



CITY OF SACRAMENTO

19

APPROVED  
BY THE CITY COUNCIL

APR 2 1985

OFFICE OF THE  
CITY CLERK

MARTY VAN DUYN  
PLANNING DIRECTOR

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

March 19, 1985

City Council  
Sacramento, California

CITY MANAGER'S OFFICE  
**RECEIVED**  
MAR 21 1985

Honorable Members in Session:

SUBJECT: 1. Environmental Determination  
2. Tentative Map (P84-369) (P81-104-15)(FT)

LOCATION: 769 North 16th Street

**FILED**  
MAR 26 1985  
*Cont 40 4-2-85*  
BY THE CITY CLERK  
OFFICE OF THE CITY CLERK

SUMMARY

This is a request to subdivide 6+ acres into two parcels located in the Heavy Industrial (PC) (M-2 PC) zone. Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring Planning Commission review can be reviewed by staff and transmitted directly to City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

- North: American River; PC
- South: Mini-warehouse; M-1
- East: Vacant; M-1 (PC)
- West: Highway 160; M-1 (PC)

The subject site is located at the southeast quadrant of the American River and Highway 160 overcrossing. The site is surrounded by industrial development and the American River. The southern portion of the subject site is developed with an industrial warehouse. The applicant proposes to develop the vacant portion of the site with a mini-storage facility. The purpose of this land division is to market the existing warehouse.

The subject site is the last remaining parcel through which the Elvas-Richards Transportation Corridor can be located without disturbing existing development (See Exhibit A). This corridor is called out in the Transportation Section of the 1980 Central City Plan, however, funding for its implementation is, as yet, unscheduled. The City Traffic Engineer, therefore, requests conditioning which allows the applicant use of land in the right-of-way until such time as the corridor is constructed.

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Since the subject site is located near the American River, the Environmental Coordinator has indicated that archaeological material may be present in the area. The map has been conditioned to ensure the preservation of any cultural artifacts if they are unearthed during construction.

There are a number of large, healthy trees on the site. The applicant has submitted a plan, approved by the City Arborist, indicating which trees are to be removed. The Negative Declaration contains a mitigation measure to assure preservation of the remaining trees.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and posted a Negative Declaration with the following mitigation measures:

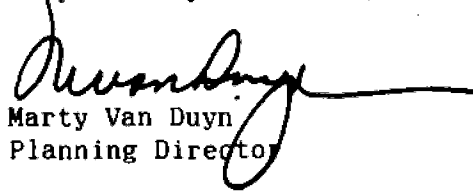
1. No alteration, grading, trenching, or fill shall take place within the dripline of those trees indicated to be retained on the site plan. Prior to issuance of building permit, a six-foot cyclone fence shall be erected around the dripline of the trees.
2. If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee, recommend:

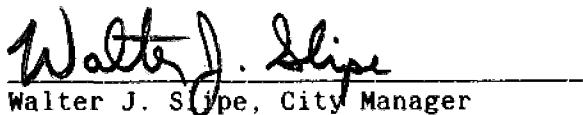
1. Ratification of the Negative Declaration;
2. Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:



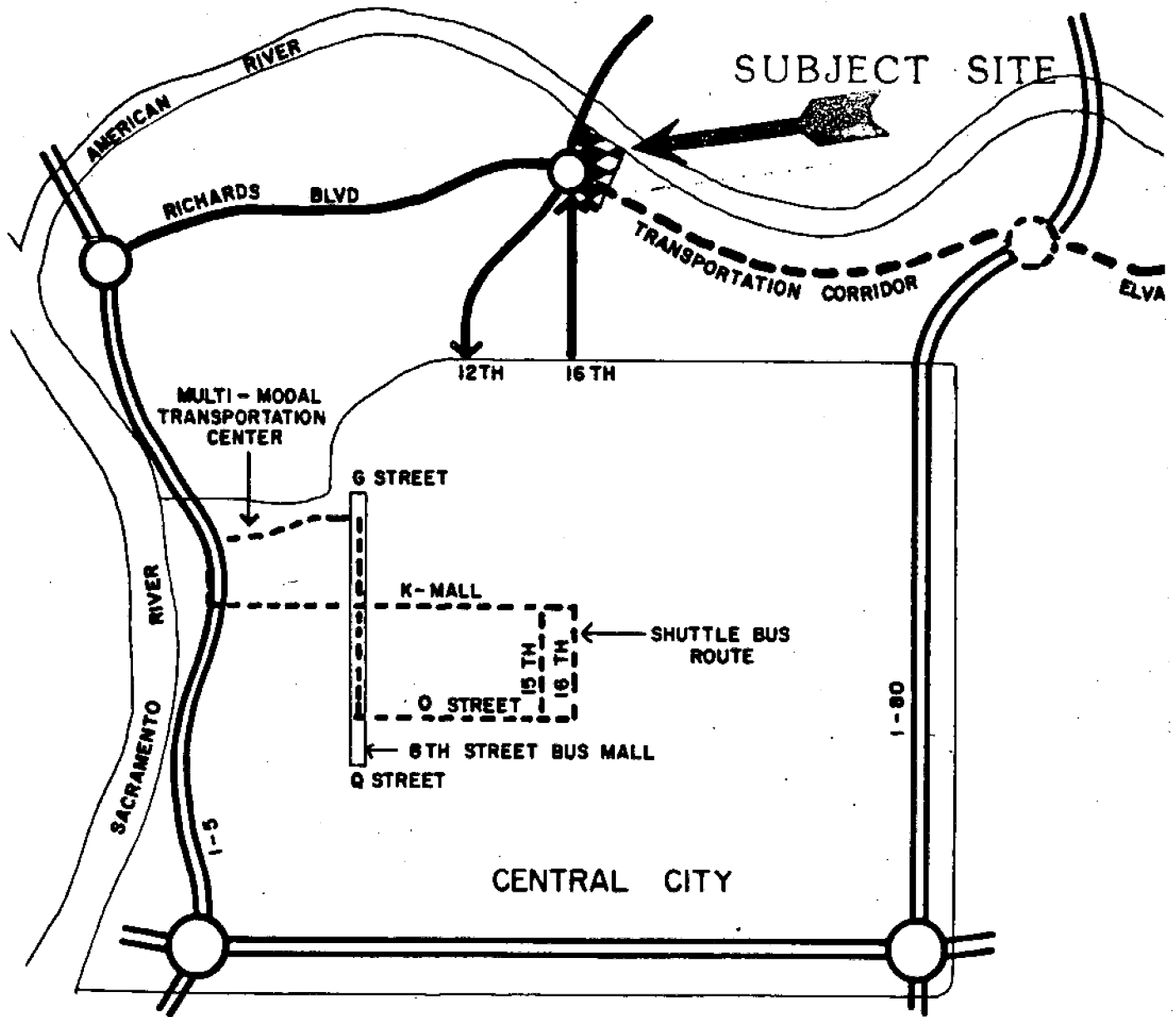
Walter J. Slupe, City Manager

SD:pkb  
attachments  
P84-369

March 26, 1985  
District No. 1

19

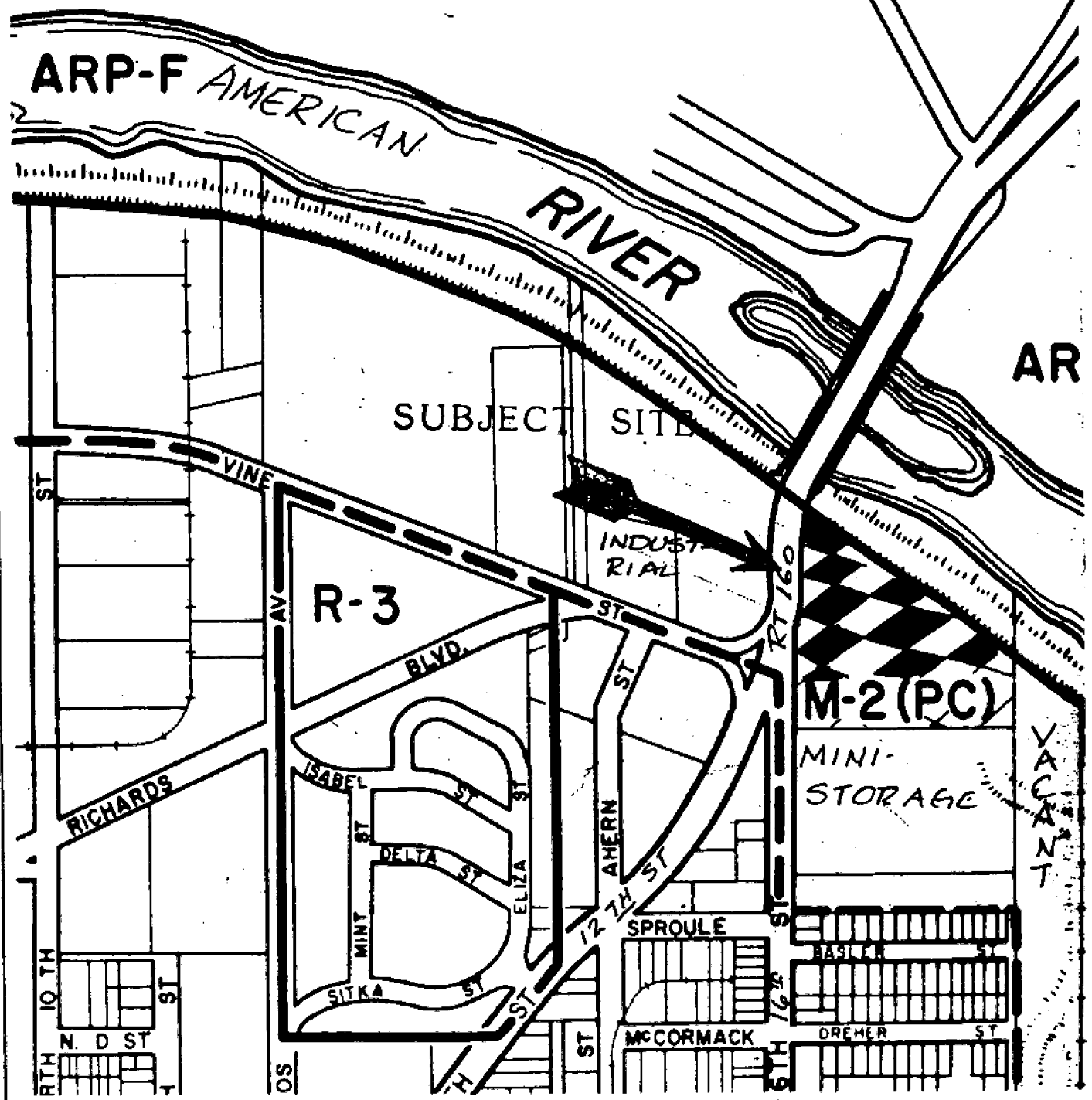
TRANSPORTATION PLAN



ILLUSTRATES PROPOSED TRANSPORTATION CORRIDOR  
CORE AREA BUS SHUTTLE, AND 8TH STREET TRANSPORTATION-  
PEDESTRIAN CORRIDOR

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VICINITY - LAND USE - ZONING

RESOLUTION NO. 85-236

19

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT 769 NORTH  
16TH STREET

(P- 84-369)(APN: 001-104-15)

WHEREAS, the City Council, on March 26, 1985, held a public hearing  
on the request for approval of a tentative map for property located at 769  
North 16th Street;

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 Parcel Map Advisory Agency 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 1965 Industrial Parkway Community Plan designate the subject site for industrial use(s).

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4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. 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; may require off-site drain extension or lift station;
  - c. Show reciprocal sewer, water and drainage easements;
  - d. Prepare a tree survey indicating size and species of existing on-site trees. Retain all trees to the satisfaction of the City Arborist (may restrict irrigation and grading under dripline of trees);
  - e. Conform to driveway permit No. 4994 to the satisfaction of the City Traffic Engineer;
  - f. No buildings, fences or landscaping shall be placed on the levee or within 10 feet of the landward toe of the levee;
  - g. Obtain State Reclamation Board permits for any alteration of the levee;
  - h. Dedicate 10-foot wide easement to Parcel B from Parcel A for the existing water lines;
  - i. ~~Provide irrevocable offer of dedication of 80 feet for Elvas-Richards Connector along south property line of Parcel A and north line of Parcel B.~~  
*See Attached*
  - j. Should additional land be required provide irrevocable offer of dedication for Richards 160 Interchange.

6.

\* \* \*

- i. Provide an irrevocable offer of dedication for a 44 foot wide public street along south property line of parcel A and north property line of parcel B which will provide for adequate traffic flow onto and out of parcels A and B. The location of the I.O.D. shall be approved by the traffic engineer.

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k. I.O.D.'s may be used by developer until such time as right-of-way is required by the City. At that time the developer shall remove what ever structures may exist on the I.O.D. at his expense.

\_\_\_\_\_  
MAYOR

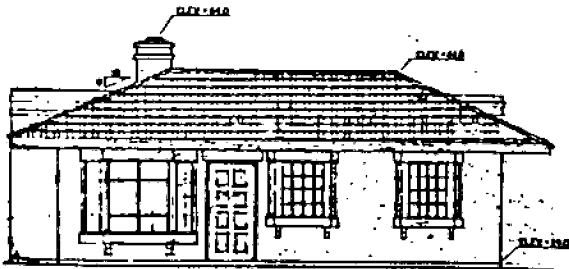
ATTEST:

\_\_\_\_\_  
CITY CLERK

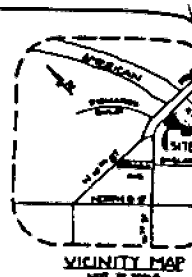
P84-369



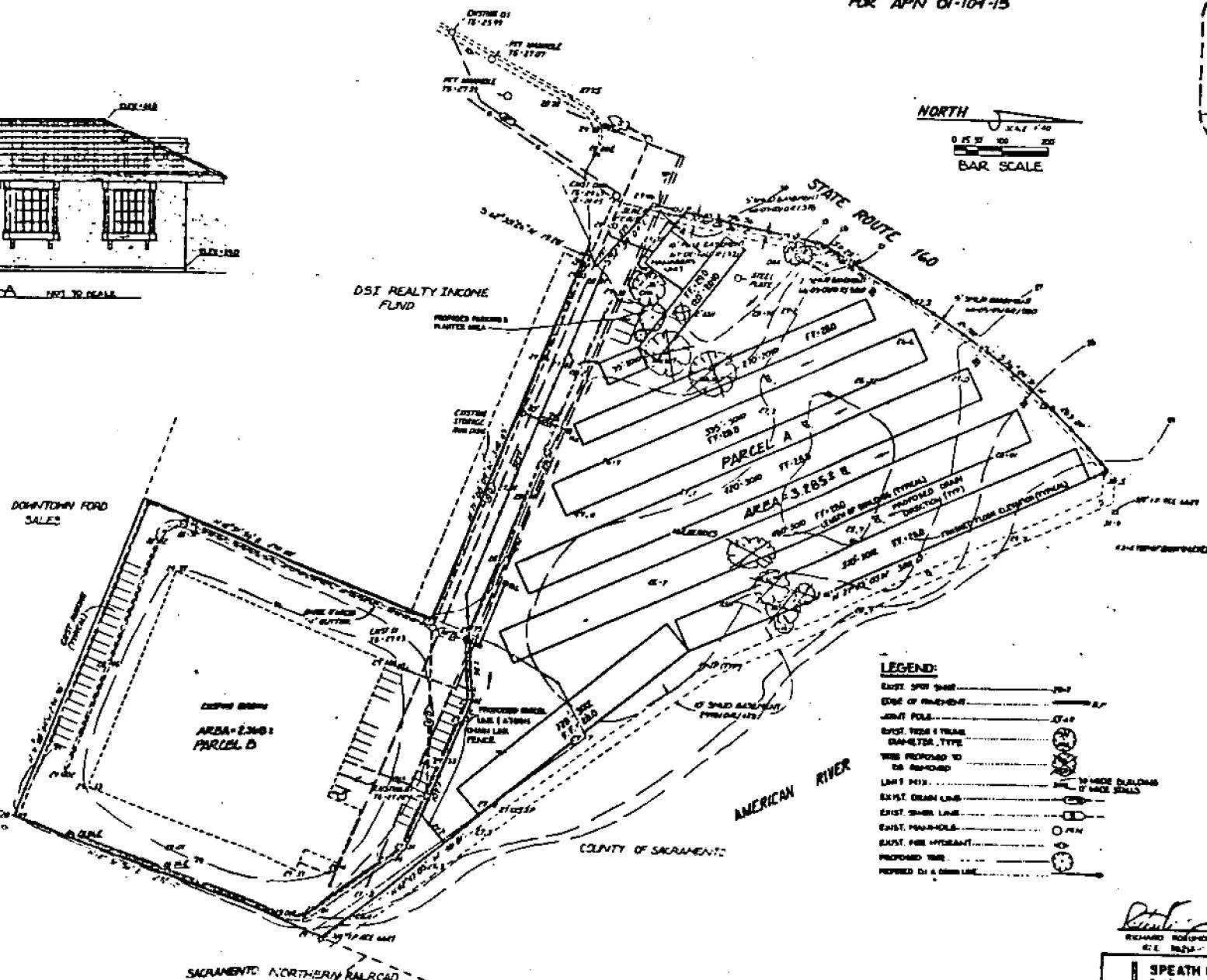
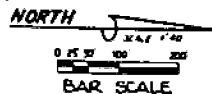
TENTATIVE PARCEL MAP  
FOR APN 01-104-15



CROSS SECTION A-A NOT TO SCALE



VICINITY MAP  
NOT TO SCALE



**OWNER**  
EMERSON INVESTMENTS  
P. O. BOX 1547  
FRESNO, CA 93716

**ASSESSOR'S PARCEL NUMBER**  
01-104-15

**DEVELOPER**  
NATIONAL SELF STORAGE EQUITIES LTD. PARTNERSHIP  
1161 NORTH EL DORADO PLACE, SUITE 117  
TUCUMAN, AZ 85715 PHONE (520) 258-6226  
ATTENTION: ROBERT SCHIFF

**PROPOSED ZONING**  
R-2 (PC)

**PROPOSED USE**  
MANUFACTURING/WAREHOUSE

**PROPOSED BUILDING**  
R-2 (PC)

**PROPOSED USE**  
PARCEL A - HIGH SELF STORAGE  
PARCEL B - CONTINUE MANUFACTURING/WAREHOUSE

**NUMBER OF LOTS**  
THREE

**ACREAGE**  
3.45 ± ACRES

**SCHOOL DISTRICT**  
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

**SOURCE OF WATER**  
CITY OF SACRAMENTO

**SANITARY FACILITIES**  
CITY OF SACRAMENTO

**STORM DRAINAGE**  
CITY OF SACRAMENTO

**LEGEND:**

EXIST. SPUR ROAD	---
EDGE OF PAVEMENT	---
JOINT PILE	---
EXIST. FROM 4 FEET	---
GRADE, T&E, TYPE	---
WELL PROPOSED TO	---
BE REMOVED	---
LAND PILE	---
EXIST. DRAIN LINE	---
EXIST. SEWER LINE	---
EXIST. FURNACE	---
EXIST. FIRE HYDRANT	---
PROPOSED WELL	---
PROPOSED IN A DRAIN LINE	---

P84-369

*Richard Speath*  
RICHARD SPEATH  
C.E. 10457

**SPEATH ENGINEERING, INC.**  
Civil Engineers

3740 North 4th Lane, #1  
Sacramento, CA 95808 (916) 801-8308

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April 3, 1985

Riverside Investments  
P.O. Box 1547  
Fresno, CA 93716

Dear Gentlemen:

On April 3, 1985, the Sacramento City Council took the following action(s) for property located 769 North 16th Street:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide a 5.65± partially developed acre lot into two lots in the Heavy Industrial zone. (P-84369)

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

Sincerely,

Anne J. Mason  
Assistant City Clerk

AJM/dbp/19

Enclosure

cc: Planning Department

Area West Engineers, Inc.  
5710 Garfield Avenue, Suite B  
Sacramento, CA 95841

March 27, 1985

Riverside Investments  
P.O. Box 1547  
Fresno, CA 93716

Dear Gentlemen:

On March 26, 1985, the Sacramento City Council took the following action(s) for property located 769 North 16th Street:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide a 5.65± partially developed acre lot into two lots in the Heavy Industrial zone. (P-84369)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/21

Enclosure

cc: Planning Department

Speath Engineering, Inc.  
5710 Garfield Avenue, Suite B  
Sacramento, CA 95841



# CITY OF SACRAMENTO

#20

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

MARTY VAN DUYN  
PLANNING DIRECTOR

March 28, 1985

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Amendment of General Plan from Commercial/Office and Residential to Residential
  3. Amendment of the 1984 North Sacramento Community Plan from Residential and Labor Intensive Commercial, Office, Industrial to Residential (11-29 dwelling units per net acre)
  4. Rezone from Office Building with Labor Intensive Overlay, OB-LI and Single Family, R-1 to Garden Apartment-Review, R-2B-R zone (P85-056)
  5. Appeal of City Planning Commission Denial of the Lot Line Merger and recommendation to deny project

LOCATION: Southwest corner of Southgate Boulevard and Royal Oaks Drive

## SUMMARY

The application is for entitlements to develop a 76-unit apartment complex on a vacant 3.5+ acre site. The City Planning Commission considered the project at its February 28, 1985 meeting. After hearing testimony for and against the project, the Commission voted to deny the Lot Line Adjustment and to recommend denial of the request for Plan Amendments and Rezoning. The applicant has appealed the Commission's action to the City Council.

## BACKGROUND INFORMATION

The subject site is located in an area designated for Labor Intensive uses by the 1984 North Sacramento Community Plan. Concurrent with adoption of the Community Plan the site was rezoned from Multiple Family, R-3 to Office Building, OB-LI and Single Family, R-1. The applicant is requesting to change the site designation back to residential and to allow construction of an apartment complex at 21.7 units per acre (R-2B zone density).

March 28, 1985

Staff reviewed the request and recommended approval of the project. Staff found that the site is located on a major street and at the perimeter of the Woodlake neighborhood. Staff also found that there are very limited amounts of multiple family sites in the immediate area to provide rental housing opportunities. Lastly, staff felt that the Community Plan Goal of increasing employment opportunity in this area and in North Sacramento would not be compromised by the loss of the subject site. This was based on the observation that there would still be over 25 acres of vacant OB-LI zoned land to the east adjacent to the Post Office.

The Planning Commission considered the matter and heard neighborhood resident opposition to the project. A petition was submitted opposing the project citing concerns related to Plan inconsistency, increase of population, traffic and noise, and inconsistency with the established neighborhood. The Commission voted to deny the Lot Line Adjustment and recommended City Council denial of the project. The applicant has appealed the Commission's action.

Subsequent to the Planning Commission hearing, the applicant has met with the City Traffic Engineer's Office and reached an agreement on conditions which will eliminate their original concern which is mentioned in the Commission staff report. These conditions are identified in the Resolution for the Lot Line Adjustment.

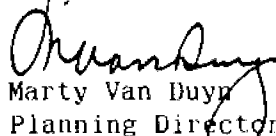
#### VOTE OF THE PLANNING COMMISSION

On February 28, 1985, the Commission voted six ayes, three noes, to recommend denial of the project.

#### RECOMMENDATION

The Planning Commission recommends that the City Council deny the project.

Respectfully submitted,

  
Marty Van Duyne  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:lao  
attachments  
P85-056

April 2, 1985  
District No. 1

MEETING DATE February 28, 1985  
 ITEM NO. 14 B FILE # 95-056  
 M \_\_\_\_\_

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

Location: Southwest corner of Southgate Road & Royal Oaks Drive

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS	
NAME	ADDRESS
<u>Joe Cruz</u>	<u>1700 J Street, Sacramento 95814</u>
<u>Wilson Peterson</u>	<u>2299 Sunrise Boulevard, Rancho Cordova 95670</u>

OPPOSERS	
NAME	ADDRESS
<u>Jim Kay</u>	<u>497 Southgate Road, Sacramento 95815</u>
<u>Judy Hien</u>	<u>700 Southgate Road, Sacramento 95815</u>
<u>Pete <sup>Wellers</sup> Walters</u>	<u>711 Southgate Road, Sacramento 95815</u>
<u>Lola Austin</u>	<u>410 Southgate Road, Sacramento 95815</u>
<u>Jim Phillips</u>	<u>155 Baxter Avenue, Sacramento 95815</u>
<u>Roger Dickinson</u>	<u>781 Woodlake Drive, Sacramento 95815</u>
<u>Nels Hagom</u>	<u>536 Woodlake Drive, Sacramento 95815</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Ferris	<input checked="" type="checkbox"/>			
Fong	<input checked="" type="checkbox"/>			
Goodin		<input checked="" type="checkbox"/>		
Holloway		<input checked="" type="checkbox"/>		
Hunter	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Ishmael		<input checked="" type="checkbox"/>		
Ramirez	<input checked="" type="checkbox"/>			
Simpson	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Augusta	<input checked="" type="checkbox"/>			

- MOTION
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND ~~APPROVAL~~ DENIAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

**PETITION AGAINST REZONING  
PROPOSED PLAN  
WOODLAKE CLOSE  
CITY PLANNING COMMISSION NO. P85-056**

**WOODLAKE CLOSE IS A PROPOSED 76 UNIT APARTMENT DEVELOPMENT THAT WOULD BE SITUATED ON 3.5 ACRES AT THE SOUTHWEST CORNER OF ROYAL OAKS DRIVE AND SOUTHGATE ROAD.**

**WE OPPOSE THIS REZONING BECAUSE IT IS CONTRARY TO THE 1984 NORTH SACRAMENTO COMMUNITY PLAN WHICH DESIGNATES THIS PROPERTY AS COMMERCIAL/OFFICE AND RESIDENTIAL. THIS PROPOSED REZONING WOULD DRASTICALLY INCREASE POPULATION, TRAFFIC AND NOISE ALONG ROYAL OAKS & SOUTHGATE ROAD. THE PROPOSAL IS NOT CONSISTENT WITH THIS QUIET, ESTABLISHED AND UNIQUE NEIGHBORHOOD.**

DATE	NAME	ADDRESS	PHONE
2/27/85	Jocelyn Tratan...	Blackburn Rd	925-...
	...	Blackburn Rd	925-...
	Don Miller 648	Blackburn Rd	925-8412
	Benny Miller 648	Blackburn Rd	925-8412
	John Cookman 648	Blackburn Rd	925-8433
	Ralph Palch...	Blackburn Rd	925-8500
	John ...	Blackburn Rd	925-8500
	John ...	Blackburn Rd	925-8500
	(Pete) ...	597 Garden St	927-3034
	Manuela ...	1111 Royal Oaks	925-0846
	Larry Nelson	2070 Clantier Rd	925-6670
	Carren ...	2054 Plow Water	925-1741
	Rubi Knight	597 Garden St	927-3034
	Ron Knight	597 Garden St	927-3034

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DATE	NAME	ADDRESS	PHONE
2/27/85	Ernest M. Centuright		925-3798
2/27/85	Ray B. Centuright		925-3798
"	Lola Aosta (TAXPAYER)		920-4588
2-27-85	May O. Schmit	2045 OXFORD	925-5045
2-27-85	Ruth M. Schmit	2045 OXFORD	925-5045
2-27-85	John J. Hye	5344 WOODLAKE DR.	925-6211
2-27-85	John F. Hye	5344 WOODLAKE DR.	925-6211
2/27/85	Allan G. Hume	2120 Forrest St.	922-7256
2-27-85	Beverly Ours	45 Hazelwood Ave.	925-5045
2-27-85	Lorna Matranga	2026 Forrest St.	922-2133
2-27-85	Lloyd R. Swift	671 Southgate Rd.	925-9296
2-27-85	Lillian L. Swift	671 Southgate Rd.	925-9296
2-27-85	E. P. Tallens	711 Southgate Rd.	929-7818
2-27-85	Edward J. N. Davis	721 Southgate Rd.	925-5791
2/27/85	James M. Phillips	150 Baskin Ave.	922-1606
2/27/85	Philip J. Mattarolo	7300 Woodlake Dr.	925-6211
2/27/85	Carolyn Greene	2045 Oxford St.	925-5045
2/27/85	Alan Mason	2045 Oxford St.	925-5045



PETITION AGAINST REZONING  
 PROPOSED PLAN  
 WOODLAKE CLOSE  
 CITY PLANNING COMMISSION NO. P85-056

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DATE	NAME	ADDRESS	PHONE
2-28-85	Craig Paulman	2164 Cantalier St.	927-3535
"	John Helgerson	1961 Canterbury Rd	927-0241
2/28/85	Marnie Morris	505 Blackwood Sr	925-3061
2/28/85	BARBARA Young	410 Blackwood St	929-1553
2/27/85	Linda M Young	410 Blackwood St	929-1553
2/27-85	Melanie White	452 Blackwood	925-2370
2/27/85	Elaine Peterson	5700 - 40th St.	925-3225
2/27/85	Ronald C Young	410 Blackwood St.	929-1553
2/27/85	Anthony DeStefano	1000 Southgate Rd	922-1721
2/27/85	David Morgan	153 Johnson Rd	925-3958

**PETITION AGAINST REZONING  
PROPOSED PLAN  
WOODLAKE CLOSE  
CITY PLANNING COMMISSION NO. P85-056**

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DATE	NAME	ADDRESS	PHONE
27 Feb 85	Jimmie R Boyd	301 Lindley Rd.	929-9053
2-27-85	Anna Carpenter	162 Globe Ave.	929-0697
2-27-85	Wilda Carpenter	" "	" "
2-27-85	Pam Jurisich	165 Globe	927-0864
2-27-85	Maree J. May	574 Blackwood M.	927-1751
2/27/85	John L. Stewart	575 Garden St.	929-3557
2/27/85	Susan Toway	547 Garden	924-1442
2/27/85	E.G. Carack	731 Southgate Rd	927-6982

PETITION AGAINST REZONING  
PROPOSED PLAN  
WOODLAKE CLOSE  
CITY PLANNING COMMISSION NO. P85-056

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DATE	NAME	ADDRESS	PHONE
2/27/85	Lee N. Kirtley	171 Baxter Ave	925-0981
2/27/85	STANLEY JOE	701 SOUTHGATE RD.	922-6182
2/27/85	Edythe Deary	548 Garden St.	922-6625
2/27/85	Carroll B. Joe	701 Southgate Rd	922-6182
2/27/85	Osam M. P. L.	2090 Canterbury Rd.	925-667

**PETITION AGAINST REZONING  
PROPOSED PLAN  
WOODLAKE CLOSE  
CITY PLANNING COMMISSION NO. P85-056**

**WOODLAKE CLOSE IS A PROPOSED 76 UNIT APARTMENT DEVELOPMENT THAT WOULD BE SITUATED ON 3.5 ACRES AT THE SOUTHWEST CORNER OF ROYAL OAKS DRIVE AND SOUTHGATE ROAD.**

**WE OPPOSE THIS REZONING BECAUSE IT IS CONTRARY TO THE 1984 NORTH SACRAMENTO COMMUNITY PLAN WHICH DESIGNATES THIS PROPERTY AS COMMERCIAL/OFFICE AND RESIDENTIAL. THIS PROPOSED REZONING WOULD DRASTICALLY INCREASE POPULATION, TRAFFIC AND NOISE ALONG ROYAL OAKS & SOUTHGATE ROAD. THE PROPOSAL IS NOT CONSISTENT WITH THIS QUIET, ESTABLISHED AND UNIQUE NEIGHBORHOOD.**

**DATE                      NAME                                      ADDRESS                                      PHONE**

2-27-85	Franklin P. ...	11 Southgate Rd	922-0455
2-27-85	Beverly C. Berke-Tresser	566 Southgate Rd	922-0351
2/27/85	Joyce J. Fee	189 Globe Ave	922-3883
2-27-85	...	...	...

**PROPOSED PLAN  
WOODLAKE CLOSE  
CITY PLANNING COMMISSION NO. P85-056**

**WOODLAKE CLOSE IS A PROPOSED 76 UNIT APARTMENT DEVELOPMENT THAT WOULD BE SITUATED ON 3.5 ACRES AT THE SOUTHWEST CORNER OF ROYAL OAKS DRIVE AND SOUTHGATE ROAD.**

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DATE	NAME	ADDRESS	PHONE
	<i>Letter to the Commission</i>	<i>2012 Olive St</i>	<i>920-2915</i>
2-2-85	W. May	574 Blackwood	927-1757
	<i>C. L. Steel</i>	<i>170 4th St</i>	<i>925-4126</i>
	<i>William W. ...</i>		
	<i>John ...</i>	<i>2016 ... St</i>	<i>922-4478</i>
	<i>Marian ...</i>	<i>630 ...</i>	<i>95-...</i>
	<i>Richard ...</i>	<i>...</i>	<i>1-415-4238</i>
	<i>George ...</i>		
	<i>May ...</i>	<i>1714 ... Rd + Southgate</i>	<i>95513</i>
	<i>Linda ...</i>	<i>648 ...</i>	<i>927-6627</i>
	<i>Bob ...</i>	<i>...</i>	<i>927-6627</i>
	<i>Regina ...</i>	<i>781 Woodlake Dr</i>	<i>95815 922-7721</i>
	<i>John ...</i>	<i>...</i>	<i>...</i>
	<i>Madeline ...</i>		
	<i>...</i>		
	<i>...</i>		

PETITION AGAINST REZONING  
 PROPOSED PLAN  
 WOODLAKE CLOSE  
 CITY PLANNING COMMISSION NO. P85-056

WOODLAKE CLOSE IS A PROPOSED 76 UNIT APARTMENT DEVELOPMENT THAT WOULD BE SITUATED ON 3.5 ACRES AT THE SOUTHWEST CORNER OF ROYAL OAKS DRIVE AND SOUTHGATE ROAD.

WE OPPOSE THIS REZONING BECAUSE IT IS CONTRARY TO THE 1984 NORTH SACRAMENTO COMMUNITY PLAN WHICH DESIGNATES THIS PROPERTY AS COMMERCIAL/OFFICE AND RESIDENTIAL. THIS PROPOSED REZONING WOULD DRASTICALLY INCREASE POPULATION, TRAFFIC AND NOISE ALONG ROYAL OAKS & SOUTHGATE ROAD. THE PROPOSAL IS NOT CONSISTENT WITH THIS QUIET, ESTABLISHED AND UNIQUE NEIGHBORHOOD.

DATE	NAME	ADDRESS	PHONE
2-22-85	George W. [unclear]	55 [unclear] St	925-9000
2/27/85	Randall Leary	169 61st Ave. <sup>95315</sup>	929-8668
2/27/85	Allen Louw	2120 Forest St	925-8150
2-27-85	Christie [unclear]	727 [unclear] St	925-5752
2/27/85	Mayorie Dickenson	781 Woodlake Drive	922-7721
2/27/85	James D. Taylor	621 Southgate Rd	925-0059

NOTICE OF APPEAL OF THE DECISION OF THE  
SACRAMENTO CITY PLANNING COMMISSION

DATE: March 4, 1985

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City  
Planning Commission of February 28, 1985 when:  
(Date)

Rezoning Application (85-056)  Variance Application  
 Special Permit Application \_\_\_\_\_

was:  Granted  Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) Staff recommended approval of the  
change from office to multi-family zoning with conditions acceptable to  
the Applicant. This project will have less local impact that the  
existing zoning would create.

PROPERTY LOCATION: Royal Oaks Drive/Southgate Road (Woodlake) N. Sacto.

PROPERTY DESCRIPTION: Vacant Property

ASSESSOR'S PARCEL NO. 275 - 24 - 39, 40, 41

PROPERTY OWNER: INFILL PARTNERS/CEDEVCO

ADDRESS: 1700 I Street, Sacramento, CA 95814

APPLICANT: CEDEVCO

ADDRESS: 1700 I Street, Sacramento, CA 95814

APPELLANT: ( Joe E. Erway ) ( Joe E. Erway )  
(SIGNATURE) PRINT NAME

ADDRESS: 1700 I Street, Sacramento, cCA. 95814

FILING FEE:

by Applicant: \$105.00 RECEIPT NO. # 4790 (3/4/85)  
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: \_\_\_\_\_

p- 85-056

5/82

DISTRIBUTE TO -  
(4 COPIES REQUIRED): MVD  
HY  
WW  
LO  
SG - (origi

12

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE 1984 NORTH SACRAMENTO  
COMMUNITY PLAN FROM RESIDENTIAL AND LABOR INTEN-  
SIVE COMMERCIAL, OFFICE, INDUSTRIAL TO RESIDENTIAL  
(11-29 DWELLING UNITS PER NET ACRE); AND THE 1974  
GENERAL PLAN FROM COMMERCIAL/OFFICE AND RESIDEN-  
TIAL TO RESIDENTIAL FOR THE AREA DESCRIBED ON THE  
ATTACHED EXHIBIT A-1  
(P85-056) (APN: 275-024-39,40,41)

WHEREAS, the City Council conducted a public hearing on April 2, 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 apartment development; 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 North Sacramento Community Plan as Residential (11-29 dwelling units per acre) and the 1974 General Plan as Residential.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-056



Lots 39, 40 and 41 of Section 14, Rancho Del Paso,  
as shown on Assessor's Map Book 275, Page 24,  
County of Sacramento.

# 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 SOUTH-  
WEST CORNER OF SOUTHGATE ROAD AND ROYAL OAKS DRIVE  
FROM THE OFFICE BUILDING-LABOR INTENSIVE, OB-LI AND  
SINGLE FAMILY, R-1 ZONE(S)  
AND PLACING SAME IN THE GARDEN APARTMENT-REVIEW,  
R-2B-R ZONE(S)  
(FILE NO. P-85-056 )(APN: 275-024-39,40,41)

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 Office Build-  
ing-Labor Intensive, OB-LI and 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 Garden Apartment-Review, R-2B-R  
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 February 28, 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.

215

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

P85-056

16  
B

LEGAL DESCRIPTION

Lots 39, 40 and 41 of Section 14, Rancho Del Paso,  
as shown on Assessor's Map Book 275, Page 24,  
County of Sacramento.

P85-056

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION APPROVING A LOT LINE ADJUSTMENT FOR  
LOTS 39, 40, AND 41 OF SECTION 14 OF RANCHO  
DEL PASO (P85-056) (APN: 275-024-39,40,41)

WHEREAS, the Planning Director has submitted to the City Council a report and recommendation concerning the Lot Line Adjustment for property located at the southwest corner of Royal Oaks Drive and Southgate Road; and

WHEREAS, the Lot Line Adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the Lot Line Adjustment is consistent with the 1974 City General Plan and the 1984 North Sacramento Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the Lot Line Adjustment for property located at the southwest corner of Royal Oaks Drive and Southgate Road, City of Sacramento, be approved as shown and described in Exhibits E and F attached hereto, subject to the following conditions:

1. Monument new property lines.
2. Prepare new legal description.
3. Certificate of compliance to be issued upon reconveyance of Parcel B.
4. Delete one or both Royal Oaks driveways. If access is retained on Royal Oaks, a study must be made of existing conditions and the driveways located to the Traffic Engineer's satisfaction.
5. A new street centered approximately on the south property line be constructed to the west.
6. The right-of-way for realignment of Royal Oaks Drive (purchased by Caltrans) be maintained.

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MAYOR

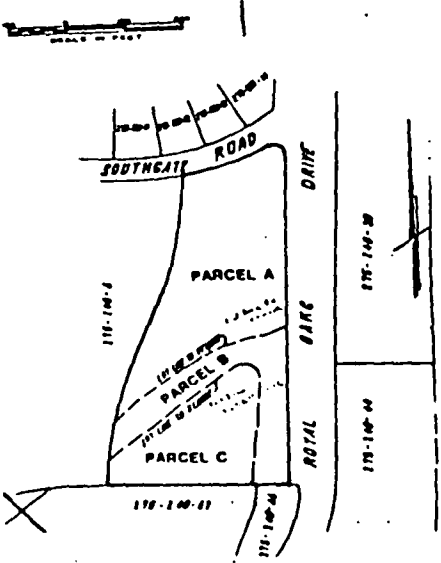
ATTEST:

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CITY CLERK

P85-056

19



LOCATION MAP 10-YEAR

### LOT LINE ADJUSTMENT

#### LEGAL DESCRIPTION

**PARCEL A**  
[Faded legal description text for Parcel A]

**PARCEL B**  
[Faded legal description text for Parcel B]

**GRANTOR:**  
JTS ENGINEERING CONSULTANTS, INC.  
381 S STREET  
SACRAMENTO, CA., 95811

**GRANTEE:**  
[Faded recipient name]

**EXHIBIT:**  
[Faded exhibit details]

**PREPARED BY:**  
JTS ENGINEERING CONSULTANTS, INC.

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
GAS	PACIFIC GAS	800-555-1234
ELECTRICITY	S. C. WEAVER	800-555-5678
TELEPHONE	PACIFIC BELL	800-555-9012
WATER	CITY OF SACRAMENTO	800-555-3456
SEWER	CITY OF SACRAMENTO	800-555-7890
STORM	CITY OF SACRAMENTO	800-555-2345
TV	CITY OF SACRAMENTO	800-555-6789
CABLE	CITY OF SACRAMENTO	800-555-0123
POST	CITY OF SACRAMENTO	800-555-4567

**JTS ENGINEERING CONSULTANTS, INC.**  
111 A STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 484-1234

DATE	
BY	
CHECKED	
APPROVED	
SCALE	1" = 50'

**LOT LINE ADJUSTMENT**  
APR 275- 280- 37, 40 & 41  
CITY OF SACRAMENTO

11/1

Lots 39, 40 and 41 of Section 14, Rancho Del Paso,  
as shown on Assessor's Map Book 275, Page 24,  
County of Sacramento.

REPORT AMENDED BY STAFF 7-28-85  
**CITY PLANNING COMMISSION**

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	CEDEVCO - 1700 I Street, Sacramento, CA 95814		
OWNER	Infill Partners/CEDEVCO - 1700 I Street, Sacramento, CA 95814		
PLANS BY	Wilson Peterson Associates - 2893 Sunrise Boulevard, Rancho Cordova, CA 95670		
FILING DATE	1-23-85	50 DAY CPC ACTION DATE	REPORT BY: FG:sg
NEGATIVE DEC.	1-31-85	EIR	ASSESSOR'S PCL NO. 275-240-39,40,41

- APPLICATION:
- A. Negative Declaration
  - B. Amend 1974 General Plan from Commercial/Office and Residential to Residential
  - C. Amend 1984 North Sacramento Community Plan from Residential (4-8 d.u./ac.) and Labor Intensive to Residential (11-29 d.u./n.a.)
  - D. Rezone 3.5± acres from Office Building-Labor Intensive (OB-LI) and Single Family (R-1) to Garden Apartment-Review (R-2B-R) zone
  - E. Lot Line Adjustment to merge three lots into one lot

LOCATION: Royal Oaks Drive and Southgate Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 76 unit multiple family project.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office and Residential  
1984 North Sacramento Community Plan Designation: Labor Intensive and Residential (4-8 d.u./n.a.)  
Existing Zoning of Site: OB-LI and R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1  
South: Commercial; C-2  
East: Office; OB-LI  
West: School; R-1

Parking Required: 76 spaces  
Parking Provided: 87 spaces (59 covered, 28 open)  
Property Dimensions: Irregular  
Property Area: 3.5± acres  
Density of Development: 21.7 d.u. per acre  
Total Units: 76 units  
Square Footage of Building: Total - 68,950 sq. ft. (approx. 5,750 sq. ft./bldg.)  
Size of Units: 780 sq. ft. to 936 sq. ft. (14 one bedroom; 62 two bedroom)  
Height of Structure: 26± ft.  
Significant Features of Site: Drainage ditch located on westerly side of project boundary  
Topography: Flat  
Street Improvements: Existing  
Utilities: To be provided

APPLC. NO. P85-056

MEETING DATE February 28, 1985

CPC ITEM NO. 14



Exterior Building Colors: Earth tones  
Exterior Building Materials: Stucco with wood trim, shake roof

PROJECT EVALUATION:

- A. The subject site is a vacant 3.5+ acre parcel which is presently zoned Office Building-Labor Intensive (OB-LI) and Single Family (R-1). The subject site is designated for commercial, office and residential on the 1974 General Plan and Labor Intensive on the 1984 North Sacramento Community Plan. The site is adjacent to existing residential, commercial and school uses.
- B. The applicant is proposing to amend both the General Plan (Commercial/Office and Residential to Residential) and the Community Plan (Residential - 4 to 8 du/ac and Labor Intensive to Residential - 11 to 29 du/na) to allow the development of a 76 unit apartment complex (average density 21.7 du/ac). This proposal also includes a request to rezone the parcel to Garden Apartment-Review (R-2B-R).
- C. The applicant's plan indicates that there will be 12 building clusters with four to eight units per cluster. Fourteen units will be one bedroom and the remainder will be two bedroom. Units will range in size from 780 to 936 square feet. All buildings will be two-stories. Recreational amenities include a pool with spa. The applicant's plan indicates that the apartment structures will be two stories high (26 feet) and rather massive in size. The height and size of the structures would not create a problem when located on the interior of the site or adjacent to the school or postal facility, however, staff is concerned with the visual barrier which will be created along the north property line (Southgate). Single family residential uses are located along the north side of Southgate and it is important that a continuity of size and style be maintained. Staff recommends that the apartment units along Southgate be limited to one story, thereby eliminating approximately five units. The front setback area should also be heavily landscaped and bermed.
- Staff also recommends that the open metal staircase be enclosed with a building material which matches the proposed structures.
- D. The applicant will be providing 87 parking spaces on-site. Fifty-nine spaces will be covered and 28 spaces will be open. The applicant has indicated that the covered parking space will be constructed in a manner so that they will be compatible with the proposed apartment units, however exact construction materials have not been decided upon. Staff's only comment would be that the applicant is providing parking at a ratio of 1.25 to 1 which is less than 1.5 to 1 ratio recommended by the Design Criteria (see Exhibit D). Staff feels that the parking being provided is adequate to serve the needs of residents and guests. Also, given the small size of the site and the on-site drainage ditch, limited space is available for redesign of the project.
- E. A drainage ditch bisects the site which would be channelized and changed into an on-site pond and creek. The applicant has not indicated the manner in which the pond will be supplied with water. Consideration must be given to providing fresh water so that stagnant water does not create an odor or insect problem. Any work to be done on the existing drainage canal shall be coordinated with the City Public Works Department.

- F. A 25 foot setback area has been proposed along Royal Oaks Drive and Southgate Road; however, staff suggests that the setback area be heavily landscaped and bermed to provide a buffer from the U.S. postal facility located to the east and the residential area to the north. Staff also recommends that a solid eight foot high decorative masonry wall be constructed along the west property line to buffer the residential units from the neighboring school site.
- G. The subject site consists of three parcels which will be merged into one lot in order to develop the apartment project.
- H. The proposal has been reviewed by the Public Works, Traffic Engineer and Building Inspections Divisions. The following comments were received:

Traffic

Deny proposal for the following reasons:

1. Royal Oaks Drive is congested around the proposed driveways by post office driveways on the east. This driveway (post office), could generate up to 600 trips per day and will create a critical situation.
2. Parcel 275-240-41 was purchased by Cal Trans for realignment for Royal Oaks Drive and construction of a new overpass to replace the existing crossing of Route 160. This must remain in the long range plan.
3. The driveway will not meet City standards as shown.

Engineering

1. Sewer and drainage study required.
2. Standard improvements required.
3. Soil testing for street design will be required.
4. Will require extensive drainage work. Site has an existing drainage ditch running through it. Also, a ditch on the south side. Existing drainage studies on file outline some of the needed improvements.

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

- Temporary six foot high chainlink fences shall be placed around the dripline of the trees in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment and vehicles. These fences shall remain in place until landscaping begins.
- Grading, trenching, cutting and/or filling within the dripline of the two Oak trees designated for preservation shall not occur.
- Roadways and building foundations shall not extend into the trees' dripline.
- Irrigation systems within the trees' dripline shall be prohibited.

- Pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the 1974 General Plan Amendment from Commercial/Office and Residential to Residential;
- C. Recommend approval of the 1984 North Sacramento Community Plan Amendment from Residential (4-8 du/ac) and Labor Intensive to Residential (11-29 du/ac.);
- D. Recommend approval of the Rezone from Office Building-Labor Intensive (OB-LI) and Single Family (R-1) to Garden Apartment-Review (R-2B-R) zone, subject to the conditions which follow;
- E. Approval of the Lot Line Adjustment by adopting the attached resolution.

Rezone - Conditions

1. The applicant shall submit detailed shading, irrigation and landscaping plans for review and approval of the Planning Director prior to the issuance of any building permits.
2. The applicant shall construct a six foot high solid masonry wall along the westerly property line. The fence design and materials shall be submitted to the Planning Director for review and approval prior to construction of the wall.
3. Improvement to the on-site drainage channels shall be reviewed and approved by the City Engineering Department.
4. All driveways shall be constructed to City standards and the location of all driveways shall be approved by the Traffic Engineering Division.
5. The applicant shall comply with the multiple family design criteria outlined in Exhibit D.
6. A maximum of 71 units shall be permitted on the subject site.
7. The applicant shall protect and retain the two Oak trees identified for preservation by complying with the mitigation measures outlined previously under "ENVIRONMENTAL DETERMINATION".
8. Apartment units located along Southgate Road frontage shall be limited to one story in height.
9. The applicant shall redesign the open metal staircase with material that matches the buildings.
10. The carports shall be designed with material that is compatible with the buildings.

11. Detailed plans of the staircases and carports shall be reviewed and approved by the Planning Director prior to issuance of building permits.
12. *The applicant shall provide a reasonable street access that is acceptable to the Director of Public Works and to be located over the subject property from Royal Oaks Drive to the westerly properties prior to issuance of building permits. (staff amended)*

RESOLUTION NO.

ADOPTED BY THE CITY OF SACRAMENTO  
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT FOR  
LOTS 39, 40 AND 41 OF SECTION 14 OF  
RANCHO DEL PASO (P85-056)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at southwest corner of Royal Oaks Drive and Southgate Road; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1984 North Sacramento Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the southwest corner of Royal Oaks Drive and Southgate Road, City of Sacramento, be approved as shown and described in Exhibits E and F attached hereto, subject to the following conditions:

- A. Monument new property lines.
- B. Prepare new legal description.
- C. Certificate of compliance to be issued upon reconveyance of Parcel B.

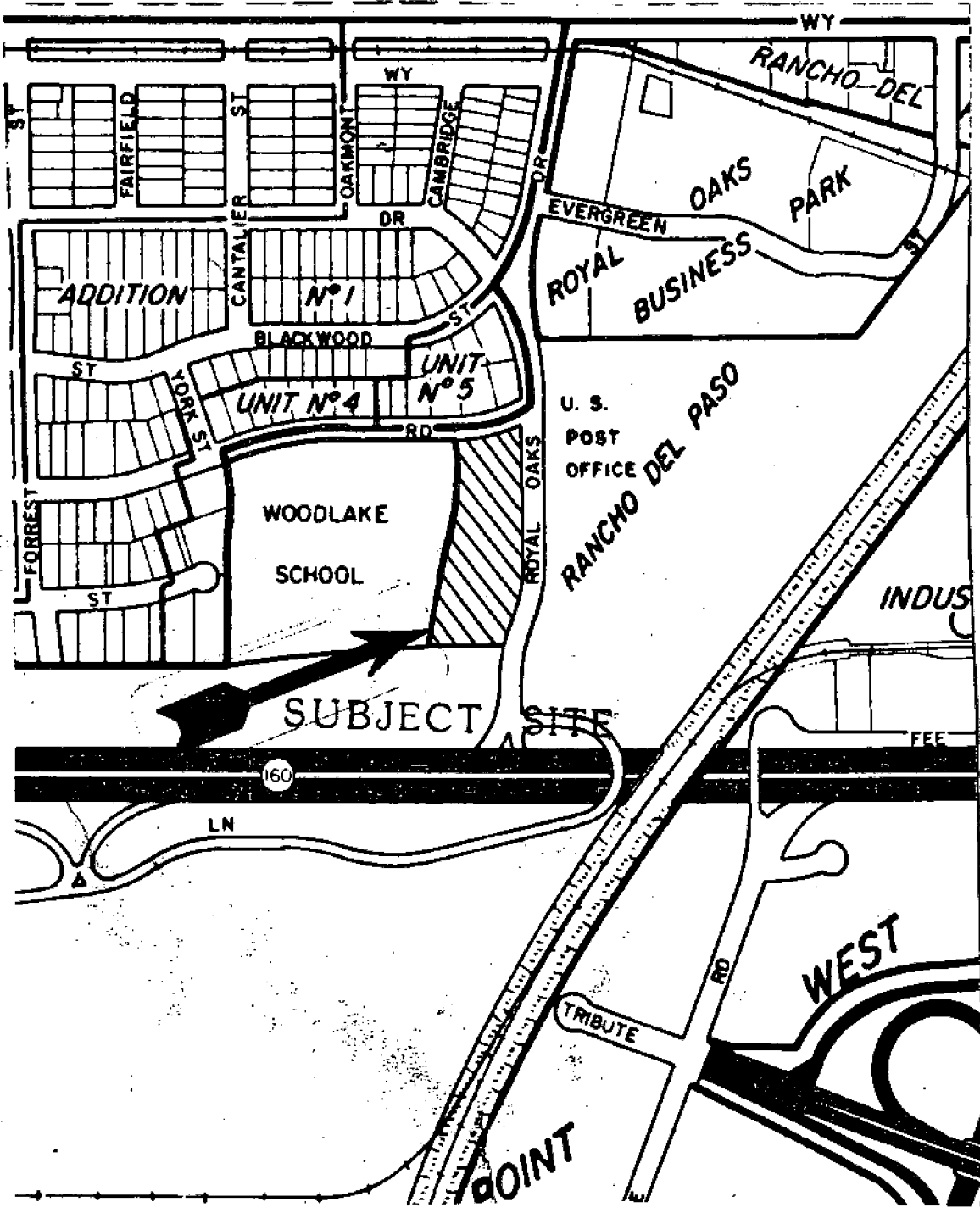
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CHAIR

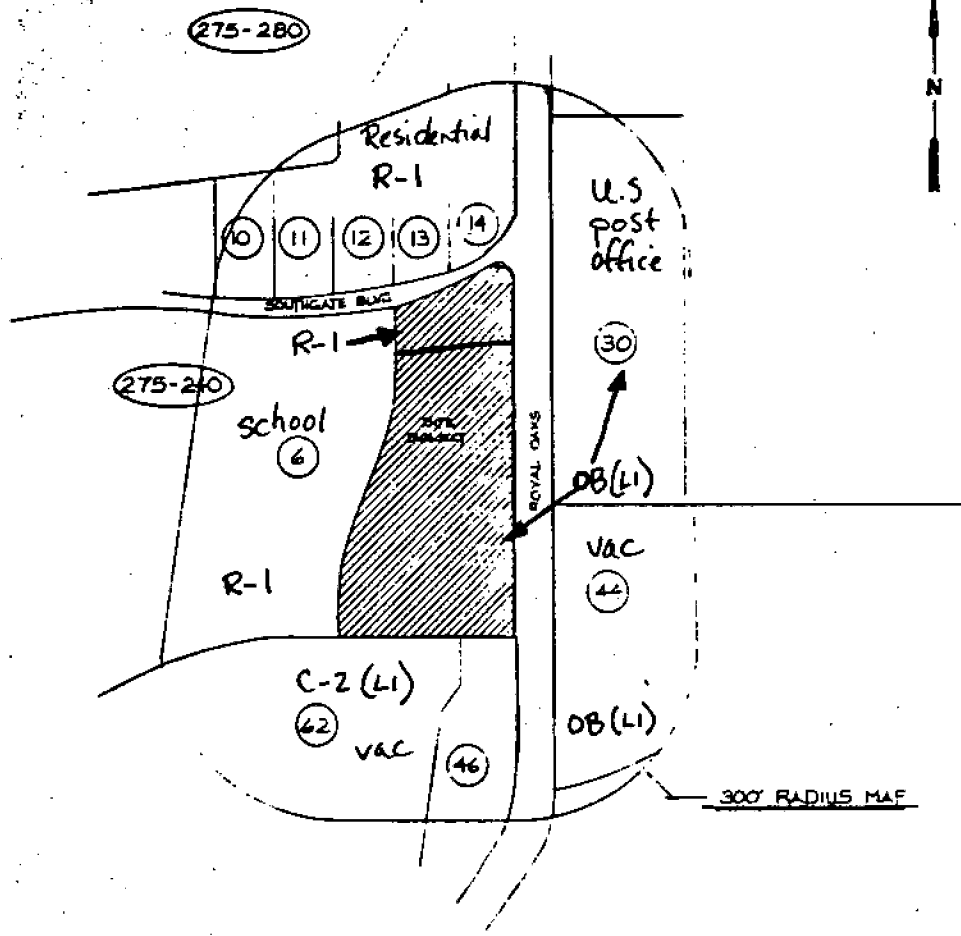
ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



**VICINITY MAP**



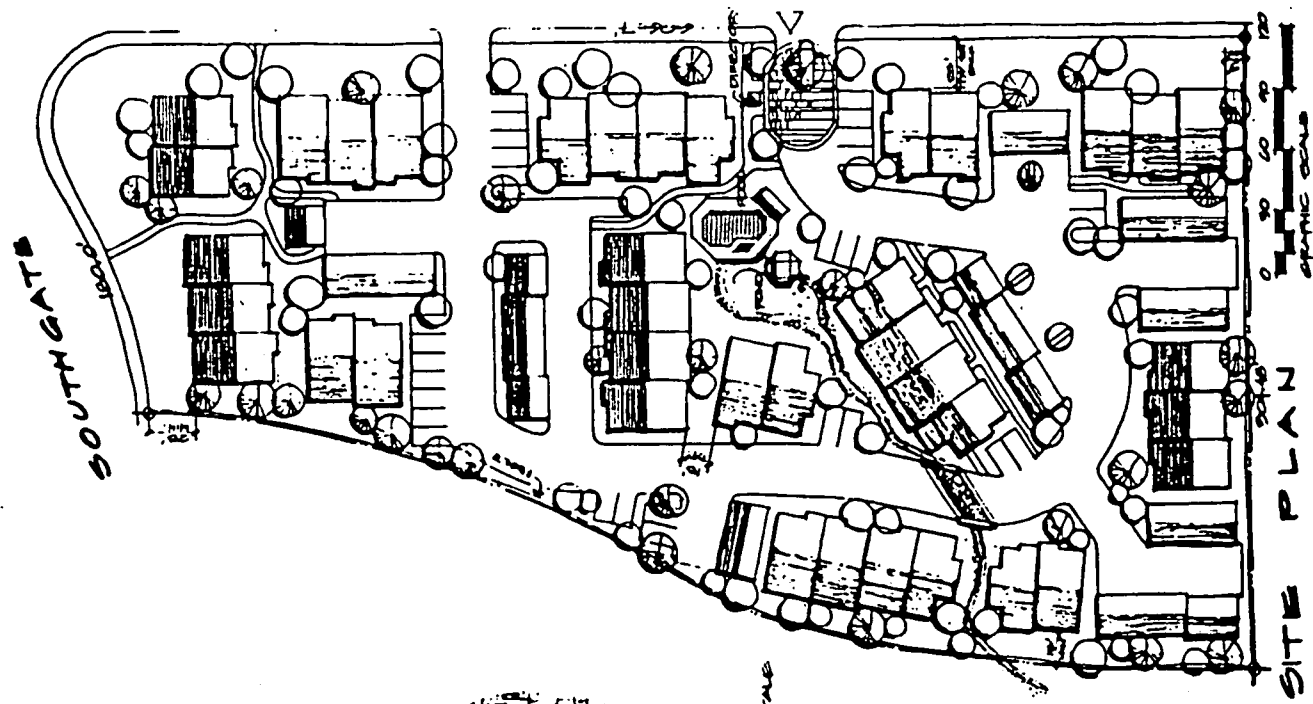
# LAND USE & ZONING MAP

WOODLAKE  
 CLOSE  
 A 75-UNIT APARTMENT  
 COMPLEX FOR  
 CONDOMINIUMS

**EXHIBIT A  
 SITE PLAN**



ROYAL OAKS DRIVE



LOCATION MAP 10' SCALE

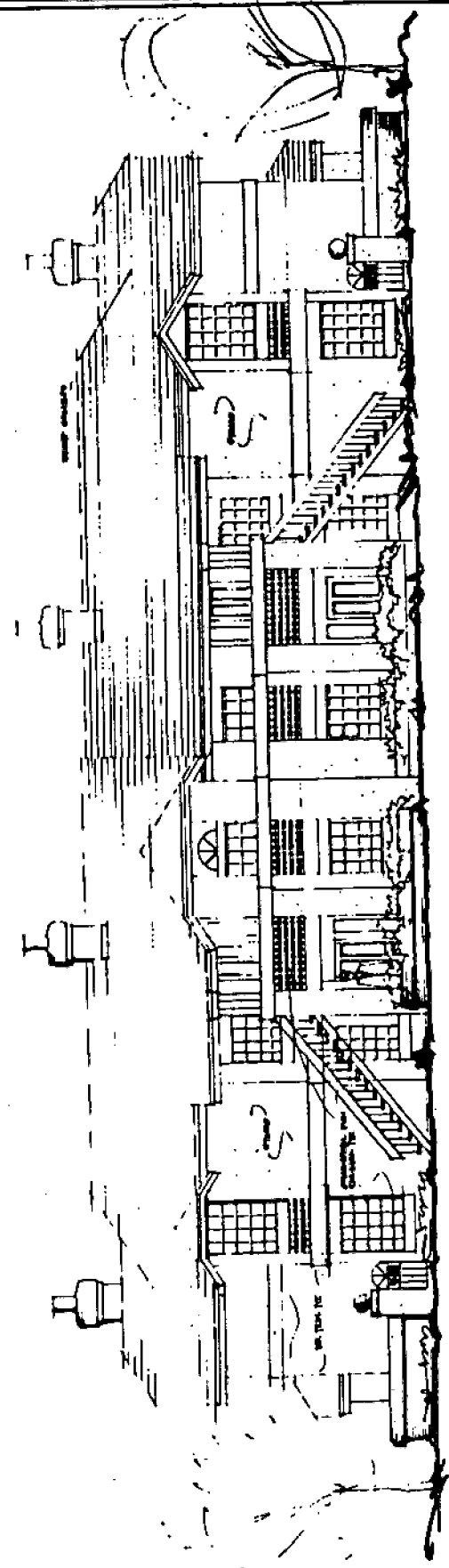
- STATISTICS:**
- AREA OF SITE = 2.18 ACRES
  - NUMBER OF UNITS
    - 1 BR. = 14
    - 2 BR. = 62
    - TOTAL = 76
  - PLANNING
    - CONCEPT ON TOTAL = 67
    - PRELIMINARY
  - PERMITS
    - 1 BR. & 2 BR.
    - UNIMPROVED DRIVEWAY ROAD
    - UNIMPROVED CURB
    - CONSTRUCTION PERMITS



**WPA**  
 WILSON PETERSON ASSOCIATES  
 ARCHITECTS  
 LANDSCAPE ARCHITECTS  
 INTERIOR DESIGNERS  
 400 SOUTH BROADWAY SUITE 200  
 WASHINGTON, D.C. 20004

10222 JK  
 2-28-85  
 1-10-85  
 1-10-85  
 1-10-85

**EXHIBIT B  
 ELEVATIONS**



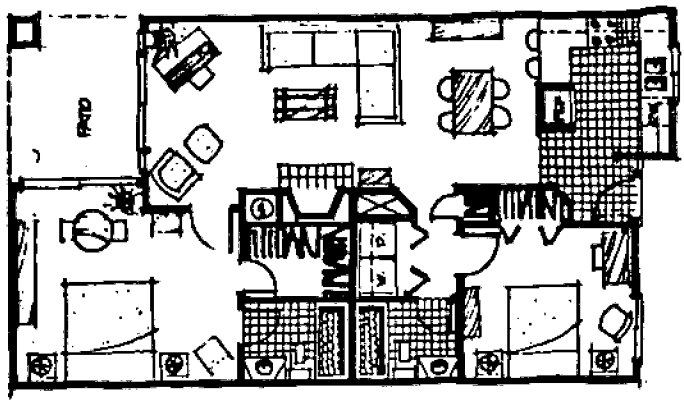
**TOP FRONT ELEVATION / 4 UNITS**  
 1/4" = 1'-0"  
 FINISHED SCALE

P85-056

30 2-28-85

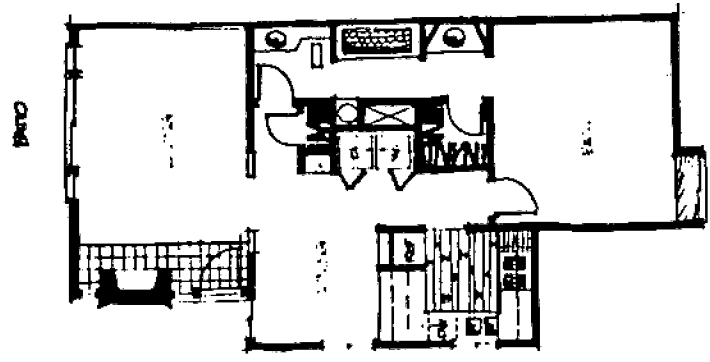
Item 14

**EXHIBIT C  
 FLOOR PLANS**



120 SQ. FT.

**Typ. 2-BF**



120 SQ. FT.

**Typ. 1-BF**

## MULTIFAMILY RESIDENTIAL DESIGN CRITERIA

## A. GENERAL BUILDING DESIGN AND ORIENTATION

1. Large multi-family projects (exceeding 100 units) shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided.

Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.

2. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
3. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:
  - minimize location of main entry doors of units facing the public street
  - orient ends of building toward public street
  - break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
  - locate off-street parking areas between the public street and building (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4).
4. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
5. Buildings shall be designed and oriented to reduce overview of private backyards and patio areas of on-site and adjacent developments and windows from second story units.
6. Accessory structures shall be compatible in design and materials with main building.
7. Communal facilities shall be centrally located.

8. Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.
9. Solar heating and cooling of units shall be achieved to the maximum extent possible.
10. Site planning shall take into account optimum solar orientation of structures.
11. Site planning shall minimize the incidences of one building shading another.
12. Private outdoor or garden areas shall be oriented to the south as much as possible.
13. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile, or other imitation shakes, subject to Planning Director approval.
14. The location of second story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first floor open space areas.
15. A minimum building setback of 50 feet shall be utilized on multiple family projects from interior and rear property lines abutting existing or future low density residential developments where two story structures are proposed. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut existing or future low density development.

**B. OFF STREET PARKING DESIGN CRITERIA**

1. Off-street parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly) of which a minimum 1:1 shall be covered parking. Six foot decorative masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development. The design and materials used for covered parking structures shall be compatible to the main building structures.
2. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.

4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports. If adjacent to non-residential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.
11. The parking stall depth shall be reduced by two feet.
  - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
  - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
12. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
13. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

#### C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.

3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.
6. Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.

#### D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual enclosed garages.
2. Fifty percent (50%) of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
3. Bicycle racks and lockers shall be provided throughout the development.

#### E. LANDSCAPING AND OPEN SPACE

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. The major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
  - b. Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
  - c. 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.

- d. Consistency with energy conservation efforts.
  - e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
  - f. Undulating landscaped berms located along street frontage 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.
  - g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
  - h. For crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.
  - i. Large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.
3. Landscaping of parking areas is discussed in Section B.

#### F. TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete

apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum demensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number, and distribution.

#### G. SIGNAGE

With the exception of the main project identification sign(s), all other signage shall comply with the City Sign Ordinance.

A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type or incorporated into a low profile decorative entry wall(s). The height of the monument sign shall not exceed six feet.

The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco or similar material which complements the design of the main buildings.

Individual letters and project logo are permitted. The signage program shall be subject to the review and approval of the Planning Director.

#### H. PERSONAL SAFETY DESIGN CRITERIA

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building project including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

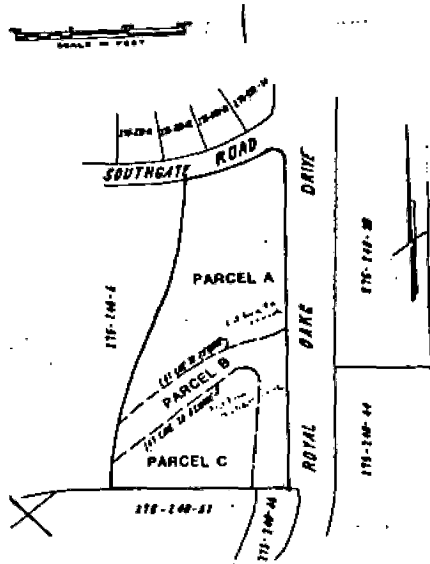
A copy of this ordinance may be obtained from the City Building Inspections Division.



P85-056

38  
2/28/95

# LOT LINE ADJUSTMENT



LOCATION MAP 10' SCALE

## LEGAL DESCRIPTION

### PARCEL A

ALL that portion of Parcel A bounded on the north by Southgate Road, on the east by Royal Drive, on the south by Parcel B, and on the west by Parcel C, containing approximately 0.15 acres, more or less, as shown on the attached plan.

### PARCEL B

ALL that portion of Parcel B bounded on the north by Parcel A, on the east by Parcel C, on the south by Parcel D, and on the west by Parcel E, containing approximately 0.15 acres, more or less, as shown on the attached plan.

ALL that portion of Parcel C bounded on the north by Parcel B, on the east by Parcel D, on the south by Parcel E, and on the west by Parcel F, containing approximately 0.15 acres, more or less, as shown on the attached plan.

## DEED

19811 Parcel A/DEED  
19811 Parcel B/DEED  
19811 Parcel C/DEED

## OWNER

JTS ENGINEERING CONSULTANTS, INC.  
211 J STREET  
SACRAMENTO, CA 95811

## PREPARED BY

JTS ENGINEERING CONSULTANTS, INC.  
211 J STREET  
SACRAMENTO, CA 95811

## DATE

2/28/95

## SCALE

AS SHOWN ON THE ATTACHED PLAN

## REVISIONS

NO REVISIONS

## DATE

2/28/95

## BY

JTS ENGINEERING CONSULTANTS, INC.

## FOR

JTS ENGINEERING CONSULTANTS, INC.

## PROJECT

LOT LINE ADJUSTMENT

## NO.

1

## DATE

2/28/95

## BY

JTS ENGINEERING CONSULTANTS, INC.

## FOR

JTS ENGINEERING CONSULTANTS, INC.

## PROJECT

LOT LINE ADJUSTMENT

## NO.

1

## DATE

2/28/95

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	925-4333
ELECTRICITY	PG&E	925-4333
TELEPHONE	PACIFIC BELL	925-5500
WATER	CITY OF SACRAMENTO	925-4333
SEWER	CITY OF SACRAMENTO	925-4333
DEBRAND	CITY OF SACRAMENTO	925-4333
UNDERGROUND METEORIC ALIEN		
POW	CITY OF SACRAMENTO	925-4333
CABLE TV	CABLE TV	925-4333

EXHIBIT E

**JTS** ENGINEERING CONSULTANTS, INC.  
211 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-0700

DESIGNED BY: JTS  
CHECKED BY: JTS  
DATE: 2/28/95

NO.	DATE	BY	REVISION

**LOT LINE ADJUSTMENT**  
175-100-31, 40 & 41

DATE: 2/28/95  
SCALE: 1" = 50'

P 85056

Lots 39, 40 and 41 of Section 14, Rancho Del Paso,  
as shown on Assessor's Map Book 275, Page 24,  
County of Sacramento.

April 4, 1985

Joe E. Erway  
1700 I Street  
Sacramento, CA 95814

Dear Mr. Erway:

On April 2, 1985, the Sacramento City Council heard your appeal from the City Planning Commission regarding the denial of various requests for property located at the southwest corner of Southgate Road and Royal Oaks Drive.

The Council adopted, by motion, its intent to grant your appeal, including conditions as outlined by staff, contingent on Findings of Fact due April 16, 1985.

Sincerely,

Anne J. Mason  
Assistant City Clerk

AJM/dbp/20

cc: Planning Department

Infill Partners/CEDEVCO