



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

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

Marty Van Duyn

PLANNING DIRECTOR

February 7, 1980

CITY MANAGER'S OFFICE
RECEIVED
FEB 8 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Rezoning from R-1A to OB; and from OB to R-1A
 2. Tentative Map (P-8862)

LOCATION: East side of Howe Avenue at Swarthmore Drive

FEB 12 1980
CITY CLERK

SUMMARY

This is a request for entitlements necessary to develop a 33+ acre site into 139 dwelling units and two two-story office buildings within the East Ranch PUD. The Planning Commission recommended approval of the requests subject to conditions. The Planning Commission also approved a Special Permit for the project.

BACKGROUND

The subject site is the last remaining large site within the Campus Commons area. The site is surrounded on three sides by existing residential development. There are townhouse condominiums to the west, apartments to the north, and single family subdivision to the east. A vacant parcel is situated to the south.

The project was designed with the two two-story office buildings located in the center of the site, the condominiums on the north and south, a parking area to the west and a tier of single family dwellings on the east adjacent to University Avenue. Access along Howe Avenue is intended for the office buildings and a limited amount of condominiums, and the access along University is intended for the single family and major portion of the condominiums. The project was designed in this fashion in order to be compatible with adjacent single family dwellings to the east and to accommodate the concerns of the neighborhood.

The staff has no objections to the overall site design nor to the request for rezoning and tentative map. The project is compatible with surrounding land uses and is consistent with the East Ranch PUD.

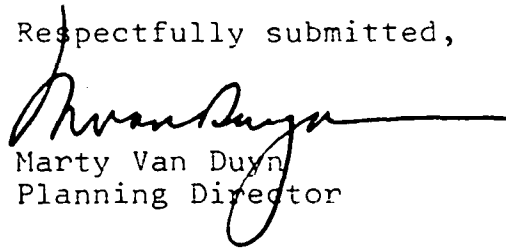
VOTE OF COMMISSION

On January 10, 1980, the Planning Commission, by a vote of seven ayes, one abstention, one absent, recommended approval of the tentative map and rezoning subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the rezoning and tentative map subject to conditions and adopt the attached Rezoning Ordinance and Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

 for:
Walter J. Slipe, City Manager

MVD:HY:jm
Attachments
P-8862

February 12, 1980
District No. 3

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 10, 1980
 ITEM NO. 236 FILE NO. P-8862
 M-_____

REZONING TENTATIVE MAP
 SPECIAL PERMIT EIR DETERMINATION:
 VARIANCE EXT. OF PERMIT
 SUBD. MOD. OTHER

LOCATION: East side of Howe Ave. at the corner of
46th? (formerly terminus of 46th Street)

Recommendation:

Favorable Unfavorable Petition Correspondence

PROPOSERS

NAME ADDRESS

Line 46th Street - 455 Capitol Mall, S.F.
Spotlight Signage - 836 Montgomery Street, San Francisco, CA

OPPOSERS

NAME ADDRESS

Ellen Kote - 2590 Trudman Drive, S.F.

MOTION NO. _____

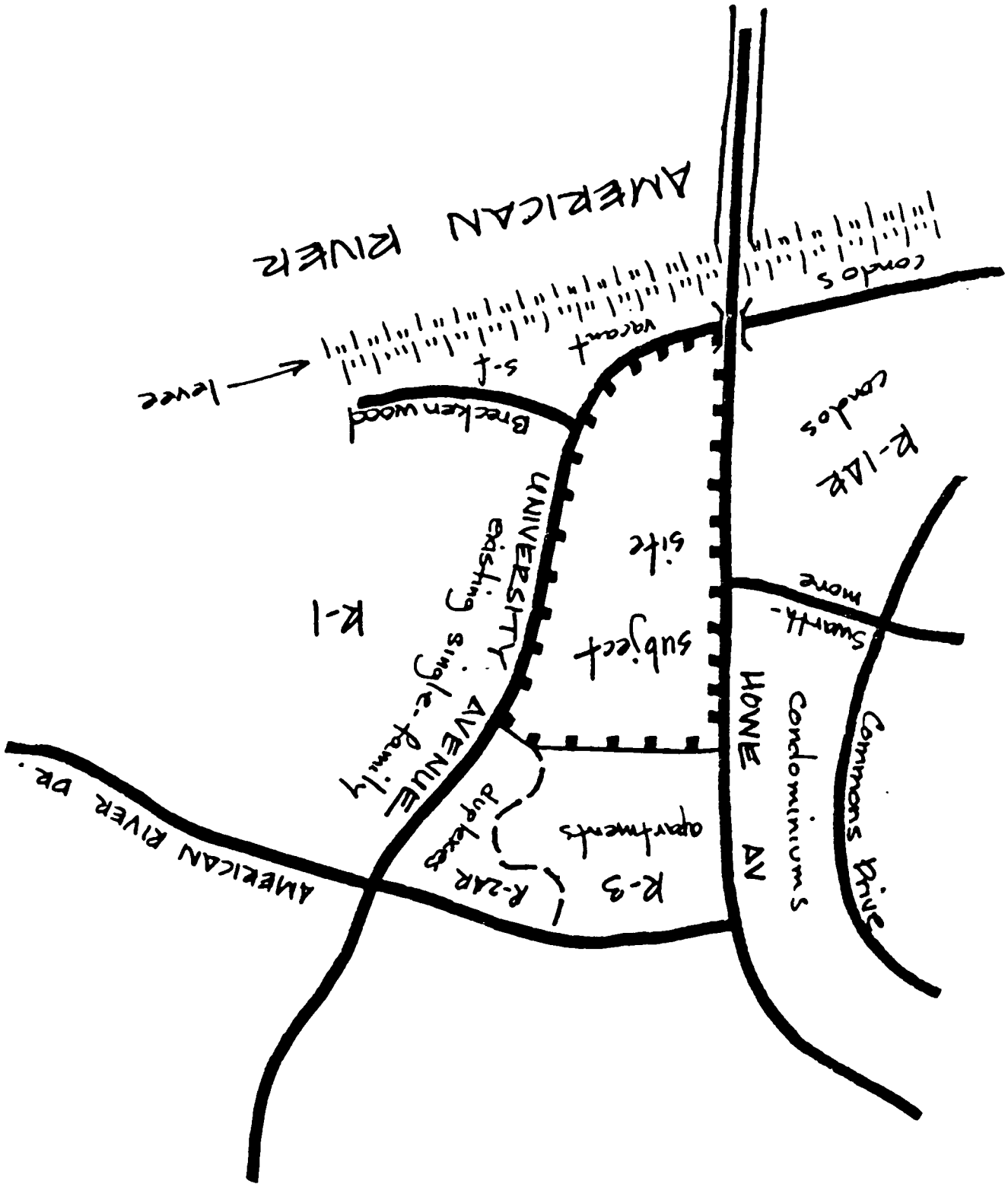
MOTION:

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

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

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

ZONING & LAND USE



STAFF REPORT AMENDED 1-10-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767-J Tribute Road, Sacto., CA 95815				
OWNER	Enlow Ose and Assoc., 2399 American River Dr., Sacto., CA				
PLANS BY	Guzzardo & Assoc., Kado & Assoc., Thompson Architectural Group				
FILING DATE	11-9-79	50 DAY CPC ACTION DATE		REPORT BY	RL:bw
NEGATIVE DEC.		EIR		ASSESSOR'S PCL. NO.	295-040-22

- APPLICATION:
1. Negative Declaration
 2. Rezone 0.7+ acres from R-1A (Townhouse) to OB (Office Building) and 0.7+ acres from OB to R-1A, or more restrictive zoning
 3. Tentative Map dividing 33+ vacant acres into 139 condominium lots, one common lot of 18+ acres; one 11+ acres lot for 2 office buildings and one 2+ acre lot for future park site.
 4. Special Permit for 139 single family (attached and detached) units and 100,000 sq. feet of office space in two 2-story office buildings within the existing East Ranch PUD.

LOCATION: East side of Howe Avenue between American River and 640+ feet north of Swarthmore Drive

PROJECT INFORMATION:

General Plan Designation:	Residential; offices and commercial
East Ranch PUD Schematic Plan Designation:	Light Density Multiple Family; offices
Existing Zoning of Site:	OB and R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning

North:	Apartments; R-3
South:	University Avenue, Vacant and American River Parkway; R-1A(PC) and ARP-F
East:	University Avenue, single family; R-1
West:	Howe Avenue, condominiums; R-1A-R

Parking: Offices - required: 400; proposed: 537
Residential - required: 1 per unit; proposed: 2+ per unit

Residential Density:	7.72
Office Bldg. Size:	100,000 sq. feet
Office Bldg. Floor Area Ratio:	0.176

Office Exterior Material Color: Wood siding and brick veneer/earth tones; solar bronze glass; wood shake roof

Residential Exterior Material Color: Brick and Wood/Gray tones; wood shake roof

Significant Site Features: Power transmission lines on a
300+ ft. wide easement along
Howe Avenue
Utilities: Available to site
School District: San Juan Unified

BACKGROUND INFORMATION: The subject property is part of the area considered previously as a General Plan and PUD Schematic Plan amendment application, P-8312, heard by the Commission on December 14, 1978. The site amendments were approved on an appeal to the City Council giving the applicant PUD Schematic Plan approval for development of 163 dwelling units and 100,000 sq. feet of office development on two parcels totalling 37.5+ acres.

PROJECT DESCRIPTION: The Special Permit is for 100,000 square feet of office space as previously approved by the Commission and Council as well as 139 dwelling units on the larger of the two parcels originally considered by the Commission. Development of the smaller parcel (5+ acres) abutting the American River Parkway, will be considered with some future application and will comprise the 24 remaining dwelling units of the total 163-unit allocation approved for the total project PUD.

The two identical office buildings (total 100,000 sq. ft.) will be centrally located on the parcel.

The 91 condominium residences will be located to the north and south of the office complex.

The 48 single family detached units will be strung in a band along University Avenue, with only single story units actually abutting the frontage. All buildings and fencing will be set back a minimum of 25 feet. Private recreation facilities are concentrated to the extreme north end of the site. Residential access will be oriented to a single unit section on University and office access to a single intersection on Howe as previously proposed.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1979, the Committee, by a vote of 8 ayes and 1 abstention, recommended approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements along Howe Avenue pursuant to Section 40.811 of the Subdivision Ordinance.
2. The applicant shall provide street lights pursuant to Section 40.811 of the Subdivision Ordinance.
3. The applicant shall prepare a sewer and drainage study subject to the review and approval of the City Engineer.
4. The applicant shall pay off any existing assessments.
5. The applicant shall dedicate the park site to the City.
6. The applicant shall provide a second access to University Avenue, preferably along the southern half of the parcel.

7. The applicant shall widen the proposed street to 30 feet in width. The applicant may decrease the width of the remaining private streets to 22 feet.
8. The applicant shall provide one fire access easement along University Avenue and one easement between the residential and southern portion of the parking lot.
9. The applicant shall provide a bus turnout at the northwest corner of the intersection of Howe Avenue and Swarthmore Drive.
10. The applicant shall provide signalization at the intersection of Howe Avenue and Swarthmore Drive.
11. The applicant shall construct a left turn lane with added stacking distance for southbound Howe Avenue at Swarthmore Drive. The applicant shall construct a right turn lane for northbound Howe Avenue at Swarthmore Drive.
12. The applicant shall provide a 25-foot setback along University Avenue, to be shown on final map.
13. The applicant shall provide two bus stops along University Avenue, south of the proposed "A" Street and near the park site.
14. The applicant shall provide two bus shelters at the intersection of Howe Avenue and Swarthmore Drive; one in the northeast corner and one located off site in the southwest corner.

STAFF EVALUATION: Staff has the following comments and concerns:

1. Even though Fire and Traffic, at Subdivision Review Committee, recommended a second access on University Avenue, staff feels that it would not be warranted, nor was it required as part of the original approval. Therefore, staff recommends deletion of that condition from the Subdivision Review Committee requirements. Staff recommends instead the provision of fire access lanes. A more reinforced turf blocking would accommodate fire fighting equipment.

The circulation pattern has been revised to cause cross site traffic to be routed through the north half of the site. The south leg of the private drive will be continuous only by an emergency access lane limited to emergency vehicles only.

Fire access on University at both the north and south ends of the site are proposed. Both Traffic Engineering and Fire Department prefer fully improved drives.

A turf block concept will be utilized. Fire Department has had problems of turf blocking sinking. But Planning staff considers limited access as appropriate in lieu of more street intersections along University and greater accessibility of non-residents passing through the East Ranch neighborhood as would result with full driveways.

The sequence of development for offices and residential units will affect the degree of noise and dust impact on office workers and/or residents. A phasing program is in order. The office development should proceed prior to residential development.

2. The stubbed private drives will be open to view from University Avenue. Visual screening with berms and landscaping should be provided as well as a small section of three-foot high decorative wall extending the width of the drive itself to be located at the end of the driveway.
3. Although Traffic and Fire originally had no problems with the 24-foot wide private drive system, they now require 30 feet. The project proponents have agreed to this increase. Planning staff notes that this change has resulted in some residential structures being located as little as four feet from these roadways and is therefore concerned with public safety.
4. The non-central location of private recreation may encourage on-site use of vehicles by residents.
5. Regional Transit is requiring bus shelters on both sides of Howe Avenue at Swarthmore. The project proponent intends to provide special designed shelters in lieu of the standard RT model. Regional Transit has indicated precise dimensional requirements and will not accept maintenance responsibility if the units require maintenance beyond their standard.

Two bus stops will be required at locations along University to be determined by Regional Transit.

6. The main driveways on University and on Howe have to be redesigned to satisfy the Traffic Engineering Division major design concerns. Traffic still has some refinement it would like accomplished, including provision for handicapped ramps. These details will be resolved between the project proponents, Traffic and Planning prior to issuance of any building permits.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the rezonings from OB to R-1A, and R-1A to OB;
3. Approval of the Tentative Map subject to the recommendations of the Subdivision Review Committee except condition #6. *(CPC revised SRC cond. #7 to read "24'" for proposed street in lieu of 30' width.*
4. Approval of the special permit for 139 dwelling units and two 2-story office buildings of 100,000 square feet total, as demonstrated on attached exhibits, subject to the following conditions and based on the findings of fact that follow:

Conditions

1. Revise plans to include the following changes:
 - a. Provide visual buffering between University Avenue and private drive stubs in the form of berming, landscaping and three-foot decorative wall;
 - b. Provide additional landscaping at the north side of the office complex to more adequately buffer the offices from the residences;
 - c. Reorient entrances of residences away from the office complex;
 - d. Reposition as necessary residential units to be no closer than 10 feet from the private 30-foot drive; *(deleted by CPC)*

- e. Refine project entrance drives, per requirements of the Traffic Engineering and Planning Department, and submit revisions for review and approval by the Planning Director.
2. Submit revised plans for the review and approval of the Planning Director prior to filing for building permits.
3. Work with the Fire Department in providing an adequate turf block system for the fire access lanes. Submit plans for the review and approval of the Planning Director.
4. Submit for the review and approval of Planning staff a program for project phasing prior to filing of the final map.

The project phases shall at a minimum reflect initial construction of the office buildings and full through street improvements including the 30-foot roadway prior to or concurrent with a first phase of residential units.

5. Submit detailed landscape and irrigation plans for the review and approval of the City landscape architect and Planning staff prior to issuance of building plans. (Three copies in addition to any provided with the building plans.) Landscaping shall be installed prior to issuance of occupancy permits.
6. In accordance with the zoning ordinance, no occupancy may occur without the inspection of the project by the Planning Director to assure that all conditions of the special permit are satisfied.

Findings of Fact

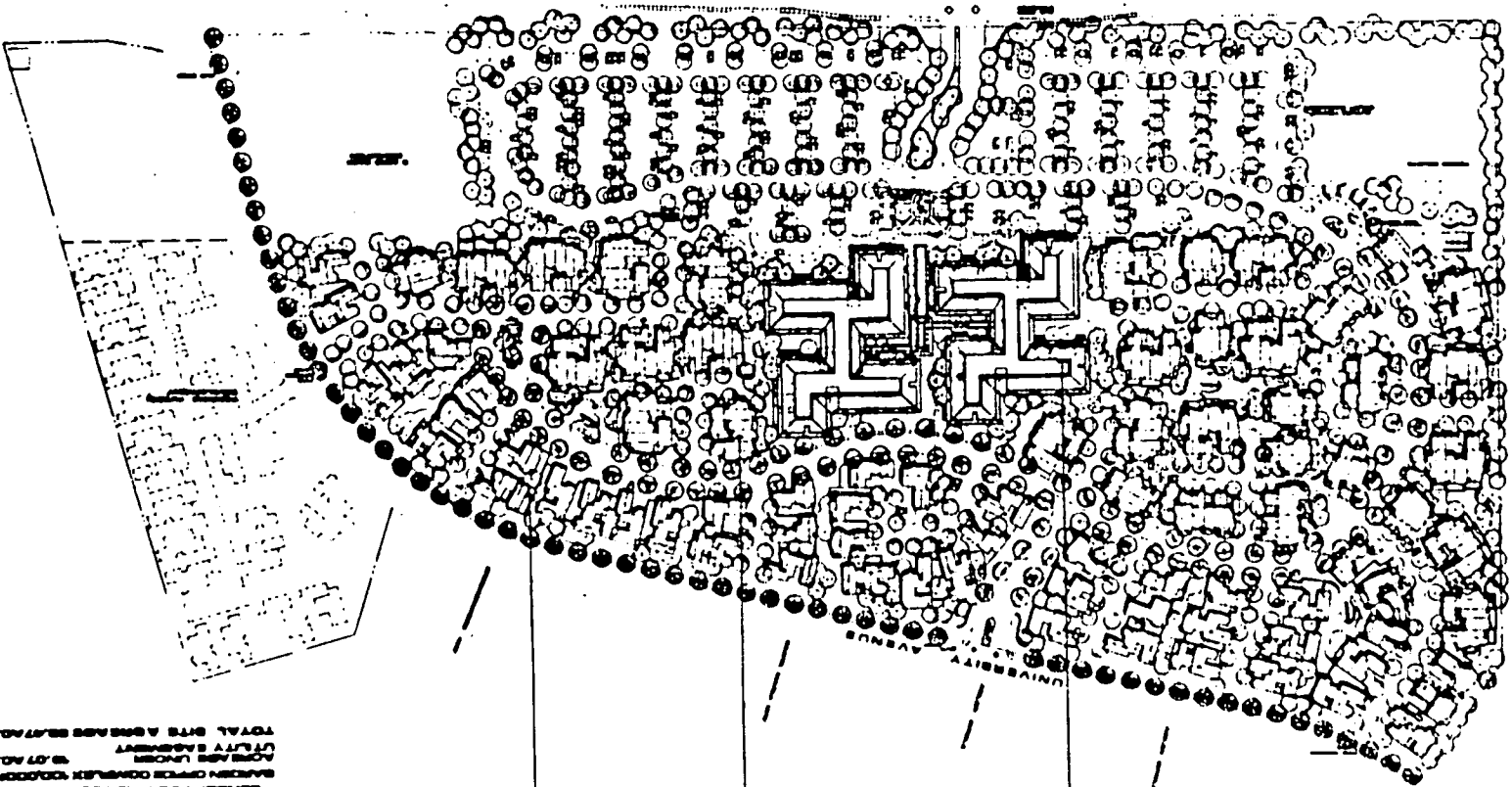
1. The proposed project is based on sound principles of land use in that:
 - a. the single story detached unit to be located along University Avenue will buffer the existing single family neighborhood from the attached housing and office development on the subject site; and
 - b. the land under the power lines will be fully utilized, for a public park and as parking for the office complex.
2. The proposed project will not be detrimental to the public health safety and general welfare in that:
 - a. the office complex will have primary access from Howe Avenue; and
 - b. the limited points of access will discourage cross access by non-residents of the area.
3. The proposed project is in conformance with the General Plan and the East Ranch PUD Schematic Plan in that the proposed uses are either permitted or specified for the site and at the densities proposed.

The proposed project is in general conformance with the City Council approved schematic plan dated February 13, 1979 and the adopted conditional Negative Declaration.

V-2862

SCHEMATIC DEVELOPMENT PLAN

HOWE AVENUE



SITE INFORMATION

TOTAL NO. OF D.U.'s 188

LOTS 48

CLUSTER UNITS

CONDOMINIUM HOMES 91

BARRED OFFICE CONDOS 100

NO. OF AD. 18,07 AD.

UNIVERSITY PARK

TOTAL SITE AREA 88,770 SQ. FT.

UNIVERSITY PARK

NO. OF LOTS 48

NO. OF UNITS 188

NO. OF ADULTS 18,07

NO. OF CHILDREN 18,07

NO. OF SENIORS 18,07

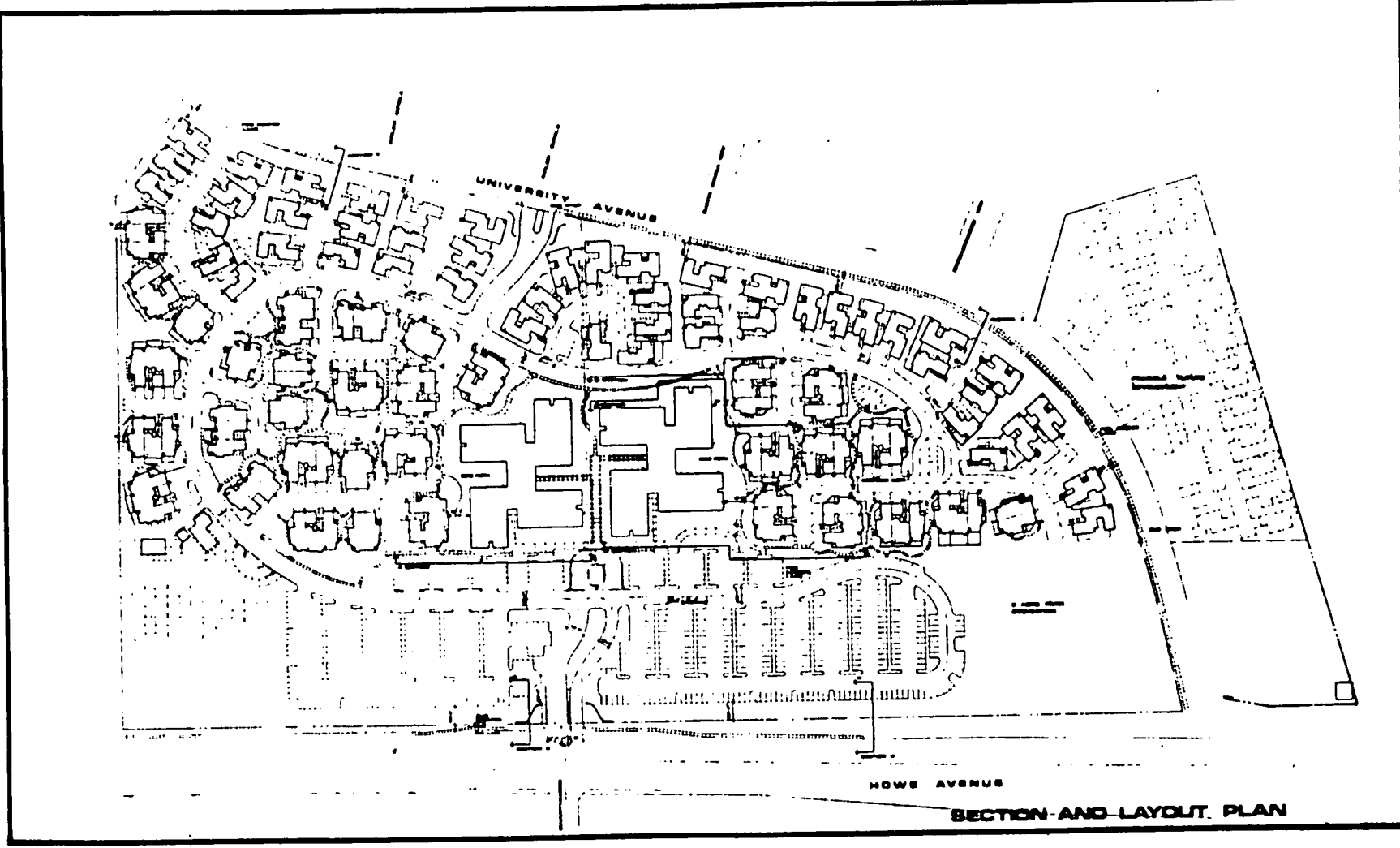
NO. OF DISABLED 18,07

NO. OF OTHER 18,07

UNIVERSITY PARK

SACRAMENTO - CALIFORNIA

NO. 23



SECTION AND LAYOUT PLAN

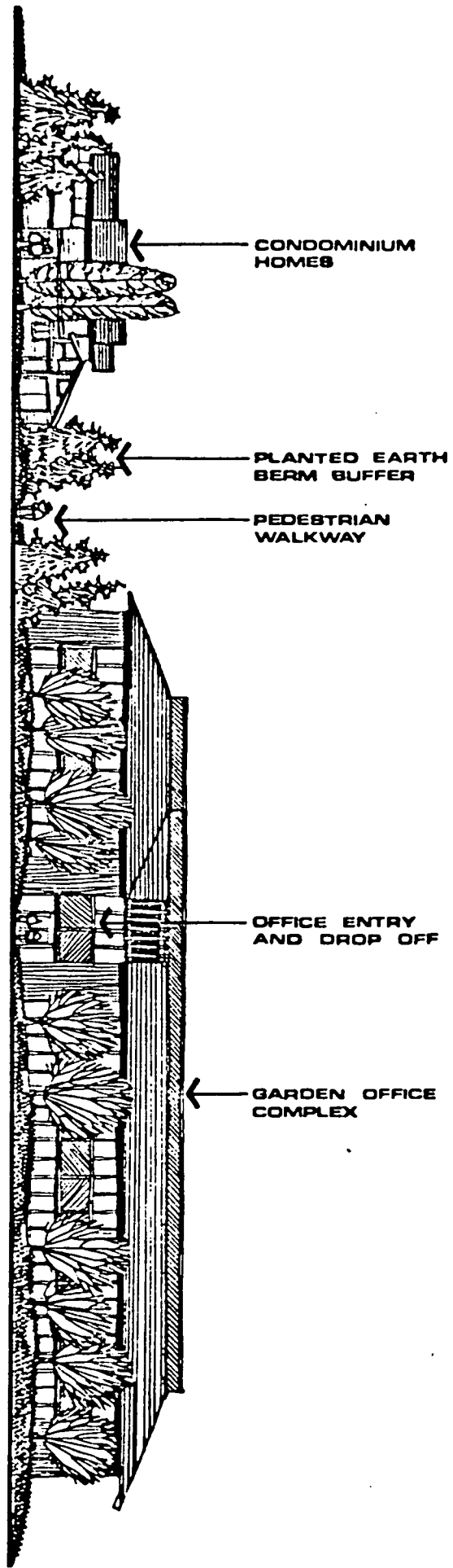
UNIVERSITY PARK

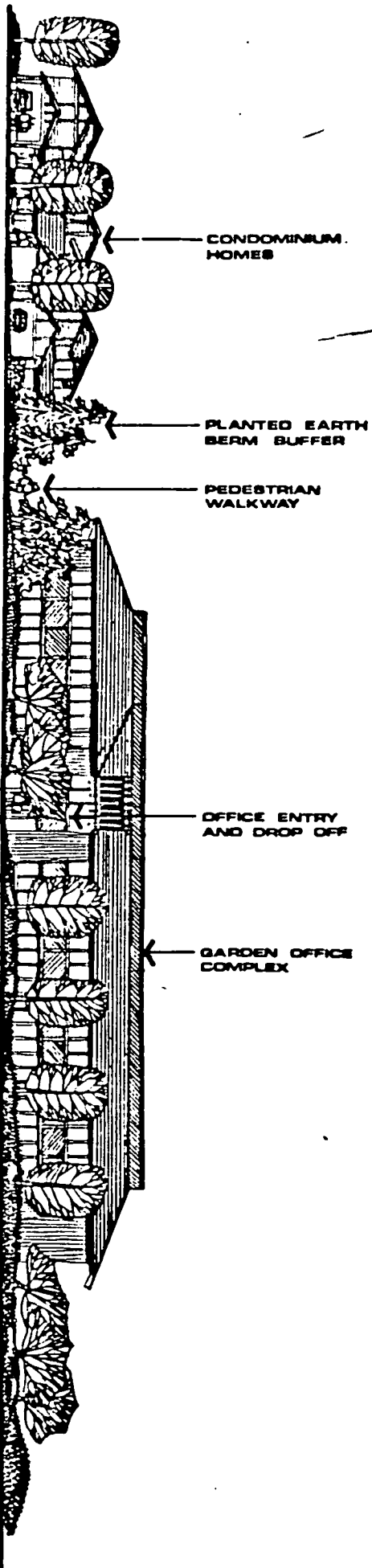
SACRAMENTO - CALIFORNIA

A set of architectural symbols and a north arrow. From top to bottom, it includes:

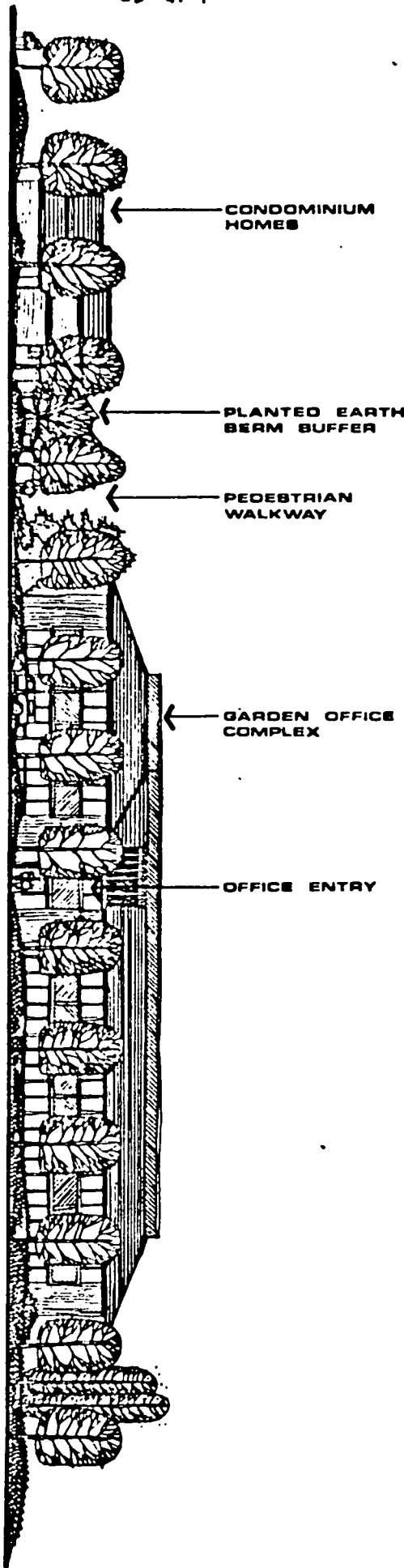
- A symbol for a building footprint, represented by a solid black shape.
- A symbol for a parking space, represented by a dashed rectangular outline.
- A north arrow symbol, consisting of a circle with a triangle pointing upwards.
- A symbol for a street or boundary line, represented by a solid line with a dashed centerline.

SECTION A

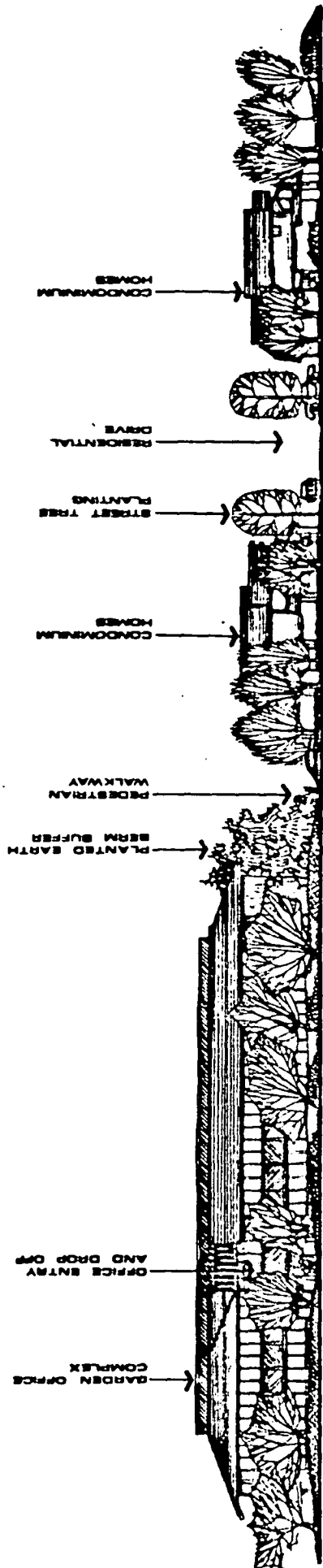




SECTION B



SECTION C

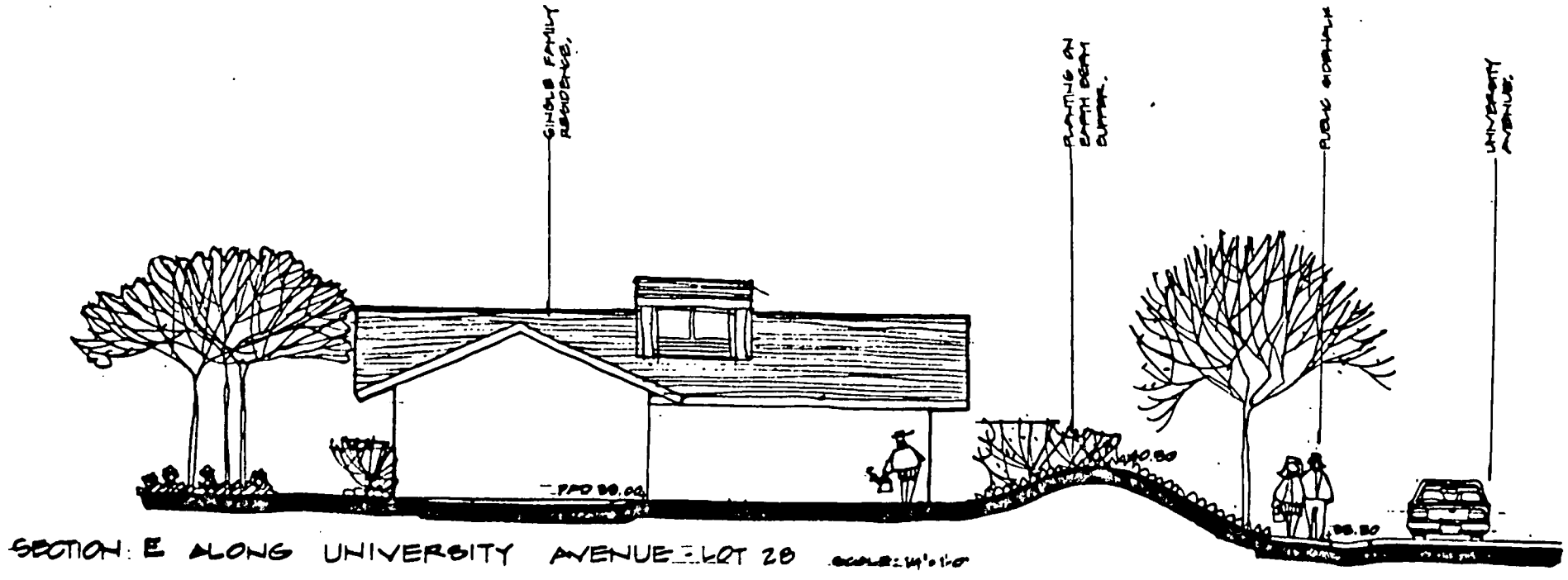


SECTION D

LANDSCAPE SECTIONS

P. 8862

140-80

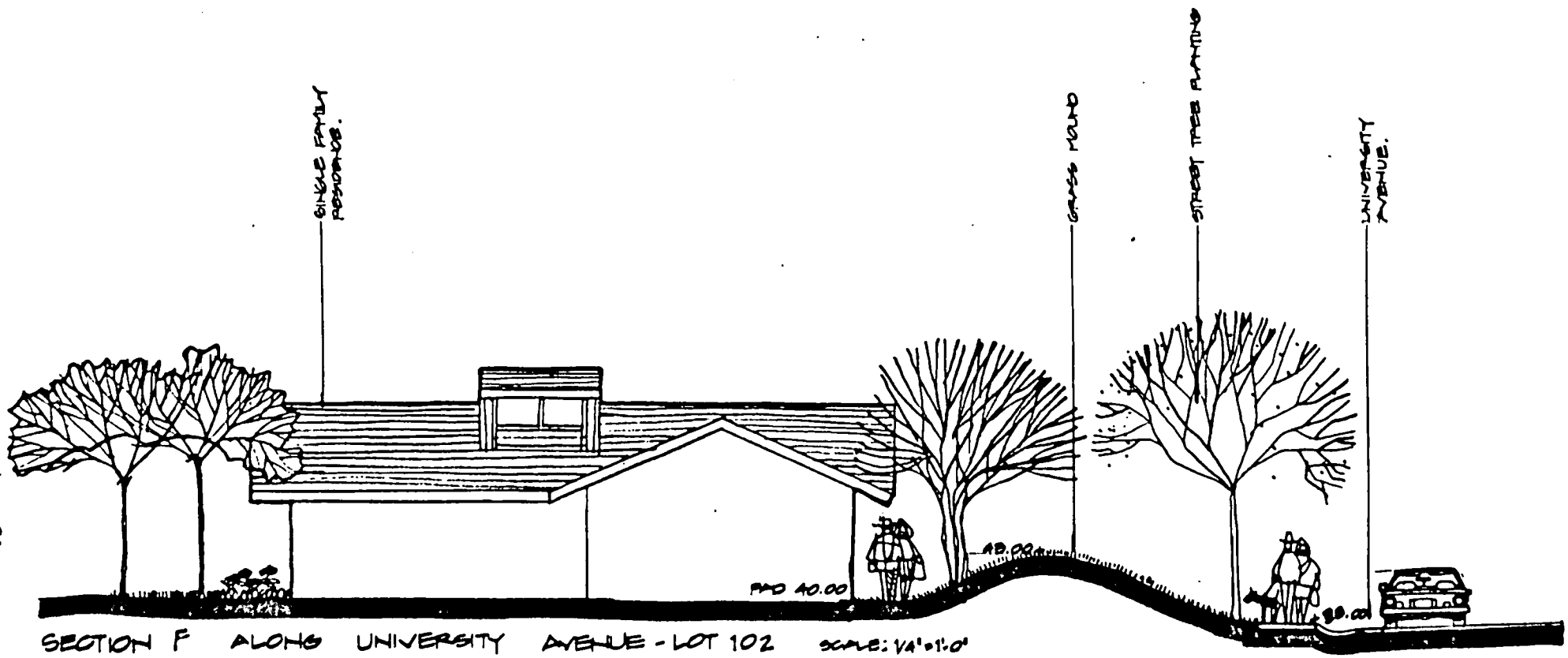


SECTION E

140-80

P. 8862

110-80



SECTION F ALONG UNIVERSITY AVENUE - LOT 102 SCALE: 1/4" = 1'-0"

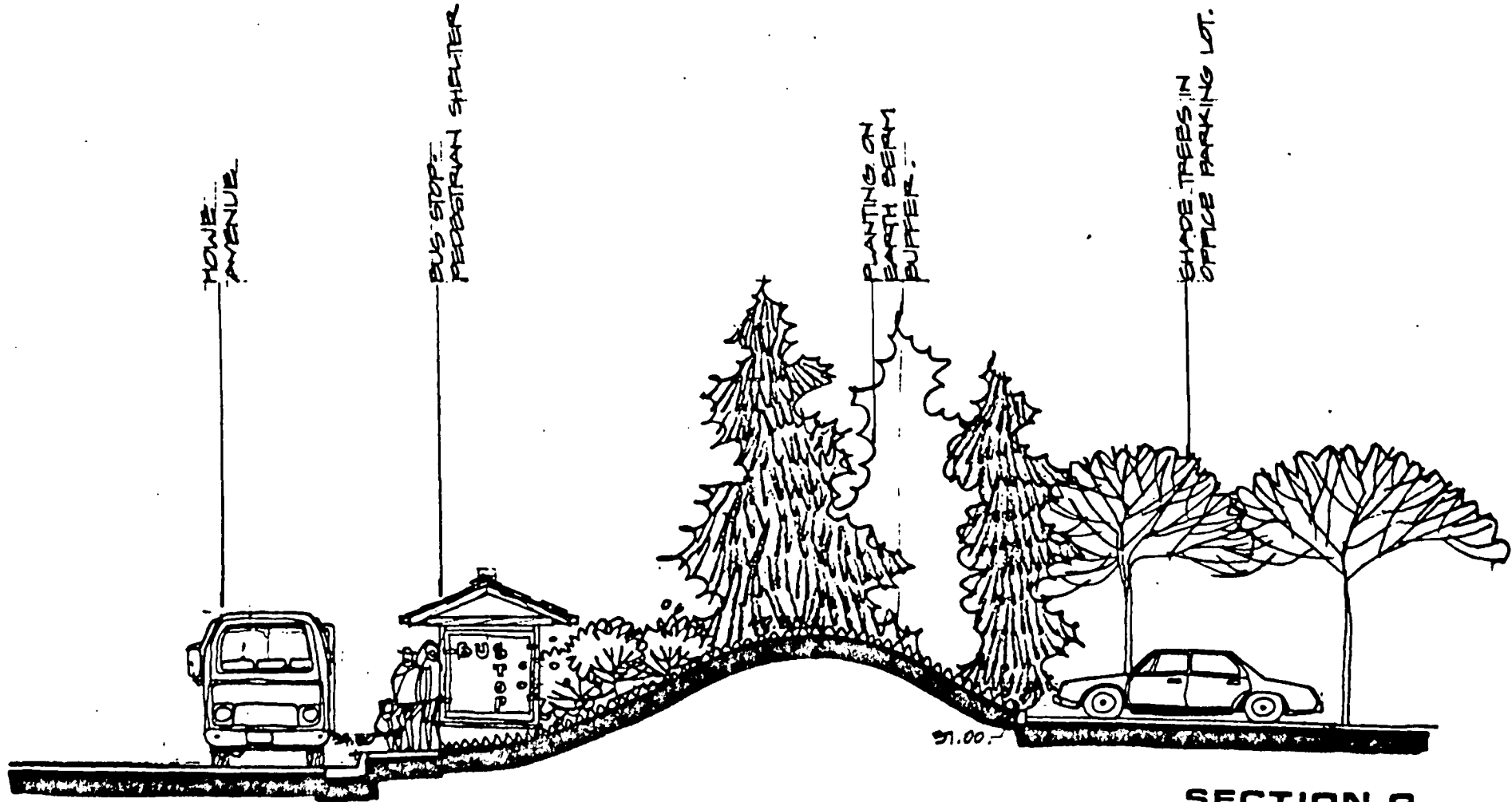
SECTION F

ITEM NO. 23

2998'd.

08-01-1

PLAN NO. 13



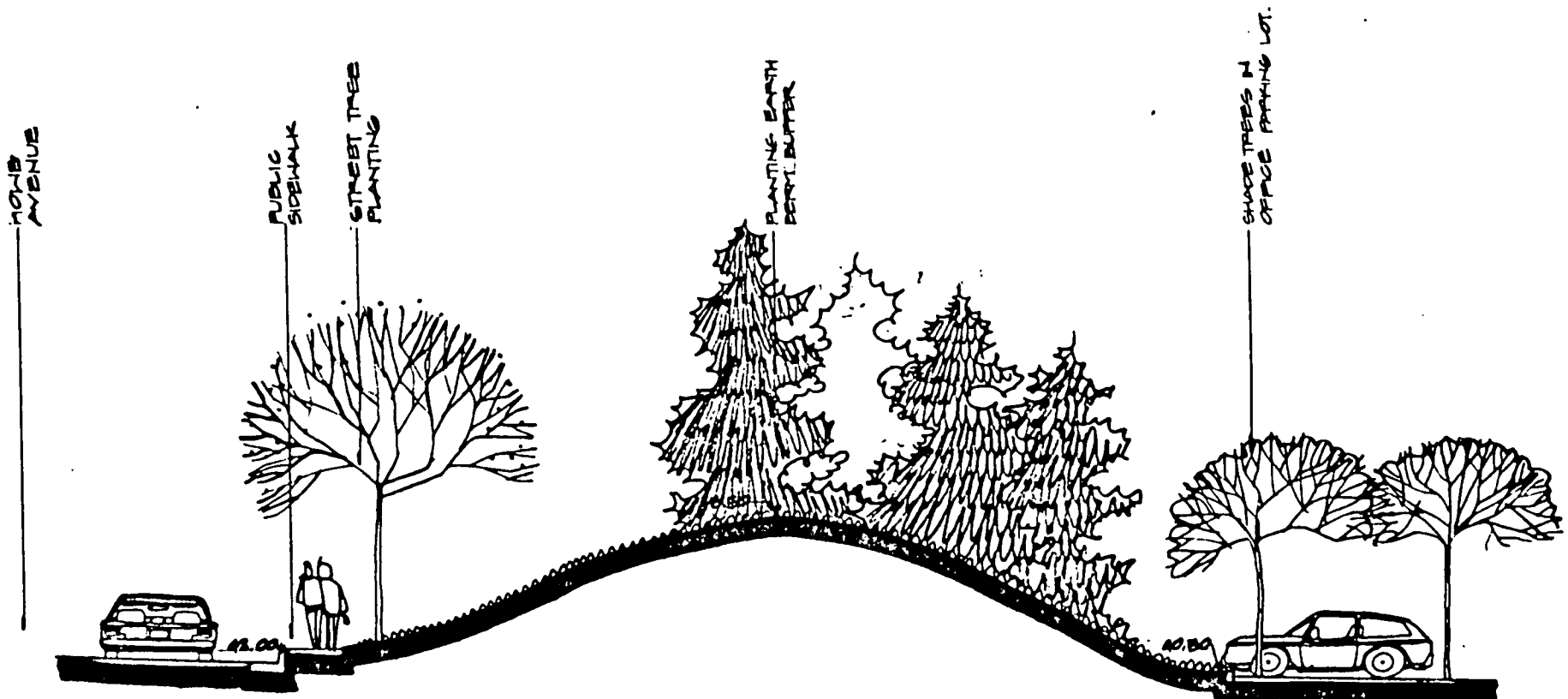
SECTION G ALONG HOWE AVENUE

SCALE: 1/4" = 1'-0"

SECTION G

11-0014

1-10-80



SECTION H ALONG HOWE AVENUE SCALE: 1/4" = 1'-0"

SECTION H

ITEM NO. 23

P. 8862

1-10-80

H&M NO. 23

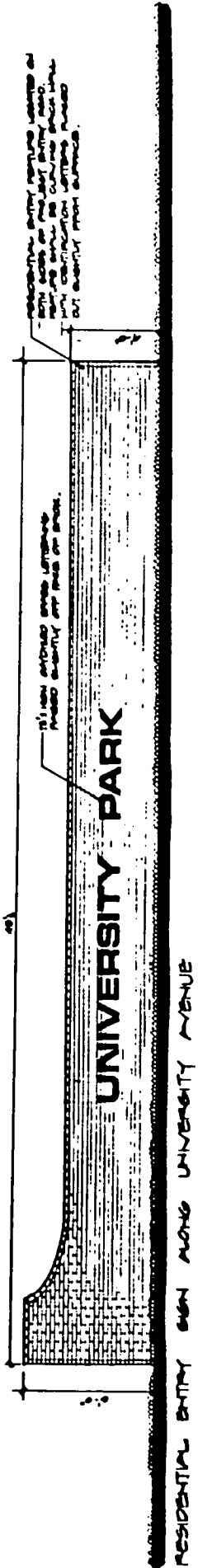


1 1/2" HIGH SANDBLASTED BRASS LETTERING
FINISHED SMOOTH AND POLISHED

BRASS SIGN ENTRY FEATURES
LIGHTED ON BOTH SIDES OF
THE SIGN SUBJECT ENTRY AND
FEATURES SHALL BE CURVED
BRASS WITH OBTUSCATED
LETTERS AND STREET ADDRESS
MOUNTED WITH INDIVIDUAL LETTERS

UNIVERSITY PARK OFFICES
100 HOWE AVENUE

OFFICE ENTRY SIGN ALONG HOWE AVENUE



UNIVERSITY PARK

RESIDENTIAL ENTRY SIGN ALONG UNIVERSITY AVENUE

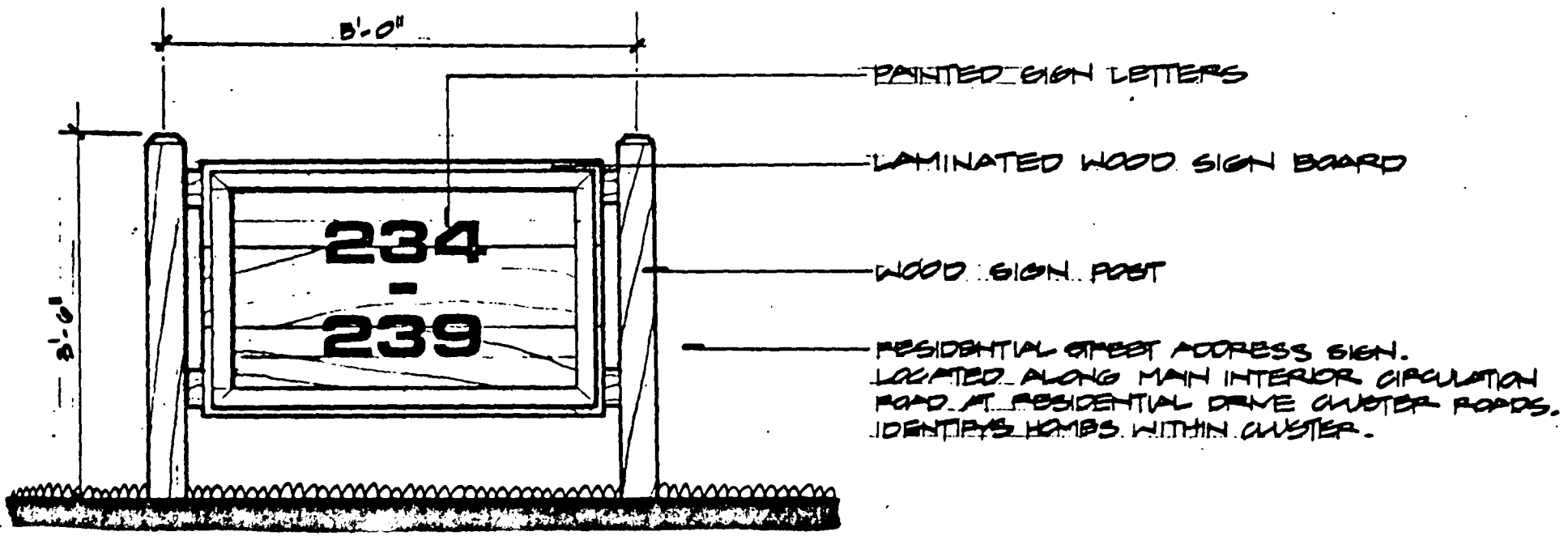
RESIDENTIAL ENTRY SIGNING LOCATED AT BOTH ENDS OF UNIVERSITY ENTRY SIGN. SIGNING SHALL BE OBTAINED FROM THE CITY OF HOUSTON. SEE ATTACHED PLAN SHEETS FOR SIGNING PLAN DETAILS.

11' HIGH EXPOSED BRASS LIGHTFIXTURE PROVIDED SEPARATELY AND MADE ON ORDER.

P.8862

1-10-86

MEM NO. 23

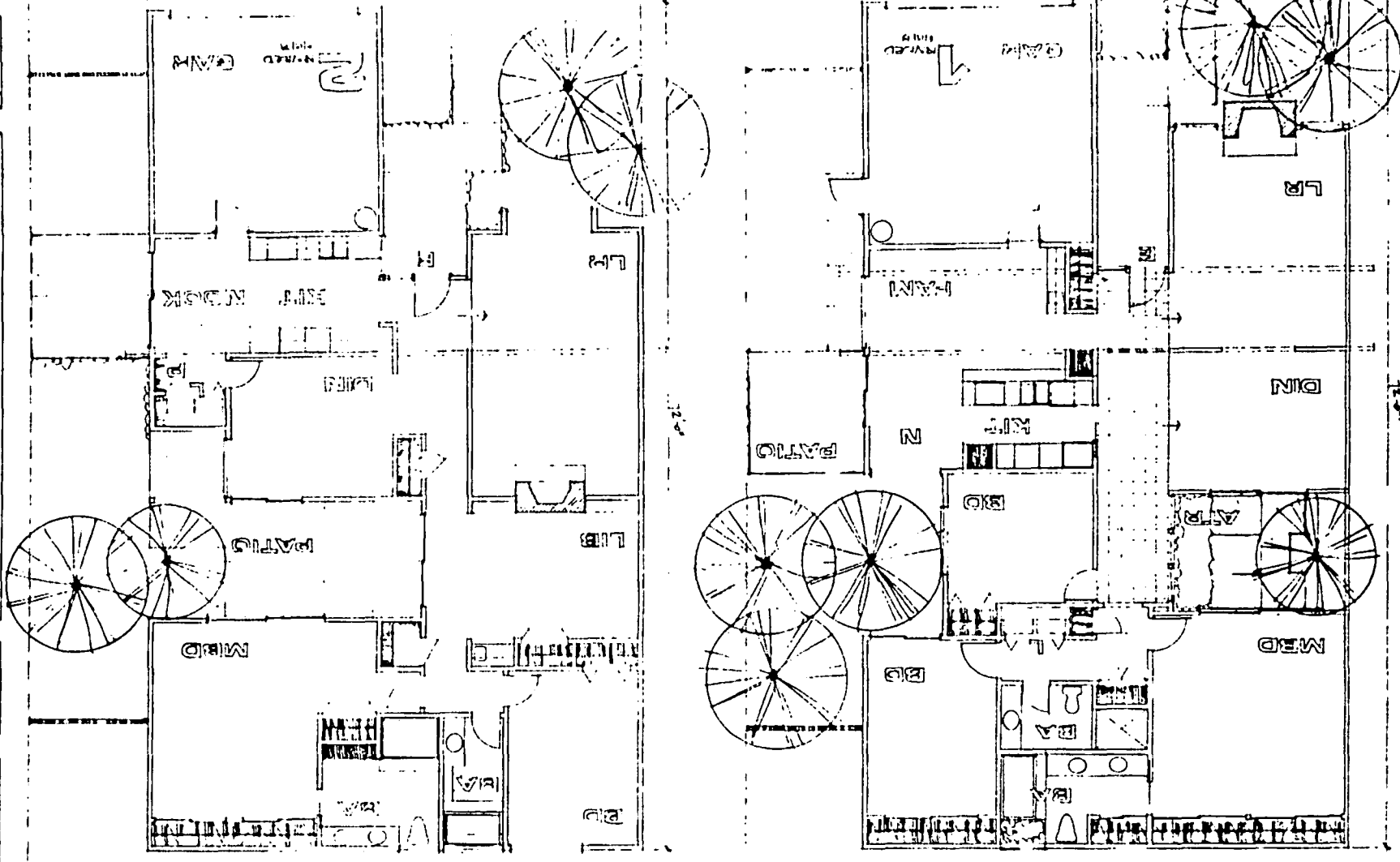


RESIDENTIAL STREET ADDRESS SIGN
 SCALE: 1"=1'-0"

UNIVERSITY PARK

IN DEVELOPMENT PHASE

TREE DECKLINA PHASE



1
2
3
4
5
6
7
8
9
10
11
12

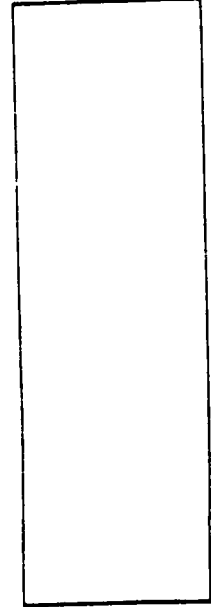
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250

Thompson
 Architectural
 Group, Inc.
 1177 W. Shaw Avenue
 Fresno, California 93711
 (208) 256-3232

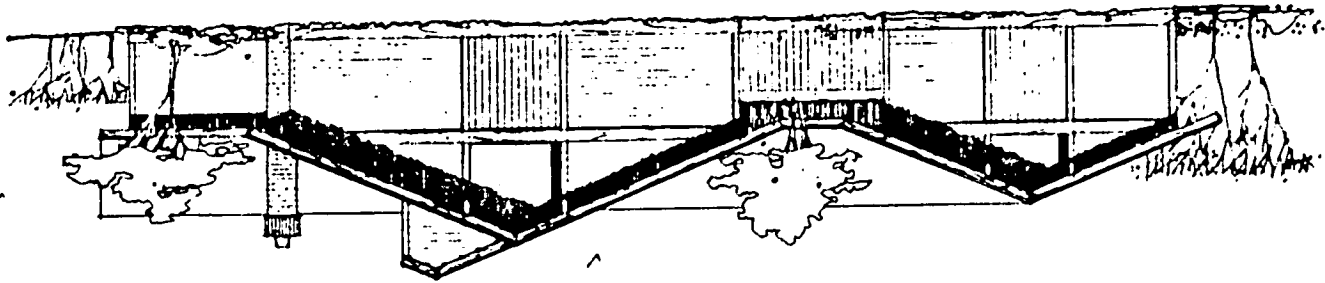
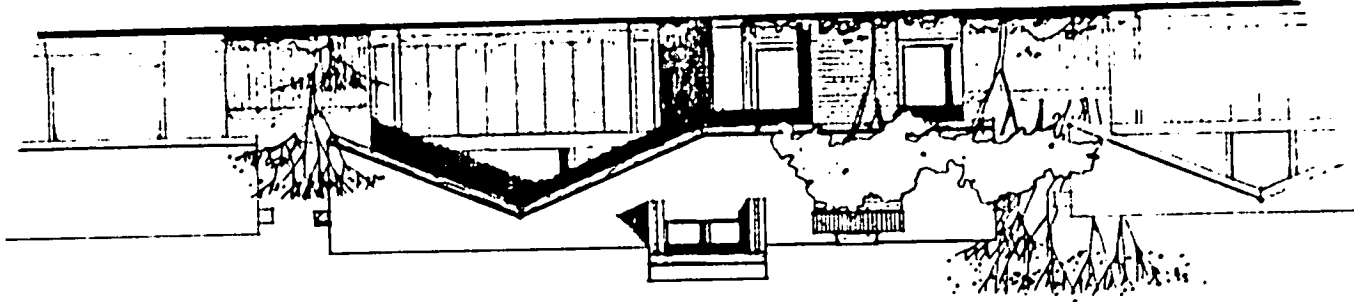
2	0.00	
	0.00	
	0.00	
	0.00	



Thompson
 Architectural
 Group, Inc.
 1177 W. Shaw Avenue
 Fresno, California 93711
 (209) 226-3232

UNIVERSITY PARK

1.

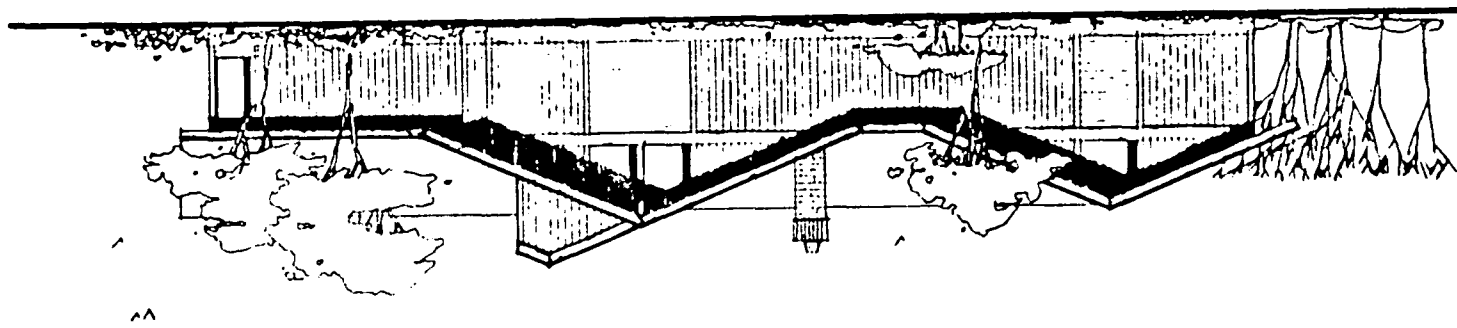
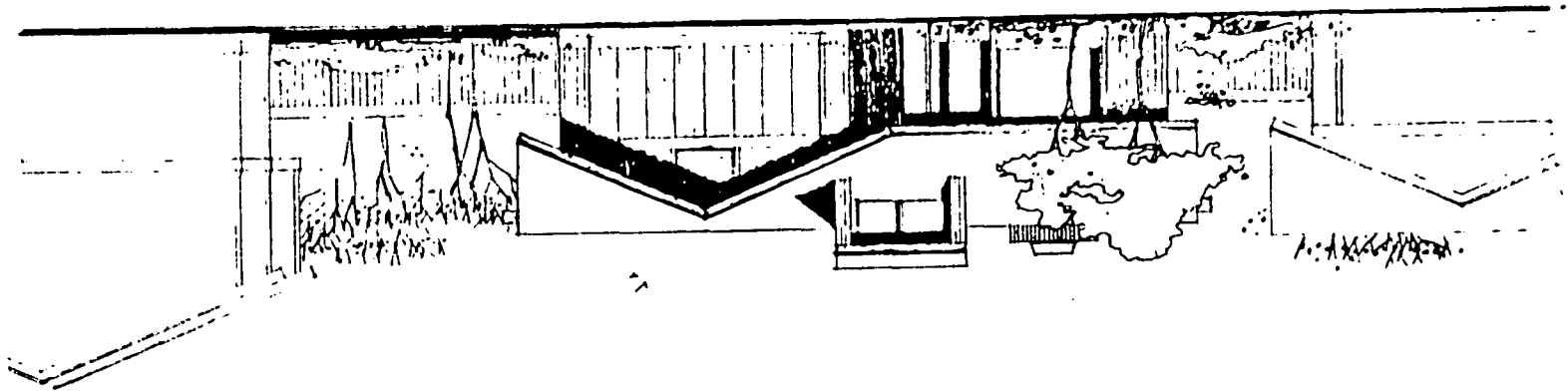


ITEM NO. 23

1-10-80

P. 8062

UNIVERSITY PARK 2.



3	DATE	11/11
	NO.	104
	BY	

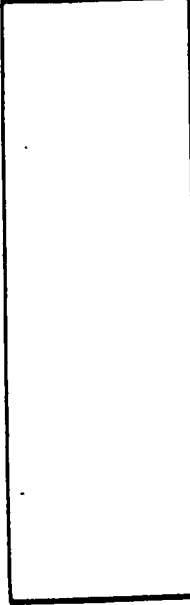
--	--

--

--

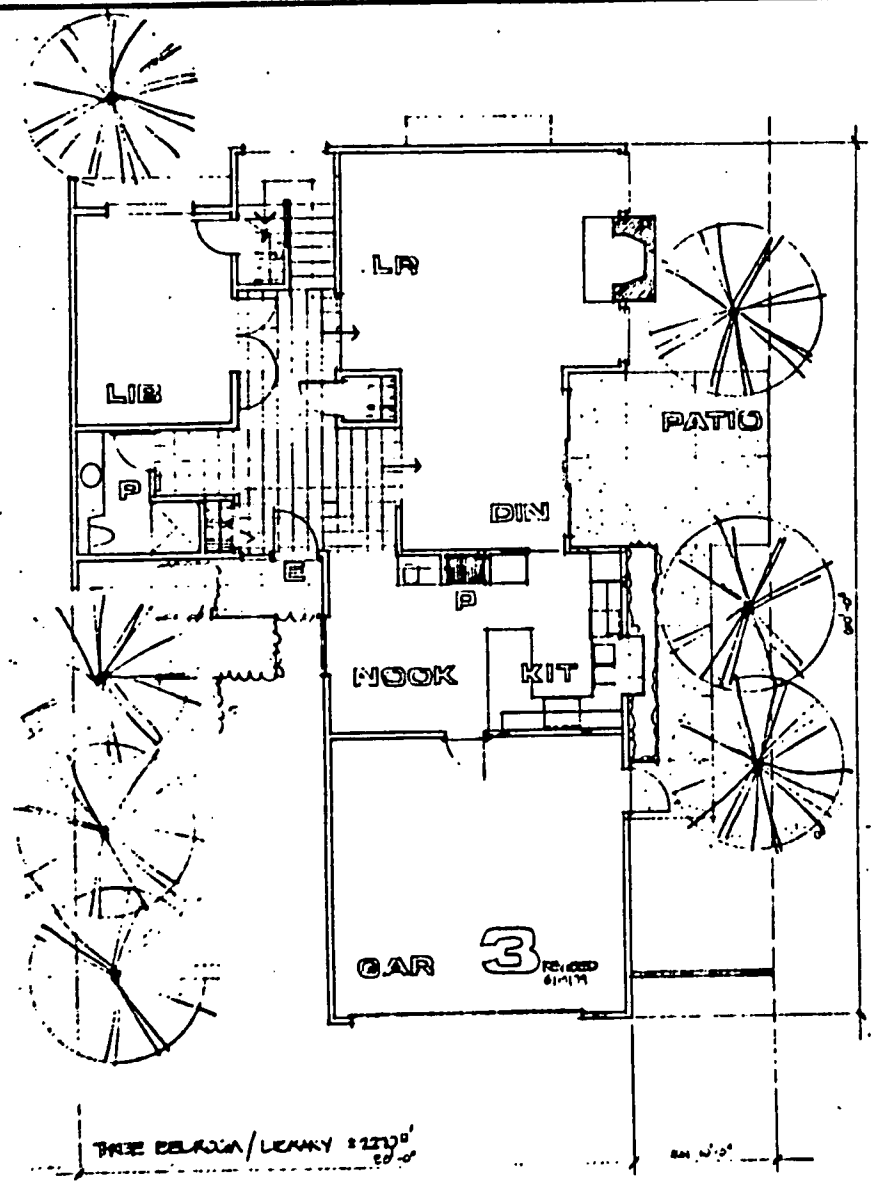
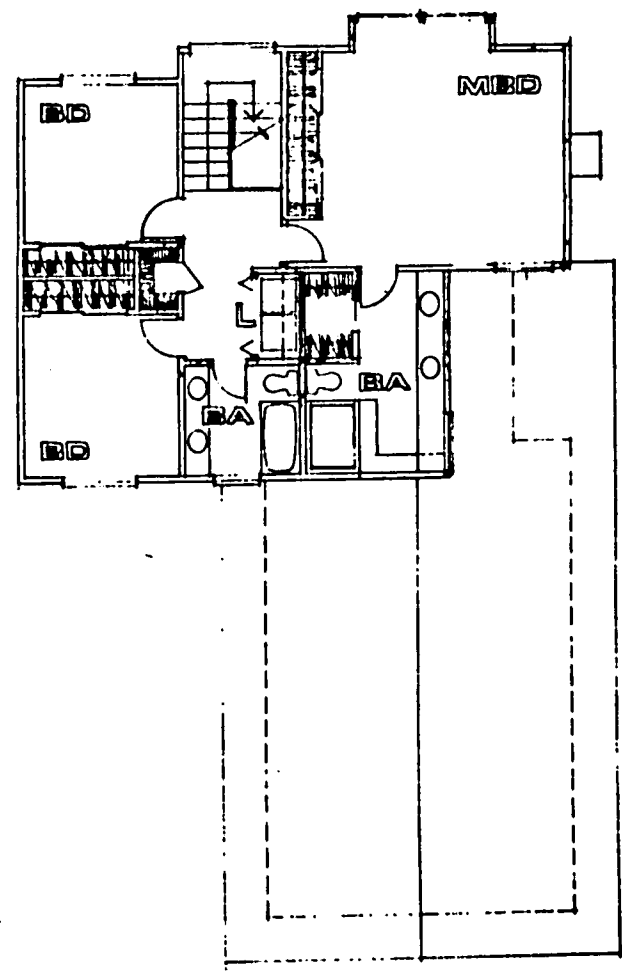
Thompson
Architectural
Group, Inc.
1177 W. Shaw Avenue
Fresno, California 93711
(209) 226-2232

Thompson
Architectural
Group Inc.
1177 W. Shaw Avenue
Pasadena, California 91771
(800) 220-3232



DATE	1-10-80
BY	...
CHKD BY	...
APPROVED	...

NO.	4
DATE	1-10-80
BY	...
CHKD BY	...
APPROVED	...



TREE BELONGS/LENNY 22730¹
80-80

UNIVERSITY PARK

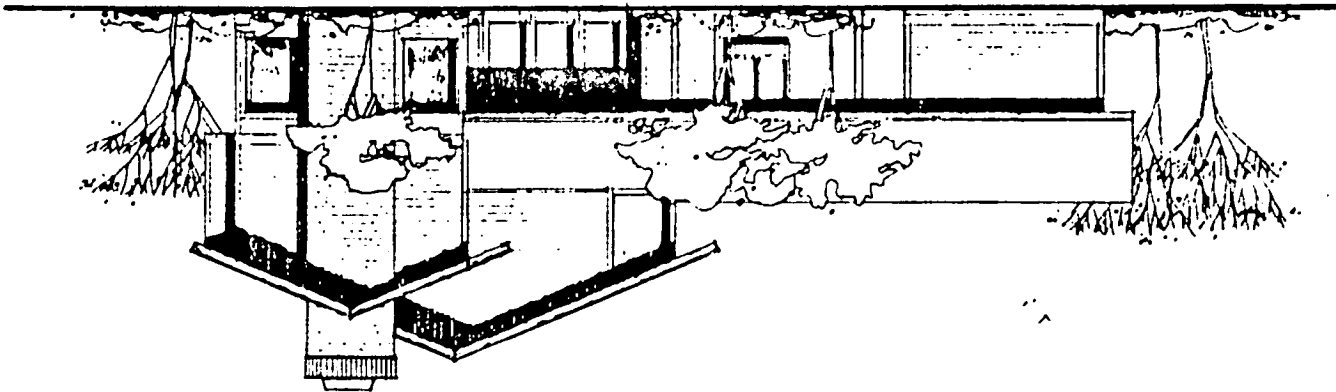
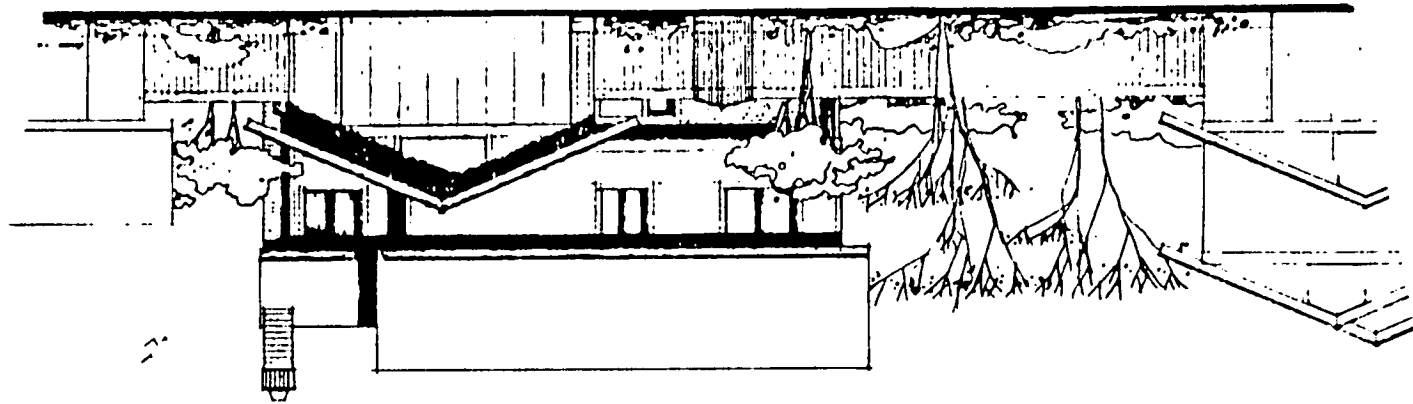
P. 8862

1-10-80

HEM NO. 23

UNIVERSITY PARK

3.

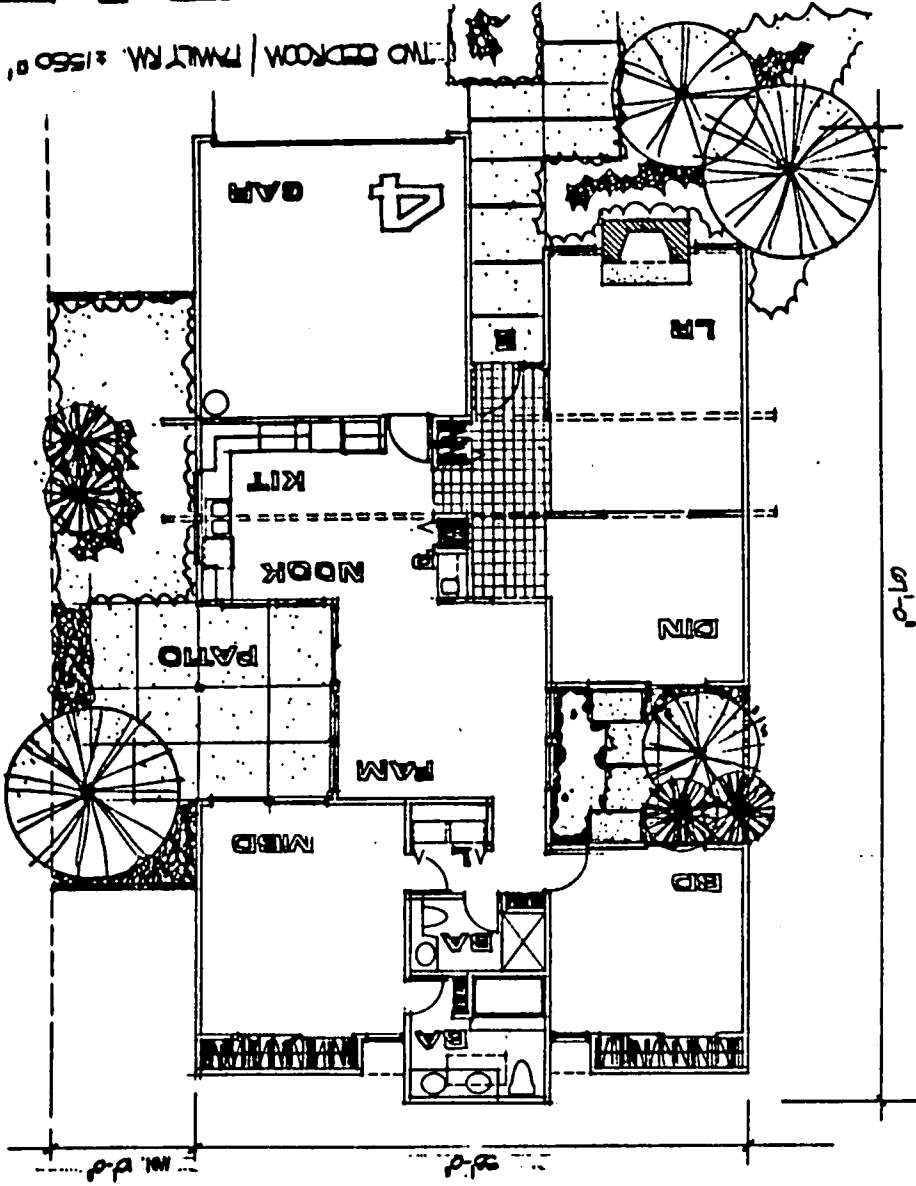


10	DATE
	BY
	NO.
	REV.

15	DATE
	BY
	NO.
	REV.

Thompson
Architectural
Group, Inc.
177 W. Shaw Avenue
Fremont, California 94711
(408) 275-3232

UNIVERSITY PARK



NO.	DATE	DESCRIPTION
1	10/27/80	PRELIMINARY
2	11/10/80	REVISED
3	11/15/80	REVISED

NO.	DATE	DESCRIPTION
4	11/20/80	REVISED

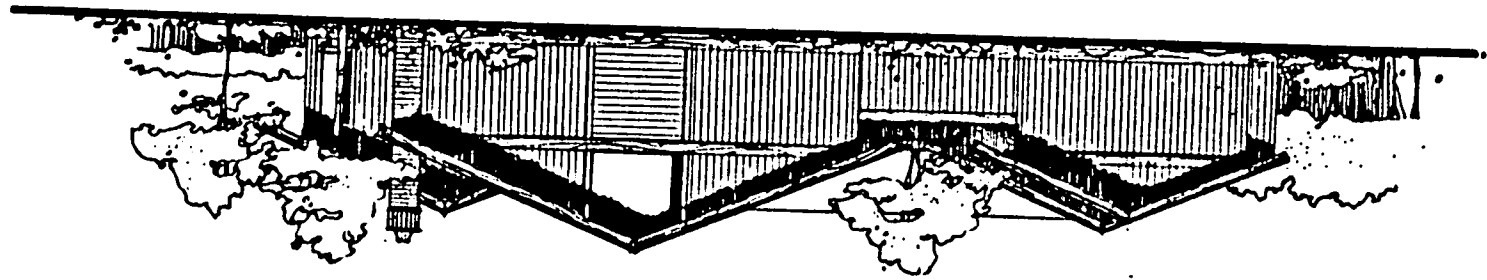
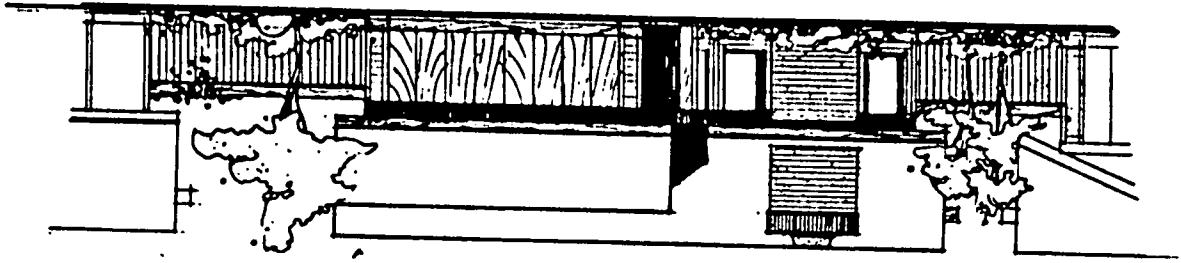
Blank area for notes or specifications.

Blank area for notes or specifications.

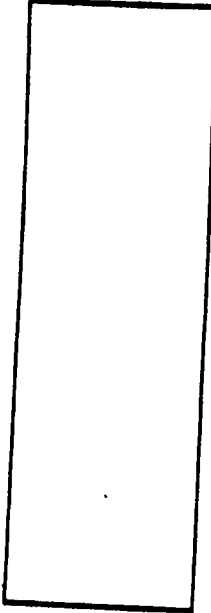
Thompson
Architectural
Group, Inc.
177 W. Shaw Avenue
Fresno, Calif. 93711
208 888-3232

UNIVERSITY PARK

4.



7	DATE	1-10-80
	BY	
	SCALE	
	PROJECT	



Thompson
Architectural
Group, Inc.
177 W. Grand Avenue
P.O. Box 8271
Denver, Colorado 80211
303-733-3333

ITEM NO. 23

1-10-80

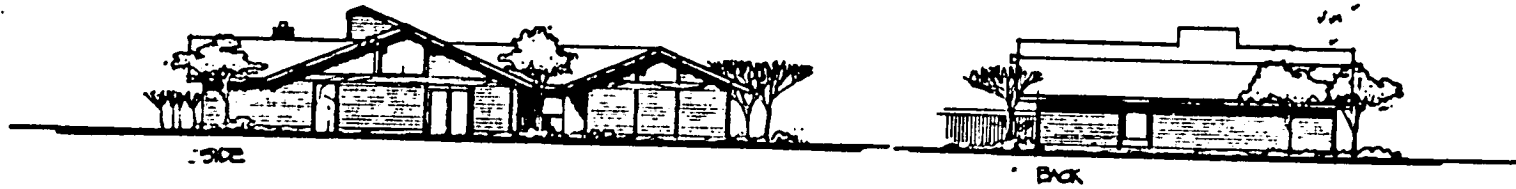
P-8862

P-8862

1-10-80

1/24/81 NO 23

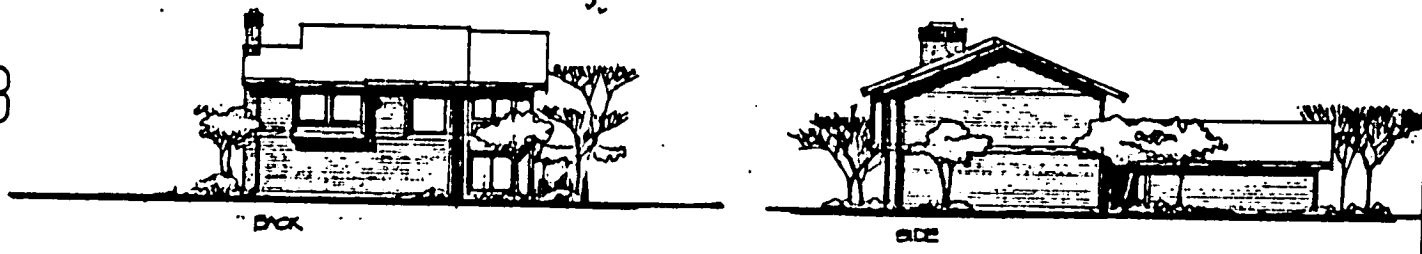
1



2



3

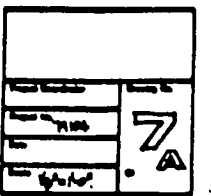
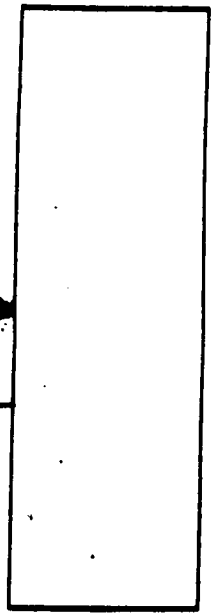


4



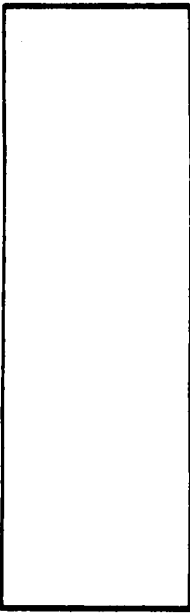
UNIVERSITY PARK

Thompson
Architectural
Group, Inc.
1177 W. Shaw Avenue
Pasadena, California 91771
(818) 235-3332



0619
 45-12
 3

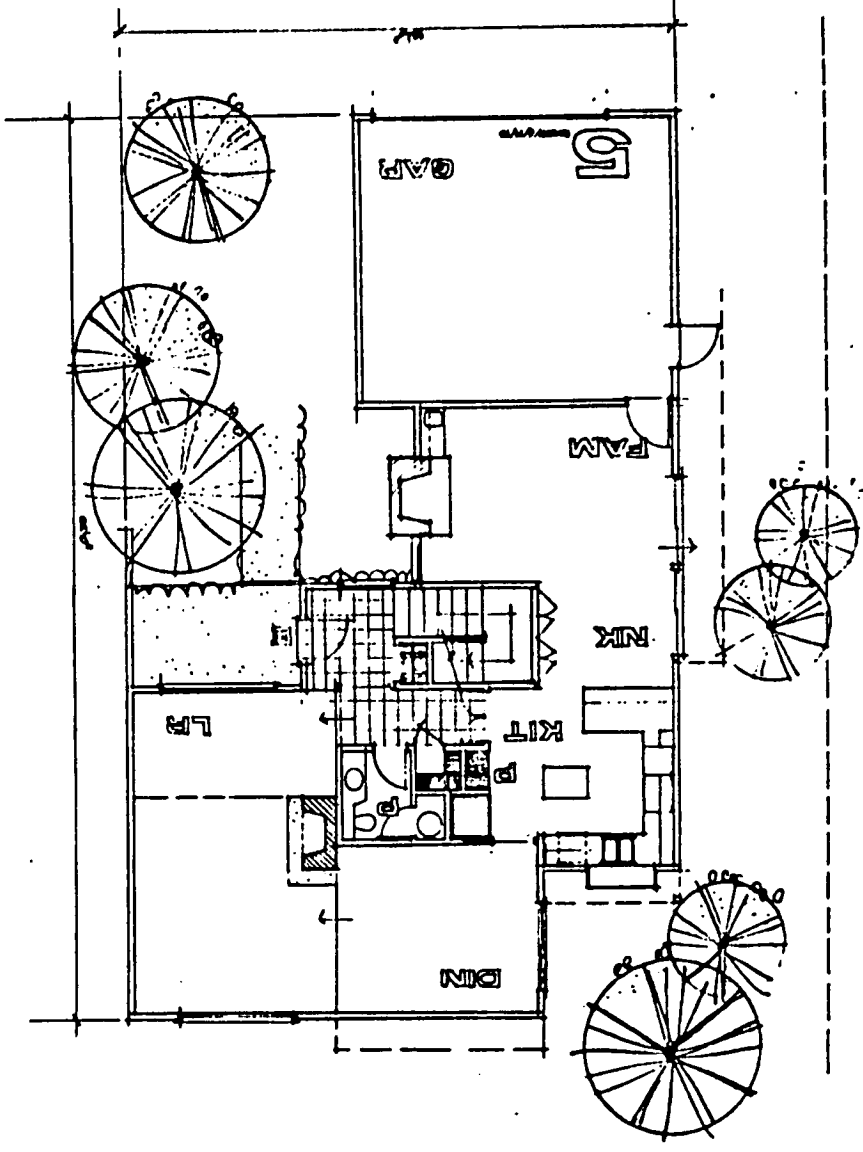
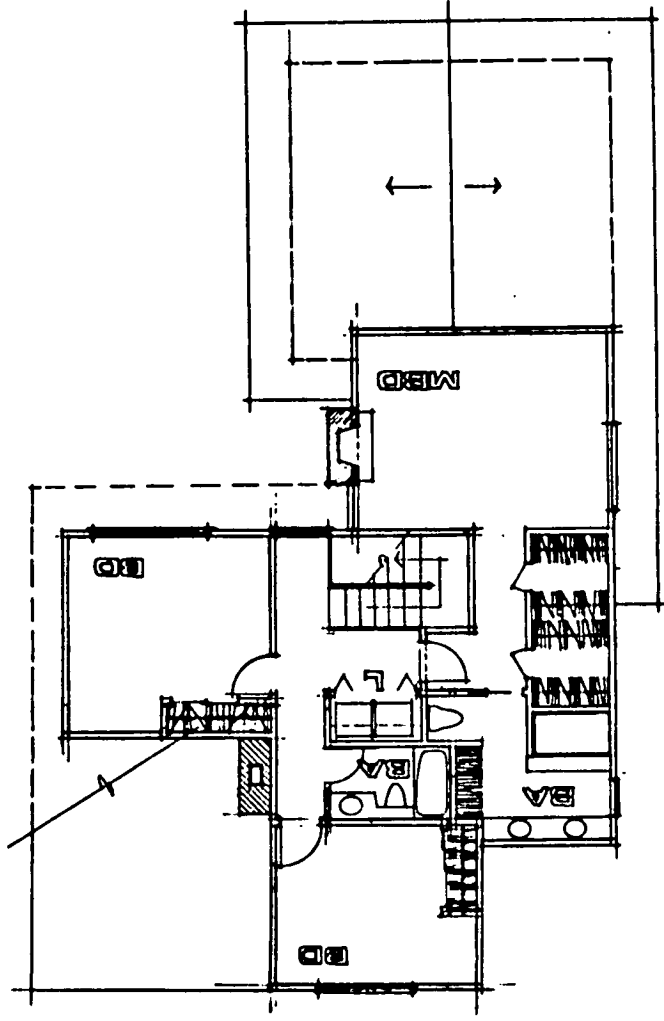
43217
 43217



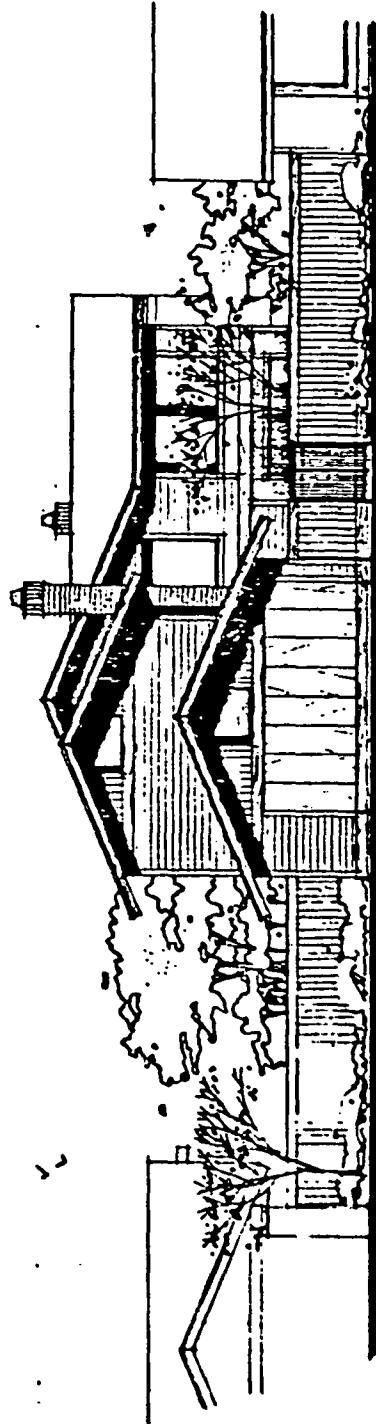
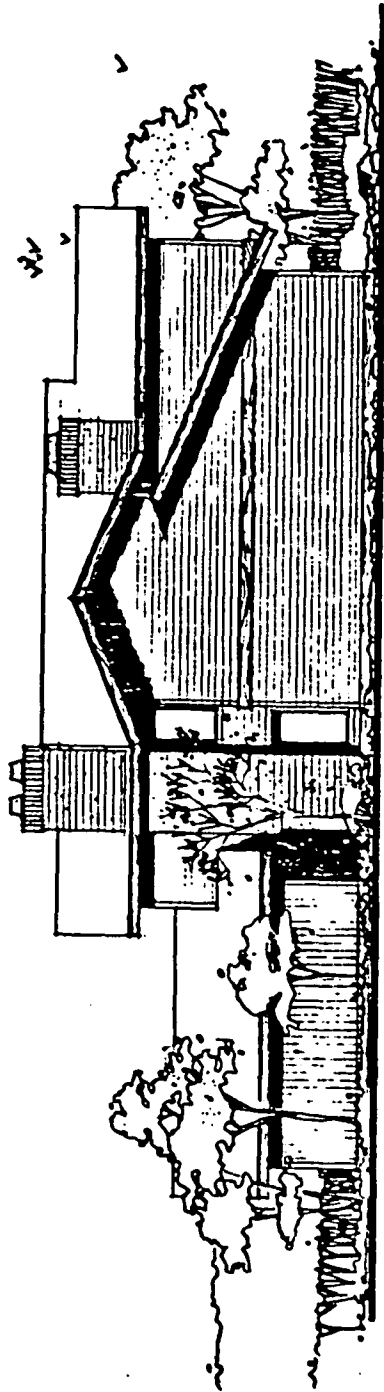
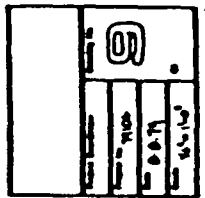
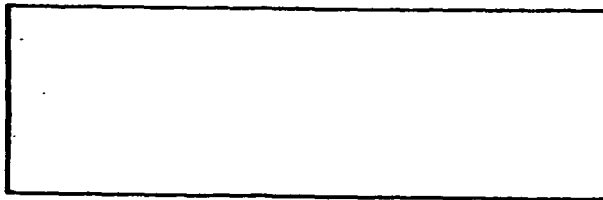
Thompson
 Architectural
 Group, Inc.
 177 W. 62nd Avenue
 New York, New York 10021
 (212) 850-3232

PARK UNIVERSITY

THREE BEDROOM, 2 1/2 BATH



Thompson
Architectural
Group, Inc.
117 W. Shaw Avenue
Palo Alto, California 94301
(415) 251-3228



UNIVERSITY PARK

R. 8862

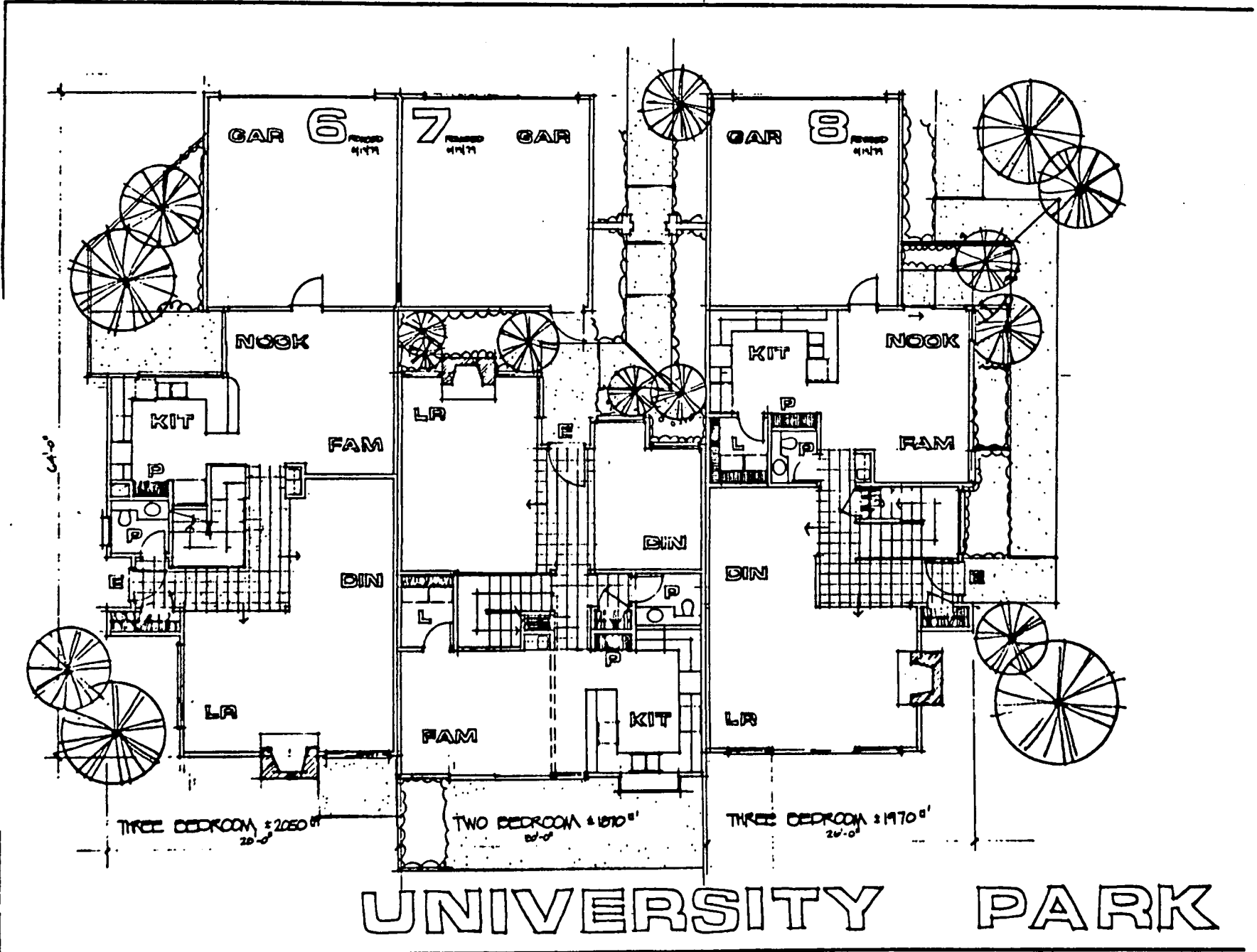
1-10-80

ITEM NO. 23

P. 8862

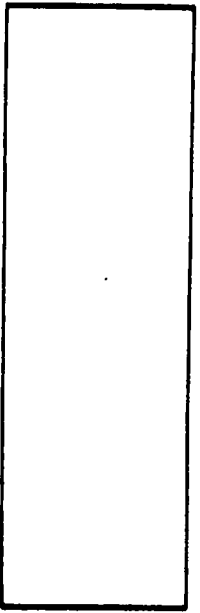
1-10-80

MEM NO. 23



UNIVERSITY PARK

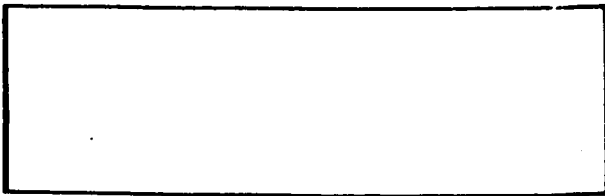
Thompson
Architectural
Group, Inc.
117 W. Shaw Avenue
Fresno, California 93711
808-288-3322



Project Name	UNIVERSITY PARK
Client	MEM NO. 23
Scale	1/4" = 1'-0"
Date	1-10-80

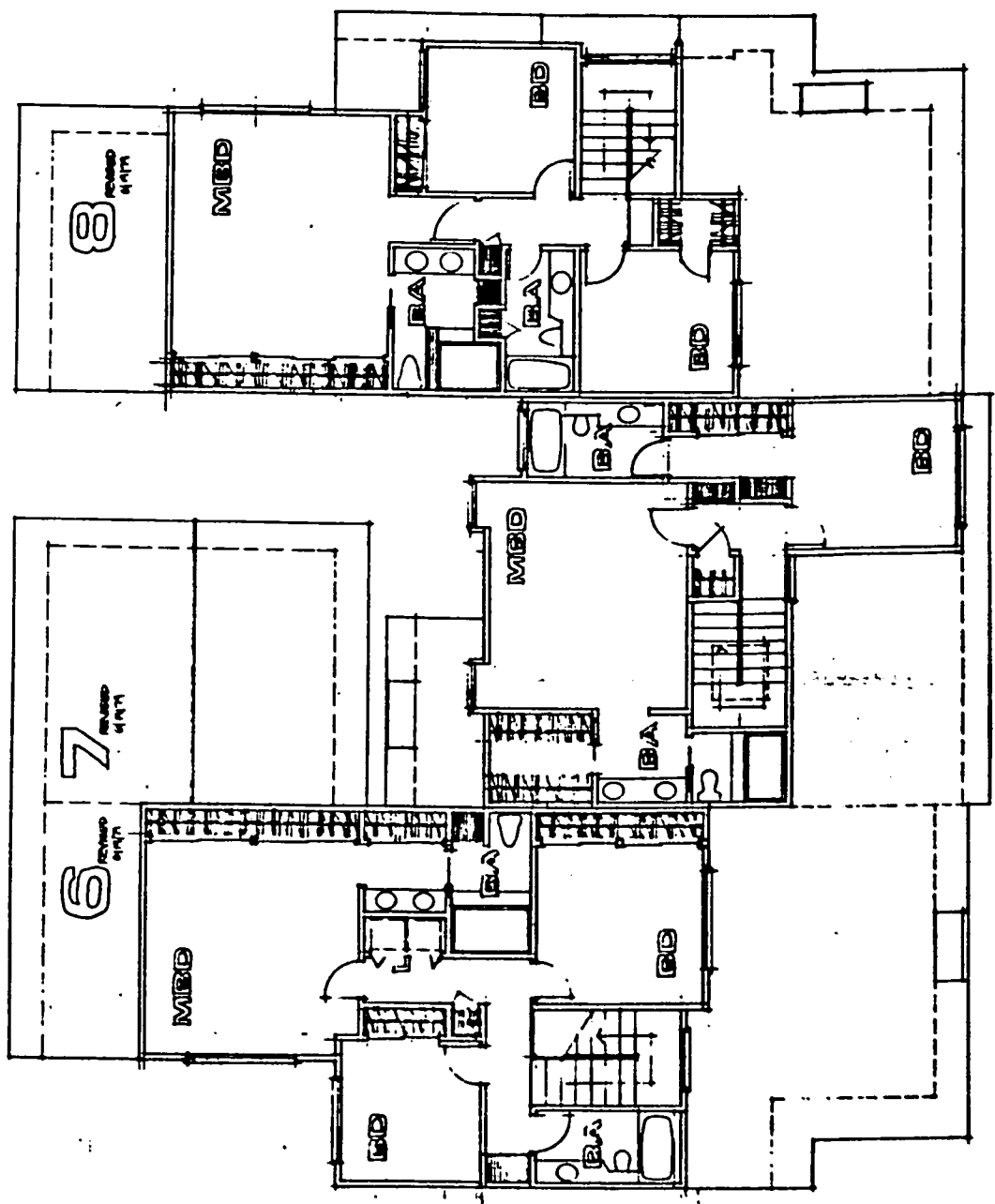
Sheet No.	10
Total Sheets	10
Scale	1/4" = 1'-0"
Date	1-10-80

Thompson
Architectural
Group, Inc.
117 W. Street Avenue
Pasadena, California 91771
(213) 226-3232



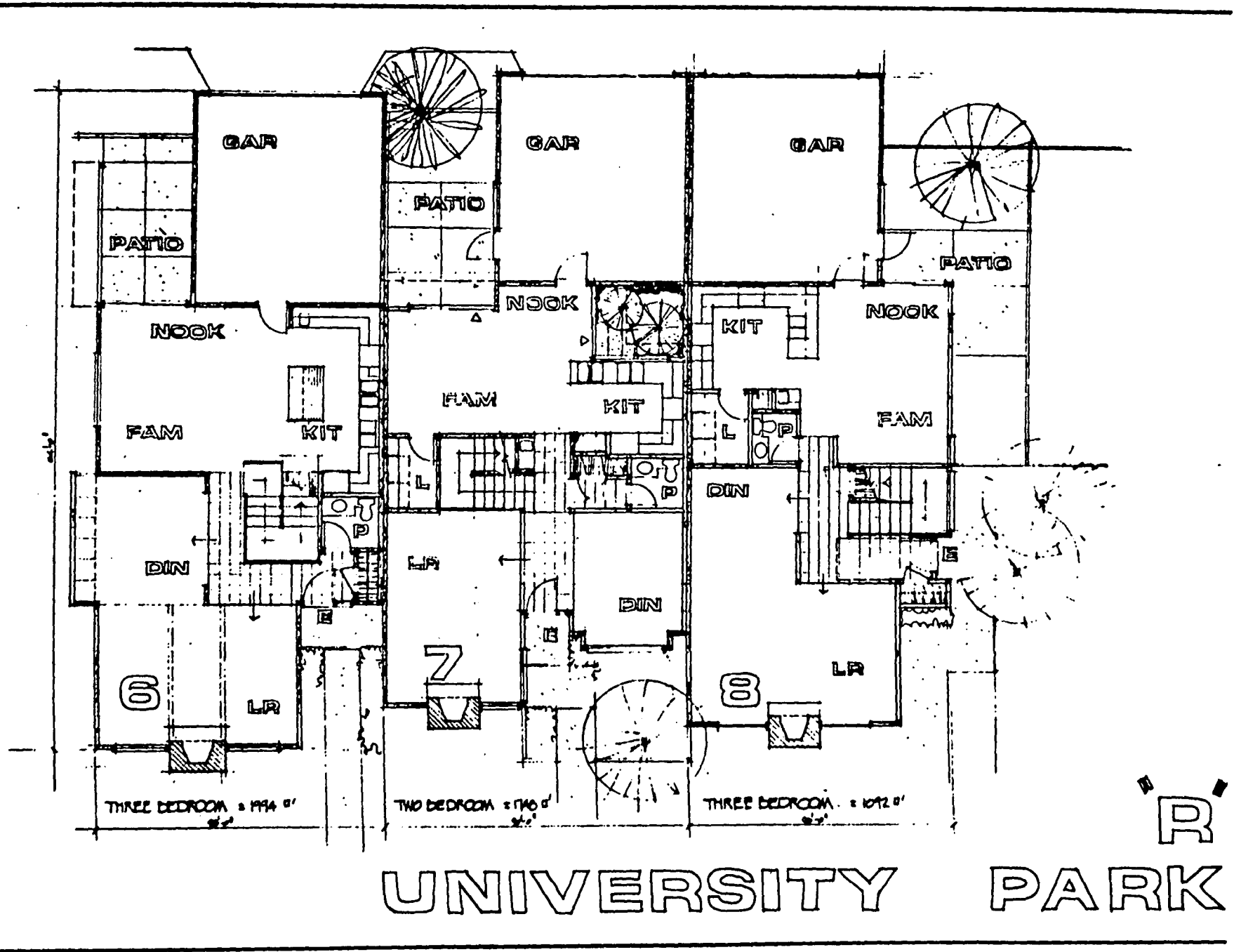
DATE	10/25
BY	
REVISION	

PROJECT NO.	6662
DATE	10/25
BY	
REVISION	



UNIVERSITY PARK

Thompson
 Architectural
 Group, Inc.
 1177 W. Shaw Avenue
 Fresno, California 93711
 (509) 226-3232

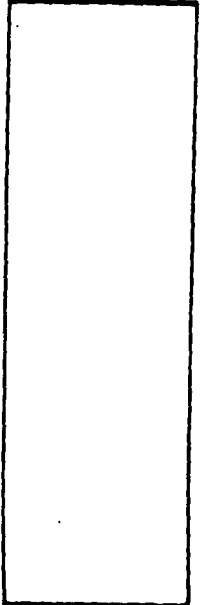


THREE BEDROOM = 1114 sq'

TWO BEDROOM = 1140 sq'

THREE BEDROOM = 1092 sq'

UNIVERSITY PARK



P. 08/02

1-b. 80

1744 NO 23

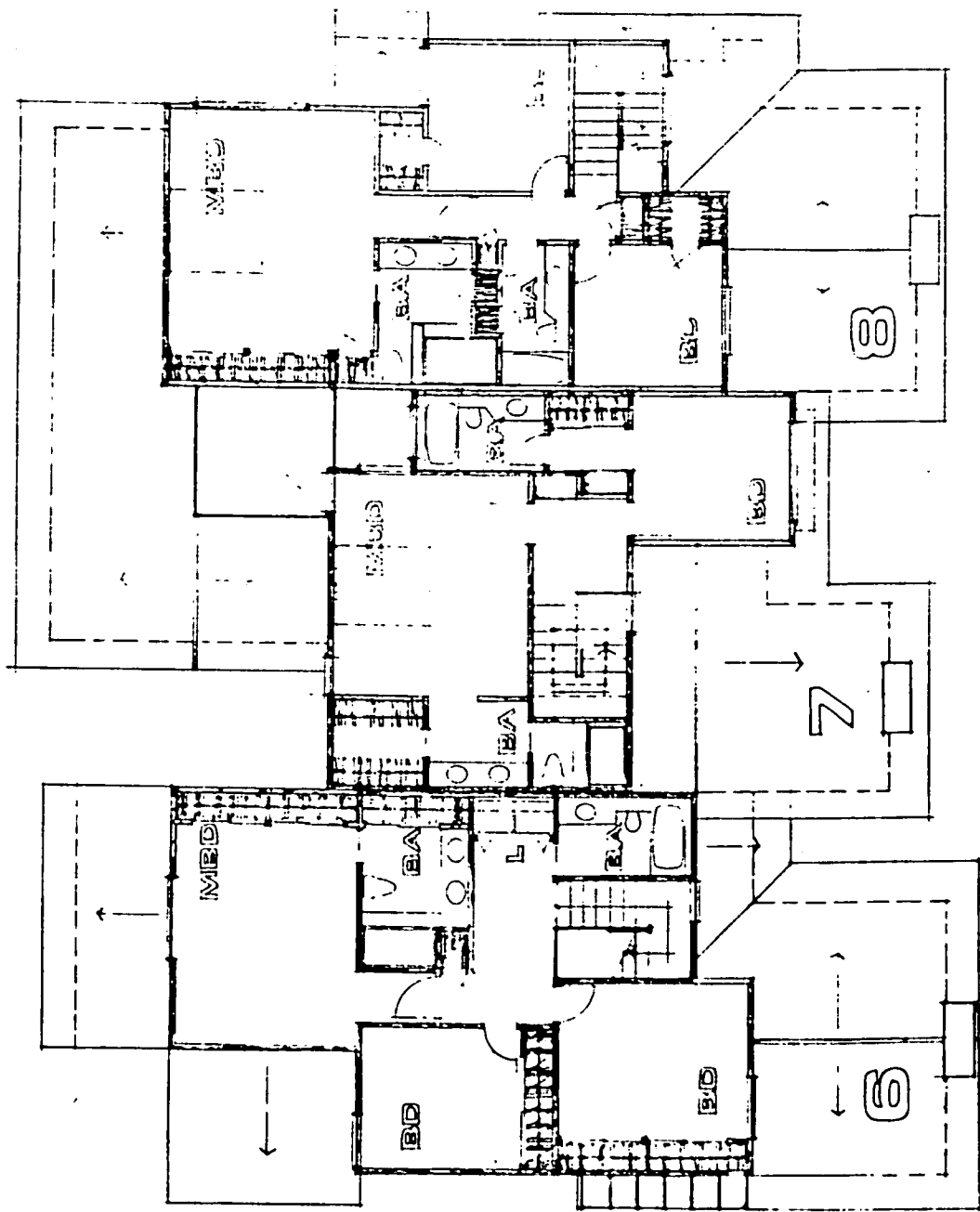
Thompson
Architectural
Group, Inc.
1171 W. Shaw Avenue
Fresno, California 93711
(209) 225-1222



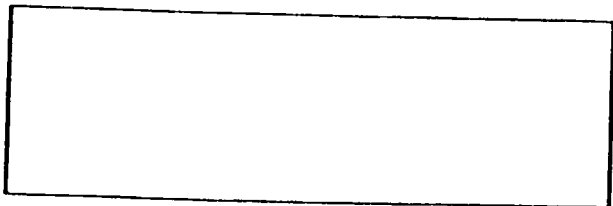
NO.	DATE
1	11/18/80
2	12/10/80
3	1/15/81
4	2/10/81
5	3/10/81
6	4/10/81
7	5/10/81
8	6/10/81
9	7/10/81
10	8/10/81
11	9/10/81
12	10/10/81
13	11/10/81
14	12/10/81
15	1/10/82
16	2/10/82
17	3/10/82
18	4/10/82
19	5/10/82
20	6/10/82
21	7/10/82
22	8/10/82
23	9/10/82
24	10/10/82
25	11/10/82
26	12/10/82
27	1/10/83
28	2/10/83
29	3/10/83
30	4/10/83
31	5/10/83
32	6/10/83
33	7/10/83
34	8/10/83
35	9/10/83
36	10/10/83
37	11/10/83
38	12/10/83
39	1/10/84
40	2/10/84
41	3/10/84
42	4/10/84
43	5/10/84
44	6/10/84
45	7/10/84
46	8/10/84
47	9/10/84
48	10/10/84
49	11/10/84
50	12/10/84

NO.	DATE
1	11/18/80
2	12/10/80
3	1/15/81
4	2/10/81
5	3/10/81
6	4/10/81
7	5/10/81
8	6/10/81
9	7/10/81
10	8/10/81
11	9/10/81
12	10/10/81
13	11/10/81
14	12/10/81
15	1/10/82
16	2/10/82
17	3/10/82
18	4/10/82
19	5/10/82
20	6/10/82
21	7/10/82
22	8/10/82
23	9/10/82
24	10/10/82
25	11/10/82
26	12/10/82
27	1/10/83
28	2/10/83
29	3/10/83
30	4/10/83
31	5/10/83
32	6/10/83
33	7/10/83
34	8/10/83
35	9/10/83
36	10/10/83
37	11/10/83
38	12/10/83
39	1/10/84
40	2/10/84
41	3/10/84
42	4/10/84
43	5/10/84
44	6/10/84
45	7/10/84
46	8/10/84
47	9/10/84
48	10/10/84
49	11/10/84
50	12/10/84

UNIVERSITY PARK

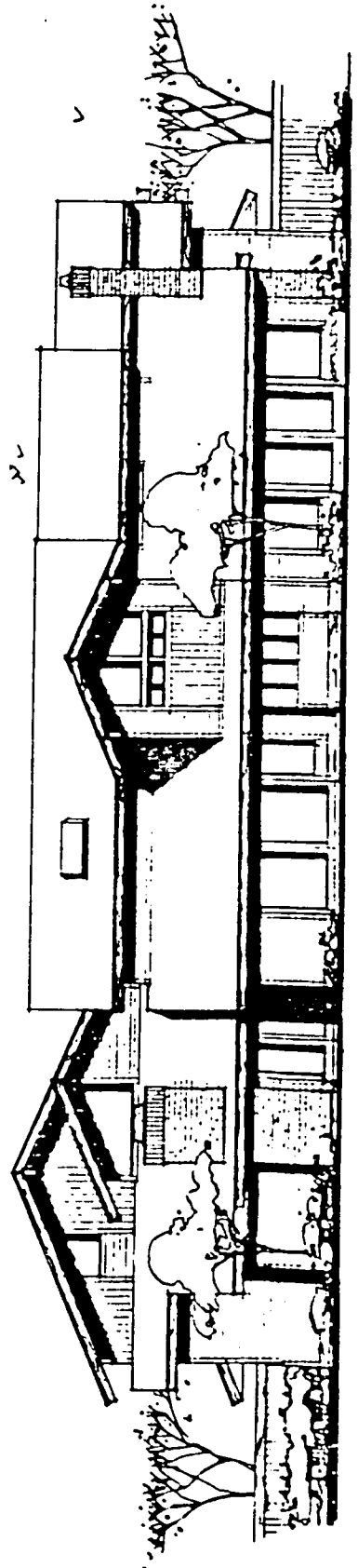
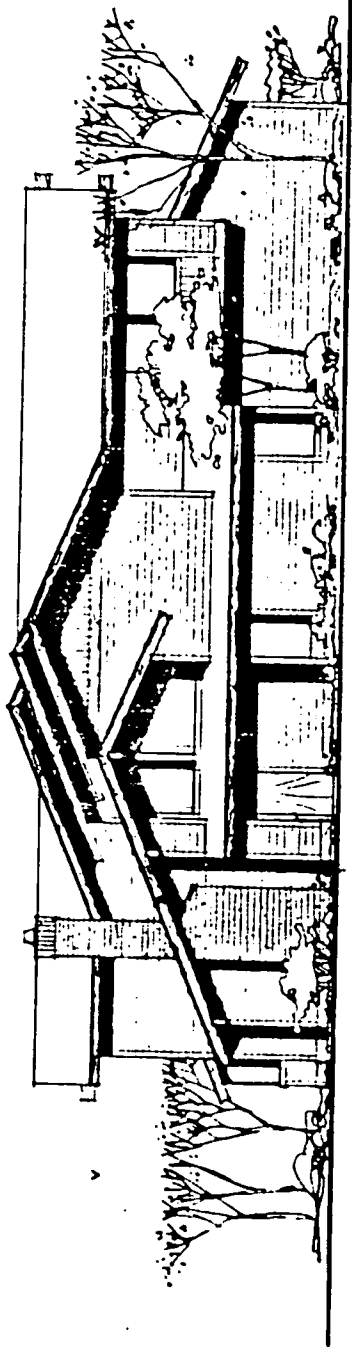


Thompson
Architectural
Group, Inc.
1171 W. Shiner Avenue
Fresno, California 93711
(208) 225-3232



DATE	10-10-80
BY	THP
PROJECT	UNIVERSITY PARK

NO.	6-7-8
DATE	10-10-80
BY	THP
PROJECT	UNIVERSITY PARK

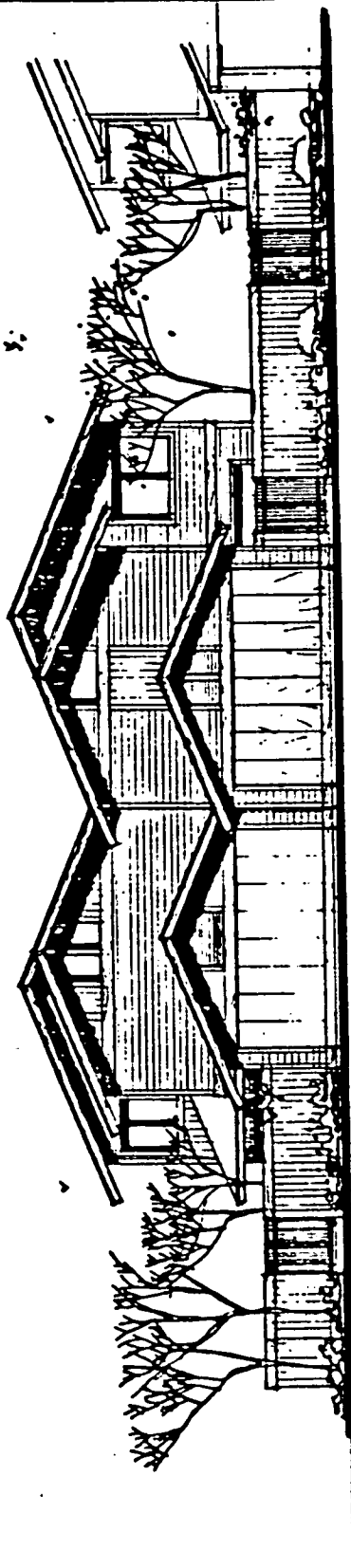
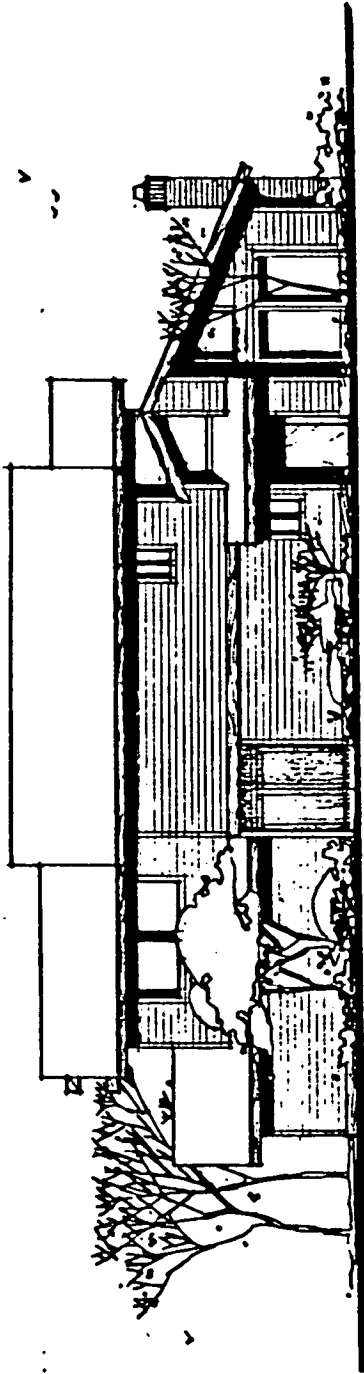


UNIVERSITY PARK 6-7-8

Thompson
Architectural
Group, Inc.
177 W. Shaw Avenue
Palo Alto, California 94301
(415) 853-3333



Scale	1/4" = 1'-0"
Date	11-88
Sheet No.	13
Project No.	

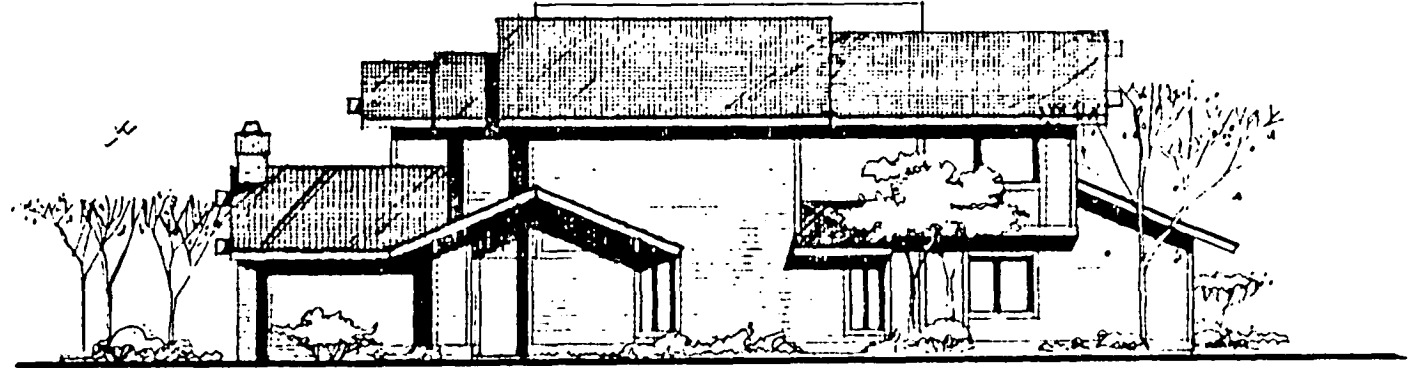


6-F-8. UNIVERSITY PARK

P-8862

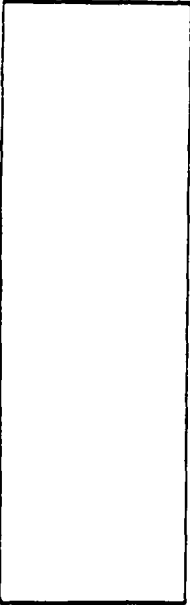
1-10-80

ITEM NO. 23



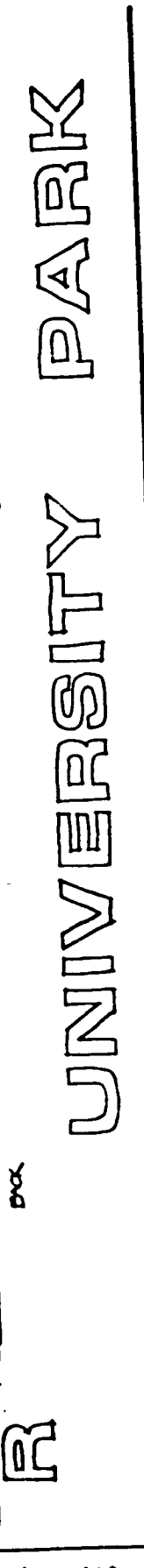
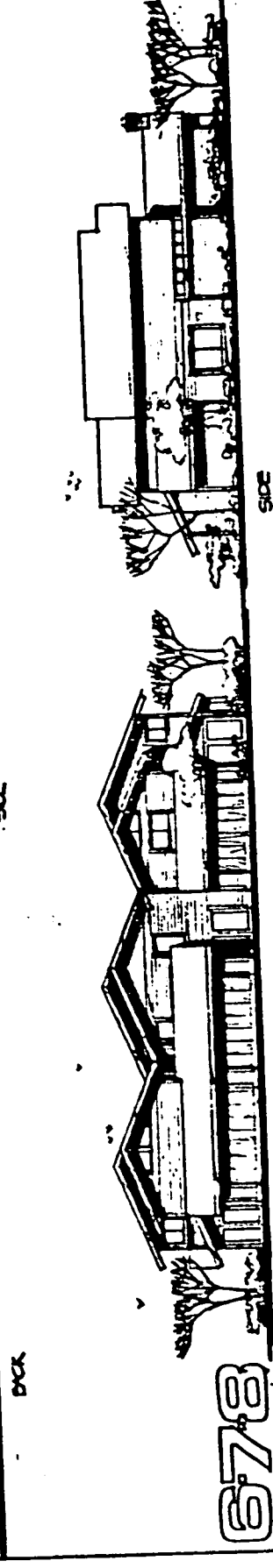
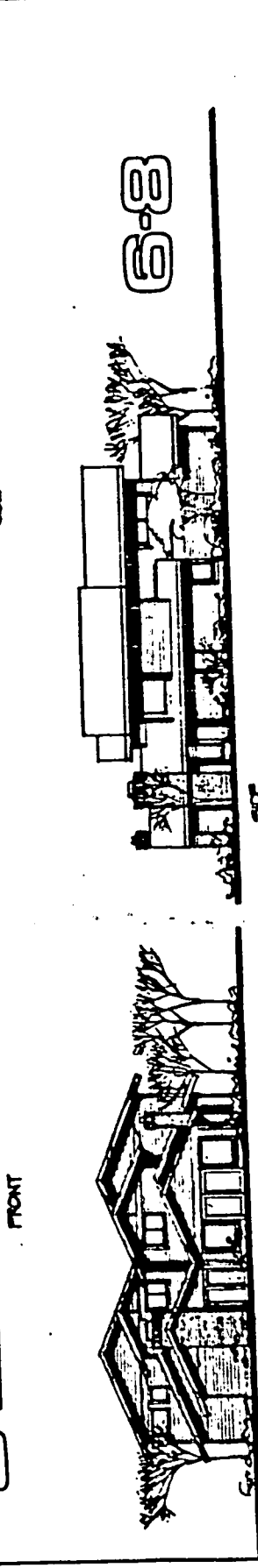
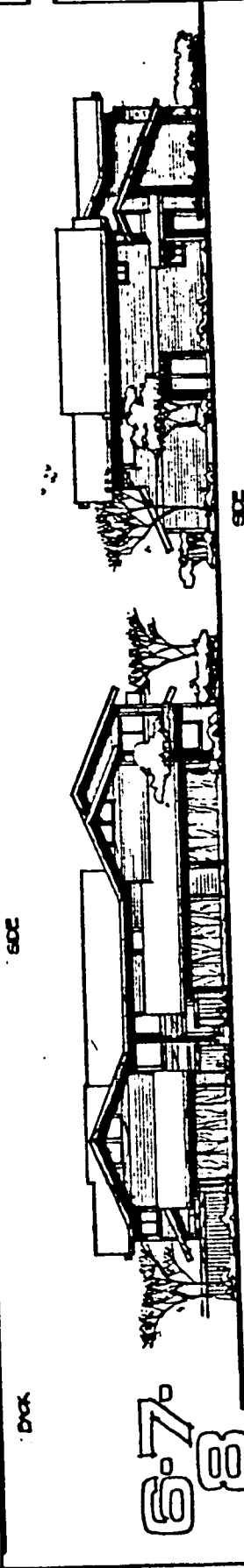
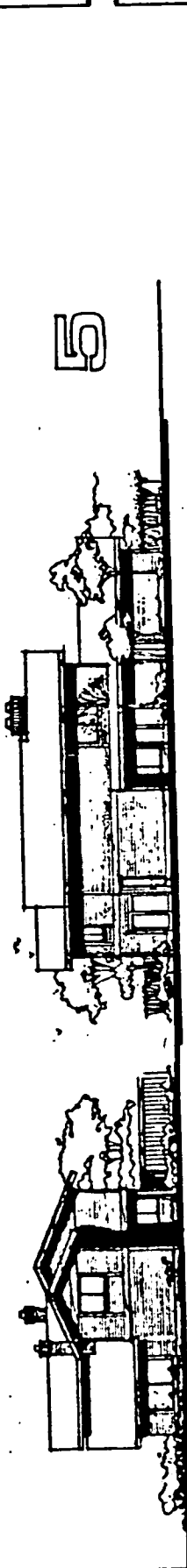
6-7-8R
UNIVERSITY PARK

Thompson
Architectural
Group, Inc.
1177 W. Shaw Avenue
Fresno California 93711
(209) 725-3232



16

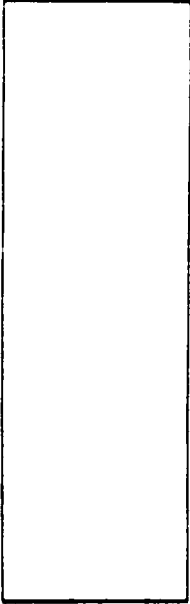
Thompson
Architectural
Group, Inc.
1171 W. Shaw Avenue
Pasadena, California 91101
626-79-3333



UNIVERSITY PARK

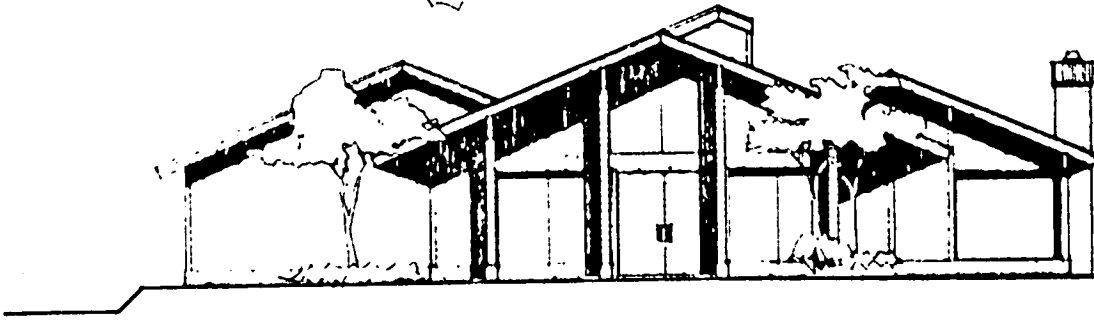
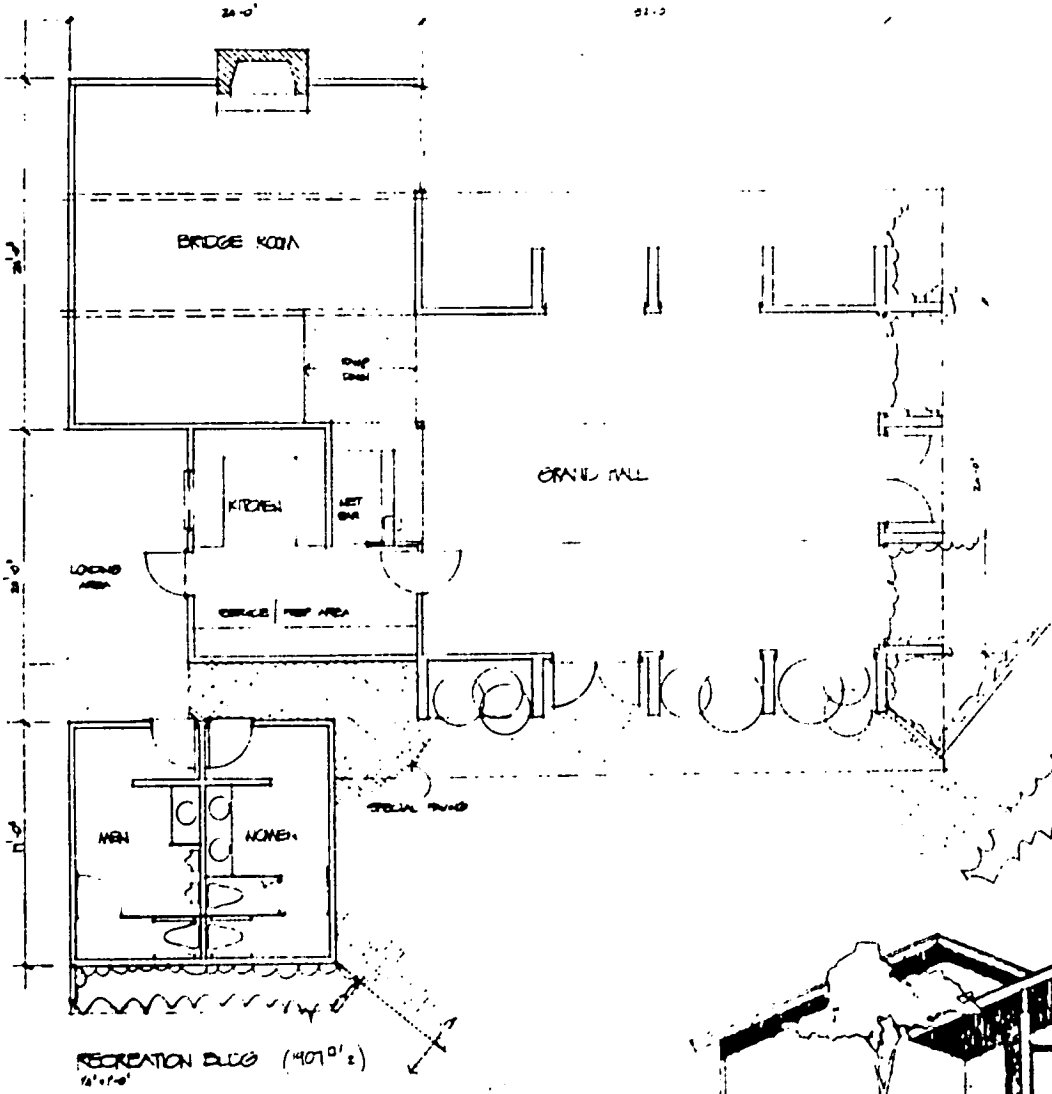
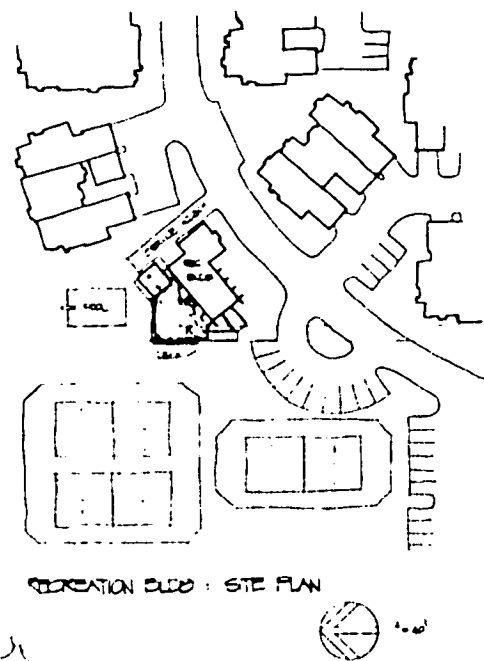
DATE	1/15
BY	A

Thompson
 Architectural
 Group, Inc.
 1177 W. Shaw Avenue
 Fresno California 93711
 (209) 726-3232



Project Name	
Client	
Address	
City	
State	
Zip	

Project Description	Project No.
Prepared by: HCS	9/12
Date: 9/12	
Scale: 1/4" = 1'-0"	



V. 8862

14080

ITEM NO. 23

4309

5. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT E si. Howe Ave., between American River & Swarthmore Dr. FROM THE R-1A-R Townhouse Review & OB Office Building ZONE S AND PLACING SAME IN THE OB Office Building & R-1A-R Townhouse Review ZONE S (FILE P- 8862) (APN: 295-040-22)

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 R-1A-R Townhouse Review & OB Office Building zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the OB Office Building & R-1A-R Townhouse Review zone. 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 the rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his 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 January 10, 1980 /City Council February 12, 1980, on file in the office of the Planning Department, or any provision or modifications thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission for site plan review in accordance with Section 13 of the Zoning Ordinance, No. 2550, Fourth Series, as amended.

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

APPROVED
BY THE CITY COUNCIL
FEB 12 1980
OFFICE OF THE
CITY CLERK



MORTON & PITALO, INC.

Civil Engineering Planning Surveying
1727 J Inbude Rd. Sacramento, California 95815
916/921-1211

January 22, 1980
790043

UNIVERSITY PARK
ZONING DESCRIPTION
(O.B. Zone)

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

All that portion of that certain Amended Record of Survey filed in Book 21 of Surveys, Page 4, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Easterly right-of-way line of Howe Avenue, from which point the intersection of the centerlines of Swarthmore Drive and Howe Avenue, as shown on the Plat of Campus Commons Unit No. 8-A, filed in Book 102 of Maps, Map No. 23, Official Records of Sacramento County, bears North $89^{\circ}10'30''$ West 64.30 feet distant; thence, from said point of beginning, along said Easterly line, North $00^{\circ}28'53''$ East 381.51 feet; thence, leaving said Easterly line, South $89^{\circ}31'07''$ East 287.00 feet; thence, South $00^{\circ}28'53''$ West 198.00 feet; thence, South $89^{\circ}31'07''$ East 133.00 feet; thence, North $00^{\circ}28'53''$ East 16.00 feet; thence, South $89^{\circ}31'07''$ East 104.00 feet; thence, South $00^{\circ}28'53''$ West 128.00 feet; thence, South $89^{\circ}31'07''$ East 69.00 feet; thence, South $15^{\circ}28'32''$ West 143.50 feet; thence, South $08^{\circ}24'32''$ East 207.88 feet; thence, North $89^{\circ}31'07''$ West 156.00 feet; thence, South $00^{\circ}28'53''$ West 16.00 feet; thence, North $89^{\circ}31'07''$ West 145.00 feet; thence, South $00^{\circ}28'53''$ West 428.49 feet; thence, North $89^{\circ}31'07''$ West 287.00 feet to a point in the aforementioned Easterly right-of-way line of Howe Avenue; thence, along said Easterly line, North $00^{\circ}28'53''$ East 716.98 feet to the point of beginning.

Refer this description to your title company before incorporating it into any document.



MORTON & PITALO, INC.

Civil Engineering, Planning, Surveying
1747 J. Moore Rd., Sacramento, California 95811
916/923-9241

January 22, 1980
790043

UNIVERSITY PARK
ZONING DESCRIPTION
(R-1A Zone - Includes Park Site)

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

All that portion of that certain Amended Record of Survey filed in Book 21 of Surveys, Page 4, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Westerly right-of-way line of University Avenue, from which point the intersection of the centerlines of University Avenue and Santa Maria Way, as shown on the Plat of Sierra Oaks Unit No. 16, filed in Book 83 of Maps, Map No. 26, Official Records of Sacramento County, bears South $75^{\circ}51'30''$ East 27.00 feet distant; thence, from said point of beginning, along said Westerly line, the following four (4) courses: (1) South $14^{\circ}08'30''$ West 318.49 feet; (2) along the arc of a tangent curve to the right, concave Northwesterly, having a radius of 573.00 feet, subtended by a chord bearing South $44^{\circ}38'37''$ West 581.67 feet; (3) South $75^{\circ}08'45''$ West 157.49 feet; and (4) South $78^{\circ}38'17''$ West 164.30 feet to a point in the Easterly line of Howe Avenue; thence, along said Easterly line, North $00^{\circ}28'53''$ East 335.44 feet; thence, leaving said Easterly line, South $89^{\circ}31'07''$ East 287.00 feet; thence, North $00^{\circ}28'53''$ East 428.49 feet; thence, South $89^{\circ}31'07''$ East 145.00 feet; thence, North $00^{\circ}28'53''$ East 16.00 feet; thence, South $89^{\circ}31'07''$ East 156.00 feet; thence, North $08^{\circ}24'32''$ West 207.88 feet; thence, North $15^{\circ}28'32''$ East 143.50 feet; thence, North $89^{\circ}31'07''$ West 69.00 feet; thence, North $00^{\circ}28'53''$ East 128.00 feet; thence, North $89^{\circ}31'07''$ West 104.00 feet; thence, South $00^{\circ}28'53''$ West 16.00 feet; thence, North $89^{\circ}31'07''$ West 133.00 feet; thence, North $00^{\circ}28'53''$ East 198.00 feet; thence, North $89^{\circ}31'07''$ West 287.00 feet to a point in the aforementioned Easterly right-of-way line of Howe Avenue; thence, along said Easterly line, North $00^{\circ}28'53''$ East 375.00 feet; thence, South $89^{\circ}31'07''$ East 894.04 feet; thence, South $53^{\circ}50'57''$ East 200.00 feet to a point in the aforementioned Westerly right-of-way line of University Avenue; thence, along said Westerly line, the following two (2) courses: (1) from a tangent that bears North $36^{\circ}09'03''$ East, along the arc of a tangent curve to the left, concave Southeasterly, having a radius of 627.00 feet, subtended by a chord bearing South $25^{\circ}08'46''$ West 239.37 feet; and (2) South $14^{\circ}08'30''$ West 692.23 feet to the point of beginning.

Refer this description to your title company
before incorporating it into any document.

RESOLUTION NO. *80-083*

Adopted by The Sacramento City Council on date of

FEBRUARY 12, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR UNIVERSITY PARK (P-8862)
(APN: 295-040-22)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for University Park, located on the east side of Howe Avenue at Swarthmore Drive (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on February 12, 1980, 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 East Ranch PUD Schematic Plan in that both plans designate the subject site for residential/office 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 seismic fault.
- 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.

1-12-80
BY *[Signature]*
FEB 12 1980

OFFICE OF THE
CITY CLERK

- 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 along Howe Avenue pursuant to Section 40.811 of the Subdivision Ordinance.
 2. The applicant shall provide street lights pursuant to Section 40.811 of the Subdivision Ordinance.
 3. The applicant shall prepare a sewer and drainage study subject to the review and approval of the City Engineer.
 4. The applicant shall pay off any existing assessments.
 5. The applicant shall dedicate the park site to the City.
 6. The applicant shall widen the proposed street to 24 feet in width. The applicant may decrease the width of the remaining private streets to 22 feet.
 7. The applicant shall provide one fire access easement along University Avenue and one easement between the residential and southern portion of the parking lots.
 8. The applicant shall provide a bus turnout at the northwest corner of the intersection of Howe Avenue and Swarthmore Drive.
 9. The applicant shall provide signalization at the intersection of Howe Avenue and Swarthmore Drive.
 10. The applicant shall construct a left turn lane with added stacking distance for southbound Howe Avenue at Swarthmore Drive.
 11. The applicant shall provide a 25-foot setback along University Avenue, to be shown on final map.
 12. The applicant shall provide two bus stops along University Avenue, south of the proposed "A" Street and near the park site.
 13. The applicant shall provide two bus shelters at the intersection of Howe Avenue and Swarthmore Drive; one in the northeast corner and one located off-site in the southwest corner.

MAYOR

ATTEST:

CITY CLERK
P-8862



CITY OF SACRAMENTO

27

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 13, 1980

University Park
425 University Avenue, Suite 208
Sacramento, CA 95825

Gentlemen:

On February 12, 1980, the City Council approved the following relating to property located on the east side of Howe Avenue between American River and 640+ feet north of Swarthmore Drive (P-8862).

1. Ordinance No. 4309 rezoning property from R-1A-R Townhouse Review and OB Office Building to OB Office Building and R-1A-R Townhouse Review.
2. Resolution No. 80-083 adopting Findings of Fact and approving the tentative map to divide 33+ acres into 139 condominium lots, 1 common lot, 1 office building, and 1 park site.

Sincerely,

Lorraine Magana
City Clerk

LM:1

Encl.

cc: Morton & Pitalo, Inc.
William Holliman
Planning Department
Enlow Ose & Associates