



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

January 15, 1985

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

JAN 22 1985

OFFICE OF THE
CITY CLERK

- SUBJECT:
1. Environmental Determination
 2. Amendment of 1974 General Plan from Commercial/Office to Residential;
 3. Amendment of Lindale-Florin Community Plan from Shopping/Commercial to Multifamily Residential and from Light Density Residential to Multifamily Residential;
 4. Rezone from General Commercial, C-2 and Townhouse, R-1A to General Commercial, C-2 and Garden Apartment Review, R-2B-R;
 5. Tentative Map (P84-414);
 6. Subdivision Modification to waive standard street improvements.

LOCATION: Southeast Corner of Stockton Boulevard and 48th Avenue

SUMMARY

The application is for necessary entitlements to develop a 132 unit apartment complex. The Planning Commission and staff recommend approval of the project with conditions; however, the Planning Commission and staff recommend denial of the Subdivision Modification to waive standard street improvements on Stockton Boulevard and on 48th Avenue.

BACKGROUND INFORMATION

The subject site is currently zoned General Commercial, C-2 and Townhouse, R-1A. The R-1A zoning was approved by the City Council in 1980 to permit a 62-unit condominium project. The applicant's current proposal calls for reducing the commercial zoning of the site from 2.5 acres to 1.3 acres and changing the residential use from condominium to apartment use at a higher density. The Tentative Map is to redefine the boundary of the commercial site. The Planning Commission considered the project and recommended approval of the Plan Amendments, Rezoning, and Tentative Map. The Commission also considered the request for waiver of street improvements and recommended denial of the request.

VOTE OF THE PLANNING COMMISSION

On December 13, 1984, the Commission voted eight ayes and one absent to recommend approval of the project and denial of the waiver of street improvements.

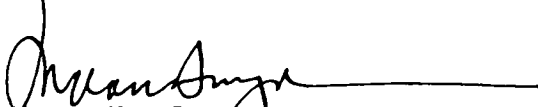
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RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution amending the General Plan and Lindale-Florin Community Plan;
3. Adopt the attached Ordinance rezoning the subject site;
4. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map; and
5. Deny the request for a Subdivision Modification and adopt the attached Findings of Fact.

Respectfully submitted,


 Marty Van Duyen
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

AG:lao
 attachments
 P84-414

January 22, 1985
 District No. 6

SACRAMENTO CITY PLANNING COMMISSION

32

MEETING DATE Dec 13, 1984

ITEM NO. 15B FILE P 84 414

M _____

GENERAL PLAN AMENDMENT

COMMUNITY PLAN AMENDMENT

REZONING

SPECIAL PERMIT

VARIANCE

TENTATIVE MAP

SUBDIVISION MODIFICATION

LOT LINE ADJUSTMENT

ENVIRONMENTAL DET.

OTHER _____

Location: SE corner of 48th and Stockton blvd

Recommendation:

Favorable

Unfavorable

Petition

Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	<u>absent</u>			
Goodin	✓			
Hunter	✓		✓	
Ishmael	✓			✓
Ramirez	✓			
Simpson	✓			
Holloway	✓			

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 _____

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RESOLUTION No. 85-051

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE LINDALE-FLORIN COMMUNITY PLAN FROM SHOPPING/COMMERCIAL AND LIGHT DENSITY RESIDENTIAL TO MUTLIFAMILY RESIDENTIAL; AND THE 1974 GENERAL PLAN FROM COMMERCIAL/OFFICE TO RESIDENTIAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1 (P84-414) (APN: 040-021-39,40)

WHEREAS, the City Council conducted a public hearing on January 22, 1985 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 multifamily 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 Lindale-Florin Community Plan as Multifamily Residential and the 1974 General Plan as Residential.

MAYOR

ATTEST:

CITY CLERK

P84-414

APPROVED BY THE CITY COUNCIL

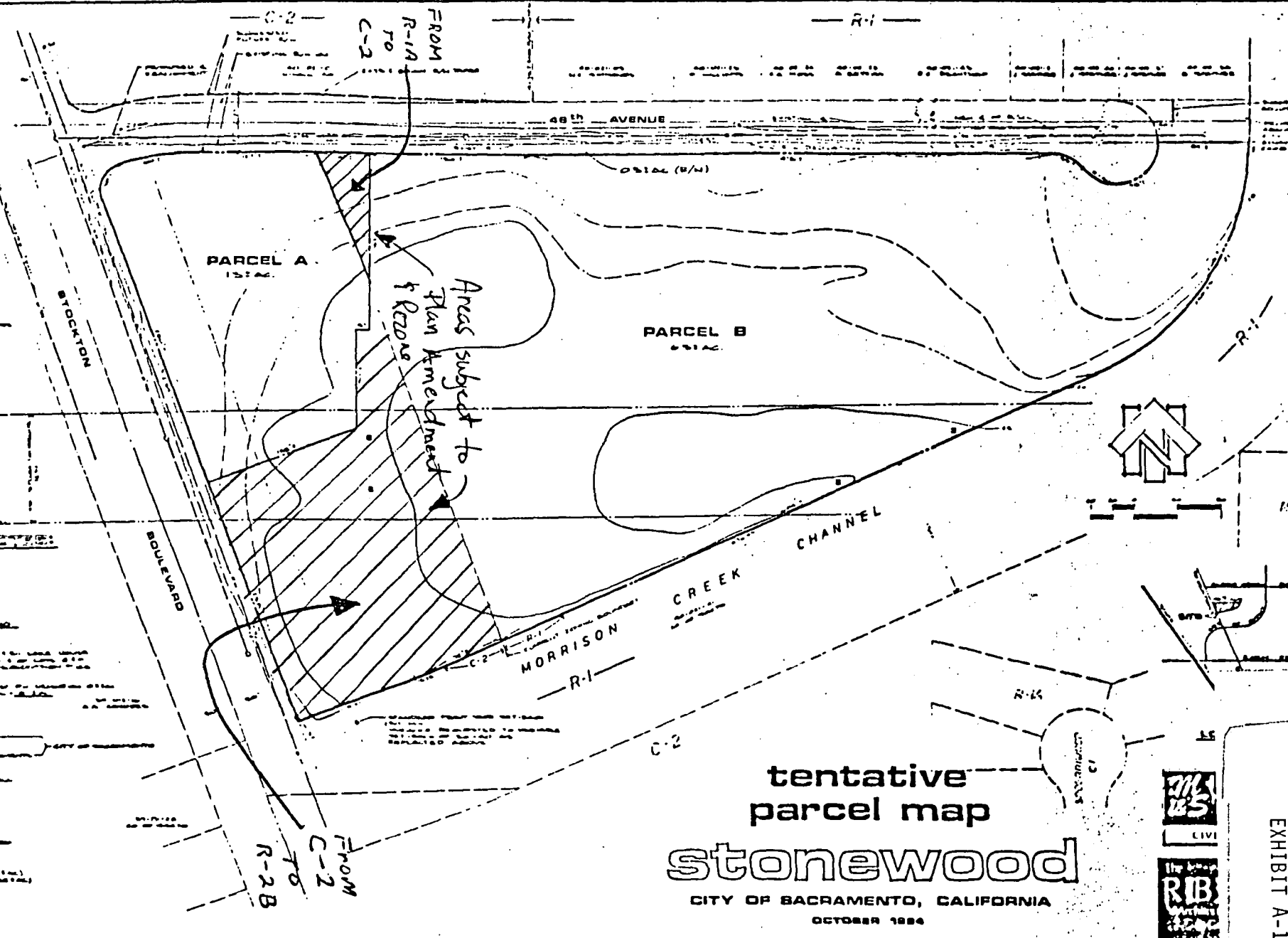
JAN 22 1985

OFFICE OF THE CITY CLERK

204-414

GENERAL NOTES:

1. THIS MAP IS A TENTATIVE PARCEL MAP FOR THE CITY OF SACRAMENTO, CALIFORNIA.
2. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY CHARTER AND ORDINANCES.
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10. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY CHARTER AND ORDINANCES.



tentative
parcel map
stonewood
CITY OF SACRAMENTO, CALIFORNIA
OCTOBER 1984



EXHIBIT A-1

732

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ORDINANCE NO. 85-010

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 SOUTH-EAST CORNER OF 48TH AVENUE AND STOCKTON BOULEVARD FROM THE GENERAL COMMERCIAL, C-2 AND TOWNHOUSE, R-1A ZONE(S) AND PLACING SAME IN THE GARDEN APARTMENT, R-2B AND GENERAL COMMERCIAL, C-2 ZONE(S) (FILE NO. P- 84-414)(APN: 040-021-39,40)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO **APPROVED**
BY THE CITY COUNCIL

JAN 22 1985

SECTION 1.

The territory described in the attached exhibit(s) which is in the General Commercial, C-2 and Townhouse, R-1A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Garden Apartment, R-2B and General Commercial, C-2 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 December 13, 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.

(2)

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

P84-414

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LEGAL
DESCRIPTION

All that portion of lots 510 and 511 Lake House Acres, and
Lots 8 and 9 Lake House Acres amended description as follows:

The above description property is surrounded on the north by
48th Avenue; on the west by Stockton Boulevard and on the east/
south by Morrison Creek Channel.

P 84414

8.

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RESOLUTION No. 85-052

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 SOUTH-EAST CORNER OF STOCKTON BOULEVARD AND 48TH AVENUE

(P-84-414)(APN: 040-021-39,40)

APPROVED BY THE CITY COUNCIL

WHEREAS, the City Council, on January 22, 1985, held a public hearing on the request for approval of a tentative map for property located at the south-east corner of Stockton Boulevard and 48th Avenue; OFFICE OF THE 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 1965 Lindale-Florin Community Plan designate the subject site for residential use(s).

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. In the matter of the denial of the requested subdivision modification to waive standard subdivision improvements:
 - a. There are no special circumstances or conditions affecting the property to be subdivided that render it impracticable or undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that improvements are located south of the site and construction on the subject site would constitute an extension of those improvements;
 - b. the cost to the subdivider would be the sole reason for granting the modification.
7. 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 along Stockton Boulevard and 48th Avenue. Acquire right-of-way along the north side of 48th Street (City will condemn at the developer's expense);
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; 100-year floodplain on Morrison Creek = 24.5+ feet;
 - 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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
 - e. 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.
 - f. Construct 48th Avenue cul-de-sac to the satisfaction of the Traffic Engineer (will require extension and dedication of right-of-way);

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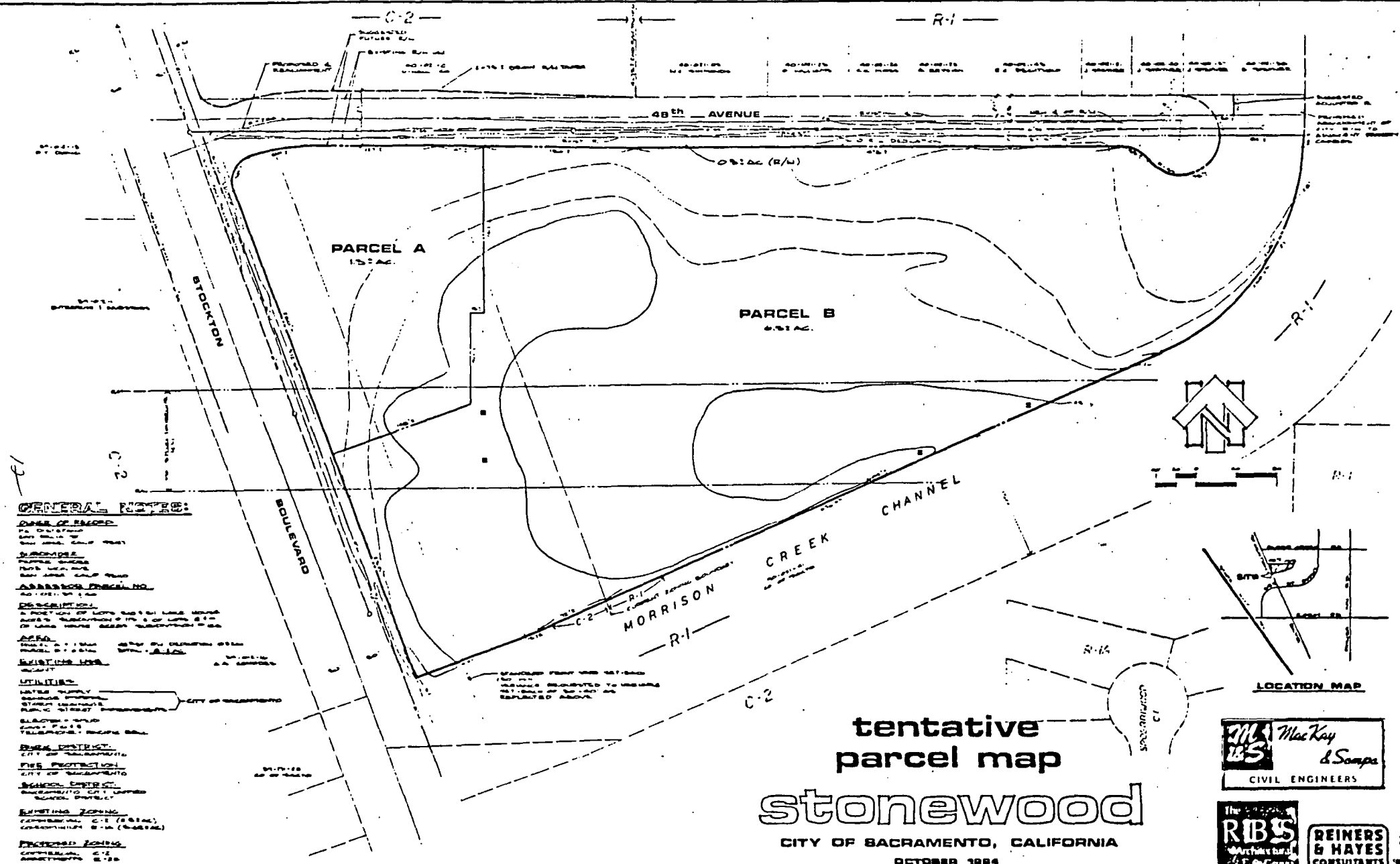
- g. The applicant shall relocate the proposed 48th Avenue cul-de-sac in order to provide public street access to the northeasterly lots. The relocation shall be reviewed and approved by the Planning Director and Traffic Engineer;
- h. The easterly portion of 48th Avenue right-of-way, after relocation of the new cul-de-sac, shall be abandoned. Abandonment process shall be initiated by the applicant;
- i. Prepare a right-of-way study for Stockton Boulevard and dedicate right-of-way as indicated;
- j. May require access to Morrison Creek at Stockton Boulevard; possible right-of-way dedication and improvement required;
- k. Indicate 100 foot wide SMUD tower line easement hatch or shaded on final map and place note: 'Restricted Building Area.' Contact SMUD prior to placement of any improvements.

MAYOR

ATTEST:

CITY CLERK

P84-414



GENERAL NOTES:

DATE OF RECORD:
 PL. DIST. NO. _____
 REC. DATE _____
 REC. BOOK & PAGE _____

OWNER:
 NAME _____
 ADDRESS _____
 CITY _____

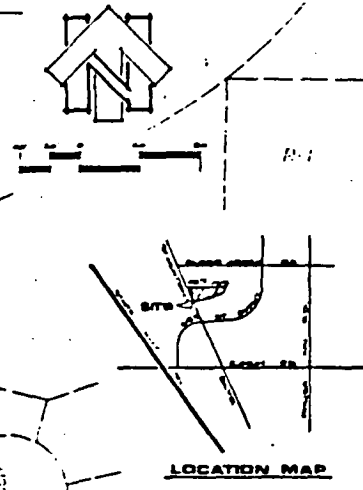
ADDRESS: _____

DESCRIPTION:
 A PORTION OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**tentative
 parcel map**

stonewood

CITY OF SACRAMENTO, CALIFORNIA
 OCTOBER 1984



MBS MacKay & Samps
 CIVIL ENGINEERS

The RIBS
REINERS & HAYES
 CONSULTANTS IN PLANNING

32 P

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	Reiners & Hayes, 3451 Longview Drive, Suite 150, North Highlands, CA 95660		
OWNER	P. A. Distefano, 200 Delia Street, San Jose, CA 95127		
PLANS BY	Reiners & Hayes, 3451 Longview Drive, Suite 150, North Highlands, CA 95660		
FILING DATE	10-31-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	11-27-84	EIR	ASSESSOR'S PCL NO. 040-021-39 & 40

- APPLICATION:**
- A. Negative Declaration
 - B. Amend 1974 General Plan from Commercial/Offices to Residential;
 - C. Amend 1965 Lindale-Florin Community Plan from Shopping/Commercial to Multiple Family Residential and from Light Density Residential to Multiple Family Residential;
 - D. Rezone from General Commercial (C-2) and Townhouse (R-1A) to General Commercial (C-2) and Garden Apartment (R-2B);
 - E. Tentative Map
 - F. Variance to reduce required 50-foot setback along Stockton Boulevard to 30 feet;
 - G. Subdivision Modification to waive standard street improvements.

LOCATION: Southeast corner Stockton Boulevard and 48th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop 132-unit apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices
1965 Lindale-Florin Community Plan Designation:	Shopping/Commercial
Existing Zoning of Site:	C-2 and R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Commercial, Single Family, Vacant; C-2 and R-1
South: Canal, Vacant; R-1 and C-2
East: Canal, Vacant; R-1
West: Canal, Commercial; C-2

Parking Required:	198 spaces
Parking Provided:	252 spaces
Property Dimensions:	Irregular
Property Area:	8.1+ acres gross
Density of Development:	20 du/ac.
Square Footage of Lots:	Lot A=1.3+ ac.; Lot B=6.5+ ac.
Square Footage of Building:	600-800 per dwelling unit
Height of Structure:	28 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Light green or brown earth tones
Exterior Building Materials:	Stucco and wood; composition shingle roof

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommends approval of the tentative map, subject to the attached conditions and recommended denial of the Subdivision Modification to waive standard street improvements.

BACKGROUND INFORMATION: On June 12, 1980, the Planning Commission recommended approval of an amendment of the 1965 Lindale-Florin Community Plan from shopping/commercial to light density residential, a rezone from general commercial and single family to townhouse, a tentative map and a special permit to develop 62 condominium units. On July 15, 1980, the City Council approved the project, based upon the recommendations of the Commission and staff.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two irregular shaped parcels which are bisected by a 100-foot wide powerline easement and which are adjacent to the Morrison Creek Drainage Channel to the south and east.
- B. The applicant's plans indicate a mixture of one bedroom-one bath; two-bedroom-one bath and two-bedroom-two bath units ranging in size from approximately 600-800 square feet. Both covered and uncovered parking spaces will be provided. The exterior building materials will be a combination of wood siding (T1-111) and stucco with thick butt composition roof shingles. Staff notes that a recreation area with swimming pool and a tot lot are included in the proposed project. In addition, it is recommended that bicycle storage areas and trash enclosures be constructed which are in compliance with the standards set forth in Exhibit F.
- C. The site plan indicates a variable setback ranging from 30-40 feet along Stockton Boulevard. A 50-foot setback is presently required. Staff requests that a minimum 35-foot setback be maintained along Stockton Boulevard which can be achieved by locating the carports and buildings one and two five feet to the east. The applicant's plans indicate that the setback area along 48th Avenue and Stockton Boulevard will be intensely landscaped, including a four-foot high berm. Staff also requests that the applicant provide a solid six-foot high decorative masonry wall adjacent to the commercially-zoned parcel.
- D. The proposed project was reviewed by the Engineering, Traffic Engineering and Sewer/Water Divisions. The following comments were received:

Traffic Engineering

- 1. Divided entry on Stockton Boulevard is not acceptable design. A single 35-foot driveway is more appropriate and usable by large service/delivery vehicles and moving vans. If a divided driveway is insisted upon, the entrance will be 25 feet wide and the divider will be 16 feet wide continuing to the sidewalk without the large radius. The edge of the driveways will be no less than 10 feet from the side property line measured at top of the curb.

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2. Proposed abandonment of 48th Avenue will leave Parcel 040-021-38 without access unless this developer deeds his half to the north side. A better solution would be to extend the cul-de-sac 40 feet eastward, or merge parcels 040-021-38 and 040-021-39.
- E. The cul-de-sac at the end of 48th Avenue should be extended to permit a better circulation pattern. This will require that a portion of the existing street right-of-way will need to be abandoned. Staff recommends that the applicant proceed with the abandonment and coordinate future street dedications with the Traffic Engineering Division.
- F. Staff suggests that the portion of the subject site being rezoned to Garden Apartment (R-2B) include an 'R' Review requirement. In the event that the applicant should modify his plan, staff and the Commission would have the opportunity to review the modifications for compliance with City standards.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of Amendment of the General Plan from commercial/offices to residential;
- C. Recommend approval of Amendment of the Lindale-Florin Community Plan from shopping/commercial to multiple family residential and from light density residential to multiple family residential;
- D. Recommend approval of the rezone from General Commercial (C-2) and Townhouse (R-1A) to Garden Apartment-Review (R-2B-R) and General Commercial (C-2);
- E. Approve the Variance, subject to conditions and based upon Findings of Fact;
- G. Recommend denial of the Subdivision Modification to waive standard street improvements.

Tentative Map - 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 along Stockton Boulevard and 48th Avenue. Acquire right-of-way along the north side of 48th Street (City will condemn at the developer's expense);
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; 100-year floodplain on Morrison Creek = 24.5± feet;
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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
5. 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.
6. Construct 48th Avenue cul-de-sac to the satisfaction of the Traffic Engineer (will require extension and dedication of right-of-way);
7. The applicant shall relocate the proposed 48th Avenue cul-de-sac in order to provide public street access to the northeasterly lots. The relocation shall be reviewed and approved by the Planning Director and Traffic Engineer;
8. The easterly portion of 48th Avenue right-of-way, after relocation of the new cul-de-sac, shall be abandoned. Abandonment process shall be initiated by the applicant;
9. Prepare a right-of-way study for Stockton Boulevard and dedicate right-of-way as indicated;
10. May require access to Morrison Creek at Stockton Boulevard; possible right-of-way dedication and improvement required;
11. Indicate 100 foot wide SMUD tower line easement hatch or shaded on final map and place note: 'Restricted Building Area.' Contact SMUD prior to placement of any improvements.

Informational Item: On-site water main may be required for Parcel B.

Condition - Rezoning

The applicant shall comply with the Residential Design Criteria indicated in Exhibit F.

Condition - Variance

A minimum 35 foot setback shall be maintained along Stockton Boulevard.

Findings of Fact - Variance

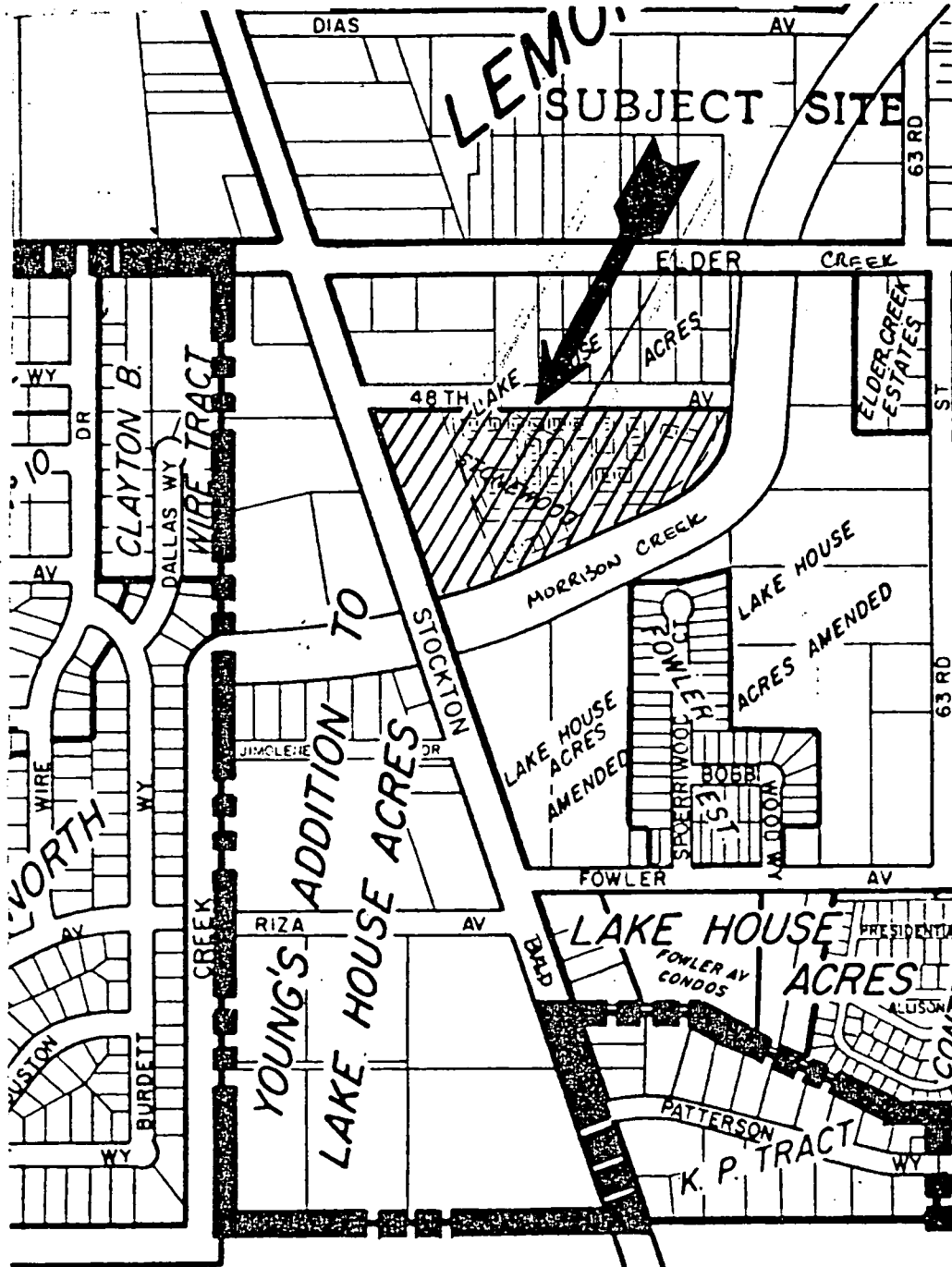
1. As proposed, the variance does not constitute a special privilege extended to one property owner, in that the Morrison Creek Channel and the powerline towers create a hardship whereby the site cannot be fully developed.

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2. As proposed and conditioned, the variance does not constitute a disservice and will not be injurious to the public welfare or other property in the vicinity of the subject site, in that:

adequate landscaping and berming will be provided as a buffer along Stockton Boulevard.

3. The proposed project is compatible with the General Plan and the 1965 Lindale-Florin Community Plan.

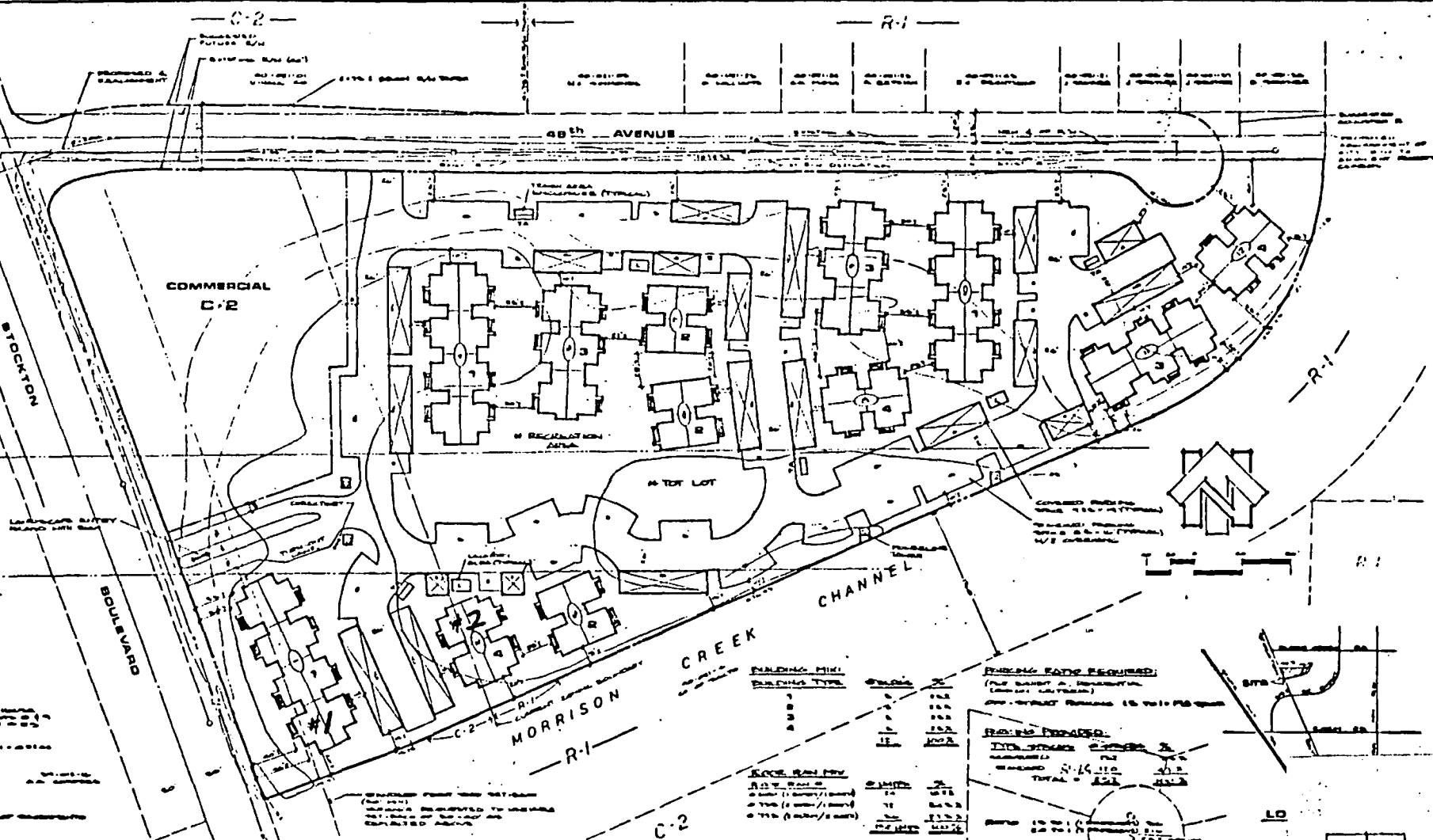


VICINITY - LAND USE - ZONING

184-414

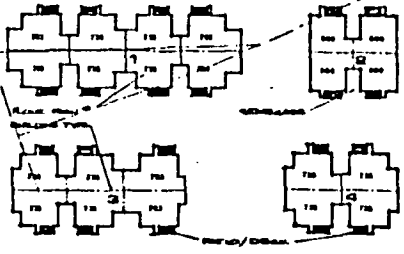
GENERAL NOTES:

- CLASS OF BINDER:**
- LANDSCAPE:**
- CONCRETE:**
- PAVING:**
- ROOFING:**
- MECHANICAL:**
- ELECTRICAL:**
- PLUMBING:**
- HEATING:**
- INSULATION:**
- GLAZING:**
- FINISHES:**
- EXTERIOR:**
- INTERIOR:**
- LANDSCAPE:**
- UTILITIES:**
- PROVIDED:**
- NOT PROVIDED:**



PAVING MIX	PAVING TYPE	THICKNESS	AREA	QTY
1	1	4"	1000	1000
2	2	4"	1000	1000
3	3	4"	1000	1000
4	4	4"	1000	1000

ITEM	QTY	UNIT	AMOUNT
1	1000	SQ. YD.	1000
2	1000	SQ. YD.	1000
3	1000	SQ. YD.	1000
4	1000	SQ. YD.	1000
TOTAL	4000	SQ. YD.	4000



building diagrams

site plan
stonewood

CITY OF SACRAMENTO, CALIFORNIA

OCTOBER 1984

SHEET 1 OF 4 SHEETS

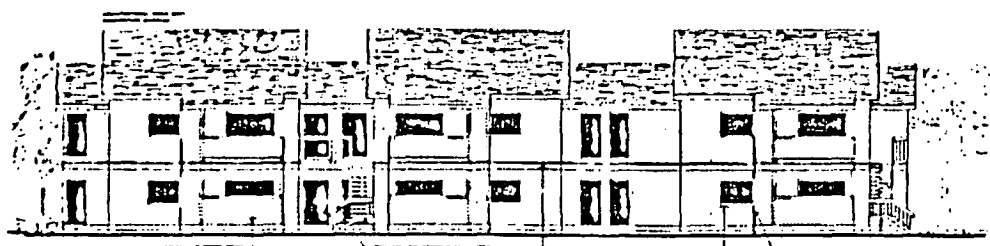
AS SHOWN TO PRELIMINARY LANDSCAPE PLAN (SHEET 5)



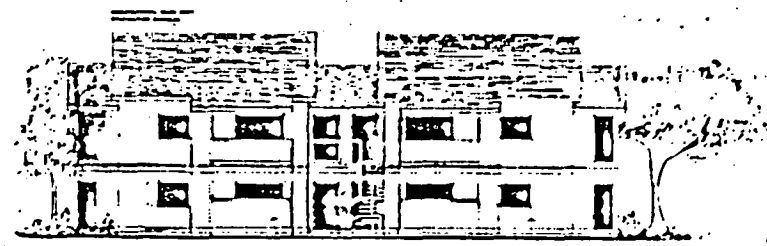
EXHIBIT A
 SITE PLAN

32

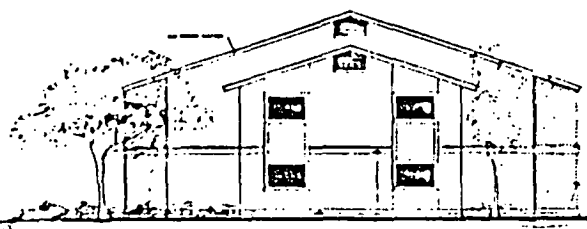
P84-D.4



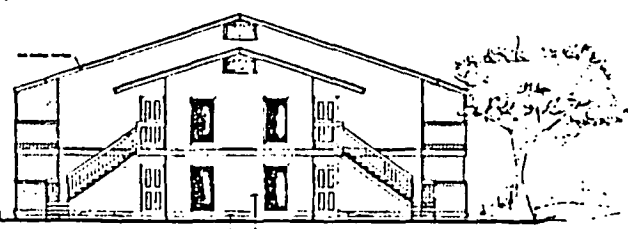
FRONT ELEVATION



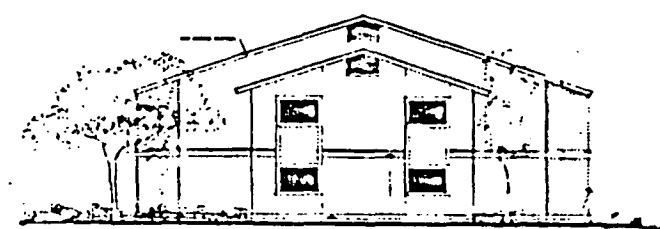
FRONT ELEVATION



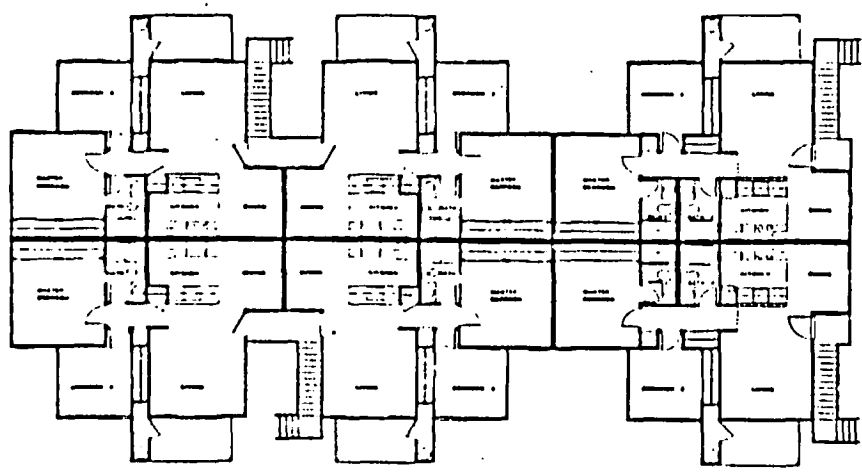
LEFT ELEVATION



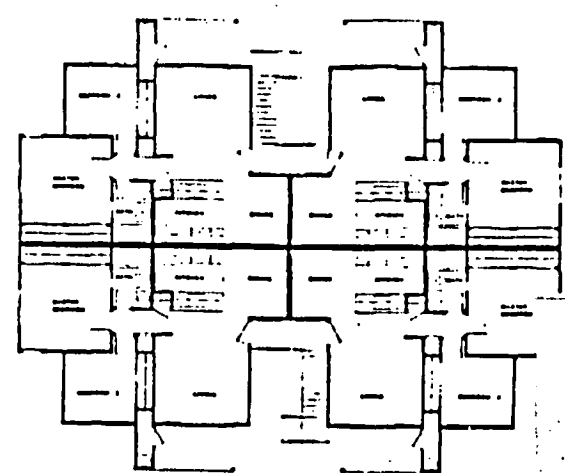
RIGHT ELEVATION



RIGHT / LEFT ELEVATION



FLOOR PLAN
BUILDING TYPE 3



FLOOR PLAN
BUILDING TYPE 4

architectural plans stonewood

CITY OF SACRAMENTO CALIFORNIA
OCTOBER 1984

SHEET 4 OF 4 SHEETS

EXHIBIT B
FLOOR PLANS

V1V8 P
37

30
12-13-84

N.C. 15

084-D-14

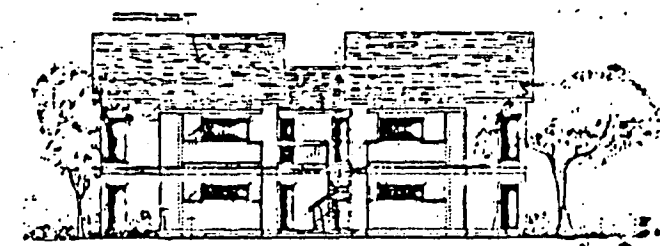
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12-13-84

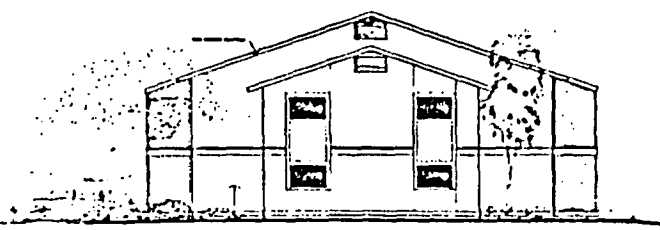
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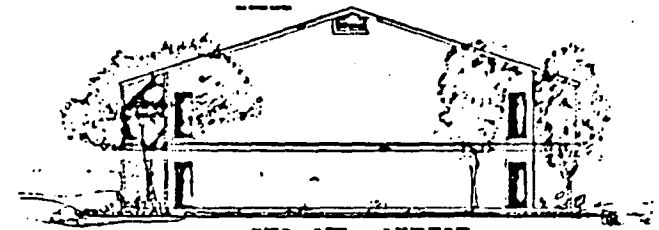
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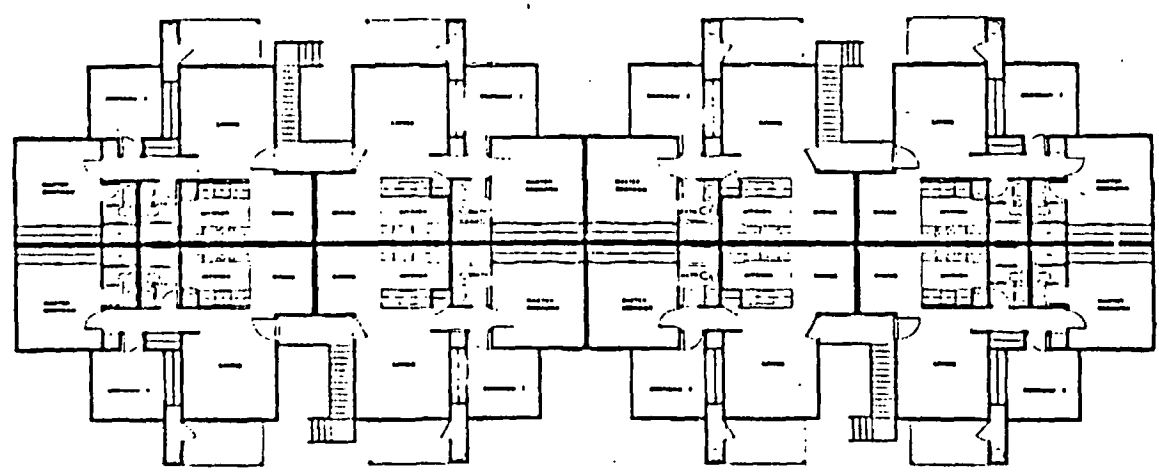
FRONT ELEVATION



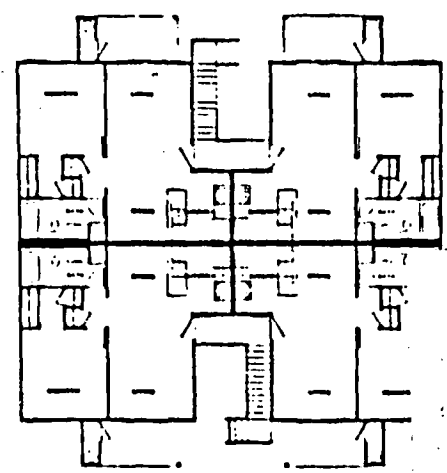
RIGHT / LEFT ELEVATION



RIGHT / LEFT ELEVATION



FLOOR PLAN
BUILDING TYPE 1



FLOOR PLAN
BUILDING TYPE 2

architectural plans
stonewood

CITY OF SACRAMENTO, CALIFORNIA
OCTOBER 1984
SHEET 3 OF 4 SHEETS

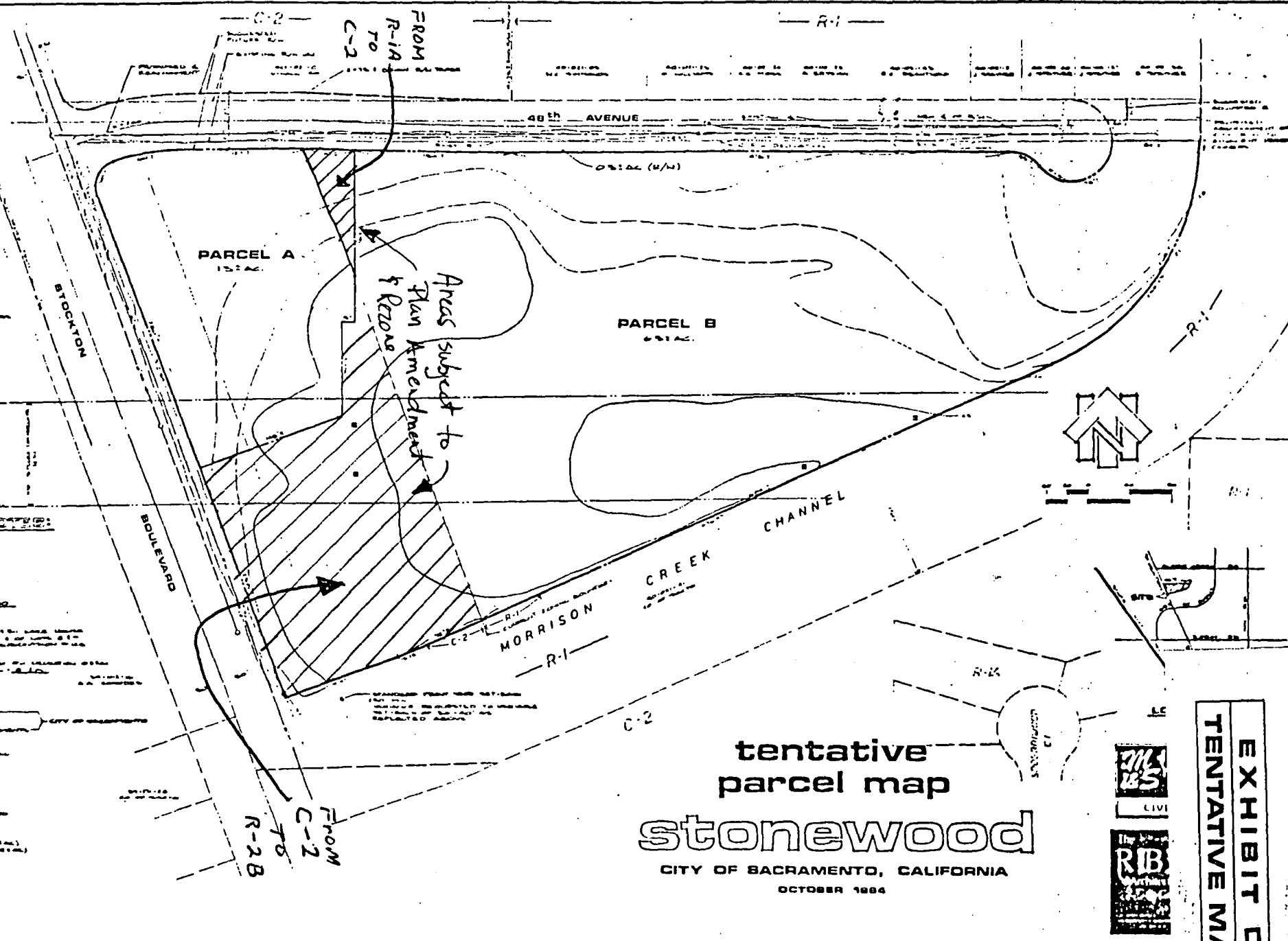
EXHIBIT C
ELEVATIONS

Page 414

32

- GENERAL NOTES:**
- 1. THIS MAP IS A TENTATIVE PARCEL MAP FOR THE CITY OF SACRAMENTO, CALIFORNIA.
 - 2. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY CHARTER AND ORDINANCES.
 - 3. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 - 4. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 - 5. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
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 - 10. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

41.15



tentative
parcel map

stonewood

CITY OF SACRAMENTO, CALIFORNIA

OCTOBER 1984



EXHIBIT D
TENTATIVE MAP

32

EXHIBIT E
LANDSCAPING



Stonewood
CITY OF SACRAMENTO, CALIFORNIA

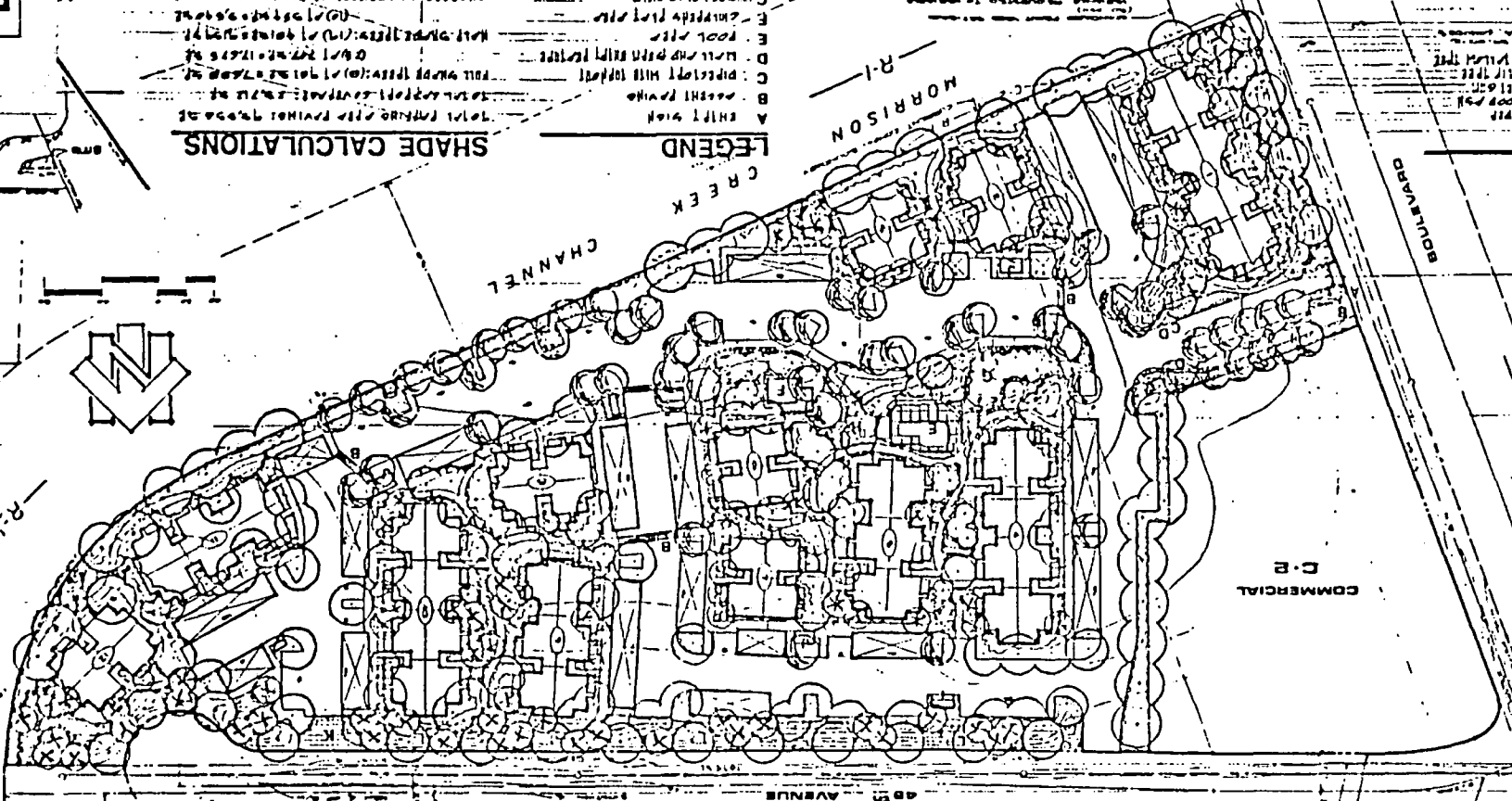
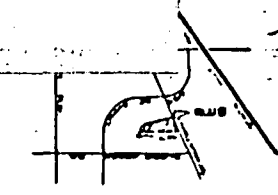
OCTOBER 1984
SHEET 2 OF 4 SHEETS

preliminary landscape plan

NOTES
1. All trees to be planted in accordance with the City of Sacramento Tree Ordinance.
2. All trees to be planted in accordance with the City of Sacramento Tree Ordinance.
3. All trees to be planted in accordance with the City of Sacramento Tree Ordinance.
4. All trees to be planted in accordance with the City of Sacramento Tree Ordinance.
5. All trees to be planted in accordance with the City of Sacramento Tree Ordinance.
6. All trees to be planted in accordance with the City of Sacramento Tree Ordinance.
7. All trees to be planted in accordance with the City of Sacramento Tree Ordinance.
8. All trees to be planted in accordance with the City of Sacramento Tree Ordinance.
9. All trees to be planted in accordance with the City of Sacramento Tree Ordinance.
10. All trees to be planted in accordance with the City of Sacramento Tree Ordinance.

SHADE CALCULATIONS

LEGEND



PLANT LIST

DECIDUOUS TREES	...
EVERGREEN TREES	...
ACCENT TREES	...
SHRUBS AND GROUNDCOVERS	...

23 12-13-84

P84-414

Residential Design Criteria

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.

B. MULTIPLE FAMILY DESIGN CRITERIA

1. OFFSTREET PARKING - Offstreet parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly). Six foot masonry walls are required on interim property lines between parking lot areas and existing or proposed residential development.

- 32
3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
 4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
 5. Parking shall be screened from second story units by trees or lattice work.
 6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
 7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
 8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
 9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
 10. Within open parking areas, there shall be at least one tree for every five parking spaces.
 11. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
 12. The parking stall depth shall be reduced by two feet.
 - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
 - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
 13. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
 14. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.
 15. A minimum setback of 50 feet shall be utilized on multiple family projects from interior property lines abutting existing developments, where two story structures are proposed. A minimum setback of 20 feet shall be required where single story structures in multiple family projects abut existing developments.

- 32
- g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.

3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main residential structures.
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosures shall be adequate in capacity, number, and distribution.

G. PERSONAL SAFETY DESIGN CRITERIA

- a. Dead Bolt Locks. The following shall be minimum requirements for deadbolt locks: 1) bolt shall have a throw of at least one (1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
- b. Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one (1) footcandle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.

- c. Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of the location of the viewer and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.

- d. Smoke detectors
- e. Solid core doors
- f. Separate attic space shall be accessible only from individual units.
- g. Protection of roof openings.
- h. Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except for doors requiring a fire protection rating which prohibits them, such view may be provided by a door viewer having a field of view of not less than 180 degrees or through windows or view ports. Mounting height shall not exceed fifty-four (54) inches from the floor.

- 3. Walkway location shall assure convenient access between parking and dwelling units.
- 4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
- 5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface texture.

D. BICYCLE STORAGE

- 1. One bicycle parking facility is required for every ten (10) off-street parking required, excluding developments which provides individual enclosed garages.
- 2. Fifty(50%)percent of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
- 3. Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

- 1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
- 2. Landscape treatment shall include:
 - a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessibe gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery.
 - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
 - d. Consistency with energy conservation efforts.
 - e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

January 9, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from General Commercial, C-2 and Townhouse, R-1A to Garden Apartment, R-2B and General Commercial, C-2.

LOCATION: Southeast corner of 48th Avenue and Stockton Boulevard.

SUMMARY

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

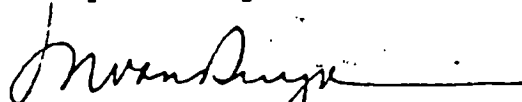
BACKGROUND

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 January 22, 1985.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 1-22-85

MVD:lao
attachments
P84-414

January 15, 1985
District No. 5

3
#32

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 SOUTH-EAST CORNER OF 48TH AVENUE AND STOCKTON BOULEVARD FROM THE GENERAL COMMERCIAL, C-2 AND TOWNHOUSE, R-1A ZONE(S)
AND PLACING SAME IN THE GARDEN APARTMENT, R-2B AND GENERAL COMMERCIAL, C-2 ZONE(S)
(FILE NO. P- 84-414)(APN: 040-021-39,40)

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 General Commercial, C-2 and Townhouse, R-1A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Garden Apartment, R-2B and General Commercial, C-2 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 December 13, 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.

3
#32

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

P84-414

#32
5

LEGAL
DESCRIPTION

All that portion of lots 510 and 511 Lake House Acres, and
Lots 8 and 9 Lake House Acres amended description as follows:

The above description property is surrounded on the north by
48th Avenue; on the west by Stockton Boulevard and on the east/
south by Morrison Creek Channel.

P 84414

4

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
JUN 17 2 54 PM '88
(APN: 0315410-78)

#32

3. P84-416 Various requests for property located on the southeast corner of Pocket Road and Zephyr Ranch Drive. (D8) (APN: 0315410-78)
 - a. Rezone 0.2+ acres from Single Family, R-1 to Townhouse, R-1A zone.
 - b. Tentative Map to subdivide 0.2+ acres into two parcels.

4. P84-418 Various requests for property located at 6452 Riverside Boulevard. (D8) (APN: 030-750-17)
 - a. Rezone 0.2+ acres from Single Family, R-1 to Townhouse, R-1A zone.
 - b. Tentative Map to divide 0.2+ acres into two halfplex lots.

5. P84-409 Tentative Map to subdivide 0.2+ acres into two halfplex lots for property located at 4120 2nd Avenue. (D5) (APN: 014-111-01)

6. P84-426 Tentative Map to divide 49+ acres into 317 single family and halfplex lots in Single Family, R-1 and Townhouse, R-1A zones for property located at the southern terminus of Amherst Street and 18th Street. (D8) (APN: 052-010-43,44)

SACRAMENTO CITY PLANNING DEPARTMENT #72

Application Information

Application taken by/date: -FG 10-31-84

Project Location SE corner 48th Avenue & Stockton Boulevard P84-414
 Assessor Parcel No. 040-021-39 & 40
 Owners P. A. Distefano Phone No. _____
 Address 200 Delia Street, San Jose, CA 95127
 Applicant Reiners & Hayes Phone No. 486-1441
 Address 3451 Longview Drive, Suite 150, North Highlands, CA 95660
 Signature _____ C.P.C. Mtg. Date _____

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

- Environ. Determination Neg Dec
- General Plan Amend from Commercial/Offices to Residential (1.2 ac.)
- Community Plan Amend Lindale-Florin 1.2+ ac. Shopping/Commercial to Multiple Family Residential (1.2 ac.) and from Light Density Residential to ~~Multiple Family Residential~~ (5.62 ac.)
- ~~Rezone~~ REZONE 7± ac. from C-2 & R-1A to R-2B & C-2
- Tentative Map to divide 8± ac. into 2 lots
- Special Permit _____
- Variances to reduce required 50 ft. setback along Stockton Blvd. to 30 ft.
- Plan Review _____
- PUD _____
- Other Subdivision Modification to waive standard street improvements

Commission date	Council date	Filing Fees
12/13/84	_____	\$ _____
RA	_____	\$ _____
_____	Res. _____	_____
RA	_____	\$ _____
_____	Res. _____	_____
RA to R-2B-R & C-2	_____	\$ _____
_____	Ord. _____	_____
RAC	_____	\$ _____
_____	Res. _____	_____
AC	_____	\$ _____
_____	_____	\$ _____
RD	_____	\$ _____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

RECEIPT NO. 4549
By/date EG 10/31/84

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. 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.

Gold - applicant receipt White - applicant permit Yellow - department file Pink - permit book P 84-414

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Dec 13, 1984
 ITEM NO. 15B FILE # 84 414
 M _____

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

Location: SE corner of 48th and Stockton blvd

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROponents</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPponents</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	<u>absent</u>			
Goodin	✓			
Hunter	✓		✓	
Ishmael	✓			✓
Ramirez	✓			
Simpson	✓			
Holloway	✓			

- 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 _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Dec 13, 1984

ITEM NO. 15c FILE P 84414

M _____

GENERAL PLAN AMENDMENT

COMMUNITY PLAN AMENDMENT

REZONING

SPECIAL PERMIT

VARIANCE

TENTATIVE MAP #30

SUBDIVISION MODIFICATION

LOT LINE ADJUSTMENT

ENVIRONMENTAL DET.

OTHER _____

Location: SE corner of 48 ave & Stockton Blvd

Recommendation:

Favorable

Unfavorable

Petition

Correspondence

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

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 _____

MOTION NO. _____

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

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Dec 13, 1984
 ITEM NO. 15D FILE # 84 414
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP #22
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING LOT LINE ADJUSTMENT
 SPECIAL PERMIT ENVIRONMENTAL DET.
 VARIANCE OTHER _____

Location: SE corner of 48th ave & Stockton Blvd

Recommendation:

- Favorable to R2B-R+C-2
 Unfavorable Petition Correspondence

<u>PROponents</u>		
<u>NAME</u>		<u>ADDRESS</u>
<u>OPponents</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	11/14/84			
Goodin	✓			
Hunter	✓		✓	
Ishmael	✓			✓
Ramirez	✓			
Simpson	✓			
Holloway	✓			

- 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 R2B-R + C-2
 TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

- GENERAL PLAN AMENDMENT TENTATIVE MAP #30
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

MEETING DATE Dec 13, 1984
 ITEM NO. 15E FILE # P84414
 M _____

Location: SE corner of 48th ave & Stockton blvd.

Recommendation:

- Favorable *w/cond.*
 Unfavorable Petition Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	<i>abstract</i>			
Goodin	✓			
Hunter	✓		✓	
Ishmael	✓			
Ramirez	✓			
Simpson	✓			
Holloway	✓			

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 *in committee report*
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Dec 13, 1984
ITEM NO. 156 FILE P 84 414
M _____

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

Location: SE Corner of 48th ave and Stockton blvd

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROponents</u>		
<u>NAME</u>		<u>ADDRESS</u>
<u>OPponents</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓			
Goodin	✓			
Hunter	✓		✓	
Ishmael	✓			✓
Ramirez	✓			
Simpson	✓			
Holloway	✓			

- 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 *LCMA*
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

#32
1-22-1985

January 24, 1985

P.A. Distefano
200 Delia Street
San Jose, CA 95127

Dear Mr. or Ms. Distefano:

On January 22, 1985, the Sacramento City Council took the following action(s) for property located at the southeast corner of 48th Avenue and Stockton Boulevard:

Adopted Resolution 85-051 amending the General Plan from Commercial/Offices to Residential (1.2± acres); and the Lindale-Florin Community Plan from Shopping/Commercial to Multiple Family Residential (1.2± acres); and from Light Density Residential to Multiple Family Residential (5.62± acres); adopted Ordinance 85-010 to rezone 7± acres from Townhouse to Garden Apartment; adopted Resolution 85-052 approving Tentative Map to divide 8± acres into two lots; and Subdivision Modification to waive standard street improvements. (P-84414)

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

Sincerely,

Lorraine Magana
City Clerk

LM/dp/32

Enclosure: Resolutions 85-051 and 85-052
Ordinance 85-010

cc: Planning Department

Reiners & Hayes
3451 Longview Drive, Suite 150
North Highlands, CA 95660