

- c. The subject site rezoning shall be restricted to 42 units or a maximum density of 23.3 d.u./ac.
- d. The applicant shall modify the site plan and elevations to incorporate the conditions which follow. The final plans shall be submitted to the Planning Director for review and approval prior to issuance of building permit. *Final plans shall adhere to Exhibit A-2 and the following:*
- Roofing material shall be a minimum medium wood shake or equivalent material subject to the approval of the Planning Director;
 - exterior building material shall be horizontal wood siding. The side elevations shall have sufficient change in plans to minimize the occurrence of butt joints on the same surface plane when horizontal masonite/wood siding is used;
 - the end elevations shall incorporate additional window openings and/or change in surface planes to relieve flat elevations subject to the approval of the Planning Director;
 - revised site plan shall indicate locations of trash enclosure facilities and shall adhere to design guidelines attached as Exhibit H;
 - metal carports shall be trimmed with wood and painted to be compatible with the main building structures subject to the approval of the Planning Director;
 - landscape treatment and design shall adhere to the Residential Design Criteria attached as Exhibit H;
 - window and sliding aluminum door frames shall be anodized aluminum frames;
 - ground floor patio walls and second floor balcony screening walls shall be solid to screen interior space from view, and shall be constructed of either horizontal wood siding or stucco to match the main building material, or an alternative design acceptable to the Planning Director;
 - if horizontal masonite sidings is used, the wood siding shall be primed to minimize repointing and exterior maintenance problems.
- e. The applicant shall submit an agreement between adjacent property owners to allow for reciprocal access and backout maneuvering space prior to issuance of building permit. The applicant shall also submit a minimum 50-year lease agreement from the adjacent project's owner for the 16 off-site parking spaces to the Planning Director prior to issuance of building permit.
- f. The existing entry into parking area shall be modified as a private driveway entry.

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- g. The applicant shall develop additional parking on Riverview Villa I apartment complex site as shown on Exhibit A to satisfy 1.5:1 parking requirement. Detached site plan indicating carport structure and landscape treatment for this parking lot expansion shall be submitted to Planning Director for approval prior to issuance building permit.
- h. The applicant shall comply with the following mitigation measures related to trees, noise, housing and archaeology:
- As replacement for the six trees indentified for removal, the applicant shall plant six 24-inch box specimen Valley Oak trees on the property in an area that will promote their growth. The planting of these trees to the satisfaction of the City Arborist shall occur prior to issuance of the final inspection permit for this project, by the City Building Division.
 - Grading, trenching, cutting and/or filling within the dripline of those trees designated on the site plan for preservation, shall not occur.
 - No actions shall be taken what will harm the health, vitality or longevity of those trees identified on the site plan for preservation.
 - Prior to cutting or removing the Fig thicket, the applicant shall prepare a mounted, labeled "photo-essay" documenting the Fig growth both externally and internally (during the summer season) for submission to the Planning Department for the City Archives.
 - The design of the building facades shall be reviewed by a qualified acoustical consultant prior to final approval.
 - The design of party walls and floor/ceiling assemblies should be reviewed by a qualified acoustical consultant prior to final approval.
 - The single family structure shall be made available for 30 days for relocation to any interested party prior to issuance of demolition permits. Such party shall have a minimum of 60 days during which to move structure.
 - If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level, before construction continues.

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: 11/26/85

PASSED: 12/17/85.

EFFECTIVE: 1/16/86

Gene Rudin
MAYOR

ATTEST:

Luaine Muzana
CITY CLERK

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LEGAL DESCRIPTION

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

All that portion of "South Land Park Hills Unit No. 31", and all that portion of 43rd Avenue and Lake Glen Way, abandoned by the City of Sacramento, Ordinance No. 2578, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, in Book 66 of Maps, Map No. 5, described as follows:

BEGINNING at the most Northerly corner of Lot A, as said lot is shown on the official plat of said South Land Park Hills Unit No. 31; thence from said point of beginning along the Northeasterly boundary of said South Land Park Hills Unit No. 31, South 69 degrees of 06 minutes 05 seconds East 23.84 feet to a point located on the Westerly right of way line of the proposed State of California Freeway; thence along the Westerly right of line of said proposed State of California Freeway the following two (2) courses and distances: (1) South 02 degrees 29 minutes 00 seconds West 579.00 feet and (2) South 08 degrees 43 minutes 14 seconds West 250.50 feet to a point located on the Southwesterly boundary of said South Land Park Hills Unit No. 31; thence along the Southwesterly boundary of said South Land Park Hills Unit No. 31; North 34 degrees 17 minutes 35 seconds West 419.35 feet, to a point located on the Southeasterly right of way line of Riverside Boulevard, as said boulevard is shown on the Official plat of said South Land Park Hills Unit No. 31; thence along the Southeasterly boundary of said Riverside Boulevard the following three(3) courses and distances: (1) North-easterly, curving to the right on an arc of 650.00 feet radius, said arc being subtended by a chord bearing North 24 degrees 37 minutes 05 seconds East 184.06 feet, (2) North 32 degrees 45 minutes 30 seconds East 265.00 feet and (3) curving to the left on an arc of 1270.00 feet radius, said arc being subtended by a chord bearing North 30 degrees 12 minutes 00 seconds East 113.31 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING at a point on the Southwesterly boundary of said South Land Park Hills Unit No. 31, from which point the most Westerly corner thereof bears North 34 degrees 17 minutes 35 seconds West 26.29 feet; thence from said point of beginning, Northeasterly, curving to the right on an arc of 175.00 feet radius, said arc being subtended by a chord bearing North 46 degrees 08 minutes 06 seconds East 78.43 feet; thence curving to the left on an arc of 170.21 feet radius; said arc being subtended by a chord bearing North 57 degrees 38 minutes 31 seconds East 8.57 feet; thence Southeasterly, curving to

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the right on an arc of 250.00 feet radius, said arc being subtended by a chord bearing South 53 degrees 29 minutes 54 seconds East 164.48 feet; thence South 34 degrees 17 minutes 35 seconds East 204.73 feet to a point on the Westerly line of the State of California Freeway; thence South 08 degrees 43 minutes 14 seconds West 237.02 feet along the Westerly line of said State of California Freeway; thence North 56 degrees 48 minutes 50 seconds West 200.00 feet; thence North 84 degrees 13 minutes 08 seconds West 98.00 feet; thence South 33 degrees 11 minutes 10 seconds West 63.46 feet; thence North 56 degrees 48 minutes 50 seconds West 185.60 feet to a point on the Southeasterly line of Riverside Boulevard; thence North 33 degrees 11 minutes 10 seconds East 328.00 feet along the Southeasterly line of said Riverside Boulevard to the point of beginning.

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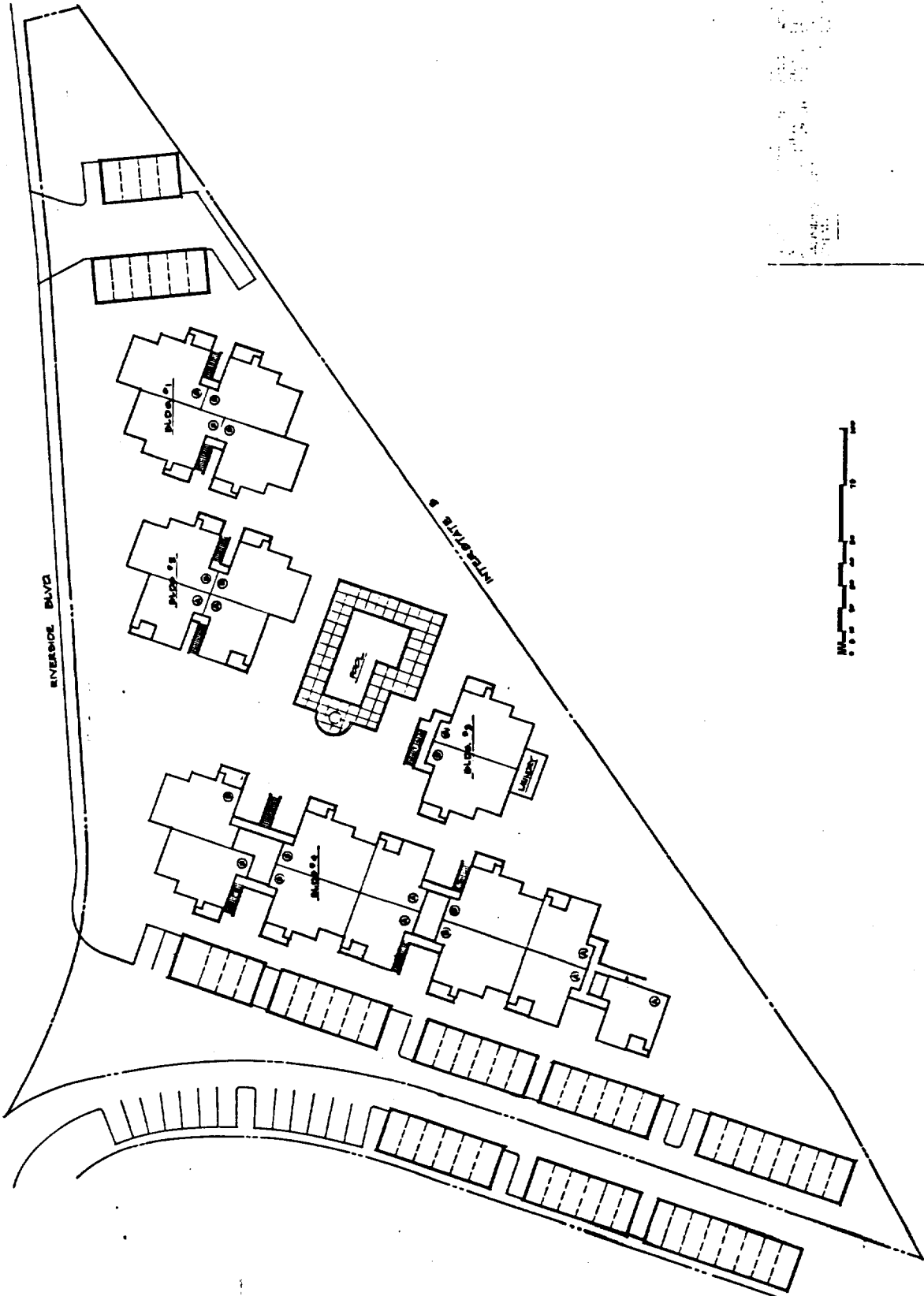
Ron Higgins & Associates
Architects
Lic. No. C014488

RIVERVIEW VILLA II APARTMENTS

PRELIMINARY SITE PLAN

1

Exhibit A-2



RIVERSIDE BLVD

INTERSTATE 5

NORTH

SITE PLAN

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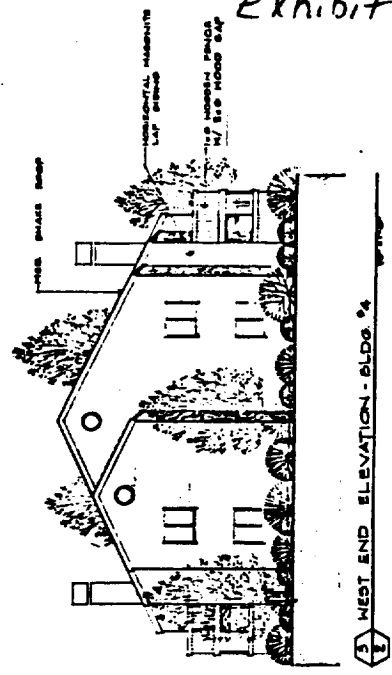
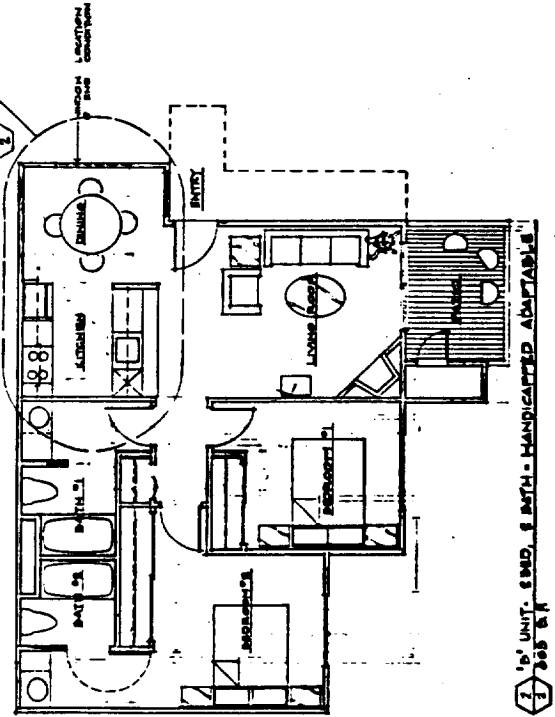
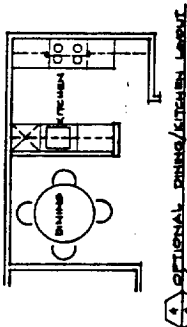
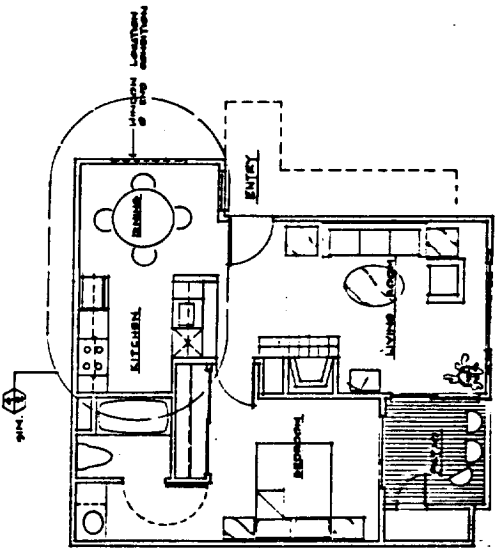
MODIFIED PLAN - EX. A-2

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Exhibit A-2

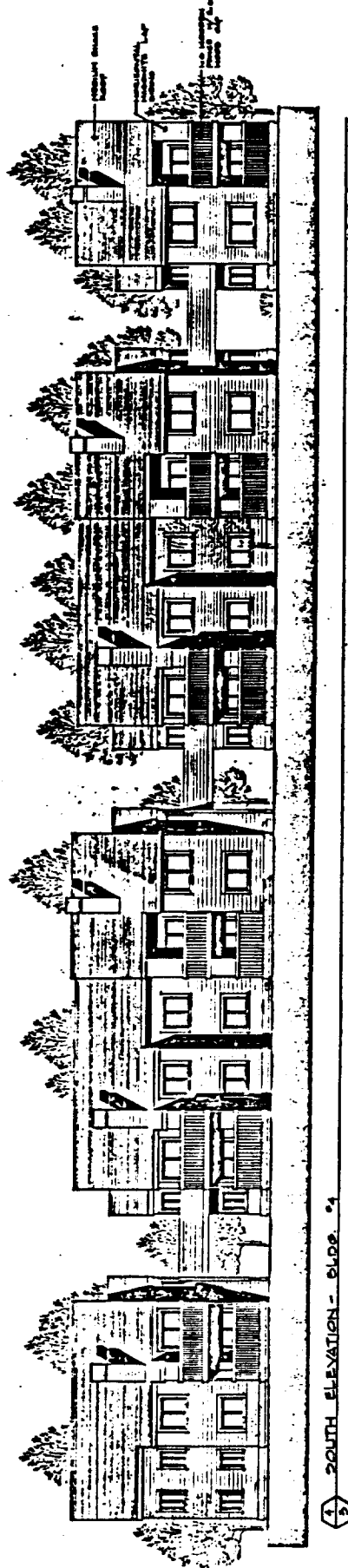
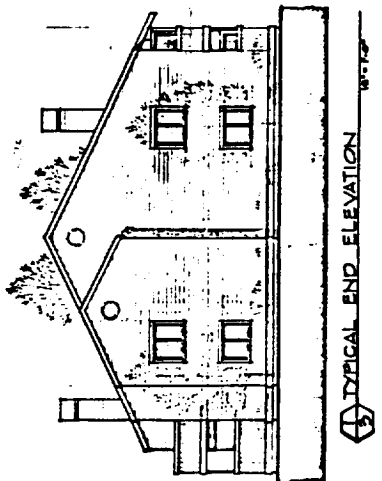
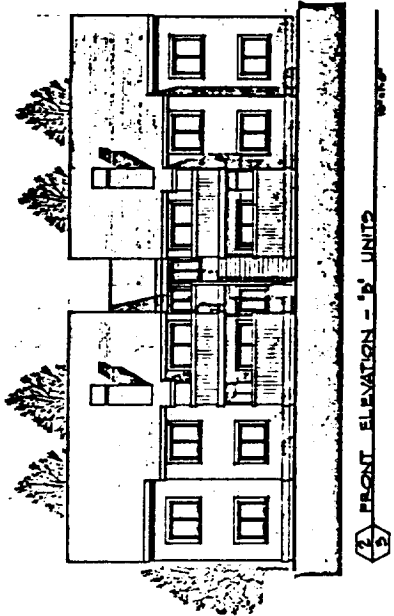
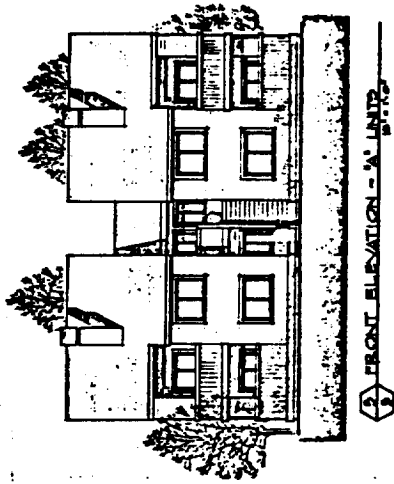


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MODIFIED PLAN - EX. A-2

ORDINANCE No. 85-105

Exhibit A-2



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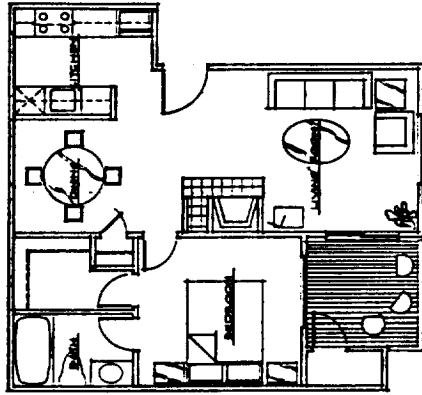
MODIFIED PLAN - EX. A-2

ORDINANCE No. 85-105

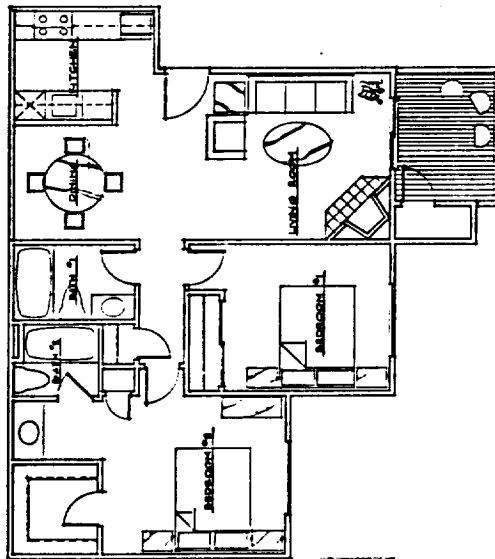
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Exhibit A-2



1 UNIT - TYPICAL 1 BED, 1 BATH - 674 S.F.
W-114



2 UNIT - TYPICAL 2 BED, 2 BATH - 837 S.F.
W-115

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