

CITY OF SACRAMENTO

NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that on the date of March 31, 1998, at the hour of 7:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

1. Natomas West PUD Guidelines Amendment

Entitlements to modify setbacks, reorient halfplex garages, and make minor text changes to the Natomas West PUD Guidelines located at I-80 East of El Centro Road, in the R-1A(PUD) zone. APN: 274-0030-044, 064 AND 274-0010-073, 078 (D-1)

A. Environmental Determination: Exempt (Section 15305)

B. PUD Guidelines Amendment to: 1) Reduce the front yard setback to 12.5 feet for porches, 15 feet for front of house, and 20 feet for garages; 2) Allow both halfplex garages on the same street frontage; and 3) Make minor text changes incorporating current City policies.

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 304, Sacramento, California (916) 264-5427.

SACRAMENTO CITY COUNCIL

BY: VALERIE A. BURROWES
CITY CLERK

AD NO. 8628

RUN 1 TIME: March 20, 1998

2 PUB PROOFS



P98-010

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

MAR 17 3 36 PM '98

10.1

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 301
SACRAMENTO, CA
95814-2998

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

March 16, 1998

MEMORANDUM

TO: Virginia Henry, Assistant City Clerk
FROM: *Grace* Grace L. Garcia, Typist Clerk III
SUBJECT: REQUEST TO SCHEDULE HEARING - AFTERNOON (ROUTINE)

1. **Natomas West PUD Guidelines Amendment**
Entitlements to modify setbacks, reorient halfplex garages, and make minor text changes to the Natomas West PUD Guidelines located at I-80 East of El Centro Road, in the R-1A(PUD) zone. APN: 274-0030-044, 064 and 274-0010-073, 078 (D1) (Scot Mende, x5894)
 - A. **Environmental Determination: Exempt** (Section 15305);
 - B. **PUD Guidelines Amendment to:** 1) Reduce the front yard setback to 12.5 feet for porches, 15 feet for front of house, and 20 feet for garages; 2) Allow both halfplex garages on the same street frontage; and 3) Make minor text changes incorporating current City policies.

Staff requests that this item be scheduled for the session of the City Council afternoon agenda on April 7, 1998.

Attachments

3/31/98
ecw

REF DATE: _____
HEARING DATE: ~~4-7-98 Afternoon~~
FINAL COUNCIL ACTION DATE: _____

revised date

N

274-0010-081
T RECLAMATION DIST 1000
1633 GARDEN HWY
SACRAMENTO CA 95833

274-0220-052
MORGAN EMORY C/FERNAL/ET AL
EMORY C MORGAN
6222 EASTMONT CT
CARMICHAEL CA 95608

274-0010-078
Kathleen Diepenbrock 1996 Trs
8 Cherry Hills Lane
Newport Beach CA 92660

274-0220-051
D DONALD/ALICE E PARR
FAMILY REV TRUST
2050 GARDEN HWY
SACRAMENTO CA 95833

274-0030-044
SOUZA DOMINGOS M/ET AL
747 CLIPPER WAY
SACRAMENTO CA 95831

274-0220-049
SACRAMENTO ASSOC INVESTORS
6222 EASTMONT CT
CARMICHAEL CA 95608

274-0030-031
BHC PROPERTIES
PO BOX 190700
SAN FRANCISCO CA 94119

274-0220-050
GIANNONI JOHN M/KERRY M
2000 W KETITLEMAN LANE
LODI CA 95242

225-0220-053
BHC PROPERTIES
C/O BEHAVIORAL HEALTH
102 WOODMONT BLVD 500
NASHVILLE TN 37205

274-0021-013
PERRY JOAQUIN/MARGO TRUE-PERRY
745 TAYLOR ST
CRESCENT CITY CA 95531

NATOMAS COMMUNITY ASSOC
PO BOX 340451
SACRAMENTO CA 95834

274-0021-011
PERRY JOAQUIN
2151 EL CENTRO ROAD
SACRAMENTO CA 95833

274-0010-071
YENOVKIAN FAMILY REV TRUST
1071 LOS MOLINOS WAY
SACRAMENTO CA 95864

274-0022-009
ASSOCIATED INVESTORS
6222 EASTMONT CT
CARMICHAEL CA 95608

274-0010-079
PERRY JOE/JOHN
350 COURT ST
WOODLAND CA 95695

274-0022-006
CITATION NORTHERN
597 CENTER AVE STE 150
MARTINEZ CA 94533

274-0010-069
PERRY FRANK M/ET AL
C/O PERRY JOHN
350 COURT ST
WOODLAND CA 95695

CAMRAY DEV & CONST CO INC
ATTN BILL HEARTMAN
7919 FOLSOM BLVD STE 320
SACRAMENTO CA 95826

SACRAMENTO CA 95833
2590 VENTURE OAKS WAY
THE SPINK CORPORATION
MICHAEL SMITH
SAN RAMON CA 94583
3130 CROW CANYON ROAD STE 300
KAUFMAN & BROAD
MIKE CARSON
SACRAMENTO CA 95814
300 CAPITOL MALL STE 1700
ATTN JACK DIEPENBROCK
HANNEGAN
DIEPENBROCK WULFEL PLANT &



**OFFICE OF THE
CITY CLERK**

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE
ASSISTANT CITY CLERK

**CITY OF SACRAMENTO
CALIFORNIA**

CITY HALL
915 I STREET
ROOM 304
SACRAMENTO, CA
95814-2671

FAX 916-264-7672
HTTP://WWW.SACTO.ORG

ADMINISTRATION
PH 916-264-5799

OPERATIONAL SERVICES
PH 916-264-5426

SPECIALIZED SERVICES
PH 916-264-7200

March 18, 1998

Mike Carson
Kaufman & Broad of No. California, Inc.
3130 Crow Canyon Place, Suite 300
San Ramon, CA 94583

On March 17, 1998, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

1. **Natomas West PUD Guidelines Amendment**

Entitlements to modify setbacks, reorient halfplex garages, and make minor text changes to the Natomas West PUD Guidelines located at I-80 East of El Centro Road, in the R-1A(PUD) zone. APN: 274-0030-044, 064 AND 274-0010-073, 078 (D-1)

A. **Environmental Determination: Exempt (Section 15305)**

B. **PUD Guidelines Amendment to:** 1) Reduce the front yard setback to 12.5 feet for porches, 15 feet for front of house, and 20 feet for garages; 2) Allow both halfplex garages on the same street frontage; and 3) Make minor text changes incorporating current City policies.

This hearing has been set for March 31, 1998, 7:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedures, Chapter 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 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 Division, 1231 I Street, Sacramento, California, phone 264-5381.

Valerie A. Burrowes

Valerie A. Burrowes
City Clerk

cc: MAILING LIST - P98-010 (21)
John V. Diepenbrock, 400 Capitol Mall, Suite 1800, Sacramento CA 95814

AFFIDAVIT OF MAILING & POSTING

ON MARCH 19, 1998, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED AND THE LEGAL AD WAS POSTED ON THE FOLLOWING PROJECT:

1. **Natomas West PUD Guidelines Amendment**

Entitlements to modify setbacks, reorient halfplex garages, and make minor text changes to the Natomas West PUD Guidelines located at I-80 East of El Centro Road, in the R-1A(PUD) zone. APN: 274-0030-044, 064 AND 274-0010-073, 078 (D-1)

A. **Environmental Determination: Exempt** (Section 15305)

B. **PUD Guidelines Amendment to:** 1) Reduce the front yard setback to 12.5 feet for porches, 15 feet for front of house, and 20 feet for garages; 2) Allow both halfplex garages on the same street frontage; and 3) Make minor text changes incorporating current City policies.

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

OWNER OF PROPERTY: John V. Diepenbrock, 400 Capitol Mall, Suite 1800, Sacramento CA 95814

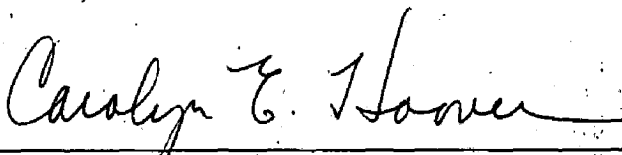
APPLICANT: Mike Carson, Kaufman & Broad of No. California, Inc., 3130 Crow Canyon Place, Suite 300, San Ramon CA 94583

APPELLANT:

MAILING LIST FOR P-NUMBER: P98-010

SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 19TH DAY OF MARCH, 1998.



SIGNATURE OF PERSON MAILING NOTICE



RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

MAR 17 3 36 PM '98

P98-010

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 301
SACRAMENTO, CA
95814-2998

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

March 16, 1998

MEMORANDUM

TO: Virginia Henry, Assistant City Clerk

FROM: *Grace*
Grace L. Garcia, Typist Clerk III

SUBJECT: REQUEST TO SCHEDULE HEARING - AFTERNOON (ROUTINE)

1. **Natomas West PUD Guidelines Amendment**

Entitlements to modify setbacks, reorient halfplex garages, and make minor text changes to the Natomas West PUD Guidelines located at I-80 East of El Centro Road, in the R-1A(PUD) zone. APN: 274-0030-044, 064 and 274-0010-073, 078 (D1) (Scot Mende, x5894)

A. **Environmental Determination: Exempt** (Section 15305);

B. **PUD Guidelines Amendment** to: 1) Reduce the front yard setback to 12.5 feet for porches, 15 feet for front of house, and 20 feet for garages; 2) Allow both halfplex garages on the same street frontage; and 3) Make minor text changes incorporating current City policies.

Staff requests that this item be scheduled for the session of the City Council afternoon agenda on April 7, 1998.

Attachments

OFF DATE: _____
HEARING DATE: 4-7-98 Afternoon
FINAL COUNCIL ACTION DATE: _____

P98-010 - Natomas West PUD

REQUEST: A. Environmental Determination: Exempt Section 15305(a)

 B. PUD Guidelines Amendment to: 1) Reduce the front yard setback to 12.5 feet for porches, 15 feet for front of house, and 20 feet for garages; 2) Allow both halfplex garages on the same street frontage; and 3) Make minor text changes incorporating current City policies.

LOCATION: I-80 East of El Centro Road
 APN: 274-0030-044, 064 and 274-0010-073, 078
 South Natomas Community Plan Area
 Natomas Unified School District
 Council District 1

APPLICANT:	Mike Carson, Kaufman & Broad of No. California, Inc., (916) 784-7301 3130 Crow Canyon Place, Suite 300 San Ramon, CA 94583
OWNER:	John V. Diepenbrock 400 Capitol Mall, Suite 1800 Sacramento, CA 95814
PLANS BY:	Spink Corporation
APPLICATION FILED:	January 28, 1998
STAFF CONTACT:	Thomas S. Pace, (916) 264-6848

SUMMARY:

In order to accommodate the applicant's desire to more efficiently fit single-family and halfplex house plans on Natomas West's previously approved narrow lots with a requirement to de-emphasize the garages, the applicant has requested a PUD Guidelines Amendment to allow reduced front yard setbacks and to allow halfplexes to have single-car garages with access from the same street.

1 274-0010-078
KATHLEEN DIEPENBROCK 1996 TRUST
8 CHERRY HILLS LN
NEWPORT BEACH CA 92660

11 274-0010-071
YENOVKIAN FAMILY REV TRUST
1071 LOS MOLINOS WY
SACRAMENTO CA 95864

20 274-0021-013
PERRY JOAQUIN/MARGO TRUE-PERRY
745 TAYLOR ST
CRESCENT CITY CA 95531

2 274-0010-073
KATHLEEN DIEPENBROCK 1996 TRUST
8 CHERRY HILLS LN
NEWPORT BEACH CA 92660

12 274-0010-079
PERRY JOE/JOHN
350 COURT ST
WOODLAND CA 95695

21 274-0021-011
PERRY JOAQUIN
2151 EL CENTRO RD
SACRAMENTO CA 95833

3 274-0030-064
PERRY JOAQUIN
2151 EL CENTRO RD
SACRAMENTO CA 95833

13 274-0010-069
PERRY FRANK M/ETAL
C/O PERRY JOHN
350 COURT ST
WOODLAND CA 95695

22 274-0022-009
ASSOCIATED INVESTORS
6222 EASTMONT CT
CARMICHAEL CA 95608

4 274-0030-044
KATHLEEN DIEPENBROCK 1996 TRUST
8 CHERRY HILLS LN
NEWPORT BEACH CA 92660

14 274-0010-081
RECLAMATION DIST 1000
1633 GARDEN HWY
SACRAMENTO CA 95833

23 274-0022-006
CITATION NORTHERN
597 CENTER AVE STE 150
MARTINEZ CA 94553

5 274-0030-030
SOUZA DOMINGOS M/ETAL
747 CLIPPER WY
SACRAMENTO CA 95831

15 274-0220-052
MORGAN EMORY C/FERN L/ETAL
EMORY C MORGAN
6222 EASTMONT CT
CARMICHAEL CA 95608

CAMRAY DEV & CONST CO INC
ATTN BILL HEARTMAN
7919 FOLSOM BLVD STE 320
SACRAMENTO CA 95826

6 274-0030-031
BHC PROPERTIES
PO BOX 190700
SAN FRANCISCO CA 94119

16 274-0220-051
D DONALD/ALICE E PARR
FAMILY REV TRUST
2050 GARDEN HWY
SACRAMENTO CA 95833

DIEPENBROCK WULFF
PLANT & HANNEGAN
ATTN JACK DIEPENBROCK
300 CAPITOL MALL STE 1700
SACRAMENTO CA 95814

7 225-0220-053
BHC PROPERTIES
C/O BEHAVIORAL HEALTH
102 WOODMONT BLVD 500
NASHVILLE TN 37205

17 274-0220-049
SACRAMENTO ASSOC INVESTORS
6222 EASTMONT CT
CARMICHAEL CA 95608

MIKE CARSON
KAUFMAN & BROAD
3130 CROW CANYON PL STE 300
SAN RAMON CA 94583

8, 9 225-1020-001, 002
BHC PROPERTIES
PO BOX 190700
SAN FRANCISCO CA 94119

18 274-0220-050
GIANNONI JOHN M JR/KERRY M
2000 W KETTLEMAN LN
LODI CA 95242

MICHAEL SMITH
THE SPINK CORPORATION
2590 VENTURE OAKS WY
SACRAMENTO CA 95833

10 225-1020-009
COMMUNITY PSYCHIATRIC
CENTERS PROPERTIES INC
24502 PACIFIC PARK DR
LAGUNA HILLS, CA 95653

19 274-0021-012
CITATION NORTHERN
597 CENTER AVE STE 150
MARTINEZ CA 94553

NATOMAS COMMUNITY ASSOC
P.O. BOX 340451
SACRAMENTO, CA 95834



OFFICE OF THE
CITY CLERK

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE
ASSISTANT CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
915 I STREET
ROOM 304
SACRAMENTO, CA
95814-2671

FAX 916-264-7672
HTTP://WWW.SACTO.ORG

ADMINISTRATION
PH 916-264-5799

OPERATIONAL SERVICES
PH 916-264-5426

SPECIALIZED SERVICES
PH 916-264-7200

March 18, 1998

Mike Carson
Kaufman & Broad of No. California, Inc.
3130 Crow Canyon Place, Suite 300
San Ramon, CA 94583

On March 17, 1998, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

1. **Natomas West PUD Guidelines Amendment**

Entitlements to modify setbacks, reorient halfplex garages, and make minor text changes to the Natomas West PUD Guidelines located at I-80 East of El Centro Road, in the R-1A(PUD) zone. APN: 274-0030-044, 064 AND 274-0010-073, 078 (D-1)

A. **Environmental Determination: Exempt** (Section 15305)

B. **PUD Guidelines Amendment to:** 1) Reduce the front yard setback to 12.5 feet for porches, 15 feet for front of house, and 20 feet for garages; 2) Allow both halfplex garages on the same street frontage; and 3) Make minor text changes incorporating current City policies.

This hearing has been set for March 31, 1998, 7:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedures, Chapter 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 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 Division, 1231 I Street, Sacramento, California, phone 264-5381.

Valerie A. Burrowes
Valerie A. Burrowes
City Clerk

cc: MAILING LIST - P98-010 (21)
John V. Diepenbrock, 400 Capitol Mall, Suite 1800, Sacramento CA 95814



PRESORTED
FIRST CLASS



OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 304 TELEPHONE (916) 264-5426



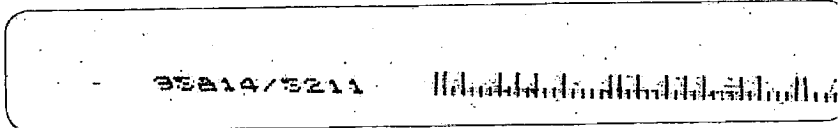
NOTICE OF CITY COUNCIL HEARING
RETURN TO SENDER
IF NOT DELIVERABLE AS ADDRESSEE
PLEASE TO FORWARD

PRESORTED
FIRST CLASS



U.S. POSTAGE
00.261
H METER 546915

CAMRAY DEV. & CONST CO. INC
ATTN: BILL HEARTMAN
7919 FOLSOM BLVD STE 320
SACRAMENTO, CA 95826



RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
Mar 24 3 39 PM '98

THE DAILY RECORDER

...Since 1911...

1115 H Street P.O. Box 1048
Sacramento, California 95812
Telephone (916) 444-2355
Fax (916) 444-0636

SAC. CITY CLERK PO#8070060934
915 I St., Rm. 304/ V. HENRY
Sacramento CA 95814

This space for filing stamp only

10.1
RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
MAR 24 3 36 PM '98

DJC8920444

Proof of Publication

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

AD 8628

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

03/20/98

EXECUTED ON : 03/20/98
AT LOS ANGELES, CALIFORNIA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

.....*C. Mambela*.....
Signature

**CITY OF SACRAMENTO
NOTICE OF HEARINGS**

PUBLIC NOTICE is hereby given that on the date of March 31, 1998, (at the hour of 7:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

1. Natomas West PUD Guidelines Amendment

Entitlements to modify setbacks, reorient halfplex garages, and make minor text changes to the Natomas West PUD Guidelines located at I-80 East of El Centro Road, in the R-1A(PUD) zone, APN: 274-0030-044, 064 and 274-0010-073, 078 (D-1)

A. Environmental Determination: Exempt (Section 15305)

B. PUD Guidelines Amendment to: 1) Reduce the front yard setback to 12.5 feet for porches, 15 feet for front of house, and 20 feet for garages; 2) Allow both halfplex garages on the same street frontage; and 3) Make minor text changes incorporating current City policies.

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 304, Sacramento, California (916) 264-5427.

SACRAMENTO CITY COUNCIL
BY: VALERIE A. BURROWES
CITY CLERK
AD NO: 8628
SAC-DJC8920444/AD 8628

03/20