



19

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

June 1, 1988

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Rezone from Standard Single Family - Planned Unit Development (R-1-PUD) to Single Family Alternative - Planned Unit Development (R-1-A-PUD)
3. Tentative Map (P88-136)

**APPROVED**  
BY THE CITY COUNCIL

JUN - 8 1988

OFFICE OF THE  
CITY CLERK

LOCATION: North Side of Bridgeview, 160+ Feet West of Lake Front Drive

SUMMARY

The application is for entitlements to develop two interior lots in the LPPT Planned Unit Development with halfplex units. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

The subject interior lots are located in an unusual location in the PUD (see land use and zoning map Exhibit A attached to Commission report). The corner lot to the immediate east of the subject site is reserved to remain as an open landscaped vista lot. To the north is the PUD lake and the landing apartment. Staff believes that the proposed halfplex development provides a reasonable and compatible land use between the apartment complex to the north and single family homes to the south.

VOTE OF THE PLANNING COMMISSION

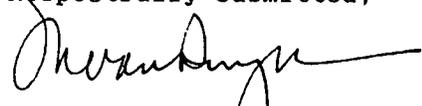
On April 28, 1988, the Commission voted six ayes, three absent to approve a Special Permit for the halfplex development and to recommend approval of the rezone and tentative map.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance which rezones the site to R-1-A-PUD;
3. Adopt the attached Resolution which adopts findings and approves the tentative map with conditions.

Respectfully submitted,

  
 for Michael M. Davis  
 Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

MMD:AG:rt  
 attachments

District No. 6  
 June 8, 1988

**P88-136**

# ORDINANCE NO. 88-037

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 north side of Bridgeview Drive, 160+ feet  
West of Lake Front Drive FROM THE  
Standard Single Family-PUD (R-1(PUD))  
ZONE(S) AND PLACING  
THE SAME IN THE Single Family Alternative-PUD  
(R-1A(PUD)) ZONE(S)  
 (FILE NO. P88-136 ) (APN: 031-1030-038)

**APPROVED**  
BY THE CITY COUNCIL

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

JUN - 8 1988

SECTION 1.

OFFICE OF THE  
CITY CLERK

The territory described in the attached exhibit(s) which is in the Standard Single Family-PUD (R-1(PUD)) zone(s),  
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
 from said zone and placed in the Single Family Alternative-PUD (R-1A(PUD))  
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 April 28, 1988, 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 Division 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

P88-136

P88136

19

LEGAL DESCRIPTION

LOTS 1 AND 2 AS SAID LOTS ARE SHOWN ON THE OFFICIAL PLAT OF BRIDGEVIEW  
AT RIVERLAKE, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO  
COUNTY IN BOOK 180 OF MAPS, MAP NO. 24.



# RESOLUTION No. 88-465

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTH SIDE OF BRIDGEVIEW DRIVE, 160+ FEET WEST OF LAKE FRONT DRIVE **APPROVED**  
BY THE CITY COUNCIL

(P88-136) (APN: 031-0131-002,003)

JUN - 8 1988

OFFICE OF THE CITY CLERK

WHEREAS, the City Council on June 8, 1988, held a public hearing on the request for approval of a tentative map for property located on the north side of Bridgeview Drive, 160+ feet west of Lake Front Drive;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Pocket Community Plan designate the subject site for residential use(s).

- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
  - a. Place the following note on the final map: Water and sewer service connections must be paid for and installed at the time of obtaining a building permit.
  - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessment.
  - c. Pay Pocket Bridge fees.
  - d. Show all existing easements.

NOTE: All or a portion of the property may lie in Zone X of FEMA (FIRM) Flood Maps.

\_\_\_\_\_  
MAYOR

ATTEST:

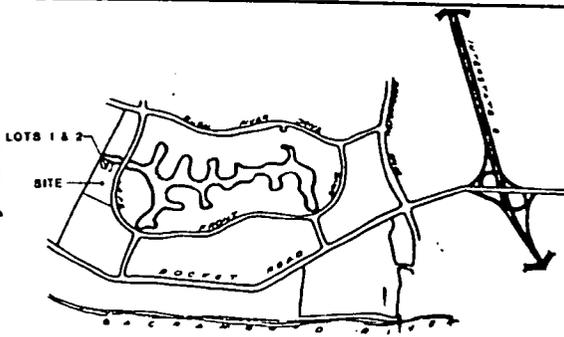
\_\_\_\_\_  
CITY CLERK

**P88-136**

P88-136

A-28-88/7

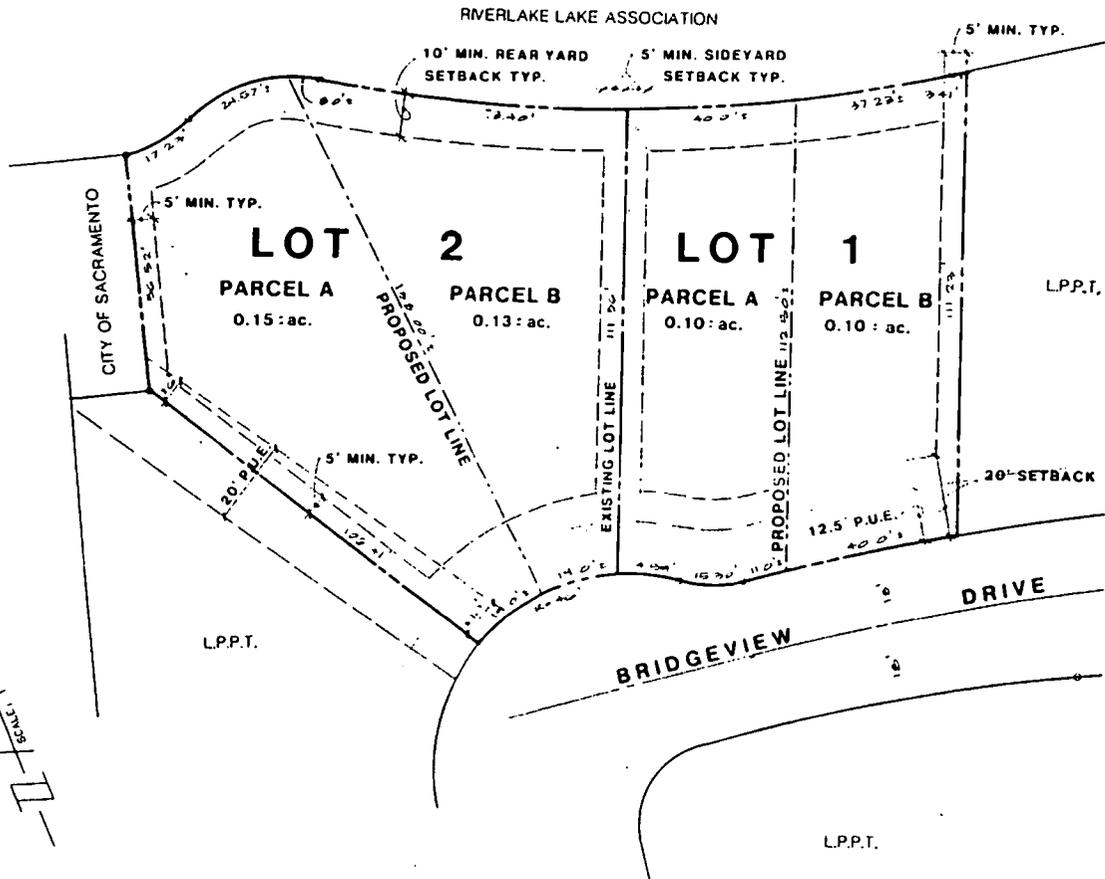
Item 15



VICINITY MAP

# LOTS 1 & 2 BRIDGEVIEW AT RIVERLAKE TENTATIVE MAP, REZONE AND SPECIAL PERMIT FOR HALFPLEX LOTS

EXHIBIT A



### NOTES:

RECORD NUMBER AND SUBDIVISION:

L & P - Pacific Teichert  
6355 Riverside Boulevard, Suite C  
Sacramento, CA. 95831

ENGINEER:

The Spink Corporation  
2500 Venture Oaks Way  
Sacramento, CA. 95833

ASSESSOR PARCEL NUMBER:

031-0131-002,003

EXISTING USE AND ZONE:

Variant, R-1 (PUD)

PROPOSED USE AND ZONE:

2 Interior Halfplex lots (4 D.U., R-1A (PUD))

ACREAGE:

LOT	ACRES	S.F.
1A	0.10	4350
1B	0.10	4425
2A	0.13	5670
2B	0.13	6395

Total: .46 ac 21,040 sq ft

DENSITY:

8.33 = D.U./AC.

WATER SUPPLY:

Public Utilities

SEWAGE DISPOSAL:

Public Sewer

PROPOSED IMPROVEMENTS:

Sacramento City Standards

PRIOR APPROVALS:

P88-405, P88-165, P88-420,  
P88-299

MARCH, 1988



 THE SPINK CORPORATION  
2500 VENTURE OAKS WAY  
SACRAMENTO, CA. 95833  
(916) 388-8880

ENGINEERING - ARCHITECTURE - PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
MAPPING - PHOTOGRAMMETRY

Sacramento City Planning Commission  
**VOTING RECORD**

19

MEETING DATE  
April 28, 1988  
 ITEM NUMBER  
15 B  
 PERMIT NUMBER  
P 88-136

**ENTITLEMENTS**

- GENERAL PLAN AMENDMENT
- TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT
- SUBDIVISION MODIFICATION
- REZONING
- LOT LINE ADJUSTMENT
- SPECIAL PERMIT
- ENVIRONMENTAL DET.
- VARIANCE
- OTHER \_\_\_\_\_

STAFF RECOMENDATION  
 Favorable  Unfavorable  
 Correspondence  
 Petition

LOCATION  
North side of Bridgeway Drive, 160±' west of  
Lake Front Drive

**P R O P O N E N T S**

NAME	ADDRESS

**O P P O N E N T S**

NAME	ADDRESS

MOTION #

	Yes	No	Motion	Second
GASTON	<input checked="" type="checkbox"/>			
HOLLICK	<i>absent</i>			
HOLLOWAY	<i>absent</i>			
ISHMAEL	<input checked="" type="checkbox"/>			
NOTESTINE	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
OTTO	<input checked="" type="checkbox"/>			
RAMIREZ	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
WALTON	<i>absent</i>			
CHINN	<input checked="" type="checkbox"/>			

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

REPORT AMENDED BY STAFF 4-28-88  
**CITY PLANNING COMMISSION**

19

1231 'I' STREET, SUITE 200. SACRAMENTO, CA 95814

<b>APPLICANT</b>	THE SPINK CORPORATION, 2590 Venture Oaks Way, Sacramento, CA 95833		
<b>OWNER</b>	LP/Pacific Teichert, 6355 Riverside Boulevard, Suite #C, Sacramento, CA 95831		
<b>PLANS BY</b>	THE SPINK CORPORATION, 2590 Venture Oaks Way, Sacramento, CA 95833		
<b>FILING DATE</b>	4/14/88	<b>ENVIR. DET.</b>	Neg. Dec. 4-14-88
<b>ASSESSOR'S-PCL. NO.</b>	031-0131-002,003		<b>REPORT BY</b> JP:vf

- APPLICATION:
- A. Negative Declaration
  - B. Rezone 0.48± acres from Standard Single Family-PUD (R-1-PUD) to Single Family Alternative (R-1A-PUD) zone.
  - C. Tentative Map to divide 0.48± vacant acres into four lots for halfplex development.
  - D. Special Permit to construct two halfplexes on 0.48± acres in the R-1A zone and LPPT PUD

LOCATION: North side of Bridgeview Drive, 160± feet west of Lake Front Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct two halfplexes (four dwelling units) on interior lots in the LPPT PUD.

PROJECT INFORMATION:

General Plan Designation:	Residential 4-15 du/na
Pocket Community	
Plan Designation:	Residential 7-15 du/na
Existing Zoning of Site:	R-1(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Lake, Apartment Complex; A, R-2B-PUD  
 South: Vacant (Single Family and Halfplex Lots) R-1-PUD, R-1A-PUD  
 East : Landscaped Vista Lot; R-1A PUD  
 West : Pump Station, Single Family; R-1

Parking Required:	4 spaces
Parking Provided:	8 spaces
Property Dimensions:	Irregular
Property Area:	Lot 1: 9,025± sq. ft.
	Lot 2: 12,050± sq. ft.
	Total Acres 0.48± acres

Density of Development:	8.3 du/ac
Square Footage of Building:	Lot 1: 3,600 sq. ft.
	Lot 2: 4,750 sq. ft.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 13, 1988, by a vote of five ayes and four absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions.

BACKGROUND INFORMATION: On September 30, 1986, the City Council approved a tentative map, known as Bridgeview at Riverlake, to divide 23± vacant acres into 101 single family lots and one common lot in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zones in the LPPT PUD (P86-299). A condition of approval was that the applicant rezone the northern 4.5± acres from R-1A to R-1 and change the schematic plan designation to Single Family.

On December 23, 1986, the City Council approved a rezoning of the 42 corner lots in the Bridgeview at Riverlake subdivision from R-1 to R-1A and a tentative map to divide each of the corner lots into two lots from halfplex development (P86-397).

On August 18, 1987, the City Council approved a rezoning from R-1A to R-1 and a schematic plan amendment from the Townhouse to the Single Family Designation for the northern 4.5± acres of Bridgeview at Riverlake (P87-267). The subject lots are two lots in the northern portion of the subdivision which were rezoned to R-1.

PROJECT EVALUATION: Staff has the following comments regarding this proposal.

A. Land Use and Zoning

The subject site consists of two vacant interior lots zoned R-1 in the Bridgeview at Rivierlake Subdivision and the LPPT PUD. Surrounding land uses are: a finger of the LPPT PUD lake and an apartment complex in the R-2B PUD zone to the north; vacant land zoned R-1A and R-1 for halfplex and single family development to the south; a landscaped vista lot zoned R-1A to the east; and a lift station and a vacant single family lot zoned R-1 to the west. The site is designated Residential 4-15 du/na on both the General Plan and Pocket Community Plan.

B. Applicant's Proposal

The applicant is requesting to rezone the two lots from R-1 to R-1A and subdivide the lots for halfplex development. The applicant is requesting the necessary entitlements for halfplex development as the applicant believes that halfplexes would be more compatible with the existing multiple family development (The Landing) to the north.

Planning staff finds that halfplex units would be an acceptable land use for the site and compatible with surrounding residential uses and the adjacent landscaped vista lot. The proposed density of the project is compatible with the General Plan and Pocket Community Plan designations. Staff recommends approval of the applicant's request.

C. Site Plan & Building Design

The applicant has provided footprints of the two proposed halfplex structures. The applicant is proposing a minimum 10 ft. rear yard setback and a 20 ft. front yard setback for the unit on Lot 1, Parcel B. The applicant has not provided elevations for the two halfplex structures at this time as the structures are proposed to be custom-built structures. Halfplex elevations proposed on the R-1A zoned corner lots of single family subdivisions in the LPPT-PUD are subject to Planning staff review and approval prior to issuance of building permits (P86-432). The applicant is proposing that Planning staff review the elevations for the halfplexes on the subject lots in the same manner as halfplexes on corner lots in the PUD area are reviewed. Planning staff finds the proposed setbacks to be compatible with surrounding land uses in the PUD area. Staggered front building setbacks of not less than 20 feet are allowed in the single family subdivisions of the PUD area as long as a master plot plan for the subdivision is submitted to Planning staff. The 10 foot rear yard setback should not have an adverse impact on surrounding residential units as the rear yards of the lots are adjacent to the lake and the nearest residential units to the north are over 40 feet away. Adequate rear yard area for the units will also be provided. Staff recommends that the proposed site plans, floor plans and elevations of the halfplex units be subject to Planning staff review and approval prior to issuance of building permits to insure that the appropriate setbacks are met and that the design and materials are compatible with the adjacent residential uses.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Rezoning of 0.48± acres from R-1-PUD to R-1A-PUD and forward to City Council.
- C. Recommend approval of the Tentative map to divide 0.48± acres into four lots for halfplex development and forward to City Council.
- D. Approve the Special Permit to construct two halfplexes (four units) on 0.48± acres in the R-1A zone and LPPT-PUD.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Water and sewer service connections must be paid for and installed at the time of obtaining a building permit.
2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessment.
3. Pursuant to City Code Section 10.1202 (Parkland Dedication), the applicant shall submit to the City, an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map (0298/ etc). (staff deleted)
4. Pay Pocket Bridge fees.
5. Show all existing easements.

NOTE: All or a portion of the property may lie in zone x of FEMA (FIRM) Flood Maps.

Conditions - Special Permit

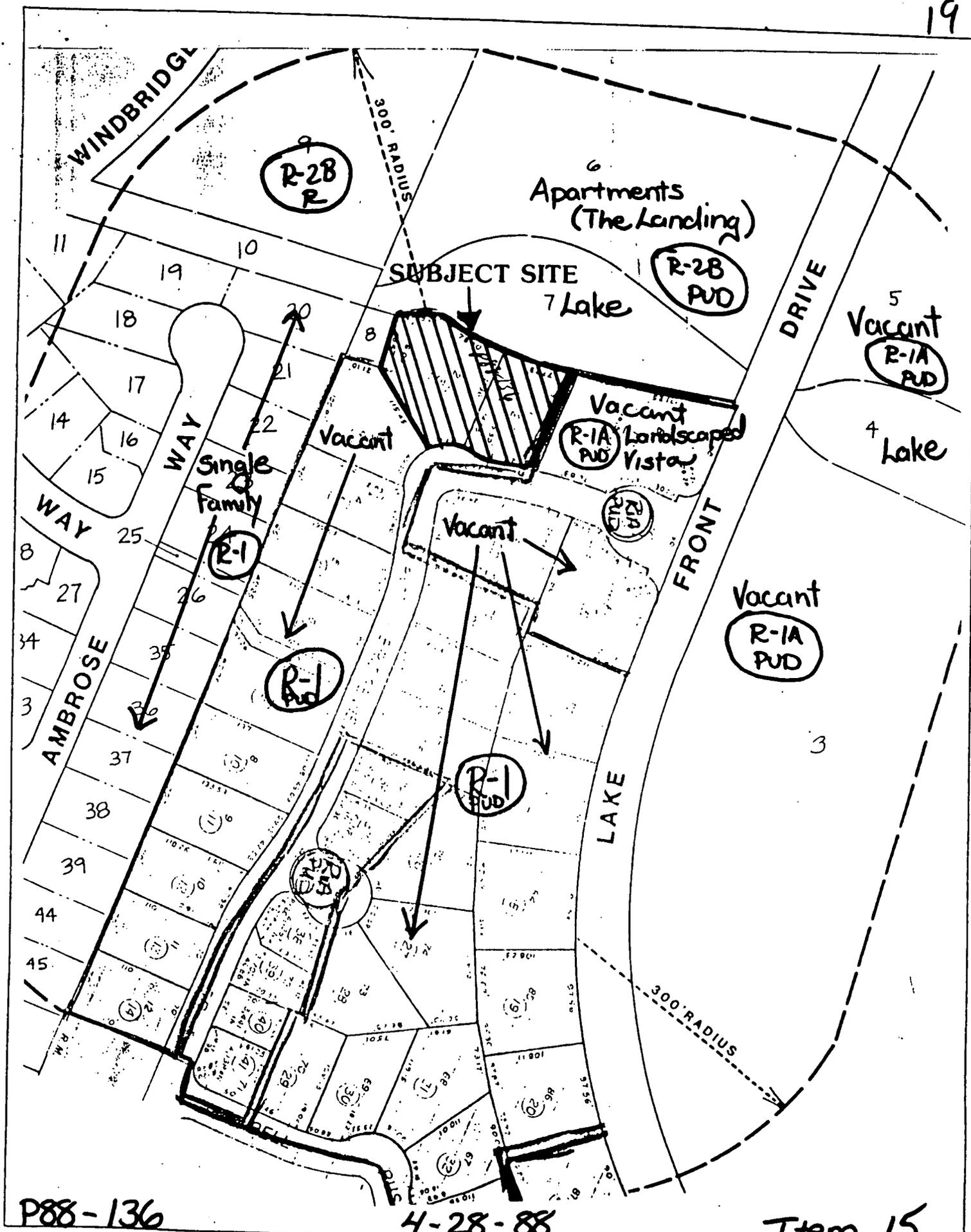
1. Site plans, floor plans and building elevations for each halfplex structure shall be submitted for Planning staff review and approval to insure that the appropriate setbacks are met and that the design and materials are compatible with adjacent uses prior to issuance of building permits for each unit.
2. Minimum building setbacks for the lots shall be:
  - 20 foot front yard setback
  - 5 foot side yard setback
  - 10 foot rear yard setback

Maximum lot coverage shall not exceed 40 percent.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed custom halfplex units will provide for a housing type which is compatible with adjacent single family residential land uses in terms of density and design;
  - b. adequate outdoor yard area will be provided for each halfplex unit.
  
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
  - a. adequate building setbacks will be provided;
  - b. The custom halfplexes will provide a variety of building elevations for the development.
  
3. The project is consistent with the General Plan and the Pocket Plan which designated the site for residential (4-15 du/na) use.





P88-136

4-28-88

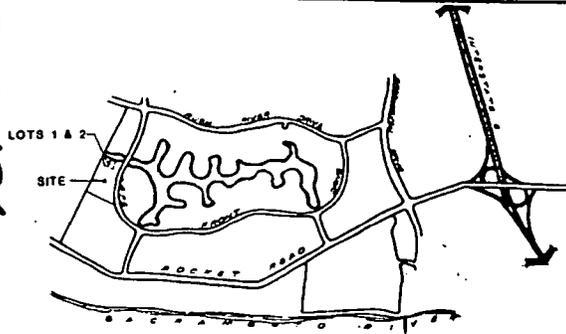
Item 15

# LAND USE & ZONING MAP

P88-136

H-28-88/7

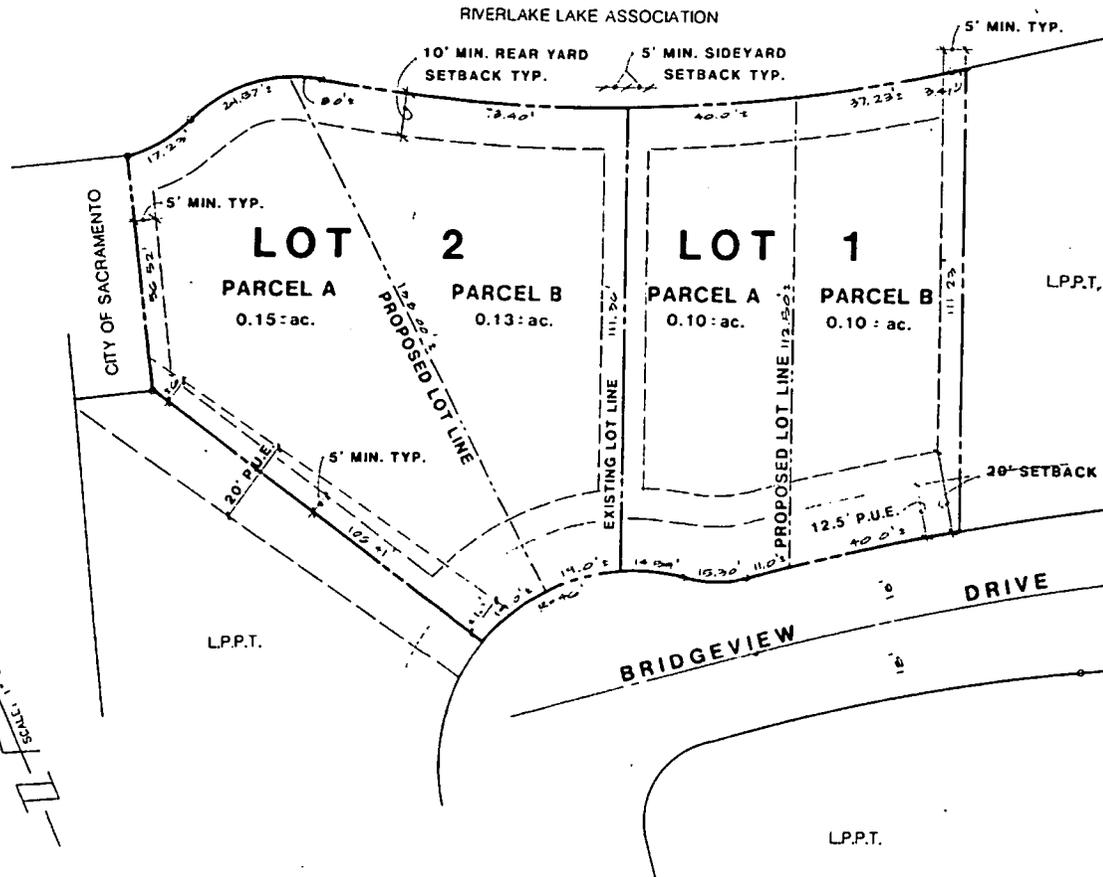
Item 15



VICINITY MAP

# LOTS 1 & 2 BRIDGEVIEW AT RIVERLAKE

TENTATIVE MAP, REZONE AND  
SPECIAL PERMIT FOR HALFPLEX LOTS



### NOTES:

RECORD OWNER AND SUBDIVIDER:

L & P - Pacific Trichert  
6355 Riverside Boulevard, Suite C  
Sacramento, CA. 95831

ENGINEER:

The Spina Corporation  
2590 Venture Oaks Way  
Sacramento, CA. 95831

ASSESSOR PARCEL NUMBER:

031-0131-002,003

EXISTING USE AND ZONE:

Vacant, R-1 (PUD)

PROPOSED USE AND ZONE:

2 Interior Halfplex lots (4 D.U.), R-1A (PUD)

ACREAGE:

LOT	ACRES ±	S.F. ±
1A	0.10	4550
1B	0.10	4425
2A	0.13	5670
2B	0.15	6395

Total: .48± ac 21,040± sf

DENSITY:

8.33 ± D.U./AC.

WATER SUPPLY:

Public Utilities

SEWAGE DISPOSAL:

Public Sewer

PROPOSED IMPROVEMENTS:

Sacramento City Standards

PRIOR APPROVALS:

P88-405, P88-165, P88-420,  
P88-299

MARCH, 1988



 THE SPINA CORPORATION  
2590 VENTURE OAKS WAY  
SACRAMENTO, CA. 95832  
(916)865-8880  
ENGINEERING • ARCHITECTURE • PLANNING  
LANDSCAPE ARCHITECTURE • SURVEYING  
MAPS • PHOTOGRAMMETRY

EXHIBIT A

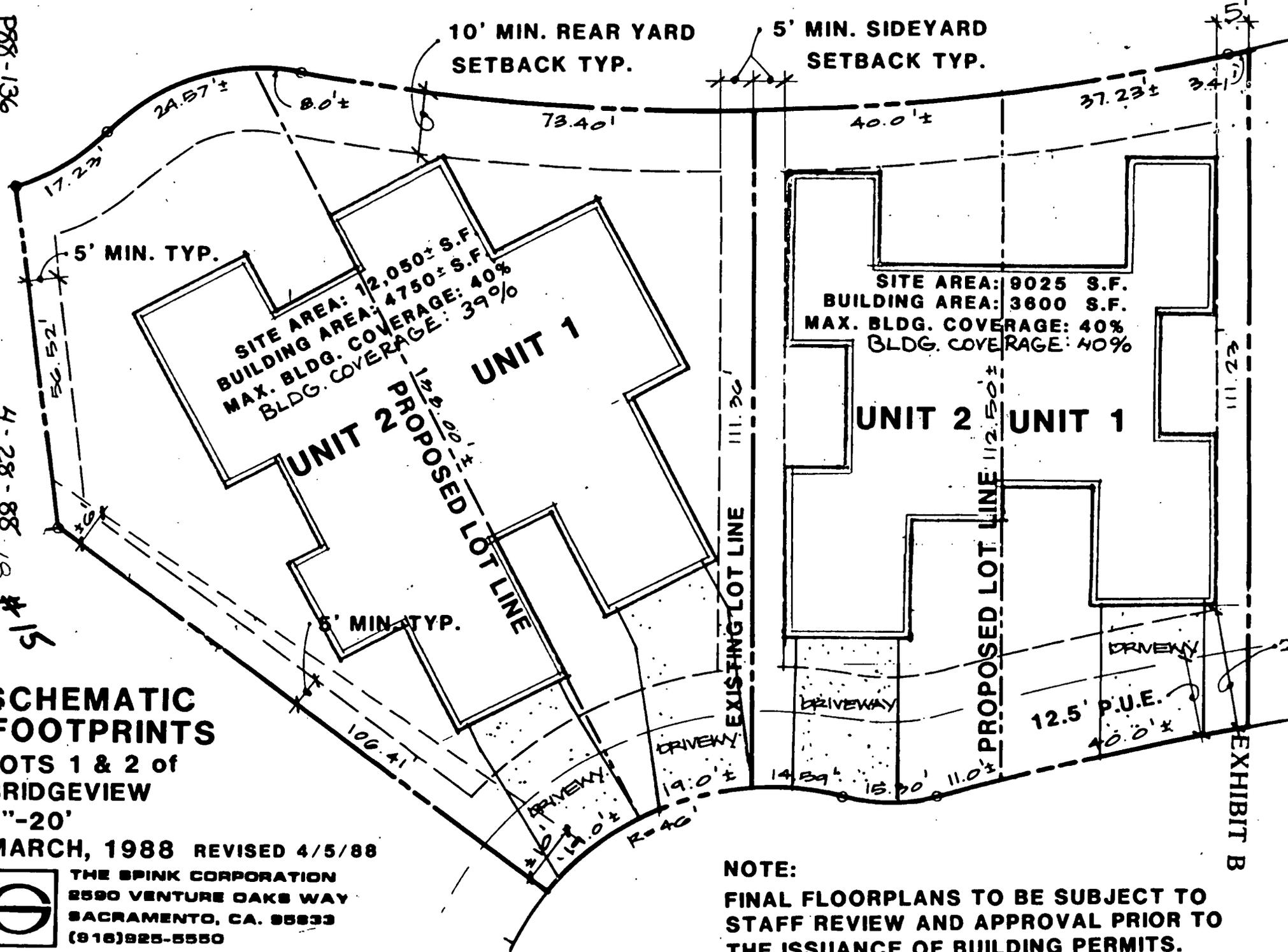
P88-136

4-28-88

#19

10' MIN. REAR YARD  
SETBACK TYP.

5' MIN. SIDEYARD  
SETBACK TYP.



# SCHEMATIC FOOTPRINTS

LOTS 1 & 2 of  
BRIDGEVIEW

"-20'

MARCH, 1988 REVISED 4/5/88



THE SPINK CORPORATION  
2590 VENTURE OAKS WAY  
SACRAMENTO, CA. 95833  
(916)925-5550

ENGINEERING • ARCHITECTURE • PLANNING •  
LANDSCAPE ARCHITECTURE • SURVEYING •  
MAPPING • PHOTOGRAMMETRY •

## NOTE:

FINAL FLOORPLANS TO BE SUBJECT TO  
STAFF REVIEW AND APPROVAL PRIOR TO  
THE ISSUANCE OF BUILDING PERMITS.

EXHIBIT B



RECEIVED  
CLERKS OFFICE  
OF SACRAMENTO

5  
19

26 9 39 AM '88

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

May 24, 1988

City Council  
Sacramento, California

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

Honorable Members in Session:

**SUBJECT: P88-136** 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 BRIDGEVIEW DRIVE, 160+ FEET WEST OF LAKE FRONT DRIVE FROM THE STANDARD SINGLE FAMILY-PUD (R-1(PUD)) ZONE AND PLACING THE SAME IN THE SINGLE FAMILY ALTERNATIVE-PUD (R-1A(PUD)) ZONE (APN: 031-1030-038)

SUMMARY

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

BACKGROUND INFORMATION

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 May 28, 1988.

**FILED**  
MAY 31 1988  
BY THE CITY CLERK  
FOR  
PUBLICATION  
& CONTINUED  
TO 6-8-88

Respectfully submitted,

Michael Davis  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

P88-136  
attachments

District No. 8  
May 31, 1988

# 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 north side of Bridgeview Drive, 160+ feet  
West of Lake Front Drive FROM THE  
Standard Single Family-PUD (R-1(PUD))  
ZONE(S) AND PLACING  
THE SAME IN THE Single Family Alternative-PUD  
(R-1A(PUD)) ZONE(S)  
 (FILE NO. P88-136 ) (APN: 031-1030-038)

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 Standard Single Family-PUD (R-1(PUD)) zone(s),  
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
 from said zone and placed in the Single Family Alternative-PUD (R-1A(PUD))  
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 April 28, 1988, 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 Division 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

P88-136

P88136

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LEGAL DESCRIPTION

LOTS 1 AND 2 AS SAID LOTS ARE SHOWN ON THE OFFICIAL PLAT OF BRIDGEVIEW  
AT RIVERLAKE, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO  
COUNTY IN BOOK 180 OF MAPS, MAP NO. 24.

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June 14, 1988

LP/Pacific Teichert  
6355 Riverside Boulevard, Suite C  
Sacramento, CA 95831

Dear Gentleperson:

On June 8, 1988, the Sacramento City Council took the following action(s) for property located at the north side of Bridgeview Drive, 160± feet west of Lake Front Drive. (P-88136):

- A. Adopted Ordinance Number 88-037 rezoning 0.48± acres from Standard Single Family-PUD (R-1(PUD)) to Single Family Alternative-PUD (R-1A(PUD)).
- B. Adopted Resolution Number 88-465 approving Tentative Map to divide 0.48± acres into four lots for halfplex development.

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

Sincerely,

Lorraine Magana  
City Clerk

LM/rr/#19

Enclosure

cc: Art Gee, Planning Department  
Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833