit Development with the provisions of the South Pocket Specific Plan. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed project is a residential planned unit development designed to provide residential uses.
2. The PUD conforms to the provisions of the South Pocket Specific Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, in accordance with Ordinance No. 2550, Fourth Series, as amended, the area described in the attached legal description of the South Pocket PUD is hereby designated as a Planned Unit Development subject to the following conditions and stipulations:

- A. Binding Effect of Resolution. This resolution is binding, without limitation as to time, upon the applicant and all owners, or persons having any interest in the property or any part thereof, and their heirs, successors and assigns in or to the property or any part therein.
- B. Title Search. Any costs incurred by the City of Sacramento for a title search to determine that all such persons are so bound shall be borne by the applicant.
- C. Overall Development Plan:
  1. The PUD consists of the following:
    - a. Single Family Cluster Dwellings 108 units (4.85 unit/acre)
    - b. Condominiums 240 units (12.11 unit/acre)
    - c. Zero Lot Line Single Family 52 units (7.95 unit/acre)
    - d. Recreational Area Consisting of 5 tennis courts & 2 swimming pools
  2. The development of any portion of the PUD shall conform with the Schematic Plan (Exhibit A) and Residential Design Criteria (Exhibit C) as approved by the City Planning Commission on March 13, 1980 and by the City Council on April 8, 1980.

APPROVED  
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE  
CITY CLERK

None of the preliminary approvals in the resolution shall be determined to preclude the discretion and function of the Planning Commission to evaluate all of the factors it may deem pertinent to its consideration of each application for a Special Permit for a Planned Unit Development within the area covered by this resolution.

\_\_\_\_\_  
MAYOR

ATTEST:

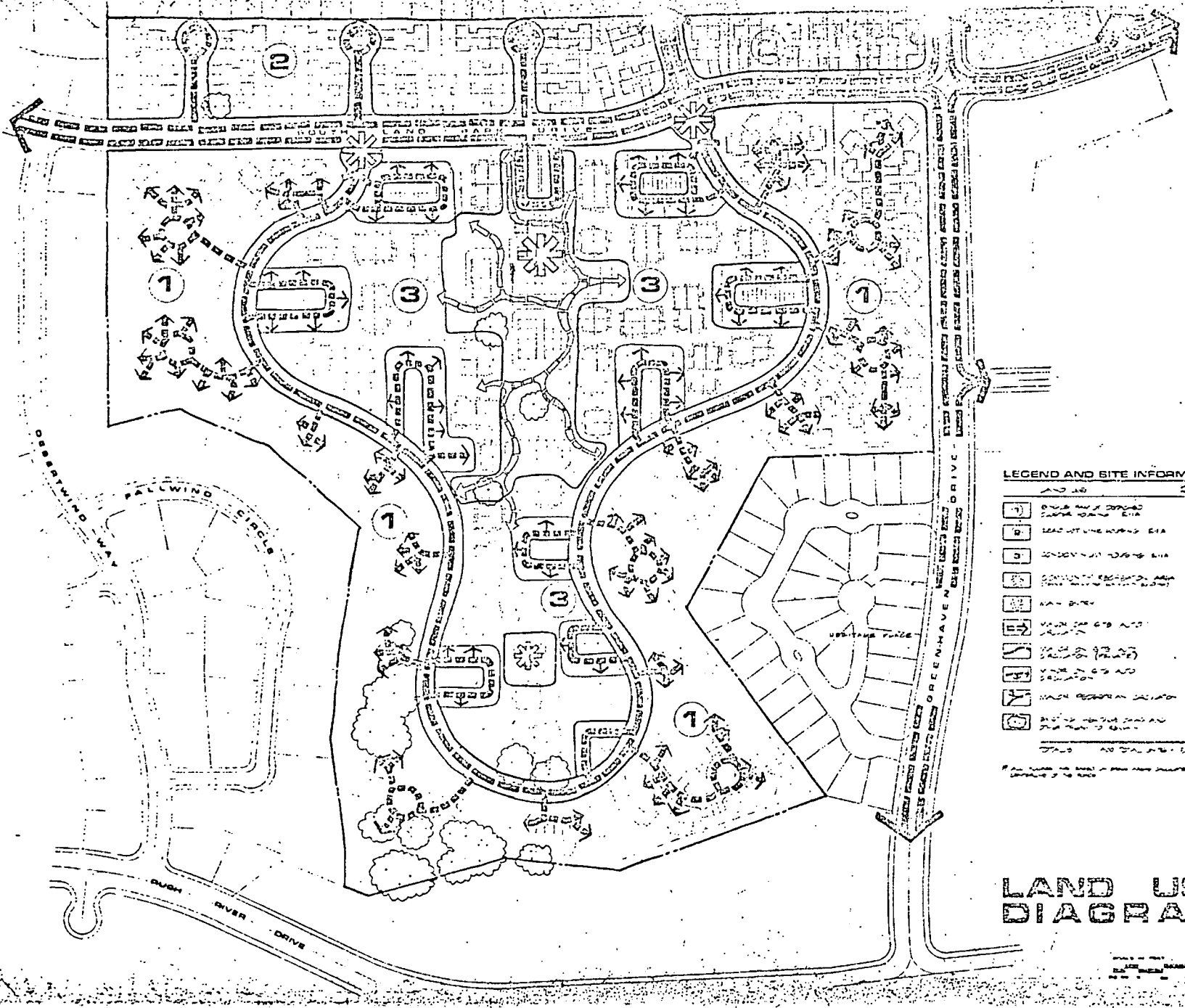
\_\_\_\_\_  
CITY CLERK

P-8950



SOUTH POCKET

EXHIBIT A



LEGEND AND SITE INFORMATION

- 1. EXISTING BUILDING FOOTPRINT
- 2. EXISTING DRIVEWAY
- 3. EXISTING DRIVEWAY (DASHED)
- 4. EXISTING DRIVEWAY (DASHED)
- 5. EXISTING DRIVEWAY (DASHED)
- 6. EXISTING DRIVEWAY (DASHED)
- 7. EXISTING DRIVEWAY (DASHED)
- 8. EXISTING DRIVEWAY (DASHED)
- 9. EXISTING DRIVEWAY (DASHED)
- 10. EXISTING DRIVEWAY (DASHED)

LAND USE DIAGRAM

CARMA DEVELOPERS  
CALIFORNIA, INC.  
DEVELOPER

THE SPINK CORPORATION  
ENGINEERS  
OF ARCHITECTS

LANDSCAPE ARCHITECTS  
LANDSCAPE ARCHITECTS

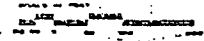
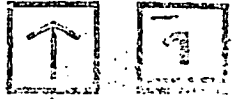


EXHIBIT "C"

RESIDENTIAL DESIGN CRITERIA

A. BUILDING DESIGN AND ORIENTATION:

1. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
2. Accessory structures shall be compatible in design and materials with main buildings.
3. Communal facilities shall be centrally located.
4. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
5. Solar heating and cooling of units should be considered.
6. Site planning shall take into account optimum solar orientation of structures.
7. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
8. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
9. Specific criteria for zero lot line units that are located in a row:
  - a. A staggered setback shall be utilized,
  - b. Where garages are side by side, they shall be offset by at least three feet.
  - c. A variation in roof styles shall be utilized.
  - d. A curve-up driveway and/or common driveway is encouraged.
10. Units that are located adjacent to South Land Park Drive and Greenhaven Drive shall not be placed in a row fashion. They shall have a variation and setback and building orientation.

B. OFF-STREET PARKING:

1. Off-street parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly).
2. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.

4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Tenant spaces for the condominium units shall be sheltered with garage or carport.
6. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
7. 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.
8. In PUD projects parking stall depth shall be reduced by two feet. The two feet gained shall be incorporated into adjacent landscaping or walkways.
9. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.
10. The townhouse units shall include attached garages for tenant parking.
11. Visitor parking shall be provided to the townhouse units.

C. CIRCULATION:

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors.
3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.

D. BICYCLE STORAGE:

Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE:

1. Landscape materials selected shall be:
  - a. Compatible with one another and with existing material on the adjacent site.
  - b. Complimentary to building design and architectural theme.
  - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).

2. Landscape treatment shall include:

- a. Larger specimens of shrubs and trees along the site periphery.
  - b. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
  - c. Consistency with energy conservation efforts.
  - d. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
  - e. Undulating landscaped berms located along street frontages and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
3. Public open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
4. Landscaping of parking areas is discussed in Section B.
5. Existing trees shall be retained.

F. TRASH ENCLOSURES:

1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution.

\* G. BUS STOPS:

Bus stops shall be provided on South Land Park and Greenhaven Drives as per the requirements of the Regional Transit District.

H. STREET SYSTEMS AND DRIVEWAYS:

1. The public street with cul-de-sacs shall remain open and designed without planters. (*deleted by CPC*)

- \*\* 2. The planters located at the entrance to the private road shall be eliminated or redesigned to discourage "short cutting".
3. Only one driveway shall be used for the parking area for the large recreation facility next to South Land Park Drive.

*\*Planning Commission amended to:*

BUS STOPS:

*Bus shelters shall be provided on South Land Park and Greenhaven Drives as per the requirements of the Regional Transit District. Such bus shelters shall be designed to conform with the architectural theme of the development.*

*\*\*Planning Commission amended to:*

2. *The planters located at the entrance to the private road shall be redesigned to discourage "short cutting".*

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT NW & SW CORNERS OF GREENHAVEN DR. & SO. LAND PARK DR. FROM THE A AGRICULTURAL & R-1 SINGLE FAMILY RESIDENTIAL ZONES AND PLACING SAME IN THE R-1A(PUD) TOWNHOUSE (PLANNED UNIT DEVELOPMENT) ZONE (FILE P-8950) (APN:031-070-02,03,04; Portion of 031-050-27)

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

SECTION 1.

The territory described in the attached exhibit(s) which is in the A Agricultural and R-1 Single Family Residential zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A(PUD) Townhouse (Planned Unit Development) zone. 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 the rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his 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 March 13, 1980 /City Council April 8, 1980, on file in the office of the Planning Department, or any provision or modifications 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 for site plan review in accordance with Section 13 of the Zoning Ordinance, No. 2550, Fourth Series, as amended.

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:

ATTEST:

**APPROVED**  
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE  
MAYOR/CLERK

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

February 6, 1980

DESCRIPTION OF PROPERTY  
TO BE REZONED

All that portion of Sections 2 and 3, Township 7 North, Range 4 East, M. D.

B. & M., described as follows:

Beginning at the Southeast corner of Lot 30, as said lot is shown on the official plat of Parkway Oaks Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 137 of Maps, Map No. 21; thence from said point of beginning along the Easterly boundary of said Parkway Oaks Unit No. 4 the following seven (7) courses and distances: (1) North  $04^{\circ} 14' 11''$  West 285.66 feet, (2) North  $04^{\circ} 05' 50''$  East 163.89 feet, (3) North  $09^{\circ} 46' 44''$  East 260.35 feet, (4) North  $48^{\circ} 25' 10''$  West 256.78 feet, (5) North  $68^{\circ} 43' 19''$  West 187.00 feet, (6) South  $75^{\circ} 47' 49''$  West 140.00 feet and (7) North  $00^{\circ} 07' 34''$  West 726.89 feet; thence continuing North  $00^{\circ} 07' 34''$  West 91.14 feet; thence South  $89^{\circ} 41' 33''$  East 956.40 feet to the Southwest corner of that certain Parcel Map entitled "Portion of Projected Sections 2 & 3, T. 7 N., R. 4 E., M. D. B. & M.", recorded in the office of said Recorder in Book 45 of Parcel Maps, at Page 8; thence along the Southerly boundary of said Parcel Map South  $89^{\circ} 36' 45''$  East 727.40 feet; thence South  $00^{\circ} 23' 32''$  West 884.73 feet to a point located on the Northerly boundary of Park Place South, the official plat of which is recorded in the office of said Recorder in Book 130 of Maps, Map No. 7; thence along the boundary of said Park Place South the following four (4) courses and distances: (1) South  $89^{\circ} 42' 07''$  West 365.36 feet, (2) South  $29^{\circ} 59' 37''$  West 342.30 feet, (3) South  $36^{\circ} 30' 29''$  East 467.89 feet and (4) South  $76^{\circ} 04' 55''$  East 10.19 feet to the most Northerly corner of that certain 33.905 acre tract of land as shown on that certain Record of Survey entitled "Portions of Sections 2 and 11, T. 7 N., R. 4 E., M. D. M.", recorded in the office of said Recorder in Book 23 of Surveys, at Page 18; thence along the Northwesterly boundary of said 33.905 acre tract of land and the Southwesterly production thereof South  $71^{\circ} 28' 29''$  West 440.11 feet to a point located on the centerline of Job's Slough, also known as Costing's Slough; thence meander up the centerline of said Job's Slough the following

three (3) courses and distances: (1) North 79° 48' 11" West 229.57 feet, (2) South 74° 20' 49" West 279.40 feet and (3) North 68° 07' 13" West 51.93 feet to the point of beginning; containing 48.434 acres, more or less.

OK  
9/2/20  
2/18/20

THE SPINK CORPORATION  
CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
TYPING \_\_\_\_\_  
TRAVERSE RTA | 2-27-20  
MAP \_\_\_\_\_  
DELIVERED TO: \_\_\_\_\_

I hereby certify that the above is a true and correct copy of the original as shown to me by the person who submitted it to me for this purpose and that I am not aware of any other copies of the same.



P-8950

29

- 7. Various requests for property located at the northeast corner of Babette Avenue, southeast corner of 22nd Street and Pierre Avenue, southwest and southeast corners of Craig Avenue and Pierre Avenue, northeast corner of Craig Avenue, southwest corner of Beth Avenue and 22nd Street, northeast and northwest corners of John Still Dr. and 22nd Street. (P-8944) (D8)
  - a. Rezone from R-1 to R-1A
  - b. Tentative Map to divide 8 lots into 16 half-plex lots
  - c. Subdivision Modification to waive service connections
- 8. Rezone 34 corner lots from R-1 to R-1A. Loc: Riverbend Commons Subdivision, Lots on Hidden Cove Circle, Marani Way, Rush River Drive, De Mar Drive and Rocky Bend Circle. (P-8945) (D8)
- 9. Various requests for property located at the southwest corner of 14th Avenue and 58th Street. (P-8946) (D5)
  - a. Tentative Map to divide .8+ acre into 5 lots
  - b. Subdivision Modification to waive service connections to 2 lots
- 10. Amend Methodist Hospital PUD. Loc: 7500 Timberlake Way. (P-8947) (D8)
- 11. Various requests for property located at the northwest and southwest corners of Greenhaven Drive and South Land Park Drive. (P-8950) (D8)
  - a. Establish PUD
  - b. Designate PUD Schematic Plan
  - c. Rezone from A and R-1 to R-1A(PUD) PFP 4-1 #8
- 12. Various requests for property located at the east terminus of Grandstaff Drive and west of Union House Creek. (P-8951) (D8)
  - a. Amend Community Plan
  - b. Rezone 46+ acres from R-1 to R-1A
  - c. Tentative Map to divide 56+ acres into 263 single family lots
  - d. Subdivision Modification to create a lot more than 100 feet deep.

  
 jm

Attachments

PFP: 4-1-50  
 HRS: 4-8-50  
 cc: VAN DUYN  
 CARSTENS  
 MIRAMIE  
 TANIMOTO  
 YEE



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

March 26, 1980

Wymore Realty Co.                      Carma Developers  
5679 Freeport Boulevard    AND    620 Contra Costa Boulevard  
Sacramento, CA 95822                      Pleasant Hill, CA 94523

Gentlemen:

Notice is hereby given that a hearing date of April 8, 1980 has been set in the matter of ESTABLISH PUD; DESIGNATE PUD SCHEMATIC PLAN; and REZONE from A and R-1 to R-1A(PUD), requests for property located at the north-west and southwest corners of Greenhaven Drive and South Land Park Drive. (P-8950)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,

  
Jaci Pappas  
Acting City Clerk

JP:HO'

Information Copies to: The Spink Corporation  
P-8950 Mailing List (7 addressees)  
Planning Department

### NOTICE

IN ACCORDANCE WITH THE LAW, THIS NOTIFICATION IS SENT TO ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE PROPERTY DESCRIBED ABOVE. ATTENDANCE AT THIS HEARING IS OPEN TO THE PUBLIC, AND QUESTIONS OF A TECHNICAL NATURE MAY BE DIRECTED TO THE CITY PLANNING DEPARTMENT, TELEPHONE NUMBER 449-5604.