



CITY OF SACRAMENTO

15

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

June 10, 1981

FILED

By the City Council
Office of the City Clerk

*Cont to
7-7-81*

City Council
Sacramento, California

Honorable Members in Session:

JUN 16 1981

APPROVED
BY THE CITY COUNCIL
ADD. ORD !
JUL - 7 1981
DENY MAP
OFFICE OF THE
CITY CLERK

- SUBJECT:
1. Environmental Determination
 2. Rezoning from R-1 to R-1A
 3. Tentative Map (P-9273)

LOCATION: Various corner lots located within the London River Estates Subdivision

SUMMARY

This is a request for entitlements necessary to develop 40 halfplex units on 20 corner lots located in the South Pocket area. The Planning Commission and staff recommends approval of the request. The Planning Commission also approved a Special Permit to allow the halfplex units.

BACKGROUND INFORMATION

The proposal involves a number of corner lots located within a single family subdivision that is partially developed. The applicant intends to locate halfplexes on the corner lots within the subdivision.

The proposed halfplexes are compatible to adjacent and surrounding single family dwellings. The units do not represent a more intense land use than what is presently permitted on corner lots in the R-1 Zone. Also, the proposal is consistent with the South Pocket Community Plan.

VOTE OF COMMISSION

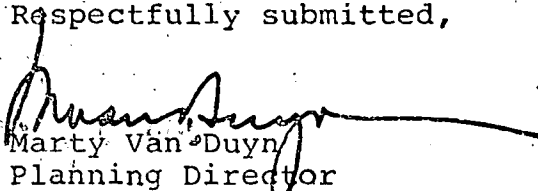
On May 13, 1981, the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Rezoning Ordinance; and
3. Adopting the attached Resolution adopting findings of fact, approving a Tentative Map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9273

June 16, 1981
District No. 8

1.

ORDINANCE NO.

81-058

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON VARIOUS CORNER LOTS IN LONDON RIVER ESTATES IN THE SOUTH POCKET AREA - BOUNDED ON THE WEST BY SACRAMENTO RIVER, ON THE EAST BY RIVERSIDE BOULEVARD, APPROXIMATELY 2,000 FEET SOUTH OF PARK RIVIERA WAY FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE P-9273) (APN: 031-360-03,05,08,09,13,15,16,23,29,33,37,38; 031-370-01,14,20,21,26,27, 31,33)

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 R-1 Single Family Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

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

P-9273

APPROVED
BY THE CITY COUNCIL

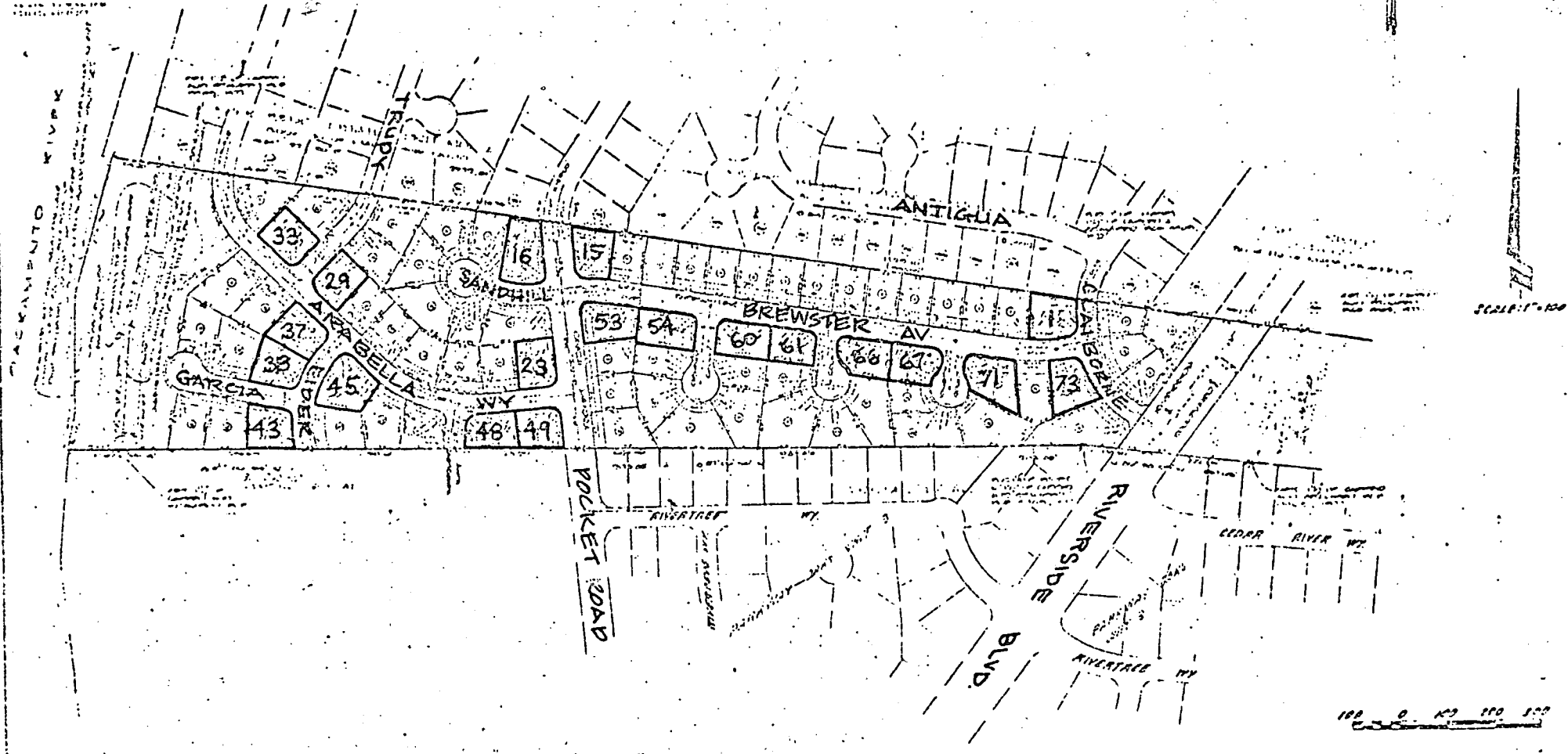
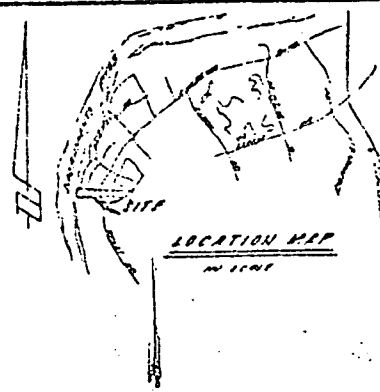
JUL - 7 1981

OFFICE OF THE
CITY CLERK

P. 0013

PAGE 4

LEGEND
 UNIMPROVED LOT
 IMPROVED LOT
 EASEMENT
 EGRESS DRIVE
 DRIVE
 SIDEWALK
 CURB
 STREET LIGHT
 UTILITY
 FENCE
 CONCRETE DRIVE
 CONCRETE SIDEWALK
 CONCRETE CURB
 ASPHALT DRIVE
 ASPHALT SIDEWALK
 ASPHALT CURB
 GRAVEL DRIVE
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 GRAVEL CURB
 SAND
 GRAVE
 TREE
 SHED
 GARAGE
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 DRIVE
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 STREET LIGHT
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 GRAVEL DRIVE
 GRAVEL SIDEWALK
 GRAVEL CURB
 SAND
 GRAVE
 TREE
 SHED
 GARAGE
 PORCH
 PATIO
 DECK
 FENCE



SCALE: 1" = 100'

100 0 100 200 300

DATE	SCALE	DATE	SCALE	DATE	SCALE	DATE	SCALE	DATE	SCALE
MORTON & PITALO, INC.		CIVIL ENGINEERING		PLANNING		SURVEYING		TENTATIVE MAP LONDON RIVER ESTATES NO. 2 CITY OF ESCROWMENTS, CALIFORNIA	

EXHIBIT "B" LOT IDENTIFICATION

RESOLUTION No.

Adopted by The Sacramento City Council on date of **JUL 7 1981**

JUNE 16, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR LONDON RIVER ESTATES
(APN: 031-360-03, 05, 08, 09, 13, 15, 16, 23, 29,
33, 37, 38; 031-370-01, 14, 20, 21, 26, 27, 31, 33)
(P-9273)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for property located on various corner lots located within the London River Estates Subdivision (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on June 16, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Pocket Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

DELETED
A. JOYCE

3001 T JUL

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
 - 3. The applicant shall provide separate sewer and water services to each lot prior to filing the final map.

4. The applicant shall prepay existing 1980-81 installments on taxes and assessments prior to filing the final map.
5. The applicant shall comply with the City Energy Ordinance with respect to the 80 percent north/south orientation requirement.

.....

MAYOR

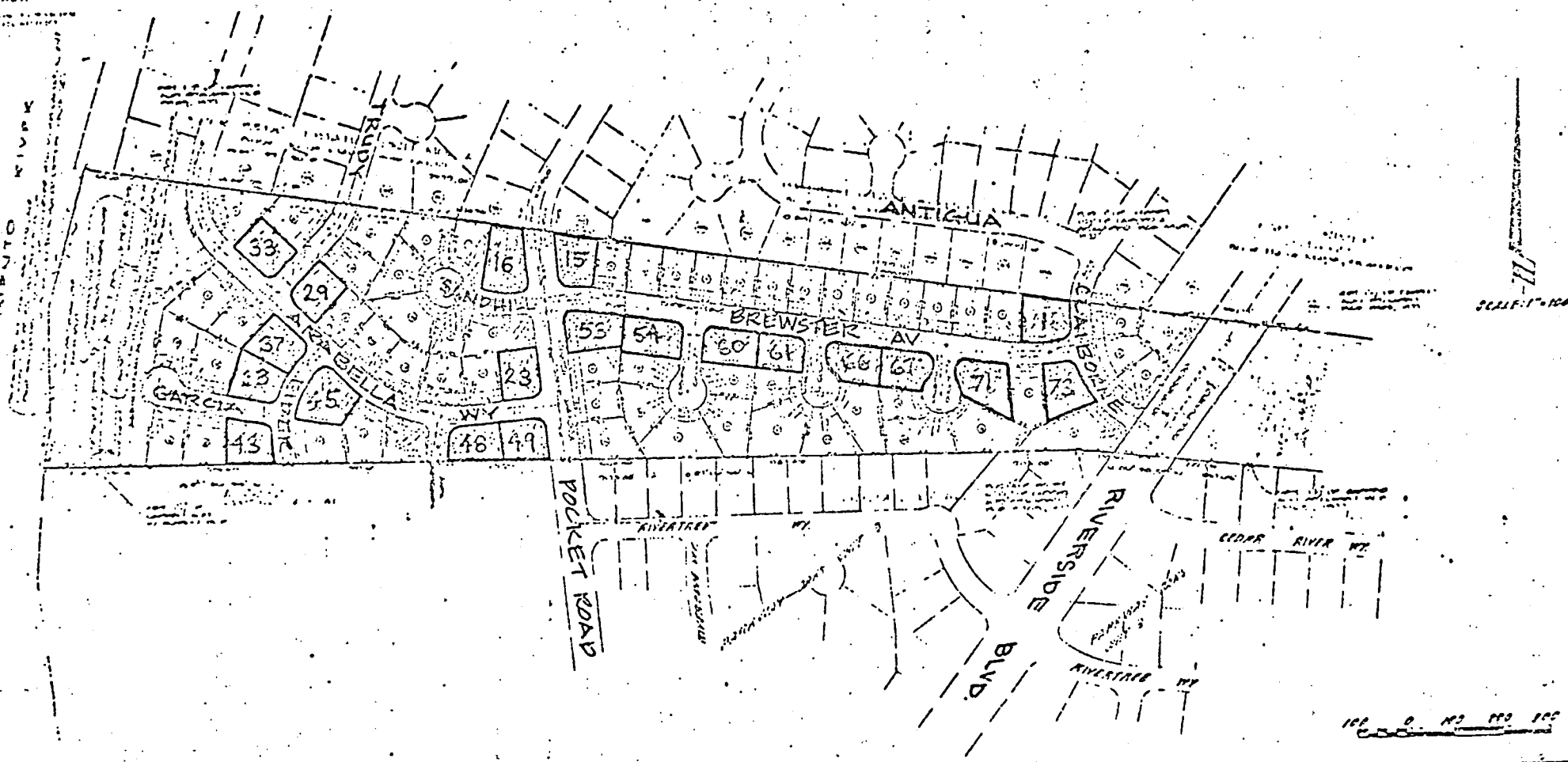
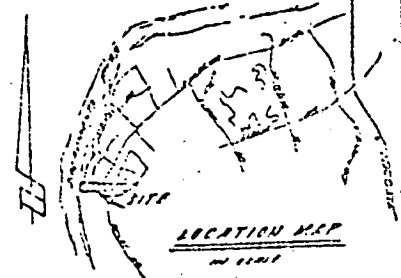
ATTEST:

.....

CITY CLERK

P-9273

DATE: 10/15/68
 DRAWN BY: [unclear]
 CHECKED BY: [unclear]
 SCALE: AS SHOWN
 PROJECT NO.: [unclear]
 SHEET NO.: 8 OF 8
 CITY OF SACRAMENTO
 PLANNING & SURVEYING
 1111 J STREET, SACRAMENTO, CALIF. 95811
 PHONE: 442-1111
 FAX: 442-1111



100 0 100 200 300

SCALE:		DATE:			MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	TENTATIVE MAP		LONDON RIVER ESTATES NO. 2 CITY OF SACRAMENTO, CALIFORNIA	SHEET NO. 8 OF 8 FILE NO.
AS SHOWN	DATE	DATE	DATE			DATE	DATE		

EXHIBIT "B" LOT IDENTIFICATION

MEETING DATE May 13, 1981
 ITEM NO. 16 FILE NO. P-9273
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:
 Favorable
 Unfavorable

LOCATION: Various corner lots in area bounded on the by Sacramento River
and E. W. Riverside Blvd., 2000' of Park Bl. & 2000' of Hwy

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

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

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Goodin	✓			✓
Holloway	✓			
Hunter	✓			
Larson	✓		✓	
Muraki	✓			
Silva	(initials)			
Simpson	✓			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subject to cond. in staff report & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 "J" Tribute Road, Sacramento, CA 95815		
OWNER	Mount Lassen Development Corp., 6900 Power Inn Road, Sacramento, CA 95828		
PLANS BY	Lucky Duck Designs, Steve Williams, Jr.		
FILING DATE	12/16/80	50 DAY CPC ACTION DATE	REPORT BY: RL/TM:DW
NEGATIVE DEC.	1/12/81	EIR	ASSESSOR'S PCL. NO. (see location)

- APPLICATION:
1. Environmental Determination
 2. Rezone 20 vacant corner lots totaling 4+ acres from R-1 to R-1A
 3. Tentative Map to divide 20 undeveloped single family corner lots into 40 halfplex lots
 4. Special Permit to develop 40 two-story halfplex units

LOCATION: Various corner lots in London River Estates in South Pocket area. Bounded on the west by Sacramento River, on the east by Riverside Boulevard, approximately 2,000 feet south of Park Riviera Way.
 APN: 031-360-03,05,08,09,13,15,16,23,29,33,37,38;
 031-370-01,14,20,21,26,27,31,33

PROJECT INFORMATION:

General Plan Designation:	Residential
South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Sites:	R-1
Existing Land Use of Sites:	Vacant

Surrounding Land Use and Zoning:

North:	Single family and vacant; R-1
South:	Single family and vacant (Parkway Oaks); R-1
East:	Single family and vacant; R-1
West:	Vacant and Sacramento River; R-1, F

<u>Proposed Units</u>	<u>Square Footage</u>	<u>No. of Units</u>
Plan 1 - Unit A	1,569	4
Unit B	1,360	4
Plan 2 - Unit A	1,333	6
Unit B	1,448	6
Plan 3 - Unit A	1,592	6
Unit B	1,291	6
Plan 4 - Unit A	1,217	4
Unit B	1,325	4

Total: 40 units

Building colors/materials:	Earth tones/wood and stucco with some stone and brick veneer shake and tile roofs
Height of structures:	One and two stories
Street improvements:	Existing
Utilities:	Available to site
School District:	Sacramento Unified

APPLC. NO. P-9273

MEETING DATE May 13, 1981

CPC ITEM NO. 1

BACKGROUND INFORMATION: This application was continued by the Planning Commission from the February 12, 1981 Commission hearing in order that the applicant modify the design of the proposed halfplexes. At that time, staff had requested the following changes in the applicant's proposal:

1. Building plans of two-story units shall be revised to offset the front building line of the second floor from that of the first floor enough to substantially reduce the boxiness and bulky appearance of the halfplexes.
2. The exterior wall treatment shall be modified to be more consistent with that of single family units being constructed in London River Estates.
3. The plot plans shall be revised to eliminate instances of abutting corner lots using the same building plan.
4. Driveways for Lots 1A, 15A, & B, 16B, 38B, 45A, 48A, 53B, and 73B shall be realigned to be perpendicular with the street.

In addition, staff was concerned about the north/south orientation of some of the proposed halfplexes.

The Commission also expressed some additional concerns about the applicant's proposal. These concerns were relative to the large square footage of the majority of the units and the monotony of exterior design.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 7, 1981, the Committee reviewed the proposal and recommended approval of the request by a vote of seven ayes and one abstention subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
3. The applicant shall provide separate sewer and water services to each lot prior to filing the final map.
4. The applicant shall prepay existing 1980-81 installments on taxes and assessments prior to filing the final map.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The Zoning Ordinance permits duplexes on corner lots in the R-1 zone without Planning Commission review or approval. The proposed halfplexes, therefore, do not represent a more intense land use than presently can be developed on these parcels. The significant difference is the opportunity for individual ownership of each unit. Thus, staff has no objection to the halfplex concept for these corner lots in London River Estates.

2. The revised site plans indicate that the project complies with the 80 percent north/south orientation requirement. Previously, the project attained only 70 percent north/south orientation. In addition, the applicant has indicated that all units will be constructed with double-pane windows and other energy efficient elements.
3. The applicant has substantially revised the building plans to reduce the boxiness and bulky appearance of the halfplexes. In addition, the exterior wall treatment has been modified to include the use of 1x6 and 1x8 slat siding, as well as different window elements. Staff finds the revised elevations acceptable.
4. The applicant has increased the number of unit types from six to eight and has eliminated the instances of abutting corner lots using the same building plan as requested by staff.
5. The driveways have been redesigned to reduce the acute angle to an acceptable degree.
6. Staff notes that proposed plans for Units 1A and 2B provide for only a minimal rear yard area. Staff suggests that the applicant provide a walled in yard area in front of these units to provide for private yard space. In addition, such walls should be designed out of materials compatible to the proposed units.
7. The original application provided for six units under 1,300 square feet. The applicant has redesigned the structures to provide for 10 units under 1,300 square feet.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the rezoning to Townhouse R-1A;
3. Approval of the special permit subject to conditions and based upon findings of fact which follow;
4. Approval of the tentative map subject to the following conditions:

Tentative Map Conditions

- a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
- b. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map;
- c. The applicant shall provide separate sewer and water services to each lot prior to filing the final map;

- d. The applicant shall prepay existing 1980-81 installments on taxes and assessments prior to filing the final map;
- e. The applicant shall comply with the City Energy Ordinance with respect to the 80 percent north/south orientation requirement.

Special Permit Conditions

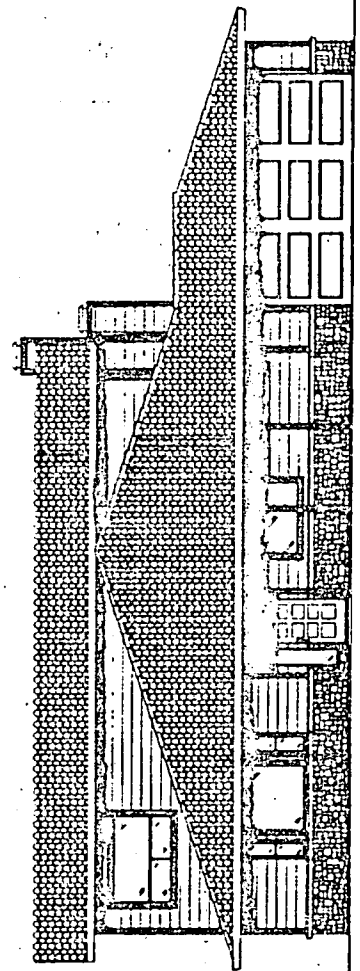
- a. The applicant shall utilize shakes or tile roofs on the proposed halfplexes;
- b. The applicant shall provide patio areas enclosed with five or six foot high solid walls for those units lacking usable rear yard area as noted in staff evaluation. Such walls shall be compatible in design to the halfplexes and shall be reviewed and approved by the Planning Director prior to the issuance of building permits.

Findings of Fact

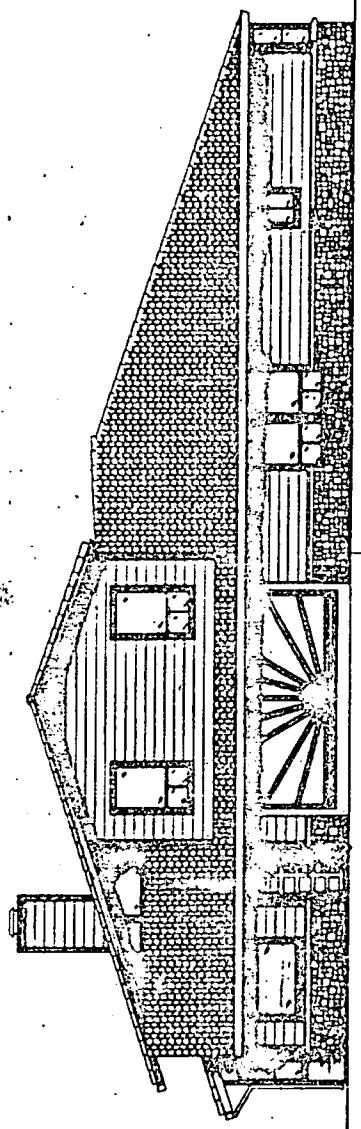
- a. The project is based upon sound principles of land use in that:
 - 1) the halfplex units are compatible to surrounding single family homes;
 - 2) the halfplexes are designed with driveways from both streets.
- b. The proposed project, as conditioned, will not be injurious to surrounding properties in that:
 - 1) adequate setbacks will be provided;
 - 2) the project is compatible to the area.
- c. The project is consistent with the 1974 General Plan and the South Pocket Community Plan which designates the subject site as residential.

MOUNT LESSEN DUMP CORP
 6900 RIVER INN ROAD
 SHERIDAN, CALIF.
 95745

LONDON RIVER ESTIMES
 HILF PLEX
 CITY OF SACRAMENTO
 ELEVATION PLAN # 1



PLAN B @ FRONT



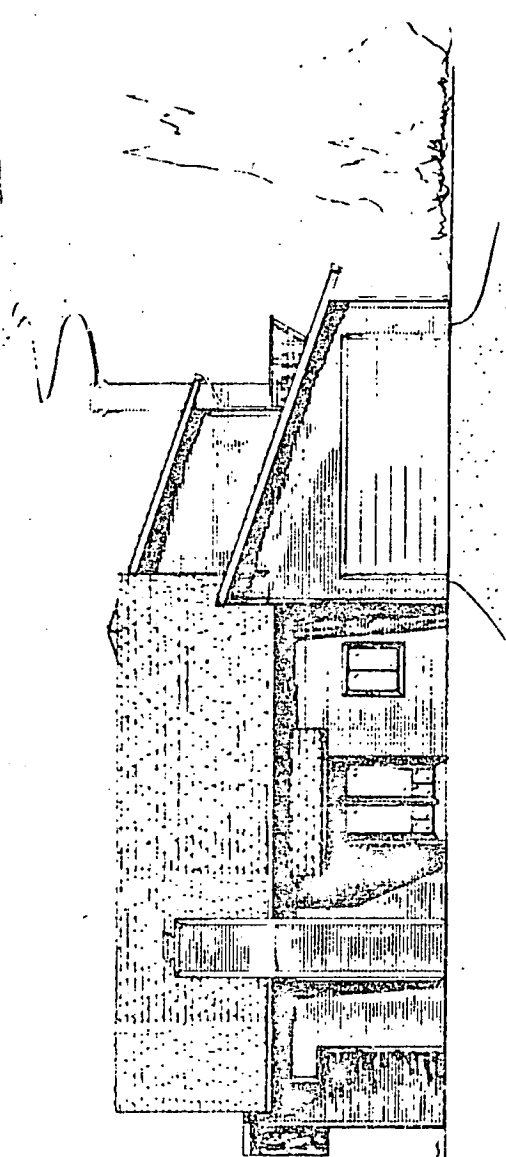
PLAN A @ FRONT

PLAN # 1

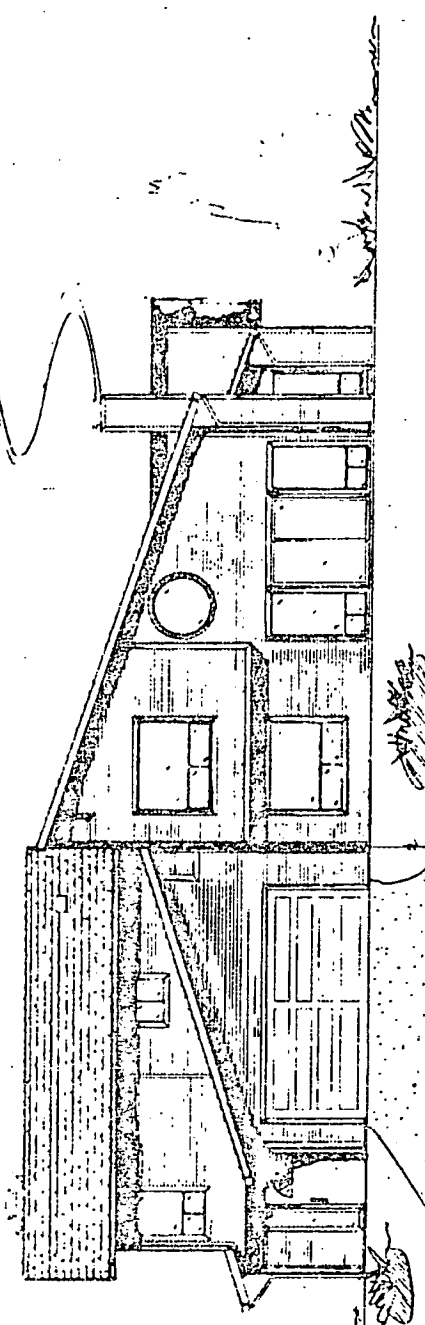
MOUNT LEBEN DUMP CRP
 6000 POWER IN RPD
 CITY OF SEBASTIAN
 08-1-780

LOCAL FIRE DEPT
 CITY OF SEBASTIAN
 08-1-780

17
 19



FRONT PLAN A



FRONT PLAN B

NORTH TO SOUTH ORIENTATION

PLAN #4 ELEVATIONS



PLANNING DEVELOPMENT PERMIT

SACRAMENTO CITY
PLANNING DEPARTMENT
725 J STREET
SACRAMENTO, CA. 95814
TELEPHONE (916) 449-5604

P No 9273

Application date _____

Apprx. 2000 ft. south of Park Riviera Way

Project Location Bounded on the west by the Sacramento R. on the east by Riverside Blvd

Assessor Parcel No. _____ Comm. Pln. Pocket

Owner Mount Lassen Development Corp. Phone No. 381-7550

Address 6900 Power Inn Road, Sacramento, CA 95828

Applicant Morton & Pitalo Inc. Phone No. 920-2411

Address 1767 "J" Tribute Road, Sacramento, CA 95815

Signature Joni Green (Morton & Pitalo) CPC Mtg. Date 1-22-81; 2-12; 4-9; 5-14-81

REQUESTED ENTITLEMENTS

REQUESTED ENTITLEMENTS	Commission Action/Date	Council Action/Date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination: Neg. Dec. <u>X</u> , Exempt _____	_____	_____	\$ <u>90.00</u>
<input type="checkbox"/> General Plan Amend _____	_____	Res. _____	\$ _____
<input type="checkbox"/> Community Plan Amend _____	_____	Res. _____	\$ _____
<input checked="" type="checkbox"/> Rezone To rezone 20 vacant corner lots totaling <u>4± ac. from R-1 to R-1A to allow halfplex units.</u>	_____	Ord. _____	\$ <u>765.00</u>
<input checked="" type="checkbox"/> Tentative Map To divide 20 undeveloped single family corner lots into 40 halfplex lots.	_____	Res. _____	\$ <u>655.00</u>
<input checked="" type="checkbox"/> Special Permit To allow 40 two-story halfplex units.	_____	_____	\$ <u>--</u>
<input type="checkbox"/> Variance _____	_____	_____	\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
<input type="checkbox"/> PUD _____	_____	Res. _____	\$ _____
<input type="checkbox"/> Other _____	_____	_____	\$ <u>36.00</u>

NOTIFICATION AND POSTING \$ _____

FEE TOTAL \$ 1546.00

Receipt No. 5739

By/date TM 1-12-81

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

Key to Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved w/Conditions | RAC - Recommend Approval w/Conditions | CSR - Condition indicated on attached Staff Report |
| AA - Approved w/Amended Conditions | RAA - Recommend Approval w/Amended Conditions | |

NOTE: There is a ten (10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any condition(s) will constitute grounds for revocation of this permit. Building permits are required in the event of any building construction. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Gold - applicant Receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P No 9273



CITY OF SACRAMENTO

23

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 3, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON VARIOUS CORNER LOTS IN LONDON RIVER ESTATES IN THE SOUTH POCKET AREA FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (P-9273)

SUMMARY

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

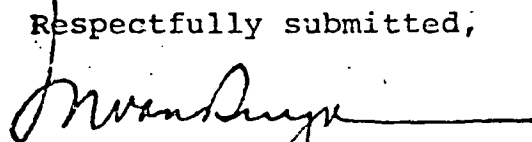
BACKGROUND

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 June 16, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

APPROVED
BY THE CITY COUNCIL

JUN - 9 1981

OFFICE OF THE
CITY CLERK

June 9, 1981
District No. 8

jm
Attachments
P-9273

1.

ORDINANCE NO.

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON VARIOUS CORNER LOTS IN LONDON RIVER ESTATES IN THE SOUTH POCKET AREA - BOUNDED ON THE WEST BY SACRAMENTO RIVER, ON THE EAST BY RIVERSIDE BOULEVARD, APPROXIMATELY 2,000 FEET SOUTH OF PARK RIVIERA WAY FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE P-9273) (APN: 031-360-03,05,08,09,13,15,16,23,29,33,37,38; 031-370-01,14,20,21,26,27, 31,33)

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 R-1 Single Family Residential _____ zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the _____ R-1A Townhouse _____ zone(s).

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

LOT IDENTIFICATION

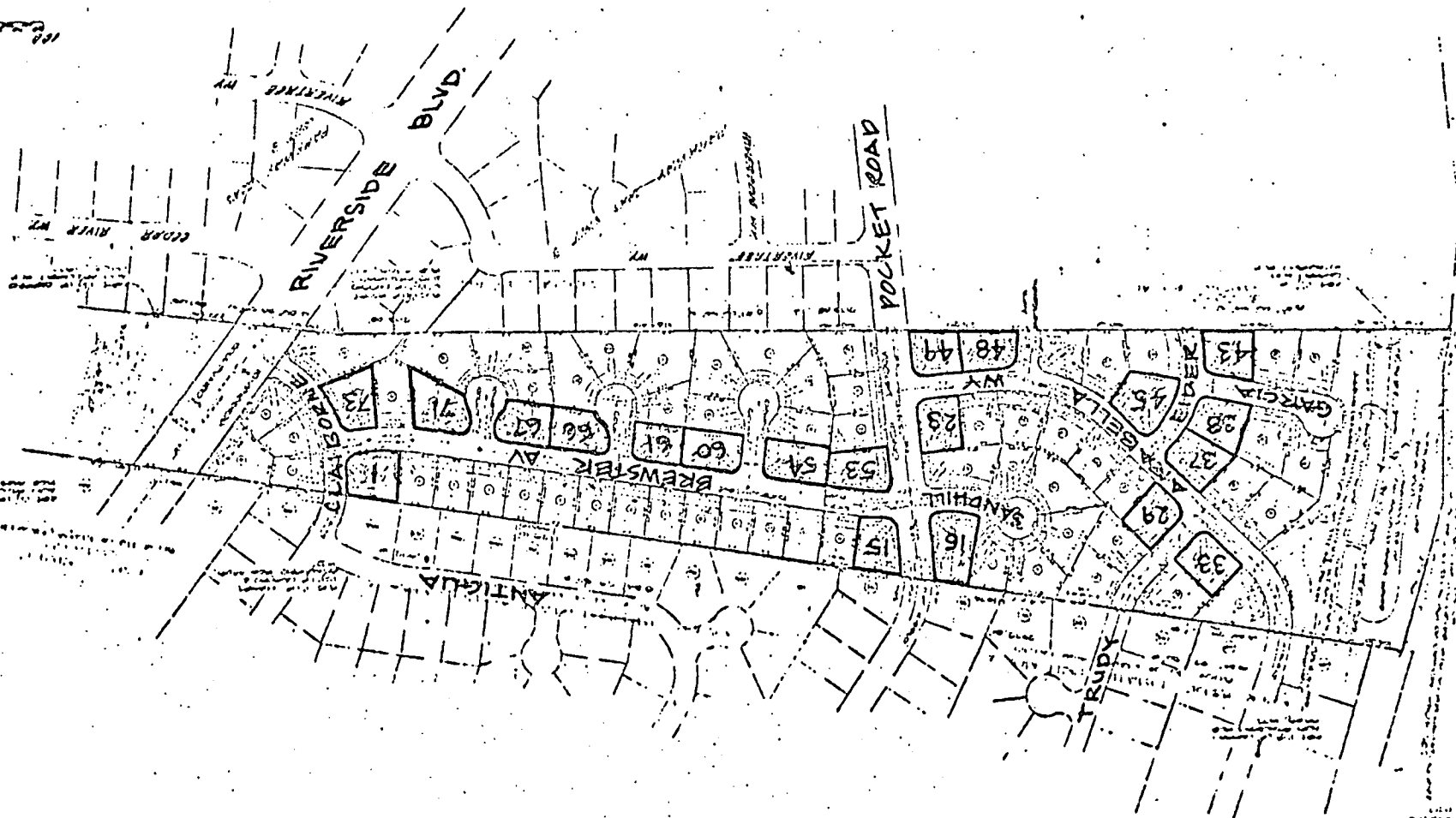
EXHIBIT "B"

<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT NO: _____</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT NO: _____</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT NO: _____</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT NO: _____</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT NO: _____</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT NO: _____</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT NO: _____</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT NO: _____</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT NO: _____</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT NO: _____</p>
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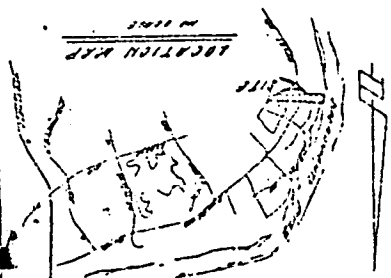
MORTON B. PITALO, INC.
 CIVIL ENGINEERING
 PLANNING - SURVEYING

mp

LONDON RIVER ESTATES NO. 2
 CITY OF BOSTON
 TENTATIVE



SCALE: 1" = 100'



NOT TO SCALE
 THIS PLAN IS A TENTATIVE PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
 THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.
 THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THIS PLAN.
 THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS IN THE PROGRESS OF THE PROJECT.
 THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGES OR LOSSES OF ANY KIND.
 THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY INJURIES OR DEATHS OF ANY KIND.
 THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY OTHER DAMAGES OR LOSSES OF ANY KIND.

8-0073



CITY OF SACRAMENTO

36

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

June 16, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Item No. 36, Various requests for property located on various corner lots in the area bounded on the west by the Sacramento River and on the east by Riverside Boulevard, 2000+ feet south of Park Riviera Way (P-9273)

Attached is a revised map for the above referenced project.

Respectfully submitted,

Marty Van Duyn
Planning Director

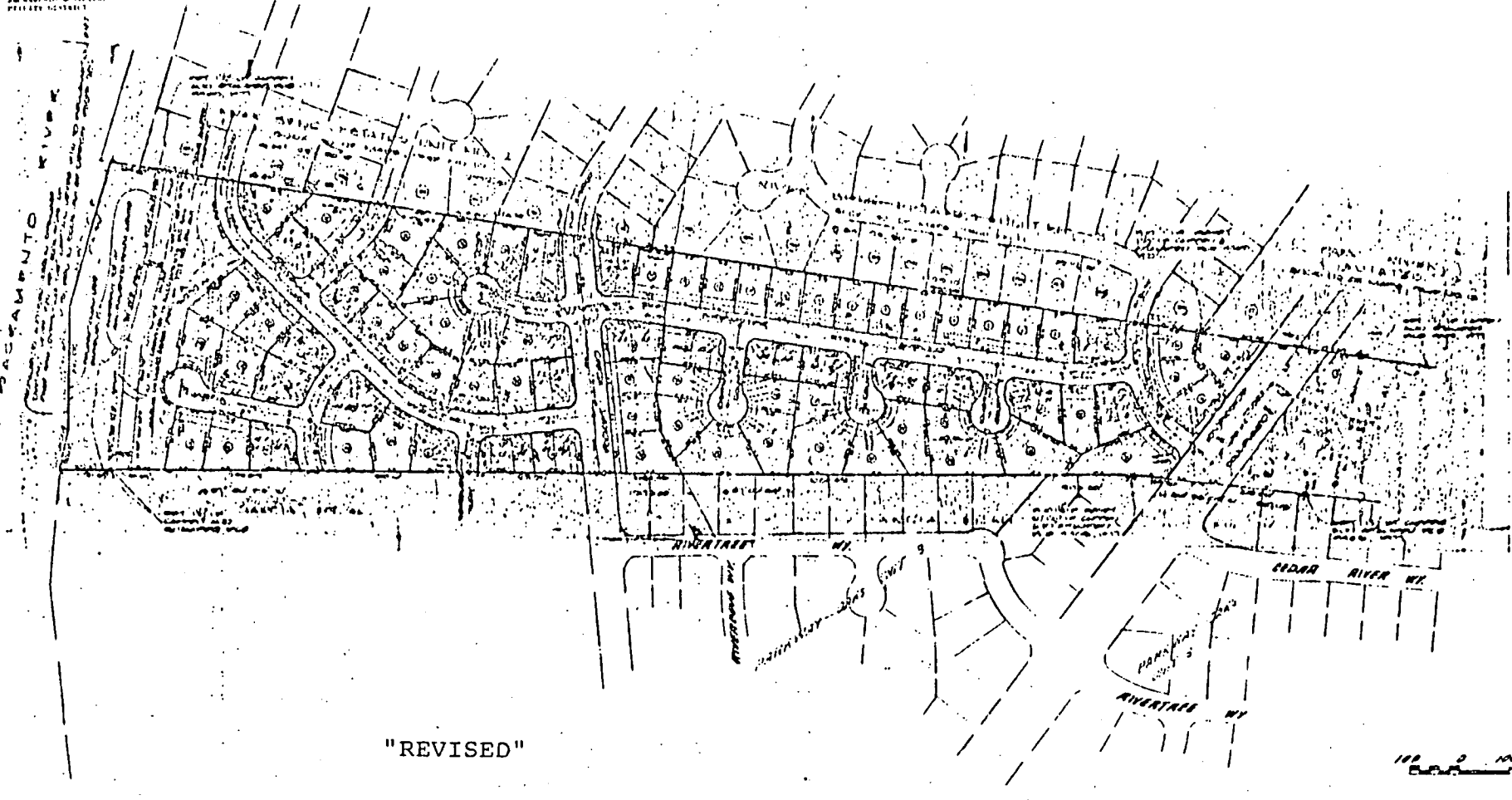
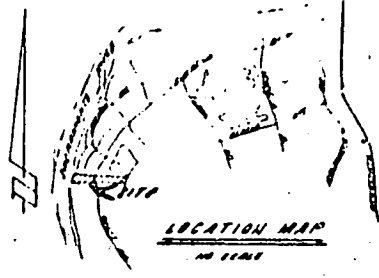
FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachment
P-9273

June 16, 1981
District No. 8

P-9273

NAME OF PROJECT: LONDON RIVER ESTATES NO. 2
 CITY OF SACRAMENTO, CALIFORNIA
 DATE: 11/15/72
 SHEET NO. 1 OF 1
 DRAWN BY: J. P. ...
 CHECKED BY: ...
 APPROVED BY: ...
 TITLE: TENTATIVE MAP



100 0 100 200 300

P-9273

REVISIONS	FIELD BOOK NO.	SCALE:	PROJECT NO.	DATE	MORTON & PITALC, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED:	TENTATIVE MAP LONDON RIVER ESTATES NO. 2 CITY OF SACRAMENTO, CALIFORNIA	DATE
	DESCRIPTION	APPROVED BY	DATE	DATE		DATE		

FILE NO.

790372



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

July 8, 1981

Mount Lassen Development Corporation
6900 Power Inn Road
Sacramento, CA 95828

Gentlemen:


On July 7, 1981, the City Council approved the following for property located on various corner lots in the area bounded on the west by Sacramento River and on the east by Riverside Boulevard, south of Park Riviera Way (P-9273):

A. Rezone 20 corner lots from "R-1" to "R-1A"

Your request for tentative map to divide 20 corner lots into 40 halfplex lots was denied.

The enclosed copy of certified ordinance applies to the above subject matter.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
cc: Morton & Pitalo, Inc.
Planning
Encl.
15