

17



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5804

MARTY VAN DUYN

PLANNING DIRECTOR

October 6, 1981

APPROVED
BY THE CITY COUNCIL

as amended

UCT 13 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezoning from R-1 to R-1A
 3. Tentative Map (P-9447)

LOCATION: Northwest corner of Pamela Drive and Diamond Avenue

SUMMARY

This is a request for entitlements necessary to develop a 30-unit townhouse/condominium complex on a 2.2 acre vacant site. The staff and Planning Commission recommend approval of the requests subject to conditions. The Planning Commission also approved a Special Permit to allow the 30-unit complex.

BACKGROUND INFORMATION

The subject site is rectangular shaped and surrounded by R-1 zoned properties. It is encumbered by a 100-foot wide P.G.&E. easement that runs diagonally across the property. Because of the easement, the site would be appropriate for a condominium-type use.

The original plans consisted of 32 units. Both the staff and Planning Commission expressed concerns with the original proposal. There were concerns regarding overall design including elevations, vehicular circulation, open space, density, and north/south orientation of units. The project was continued on two occasions to allow the applicant to address these concerns. The concerns were finally addressed and the staff and Planning Commission were satisfied with the changes. Staff believes the revised plans are more compatible to adjacent land uses.

Two Commissioners were not satisfied with the overall design of the project. They had concerns with the density and elevations.

VOTE OF COMMISSION

On August 27, 1981, the Planning Commission, by a vote of six ayes, two noes, one absent, recommended approval of the Rezoning request to R-1A.

On September 10, 1981, the Planning Commission, by a vote of six ayes, two noes, one absent, recommended approval of the Tentative Map subject to conditions.


The entitlements were split because there was no objection to the rezoning of the site and the applicant wanted the Commission to take action on this entitlement. The Commission, therefore, approved the Rezoning first and continued the Tentative Map to the September 10 meeting. This was necessary because the lot design would be changed with any site plan revisions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Rezoning Ordinance; and
3. Adopting the attached Resolution, adopting Findings of Fact, approving the Tentative Map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9447

October 13, 1981
District No. 2

ORDINANCE NO. 81-096

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

OCTOBER 13, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTHWEST CORNER PAMELA DR. & DIAMOND AVE. FROM THE SINGLE FAMILY R-1 ZONE AND PLACING SAME IN THE TOWNHOUSE R-1A ZONE (FILE NO. P-9447) (APN: 251-311-11)

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

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P-9447

APPROVED
BY THE CITY COUNCIL

OCT 13 1981

OFFICE OF THE
CITY CLERK

All that real property situate in the County of Sacramento, State of California, described as follows:

Beginning at the northeast corner of the West $\frac{1}{2}$ of Lot 11 in Block 4, North Sacramento Subdivision No. 3 filed in the Office of the Recorder of Sacramento County, California, in Book 11 of Maps, Map No. 34; thence from said point of beginning South $80^{\circ} 01' 30''$ West 50.00 feet; thence North $09^{\circ} 59'$ West 12.5 feet; thence South $80^{\circ} 01' 30''$ West 300.00 feet; thence North $09^{\circ} 59'$ West 210.83 feet to its intersection with the south line of the American River Flood Control District; thence easterly along said south line to a point located South $80^{\circ} 01' 30''$ West 300.00 feet and North $11^{\circ} 01'$ West 194.00 feet from the southwest corner of Lot 51 Schmitz Tract filed in said County Recorder's Office in Book 23 of Maps, Map No. 44; thence South $11^{\circ} 01'$ East 194.00 feet to its intersection with the north line of Diamond Avenue; thence South $80^{\circ} 01' 30''$ West along said north line to its intersection with the west line of Pamela Drive; thence southerly along said west line to the point of beginning.

P-9447

RESOLUTION No. 81-747

Adopted by The Sacramento City Council on date of

OCTOBER 13, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR HAGGINWOOD GARDENS
(APN: 251-311-11) (P-9447)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Hagginwood Gardens, located at the northwest corner of Pamela Drive and Diamond Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on October 13, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Hagginwood Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known fault.

APPROVED
BY THE CITY COUNCIL

OCT 13 1981

OFFICE OF THE
CITY CLERK

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. May require filling and sewer lift stations. Hydraulic grade line in Arcade Creek=Elev=35.2. Drainage lift station may be required.
 - 3. The applicant shall name the streets to the satisfaction of the Planning Director.

4. Right-of-way study required for the review and approval of the City Traffic Engineer prior to filing the final map.
5. The applicant shall dedicate blisters and place standard improvements on Pamela Drive and Diamond Avenue prior to recordation of the final map. Improvements shall include a 12-foot lane on the east side of Pamela Drive and south side of Diamond Avenue.
6. The applicant shall extend the street improvements excluding sidewalks, offsite southerly to meet existing improvements.
7. The applicant shall dedicate right-of-way study prior to filing the final map.
8. The subdivider shall submit to the City an appraisal pursuant to Section 40.1304 of the Subdivision Ordinance (Parkland Dedication). Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map and required fees paid prior to filing the final map with the City Council.

MAYOR

ATTEST:

The applicant shall prepare a right-of-way study and dedicate the necessary right-of-way as determined by the study prior to the filing of the final map.

CITY CLERK

P-9447

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE September 10, 1981
 ITEM NO. 36 FILE NO. P- 91117
 M-

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

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: SW corner of Panama Dr & Diamond Ave

PROponents

NAME

ADDRESS

John Pitala - 1767 J Tributaries Road, Sacramento 95815

OPponents

NAME

ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	<i>absent</i>			
Goodin	✓			
Halloway	✓		✓	
Hunter	✓			✓
Larson		✓		
Muraki		✓		
Silva	✓			
Stimpson	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subject to cond. in staff report & FORWARD TO CITY COUNCIL
- TO EMPLY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE August 27, 1981
 ITEM NO. 70 FILE NO. P-9447
 M-

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

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: NE corner of Paonola Rd & Grammer Ave.

PROPOSERS		
NAME	ADDRESS	
<u>John Pitula - 1767-J Tribute Road, Sacramento 95815</u>		

OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta		✓		
Fong	✓			✓
Goodin	<u>absent</u>			
Holloway	✓			
Hunter	✓			<u>1st</u>
Larson	✓		✓	
Muraki	✓			
Silva	✓			
Simpson	✓			

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

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Special Permit and Tentative Map to develop 32 Townhouses
(P-9447)

LOCATION: Northwest corner of Pamela Drive and Diamond Avenue

The applicant is requesting the necessary entitlements to develop a townhouse complex on 2.2+ acres. The project was continued on August 13, 1981 by the Planning Commission in order to allow the applicant time to address concerns mentioned in the staff report. At the August 27, 1981 Planning Commission meeting the Commission recommended approval of the rezoning request but continued the special permit and the tentative map for design revisions previously requested.

The applicant has submitted a revised tentative map indicating 30 units and a reduction of two units. Staff believes the changes made adequately address the concerns expressed by staff and the Planning Commission. The applicant has addressed the major concerns which included density reduction, elevation revision, site design, compliance with the 80 percent north/south policy and vehicular circulation improvement. However, staff has the following comments with regard to the current proposal:

1. For adequate summer window shading, a three-foot roofline overhang is necessary. Building elevations should indicate this overhang.
2. The parking area and interior street circulation must be shaded to comply with current solar regulation (50 percent shaded surfaced area within 15 years). Most shade trees require at least a six-foot wide planter area. The applicant should keep this in mind when selecting landscaping materials. Planters along the roads may require widening.
3. In order to provide some variety of design, staff suggests that the units be staggered along the street frontages. Staff also suggests that the exterior elevations be reviewed by the Architectural Review Board. The Board should address the following:
 - a. The side elevation for design relief; and
 - b. Provide visual interest to the front and rear elevations
4. The Planning and Community Services Departments have determined that .300 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map. Fees shall be paid prior to filing the final map with the City Council.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the special permit based on findings of fact and subject to conditions which follow below:
3. *Approval of the tentative map subject to conditions which follow:*

Conditions - Special Permit

- a. The applicant shall submit the exterior elevations to the Architectural Review Board for review and approval. ARB suggestions shall be incorporated into the building plans.
- b. Detailed landscaping and irrigation plans, including surfaced area shading, shall be submitted for review and approval by the Planning Director prior to issuance of building permits.
- c. Building plans shall indicate three-foot roof overhangs.

Findings of Fact - Special Permit


- a. The project is based on sound principles of land use in that the proposed townhouse units are compatible with surrounding single family dwellings.
- b. The special permit as conditioned will not be injurious to surrounding properties in that:
 - 1) the proposal will not significantly alter the residential characteristics of the area;
 - 2) adequate setback and landscaping will be provided to buffer the two-story units.
- c. The proposal is consistent with the 1974 General Plan which encourages a variety of housing types.
- d. The proposal is consistent with the 1965 Hagginwood Community Plan which designates the site as residential.

Conditions - Tentative Map

- a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. May require filling and sewer lift stations. Hydraulic grade line in Arcade Creek=Elev=35.2. Drainage lift station may be required.

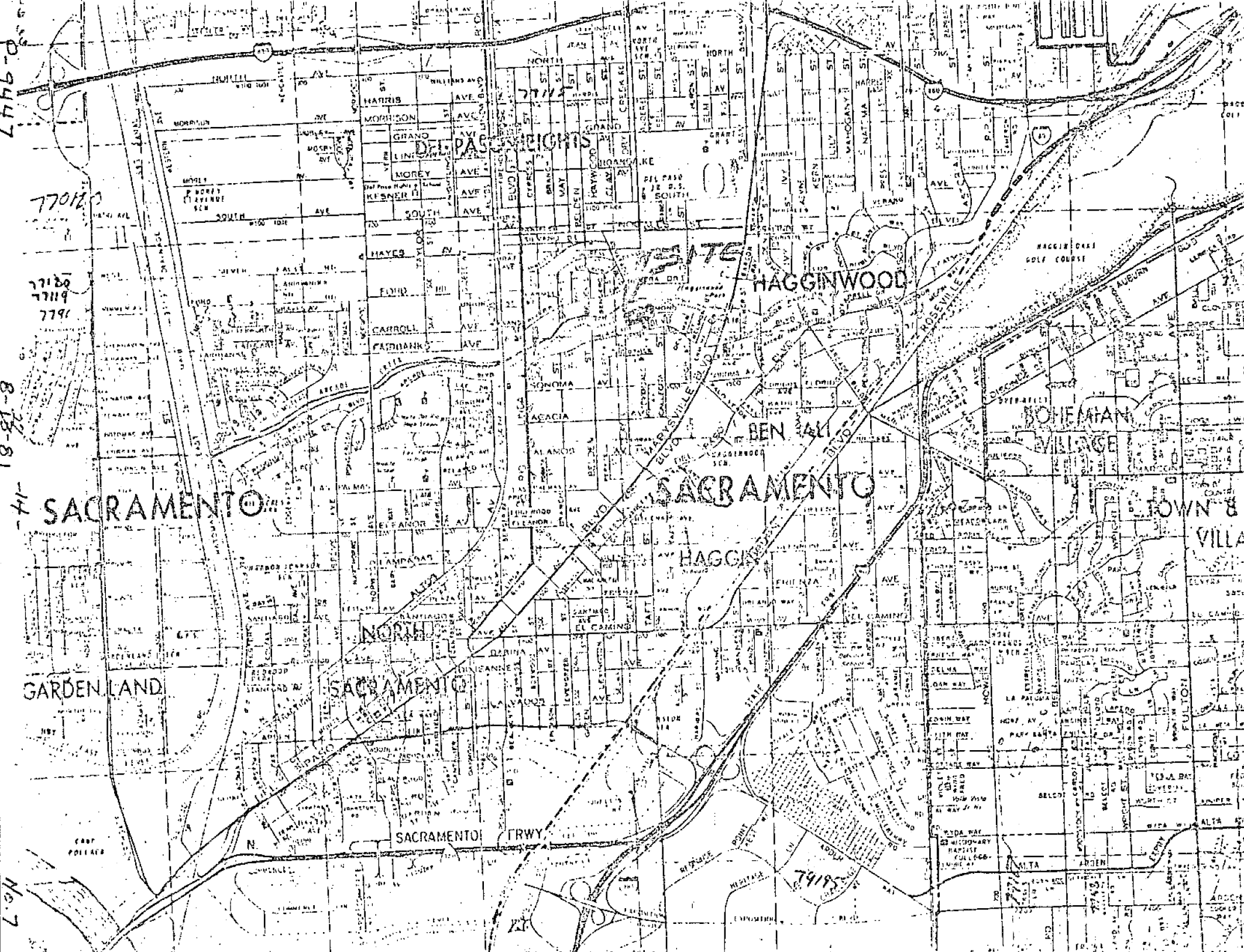
- c. The applicant shall name the streets to the satisfaction of the Planning Director.
- d. Right-of-way study required for the review and approval of the City Traffic Engineer prior to filing the final map.
- e. Applicant shall dedicate blister and place standard improvements on Pamela Drive and Diamond Avenue prior to recordation of the final map. Improvements shall include a 12-foot lane on the east side of Pamela and south side of Diamond Avenue.
- f. The applicant shall extend the street improvements excluding sidewalks, offsite southerly to meet existing improvements.
- g. The applicant shall dedicate right-of-way study prior to filing the final map.
- h. The subdivider shall submit to the City an appraisal pursuant to Section 40.1304 of the Subdivision Ordinance (Parkland Dedication). Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map and required fees paid prior to filing the final map with the City Council.

Respectfully submitted,


Wilfred Weitman
Senior Planner

WW:SD:bw

Attachments



0-9477-0

770120

77120
77119
7791

8-13-81
-14-

No. 7

SACRAMENTO

GARDEN LAND

SACRAMENTO

SACRAMENTO

TRWY

SACRAMENTO

HAGGINWOOD

HAGGINWOOD

BEN ALI

BOHEMIAN

TOWN & VILLA

HAGGINWOOD GOLF COURSE

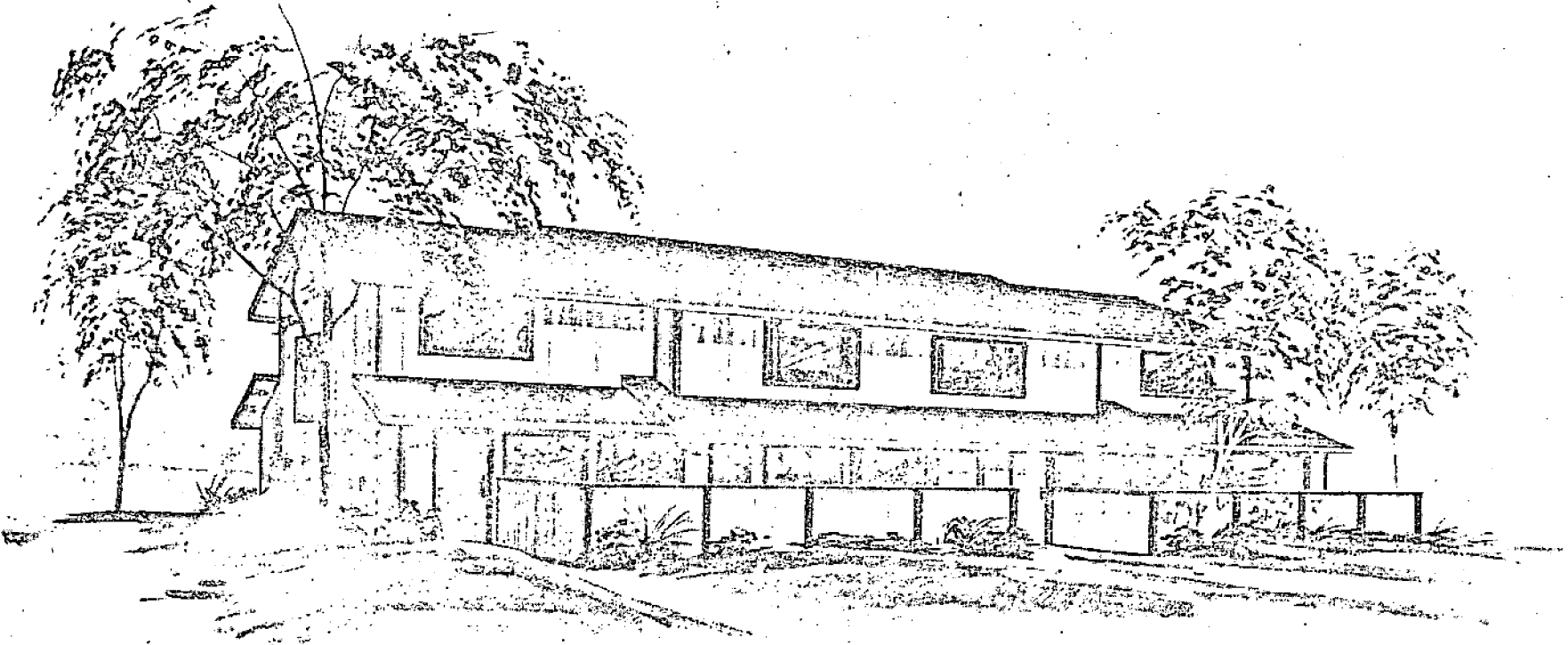
DEL PASO HEIGHTS

79185

X

P. 9447

9-10-81 -15-



Hagginwood Gardens
A Patio Garden Planned Development
By Robert Frank & Regency Developers Ltd.

No. 3

City Planning Commission
Sacramento, California

Members in Session:

Subject: Rezoning, Special Permit, and Tentative Map to develop 32
townhouse units (P-9447)

Location: Northwest corner of Pamela Drive and Diamond Avenue

This project was originally considered by the Planning Commission on August 13, 1981. In consideration of the project there was concern expressed regarding the overall design of the development, specifically, the elevations and site design, including vehicular circulation, open space, and north/south orientation. The project was therefore continued to this meeting in order to allow the applicant to redesign the project.

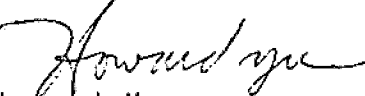
Subsequently, the applicant submitted revised elevation and floor plans. The only change that was made is the units were offset by three feet instead of two feet. The revision resulted in very little change of the elevation. They appear almost identical to the original elevations. Also, the applicant made no attempt to redesign the site plan to meet the 80% north/south policy, to improve the vehicular circulation and useable open space.

Staff believes the change that was made did not address the concerns expressed by staff and the Planning Commission, therefore, cannot support the project.

STAFF RECOMMENDATION

Staff recommends another continuance in order to allow the applicant time to redesign the overall project to address the concerns expressed in the staff report.

Respectfully submitted,


Howard Yee,
Principal Planner

HY:sg

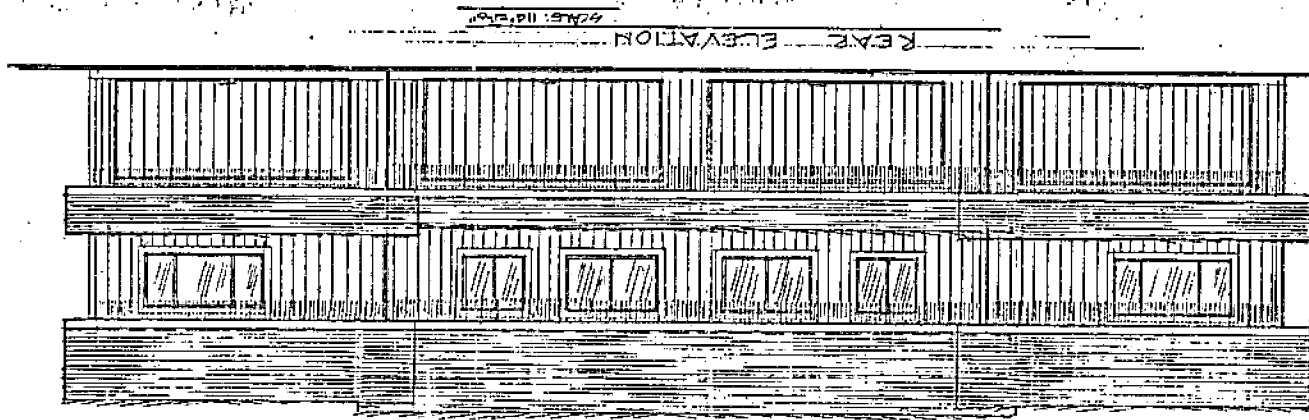
P-9447

August 27, 1981

Item 7

REVISED PLANS

REVISED 8/19/81



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8-27-81

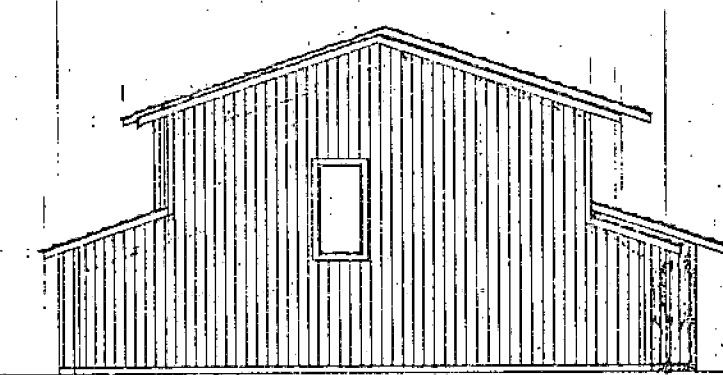
P-9447

Item 7

P9447



FRONT ELEVATION



LEFT SIDE

REVISED PLANS

8-27-81

-18-

Item 7

DATE	BY	REVISION
REVISED 01/10		

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 "J" Tribute Road, Sacramento, CA 95815		
OWNER	Victor & Gloria Ferris, 4940 Hope Lane, Sacramento, CA 95821		
PLANS BY	Morton & Pitalo, Inc.		
FILING DATE	6-15-81	50 DAY CPC ACTION DATE	6-15-81
		REPORT BY	SD:bw
NEGATIVE DEC.	7-13-81	EIR	ASSESSOR'S PCL. NO. 251-311-11

- APPLICATION:
1. Environmental Determination
 2. Rezone 2.2+ ac. from Single Family (R-1) to Townhouse (R-1A)
 3. Special Permit to develop 32 townhouse units
 4. Tentative Map to divide 2+ acres into 32 townhouse lots and a common open space

LOCATION: Northwest corner of Pamela Drive and Diamond Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 32-unit townhouse complex.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Hagginwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1; Proposed zoning: R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Flood Control
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1

Parking Required: 32 spaces

Parking Provided: 79 (with 2-car garages)

Property Area:

2.16+ acres

Density of Development:

14.5 per acre

Significant Features of Site:

100 foot wide PG&E right-of-way with two lattice tower transmission lines

Topography:

Flat

Street Improvements:

To be provided

Utilities:

To be provided

Square Footage of Units:

1,430

Exterior Building Materials:

Wood and stucco

Exterior Building Colors:

Earth tones

Maximum Building Height:

24 feet

North/South Orientation:

13 percent

APPLC. NO. P-9447

MEETING DATE August 13, 1981
August 27, 1981

CPC ITEM NO. 7

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 22, 1981, by a vote of four ayes, three noes, one absent and one abstention, the Subdivision Review Committee voted to recommend approval of the project subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. Filling and sewer lift stations may be required. Hydraulic grade line in Arcade Creek-Elevation=35.2. Drainage lift station may be required.
3. The applicant shall name the streets to the satisfaction of the City Planning Director.
4. Right-of-way study required for the review and approval of the City Traffic Engineer prior to filing the final map. Applicant shall dedicate right-of-way as determined by the study.
5. The applicant shall dedicate a blister and place standard improvements on Pamela Drive and Diamond Avenue prior to filing the final map. Improvements shall include a 12-foot lane on the east side of Pamela Drive and a 12-foot lane on the south side of Diamond Avenue.
6. The applicant shall extend the street improvements, excluding sidewalks, southerly to meet existing improvements prior to filing the final map.

STAFF EVALUATION: Staff has some major concerns with regard to this project:

1. The Subdivision Review Committee vote of three noes is reflective of those members concerns regarding the landlocked parcel abutting the western boundary of the subject site. No provision has been made for access to that site with the current proposal. In order for staff to find consistency with the Subdivision Ordinance, the design proposal must address this problem. Staff suggests that a better site design would incorporate this landlocked parcel. A second alternative would provide for continuation of a street through the subject site to the landlocked parcel. These suggestions would be consistent with the following regulation and goal; Chapter 40 of the City Code relating to Subdivision Regulation states (Sec. 40.303):

"Streets shall be laid out to conform to the alignment of existing streets in adjoining subdivisions and to the logical continuation of existing streets where the land adjoining is not subdivided."

Goal "G" of the Community Design Element of the General Plan, relating to Improvement of Neighborhoods and Communities states:

"Promote the development of vacant lots which have been passed by urban development."

2. The 100-foot wide PG&E easement makes the proposed density of 14.5 units per acre unsuitable for the site. Although a density of 15 units per acre might be achieved in R-1A zoning (with good design), the easement eliminates approximately .6+, one-half acre of land, severely limiting design flexibility.
3. Only four units, 13 percent of the overall site, have adequate north/south orientation. The intent of a recently adopted goal of the Conservation Element of the General Plan is to make provision for the use of solar energy. The most efficient means of utilizing the sun's energy is to locate the predominant structural glazing on the south wall for space heating. To this end it is required that 80 percent of the lots within a project have side walls oriented within 22½ percent of true north or an in-lieu program for such structural orientation.

STAFF RECOMMENDATION: Staff has no objection to the proposed condominium use. It seems to be the most appropriate use for the site. However, due to staff's concerns regarding the site and unit design, staff recommends a continuance in order to allow the applicant time to submit a redesign. The redesign should address the following:

1. Incorporation of the landlocked parcel to the west or provision for its future access;
2. A density reduction;
3. Solar access;
4. Reduction of surfaced area.

Staff has included comments from the North Sacramento Citizens Advisory Committee. Many of their comments correspond with staff's concerns (see Attachment A). In addition, the project must comply with the 50 percent tree shading requirement of the Ordinance.

ATTACHMENT A

The North Sacramento Citizen Advisory Committee, at its June 27, 1981 meeting, expressed the following comments regarding the Hagginwood Gardens proposal (P-9447).

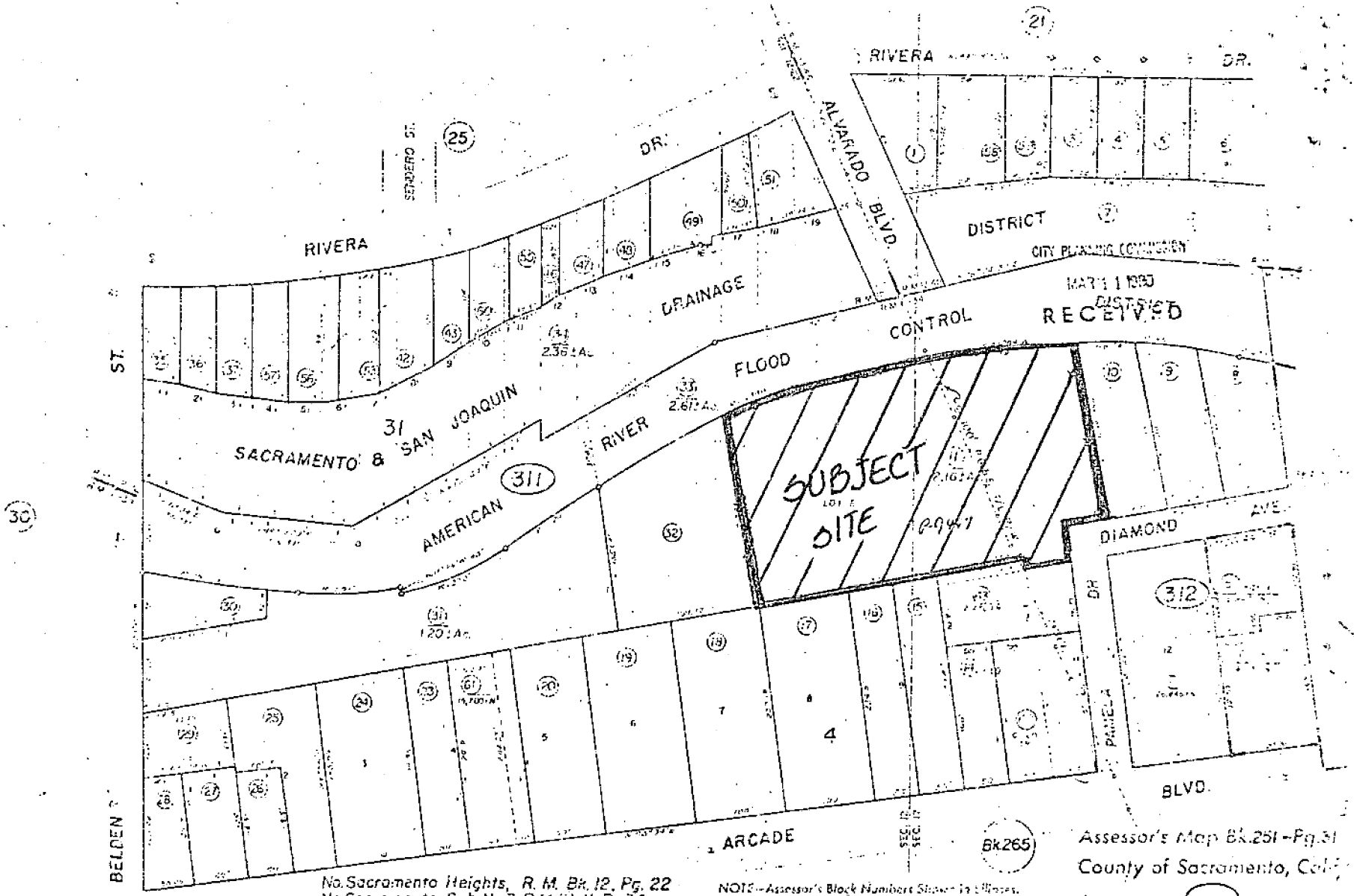
1. The density of the proposed condominium development could lend itself to low-income apartment units (with absentee landlords) rather than moderate-income condominiums. This comment was based on the experience of condominium projects in Los Angeles. (See Sacramento Bee's article 7/24/81.)
2. There are many problems with the existing apartments and duplexes in the area. The proposed development might compound an existing bad situation.
3. The density appears too high, and there's not enough open space.
4. Several members would favor the project if owner-occupied units could be guaranteed.
5. The proposed project's lots should have a north/south orientation rather than east/west.
6. The proposed project should be considered due to the extremely tight rental and affordable housing market in the North Sacramento area.
7. The proposed project does not appear to be in a desirable location.
8. The proposed project exhibits a sterile "look-a-like" appearance. More design variety among the units should be encouraged.

P-9447

B-18-81

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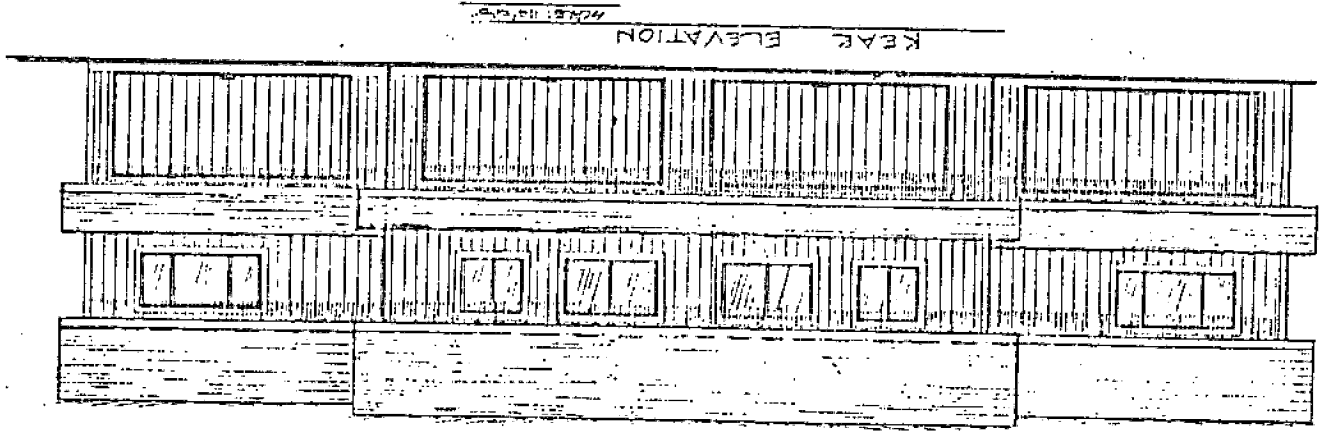
No. 7



No. Sacramento Heights, R. M. Bk. 12, Pg. 22
 No. Sacramento Sub. No 3, R.M. Bk. 11, Pg. 34
 Oak Ridge Acres R.M. Bk. 13, Pg. 45

NOTE - Assessor's Block Numbers Shown in Circles.
 Assessor's Parcel Numbers Shown in Squares.

Assessor's Map Bk. 261 - Pg. 31
 County of Sacramento, Calif.



REAR ELEVATION
ADDRESS

P-9447

18-21-81
8-13-81

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No. 7