



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 9<sup>th</sup> 1980  
**APPROVED**  
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Amendment to the South Pocket Community Plan from Low Density Residential to Low Density Multiple Family.
  2. Rezoning from A and R-1 to "R-2A" Garden Apartment (P-9052)

LOCATION: North side of Rush River Drive, approximately 325 feet west of Desert Wind Way

### SUMMARY

This is a request for entitlements necessary to develop a 70-unit apartment complex for senior citizens on a 4.2 acre vacant parcel. The Planning Commission recommended approval of the requests. The Planning Commission also approved a variance request to waive 20 parking spaces subject to conditions.

### BACKGROUND INFORMATION

The subject site contains 4.2 acres and consists of two separate parcels. The easterly site is zoned R-1 and was originally intended for a church site. The westerly site is presently zoned A, Agricultural, and is an irregular site that has a limited amount of frontage on Pocket Road. The applicant is utilizing only a portion of the westerly site for the apartment complex.

In consideration of the project, the staff and Planning Commission discussed concerns relative to the proximity of services available to elderly persons; the compatibility of the R-2A zone to adjacent single family dwellings, and the availability of sewer and drainage facilities for the site.

The subject site is located in the middle of an area that is designated for low density residential units. The site is approximately one and one-half miles from shopping and medical facilities. Also, the nearest bus line is approximately one mile from the site. Staff believes that elderly housing units should be located in closer proximity to these types of facilities and therefore does not feel that this is a desirable location for the proposed elderly complex.

July 9, 1980

The proposal to rezone the site to R-2A would allow a maximum density of 17 units/acre. Staff's concern is that if the elderly project is not developed, the property owner would be allowed to develop a conventional two-story apartment complex on the site. The R-2A zone does not restrict the site to elderly housing.

The westerly portion of the site is located outside of the existing storm drainage and sewer assessment district boundaries. Both the Planning and Engineering Departments have consistently opposed the development of any projects which are located outside of existing public service districts (see attached letter from the Engineering Department).

Staff also wishes to indicate that a parcel map must be reviewed and approved by the City Council prior to issuance or building permits.

VOTE OF PLANNING COMMISSION

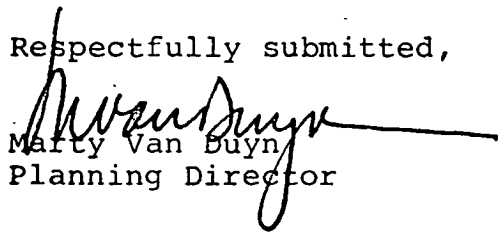
On June 12, 1980 the Planning Commission, by a vote of five ayes, one no, three absent, recommended approval of the requests.

RECOMMENDATION

If the Council concurs with the Planning Commission recommendation, the proper action would be to adopt the attached Community Plan resolution and Rezoning Ordinance.

If the Council concurs with the staff, the proper action would be to deny the community plan amendment and rezoning request.

Respectfully submitted,

  
Marty Van Buyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:bw

July 15, 1980  
District No. 8

Attachments

P-9052



# CITY OF SACRAMENTO

## DEPARTMENT OF ENGINEERING

915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 207 TELEPHONE (916) 449-5281

R. H. PARKER  
CITY ENGINEER

J. F. VAROZZA  
ASSISTANT CITY ENGINEER

June 2, 1980

City Planning Commission  
City of Sacramento

Members in Session:

Subject: PROPOSED GREEK ORTHODOX SENIOR CITIZEN'S CENTER  
(P-9052)

The Department of Engineering opposes the construction of the referenced facility at the proposed site. The basis for this opposition is that it always has been and is the policy of the Department of Engineering not to allow development in an area where permanent storm drainage and sanitary sewer facilities have not been constructed. This has been the consistent policy of the Department of Engineering in the Pocket Area. This policy has indeed resulted in some inconvenience to developers. The result of this policy in the Pocket Area has been orderly development and orderly extension of these basic services into undeveloped areas.

However, in the event it is the decision of the City Planning Commission to not apply the foregoing policy to the proposed development, then it is the opinion of the Engineering Department that an agreement providing for interim and permanent facilities be required of the developer. While the proposed development is peculiar in the sense that it is contiguous to the boundary of the South Pocket Storm and Sanitary Sewer Assessment District No. 1, and that it can and perhaps should be characterized as a socially beneficial development, nevertheless, it is necessary to provide for cash payment for assessments for permanent facilities. Thus, in the event an exception is to be made for this development, the Engineering Department requests that the approval of the parcel map be conditioned upon execution of an agreement in form and content as the attached.

Very truly yours,

R. H. PARKER  
City Engineer

P-9052

6-12-80

Item 14

**RESOLUTION NO. 80-461**

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE SOUTH POCKET SPECIFIC PLAN FROM LOW DENSITY RESIDENTIAL TO LOW DENSITY MULTIPLE FAMILY FOR THE AREA DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION (P-9052) (APN: 31-111-13 (portion) and 31-710-42)

WHEREAS, the City Council conducted a public hearing on July 15, 1980 concerning the referenced plan amendment, and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

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

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento in accordance with Ordinance No. 2550, Fourth Series, as amended, the area described in the attached legal description is hereby designated as Low Density Multiple Family.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE  
CITY CLERK

bw

P-9052

31-111-13

POR PROJ SEC'S 3 & 10, T 7 N, R 4 E, MDESM BEING  
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H N 36 (26° W 85.01 FT, TH N 7 (46°00' W 363.86 FT,  
TH S 89 (46°50' W 514.76 FT, TH S 2 (26° E 327.52 FT  
, TO PT IN JOB'S SLOUGH, TH S 98 (10°30' E 185 FT  
M/L ALG SD SLOUGH, TH CONTIN ALG SD SLOUGH SEL'Y  
TO A PT LOC N 00 (23°40' E 3270.10 FT FR SW COR S  
L S 245 TH S 00 (23°40' W TO N LINE OF SD POCKET  
RD, TH NEL'Y ALG NL'Y LINE OF SD POCKET RD TO P  
CB CONTG 14.69 AC M/L FORM PAR 031-111-01 & 03

31-710-42

LOT C, PARKWAY OAKS UNIT No. 4

R.M. Bk. 137 pg. 15.

11/10/07

1.

ORDINANCE NO. **4389** , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT No. side Rush River Dr., 325<sup>+</sup> ft. west of Desert Wind Wy. FROM THE A Agricultural & R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-2A Garden Apartment ZONE (FILE NO. P- 9052 ) (APN: 031-710-42; 031-111-13)

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 A Agricultural and R-1 Single Family Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-2A Garden Apartment zone(s).

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

P-9052

**APPROVED**  
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE  
CITY CLERK

*As Amended*

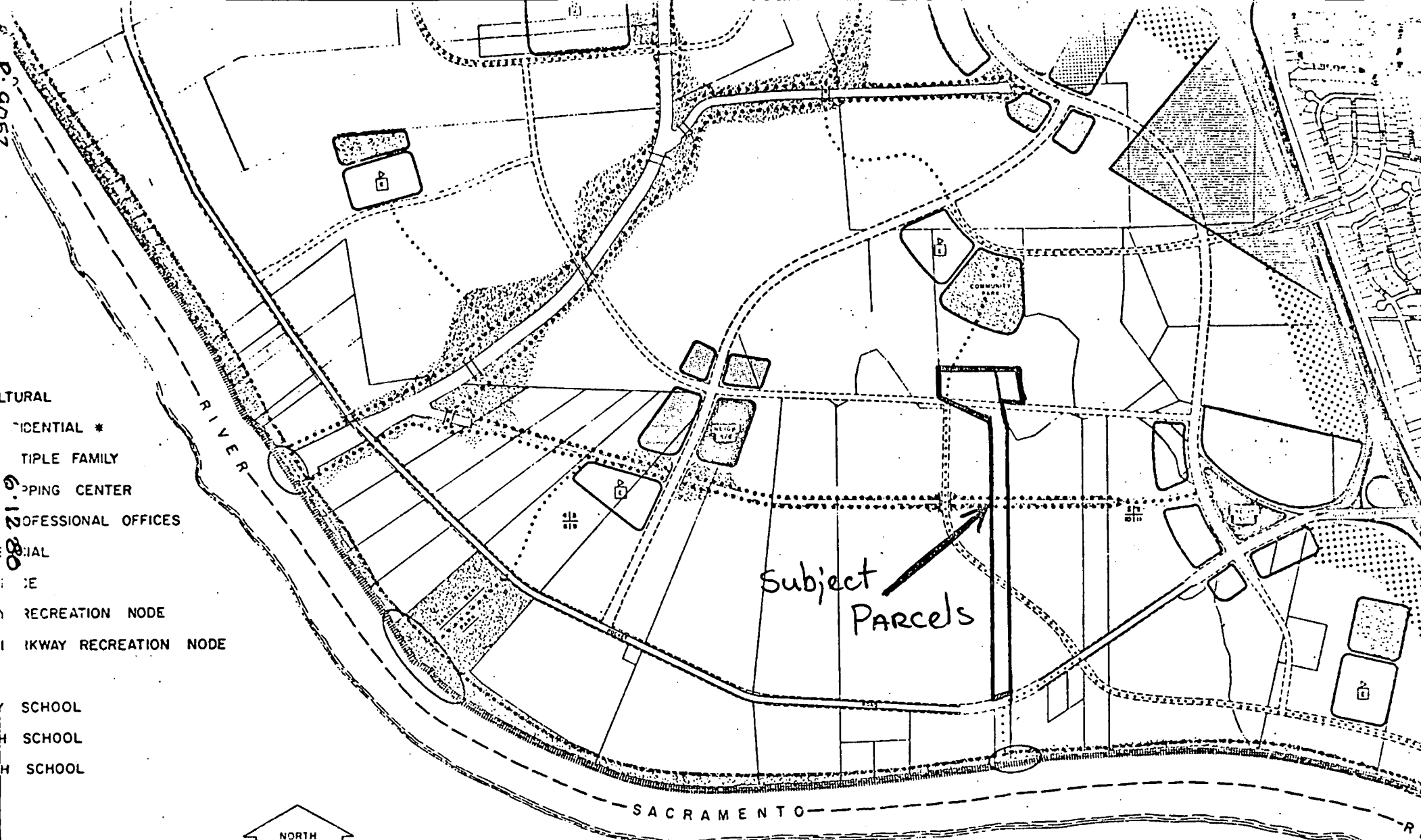
31-111-13

POR PROJ SEC'S 3 & 10, T 7 N, R 4 E, MORSE BEING  
POR O S BK 15, PG 44, BEG AT THE INTERSEC OF E  
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TO A PT LOC N 00(23°40' E 3270.10 FT FR SW COR S  
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31-710-42

LOT C, PARKWAY OAKS UNIT No. 4  
R.M. Blk. 137 pg. 15.

31-710-42



- NATURAL
- RESIDENTIAL \*
- MULTIPLE FAMILY
- SHOPPING CENTER
- PROFESSIONAL OFFICES
- COMMERCIAL
- INDUSTRIAL
- RECREATION NODE
- BIKEWAY RECREATION NODE
- SCHOOL
- HIGH SCHOOL
- UNIVERSITY SCHOOL



0' 400' 800' 1200' 1800' 2000'

SCALE 1" = 400'

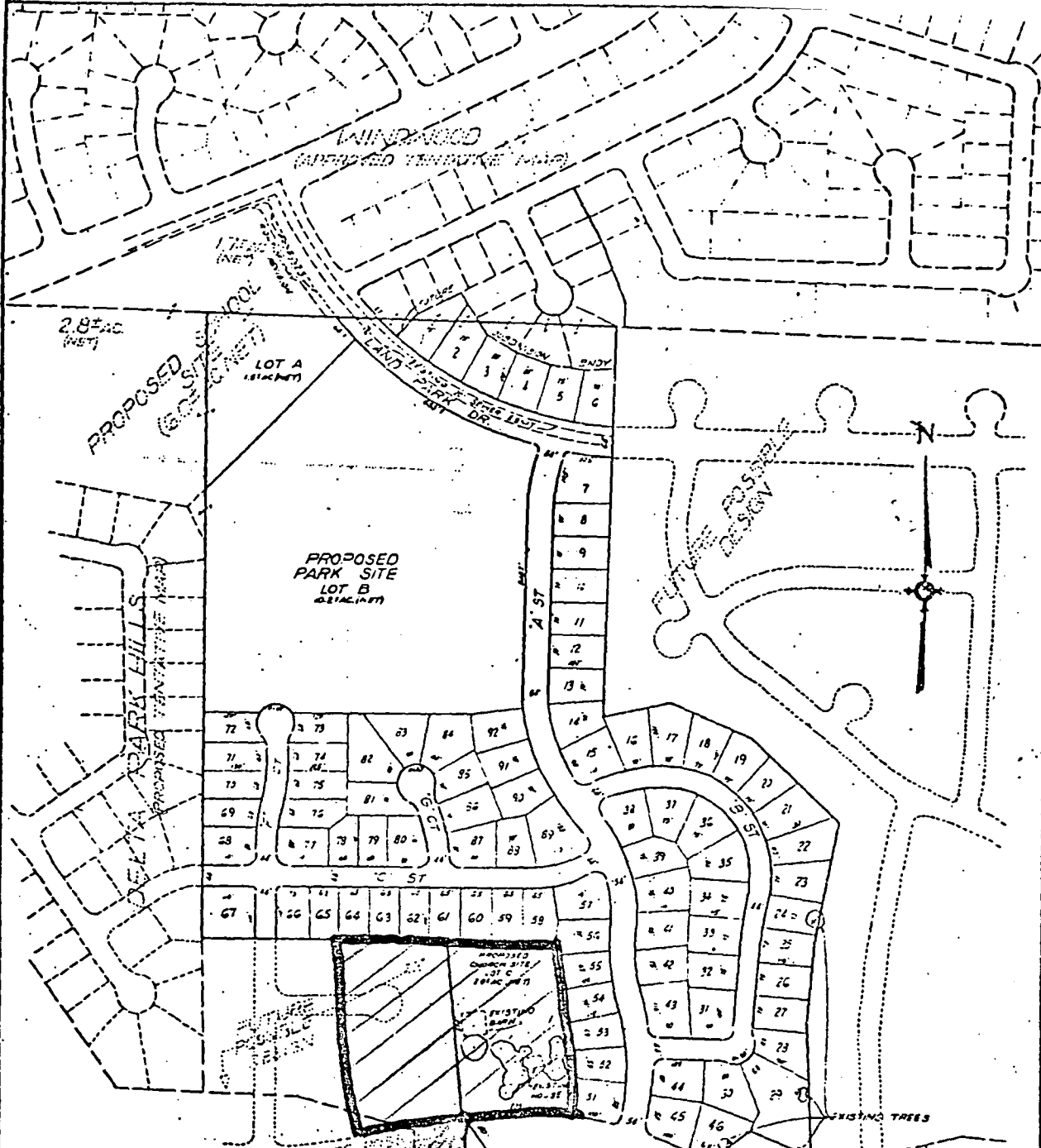
SACRAMENTO CITY PLANNING COMMISSION

Adopted by the  
SACRAMENTO CITY COUNCIL  
RESOLUTION NO 76-142 ON MARCH 23, 1976

# SOUTH POCKET SPECIFIC PLAN

- STREET
- BIKEWAYS
- BIKEWAYS
- BOUNDARY





**RECORD OWNER & SUBDIVIDER:**

ANGELO TSARPOPOULOS  
1700 COLLEGE TOWN DR  
SACRAMENTO, CALIFORNIA 95806

**EXISTING ZONE:**

A - AGRICULTURAL

**PROPOSED ZONE:**

R-1 SINGLE FAMILY RESIDENTIAL

**PROPOSED USE:**

- 1 R-1 SINGLE FAMILY LOTS
- 1 LOT A (PROPOSED SCHOOL SITE)
- 1 LOT B (PROPOSED PARK SITE)
- 1 LOT C (PROPOSED CHURCH SITE)

**WATER SUPPLY:**

PUBLIC UTILITY

**SEWER DISPOSAL:**

PUBLIC SEWERS

**PROPOSED IMPROVEMENTS:**

SACRAMENTO CITY STANDARDS

**ACREAGE:**

20.1 AC

**ASSESSOR'S PARCEL NUMBER:**

05 010-01

**PROPOSED PHASING:**

ONE PHASE

**ENVIRONMENTAL CONSIDERATION:**

47% OF ALL LOTS HAVE A NORTH SOUTH ORIENTATION

**BOUNDARY OF  
ELDERLY COMPLEX  
& ZONING (R-2A)**

**PARKWAY OAKS UNIT NO. 4**  
CITY OF SACRAMENTO  
FEBRUARY 1978

CALIFORNIA  
SCALE: 1"=100'

**THE SPINK CORPORATION**  
CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND SANITARY ENGINEERING  
1000 J STREET, SACRAMENTO, CALIFORNIA 95811  
TELEPHONE: 484-1111

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE June 12, 1980  
 ITEM NO. 146 FILE NO. P-9052  
M-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  EIR DETERMINATION   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE  \_\_\_\_\_

Recommendation:  Favorable  Unfavorable  
 LOCATION: N side of Bush Ave. Dr. 325±1 W of Desert Wood Way  
 Petition  Correspondence

PROPOSERS

<u>NAME</u>	<u>ADDRESS</u>
<u>Chris Burdick - 2530 East Tiffany Lane, Sacramento</u>	
<u>George Tsakopoulos - 300 Florin Road, Sacramento</u>	

OPPOSERS

<u>NAME</u>	<u>ADDRESS</u>
-------------	----------------

MOTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			✓
Flores		✓		
Goodin	✓			
Hunter	<u>absent</u>			
Larson	✓		✓	
Muraki	✓			
Simpson	<u>absent</u>			
Silva	✓			
Fong	<u>absent</u>			

- TO APPROVE  
 TO DENY  
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT  
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_  
 TO RECOMMEND APPROVAL \_\_\_\_\_ & FORWARD TO CITY COUNCIL  
 TO RATIFY NEGATIVE DECLARATION  
 TO CONTINUE TO \_\_\_\_\_ MEETING  
 OTHER app. will enter into agreement with city re: commercial facilities

- EXHIBITS: A. Site Plan   
 B. Floor Plan   
 C. Elevation

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE June 12, 1980  
 ITEM NO. 140 FILE NO. P- 9052  
 M- \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  EIR DETERMINATION   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE  \_\_\_\_\_

Recommendation:

- Favorable  Petition  Correspondence  
 Unfavorable

LOCATION: North of Bush Blvd Dr. 325±14 of Desert Wind Way

PROPOSERS

NAME

ADDRESS

Chris Pordis - 2520 East Tiffany Lane, Sacramento  
George Tsakopoulos - 300 Florin Road, Sacramento

OPPOSERS

NAME

ADDRESS

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	✓			✓
Flores		✓		
Goodin	✓			
Hunter	absent			
Larson	✓		✓	
Muraki	✓			
Simpson	absent			
Silva	✓			
Fong	absent			

MOTION:

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

- EXHIBITS: A. Site Plan   
 B. Floor Plan   
 C. Elevation   
 \_\_\_\_\_

STAFF REPORT AMENDED 6-12-80  
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Christo Bardis - 8925 Folsom Boulevard, Suite N, Sacramento, CA		
OWNER	Angelo Tsakopoulos & E. Dutra - 7700 College Town Drive, Sacramento, CA 95819		
PLANS BY	Christo Bardis - 8925 Folsom Boulevard, Suite N, Sacramento, CA		
FILING DATE	5-28-80	50 DAY CPC ACTION DATE	REPORT BY: JM/GZ:SG
NEGATIVE DEC.	6-2-80	EIR	ASSESSOR'S PCL. NO. 031-710-42; 031-111-13

- APPLICATION:
1. Amend 1976 South Pocket Community Plan for 4+ acres from Low Density Residential to Low Density Multiple Family.
  2. Rezone 4+ vacant acres from Agricultural A and Single Family R-1 to Garden Apartment R-2A, or more restrictive zoning.
  3. Variance to waive 20 parking spaces.

LOCATION: North side of Rush River Drive, approximately 325 feet west of Desert Wind Way.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 70 unit residential complex for senior citizens.

PROJECT INFORMATION:

General Plan Designation: Residential  
1976 South Pocket Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: A & R-1  
Existing Land Use of Site: Vacant  
Surrounding Land Use and Zoning:  
North: Vacant; R-1  
South: Vacant; R-1  
East: Vacant; R-1  
West: Vacant; R-1

Parking Required:	70	Parking Provided:	50
Ratio Required:	1:1	Ratio Provided:	1:.7
Property Area:	4.2 Acres		
Density of Development:	16.6 Units/Acre		
Street Improvements:	One-Half of Site With Curbs, Gutter and Sidewalk		
Existing Utilities:	Water and Sewer Available for Eastern Half of Site		
Significant Features of the Site:	Western Half of Property is Located Outside of the Assessment District		

PROJECT BACKGROUND: On May 8, 1980 the Commission approved a request by the applicant to initiate rezoning from A, Agricultural and R-1, Single Family to R-2A, Garden Apartment zone. The stated purpose of this rezoning request was to enable the applicant to construct a 70 unit senior center complex.

The subject site consists of two parcels. One of these parcels was previously designated as a future site for the Greek Orthodox Church whereas the other consists of an irregular-shaped parcel which continues south to Pocket Road.

STAFF EVALUATION: Staff has the following concerns regarding this project:

1. The western portion of the site is located outside of the existing storm drainage and sewer assessment district boundaries (see exhibit A). Both the Planning and Engineering Departments have consistently opposed the development of any projects which are located outside of existing public service districts. This policy has resulted in the orderly development of the Pocket area and provided for the timely extension of basic services into undeveloped areas.
2. Staff recognizes the need for an elderly housing project in the Pocket area, however, we question the desirability of the proposed site. The site is located in the middle of an area that will eventually be developed with single family residential units. It is located approximately 1-1/2 miles from medical offices and shopping facilities that are currently under construction. Also, the nearest bus line is located approximately one mile from the site. Elderly people depend on these services which are not conveniently located in relationship to this site. Perhaps a better location would be in closer proximity to a neighborhood shopping center.
3. The applicant is proposing to rezone the site to R-2A Garden Apartment zone which would allow a maximum density of 17 units/acre. Staff wishes to point out that once the zoning is approved for the site, it would allow a typical apartment complex on the site if the elderly housing project is not developed. The R-2A zones does not restrict the site to elderly housing.
4. The proposed R-2A zoning would also create an island of multiple family zoning in an area that is primarily single family. The basic concept of the South Pocket Plan is to locate multiple family developments across or adjacent to shopping center sites. The proposed project is not consistent with this concept.
5. The subject site consists of two separate parcels. One of these parcels extends southward to Pocket Road, while the other is a proposed church site. Building permits cannot be obtained until a parcel map is filed to conform to the proposed site configuration. In the event that the Commission expresses an intent to approve the requested entitlements, the City Engineer has a tentative agreement which will provide for cash payments for assessments for permanent facilities.
6. The applicant is requesting a variance to waive 20 parking spaces. Due to the locational characteristics of the site in terms of distance from available services, staff feels it would be inappropriate to grant such a request. The residents of the proposed project would have to rely heavily on the use of an automobile in order to reach these services during all times of the year.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Denial of the Rezoning request.
3. Denial of the Variance request.
4. Denial of Community Plan Amendment.

Should the Commission express an intent to approve the applicant's requests, staff recommends that the following conditions be attached to the variance application:

1. Review and approval of a detailed landscaping plan by staff.
2. The parking area shall be redesigned to allow future parking spaces if the complex is converted to a typical apartment.

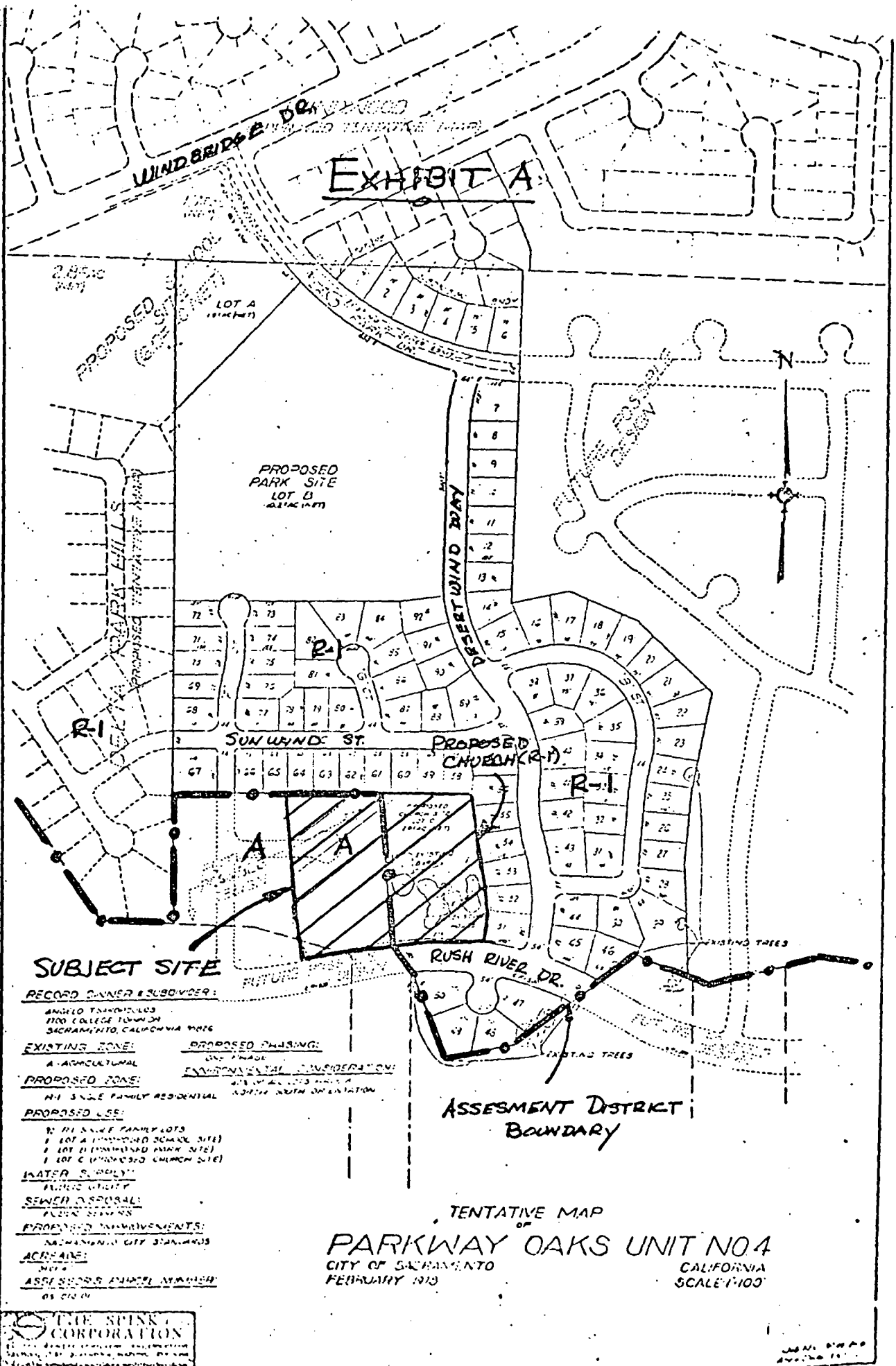
*\*See below*

Findings of Fact - Variance

1. The granting of the requested variance would constitute a special privilege in that it is not appropriate given the locational characteristics of the subject site.
2. The granting of the requested variance would be injurious to public welfare and to property in the vicinity of the applicant in that adequate parking will not be provided on the subject site.

*\*CPC added:*

4. *A van be provided until such times as Regional Transit provides service to the site.*



**EXHIBIT A**

**SUBJECT SITE**

**RECORD OWNER & SUBDIVIDER:**

ANGELO TRIANTAFYLLOS  
1100 COLLEGE TOWNWAY  
SACRAMENTO, CALIFORNIA 95816

**EXISTING ZONE:**

A - AGRICULTURAL

**PROPOSED ZONING:**

R-1

**PROPOSED ZONE:**

R-1 SINGLE FAMILY RESIDENTIAL

**ENVIRONMENTAL CONSIDERATIONS:**

ALL OF A-1 LOTS HAVE A  
NORTH SOUTH ORIENTATION

**PROPOSED USE:**

- 1. 101 SINGLE FAMILY LOTS
- 1. LOT A (UNIMPROVED SCHOOL SITE)
- 1. LOT B (UNIMPROVED PARK SITE)
- 1. LOT C (UNIMPROVED CHURCH SITE)

**WATER SUPPLY:**

MUNICIPAL UTILITY

**SEWER DISPOSAL:**

SEWER SERVICE

**PROPOSED IMPROVEMENTS:**

SACRAMENTO CITY STANDARDS

**ACREAGE:**

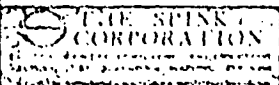
2.85 AC

**ASSESSOR'S PARCEL NUMBER:**

05 012 01

**ASSESSMENT DISTRICT BOUNDARY**

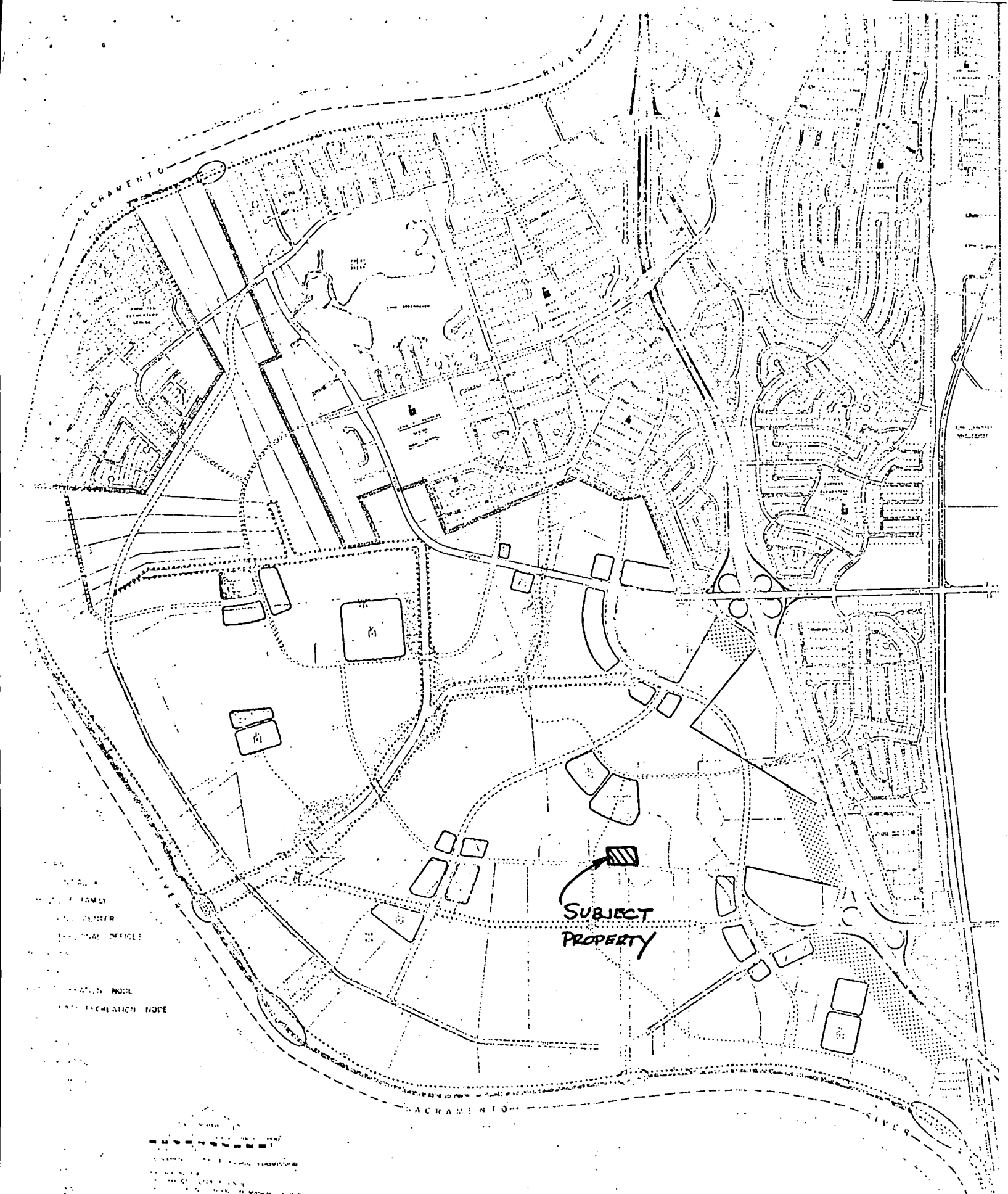
TENTATIVE MAP  
OF  
**PARKWAY OAKS UNIT NO. 4**  
CITY OF SACRAMENTO  
FEBRUARY 1978  
CALIFORNIA  
SCALE 1"=100'



#-8107  
P9007

March 23, 1978  
5-8-80

Item #16a-100

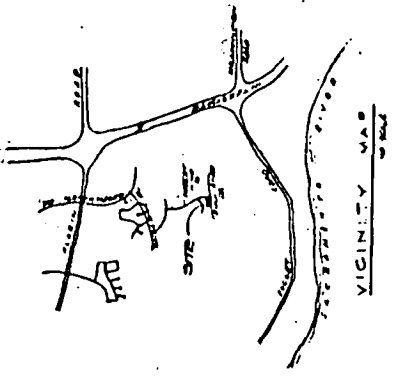


SUBJECT  
PROPERTY

SACRAMENTO  
 SACRAMENTO RIVER  
 SACRAMENTO RIVER  
 SACRAMENTO RIVER

**SOUTH POCKET SPECIFIC PLAN**

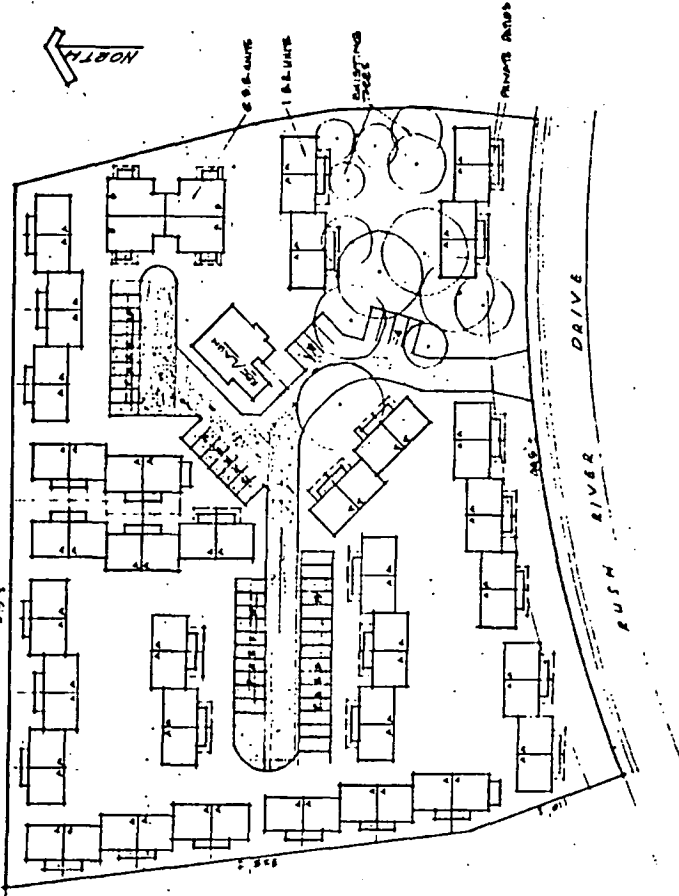




# EXHIBIT B

SENIORS COMPLEX

# GREEK ORTHODOX



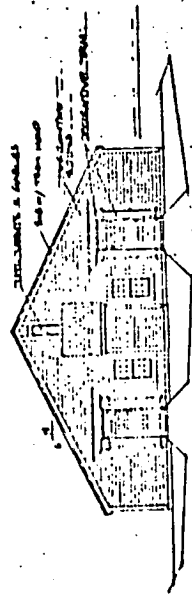
# SITE PLAN

SCALE: 1" = 40'-0"

A	UNITS - 1st FL.	66
B	UNITS - 2nd FL.	4
TOTAL UNITS		70
TOTAL PARKING		90

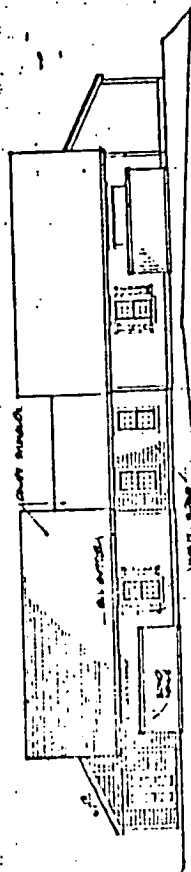
P.9052

JUNE 12, 80



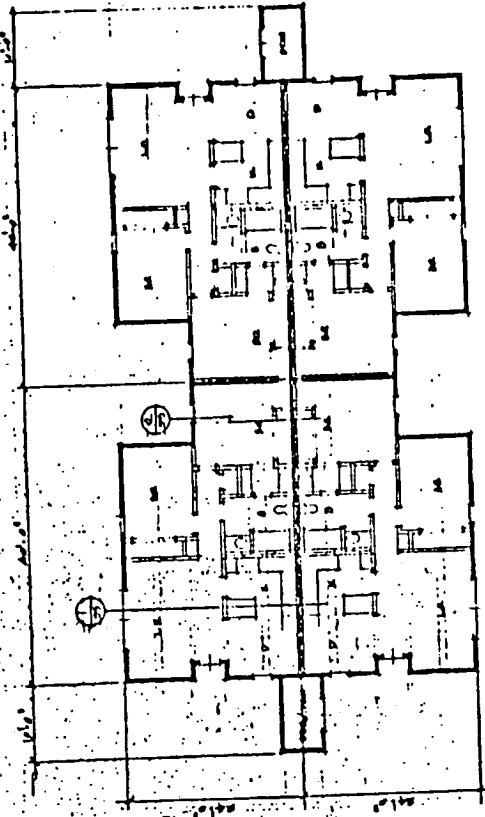
FRONT ELEVATION

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



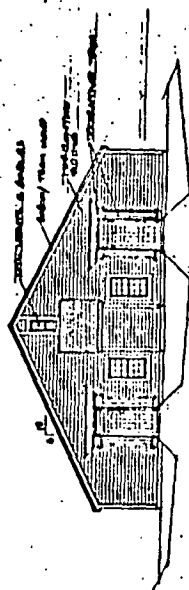
SIDE ELEVATION

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

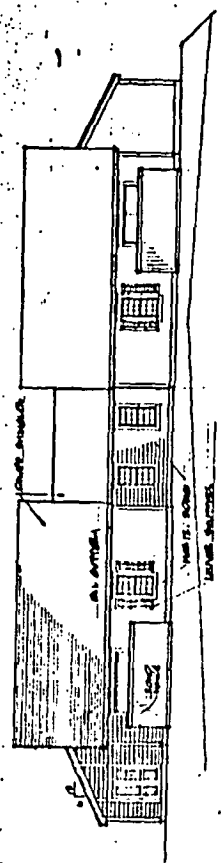


FLOOR PLAN - BUILDING 34

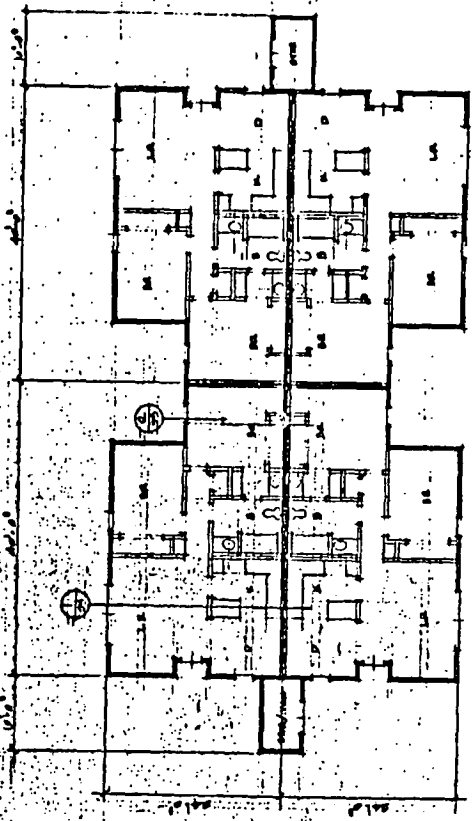
SCALE: 1/8" = 1'-0"



END ELEVATION  
Scale: 1/8" = 1'-0"



SIDE ELEVATION  
Scale: 1/8" = 1'-0"



FLOOR PLAN • BUILDING  
Scale: 1/8" = 1'-0"

34





# CITY OF SACRAMENTO

6

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 2, 1980

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON THE NORTH SIDE OF RUSH RIVER DRIVE, 325+ FEET WEST OF DESERT WIND WAY FROM THE A AGRICULTURAL AND R-1 SINGLE FAMILY RESIDENTIAL ZONES AND PLACING SAME IN THE R-2A GARDEN APARTMENT ZONE (P-9052)

### SUMMARY

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

### 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.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

jm  
Attachments  
P-9052

APPROVED PFP +  
BY THE CITY COUNCIL

JUL - 8 1980

OFFICE OF THE  
CITY CLERK

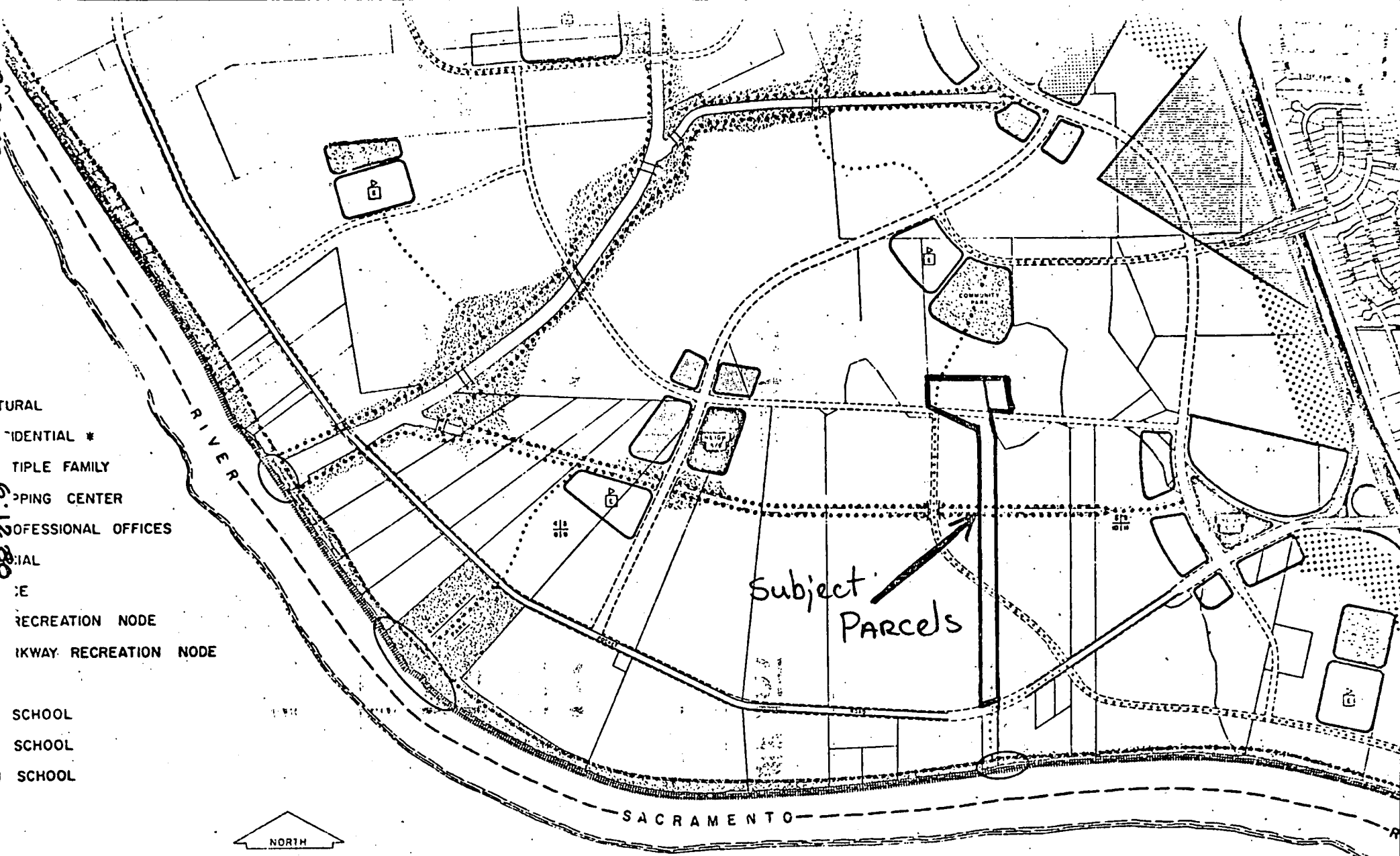
July 8, 1980  
District No. 8

COUL TO  
7-15-80

P. 0052

- CULTURAL
- IDENTIAL \*
- W MULTIPLE FAMILY
- SHOPPING CENTER
- PROFESSIONAL OFFICES
- RECREATION
- RECREATION NODE
- BIKEWAY RECREATION NODE
- SCHOOL
- HIGH SCHOOL
- HIGH SCHOOL

- STREET
- BIKEWAYS
- BIKEWAYS
- BOUNDARY
- SELECTED AREA



NORTH

0' 400' 800' 1200' 1800' 2000'

SCALE 1" = 400'

SACRAMENTO CITY PLANNING COMMISSION

Adopted by the  
SACRAMENTO CITY COUNCIL  
RESOLUTION NO. 76-142 ON MARCH 23, 1976

# SOUTH POCKET SPECIFIC PLAN

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT No. side Rush River Dr., 325<sup>+</sup> ft. west of Desert Wind Wy. FROM THE A Agricultural & R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-2A Garden Apartment ZONE (FILE NO. P- 9052 ) (APN: 031-710-42; 031-111-13)

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 A Agricultural and R-1 Single Family Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-2A Garden Apartment zone(s).

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

P-9052