

37



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

June 11, 1981

APPROVED
BY THE CITY COUNCIL

JUN 16 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Amend the 1965 Southgate Community Plan from Light Density Residential to Light Density Multiple Family
 3. Rezone from A-FW and A(FF) to R-1A(FW & FF)
 4. Tentative Map (P-9369)

LOCATION: West side of Franklin Boulevard, 500 feet north of Mack Road

SUMMARY

The applicant proposes to construct a 172 unit condominium project on 13+ acres. The project will be recorded in two phases with the recreational area developed in conjunction with the first phase. The Planning Commission, in concurrence with staff, recommended approval of the project subject to conditions. The Planning Commission also approved a Special Permit to develop 172 condominium units.

BACKGROUND INFORMATION

The subject 13+ acre site is a narrow strip of property bounded by Franklin Boulevard to the east and the Elder Creek drainage canal to the north, south, and west. The site is irregularly shaped, making it inappropriate for standard subdivision lotting pattern. In addition, locating multiple family uses along major streets is a desirable practice where it is in close proximity to public transit and commercial facilities. The staff and Planning Commission have no objections to the proposal.

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

VOTE OF COMMISSION

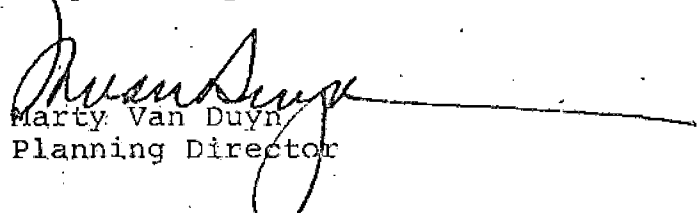
On May 13, 1981, the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the entitlements subject to conditions.

RECOMMENDATION

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

1. Ratifying the Negative Declaration;
2. Adopting the attached Community Plan Amendment Resolution;
3. Adopting the attached Rezoning Ordinance; and
4. 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:WW:jm
Attachments
P-9369

June 16, 1981
District No. 8

RESOLUTION NO. 81-439

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JUNE 16, 1981

RESOLUTION AMENDING THE SOUTHGATE COMMUNITY PLAN FROM LIGHT DENSITY RESIDENTIAL TO LIGHT DENSITY MULTIPLE FAMILY FOR THE PROPERTY DESCRIBED ON THE ATTACHED EXHIBIT (APN: 119-070-36) (P-9369)

WHEREAS, the City Council conducted a public hearing on June 16, 1981, concerning the above plan amendment. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding land uses.
2. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, that the Southgate Community Plan be designated as Light Density Multiple Family for the area described on Exhibit A.

MAYOR

ATTEST:

CITY CLERK

P-9369

APPROVED
BY THE CITY COUNCIL

JUN 16 1981

OFFICE OF THE
CITY CLERK

LEGAL DESCRIPTION

Parcel "A" of Parcel Map, filed in Sacramento County
Recorders Office in BK. 40 of P.M. Page 34.
APN: 119-070-36

P-9369

1.

ORDINANCE NO.

81-045

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON THE WEST SIDE FRANKLIN BLVD., 500' NORTH OF MACK ROAD FROM THE A-FW Agricultural-Floodway & A(FF) Agricultural(Flood Fringe) ZONES AND PLACING SAME IN THE R-1A(FW & FF) Townhouse (Floodway & Flood Fringe) ZONE (FILE NO. P-9369) (APN: 119-070-36)

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 A-FW Agricultural-Floodway & A(FF) Agricultural(Flood Fringe)zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A(FW & FF) Townhouse (Floodway & Flood Fringe) 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-9369

APPROVED
BY THE CITY COUNCIL

JUN 16 1981

OFFICE OF THE
CITY CLERK

LEGAL DESCRIPTION

Parcel "A" of Parcel Map, filed in Sacramento County
Recorders Office in BK. 40 of P.M. Page 34.

APN: 119-070-36

P-9369

RESOLUTION No. 91-440

Adopted by The Sacramento City Council on date of

JUNE 16, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR FRANKLIN VILLAGE
UNITS 3 & 4 (APN: 119-070-36) (P-9369)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Franklin Village Units 3 and 4, located on the west side of Franklin Boulevard, 500 feet north of Mack Road (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 Southgate 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 **APPROVED** fault.
BY THE CITY COUNCIL

JUN 16 1981

OFFICE OF THE
CITY CLERK

- 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 County of Sacramento treatment plants have a design capacity for which 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 prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
 - 3. The applicant shall dedicate sufficient right-of-way (as determined by the right-of-way study) along Franklin Boulevard (center-line 23 feet east of existing center-line) plus slope easements for bridges at both legs of Elder Creek.

4. If the final map is recorded in phases, then Lot 10 shall be recorded either as the first phase or at the same time as the first phase.
5. The applicant shall submit a right-of-way study for the review and approval of the City Engineer prior to recordation of the final map.

MAYOR

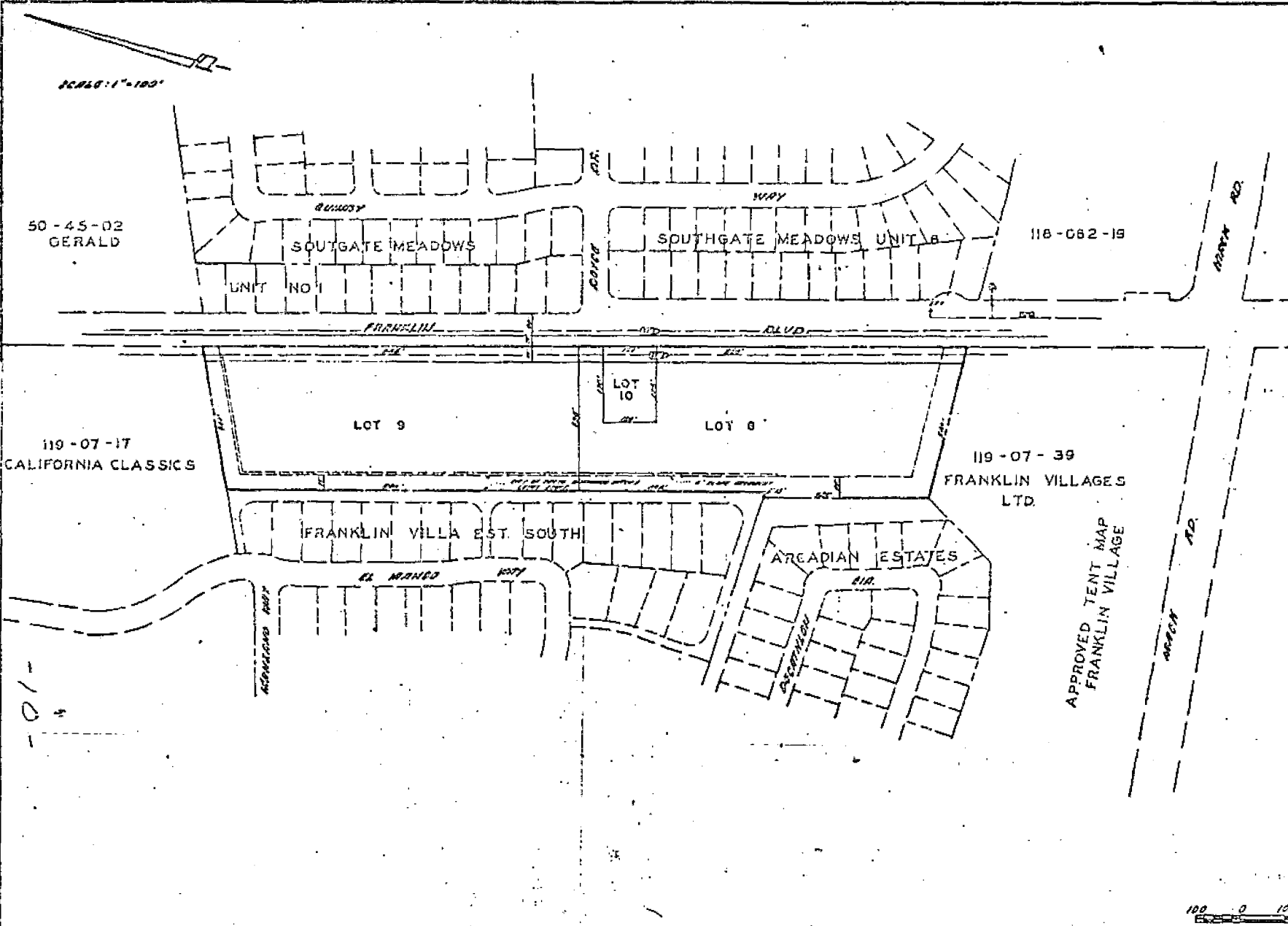
ATTEST:

CITY CLERK

P-9369

0-9366-D

SCALE: 1" = 100'



GENERAL NOTES

FRANKLIN VILLAGES, LTD.
 210 PACIFIC HILLS VILLAGE DEVELOPMENT CO.
 3620 AVENUE BOULEVARD, SUITE 140
 SACRAMENTO, CA 95821

OWNER
 WILSON & PETERSON, INC.
 1147 "F" STREET ROAD
 SACRAMENTO, CA 95815
 PHONE: 326-1111

PERMITS
 CITY OF SACRAMENTO

RECORDS
 SACRAMENTO TENTATIVE
 PLANNING DEPARTMENT

DATE
 PACIFIC GAS & ELECTRIC

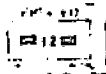
FIELD NOTES
 UNRECORDED MAPS, SURVEY
 EX-GROVE
 1975

REMARKS
 132 ACRES

APPROVED TENT MAP
 119-07-39

APPROVED TENT MAP
 FRANKLIN VILLAGE

100 0 100 200 300



NO.	DESCRIPTION	APPROVED BY	FIELD	SCALE:	DATE:	MORTON & PITALO, INC. CIVIL ENGINEERS PLANNING SURVEYING	DRAWN BY	CHECKED BY	DESIGNED BY	DATE:	TENTATIVE MAP FRANKLIN VILLAGE UNIT 3&A CITY OF SACRAMENTO, CALIFORNIA	SHEET	NO.
			NO.	NO.	NO.								

SACRAMENTO CITY PLANNING COMMISSION

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

MEETING DATE May 13, 1981
 ITEM NO. 140 FILE NO. E-9369
M-

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: W side of Franklin Boulevard, 500' N of Mck Road

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓		✓	
Goodin	✓			
Holloway	✓			
Hunter	✓			
Larson	✓			
Muraki	✓			✓
Silva	<u>absent</u>			
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 _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo Inc. - 1767 J Tribute Road, Sacramento, CA 95815				
OWNER	Franklin Village LTD. c/o Pacific Mid Village Develop. -4441 Auburn Blvd, Sacto 95841				
PLANS BY	Sandy/Babcock - 1349 Larkin Street, San Francisco, CA 94109				
FILING DATE	3-17-81	50 DAY CPC ACTION DATE		REPORT BY:	TM:sg
NEGATIVE DEC.	4-2-81	EIR		ASSESSOR'S PCL. NO.	119-070-36

- APPLICATION:
1. Negative Declaration
 2. Amendment of the 1965 Southgate Community Plan from Light Density Residential to Light Density Multiple Family
 3. Rezone from Agricultural-Floodway(Flood Fringe) A-FW and Agricultural-Flood Fringe A(FF) to Townhouse R-1A
 4. Special Permit to develop 172 condominium units
 5. Tentative Map

LOCATION: West side of Franklin Blvd., 500' north of Mack Road

PROPOSAL: The applicant proposes to construct a 172 unit condominium project on 13+ acres. The project will be recorded in two phases with the recreational area developed in conjunction with the first phase.

PROJECT INFORMATION:

General Plan Designation:	Residential
1965 Southgate Community Plan Designation:	Light Density Residential
Proposed South Sacramento Area Community Plan Designation:	Light Density Multiple Family
Existing Zoning of Site:	Agricultural A-(FW) and A(FF)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-3-R
South:	Vacant; R-1A
East:	Residential; R-1
West:	Vacant, Residential; R-1A & R-1

Parking Required:	172	Parking Provided:	301
Ratio Required:	1:1	Ratio Provided:	1:1.75
Property Area:	13+ Acres		
North/South Structure Orientation:	58%		
Density of Development:	13.2 DU/Acre		
Topography:	Flat (Adjacent to Morrison Creek)		
School District:	Elk Grove School District		
Building Site Plan:	1) Building Coverage = 25%		
	2) Landscaped Area = 35%		
	3) Surfaced Area = 40%		

APPLC. NO. P-9369

MEETING DATE May 13, 1981

CPC ITEM NO. 14

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 22, 1981, by a vote of eight ayes and one abstention, the Subdivision Review Committee recommended approval of the map 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 prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
3. The applicant shall dedicate sufficient right-of-way (as determined by the right-of-way study) along Franklin Boulevard (center-line 23 feet east of existing center-line) plus slope easement for bridges at both ends of Elder Creek.
4. The lake shall be privately maintained and must comply with public health regulations. City water shall not be used in the lake.
5. If the final map is recorded in phases, then Lot 10 shall be recorded either as the first phase or at the same time with the first phase.
6. The applicant shall submit a right-of-way study for the review and approval of the City Engineer.

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

1. The subject site consists of a long, relatively narrow strip of property bounded by Franklin Boulevard to the east and the Elder Creek drainage canal to the north, south, and west. Staff supports the requested plan amendment and rezoning because of the irregular shape of the site and because the parcel's only access is along Franklin Boulevard. Multiple family uses are desirable along major streets where they can be located in close proximity to public transit and commercial facilities. In addition, it would be difficult to develop the property with typical single family subdivision.
2. The site plan indicates that the primary access point will be in the center of the project across from Boyce Drive. Two secondary access points are located north and south of this point. The internal circulation of the site appears to be adequate and provisions have been made for a central recreation area.
3. The applicant proposes to construct two-story condominium units with three basic floor plans ranging from 750 to 1,070 square feet in area. Each unit will have an outside storage cabinet adjacent to the patio. The storage area appears to be large enough to accommodate bicycles.
4. The Fire Department has requested that the width of the private drive be increased from 25 feet to 30 feet to provide for emergency access. Staff finds the proposed 25 foot width acceptable given the following considerations:
 - a. A greater street width would encourage residents to park on the street which would effectively reduce the width of the street below 25 feet; and
 - b. The Energy Conservation Policy of the General Plan encourages the increased use of narrower street widths to reduce heat retention.

5. The site plan indicates a large percentage of landscaping throughout the site. In order to insure that the landscaping does not interfere with solar access and that adequate and appropriate landscaping is provided throughout the development, staff requests that exhibit "A" be adopted as a condition of the special permit. In addition, staff requests that the applicant submit detailed landscape and irrigation plans for review and approval by staff prior to the issuance of building permits.
6. The site plan indicates that the development achieves 58% north/south structure orientation instead of the required 80%. Staff therefore requests that four clusters be rotated 90° to comply with the 80% north/south requirement (see site plan).

STAFF RECOMMENDATION: Staff recommends the following actions;

1. Ratification of the negative declaration;
2. The community plan be amended;
3. The site be rezoned to Townhouse R-1A(FW & FF);
4. The special permit be approved subject to conditions and based upon findings of fact which follow;
5. The tentative map be approved subject to the following 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 prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
 - c. The applicant shall dedicate sufficient right-of-way (as determined by the right-of-way study) along Franklin Boulevard (center-line 23 feet east of existing center-line) plus slope easements for bridges at both legs of Elder Creek.
 - d. If the final map is recorded in phases, then Lot 10 shall be recorded either as the first phase or at the same time with the first phase.
 - e. The applicant shall submit a right-of-way study for the review and approval of the City Engineer prior to recordation of the final map.

Conditions - Special Permit

- a. The applicant shall submit detailed landscape and irrigation plans for the review and approval of the Planning Director prior to the issuance of building permits. Such plans shall include the provisions indicated on exhibit "A".
- b. City water shall not be utilized in the lake or in any other waterscape element.

- c. The applicant shall redesign the site plan to provide for a minimum 80% north/south structure orientation. The revised site plan shall be submitted to staff for review and approval prior to the issuance of building permits.

Findings of Fact

- a. The project is based upon sound principles of land use in that it provides for the utilization of an irregular-shaped parcel adjacent to a major street.
- b. The project, as conditioned, will not be injurious to surrounding properties in that provision has been made for common recreation facilities and open space.
- c. The proposal is consistent with the 1974 General Plan and the 1965 Southgate Community Plan, which designate the site for residential uses.

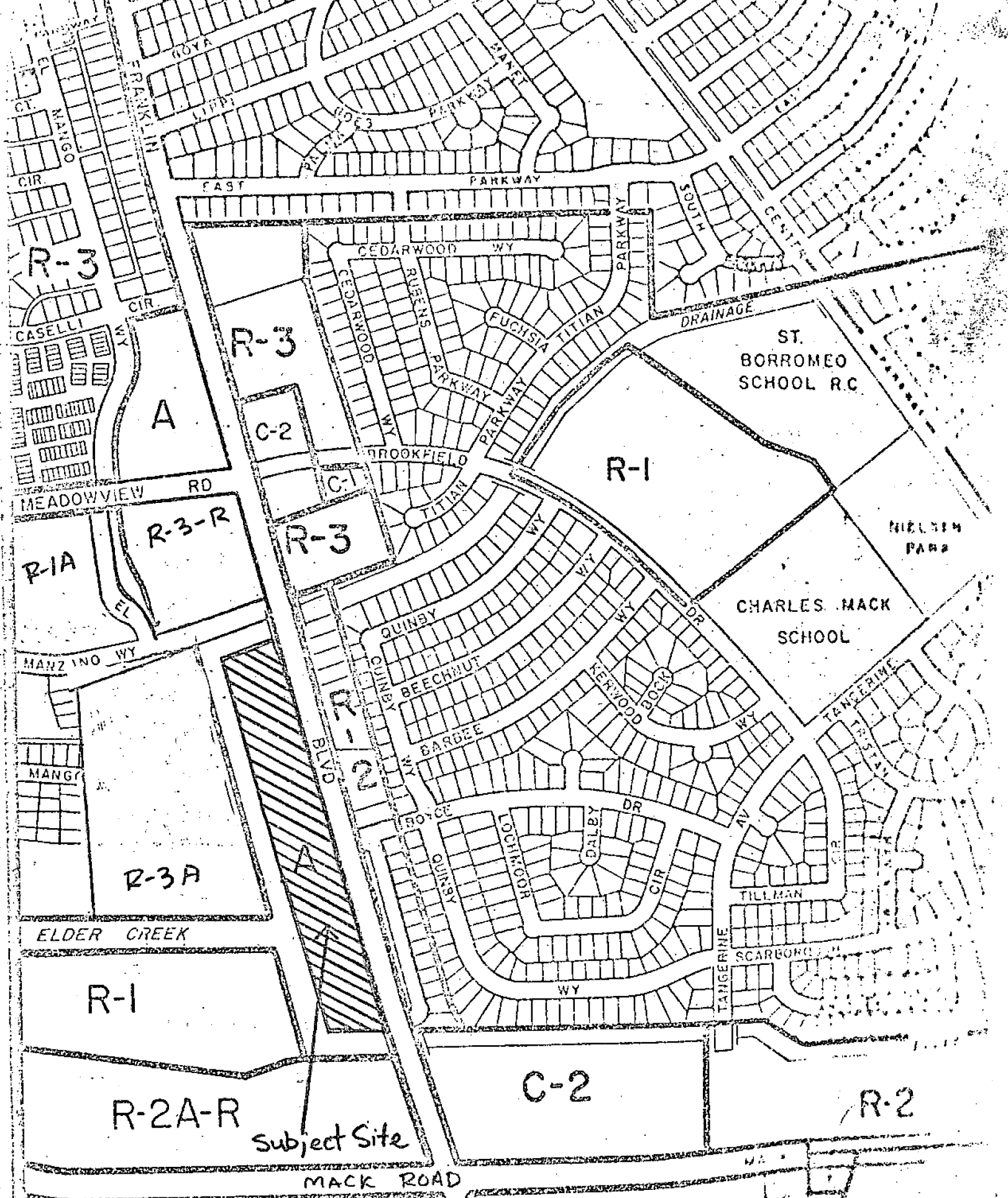
Exhibit "A"

Multiple Family Landscaping Criteria

1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscape treatment shall include:
 - a. Larger specimens of shrubs and trees along the site periphery.
 - b. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
 - c. Consistency with energy conservation efforts.
 - d. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - e. Undulating landscaped berms located along street frontages and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
3. Public open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
4. Landscaping of parking areas is discussed in Section B.

Trash Enclosures:

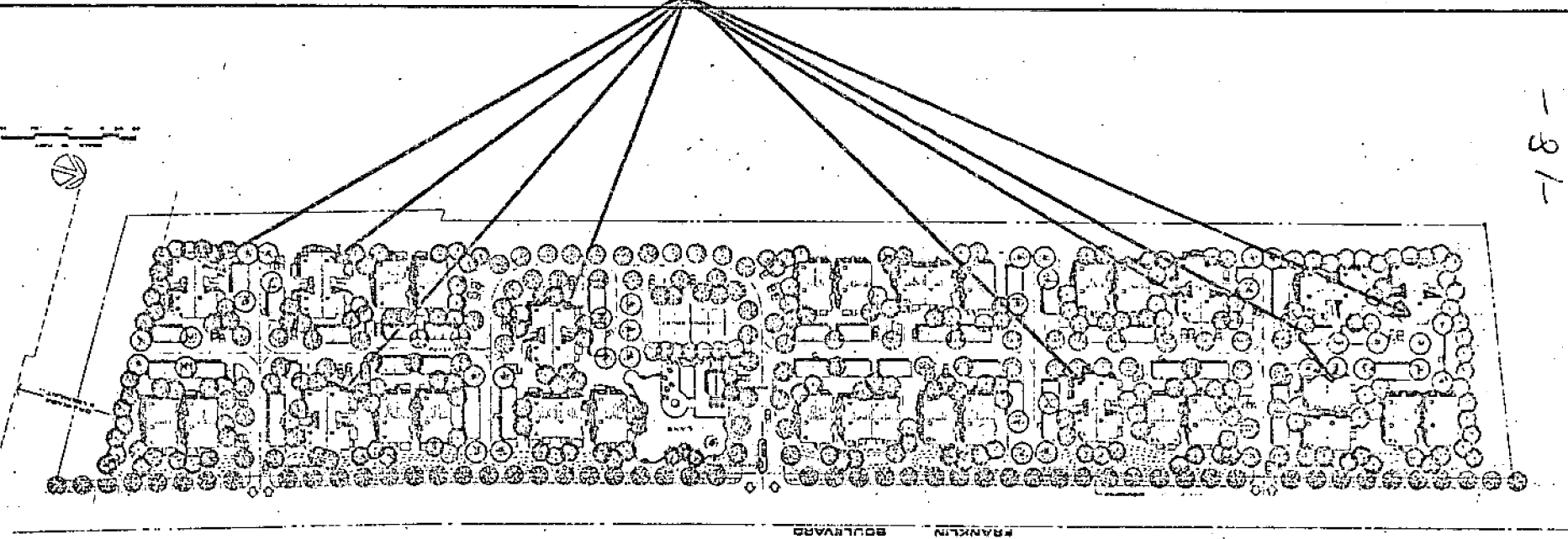
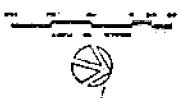
1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution.



Subject Site

MACK ROAD

DONALD SANDY
 AIA
 JAMES BARCOCK
 FRANKLIN VILLAGE
 DEVELOPMENT
 PRELIMINARY PLAN
 L-3



4 of these clusters
 must be rotated 90°
 to meet the 80%
 North/south structure
 orientation

SITE INFORMATION
 100 50% of site (see site plan)
 90 50% of site (see site plan)
 80 50% of site (see site plan)
 70 50% of site (see site plan)
 60 50% of site (see site plan)
 50 50% of site (see site plan)
 40 50% of site (see site plan)
 30 50% of site (see site plan)
 20 50% of site (see site plan)
 10 50% of site (see site plan)

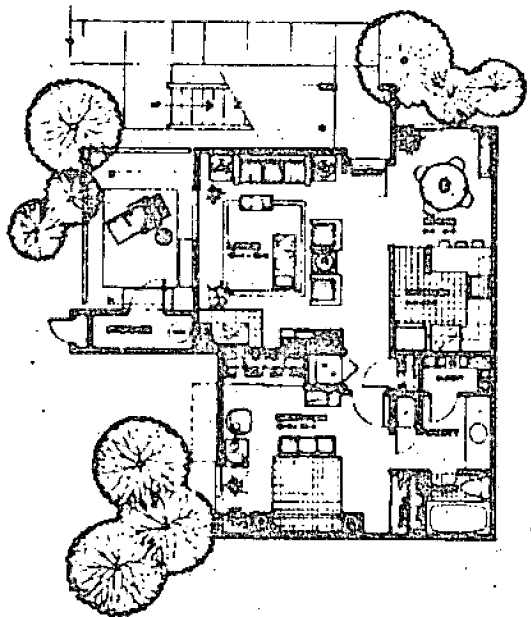
-18-
 MAY 13, 1969
 ITEM 14

P-9369

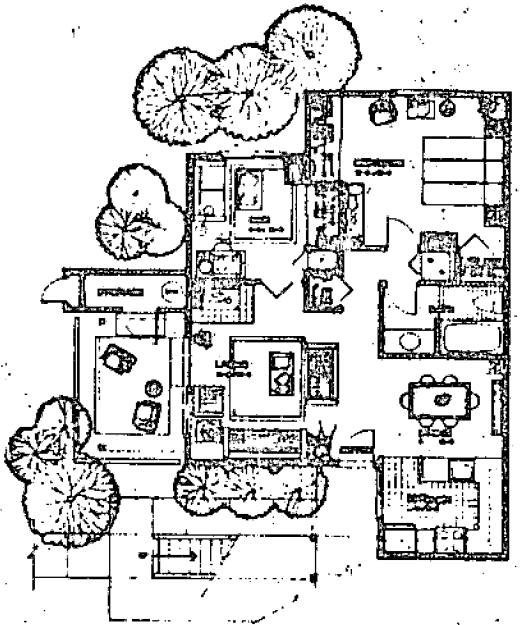
P-9369

MAY 13, 1981

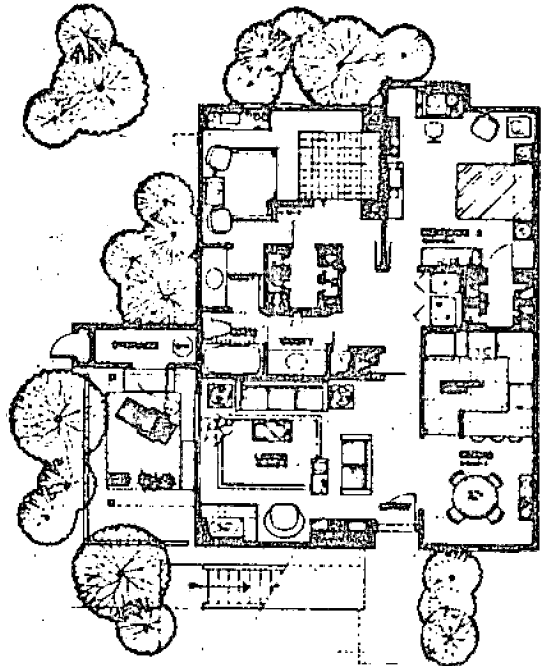
-19-



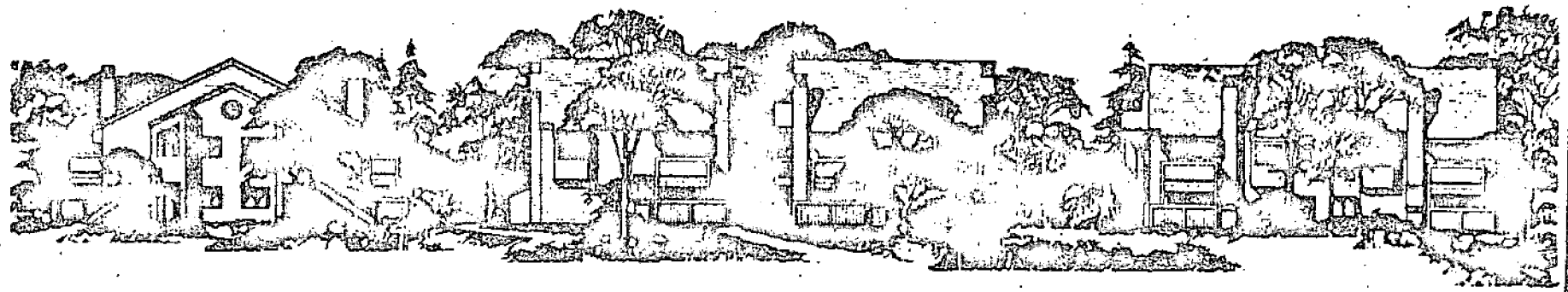
Unit A First Floor Plan
1 Bedroom / 1 Bath 760 Sq. Ft.



Unit B First Floor Plan
1 Bedroom, Den / 1 1/2 Bath 820 Sq. Ft.



Unit C First Floor Plan
2 Bedrooms / 1 Bath 1010 Sq. Ft.



1

FRANKLIN VILLAGE

SACRAMENTO CALIFORNIA
FRANKLIN VILLAGES LTD.

DEVELOPER
SACRAMENTO CALIFORNIA

STEWARD EATON JR. AIA
JAMES A. BURCOCK
ARCHITECTS/PLANNERS
SAN FRANCISCO CALIFORNIA

ARTHUR H. GILZARDO
AND ASSOCIATES INC.
LANDSCAPE ARCHITECTS - LEAD PLANNERS
SAN FRANCISCO CALIFORNIA

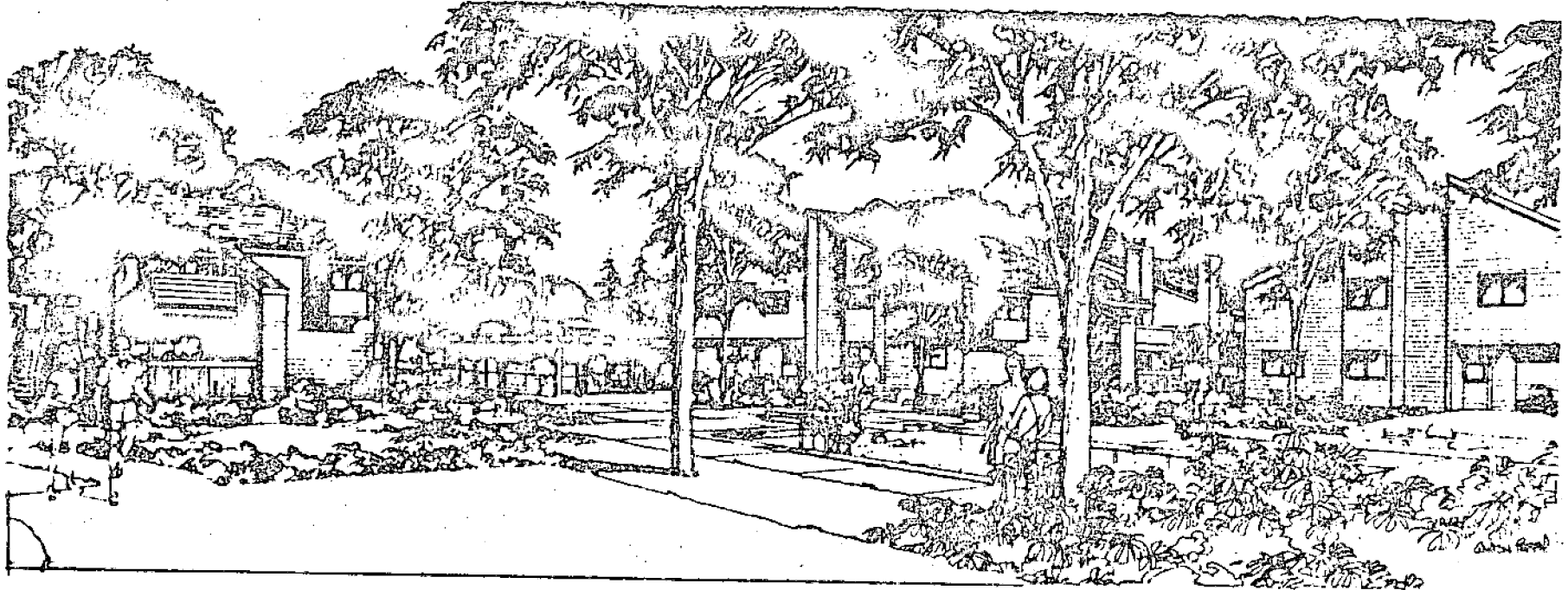
ITEM 14

P-9369

MAY 13, 1981

- 20 -

ITEM 14



FRANKLIN VILLAGE
TRACEMO CALIFORNIA

FRANKLIN VILLAGE LTD.

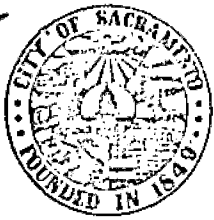
DEVELOPERS
 BERKELEY, CALIFORNIA

CORNALD SANDY JR. AIA

JAMES A. BARBOCK
 ARCHITECTS/PLANNERS
 SAN FRANCISCO, CALIFORNIA

ANTHONY H. GUZZARDO
 AND ASSOCIATES INC.
 LANDSCAPE ARCHITECTS - LAND PLANNERS
 SAN FRANCISCO, CALIFORNIA





CITY OF SACRAMENTO

18 19

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 THE WEST SIDE OF FRANKLIN BOULEVARD, 500 FEET NORTH OF MACK ROAD FROM THE A-FW AGRICULTURAL-FLOODWAY AND A (FF) AGRICULTURAL (FLOOD FRINGE) ZONES AND PLACING SAME IN THE R-1A (FW & FF) TOWNHOUSE (FLOODWAY AND FLOOD FRINGE) ZONE (P-9369)

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

jm
Attachments
P-9369

June 9, 1981
District No. 8

1.

ORDINANCE NO.

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON THE WEST SIDE FRANKLIN BLVD., 500' NORTH OF MACK ROAD FROM THE A-FW Agricultural-Floodway & A(FF) Agricultural(Flood Fringe) ZONES AND PLACING SAME IN THE R-1A(FW & FF) Townhouse (Floodway & Flood Fringe) ZONE (FILE NO. P-9369) (APN: 119-070-36)

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 A-FW Agricultural-Floodway & A(FF) Agricultural(Flood Fringe)zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A(FW & FF) Townhouse (Floodway & Flood Fringe) 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:

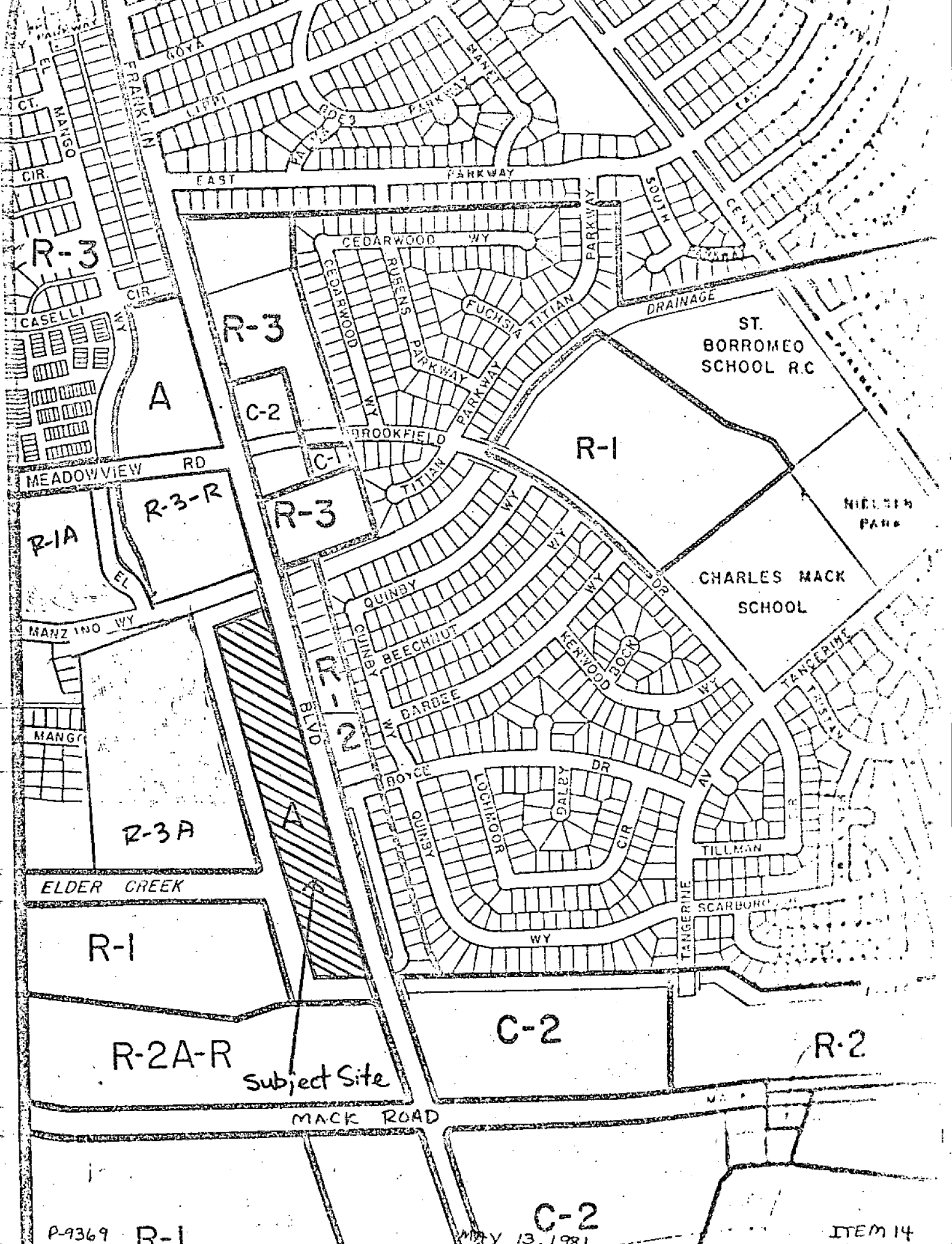
EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P-9369



R-3

R-3

A

C-2

R-1

R-1A

R-3-R

R-3

ST. BORROMEO SCHOOL R.C.

MIDLESEX PARK

CHARLES MACK SCHOOL

MANGO

R-3A

ELDER CREEK

R-1

R-2A-R

Subject Site

C-2

R-2

MACK ROAD

P-9369

R-1

C-2

MAY 13, 1981

ITEM 14



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-6426

LORRAINE MAGANA
CITY CLERK

June 1, 1981

Owner of Property:

Franklin Village LTD.
c/o Pacific Mid Village Development
4441 Auburn Blvd.
Sacramento, CA 95841

On May 27, 1981, the following matter was filed with my office to set a hearing date before the City Council.

P-9369 Various requests for property located on the west side of Franklin Boulevard, 500 feet north of Mack Road. (D7)

- a. Amend Southgate Community Plan from Light Density Residential to Light Density Multiple Family
- b. Rezone 13+ acres from A-FW Agricultural-Floodway Zone and A(FF) Agricultural (Flood Fringe) Zone to R-1A(FW & PF) Townhouse (Floodway and Flood Fringe) Zone
- c. Tentative Map for airspace condominium lot (172 units).

The hearing has been set for June 16, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

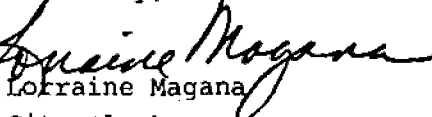
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above listed property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the Monday before meeting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

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am:lb

cc: Morton & Pitalo

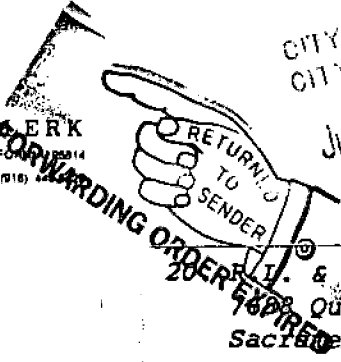
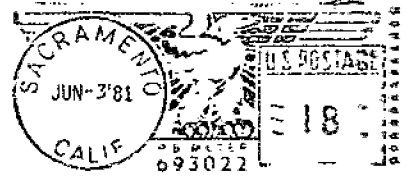
P-9369 Mailing List 62



OFFICE OF THE CITY CLERK
910 I STREET
CITY HALL ROOM 203
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 445-2211

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

JUN 5 12 24 PM '81



I. & C. B. Denny
Quincy Way
Sacramento, CA 95823

NOTICE OF CITY COUNCIL HEARING

17
64