



CITY OF SACRAMENTO

15

APPROVED
BY THE CITY COUNCIL

DEC 2 1986

OFFICE OF THE
CITY CLERK

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

November 21, 1986

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Rezone from Light Density Multiple Family, R-3 to Light Density Multiple Family - Review, R-3-R zone (P86-365)

LOCATION: West end of Coral Gables Court

SUMMARY

On August 14, 1986, the City Council directed staff to initiate hearings to rezone the subject site to add a review requirement. This direction was pursuant to a concern expressed by Councilman Kastanis over the poorly designed multiple family projects near this site. The rezoning of the subject site from R-3 to R-3-R has been considered by the Planning Commission. Both the Commission and staff recommend adoption of the rezoning.

BACKGROUND INFORMATION

Properties fronting on Coral Gables Court are zoned R-3. There are two existing apartment complexes which show signs of needing maintenance on Coral Gables. Recently a new apartment complex was built on the eight parcels located at the northwest corner of Coral Gables Court and Meadowview Road. Councilman Kastanis and staff noted that the complex lacked design qualities and quality of construction; and if this standard of development continued, it would work against the objectives of the Airport-Meadowview Community Plan (See page 2 of Planning Commission report). The objective is to reverse the negative perception about high density housing.

The subject site proposed for rezoning to R-3-R is the last vacant land on Coral Gables. The review requirement does not reduce buildable density but does allow City review and approval of development plans prior to issuance of building permits. The matter was heard by the City Planning Commission and approved. At the hearing, the property owner indicated his opposition to the rezoning. The rezoning was supported by Ed Elmore, Chairperson of the Meadowview Improvement Committee.

VOTE OF THE PLANNING COMMISSION

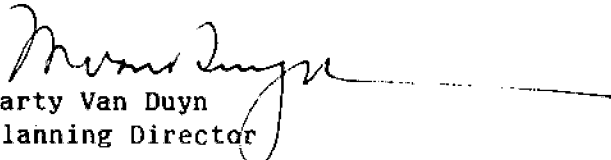
On October 23, 1986, the Commission voted seven ayes, two absent, to recommend adoption of the Rezoning.

RECOMMENDATION

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

- 1. Ratify the Negative Declaration; and
- 2. Adopt the attached Ordinance rezoning the site from R-3 to R-3-R.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P86-365

December 2, 1986
District No. 7

Sacramento City Planning Commission
VOTING RECORD

15

MEETING DATE
10-23-86
 ITEM NUMBER
10 B
 PERMIT NUMBER
P- 86-365

ENTITLEMENTS

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

STAFF RECOMENDATION
 Favorable Unfavorable
 Correspondence
 Petition

LOCATION
W side local Gables Ct.

**P
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S**

NAME	ADDRESS
<u>Jerry Villanueva</u>	<u>8400 Carby Ct. Sac. 95828</u>

**O
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NAME	ADDRESS
<u>Ed Elmore</u>	<u>Chairperson for improvement committee</u>

MOTION#

	YES	NO	MOTION	SECOND
Chinn	<input checked="" type="checkbox"/>			
Ferris	<input checked="" type="checkbox"/>			
Goodin	<input checked="" type="checkbox"/>			
Hollick	<u>Absent</u>			
Holloway	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Otto	<input checked="" type="checkbox"/>			
Ramirez	<input checked="" type="checkbox"/>			
Walton	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Ishmael	<u>Absent</u>			

- MOTION
- TO APPROVE TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 TO DENY TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT TO RATIFY NEGATIVE DECLARATION
 TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT TO CONTINUE TO _____ MEETING
 INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE OTHER Recommended rezoning

ORDINANCE NO. 86-113

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

DEC 2 1986

OFFICE OF THE
CITY CLERK

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE WEST SIDE OF CORAL GABLES COURT FROM THE LIGHT DENSITY MULTIPLE FAMILY, R-3 ZONE(S) AND PLACING THE SAME IN THE LIGHT DENSITY MULTIPLE FAMILY-REVIEW, R-3-R ZONE(S)
(P86-365) (APN: 049-250-27,28,35)

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 Light Density Multiple Family, R-3 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Light Density Multiple Family - Review, R-3-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 October 23, 1986, 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.

4

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

P86-365

15

LEGAL DESCRIPTION

LOTS 9, 10 AND 11 OF GUILDE ACRES UNIT NO. 2.

④

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

15

APPLICANT	City of Sacramento, 1231 I Street #200, Sacramento CA 95814
OWNER	Jerri A. Villanueva, 8400 Carbide Court, Sacramento, CA 95828
PLANS BY	City of Sacramento, 1231 I Street, Sacramento, CA 95814
FILING DATE	9/26/86
ENVIR. DET.	Negative Declaration
REPORT BY	KMB
ASSESSOR'S-PCL. NO.	049-250-27,28 and 35

APPLICATION: A. Negative Declaration

B. Rezone 3 undeveloped lots totaling on 0.6+ acres from light density multiple family (R-3) to light density multiple family - Review (R3-R) zone.

LOCATION: West end of Coral Gables Court

PROPOSAL: The applicant (City) is requesting the necessary entitlements to add an R-Review to three vacant R-3 lots on Coral Gables Court.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 Airport Meadowview Community Plan Designation:	Residential 11-29 du/na
Existing Zoning of Site:	R-3
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-1
South:	Multiple Family Residential; R-3
East :	Multiple Family Residential; R-3
West :	Vacant; R-2B

Property Dimensions:	Irregular
Property Area:	0.6+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION:

A. Land Use and Zoning:

The subject site consists of three undeveloped parcels totaling 0.6+ acres which are presently zoned Light Density Multiple Family (R-3). The Site is designated "Residential" by the 1974 General Plan and "Residential 11-29" by the 1984 Airport Meadowview Community Plan. Surrounding land uses include single-family residential (R-1) to the north, multiple family residential (R-3) to the east and south, and vacant garden apartment (R-2B) land to the west.

B. PROJECT DESCRIPTION:

The City of Sacramento, the applicant, proposes to rezone the subject site from the light density Multiple Family (R-3) zone to the Light Density Multiple Family -

Review (R-3-R) zone. The purpose of the proposed rezoning is to provide the City with the ability for the Planning Commission to review future development plans for the site prior to issuance of Building Permits.

C. DESIGN AND QUALITY ISSUE:

Design and quality of new construction in the Airport Meadowview area is a strong concern of both the City and area residents. There is a perception, which has been validated by recent construction, that the community receives low-end, poor quality development, to which seemingly little thought has been given to design. Developments on Coral Gables Court illustrate these concerns, shown by factors such as no variation in design or layout of structures, no private patio space, no space for outdoor recreation, no covered parking, no screening of trash areas, and minimal landscaping. The 1984 Airport Meadowview Community Plan repeatedly documents residents' concerns about poor quality, deteriorating, unattractive developments that seem to contribute to stagnant and failing housing values within the community. Residents had particular concerns about multiple-family rental units within the community.

Due to these concerns and recent minimal developments on Coral Gables, the City feels that it is necessary to take a more active role to encourage better design and quality of new construction. By rezoning the subject site from R-3 to R-3-R, the City will be able to review and make suggestions or requirements in order to improve a proposed development plan. The attached Multifamily Residential Design Criteria are often used to review other multiple family development plans throughout the City, and it is felt that many of these criteria could improve the quality, design, efficiency, attractiveness and safety of any future development plans for the subject site.

ENVIRONMENTAL DETERMINATION:

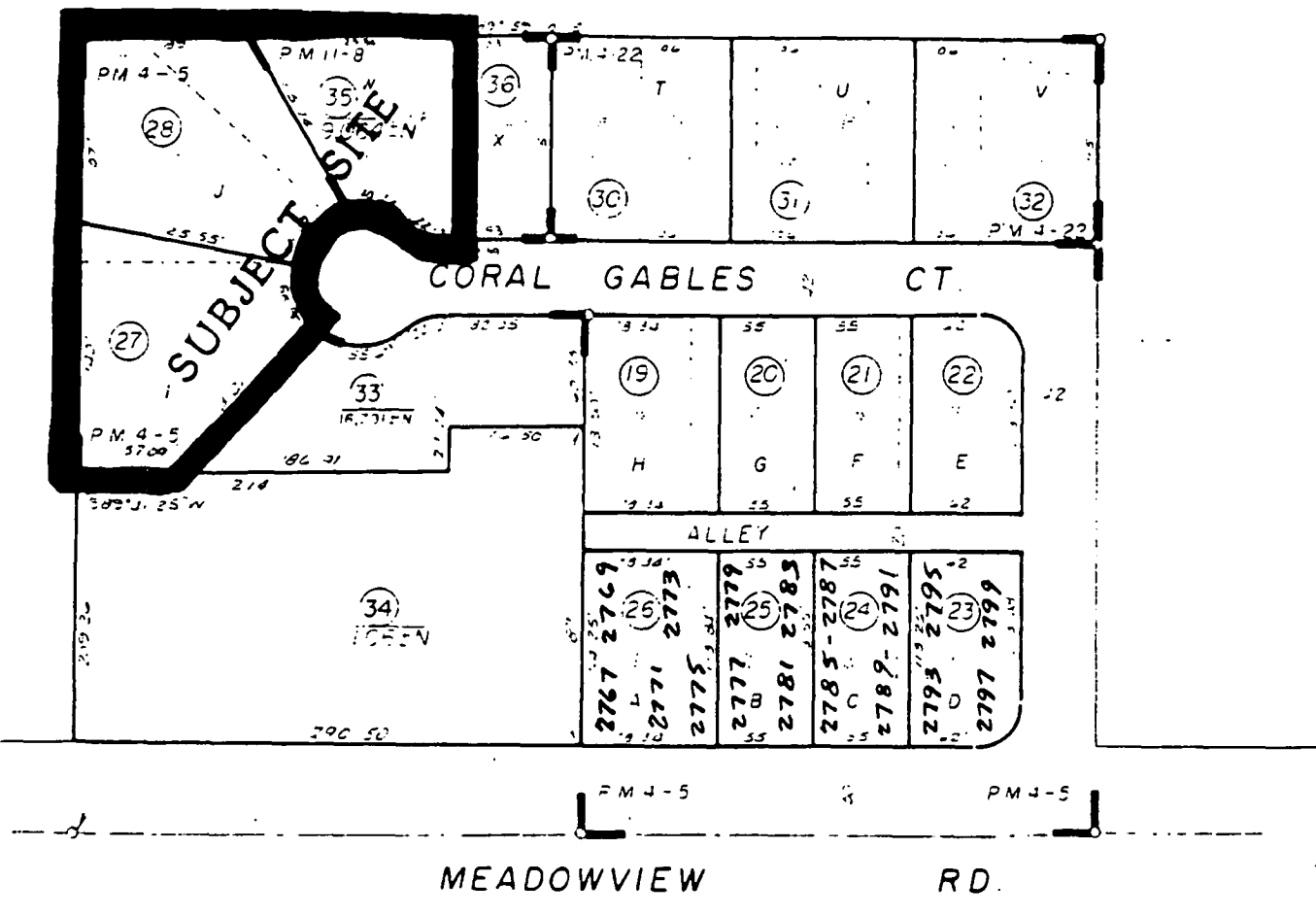
The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration
- B. Approve the rezoning from R-3 to R-3-R, as indicated by the attached rezoning exhibit.

APNs 049-250-27,28,35

R-3 TO R-3-R



REZONING EXHIBIT

P86-365

October 23, 1986
10

Item 10

MULTIFAMILY RESIDENTIAL DESIGN CRITERIA
P86-

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. Large multi-family projects (exceeding 100 units) shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided.

Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.

2. 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.
3. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:
 - minimize location of main entry doors of units facing the public street
 - orient ends of building toward public street
 - break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
 - locate off-street parking areas between the public street and building (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4).
4. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
5. Buildings shall be designed and oriented to reduce overview of private backyards and patio areas of on-site and adjacent developments and windows from second story units.
6. Accessory structures shall be compatible in design and materials with main building.
7. Communal facilities shall be centrally located.

- 8. Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.
- 9. Solar heating and cooling of units shall be achieved to the maximum extent possible.
- 10. Site planning shall take into account optimum solar orientation of structures.
- 11. Site planning shall minimize the incidences of one building shading another.
- 12. Private outdoor or garden areas shall be oriented to the south as much as possible.
- 13. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile, or other imitation shakes, subject to Planning Director approval.
- 14. The location of second story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first floor open space areas.
- 15. A minimum building setback of 50 feet shall be utilized on multiple family projects from interior and rear property lines abutting existing or future low density residential developments where two story structures are proposed. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut existing or future low density development.

B. OFF STREET PARKING DESIGN CRITERIA

- 1. Off-street 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) of which a minimum 1:1 shall be covered parking. Six foot decorative masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development. The design and materials used for covered parking structures shall be compatible to the main building structures.
- 2. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
- 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. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis 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. If adjacent to nonresidential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use.
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. There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.
11. 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).
12. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
13. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/ walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.

- 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 textures.
- 6. Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.

D. BICYCLE STORAGE

- 1. One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual enclosed garages.
- 2. Fifty percent (50%) 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. The major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
 - 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.
 - g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
 - h. For crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.
 - i. Large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.
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 with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be 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 planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The

location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number, and distribution.

G. SIGNAGE

All signage shall comply with the City Sign Ordinance, Section 3.61.

H. PERSONAL SAFETY DESIGN CRITERIA

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building project including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.

I. ADDITIONAL GUIDELINES FOR CONDOMINIUM AND TOWNHOUSE PROJECTS

- 1. Each unit should have a minimum of one parking space in an enclosed garage.
- 2. Each unit should have an area designed for a washer and dryer. The area should be properly vented, wired electrically and with proper plumbing for a washer and dryer.
- 3. Each unit should have an enclosed space usable for general storage.
- 4. The site should set aside an area for outdoor storage needs. The storage area should be enclosed by a solid wall and secured by attractive metal gates.
- 5. Larger projects should provide a centrally located recreation building with space set aside for meetings.

6. At least 50 percent of the units should be either 2 or 3 bedroom units.

Revised: 8-28-86
sg/wp:docs

12-2-86

-2-

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3. P86-365

Rezone three vacant lots totaling 0.6+ acres from Light Density Multiple Family, R-3 to Light Density Multiple Family - Review, R-3-R zone for property located at the west side of Coral Gables Court. (D7) (APN: 049-250-27,28,35)

4. P86-367

Various requests for property located at the west side of Carlin Road, 1,000+ feet south of Langtree. (D7) (APN: 117-152-07,08)

a. Rezone of 9.9+ vacant acres from Agricultural, A to Single Family, R-1 zone.

b. Tentative Map to divide 9.9+ acres into 48 single family lots to be known as Laguna Park Unit 1 in the Single Family, R-1 zone.

5. P86-381

Appeal of Planning Commission's Denial of a Plan Review Modification to allow a thirty foot high, 150 square foot detached pole sign on 7.38+ developed acres in the General Commercial-Review, C-2-R zone for property located at 2401 Florin Road. (D7) (APN: 041-071-04)

6. P86-360

Appeal of Planning Commission's Approval of a Lot Line Adjustment to merge two lots totaling 1.6+ vacant acres in the Single Family, R-1 (EA-3) zone for property located at 2621 26th Avenue. (D5) (APN: 019-0151-032,033)

7. M86-074

Expansion of the Del Paso Heights Design Review District to include the proposed Strawberry Manor Design Review District by adopting a Design Plan and Boundary Map and requiring approval of development projects and building permits by Design Review Board or Planning Staff.

THIS ITEM DOES NOT HAVE A MAILING LIST.



RECEIVED
CITY OF SACRAMENTO
CITY OF SACRAMENTO

Nov 12 9 01 AM '86

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

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Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

CONTINUED
TO 12-2-86

November 10, 1986

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: Continuance of P86-365

Per staff's request, please continue P86-365 from November 25, 1986 to
DECEMBER 2, 1986 City Council hearing.

Thanks.

6



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

PASSED FOR
PUBLICATION
& CONTINUED
TO 11-25-86

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

November 10, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Light Density Multiple Family, R-3
to Light Density Multiple Family - Review, R-3-R.

LOCATION: West side of Coral Gables Court

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 November 25, 1986.

Respectfully submitted.

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P86-365

November 18, 1986
District No. 7

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 WEST SIDE OF CORAL GABLES COURT FROM THE LIGHT DENSITY MULTIPLE FAMILY, R-3 ZONE(S) AND PLACING THE SAME IN THE LIGHT DENSITY MULTIPLE FAMILY-REVIEW, R-3-R ZONE(S)
(P86-365) (APN: 049-250-27,28,35)

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- 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 October 23, 1986, 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.

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P86-365

LEGAL DESCRIPTION

LOTS 9, 10 AND 11 OF GUILDE ACRES UNIT NO. 2.



CITY OF SACRAMENTO

P-86365
RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
Nov 4 2 30 PM '86

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

Items 1-4
PFP DATE: 11-18-86
HEARING DATE: 11-25-86
FINAL COUNCIL ACTION DATE: 12-2-86

November 4, 1986

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: Request to Set Public Hearings

Item 54647
PFP Date: - none
Hrg Date: 12-2-86
9CA: 12-9-86

1. P84-086 Various requests for property located at the south terminus of Carlin Avenue on west side of street. (D7) (APN: 117-152-10)
 - a. Rezone 10+ acres from Agricultural, A to Townhouse, R-1A zone.
 - b. Tentative Map to subdivide 10+ acres into 66 single family zero lot line lots.

2. P86-340 Various requests for property located at Pocket Road and Park Riviera Drive. (D8) (APN: 030-153-04 05; 030-154-01)
 - a. Tentative Map to subdivide 3.0+ acres into two common lots and thirteen building pad lots in the Garden Apartment, R-2A and Light Density Multiple Family, R-3 zones.
 - b. Subdivision Modification to waive parkland dedication requirements.

3. P86-365

Rezone three vacant lots totaling 0.6+ acres from Light Density Multiple Family, R-3 to Light Density Multiple Family - Review, R-3-R zone for property located at the west side of Coral Gables Court. (D7) (APN: 049-250-27,28,35)

4. P86-367

Various requests for property located at the west side of Carlin Road, 1,000+ feet south of Langtree. (D7) (APN: 117-152-07,08)

a. Rezone of 9.9+ vacant acres from Agricultural, A to Single Family, R-1 zone.

b. Tentative Map to divide 9.9+ acres into 48 single family lots to be known as Laguna Park Unit 1 in the Single Family, R-1 zone.

5. P86-381

Appeal of Planning Commission's Denial of a Plan Review Modification to allow a thirty foot high, 150 square foot detached pole sign on 7.38+ developed acres in the General Commercial-Review, C-2-R zone for property located at 2401 Florin Road. (D7) (APN: 041-071-04)

6. P86-360

Appeal of Planning Commission's Approval of a Lot Line Adjustment to merge two lots totaling 1.6+ vacant acres in the Single Family, R-1 (EA-3) zone for property located at 2621 26th Avenue. (D5) (APN: 019-0151-032,033)

7. M86-074

Expansion of the Del Paso Heights Design Review District to include the proposed Strawberry Manor Design Review District by adopting a Design Plan and Boundary Map and requiring approval of development projects and building permits by Design Review Board or Planning Staff.

THIS ITEM DOES NOT HAVE A MAILING LIST.

Sacramento City Planning Commission VOTING RECORD

MEETING DATE <u>10-23-86</u>
ITEM NUMBER <u>10 B</u>
PERMIT NUMBER <u>P- 86-365</u>

ENTITLEMENTS

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

STAFF RECOMENDATION <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable <input type="checkbox"/> Correspondence <input type="checkbox"/> Petition

LOCATION <u>W side local Gables Ct.</u>
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NAME	ADDRESS
<u>Yee Villanueva</u>	<u>8400 Carby Ct. Sac. 95828</u>

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NAME	ADDRESS
<u>Ed Elmore</u>	<u>Chairperson for improvement committee</u>

MOTION#

	YES	NO	MOTION	SECOND
Chinn	✓			
Ferris	✓			
Goodin	✓			
Hollick	<u>ABSENT</u>			
Holloway	✓		✓	
Otto	✓			
Ramirez	✓			
Walton	✓			✓
Ishmael	<u>ABSENT</u>			

MOTION

- | | |
|--|---|
| <input type="checkbox"/> TO APPROVE | <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 FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input checked="" type="checkbox"/> OTHER <u>Rezonard Rezoning</u> |

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: JP

Project Location W side of Coral Gables Ct. **P** 86-365

Assessor Parcel No. 049-250-27,28,35

Owners Jerri Villanueva Phone No. _____

Address 8400 Carbide Ct., Sacto, CA 95828

Applicant Initiated by Sacramento City Council Phone No. _____

Address _____

Signature _____ C.P.C. Mtg. Date 10-23-86

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u>	<u>R</u>	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
() _____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Rezone <u>3 vac lots totaling 0.6+ ac from Light Density Multiple Family, R-3 to Light Density Multiple Family-Review, R-3-R zone</u>	<u>RA</u>	_____	\$ _____
<input type="checkbox"/> Tentative Map _____	_____	Ord. _____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

RECEIPT NO. _____
By/date _____

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.



OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 203
915 I STREET
SACRAMENTO, CA
95814-2671

November 13, 1986

Jerri Villanueva
8400 Carbide Ct.
Sacramento, CA 95828

916-449-5426

On November 4, 1986, the following matter was filed with my office to set a hearing date before the City Council:


P-86365 - Rezone three vacant lots totaling 0.6± acres from Light Density Multiple Family, R-3 to Light Density Multiple Family - Review, R-3-R zone for property located at the west side of Coral Gables Court. (D7) (APN: 049-250-27,28,35)

This hearing has been set for November 25, 1986, 7:30 p.m., Council Chamber, Second Floor; City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 1231 "I" Street, Sacramento, California, Room 200, phone 449-5604.**

Sincerely,
Lorraine Magana, City Clerk


Janice Beaman, Deputy City Clerk

JB/imc

cc: Mailing List for P-86365 - 32

AFFIDAVIT OF MAILING

ON NOVEMBER 13, 1986, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

P-86365 - Rezone three vacant lots totaling 0.6± acres from Light Density Multiple Family, R-3 to Light Density Multiple Family - Review, R-3-R zone for property located at the west side of Coral Gables Court. (D7) (APN: 049-250-27,28,35)

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- OWNER OF PROPERTY: **Jerri Villanueva**
- APPLICANT:
- APPELLANT (IF APPLICABLE):
- MAILING LIST FOR P-NUMBER **86365**
- SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 13TH DAY OF **NOVEMBER**, 1986.



SIGNATURE OF PERSON MAILING NOTICE



OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 203
915 I STREET
SACRAMENTO, CA
95814-2671

November 26, 1986

Jerri Villanueva
8400 Carbide Ct.
Sacramento, CA 95828

916-449-5426

On November 25, 1986, the following matter was scheduled to be heard before the City Council:


P-86365 - Rezone three vacant lots totaling 0.6± acres from Light Density Multiple Family, R-3 to Light Density Multiple Family - Review, R-3-R zone for property located at the west side of Coral Gables Court. (D7) (APN: 049-250-27,28,35)

This hearing has been continued to December 2, 1986 at the hour of 7:30 p.m., in the City Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(3), "No person who has once obtained a continuance of a hearing, whether by notice to the City Clerk as provided in Section 4.5(1) or by personal appearance as provided in paragraph 4.5(2) shall be granted a further continuance except by personally appearing at the Council meeting at the time at which the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 1231 "I" Street, Sacramento, California, Room 200, phone (916) 449-5604.

Sincerely,
Lorraine Magana, City Clerk


Janice Beaman, Deputy City Clerk
JB/imc

cc: Mailing List for P-86365 - 32

AFFIDAVIT OF MAILING

ON Nov 26 1986, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

P-86365 - Rezone three vacant lots totaling 0.6± acres from Light Density Multiple Family, R-3 to Light Density Multiple Family - Review, R-3-R zone for property located at the west side of Coral Gables Court. (D7) (APN: 049-250-27,28,35)

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- () OWNER OF PROPERTY: **Jerri Villanueva**
- () APPLICANT:
- () APPELLANT (IF APPLICABLE):
- () MAILING LIST FOR P-NUMBER **P-86365**
- () SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 26th DAY OF **NOVEMBER**, 1986.

Jrene Carrera
SIGNATURE OF PERSON MAILING NOTICE

December 4, 1986

Jerri Villanueva
8400 Carbide Court
Sacramento, CA 95828

On December 2, 1986, the Sacramento City Council took the following action(s) for property located at the west side of Coral Gables Court: (P-86365)

Adopted Ordinance 86-113 rezoning the site from R-3 to R-3-R.

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

Sincerely,

Lorraine Magana
City Clerk

LM/dah/15

Enclosure

cc: Planning Department