



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

April 10, 1989

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

APR 18 1989

PLANNING
916-449-5604

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezone from Agriculture (A) to Multiple Family-Review (R-2B-R) (P88-444)

LOCATION: Northwest Corner of Franklin Boulevard and Calvine Road

SUMMARY

The request is for a rezone to allow development of a 168 unit apartment complex on the subject eight acre site. The Planning Commission and staff recommend approval of the rezone.

BACKGROUND INFORMATION

The subject site is located at the intersection of two major streets and is designated by the 1986 South Sacramento Community Plan for Multi-Family, apartment use. Development plans for the proposed apartment project were reviewed by the Planning staff and found to be attractive and necessitated only minor changes. The project's design plans were approved by the Planning Commission with conditions.

VOTE OF THE PLANNING COMMISSION

On March 9, 1989, the Planning Commission voted six ayes, two absent, one vacant seat to recommend approval of the rezone.

RECOMMENDATION

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

- 1. Ratify the Negative Declaration;
- 2. Adopt the attached Ordinance which rezones the site to R-2B-R.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District No. 7
April 18, 1989

P88-444

contact person:
Art Gee
Principal Planner
449-5604

ORDINANCE NO. 89-024 as amended

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 NORTHEAST CORNER OF FRANKLIN BOULEVARD AND CALVINE ROAD EXTENSION FROM THE AGRICULTURE (A) ZONE(S) AND PLACING THE SAME IN THE MULTIPLE FAMILY-REVIEW (R-2B-R) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P88-444) (APN: 117-0160-011)

APPROVED
BY THE CITY COUNCIL

APR 18 1989

OFFICE OF THE
CITY CLERK

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

SECTION 1

The territory described in the attached exhibit(s) which is in the Agriculture (A) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Multiple Family-Review (R-2B-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 on March 9, 1989, 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.

- c. The applicant shall pay Quimby Parkland Dedication fees at time of building permit issuance for the apartment site.
- d. The applicant shall comply with the mitigation measures identified in the Negative Declaration for P88-444 on file at the City Planning Department for construction.
- e. The final site plan shall include the following:
 - 1. a play area for children including a tot lot;
 - 2. a swimming pool and clubhouse;
 - 3. a 1/2 court basketball area.

SECTION 2

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

SECTION 3

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-444

EXHIBIT B REZONE LEGAL DESCRIPTION

15

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

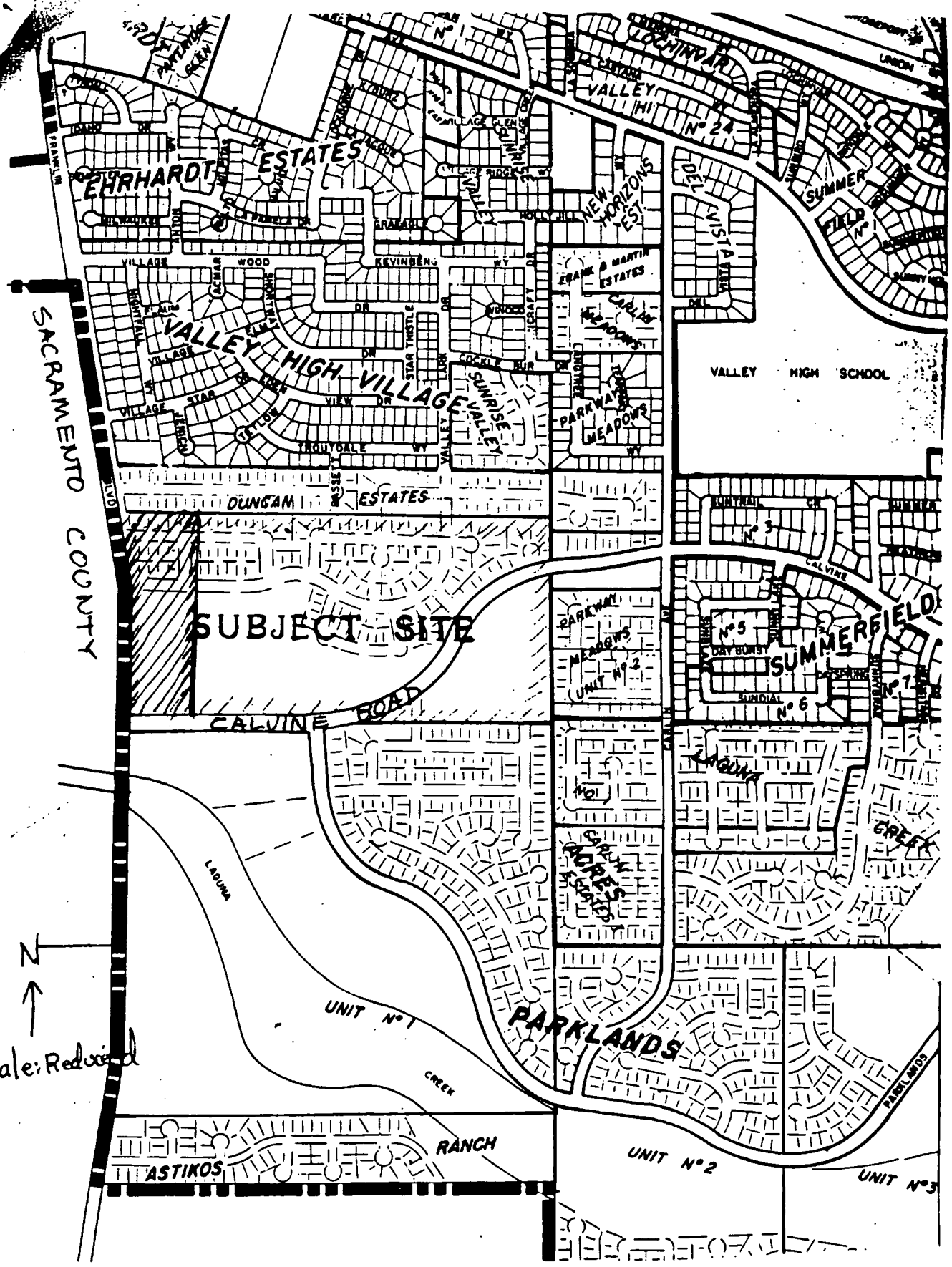
Beginning at a point on the East line of the Northwest one-quarter of Section 21, Township 7 North, Range 5 East, M.D.B. & M., at the Northeast corner of that certain parcel of land conveyed by deed dated December 24, 1917 and recorded in Book 578 of Deeds at Page 283, executed by W. S. Shaffer and Mary C. Shaffer, his wife, to William Green, said Northeast corner being located North 01° 49' West 104 feet and North 01° 06' West 1227 feet measured along the division fence line between said parcel so conveyed to William Green and Ehrhardt Acres according to the official plat thereof, recorded in the Office of the County Recorder of Sacramento County, June 28, 1911 in Book 12 of Maps, Map No. 24, from the center of Section 21; thence from said point of beginning North 01° 10' 30" West along the East line of said Northwest one-quarter of Section 21 a distance of 1072.87 feet; thence leaving said line North 89° 58' 37" West 2420.97 feet to the centerline of the Lower Stockton Road; thence along the center line of Lower Stockton Road as follows: South 09° 15' 45" East 119.10 feet, South 05° 45' 55" East 235.82 feet and South 01° 45' 35" East 719.70 feet; thence leaving said road South 89° 57' East 2378.0 feet to the point of beginning and being a portion of the Northwest one-quarter of Section 21, Township 7 North, Range 5 East, M.D.B. & M., Sacramento County, California.

100444

P-88-444

75
39-89

item 19



VICINITY MAP

P-88-444

3-9-89
#6

item 19

SACRAMENTO

(48)

(5C)

(R-1)

Vacant
Duncan Estates 83 g. d. Approved

A

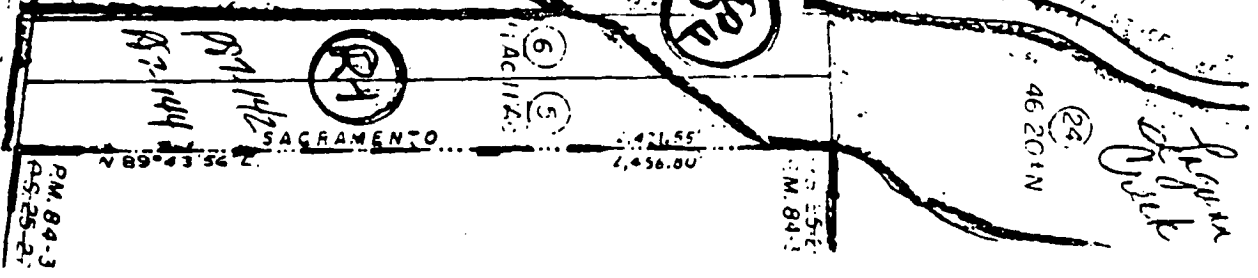
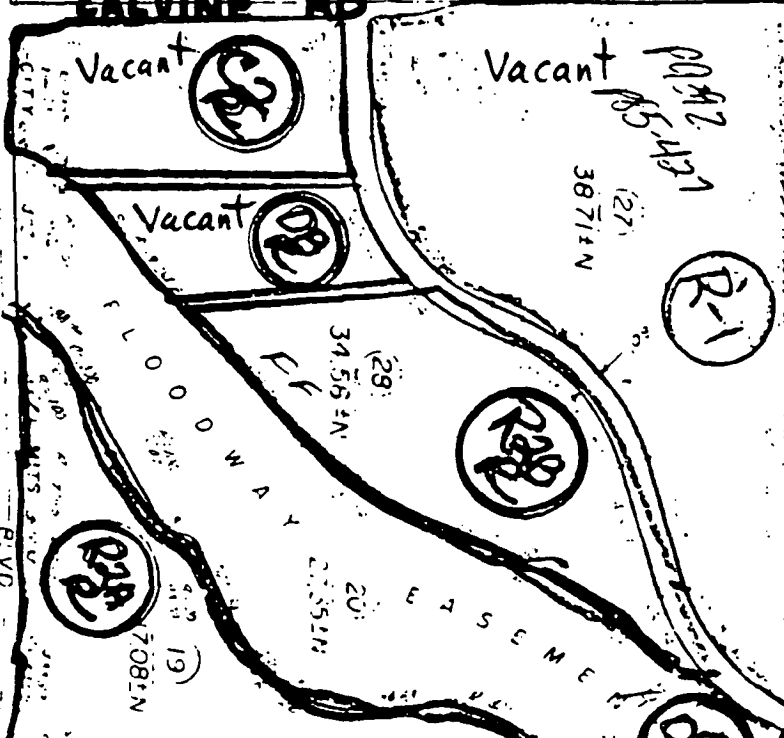
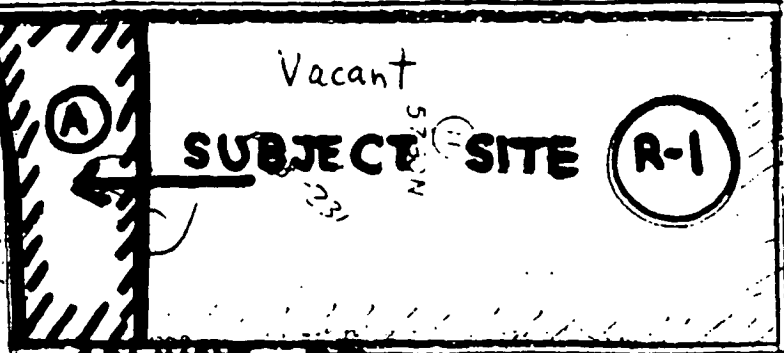
(A)

Vacant
SUBJECT SITE

(R-1)

(R-1)

North
↑
Scale: Reduced



VICINITY - LAND USE - ZONING

P-88



444

TENTATIVE MAP

LAGUNA ESTATES

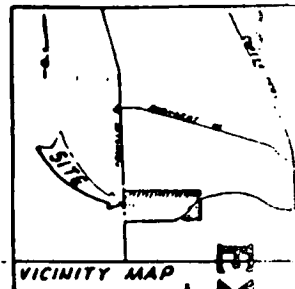
A PORTION OF THE SH4 OF SEC 21, T1N, R5E, M3W
CITY OF SACRAMENTO, CALIFORNIA
SCALE 1"=100'
MAY, 1988

VILLAGE STAR DR.

VALLEY HIGH VILLAGE

ELM GROVE SCHOOL DIST
130 AC
(VACANT)

FRANKLIN BOULEVARD



VICINITY MAP

EXHIBIT A REZONE EXHIBIT

3-9-89

8

FRANKLIN BOULEVARD

REZONE FROM (A)
TO R-2B-R

CALVINE ROAD

R

PROPOSED ZONING

- 0.50 ACRE: 100' B. LARGO ARBORE, 100' W. LARGO ARBORE, 100' W. LARGO ARBORE, 100' W. LARGO ARBORE
- 0.50 ACRE: 100' B. LARGO ARBORE, 100' W. LARGO ARBORE, 100' W. LARGO ARBORE, 100' W. LARGO ARBORE
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- 0.50 ACRE: 100' B. LARGO ARBORE, 100' W. LARGO ARBORE, 100' W. LARGO ARBORE, 100' W. LARGO ARBORE

KB ENGINEERING SURVEYING PLANNING
KENT BAKER & ASSOCIATES
 7932 Sunset Avenue, Suite 8
 Fair Oaks, California 95628 (916) 967-7000

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 NORTHEAST CORNER OF FRANKLIN BOULEVARD AND CALVINE ROAD EXTENSION FROM THE AGRICULTURE (A) ZONE(S) AND PLACING THE SAME IN THE MULTIPLE FAMILY-REVIEW (R-2B-R) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P88-444) (APN: 117-0160-011)

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

SECTION 1

The territory described in the attached exhibit(s) which is in the Agriculture (A) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Multiple Family-Review (R-2B-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 on March 9, 1989, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2

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

SECTION 3

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-444

Sacramento City Planning Commission
VOTING RECORD

15

MEETING DATE
March 9, 1989

ITEM NUMBER
19 B

PERMIT NUMBER
P 88-444

ENTITLEMENTS

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

STAFF RECOMENDATION
Rec.
 Favorable Unfavorable

Correspondence
 Petition

LOCATION
NE corner of Franklin Blvd. + Calhoun Rd.

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NAME	ADDRESS

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NAME	ADDRESS

MOTION # Yes No Motion Second

CHINN	✓		✓	
GASTON	✓			
HOLLICK	✓			
HOLLOWAY	<i>absent</i>			
ISHMAEL	✓			✓
NOTESTINE	✓			
RAMIREZ	<i>absent</i>			
OTTO	✓			

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 _____

PLANNING AND DEVELOPMENT



(P 88-444)
5
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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

April 4, 1989

PASSED FOR
PUBLICATION
& CONTINUED
TO 04-18-89

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTHEAST CORNER OF FRANKLIN BOULEVARD AND CALVINE ROAD EXTENSION FROM THE AGRICULTURE (A) ZONE(S) AND PLACING THE SAME IN THE MULTIPLE FAMILY-REVIEW (R-2B-R) ZONE(S) OR A MORE RESTRICTIVE ZONE(S) (P88-444)

SUMMARY

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

BACKGROUND INFORMATION

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

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to April 18, 1989.

Respectfully submitted,

Michael Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District 7
April 11, 1989

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

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PASSED FOR PUBLICATION:

PASSED:

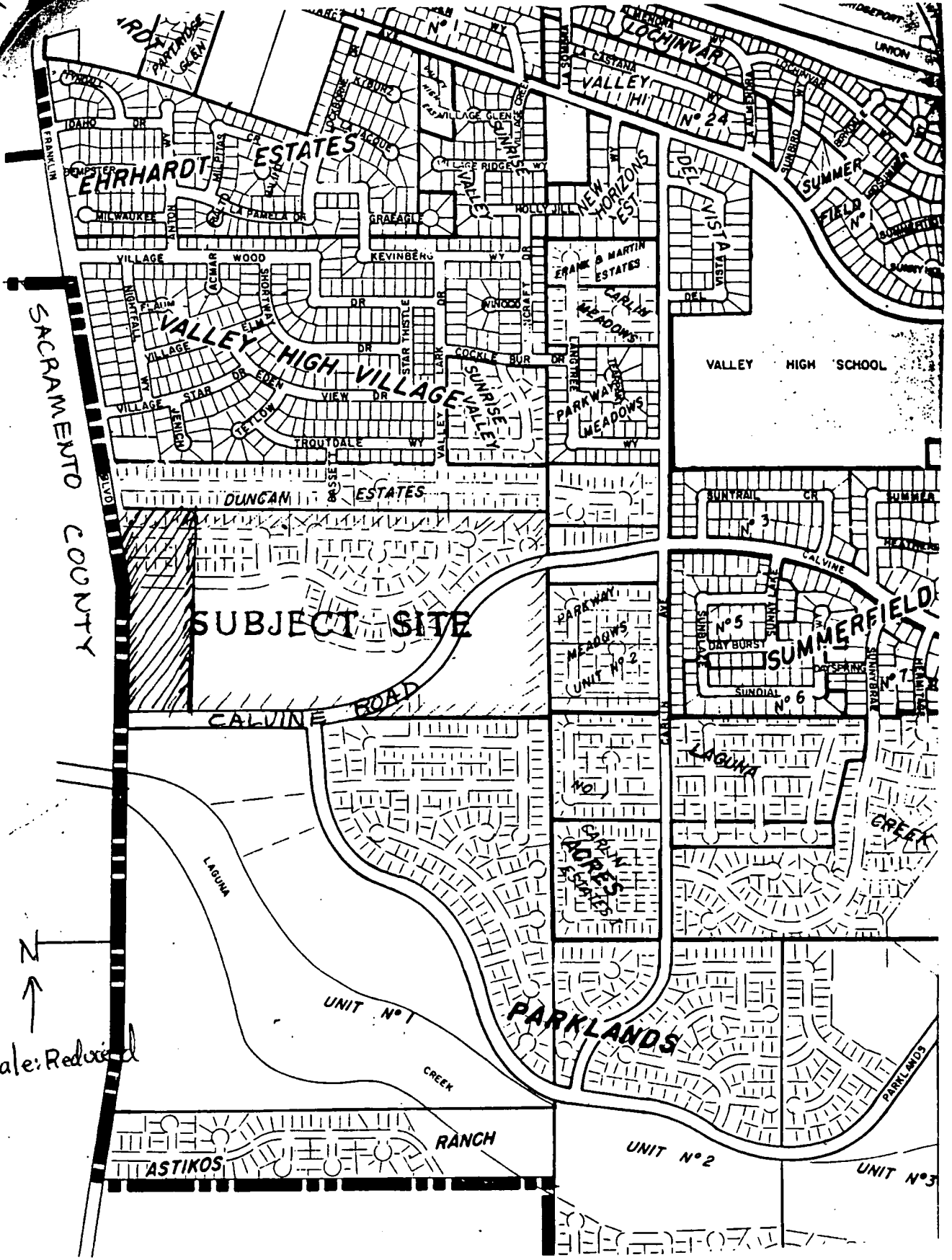
EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-444

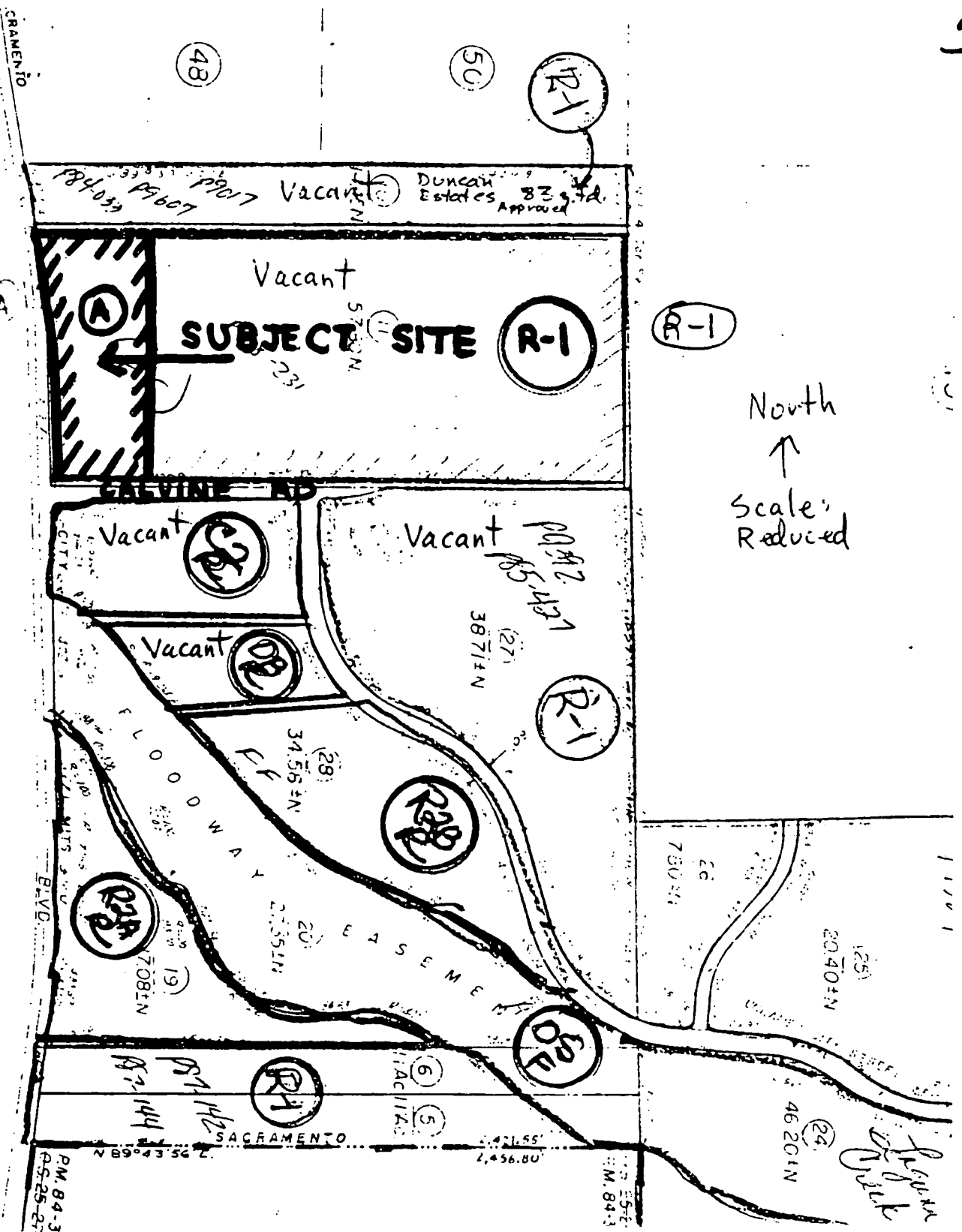


VICINITY MAP

P-88-444

3-9-89
4

item 19



VICINITY - LAND USE - ZONING

P-88-444

3-9-89
5

item 19

P-88-444

3-9-89

Item 19



TENTATIVE MAP LAGUNA ESTATES

A PORTION OF THE SW¼ OF SEC 21, T7N, R5E, M6W
CITY OF SACRAMENTO, CALIFORNIA
SCALE 1"=100'
MAY, 1986

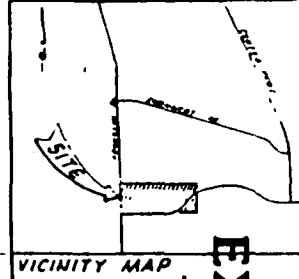
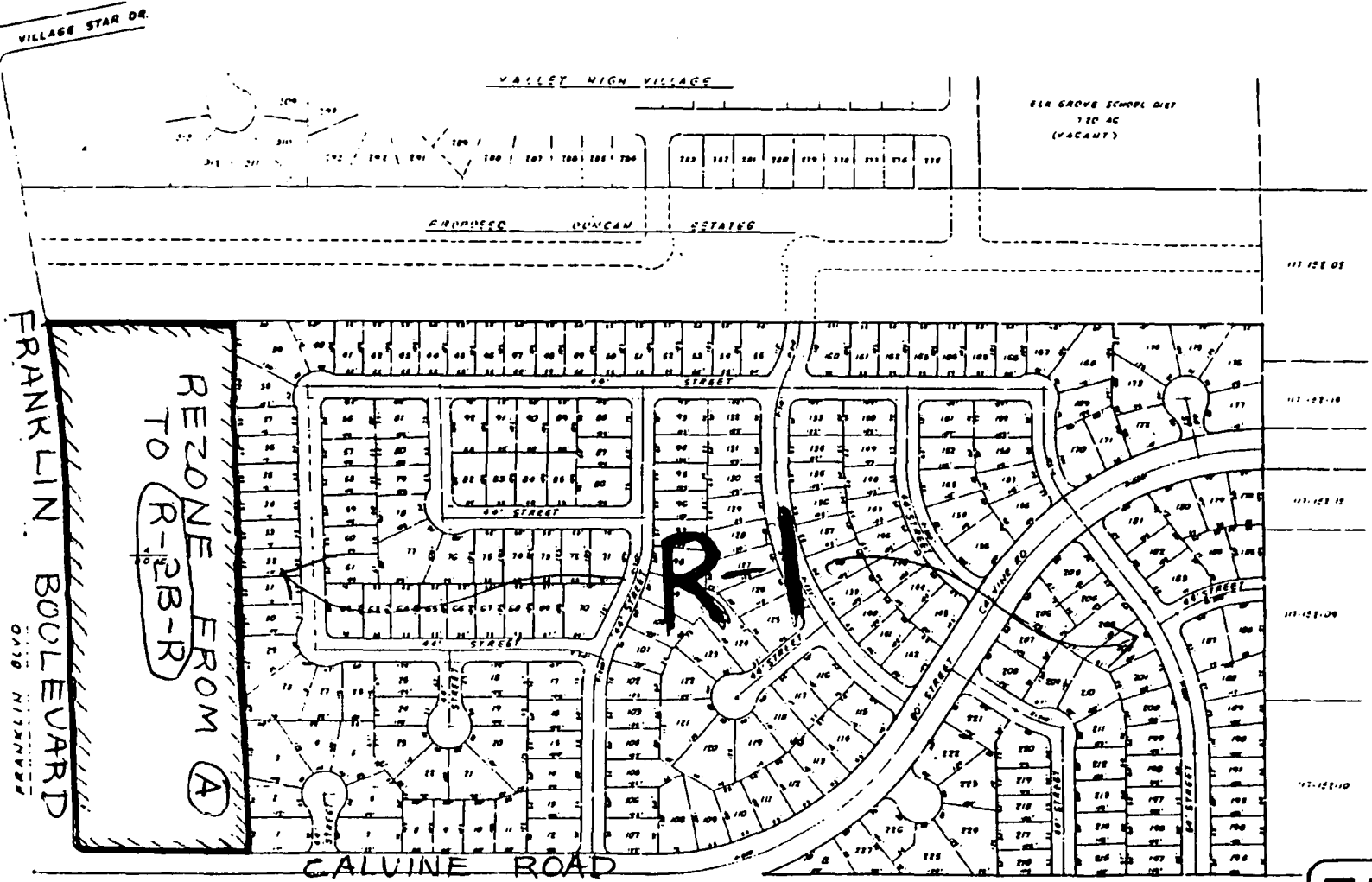


EXHIBIT A REZONE EXHIBIT



- OWNER/DEVELOPER:** L.A. ONE E. LAMAR AVENUE, 95811 SACRAMENTO, CA 95811
- PREPARED:** KENT BAKER & ASSOCIATES 7932 SUNSET AVENUE, SUITE B FAIR OAKS, CA 95629
- APPROVED:** AS ORDERED BY CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
- LEGAL COUNSEL:** HUNTER
- CONVEYANCE:** SINGLE FAMILY & APARTMENTS
- LEGAL COUNSEL:** A
- PROPOSED LOTS:** 2-1 & 2-2
- MAP:** CITY OF SACRAMENTO
- PLAT:** CITY OF SACRAMENTO
- FILE NUMBER:** CITY OF SACRAMENTO
- SCALE:** 1"=100'
- DATE:** MAY 1986
- BY:** KBA
- DATE:** MAY 1986

PROPOSED ZONING

KB ENGINEERING SURVEYING PLANNING
KENT BAKER & ASSOCIATES
 7932 Sunset Avenue, Suite B
 Fair Oaks, California 95629 (916) 987-7863

EXHIBIT B REZONE LEGAL DESCRIPTION

AI

5

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

Beginning at a point on the East line of the Northwest one-quarter of Section 21, Township 7 North, Range 5 East, M.D.B. & M., at the Northeast corner of that certain parcel of land conveyed by deed dated December 24, 1917 and recorded in Book 578 of Deeds at Page 283, executed by W. S. Shaffer and Mary C. Shaffer, his wife, to William Green, said Northeast corner being located North 01° 49' West 104 feet and North 01° 06' West 1227 feet measured along the division fence line between said parcel so conveyed to William Green and Ehrhardt Acres according to the official plat thereof, recorded in the Office of the County Recorder of Sacramento County, June 28, 1911 in Book 12 of Maps, Map No. 24, from the center of Section 21; thence from said point of beginning North 01° 10' 30" West along the East line of said Northwest one-quarter of Section 21 a distance of 1072.87 feet; thence leaving said line North 89° 58' 37" West 2420.97 feet to the centerline of the Lower Stockton Road; thence along the center line of Lower Stockton Road as follows: South 09° 15' 45" East 119.10 feet, South 05° 45' 55" East 235.82 feet and South 01° 45' 35" East 719.70 feet; thence leaving said road South 89° 57' East 2378.0 feet to the point of beginning and being a portion of the Northwest one-quarter of Section 21, Township 7 North, Range 5 East, M.D.B. & M., Sacramento County, California.

P-88-444

P-88-444

7
3-9-89

item 19.

April 20, 1989

LTA Development
1401 Camino Avenue, Ste. 100
Sacramento Ca 95816

On April 18, 1989, the City Council took the following action(s) for property located at the northeast corner of Franklin Boulevard and Calvine Road Extension: (P-88444)

Ratified the Negative Declaration and adopted Ordinance No. 89-024, as amended, approving rezone of 8.0± acres from Agriculture (A) to Multiple Family - Review (R-2B-R).

Enclosed for your records, is a fully certified copy of the above referenced document.

Sincerely,

Janice Beaman
Acting Assistant City Clerk

lmh/jb/#15

Enclosure

cc: Planning Division
Robert Matz, Franklin/Calvine Investors LTD, 428 13th Street,
Ste. 700, Oakland, Ca, 94612