(11)

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

September 13, 1988

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

SEP 20 1988

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: 1. Environmental Determination

2. General Plan Amendment from Low Density Residential to Medium Density Residential

3. Community Plan Amendment from Residential 4-8 du/ac to Residential 11-21 du/ac

4. Rezone from Agriculture (A) to Single Family Alternative (R-1A) and Multi-Family (R-2B)

5. Tentative Map **(P88-220)**

LOCATION: North Side of Proposed Jacinto Road, Between Center Parkway and Bruceville Road

SUMMARY

The request is for entitlements to allow development of a 55 acre site with 85 standard single family homes, 68 zero lot line homes, and 168 apartment units. The applicant is also setting aside 10± acres for school use and dedicating 4.4 acres for park use. The Planning Commission and staff recommend approval of the request with conditions.

BACKGROUND INFORMATION

The initial request was to develop the site entirely with zero lot line units and with apartment units. Pursuant to early discussions with Councilman Kastanis and staff, the applicant agreed to revise the project to incorporate standard single family homes. The applicant also agreed to improve and dedicate a 25 foot wide landscape strip on Center Parkway and Jacinto Avenue in exchange to be allowed use of back-up lots on those streets. This strip will be maintained by the City through a maintenance district.

The design of the zero lot line units and the apartment complex was reviewed and approved the Planning Commission. There was no opposition to the proposed project at the Commission hearing.

VOTE OF THE PLANNING COMMISSION

On August 11, 1988, the Commission voted five ayes, four absent to recommend approval of the request.

RECOMMENDATION

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

1. Ratify the Negative Declaration;

2. Adopt the attached Resolution which amends the General Plan and Community Plan;

3. Adopt the attached Ordinance which rezones the site to R-1, R-1A, and R-2B;

4. Adopt the attached Resolution which adopts findings and approves the Tentative Map with conditions.

Respectfully submitted,

Art Gee for

Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District No. 7
September 20, 1988

P88-220

11

RESOLUTION No. 88-803

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE SOUTH SACRAMENTO COMMUNITY PLAN FROM RESIDENTIAL 4-8 DU/AC TO RESIDENTIAL 11-21 DU/AC; AND THE CITY'S GENERAL PLAN FROM LOW DENSITY TO MEDIUM DENSITY RESIDENTIAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT

(P88-220) (APN: 117-0140-019,032,033)
(117-0154-010,011)

WHEREAS, the City Council conducted a public hearing on September 20, 1988 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 Medium Density Residential development; and

3. The proposal is consistent with the policies of the City's 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 in the City of Sacramento is hereby designated on the South Sacramento Community Plan as Residential 11-21 du/ac and the General Plan as Medium Density Residential.

MAYOR

ATTEST:

APPROVED
BY THE CITY COUNCIL

SEP 20 1988

OFFICE OF THE
CITY CLERK

CITY CLERK

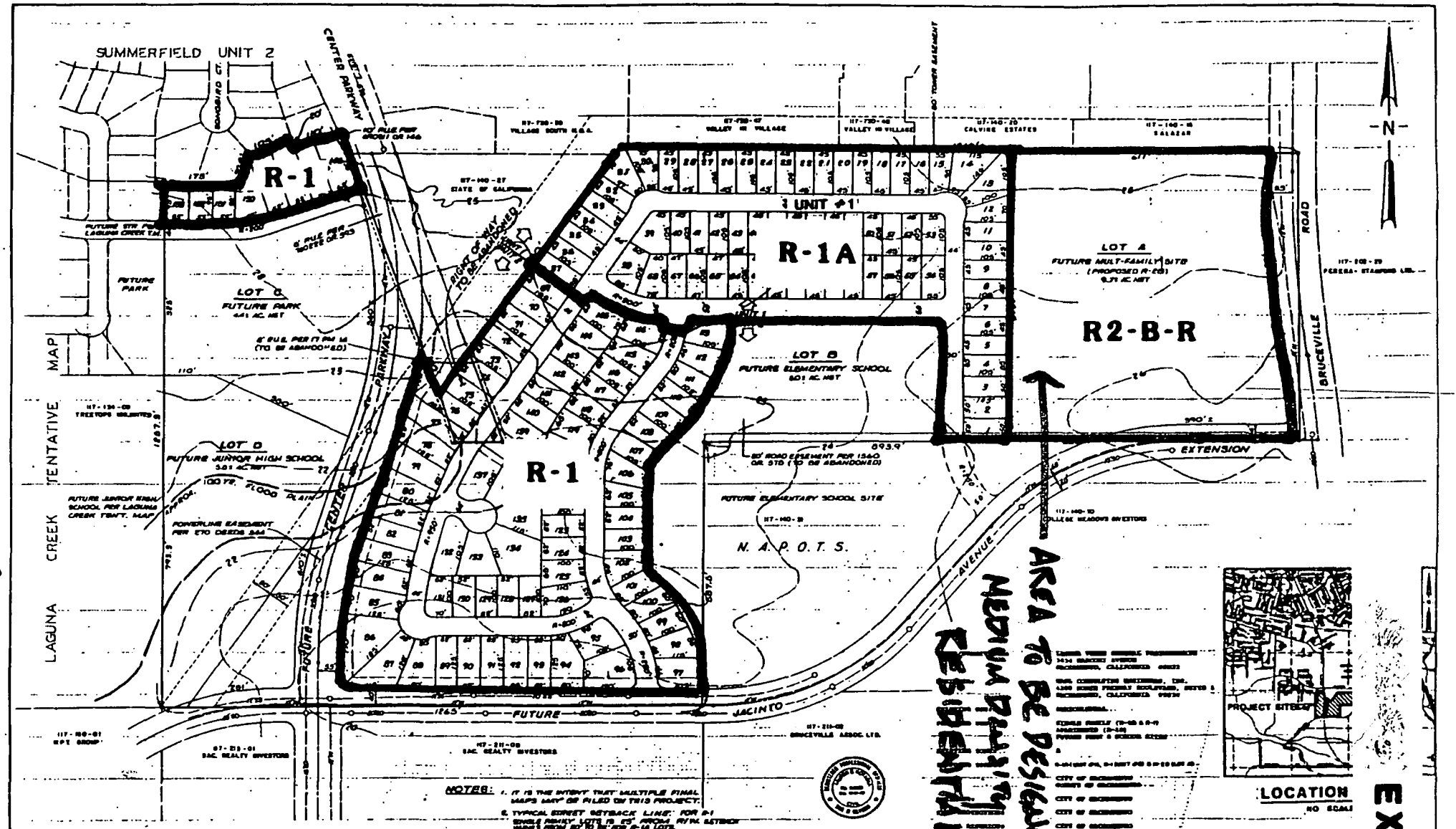
P88-220

8

P88-220

8/11/88

item 12



ORDINANCE NO. 88-069

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED BY THE CITY COUNCIL

SEP 20 1988

OFFICE OF THE CITY CLERK

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT CENTER PARKWAY & BRUCEVILLE ROAD AT PROPOSED PARKLANDS DRIVE FROM THE AGRICULTURE (A) ZONE(S) AND PLACING THE SAME IN THE SINGLE FAMILY ALTERNATIVE (R-1A), STANDARD SINGLE FAMILY (R-1) & MULTI-FAMILY (R-2B) ZONE. **(P88-220)** (APN: 117-0140-019,032,033 117-0154-010,011)

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 Agriculture (A) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family Alternative (R-1A), Single Family (R-1) and Multi-Family (R-2B) 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 August 11, 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

P88-220

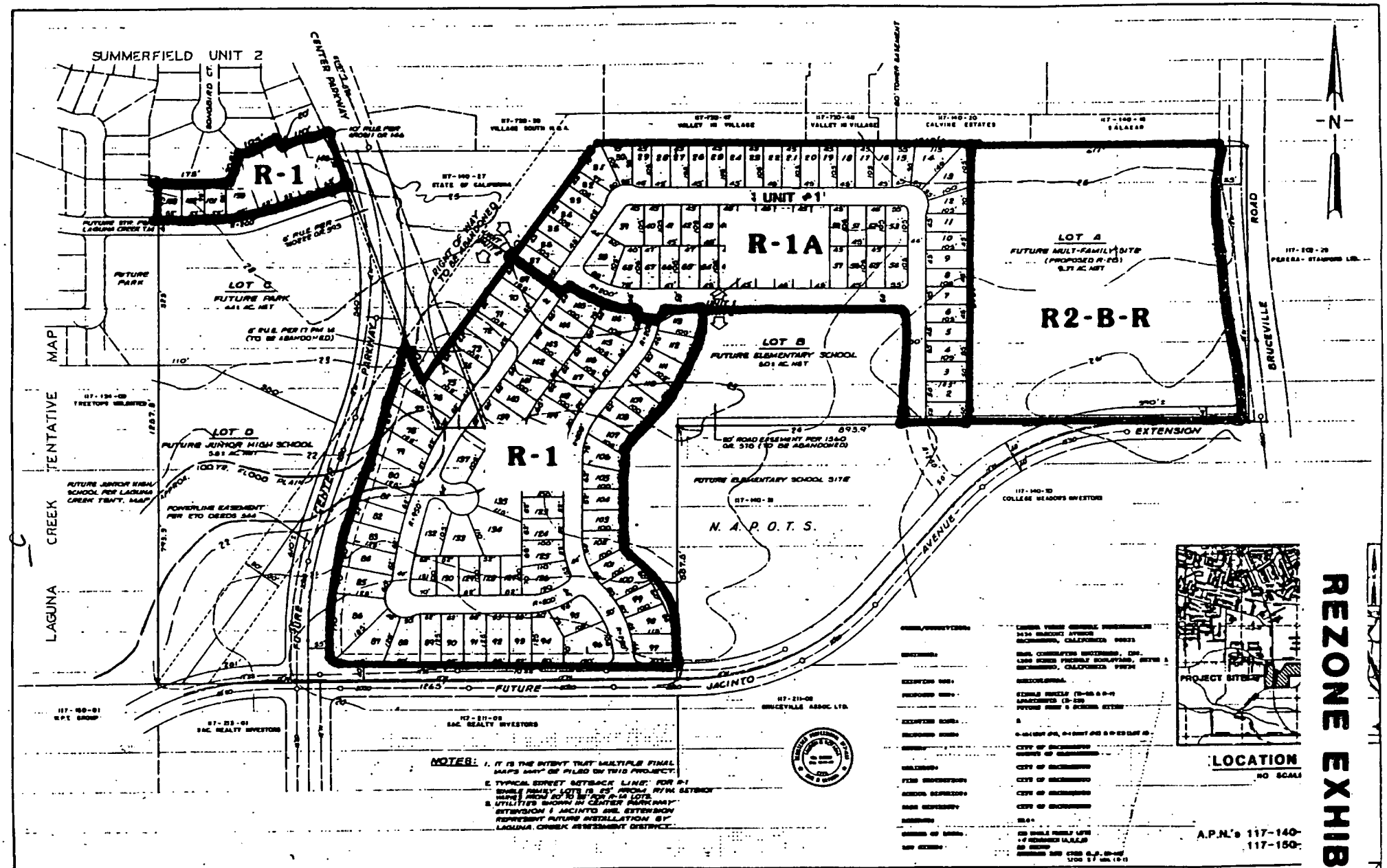
P88-220

8/11/88

item 12

REZONE EXHIBIT

11



ORDER NO: 92263-AI

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

PARCEL NO. 1:

Parcel B of that certain Parcel Map entitled "A portion of the NW ¼ of Section 22 T. 7 N., R 5 E., M.D.M. and of Ehrardt Acres (12 B.M. 24)", filed in Book 37 of Parcel Maps, at page 13, records of said County.

PARCEL NO. 2:

The South 629.31 feet of the NW ¼ of Section 22, T. 7 N., R. 5 E., M.D.B.&M.

EXCEPTING THEREFROM any of said land lying within the following described parcel:

Beginning at the center of said Section 22 and running thence North along the East line of said Section 22, a distance of 629.31 feet; thence West, parallel to the South line of the Northwest ¼ of said Section 22, a distance of 1384.37 feet; thence South parallel to the East line of the Northwest ¼ of said Section 22, a distance of 629.31 feet to the South line of the Northwest ¼ of said Section 22; thence East along the South line of the Northwest ¼ of said Section 22, a distance of 1384.37 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any of said land lying within the following described parcel:

Beginning at a point from which the Northeast corner of the Northwest one-quarter of Section 22, as shown on the Record of Survey entitled "Portions of Sections 15, 16, 21 & 22 T. 7 N., R. 5 E., M.D.B.&M.", recorded in the office of the Recorder of Sacramento County in Book 25 of Surveys, at page 25, bears the following three (3) courses and distances: (1) North 21° 00' 16" West 354.76 feet; (2) North 89° 30' 12" East 2284.67 feet; (3) North 00° 44' 23" West 1006.91 feet; thence from said point of beginning North 89° 10' 10" East 43.51 feet; thence South 16° 14' 27" East 2.62 feet; thence South 21° 00' 16" East 733.16 feet; thence South 89° 10' 01" West 106.53 feet; thence North 21° 00' 16" West 735.85 feet; thence North 89° 10' 10" East 53.26 feet to the point of beginning.

PARCEL NO. 3:

Parcel E, of that certain Parcel Map entitled "Parcel Map of Parcel A of a Portion of the NW ¼ Section 22, T. 7 N., R. 5 E., M.D.B.&M.", filed in book 17 of Parcel Maps, at page 14, records of said County.

EXCEPTING THEREFROM any of said land lying within and Westerly of the following described parcel:

Beginning at a point from which the Northeast corner of the Northwest one-quarter of Section 22, as shown on the Record of Survey entitled "Portions of Sections 15, 16, 21 & 22, T. 7 N., R. 5 E., M.D.B.&M.", recorded in the office of the Recorder of Sacramento County in Book 25 of Surveys, page 25, bears the following three (3) courses and distances: (1) North 21° 00' 16" West 354.76 feet; (2) North 89° 30' 12" East 2284.67 feet; (3) North 00° 44' 23" West 1006.91 feet; thence from said point of beginning North 89° 10' 10" East 53.51 feet; thence South 16° 14' 27" East 2.62 feet; thence South 21° 00' 16" East 733.16 feet; thence South 89° 10' 01" West 106.53 feet; thence North 21° 00' 16" West 735.85 feet; thence North 89° 10' 10" East 53.26 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of said Northwest quarter of Section 22 lying within and Westerly of the land described in the Deed from C. L. Bowman & Associates, Inc., a corporation, to the City of Sacramento, said Deed recorded March 11, 1969 Book 69-03-11, page 146, Official Records.

At the date hereof Exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

A. AS TO PARCEL NO. 1:
TAXES, general and special, for the fiscal year 1987-1988, as follows:

Parcel No.	: 117-0154-008
Billing No.	: 87245150
Code Area	: 03-117
1st Installment	: $1,923.65 DELINQUENT PLUS PENALTY
2nd Installment	: $1,923.65 Due February 1, 1988; Delinquent April 10, 1988
Land	: $350,595.00
Imp. Value	: $NONE
Exemption	: $NONE

11

RESOLUTION No. 88-804

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTH SIDE OF JACINTO ROAD; BETWEEN CENTER PARKWAY AND BRUCEVILLE ROAD

(**P88-220**) (APN: 117-0140-019,032,033
117-0154-010,011)

WHEREAS, the City Council on September 20, 1988, held a public hearing on the request for approval of a tentative map for property located at the north side of Jacinto Road, between Center Parkway and Bruceville Road;

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 and/or Planning staff 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.

APPROVED
BY THE CITY COUNCIL

SEP 20 1988

OFFICE OF THE
CITY CLERK

10

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 South Sacramento 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code including any necessary off-site from Unit 1 to Jacinto (24 ft. of pavement);

   b. Prepare a sewer and drainage study for the review and approval of the City Engineer;

   c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

   d. Pursuant to City Code Section 40.1302 (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;

   e. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;

   f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;

   g. Meet all County Sanitation District requirements;

h. Submit a soils test prepared by a registered engineer to be used in street design;

i. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways;

j. Dedicate a 12.5 foot Public Utility Easement for underground and overhead electrical facilities and appurtenances adjacent to Jacinto Road, Center Parkway and Bruceville Road;

k. Expanded intersections at Jacinto and Bruceville, Jacinto and Center Parkway shall be provided to the satisfaction of the Traffic Engineer;

l. Improvements adjacent to Bruceville Road shall be coordinated with and approved by Sacramento County Highways and Bridges Division;

m. All or a portion of the property lies in an area the Federal Emergency Management Agency (FEMA) has identified as a special flood hazard area Zone AE. No development, substantial improvements and/or placement of manufactured homes or any other structure shall occur in special flood hazard areas without full compliance with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approvals in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100 year Flood Plain Standards;

n. <u>Place the following note on the Subdivision/Parcel Map</u>:

"All or a portion of the parcels in this subdivision/parcel map area within a "Special Flood Hazard Area" as identified by Federal Emergency Management Agency (FEMA) Zone AE. Within special flood hazard areas, all development, substantial improvements, and the placement of manufactured homes and all other structures shall conform with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approval in special flood hazard areas upon criteria that shows the proposed development, placement, and/or substantial improvement will meet the FEMA 100 year Flood Plain Standards. To ascertain additional details, contact the Director of Planning and Development for the City of Sacramento;

o. If the proposed project is to be built in phases, the following items are required as conditions of the initial phase. Adequate access to each phase shall be provided. This may require street extensions be dedicated and provided outside the phasing boundaries;

p. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, bridges, channel improvements and other public facilities in the Laguna Creek Study Area;

q. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director;

r. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map. May require applicant/owner to form district;

s. Improve and dedicate an additional minimum 25 foot wide landscaped strip along Center Parkway and Jacinto Avenue. Improvement plans shall be submitted to the Community Services Department and Planning Division for approval prior to final map approval. The plans shall include landscaping, irrigation, a six foot masonry wall a meandering walking. A maintenance district shall be formed to maintain the 25 foot setback prior to final map approval;

t. The 25 foot landscape strip shall be indicated on the final map as a separate remaining parcel.

NOTE: Exterior noise levels shall be mitigated to 65 Ldn for those properties adjacent to Bruceville road to the satisfaction of the County Health Department and City Environmental Review Coordinator.

NOTE: PG and E power line easement is 66' wide.

MAYOR

ATTEST:

CITY CLERK

P88-220

P88-220

8/11/88

item 12

TENTATIVE MAP

LAGUNA CREEK TENTATIVE MAP

SUMMERFIELD UNIT 2

BONGARD CT.

CENTER PARKWAY

FUTURE PARK

LOT C
FUTURE PARK
4.41 AC. NET

LOT D
FUTURE JUNIOR HIGH SCHOOL
5.81 AC. NET

FUTURE JUNIOR HIGH SCHOOL PER LAGUNA CREEK TENT. MAP

100 YR. FLOOD PLAIN

POWERLINE EASEMENT PER ETO DEEDS 544

FUTURE CENTER PARKWAY

RIGHT OF WAY TO BE ABANDONED

UNIT #1

UNIT 2

UNIT 1
UNIT 2

LOT B
FUTURE ELEMENTARY SCHOOL
5.01 AC. NET

FUTURE ELEMENTARY SCHOOL SITE

N. A. P. O. T. S.

LOT A
FUTURE MULT-FAMILY SITE
(PROPOSED R-20)
9.71 AC. NET

80' ROAD EASEMENT PER 1540 OR 370 (TO BE ABANDONED)

FUTURE JACINTO AVENUE

BRUCEVILLE ROAD EXTENSION

LANDSCAPE MAINTENANCE STRIP

VILLAGE SOUTH H.O.A.

VALLEY HI VILLAGE

CALVINE ESTATES

SALAZAR

STATE OF CALIFORNIA

PEREIRA - STAMPORD LTD.

COLLEGE MEADOWS INVESTORS

BRUCEVILLE ASSOC. LTD.

SAC. REALTY INVESTORS

W.P.I. GROUP

TREETOPS UNLIMITED

PROJECT SITE

LOCA

NOTES:
1. IT IS THE INTENT THAT MULTIPLE FINAL MAPS MAY BE FILED ON THIS PROJECT.
2. TYPICAL STREET SETBACK LINE FOR R-1 SINGLE FAMILY LOTS IS 25' FROM R/W. SETBACK VARIES FROM 20' TO 25' FOR R-1A LOTS.
3. UTILITIES SHOWN IN CENTER PARKWAY EXTENSION & JACINTO AVE. EXTENSION REPRESENT FUTURE INSTALLATION BY LAGUNA CREEK ASSESSMENT DISTRICT.

A.P.N.'s 117-140-19, 32, 33
117-150-10, 11.

DESIGNED BY:	REV	DATE	DESCRIPTION	BY	APPD
DRAFTED BY:					
CHECKED BY:					

BENCH MARK: ELEV.:
DESCRIPTION: DATUM:

LAGUNA VERDE
CITY OF SACRAMENTO, CALIFORNIA

SCALE 1" = 100'
JOB NO. 6755-45
DATE: MAY, 1988

TENTATIVE SUBDIVISION MAP
MAY, 1988
REVISED 7-28-88

KASL
CONSULTING ENGINEERS, INC.
Civil-Environmental 916-929-5137
1200 North Freeway Blvd., Suite 1
Sacramento, Ca. 95834

SHEET 1 OF 1

Sacramento City Planning Commission
VOTING RECORD

11

MEETING DATE: August 11, 1988

ITEM NUMBER: 12 D

PERMIT NUMBER: P88-220

ENTITLEMENTS

- [ ] GENERAL PLAN AMENDMENT
- [ ] COMMUNITY PLAN AMENDMENT
- [x] REZONING
- [ ] SPECIAL PERMIT
- [ ] VARIANCE
- [ ] TENTATIVE MAP
- [ ] SUBDIVISION MODIFICATION
- [ ] LOT LINE ADJUSTMENT
- [ ] ENVIRONMENTAL DET.
- [ ] OTHER _____

STAFF RECOMENDATION: Rec [x] Favorable [ ] Unfavorable

- [ ] Correspondence
- [ ] Petition

LOCATION: Between Center Parkway & Bruceville Road at proposed Parklands Dr.

PROPONENTS

NAME	ADDRESS

OPPONENTS

NAME	ADDRESS

MOTION # _____

	Yes	No	Motion	Second
GASTON	✓			
HOLLICK	✓		✓	
HOLLOWAY	Absent			
ISHMAEL	Absent			
NOTESTINE	✓			
OTTO	Absent			
RAMIREZ	✓			✓
WALTON	Absent			
CHINN	✓			

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
- [x] 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 _____

PLANNING AND DEVELOPMENT

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

11

APPLICANT Pacific General Group, 3434 Marconi Avenue, Sacramento, CA 95821
OWNER Laguna Verde, A General Partnership, 3434 Marconi Avenue, Sacto, CA 95821
PLANS BY KASL Engineering
FILING DATE 5/6/88 ENVIR. DET. Neg. Dec. 5/19/88 REPORT BY PW:pe
ASSESSOR'S PCL. NO. 117-0140-019, 032, 033; 117-0154, 010, 011

APPLICATION: A. Negative Declaration

B. General Plan Amendment for 3.0± vacant ac. from Low Density Residential to Medium Density Residential.

C. Community Plan Amendment for 3.0± vacant acres from Residential 4-8 du/ac to Residential 11-21 du/ac.

D. Rezone 36.4 vacant acres from Agricultural (A) to 26.6± acres of Single Family Alternative (R-1A) and 9.8± vacant acres to Multi-Family (R-2B) zones.

E. Tentative Map to divide 55.6± vacant acres into 171 R-1A lots and four remaining lots including a 9.8± acres Multi-Family lot

F. Special Permit to allow the development of 171 zero lot line Single Family detached homes.

LOCATION: Between Center Parkway and Bruceville Road at the proposed Jacinto Road.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 171 zero lot line single family detached homes and a 168 unit apartment complex.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential, Medium Density Residential
1986 South Sacramento Community Plan Designation:	Residential 4-8 du/ac, Residential 11-21 du/ac.
Existing Zoning of Site:	Agricultural (A)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Apartments; R-3R
South:	Vacant; R-1 PUD, R-2B PUD
East:	Vacant; County Residential; R-2B PUD
West:	Vacant; R-1

Parking Required:	252 spaces a 1.5 to 1 ratio
Parking Provided:	268 spaces
Property Dimensions:	irregular
Property Area:	55.6± acres
Density of Development:	4.2± d.u. per acre for single family development, 17.3± d.u. per acre for Multi-Family.

APPLC. NO. P88-220 MEETING DATE August 11, 1988 ITEM NO. 12

Square Footage of Building:	varies from 1,162 to 1,710 sq. ft.
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Materials:	Single Family Homes; horizontal wood siding, stucco with wood shake roof.
Apartments:	Drop-lap siding with composition shingles
Exterior Building Colors:	Earth tones

Subdivision Review Committee Recommendation: On July 27, 1988, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which are attached.

Staff Evaluation: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of 55.6± vacant acres in the Agricultural (A) zone. The General Plan designates the site for low density and medium density residential uses and a future park site. The 1986 South Sacramento Community Plan designates the site for residential uses at densities of 4-8 du/ac and 11-21 du/ac, a future Elementary school site, a future Junior High school site and a future park site. The school and park sites overlap onto adjacent properties as well.

Surrounding land uses include apartments zoned R-3R to the north, vacant land zoned R-1 PUD and R-2B PUD to the south; vacant residentially zoned land in the County to the east; and vacant land zoned R-1 to the west. The recently approved Laguna Meadows PUD lies directly south of the subject site.

B. Applicant's Proposal

The applicant's original submitted proposal called for a rezone of 26.6 vacant acres from Agricultural (A) zone to R-1A; 9.8± vacant acres from A to R-2B, and a tentative map in order to develop 171 zero lot line detached single family homes and a 168 unit apartment complex. Staff expressed major concerns with the number of proposed R-1A lots and the lack of an adequate landscape area between the future roadways and the proposed subdivision walls.

An agreement was reached between staff and the applicant to scale back the zero lot line, R-1A lots by revising the map to indicate a large number of R-1 lots and a 25' landscape maintenance strip along future Jacinto Avenue and Center Parkway. (See Map) The revised proposal is as follows:

10.0 ac.	R-1A	68 lots
16.6 ac.	R-1	85 lots
9.7 ac.	R-2B	168 apt. units
5.8 ac.	Future Junior High site	
5.0 ac.	Future Elementary school site	
4.4 ac.	Future Park site	

5.5 ac.	Roads
55.6 ac.	Total project site

Based on the above revised proposal, the entitlements requested by the applicant now are: a General and Community Plan Amendment for 3.0± acres from low density residential to medium density residential; rezone of 10.0± ac. from Agricultural (A) to the Single Family Alternative (R-1A) zone; rezone of 16.6± acres from A to the Standard Single Family (R-1) zone; rezone of 9.7± acres from A to the Multi-Family (R-2B) zone; tentative map to divide 55.6± acres into 68 R-1A lots, 85 R-1 lots, 9.8± acre Multi-Family lot and three remaining lots; and special permit to develop 68 zero lot line detached single family homes.

C. Map Design

The revised, submitted map indicates 68 R-1A lots with an average lot size of 4725 sq. ft. and 85 R-1 lots with a 5,200 sq. ft. minimum. The single family lots wrap around a future 10.0± acre elementary school site of which a 5± acre portion (Lot B) is a part of this map. The other 5± acre portion of the school site is the responsibility of the adjacent land owners. A future park site (Lot C) and a Junior High school site (Lot D) are located to the west of the single family lots across Center Parkway. The 9.7± acre multi-family site (Lot A) is located along Bruceville Road in the northeast corner of the subject site. A distinctive feature of this tentative map is a 25' landscape maintenance strip along both Jacinto Avenue and Center Parkway. The applicant will submit improvement plans for this 25' strip to the Community Services Department and Planning Division for approval. These plans will include landscaping, irrigation, a six foot masonry wall and a meandering walkway. A maintenance district will be formed to maintain the 25 foot setback. The 25 foot landscape strip should be indicated on the final map as a separate remaining parcel.

D. Zero Lot Line Units

The proposed project contains 68 zero lot line units. These will be developed as unit 1 in the overall project. Under the special permits submittal, the applicant proposes four different residential models as follows:

Model	Size	Bedrooms/Bathrooms	Height
A	1,162 sq. ft.	3 bedroom, 2 bath	1 story
B	1,350 sq. ft.	3 bedroom, 2 bath	1 story
C	1,509 sq. ft.	3 bedroom, 3 bath	2 story
D	1,710 sq. ft.	3 bedroom, 3 bath	2 story

The exterior building materials consist of wood siding and stucco with wood shake roofs. The applicant submitted color rendering of the elevations which depict colors and materials. Staff does recommend that detailed elevations be submitted for Planning Director review and approval prior to issuance of building permits. Staff emphasizes that quality of design and materials will

be closely reviewed. The applicant has also submitted typical R-1A lot layouts with variable setbacks ranging from 20' to 25'.

The minimum size of the R-1A lots are 45' x 105' which are adequate to provide for the building coverage and outdoor living area. The submitted lot layouts indicate a 14 foot rear yard setback for Plan B. A minimum 15 foot rear yard should be provided on all lots. This would create a more usable rear yard.

E. Apartment Complex

The submitted plans for 168 apartment units propose three building cluster types and four unit types. Overall building and unit types are as follows:

Unit Calculations

Unit A	643/661 sq. ft.	24 units
Unit A-H	674 sq. ft.	8 units
Unit B	935 sq. ft.	64 units
Unit C	1056 sq. ft.	72 units

Total.....168 units

Building Calculations

Building Type 1	10,484 sq. ft	2 buildings total	A-H Units
Building Type 2	7,480 sq. ft.	8 buildings total	B Units
Building Type 3	8,448 sq. ft.	9 buildings total	C Units
Recreation Building	500 sq. ft.		

The exterior elevations are proposed to be wood siding with wood trim. The plans indicate matching enclosures for electrical and mechanical equipment. Staff has no major concerns with the apartment complex design but does recommend that additional windows be placed on the side elevations of building No. two. Further, staff recommends that the applicant adhere to the multi-family residential design criteria indicated in Exhibit A. The project's signage program was not submitted with this proposal. Staff recommends that the applicant submit a sign program to the Planning Director for review and approval prior to issuance of any sign permits.

The applicant has not submitted detailed plans for the carports. Staff suggests the carports be designed with a wood fascia on the edge of the roofs. In addition, the applicant should be aware that a six foot high masonry wall be required on the westerly property line.

Staff does recommend rezoning of the proposed apartment site to R-2B-R. The "R" review would allow staff and the Planning Commission an opportunity to review any subsequent apartment proposals in the event the current applicant does not develop the site.

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 with the following mitigation measures:

A. The applicant shall construct a noise barrier wall along the Center Parkway frontage of the project that will attenuate exterior noise levels at adjacent properties to acceptable levels per the County Environmental Health Department.

B. The project is located within the Laguna Creek Assessment District and must comply with all applicable mitigation measures identified in the Laguna Creek Flood Assessment District EIR.

STAFF RECOMMENDATION: Staff recommends the Commission rake the following action:

A. Ratify the Negative Declaration;

B. Recommend approval of the General Plan Amendment from Low Density Residential to Medium Density Residential;

C. Recommend approval of the Community Plan Amendment from Residential 4-8 du/ac to Residential 11-21 du/ac;

D. Recommend the rezoning of 10.0± acres from Agricultural (A) to Standard Single Family Alternative (R-1A) zone, 16.6± acres form Agricultural (A) to Standard Single Family (R-1) zone, 9.7± acres from Agricultural (A) to Multifamily (R-2B-R) zone;

E. Recommend approval of the Tentative Map to divide 55.6± acres into 68 R-1A lots, 85 R-1 lots, 9.8± acres multi-family site and three remaining lots subject to conditions that follow; and

F. Approve the Special Permit to develop 68 zero lot line homes, subject to conditions and based upon findings of fact which follow:

Conditions - Tentative Map

The Subdivision Review Committee recommends approval of the 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code including any necessary offsite from Unit 1 to Jacinto (24 ft. of pavement);

2. Prepare a sewer and drainage study for the review and approval of the City Engineer;

3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

4. Pursuant to City Code Section 40.1302 (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;

5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;

6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;

7. Meet all County Sanitation District requirements;

8. Submit a soils test prepared by a registered engineer to be used in street design;

9. Dedicate a standard 12.5- foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.

10. Dedicate a 12.5-foot Public Utility Easement for underground and over-head electrical facilities and appurtenances adjacent to Jacinto Avenue, Center Parkway and Bruceville Road.

11. Expanded intersections at Jacinto and Bruceville, Jacinto and Center Parkway shall be provided to satisfaction of Traffic Engineer.

12. Improvements adjacent to Bruceville Road shall be coordinated with and approved by Sacramento County Highways and Bridges Division.

13. All or a portion of the property lies in an area the Federal Emergency Management Agency (FEMA) has identified as a special flood hazard area Zone AE. No development, substantial improvements and/or placement of manufactured homes or any other structure shall occur in special flood hazard areas without full compliance with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approvals in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100-year Flood Plain Standards.

14. Place the following note on the Subdivision/Parcel Map:

"All or a portion of the parcels in this subdivision/parcel map area within a "Special Flood Hazard Area", as identified by Federal Emergency Management Agency (FEMA) Zone AE. Within special flood hazard areas, all development, substantial improvements, and the placement of manufactured homes and all other structures shall conform with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approval in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100-Year Flood Plain Standards. To ascertain additional details, contact the Director of Planning and Development for the City of Sacramento.

15. If the proposed project is to be built in phases, the following items are required as conditions of the initial phase. Adequate access to each phase shall be provided. This may require street extensions be dedicated and provided outside the phasing boundaries.

16. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, bridges, channel improvements and other public facilities in the Laguna Creek Study Area.

17. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.

18. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map. May require applicant/owner to form district.

19. Improve and dedicate an additional minimum 25 foot wide landscaped strip along Center Parkway and Jacinto Avenue. Improvement plans shall be submitted to the Community Services Department and Planning Division for approval prior to final map approval. The plans shall include landscaping, irrigation, a six foot masonry wall a meandering walkway. A maintenance district shall be formed to maintain the 25 foot setback prior to final map approval.

20. The 25 foot landscape strip shall be indicated on the final map as a separate remaining parcel.

Note: Exterior noise levels shall be mitigated to 65 Ldn for those properties adjacent to Bruceville Road to the satisfaction of the County Health Department and City Environmental Review Coordinator.

Note: PG and E power line easement is 66' wide.

Conditions - Special Permit

1. The applicant shall submit detailed elevation plans to the Planning Director for review and approval prior to issuance of building permits.

2. The front yard setback shall vary from 20 ft. to 25 ft.

3. The rear yard setbacks shall be a minimum of 15 feet.

4. The exterior building materials shall conform to the submitted elevations which consist of wood siding and stucco with a wood shake roof.

Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use in that the density is consistent with the R-1A, Single Family Alternative zone.

2. The special permit as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:

   a. the project provides a variety of building elevations; and

   b. adequate setbacks and off-street parking are provided.

3. The special permit is consistent with both the General Plan and the 1986 South Sacramento Community Plan in that the plans designate the site for low density residential uses and the proposed zero lot line homes conform to this designation.

Conditions: Rezone (Apartments) from A to R-2B-R

1. The applicant shall adhere to the attached Multi-Family residential design criteria.

2. The carports shall be designed with a wood facia on the edge of the roof.

3. The applicant shall provide a six foot high masonry wall along the west property line adjacent to the single family lots.

4. Building number two shall have windows placed on the side elevations.

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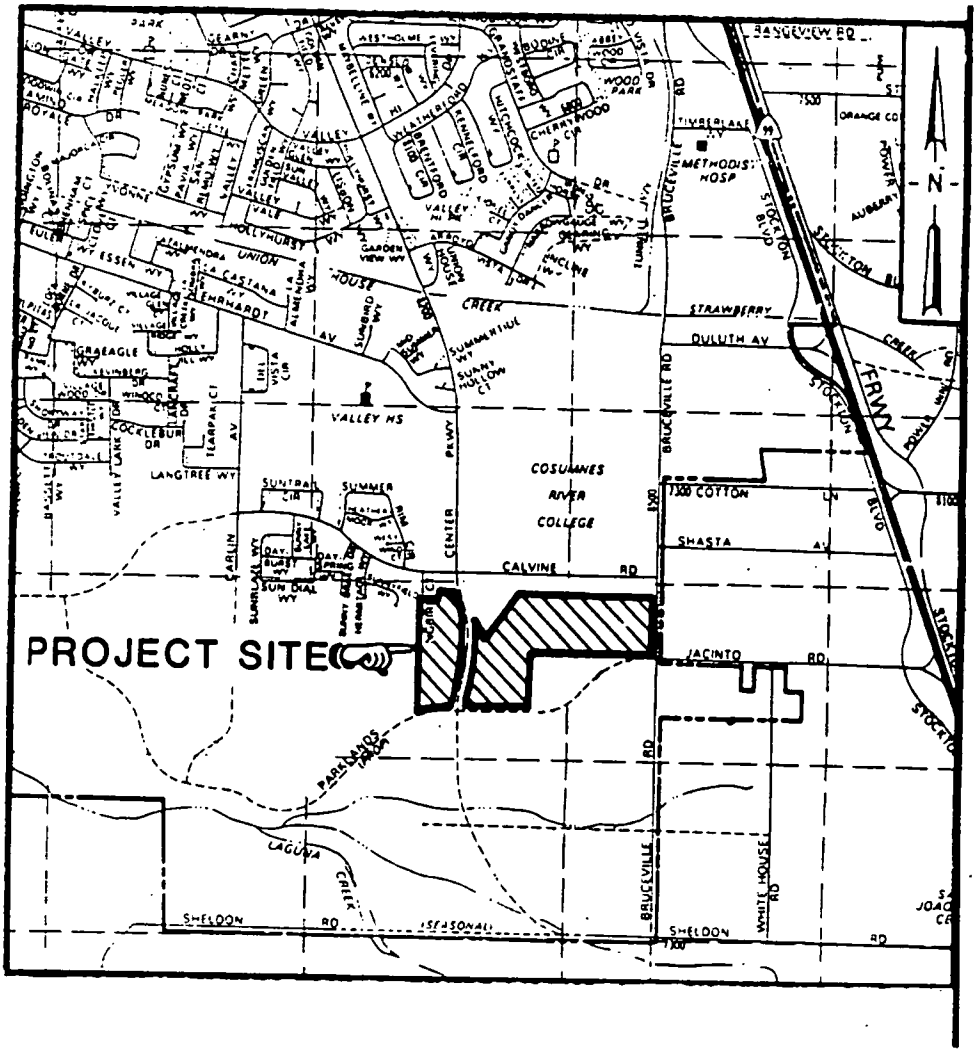
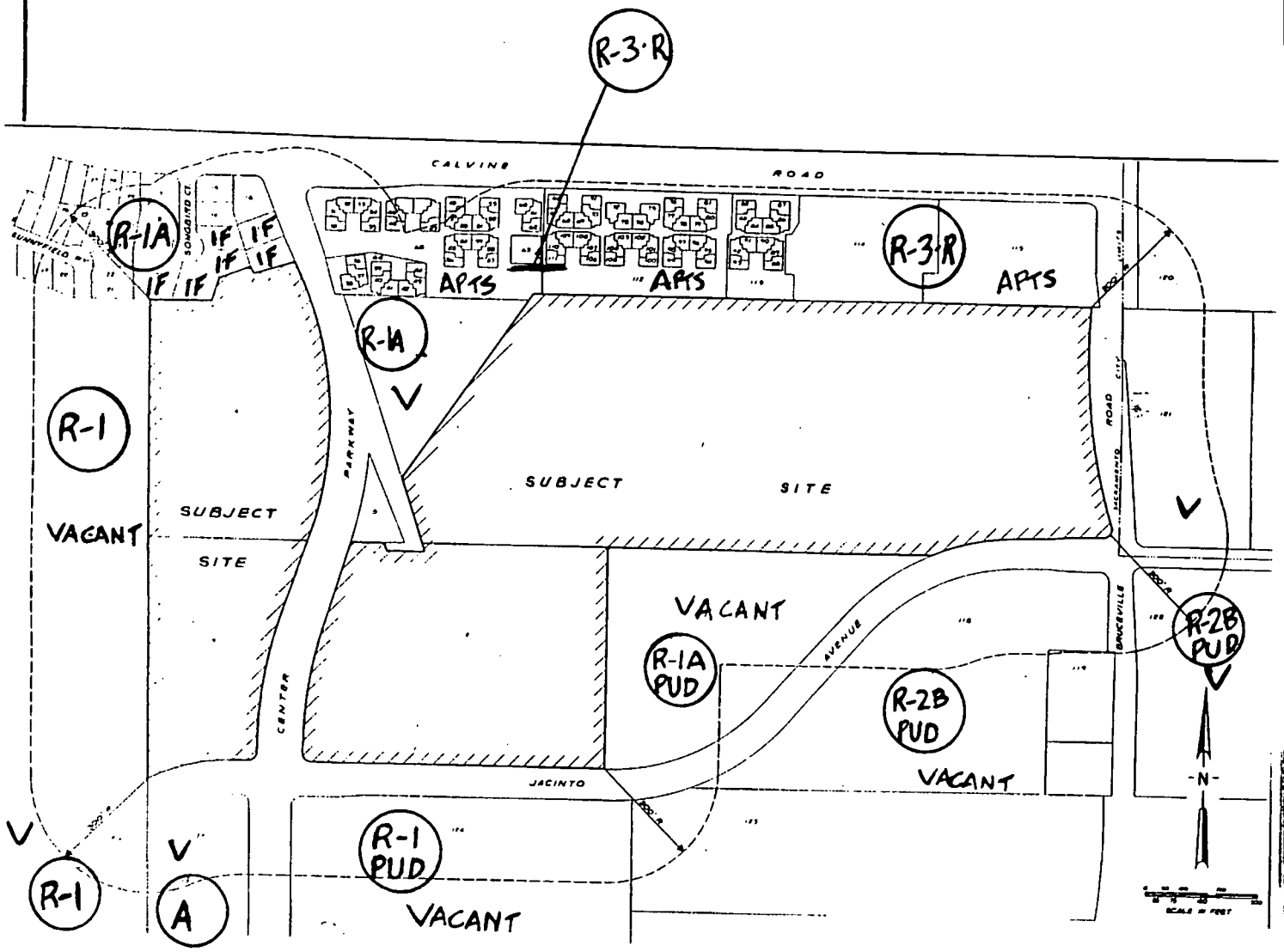


VICINITY MAP

24

P88-220 8/11/88 item 12



LAND USE & ZONING MAP

P88-220

8/11/88

25

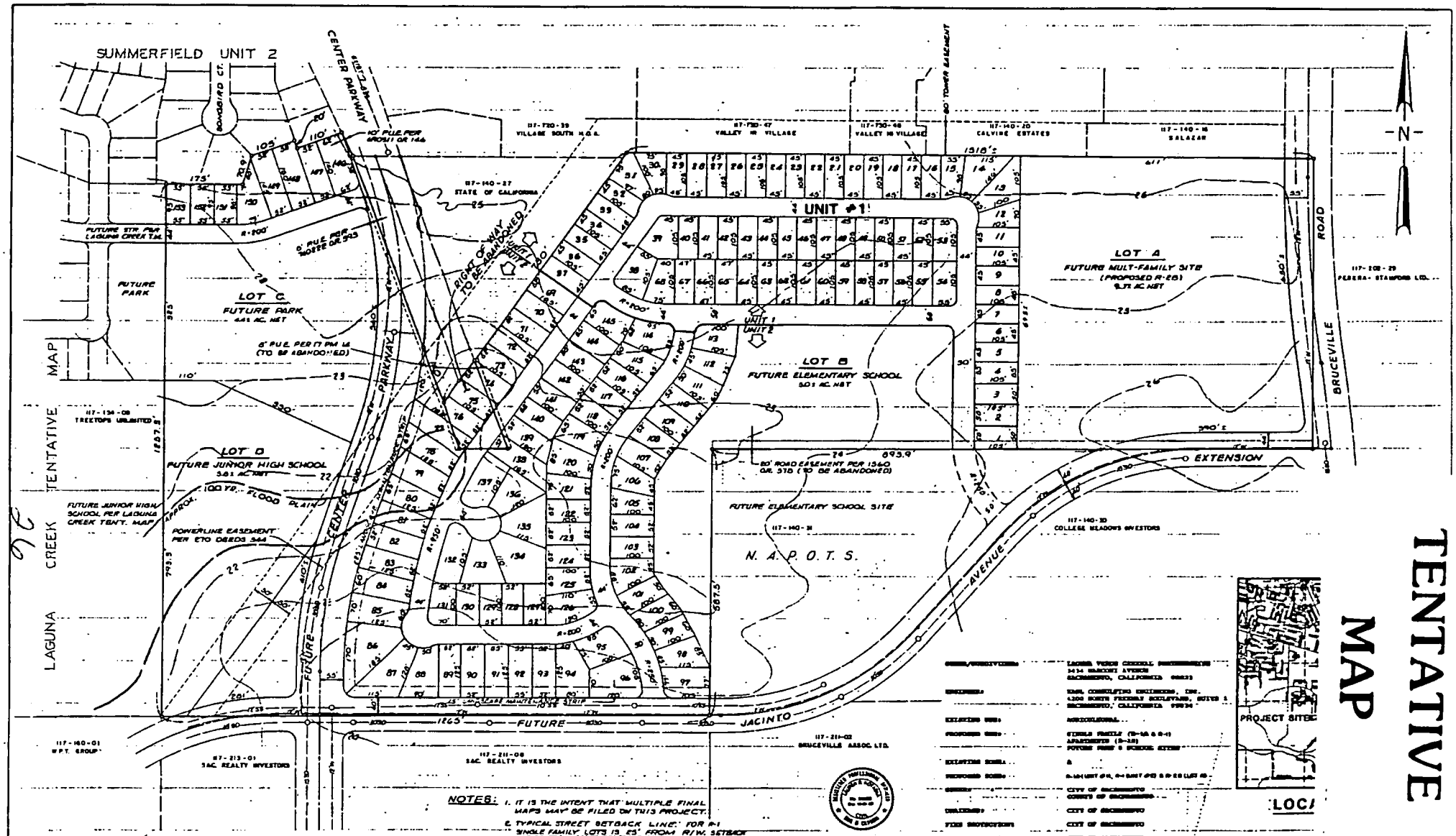
item 12

P88-220

8/11/88

item 12

TENTATIVE MAP



DESIGNED BY:	REV.	DATE	DESCRIPTION	BY	APPD
DRAFTED BY:					
CHECKED BY:					

BENCH MARK: ELEV.: DATUM:
DESCRIPTION:

LAGUNA VERDE

CITY OF SACRAMENTO, CALIFORNIA

SCALE 1" = 100'
JOB NO. 8788-48
DATE: MAY, 1988

TENTATIVE SUBDIVISION MAP

MAY, 1988
REVISED 7-25-88

KASL
CONSULTING ENGINEERS, INC.
Civil-Environmental 916-929-5127
4200 North Freeway Blvd., Suite 1
Sacramento, Ca. 95834

SHEET 1 OF 1

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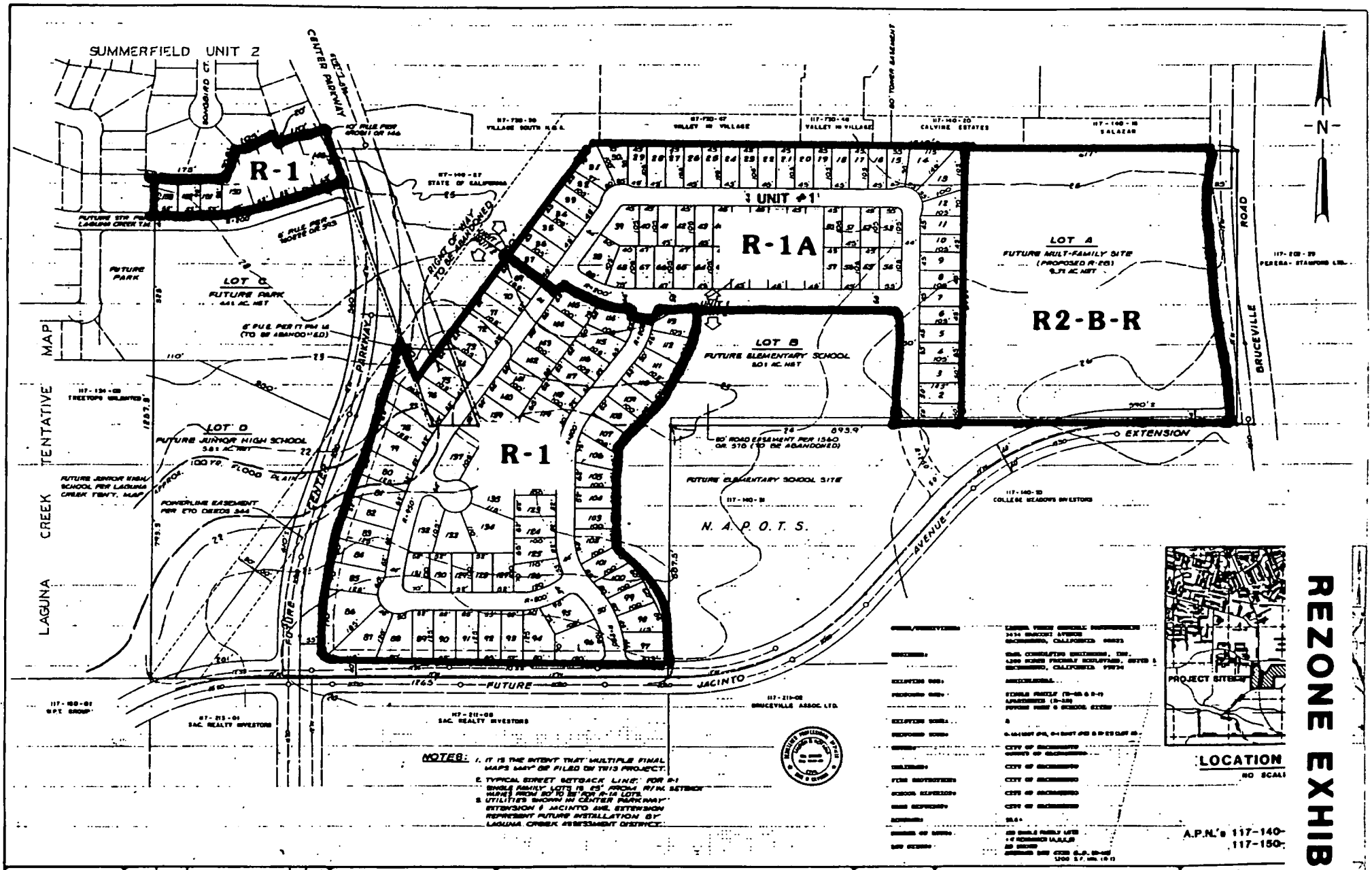
P88-220

8/11/88

item 12

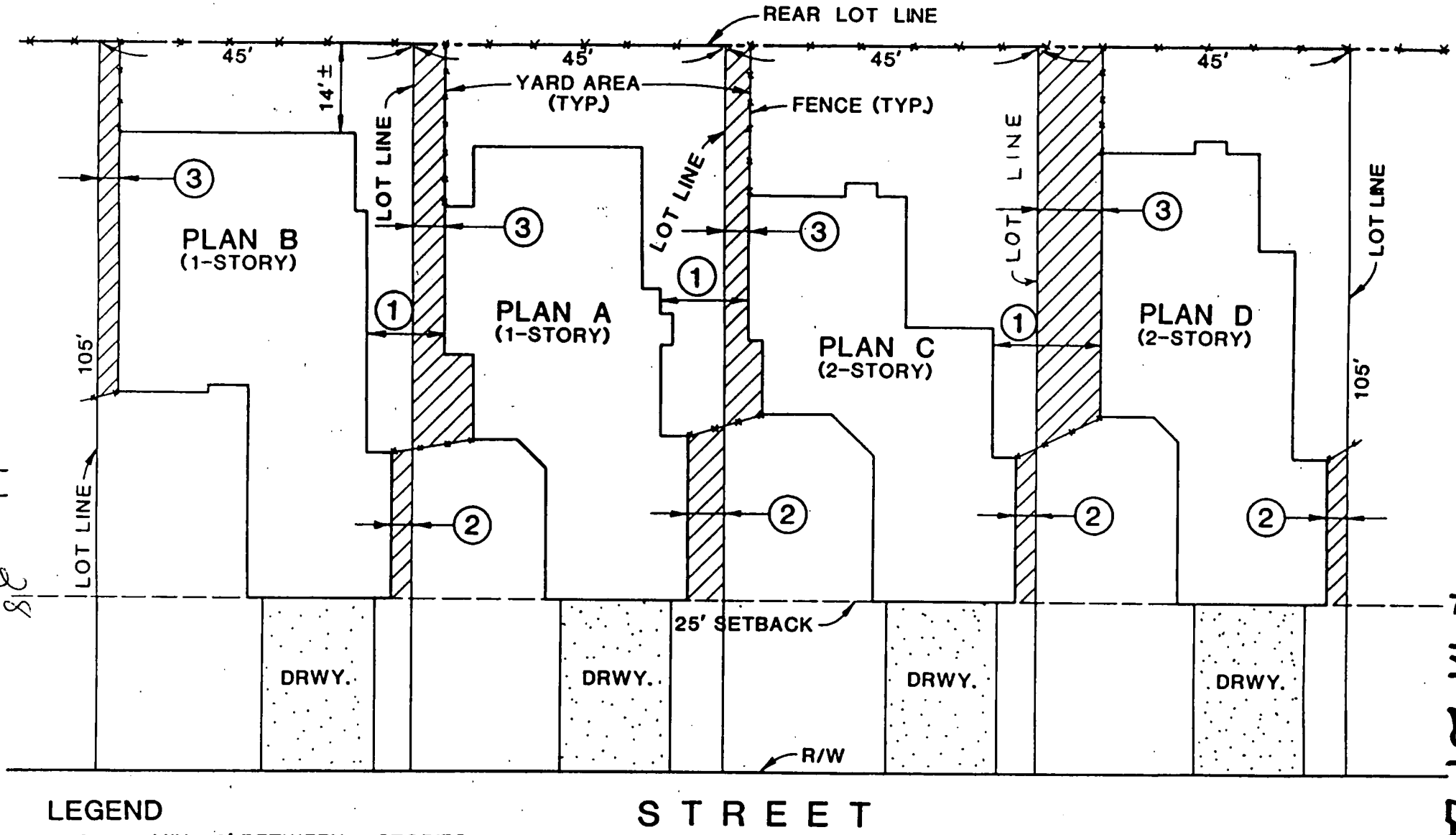


P88-220

8/11/88

28

item 12



LEGEND

1. MIN. 10' BETWEEN 1-STORIES
   MIN. 12.5' BETWEEN 1 & 2 STORIES
   MIN. 15' BETWEEN 2-STORIES
2. VARIES (3' MIN.)
3. VARIES (0' MIN.)

MAINTENANCE/"SWAP" EASEMENT

* FRONT YARD SETBACK VARIES FROM 20' TO 25'

TYPICAL R-1A LOT LAYOUTS

LAGUNA VERDE

1"=20'

R-1A LOT LAYOUTS

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P88 220

ZERO LOT LINE HOME ELEVATIONS

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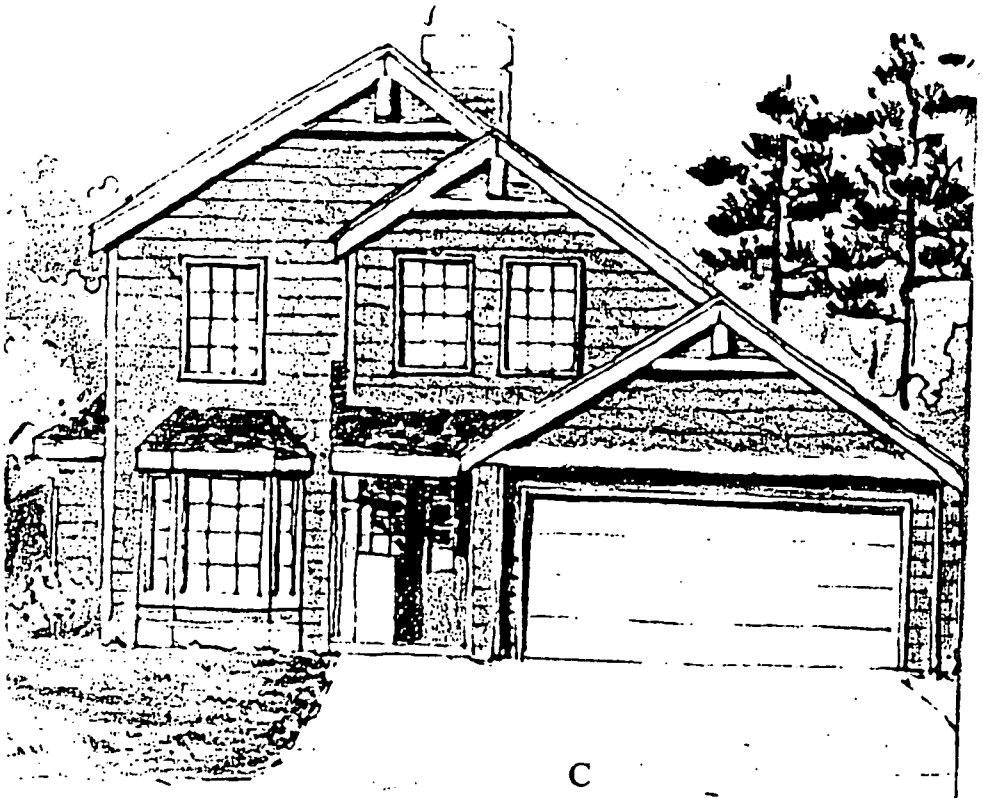

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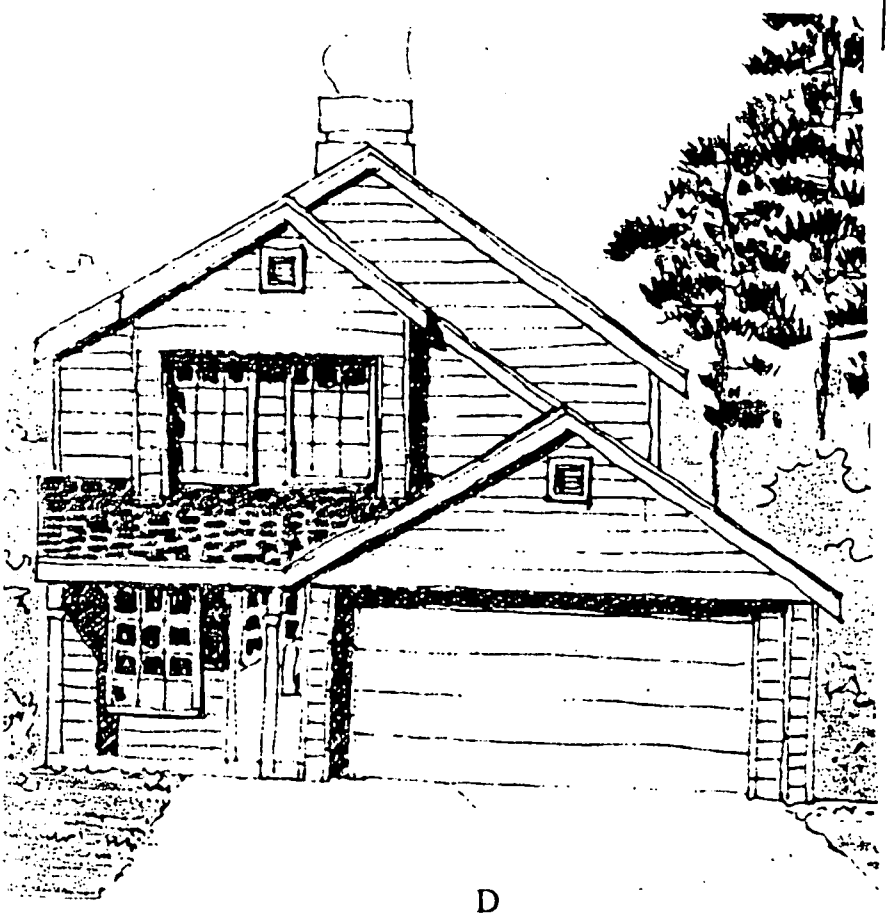

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P88-220

8/11/88 29

item 12

ZERO LOT LINE HOME ELEVATIONS

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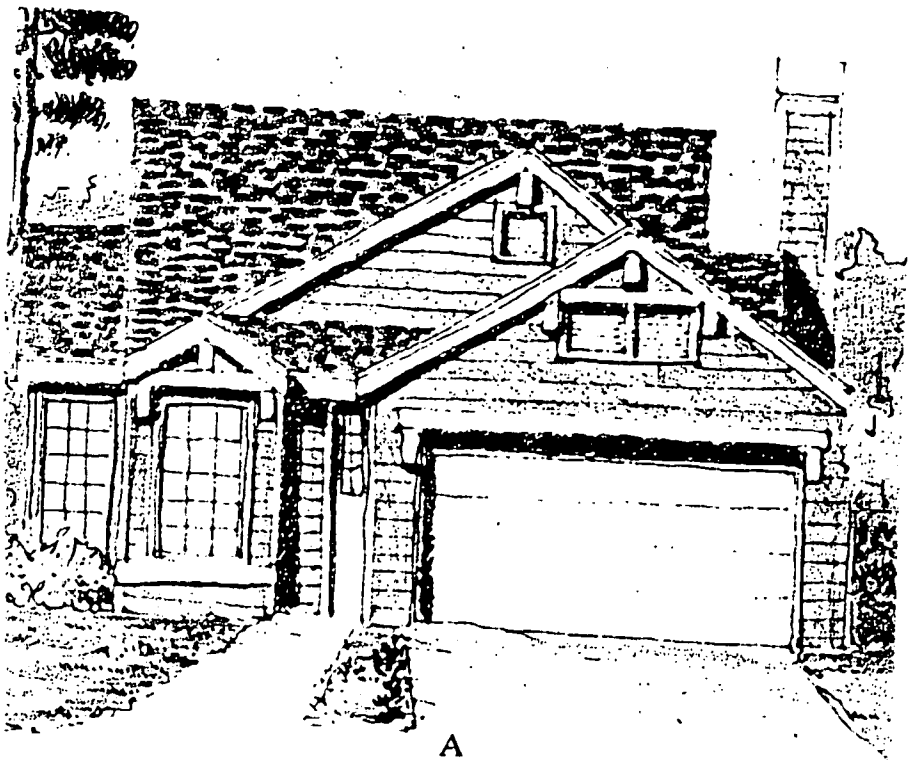

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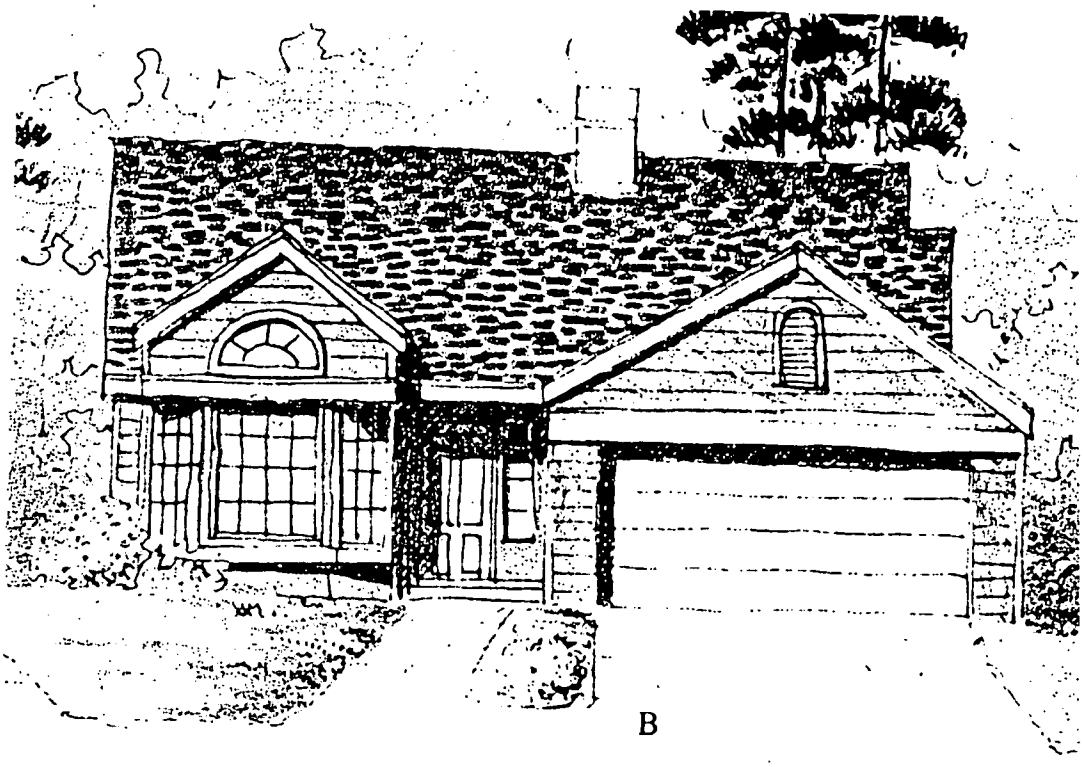

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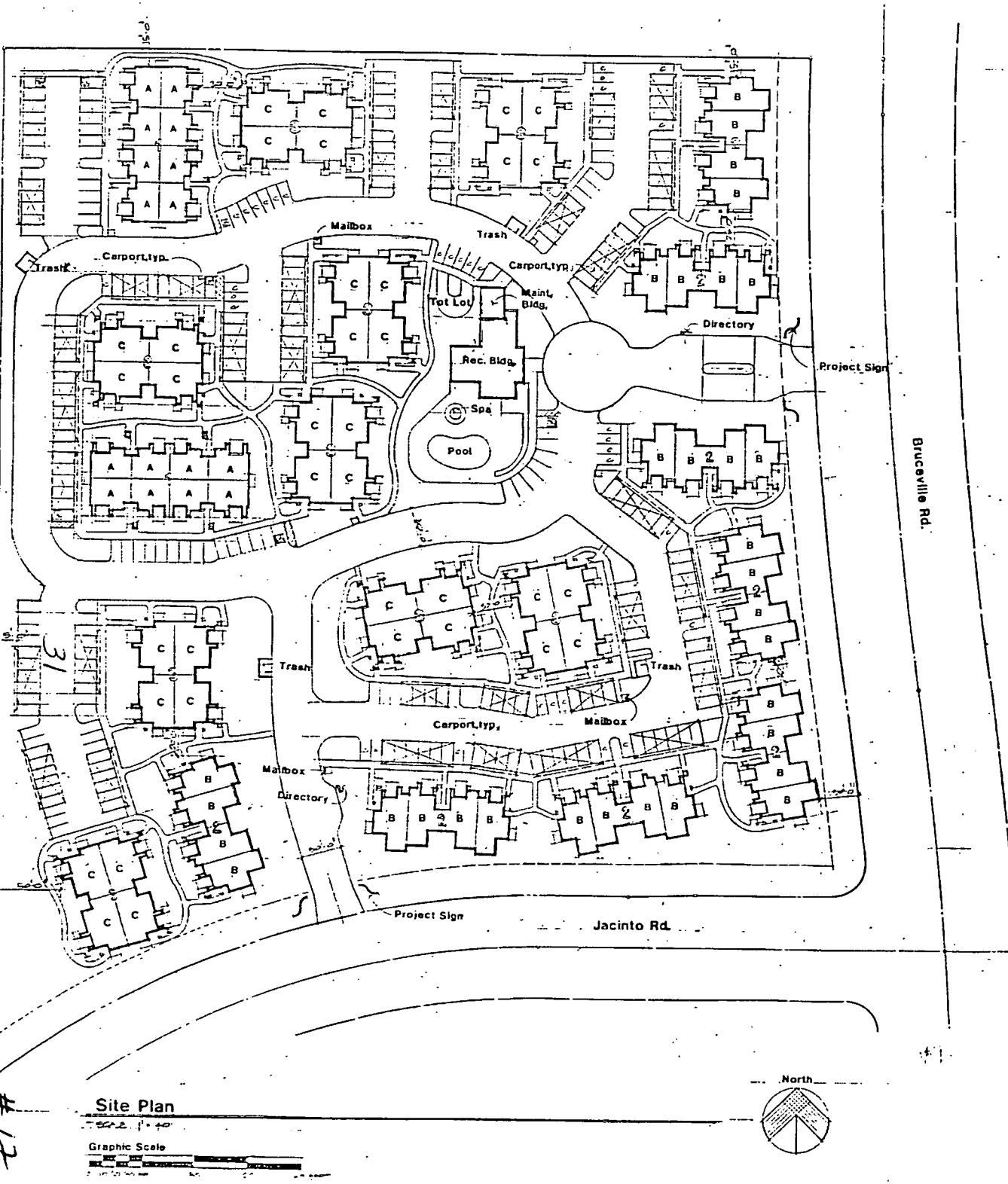
P88-220

8/11/88 30

item 12

LAGUNA VERDE APARTMENTS



Site Plan

SCALE 1" = 40'

Graphic Scale

SITE CALCULATIONS

A.P.N. 117-0140-019-0000

Proposed Site total ..... 9.7 acres (net)

UNIT CALCULATIONS

Unit "A"	643/ea	Sq.Ft.	24 Units
Unit "A-H"	674	Sq.Ft.	8 Units
Unit "B"	933	Sq.Ft.	64 Units
Unit "C"	1056	Sq.Ft.	72 Units
Total			168 Units

BUILDING CALCULATIONS

Building Type 1..	10,484 Sq.Ft.	(2) buildings total,	("A-H" Units
Building Type 2..	7,480 Sq.Ft.	(8) buildings total,	"B" Units
Building Type 3..	8,448 Sq.Ft.	(9) buildings total,	"C" Units
Recreation Building....	(1) building,	2,600 Sq.Ft.	
Maintenance Building....	(1) building,	500 Sq.Ft..	
Total.....	(21) Buildings	159,940 Sq.Ft.	

PARKING CALCULATIONS

Required ..... 268 Stalls

Provided:

1) Full Size

143 carport stalls.

3 carport handicap stalls.

61 open stalls.

3 open handicap stalls.

2) Compact

36 compact stalls

Total Provided Parking ..... 248 Stalls

SITE PLAN II

FOR APARTMENTS

ARKTEGRAF

ASSOCIATED ENGINEERS PLANNERS INTERIORS GRAPHICS

Project: LAGUNA VERDE APARTMENTS

Consultants:

Architect:

Date: 21 JUNE 88

Revisions: 27 JULY 88

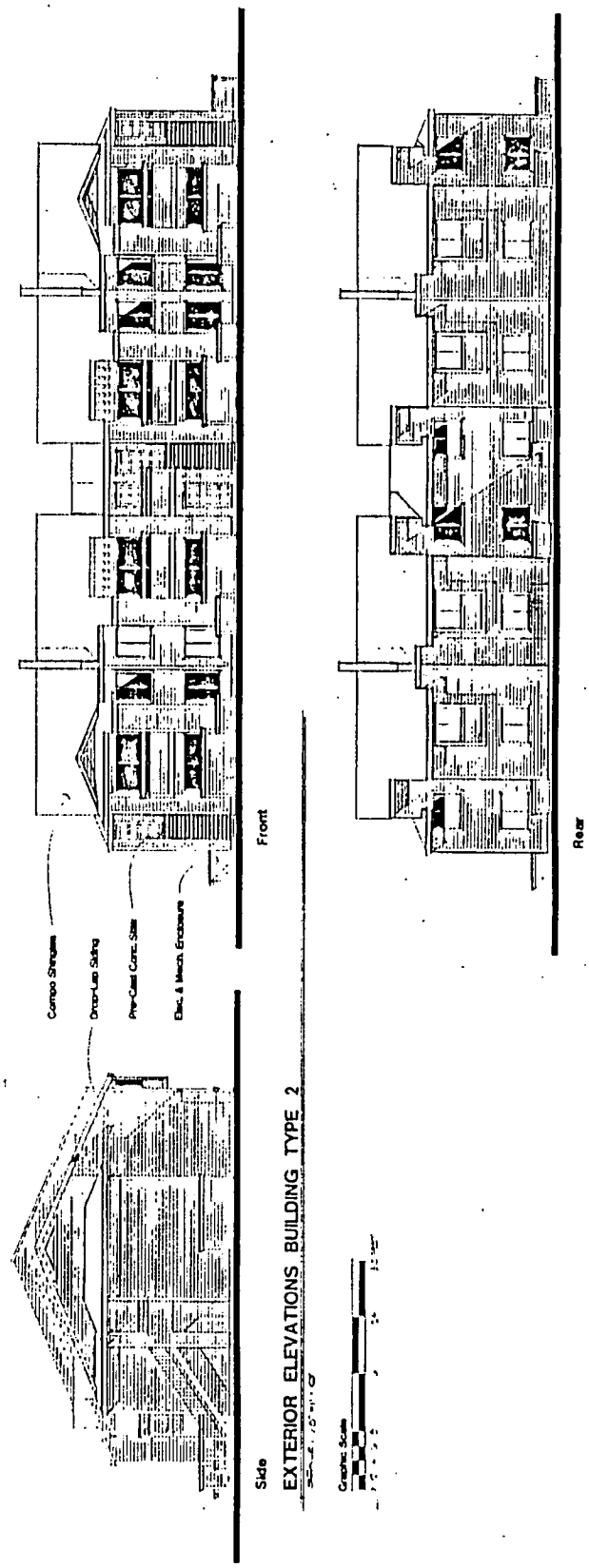
Sheet: PD1

#12

ELEVATIONS

BUILDING TYPE 2

11



LAGUNA VERDE APARTMENTS

Sacramento, CA

ARKTEGRAF

PD5

P88220

32

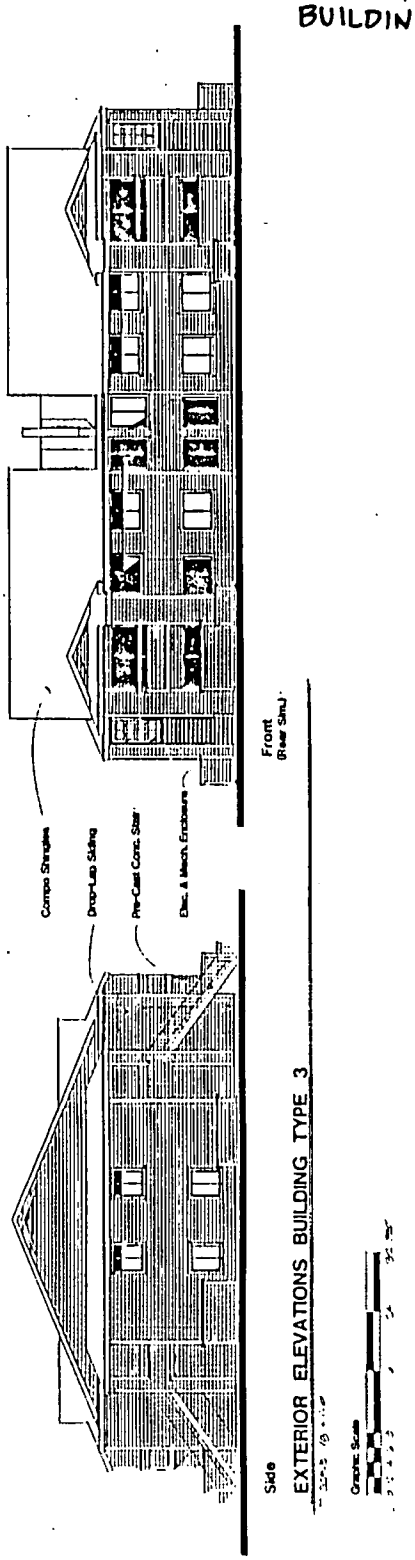
8-11-84

#12

11

ELEVATIONS

BUILDING TYPE 3



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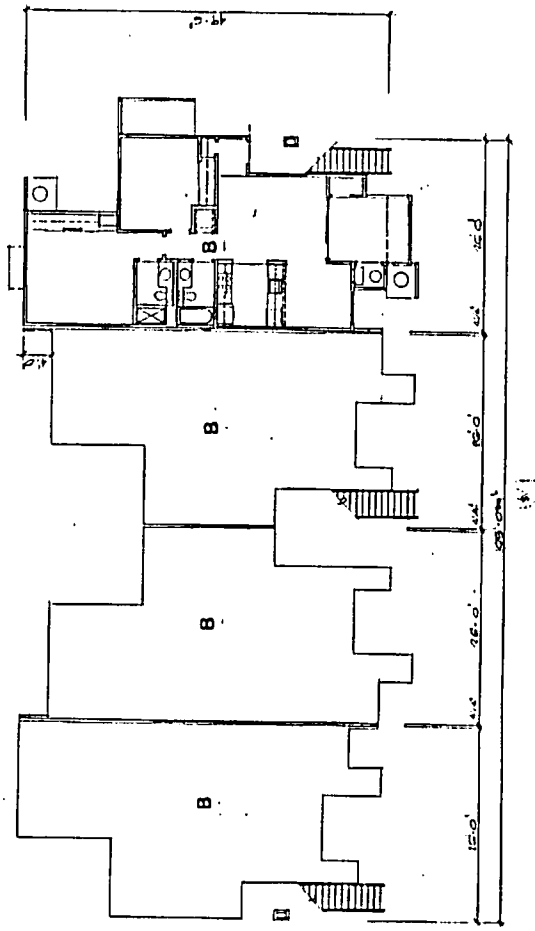
FLOOR PLANS

BUILDING TYPE 2

11



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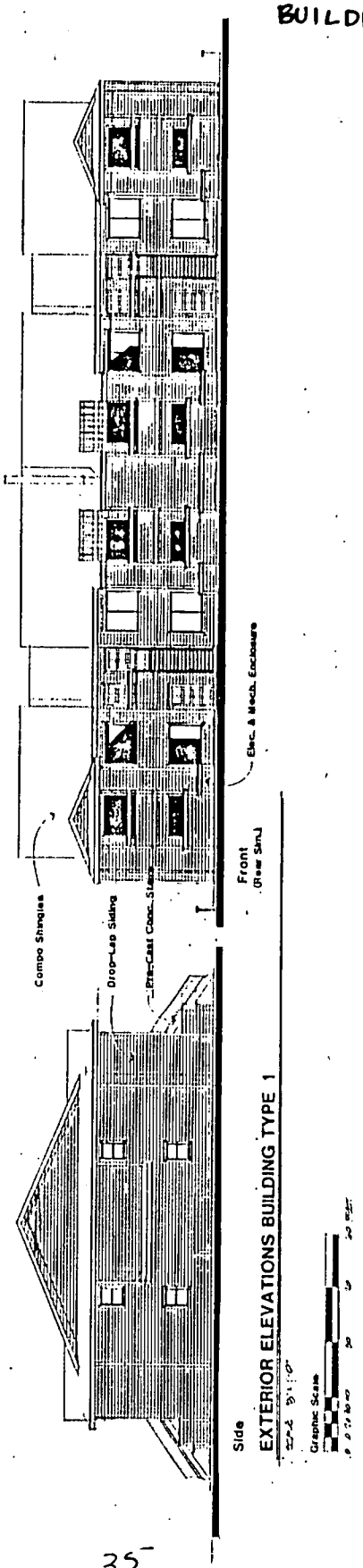
ELEVATIONS 11

BUILDING TYPE 1



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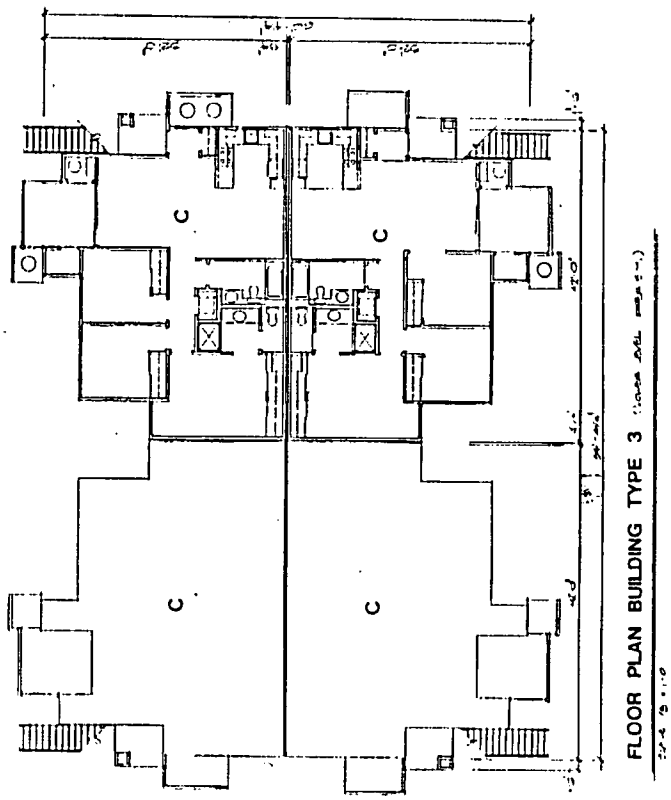
FLOOR PLANS

BUILDING TYPE 3



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PD8

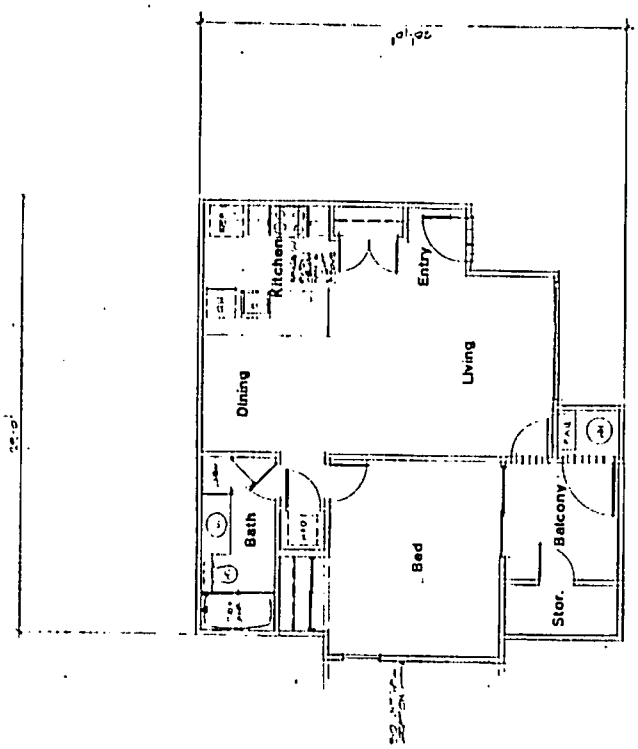
LAGUNA VERDE APARTMENTS

Sacramento, CA

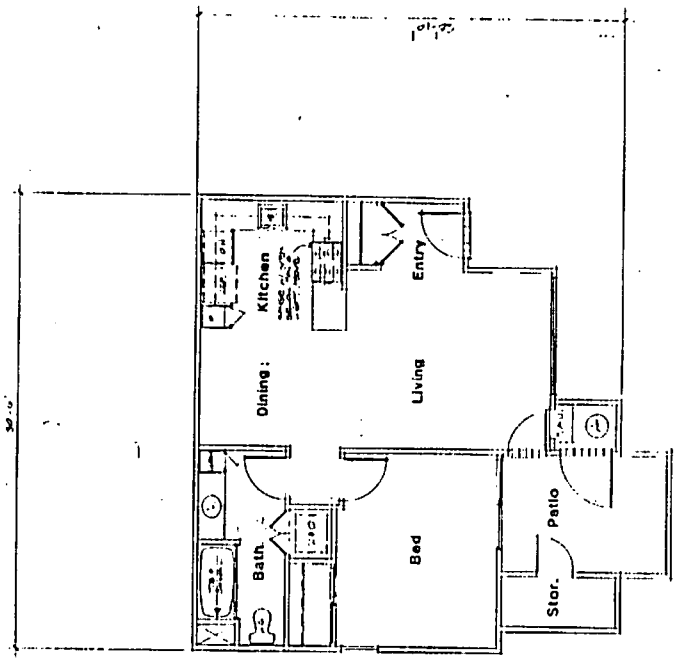
ARKTEGRAE

FLOOR PLANS

APT. UNITS A 11



Unit "A" 661 s.f.
643 s.f.



Unit "A-H" 674 s.f.

P88220

37

8-11-88

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ARKTEGRAF

ANTELOPE APARTMENTS

Sacramento, CA

Project

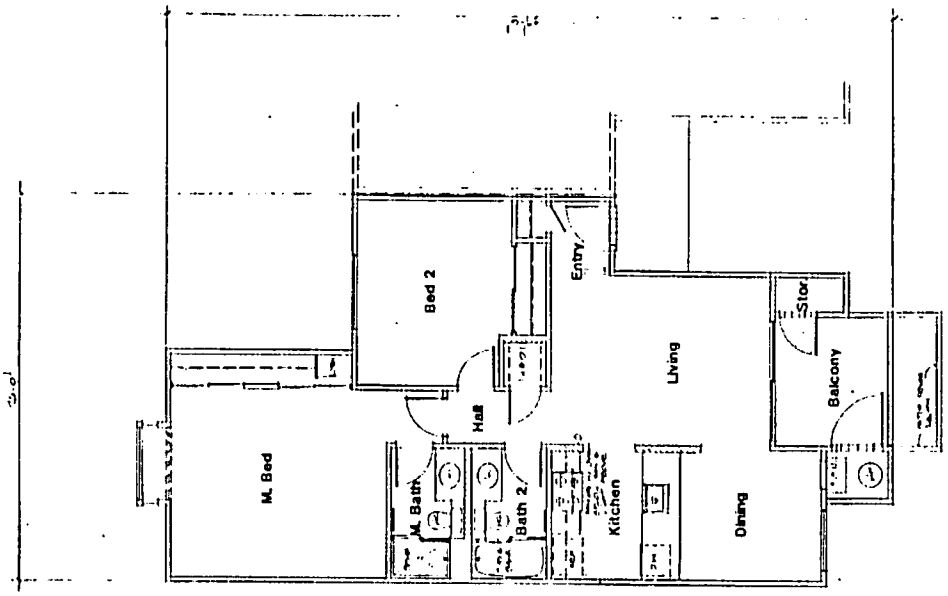
Consultants

PD9

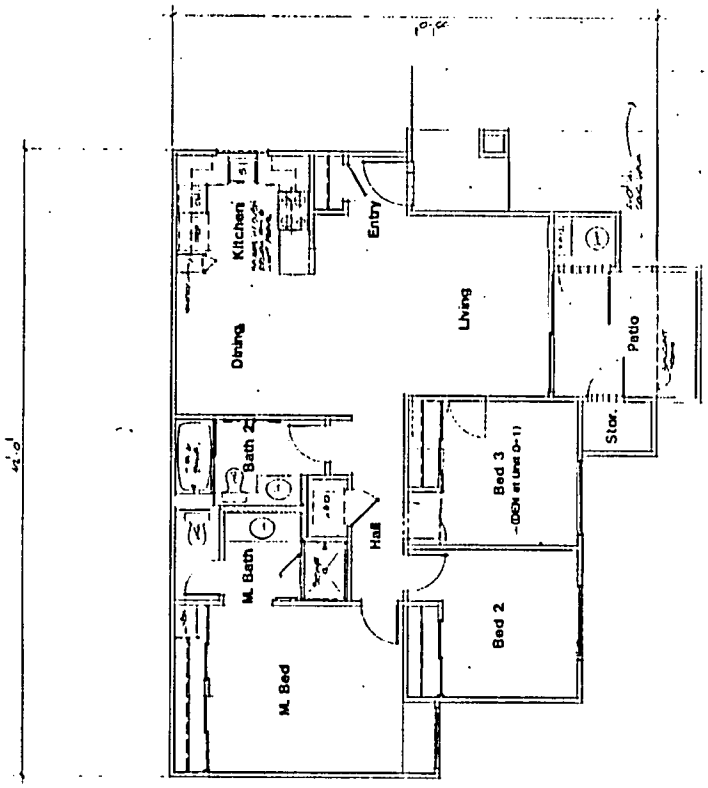
11

FLOOR PLANS

APT. UNITS B & C



Unit "B" 935 s.f.



Unit "C" 1056 s.f.

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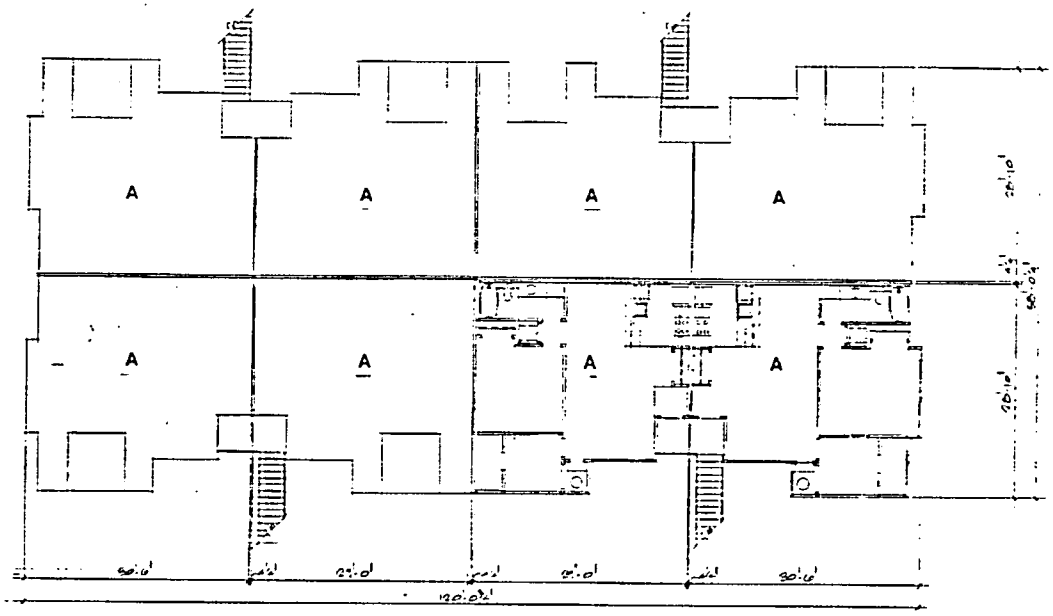
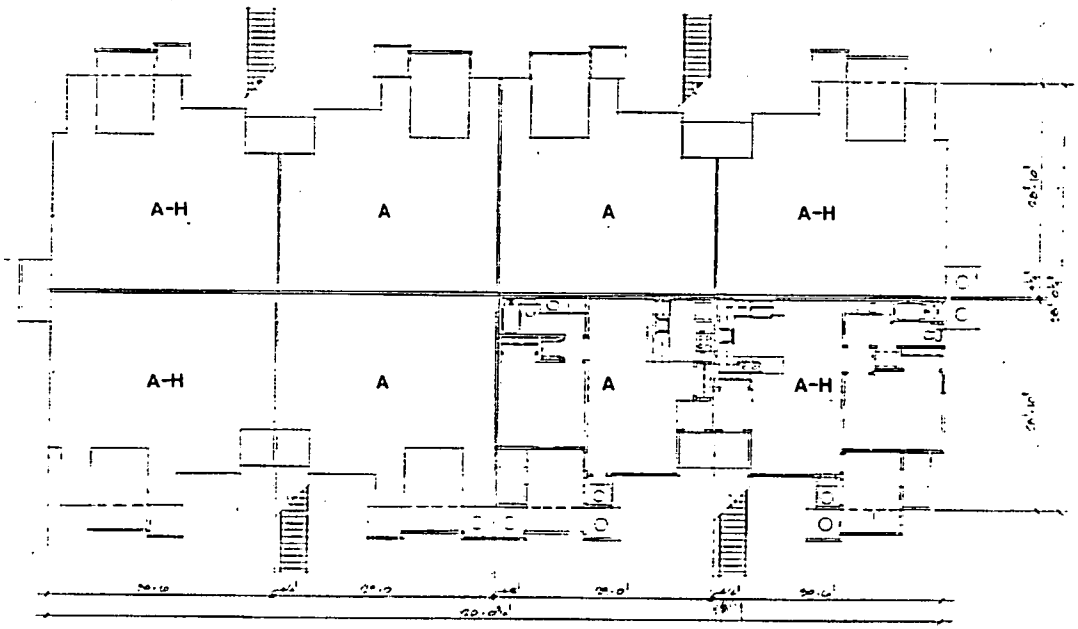
#12



FLOOR PLAN BUILDING TYPE 1



FLOOR PLAN BUILDING TYPE 1

FLOOR PLANS

BUILDING TYPE 1

ARKTEGRAF

Project: LAGUNA VERDE APARTMENTS, Sacramento, CA.

Consultants

Architect

Date: 21 July 88

Sheet: PD2

11

EXHIBIT A

MULTIFAMILY RESIDENTIAL DESIGN CRITERIA
P86-

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. Large multi-family projects (exceeding 100 units) shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided.

   Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.

2. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.

3. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:

   - minimize location of main entry doors of units facing the public street
   - orient ends of building toward public street
   - break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
   - locate off-street parking areas between the public street and building (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4).

4. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.

5. Buildings shall be designed and oriented to reduce overview of private backyards and patio areas of on-site and adjacent developments and windows from second story units.

6. Accessory structures shall be compatible in design and materials with main building.

7. Communal facilities shall be centrally located.

8. Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.

9. Solar heating and cooling of units shall be achieved to the maximum extent possible.

10. Site planning shall take into account optimum solar orientation of structures.

11. Site planning shall minimize the incidences of one building shading another.

12. Private outdoor or garden areas shall be oriented to the south as much as possible.

13. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile, or other imitation shakes, subject to Planning Director approval.

14. The location of second story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first floor open space areas.

15. A minimum building setback of 50 feet shall be utilized on multiple family projects from interior and rear property lines abutting existing or future low density residential developments where two story structures are proposed. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut existing or future low density development.

B. OFF STREET PARKING DESIGN CRITERIA

1 Off-street 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) of which a minimum 1:1 shall be covered parking. Six foot decorative masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development. The design and materials used for covered parking structures shall be compatible to the main building structures.

2. 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.

3. 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.

4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).

5. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis work.

6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.

7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports. If adjacent to nonresidential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use.

8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.

9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.

10. There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.

11. The parking stall depth shall be reduced by two feet.

    a. The two feet gained shall be incorporated into adjacent landscaping or walkways.

    b. 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).

12. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.

13. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/ walkway system design.

2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.

3. Walkway location shall assure convenient access between parking and dwelling units.

4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.

5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.

6. Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual enclosed garages.

2. Fifty percent (50%) of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.

3. Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:

   a. Compatible with one another and with existing material on the adjacent site.

   b. Complimentary to building design and architectural theme.

   c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).

2. Landscape treatment shall include:

   a. The major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.

   b. Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.

   c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide

adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.

d. Consistency with energy conservation efforts.

e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.

f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.

g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.

h. For crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.

i. Large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.

3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.

2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.

3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.

4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.

5. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.

6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The

location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number, and distribution.

G. SIGNAGE

All signage shall comply with the City Sign Ordinance, Section 3.61.

H. PERSONAL SAFETY DESIGN CRITERIA

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building project including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.

I. ADDITIONAL GUIDELINES FOR CONDOMINIUM AND TOWNHOUSE PROJECTS

1. Each unit should have a minimum of one parking space in an enclosed garage.

2. Each unit should have an area designed for a washer and dryer. The area should be properly vented, wired electrically and with proper plumbing for a washer and dryer.

3. Each unit should have an enclosed space usable for general storage.

4. The site should set aside an area for outdoor storage needs. The storage area should be enclosed by a solid wall and secured by attractive metal gates.

5. Larger projects should provide a centrally located recreation building with space set aside for meetings.

P-8 8220

8

11

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

September 7, 1988

PASSED FOR
PUBLICATION
& CONTINUED
TO 9-20-88

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: **P88-220** ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDAINCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED BETWEEN CENTER PARKWAY AND BRUCEVILLE ROAD AT PROPOSED PARKLANDS DRIVE FROM THE AGRICULTURE (A) ZONE AND PLACING THE SAME IN THE SINGLE FAMILY ALTERNATIVE (R-1A) (26.6± acres) AND MULTI-FAMILY (R-2B) (9.8± acres) ZONE.
(APN: 117-0140-019,032,033; 117-0154-010,011)

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 September 20, 1988.

Respectfully submitted,

Michael Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District No. 7
September 13, 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 Center Parkway & Bruceville Road at proposed Parklands Drive FROM THE Agriculture (A) ZONE(S) AND PLACING THE SAME IN THE Single Family Alternative (R-1A) (26.6+ acres) & Multi-Family (R-2B) (9.8+ acres) zone. (FILE NO. P88-220) (APN: 117-0140-019,032,033; 117-0154-010,011)

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 Agriculture (A) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family Alternative (R-1A) (26.6+ acres) and Multi-Family (R-2B) (9.8+ acres) 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 August 11, 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:

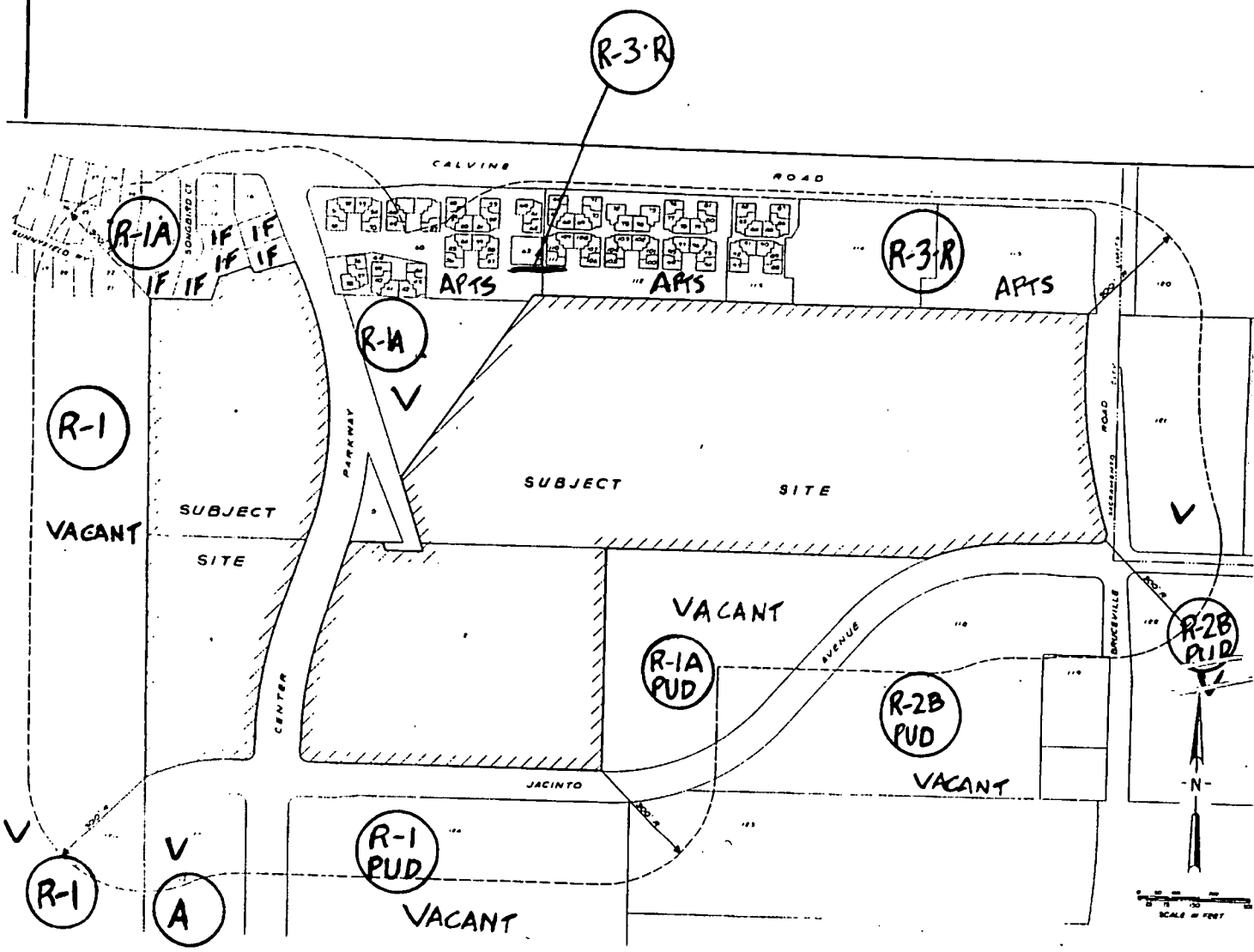
EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-220



4

LAND USE & ZONING MAP

P88-220

9/11/88

Item 12

ORDER NO: 92263-AI

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

PARCEL NO. 1:

Parcel B of that certain Parcel Map entitled "A portion of the NW ¼ of Section 22 T. 7 N., R 5 E., M.D.M. and of Ehrardt Acres (12 B.M. 24)", filed in Book 37 of Parcel Maps, at page 13, records of said County.

PARCEL NO. 2:

The South 629.31 feet of the NW ¼ of Section 22, T. 7 N., R. 5 E., M.D.B.&M.

EXCEPTING THEREFROM any of said land lying within the following described parcel:

Beginning at the center of said Section 22 and running thence North along the East line of said Section 22, a distance of 629.31 feet; thence West, parallel to the South line of the Northwest ¼ of said Section 22, a distance of 1384.37 feet; thence South parallel to the East line of the Northwest ¼ of said Section 22, a distance of 629.31 feet to the South line of the Northwest ¼ of said Section 22; thence East along the South line of the Northwest ¼ of said Section 22, a distance of 1384.37 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any of said land lying within the following described parcel:

Beginning at a point from which the Northeast corner of the Northwest one-quarter of Section 22, as shown on the Record of Survey entitled "Portions of Sections 15, 16, 21 & 22 T. 7 N., R. 5 E., M.D.B.&M.", recorded in the office of the Recorder of Sacramento County in Book 25 of Surveys, at page 25, bears the following three (3) courses and distances: (1) North 21° 00' 16" West 354.76 feet; (2) North 89° 30' 12" East 2284.67 feet; (3) North 00° 44' 23" West 1006.91 feet; thence from said point of beginning North 89° 10' 10" East 43.51 feet; thence South 16° 14' 27" East 2.62 feet; thence South 21° 00' 16" East 733.16 feet; thence South 89° 10' 01" West 106.53 feet; thence North 21° 00' 16" West 735.85 feet; thence North 89° 10' 10" East 53.26 feet to the point of beginning.

LEGAL DESCRIPTION CONTINUED: ORDER NO: 92263-AI

PARCEL NO. 3:

Parcel E, of that certain Parcel Map entitled "Parcel Map of Parcel A of a Portion of the NW ¼ Section 22, T. 7 N., R. 5 E., M.D.B.&M.", filed in book 17 of Parcel Maps, at page 14, records of said County.

EXCEPTING THEREFROM any of said land lying within and Westerly of the following described parcel:

Beginning at a point from which the Northeast corner of the Northwest one-quarter of Section 22, as shown on the Record of Survey entitled "Portions of Sections 15, 16, 21 & 22, T. 7 N., R. 5 E., M.D.B.&M.", recorded in the office of the Recorder of Sacramento County in Book 25 of Surveys, page 25, bears the following three (3) courses and distances: (1) North 21° 00' 16" West 354.76 feet; (2) North 89° 30' 12" East 2284.67 feet; (3) North 00° 44' 23" West 1006.91 feet; thence from said point of beginning North 89° 10' 10" East 53.51 feet; thence South 16° 14' 27" East 2.62 feet; thence South 21° 00' 16" East 733.16 feet; thence South 89° 10' 01" West 106.53 feet; thence North 21° 00' 16" West 735.85 feet; thence North 89° 10' 10" East 53.26 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of said Northwest quarter of Section 22 lying within and Westerly of the land described in the Deed from C. L. Bowman & Associates, Inc., a corporation, to the City of Sacramento, said Deed recorded March 11, 1969 Book 69-03-11, page 146, Official Records.

At the date hereof Exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

A. AS TO PARCEL NO. 1:
TAXES, general and special, for the fiscal year 1987-1988, as follows:

Parcel No.	: 117-0154-008
Billing No.	: 87245150
Code Area	: 03-117
1st Installment	: $1,923.65 DELINQUENT PLUS PENALTY
2nd Installment	: $1,923.65 Due February 1, 1988; Delinquent April 10, 1988
Land	: $350,595.00
Imp. Value	: $NONE
Exemption	: $NONE

September 23, 1988

Laguna Verde, A General Partnership
3434 Marconi Avenue
Sacramento, CA 95821

Dear Gentleperson:

On September 20, 1988, the Sacramento City Council took the following action(s) for property located between Center Parkway and Bruceville Road at proposed Parklands Drive: (P-88220)

A. Adopted Resolution Number 88-803 to amend General Plan from Low Density to Medium Density Residential for 3.0± acres.
B. Adopted Resolution Number 88-803 to amend South Sacramento Community Plan from Residential 4-8 du/na to Residential 11-21 du/na for 3.0± acres.
C. Adopted Ordinance Number 88-069 to rezone 36.4± acres from A to 26.6± acres of R-1A and 9.8± acres to R-2B.
D. Adopted Resolution Number 88-804 for Tentative Map to subdivide 55.6± acres into 171 R-1A lots and 4 remaining lots including a 9.8± acre multi-family site.

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

Sincerely,

Anne Mason

Anne Mason
Acting City Clerk

AM/rr/#11

Enclosure

cc: Art Gee, Planning Department
Pacific General Group, 3434 Marconi Avenue, Sacramento, CA 95821