



CITY OF SACRAMENTO

26

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 10, 1984

APPROVED
BY THE CITY COUNCIL

JUL 17 1984

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
 2. Rezoning from Single Family (R-1) to Townhouse (R-1A).
 3. Subdivision Modification to waive water and sewer services
 4. Tentative Parcel Map (P84-174)

LOCATION: 1331 San Juan Road

SUMMARY

This request is for entitlements necessary to develop two halfplex units on a vacant corner lot. The Planning Commission and Planning staff recommends approval of the project subject to conditions.

BACKGROUND

The subject site is a vacant 61' x 80' corner lot located in a predominately single family area. The request for rezoning and a parcel split is to allow for development of two halfplex units. A subdivision modification to waive sewer and water services also accompanies the requests. The Subdivision Review Committee recommends approval of the waiver since it is consistent with a policy to refer additional service connections up to the time building permits are obtained.

VOTE OF THE PLANNING COMMISSION

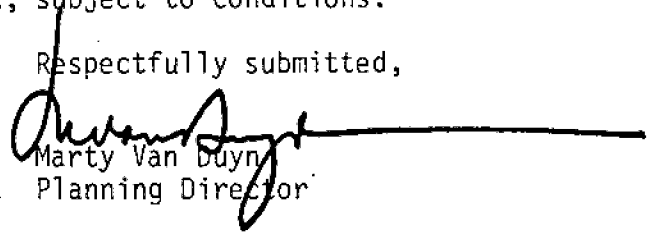
On June 14, 1984, the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the project.

RECOMMENDATION


The Commission and staff recommends the following Council action:

1. Ratify the Negative Declaration;
2. Adopt the attached Rezoning Ordinance;
3. Adopt the attached Resolution, adopting Findings of Fact and approving the Tentative map and Subdivision Modification, subject to conditions.

Respectfully submitted,



Marty Van Duyen
Planning Director



FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:pkb
attachments
P-84-174

July 17, 1984
District 1

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: June 14 1984
 ITEM NO. 160 FILE PSN-174
 M _____

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

Location: 1331 Ann Quan Road

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

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

MOTION NO. _____

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

- 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 _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE June 14 1994
 ITEM NO. 161 FILE # SN-174
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP ²⁶
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: 1331 Ann Quinn Road

Recommendation:
 Favorable *w/cond.*
 Unfavorable Petition Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

<u>OPPONENTS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓			
Goodin	✓			
Hunter			<i>2/nd mt.</i>	
Ishmael	✓			
Ramirez	✓			✓
Simpson	✓		✓	
Holloway			<i>2/nd mt.</i>	

- 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
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 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE June 14 1994
 ITEM NO. 160 FILE PSN-174
M

- GENERAL PLAN AMENDMENT TENTATIVE MAP ²⁶
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING LOT LINE ADJUSTMENT
 SPECIAL PERMIT ENVIRONMENTAL DET.
 VARIANCE OTHER _____

Location: 1331 Ann Quinn Road

Recommendation:

- Favorable *WTFP*
 Unfavorable Petition Correspondence

PROPOSERS	
NAME	ADDRESS

OPPOSERS	
NAME	ADDRESS

MOTION NO. _____

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

- 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
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 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

26

MEETING DATE June 14, 1984
 ITEM NO. 16d FILE # PN-194
 M _____

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

Location: 1331 Ann Quam Road

Recommendation:
 Favorable
 Unfavorable
 Petition
 Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

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

MOTION NO. _____

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

- 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 _____

ORDINANCE NO. 84-068

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 1331
SAN JUAN ROAD
 FROM THE SINGLE FAMILY, R-1 ZONE(S)
 AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)
 (FILE NO. P- 84-174)(APN: 225-403-01)

APPROVED
BY THE CITY COUNCIL

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

JUL 17 1984

SECTION 1.

OFFICE OF THE
CITY CLERK

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 Townhouse, R-1A
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

P84-174

LEGAL DESCRIPTION

LOT 21 OF CHAPARRAL UNIT #2 (123 BM 6).

P84-174

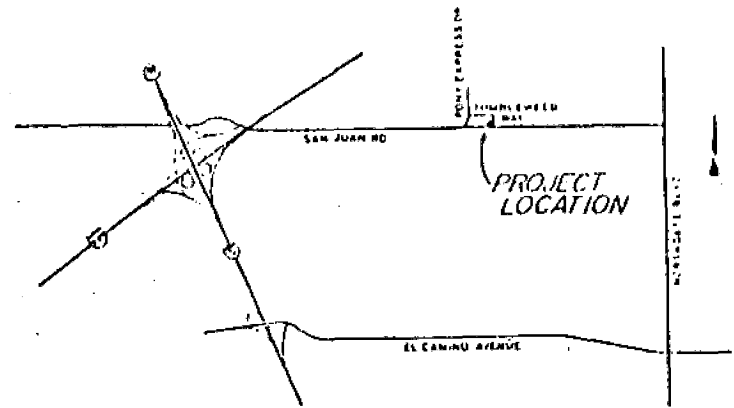
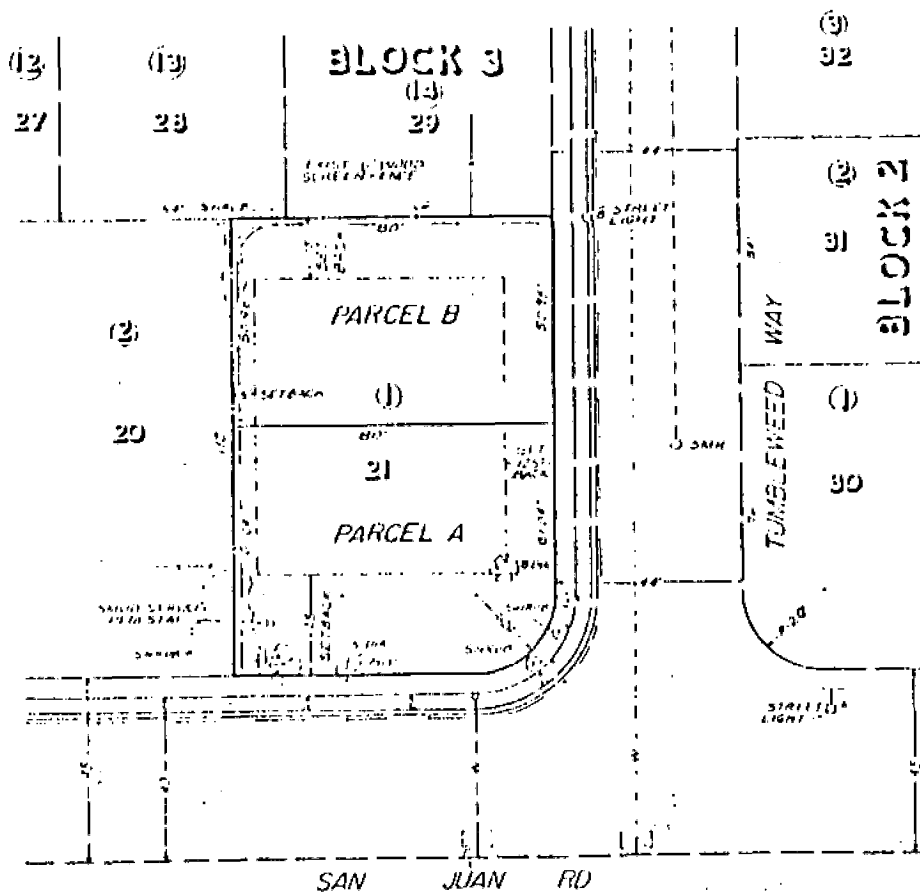
TENTATIVE PARCEL MAP

LOT 21 OF CHAMPARROL UNIT No 2 (123 BK 6)
COUNTY OF SACRAMENTO STATE OF CALIFORNIA
MAY 1934 SCALE 1" = 20'

TERRY C. STURGIS & ASSOCIATES

VICINITY MAP

SCALE 1" = 2,225'



MAP DATA

OWNER/DEVELOPER	J.P. STEPHENSON & ASSOCIATES 1500 SUTHERLAND AVE SACRAMENTO, CA 95811 975-8441
ENGINEER	TERRY C. STURGIS & ASSOCIATES 601 SEVEN STREET LINCOLN, CA 95901 685-1665
APN	225-061 01
ZONING	R-1
LOT SIZE	SEE MAP FOR DIM. & AREA
CURRENT USE	VACANT
PROPOSED ZONING	R-1A
PROPOSED USE	1-FIELD
NUMBER OF LOTS	2
UTILITIES	WATER SEWER GAS ELECTRICITY TELEPHONE
SEWER DISTRICT	SEE MAP
TOTAL PARCEL AREA	10.176 ACRES
GENERAL PLANNING JURISDICTION	CITY OF SACRAMENTO CITY OF SACRAMENTO CITY OF SACRAMENTO S.P. & C. S.P. & C. FACILITY DIST.

PARCEL MAP

26

P 84174

RESOLUTION NO. 84-615

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JUL 17 1984

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 1331 San Juan Road
(P-84174)(APN: 225-403-01)

WHEREAS, the City Council, on June 14, 1984, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at 1331 San Juan Road.

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and,

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balanced these needs against the public service needs of City residents and available fiscal and environmental resources.

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

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1973 South Hatomas Community Plan designate the subject site for residential use(s).

RESOLUTION NO. 84-65

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 1331 San Juan Road
(P-84174)(APN: 225-403-01)

APPROVED
BY THE CITY COUNCIL

JUL 17 1984

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on June 14, 1984, held a public hearing on the request for approval of a subdivision modification and tentative map for property located ~~on the southeast corner of Buckley Way and Wainright Street.~~ *at 1331 San Juan Rd*

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and,

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balanced these needs against the public service needs of City residents and available fiscal and environmental resources.

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

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 56474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1973 South Natomas Community Plan designate the subject site for residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to defer payment & installation of separate water and sewer services up to the time building permits are obtained:
 - a. The City Council determines that it is undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the separate services can be obtained prior to issuance for building permits;
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the modification will not significantly change the characteristic of the area;
 - d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential use.
7. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Place the following note on the final map/ Water and sewer service connections do not exist between the main lines and parcels A and B. These services must be paid for and installed at the time of obtaining building permits;
 - b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

MAYOR

ATTEST:

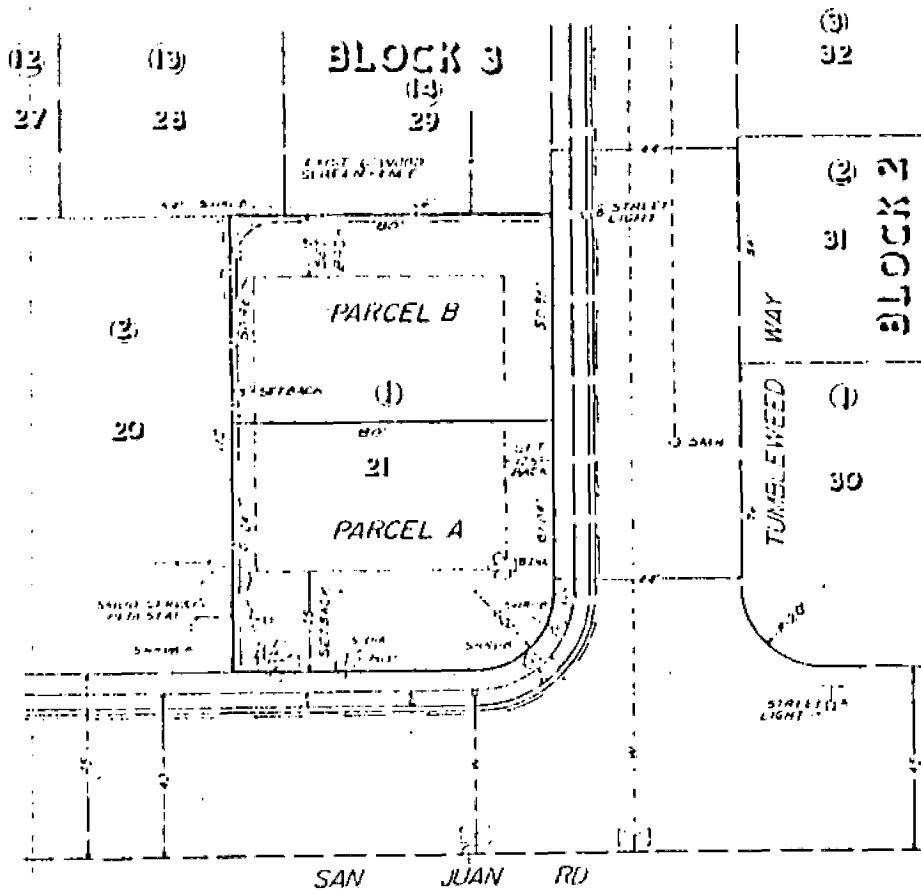
CITY CLERK

P84174

TENTATIVE PARCEL MAP

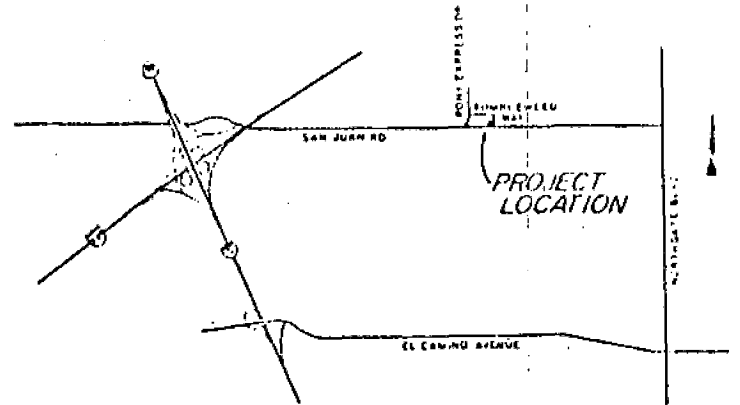
LOT 21 OF CHAPARROL UNIT NO. 2 (123 BK 6)
COUNTY OF SACRAMENTO STATE OF CALIFORNIA
MAP 19914

TERRY C. STURGIS & ASSOCIATES



VICINITY MAP

SCALE 1"=2225'



MAP DATA

OWNER/DEVELOPER	219 15TH AVENUE 25 STEPHENSON AVE SACRAMENTO, CA 95818 916-443-1111
ENGINEER	TERRY C. STURGIS & ASSOCIATES 601 5TH STREET SACRAMENTO, CA 95814 916-443-1111
APN	225-463-01
ZONING	R-1
LOT SIZE	216 MAP FOR DIM. & AREA
CURRENT USE	VACANT
PROPOSED ZONING	R-1A
PROPOSED USE	4 UNITS
NUMBER OF UNITS	2
UTILITIES	
WATER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
ELECTRICITY	PG&E
TELEPHONE	PG&E
SEWER DISTRICT	MSD 1000
LOCAL PARCEL MAP	100-10-1000
GENERAL PLANNING ASSOCIATION	100-10-1000

PARCEL MAP

P 84174

STAFF REPORT CORRECTED 6-14-84
CITY PLANNING COMMISSION

26

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Terry C. Sturgis & Associates, 661-6th Street, Lincoln, CA 95648		
OWNER	L & H Development, 15 Stampede Court, Sacramento, CA 95834		
PLANS BY	Ron Higgins & Associates, 2020-29th Street, Ste. 216, Sacramento, CA 95817		
FILING DATE	5/9/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	5/22/84	EIR	ASSESSOR'S PCL. NO. 225-403-01

- APPLICATION:
1. Negative Declaration
 2. Rezone 0.2± vacant acres from Single Family (R-1) to Townhouse (R-1A) zone
 3. Tentative Parcel Map
 4. Special Permit to develop two halfplex units totaling 3,020± sq. ft.
 5. Subdivision Modification to waive water and sewer services

LOCATION: 1331 San Juan Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop an existing vacant lot into two halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential (4-21 du/ac; 7 du/ac min.)
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1 & R-1A

Parking Required: One space per dwelling unit
Parking Provided: Two spaces per dwelling unit
Property Dimensions: 80' x 112'
Property Area: 8,874± square feet
Density of Development: 9.8 du/ac
Square Footage of Lots: Parcel A: 4,797±; Parcel B: 4,076±
Square Footage of Buildings: 3,020± total
Height of Structures: 20.5 feet
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Buff
Exterior Building Materials: Masonite, T1-11 siding

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1984, by a vote of six ayes, and three absent, the Subdivision Review Committee recommended approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels A and B. These services must be paid for and installed at the time of obtaining building permits;
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
3. Separate water and sewer services are required for each parcel.

Informational Items: 1) garage doors must be 20 feet behind property line;
2) a driveway permit will be required on San Juan Road.

STAFF EVALUATION: Staff has the following comments and concerns regarding this request:

1. The subject site is a vacant parcel located in the Single Family (R-1) zone. The General Plan and South Natomas Community Plan designate the site for residential use. The proposal would provide a compatible housing type in the area.
2. The requested rezoning to R-1A and the special permit are necessary for the halfplex development. The applicant's plan indicates that the halfplex will be developed on a corner lot. The halfplex units are attached and separated by a two-hour rated firewall. This halfplex development will not alter the density of the area or change the character of the neighborhood since other halfplexes are being developed on corner lots.
3. The Subdivision Review Committee recommended approval of the Subdivision Modification to waive sewer and water services. It has been a policy not to require additional service connections until building permits are issued.

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.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A) zone;
3. Approval of the Tentative Map, subject to conditions which follow;
4. Approval of the Special Permit, based upon Findings of Fact which follow;
5. Approval of the Subdivision Modification to waive water and sewer services.

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels A and B. These services must be paid for and installed at the time of obtaining building permits;

- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

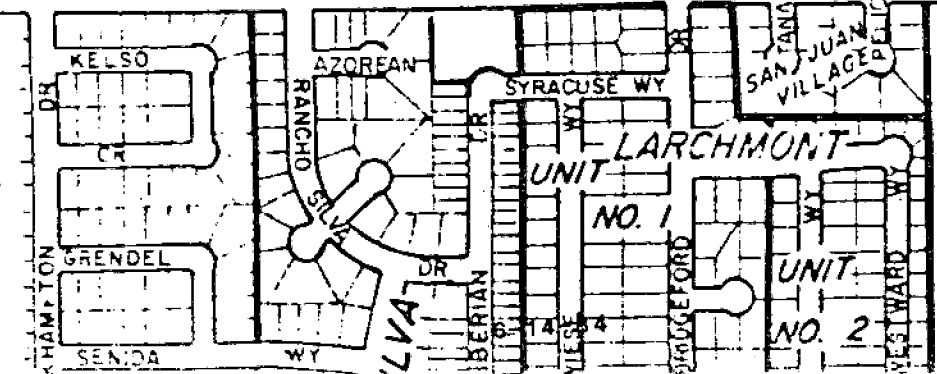
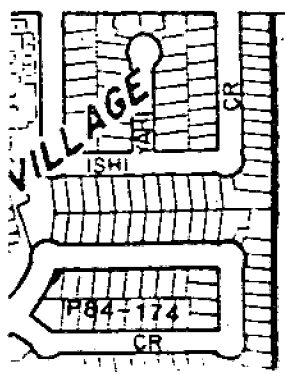
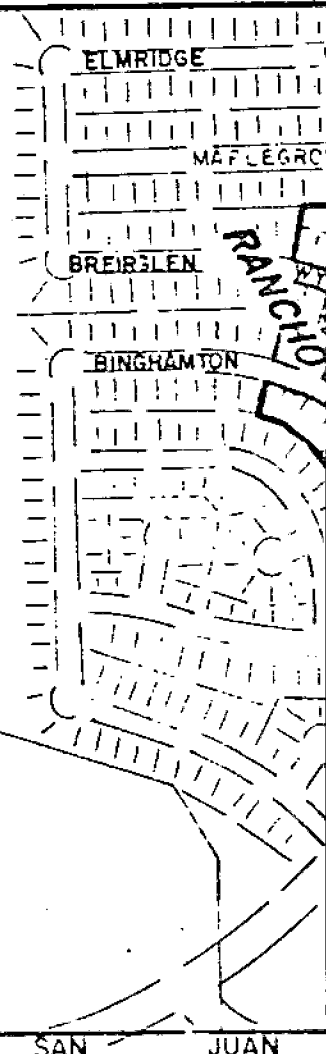
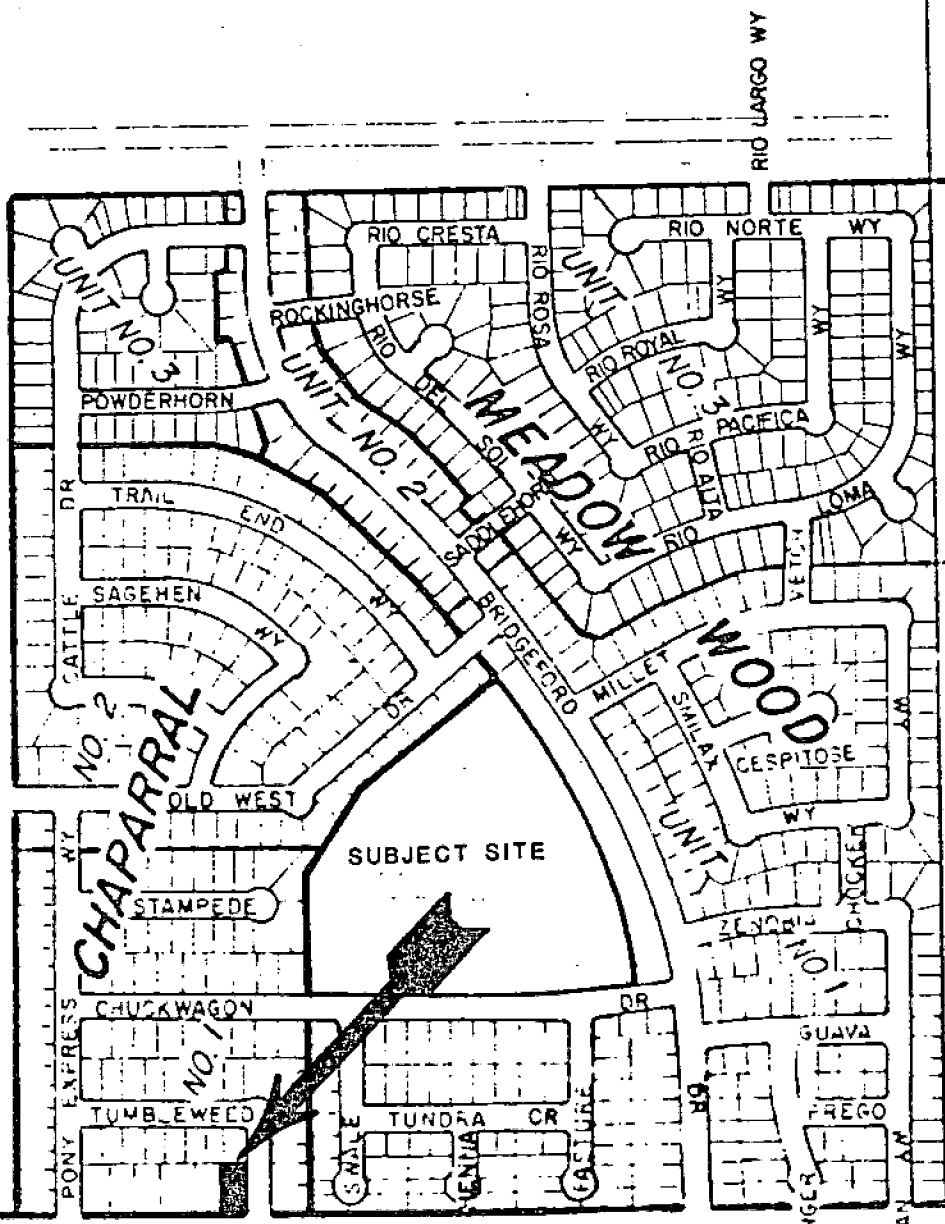
Findings of Fact - Special Permit

- a. As proposed, the project is based upon sound principles of land use in that:
 - 1) adequate space is available on the site to accommodate the type and density of the proposed project;
 - 2) the project is compatible with surrounding land uses which consist of single family residential uses.
- b. The project, as proposed, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project will adhere to the townhouse development standards which stipulate design and density criteria;
- c. The project is consistent with the land use element of the General Plan to:
"Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community"; and
"Provide safe, stable and attractive residential areas in which to live."
- d. The project is consistent with the South Natomas Community Plan and the General Plan which designate the site for residential purposes.

NORTHGATE UNIT NO. 2

26

VICINITY MAP

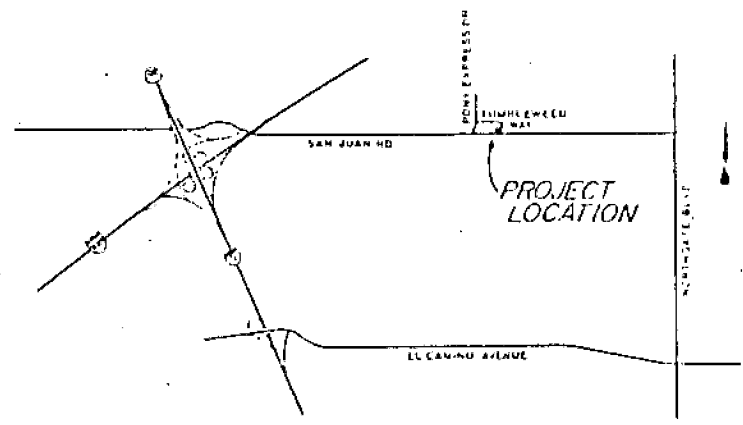


RIO TIERRA
 JUNIOR HIGH
 SCHOOL ITEM 16

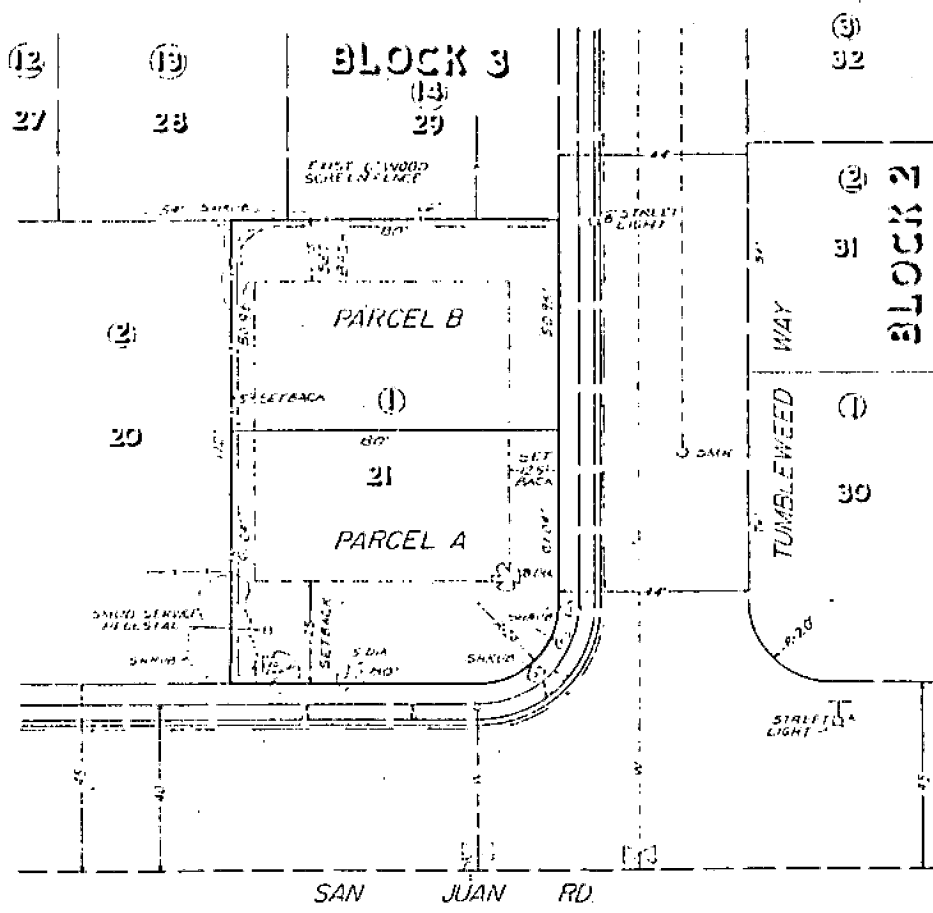
LINE

TENTATIVE
PARCEL MAP
 LOT 21 OF CHAPARROL UNIT NO. 2 (123 BK. 6)
 COUNTY OF SACRAMENTO STATE OF CALIFORNIA
 MAY 1984 SCALE 1" = 20'
TERRY C. STURGIS & ASSOCIATES

VICINITY MAP
 SCALE 1" = 2225'



PARCEL MAP



MAP DATA

OWNER/DEVELOPER	284174 UNIT HOLDING 15 STURGIS COURT SACRAMENTO, CA 95834 902-4430
ENGINEER	TERRY C. STURGIS & ASSOCIATES 601 SEVEN STREET LEWISVILLE, CA 95041 845-1625
APN	225-404-01
ZONING	R-1
LOT SIZE	SEE MAP FOR DIM. & AREA
CURRENT USE	VACANT
PROPOSED ZONING	R-1A
PROPOSED USE	7 UNITS
NUMBER OF LOTS	2
UTILITIES	
WATER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
GAS	CITY OF SACRAMENTO
TELEPHONE	PACIFIC BELL
SEWER DISTRICT	WELPASH
TOTAL PARCEL AREA	4074 SQ FEET
GENERAL PLANNING DESIGNATION	LOW DENSITY RESIDENTIAL

P 84174

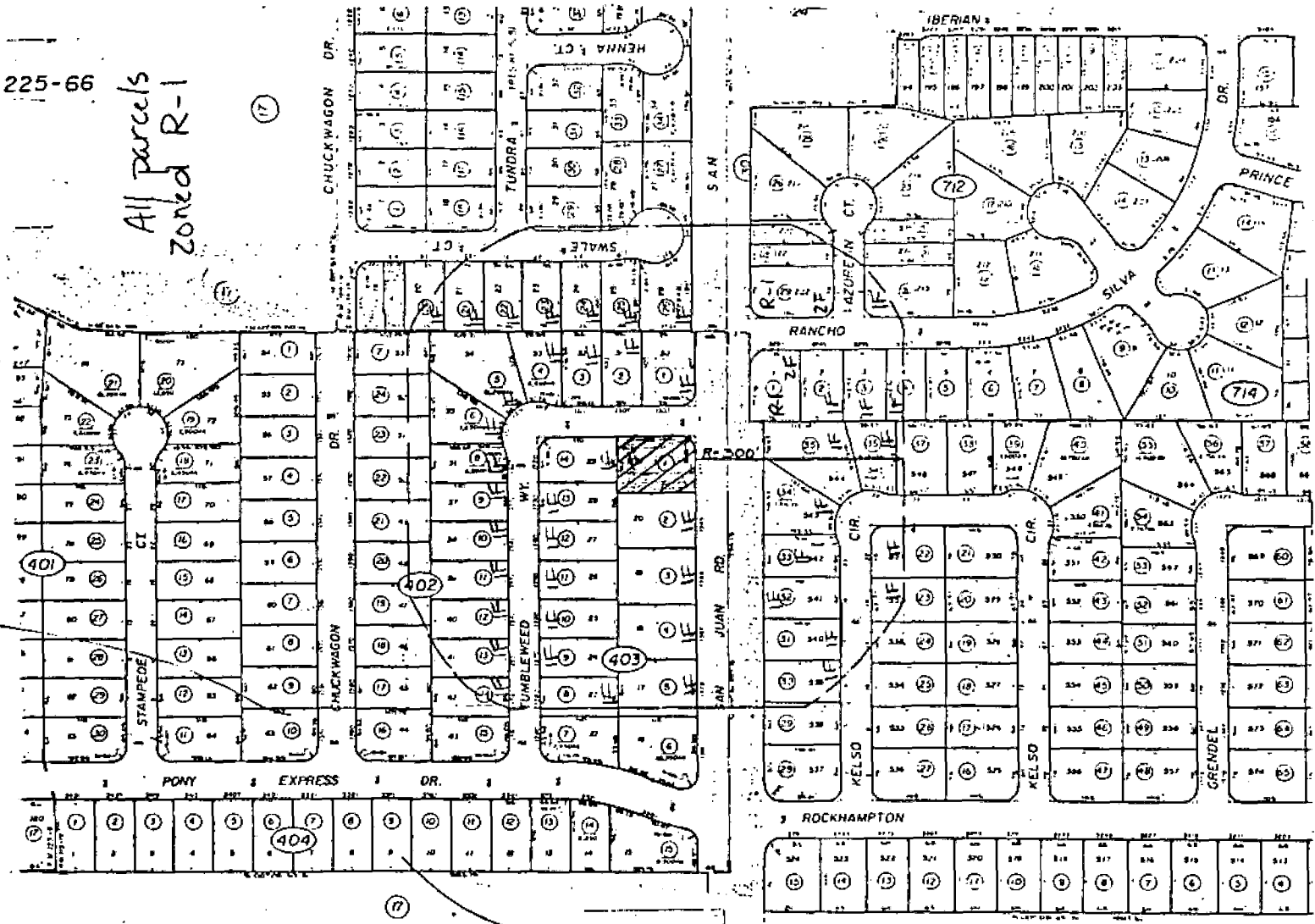
6-14-84

LAND USE AND ZONING

26

225-66

All parcels
zoned R-1



NOTE: ALL USES ARE RESIDENTIAL
UNLESS OTHERWISE NOTED.

225-60

6-14-84

Por. Chaparral Unit No. 2, R.M. Bl. 123, Pg. 6 17-87-781
Chaparral Unit No. 1 R.M. Bl. 115, Pg. 19 18-0-771

225-40

P 84174

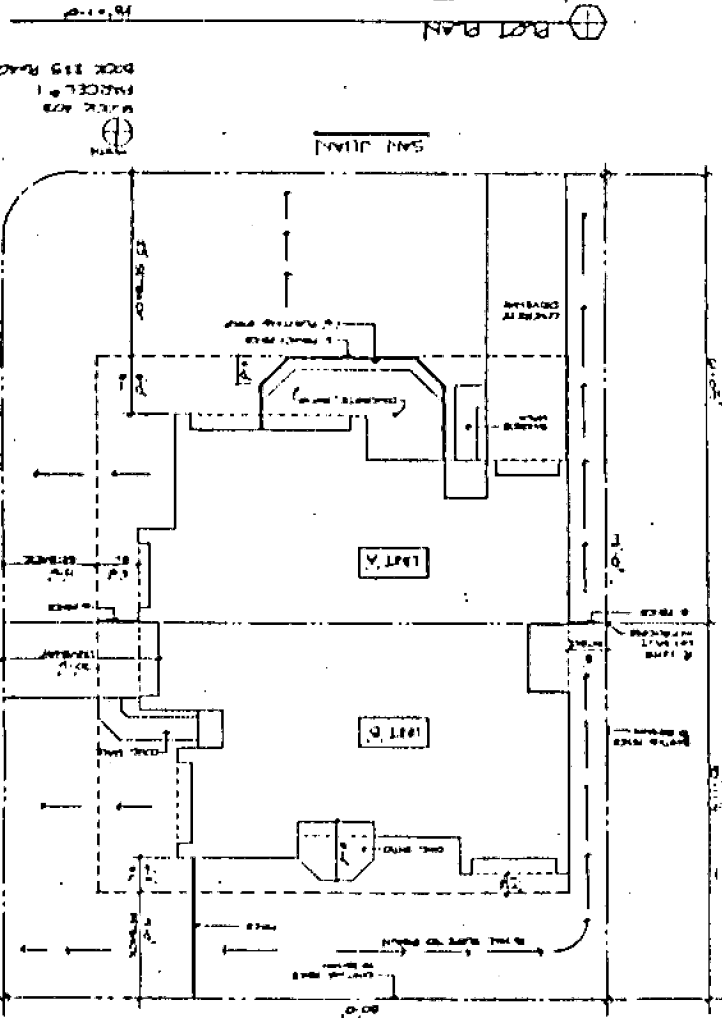
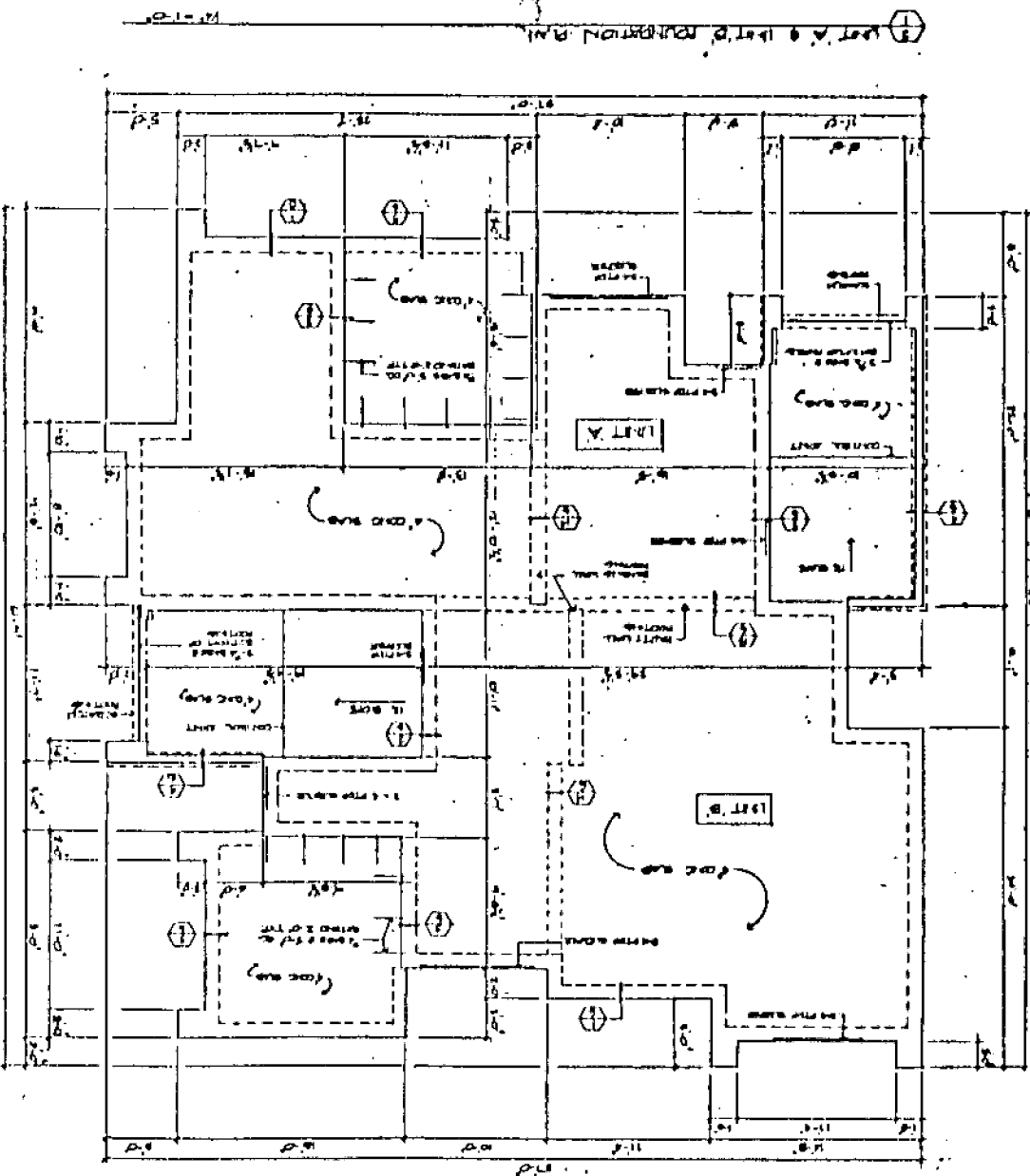
TCS TERRY C. STURGIS & ASSOC.
Civil Engineering • Planning • Surveying
661 Sixth St. Lincoln, Calif. 95648 916-645-1665

300'
RADIUS MAP
AP# 225-403-1

SCALE: 1" = 100'
MAY 1984
PROJECT = 84-31

ITEM

P84-174



FOUNDATION PLAN

FOR HAYWARD E. ANASTOPIAN
FROM BOB BURE AND
SACRAMENTO, CA 95825

FOR HAYWARD E. ANASTOPIAN
FROM BOB BURE AND
SACRAMENTO, CA 95825

SITE PLAN

IMPROVED LAY

92

FLOOR PLAN

UNIT SCHEDULE

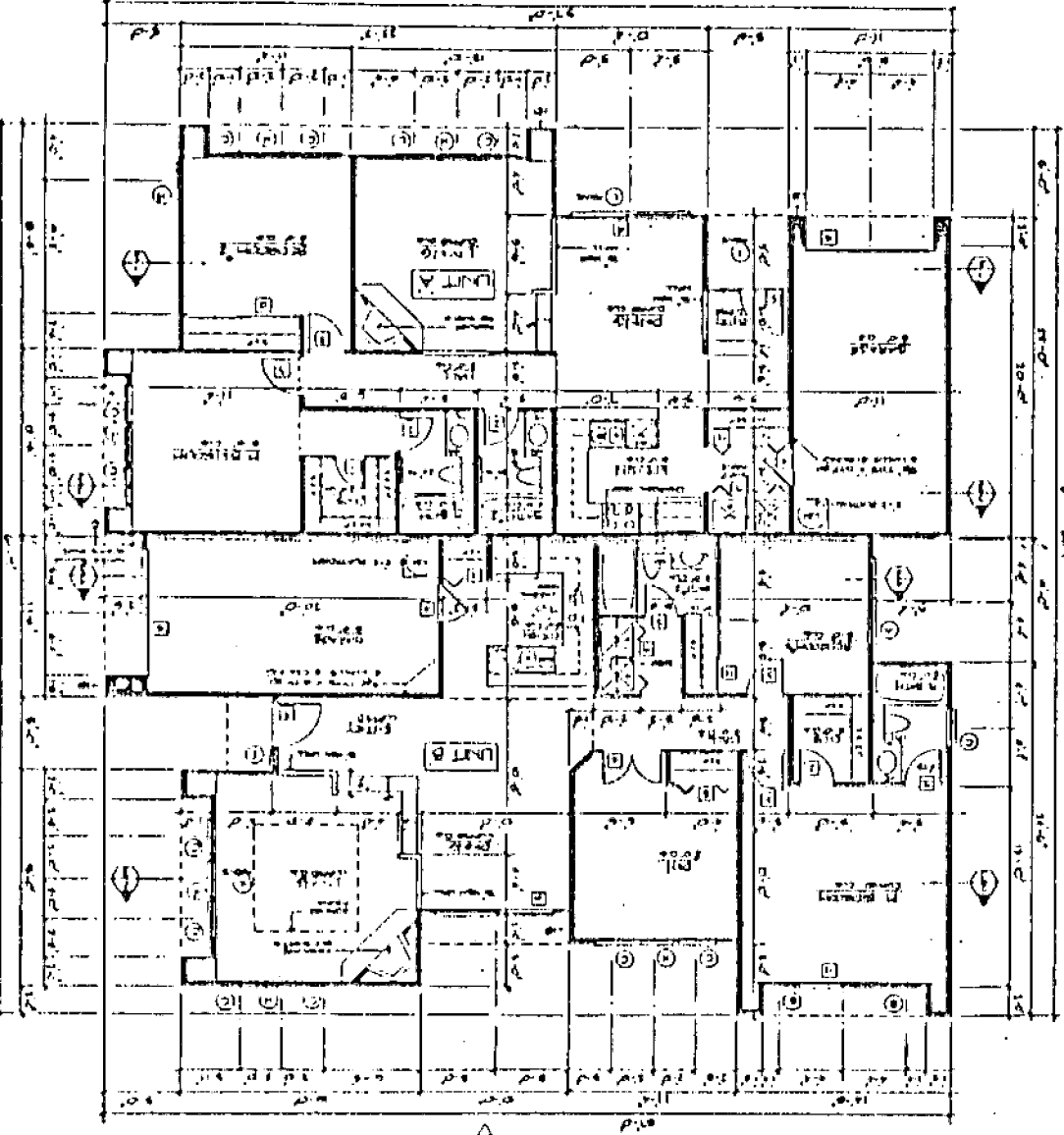
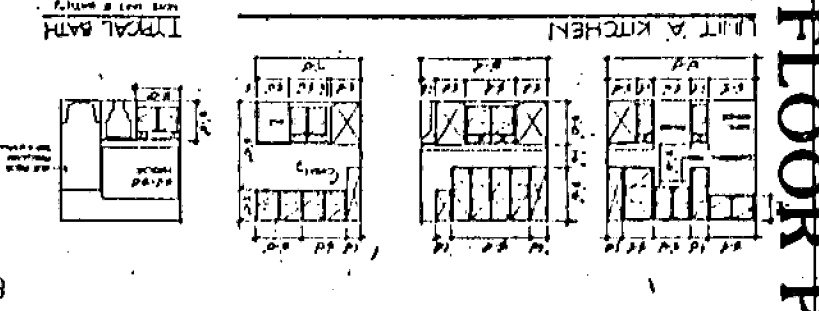
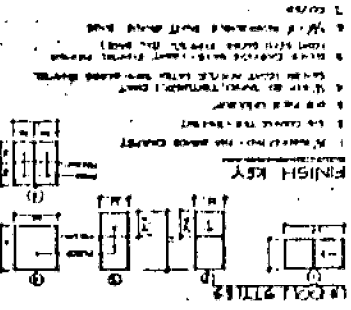
UNIT NO.	UNIT TYPE	AREA (SQ. FT.)	FINISH	STATUS
101	1 BR	450	Standard	Complete
102	1 BR	450	Standard	Complete
103	1 BR	450	Standard	Complete
104	1 BR	450	Standard	Complete
105	1 BR	450	Standard	Complete
106	1 BR	450	Standard	Complete
107	1 BR	450	Standard	Complete
108	1 BR	450	Standard	Complete
109	1 BR	450	Standard	Complete
110	1 BR	450	Standard	Complete
111	1 BR	450	Standard	Complete
112	1 BR	450	Standard	Complete
113	1 BR	450	Standard	Complete
114	1 BR	450	Standard	Complete
115	1 BR	450	Standard	Complete
116	1 BR	450	Standard	Complete
117	1 BR	450	Standard	Complete
118	1 BR	450	Standard	Complete
119	1 BR	450	Standard	Complete
120	1 BR	450	Standard	Complete

UNIT SCHEDULE

UNIT NO.	UNIT TYPE	AREA (SQ. FT.)	FINISH	STATUS
201	1 BR	450	Standard	Complete
202	1 BR	450	Standard	Complete
203	1 BR	450	Standard	Complete
204	1 BR	450	Standard	Complete
205	1 BR	450	Standard	Complete
206	1 BR	450	Standard	Complete
207	1 BR	450	Standard	Complete
208	1 BR	450	Standard	Complete
209	1 BR	450	Standard	Complete
210	1 BR	450	Standard	Complete
211	1 BR	450	Standard	Complete
212	1 BR	450	Standard	Complete
213	1 BR	450	Standard	Complete
214	1 BR	450	Standard	Complete
215	1 BR	450	Standard	Complete
216	1 BR	450	Standard	Complete
217	1 BR	450	Standard	Complete
218	1 BR	450	Standard	Complete
219	1 BR	450	Standard	Complete
220	1 BR	450	Standard	Complete

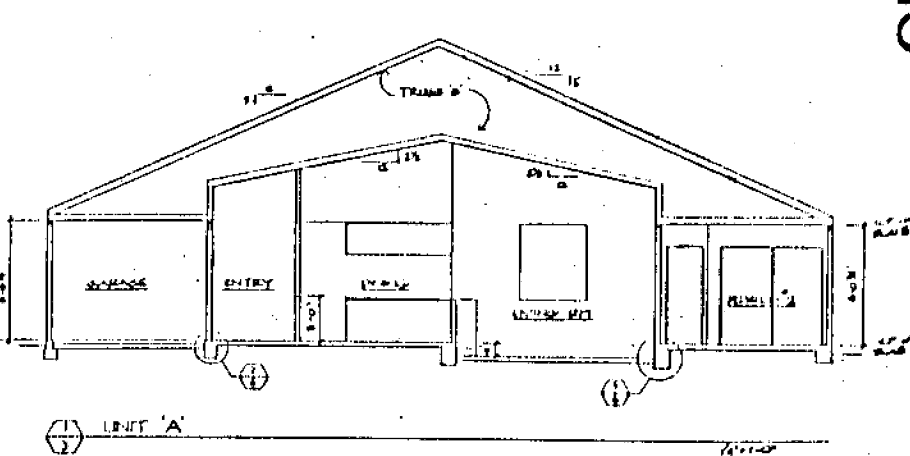
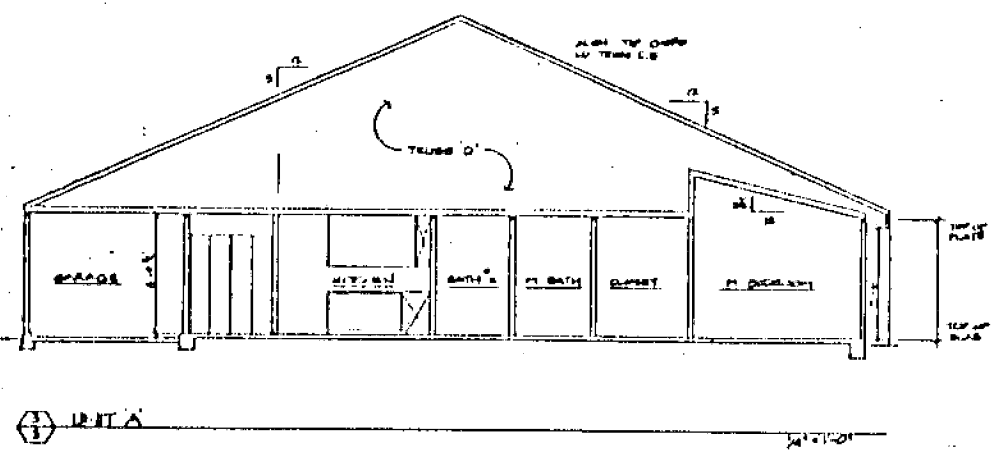
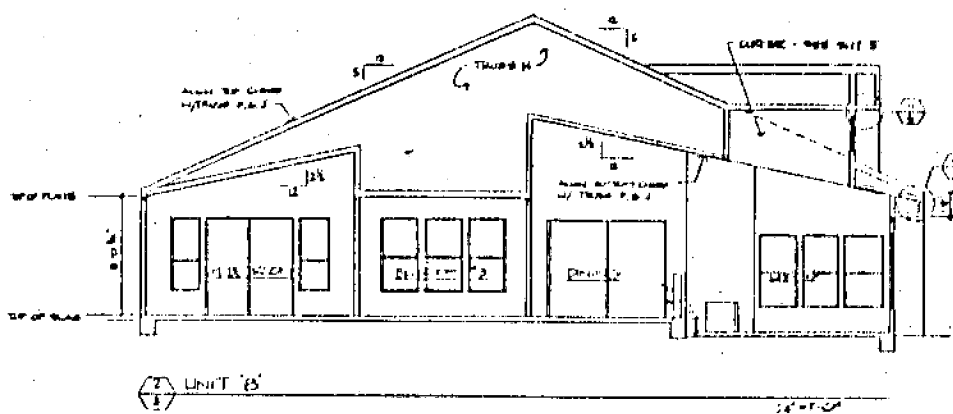
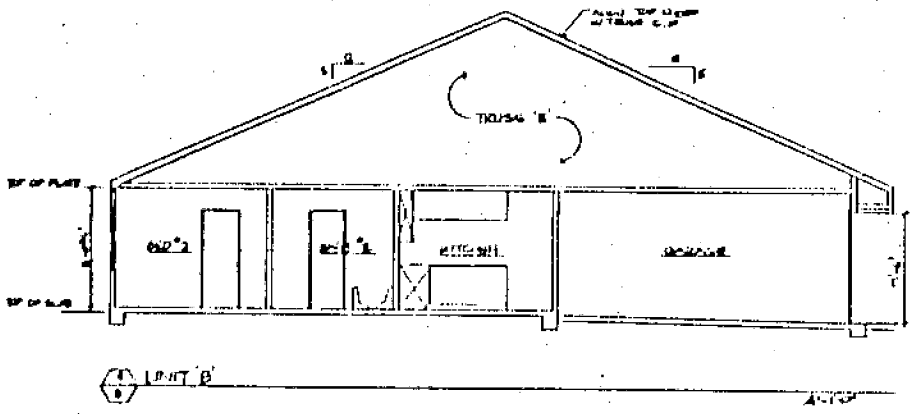
FINISH SCHEDULE

NO.	DESCRIPTION	UNIT	AREA (SQ. FT.)	FINISH	STATUS
1	WALLS	101-120	10,800	Standard	Complete
2	FLOORS	101-120	10,800	Standard	Complete
3	CEILING	101-120	10,800	Standard	Complete
4	DOORS	101-120	100	Standard	Complete
5	WINDOWS	101-120	100	Standard	Complete
6	PAINT	101-120	10,800	Standard	Complete
7	PLASTER	101-120	10,800	Standard	Complete
8	TRIM	101-120	100	Standard	Complete
9	MECHANICAL	101-120	100	Standard	Complete
10	ELECTRICAL	101-120	100	Standard	Complete
11	TELEPHONE	101-120	100	Standard	Complete
12	STAIRS	101-120	100	Standard	Complete
13	ELEVATOR	101-120	100	Standard	Complete
14	MECHANICAL	101-120	100	Standard	Complete
15	ELECTRICAL	101-120	100	Standard	Complete
16	TELEPHONE	101-120	100	Standard	Complete
17	STAIRS	101-120	100	Standard	Complete
18	ELEVATOR	101-120	100	Standard	Complete
19	MECHANICAL	101-120	100	Standard	Complete
20	ELECTRICAL	101-120	100	Standard	Complete
21	TELEPHONE	101-120	100	Standard	Complete
22	STAIRS	101-120	100	Standard	Complete
23	ELEVATOR	101-120	100	Standard	Complete
24	MECHANICAL	101-120	100	Standard	Complete
25	ELECTRICAL	101-120	100	Standard	Complete
26	TELEPHONE	101-120	100	Standard	Complete
27	STAIRS	101-120	100	Standard	Complete
28	ELEVATOR	101-120	100	Standard	Complete
29	MECHANICAL	101-120	100	Standard	Complete
30	ELECTRICAL	101-120	100	Standard	Complete
31	TELEPHONE	101-120	100	Standard	Complete
32	STAIRS	101-120	100	Standard	Complete
33	ELEVATOR	101-120	100	Standard	Complete
34	MECHANICAL	101-120	100	Standard	Complete
35	ELECTRICAL	101-120	100	Standard	Complete
36	TELEPHONE	101-120	100	Standard	Complete
37	STAIRS	101-120	100	Standard	Complete
38	ELEVATOR	101-120	100	Standard	Complete
39	MECHANICAL	101-120	100	Standard	Complete
40	ELECTRICAL	101-120	100	Standard	Complete
41	TELEPHONE	101-120	100	Standard	Complete
42	STAIRS	101-120	100	Standard	Complete
43	ELEVATOR	101-120	100	Standard	Complete
44	MECHANICAL	101-120	100	Standard	Complete
45	ELECTRICAL	101-120	100	Standard	Complete
46	TELEPHONE	101-120	100	Standard	Complete
47	STAIRS	101-120	100	Standard	Complete
48	ELEVATOR	101-120	100	Standard	Complete
49	MECHANICAL	101-120	100	Standard	Complete
50	ELECTRICAL	101-120	100	Standard	Complete
51	TELEPHONE	101-120	100	Standard	Complete
52	STAIRS	101-120	100	Standard	Complete
53	ELEVATOR	101-120	100	Standard	Complete
54	MECHANICAL	101-120	100	Standard	Complete
55	ELECTRICAL	101-120	100	Standard	Complete
56	TELEPHONE	101-120	100	Standard	Complete
57	STAIRS	101-120	100	Standard	Complete
58	ELEVATOR	101-120	100	Standard	Complete
59	MECHANICAL	101-120	100	Standard	Complete
60	ELECTRICAL	101-120	100	Standard	Complete
61	TELEPHONE	101-120	100	Standard	Complete
62	STAIRS	101-120	100	Standard	Complete
63	ELEVATOR	101-120	100	Standard	Complete
64	MECHANICAL	101-120	100	Standard	Complete
65	ELECTRICAL	101-120	100	Standard	Complete
66	TELEPHONE	101-120	100	Standard	Complete
67	STAIRS	101-120	100	Standard	Complete
68	ELEVATOR	101-120	100	Standard	Complete
69	MECHANICAL	101-120	100	Standard	Complete
70	ELECTRICAL	101-120	100	Standard	Complete
71	TELEPHONE	101-120	100	Standard	Complete
72	STAIRS	101-120	100	Standard	Complete
73	ELEVATOR	101-120	100	Standard	Complete
74	MECHANICAL	101-120	100	Standard	Complete
75	ELECTRICAL	101-120	100	Standard	Complete
76	TELEPHONE	101-120	100	Standard	Complete
77	STAIRS	101-120	100	Standard	Complete
78	ELEVATOR	101-120	100	Standard	Complete
79	MECHANICAL	101-120	100	Standard	Complete
80	ELECTRICAL	101-120	100	Standard	Complete
81	TELEPHONE	101-120	100	Standard	Complete
82	STAIRS	101-120	100	Standard	Complete
83	ELEVATOR	101-120	100	Standard	Complete
84	MECHANICAL	101-120	100	Standard	Complete
85	ELECTRICAL	101-120	100	Standard	Complete
86	TELEPHONE	101-120	100	Standard	Complete
87	STAIRS	101-120	100	Standard	Complete
88	ELEVATOR	101-120	100	Standard	Complete
89	MECHANICAL	101-120	100	Standard	Complete
90	ELECTRICAL	101-120	100	Standard	Complete
91	TELEPHONE	101-120	100	Standard	Complete
92	STAIRS	101-120	100	Standard	Complete
93	ELEVATOR	101-120	100	Standard	Complete
94	MECHANICAL	101-120	100	Standard	Complete
95	ELECTRICAL	101-120	100	Standard	Complete
96	TELEPHONE	101-120	100	Standard	Complete
97	STAIRS	101-120	100	Standard	Complete
98	ELEVATOR	101-120	100	Standard	Complete
99	MECHANICAL	101-120	100	Standard	Complete
100	ELECTRICAL	101-120	100	Standard	Complete



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6-14-84

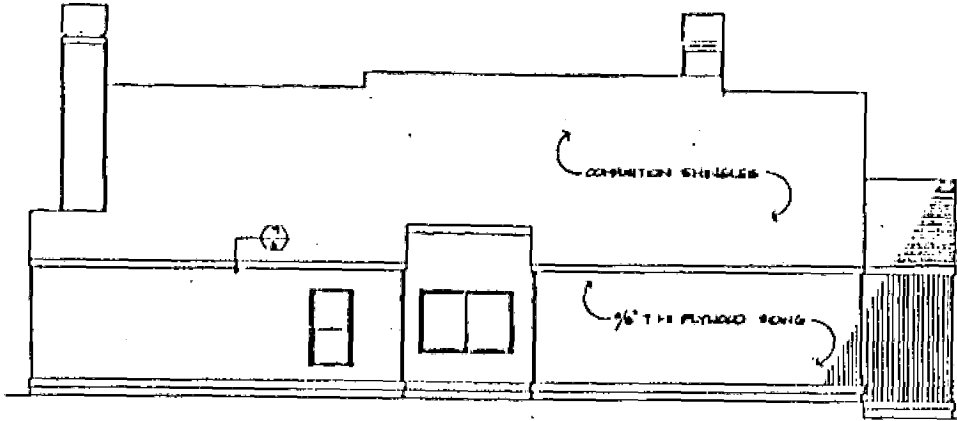


ELEVATIONS

UNIT ALL UNITS SECTIONS
 IS STAIRS GOES
 CONTRACTOR: JES HANSEN
 SACRAMENTO, CA
 1212 S. J ST.
 SACRAMENTO, CA 95811
 916-442-1111
 1984

ITEM 11

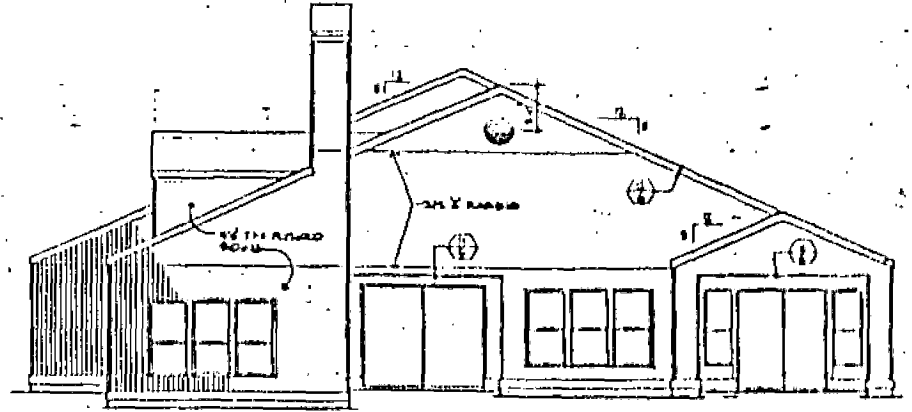
26



1-1 EXTERIOR ELEVATION WEST

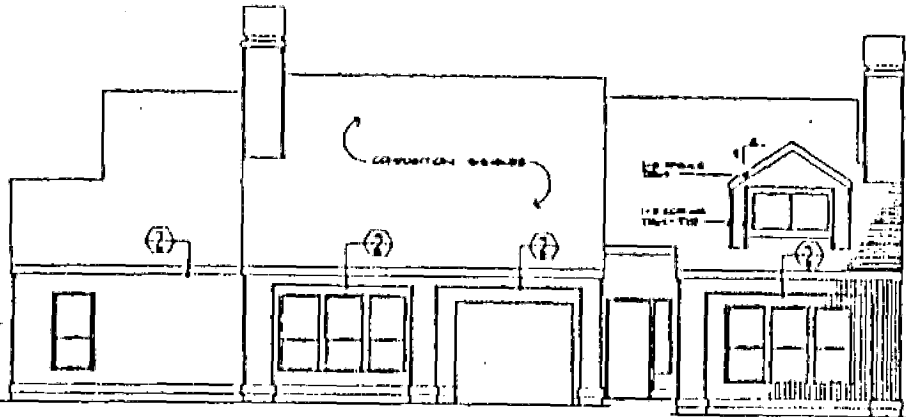
UNIT B UNIT A

1/8" = 1'-0"



1-2 EXTERIOR ELEVATION - UNIT B NORTH

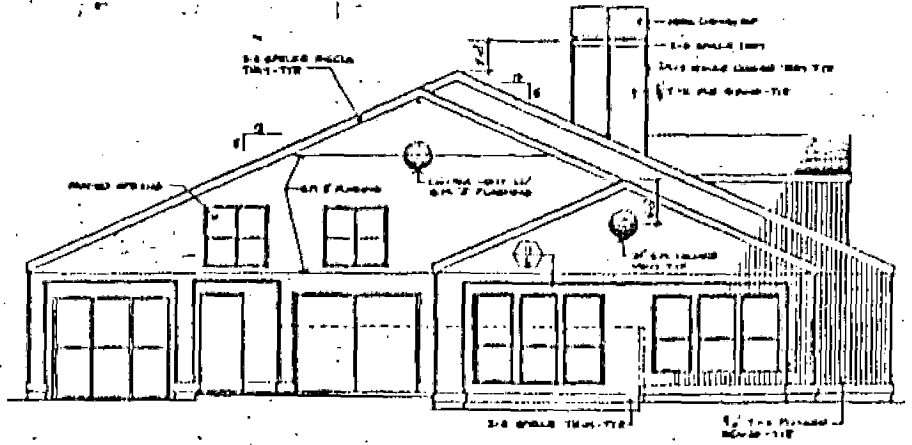
1/8" = 1'-0"



1-3 EXTERIOR ELEVATION EAST

UNIT A UNIT B

1/8" = 1'-0"



1-4 EXTERIOR ELEVATION - UNIT A SOUTH

1/8" = 1'-0"

6-14-84

Plot prepared by L. Almodovar
1000 14th Street, Suite 100
Sacramento, CA 95811
916-441-1111

916-441-1111
SACRAMENTO, CA
LIC # 42 991

L&S DEVELOPMENT, INC.
5 STARBUCK COURT
CONTRACTOR: L&S PROGRESSIVE

EXTERIOR ELEVATIONS

1-4

2/10



CITY OF SACRAMENTO

de (7)

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 2, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Townhouse, R-1A.

LOCATION: 1331 San Juan 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 17, 1984.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P84-174

PASSED FOR
PUBLICATION
& CONTINUED
TO 7-17-84

July 10, 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 1331

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

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P- 84-174)(APN: 225-403-01)

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 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 Townhouse, R-1A 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

P84-174

LEGAL DESCRIPTION

LOT 21 OF CHAPARRAL UNIT #2 (123 BM 6)

P84-174