



CITY OF SACRAMENTO

19

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

MARTY VAN DUYN
PLANNING DIRECTOR

February 28, 1985

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

MAR - 5 1985

OFFICE OF THE
CITY CLERK

- SUBJECT:
1. Environmental Determination
 2. Amendment of the 1974 General Plan from Commercial-Office to Residential
 3. Amendment of the 1984 North Sacramento Community Plan from General Commercial to Residential (29+ units per acre)
 4. Rezoning from General Commercial, C-2 to Light Density Multiple Family, R-3A. (P85-028)

LOCATION: Southwest corner of Rio Linda Boulevard and Grand Avenue

SUMMARY

The application is for entitlements to develop a 104 unit senior citizen apartment complex on a 2.9 acre site. The Planning Commission and staff recommend approval of the application with conditions.

BACKGROUND INFORMATION

The subject site is designated for commercial use by the General Plan, Community Plan and the Del Paso Heights Redevelopment Plan due to its location at the intersection of two major streets. The site is owned by the Redevelopment Agency and attempts to develop the site with commercial uses have not been successful. The applicant is proposing to acquire and develop the site with a 104 unit senior citizen apartment complex at a density of 35 units per acre.

The Planning Commission and staff recommend approval of the project; however, recommend the project be referred to the Design Review Board for approval prior to issuance of building permits.

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VOTE OF THE PLANNING COMMISSION

On January 24, 1985, the Commission voted nine ayes to recommend approval of the project with conditions.

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution amending the 1974 General Plan and the 1984 North Sacramento Community Plan; and
3. Adopt the attached Ordinance rezoning the subject site to R-3A.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P85-028

March 5, 1985
District No. 2

MEETING DATE: January 24, 1985

ITEM NO. 13B FILE # 85-028

M _____

GENERAL PLAN AMENDMENT
COMMUNITY PLAN AMENDMENT
REZONING
SPECIAL PERMIT
VARIANCE

TENTATIVE MAP
 SUBDIVISION MODIFICATION
 LOT LINE ADJUSTMENT
 ENVIRONMENTAL DET.
 OTHER _____

19

Location: Southwest corner of Rio Linda Boulevard & Strand Avenue

Recommendation:

Favorable (corrected report)
 Unfavorable Petition Correspondence

PROPOSERS

NAME

ADDRESS

Leo Slots (DHRB) - 630 J Street, Sacramento 95814
Ed (High Tech Constr. Inc.) - 881 Diver Drive, Ste. 14, Newport Beach

OPPOSERS

NAME

ADDRESS

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			✓
Ferris	✓		✓	
Fong	✓			
Goodin	✓			
Hunter	✓			
Ishmael	✓			
Ramirez	✓			
Simpson	✓			
Holloway	✓			

MOTION

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

19

RESOLUTION NO. 85-158

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE NORTH SACRAMENTO COMMUNITY PLAN FROM GENERAL COMMERCIAL TO RESIDENTIAL (29+ UNITS PER ACRE); AND THE 1974 GENERAL PLAN FROM COMMERCIAL-OFFICE TO RESIDENTIAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1 (P85-028) (APN: 251-092-01 THRU 12 & 14)

WHEREAS, the City Council conducted a public hearing on March 5, 1985, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for apartment development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A-1 in the City of Sacramento is hereby designated on the North Sacramento Community Plan as Residential and the 1974 General Plan as Residential.

MAYOR

ATTEST:

CITY CLERK

P85-028

APPROVED
BY THE CITY COUNCIL

MAR - 5 1985

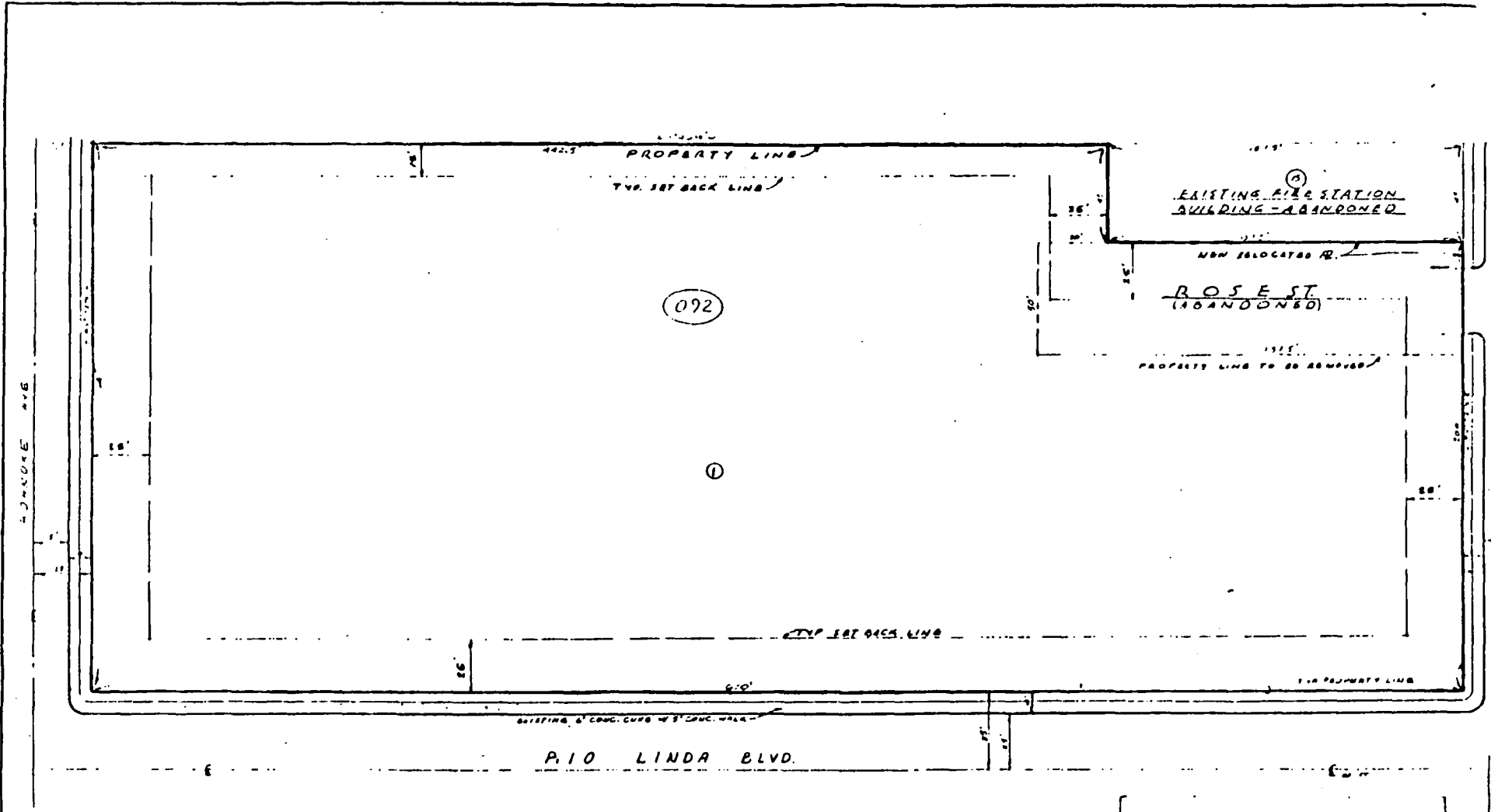
OFFICE OF THE
CITY CLERK

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135-028

1-24-85

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PLAN OF ONE LOT

SCALE 1" = 20'



ASSESSOR'S MAP NO. 101-1-07-1

TENTATIVE PLAN

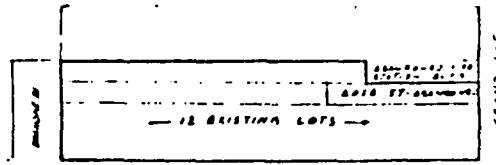
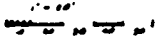
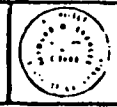


EXHIBIT A-1

RAYMOND M. KNOWLES ARCHITECTURE
AND ASSOCIATES PLANNING
 VISTA CALIFORNIA RIVERSIDE ENGINEERING



DEL PASO HEIGHTS APT'S
 BY TAMMARINE DEVELOPMENT CO. INC.
 744 VALLEY CREST DR. VISTA, CALIF.



NO. 583	SHEET TITLE	PLAN OF ONE LOT
DATE	DATE	DATE
BY	BY	BY
CHECKED	CHECKED	CHECKED
APPROVED	APPROVED	APPROVED

19

ORDINANCE NO. 85-018

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

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ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF RIO LINDA BOULEVARD AND GRAND AVENUE FROM THE GENERAL COMMERCIAL, C-2

AND PLACING SAME IN THE LIGHT DENSITY MULTIPLE FAMILY, R-3A (FILE NO. P-85-028) (APN: 251-092-01 through 12 and 14)

APPROVED BY THE CITY COUNCIL

MAR -5 1985

OFFICE OF THE CITY CLERK

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 General Commercial, C-2 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Light Density Multiple Family, R-3A 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 January 24, 1985, 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.

6 2

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

P85-028

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LEGAL DESCRIPTION:

Lot 3 and Lots 13 through 24 of Rancho Del Paso

P85-028

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STAFF REPORT AMENDED 1-24-85
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	High Tech Construction, Inc., 811 Dover Dr., Suite 14, Newport Beach, CA		
OWNER	Redevelopment Agency, 630 'I' Street, Sacramento, CA 95814		
PLANS BY	Raymond Knowles & Associates, 118 N. Indiana, Vista, California		
FILING DATE	12-21-84	50 DAY CPC ACTION DATE	REPORT BY: EG:sg
NEGATIVE DEC	12-30-84	EIR	ASSESSOR'S PCL NO. 251-092-01 thru 12 & 14

- APPLICATION:
- A. Negative Declaration
 - B. Amend 1974 General Plan from Commercial/Office to Residential
 - C. Amend 1984 North Sacramento Community Plan from Retail/General Commercial to Residential (29+ du/ac.)
 - D. Rezone from General Commercial, C-2 to Light Density Multiple Family, R-3A
 - E. Variance to waive 49 of the required 104 parking spaces
 - F. Lot Line Adjustment to merge 13 lots into 1 lot

LOCATION: Southwest corner of Rio Linda Boulevard and Grand Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 104 unit senior citizen apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices and Residential
1984 North Sacramento Community Plan Designation:	Retail/General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Vacant; C-2
East:	Commercial; C-2, R-2B
West:	RR, Commercial; C-2, R-3

Parking Required:	104 spaces
Parking Provided:	63 spaces
Property Dimensions:	Irregular
Property Area:	2.9+ acres
Density of Development:	35+ d.u. per acre
Square Footage of Lot:	126,324+ sq. ft.
Height of Structure:	20 ft.
Significant Features of Site:	Numerous trees located on-site
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Tan and Medium Brown
Exterior Building Materials:	Wood (T-111), stucco, asphalt shingles

PROJECT EVALUATION

A. Land Use

1. The subject site consists of 13 vacant lots totaling 2.9+ acres. The site is designated for Commercial/Office and Residential on the 1974 General Plan and Retail/General Commercial and Residential on the 1984 North Sacramento Community Plan.

APPLC. NO. P85-028

MEETING DATE January 24, 1985

CPC ITEM NO. 13

19

The existing Del Paso Heights Redevelopment Plan designates the site for commercial use. The proposed Del Paso Heights Redevelopment Plan recommends that the subject site should be designated for residential use (29+ du/ac) and that the zoning be changed to R-3A. The City Council will consider the Redevelopment Plan some time in March 1985. The site is presently zoned General Commercial (C-2).

B. Design

1. Site: Numerous trees (Oak, Pine, Palm and Eucalyptus) are scattered throughout the site which the applicant proposes to incorporate, as much as possible, into the proposed landscape plan. The site plan indicates landscaping of the site with ornamental shrubs and trees.

The site will maintain a 25-foot setback along all street frontages which should be landscaped and bermed to provide a separation between the apartments and street traffic. The site plan also indicates a solid six-foot high wood fence along the setback area. Staff has recommended, and the applicant has agreed, to construct the fence of open wrought iron which will allow visibility for residents and police alike. Access to the site will be by way of control (card-activated) gates located on Roanoke Avenue and Grand Avenue.

The applicant is also requesting that 41 parking spaces be waived. Sixty-three spaces will be provided which include handicapped and compact parking. In addition, bicycle racks will also be included (3-Class I, 3-Class III). The variance request is not unwarranted since many seniors do not drive or do not have a car. Similar projects have requested and received parking variances and staff has no objections to this request.

2. Building: The proposed development plans indicate that 104 apartment units will be constructed. The structures will consist of two-story, wood and stucco construction. Each unit will be approximately 500± square feet in size. An on-site recreation room will be provided in a centrally located building. A small outdoor "park" area is located nearby; however, staff feels that the "park" area should be located adjacent to the recreation room.

The apartments, as proposed, would be rectangular buildings containing 6-10 units. The architectural style of the buildings creates a monotonous visual appearance with no variation in height, color, materials, roof line, etc.. Staff recommends that the Design Review Board review the project and offer design alternatives.

3. Infrastructure: Major infrastructure (streets, water, sewer) are all existing at this time or can be provided to the site. Some improvements will be required by the City before the project is completed (see comments which follow). In addition, the project is located on a City bus route which stops at the corner of Grand Avenue and Rio Linda Boulevard.
4. Comments: The City Traffic, Public Works, Real Estate, Water/Sewer and Police Departments reviewed the proposed project; their comments are as follows:

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Traffic

- a. Parking areas must be interconnected.
- b. Roanoke Street must be constructed to City standards to 12 feet south of center line.
- c. Dedicate 20 foot property line radii on Rio Linda Boulevard corners and construct curb to 27 foot radius.
- d. Dedicate and construct cul-de-sac to 12 feet south of center line (Roanoke Street).
- e. Driveways will be 10 feet from property line (measured along top of curb to driveway flare).

Water and Sewer

Water and sewer mains exist along Rose Street (Firehouse Street) between Grand Avenue and Roanoke Avenue. These facilities must be abandoned to the satisfaction of the Water and Sewer Division.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the negative declaration;
- B. Approval of Amendment of 1974 General Plan from Commercial/Office to Residential;
- C. Approval of Amendment of 1984 North Sacramento Community Plan from Retail/General Commercial to Residential (29+ du/ac.);
- D. Approval of rezone from General Commercial (C-2) to Light Density Multiple Family (R-3A), subject to conditions which follow;
- E. Approval of the variance to waive 49 of the required 104 parking spaces, based upon findings of fact which follow;
- F. Approval of the proposed lot line merger by adopting the attached resolution.

Conditions - Rezoning:

1. The applicant shall submit the proposed development plans to the Design Review Board for review and ~~domest~~ approval. (Staff amended)
2. The applicant shall submit a complete landscape and irrigation plan for review and approval of the Planning Director prior to the issuance of any building permits.
3. The existing water and sewer main along Rose Street shall be abandoned to the satisfaction of the Water and Sewer Division.

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- 4. A revised site plan shall be submitted to staff indicating the relocated "park" area prior to the issuance of any building permits.
- 5. The applicant shall use open wrought iron fencing instead of solid wood.
- 6. The applicant shall comply with the requirements of the Traffic Engineering Division for all street and driveway improvements. All plans shall be submitted to the Traffic Engineering Division for approval prior to the issuance of any building permits.
- 7. The applicant shall comply with the City's 50% shading requirement of parking lots.

*see below

Findings of Fact - Variance

- 1. Granting of the variance would not be a special privilege extended to an individual property owner in that:

other seniors projects have received a variance to waive a portion of the required parking.

- 2. The request does not constitute a disservice to the general public or surrounding properties in that:

- a. the parking lot will be landscaped;
- b. alternative transportation is available to the residents of the proposed project.

- 3. The request is not adverse to the 1974 General Plan or the 1984 North Sacramento Community Plan which designate the site for residential uses.

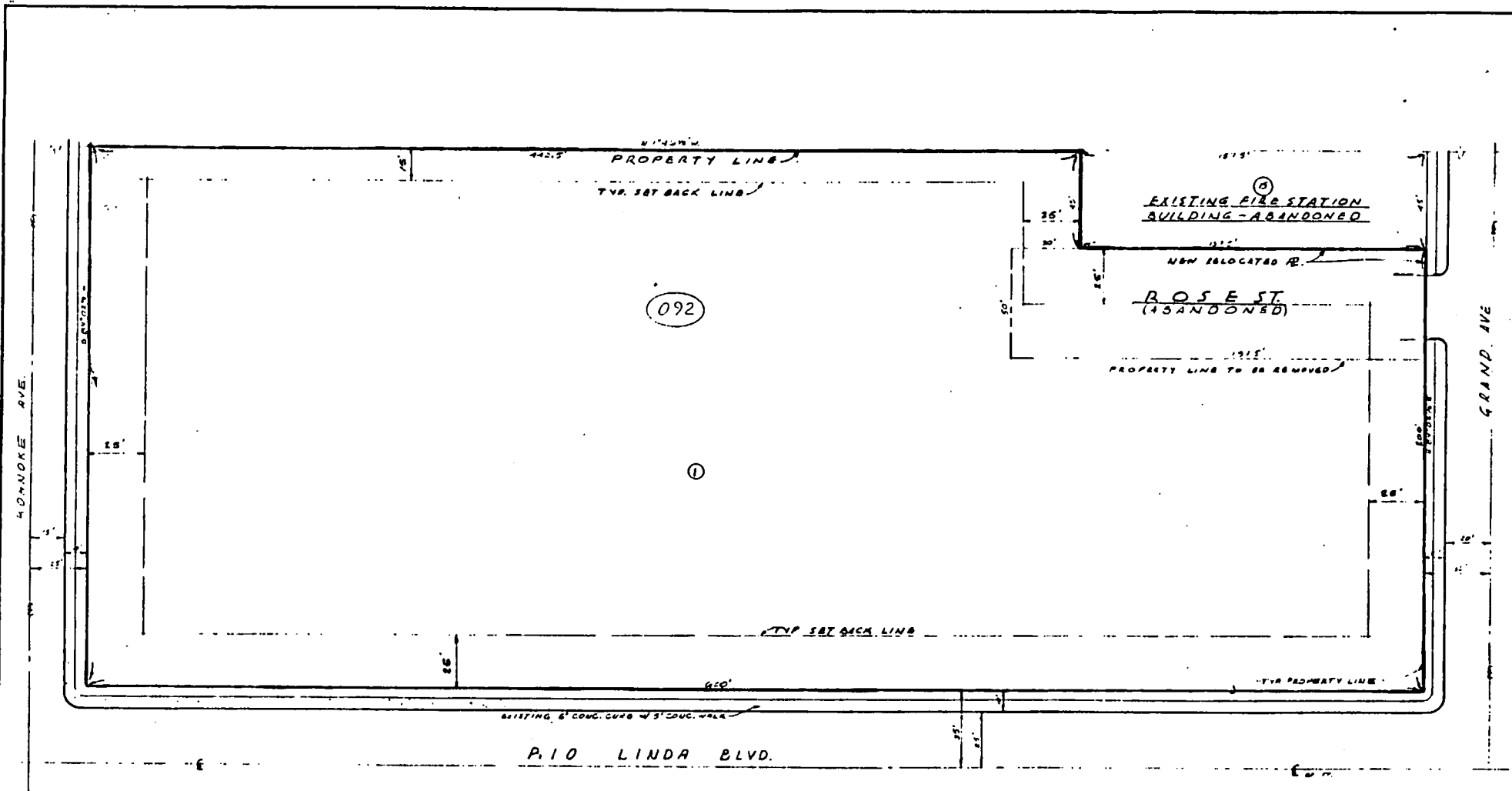
*8. Applicant shall include language in deed restrictions and covenants, conditions and restrictions and/or in a separate document which assures that the development shall only be sold or rented to/or used by elderly persons. Elderly persons means persons over the age of 62 years, provided that for each unit sold or rented to, or used by, two or more persons, one of such persons may be under 62 years old. Such language shall be acceptable in form and content to the Planning Director and City Attorney and may conclude any measure for enforcement deemed appropriate by the Planning Director and City Attorney (added by staff).

*9. Electronic emergency device shall be provided from each unit to the Manager's unit. (added by CPC).

P85-028

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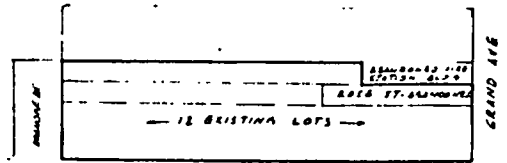
1-24-85



PLAN OF ONE LOT 

SCALE - 1" = 20'

ASSESSOR'S MAP NO. 187-89-1 TENTATIVE PLAN



RAYMOND M. KNOWLES AND ASSOCIATES
 ARCHITECTURAL PLANNING ENGINEERING
 VISTA, CALIFORNIA RIVERSIDE



DEL PASO HEIGHTS APT'S
 BY TAMMARINE DEVELOPMENT CO. INC.
 744 VALLEY CREST DR. VISTA, CALIF.



PROJECT NO.	585	SHEET NO.	1
OWNER	TAMMARINE DEVELOPMENT CO. INC.	DATE	1-24-85
DESIGNED BY	RAYMOND M. KNOWLES	SCALE	1" = 20'
CHECKED BY		TITLE	PLAN OF ONE LOT

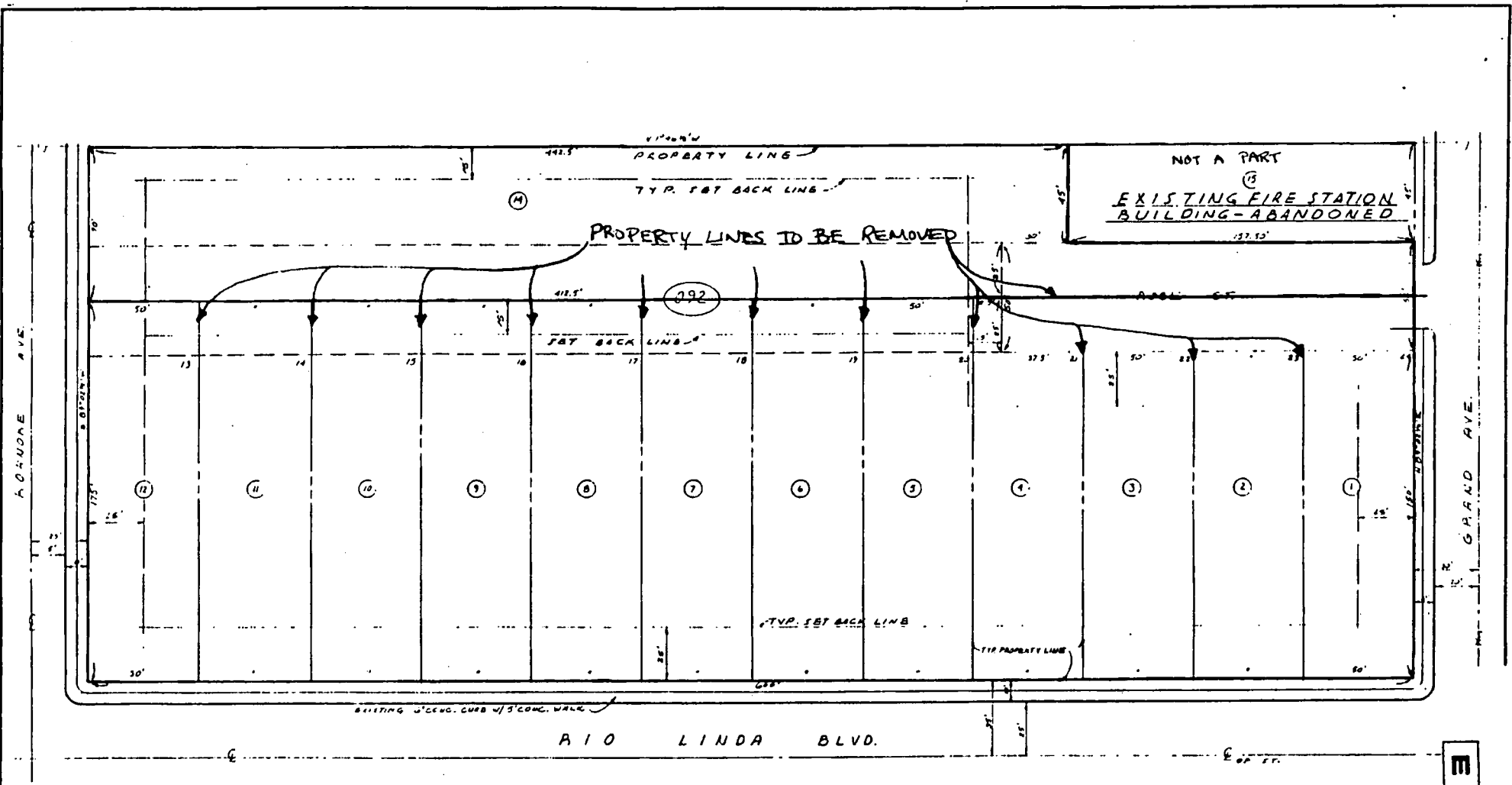
SHEET 2 OF 2

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P85-028

14
1-24-85

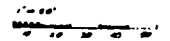


PLAN OF EXISTING LOTS



ASSESSOR'S MAP NO. 251 BY 02-1-1984

TENTATIVE PLAN



RAYMOND M. KNOWLES ARCHITECTURE
AND ASSOCIATES PLANNING
VISTA CALIFORNIA RIVERSIDE ENGINEERING



DEL PASO HEIGHTS APTS
BY TAMMARINE DEVELOPMENT CO. INC.
744 VALLEY CREST DR. VISTA, CALIF.



MAP NO.	383	SHEET	TITLE	PLAN OF EXISTING LOT
DATE	1-24-85	APPROVED	[Signature]	
DATE	1-24-85	PREPARED	[Signature]	
DATE	1-24-85	CHECKED	[Signature]	

EXHIBIT A

14

EXHIBIT C

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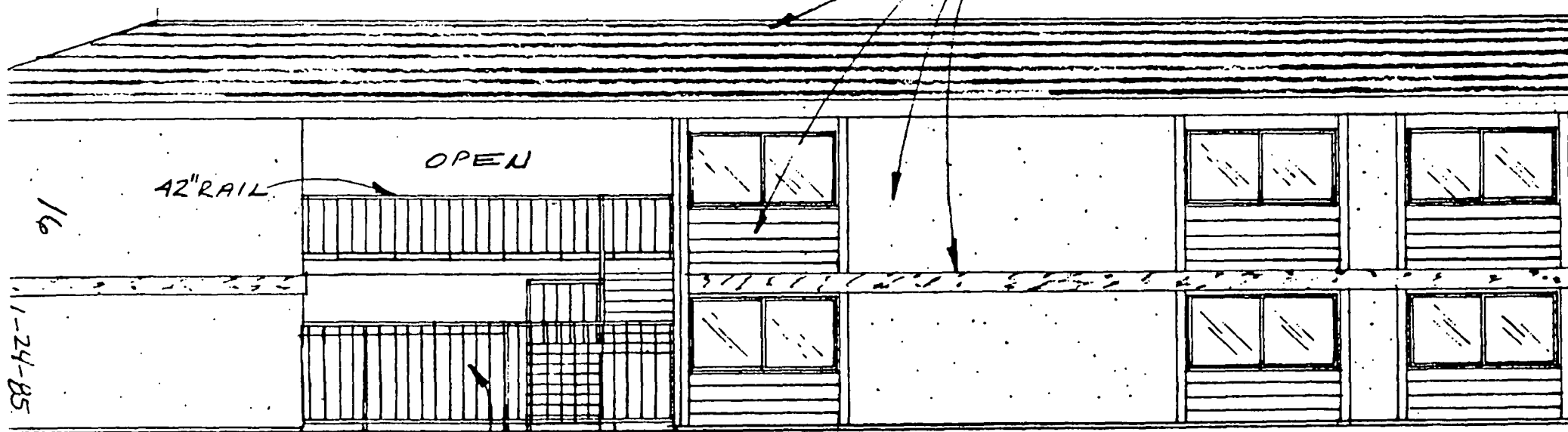
VICINITY MAP

P85-028

15 1-24-85

Item 1:

P85-028



ASPH. SHINGLES
 T III PLYWD.
 EXT. STUCCO
 2x12 CONT.

OPEN

42" RAIL

MET. GATE

PARTIAL TYP. ELEVATION-EXT.

SCALE - 1/8" = 1'-0"

ELEVATIONS

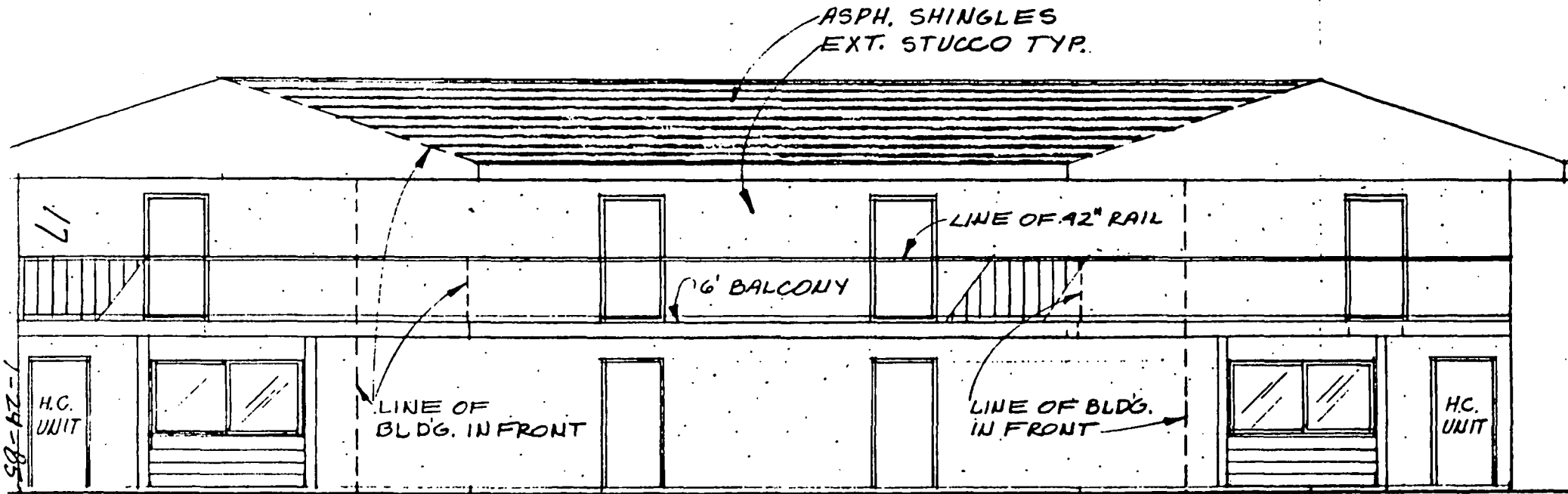
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P85-028



ELEVATION OF INTERIOR
COURT - END BUILDING TYP.

SCALE - 1/8" = 1'-0"

ELEVATIONS

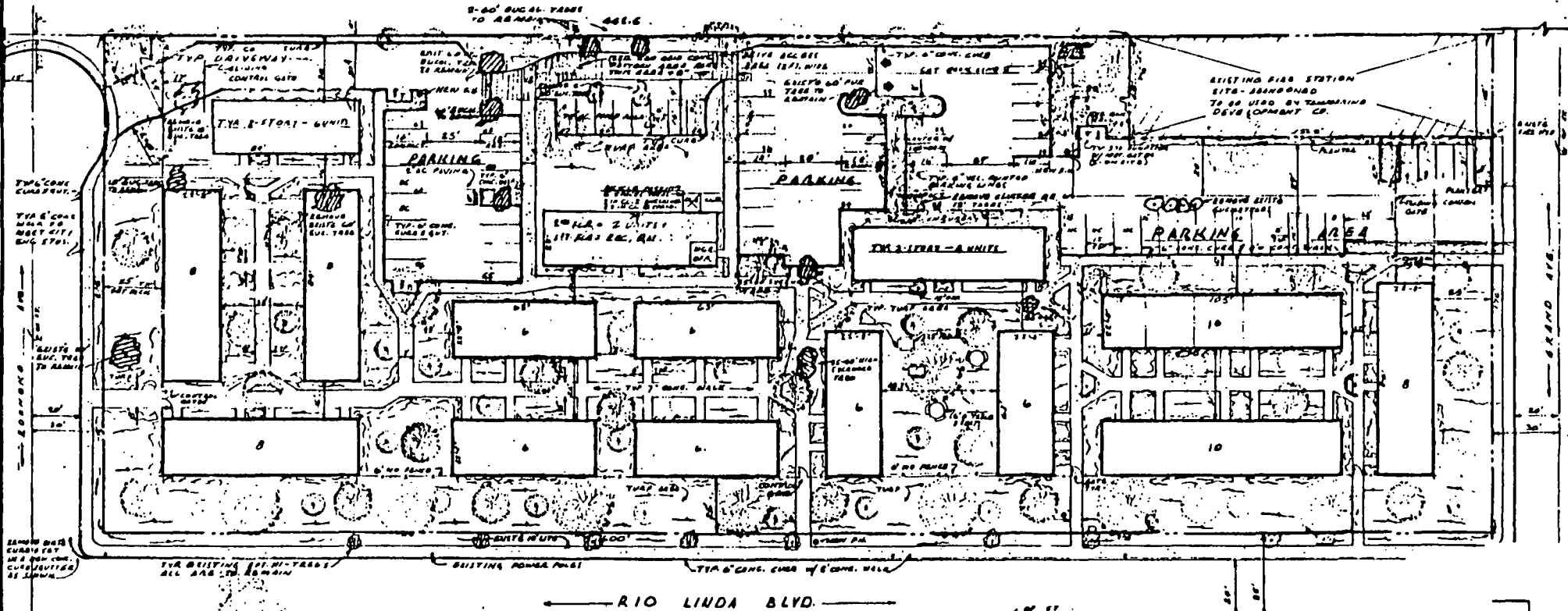
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P85-028

18 1-24-85

- VACANT ADJACENT PROPERTY -



MASTER SITE PLAN

SCALE 1"=20'



NOTE: PARKING LOT SHALL COMPLY WITH CITY ORDINANCE OF 6771 SHOW N 18 YES.

SITE DATA:

DENSITY = 36 UNITS/A
TYP. PARKING = 63 SPA
TYP. GARAGE = 13 SPA
TOTAL BLDG AREA = 1,171,000 S.F.
TOTAL PAVED AREA = 1,171,000 S.F.
TOTAL GARAGE AREA = 1,171,000 S.F.

TREE LEG

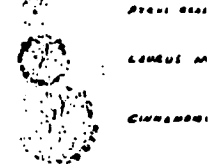


EXHIBIT D
SITE PLAN

RAYMOND M. KNOWLES ARCHITECTURE
AND ASSOCIATES PLANNING
ENGINEERING
VISTA CALIFORNIA ANVERSIDE

DEL PASO HEIGHTS APTS
BY TAMMARINE DEVELOPMENT CO. INC.
HIGH TECH CONSTRUCTION INC.



MASTER
Raymond M. Knowles
REGISTERED PROFESSIONAL ENGINEER
NO. 11903 STATE OF CALIFORNIA

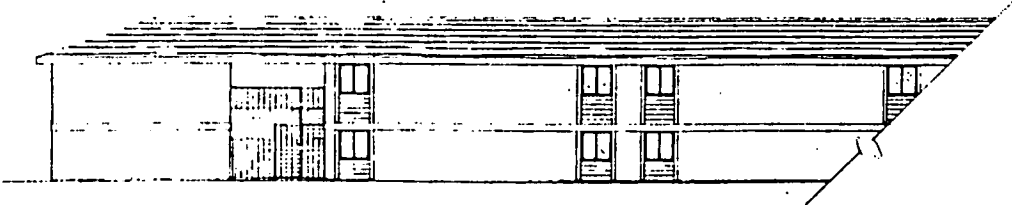
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P85-028

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PARTIAL EXT. ELEVATION TYP.

SCALE: 1/8" = 1'-0"

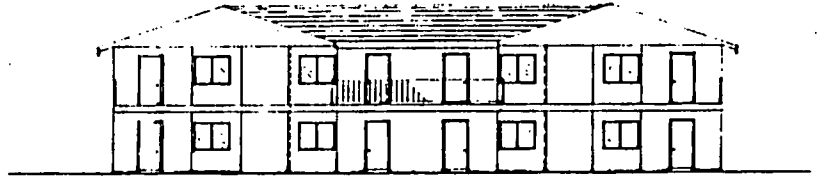


EXHIBIT E
ELEVATIONS

RAYMOND M. KNOWLES ARCHITECTURE
 AND ASSOCIATES PLANNING ENGINEERING
 VISTA CALIFORNIA INVERSID



DATE	1/24/85
BY	R.M.K.
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	

EXTERIOR ELEVATIONS

Raymond M. Knowles

SHEET
P.P.

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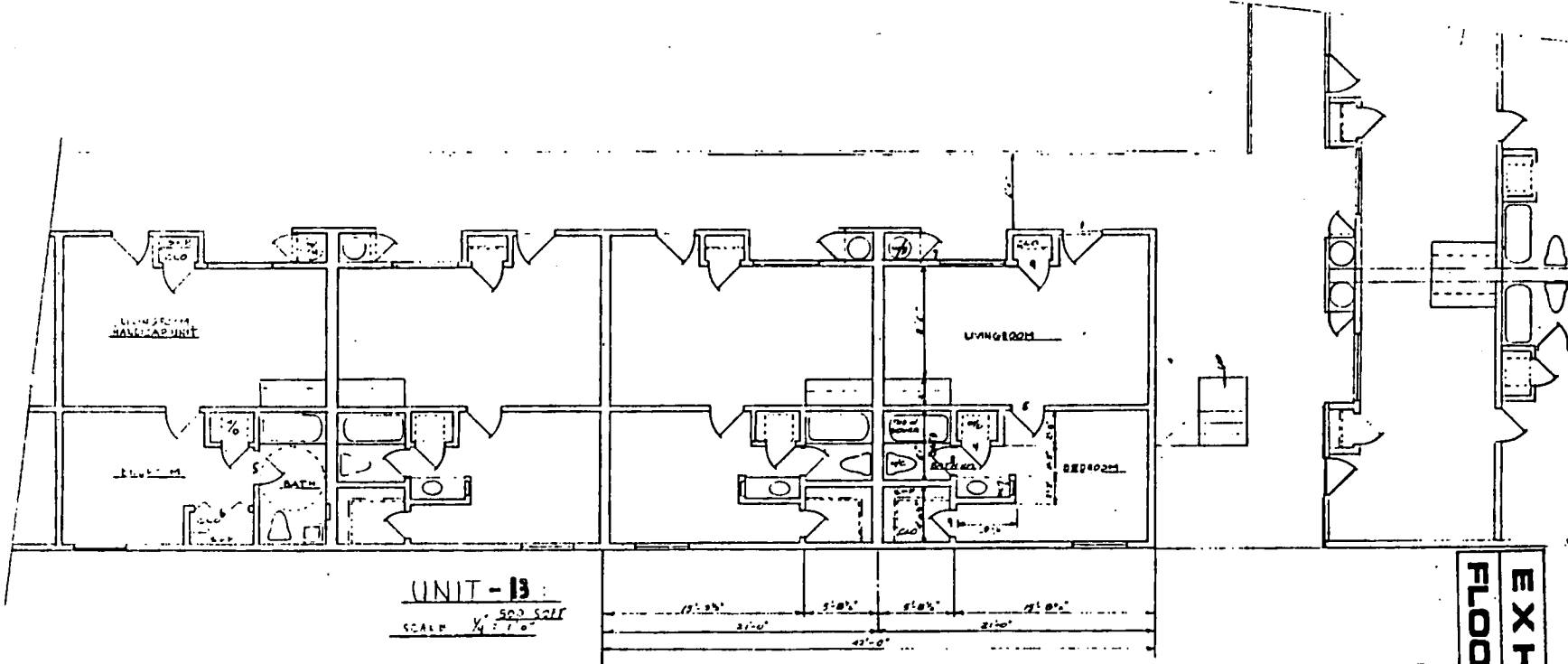
P85-028

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1-24-85

W.M.L.

DOOR SCHEDULE					UNIT - B	
NO.	AMOUNT	SIZE	MATERIAL	TYPE	NOTES	
1	1	3'-0" x 7'-0"	1/2" WOOD	SLIP DOOR		
2	1	2'-0" x 7'-0"	1/2" WOOD	SLIP DOOR		
3	1	2'-0" x 7'-0"	1/2" WOOD	SLIP DOOR		
4	1	2'-0" x 7'-0"	1/2" WOOD	SLIP DOOR		
5	1	2'-0" x 7'-0"	1/2" WOOD	SLIP DOOR		
6	1	2'-0" x 7'-0"	1/2" WOOD	SLIP DOOR		
7	1	2'-0" x 7'-0"	1/2" WOOD	SLIP DOOR		
8	1	2'-0" x 7'-0"	1/2" WOOD	SLIP DOOR		
9	1	2'-0" x 7'-0"	1/2" WOOD	SLIP DOOR		

WINDOW SCHEDULE					UNIT - B	
ITEM	AMOUNT	SIZE	TYPE	NOTES		
A	10B	5040	W.M. ALUM SL.			
B	10B	4040	W.M. ALUM SL.			



UNIT - B
SCALE 1/4" = 1'-0"

RAYMOND M. KNOWLES ARCHITECTURE
AND ASSOCIATES PLANNING
VISTA CALIFORNIA RIVERSIDE ENGINEERING



DEL PASO HEIGHTS APTS
BY TAMMARINE DEVELOPMENT CO. INC.



NO.	DATE	REVISION
1	1-24-85	ISSUED FOR PERMIT

1st FLOOR P
WINDOW SC
1-24-85

EXHIBIT E
FLOOR PLANS

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LEGAL DESCRIPTION:

Lot 3 and Lots 13 through 24 of Rancho Del Paso



CITY OF SACRAMENTO

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DEPARTMENT OF POLICE

HALL OF JUSTICE
813 - 6TH STREET

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5121

JOHN P. KEARNS
CHIEF OF POLICE

January 23, 1985

Ref. 1-43

CITY PLANNING DIVISION

JAN 23 1985

RECEIVED

Brian Holloway, Chairman
City Planning Commission
927 10th Street, Suite 300
Sacramento, CA 95814

Dear Mr. Holloway and Members of the Commission:

I would like to bring to your attention this department's concerns regarding Item 13 (P 85-028) on the Planning Commission's Agenda for January 24, 1985.

For several years, the area of Rio Linda and Grand Avenues has produced a heavy demand for service on this department. Those calls involve thefts and assaults, as well as alcohol and narcotics violations. It has been our experience that the proposed apartment complex, if approved, will significantly increase these problems. Additionally, this item requests a variance to waive almost half of the required parking spaces. Again, it has been our experience that insufficient off-street parking creates an environment conducive to thefts and assaults while limiting our patrol capabilities.

Proper planning and environmental design are two of the foremost crime prevention methods available to this community. It is this department's opinion that if the property described in this item is used for properly designed retail/commercial purposes, our community should see a decrease in crime in this area.

Thank you for your consideration in this matter.

Sincerely,


JOHN P. KEARNS
Chief of Police

JPK:mw

P85-028

221-24-85

Item 13



CITY OF SACRAMENTO

2/19

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

February 19, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from General Commercial, C-2 to Light Density Multiple Family, R-3A zone.

LOCATION: Southwest corner of Rio Linda Boulevard and Grand Avenue

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

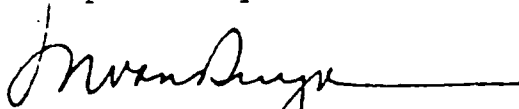
BACKGROUND

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 March 5, 1985.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P85-028

PASSED FOR
PUBLICATION
& CONTINUED
TO 2-5-85

February 26, 1985
District No. 2

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 AT THE
SOUTHWEST CORNER OF RIO LINDA BOULEVARD AND GRAND AVENUE
FROM THE GENERAL COMMERCIAL, C-2

ZONE(S)

AND PLACING SAME IN THE LIGHT DENSITY MULTIPLE
FAMILY, R-3A

ZONE(S)

(FILE NO. P-85-028)(APN: 251-092-01 through 12 and 14)

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 General
Commercial, C-2 zone(s),
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
from said zone and placed in the Light Density Multiple Family, R-3A
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 January 24, 1985, on file in the office of the Planning Depart-
ment, 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

P85-028

LEGAL DESCRIPTION:

Lot 3 and Lots 13 through 24 of Rancho Del Paso

P85-028

March 6, 1985

High Tech Construction, Inc.
811 Dover Drive, Suite 14
Newport Beach, CA 92663

Dear Gentlemen:

On March 5, 1985, the Sacramento City Council took the following action(s) for property located at the southwest corner of Rio Linda Boulevard and Grand Avenue:

Adopted a Resolution amending the General Plan from Commercial/Office to Residential for 3± acres; amending the North Sacramento Community Plan from Retail/Commercial to Residential; and adopted an Ordinance to rezone 3± acres from General Commercial to Light Density Multiple Family zone. (P-85028)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/19

Enclosure

cc: Planning Department

Redevelopment Agency