



SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 200; Sacramento, CA 95814
(916) 264-5381

Application taken by M. MAY, date: OCTOBER 11, 2000

Project Location: Southeast Corner of West El Camino Avenue and Orchard Lane
Assessor's Parcel No.: 274-0440-002; 274-0530-001 thru -056
Owner: Unity Parkside - Sacramento, L.P. & Unity Parkside Village, LLC
Address: 55 Francisco Street, Suite #530, SF, CA 94133 & 1500 W El Camino Ave. #192, Sac, CA 95833
Applicant: Bill Heartman, Regis Homes (916) 929-3193 ext. 18
Address: 1425 River Park Drive, Suite 530, Sacramento, CA 95815

REQUESTED ENTITLEMENT(S): Unity Parkside Villages 1 and 2. Entitlements to amend the Planned Unit Development (PUD) Guidelines for the Unity Parkside PUD and the modifications of a Special Permit in the Single Family Alternative (R-1A) zone in the South Natomas Community Plan Area (D1) APN: 274-0440-002 and 274-0530-001 thru -056: **A. Environmental Determination:** Previous Negative Declaration; **B. Planned Unit Development (PUD) Guidelines Amendment** to reduce the rear yard setback for single-story single family residences from eighteen (18) feet to ten (10) feet and to increase the rear yard setback for two-story single-family residences from eighteen (18) feet to twenty (20) feet; **C. Special Permit Modification** to replace four previously approved house plans with two new house plans for the remaining 24 vacant lots in Village 1; **D. Special Permit Modification** to replace the four previously approved house plans with three new house plans for all 66 lots in Village 2.

ACTIONS TAKEN: On December 7, 2000, the Planning Commission approved the project with conditions.

A. Ratified Previous Negative Declaration; B-D Adopted Notice of Decision and Findings of Fact For Approval.

Sent to Applicant: January 15, 2002
Date

By: *Nel Penney*
Nel Penney, Executive Secretary
NP/sml

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.