



SACRAMENTO CITY PLANNING DIVISION

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

Application taken by P. Caldwell/ Date: 6/6/02

Project Location: N of Club Center Dr. and E of Natomas Blvd.
Assessor's Parcel No.: 201-0540-002 thru -007, and -052
Owner: Northpointe North LLC
Address: 2240 Douglas Blvd., Suite 200, Roseville, CA 95661
Applicant: Northpointe North LLC, attn: Don Barnett
Address: 2240 Douglas Blvd., Suite 200, Roseville, CA 95661

REQUESTED ENTITLEMENT(S):

- A. **Environmental Determination: Addendum to a Previously Adopted Negative Declaration;**
- B. **Mitigation Monitoring Plan;**
- C. **General Plan Amendment** to re-designate 31.0± acres from 23.4± acres of Low Density Residential and 7.6± acres of Medium Density Residential to 23.8± acres of Low Density Residential and 7.2± acres of Medium Density Residential;
- D. **Community Plan Amendment** to re-designate 31.0± acres from 19.3± acres of Medium Density Residential, 6.9± acres of High Density Residential, 1.0± acres of Institutional, 1.0± acres of General Public Facilities (Civic), and 2.8± acres of Major Street to 20.4± acres of Medium Density Residential, 6.4± acres of High Density Residential, 1.4± acres of General Public Facilities (Civic), and 2.8± acres of Major Streets;
- E. **Rezone** to re-designate 31.0± acres from 23.4± acres of Multi-Family (R-2A) Planned Unit Development (PUD) zone and 7.6± acres of Multi-Family (R-3) Planned Unit Development (PUD) zone to 23.8± acres of Multi-Family (R-2A) Planned Unit Development (PUD) zone and 7.2± acres of Multi-Family (R-3) Planned Unit Development (PUD) zone;
- F. **PUD Schematic Plan Amendment** to depict 93 cluster lots, 104 45' x 75' lots, 7.2± gross acres for High Density Residential, and 1.8± gross acres for a Fire Station on 31.0± gross acres in the Northpointe Park Planned unit Development (PUD);
- G. **Tentative Subdivision Map** to subdivide 31.0± acres into 213± parcels;
- H. **Subdivision Modification** to modify the street elbow standards for Village A;
- I. **Lot Line Adjustment** to relocate the common property lines between two (2) vacant parcels on 18.1± acres in the proposed Multi-Family (R-2A) Planned Unit Development (PUD) zone and Multi-Family (R-3) Planned Unit Development (PUD) zone;
- J. **Special Permit** to develop three (3) house plans on 45' x 75' lots in the proposed Multi-Family (R-2A) Planned Unit Development (PUD) zone; and
- K. **Special Permit** to develop four (4) house plans on cluster lots in the proposed Multi-Family (R-2A) Planned Unit Development (PUD) zone

ACTIONS TAKEN:

On March 27, 2003, the Planning Commission took the following action on:
A-B, G-K Adopted Notice of Decision and Findings of Fact for Approval.
C-F Recommended Approval and Forwarded to City Council.

**CITY COUNCIL
ACTION TAKEN**

On May 8, 2003 the City Council took the following action on:

- A. Environmental determination: Addendum to a previously adopted negative declaration – Adopted Resolution CC2003-262
- B. Mitigation monitoring program – Adopted Resolution CC2003-262
- C. General plan Amendment to re-designate 31.0+ acres from 23.4+ acres of low density residential and 7.6+ acres of medium density residential to 23.8+ acres of low density residential and 7.2+ acres of medium density residential – Adopted Resolution CC2003-263
- D. Community plan amendment to re-designate 31.0+ acres from 19.3+ acres of medium density residential, 6.9+ acres of high density residential, 1.0+ acres of institutional, 1.0+ acres of general public facilities (civic), and 2.8+ acres of major streets to 20.4+ acres of medium density residential, 6.4 acres of high density residential, 1.4+ acres of general public facilities (civic), 2.8+ acres of major streets – Adopted Resolution CC2003-264
- E. Rezone to re-designate 31.0+ acres from 23.4+ acres of multi-family (R-2A) planned unit development (PUD) zone and 7.6+ acres of multi-family (R-3) planned unit development (PUD) zone to 23.8+ acres of multi-family (R-2A) planned unit development (PUD) zone and 7.2+ acres of multi-family (R-3) planned unit development (PUD) zone – Adopted Ordinance OR2003-017
- F. PUD Schematic Plan Amendment to depict 93 cluster lots, 104 45' lots, 7.2+ gross acres for high density residential, and 1.8+ gross acres for a Fire Station on 31.0+ gross acres in the Northpointe Park planned unit development (PUD) – Adopted Resolution CC2003-265.

Sent to Applicant:

6/27/03
Date

By:

Erin Haley
Erin Haley, Temp Typist/Clerk II

EXPIRATION

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

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

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

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

Original to Applicant

Copies: File & Permit Book

P02-079



PLANNING AND
BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916 264-5381
FAX 916-264-5328

Date: June 27, 2003

Sacramento County Assessor
Real Property Support
3701 Power Inn Road #3000
Sacramento, California 95826-4329

RE: 201-0540-002, -003, -004, -005, -006, -007, -052

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

Rezone to re-designate 31.0± acres from 23.4± acres of Multi-Family (R-2A) Planned Unit Development (PUD) zone and 7.6± acres of Multi-Family (R-3) Planned Unit Development (PUD) zone to 23.8± acres of Multi-Family (R-2A) Planned Unit Development (PUD) zone and 7.2± acres of Multi-Family (R-3) Planned Unit Development (PUD) zone.

Special Permit granted to develop three (3) house plans on 45' x 75' lots in the proposed Multi-Family (R-2A) Planned Unit Development (PUD) zone; and to develop four (4) house plans on cluster lots in the proposed Multi-Family (R-2A) Planned Unit Development (PUD) zone.

P02-079

Yours truly,

Erin Haley, Temp Typist Clerk II

cc: Northpointe North LLC (OWNER)

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.