

(21)



CITY OF SACRAMENTO

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

APPROVED
BY THE CITY COUNCIL

OCT 8 1985

OFFICE OF THE
CITY CLERK

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

October 2, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezone from Agriculture, A and Single Family, R-1 to Townhouse, R-1A
 3. Tentative Map (P85-314)
 4. Subdivision Modification to allow improving the proposed park site in lieu of parkland fees

LOCATION: North of drainage canal, south of Rush River Drive and west of Windbridge Drive

SUMMARY

The application is for entitlements to develop 110 zero lot line units on a 29+ acre site. The Planning Commission and staff recommend approval of the project with conditions.

BACKGROUND INFORMATION

The subject site is located adjacent to existing and proposed multiple family uses to the east and a zero lot line single family development that is under construction to the north. The Planning Commission found the proposed project to be compatible with surrounding developments and has approved a Special Permit for the zero lot line development.

The applicant is also requesting to develop the park site in lieu of parkland fees. This is acceptable to the Community Services Department.

VOTE OF THE PLANNING COMMISSION

On August 22, 1985, the Planning Commission voted six ayes and three absent to recommend approval of the application with conditions.

11

October 2, 1985

-2-

October 2, 1985

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance rezoning the subject site to Townhouse, R-1A; and
3. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P85-314

October 8, 1985
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

21

MEETING DATE 8-22-85
 ITEM NO. 13-B FILE P 85-314
 M _____

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

Location: n of drainage canal, s of Wash River Dr., N of Little River way, W of Windbridge Drive

- 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
Ferris	✓		✓	
Fong	<i>Absent</i>			
Goodin	<i>Absent</i>			
Holloway	<i>Absent</i>			
Hunter	✓			
Ishmael	✓			✓
Ramirez	✓			
Simpson	✓			
Augusta	✓			

- 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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ORDINANCE NO. 85-095

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

OCT 8 1985

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 NORTH OF DRAINAGE CANAL, SOUTH OF RUSH RIVER DRIVE, NORTH OF LITTLE RIVER WAY, WEST OF WINDBRIDGE DRIVE FROM THE AGRICULTURAL, A

ZONE(S) AND PLACING
THE SAME IN THE SINGLE FAMILY, R-1

ZONE(S)
(FILE NO. P 85-314) (APN: 031-060-10; 031-030-34, 44, 47, 50, 52; 031-020-90)

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 Agricultural, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family, R-1 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 August 22, 1985, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

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

SECTION 3.

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P85-314

DESCRIPTION OF PROPOSED CHARTER POINT

All that portion of projected Sections 3 and 4, Township 7 North, Range 4 East, M.D.B. & M., described as follows:

Beginning at the point of intersection of the centerline of Rush River Drive with the centerline of Windbridge Drive as shown on the Parcel Map entitled "Lots 9 thru 17, 136 B.M. 15, Lots 350 thru 408, Neta Court and Silva Circle, 154 B.M. 20 and Parcel D, 51 P.M. 17" recorded in the office of the Recorder of Sacramento County in Book 87 of Parcel Maps at Page 22; thence from said point of beginning South 15° 49' 03" West 277.45 feet; thence curving to the right on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing South 32° 54' 14" West 587.63 feet; thence South 49° 59' 25" West 2.09 feet to a point located on the Northerly right-of-way line of the City of Sacramento Drainage Canal; thence along said right-of-way line the following five (5) courses and distances: (1) North 73° 33' 02" West 1111.75 feet, (2) North 73° 16' 00" West 1194.05 feet, (3) North 26° 07' 04" West 62.50 feet, (4) North 63° 52' 56" East 163.14 feet and (5) curving to the left on an arc of 2066.40 feet radius, said arc being subtended by a chord bearing North 61° 38' 21" East 161.76 feet; thence South 87° 30' 57" East 2347.08 feet to the point of beginning; containing 29.382 acres more or less.

THE SPINK CORPORATION

CHECKED:	DATE
TYPING	
TRAVERSE	
MAP	
DELIVERED TO:	

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

RESOLUTION No. 85-777

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

OCT 8 1985

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED SOUTH OF RUSH RIVER DRIVE, WEST OF
WINDBRIDGE DRIVE AND NORTH OF THE DRAINAGE CANAL

(P 85-314) (APN: 031-060-10; 031-030-24,44,47,50,52)

WHEREAS, the City Council, on October 8, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located south of Rush River Drive, west of Windbridge Drive and north of the drainage canal

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 1978 South Pocket Community Plan designate the subject site for low density 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 hereby approved requested subdivision modification to waiye parkland fees :

- a. The City Council determines
that it is _____ undesirable in this particular
case to conform to the strict application of City Code Chapter 40 in
that the applicant will develop the park area adjacent to the sub-
division to the City's satisfaction.
- b. the cost to the subdivider of strict or literal compliance with the
regulation is not the sole reason for granting the modification in that
the applicant will be making improvements at his cost to the park
site
- c. the modification will not be detrimental to the public health, safety,
or welfare, or be injurious to other properties in the vicinity in that
waiver of the fees will not delay acquisition or development of the
park site
- d. that granting the modification is in accord with the intent and purpose
of these regulations and is consistent with the General Plan and with
all other applicable Specific Plans of the City.

- 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 City Code;
 - b. Prepare a sewer and drainage study for review and approval of the City Engineer;
 - c. 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;
 - d. Provide street lights;
 - e. Dedicate and construct 40-foot half section on Windbridge Drive and uncompleted section at southwest corner of Windbridge and Rush River Drives;
 - f. Terminate 50-foot right-of-way at first cul-de-sac (near lot 110) intersection instead of at elbow;
 - g. Park site development shall be subject to Parks/Community Services Department approval: Lots 1-6 shall be eliminated on the final map and included in the park site.

- h. Minimum lot pad grade = 3.5 feet and minimum gutter grade = +2.0 feet; Soils testing for street design will be required;
- i. A seepage study will be required by a registered engineer. The study shall identify and recommend solutions for groundwater related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems;
- j. Street sections shall be designed to provide for stabilized, subgrades and pavement sections under high groundwater conditions;
- k. Cannot file final map until new bridge plans for Windbridge Drive and the canal are on file with the Public Works Department complete and operating;
- l. If off-site right-of-way is required, City will condemn at developer's expense if necessary;
- m. Pay off existing assessments or file necessary segregation request and pay fees;
- n. Pay Pocket Bridge fees;
- o. Add note to plans concerning possible significant archaeological finds: If unusual amounts of bone, shell or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level, before construction continues.
- p. Dedicate and improve full street on access road to Windbridge line;
- q. Dedicate and improve 40-foot half street - Windbridge Drive plus one lane opposite.

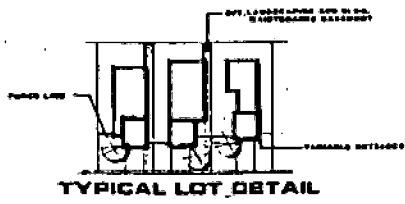
MAYOR

ATTEST:

CITY CLERK

P85-314

P
85314



RECORD OWNER:
 S. S. GARDNER JR.
 5 GARDNER ST., SACRAMENTO, CA. 95807

DEVELOPER:
 PLACED GARDNER & ADAM
 P. O. BOX 971 ARDEN, CA. 95620

EXISTING ZONING:
 A7 (SACRAMENTO)
 M-2500 (SACRAMENTO APPL. USE 200-1000)

PROPOSED ZONING:
 R-10 & R-20

EXISTING USE:
 VACANT

PROPOSED USE:
 100 0-12 LOTS
 1 PARCEL FOR A FUTURE GOLF COURSE, AT
 1 PARCEL FOR A FUTURE GARDEN APT. DEVELOPMENT
 (PARCEL @ SEE P00-100)

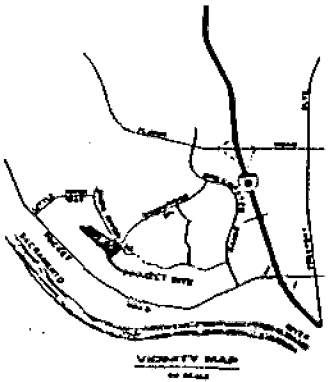
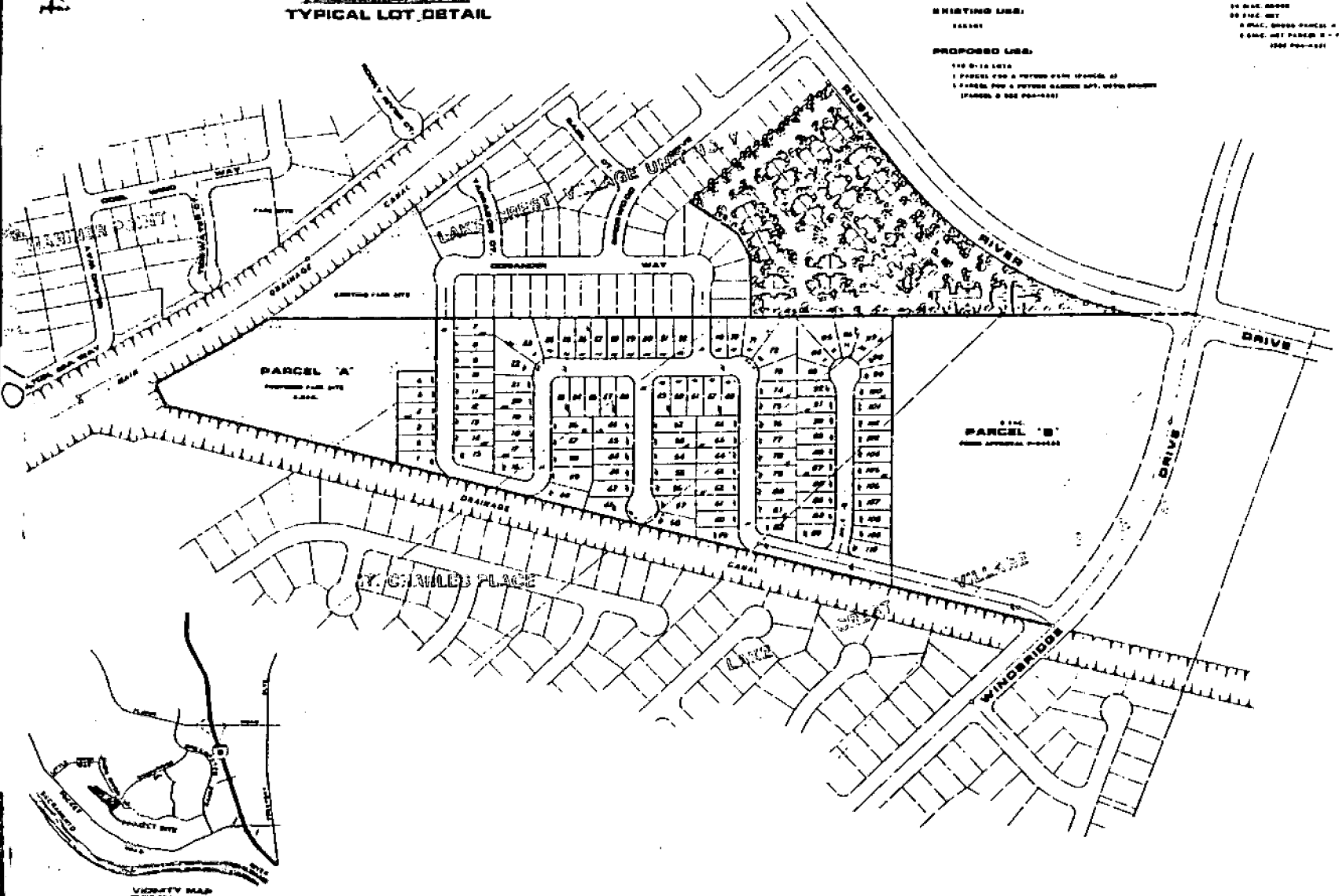
WATER SUPPLY:
 PUBLIC UTILITY

SEWAGE DISPOSAL:
 PUBLIC SEWER

PROPOSED IMPROVEMENTS:
 SANITIZED APT. DEVELOPMENT

ASSESSORS PARCEL NUMBERS:
 011-000-10, 11, 12, 13 & 14
 011-000-15

ACREAGE:
 10.0 AC. APPROX.
 10.0 AC. NET
 0.0 AC. SHOWN PARCEL A - FUTURE GOLF
 0.0 AC. NET PARCEL B - FUTURE GARDEN APARTMENTS
 1000 P00-100



TENTATIVE MAP

HARTER POINTE

CALIFORNIA

OF SACRAMENTO

TENTATIVE MAP

21

Staff Report Amended 8/21/85
CITY PLANNING COMMISSION

21

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811				
OWNER	C. R. Gordon Company, 2 Sand Hill Court, Sacramento, CA 95831				
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811				
FILING DATE	7-19-85	ENVIR. DET.	7-24-85	REPORT BY	FG:bw
ASSESSOR'S-PCL. NO.	031-060-10; 031-030-34,44,47,50,52				

- APPLICATION:
- A. Negative Declaration
 - B. Rezone from Agricultural (A) and Single Family (R-1) to Townhouse (R-1A).
 - C. Tentative Map
 - D. Special Permit to develop 110 zero lot line units.
 - E. Subdivision Modification to waive park fees in lieu of developer improving proposed park site.

LOCATION: North of drainage canal, south of Rush River Drive, north of Little River Way, west of Windbridge Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 110 zero lot line units and a park site.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	A and R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single & multi family; R-1A, R-2B-R
South: Vacant; R-1, R-1A
East: Vacant; R-2 A R
West: Single Family; R-1

Setbacks:	Required	Provided
Front:	25 feet	variable (approx. 20'-20')
Side(Int):	5 feet	0 & 10
Side(St):	12 1/2 feet	12 1/2 feet
Rear:	15 feet	10-15 feet

Parking Required:	1 space/d.u.
Parking Provided:	2 spaces/d.u.
Property Dimensions:	Irregular
Property Area:	29.2+ acres

//

Density of Development:	6.9+ d.u. per acre for zero lot line development
Square Footage of Building:	1100 to 1450 square feet
Height of Building:	Single Story
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Materials:	Wood, stucco
Roof Material:	Wood shakes

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 7, 1985, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and the Subdivison Modification subject to conditions which follow.

BACKGROUND INFORMATION: On April 30, 1985, the City Council approved a rezone from Agriculture (A) to Garden Apartment (R-2B) and Single Family (R-1) Zones on a portion of the subject site (P84-433)

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of six vacant lots totaling 29.2+ acres. The lots are designated for residential uses in both the General Plan and the 1978 South Pocket Community Plan. Surrounding land uses include single and multiple family residential, undeveloped land, a drainage canal and approved subdivisions not yet constructed.
- B. The applicant is proposing to subdivide the 29+ acres as follows:
 - 1. 15.9 acres - 110 zero line (R-1A) lots
 - 2. 3.8 acres - Park site
 - 3. 9.5 acres - Garden Apartment development (P84-433)

The development plans indicate that zero lot line dwelling units are proposed for the 110 R-1A lots. The zero lot line development will allow the location of the structure on the sideyard property line with a five foot easement being provided on the adjoining lot to allow for maintenance of the unit. The units will range in size from 1,100 to 1,450 square feet. The units will include both one and two story elevations with wood and stucco exteriors, and wood shake roofs. The applicant also intends to stagger all front yard setbacks (approximately 20-25 feet to promote a varied site design and visual contrast within the neighborhood.

- C. The applicant is also requesting to improve the proposed park site. The Parks Department is requesting the dedication of lots 1-6 for the park site, however, there will be a trade of land between the City (Parks Department) and the applicant as compensation for lots 1-6. The park site development and all other related details will be subject to the approval of the Parks Department.
- D. The development plans were reviewed by the Traffic, Engineering and Building Divisions. No comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measures:

If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level, before construction continues.

RECOMMENDATION: Staff recommends the following action:

- A. Ratification of the Negative Declaration
- B. Recommend approval of the rezone from Agricultural (A) and Single Family (R-1) to Townhouse (R-1A). and Garden Apartment-Review (R-2B-R) (added by staff)
- C. Approval of the Tentative Map, subject to conditions which follow.
- D. Approval of the Special Permit to develop 110 zero lot line units * based upon Findings of Fact which follow.*subject to conditions (added by staff)
- E. Approval of the Subdivision Modification to waive park fees in lieu of developer improving the proposed park site, pursuant to agreement with the Parks/Community Services Department. (added by staff)

Conditions - Tentative Map

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 City Code;
- 2. Prepare a sewer and drainage study for review and approval of the City Engineer;
- 3. 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;
- 4. Provide street lights;
- 5. Dedicate and construct 40-foot half section on Windbridge Drive and uncompleted section at southwest corner of Windbridge and Rush River Drives;
- 6. Terminate 50-foot right-of-way at first cul-de-sac (near lot 110) intersection instead of at elbow;
- 7. Park site development shall be subject to Parks/Community Services Department approval;
- 8. Minimum lot pad grade - 3.5 feet and minimum gutter grade = +2.0 feet;
- 9. Soils testing for street design will be required;

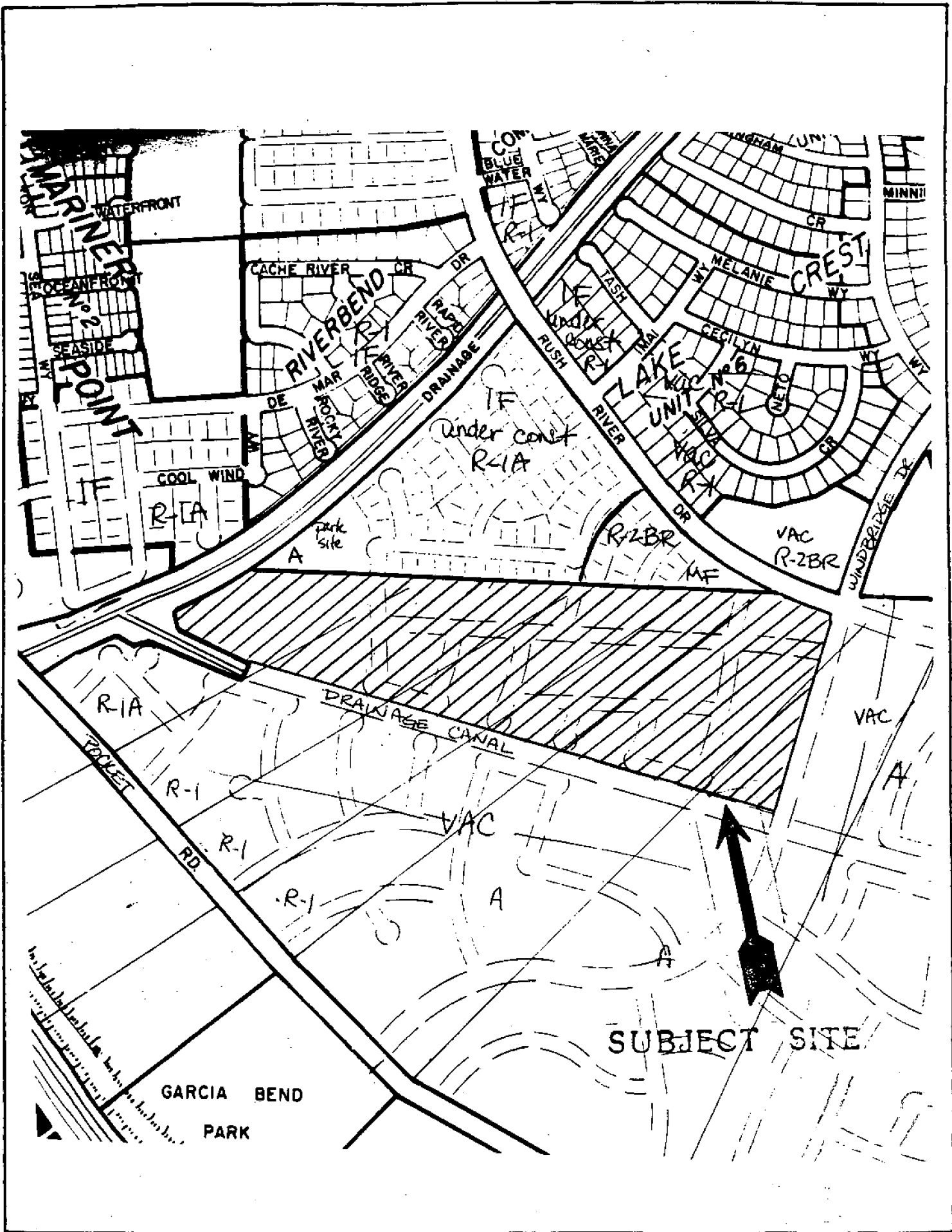
- 10. A seepage study will be required by a registered engineer. The study shall identify and recommend solutions for groundwater related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems;
- 11. Street sections shall be designed to provide for stabilized, subgrades and pavement sections under high groundwater conditions;
- 12. Cannot file final map until new bridge plans for Windbridge Drive and the canal are on file with the Public Works Department complete and operating;
- 13. If off-site right-of-way is required, City will condemn at developer's expense if necessary;
- 14. Pay off existing assessments or file necessary segregation request and pay fees;
- 15. Pay Pocket Bridge fees;
- 16. Add note to plans concerning possible significant archaeological finds: If unusual amounts of bone, shell or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level, before construction continues.
- 17. Dedicate and improve full street on access road to Windbridge line;
- 18. Dedicate and improve 40-foot half street - Windbridge Drive plus one lane opposite.
- 19. Conditions - Special Permit
 - 1. *The dwelling units shall be constructed in accordance with the plans submitted with this application.*
 - 2. *The applicant shall submit a master site plan showing building footprints and variable setbacks for review and approval by the Planning Director prior to issuance of building permits. (added by staff)*

Findings of Fact - Special Permit

- a. The project, as conditioned, is based upon sound principles of land use in that it provides for a housing type which is compatible with adjacent residential land uses in terms of density and design;
- b. The project, as conditioned, will be consistent with the South Pocket Community Plan to: "Provide for a wide range of residential styles and densities which are compatible with each other";

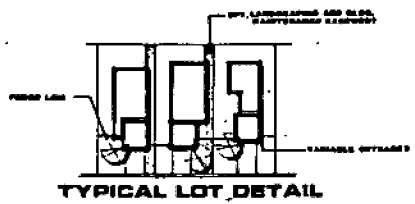
- c. The project, as conditioned, will be consistent with the General Plan goal to: "Provide safe, stable and attractive areas in which to live and to allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community";

- d. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance because the project will adhere to the development standards of the Townhouse zone which stipulates design and density criteria.



VICINITY - LAND USE - ZONING

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85314



RECORD OWNER:
S. H. ANDERSON INC.
5 BARRONIA CT. SACRAMENTO, CA 95831

SUBDIVIDER:
PLACES BAYVIEW & LAKE
P. O. BOX 871 ANCHOR, CA 94920

EXISTING ZONING:
R-1 (SINGLE-FAMILY)
D-2 (SINGLE-FAMILY APTS. AND MOB-HOME)

PROPOSED ZONING:
D-12 & D-20-0

EXISTING USE:
VACANT

PROPOSED USE:
110 D-12 LOTS
1 PARCEL FOR A FUTURE PARK (PARCEL A)
1 PARCEL FOR A FUTURE GATED APT. DEVELOPMENT
(PARCEL B AND PAR-11A)

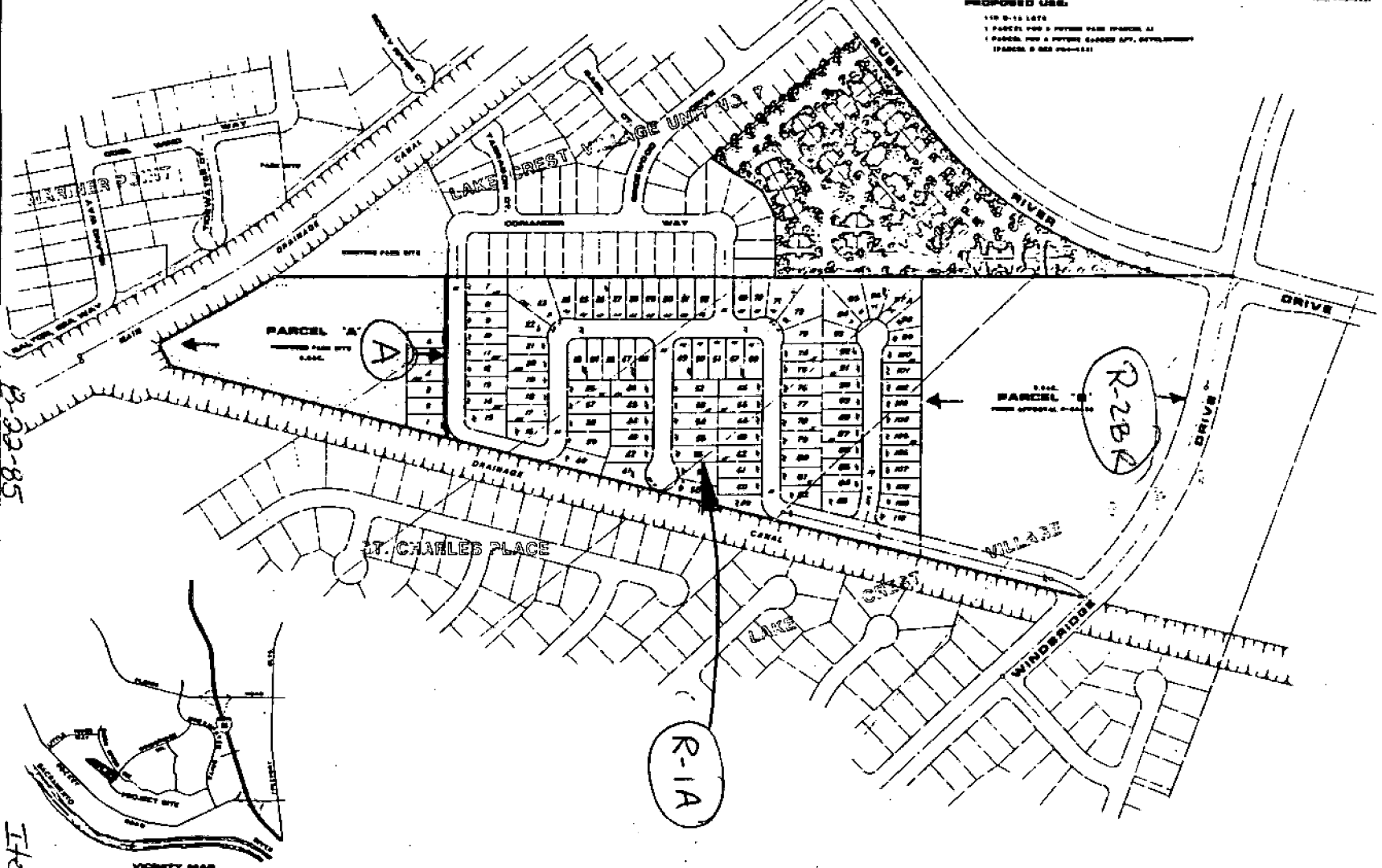
WATER SUPPLY:
MWD-3 SYSTEM

SEWAGE DISPOSAL:
MWD-3 SYSTEM

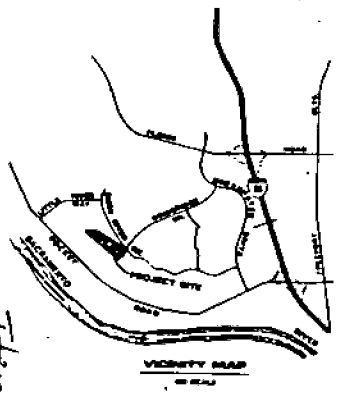
PROPOSED IMPROVEMENTS:
CONCRETE W/ 12" UNDERDRAIN

ASSESSED PARCEL NUMBERS:
801-500-54, 55, 57, 59 & 61
811-000-10

ACRES:
20.86 AC. PARCEL A - FUTURE PARK
43.50 AC. PARCEL B - FUTURE GATED APARTMENTS
(SEE PAR-11A)



8-22-85

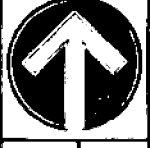


Ifcm

TENTATIVE NO. 13

CHARTER POINTE

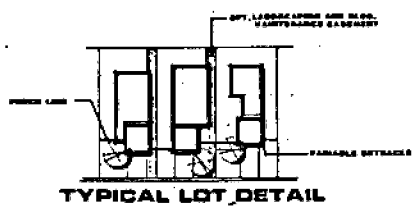
CITY OF SACRAMENTO 17 CALIFORNIA Item 13



JULY 1985

P85- 314

P 85314



RECORD OWNER:
 E. G. GARDNER CO.
 2 BARNHILL CT. SACRAMENTO, CA. 95811

SUBDIVISOR:
 PLACES GARDNER & ASSOC.
 P. O. BOX 971 SACRAMENTO, CA. 95809

EXISTING ZONING:
 A-1 (AGRICULTURAL)
 D-120 (SINGLE-FAMILY, 200 PER-ACRE)

PROPOSED ZONING:
 R-12 & D-120C

EXISTING USE:
 VACANT

PROPOSED USE:
 140 D-120 LOTS
 1 PARCEL FOR A FUTURE PARK (PARCEL 4)
 1 PARCEL FOR A FUTURE GARAGE APT. DEVELOPMENT (PARCEL 6 SEE PLAN-002)

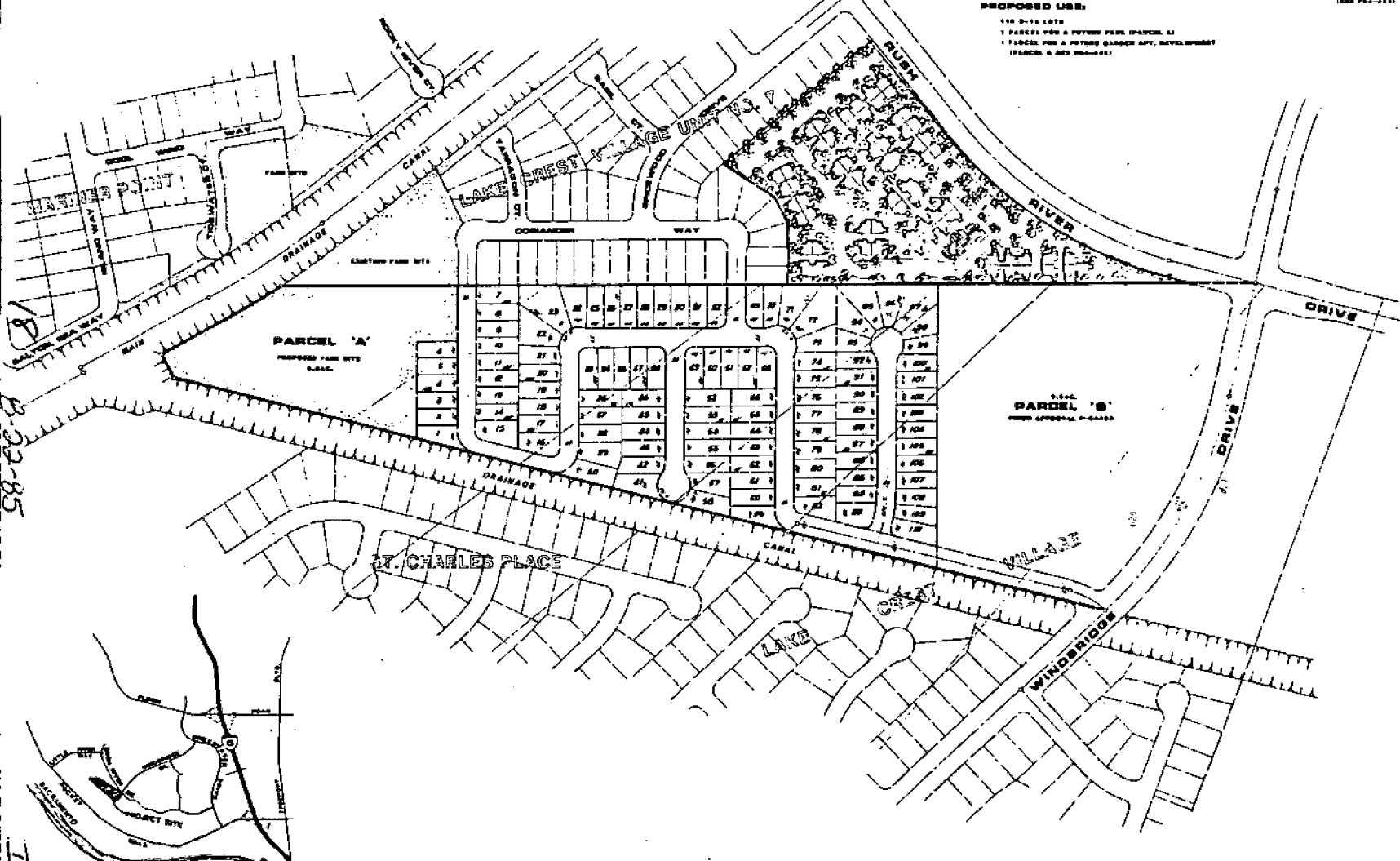
WATER SUPPLY:
 PUBLIC UTILITY

SEWAGE DISPOSAL:
 PUBLIC UTILITY

PROPOSED IMPROVEMENTS:
 SACRAMENTO CITY STAMENUM

ASSESSORS PARCEL NUMBERS:
 001-000-04,06,07,08 & 09
 001-000-10

ACREAGE:
 18.87AC. 00000
 18.87AC. NET
 2.05AC. 00000 PARCEL A - FUTURE PARK
 0.54AC. NET PARCEL B - FUTURE GARAGE APARTMENTS (SEE PLAN-002)



P-02-85

THM 13

TENTATIVE MAP

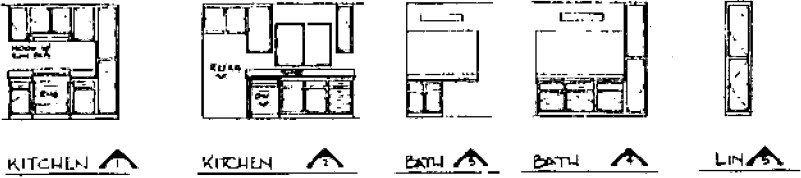
HARTER POINTE

CALIFORNIA

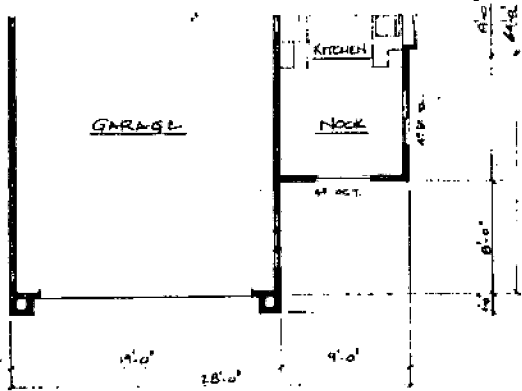
OF SACRAMENTO

EXHIBIT A TENTATIVE MAP

21



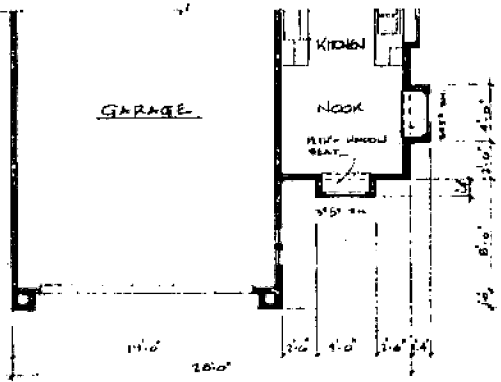
CABINET ELEVATIONS



ALT. FLOOR PLAN - ELEV. 'B'

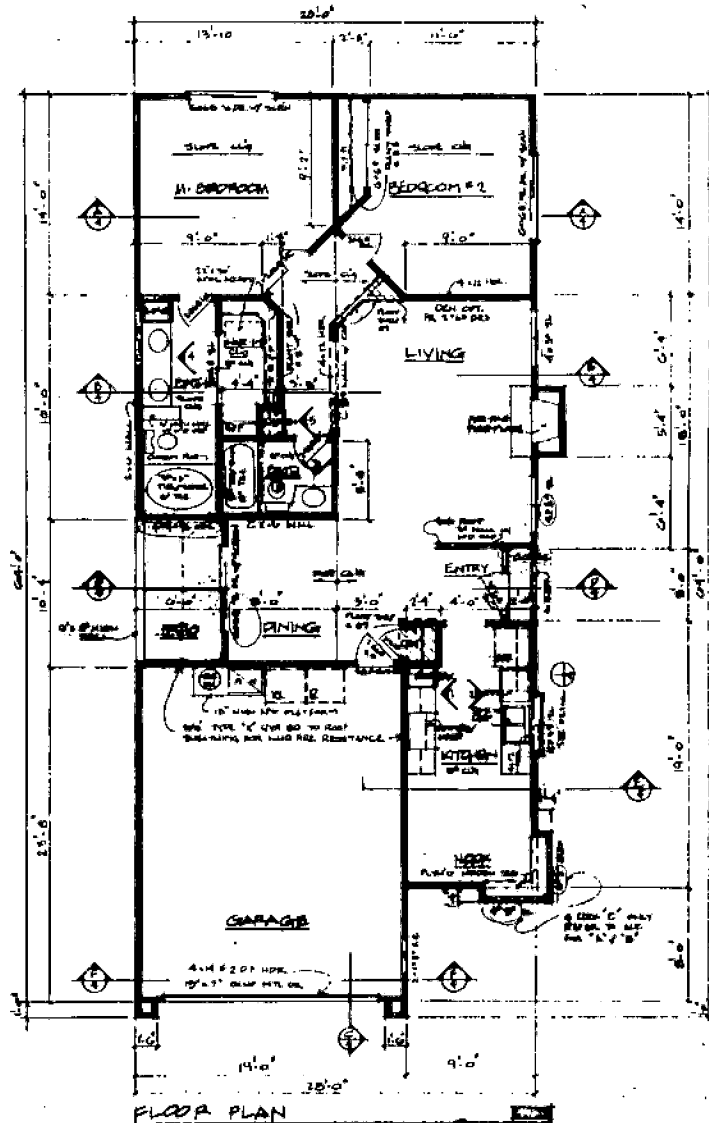
NOTE:
REFER TO TYPICAL FLOOR
PLAN FOR NOTES & DIM.

NOTE:
REFER TO TYPICAL FLOOR PLAN THIS SHEET FOR NOTES & DIMENSIONS.



ALT. FLOOR PLAN @ ELEV. 'A'

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

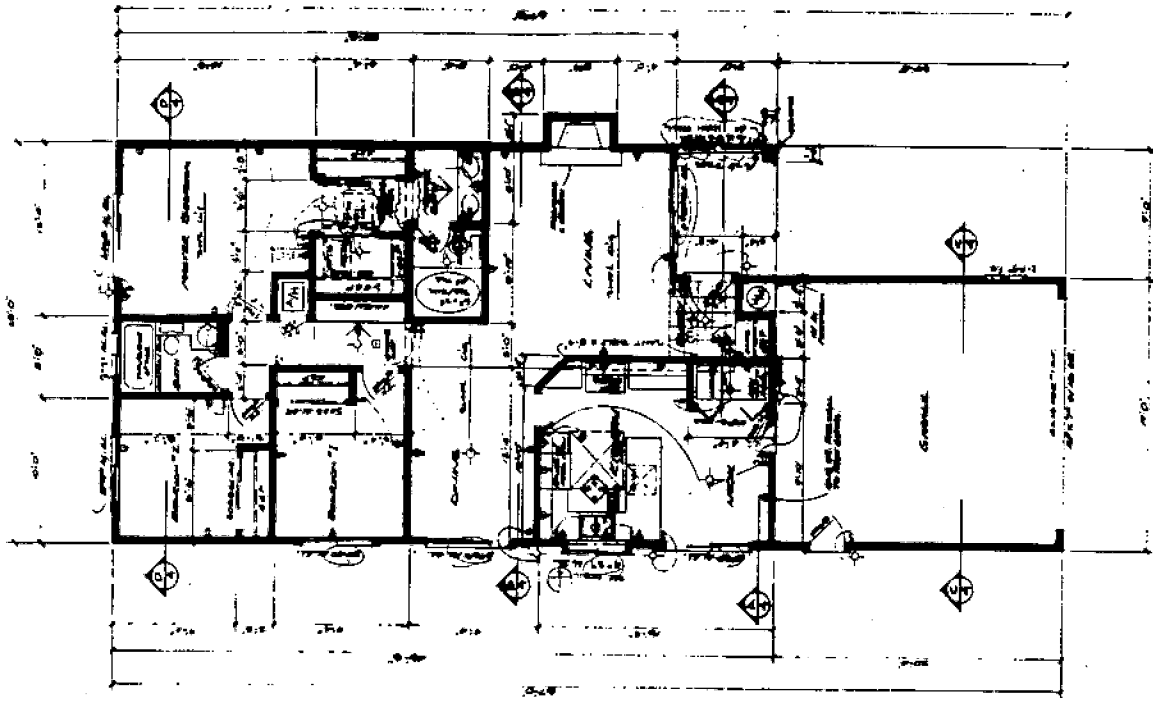
NOTE: REFER TO ALT. PLAN FOR SHEET FOR ELEVATIONS 'A' & 'B'

LIVING AREA: 171.0 SQ. FT.
GARAGE AREA: 244.0 SQ. FT.

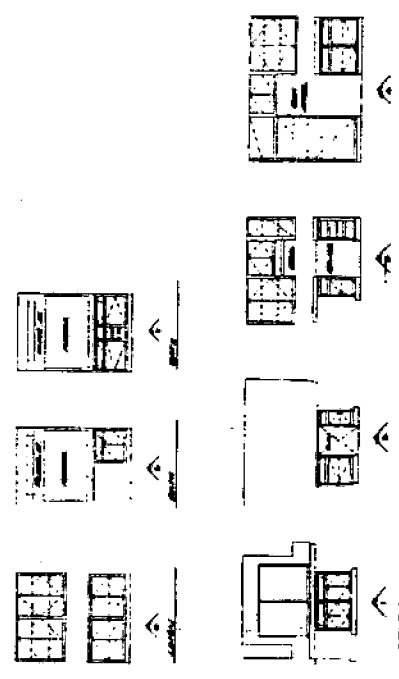
MODEL	

**EXHIBIT B
FLOOR PLANS**

NO.	DATE	DESCRIPTION



FLOOR PLAN
 SCALE: 1/8" = 1'-0"



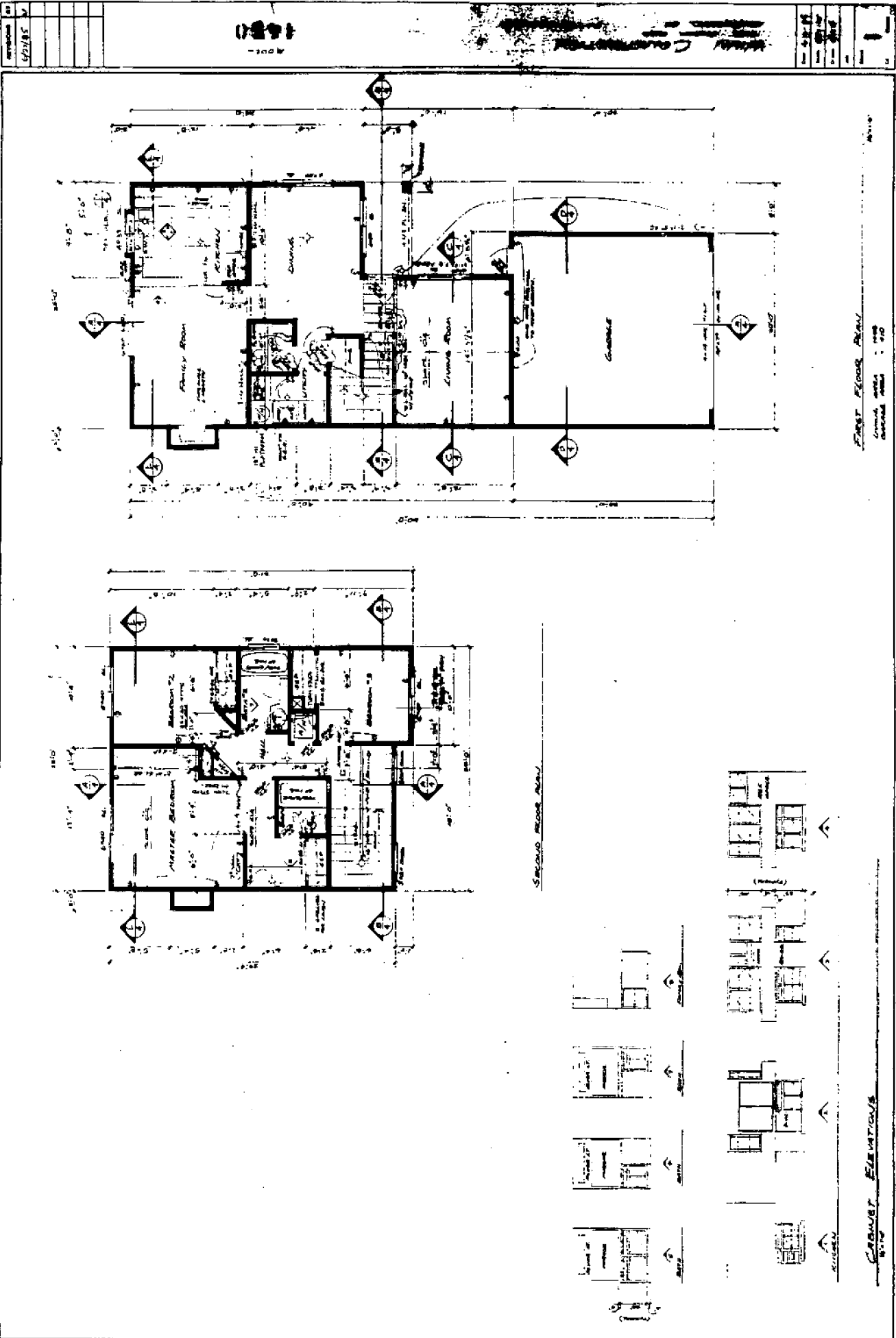
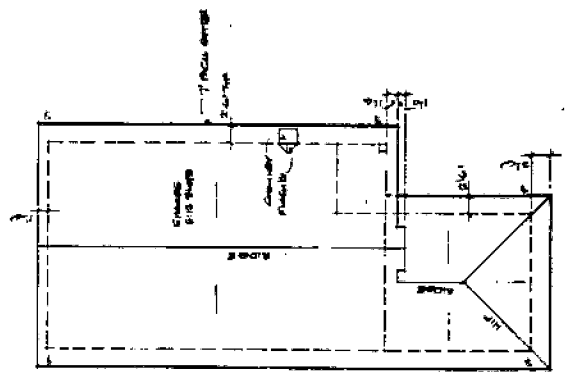


EXHIBIT C
ELEVATIONS

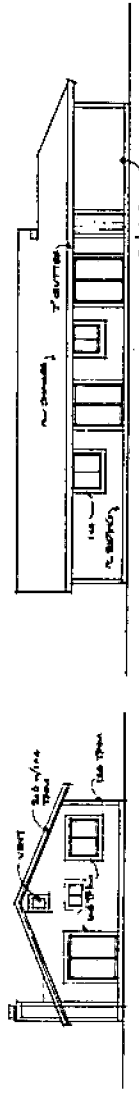
21

REVISION	BY	DATE

1250

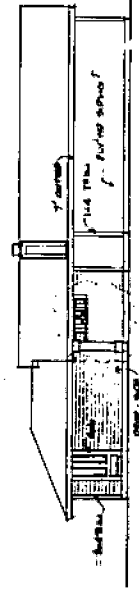


ROOF PLAN
SCALE: 1/8" = 1'-0"

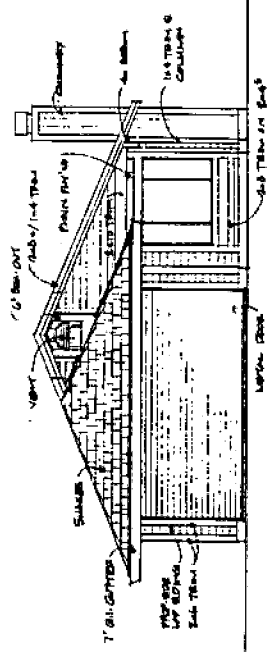


REAR ELEVATION

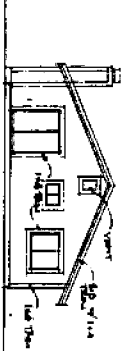
LEFT SIDE
SCALE: 1/8" = 1'-0"



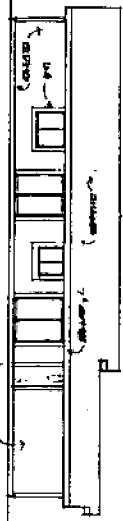
RIGHT SIDE



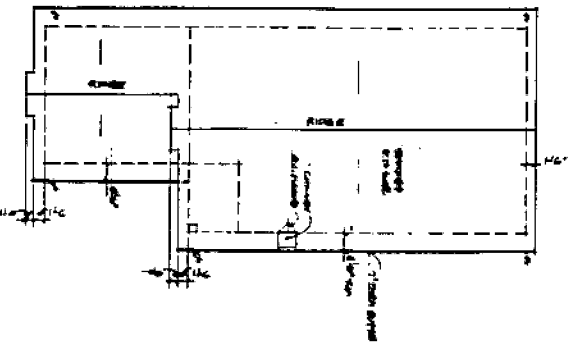
FRONT ELEVATION - C
SCALE: 1/4" = 1'-0"



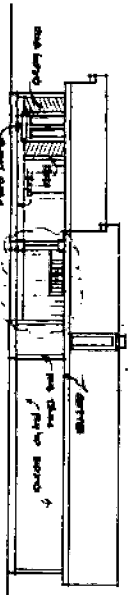
REAR ELEVATION



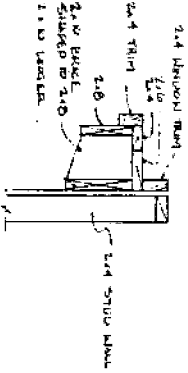
LEFT SIDE
SCALE: 1/8" = 1'-0"



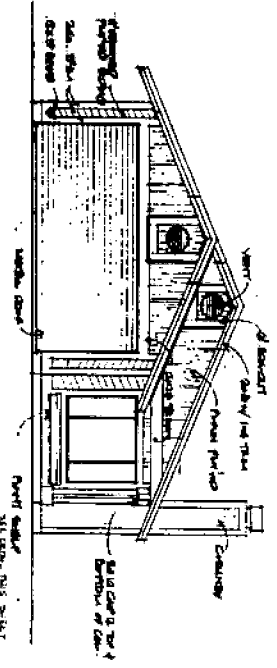
ROOF PLAN
SCALE: 1/8" = 1'-0"



RIGHT SIDE



WANT SHELL DETAIL



FRONT ELEVATION A
SCALE: 1/4" = 1'-0"

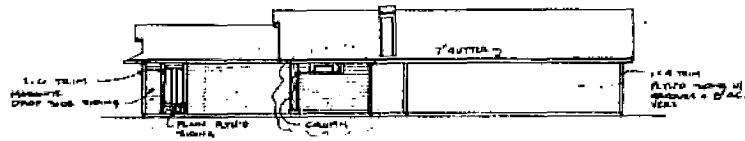
NO.	
REVISIONS	
DATE	
DRAWN BY	
CHECKED BY	

DATE	9-18-85
DRAWN BY	
CHECKED BY	
NO.	2A

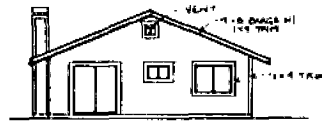
P85-314

24
8-22-85

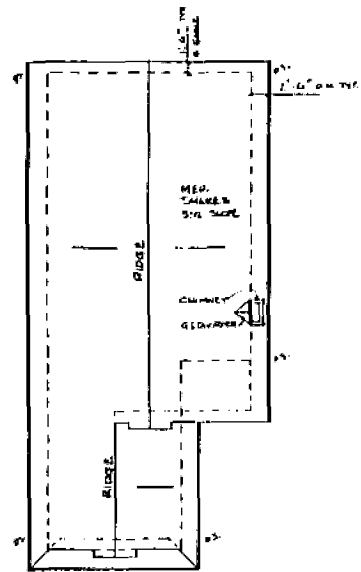
Item 13



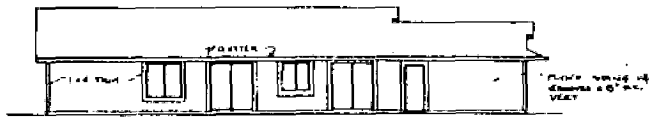
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



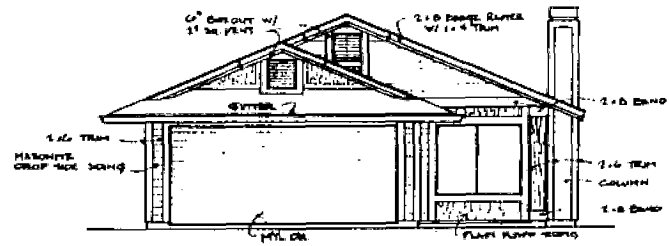
REAR ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

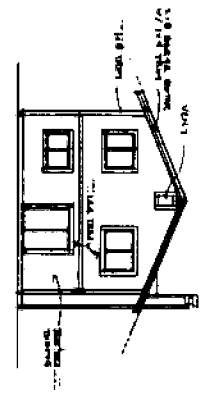
DATE	11/28/85
BY	

MODEL
1250

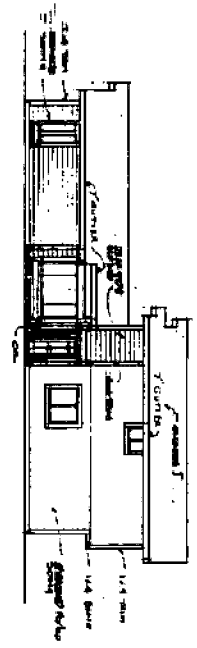
DATE	4-16-86
BY	J. J. J. J.

28

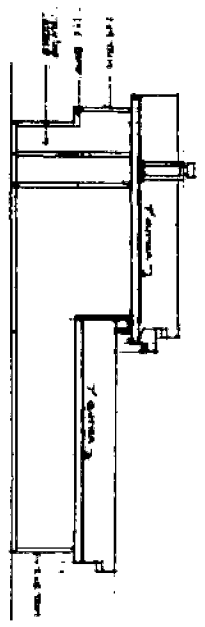
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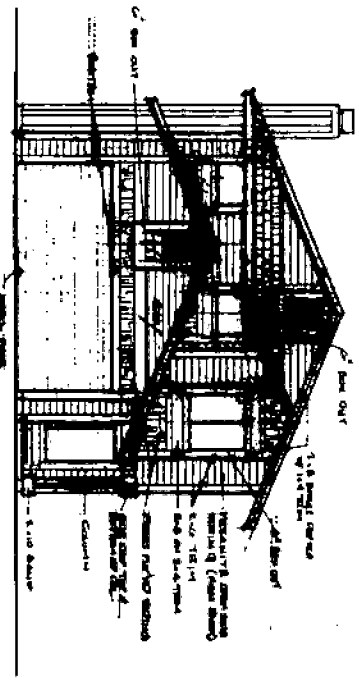
REAR ELEVATION
SCALE: 1/8"=1'-0"



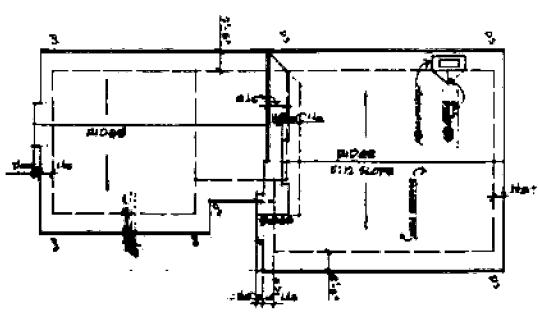
RIGHT SIDE
SCALE: 1/8"=1'-0"



LEFT SIDE
SCALE: 1/8"=1'-0"



FRONT ELEVATION B
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"

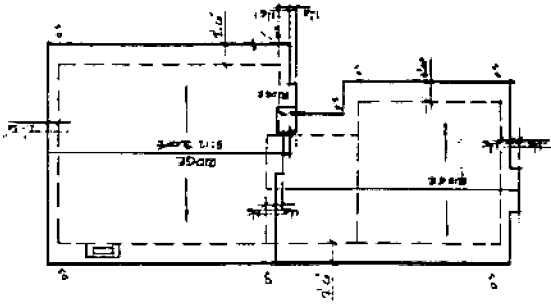
12

MODEL
1450

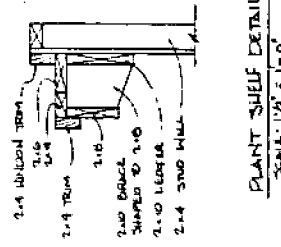
DATE	
BY	
CHECKED	
APPROVED	
SCALE	
PROJECT	
NO.	

10
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16

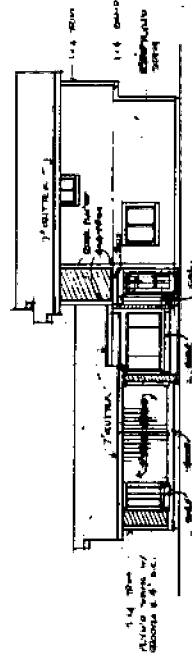
MODEL 1450



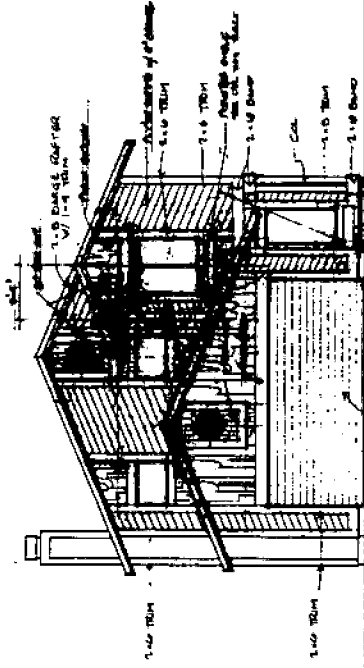
ROOF PLAN
SCALE: 1/8" = 1'-0"



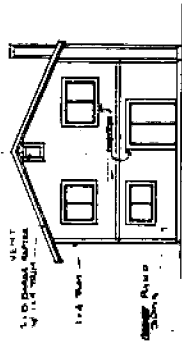
PLANT SHELF DETAIL
SCALE: 1/4" = 1'-0"



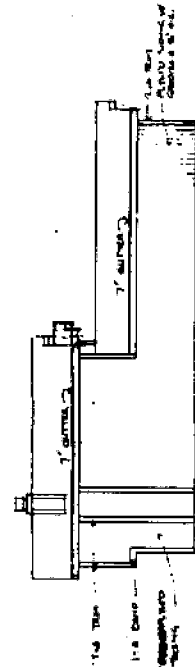
RIGHT SIDE
SCALE: 1/8" = 1'-0"



FRONT ELEVATION 2-A
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

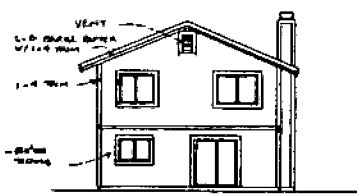


LEFT SIDE
SCALE: 1/8" = 1'-0"

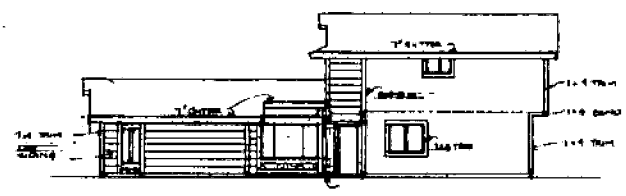
P85-314

27 8-22-85

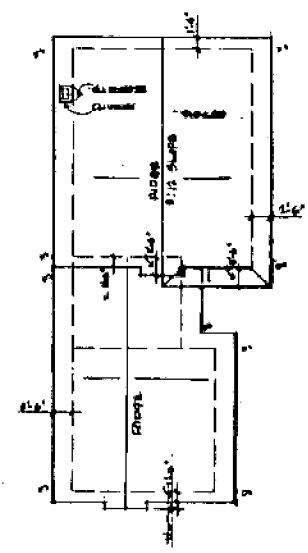
Item 13



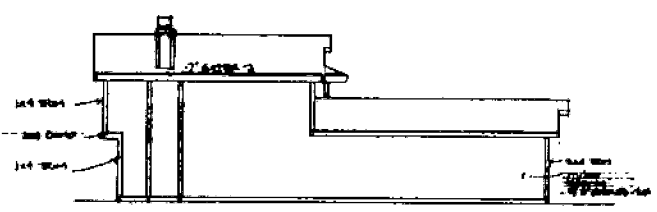
REAR ELEVATION
SCALE: 1/8" = 1'-0"



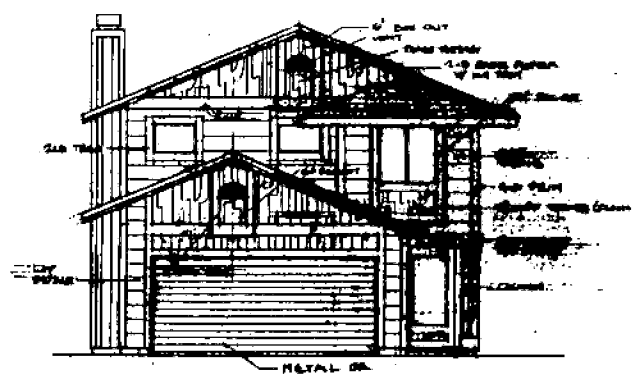
RIGHT SIDE
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



LEFT SIDE
SCALE: 1/8" = 1'-0"



FRONT ELEVATION C
SCALE: 1/4" = 1'-0"

DESCRIPTION	NO.
610 786	

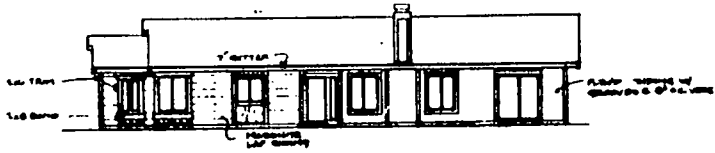
MODEL
1450

22

PBS-314

28 8-22-85

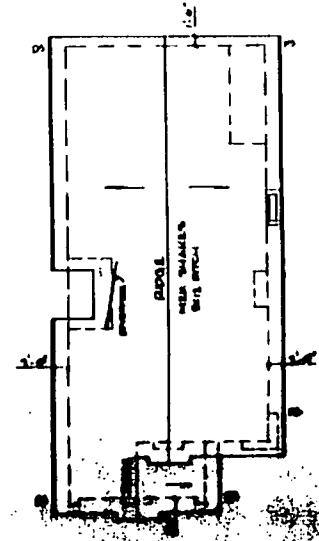
Item 13



RIGHT SIDE
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



FLOOR PLAN



LEFT SIDE
SCALE: 1/8" = 1'-0"



FRONT ELEVATION 2-C
SCALE: 1/8" = 1'-0"

NO.	REVISION
1	SYNOPSIS

MODEL
1150

21



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

SEP 26 9 53 AM '85

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

September 23, 1985

City Council
Sacramento, California

PASSED FOR
PUBLICATION
& CONTINUED
TO 10-8-85

Honorable Members in Session:

SUBJECT: Rezone from Agricultural, A to Single Family, R-1 zone.

LOCATION: North of drainage canal, south of Rush River Drive, north of Little River Way, west of Windbridge Drive

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 October 8, 1985.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P85-314

October 1, 1985
District No. 8

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 NORTH OF DRAINAGE CANAL, SOUTH OF RUSH RIVER DRIVE, NORTH OF LITTLE RIVER WAY, WEST OF WINDBRIDGE DRIVE FROM THE AGRICULTURAL, A

ZONE(S) AND PLACING THE SAME IN THE SINGLE FAMILY, R-1

ZONE(S)
(FILE NO. P 85-314) (APN: 031-060-10; 031-030-34, 44, 47,50,52; 031-020-90)

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 Agricultural, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family, R-1 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 August 22, 1985, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

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

SECTION 3.

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P85-314

DESCRIPTION OF PROPOSED CHARTER POINT

All that portion of projected Sections 3 and 4, Township 7 North, Range 4 East; M.D.B. & M., described as follows:

Beginning at the point of intersection of the centerline of Rush River Drive with the centerline of Windbridge Drive as shown on the Parcel Map entitled "Lots 9 thru 17, 136 B.M. 15, Lots 350 thru 408, Neta Court and Silva Circle, 154 B.M. 20 and Parcel D, 51 P.M. 17" recorded in the office of the Recorder of Sacramento County in Book 87 of Parcel Maps at Page 22; thence from said point of beginning South 15° 49' 03" West 277.45 feet; thence curving to the right on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing South 32° 54' 14" West 587.63 feet; thence South 49° 59' 25" West 2.09 feet to a point located on the Northerly right-of-way line of the City of Sacramento Drainage Canal; thence along said right-of-way line the following five (5) courses and distances: (1) North 73° 33' 02" West 1111.75 feet, (2) North 73° 16' 00" West 1194.05 feet, (3) North 26° 07' 04" West 62.50 feet, (4) North 63° 52' 56" East 163.14 feet and (5) curving to the left on an arc of 2066.40 feet radius, said arc being subtended by a chord bearing North 61° 38' 21" East 161.76 feet; thence South 87° 30' 57" East 2347.08 feet to the point of beginning; containing 29.382 acres more or less.

THE SPINK CORPORATION
CHECKED: _____ DATE _____

TYPING _____

TRAVERSE _____

MAP _____

DELIVERED TO: _____

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

October 15, 1985

C. R. Gordon Company
2 Sand Hill Court
Sacramento CA 95831

Dear Sirs:

On October 8, 1985, the Sacramento City Council took the following action(s) for property located north of drainage canal, south of Rush River Drive, north of Little River Way, west of Windbridge Drive (P-85314):

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 6 lots into 110 zero lot line lots, a park site lot, and a multiple family lot; Subdivision Modification to waive park fees in lieu of developer improving park site.

Adopted an Ordinance to rezone 29.2± acres from Agricultural, A to Single Family, R-1 zone.

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Connie Petersen
Deputy City Clerk

LM/mls/21

Enclosure

cc: Planning Department

Spink Corporation

1950

THE GREAT BRITAIN

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THE GREAT BRITAIN
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THE GREAT BRITAIN
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