



3.11

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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March 11, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: SYCAMORE TERRACE APARTMENTS P03-101

LOCATION AND COUNCIL DISTRICT: North and east parcels adjacent to the intersection of Corporate Way and Park City Court. APNs: 031-0054-015 & 016. Council District 7.

RECOMMENDATION: It is recommended that the item be passed for publication of title and continued March 30, 2004.

CONTACT PERSON: Kimberly Kaufmann-Brisby, Associate Planner, 808-5590
Tom Pace, Senior Planner, 264-6848

FOR COUNCIL MEETING OF: March 23, 2004

SUMMARY: This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

BACKGROUND INFORMATION: This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32. 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.

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:



ROBERT P. THOMAS
CITY MANAGER

Table of Contents
Ordinance

Page
3-5

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY ORDINANCE NO 99-015, AS AMENDED, BY REMOVING PROPERTY LOCATED NORTH AND EAST OF THE INTERSECTION OF CORPORATE WAY AND PARK CITY COURT FROM THE SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A PUD) ZONE AND PLACING THE SAME IN THE MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-2B PUD) ZONE.

(APNs: 031-0054-015, 016) (P03-101)

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

SECTION 1

The territory described in the attached exhibit which is located as described above which constitutes 11.6± acres in the Single-family Alternative Planned Unit Development (R-1A PUD) zone is hereby removed and placed into the Multi-family Planned Unit Development (R-2B PUD) zone for: APNs: 031-0054-015, 016.

This action rezoning the property described in the attached exhibit 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 parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on February 12, 2004, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning

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ORDINANCE NO.: _____

DATE ADOPTED: _____

Division shall report the matter to the Planning Commission as provided for in Ordinance No. 99-015, as amended.

- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Mitigated Negative Declaration on file at the Planning Division offices.
- d. Prior to issuance of a building permit a sanitary sewer study and shed map shall be provided to and shall be approved by the Department of Utilities to show that the existing sanitary sewer system in Park City Drive and Greenhaven Drive have adequate capacity. In addition, the study must also show that the existing sanitary sewer pump station, S-143, and downstream facilities have adequate capacity. As-built flow line elevations and pipe lengths shall be used for this study. The study shall include all contributing properties. The study and shed map shall be approved by the Department of Utilities.

SECTION 2

The City Clerk of the City Of Sacramento is hereby directed to amend the maps that are a part of said Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 99-015, as amended, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

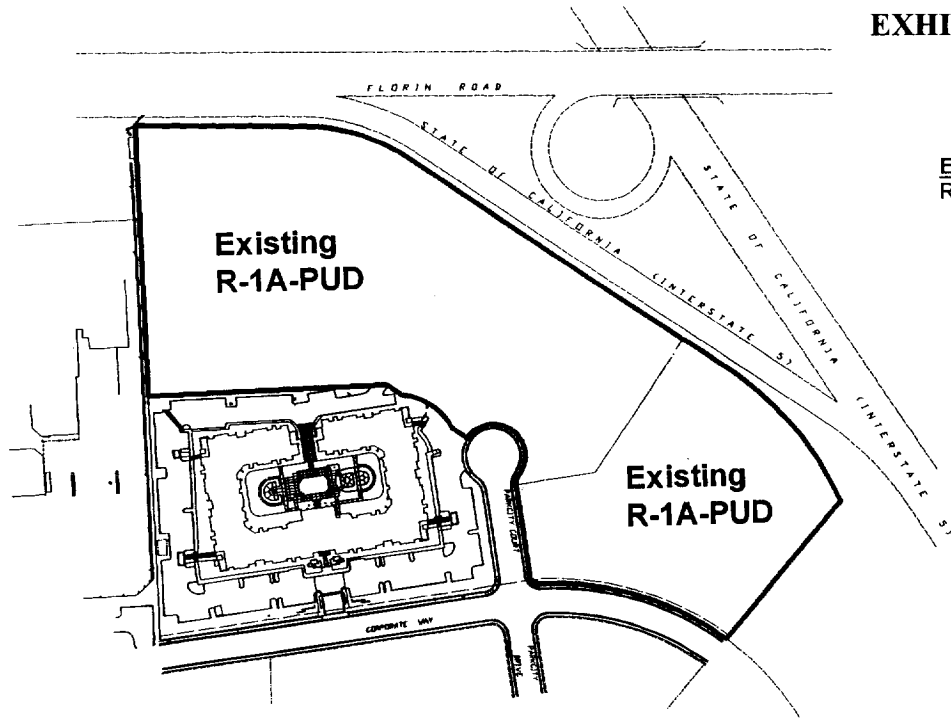
P03-101

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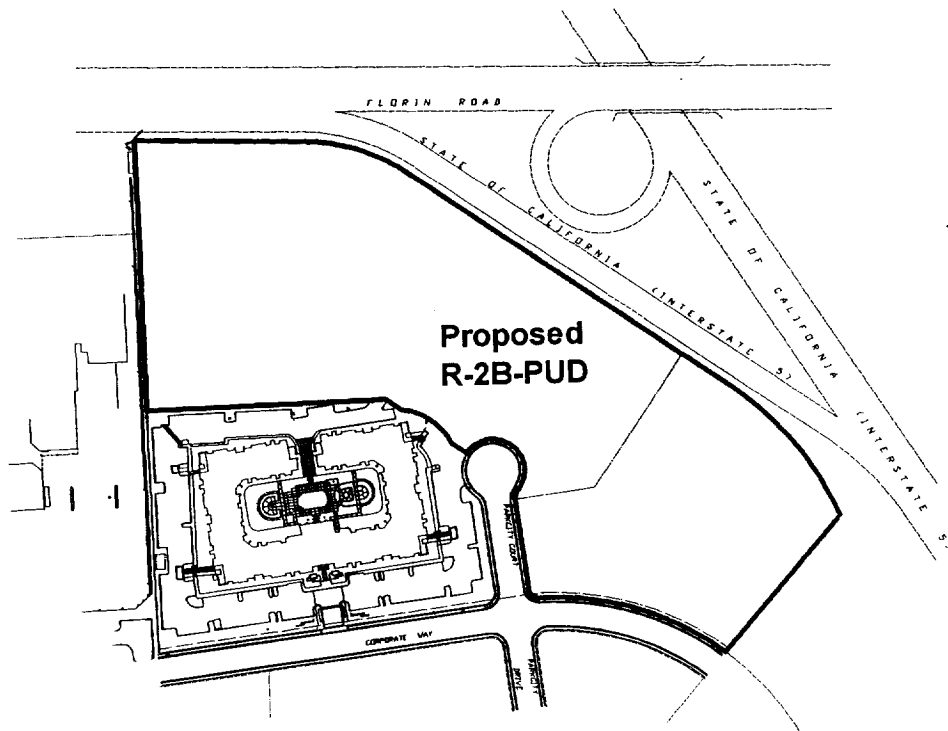
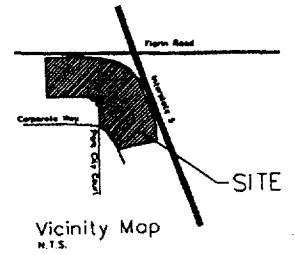
ORDINANCE NO.: _____

DATE ADOPTED: _____

EXHIBIT 1A - REZONE



EXISTING ZONES
 R-1A-PUD 11.6± ACRES



PROPOSED ZONES
 R-2B-PUD 11.6± ACRES



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ORDINANCE NO.: _____

DATE ADOPTED: _____

5