

ORDINANCE NO. 84-064

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JUL 03 1984

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTH SIDE OF SAN JUAN ROAD, 1,500+' WEST OF TRUXEL ROAD

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

AND PLACING SAME IN THE GARDEN APARTMENT - REVIEW, R-2A-R ZONE(S)

(FILE NO. P- 84-154)(APN: 225-170-10)

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

SECTION 1.

The territory described in the attached exhibit(s) which is in the Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Garden Apartment - Review, R-2A-R zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission June 14, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.
- c. Applicant shall reserve the 1.9± park site in the location shown on the schematic site plan.
- d. A sound wall shall be constructed adjacent to the freeway right-of-way; noise attenuation measures shall be incorporated within the adjacent residential structures as required by the City Noise Ordinance.

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- e. Consistent with zoning ordinance provisions relating to the "R" designation attached to this rezoning, no building permit shall be issued for any development on the property until the Planning Commission reviews and approves a final site plan, including, but not limited to, building elevations, setbacks, landscaping, open space areas, recreational facilities and vehicular, bicycle and pedestrian circulation.
- f. The final site plan shall be consistent with the attached multiple family design criteria and may include parking located adjacent to the park site and a bike path.
- g. Offstreet Parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly).
- h. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
- i. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
- j. Off-street parking shall be screened from the street by undulating and landscaping berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
- k. Parking shall be screened from second story units by trees or lattice work.
- l. Tenant spaces shall be sheltered (with garage or carport).
- m. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
- n. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
- o. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
- p. Within open parking areas, there shall be at least one tree for every five parking spaces.
- q. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
- r. In PUD projects, parking stall depth shall be reduced by two feet.
 - i. The two feet gained shall be incorporated into adjacent landscaping or walkways.

- ii. For angled parking, the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
- s. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
- t. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

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.

PUBLISHED IN FULL: July 10, 1984

PASSED: July 3, 1984

EFFECTIVE: August 2, 1984



MAYOR

ATTEST:



CITY CLERK

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D E S C R I P T I O N

That real property situate in the County of Sacramento, City of Sacramento, State of California, described as follows:

All that portion of Lot 115, as shown on the official "Map of Natomas East Side Subdivision", recorded in the office of the County Recorder of Sacramento County on January 18, 1924 in book 17 of Maps, Map No. 34, described as follows:

BEGINNING at the Southeast corner of said Lot 115; thence from said point of beginning, South 89° 51' West 655.8 feet; thence North 0° 03' West 1321.76 feet to a point on the South line of the land deeded to the State of California by deed recorded January 23, 1967 in book 67-01-23 page 88 Official Records; thence along the Southerly line of said State of California land, North 55° 49' 30" East 355.81 feet; thence North 60° 52' 10" East 392.50 feet; thence, along a curve to the right with a radius of 500.00 feet, through an angle of 2° 03' 59" an arc length of 18.03 feet (the chord of which bears North 61° 54' 09" East 18.03 feet) to a point on the East line of said Lot 115; thence South 0° 03' East 1716.65 feet along the East line of said Lot 115, to the point of beginning.

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