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CITY OF SACRAMENTO

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FROM 5-14-91  
TO 5-28-91

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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

May 14, 1991

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

City Council  
Sacramento, California

ECONOMIC DEVELOPMENT  
ROOM 300  
95814-2987  
916-449-1223

Honorable Members in Session:

SUBJECT: AMENDING ORDINANCE NO. 89-044 TO MODIFY  
A REZONE CONDITION (P88-432) REQUIRING  
A 3.5 FOOT TURFED UNDULATING BERM WITHIN  
THE 25 FOOT SETBACK AREA TO ALLOW DROUGHT  
TOLERANT LANDSCAPING WITH NO IRRIGATION  
FOR A 96 UNIT APARTMENT COMPLEX (P91-012)

NUISANCE ABATEMENT  
ROOM 301  
95814-3982  
916-449-5948

LOCATION: Northeast corner of 43rd Avenue and Riverside Boulevard  
OWNER: HKM, 700 University Avenue, Sacramento, CA  
APPLICANT: HKM, 700 University Avenue, Sacramento, CA

**SUMMARY**

This is a request to change a condition of the original rezoning by deleting the required 3.5 foot turfed undulating berm and allow drought tolerant landscaping without a standard irrigation system. The Planning Commission recommends approval of the request.

**BACKGROUND**

In 1989, the Planning Commission and City Council approved a rezone from R-2 and R-1 to R-2B-R to develop a 96 unit apartment complex on 5.5 vacant acres. The rezone had a specific condition that the landscaping within the 25 foot setback areas along 43rd Avenue and Riverside Boulevard shall include a 3.5 foot high turfed undulating berm.

The request is to delete this condition so that the applicant can install drought resistant plants, shrubs, and trees throughout the site. The watering system would consist of two hose bibs per building to water the entire complex manually for the first two years of plant growth and then let the natural rainfall provide the water from the third year on. The applicant has two apartment projects in the County which are landscaped with drought resistant landscaping and have no irrigation system.

The City Landscape Architect supported deleting the 3.5 foot undulating berm condition and allow drought resistant landscaping. The Planning Commission supported the deletion of the rezone condition and approved a variance to waive the standard irrigation system subject to conditions.

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The Environmental Coordinator has determined that the project will not have a significant adverse effect on the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to a level below significance. The mandatory mitigation measures are listed in the attached Planning Commission report.

**VOTE OF THE PLANNING COMMISSION**

On April 11, 1991, the City Planning Commission voted seven ayes, two absent, to recommend approval of the rezone modification, as amended.

**FINANCIAL DATA**

Not applicable.

**POLICY CONSIDERATIONS**

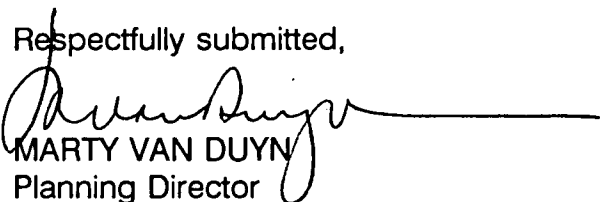
The project is consistent with the North Pocket Community Plan.

**MBE/WBE EFFORTS**

MBE/WBE efforts are not applicable to this proposal.

**RECOMMENDATION**

The Planning Commission and Planning Staff recommend the City Council approve the attached ordinance which deletes the 3.5 foot turfed undulating berm and allows drought tolerant landscaping.

Respectfully submitted,  
  
MARTY VAN DUYN  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

Approved:  
  
ROBERT P. THOMAS  
Acting Director, Planning & Development

Contact Person:  
Will Weitman, Principal Planner  
(916) 449-5604

May 14, 1991  
District No. 8

AMENDED 5/28/91

**ORDINANCE NO. 91-038**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

AMENDING ORDINANCE NO. 89-044 TO MODIFY A REZONE  
CONDITION (P88-432) REQUIRING A 3.5 FOOT TURFED  
UNDULATING BERM WITHIN THE 25 FOOT SETBACK AREA TO  
ALLOW DROUGHT TOLERANT LANDSCAPING

(P91-012) (APN: 029-021-20, 21, 34; 029-010-02, 06)

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

SECTION 1

The rezone and plan review conditions, specifically Condition #5 (P88-432) (Exhibit B) for property located at the northeast corner of 43rd Avenue and Riverside Boulevard in the Multiple Family Residential-Review (R-2B-R) zone established by Ordinance No. 2550, Fourth Series, as amended, are hereby amended, 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 on April 13, 1989 (P88-432), and amended by the City Council on May 28, 1991 (P91-012), on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the City Council, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- \* c. The City Council, on May 28, 1991, amended the rezone condition and required the following:
  1. Drought resistant tall fescue or rye sod shall be used as ground cover in the 25 foot front setbacks on Riverside Boulevard and 43rd Avenue.
  2. A standard irrigation system shall be used in the front 25 foot setback areas along the street frontages.
  3. A 3.5' undulating berm shall be included in the front 25 foot setback areas.
  4. Drought resistant plants, shrubs and trees with a drip system may be used in the remaining portion of the apartment complex.
  5. A landscape-irrigation plan indicating the above items must be submitted to the Planning Director and City Landscape Architect for review and approval prior to issuance of building permits.

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:

ATTEST:

\_\_\_\_\_  
MAYOR

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

P91-012

\*amended CC 5/28/91

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

AMENDING ORDINANCE NO. 89-044 TO MODIFY A REZONE  
CONDITION (P88-432) REQUIRING A 3.5 FOOT TURFED  
UNDULATING BERM WITHIN THE 25 FOOT SETBACK AREA TO  
ALLOW DROUGHT TOLERANT LANDSCAPING WITH NO  
IRRIGATION FOR A 96 UNIT APARTMENT COMPLEX

(P91-012) (APN: 029-021-20, 21, 34; 029-010-02, 06)

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

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- 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 on April 13, 1989 (P88-432), and amended by the Planning Commission on March 28, 1991 (P91-012 - Exhibit A attached), on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

3

**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:

ATTEST:

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

P91-012.PFP

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

(4)

## EXHIBIT A

In the matter of the decision of the )  
City Planning Commission to approve )  
a variance to allow landscaping with- )  
out the required irrigation system on )  
5.3± vacant acres in the Multiple- )  
Family-Review (R-2B-R) zone (P91-012)

### NOTICE OF DECISION AND FINDINGS OF FACT

On March 28, 1991, the Planning Commission heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the Commission recommended approval of the modification of a Rezone and a Plan Review condition relating to landscaping within the 25 foot setback area subject to conditions and indicated and intent to approve the Variance to allow landscaping without the required irrigation system subject to conditions and based upon Findings of Fact which follow:

#### Conditions - Rezone, Plan Review and Variance

1. The applicant shall landscape the setback areas along 43rd Avenue and Riverside Boulevard with drought resistant landscaping, as submitted, to include sloping as necessary for proper drainage. The applicant shall use a drought resistant tall fescue or rye sod as ground cover in the setback areas. No bark, masonry rock, or other non-living cover will be the primary ground cover in the setback areas. The applicant shall submit revised landscaping plans for review and approval by the City's Landscape Architect and Planning Director prior to the issuance of building permits.
2. Any area within the apartment complex that uses bark or masonry rock as the primary ground cover shall have weed cloth installed beneath it. This shall be indicated on the landscape plan.
3. The applicant shall follow the landscaping irrigation program (handwatering program) for the subject site attached as Exhibit 1.
4. Applicant shall provide a report prepared by a licensed landscape architect on the status of the landscaping at the subject site and the effectiveness of the applicant's watering program on each May 1st and September 1st after the landscaping has been installed. The landscape architect chosen to prepare the report shall be subject to the approval of the Planning Director and City Landscape Architect. The landscape status report shall be submitted to the Planning Director and City Landscape Architect for their review and approval.
5. The applicant shall enter into an agreement with the City to install an irrigation system which is acceptable to the City Landscape Architect and Planning Director if it is determined that the handwatering program is not

providing adequate irrigation for the landscaping at the subject site. The form and content of the agreement shall be subject to the review and approval of the City Attorney's Office. This agreement shall be executed and recorded prior to issuance of building permits for the apartment complex.

6. The variance to allow landscaping without the required irrigation system shall expire on April 11, 1994. Prior to this date the applicant shall return to Planning Commission for a new variance if the applicant wishes to continue to operate the apartment complex with no irrigation system in place or with an irrigation system which does not meet City requirements.

Findings of Fact

1. The variance, as conditioned, does not constitute a special privilege extended to an individual property owner in that the applicant will follow a handwatering irrigation program which will provide comparable irrigation to a automatic irrigation system.
2. Granting the variance request, as conditioned, will not be injurious to the public welfare or to property in the vicinity in that:
  - a. status reports prepared by a licensed landscape architect on the handwatering irrigation program shall be submitted to the City for review and approval twice a year; and
  - b. the applicant will be required to install an approved irrigation system if the handwatering program is not providing adequate irrigation for the landscaping at the subject site.
3. The variance request does not constitute a use variance in that an apartment complex is allowed in the R-2B-R zone.
4. The proposed project is consistent with the General Plan and Pocket Community Plan which designates the site for Medium Density Residential (16-29 du/na) uses.

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Approved by the Planning Commission  
on April 11, 1991 for the  
March 28, 1991 meeting

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Chairperson

6



## EXHIBIT B

- 6 -

to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

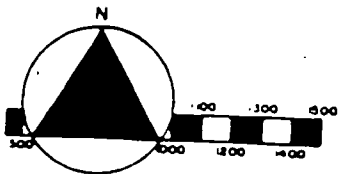
- A. Ratify the Negative Declaration with the identified mitigation measures.
- B. Recommend approval of rezoning 3.37± vacant acres from Multiple Family (R-2B) to Multiple Family-Review (R-2B-R) zone with conditions and forward to City Council.
- C. Recommend approval of rezoning 1.76± vacant acres from Single Family (R-1) to Multiple Family-Review (R-2B-R) zone with conditions and forward to City Council.
- D. Withdraw the variance to allow patio fences in the 25 foot street yard setback area.
- E. Approve the Plan Review of a 96 unit apartment complex with conditions and based upon findings of fact which follow.
- F. Approve the Lot Line Adjustment by adopting the attached Resolution.

### Conditions - Rezone and Plan Review

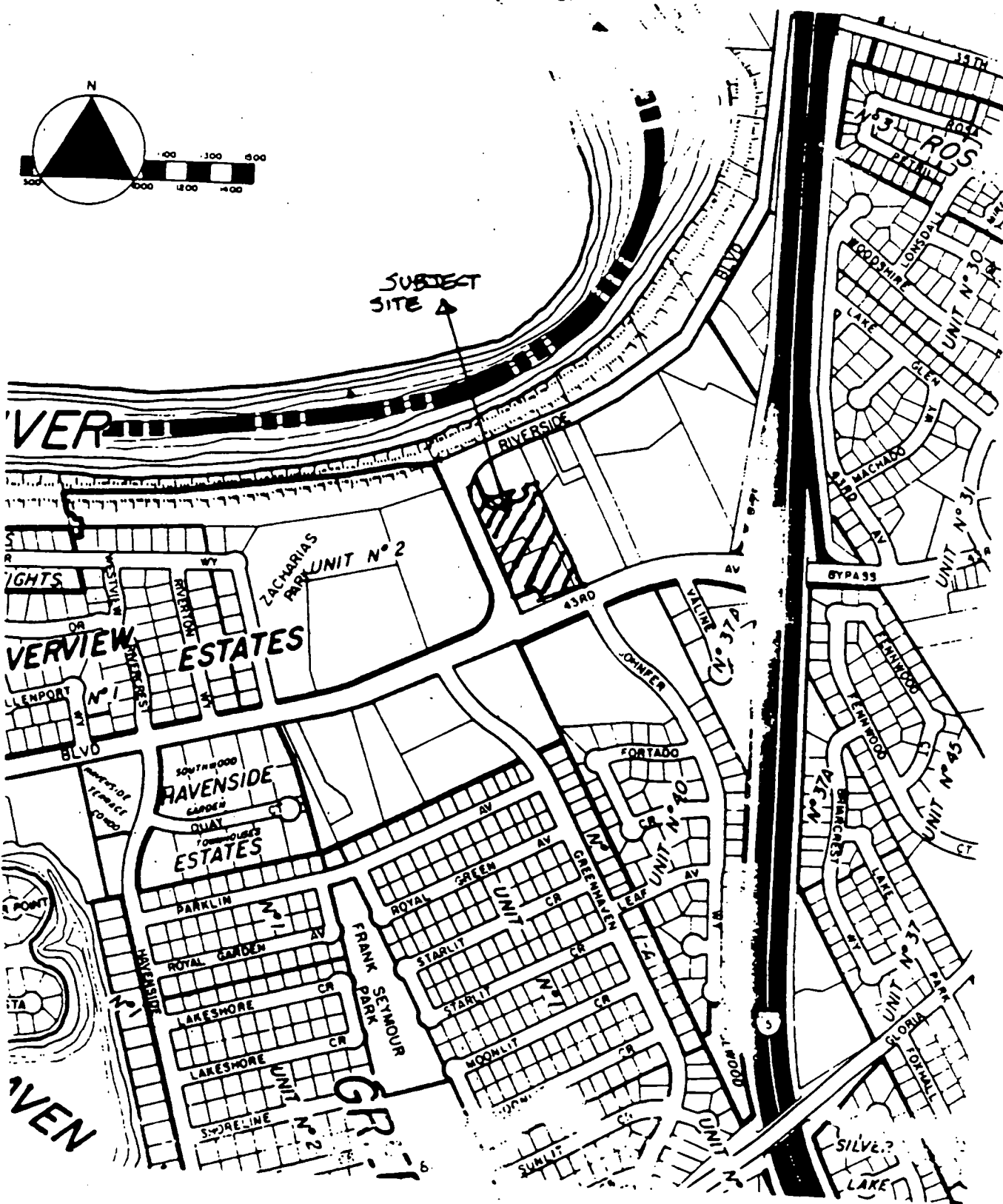
1. The applicant shall adhere to the following environmental mitigation measures.
  - a. The applicant shall provide a geotechnical report prepared by a recognized professional engineering geologist or firm to the satisfaction of the City Building Official prior to the issuance of a building permit.
  - b. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.
  - c. Dust control measures required by the APCD shall be implemented during construction. Such measures include maintaining soil moisture as well as removing any soil spillage onto traveled roadways through site housekeeping procedures.
  - d. Reducing interference between project traffic and existing traffic and preventing truck queuing around occupied structures shall be included as part of the project construction permit. The permit shall also limit construction operation to daytime periods of optimum dispersion in order to minimize localized pollution accumulation.
  - e. Prior to the public hearing on the project before the Sacramento City Planning Commission, the applicant shall prepare a tree preservation program to the satisfaction of the City Arborist and the Environmental Coordinator. Such plan shall include, but not be limited to, a prohibition of grade cuts.

ditches, foundations, or fills deeper than one foot within the drip lines of Heritage Trees as identified by the City Arborist. The plan shall also provide for temporary fencing around selected trees to ensure that they are not disturbed during construction activities.

- f. All security and perimeter lighting shall be directed toward the center of the site. Perimeter lights shall be shielded or directed so that adjacent residential areas are not subject to light and glare.
  - g. The applicant shall pay for a pro-rata fair share cost of installing a raised traffic median at the intersection of 43rd Avenue and Riverside Boulevard. Such payment shall be made prior to obtaining a building permit and a receipt or other evidence of payment shall be submitted to the Environmental Coordinator.
  - h. If any amount of bone, stone, shell, glass, or other artifacts are uncovered, work within 50 meters of the site will stop immediately and a qualified archeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level before construction continues.
2. The applicant shall shift all fenced patios out of the required 25 foot setback along Riverside Boulevard.
  3. The contrasting paving material within the project shall comply with Zoning Ordinance requirements.
  4. The applicant shall construct a five foot high wrought iron fence per the submitted site plan. The design of the wrought iron fence shall be reviewed and approved by the Planning Director prior to issuance of building permits.
  5. The landscaping within the 25 foot setback areas along 43rd Avenue and Riverside Boulevard shall include a 3-1/2 foot turfed undulating berm.
  6. The proposed monument sign shall comply with the sign ordinance and shall be reviewed and approved by the Planning Director prior to issuance of sign permits (special permit for sign).
  7. The proposed carports shall be compatible in design and materials to the proposed apartment units and be reviewed and approved by the Planning Director.
  8. Trash enclosures and bicycle storage facilities shall conform to the guidelines in the multi-family design criteria (Exhibit E).
  9. The driveway entrance shall be redesigned to the satisfaction of the Traffic Engineering Division.



SUBJECT SITE ▲



VICINITY MAP ORDINANCE N89-044

JUN 7 1988

P88-432

4-13-89 #579  
3/29/89

10  
#7

SACRAMENT

BLVD.

13

14

15

300

ERSIDE

6 IF

5 IF

17 IF

(R-1)

APTS.

16

(R-3)

(R-3-R)

11 APTS.

SUBJECT SITE

BLVD

BYP

43RD AVE.

JOHNER

APTS

(R-3)

21

# LAND USE & ZONING MAP

PBB-432



4-13-89  
3/25/89

ORDINANCE No. 89-044

JUN 7 1989

Proposed or Existing?

Supervised  
10-21-88  
DJH

All that certain real property situate in the County of Sacramento, State of California, being a portion of Swamp Land Survey as recorded in the Office of the Recorder of Sacramento County in Book 9 of Surveys, Map No. 40, described as follows:

Beginning at a point located S  $66^{\circ}41'02''$  W 86 feet and S  $64^{\circ}05'26''$  W 352.13 feet from the intersection of the west line of South Land Park Hills Unit No. 37 with the northerly line of 43rd Ave; thence from said point of beginning N  $23^{\circ}34'20''$  W 88 feet; thence S  $66^{\circ}25'40''$  W 101 feet; thence N  $23^{\circ}34'20''$  W 422.75 feet; thence along a curve to the right on an arc of a 150 feet radius subtended by a chord bearing N  $06^{\circ}01'50''$  W 90.38 feet; thence S  $26^{\circ}10'20''$  E 69.43 feet; thence N  $62^{\circ}53'20''$  E 75 feet; thence S  $26^{\circ}10'20''$  E 11.98 feet; thence N  $62^{\circ}53'20''$  E 78.22 feet; thence N  $26^{\circ}10'20''$  E 30 feet; thence N  $62^{\circ}53'20''$  E 72.50 feet; thence S  $26^{\circ}00'50''$  E 56.55 feet; thence N  $36^{\circ}01'10''$  E 105.35 feet; thence S  $29^{\circ}23'50''$  E 82 feet; thence N  $62^{\circ}53'20''$  E 90.40 feet; thence S  $24^{\circ}38'19''$  E 451.96 feet to said northerly line of 43rd Ave.; thence southwesterly along said northerly line of 43rd Ave. to the point of beginning. Containing 191.75 acres more or less.

P88 432

(11)

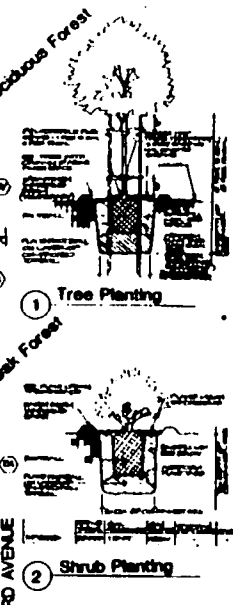
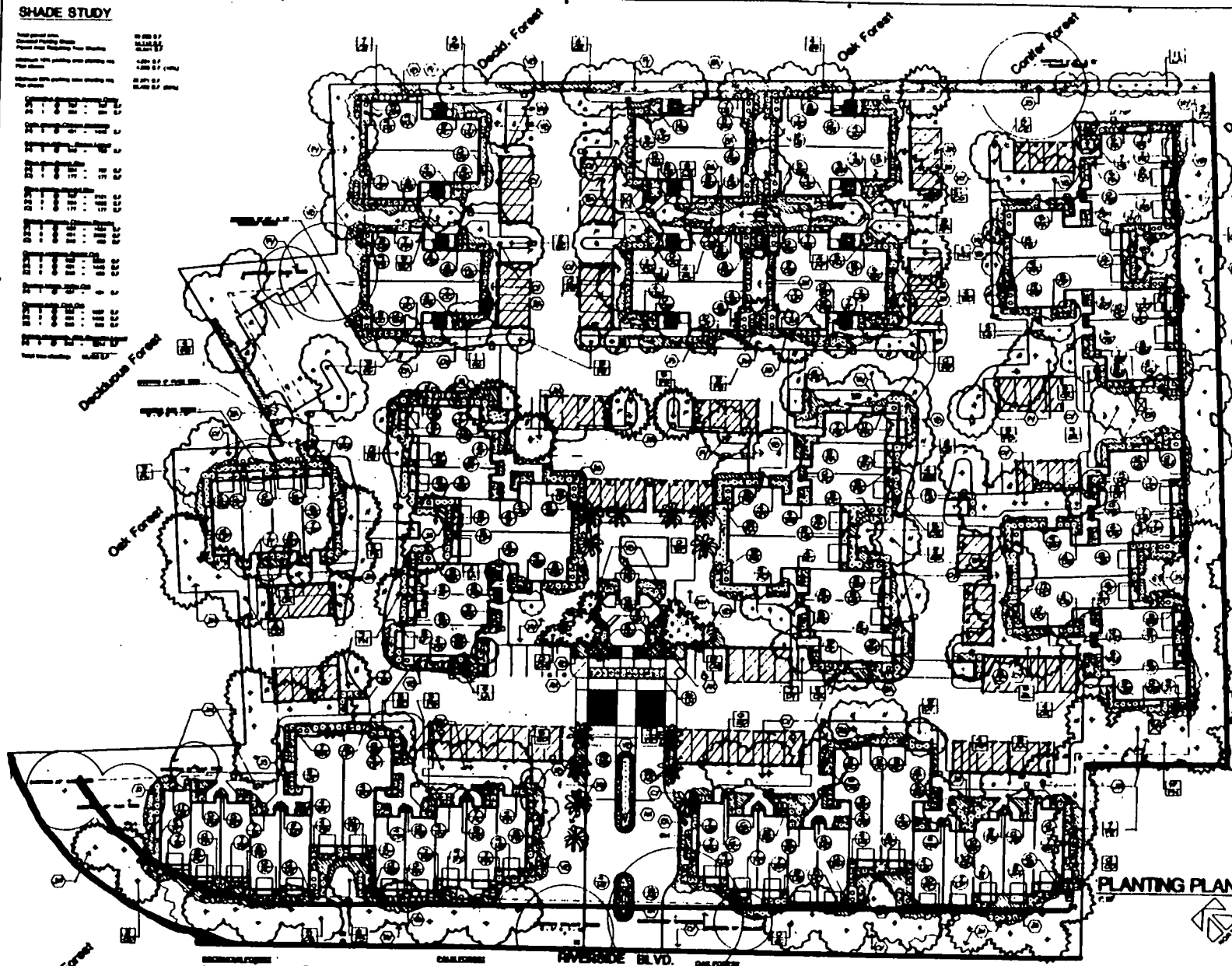
8

ORDINANCE No. 89-044

JUN 7 1989

**SHADE STUDY**

01	02	03	04	05	06	07	08	09	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
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**PLANTING PLAN**

01	02	03	04	05	06	07	08	09	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
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**GENERAL NOTES**

1. All plants shall be installed in accordance with the specifications and standards of the local nursery industry.
2. All plants shall be installed in accordance with the specifications and standards of the local nursery industry.
3. All plants shall be installed in accordance with the specifications and standards of the local nursery industry.
4. All plants shall be installed in accordance with the specifications and standards of the local nursery industry.

**43RD & REVERSE APARTMENTS**

**PLANTING PLAN**



SYMBOL	PLANT NAME	SYMBOL	PLANT NAME	SYMBOL	PLANT NAME	SYMBOL	PLANT NAME
01	02	03	04	05	06	07	08
09	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				

01	02	03	04	05	06	07	08	09	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
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**SACRAMENTO CITY PLANNING COMMISSION  
VOTING RECORD**

**ENTITLEMENTS**

Meeting Date

April 11, 1991

Item Number

1

Permit Number

P91-012

- |                                                           |                                                      |
|-----------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT           | <input type="checkbox"/> TENTATIVE MAP               |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT         | <input type="checkbox"/> SUBDIVISION MODIFICATION    |
| <input type="checkbox"/> REZONING                         | <input type="checkbox"/> LOT LINE ADJUSTMENT         |
| <input type="checkbox"/> SPECIAL PERMIT                   | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input checked="" type="checkbox"/> VARIANCE-Find.of Fact | <input type="checkbox"/> OTHER _____                 |

Staff Recommendation

Favorable  Unfavorable

- Correspondence  
 Petition

LOCATION: 43rd Avenue & Riverside Boulevard

A R O A O Z K Z K H S

NAME	ADDRESS

O A A O Z K Z K H S

NAME	ADDRESS

MOTION # \_\_\_\_\_

MOTION

	Yes	No	Motion	Second
BECERRA	✓			
CHINN	✓		✓	
HOLLICK	✓			✓
HOLLOWAY	✓			
OTTO	<i>absent</i>			
REYNA	✓			
ROSEN	<i>absent</i>			
YEE	✓			
NOTESTINE	✓			

- |                                                                                                     |                                                                                           |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> To Approve <i>as amended</i>                                    | <input type="checkbox"/> To recommend approval & forward to City Council                  |
| <input type="checkbox"/> To Deny                                                                    | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report       | <input type="checkbox"/> To ratify negative declaration                                   |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report                     | To continue to _____                                                                      |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> meeting _____                                                    |
|                                                                                                     | <input type="checkbox"/> Other _____                                                      |

13

In the matter of the decision of the )  
City Planning Commission to approve )  
a variance to allow landscaping with- )  
out the required irrigation system on )  
5.3+ vacant acres in the Multiple- )  
Family-Review (R-2B-R) zone {P91-012} )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

On March 28, 1991, the Planning Commission heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the Commission recommended approval of the modification of a Rezone and a Plan Review condition relating to landscaping within the 25 foot setback area subject to conditions and indicated and intent to approve the Variance to allow landscaping without the required irrigation system subject to conditions and based upon Findings of Fact which follow:

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2. Any area within the apartment complex that uses bark or masonry rock as the primary ground cover shall have weed cloth installed beneath it. This shall be indicated on the landscape plan.
3. The applicant shall follow the landscaping irrigation program (handwatering program) for the subject site attached as Exhibit 1.
4. Applicant shall provide a report prepared by a licensed landscape architect on the status of the landscaping at the subject site and the effectiveness of the applicant's watering program on each May 1st and September 1st after the landscaping has been installed. The landscape architect chosen to prepare the report shall be subject to the approval of the Planning Director and City Landscape Architect. The landscape status report shall be submitted to the Planning Director and City Landscape Architect for their review and approval.
5. The applicant shall enter into an agreement with the City to install an irrigation system which is acceptable to the City Landscape Architect and Planning Director if it is determined that the handwatering program is not



providing adequate irrigation for the landscaping at the subject site. The form and content of the agreement shall be subject to the review and approval of the City Attorney's Office. This agreement shall be executed and recorded prior to issuance of building permits for the apartment complex.

6. The variance to allow landscaping without the required irrigation system shall expire on April 11, 1994. Prior to this date the applicant shall return to Planning Commission for a new variance if the applicant wishes to continue to operate the apartment complex with no irrigation system in place or with an irrigation system which does not meet City requirements.

Findings of Fact

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  - b. the applicant will be required to install an approved irrigation system if the handwatering program is not providing adequate irrigation for the landscaping at the subject site.
3. The variance request does not constitute a use variance in that an apartment complex is allowed in the R-2B-R zone.
4. The proposed project is consistent with the General Plan and Pocket Community Plan which designates the site for Medium Density Residential (16-29 du/na) uses.

---

Approved by the Planning Commission  
on April 11, 1991 for the  
March 28, 1991 meeting

---

Chairperson

EXHIBIT 1  
Irrigation Program  
(Handwatering Program)



4755 J STREET  
SACRAMENTO, CALIFORNIA 95818  
916-736-1182

FAX 916 736-0505

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

APR 05 1991,

RECEIVED

April 3, 1991

Mr. Max Hoseit  
HKM PROPERTIES  
2020 Marconi Ave.  
Sacramento, Ca. 95821-1591

Re: Manual Irrigation Schedule @ 43rd and Riverside Apartments

Dear Max,

Depending upon the season and extent of rainfall, irrigation of planting will require monitoring both the condition of plants and water content of soils.


Generally, it is best to begin planting during the Fall, after the first rain, continuing through late Spring (roughly a 7 to 8 month period). During this period, irrigation should only occur as needed to keep soils moist - once at planting with subsequent watering when required between rains.

At the worst case in summer, irrigation should occur three times a week. Early morning is best, with no watering from noon to 6 p.m.. Flood each plant basin and limit any erosion or excess runoff. Maintenance personnel shall leave no hose running without attendance.

Care should be given to the construction of water basins and placement of mulch. Maintenance personnel should also guard against damage to plants due to the placement and movement of hoses. They should be reminded to replace dying plants with same, thus providing 100% coverage of planted areas other than maintenance pathways.

For the project's success, it will be important to maintain a staff throughout the establishment period that is trained and knowledgeable of the various plant species and their growing characteristics. I look forward to working with you and seeing this landscape thrive.

Sincerely,



Ed Haag  
HAAG LANDSCAPE ARCHITECTURE

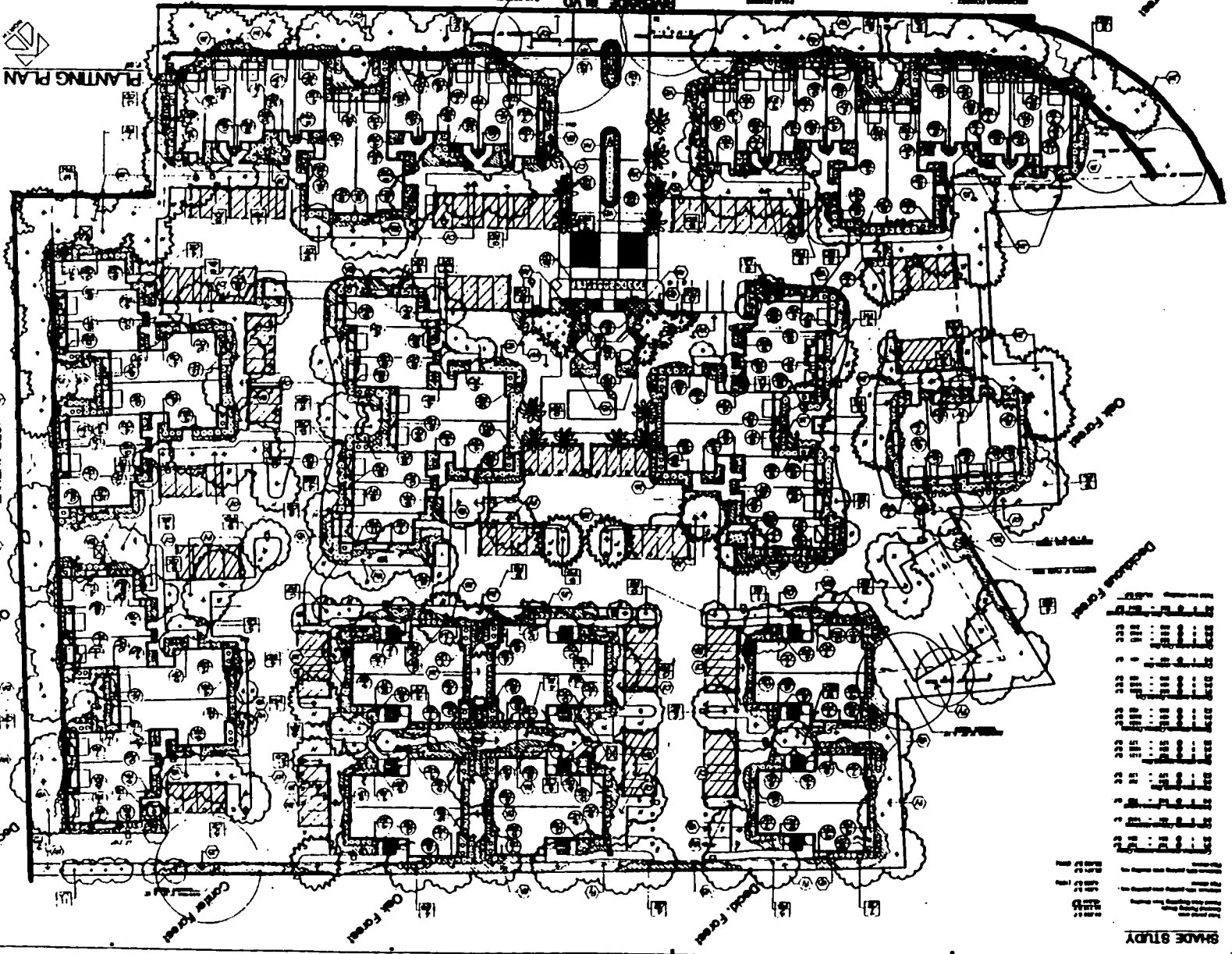
P91-012

4-11-91

(16)

16

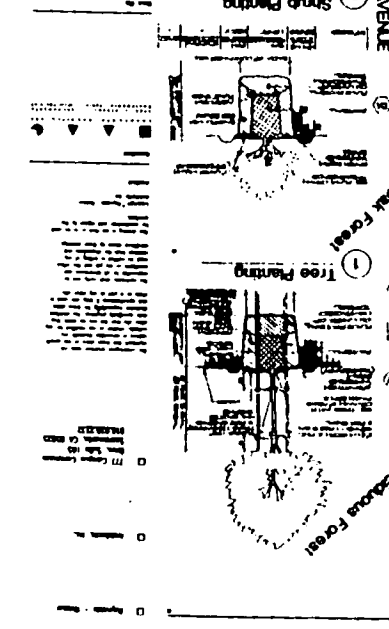
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PLANTING PLAN

PLANTING PLAN  
3RD & RIVERSIDE  
APARTMENTS

GENERAL NOTES



SHADE STUDY

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
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91-012

H-11-91  
MARCH 28, 1991

17

ITEM # 1

In the matter of the decision of the )  
City Planning Commission to approve )  
a variance to allow landscaping with- )  
out the required irrigation system on )  
5.3+ vacant acres in the Multiple- )  
Family-Review (R-2B-R) zone {P91-012}

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

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the City Landscape Architect and Planning Director if it is determined by the Planning Director that the handwatering program is not providing adequate irrigation for the landscaping at the subject site. The form and content of the agreement shall be subject to the review and approval of the City Attorney's Office. This agreement shall be executed and recorded prior to issuance of building permits for the apartment complex. (staff amended)

6. The variance to allow landscaping without the required irrigation system shall expire on April 11, 1994. Prior to this date the applicant shall return to Planning Commission for a new variance if the applicant wishes to continue to operate the apartment complex with no irrigation system in place or with an irrigation system which does not meet City requirements.

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3. The variance request does not constitute a use variance in that an apartment complex is allowed in the R-2B-R zone.
4. The proposed project is consistent with the General Plan and Pocket Community Plan which designates the site for Medium Density Residential (16-29 du/na) uses.

Suzanne Alvestad  
Approved by the Planning Commission  
on April 11, 1991 for the  
March 28, 1991 meeting

Richard Collins  
Chairperson

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

MAY 3 10 51 AM '91



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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

City Council  
Sacramento, California

May 7, 1991

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 5-14-91

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

Honorable Members In Session:

ECONOMIC DEVELOPMENT  
ROOM 300  
95814-2987  
916-449-1223

SUBJECT: AMENDING ORDINANCE NO. 89-044 TO  
MODIFY A REZONE CONDITION (P88-432)  
REQUIRING A 3.5 FOOT TURFED UNDULATING  
BERM WITHIN THE 25 FOOT SETBACK AREA TO  
ALLOW DROUGHT TOLERANT LANDSCAPING WITH  
NO IRRIGATION FOR A 96 UNIT APARTMENT  
COMPLEX (P91-012)

NUISANCE ABATEMENT  
ROOM 301  
95814-3982  
916-449-5948

### SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

### BACKGROUND INFORMATION

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

### RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to May 14, 1991

Respectfully submitted,

MARTY VAN DUYN  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

Approved:

ROBERT P. THOMAS  
Acting Director, Planning & Development

MVD:WW:vr  
P91-012.pfp  
Attachment

May 7, 1991  
District No. 8

(7)

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

AMENDING ORDINANCE NO. 89-044 TO MODIFY A REZONE CONDITION (P88-432) REQUIRING A 3.5 FOOT TURFED UNDULATING BERM WITHIN THE 25 FOOT SETBACK AREA TO ALLOW DROUGHT TOLERANT LANDSCAPING WITH NO IRRIGATION FOR A 96 UNIT APARTMENT COMPLEX

(P91-012) (APN: 029-021-20, 21, 34; 029-010-02, 06)

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

## SECTION 1

The rezone and plan review conditions, specifically Condition #5 (P88-432) (Exhibit B) for property located at the northeast corner of 43rd Avenue and Riverside Boulevard in the Multiple Family Residential-Review (R-2B-R) zone established by Ordinance No. 2550, Fourth Series, as amended, are hereby amended, 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 on April 13, 1989 (P88-432), and amended by the Planning Commission on March 28, 1991 (P91-012 - Exhibit A attached), on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

②

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:

ATTEST:

\_\_\_\_\_  
MAYOR

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

P91-012.PFP

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

3



# EXHIBIT A

In the matter of the decision of the )  
City Planning Commission to approve )  
a variance to allow landscaping with- )  
out the required irrigation system on )  
5.3+ vacant acres in the Multiple- )  
Family-Review (R-2B-R) zone (P91-012)

## NOTICE OF DECISION AND FINDINGS OF FACT

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④

providing adequate irrigation for the landscaping at the subject site. The form and content of the agreement shall be subject to the review and approval of the City Attorney's Office. This agreement shall be executed and recorded prior to issuance of building permits for the apartment complex.

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4. The proposed project is consistent with the General Plan and Pocket Community Plan which designates the site for Medium Density Residential (16-29 du/na) uses.

---

Approved by the Planning Commission  
on April 11, 1991 for the  
March 28, 1991 meeting

---

Chairperson

# EXHIBIT B

- 6 -

to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration with the identified mitigation measures.
- B. Recommend approval of rezoning 3.37+ vacant acres from Multiple Family (R-2B) to Multiple Family-Review (R-2B-R) zone with conditions and forward to City Council.
- C. Recommend approval of rezoning 1.76+ vacant acres from Single Family (R-1) to Multiple Family-Review (R-2B-R) zone with conditions and forward to City Council.
- D. Withdraw the variance to allow patio fences in the 25 foot street yard setback area.
- E. Approve the Plan Review of a 96 unit apartment complex with conditions and based upon findings of fact which follow.
- F. Approve the Lot Line Adjustment by adopting the attached Resolution.

## Conditions - Rezone and Plan Review

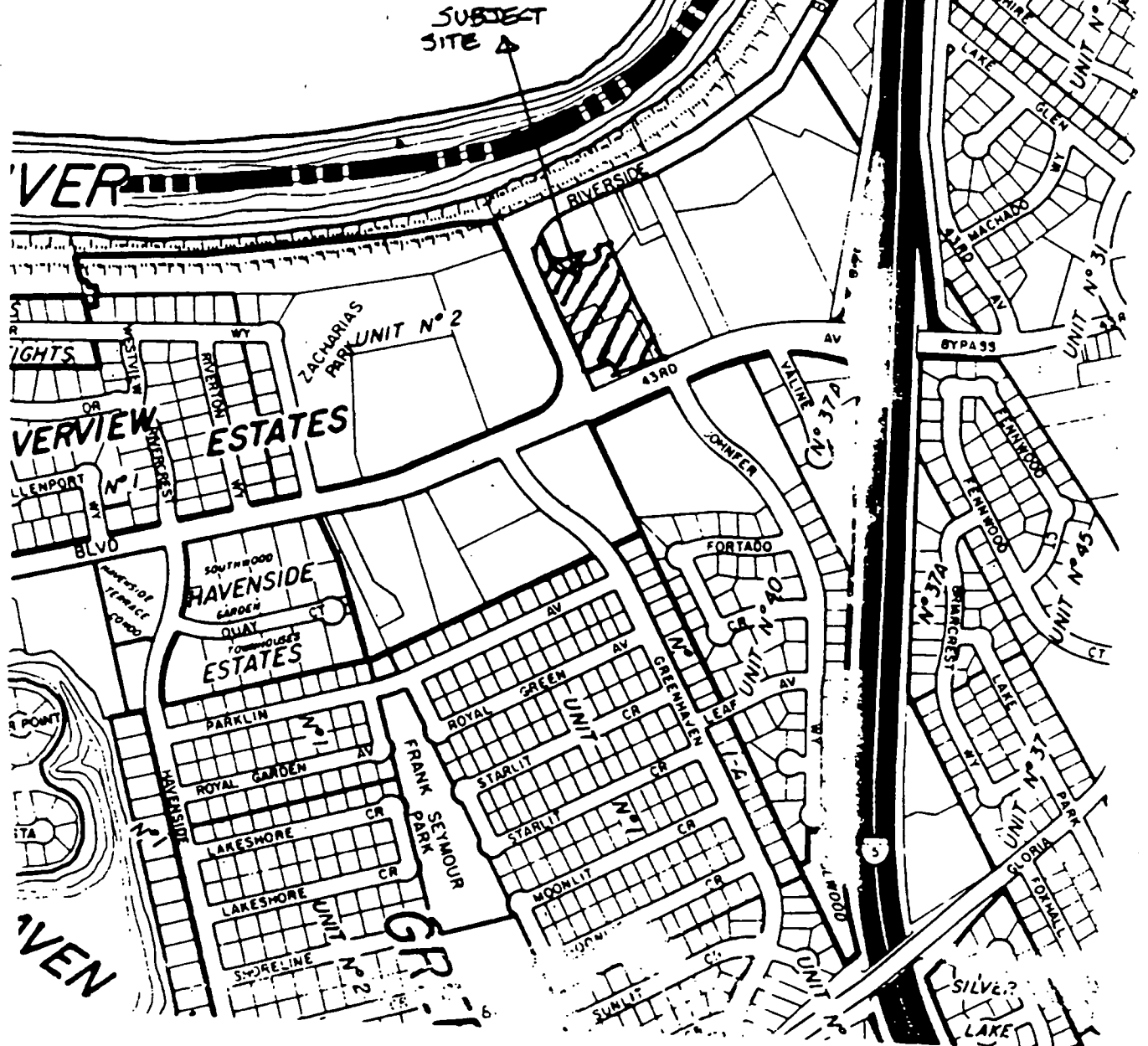
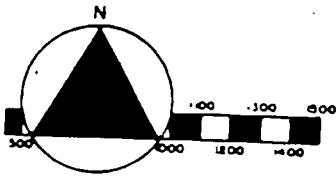
1. The applicant shall adhere to the following environmental mitigation measures.
  - a. The applicant shall provide a geotechnical report prepared by a recognized professional engineering geologist or firm to the satisfaction of the City Building Official prior to the issuance of a building permit.
  - b. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.
  - c. Dust control measures required by the APCD shall be implemented during construction. Such measures include maintaining soil moisture as well as removing any soil spillage onto traveled roadways through site housekeeping procedures.
  - d. Reducing interference between project traffic and existing traffic and preventing truck queuing around occupied structures shall be included as part of the project construction permit. The permit shall also limit construction operation to daytime periods of optimum dispersion in order to minimize localized pollution accumulation.
  - e. Prior to the public hearing on the project before the Sacramento City Planning Commission, the applicant shall prepare a tree preservation program to the satisfaction of the City Arborist and the Environmental Coordinator. Such plan shall include, but not be limited to, a prohibition of grade cuts.

(6)

ditches, foundations, or fills deeper than one foot within the driplines of Heritage Trees as identified by the City Arborist. The plan shall also provide for temporary fencing around selected trees to ensure that they are not disturbed during construction activities.

- f. All security and perimeter lighting shall be directed toward the center of the site. Perimeter lights shall be shielded or directed so that adjacent residential areas are not subject to light and glare.
  - g. The applicant shall pay for a pro-rata fair share cost of installing a raised traffic median at the intersection of 43rd Avenue and Riverside Boulevard. Such payment shall be made prior to obtaining a building permit and a receipt or other evidence of payment shall be submitted to the Environmental Coordinator.
  - h. If any amount of bone, stone, shell, glass, or other artifacts are uncovered, work within 50 meters of the site will stop immediately and a qualified archeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level before construction continues.
2. The applicant shall shift all fenced patios out of the required 25 foot setback along Riverside Boulevard.
  3. The contrasting paving material within the project shall comply with Zoning Ordinance requirements.
  4. The applicant shall construct a five foot high wrought iron fence per the submitted site plan. The design of the wrought iron fence shall be reviewed and approved by the Planning Director prior to issuance of building permits.
  5. The landscaping within the 25 foot setback areas along 43rd Avenue and Riverside Boulevard shall include a 3-1/2 foot turfed undulating berm.
  6. The proposed monument sign shall comply with the sign ordinance and shall be reviewed and approved by the Planning Director prior to issuance of sign permits (special permit for sign).
  7. The proposed carports shall be compatible in design and materials to the proposed apartment units and be reviewed and approved by the Planning Director.
  8. Trash enclosures and bicycle storage facilities shall conform to the guidelines in the multi-family design criteria (Exhibit E).
  9. The driveway entrance shall be redesigned to the satisfaction of the Traffic Engineering Division.

7



**VICINITY MAP** ORDINANCE N<sup>o</sup> 89-044  
 JUN 7 1989

P88-432

4-13-89 #5  
 3/29/89

10  
 # 7

SACRAMENT

BLVD.

ERSIDE

APTS.

SUBJECT SITE

R-3-R

11 APTS.

R-3

BLVD

BYP

43RD AVE.

JOHNER

APTS R-3

# LAND USE & ZONING MAP

PBB-432

4-13-89  
3/23/89

ORDINANCE No. 89-044

JUN 7 1989



Proposed or Existing?

Supervised  
10-21-88  
DJH

All that certain real property situate in the County of Sacramento, State of California, being a portion of Swamp Land Survey as recorded in the Office of the Recorder of Sacramento County in Book 9 of Surveys, Map No. 40, described as follows:

Beginning at a point located S 66°41'02" W 86 feet and S 64°05'26" W 352.13 feet from the intersection of the west line of South Land Park Hills Unit No. 37 with the northerly line of 43rd Ave; thence from said point of beginning N 23°34'20" W 88 feet; thence S 66°25'40" W 101 feet; thence N 23°34'20" W 422.75 feet; thence along a curve to the right on an arc of a 150 feet radius subtended by a chord bearing N 06°01'50" W 90.38 feet; thence S 26°10'20" E 69.43 feet; thence N 62°53'20" E 75 feet; thence S 26°10'20" E 11.98 feet; thence N 62°53'20" E 78.22 feet; thence N 26°10'20" E 30 feet; thence N 62°53'20" E 72.50 feet; thence S 26°00'50" E 56.55 feet; thence N 36°01'10" E 105.35 feet; thence S 29°23'50" E 82 feet; thence N 62°53'20" E 90.40 feet; thence S 24°38'19" E 451.96 feet to said northerly line of 43rd Ave.; thence southwesterly along said northerly line of 43rd Ave. to the point of beginning. Containing 191.75 acres more or less.

P88 432

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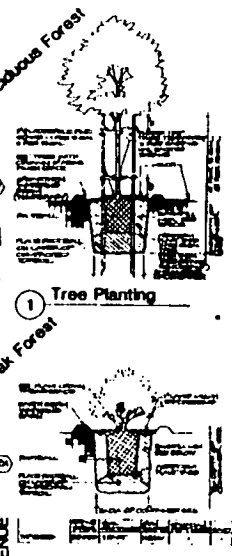
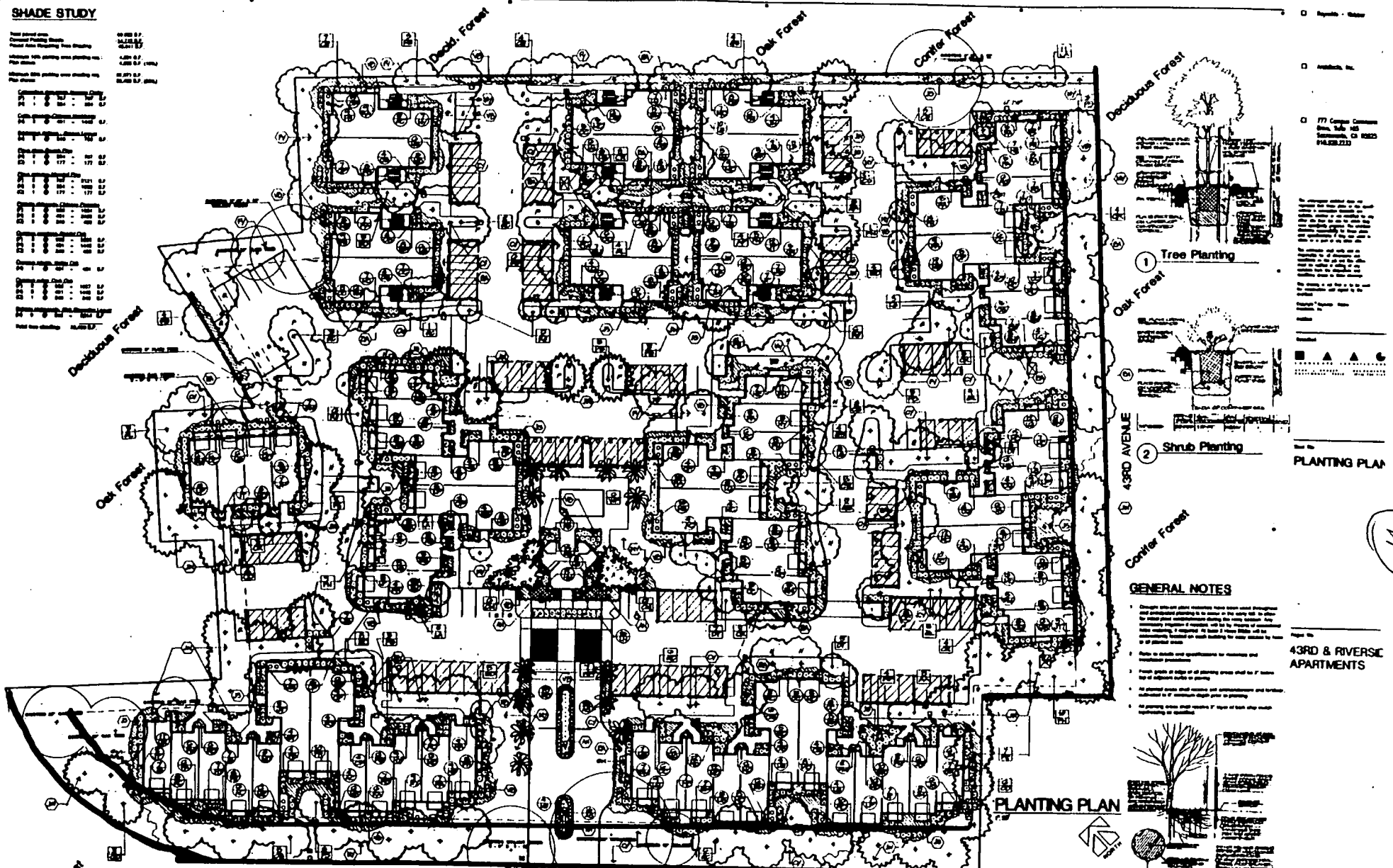
ORDINANCE No. 89-044

JUN 7 1989

10

**SHADE STUDY**

100% Shade	0.00
75% Shade	0.00
50% Shade	0.00
25% Shade	0.00
0% Shade	0.00



**PLANTING PLAN**

1 Tree Planting

2 Shrub Planting

43RD AVENUE

**GENERAL NOTES**

1. Check site plan for utility lines, easements, and other site conditions before planting.
2. Planting should be done in accordance with the City of Chicago's Planting Specifications.
3. All plants should be installed in accordance with the City of Chicago's Planting Specifications.
4. All plants should be installed in accordance with the City of Chicago's Planting Specifications.

**PLANTING PLAN**

**GENERAL NOTES**

43RD & RIVERSE APARTMENTS

**PLANTING PLAN**

**LEGEND**

1. 1" @ 8" O.C.	1. 1" @ 8" O.C.
2. 1" @ 8" O.C.	2. 1" @ 8" O.C.
3. 1" @ 8" O.C.	3. 1" @ 8" O.C.

**LEGEND**

4. 1" @ 8" O.C.	4. 1" @ 8" O.C.
5. 1" @ 8" O.C.	5. 1" @ 8" O.C.
6. 1" @ 8" O.C.	6. 1" @ 8" O.C.

**LEGEND**

7. 1" @ 8" O.C.	7. 1" @ 8" O.C.
8. 1" @ 8" O.C.	8. 1" @ 8" O.C.
9. 1" @ 8" O.C.	9. 1" @ 8" O.C.

**LEGEND**

10. 1" @ 8" O.C.	10. 1" @ 8" O.C.
11. 1" @ 8" O.C.	11. 1" @ 8" O.C.
12. 1" @ 8" O.C.	12. 1" @ 8" O.C.

**LEGEND**

13. 1" @ 8" O.C.	13. 1" @ 8" O.C.
14. 1" @ 8" O.C.	14. 1" @ 8" O.C.
15. 1" @ 8" O.C.	15. 1" @ 8" O.C.

**LEGEND**

16. 1" @ 8" O.C.	16. 1" @ 8" O.C.
17. 1" @ 8" O.C.	17. 1" @ 8" O.C.
18. 1" @ 8" O.C.	18. 1" @ 8" O.C.

**LEGEND**

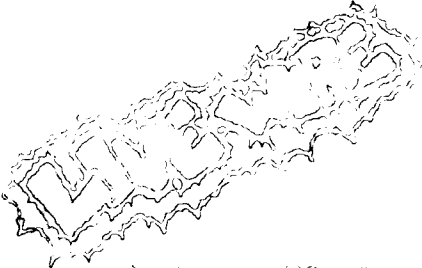
19. 1" @ 8" O.C.	19. 1" @ 8" O.C.
20. 1" @ 8" O.C.	20. 1" @ 8" O.C.
21. 1" @ 8" O.C.	21. 1" @ 8" O.C.



22. 1" @ 8" O.C.	22. 1" @ 8" O.C.
23. 1" @ 8" O.C.	23. 1" @ 8" O.C.
24. 1" @ 8" O.C.	24. 1" @ 8" O.C.



3.30



MEMORANDUM  
TO: [Illegible]  
FROM: [Illegible]  
SUBJECT: [Illegible]

MEMORANDUM  
TO: [Illegible]  
FROM: [Illegible]  
SUBJECT: [Illegible]

*Memo*  
*to [Illegible]*  
*from [Illegible]*

*5381*  
*8672*  
*[Illegible]*

*I will bring over  
original [Illegible]*

*Val*



11/11/91

City Council  
Planning & Development  
11/11/91

MEMORANDUM FOR THE CITY COUNCIL  
SUBJECT: [Illegible text]

SUMMARY

[Illegible summary text]

BACKGROUND INFORMATION

[Illegible background information text]

RECOMMENDATION

[Illegible recommendation text]

Respectfully submitted,

MARY VAN DUYN  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIDE  
CITY MANAGER

Approved:

ROBERT P. THOMAS  
Acting Director, Planning & Development

WJC  
HMS  
[Illegible]

May 7, 1991  
District No. 8

AMENDING ORDINANCE NO. 28144 TO IMPOSE A BEYOND-CONDITION (PBB-432) REQUIRING A 2.5 FOOT TURFED UNDULATING BERV WITHIN THE 26 FOOT SETBACK AREA TO ALLOW ENOUGH TOLERANCE FOR IRRIGATION WITH NO IRRIGATION FOR A 1 UNIT DEVELOPMENT OF 10,000 S.F.

(PBB-012, APRN 029-021 20, 21, 24, 029-021 21-05)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SAN RAMON:

SECTION 1

The rezoning and plan review conditions set forth in Ordinance No. 28144 (PBB-432), (Exhibit B), for a parcel located at the intersection of 40th Street and B. Avenue Boulevard in the Multiple Family Residential Zone, were established by Ordinance No. 28037. Fourteen (14) days after the date of passage, 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 subject 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 process and shall 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 on April 13, 1989, and amended by the Planning Commission on March 28, 1991 (Exhibit A attached) on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

**SECTION 2**

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

**SECTION 3**

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

PASSED FOR PUBLICATION

PASSED

EFFECTIVE

\_\_\_\_\_  
MAYOR

ATTEST

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

830.012 PFP

EXHIBIT A

In the case of the Director of the City of Chicago, Illinois, to approve a variance for other landscaping with out the City of Chicago system of 3.5g and 4.5g of the Multiple...

NOTICE OF DECISION AND FINDINGS OF FACT

On March 26, 1991 the Planning Commission heard and considered public testimony regarding the above cited project. Based on verbal and documentary evidence at said hearing, the Commission recommended approval of the modification of a zoning and a plan review condition relating to landscaping within a 20 foot setback area subject to conditions and indicated and variance to approve the variance to other landscaping without the required irrigation system to be installed and based upon findings of fact which follow:

Case No. 100-449-1221-100-449-1221

- 1. The applicant shall install the irrigation system along the setback area and provide a minimum of 20% ground cover with drought resistant landscaping. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system.
- 2. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system.
- 3. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system.
- 4. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system.
- 5. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system. The applicant shall provide a landscape plan showing the proposed plants, trees, shrubs, etc. and the irrigation system.

...for the landscaping at the ... The for the moment of the agreement ... to the view and approval of the City ... This agreement shall be executed and ... of building permits for the ...

- 6. The variance to allow for ... without the required ... shall expire on April 11, 1994. Prior to ... shall return to Planning ... if the applicant wishes to ... the apartment complex with no ... as a horticulture system ... to Toronto.

Richard K. Rice

The variance to ... a ... property ... landscaping ...

- 2. ... with ... the vicinity ...
- 3. ... approval ... a year ...
- 4. The applicant will be required to install an approved irrigation system for the landscaping ...
- 3. The variance request does constitute a use variance in that an apartment complex is allowed in the R-2B-R zone.
- 4. The proposed project is consistent with the General Plan and Peckot Community Plan which designates the site for Medium Density Residential (R-2B du/na) use.

Approved by the Planning Commission on April 11, 1991 for the March 20, 1991 meeting

Chairperson

4-13-50

Item 11

Each plan shall be reviewed by the Planning Commission and the City Engineer, and the Planning Commission shall report to the City Council on or before the date of the City Council meeting at which the plan is to be considered.

Procedures for the review of plans shall be as follows: (a) The applicant shall submit to the City Engineer a copy of the plan and a copy of the report of the Planning Commission. (b) The City Engineer shall review the plan and report to the City Council on or before the date of the City Council meeting at which the plan is to be considered.

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CONCLUSIONS AND RECOMMENDATIONS

1. Approve the lot line adjustment by amending the zoning ordinance to read as follows: (a) The lot line adjustment shall be approved by the City Council on or before the date of the City Council meeting at which the plan is to be considered.

2. The applicant shall submit to the City Engineer a copy of the plan and a copy of the report of the Planning Commission. The City Engineer shall review the plan and report to the City Council on or before the date of the City Council meeting at which the plan is to be considered.

3. The applicant shall submit to the City Engineer a copy of the plan and a copy of the report of the Planning Commission. The City Engineer shall review the plan and report to the City Council on or before the date of the City Council meeting at which the plan is to be considered.

4. The applicant shall submit to the City Engineer a copy of the plan and a copy of the report of the Planning Commission. The City Engineer shall review the plan and report to the City Council on or before the date of the City Council meeting at which the plan is to be considered.

EXHIBIT B

... of this number ... one foot within the guidelines of ... The plan shall also ... to ensure that they are ...

1. All ... shall be directed toward the center of the ... so that adjacent ... and glare.

2. The ... shall ... of installing a ... at the intersection of 43rd Avenue and Riverside ... Such ... shall ... a building permit ... shall be submitted to the ...

3. All ... of bone, stone, steel, glass, or other artifacts are ... and a ... further ... to a less than ...

4. The ... of ... 20 foot setback ...

5. The ... with Zoning ...

6. The ... for the ... and ...

7. The ... and ...

8. The ... shall be ... of sign permits ...

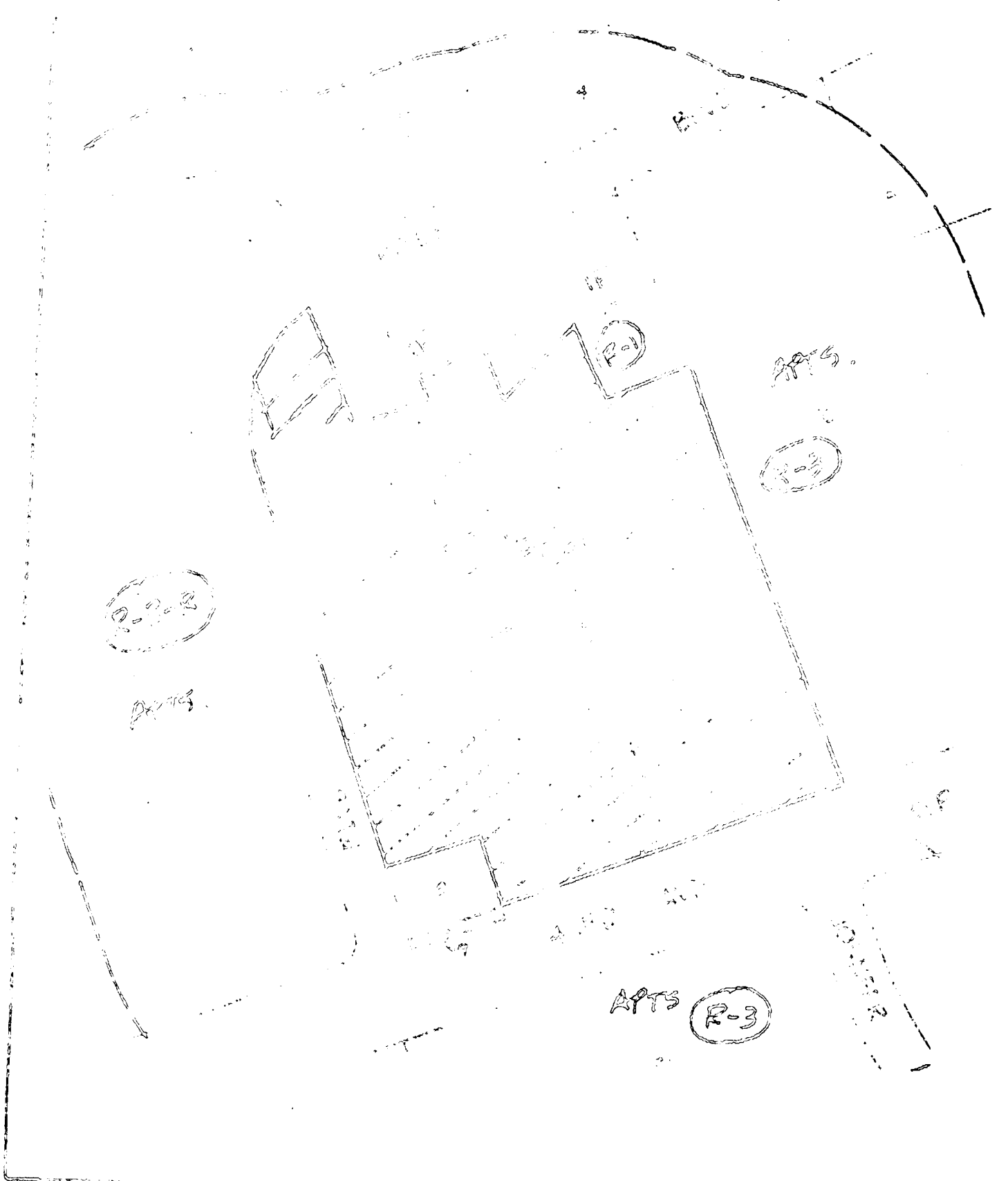
9. All ... to the proposed ...

10. The ... to the guidelines ...

11. The ... to the satisfaction of the Traffic ...







# LAND USE & ZONING MAP

33-432

3/29/87

PERMIT NO. 89-0407

JUN 7 1989



