



CITY OF SACRAMENTO

16

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 448-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 15, 1984

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

AUG 21 1984

- SUBJECT:
1. Negative Declaration
 2. General Plan Amendment
 3. Community Plan Amendment
 4. Rezoning
 5. Tentative Map (P84-125)

OFFICE OF THE
CITY CLERK

LOCATION: Northwest and Southeast quadrant of Windbridge Drive and Rush River Drive

SUMMARY

The application is for entitlements to construct a shopping center on 11.6 acres and a multi-family residential use on 7.2 acres. The subject site is at the northwest corner of Windbridge and Rush River Drives. Concurrent with this proposal the deletion of the commercial land use designation in the General Plan and Community Plan for the southeast corner is also being considered. The Planning Commission and staff recommend approval of the project at the northwest corner and the redesignation of the commercial land use designation at the southeast corner to residential.

BACKGROUND INFORMATION

The 19+ acre project site is located at the northwest corner of Windbridge and Rush River Drives. The site is currently designated and zoned for low density residential and low density multi-family residential uses. The applicant requests a land use plan and zoning change to accommodate a 11.6 acre shopping center and 7.2 acres of multi-family residential use.

The Planning Commission and staff was concerned that there was already a neighborhood site shopping center node designated by the General Plan and Community Plan at the southeast corner. When combined, the applicant's proposal and the existing designated center would exceed 18 acres and equal the size of a community shopping center. The designated and already established community center serving the Pocket area is at Florin and Greenhaven. Pursuant to discussions at the Planning Commission meetings the applicant, who also owns most of the shopping center site designated for the southeast corner, agreed to a Plan Amendment to redesignate the southeast site from commercial land use to residential. Based on this agreement, the Commission recommended approval of the project.

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VOTE OF THE PLANNING COMMISSION

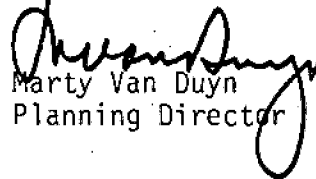
On July 19, 1984, the Commission, by a vote of six ayes and three absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution amending the Pocket Community Plan and the 1974 General Plan Land Use Designation for the northwest corner of Windbridge and Rush River Drives from Low Density Residential and Low Density Multi-family Residential to Low Density Multi-family Residential and Commercial use;
3. Adopt the attached Resolution amending the Pocket Community Plan and the 1974 General Plan Land Use Designation for the southeast corner of Windbridge and Rush River Drives from Commercial to Low Density Residential use;
4. Adopt the attached Ordinance rezoning the subject site at the northwest corner to Shopping Center-Review (SC-R) and to Garden Apartment-Review (R-2A-R); and
5. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

AG:lao
 attachments
 P84-125

August 21, 1984
 District No. 8

WINDBRIDGE

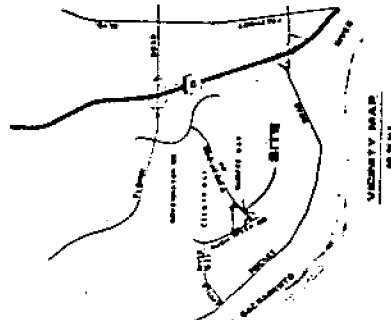
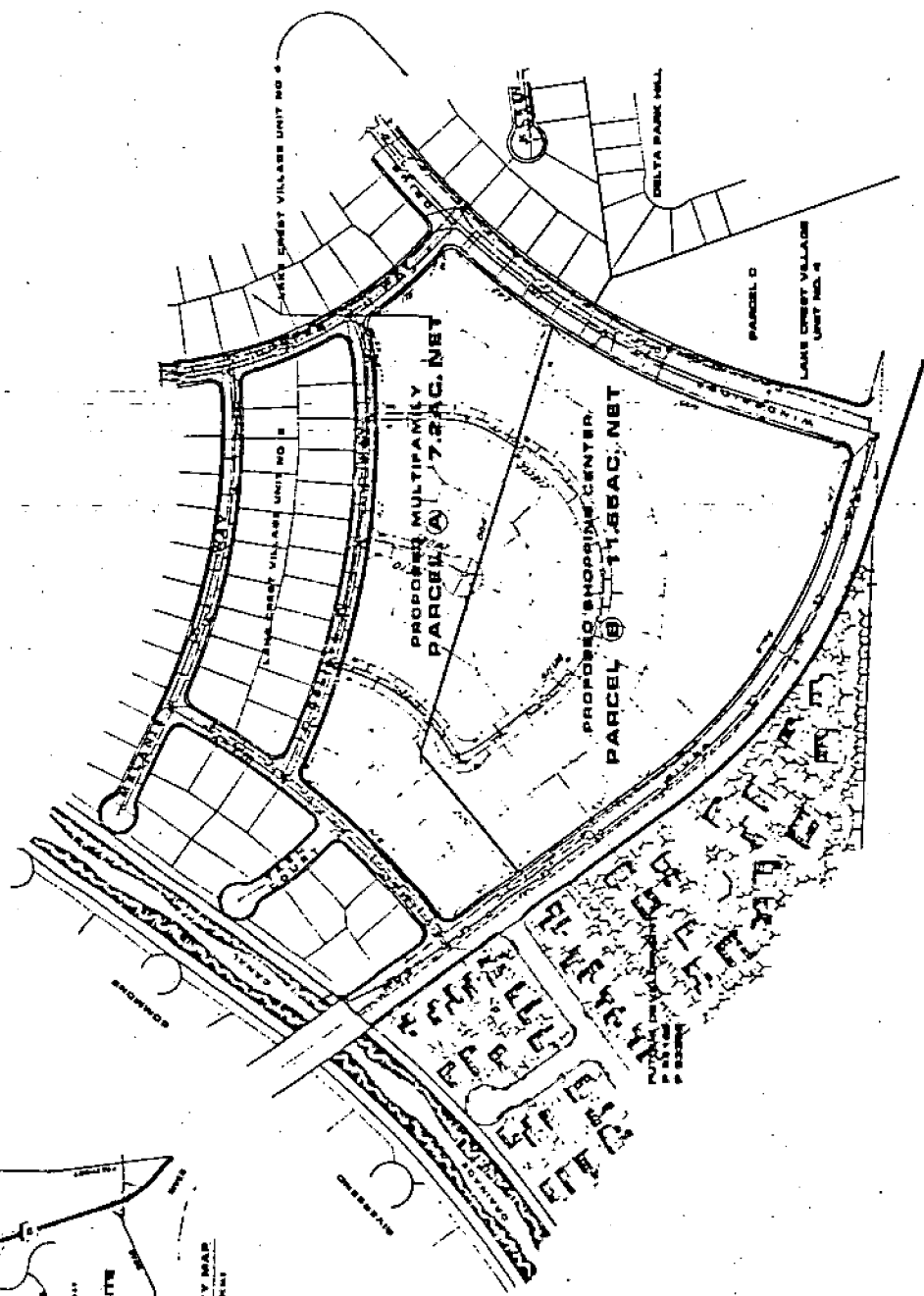
SCALE IN FEET



MAR 84
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16

- SCHEDULE**
 PREPARED BY: [Faint text]
 DATE: [Faint text]
LEGEND
 [Faint symbols and text]
NOTES
 [Faint text]
ADDITIONAL INFORMATION
 [Faint text]
REVISIONS
 [Faint text]



P 84125

6-28-84

No. 4

SACRAMENTO CITY PLANNING COMMISSION

16

MEETING DATE 7/19/84
 ITEM NO. 1 FILE # P 84-125
 (A-H) M _____

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

Location: Windbridge + Rush River Drives

Recommendation:
 Favorable
 Unfavorable Petition Correspondence

PROPOSERS		
NAME	ADDRESS	
GARY PARKER	9985 Folsom Blvd	
OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Ferris	<input checked="" type="checkbox"/>			
Fong	<input checked="" type="checkbox"/>			
Goodin	<i>ABSTAIN</i>			
Hunter	<i>ABSENT</i>			
Ishmael	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Ramirez	<input checked="" type="checkbox"/>			
Simpson	<i>ABSENT</i>			
Holloway	<input checked="" type="checkbox"/>			

- 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
 - 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 _____

RESOLUTION NO. 84-719

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE POCKET COMMUNITY PLAN FROM LOW DENSITY RESIDENTIAL AND LOW DENSITY MULTI-FAMILY RESIDENTIAL TO COMMERCIAL SHOPPING CENTER AND LOW DENSITY MULTI-FAMILY RESIDENTIAL; AND THE 1974 GENERAL PLAN FROM RESIDENTIAL TO COMMERCIAL OFFICE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (P84-125) (APN: 031-020-62; 031-604-01 THRU 09; 031-900-1 THRU 59)

WHEREAS, the City Council conducted a public hearing on August 21, 1984 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 multi-family residential and commercial shopping center use; and
3. The proposal is consistent with the policies of the 1974 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 Pocket Community Plan as Low Density Multi-Family Residential and Commercial Shopping Center use and the 1974 General Plan as Residential and Commercial/Office use.

MAYOR

ATTEST:

APPROVED
BY THE CITY COUNCIL

AUG 21 1984

OFFICE OF THE
CITY CLERK

CITY CLERK

P84-125

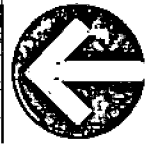
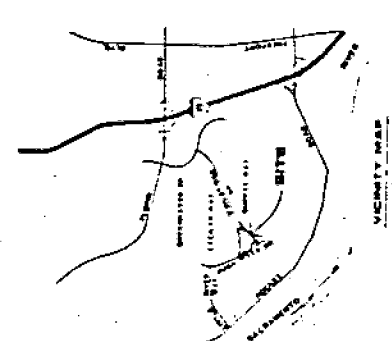
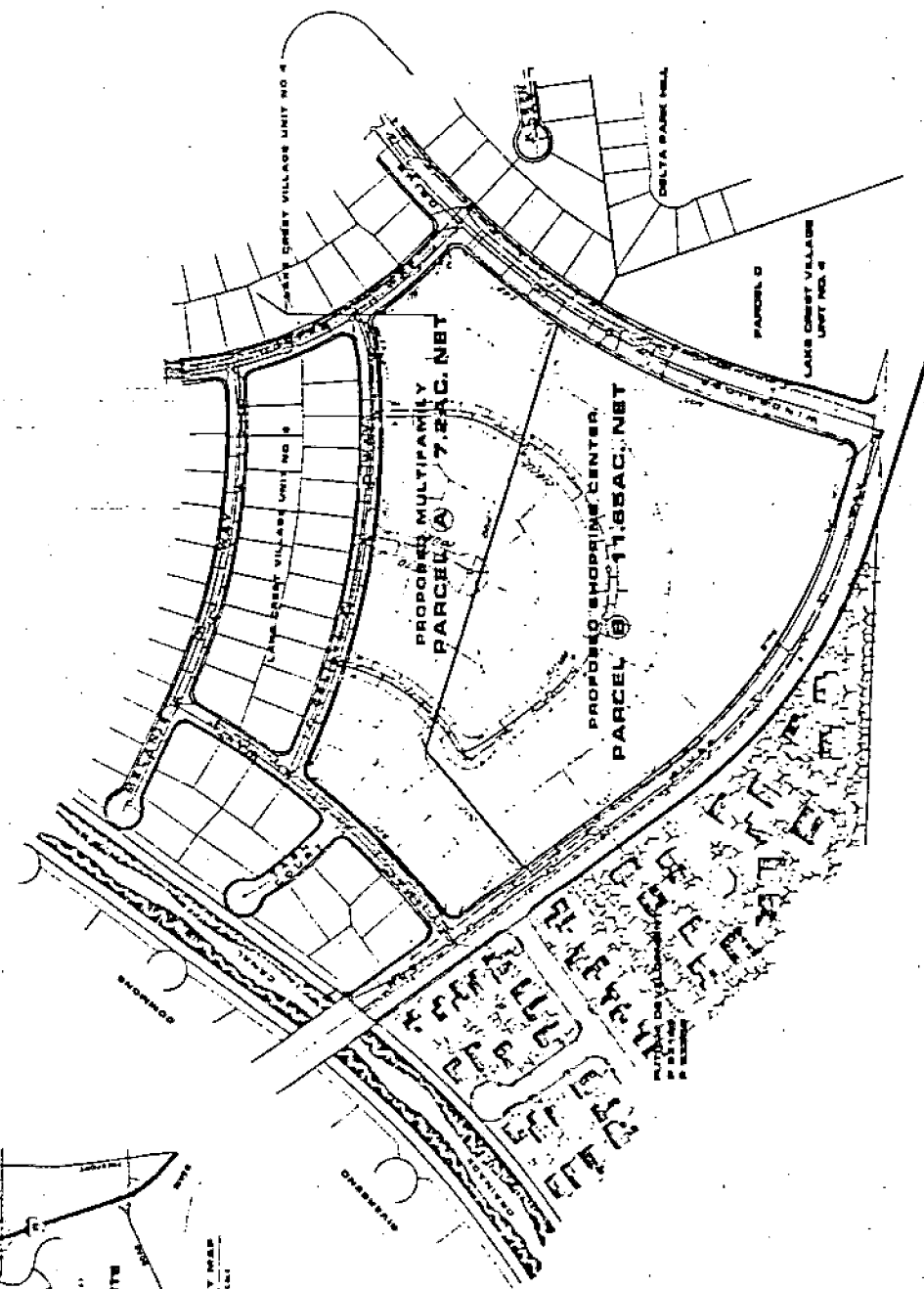


EXHIBIT A

16

SUBJECT: WINDBRIDGE
 PREPARED BY: [unreadable]
 DATE: [unreadable]
 SHEET NO.: [unreadable]
 TOTAL SHEETS: [unreadable]
 PROJECT NO.: [unreadable]
 DRAWING NO.: [unreadable]
 SCALE: [unreadable]
 SHEET NO.: [unreadable]
 TOTAL SHEETS: [unreadable]



P 84125

6
6-28-84

No. 4

RESOLUTION NO. 84-720

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE POCKET COMMUNITY PLAN FROM COMMERCIAL-SHOPPING CENTER TO LOW DENSITY RESIDENTIAL; AND THE 1974 GENERAL PLAN FROM COMMERCIAL-OFFICE TO RESIDENTIAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1. (P84-125) (APN: 031-060-01; 031-060-02)

WHEREAS, the City Council conducted a public hearing on August 21, 1984 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 residential development; and
3. The proposal is consistent with the policies of the 1974 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-1 in the City of Sacramento is hereby designated on the Pocket Community Plan as Low Density Residential and the 1974 General Plan as Residential.

MAYOR

ATTEST:

CITY CLERK

P84-125

APPROVED
BY THE CITY COUNCIL

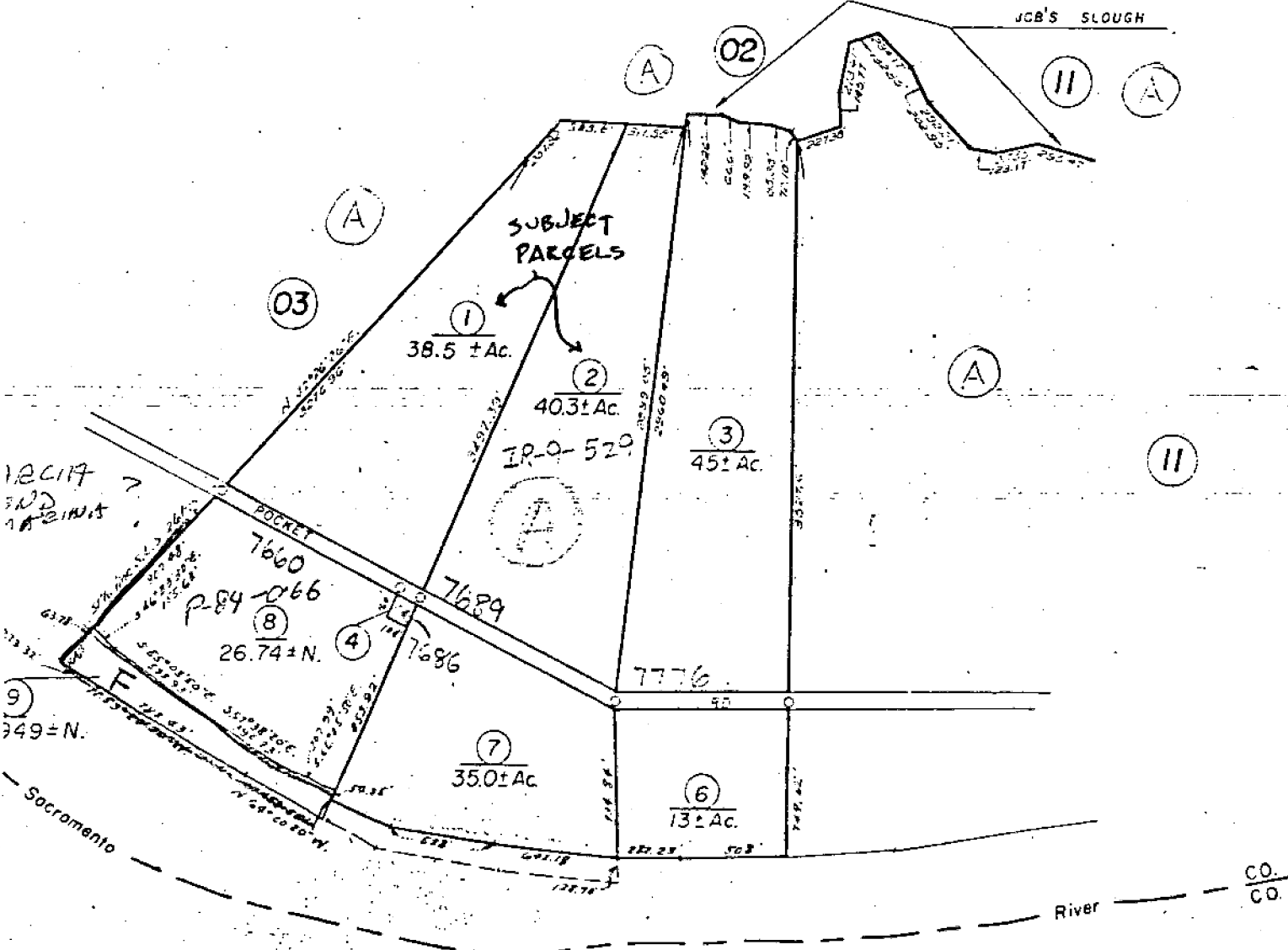
1984 21 104

OFFICE OF THE
CITY CLERK

EXHIBIT A-1

DISCREPANCIES IN SURVEYS OF JOB'S SLOUGH PREVENT MATCHING PARCEL BOUNDRIES OF ADJOINING PAGES.

JOB'S SLOUGH



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Sacramento

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ORDINANCE NO. 84-082

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 NORTH-
WEST OF WINDBRIDGE AND RUSH RIVER DRIVE
 FROM THE SINGLE FAMILY, R-1 ZONE(S)
 AND PLACING SAME IN THE SHOPPING CENTER-REVIEW,
SC-R ZONE(S)
 (FILE NO. P- 84-125)(APN: 031-604-01 thru 09; 031-020-62;
 031-900-01 thru 59; 031-060-01,02)

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

APPROVED
 BY THE CITY COUNCIL

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 and placed in the Shopping Center-Review, SC-R
zone(s).

AUG 21 1984
 OFFICE
 CITY CLERK

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 July 19, 1984, on file in the office of the Planning Department, or any provision or modification 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 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.

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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

P84-125

16

LEGAL DESCRIPTION

All that portion of Section 3, Township 7 North, Range 4 East, M. D. M., described as follows:

Beginning at a point from which the most southerly corner of "Lake Crest Village Unit No. 6", the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 154 of Maps, Map No. 20, bears South 40° 53' 34" East 156.13 feet, and South 44° 37' 47" West 40.00 feet; thence from said point of beginning North 36° 24' 56" West 520.97 feet; thence curving to the left on an arc of 1625.39 feet radius, said arc being subtended by a chord bearing North 45° 21' 56" East 464.72 feet; thence curving to the left on an arc of 1564.00 feet radius, said arc being subtended by a chord bearing South 79° 44' 21" East 838.35 feet; thence curving to the left on an arc of 206.00 feet radius, said arc being subtended by a chord bearing North 71° 21' 24" East 95.19 feet; thence curving to the left on an arc of 800.00 feet radius, said arc being subtended by a chord bearing South 39° 23' 00" East 205.55 feet; thence South 46° 45' 52" East 77.32 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 29° 31' 36" West 710.97 feet; thence South 15° 49' 03" West 230.10 feet; thence North 72° 30' 57" West 215.90 feet; thence curving to the right on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing North 54° 27' 57" West 619.70 feet to the point of beginning.

THE SPINK CORPORATION
 CHECKED: _____ DATE _____
 TYPING _____
 TRAVERSE *l.w.* | *3.23.04*
 MAP _____
 DELIVERED TO: _____

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

TENTATIVE
PARCEL
MAP

WINDBRIDGE

PLANNING

SECTION OF SUBDIVISION

SCALE IN FEET



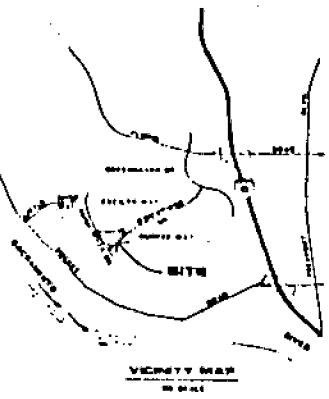
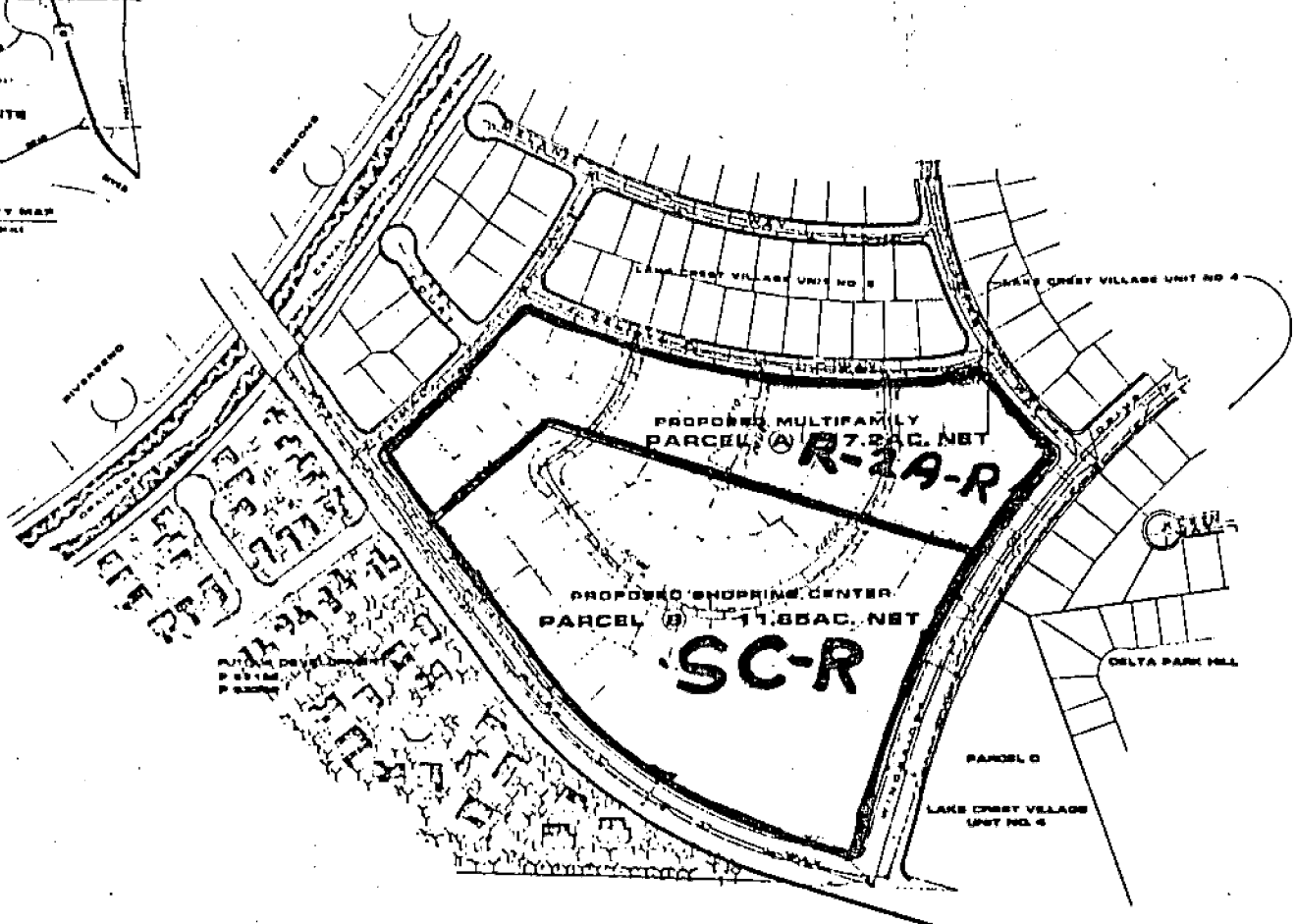
MAR
84

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PROPOSED ZONING

- GENERAL**
- OFFICE**
- INDUSTRIAL**
- RESIDENTIAL**
- COMMERCIAL**
- RECREATION**
- AGRICULTURAL**
- UNDESIRABLE**
- OTHER**
- UTILITY**
- PROPOSED**



P 84125

12
6-28-84

No. 4

16

ORDINANCE NO. 84-083

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 NORTH-WEST OF WINDBRIDGE AND RUSH RIVER DRIVE FROM THE GARDEN APARTMENT-REVIEW, R-2B-R

ZONE(S)

AND PLACING SAME IN THE SHOPPING CENTER-REVIEW,

SC-R ZONE(S)

(FILE NO. P-84-125) (APN: 031-604-01 thru 09; 031-020-62; 031-900-01 thru 59; 031-060-01,02)

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

APPROVED
BY THE CITY COUNCIL

SECTION 1.

The territory described in the attached exhibit(s) which is in the ^{1, 2, 4}Garden Apartment-Review, R-2B-R zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Shopping Center-Review, SC-R 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 July 19, 1984, on file in the office of the Planning Department, or any provision or modification 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 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.

16

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

P84-125

16

LEGAL DESCRIPTION

All that portion of Section 3, Township 7 North, Range 4 East, M. D. M., described as follows:

Beginning at a point from which the most southerly corner of "Lake Crest Village Unit No. 6", the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 154 of Maps, Map No. 20, bears South 40° 53' 34" East 156.13 feet and South 44° 37' 47" West 40.00 feet; thence from said point of beginning North 36° 24' 56" West 520.97 feet; thence curving to the left on an arc of 1625.39 feet radius, said arc being subtended by a chord bearing North 45° 21' 56" East 464.72 feet; thence curving to the left on an arc of 1564.00 feet radius, said arc being subtended by a chord bearing South 79° 44' 21" East 838.35 feet; thence curving to the left on an arc of 206.00 feet radius, said arc being subtended by a chord bearing North 71° 21' 24" East 95.19 feet; thence curving to the left on an arc of 800.00 feet radius, said arc being subtended by a chord bearing South 39° 23' 00" East 205.55 feet; thence South 46° 45' 52" East 77.32 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 29° 31' 36" West 710.97 feet; thence South 15° 49' 03" West 230.10 feet; thence North 72° 30' 57" West 215.90 feet; thence curving to the right on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing North 54° 27' 57" West 619.70 feet to the point of beginning.

THE SPINK CORPORATION
CHECKED: _____ DATE _____

TYPING _____
TRAVERSE *l.w.* | *3-23-84*

MAP _____
DELIVERED TO: _____

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

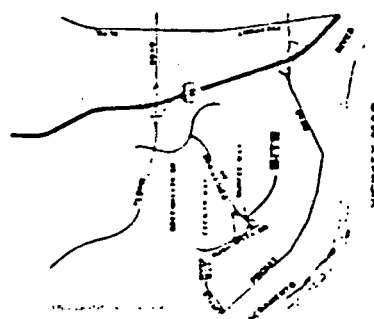
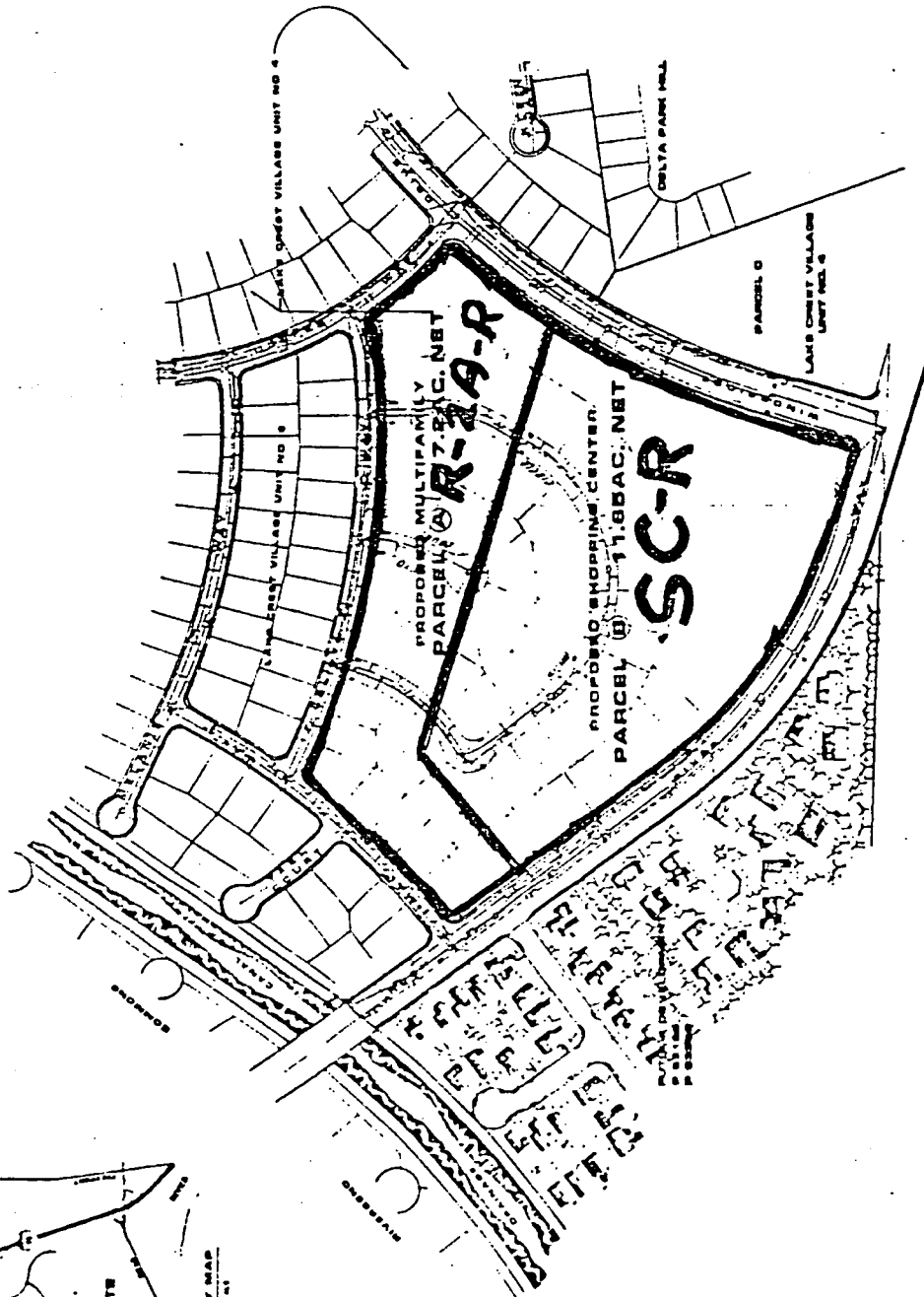
WINDBRIDGE



PROPOSED ZONING

16

- Map Scale: 1" = 100'
- Parcel 1: 1.00 AC. NET
- Parcel 2: 1.00 AC. NET
- Parcel 3: 1.00 AC. NET
- Parcel 4: 1.00 AC. NET
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- Parcel 99: 1.00 AC. NET
- Parcel 100: 1.00 AC. NET



P 84125

16
6-28-84

No. 4

16

ORDINANCE NO. 84-084

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 NORTH-WEST OF WINDBRIDGE AND RUSH RIVER DRIVE FROM THE SINGLE FAMILY, R-1

ZONE(S)
AND PLACING SAME IN THE GARDEN APARTMENT-REVIEW, R-2A-R

ZONE(S)
(FILE NO. P-84-125)(APN: 031-604-01 thru 09; 031-020-62; 031-900-01 thru 59; 031-060-01,02)

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

APPROVED
BY THE CITY COUNCIL

SECTION 1.

JUL 21 1984

The territory described in the attached exhibit(s) which is in the Single ^{OF THE} Family, R-1 _{CITY} ZONE(S), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Garden Apartment-Review, R-2A-R 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 July 19, 1984, on file in the office of the Planning Department, or any provision or modification 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 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.

17

16

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

P84-125

18

LEGAL DESCRIPTION

All that portion of Section 3, Township 7 North, Range 4 East, M. D. M., described as follows:

Beginning at a point from which the most southerly corner of "Lake Crest Village Unit No. 6", the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 154 of Maps, Map No. 20, bears South 40° 53' 34" East 156.13 feet and South 44° 37' 47" West 40.00 feet; thence from said point of beginning North 36° 24' 56" West 520.97 feet; thence curving to the left on an arc of 1625.39 feet radius, said arc being subtended by a chord bearing North 45° 21' 56" East 464.72 feet; thence curving to the left on an arc of 1564.00 feet radius, said arc being subtended by a chord bearing South 79° 44' 21" East 838.35 feet; thence curving to the left on an arc of 206.00 feet radius, said arc being subtended by a chord bearing North 71° 21' 24" East 95.19 feet; thence curving to the left on an arc of 800.00 feet radius, said arc being subtended by a chord bearing South 39° 23' 00" East 205.55 feet; thence South 46° 45' 52" East 77.32 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 29° 31' 36" West 710.97 feet; thence South 15° 49' 03" West 230.10 feet; thence North 72° 30' 57" West 215.90 feet; thence curving to the right on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing North 54° 27' 57" West 619.70 feet to the point of beginning.

THE SPINK CORPORATION	
CHECKED:	DATE
TYPING	
TRAVERSE <i>lw</i>	<i>3-23-04</i>
MAP	
DELIVERED TO:	

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

RESOLUTION No. 84-721

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 NORTHWEST
CORNER OF WINDBRIDGE AND RUSH RIVER DRIVES

(P-84-125)(APN: 031-062-62; 031-604-01 THRU
031-900-01 THRU 59)

APPROVED
BY THE CITY COUNCIL

WHEREAS, the City Council, on August 21, 1984, held a public hearing
on the request for approval of a tentative map for property located at the
northwest corner of Windbridge and Rush River Drives HE
CITY CLERK;

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

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

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

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

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

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

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

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 the 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;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. 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;
- d. Off-site dedication and improvement to a 90^o half-section and an expanded intersection required to complete intersection at Rush River Drive and Windbridge Drive. (City will condemn at subdivider's expense, if necessary);
- e. Pay Pocket Bridge fees;
- f. Minimum lot pad elevation = +3.5 feet;
- g. Dedicate and improve Imai Way to a 50 foot right-of-way from Rush River Drive to Cecily Way;
- h. Dedicate and improve Durfee Way to a 50 foot right-of-way from Windbridge Drive to Cecilyn Way;
- i. Dedicate vehicular right of access along Cecilyn Way to the City;

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

MAYOR

ATTEST:

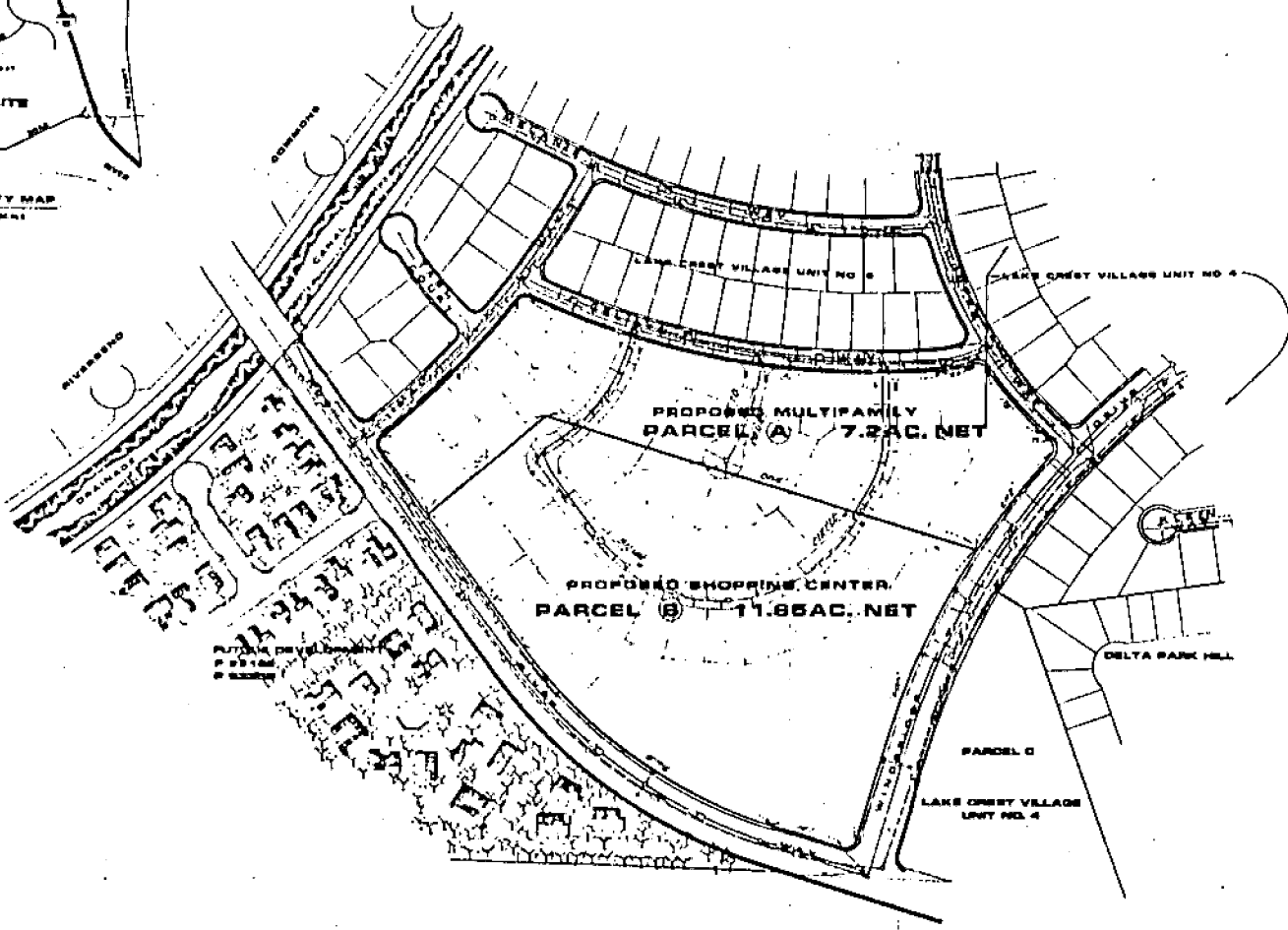
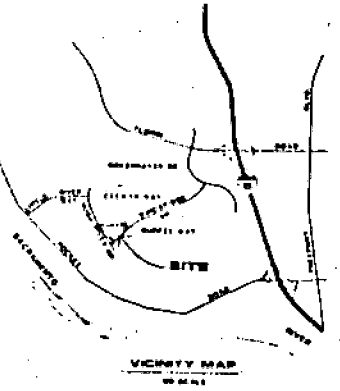
CITY CLERK

P84-125

P 84125

84
6-28-84

No. 4



LEGEND

1. CITY MAPS & PLAN
2. CITY MAP STREET
3. COUNTY OF SACRAMENTO

EXISTING

1. LOT

PROPOSED

1. PARCEL A - 7.2 AC. NET
2. PARCEL B - 11.85 AC. NET

UTILITIES

1. WATER

BOUNDARIES

1. PARCEL A - MULTIFAMILY DEVELOPMENT
2. PARCEL B - SHOPPING CENTER

NOTES

1. PARCEL A - 7.2 AC. NET
2. PARCEL B - 11.85 AC. NET

DATE

1. 6/28/84

SCALE

1. 1" = 100'

DATE

1. 6/28/84

SCALE

1. 1" = 100'

TENTATIVE
PARCEL
MAP

WINDBRIDGE
STATE OF SACRAMENTO



MAR 84
3
0
STATE OF SACRAMENTO

16

16

City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT:
- A. Negative Declaration
 - B. General Plan Amendment from Residential to Commercial and Offices (Section 13) - *NW Quadrant
 - C. General Plan Amendment from Commercial and Office to Residential (Section 13) - *SE Quadrant
 - D. South Pocket Community Plan Amendment from Low Density Residential and Low Density Multi-Family and *to Low Density Multi-Family and Commercial/Shopping Center (Section 13) - *NW Quadrant
 - E. South Pocket Community Plan Amendment from Commercial-Shopping Center to Low Density Residential (Section 13) - *SE Quadrant
 - F. Rezone 7+ acres from Single Family (R-1) to Shopping Center-Review (SC-R) (Section 13) - *NW Quadrant
 - G. Rezone 8+ acres from Single Family (R-1) to Garden Apartment-Review (R-2A-R) (Section 13) - *NW Quadrant
 - H. Rezone 4+ acres from Garden Apartment-Review (R-2B-R) to Shopping Center-Review (SC-R) (Section 13) - *NW Quadrant
 - I. Tentative Map (P84-125)

LOCATION: Northwest *and southeast* quadrant of Windbridge Drive and Rush River Drive

BACKGROUND INFORMATION: On June 23, 1984, the Commission considered the subject project which involves the necessary entitlements to develop a shopping center and multi-family residential units on the northwest quadrant of the intersection of Windbridge Drive and Rush River Drive. Staff's recommendation was denial of the project. The applicant suggested an alternative proposal and advertised the **to address the staff's concerns and the matter was continued to allow advertisement of an* additional entitlement.

STAFF COMMENT: The site located at the **southeast* quadrant of Windbridge and Rush River Drives is currently designated neighborhood shopping center in the South Pocket Community Plan. The applicant's original proposal was to rezone and develop the northwest quadrant of Windbridge and Rush River Drive, consisting of 11 acres for a shopping center and eight acres for multiple family development. The existing shopping center designation and the applicant's proposal would result in approximately 18 acres of land designated for shopping center. This total is equivalent to a community shopping center.

25

16

Staff opposed the project because it was inconsistent with the community plan and the department's shopping center location criteria. In addition, the applicant did not successfully demonstrate the need for an additional shopping center designation in the area. Another community shopping center in the area would negatively impact the viability of the existing Lakecrest Village Shopping Center.

The applicant **and* owns the site currently designated for shopping center uses **at the southeast quadrant of Rush River and Windbridge Drives*. At the Commission hearing, the applicant suggested deleting that designation on the southwest quadrant and applying the shopping center designation to the subject site on the northwest quadrant (see exhibit E). Staff has no objection to this alternative. It is consistent with the community plan, shopping center locational criteria and will not negatively impact the viability of existing shopping centers in the area. In addition, the subject site is in an assessment district and can be developed immediately. The final development plans, however, must be reviewed and approved by the Commission prior to issuance of building permits. The site currently designated for shopping center uses is outside the assessment district boundaries which will delay development.

The Planning and Community Services Departments have determined the 1.394 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit an appraisal of the property to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the amendment to the General Plan from Residential to Commercial and Offices **(NW Quadrant);*
- C. Approval of the amendment to the General Plan from Commercial and Office to Residential **(SE Quadrant);*
- D. Approval of the amendment to the South Pocket Community Plan from Low Density Residential and Low Density Multi-Family to Low Density Multi-Family and Commercial/Shopping Center **(NW Quadrant);*
- E. Approval of the amendment to the South Pocket Community Plan from Commercial-Shopping Center to Low Density Residential **(SE Quadrant)*
- F. Approval of the rezoning of 7+ acres from Single Family (R-1) to Shopping Center-Review (SC-R) zone **(NW Quadrant);*
- G. Approval of the rezoning of 8+ acres from Single Family (R-1) to Garden Apartment-Review (R-2A-R) **(NW Quadrant);*

26

16

H. Approval of the rezoning of 4+ acres from Garden Apartment-Review (R-2B-R) to Shopping Center-Review (SC-R) *(NW Quadrant);

I. Approval of the tentative map, subject to the following conditions.

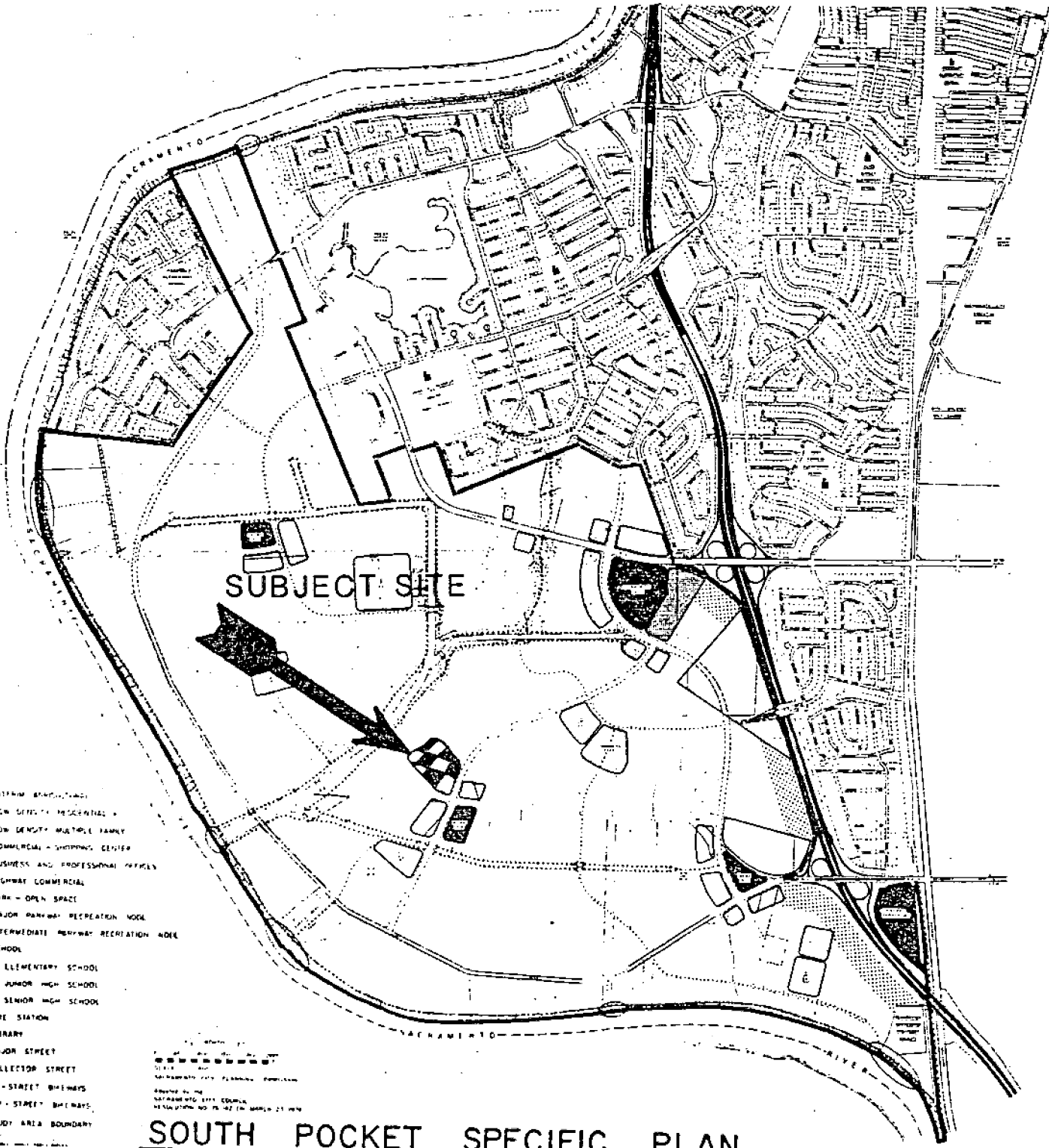
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;
4. Off-site dedication and improvement to a 90 half-section and an expanded intersection required to complete intersection at Rush River Drive and Windbridge Drive. (City will condemn at subdivider's expense, if necessary);
5. Pay Pocket Bridge fees;
6. Minimum lot pad elevation = +3.5 feet;
7. Dedicate and improve Imai Way to a 50 foot right-of-way from Rush River Drive to Cecily Way;
8. Dedicate and improve Durfee Way to a 50 foot right-of-way from Windbridge Drive to Cecilyn Way;
9. Dedicate vehicular right of access along Cecilyn Way to the City;
10. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.

Respectfully submitted,

Art Gee,
Principal Planner

16



LEGEND

- [Symbol] INTERMEDIATE BROADWAY
- [Symbol] LOW DENSITY RESIDENTIAL
- [Symbol] LOW DENSITY MULTIPLE FAMILY
- [Symbol] COMMERCIAL - SHOPPING CENTER
- [Symbol] BUSINESS AND PROFESSIONAL OFFICES
- [Symbol] HIGHWAY COMMERCIAL
- [Symbol] PARK - OPEN SPACE
- [Symbol] MAJOR PARKWAY RECREATION NODE
- [Symbol] INTERMEDIATE PARKWAY RECREATION NODE
- [Symbol] SCHOOL
- [Symbol] ELEMENTARY SCHOOL
- [Symbol] JUNIOR HIGH SCHOOL
- [Symbol] SENIOR HIGH SCHOOL
- [Symbol] FIRE STATION
- [Symbol] LIBRARY
- [Symbol] MAJOR STREET
- [Symbol] COLLECTOR STREET
- [Symbol] ON-STREET BIKEWAYS
- [Symbol] OFF-STREET BIKEWAYS
- [Symbol] STUDY AREA BOUNDARY
- [Symbol] FREIGHT NOISE IMPACTED AREA

SCALE: 1" = 100'

DATE: 1984

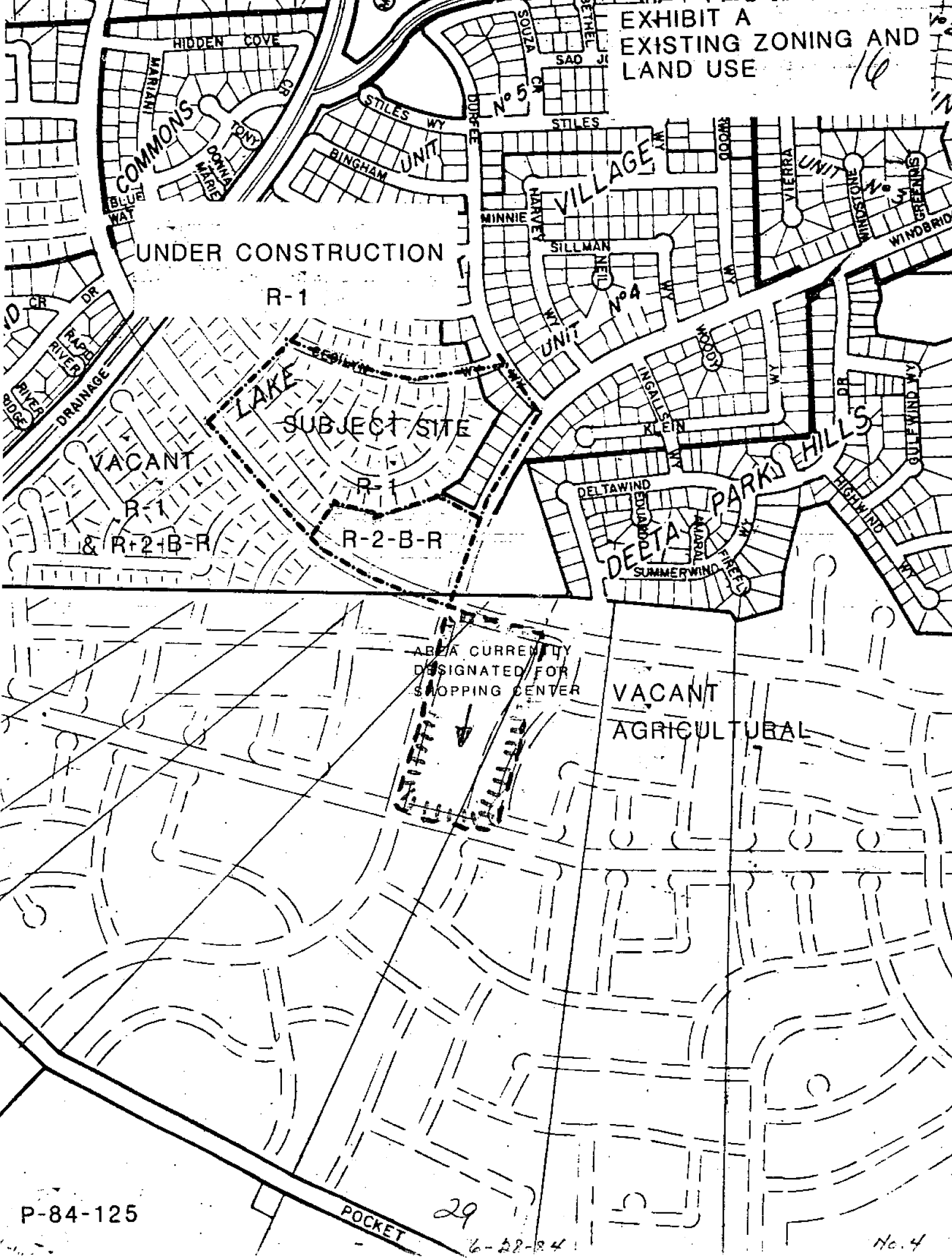
APPROVED BY THE SACRAMENTO CITY COUNCIL

RESOLUTION NO. 15-87 (MARCH 23, 1984)

SOUTH POCKET SPECIFIC PLAN

EXHIBIT A
EXISTING ZONING AND
LAND USE

16



UNDER CONSTRUCTION

R-1

SUBJECT SITE

R-1

R-2-B-R

VACANT

R-1

& R-2-B-R

AREA CURRENTLY
DESIGNATED FOR
SHOPPING CENTER

VACANT

AGRICULTURAL

TENTATIVE
PARCEL
MAP

PLANNING
DEPARTMENT

EDGEWOOD

CITY OF SACRAMENTO

PROPOSED ZONING

SCALE IN FEET

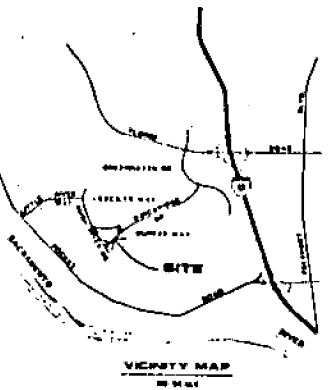
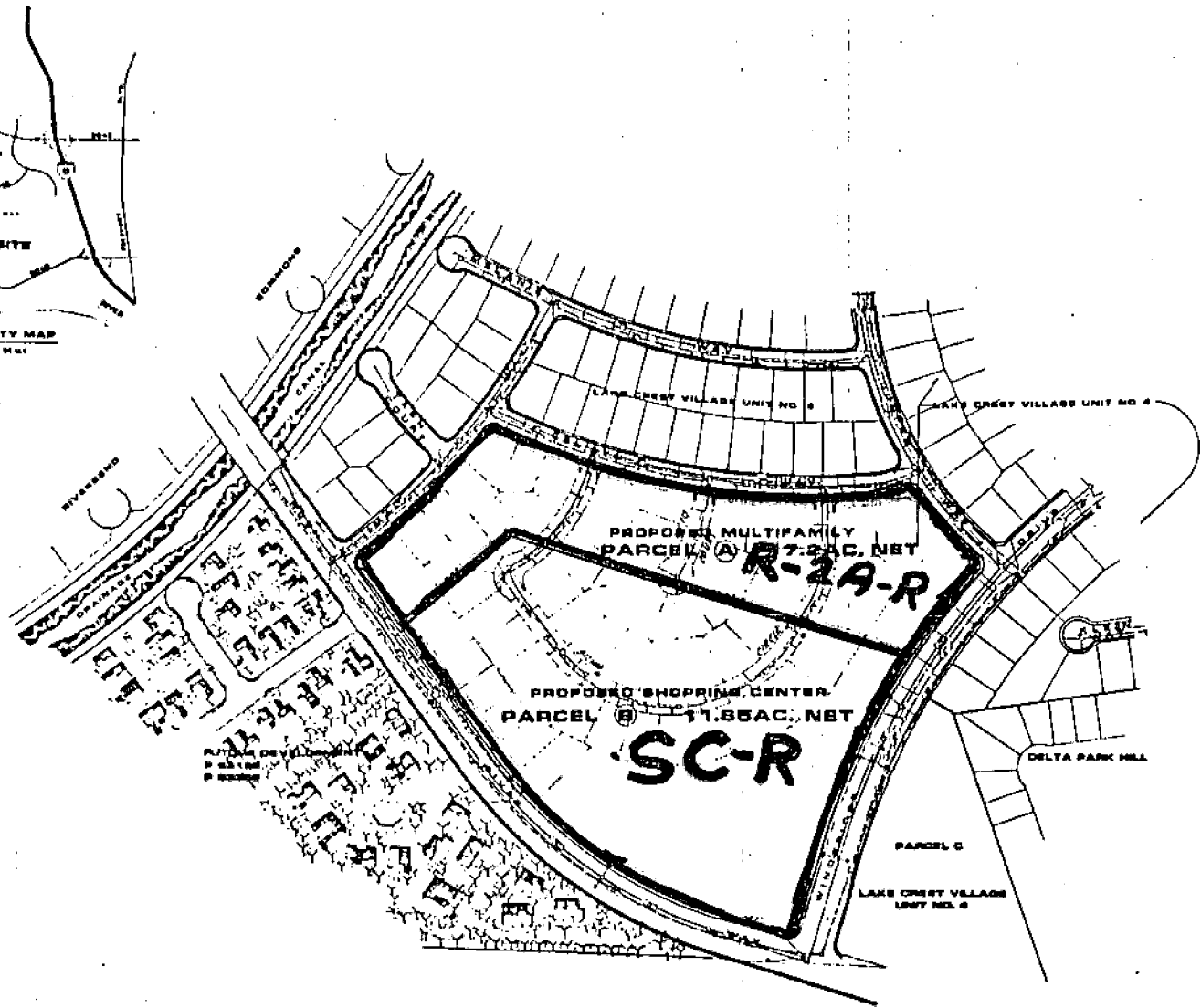


MAR
84



3

- LEGEND**
- PROPOSED MULTIFAMILY DEVELOPMENT
PARCEL A
- PROPOSED SHOPPING CENTER
PARCEL B
- EXISTING MULTIFAMILY DEVELOPMENT
PARCEL C
- EXISTING SHOPPING CENTER
PARCEL D
- EXISTING PARKING
PARCEL E
- EXISTING PUBLIC UTILITIES
PARCEL F
- EXISTING PUBLIC UTILITIES
PARCEL G
- EXISTING PUBLIC UTILITIES
PARCEL H
- EXISTING PUBLIC UTILITIES
PARCEL I
- EXISTING PUBLIC UTILITIES
PARCEL J
- EXISTING PUBLIC UTILITIES
PARCEL K
- EXISTING PUBLIC UTILITIES
PARCEL L
- EXISTING PUBLIC UTILITIES
PARCEL M
- EXISTING PUBLIC UTILITIES
PARCEL N
- EXISTING PUBLIC UTILITIES
PARCEL O
- EXISTING PUBLIC UTILITIES
PARCEL P
- EXISTING PUBLIC UTILITIES
PARCEL Q
- EXISTING PUBLIC UTILITIES
PARCEL R
- EXISTING PUBLIC UTILITIES
PARCEL S
- EXISTING PUBLIC UTILITIES
PARCEL T
- EXISTING PUBLIC UTILITIES
PARCEL U
- EXISTING PUBLIC UTILITIES
PARCEL V
- EXISTING PUBLIC UTILITIES
PARCEL W
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PARCEL X
- EXISTING PUBLIC UTILITIES
PARCEL Y
- EXISTING PUBLIC UTILITIES
PARCEL Z

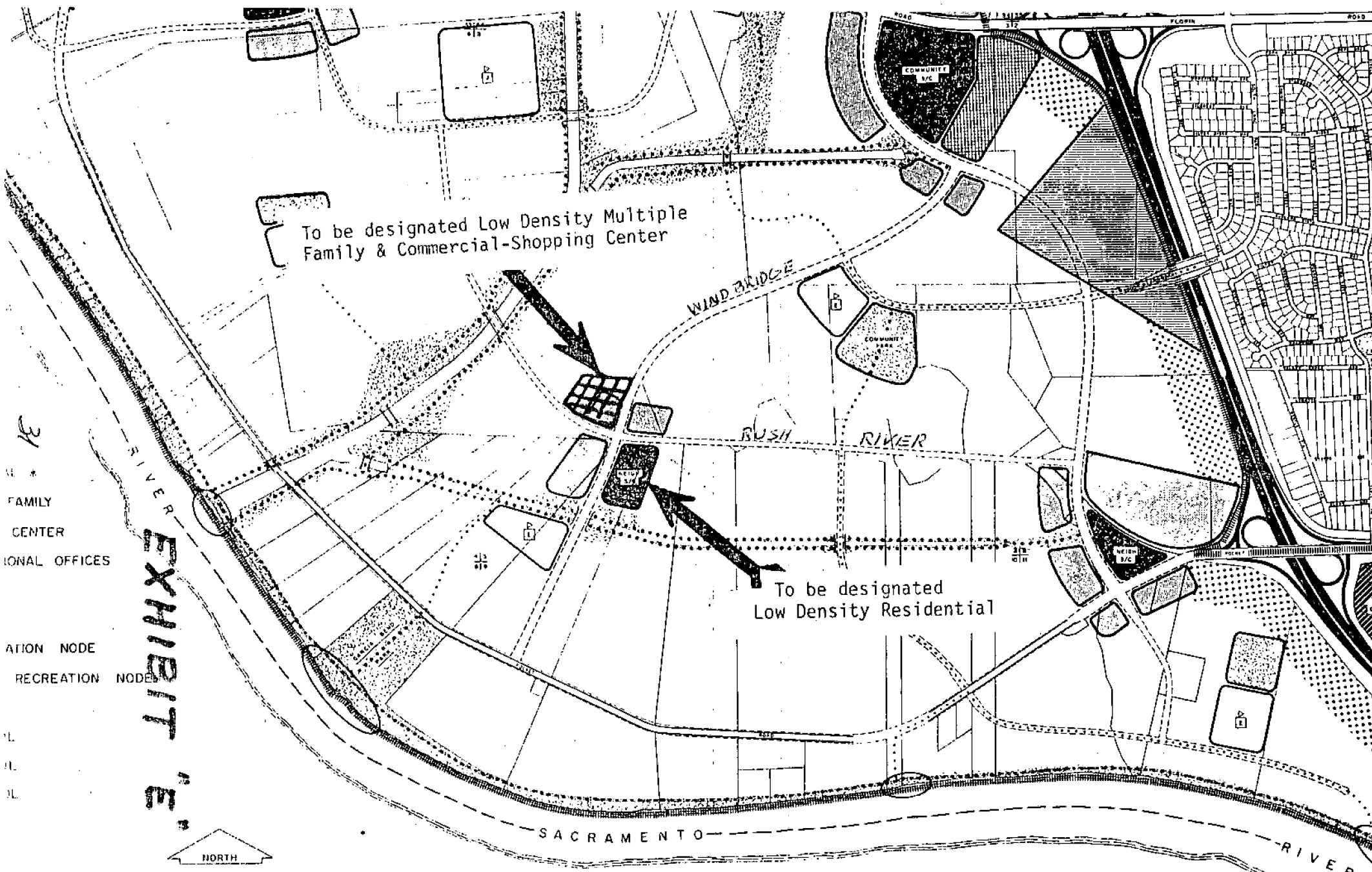


P 84125

30
6-28-84

No. 4

116



To be designated Low Density Multiple Family & Commercial-Shopping Center

To be designated Low Density Residential

EXHIBIT "E"



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

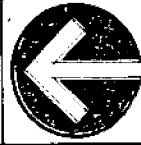
SCALE: 1" = 400'

SACRAMENTO CITY PLANNING COMMISSION

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

SOUTH POCKET SPECIFIC PLAN

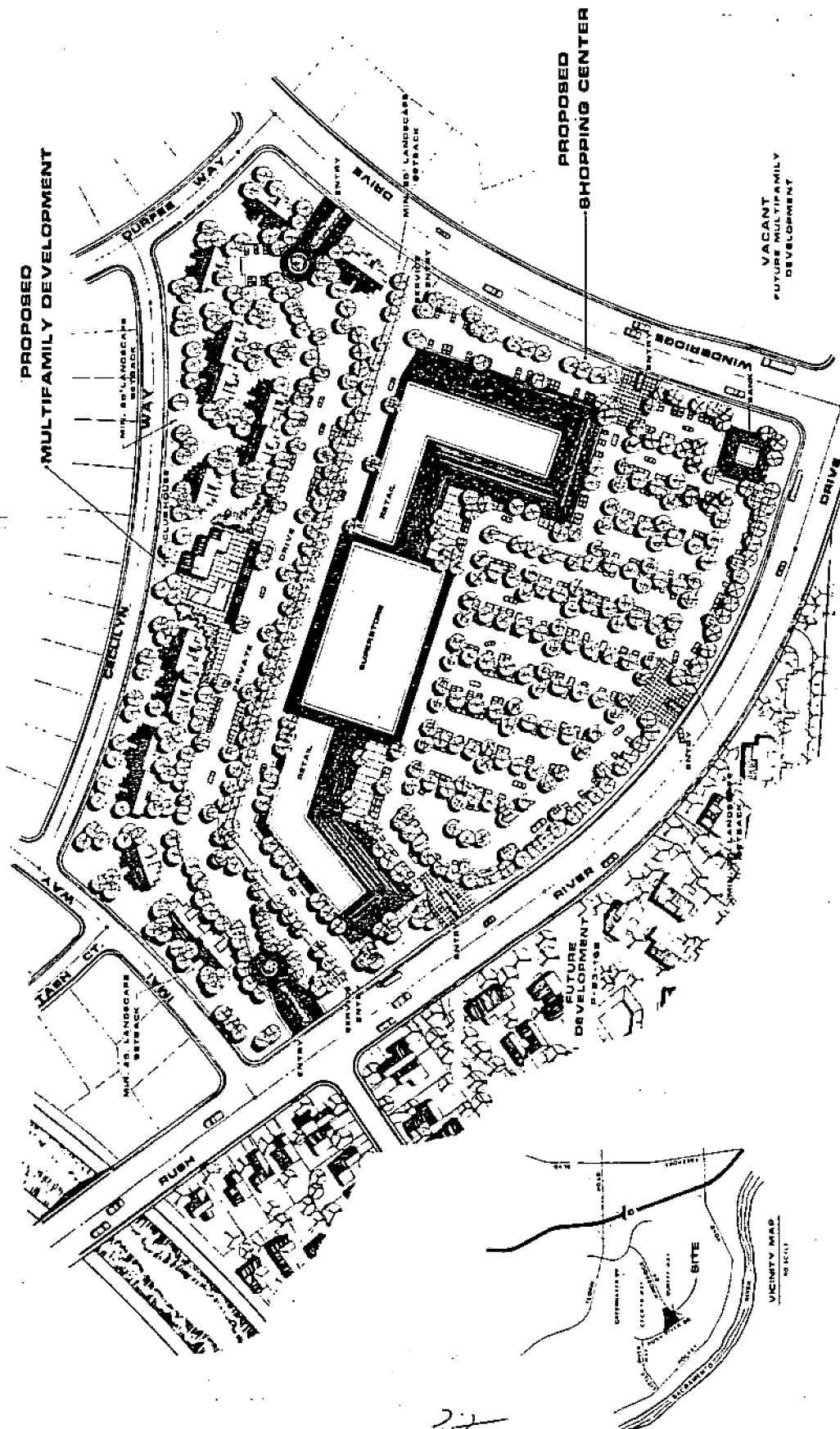
WINDBRIDGE



JUNE
1984

1

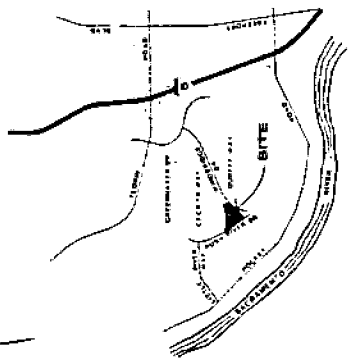
SCHEMATIC PLAN



PROPOSED
MULTIFAMILY DEVELOPMENT

PROPOSED
SHOPPING CENTER

VACANT
FUTURE MULTIFAMILY
DEVELOPMENT



SCHEMATIC PLAN SUMMARY

PROPOSED USE	BUILDING AREA	NET LAND AREA	DENSITY 90 FT. PER AC.	DENSITY DWELLING UNITS PER AC.	DWELLING UNITS
SHOPPING CENTER	180,000	11.8	16,834		
MULTIFAMILY CONDO'S, TOWNHOUSES OR APARTMENTS		7.8 AC.		17.6 D.U./AC.	188
TOTAL NET LAND AREA		19.6 AC.			

EXISTING ZONING: R-1 & R-2B-4
 PROPOSED ZONING: R-2A-8 & C
 PARKING REQUIREMENTS
 MULTIFAMILY - 1.5 PARKING STALLS PER DWELLING UNIT
 SHOPPING CENTER - 4 STALLS PER 100 SQ. FEET OF BUILDING AREA

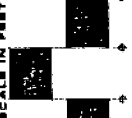
P84-125

6-28-84

No. 4

WINDBRIDGE

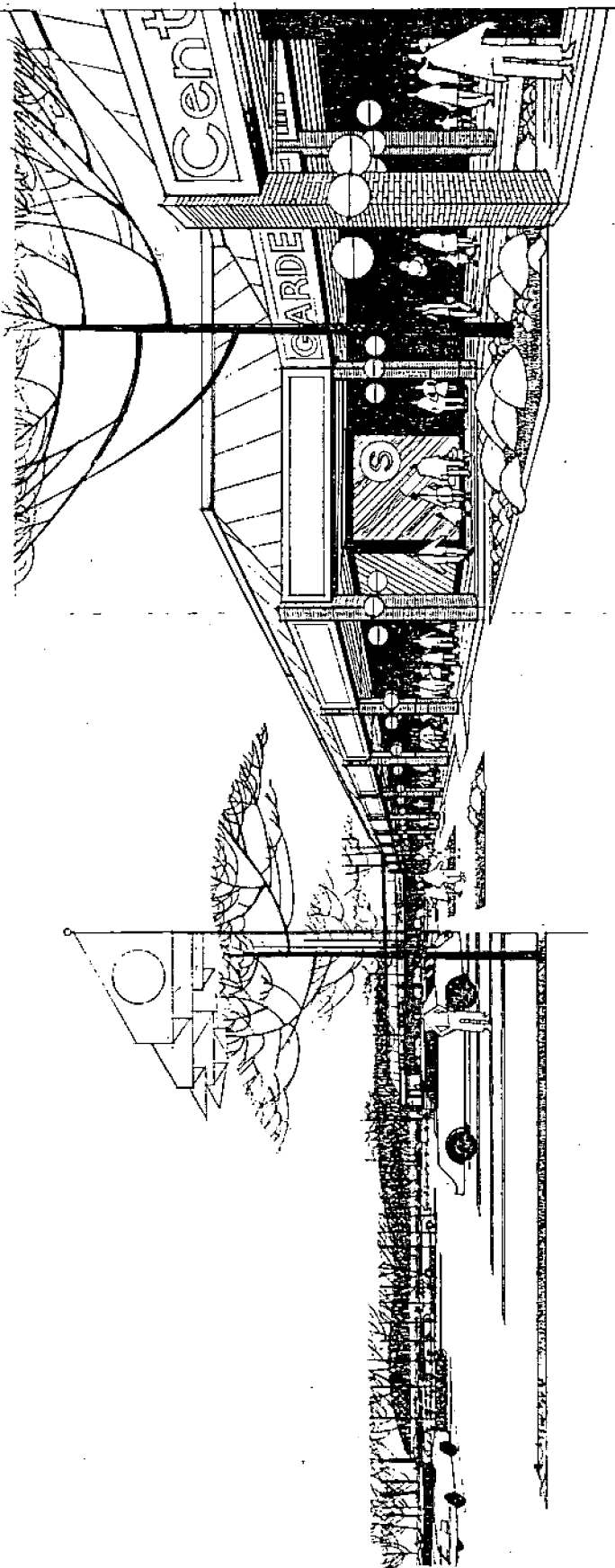
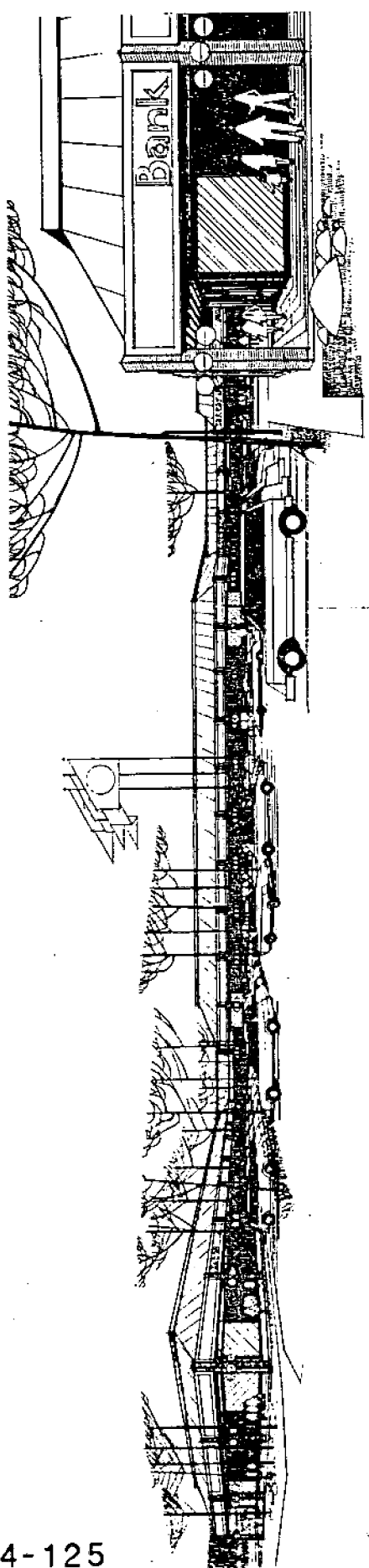
SCALE IN FEET



MAR 84
2

16

CONCEPTUAL COMMERCIAL



P-84-125

33

6-28-84

110.4



CITY OF SACRAMENTO

P-84125
110 (13)

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 448-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 8, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Shopping Center-Review, SC-R.

LOCATION: Northwest ~~and southeast~~ quadrant of Windbridge Drive and Rush River Drive

SUMMARY

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


BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to August 21, 1984.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 8-21-84

MVD:lao
P84-125
attachments

August 14, 1984
District 8

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTH-WEST AND SOUTHEAST QUADRANT OF WINDBRIDGE AND RUSH RIVER DRIVE FROM THE SINGLE FAMILY, R-1

ZONE(S)

AND PLACING SAME IN THE SHOPPING CENTER-REVIEW,

SC-R

ZONE(S)

(FILE NO. P- 84-125)(APN: 031-604-01 thru 09; 031-020-62; 031-900-01 thru 59; 031-060-01,02)

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 and placed in the Shopping Center-Review, SC-R 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 July 19, 1984, on file in the office of the Planning Department, or any provision or modification 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 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

P84-125

LEGAL DESCRIPTION

All that portion of Section 3, Township 7 North, Range 4 East, M. D. M., described as follows:

Beginning at a point from which the most southerly corner of "Lake Crest Village Unit No. 6", the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 154 of Maps, Map No. 20, bears South 40° 53' 34" East 156.13 feet and South 44° 37' 47" West 40.00 feet; thence from said point of beginning North 36° 24' 56" West 520.97 feet; thence curving to the left on an arc of 1625.39 feet radius, said arc being subtended by a chord bearing North 45° 21' 56" East 464.72 feet; thence curving to the left on an arc of 1564.00 feet radius, said arc being subtended by a chord bearing South 79° 44' 21" East 838.35 feet; thence curving to the left on an arc of 206.00 feet radius, said arc being subtended by a chord bearing North 71° 21' 24" East 95.19 feet; thence curving to the left on an arc of 800.00 feet radius, said arc being subtended by a chord bearing South 39° 23' 00" East 205.55 feet; thence South 46° 45' 52" East 77.32 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 29° 31' 36" West 710.97 feet; thence South 15° 49' 03" West 230.10 feet; thence North 72° 30' 57" West 215.90 feet; thence curving to the right on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing North 54° 27' 57" West 619.70 feet to the point of beginning.

THE SPIRICK CORPORATION

CHECKED:	DATE
TYPING	
TRAVERSE <i>C.W.</i>	<i>3-23-84</i>
MAP	
DELIVERED TO:	

Refer this description to title company before incorporating it in any document, and to the Planning Commission of the governing body for compliance with lot split ordinances.



CITY OF SACRAMENTO

P-84125

15

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 8, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Garden Apartment-Reveiw, R-2B-R to Shopping Center-Review, SC-R.

LOCATION: Northwest and southeast quadrant of Windbridge Drive and Rush River Drive

SUMMARY

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

BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to August 21, 1984.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 8-21-84

MVD:lao
attachments
P84-125

August 14, 1984
District No. 8

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTH-WEST AND SOUTHEAST QUADRANT OF WINDBRIDGE AND RUSH RIVER DRIVE FROM THE GARDEN APARTMENT-REVIEW, R-2B-R

ZONE(S)

AND PLACING SAME IN THE SHOPPING CENTER-REVIEW, SC-R

ZONE(S)

(FILE NO. P-84-125)(APN: 031-604-01 thru 09; 031-020-62; 031-900-01 thru 59; 031-060-01,02)

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 Garden Apartment-Review, R-2B-R zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Shopping Center-Review, SC-R 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 July 19, 1984, on file in the office of the Planning Department, or any provision or modification 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 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

P84-125

LEGAL DESCRIPTION

All that portion of Section 3, Township 7 North, Range 4 East, M. D. M., described as follows:

Beginning at a point from which the most southerly corner of "Lake Crest Village Unit No. 6", the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 154 of Maps, Map No. 20, bears South 40° 53' 34" East 156.13 feet and South 44° 37' 47" West 40.00 feet; thence from said point of beginning North 36° 24' 56" West 520.97 feet; thence curving to the left on an arc of 1625.39 feet radius, said arc being subtended by a chord bearing North 45° 21' 56" East 464.72 feet; thence curving to the left on an arc of 1564.00 feet radius, said arc being subtended by a chord bearing South 79° 44' 21" East 838.35 feet; thence curving to the left on an arc of 206.00 feet radius, said arc being subtended by a chord bearing North 71° 21' 24" East 95.19 feet; thence curving to the left on an arc of 800.00 feet radius, said arc being subtended by a chord bearing South 39° 23' 00" East 205.55 feet; thence South 46° 45' 52" East 77.32 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 29° 31' 36" West 710.97 feet; thence South 15° 49' 03" West 230.10 feet; thence North 72° 30' 57" West 215.90 feet; thence curving to the right on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing North 54° 27' 57" West 619.70 feet to the point of beginning.

THE SPIJK CORPORATION
 CHECKED: _____ DATE _____
 TYPING _____
 TRAVERSE *l.w.* | *3-23-84*
 MAP _____
 DELIVERED TO: _____

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.



CITY OF SACRAMENTO

P84125
14

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 8, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Garden Apartment-Review, R-2A-R.

LOCATION: Northwest ~~and southeast~~ quadrant of Windbridge Drive and Rush River Drive.

SUMMARY

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

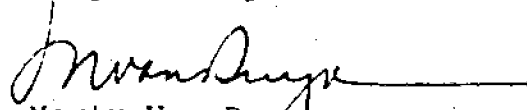
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to August 21, 1984.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 8-21-84

MVD:lao
attachments
P84-125

August 14, 1984
District No. 8

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTH-WEST AND SOUTHEAST QUADRANT OF WINDBRIDGE AND RUSH RIVER DRIVE FROM THE SINGLE FAMILY, R-1

ZONE(S)

AND PLACING SAME IN THE GARDEN APARTMENT-REVIEW, R-2A-R

ZONE(S)

(FILE NO. P- 84-125)(APN: 031-604-01 thru 09; 031-020-62; 031-900-01 thru 59; 031-060-01,02)

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 and placed in the Garden Apartment-Review, R-2A-R 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 July 19, 1984, on file in the office of the Planning Department, or any provision or modification 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 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

P84-125

LEGAL DESCRIPTION

All that portion of Section 3, Township 7 North, Range 4 East, M. D. M., described as follows:

Beginning at a point from which the most southerly corner of "Lake Crest Village Unit No. 6", the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 154 of Maps, Map No. 20, bears South 40° 53' 34" East 156.13 feet and South 44° 37' 47" West 40.00 feet; thence from said point of beginning North 36° 24' 56" West 520.97 feet; thence curving to the left on an arc of 1625.39 feet radius, said arc being subtended by a chord bearing North 45° 21' 56" East 464.72 feet; thence curving to the left on an arc of 1564.00 feet radius, said arc being subtended by a chord bearing South 79° 44' 21" East 838.35 feet; thence curving to the left on an arc of 206.00 feet radius, said arc being subtended by a chord bearing North 71° 21' 24" East 95.19 feet; thence curving to the left on an arc of 800.00 feet radius, said arc being subtended by a chord bearing South 39° 23' 00" East 205.55 feet; thence South 46° 45' 52" East 77.32 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 29° 31' 36" West 710.97 feet; thence South 15° 49' 03" West 230.10 feet; thence North 72° 30' 57" West 215.90 feet; thence curving to the right on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing North 54° 27' 57" West 619.70 feet to the point of beginning.

THE SPIJK CORPORATION

CHECKED:	DATE
TYPING	
TRAVERSE <i>L.W.</i>	<i>3-23-04</i>
MAP	
DELIVERED TO:	

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

August 22, 1984

Placer Savings & Loan
385 Nevada Street
Auburn, CA 95603

Dear Gentlemen:

On August 22, 1984, the Sacramento City Council took the following actions for property located at northwest and southeast quadrant of Windbridge Drive and Rush River Drive (P-84125):

Hearing closed; Resolutions 84-719, 84-720, 84-721 adopted;
Ordinances 84-082, 84-083, 84-084 adopted.

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

Sincerely,

Lorraine Magana
City Clerk

LM/rr/16

Enclosures

cc: Planning Department
The Spink Corporation, Applicant