



CITY OF SACRAMENTO

20

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

MARTY VAN DUYN
PLANNING DIRECTOR

APPROVED
BY THE CITY COUNCIL

April 11, 1985

APR 16 1985

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
APR 11 1 18 PM '85

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Amendment of the Airport-Meadowview Community Plan Residential (4-8 du/ac) to Residential (7-15 du/ac)
 3. Rezone from Single Family, R-1 to Townhouse, R-1A
 4. Tentative Map (P85-007)

LOCATION: North side of Meadowview Road between 32nd Street and Western Pacific Railroad

SUMMARY

The application is for entitlements to develop 171 petite homes, 116 halfplex units and 13 duplexes on a forty acre site. The Planning Commission and staff recommend approval of the project with conditions.

BACKGROUND INFORMATION

The subject site is located adjacent to an existing single family area to the west and many of the streets will be extended into the proposed project. The Western Pacific Railroad borders much of the site on the east side. The project density is approximately ten units per net acre. The units proposed for the lots will range in size between 1,000 square feet to 1,400 square feet. The Planning Commission found the proposed housing mix compatible with the adjacent low density residential area and recommend approval of the project with conditions. The Commission also voted to approve a Special Permit for development of the proposed housing units in the Townhouse, R-1A zone.

VOTE OF THE PLANNING COMMISSION

On March 14, 1985, the Planning Commission voted seven ayes, two absent, to recommend approval of the project.

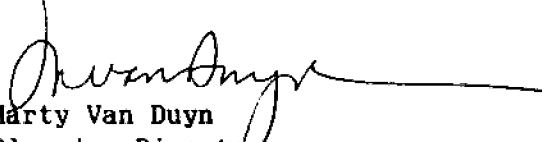
20

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution amending the Airport-Meadowview Community Plan;
3. Adopt the attached Ordinance rezoning the site to Townhouse, R-1A zone; and
4. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P85-007

April 16, 1985
District No. 7

RESOLUTION NO. 85-277

20

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

APR 16 1985

OFFICE OF THE
CITY CLERK

RESOLUTION AMENDING THE AIRPORT-MEADOWVIEW COMMUNITY PLAN FROM RESIDENTIAL (4-8 DU/AC) TO RESIDENTIAL (7-15 DU/AC) FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1 (P85-007) (APN: 049-071-01; 049-050-21)

WHEREAS, the City Council conducted a public hearing on April 16, 1985, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for residential development (7-15 units per acre); and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A-1 in the City of Sacramento is hereby designated on the Airport-Meadowview Community Plan as Residential (7-15 du/ac).

MAYOR

ATTEST:

CITY CLERK

P85-007

P85007

L E G A L
D E S C R I P T I O N

Exh. A-1
20

That real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL NO. 1:

The West one-half of the Southeast one-quarter of Section 6, Township 7 North, Range 5 East, M.D.B. & M., EXCEPTING THEREFROM the following four (4) parcels of land:

A. All that portion of land lying within the boundaries of Guild Estates Unit No. 2 Subdivision, recorded in the office of the County Recorder of Sacramento County, on May 28, 1962, in Book 69 of Maps, Map No. 1.

B. All that portion of land lying within the boundaries of Meadowview Terrace Unit No. 4, recorded in the office of the County Recorder of Sacramento County on May 13, 1960 in Book 60 of Maps, Map No. 27.

C. All that portion of land lying within the boundaries of Guild Estates Unit No. 3, recorded in the office of the County Recorder of Sacramento County on August 6, 1965, in Book 77 of Maps, Map No. 24.

D. All that portion of Section 6, Township 7 North, Range 5 East, M.D.B. & M., described as follows:

BEGINNING at a point on the centerline of Meadowview Road from which the Northwest corner of Southgate Unit No. 1, the official plat of which is recorded in the office of the Recorder of Sacramento County, in Book 56 of Maps, Map No. 16, bears North 89° 41' 25" East 1258.99-feet; thence from said point of beginning South 89° 41' 25" West 343.26 feet along the centerline of said Meadowview Road; thence North 00° 00' 50" West 451.53 feet; thence North 89° 59' 10" East 178.49 feet; thence North 70° 28' 55" East 172.00 feet; thence South 00° 18' 35" East 507.19 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot A, as shown on the "Plat of Meadow View Colony", recorded in Book 10 of Maps, Map No. 36, records of said County, described as follows:

Beginning at the most Northerly corner of said Lot A, said corner being a point on the Westerly right of way line of Western Pacific Railroad; thence from said point of beginning, along the West line of said Lot A, South 00° 35' West 1175.70 feet; thence South 89° 25' East 296.41 feet to a point on the Westerly right of way line of said Western Pacific Railroad, said point being also on the Easterly line of said Lot A; thence along said Easterly line and along said Westerly right of way, North 13° 34' West 1212.49 feet to the point of beginning.

X5

P85007

20

ORDINANCE NO. 85-027 **APPROVED**
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APR 16 1985

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,
AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTH
SIDE OF MEADOWVIEW ROAD, BETWEEN 32ND STREET AND WESTERN

OFFICE OF THE
CITY CLERK

PACIFIC RAILROAD TRACKS FROM THE SINGLE FAMILY
R-1 ZONE(S)
AND PLACING SAME IN THE TOWNHOUSE, R-1A
ZONE(S)

(FILE NO. P- 85-007)(APN: 049-071-01; 049-050-21)

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 Single
Family, R-1 zone(s),
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
from said zone and placed in the Townhouse, R-1A
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 March 14, 1985, on file in the office of the Planning Depart-
ment, or any provision or modification thereof as subsequently reviewed and approved
by the Planning Commission, no such permit shall be issued, and the Planning
Director shall report the matter to the Planning Commission as provided for in
Ordinance No. 3201, Fourth Series.

SECTION 2.

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

20

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

P85-007

47

P85007

L E G A L
D E S C R I P T I O N

20

That real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL NO. 1:

The West one-half of the Southeast one-quarter of Section 6, Township 7 North, Range 5 East, M.D.B. & M., EXCEPTING THEREFROM the following four (4) parcels of land:

A. All that portion of land lying within the boundaries of Guild Estates Unit No. 2 Subdivision, recorded in the office of the County Recorder of Sacramento County, on May 28, 1962, in Book 69 of Maps, Map No. 1.

B. All that portion of land lying within the boundaries of Meadowview Terrace Unit No. 4, recorded in the office of the County Recorder of Sacramento County on May 13, 1960 in Book 60 of Maps, Map No. 27.

C. All that portion of land lying within the boundaries of Guild Estates Unit No. 3, recorded in the office of the County Recorder of Sacramento County on August 6, 1965, in Book 77 of Maps, Map No. 24.

D. All that portion of Section 6, Township 7 North, Range 5 East, M.D.B. & M., described as follows:

BEGINNING at a point on the centerline of Meadowview Road from which the Northwest corner of Southgate Unit No. 1, the official plat of which is recorded in the office of the Recorder of Sacramento County, in Book 56 of Maps, Map No. 16, bears North 89° 41' 25" East 1258.99-feet; thence from said point of beginning South 89° 41' 25" West 343.26 feet along the centerline of said Meadowview Road; thence North 00° 00' 50" West 451.53 feet; thence North 89° 59' 10" East 178.49 feet; thence North 70° 28' 55" East 172.00 feet; thence South 00° 18' 35" East 507.19 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot A, as shown on the "Plat of Meadow View Colony", recorded in Book 10 of Maps, Map No. 36, records of said County, described as follows:

Beginning at the most Northerly corner of said Lot A, said corner being a point on the Westerly right of way line of Western Pacific Railroad; thence from said point of beginning, along the West line of said Lot A, South 00° 35' West 1175.70 feet; thence South 89° 25' East 296.41 feet to a point on the Westerly right of way line of said Western Pacific Railroad, said point being also on the Easterly line of said Lot A; thence along said Easterly line and along said Westerly right of way, North 13° 34' West 1212.49 feet to the point of beginning.

X8

P85007

RESOLUTION No. 85-278

20

Adopted by The Sacramento City Council on date of

APPROVED BY THE CITY COUNCIL

APR 16 1985

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTH SIDE OF MEADOWVIEW ROAD BETWEEN 32ND STREET AND WESTERN PACIFIC RAILROAD (P-85-007)(APN: 049-071-01; 049-050-21)

WHEREAS, the City Council, on April 16, 1985, held a public hearing on the request for approval of a tentative map for property located on the north side of Meadowview Road between 32nd Street and Western Pacific Railroad;

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 1984 Airport-Meadowview Community Plan designate the subject site for residential (7-15 du/ac) 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. 20
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service;
- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- f. Dedicate right-of-way along Meadowview Road to a 50 foot halfsection;
- g. Provide a sound study for lots 44 through 84 and construct appropriate mitigation measures as outlined in the study;
- h. Dedicate 'A' Street to a 50 foot right-of-way;

20

- i. A copy of the conditions, covenants and restrictions (CC & R's) shall be submitted to the Planning Director and City Attorney prior to final map approval. The CC & R's shall provide appropriate language restricting the blockage of the circular driveways fronting on Meadowview Road. Adequate provisions shall also be provided for the maintenance of the front yards throughout the project.
- j. Redesign the map to show a minimum lot width of 40 feet.

MAYOR

ATTEST:

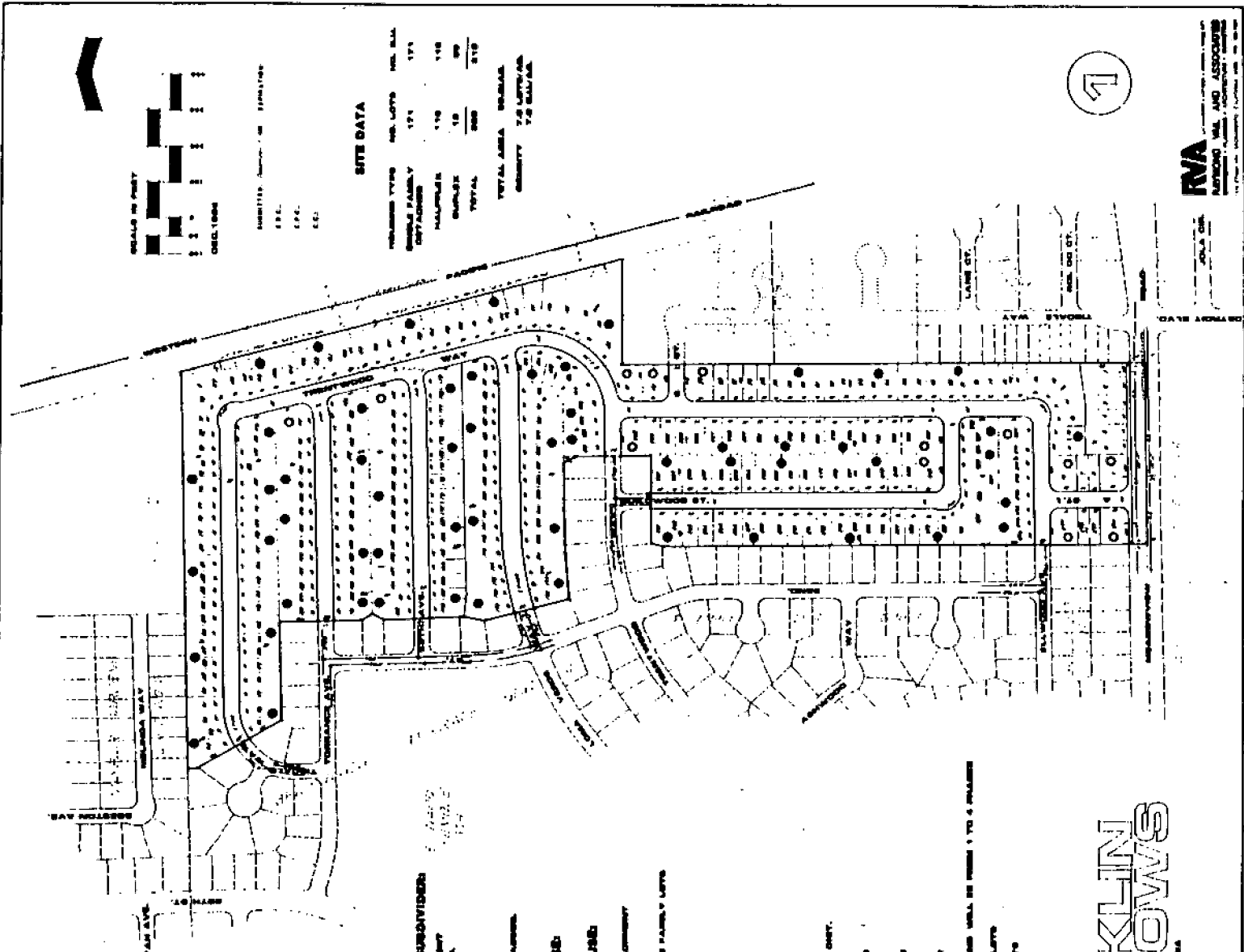
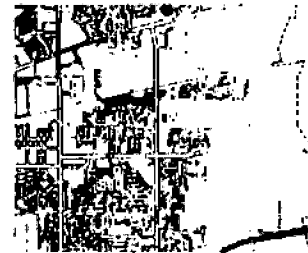
CITY CLERK

P85-007

//

SENTIDO

120



PROPERTY MAP
1/20 SCALE

PROPERTY MAP
1/20 SCALE

RECORD OWNER AND SUBDIVISION

MAPS IN DEVELOPMENT
AND NEIGHBORHOOD
CIVIL ENGINEERING
SANTA ANITA

PROPOSED ZONE AND USE:

R-1, WALKWAY
R-1 AND B-1
PLANNED UNIT DEVELOPMENT

NUMBER OF LOTS:

114 DETACHED SINGLE FAMILY LOTS
110 HALF PLEX LOTS
10 DUPLEX LOTS
000 TOTAL LOTS

ACREAGE:

0.000000
0.000000
0.000000
0.000000

DEENSITY:

7.8 LOTS/AC.
7.8 LOTS/AC.
7.8 LOTS/AC.

SCHOOL DIST.:

CITY OF SACRAMENTO, CALIF.
CITY OF SACRAMENTO, CALIF.
CITY OF SACRAMENTO, CALIF.

SEWAGE DISPOSAL:

CITY OF SACRAMENTO, CALIF.
CITY OF SACRAMENTO, CALIF.
CITY OF SACRAMENTO, CALIF.

WATER SUPPLY:

CITY OF SACRAMENTO, CALIF.
CITY OF SACRAMENTO, CALIF.
CITY OF SACRAMENTO, CALIF.

PHASING:

CONSTRUCTION SHALL BE PERMITTED TO PROCEED
IN PHASES 1 TO 5.

● - CONSTRUCT HALF PLEX LOTS
○ - CONSTRUCT DUPLEX LOTS

SITE DATA

PROPOSED TYPE	NO. LOTS	SQ. FT.
DETACHED SINGLE FAMILY	114	114
DUPLEX	10	10
HALF PLEX	110	110
TOTAL	234	234

TOTAL AREA: 0.000000 ACRES
DENSITY: 7.8 LOTS/AC.



BRANKLIN BREABOWS
CITY OF SACRAMENTO, CALIFORNIA

RVA
REGISTERED PROFESSIONAL ARCHITECT
1111 P STREET, SACRAMENTO, CALIF. 95811
TEL: 916/441-1111

P 85007

12

7 9

City Planning Commission
Sacramento, California

20

Members in Session:

Subject: A. Negative Declaration

- B. Amendment of the 1984 Airport-Meadowview Community Plan from Residential (4-8 du/na) to Residential (7-15 du/na)
- C. Rezone from R-1 to R-1A (Section 13-4)
- D. Tentative Map (Subdivision Ordinance)
- E. Special Permit for development in the R-1A zone (Section 7-C)

LOCATION: North side of Meadowview Road, between 32nd Street and the Western Pacific Railroad

BACKGROUND INFORMATION: This application involves a 40+ acre site which the applicant proposes to develop with 171 petite homes, 116 halfplexes and 13 duplexes. This item was continued from the February 14th meeting to allow time for the applicant to revise the elevations. The revisions were necessary to address concerns over the limited visual access from the units to the public street which assists in providing resident monitoring of the activity in the neighborhood. The revisions were also necessary since it was questionable whether or not the applicant could modify the proposed floor plans and elevations to accommodate the requested street orientation of these units. The applicant has submitted certain revisions to the existing plans which open up more of the unit to the public street. The following modifications have been submitted by the applicant:

- A. An optional single car garage will be included in the plans. This modification will allow more space in the front for unit orientation to the street.
- B. Units 'A' and 'I' will provide visual overview of the street through a second story window. Staff recommends that these plans only be used on corner lots with the side elevation of the structure oriented toward the street or, if located on interior lots, these units be restricted to Meadowview Road.
- C. On interior lots unit 'D' will be designed with the entry facing the street and not located in the entry courtyard.
- D. The typical unit 'E' will be modified by extending the dining room wall out toward the entry and placing a window in the added space for the purpose of street monitoring.
- E. Unit 'F' will provide street overview from a kitchen window.
- F. A maximum four foot fence will be used on all yard areas and courtyards located adjacent to public streets. This will allow for privacy while still providing overview of the street from the living area.

20

- G. When used on an interior lot, the blank wall of the halfplex design will be provided window openings.
- H. The applicant will be utilizing six different floor plans and elevations which will add variety to the project. These plans indicate the use of one and two story structures. A combination of stucco, wood trim and brick veneer will be used on the structures. The roofing material will consist of a medium wood shake or tile. As proposed the use of tile or wood shake roofs will be accomplished by the clustering of units with like roofing material.

In addition to these modifications, staff recommends the front yard landscaping be modified to eliminate dense foliage within the line of sight of the unit openings to the street. Since this project is being developed with front yard landscaping and association maintenance, this requirement should be easily accomplished. Staff further recommends that the applicant adhere to the plans as revised.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the 1984 Airport-Meadowview Community Plan Amendment from Residential, 4-8 du/net ac., to Residential, 7-15 du/net ac.;
- C. Recommend approval of the Rezone to R-1A;
- D. Recommend approval of the Tentative Map, subject to conditions which follow;
- E. Approval of the Special Permit, subject to condtions and based upon findings of fact which follow:

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 the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of

14

centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service;

5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. Dedicate right-of-way along Meadowview Road to a 50 foot halfsection;
7. Provide a sound study for lots 44 through 84 and construct appropriate mitigation measures as outlined in the study;
8. Dedicate 'A' Street to a 50 foot right-of-way;
9. A copy of the conditions, covenants and restrictions (CC & R's) shall be submitted to the Planning Director and City Attorney prior to final map approval. The CC & R's shall provide appropriate language restricting the blockage of the circular driveways fronting on Meadowview Road. Adequate provisions shall also be provided for the maintenance of the front yards throughout the project.
10. Redesign the map to show a minimum lot width of 40 feet.

Conditions - Special Permit

1. No halfplex structures shall be allowed on interior lots with the exception of lots fronting on Meadowview Road;
2. The minimum unit size shall be 973 feet;
3. The units shall meet the standard setback requirements for single family development in the R-1 zone except that the front setback shall be varied between 20 and 30 feet. A final site plan indicating the setbacks of each unit in the development shall be submitted for the Planning Director's approval prior to issuance of building permits. A copy of the plan shall be retained in the file for plan checking on each site;
4. Roofing materials shall consist of medium wood shake or tile, as indicated in the attached plans;
5. A copy of the conditions, covenants and restrictions (CC & R's) shall be submitted to the Planning Director and City Attorney prior to final map approval. The CC & R's shall provide appropriate language restricting the blockage of the circular driveways fronting on Meadowview Road. Adequate provisions shall also be provided for the maintenance of the front yards throughout the project.

20

6. No two story structures shall be developed on lots 44 through 48;
7. Units 'A' and 'I' shall only be located on corner lots or along Meadowview Road;
8. The fireplace and entry on unit 'D' shall be redesigned with the entry facing the street and not located in the entry courtyard;
9. The typical unit 'E' shall be modified by extending the dining room wall out toward the entry and placing a window in the added space;
10. Fencing of courtyards and patios located adjacent to a public street shall not exceed four feet in height;
11. The blank wall of the halfplex design shall be opened with windows on units located on interior lots;
12. The applicant shall adhere to the attached plans and elevations;
13. The exterior materials shall consist of stucco and brick veneer siding with wood trim and medium wood shake or tiled roofs;
14. The applicant shall submit a detailed landscape and irrigation plan for the front yards that are to be installed with the development and maintained by an association of the homeowners. The plans shall take into consideration the need for visibility of the unit to the street and no dense landscaping shall be located in the line of sight from the unit to the street. These plans shall be submitted for the Planning Director's review and approval prior to issuance of a building permit;
15. Revised plans (elevations, floor plans and footprints) indicating the above items (7-11) shall be submitted to the planning Director for review and approval prior to issuance of building permits.

Findings of Fact - Special Permit

1. The proposed project is based upon sound principles of land use, in that:
 - a. The site is designated for low density residential use;
 - b. The proposed petite homes are compatible with the adjacent single family development; and
 - c. A noise study was accomplished to mitigate concern over the noise generated by the railroad and SMUD substation on those lots located adjacent to these uses.

20

20

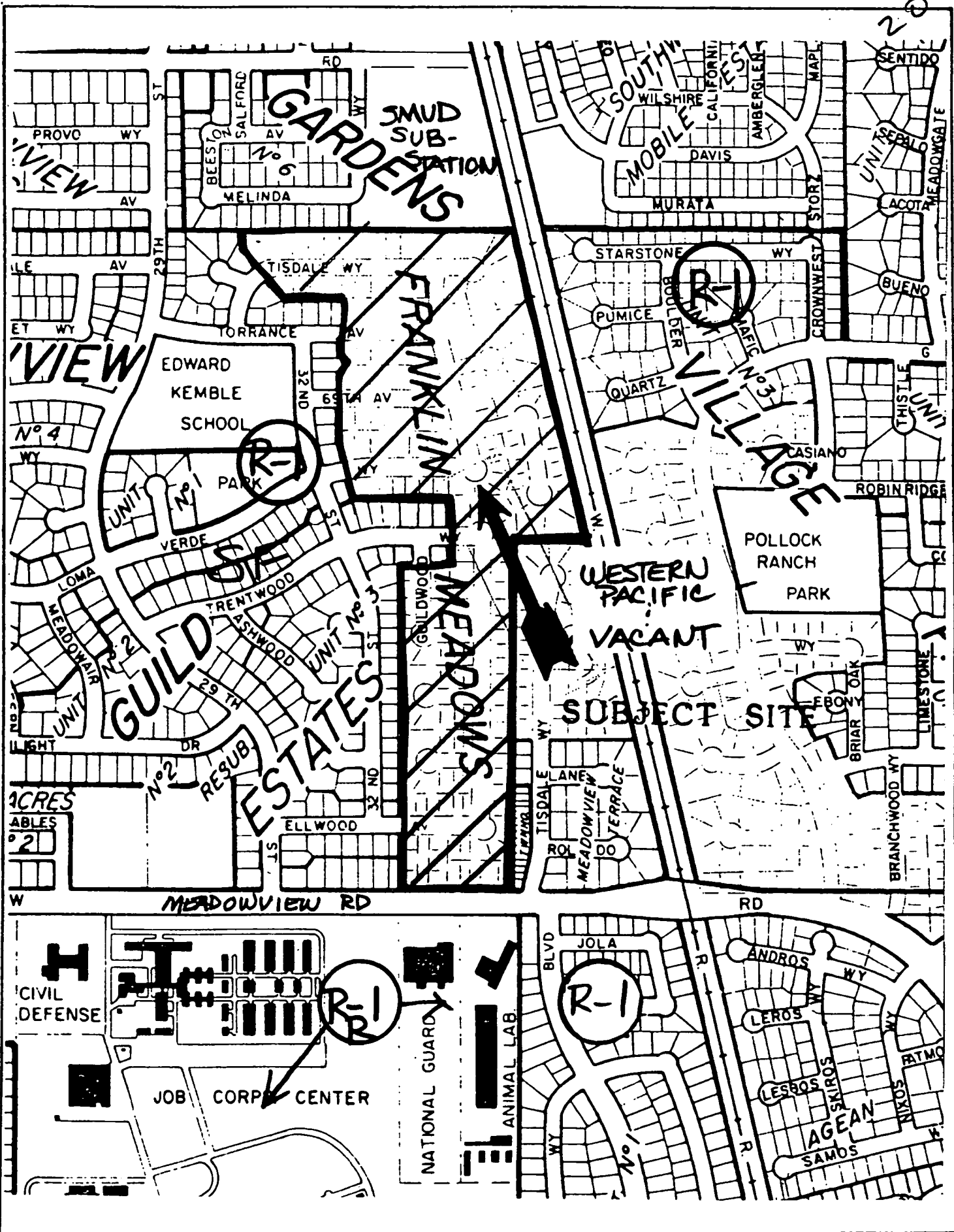
2. As proposed and conditioned, the special permit will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:
 - a. Adequate setbacks will be provided;
 - b. Provisions for front yard maintenance will be provided; and
 - c. Backout access onto Meadowview Road will be eliminated through the use of circular driveways with restriction on blockage of the drive.

3. The special permit, as proposed and conditioned, is consistent with the 1984 Airport-Meadowview Plan which designates the site as Residential, 7-15 dwelling units per net acres, and the General Plan.

Respectfully submitted;

Art Gee
Art Gee, *by W.W.*
Principal Planner

SC:sg



VICINITY - LAND USE - ZONING

P85-007

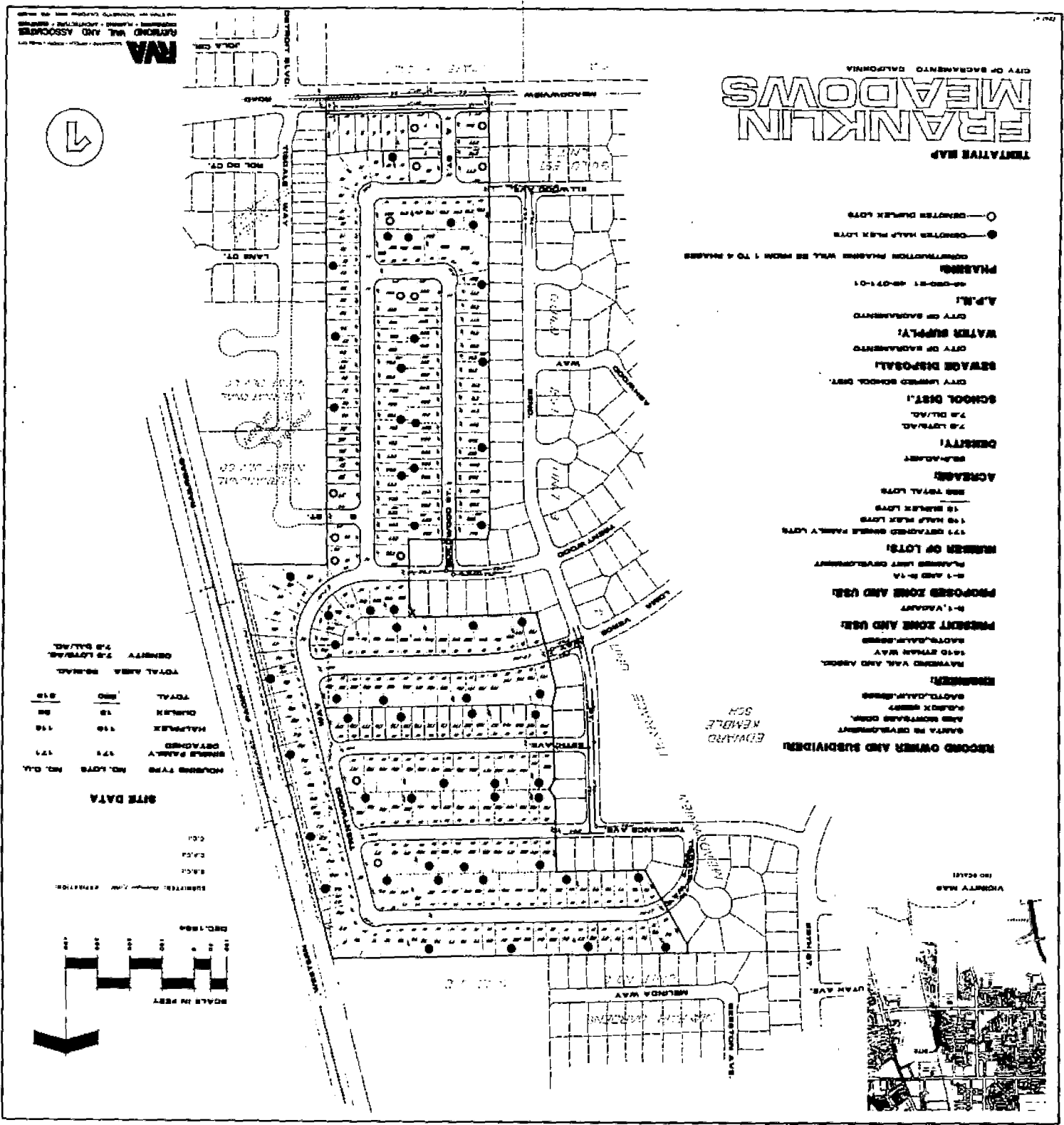
18 2-14-85
 + 24-85 3-14-85

No. 4

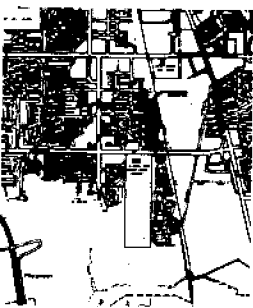
3-14-85
58-118
58-118

19

155-007



20

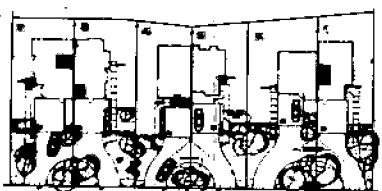


INSET MAP
NO SCALE

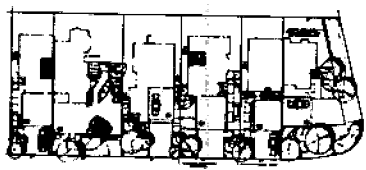
SITE DATA

HOUSING TYPE	NO. LOTS	NO. D.U.
COULD FAMILY DETACHED	174	174
HALLMARK	118	118
SMALLER	12	12
TOTAL	304	304
TOTAL AREA	68.56 AC.	
DENSITY	7.8 LOTS/AC.	
	7.8 D.U./AC.	

EDWARD KEMBLE SCH.

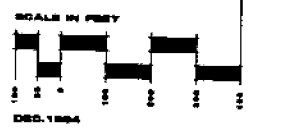
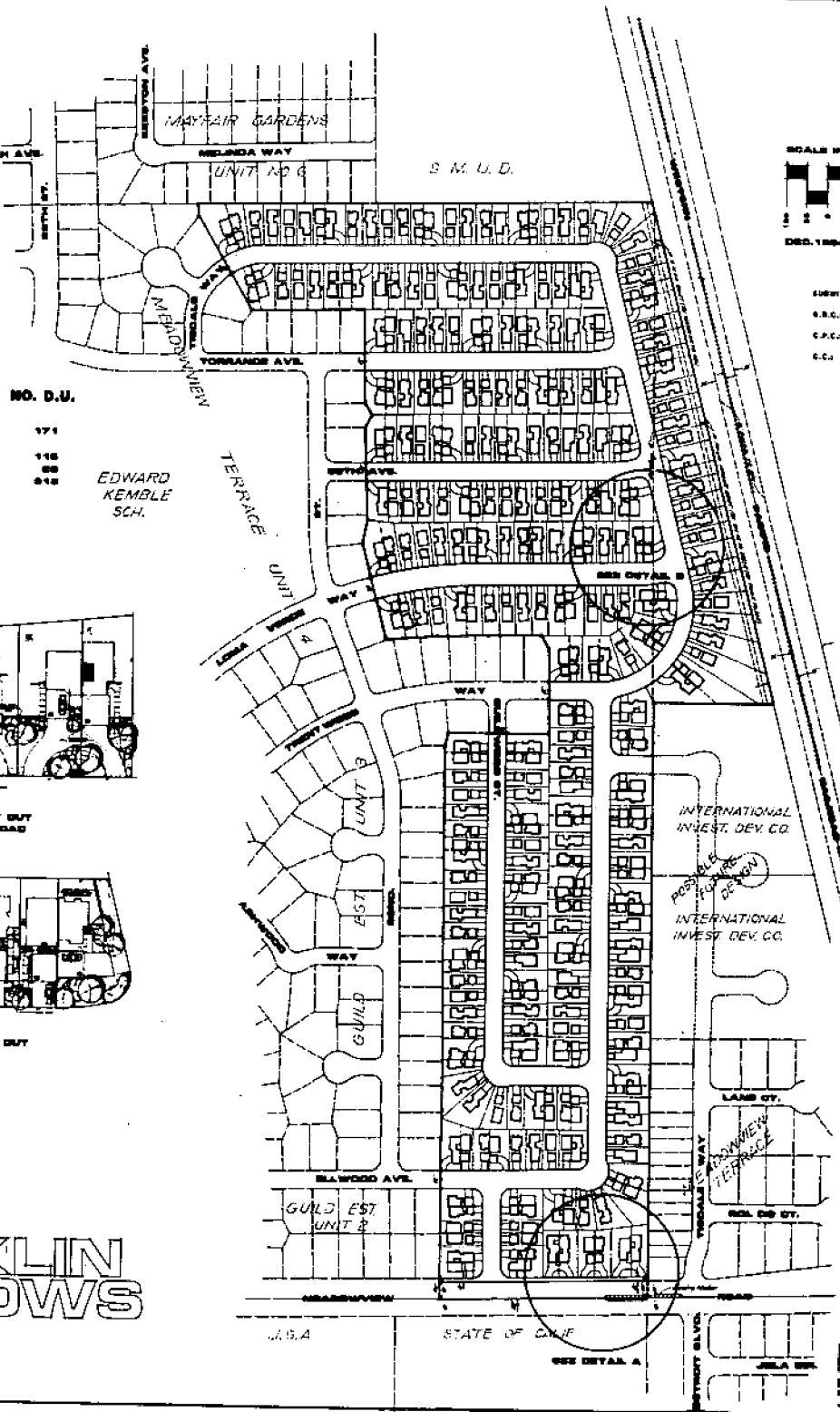


DETAIL A
TYPICAL LOT LAY OUT
MEADOWVIEW ROAD
NO SCALE



DETAIL B
TYPICAL LOT LAY OUT
NO SCALE

SCHEMATIC PLAN
FRANKLIN MEADOWS
CITY OF SACRAMENTO, CALIFORNIA



EXEMPTED FROM ZONING REGULATIONS
S.B.C. 1
C.P.C. 2
C.C. 3

INTERNATIONAL INVEST. DEV. CO.
POSSIBLE FUTURE DESIGN
INTERNATIONAL INVEST. DEV. CO.

2

RMA
RUMBERG, WELLS AND ASSOCIATES
PLANNERS • ARCHITECTS • ENGINEERS
1400 STREET 50, SACRAMENTO, CALIFORNIA 95811

P 85007

P85-007

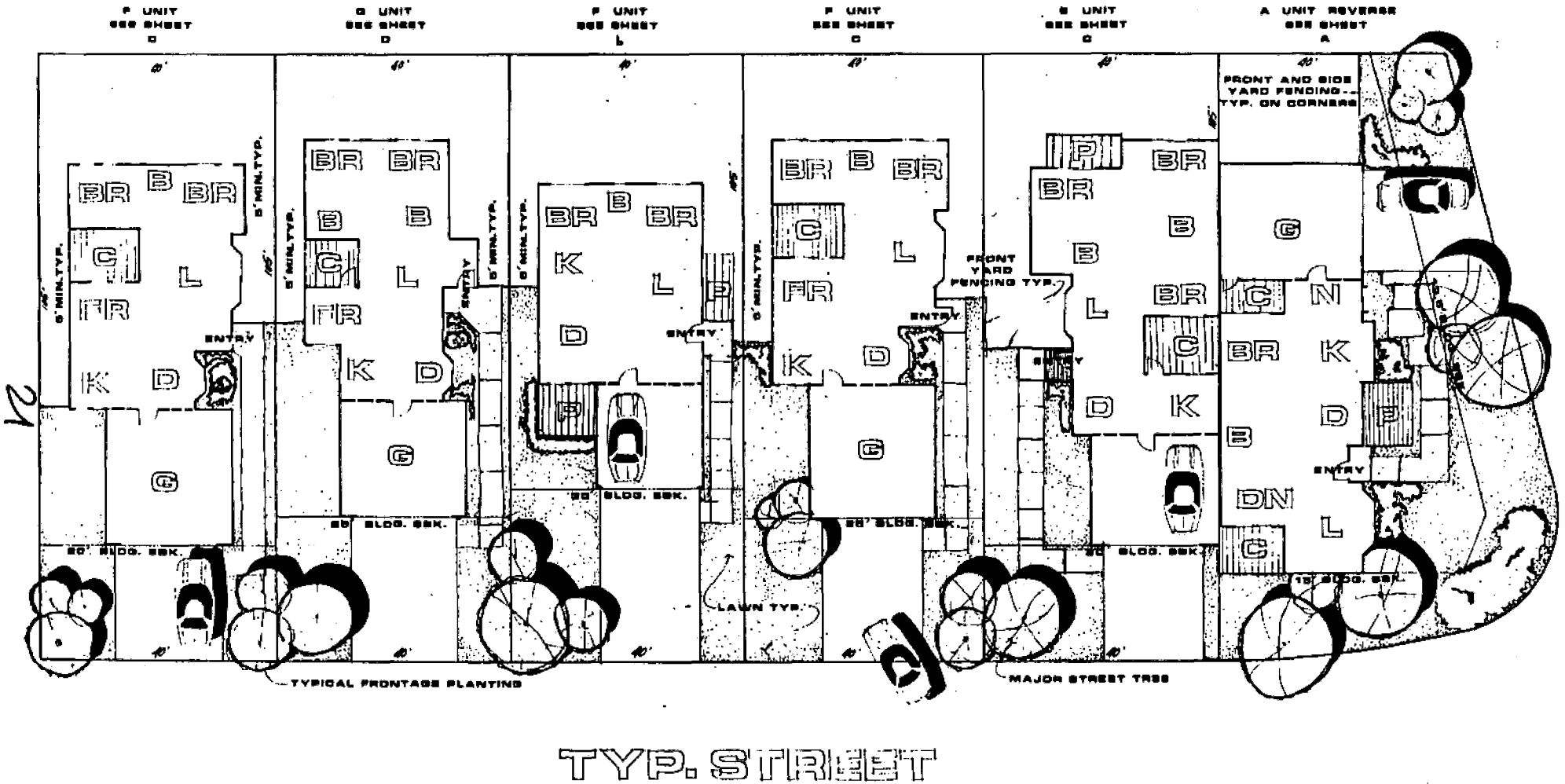
3-14-85
~~2-14-85~~
1-24-85

11

985-007

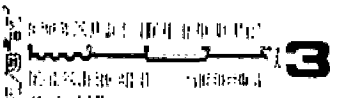
TYPICAL PLOT PLAN

FRANKLIN MEADOWS



21

21



RVA SACRAMENTO • AMPOON • STROMA • BAKER CITY
RAYMOND VAIL AND ASSOCIATES
 CIVIL ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING
 148 STARR WAY SACRAMENTO, CALIFORNIA 95833 916 486 2200

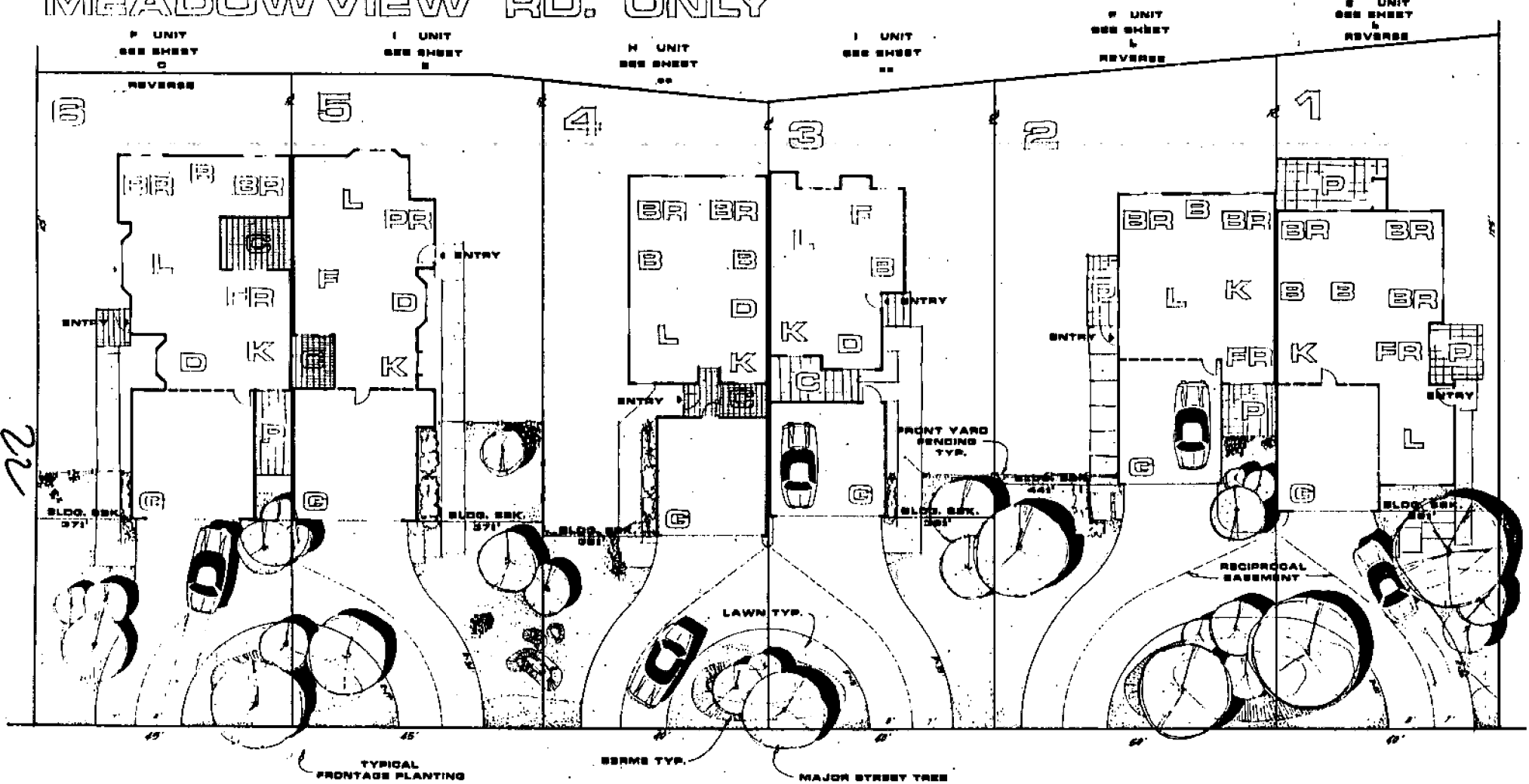
No.

20

185-007

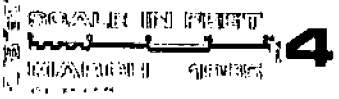
TYPICAL PLOT PLAN MEADOWVIEW RD. ONLY

FRANKLIN MEADOWS



22

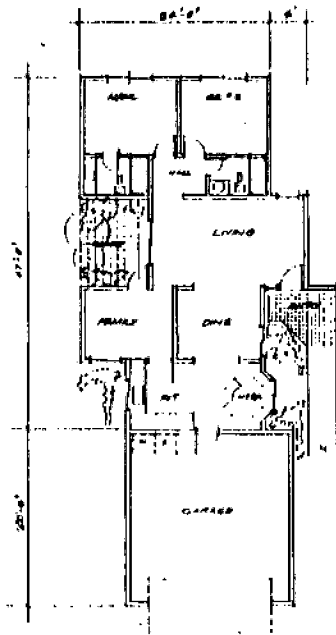
MEADOWVIEW RD.



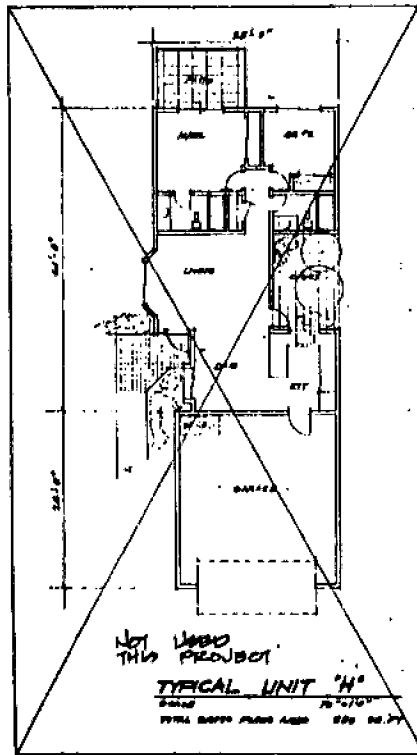
RVA
 PROGRAMING • INTERIOR DESIGN • SPACE PLAN
RAYMOND VAIL AND ASSOCIATES
 ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING
 140 STAMM BLDG. SACRAMENTO, CALIFORNIA 95811 (916) 485-8822

20

23



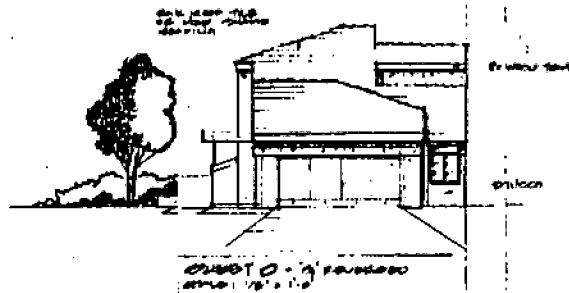
TYPICAL UNIT 'G'
 SCALE 1/8" = 1'-0"
 TOTAL GROSS FLOOR AREA 1088 SQ.FT.



TYPICAL UNIT 'H'
 SCALE 1/8" = 1'-0"
 TOTAL GROSS FLOOR AREA 890 SQ.FT.

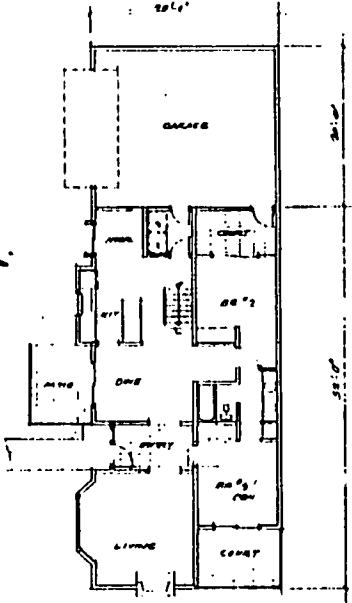
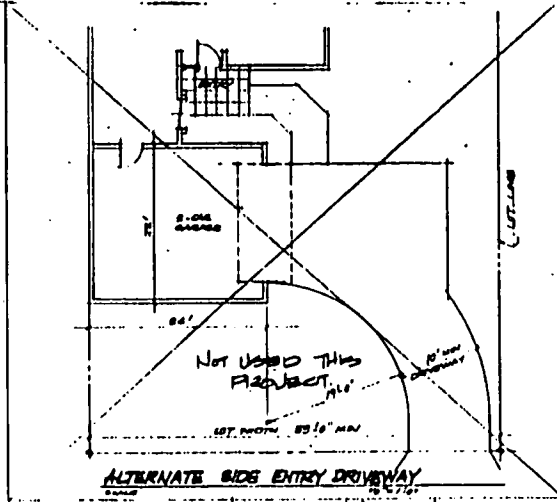
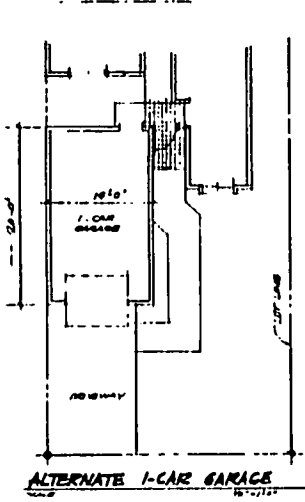


LEFT SIDE ELEV.

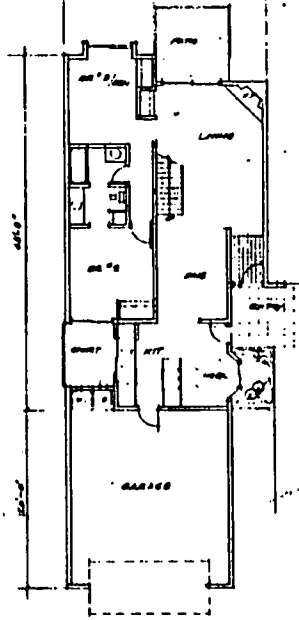
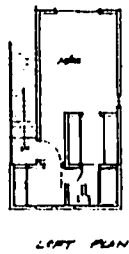


FRONT FACADE

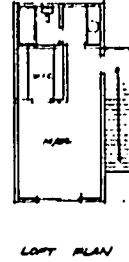
05-007



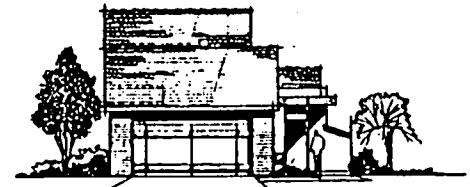
TYPICAL UNIT 'A'
 LIVING AREA 1100 S.F.
 LOFT 200 S.F.
 TOTAL 1300 S.F.



TYPICAL UNIT 'B'
 LIVING AREA 1070 S.F.
 LOFT 200 S.F.
 TOTAL 1270 S.F.



RIGHT SIDE ELEVATION
 8'-11"



FRONT ELEV.
 8'-10"

buzz garcia associates
 ARCHITECTURE PLANNING
 1517 STREET-VALE STREET - 10TH FLOOR
 SACRAMENTO - CALIFORNIA 95811

CALIF. 6000
 NEVADA 700
 ARIZONA 610
 NEW MEXICO 50

FRANKLIN MEADOWS

DATE
 2-20-06
 0-20-06

80201

A

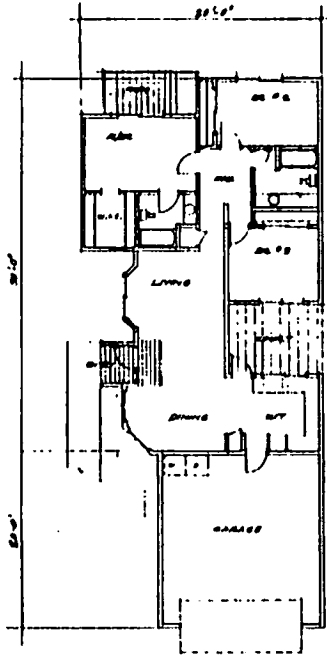
24

No

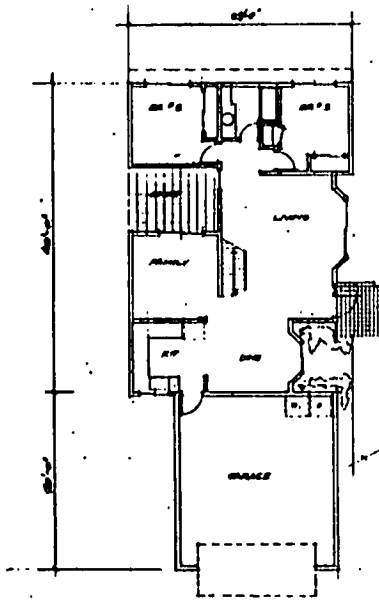
20

P85-007

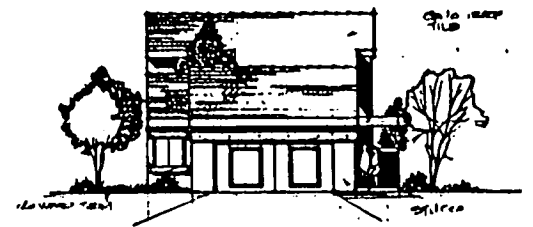
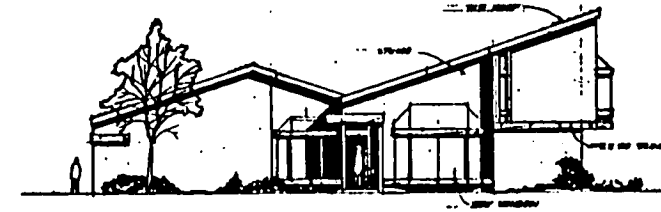
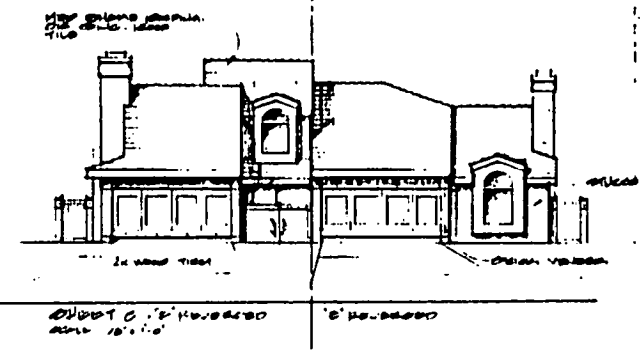
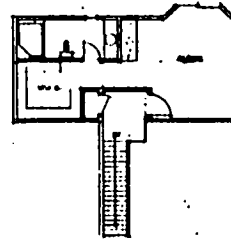
25



TYPICAL UNIT 'E'
 TOTAL UNIT AREA 1198 SQ. FT.



TYPICAL UNIT 'F'
 LIVING ROOM 990 SQ. FT.
 DINING ROOM 420 SQ. FT.
 TOTAL 1410 SQ. FT.

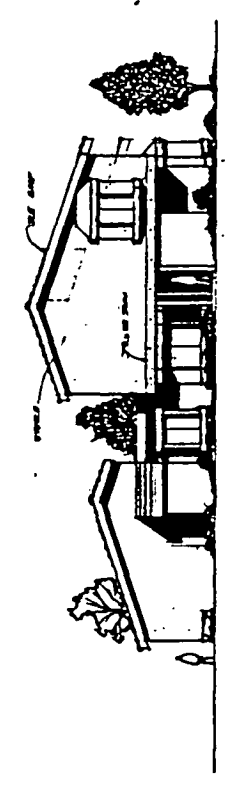
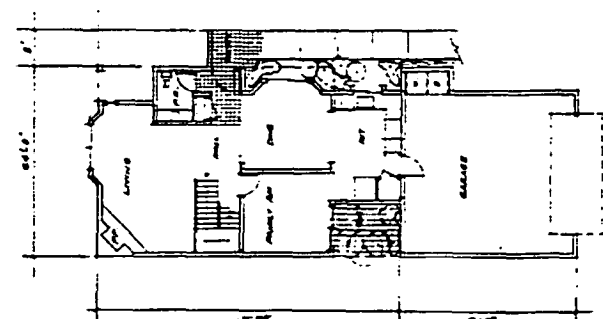
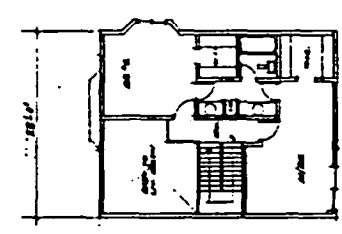
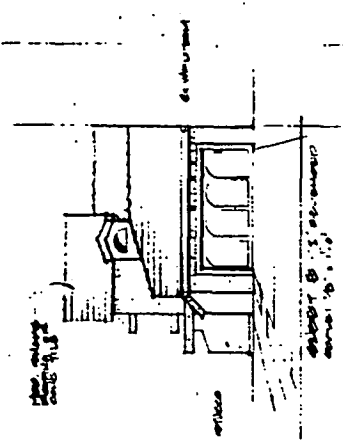
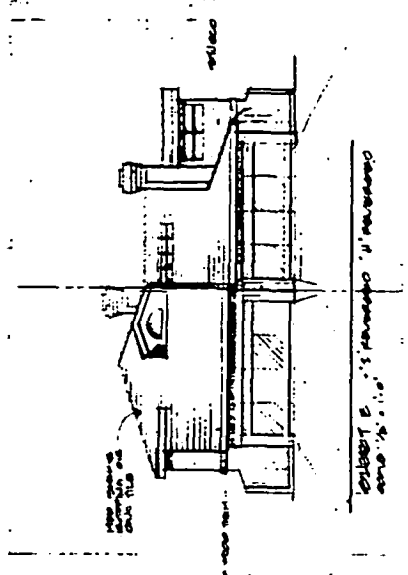


FRANKLIN MEADOWS

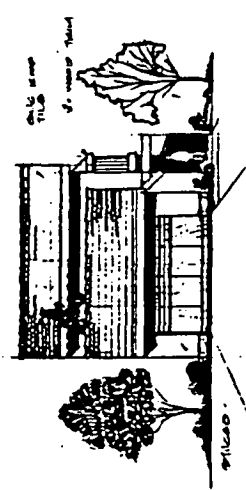
20

buzz garcia associates
 ARCHITECTURE PLANNING
 1000 UNIVERSITY AVENUE
 SUITE 1000
 ANN ARBOR, MI 48106
 TEL: 734.769.1100
 FAX: 734.769.1101

8020
 C



SIDE ELEVATION



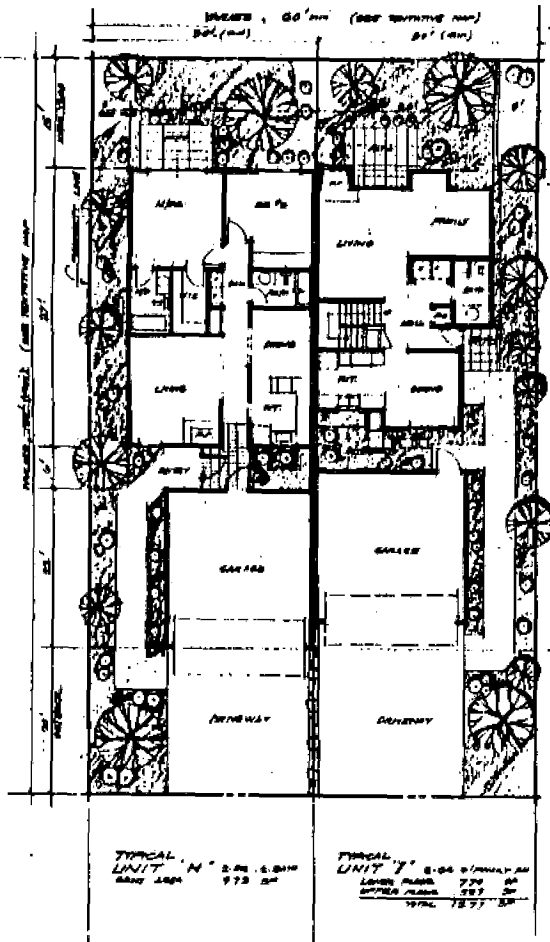
FRONT ELEVATION

TYPICAL UNIT
 1ST FLOOR 1010 sq. ft.
 2ND FLOOR 879 sq. ft.
 TOTAL GROSS AREA 1889 sq. ft.

FRANKLIN MEADOWS

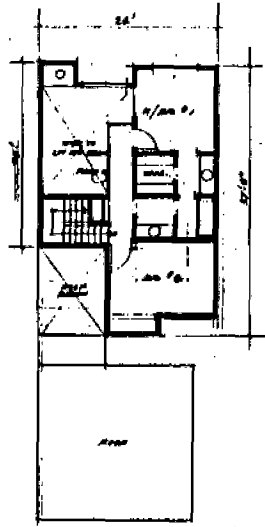
P85-007

27

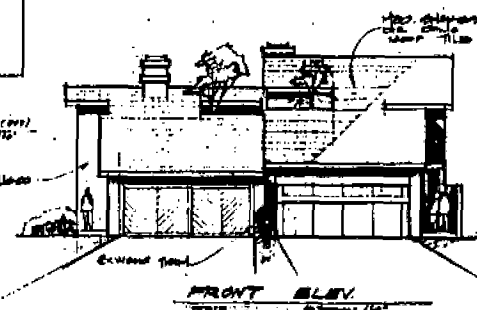


TYPICAL UNIT "N" 5.00' x 6.00' 30' x 18' 30" 975 SF

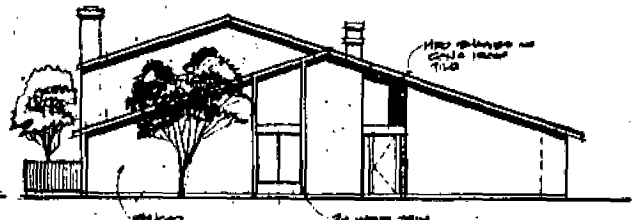
TYPICAL UNIT "T" 6.00' x 6.00' 30' x 18' 30" 1075 SF



UNIT "T" FLOOR PLAN (975 SF) 24' x 30'



FRONT ELEV.



LEFT ELEV.

TYPICAL HALF-PLEX SITE AND FLOOR PLAN FOR MINIMUM LOT SIZE (20' x 120') (20' x 40m) 20' x 120'



FRANKLIN MEADOWS

buzz garcia. associates
ARCHITECTURE - PLANNERS

CALIF. 0088
ARIZONA 0000
NEW MEXICO 0000

29



CITY OF SACRAMENTO

P85007

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

(Handwritten initials) 20

APR 4 9 18 AM '85

MARTY VAN DUYN
PLANNING DIRECTOR

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

April 2, 1985

City Council
Sacramento, California

Honorable Members in Session:

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

LOCATION: North side of Meadowview Road, between 32nd Street and Western Pacific Railroad tracks.

SUMMARY

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

BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to April 16, 1985.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 4-16-85

MVD:lao
attachments
P85-007

April 9, 1985
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 NORTH SIDE OF MEADOWVIEW ROAD, BETWEEN 32ND STREET AND WESTERN

PACIFIC RAILROAD TRACKS FROM THE SINGLE FAMILY ZONE(S)

R-1 AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P- 85-007)(APN: 049-071-01; 049-050-21)

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 Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse, R-1A 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 March 14, 1985, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

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

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

P85-007

LEGAL
DESCRIPTION

That real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL NO. 1:

The West one-half of the Southeast one-quarter of Section 6, Township 7 North, Range 5 East, M.D.B. & M., EXCEPTING THEREFROM the following four (4) parcels of land:

A. All that portion of land lying within the boundaries of Guild Estates Unit No. 2 Subdivision, recorded in the office of the County Recorder of Sacramento County, on May 28, 1962, in Book 69 of Maps, Map No. 1.

B. All that portion of land lying within the boundaries of Meadowview Terrace Unit No. 4, recorded in the office of the County Recorder of Sacramento County on May 13, 1960 in Book 60 of Maps, Map No. 27.

C. All that portion of land lying within the boundaries of Guild Estates Unit No. 3, recorded in the office of the County Recorder of Sacramento County on August 6, 1965, in Book 77 of Maps, Map No. 24.

D. All that portion of Section 6, Township 7 North, Range 5 East, M.D.B. & M., described as follows:

BEGINNING at a point on the centerline of Meadowview Road from which the Northwest corner of Southgate Unit No. 1, the official plat of which is recorded in the office of the Recorder of Sacramento County, in Book 56 of Maps, Map No. 16, bears North 89° 41' 25" East 1258.99 feet; thence from said point of beginning South 89° 41' 25" West 343.26 feet along the centerline of said Meadowview Road; thence North 00° 00' 50" West 451.53 feet; thence North 89° 59' 10" East 178.49 feet; thence North 70° 28' 55" East 172.00 feet; thence South 00° 18' 35" East 507.19 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot A, as shown on the "Plat of Meadow View Colony", recorded in Book 10 of Maps, Map No. 36, records of said County, described as follows:

Beginning at the most Northerly corner of said Lot A, said corner being a point on the Westerly right of way line of Western Pacific Railroad; thence from said point of beginning, along the West line of said Lot A, South 00° 35' West 1175.70 feet; thence South 89° 25' East 296.41 feet to a point on the Westerly right of way line of said Western Pacific Railroad, said point being also on the Easterly line of said Lot A; thence along said Easterly line and along said Westerly right of way, North 13° 34' West 1212.49 feet to the point of beginning.

April 22, 1985

Santa Fe Development & Mortgage Corp.
P.O. Box 22587
Sacramento, CA 95822

Dear Gentlemen:

On April 16, 1985, the Sacramento City Council took the following action(s) for property located on the north side of Meadowview Road, between 32nd Street and Western Pacific Railroad tracks:

Adopted a Resolution amending the Airport-Meadowview Community Plan from Residential (4-8 dwelling units per net acre) to Residential (7-15 dwelling units per net acre); adopted an Ordinance to rezone a portion of 39.9± acres from Single Family to Townhouse zone; adopted a Resolution approving Tentative Map to divide 39.9± acres into 276 single family lots and 24 halfplex lots. (P-85007)

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

Sincerely,

Connie R. Petersen
Deputy City Clerk

CRP/dbp/20

Enclosure

cc: Planning Department
Raymond Vail & Associates
1410 Ethan Way
Sacramento, CA 95825



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

APR 26 8 18 AM '85

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

April 2, 1985

Santa Fe Development & Mortgage Company
P.O. Box 22587
Sacramento, CA 95822

On March 26, 1985, the following matter was filed with my office to set a hearing date before the City Council:


- P-85007 - Various requests for property located on the north side of Meadowview Road, between 32nd Street and Western Pacific Railroad tracks. (D7) (APN: 049-071-01; 049-050-21)
- Amend Airport-Meadowview Community Plan from Residential (4-8 dwelling units per net acre) to Residential (7-15 dwelling units per net acre).
 - Rezone portion of 39.9± acres from Single Family, R-1 to Townhouse, R-1A zone.
 - Tentative Map to divide 39.9± acres into 276 single family lots and 24 halfplex lots.

This hearing has been set for April 16, 1985, 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, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,


Lorraine Magana
City Clerk

LM/dbp

cc: MAILING LIST P-84007 (180)
Raymond Vail & Associates