



CITY OF SACRAMENTO

29

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 26, 1982

APPROVED
BY THE CITY COUNCIL

NOV - 3 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination;
 2. Amendment to the Sunset Meadows PUD Schematic Plan to allow an increase in density, a mixed housing type, and a revised lot pattern;
 3. Rezone from R-1 to R-1A (PUD); and
 4. Tentative Map (P82-192)

LOCATION: North side of San Juan Road, approximately 1,000 feet west of Northgate Boulevard

SUMMARY

This is a request for entitlements necessary to develop a 75+ acre site into 436 residential lots consisting of 271 zero lot line units, 125 detached single family units, and 40 halfplex units. The staff and Planning Commission recommend approval of the request subject to conditions. The Commission also approved a Special Permit to allow the three housing types.

BACKGROUND INFORMATION

The subject site is part of the Sunset Meadows PUD which consisted of single family, zero lot line units, and a multiple family site. This portion of the original site is being proposed for a combination single family, zero lot line and halfplex development. The developers are proposing to rename this portion of the Sunset Meadows PUD to Rancho Coronado.

The staff and Planning Commission have no objection to the proposed revision. The project is consistent with the South Natomas Community Plan and is compatible with surrounding land uses.

Representatives of the South Natomas community appeared at the hearing and voiced a concern with elderly housing in the South Natomas area. They suggested that a portion of the site be reserved for the development of elderly housing units. The developer indicated objection to such a requirement and felt that the Community Plan did not specifically require developers to provide elderly housing units.

The Planning Commission staff report (p. 5, conditions i and j) contained two conditions relating to the installation of landscaping in front of the proposed wall along San Juan Road. The Commission deleted this condition at the request of staff. After reevaluating the conditions, staff felt that it would not be feasible to establish a maintenance district to maintain the limited area along San Juan Road.

VOTE OF PLANNING COMMISSION

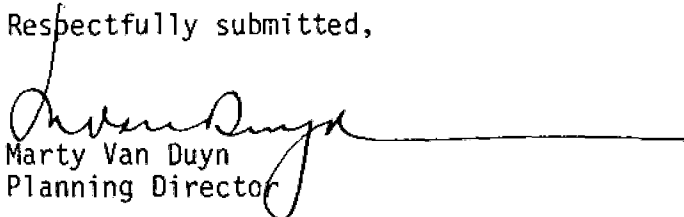
On September 23, 1982, the Planning Commission, by a vote of six ayes, three absent, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Resolution amending the Sunset Meadows PUD Schematic Plan;
3. Adopting the attached Rezoning Ordinance; and
4. Adopting the attached Resolution adopting findings of fact and approving the tentative map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P82-192

November 3, 1982
District No. 1

RESOLUTION No. 82-769

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE SUNSET MEADOWS PUD SCHEMATIC PLAN TO ALLOW AN INCREASE IN DENSITY, THREE HOUSING TYPES, A REVISED LOT PATTERN; AND TO RENAME THE 75+ ACRES AS RANCHO CORONADO PUD SCHEMATIC PLAN FOR PROPERTY LOCATED ON THE NORTH SIDE OF SAN JUAN ROAD, APPROXIMATELY 1000 FEET WEST OF NORTHGATE BOULEVARD (APN: 250-400-01)(P82-192)

WHEREAS, the City Council conducted a public hearing on November 3, 1982, concerning the above amendment 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 proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the Schematic Plan shall be amended to include the following:

- a. 75+ acres;
- b. the PUD shall be renamed Rancho Coronado;
- c. 271 zero lot line units;
- d. 125 detached single family dwellings;
- e. 40 halfplex units;
- f. the overall gross density shall be six units per acre (7.3 net); and
- g. lot pattern as shown on Exhibit A-1.

APPROVED
BY THE CITY COUNCIL

NOV - 3 1982

OFFICE OF THE
CITY CLERK

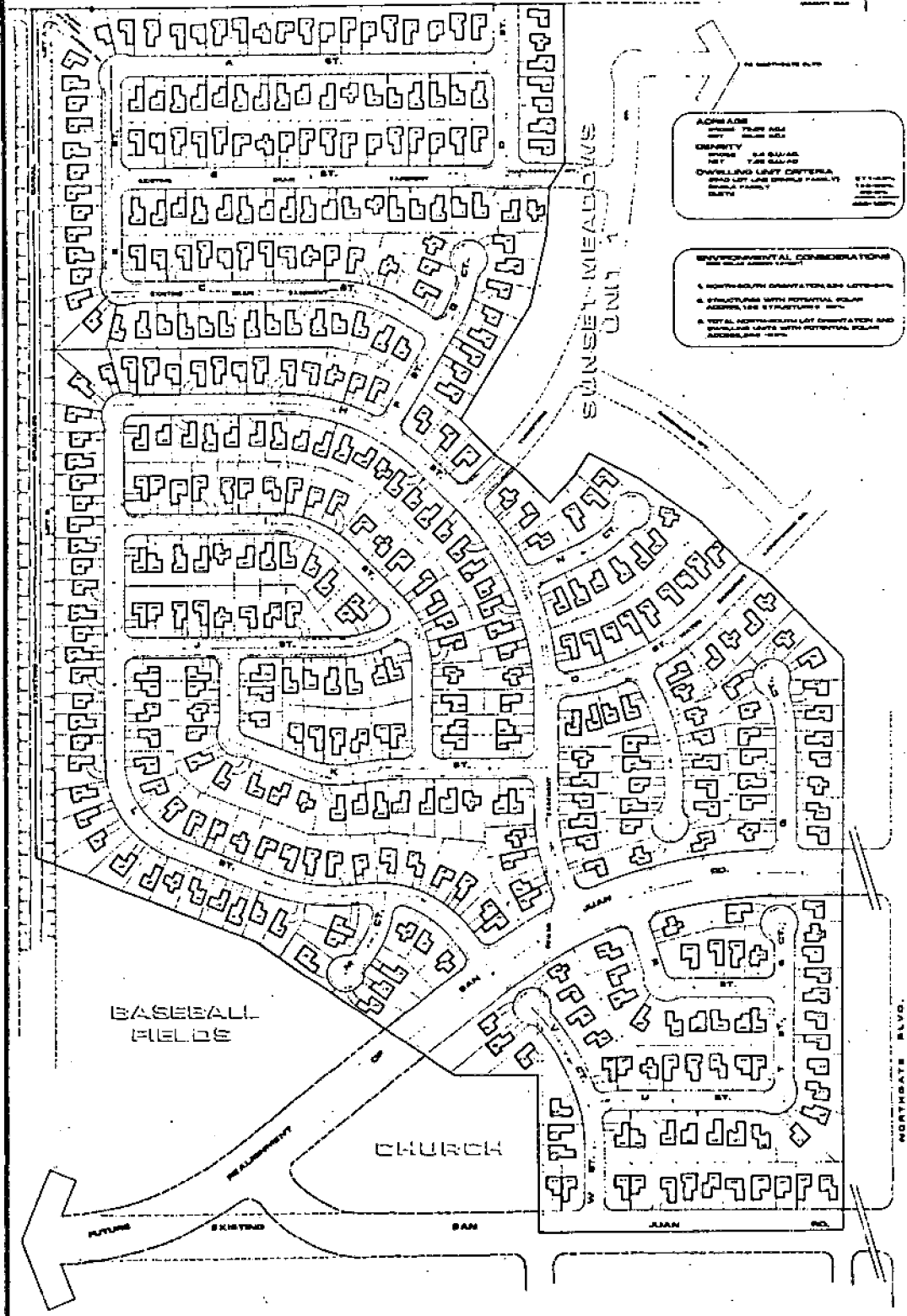
MAYOR

ATTEST:

CITY CLERK

EXHIBIT "A-1"

29



P 82192

9-23-82

7	110 18'				<p>rancho coronado KAWIMAN SUNSHINE CITY OF SACRAMENTO, CALIFORNIA</p>	<p>STREET 100'</p>
---	------------	--	--	--	--	------------------------

#9

092

ORDINANCE NO. 82-~~090~~

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 NORTH OF SAN JUAN ROAD, 600' WEST OF NORTHGATE BLVD.

FROM THE R-1, SINGLE FAMILY ZONE
AND PLACING SAME IN THE R-1A (PUD), TOWNHOUSE PUD
ZONE (FILE NO. P-82-192) (APN: PORTION OF 250-400-01)

APPROVED
BY THE CITY COUNCIL

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

NOV - 3 1982

SECTION 1.

OFFICE OF THE
CITY CLERK

The territory described in the attached exhibit(s) which is in the R-1, Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A (PUD), TOWNHOUSE PUD 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 September 23, 1982, 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

City Planning
29
October 27, 1982

EXISTING R-1 WITHIN RANCHO CORONADO P.U.D.

All that portion of Section 18, Township 9 North, Range 5 East, M.D.B. & M., described as follows:

Beginning at the Northwest corner of Lot 19, as said lot is shown on the official plat of Sunset Meadows Unit No. 1, recorded in the office of the Recorder of Sacramento County in Book 131 of Maps, Map No. 6; thence from said point of beginning along the Westerly boundary of said Sunset Meadows Unit No. 1 the following sixteen (16) courses and distances: (1) South $00^{\circ} 02' 20''$ East 345.83 feet, (2) South $32^{\circ} 52' 18''$ West 62.27 feet, (3) South $04^{\circ} 01' 27''$ West 101.55 feet, (4) South $13^{\circ} 22' 57''$ West 156.77 feet, (5) South $31^{\circ} 50' 28''$ West 287.46 feet, (6) South $44^{\circ} 47' 30''$ East 104.00 feet, (7) South $53^{\circ} 09' 55''$ East 27.29 feet, (8) South $56^{\circ} 18' 51''$ East 27.53 feet, (9) South $45^{\circ} 13' 26''$ East 107.00 feet, (10) North $42^{\circ} 44' 10''$ East 80.33 feet, (11) North $31^{\circ} 24' 03''$ East 56.39 feet, (12) South $62^{\circ} 33' 29''$ East 122.27 feet, (13) South $54^{\circ} 59' 32''$ East 162.60 feet, (14) South $44^{\circ} 38' 50''$ East 123.00 feet, (15) South $57^{\circ} 12' 10''$ East 55.32 feet and (16) South $44^{\circ} 38' 50''$ East 100.00 feet; thence South $45^{\circ} 21' 10''$ West 173.94 feet; thence South $51^{\circ} 41' 41''$ West 142.54 feet; thence South $67^{\circ} 28' 09''$ West 130.85 feet; thence South $76^{\circ} 51' 44''$ West 71.15 feet; thence South $78^{\circ} 47' 26''$ West 87.23 feet; thence South $00^{\circ} 31' 16''$ East 161.51 feet; thence South $04^{\circ} 30' 50''$ East 76.24 feet; thence South $70^{\circ} 56' 32''$ West 58.19 feet; thence South $13^{\circ} 14' 26''$ East 17.46 feet; thence South $71^{\circ} 33' 54''$ West 107.52 feet; thence North $05^{\circ} 21' 21''$ West 128.56 feet; thence South $89^{\circ} 46' 47''$ West 260.00 feet; thence South $24^{\circ} 34' 02''$ West 38.48 feet; thence North $70^{\circ} 16' 33''$ West 548.16 feet; thence South $03^{\circ} 34' 35''$ East 80.16 feet; thence South $70^{\circ} 01' 01''$ West 58.52 feet; thence South $87^{\circ} 49' 53''$ West 136.87 feet; thence North $00^{\circ} 11' 37''$ West 1,736.82 feet; thence North $89^{\circ} 57' 40''$ East 1,159.33 feet to the point of beginning, containing 49.390 acres, more or less.

P82-192

RESOLUTION No. 82-770

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
 A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTH SIDE
 OF SAN JUAN ROAD, APPROXIMATELY 1,000 FEET WEST OF
 NORTHGATE BOULEVARD
 (P-82-192)(APN: 250-400-01)

APPROVED
BY THE CITY COUNCIL

NOV - 3 1982

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on _____, held a public hearing on the request for approval of a tentative map for Rancho Coronado located at the north side of San Juan Road, approx. 1000' west of Northgate Blvd.

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 balances 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 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 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. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Name the streets to the satisfaction of the Planning Director;
 - c. 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;
 - d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
 - e. Prepare a right-of-way study for the tie-in portion of old San Juan Road;
 - f. Developer to provide off-site access along realignment of San Juan Road, either to Northgate Boulevard or existing San Juan Road. Improvements shall consist of two 15-foot lanes. City will condemn right-of-way at developer's expense, if necessary;
 - g. Sewer and drain study required. Will require construction of drainage pump station and trunk lines and possible off-site extensions and oversizing. (It is anticipated that these facilities will be constructed as part of Sunset Meadows A/D which has a tentative bid date of Fall 1982 or Spring 1983). Except for Phase 1, final maps cannot be filed until the drainage pump plant facilities are constructed and in operation. Must coordinate the sewer study and improvements with County Sanitation District;

- h. Prior to filing the final map for Phase 1, the developer must contact Reclamation District 1000 and pay fees as required and must also enter into an agreement with the City and deposit the area's estimated share of the cost of drainage facilities to be constructed as part of the proposed Sunset Meadows A/D.

MAYOR _____

ATTEST:

CITY CLERK _____

29

RECORD OWNER & SUBDIVIDER
KAUFMAN & GROSS
4378 CLARK AVE
DUBLIN, CA 94568

ACREAGE
GROSS 15.051 AC
NET 13.431 AC

PROPERTY
GROSS 1.8100 AC
NET 1.7100 AC

PRESENT USE
UNCANT

PROPOSED USE

R11 TYPED LOT ONE HOMES
12% OF TYPED SINGLE FAMILY HOMES
40 DUE TO
1 LOT A FUTURE PUMP STATION & ACCESS ROAD
1 LOT B EXISTING SWIMMING POOL
438 TOTAL LOTS

ENVIRONMENTAL CONSIDERATIONS

REFER TO THE SOLAR ACCESS STUDY
NORTH-SOUTH ORIENTATION OF 8
STRUCTURES WITH POTENTIAL SOLAR ACCESS 22%
TOTAL NORTH-SOUTH LOT ORIENTATION & BUILDING
UNITS WITH POTENTIAL SOLAR ACCESS ARE

EXISTING ZONING

R-1
R-1-PUD
R-1M-PUD
R-2-PUD
R-3-PUD
(SEE PARCEL MAPS)

PROPOSED ZONING

R-1M-PUD

PROPOSED IMPROVEMENTS

CITY OF SACRAMENTO

WATER SUPPLY

CITY OF SACRAMENTO

SEWER DISPOSAL

PUBLIC SEWER SYSTEM

ASSESSORS PARCEL NUMBER

4 PORTION OF 120-000-0

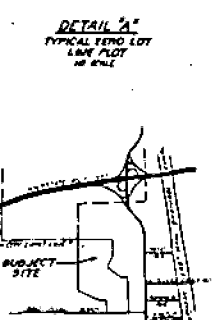
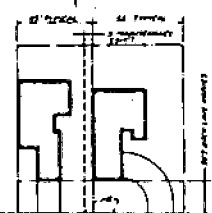
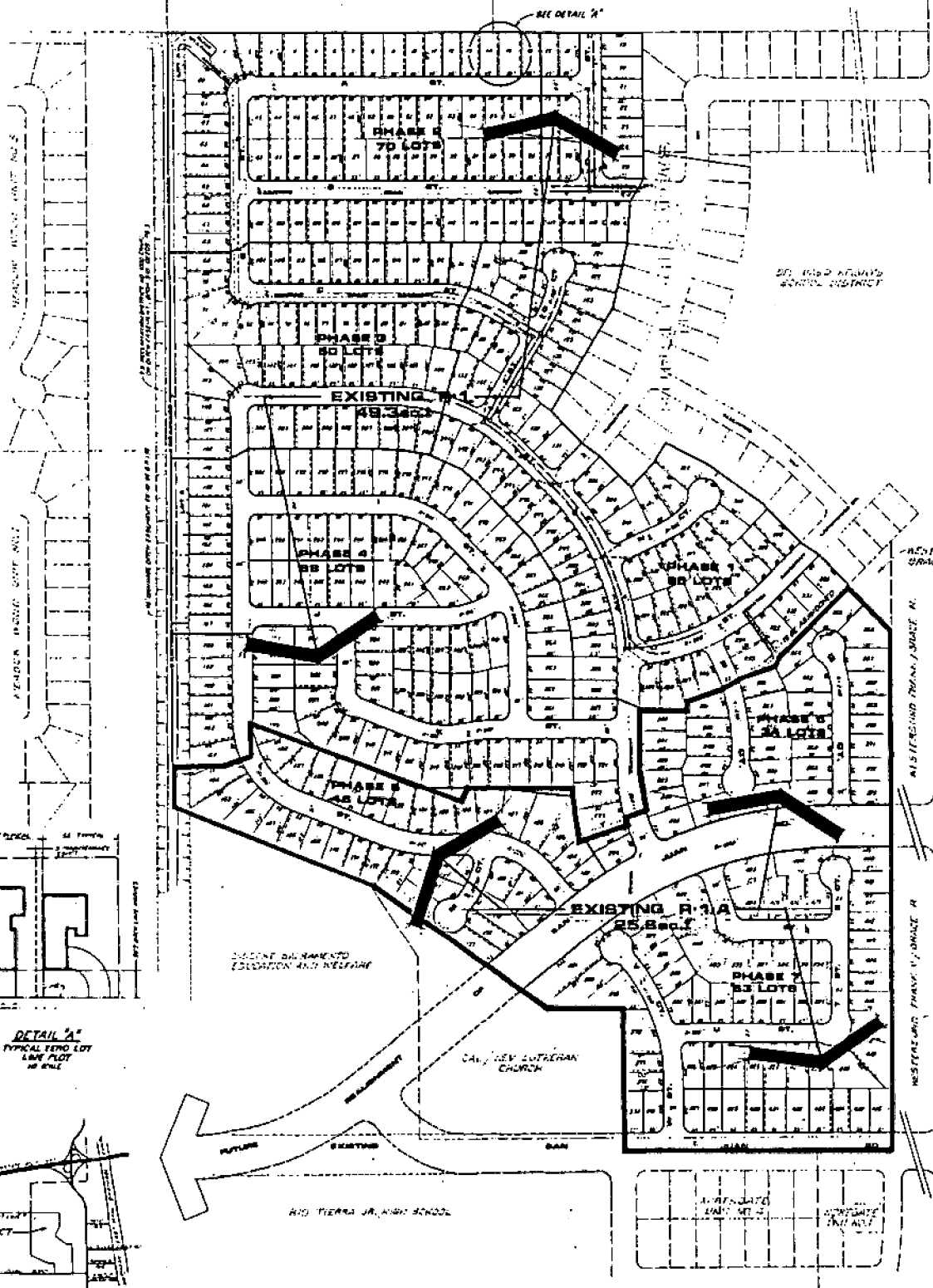
CONSTRUCTION PHASING

1 PHASES

ADJACENT TO

ADJACENT TO

ADJACENT TO



3

august 1982



EXISTING ZONING
rancho coronado
KAUFMAN & GROSS
CITY OF SACRAMENTO, CALIFORNIA
P82-192

latitude map
SCALE 1" = 100'
1982

STAFF REPORT AMENDED 9-23-82
CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, Ca. 95811		
OWNER	Kaufman and Broad, 6379 Clark Avenue, Dublin, Ca. 04566		
PLANS BY	Spink Corporation		
FILING DATE	8-6-82	50 DAY CPC ACTION DATE	9-8-82
		REPORT BY:	SC:mmm
NEGATIVE DEC.	8-27-82	EIR	ASSESSOR'S PCL. NO. 250-400-01

- APPLICATION:
1. Environmental Determination - Negative Declaration
 2. Rezone 53± acres from R-1 to R-1A PUD
 3. Tentative Map to divide 75 acres into 436 lots
 4. Special Permit for PUD development
 5. Amendment to the Sunset Meadows Schematic Plan to reverse lot pattern and allow for housing type mixture and increased density.

LOCATION: North of San Juan Road approximately 1,000 feet west of Northgate Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop 75 vacant acres with 436 dwelling units with a mixture of housing types which include single family detached units, zero lot line units and halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential
Existing Zoning of Site:	R-1 and R-1A PUD
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant - A
South:	Single Family, Church - A R-1
East:	Vacant, R-1; R-1 PUD, R-1A PUD
West:	Single Family & vacant R-1 and R-1 PUD
Parking required:	436 spaces
Parking provided:	436 spaces
Parking Ratio:	1/1
Property Dimensions:	2400 x 1700 irregular
Property Area:	75 acres
Density of Development:	6 per ac.
Square Footage of Building:	1,377 - 1,692
Significant features of site:	School District (Del Paso Heights & Grant Union
Number of north/south lots:	234 or 54%
Number of structure oriented lots:	125 or 29%
Topography:	Flat
Street Improvements:	To be provided as conditioned
Utilities:	Available to site

SUBDIVISION REVIEW COMMITTEE: On August 25, 1982 by a vote of 6 ayes and 3 absent the Committee recommended approval of the Tentative Map subject to the following conditions:

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

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Name the streets to the satisfaction of the Planning Director;
- c. 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;
- d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service;
- e. Prepare a right-of-way study for the tie-in portion of old San Juan Road;
- f. Developer to provide off-site access along realignment of San Juan Road, either to Northgate Boulevard or existing San Juan Road. Improvements shall consist of two 15-foot lanes. City will condemn right-of-way at developer's expense, if necessary;
- g. Sewer and drain study required. Will require construction of drainage pump station and trunk lines and possible off-site extensions and oversizing. (It is anticipated that these facilities will be constructed as part of Sunset Meadows A/D which has a tentative bid date of Fall 1982 or Spring 1983). Except for Phase I, final maps cannot be filed until the drainage pump plant facilities are constructed and in operation. Must coordinate the sewer study and improvements with County Sanitation District;
- h. Prior to filing the final map for Phase I, the developer must contact Reclamation District 1000 and pay fees as required and must also enter into an agreement with the City and deposit the area's estimated share of the cost of drainage facilities to be constructed as part of the proposed Sunset Meadows A/D.

Informational Item: San Juan Road from existing alignment to Northgate will be a 54-foot right-of-way. This may affect property lines. Sunset Meadows 2A map must be reverted to acreage or other appropriate action taken prior to recordation of Phase I.

BACKGROUND INFORMATION: The subject site is part of the Sunset Meadows PUD. Sunset Meadows Unit #1 is completed and tentative map approval was previously received on the Sunset Meadows units 2, 2B, 3 and 4. This portion of the Sunset Meadows PUD has been resubmitted and incorporated into the Rancho Coronado subdivision. The proposed subdivision known as Rancho Coronado will consist of 271 zero lot line units, 125 detached single family units and 40 halfplex units.

The adopted schematic plan for this PUD established a density of 7 units per acre. Due to the revisions proposed in this subdivision and the mixture of housing types to be provided, it is necessary to revise the schematic plan to reflect the changes.

The schematic plan for this site originally proposed a density of 5.4 units per gross acre with an additional 10+ acres designated for multi-family use. The new site plan will increase the density of the single family development from 5.4 to 6 units per acre, however, a portion of the site originally designated for multi-family use will be developed with single and two family units. There are 6± acres in this PUD that are located to the northeast of the site and are still designated for a multi-family use. This site is, however, not included in the Rancho Coronado plan.

STAFF EVALUATION:

1. The subject site is located in the South Natomas Community Plan area. The community plan designates the site for residential use with a density of from 4-21 dwelling units per acre and an average of 7 units per acre. The applicant proposes a density of 6 units per acre which is consistent with the South Natomas Plan. An amendment to the Sunset Meadows schematic plan will, however, be necessary since this proposed density is an increase over the density adopted in the schematic plan for this particular site.
2. The applicant proposes to achieve solar access through a combination of north/south lot orientation and structural orientation. The north/south lot orientation is provided on 54-percent of the lots and an additional 29-percent of the structures will be oriented for solar access. The applicant should provide adequate window glazing on structures used for solar access to ensure compliance with the required 80-percent north/south orientation.
3. The Planning and Community Services Departments have calculated that 4.9 acres of land will be required for parkland dedication purposes and that fees are to be charged in-lieu of the land. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be submitted and dated within 90 days of map approval.
4. Access to this proposed development will be from San Juan Road which is to be realigned through the south end of the proposed development to Northgate Boulevard. This road is designated as a major or major divided street in the South Natomas Community Plan and in addition is part of the City's bikeway system. A 100-foot right-of-way will be required to provide for the street improvements along the San Juan Road realignment that runs through this proposed subdivision. The applicant will also be required to provide off-site street improvements from the subdivision to Northgate Boulevard. The off-site improvements will consist of two 15-foot traffic lanes. Street improvements required within the subdivision on San Juan Road include 64 feet of traffic lanes, 10 feet of bikeway, 16 feet of landscaping and 10 feet of sidewalk.
5. This proposed subdivision is designed in a way where lots will not be fronting on San Juan Road. The applicant proposes that a solid masonry wall will be used to separate San Juan Road from the residential uses. Due to the large volume of paved area that will be necessary along this corridor, it is staff's recommendation that landscaping and trees be provided to enhance the visual appearance of the subdivision. Since the

City is no longer able to provide neighborhood landscaping and maintenance in new developments due to the lack of available funds, it is staff's recommendation that the subdivider provide adequate landscaping along San Juan Road and that a 'maintenance district' be formed to ensure future maintenance of the landscaping and trees.

6. The applicant proposes to develop the site with a variety of housing types including halfplex, zero lot line and single family detached units. This housing mixture is consistent with the South Natomas Community Plan which encourages a mixture of three housing types residential developments. This housing variety will enhance the visual appearance of the neighborhood and will also assist in providing housing options for buyers with different housing needs in this community.
7. A note will be placed on the final map which will prohibit development of this site, with the exclusion of Phase 1, until the drainage pump plant and facilities that will service this site are constructed and operational. It is anticipated that these facilities will be completed within two years.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. The Negative Declaration be ratified;
2. Approval of the rezone from R-1 to R-1A PUD
3. Approval of the Special Permit subject to conditions and based on findings of fact to follow;
4. Approval of the Sunset Meadows Schematic Plan revision.
5. Approval of the Tentative Map subject to the following conditions:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Name the streets to the satisfaction of the Planning Director;
 - c. 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;
 - d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service;
 - e. Prepare a right-of-way study for the tie-in portion of old San Juan Road;
 - f. Developer to provide off-site access along realignment of San Juan Road, either to Northgate Boulevard or existing San Juan Road. Improvements shall consist of two 15-foot lanes. City will condemn right-of-way at developer's expense, if necessary;

- g. Sewer and drain study required. Will require construction of drainage pump station and trunk lines and possible off-site extensions and oversizing. (It is anticipated that these facilities will be constructed as part of Sunset Meadows A/D which has a tentative bid date of Fall 1982 or Spring 1983). Except for Phase I, final maps cannot be filed until the drainage pump plant facilities are constructed and in operation. Must coordinate the sewer study and improvements with County Sanitation District;
- h. Prior to filing the final map for Phase I, the developer must contact Reclamation District 1000 and pay fees as required and must also enter into an agreement with the City and deposit the area's estimated share of the cost of drainage facilities to be constructed as part of the proposed Sunset Meadows A/D.

i. // The applicant shall provide landscaping between the curb and sidewalk and along the wall of that portion of San Juan Road which is located within this subdivision. // The applicant shall submit landscape and irrigation plans to the City for review and approval. (deleted by CPC)

j. // A maintenance district shall be formed to insure future maintenance of the landscaping along San Juan Road. // The district shall be formed in a manner acceptable to the City, Attorney and the City Real Estate Division. (deleted by CPC)

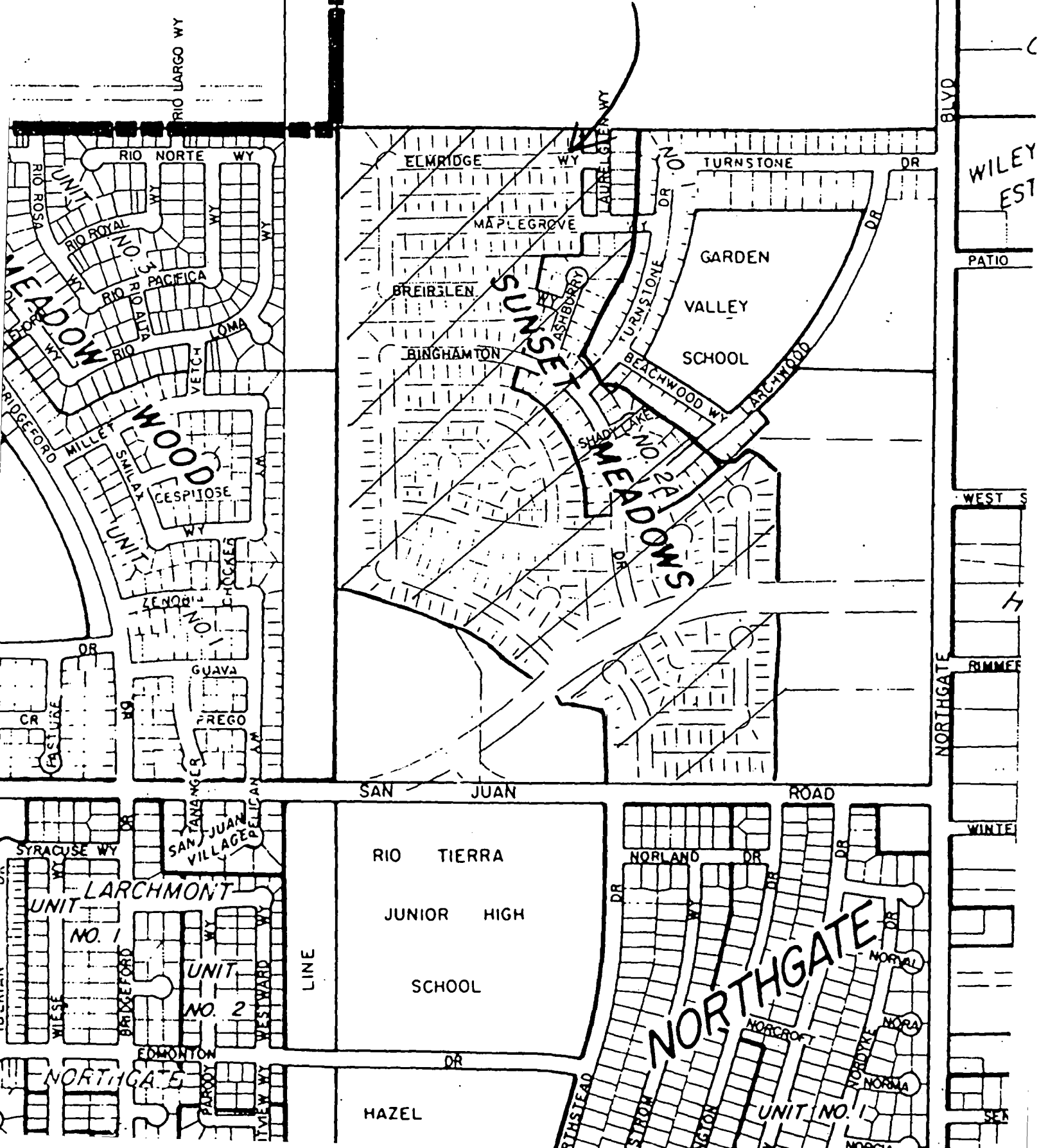
Condition - Special Permit

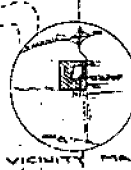
- 1. The applicant shall provide a decorative solid masonry wall along San Juan Road. The design and materials to be used shall be submitted to the Planning Director for review and approval prior to final map approval.
- 2. The applicant shall submit landscape and irrigation plans for that portion of San Juan Road which is located within the proposed subdivision. The plans shall be submitted for Planning Director review and approval prior to final map approval.

Findings of Fact - Special Permit

- a. The project is based on sound principles of land use in that a variety of housing types and styles will be offered with this proposed development.
- b. The project will not be injurious to the surrounding properties in that it will not alter the characteristics of the area which is designated for residential use.
- c. The project is compatible with the 1978 South Natomas Plan which designates the site for residential use with a density from 4-21 units per acre and which encourages a variety of housing types in residential subdivisions.
- d. The proposal is consistent with the 1974 General Plan which designates the site for residential use.

SUBJECT SITE





VISUAL MAP

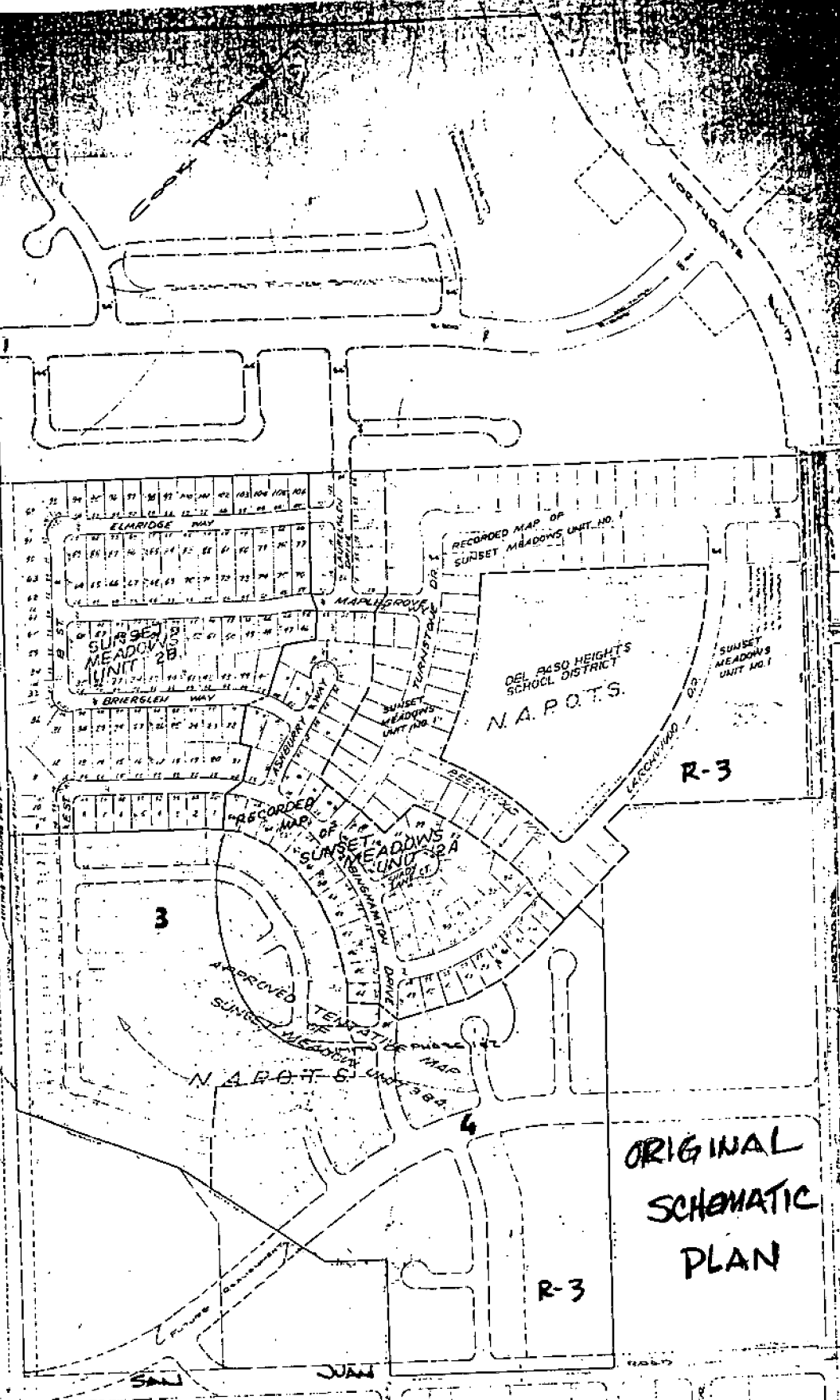
250 TRANSMISSION TOWER ROW

MEADOWS UNIT NO. 1

MEADOWS UNIT NO. 2

MEADOWS UNIT NO. 3

MEADOWS UNIT NO. 4



ORIGINAL SCHEMATIC PLAN

- RECORD OWNER SUBSIDER:
- EXISTING ZONE:
- PROPOSED ZONE:
- EXISTING USE:
- PROPOSED USE:
- PROPOSED IMPROVEMENTS:
- ACCRAGE:
- PARCEL NO.:
- ENVIRONMENTAL CONSIDERATION:

RESUBMISSION OF SUNSET MEADOWS UNIT NO. 2B

SETBACK NOTE

THE SPINK & ASSOCIATES ENGINEERING ARCHITECTS

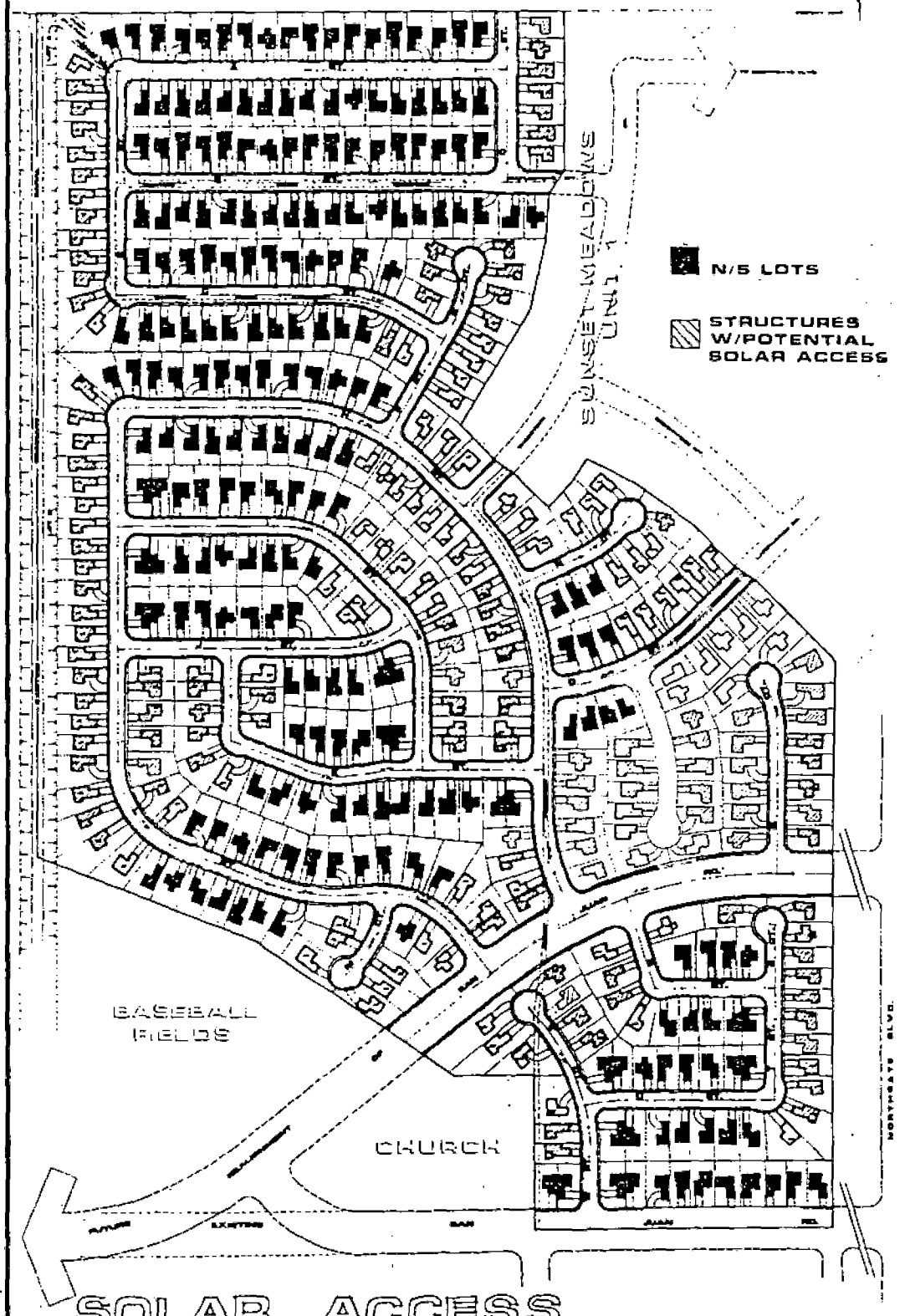
P-8001

JUNE 12, 1980

Hemb #9

P82-162

9-23-82



SOLAR ACCESS

	NO.	%
NO. OF LOTS WITH N/S ORIENTATION	234	54
NO. OF STRUCTURES WITH POTENTIAL SOLAR ACCESS	185	29
TOTAL	359	83

9-23-82

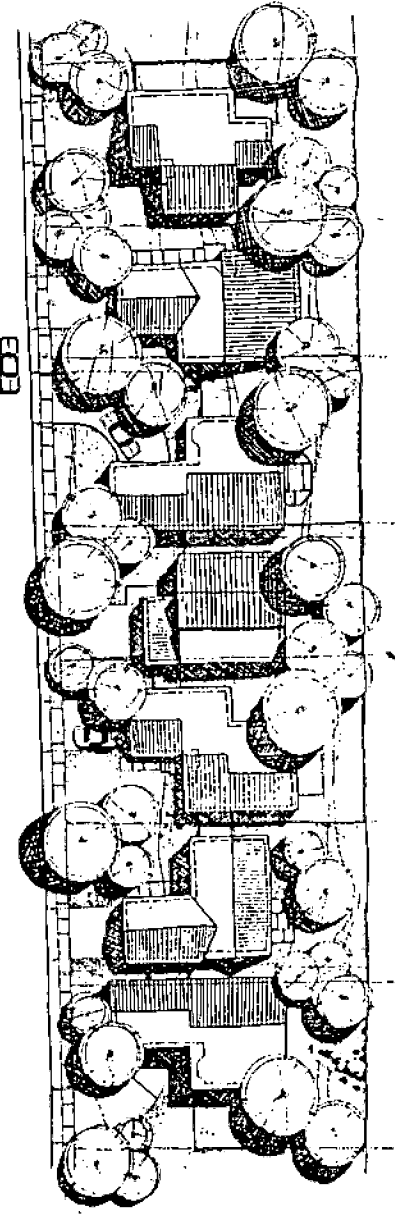
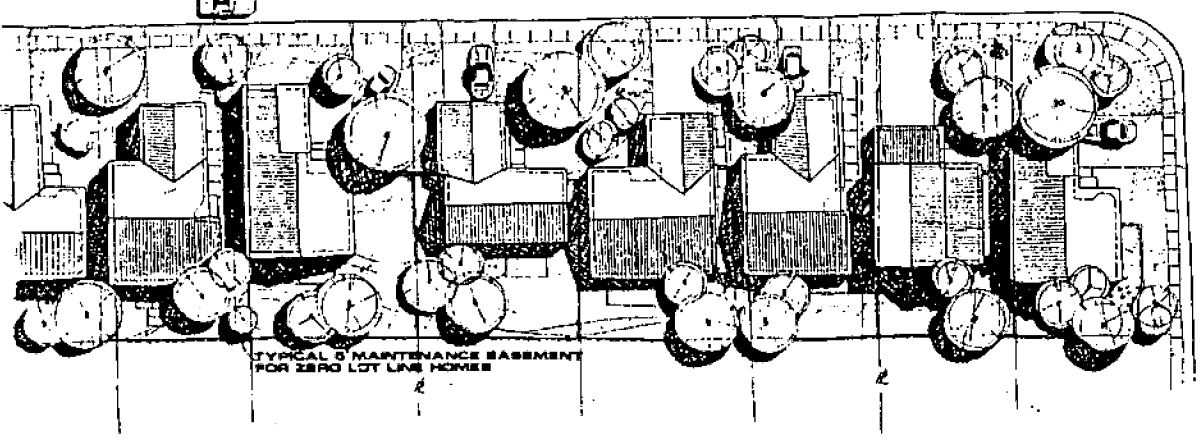
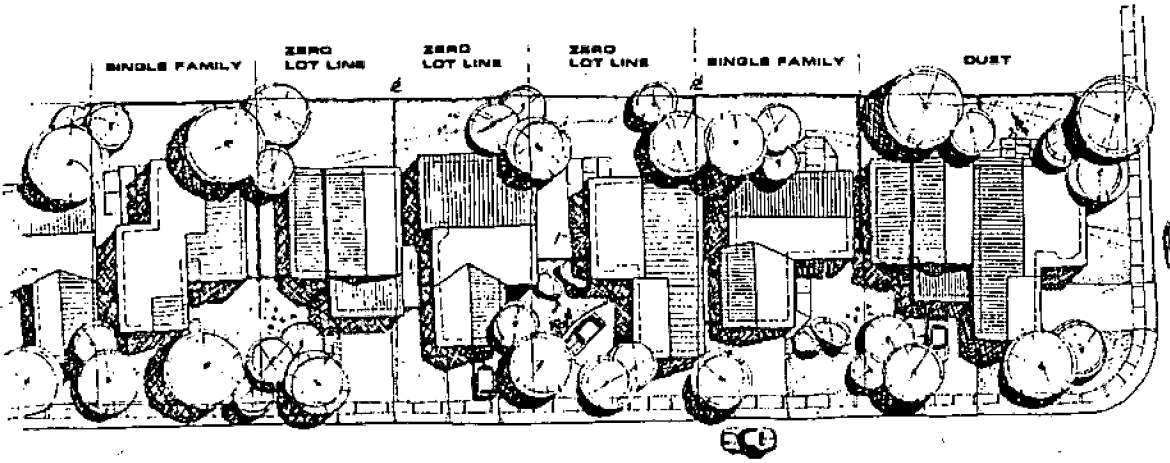
P82-192

4	28						
<h2>rancho coronado</h2> <p>KAUFFMAN BLVD</p> <p>CITY OF SACRAMENTO, CALIFORNIA</p>						<p>SCHEMATIC PLAN</p>	

P 92-192

PLAN VIEW TYPICAL STREETSCAPE SCALE: 1"=20'

9-23-82



#7

2

rancho coronado
KAUFMAN
CITY OF SACRAMENTO, CALIFORNIA

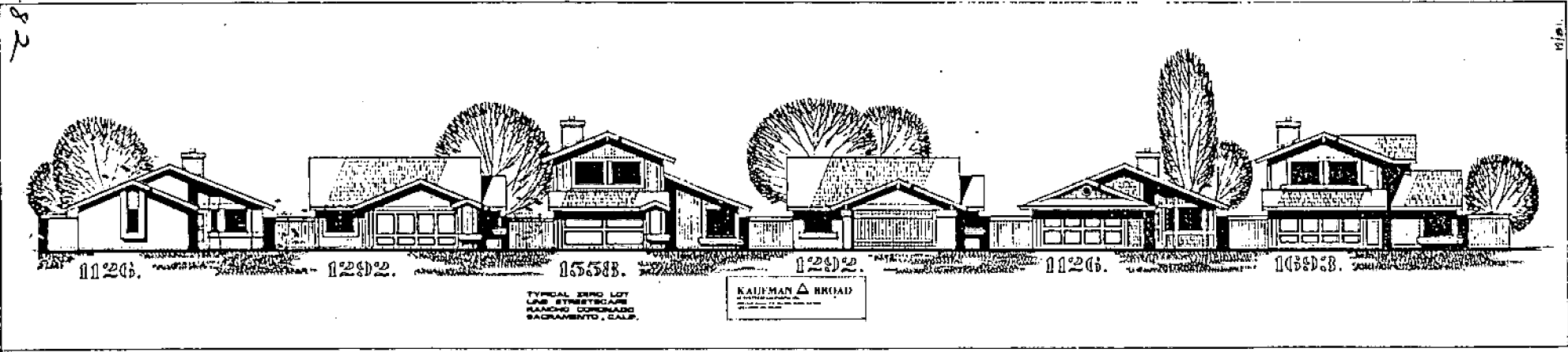


June 1982

29

P82-192

9.23-82



#9

29


 8880 Blue Canyon, Box 206
 Pittsburg, California 95660
 PHILIP H. HERRING, Registered Architect
 License No. 10187



CITY OF SACRAMENTO

28
29

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

MARTY VAN DUYN
PLANNING DIRECTOR

October 18, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 53+ acres from R-1 to R-1A (PUD) (P82-192)

LOCATION: North of San Juan Road, 600' west of Northgate Boulevard

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 November 3, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 11-3-82

MVD:cp
Attachment
P82-192

October 26, 1982
District No. 1

3

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 NORTH OF SAN JUAN ROAD, 600' WEST OF NORTHGATE BLVD.

FROM THE R-1, SINGLE FAMILY ZONE
AND PLACING SAME IN THE R-1A (PUD), TOWNHOUSE PUD
ZONE (FILE NO. P-82-192) (APN: PORTION OF 250-400-01)

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 R-1, Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A (PUD), TOWNHOUSE PUD 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 September 23, 1982, 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

3

October 1, 1980

DESCRIPTION OF PROPOSED
SUNSET MEADOWS UNIT NO. 2-B

All that portion of Section 18, Township 9 North, Range 5 East, M.D.

B. & M., described as follows:

Beginning at the Northwest corner of Lot 75, as said lot is shown on the official plat of Sunset Meadows Unit No. 2-A recorded in the office of the Recorder of Sacramento County in Book 140 of Maps, Map No. 17; thence from said point of beginning along the Westerly boundary of said Sunset Meadows Unit No. 2-A the following twelve (12) courses and distances: (1) South 00° 02' 20" East 349.00 feet, (2) South 05° 14' 00" East 44.18 feet, (3) South 00° 02' 20" East 102.55 feet, (4) North 88° 46' 15" West 115.03 feet, (5) South 89° 57' 40" West 13.00 feet, (6) South 21° 49' 22" West 132.70 feet, (7) South 37° 04' 43" West 45.88 feet, (8) South 19° 20' 02" West 110.00 feet, (9) South 71° 36' 39" East 37.00 feet, (10) South 20° 36' 18" West 105.90 feet, (11) South 30° 45' 41" West 44.77 feet and (12) South 19° 32' 53" West 100.00 feet; thence North 81° 54' 03" West 98.73 feet; thence South 89° 57' 40" West 541.93 feet to a point located on the centerline of a Drainage Ditch; thence along said centerline North 00° 02' 30" West 986.01 feet to a point located on the East-West centerline of said Section 18; thence along said centerline North 89° 57' 40" East 935.99 feet to the point of beginning; containing 18.822 acres, more or less.

OK Ed J. [unclear]

P 82192

THE SPINK CORPORATION
CHECKED: _____ DATE _____

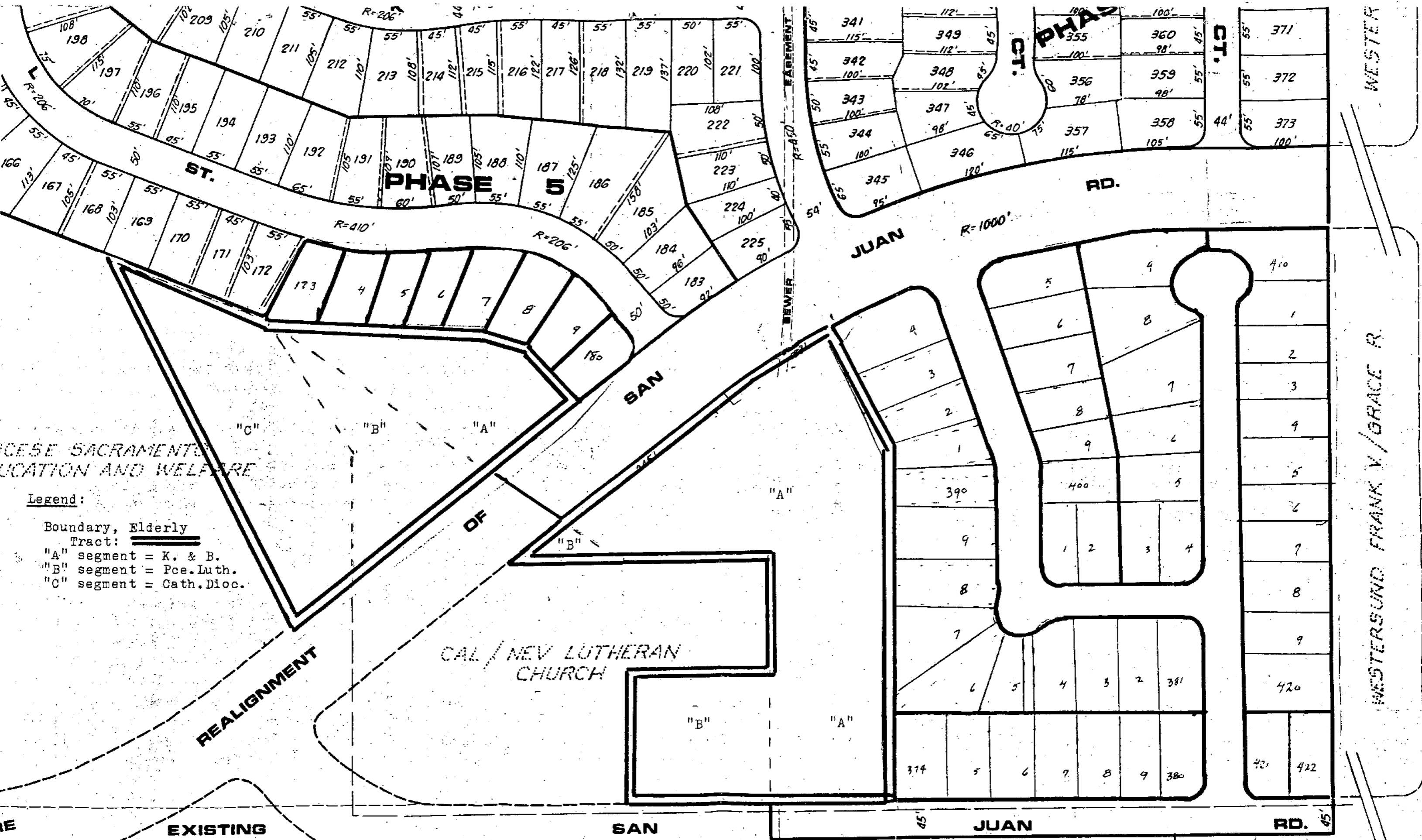
TYPING _____

TRAVERSE _____

MAP _____

DELIVERED TO: _____

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.



CESE SACRAMENTS
 UCATION AND WELFARE

Legend:
 Boundary, Elderly
 Tract:
 "A" segment = K. & B.
 "B" segment = Pce. Luth.
 "C" segment = Cath. Dioc.

CAL NEV LUTHERAN
 CHURCH

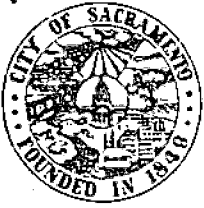
WESTERSUND FRANK V/GRACE R.

EXISTING

SAN

JUAN

RD. 45'



CITY OF SACRAMENTO

29

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

Kaufman and Broad of No. California
6379 Clark Avenue
Dublin, CA 94566

October 15, 1982

On October 14, 1982, the following matter was filed with my office to set a hearing date before the City Council:

Various requests for property located north of San Juan Road, 600' west of Northgate Blvd. (D1)(P-82192):

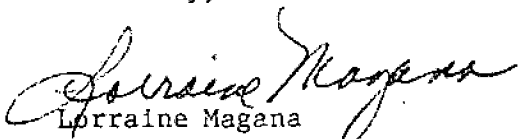
- A. Rezone 53± acres from R-1 to R-1a(PUD);
- B. Tentative Map to divide 75± acres into 436 lots;
- C. Amendment of PUD Schematic Plan

This hearing has been set for November 3, 1982, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,


Lorraine Magana
City Clerk

LM/mm

cc: P-82192² Mailing List (76)
Spink Corporation (Box 2511, 95814)

VAN NUYS, CA
FM
NOV 3
1982
91A

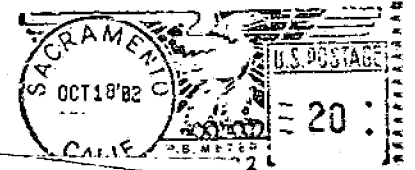


1088



RECEIVED
OFFICE OF THE CITY CLERK
CITY OF SACRAMENTO
NOV 5 11 30 AM '82

THE CITY CLERK
SACRAMENTO CALIFORNIA 95814
TELEPHONE (916) 444-6426



LAN 6 SAL 61LOP BARX60 032630N1 10/26/82

1 2 3 4
SALTIN
NOT 15957 NO ENCIN

RETURN TO SENDER
UNABLE TO FORWARD

Landros, Salvador/Lopez, Barbar
15760 Ventura Blvd., #801
Encino CA 91436

NOTICE OF CITY COUNCIL HEARING

Novmeber 4, 1982

Kaufman and Broad
6379 Clark Avenue
Dublin, CA 94566

Dear Gentlemen:

On November 3, 1982, the Sacramento City Council took the following action(s) for property located North of San Juan Road approximately 1,000 feet west of Northgate Boulevard:

- A. Amended PUD Schematic Plan (82-769)
- B. Adopted Ordinance Rezoning 53± acres from R-1 to R-A1 (PUD) 82-093
- C. Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide 75± acres into 436 lots (82-770)

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

Sincerely,

Lorraine Magana
City Clerk

LM/emm/29
Enclosure

cc: Planning Department
Spink Corporation

November 4, 1982

Kaufman and Broad
6379 Clark Avenue
Dublin, CA 94566

Dear Gentlemen:

On November 3, 1982, the Sacramento City Council took the following action(s) for property located north of San Juan Road approximately 1,000 feet west of Northgate Boulevard (D1)(P-82192):

- A. Amended PUD Schematic Plan (82-769)
- B. Adopted an Ordinance Rezoning 53± acres from R-1 to R-1A (PUD)(82-092)
- C. Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide 75± acres into 436 lots (82-770)

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

Sincerely,

Lorraine Magana
City Clerk

LM/emm/29
Enclosure

cc: Planning Department
Spink Corporation (P.O. Box 2511, 95811)