

36



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 10, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
 2. Amend Lindale-Florin Community Plan from Shopping Commercial to Light Density Residential
 3. Rezone from General Commercial (C-2) and Single Family (R-1) to Townhouse (R-1A)
 4. Tentative Map (P-9004)

LOCATION: Southeast corner of Stockton Boulevard and 48th Avenue

SUMMARY

The applicant is requesting the necessary entitlements to divide 8+ vacant acres into a 2.5 acre commercial parcel and a 5.6 acre parcel to be developed with a 62-unit condominium project to be known as Stonewood. The Planning Commission and the staff recommend approval of the project subject to conditions. The Planning Commission also approved a Special Permit for the condominiums.

BACKGROUND INFORMATION

The subject site is an irregularly shaped parcel bisected by a 100-foot powerline easement, and bounded by the Morrison Creek Drainage Channel on the south and the east.

Given the above mentioned physical constraints, the proposed condominium development appears to be a reasonable utilization of the rear portion of the parcel. Staff has no objection to the proposed community plan amendment to allow 5.6+ acres of light density residential, nor does staff object to rezoning approximately four acres from Single Family Residential and General Commercial to Townhouse (R-1A).

VOTE OF COMMISSION

On June 12, 1980 by a vote of six ayes, three absent, the Planning Commission recommended approval of the project, subject to conditions.

APPROVED
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The Planning Commission and staff recommend that the City Council approve the project and adopt the attached Community Plan Amendment Resolution, Rezoning Ordinance, and Tentative Map Resolution.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:bw

July 15, 1980
District No. 6

Attachments

P-9004

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE June 12, 1980
 ITEM NO. 1102 FILE NO. P-9004
M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

- Favorable Unfavorable Petition Correspondence

LOCATION: SE corner of Stockton Blvd. & 48th Ave.

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

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

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Flores	✓			✓
Goodin	✓			
Hunter	absent			
Larson	✓			
Muraki	✓			
Simpson	absent			
Silva	✓			
Fong	absent			

MOTION:

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation

RESOLUTION NO. 90-458

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING LINDALE-FLORIN COMMUNITY PLAN
FROM SHOPPING COMMERCIAL TO LIGHT DENSITY RESI-
DENTIAL AS DESCRIBED IN THE ATTACHED LEGAL DESCRIP-
TION (P-9004) (APN: 40-021-39 & 40)

WHEREAS, the City Council conducted a public hearing on July 15, 1980 concerning amending the Lindale-Florin Community Plan from Shopping/Commercial and Light Density Residential and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed plan amendment is compatible with the surrounding land uses.
2. The subject site is suitable for residential use.
3. The proposal is consistent with the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, the area described in the attached legal description of Stonewood is hereby designated as Light Density Residential.

MAYOR

ATTEST:

CITY CLERK

bw

P-9004

NOTE: The following conveyance has been recorded within a period of six months prior to the date of this report: INDIVIDUAL GRANT DEED.

Grantor : Pascal Distefano, a married man, as his sole and separate property
 Grantee : Duad Properties, a General Partnership
 Recorded : October 10, 1979 in Book 79-10-10 page 40
 Official Records

DESCRIPTION

All that certain real property, situate, lying and being in the City of Sacramento, County of Sacramento, State of California, particularly described as follows:

PARCEL 1:

All that portion of Lots 510 and 511 of "Lake House Acres or Brooke Realty Co's Subdivision #113", according to the official plat thereof, filed in the office of the Recorder of Sacramento County on June 23, 1908 in Book 9 of Maps, Map No. 9, which is located Northerly and Westerly of the Northwesterly boundary of the 130 foot right of way known as the Morrison Creek Channel as described as Parcels 8-A and 8-B in the certain Lis Pendens recorded in Book 5241 page 191, Sacramento County Official Records.

PARCEL 2:

All that portion of Lots 8 and 9, of "Lake House Acres of Brooke Realty Co's Subdivision No. 125", according to the Amended Plat thereof, filed in the office of the Recorder of Sacramento County on July 20, 1909 in Book 9 of Maps, Map No. 43, which is located Northerly and Westerly of the Northwesterly boundary of the 130 foot right of way known as the Morrison Creek Channel, as described as parcels 9 and 10 in the certain Lis Pendens recorded in Book 5241 page 191, Sacramento County Official Records.

PF:pkv

P 9004

1. ORDINANCE NO. 4388, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SE CORNER STOCKTON BLVD. & 48TH AVENUE FROM THE C-2 GENERAL COMMERCIAL & R-1 SINGLE FAMILY RESIDENTIAL ZONE(S) AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE(S) (FILE NO. P- 9004) (APN: 40-021-39 & 40)

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 C-2 General Commercial and R-1 Single Family Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

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

APPROVED
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE
CITY CLERK

P-9004

NOTE: The following conveyance has been recorded within a period of six months prior to the date of this report: INDIVIDUAL GRANT DEED.

Grantor : Pascal Distefano, a married man, as his sole and separate property
Grantee : Duad Properties, a General Partnership
Recorded : October 10, 1979 in Book 79-10-10 page 406
Official Records

D E S C R I P T I O N

All that certain real property, situate, lying and being in the City of Sacramento, County of Sacramento, State of California, particularly described as follows:

PARCEL 1:

All that portion of Lots 510 and 511 of "Lake House Acres or Brooke Realty Co's Subdivision #113", according to the official plat thereof, filed in the office of the Recorder of Sacramento County on June 23, 1908 in Book 9 of Maps, Map No. 9, which is located Northerly and Westerly of the Northwesterly boundary of the 130 feet right of way known as the Morrison Creek Channel as described as Parcels 8-A and 8-B in the certain Lis Pendens recorded in Book 5241 page 191, Sacramento County Official Records.

PARCEL 2:

All that portion of Lots 8 and 9, of "Lake House Acres of Brooke Realty Co's Subdivision No. 125", according to the Amended Plat thereof, filed in the office of the Recorder of Sacramento County on July 20, 1909 in Book 9 of Maps, Map No. 43, which is located Northerly and Westerly of the Northwesterly boundary of the 130 foot right of way known as the Morrison Creek Channel, as described as parcels 9 and 10 in the certain Lis Pendens recorded in Book 5241 page 191, Sacramento County Official Records.

PF:pkv

p 9001

RESOLUTION NO. 80-459

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR STONEWOOD (P-9004)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Stonewood Condominiums

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on July 15, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Lindale-Florin Community Plan in that both plans designated the subject site for commercial/residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE
CITY CLERK

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall provide standard subdivision improvements along Stockton Boulevard and 48th Avenue pursuant to Sec. 40.811 of the Subdivision Ordinance prior to filing the final map. Applicant shall also provide for a 12-foot lane on the north side of 48th Avenue;
 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map and must construct oversized and off-site main to Morrison Creek;
 3. The applicant shall name the streets to the satisfaction of the Planning Director;
 4. Right-of-way study required and possible dedication required along Stockton Boulevard;
 5. Applicant shall dedicate 27-foot half section along 48th Avenue and round corner;
 6. Applicant shall dedicate cul-de-sac bulb (south side) on 48th Avenue.

MAYOR

ATTEST:

CITY CLERK

bw

P-9004

STAFF REPORT AMENDED 6-12-80
CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Pepper Snyder, C/O Clear Lake Development - Lick Ave, San Jose CA
OWNER Duad Properties, 1303 Lick Ave., San Jose, CA 95110
PLANS BY Terra Engineering - 936 Enterprise Dr., -Sacramento, CA 95825
FILING DATE 4/15/80 50 DAY CPC ACTION DATE _____ REPORT BY: TM:bw
NEGATIVE DEC. 6/2/80 EIR _____ ASSESSOR'S PCL. NO. 40-021-39 & 40

- APPLICATION:
1. Negative Declaration
 2. Amendment of 1965 Lindale-Florin Community Plan for 2+ vacant acres from Shopping-Commercial to Light Density Residential
 3. Rezone 6+ vacant acres from General Commercial, C-2 and Single Family R-1 to Townhouse R-1A
 4. Special Permit to allow 62 condominium units
 5. Tentative Map (P-9004)

LOCATION: Southeast corner of Stockton Boulevard and 48th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide an 8+ vacant parcel into one commercial parcel and one parcel to be developed with a 62 unit condominium project to be known as Stonewood.

BACKGROUND INFORMATION:

General Plan Designation: Residential and Commercial
1965 Lindale-Florin Community Plan Designation: Shopping-Commercial & Multiple Family Residential
Existing Zoning of Site: C-2 and R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Commercial & Single Family Residential; C-2 & R-1
South: Commercial & vacant; C-2 & R-3-R
East: Vacant; R-1
West: Commercial

Parking Provided: 101 Parking Required: 62
Ratio Provided: 1.62:1 Ratio Required: 1:1

Building Site Characteristics:

Building Coverage: 17.5%
Landscaped Area: 57.5%
Surfaced Area: 25%

Property Area:
Commercial Parcel: 2.5 acres
Residential Parcel: 5.75 acres

Density of Condominium Development: 11 units/acre

Topography: Flat
Street Improvements: To be provided
Utilities: Available to site
School District: Sacramento Unified
Significant features of site: Adjacent to Morrison Creek

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 28, 1980 the Sub-division Review Committee, by a vote of six ayes, three absent, recommended approval of the tentative map subject to the following conditions:

- a. The applicant shall provide standard subdivision improvements along Stockton Boulevard and 48th Avenue pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map. Applicant shall also provide for a 12-foot lane on the north side of 48th Avenue.
- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer-must construct oversized and off-site main extension to Morrison Creek prior to filing the final map.
- c. The applicant shall name the streets to the satisfaction of the Planning Director.
- d. Right-of-way study required and possible dedication required along Stockton Boulevard.
- e. Applicant shall dedicate 27-foot half section along 48th Avenue and round corner.
- f. Applicant shall dedicate cul-de-sac bulb (south side) on 48th Avenue.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The subject site consists of an irregular shaped parcel which is bisected by a 100-foot powerline easement and adjacent to the Morrison Creek Drainage Channel to the south and east. The proposed condominium development represents the best utilization of the rear portion of the site due to these site characteristics.
2. The applicant's plans indicate a mixture of one and two-story units clustered in groups of three to six units. Staff also notes that detached garages are provided throughout the site. The exterior building materials will be a mixture of roof sown plywood and stucco. In addition, the applicant indicates wood shakes will be utilized. Staff does not have any objection with the proposed structure.
3. Staff notes that the site plan indicates a variable setback ranging from 15 feet to 27 feet along 48th Avenue. The site plan also provides for a minimum 10-foot setback from all the other property lines. Staff requests that the setback along 48th Avenue be intensely landscaped and bermed to a height of four feet, measured from the sidewalk or building pad, whichever is higher. Staff also requests that the applicant provide for a solid six-foot high masonry wall adjacent to the commercially zoned parcel.

4. Staff notes that there is a significant amount of common open space throughout the site. In order to insure that these areas are adequately landscaped and that landscaping is also provided adjacent to the property lines, staff requests that the applicant submit a detailed landscape and irrigation plan to staff for review and approval prior to the issuance of building permits.

Staff requests that these plans include the following design elements:

a. Landscape materials selected shall be:

- (1) compatible with one another and with existing material on the adjacent site;
- (2) complimentary to building design and architectural theme;
- (3) varied in size (one and five gallon shrubs, five and 15 gallon, and 24-inch box trees).

b. Landscape treatment shall include:

- (1) lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc. may result in erosion or other problems;
- (2) larger specimens of shrubs and trees along the site periphery;
- (3) 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;
- (4) consistency with energy conservation efforts;
- (5) trees located so as to screen parking areas and private first floor areas and windows from second story units;
- (6) 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.

5. The applicant's proposal indicates a central recreational area located primarily under the 100-foot powerline easement. Condominium projects usually include more in the way of amenities than just common open space. Such amenities include pools, spas, recreational rooms and tennis courts. In keeping with the concept of a planned development, staff suggests that a swimming pool be provided.
6. The site plan does not show the location of pedestrian paths. Staff is concerned with the units that face 48th Avenue. The orientation of these units encourages the use of on-street parking. Staff suggests that pedestrian walkways and berming be designed to encourage the use of off-street parking spaces.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Amendment of the Community Plan for 2+ acres from Shopping-Commercial to Light Density Residential.
3. Approval of the rezoning request for 6+ acres from General Commercial C-2 and Single Family R-1, to Townhouse R-1A.
4. Approval of the Special Permit request subject to conditions which follow.
5. Approval of the Tentative Map subject to the following conditions:
 - a. The applicant shall provide standard subdivision improvements along Stockton Boulevard and 48th Avenue pursuant to Sec. 40.811 of the Subdivision Ordinance prior to filing the final map. Applicant shall also provide for a 12-foot lane on the north side of 48th Avenue;
 - b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map and must construct oversized and off-site main to Morrison Creek;
 - c. The applicant shall name the streets to the satisfaction of the Planning Director;
 - d. Right-of-way study required and possible dedication required along Stockton Boulevard;
 - e. Applicant shall dedicate 27-foot half section along 48th Avenue and round corner;
 - f. Applicant shall dedicate cul-de-sac bulb (south side) on 48th Avenue;
 - ~~g. The applicant shall provide for a six-foot high masonry wall along the western property line. The design of this wall shall be subject to the review and approval of the Planning Director (see condition e. - Special Permit Conditions)~~

Special Permit Conditions

- a. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director prior to the issuance of building permits. These plans shall include the design elements as discussed in Item 4 of Staff Evaluation.
- b. The applicant shall submit a revised site plan which includes a common swimming pool for the use of the homeowners. This pool shall be constructed and in operation prior to the issuance of occupancy permits;
- c. The applicant shall use wood shingles or shakes for the roofing material of the units and utilize a mixture of wood and stucco for the side elevations, as illustrated by the elevations.

- d. Pedestrian walkways shall be shown on the final building plans. The units that are facing 48th Avenue shall include walkways that encourage the use of off-street parking.

**See below*

Special Permit - Findings of Fact

- a. The proposal, as conditioned, is based on sound principles of land use in that:
 - (1) adequate parking is being provided;
 - (2) the proposed condominium development is compatible to surrounding land use, which includes a mixture of land uses.
- b. The project will not be injurious to surrounding properties in that the proposal will not significantly change the characteristics of the area.
- c. The proposal, as conditioned, is consistent with the 1974 General Plan which encourages more privately owned recreational open space facilities as well as other amenities in residential projects. Also, the site is designated for both residential and commercial.
- *e. The applicant shall provide for a six foot high masonry wall along the western property line. The design of this wall shall be subject to the review and approval of the Planning Director.*

P9004

JUNE 12, 80

ITEM NO. 11

WORTH
 WIFE
 CLAYTON B
 WIFE TRACT

IG'S ADDITION TO
 HOUSE ACRES

LAKE HOUSE
 ACRES

INTEMPO CAPITAL MOBILE HOME PARK

EXPRESSWAY
 EL SOL ESTATES

SUBJECT SITE
 HOUSE

LAKE HOUSE
 ACRES AMENDED

ELDER CREEK
 ESTATES

LEMON HILL TRACT

RALPH KENNEDY
 ESTATES

LEMON HILL
 ANNEX

LEMON HILL MANOR
 WILL C WOOD
 JR HIGH SCHOOL

LEMON HILL

63 RD

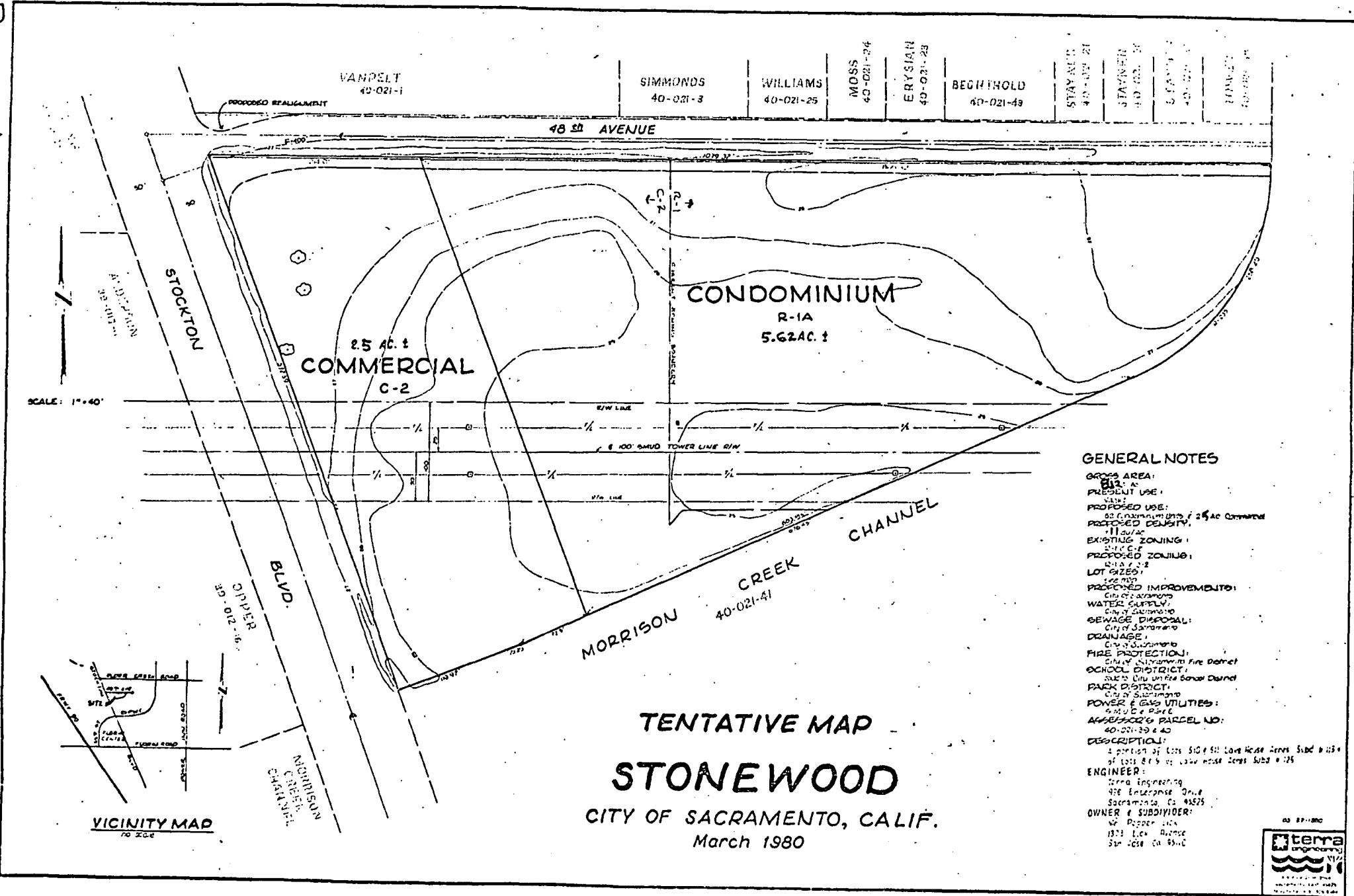
65 TH

STREET

P-9004

6-12-80

11 #



TENTATIVE MAP
STONEWOOD
 CITY OF SACRAMENTO, CALIF.
 March 1980

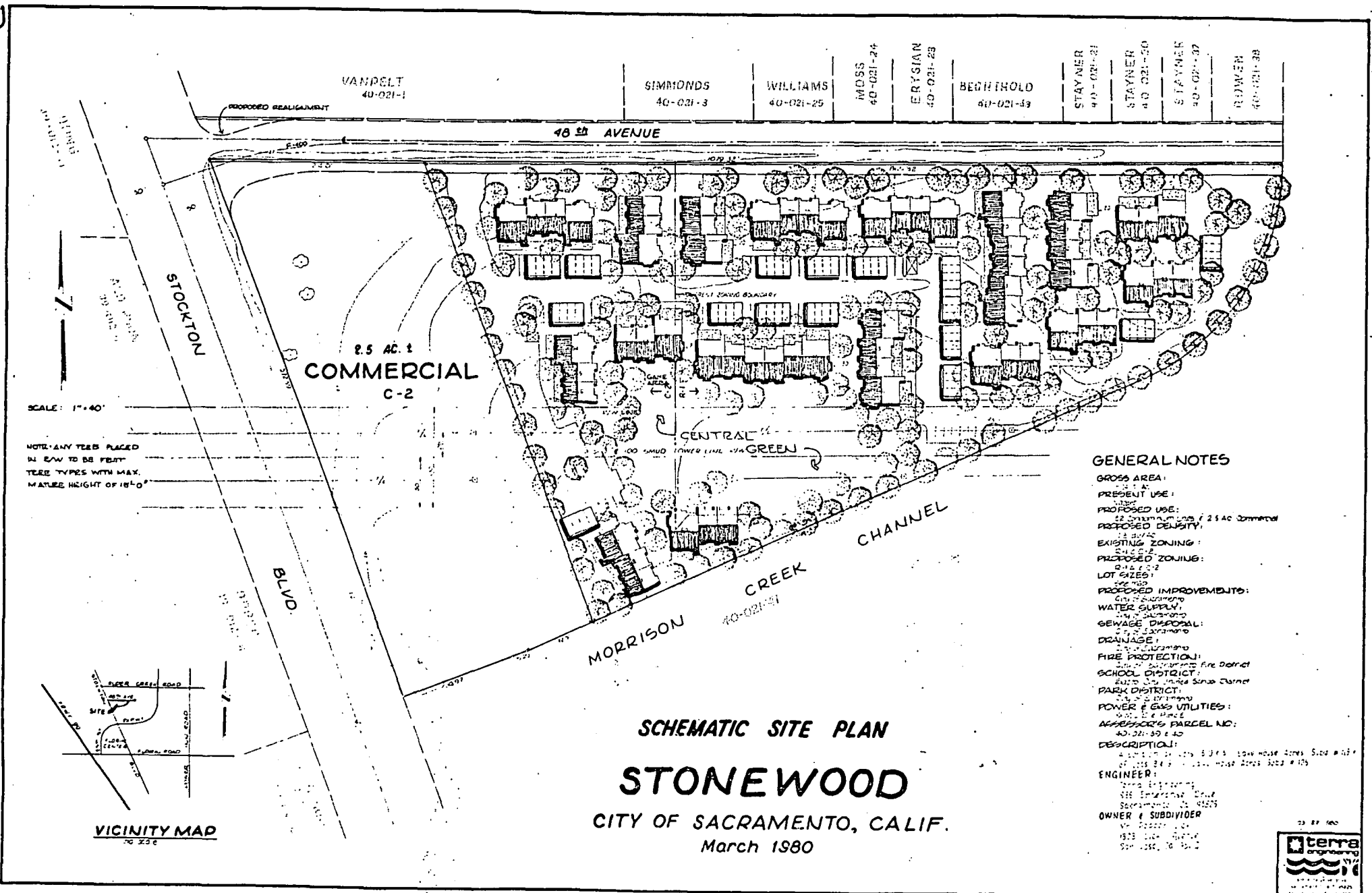
GENERAL NOTES

- GROSS AREA: 8.12 AC.
- PRESENT USE: 111
- PROPOSED USE: 25 Condominium Units of 2 1/2 AC Commercial
- PROPOSED DENSITY: 111
- EXISTING ZONING: 25 C-2
- PROPOSED ZONING: 25 C-2
- LOT SIZES: 100' x 100'
- PROPOSED IMPROVEMENTS: City of Sacramento
- WATER SUPPLY: City of Sacramento
- SEWAGE DISPOSAL: City of Sacramento
- DRAINAGE: City of Sacramento
- FIRE PROTECTION: City of Sacramento Fire District
- SCHOOL DISTRICT: City of Sacramento School District
- PARK DISTRICT: City of Sacramento
- POWER & GAS UTILITIES: 5.62 AC & 2.5 AC
- APPLICATOR'S PARCEL NO: 40-021-23 & 40
- DESCRIPTION: A portion of Lots 510 & 511 Love House Acres Subd # 125 of Lots 84 & 85 Love House Acres Subd # 125
- ENGINEER: Terra Engineering, 926 Enterprise Drive, Sacramento, Ca 95825
- OWNER & SUBDIVIDER: Mr. Pepper Lick, 1823 Lick Avenue, San Jose, Ca 95128



D-9001

6-12-80



VANDELTA 40-021-1 SIMMONDS 40-021-3 WILLIAMS 40-021-25 MOSS 40-021-24 ERYSIAN 40-021-23 BEETHOLD 40-021-43 STAYNER 40-021-31 STAYNER 40-021-30 STAYNER 40-021-37 BUNYAN 40-021-38

2.5 AC. ±
COMMERCIAL
C-2

SCALE: 1" = 40'
NOTE: ANY TREES PLACED IN ROW TO BE FEET TREE TYPES WITH MAX. MATURE HEIGHT OF 18'-0"

GENERAL NOTES

- GROSS AREA: 2.5 AC. ±
- PRESENT USE: VACANT
- PROPOSED USE: 25 SINGLE-FAMILY UNITS / 2.5 AC. COMMERCIAL
- PROPOSED DENSITY: 10 UNITS/AC
- EXISTING ZONING: C-4 & C-2
- PROPOSED ZONING: C-4 & C-2
- LOT SIZES: 25' x 100'
- PROPOSED IMPROVEMENTS: City of Sacramento
- WATER SUPPLY: City of Sacramento
- SEWERAGE DISPOSAL: City of Sacramento
- DRAINAGE: City of Sacramento
- FIRE PROTECTION: City of Sacramento Fire District
- SCHOOL DISTRICT: 25000 City Unified School District
- PARK DISTRICT: City of Sacramento
- POWER & GAS UTILITIES: City of Sacramento
- APPLICATOR'S PARCEL NO.: 40-021-39 & 40
- DESCRIPTION: 25 SINGLE-FAMILY UNITS, 25' x 100' HOUSE LOTS 2002 & 1002
- ENGINEER: Terra Engineering, 555 International Drive, Sacramento, CA 95825
- OWNER & SUBDIVIDER: Terra Engineering, 1975 Lake Blvd, Sacramento, CA 95834

VICINITY MAP
NO. 230E

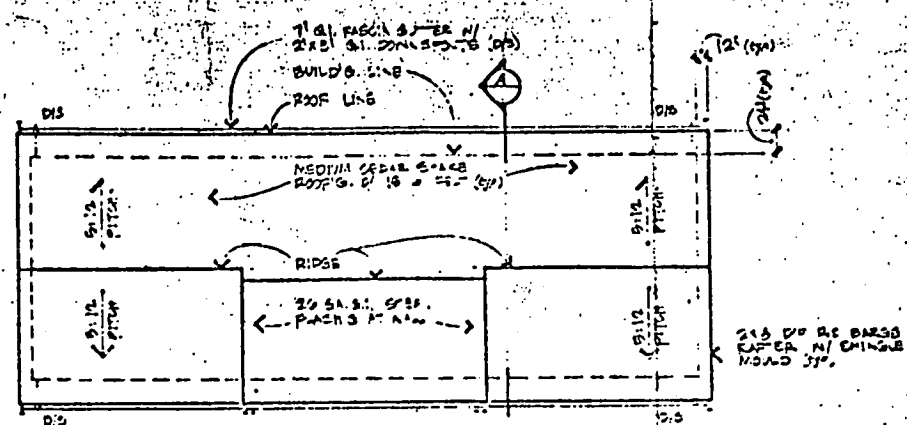
SCHEMATIC SITE PLAN
STONEWOOD
CITY OF SACRAMENTO, CALIF.
March 1980



D-9004

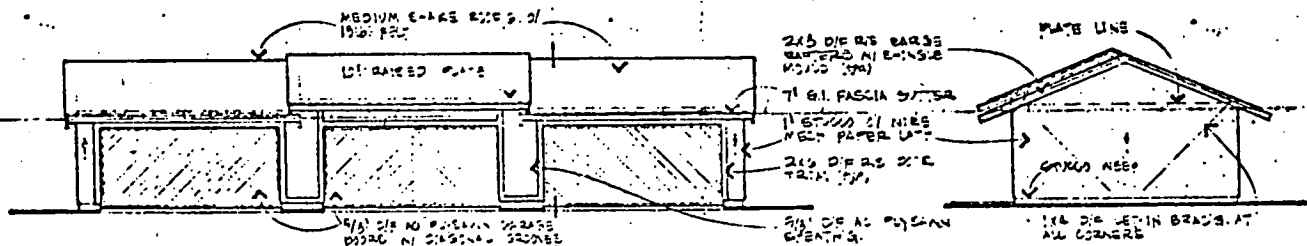
6-12-80

11



ROOF PLAN (BUILD'G TYPE I)

SCALE 1/8" = 1'-0"

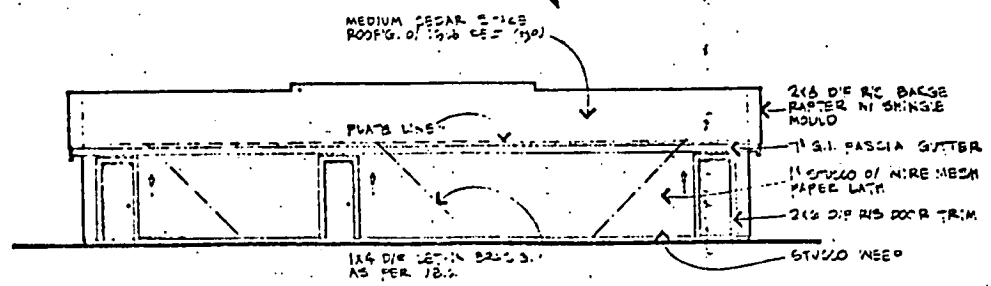


FRONT ELEVATION

SCALE 1/8" = 1'-0"

TYP. SIDE ELEV.

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"

REVISIONS	BY

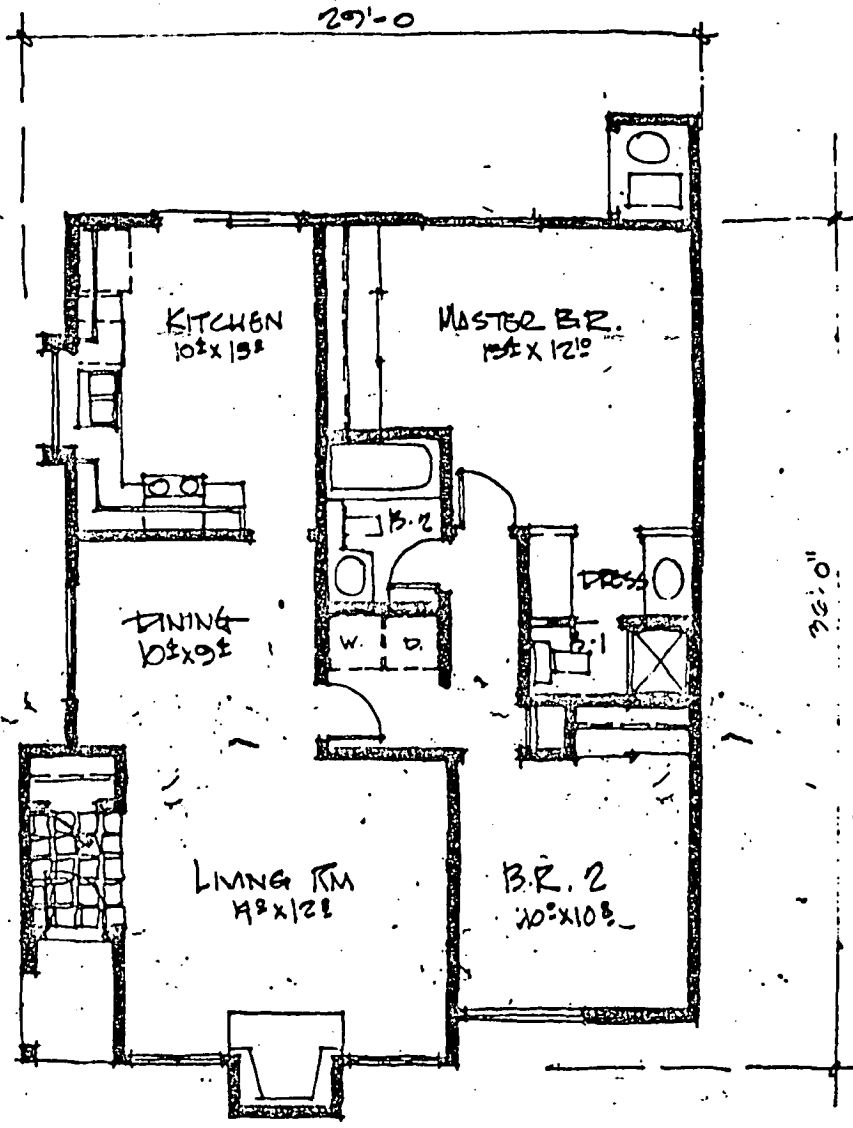
PROPOSED EXTERIOR - STOCKTON BLVD.
PEPPER SNYDER

DRAWN
CHECKED
DATE 6-5-80
SCALE
JOB NO. 74/54
SHEET
OF SHEETS

P-9004

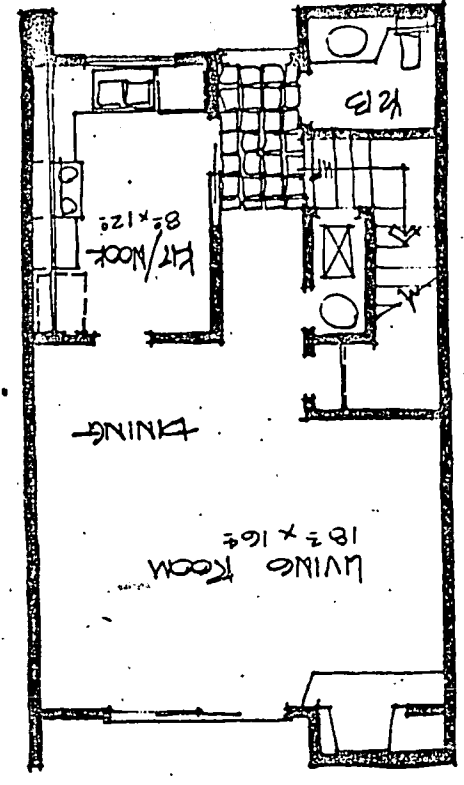
6-12-80

#11



PLAN "A" - ONE STORY 1000 S.F.

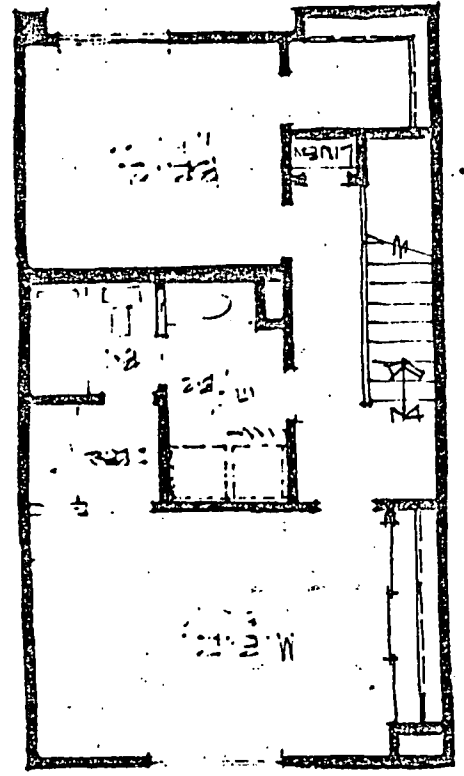
PLAN B LOWER FLOOR
11805R



19'-0"
PATIO

34'-0"

UPPER FLOOR



19'-0"



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

June 24, 1980

Owner of Property:

Duad Properties
1303 Lick Ave.
San Jose, CA 95110

On June 23, 1980, the following matter was filed with my office to set a hearing date before the City Council.

2. Various requests for property located at southeast corner of Stockton Boulevard and 48th Avenue. (P-9004) (D#6)
- Amend Lindale-Florin Community Plan from Shopping-Commercial to Light Density Residential for 2+ acres.
 - Rezone 6+ acres from C-2 & R-1 to R-1A.
 - Tentative Map to divide 8+ acres into condominium lot and a commercial lot.

The hearing has been set for July 15, 1980, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

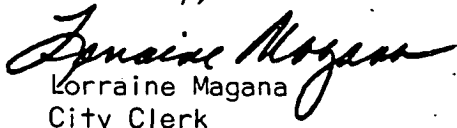
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein,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

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,

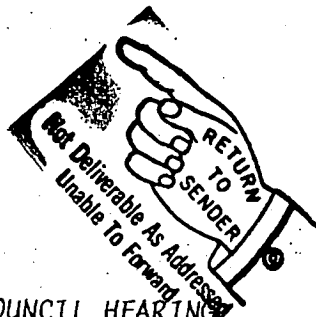

Lorraine Magana
City Clerk

LM:am

cc: Terra Engineering Mailing List 6
P- 9004

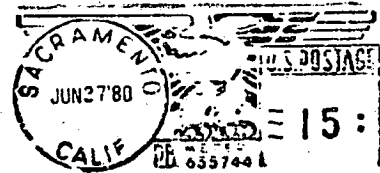


OFFICE OF THE CITY CLERK
916 I STREET
CITY HALL ROOM 203
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 440-6426



Insufficient address

City of Sacramento
Jimolone Dr
Sacramento, CA 95823
39771-32
36



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CITY OF SACRAMENTO
JUN 30 11 18 AM '80

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 448-8428

JACI PAPPAS
CITY CLERK
HUBERT F. ROGERS
CHIEF DEPUTY CITY CLERK

July 16, 1980

Duad Properties
1303 Lick Avenue
San Jose, CA 95110

Gentlemen:

On July 15, 1980, the City Council adopted the enclosed certified resolutions, 1) Adopting Findings of Fact, approving request for Tentative Map for Stonewood (P-9004); and, 2) Amending Lindale-Florin Community Plan from Shopping Commercial to Light Density Residential.

The Council also adopted the enclosed certified ordinance Amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, As Amended, by removing property located at SE Corner of Stockton Boulevard and 48th Avenue from the "C-2" General Commercial and "R-1" Single Family Residential Zones and placing same in the "R-1A" Townhouse Zone (P-9004).

Sincerely,

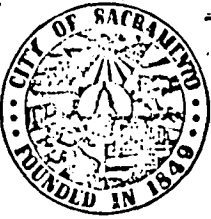

Lorraine Magana
City Clerk

LM:sj

Encls.

cc: Pepper Snyder, C/O Clear Lake Development

tem No. 36



CITY OF SACRAMENTO

2

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 2, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF STOCKTON BOULEVARD AND 48th AVENUE FROM THE C-2 GENERAL COMMERCIAL AND R-1 SINGLE FAMILY RESIDENTIAL ZONES AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (P-9004)

SUMMARY

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

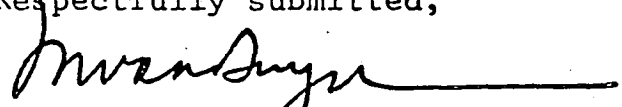
BACKGROUND

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.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

APPROVED
BY THE CITY COUNCIL

jm
Attachments
P-9004

JUL - 8 1980

OFFICE OF THE
CITY CLERK

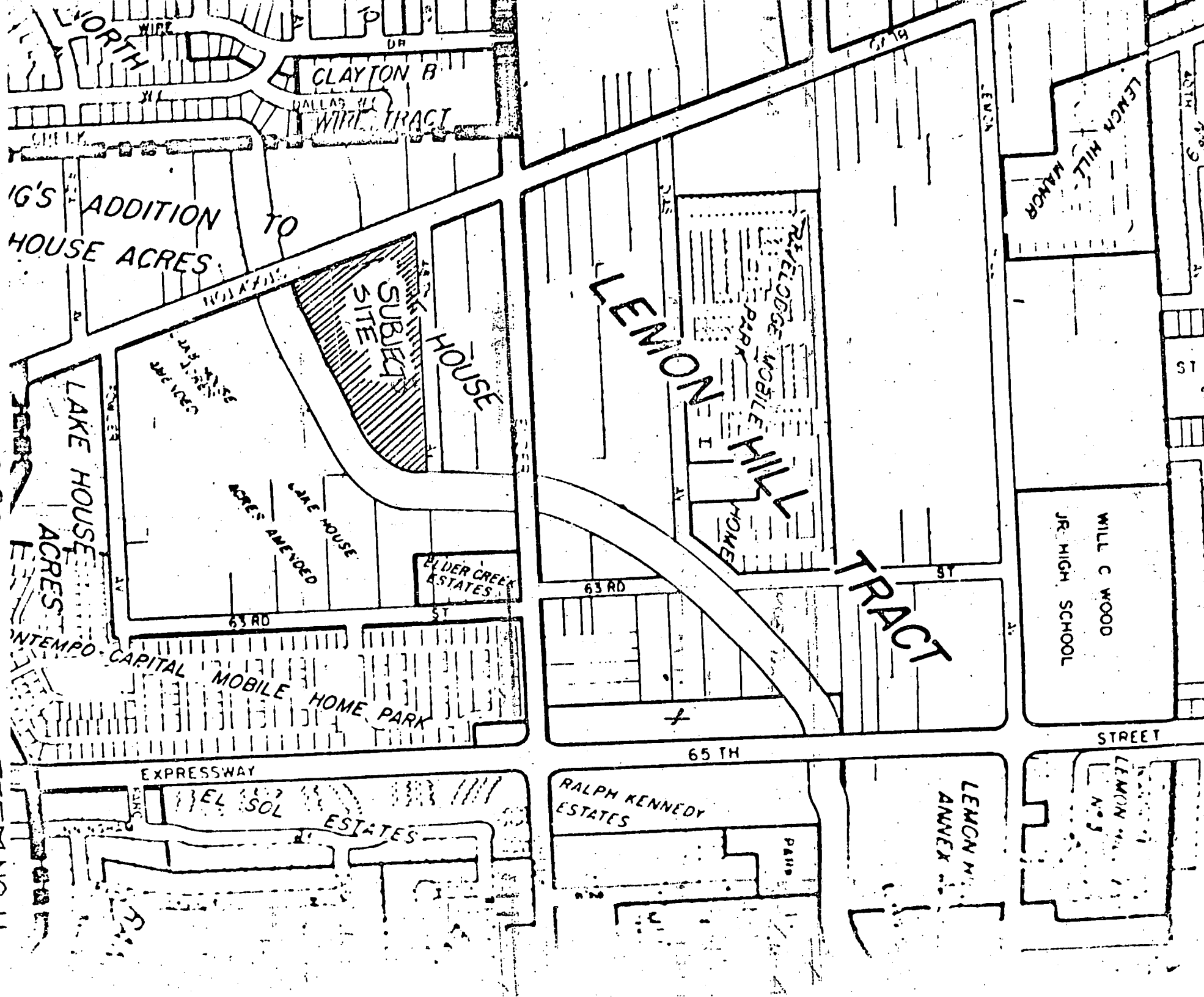
PFP +
cont 40
7-15-80

July 8, 1980
District No. 6

P9004

JUNE 12, 80

ITEM NO. 11



IG'S ADDITION TO HOUSE ACRES

SUBJECT SITE HOUSE

LEMON HILL TRACT

LEMON HILL MANOR

WILL C WOOD JR. HIGH SCHOOL

LEMON ANNEX

RALPH KENNEDY ESTATES

ELDER CREEK ESTATES

LAKE HOUSE ACRES

CAPITAL MOBILE HOME PARK

EL SOL ESTATES

EXPRESSWAY

63 RD

65 TH

WORTH

CLAYTON B

WIRE TRACT

SUBJECT SITE

LAKESIDE ACRES

63 RD

ST

ST

STREET

LEMON

RAMPAGE MOBILE HOME PARK

1. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SE CORNER STOCKTON BLVD. & 48TH AVENUE FROM THE C-2 GENERAL COMMERCIAL & R-1 SINGLE FAMILY RESIDENTIAL ZONE(S) AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE(S) (FILE NO. P- 9004) (APN: 40-021-39 & 40)

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 C-2 General Commercial and R-1 Single Family Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

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

P-9004