

25



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

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

August 22, 1985

APPROVED
BY THE CITY COUNCIL

SEP 10 1985

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of Planning Commission action to recommend denial of request to amend North Sacramento Community Plan and for a rezone from Townhouse (R-1A), to Light Density Multiple Family-Review (R-3-R) (P85-186)

LOCATION: Southeast corner of Norwood and Grace Avenues

SUMMARY

The applicant is requesting entitlements to develop a 72 unit apartment complex on 3.14 acres at a density of 22.9 units per acre. The Planning Commission considered the request on July 11, 1985, and voted to recommend denial of the project. The applicant has appealed the Commission's action to the City Council.

BACKGROUND INFORMATION

On May 23, 1985, the Planning Commission considered a request for an 88 unit apartment complex at a density of 28 units per acre. Staff recommended against the project citing inconsistency with the North Sacramento Community Plan, incompatibility with existing and planned land uses adjacent to the site and the availability of alternative sites for higher density multifamily uses. The matter was continued to July 11th to allow the applicant an opportunity to revise the development plans and the proposed density. The revised plans for 72 units submitted by the applicant were an improvement; however, staff expressed concerns regarding the lack of one story structures, the inconvenient location of some parking areas and the continued request for an R-3 zone density of 22.9 units per acre.

The Planning Commission, after hearing testimony for and against the project, voted to recommend against the request. The applicant has filed an appeal of the Commission's action.

25

City Council

-2-

August 22, 1985

VOTE OF THE PLANNING COMMISSION

On July 11, 1985, the Commission voted seven ayes, one absent, one abstained, to recommend denial of the request.

RECOMMENDATION

The Planning Commission and staff recommend the City Council deny the appeal and request for a plan amendment and rezoning.

Respectfully submitted,

Art Gee for

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

AG:pkb
attachments
P85-186

September 10, 1985
District No. 2

DEVELOPMENT STATISTICS

| UNIT | DESCRIPTION | SIZE | NUMBER | TOTAL AREA IN SQ. FT. |
|------------------------------|-----------------|------|--------|-----------------------|
| A | 1 BR / 1 BA | 650 | 32 | 20800 |
| B | 2 BR / 1 1/2 BA | 800 | 40 | 32000 |
| TOTAL PROJECT UNITS | | | | 72 |
| NET HABILITABLE LIVING AREA | | | | 52800 |
| LAUNDRY ROOMS (2 @ 300 S.F.) | | | | 600 |
| GRAND TOTAL BUILDING AREA | | | | 53400 |

| | |
|----------------------------------|---------------|
| BUILDING COVERAGE | |
| UNITS ON GRADE | 25400 |
| UTILITY BUILDINGS | 600 |
| AREA OF CARPORTS | (111664) |
| PAVING INCLUDING CARPORTS | 40983 |
| TOTAL BUILDING & PAVING COVERAGE | 67983 (49.7%) |

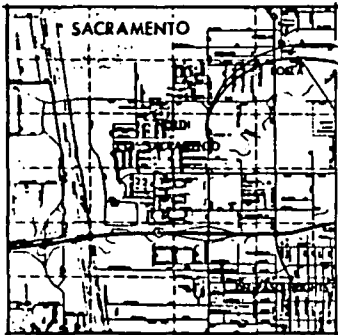
| | |
|--|---------------|
| AREA DEVOTED TO LANDSCAPING | |
| WALKS, COURTS, PATIOS, RECREATION & OPEN SPACE | 66805 (50.3%) |

| | |
|-------------------------|----------------------------|
| TOTAL PROJECT SITE AREA | 136720 sq ft or 3.14 ACRES |
|-------------------------|----------------------------|

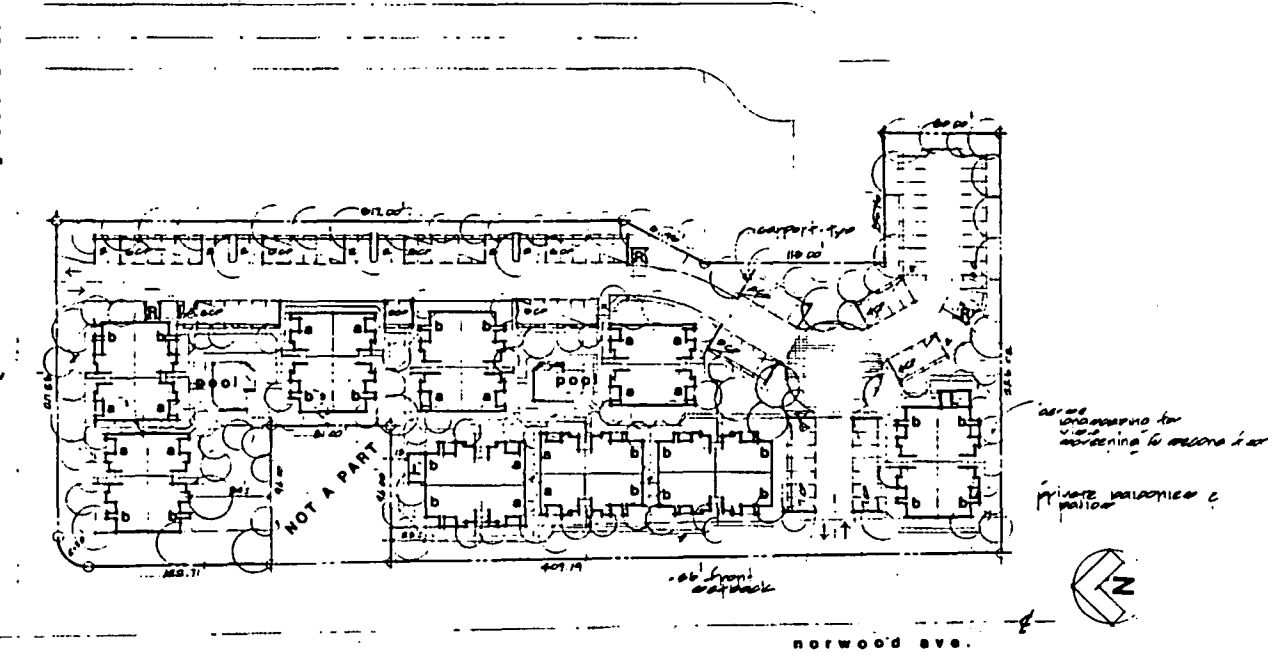
DENSITY 22.9 DOLLING UNITS/ACRE

| | |
|------------------------------|------------|
| PARKING REQUIRED | |
| 1 CAR PER UNIT (1.5 x 72) | 108 SPACES |
| PARKING PROVIDED | |
| 1.5 CARS PER UNIT (1.5 x 72) | 108 SPACES |

| | |
|------------------------------|------------|
| STANDARD | 95 |
| CLUMPACT | 11 |
| HANDICAPPED | 2 |
| | 108 SPACES |
| CARPORTS PROVIDED (1:1) = 72 | |

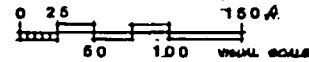


VICINITY MAP
NO SCALE



SITE STUDY PLAN

SCALE: 1" EQUALS 40'-0"



NORTHWIND OAKS

PRELIMINARY STUDY FOR A 72 UNIT APARTMENT COMPLEX
IN SACRAMENTO, CALIFORNIA

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

DATE: JULY 16, 1985

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of JULY 11, 1985 when: (Date)

Rezoning Application Variance Application
 Special Permit Application

was: Granted Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail)

THE IMPENDING GROWTH PROJECTED THROUGHOUT THIS GENERAL AREA WILL REQUIRE LOW TO MODERATELY PRICED RENTAL UNITS. THIS WELL DESIGNED, ATTRACTIVELY LANDSCAPED PROJECT WILL BE AN ADDITION TO THE NEIGHBORHOOD.

PROPERTY LOCATION: SOUTHWEST CORNER INTERSECTION OF BELL AVENUE

PROPERTY DESCRIPTION: 3¹/₂ ACRES; RECTANGULAR IN SHAPE

ASSESSOR'S PARCEL NO. 231 - 070 - 20

PROPERTY OWNER: GEORGE TAKOPOULOS

ADDRESS: 300 FLORIAN ROAD SACTO.

APPLICANT: MORTON & PITMAN INC.

ADDRESS: 1430 DURHAM BLVD SACTO. 95816

APPELLANT: (SIGNATURE) GEORGE TAKOPOULOS
(PRINT NAME)

ADDRESS: 300 FLORIAN ROAD SACTO.

FILING FEE:
 by Applicant: \$105.00 RECEIPT NO. _____
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 85-186

5/82

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

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SG - (orig)

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SACRAMENTO CITY PLANNING COMMISSION

25

MEETING DATE July 11, 1985
 ITEM NO. 2B FILE # 85-1816
 M _____

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

Location: Southeast corner of Norwood & Grace Avenues

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

Buzz Garcia - 1017 25th Street, Sacramento 95816

OPPOSERS

NAME

ADDRESS

Gilbert Keneg - 10456 Rockingham Drive, Rancho Cordova
Leonard Aldridge - 413 Berthoud Street, Sacramento
Sal Nestra - 437 Berthoud Street, Sacramento
Bob Ferguson - 4710 Norwood Avenue, Sacramento

MOTION NO. _____

| | YES | NO | MOTION | SECOND |
|----------|---------------|----|--------|--------|
| Ferris | ✓ | | ✓ | |
| Fong | ✓ | | | |
| Goodin | ✓ | | | |
| Holloway | <u>absent</u> | | | |
| Hunter | <u>absent</u> | | | |
| Ishmael | ✓ | | | |
| Ramirez | ✓ | | | |
| Simpson | ✓ | | | |
| Augusta | ✓ | | | ✓ |

MOTION

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

City Planning Commission
Sacramento, CA

Members in Session:

- SUBJECT:
- A. Environment Determination
 - B. Amend the North Sacramento Community Plan from Residential (7-15 du.ac) to Residential (11-29 du/ac) (See 13)
 - C. Rezone 3 + acres from Townhouse (R-1-A) to Light Density Multiple Family (R-3-R) (Section 13)

LOCATION: Southeast Corner of Norwood Avenue and Grace Avenue

BACKGROUND INFORMATION:

On May 23, 1985, the Commission considered a request to amend the North Sacramento Community Plan and rezone 3 acres in order to construct 88 apartment units. Staff expressed concerns regarding design and density of the project. The Commission continued the project in order to allow the applicant time to revise the plans and reduce the density. Attached is the original staff report with exhibits.

PROJECT EVALUATION:

The applicant has submitted revised plans which reduce the number of units from 88 to 72. In addition, several of staff's concerns regarding design have been addressed. The following design concerns remain unaddressed:

- 1. parking is not conveniently located to units which encourages on street parking
- 2. all units are two story
- 3. only 33% of the units are oriented for passive solar
- 4. the main driveway remains a long, straight "drag-strip"

The real issue, however, remains that of density. Seventy-two (72) units computes to a density of 22.9 units per gross acre requiring an R-3 zoning designation. Staff finds the requested plan amendment and rezoning unsupportable for the following reasons:

- A. There is no similar zoning designation in the area except in the immediate proximity of the freeway.
- B. There are parcels of similar size in the immediate vicinity which are zoned for a lesser density. (R-1A, R-2A)
- C. The proposed project is incompatible with existing and approved single family densities on adjacent properties.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration

- B. Denial of the North Sacramento Community Plan Amendment from Residential (7-15 du/ac) to Residential (11-29 du.ac)
- c. Denial of the Rezone from Townhouse (R-1-A) to Light Density Multiple Family (R-3-R)

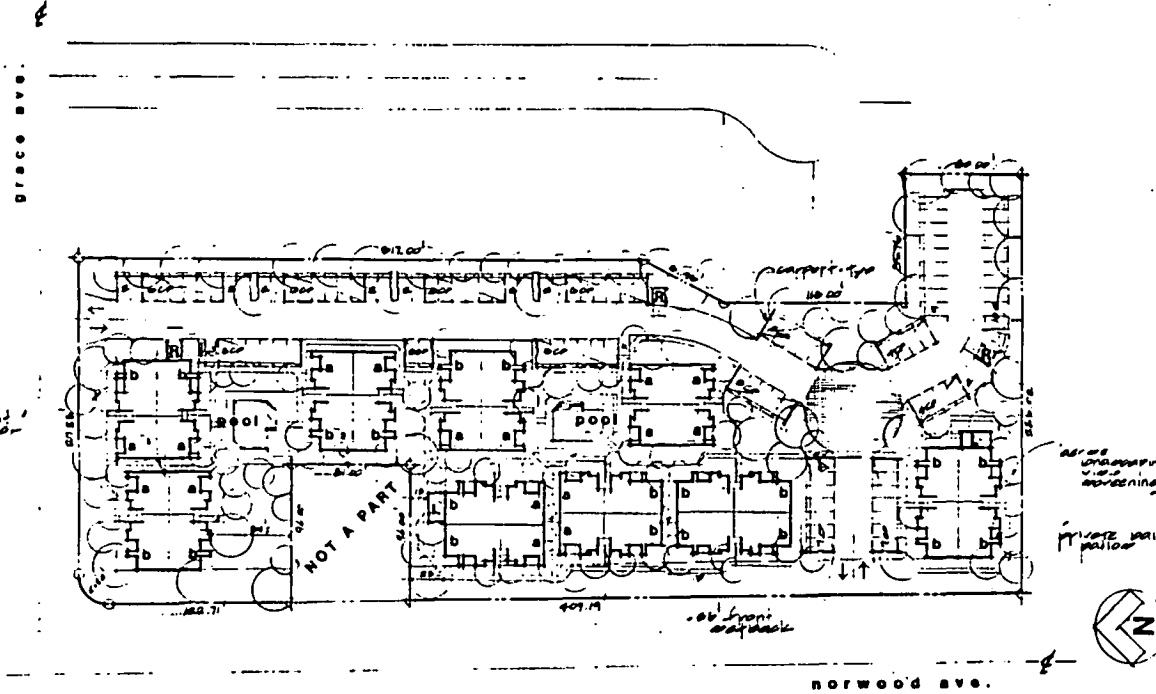
Respectfully submitted,

Wilfred Weitman
 Wilfred Weitman, Senior Planner

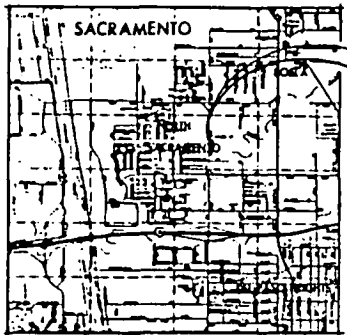
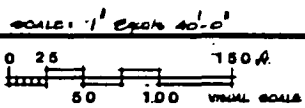
SD:gp

DEVELOPMENT STATISTICS

| UNIT | DESCRIPTION | SIZE | NUMBER | TOTAL AREA IN SQ. FT. |
|--|-----------------|------|--------|-----------------------------|
| A | 1 BR / 1 BA | 650 | 52 | 20800 |
| B | 2 BR / 1 1/2 BA | 800 | 40 | 32000 |
| TOTAL PROJECT UNITS | | | | 72 |
| NET RENTABLE LIVING AREA | | | | 52800 |
| LAUNDRY ROOMS (2 @ 500 S.F.) | | | | 600 |
| GRAND TOTAL BUILDING AREA | | | | 53400 |
| BUILDING COVERAGE | | | | |
| UNITS ON GRADE | | | | 29400 |
| UTILITY BUILDINGS | | | | 600 |
| AREA OF CARPETS | | | | (11664) |
| PAYING (INCLUDING CARPETS) | | | | 40985 |
| TOTAL BUILDING & PAYING COVERAGE | | | | 67953 (125.73) |
| AREA DEVOTED TO LANDSCAPING | | | | |
| WALKS, COURTS, PATIOS, RECREATION & OPEN SPACE | | | | 6885 (50.33) |
| TOTAL PROJECT SITE AREA | | | | 136738 sq. ft. (3.14 ACRES) |
| DENSITY 22.9 DOLLING UNITS/ACRE | | | | |
| PARKING REQUIRED | | | | |
| 1 CAR PER UNIT (1.5 x 72) = | | | | 72 SPACES |
| PARKING PROVIDED | | | | |
| 1.5 CARS PER UNIT (1.5 x 72) | | | | 108 SPACES |
| STANDARD .95 | | | | |
| CLIPFAC 1.1 | | | | |
| HANDICAPPED .2 | | | | |
| 108 SPACES | | | | |
| CARPETS PROVIDED (1:1) = 72 | | | | |



SITE STUDY PLAN



VICINITY MAP
NO SCALE

NORTHWIND OAKS

PRELIMINARY STUDY. for a 72 UNIT APARTMENT COMPLEX
in SACRAMENTO, CALIFORNIA

buzz garcia associates
ARCHITECTURE PLANNING
1011 UNIVERSITY DRIVE, SUITE 100
SACRAMENTO, CALIFORNIA 95811

CALIF. C 628
NEVADA 718
ARIZONA 912
NEW MEXICO 62

DATE
8-27-86
7-10-86

ESD208
SHEET
A

25

CITY PLANNING COMMISSION

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

| | |
|------------------------|--|
| APPLICANT | Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Suite 200, Sacramento 95816 |
| OWNER | George Tsakopoulos - 300 Florin Road, Sacramento, CA 95831 |
| PLANS BY | Buzz Garcia, Assoc. - 1017 25th Street, Sacramento, CA 95816 |
| FILING DATE | 4-19-85 |
| 50 DAY CPC ACTION DATE | |
| REPORT BY: | SD:sg |
| NEGATIVE DEC. | 5-13-85 |
| EIR | |
| ASSESSOR'S PCL NO. | 237-070-20 |

- APPLICATION:**
- A. Negative Declaration
 - B. Amend the North Sacramento Community Plan from Residential (7-15 du/ac) to Residential (11-29 du/ac) (Section 13)
 - C. Rezone 3+ acres from Townhouse (R-1A) to Light Density Multiple Family (R-3-R) (Section 13)

LOCATION: Southeast corner of Norwood Avenue and Grace Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop an 88 unit apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1984 North Sacramento Community Plan Designation: 7-15 units/acre-residential
 Existing Zoning of Site: R-1A
 Existing Land Use of Site: Vacant
 Proposed Zoning: R-3-R

| Surrounding Land Use and Zoning: | Setbacks: | Required | Proposed |
|----------------------------------|-----------|----------|----------|
| North: Vacant; A | Front | 25' | 16' |
| South: Single Family; R-2A | Rear | 15' | 10' |
| East: Vacant; R-1 | Side | 5' | 5' |
| West: Vacant; A and R-2A | St. Side | 25' | 20' |

Parking Required: 88 spaces
 Parking Provided: 132 spaces
 Parking Ratio: 1.5/1
 Property Dimensions: Irregular
 Property Area: 3+ acres
 Density of Development: 28 d.u. per acre
 Square Footage of Units: A - 1 bedroom-650 sq.ft.; B - 2 bedroom - 800 sq.ft.
 Height of Building: 28' - 2 stories
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided
 Exterior Building Colors: Earthtones
 Exterior Building Materials: Wood, stucco

BACKGROUND INFORMATION: On September 6, 1983 the City Council approved a request to rezone and subdivide 50+ acres into 217 single family (R-1) lots and a 3+ acre parcel intended for future development, zoned R-1A (P83-213) (Northwind Estates).

PROJECT EVALUATION: Staff has made the following findings with regard to this project:

A. Land Use: The subject site is designated for residential uses in the 1974 General Plan. It is designated 7-15 residential units per acre in the 1984 North Sacramento Community Plan. The subject site is surrounded by vacant and developed single family residential (R-1) to the east, south, and residential uses on large lots to the west and north.

As previously mentioned, the subject site was zoned R-1A with the 1983 approval of Northwind Estates. The project, as proposed at a density of 28 units per acre, is inconsistent with the community plan, surrounding land uses and current zoning.

B. Rezone and Community Plan Amendment: The applicant is proposing a density of 28 dwelling units per acre which requires a rezoning to R-3 and a plan amendment to 11-29 units per acre. At the present time the existing R-3 zoned parcels are located near Norwood and the I-80 Freeway (see vicinity, land use, zoning exhibit). The Commission and staff recently supported a project at 27 du/ac. which was adjacent to I-80 on Taylor Street. This project is pending City Council action. Outside the area near the freeway the zoning of parcels in the vicinity of the subject site ranges from R-1 (8.4 du/ac.) to R-2-D (21.8 du/ac.). Furthermore, at the southwest corner the Planning Commission approved a 195 unit project at 21+ du/ac. Staff finds the requested plan amendment and rezoning unsupportable for the following reasons:

1. There is no similar zoning designation except in the area in the immediate proximity of the freeway.
2. There are parcels of similar size in the immediate vicinity which are zoned for a lesser density.
3. The proposed proposed project is incompatible with existing and approved single family densities on adjacent properties.

C. Design: Staff has evaluated the site design according to the Multi-Family Design Criteria and finds the plan deficient in several aspects. These deficiencies indicate that the site may be too small to allow for design flexibility.

1. Parking is primarily located along the eastern property line and is not conveniently located for the units being served. This encourages on-street parking.
2. The pool located on the southern portion of the site is 14 feet from the property line abutting existing single family development. A large number of people can potentially use the pool at any given time. This could have a detrimental impact on those adjacent residences.
3. The pool on the northern portion of the site is located adjacent to Norwood Avenue and the single family residence on the "Not A Part" piece. Again, this could impact the existing residence. It may also result in no privacy for pool users.

- ✓ 4. There is a 10 foot structural setback along the southern property line adjacent to existing single family uses. The structure shows a blank wall to the rear yard of the neighboring dwellings.
 - 5. All units are two story providing no variation in building height along the street frontages.
 - 6. Some stairwells extend into the required front and street side yard setbacks.
 - ✓ 7. There is a seven foot structural setback between the "Not A Part" and the building directly east of it. This would allow eight unit residents and any guests to look into the private back yard. In addition, the southern stairwell on that building does not have sufficient room to be workable.
 - ✓ 8. The northern 2/3 of the site presents a blank-end elevation to Norwood Avenue.
 - 9. Only 20 units are properly oriented for passively solar.
 - ✓ 10. The driveway along the eastern property line is a straight strip 450 feet long which encourages cars speeding through the site.
 - 11. There is no detailed information regarding signage, landscaping or trash enclosures.
- D. Building Elevations: The applicant proposes 88 units located in three 16-unit structures and five eight-unit structures. Exterior building materials are stucco with wood trim and asphalt shingle roofs. Exterior building colors are to be earthtones. Staff notes that the same elevations are being proposed for a 185 unit apartment complex on Jessie Avenue immediately north of the freeway.
- E. Plans for this project were routed to the Traffic, Engineering and Sewer and Water Divisions and the Robla School District. Engineering had the following comments:
- 1. Improve Norwood Avenue with standard street improvements including street lights and across N.A.P.O.T.S. site.
 - 2. May require right-of-way dedication.

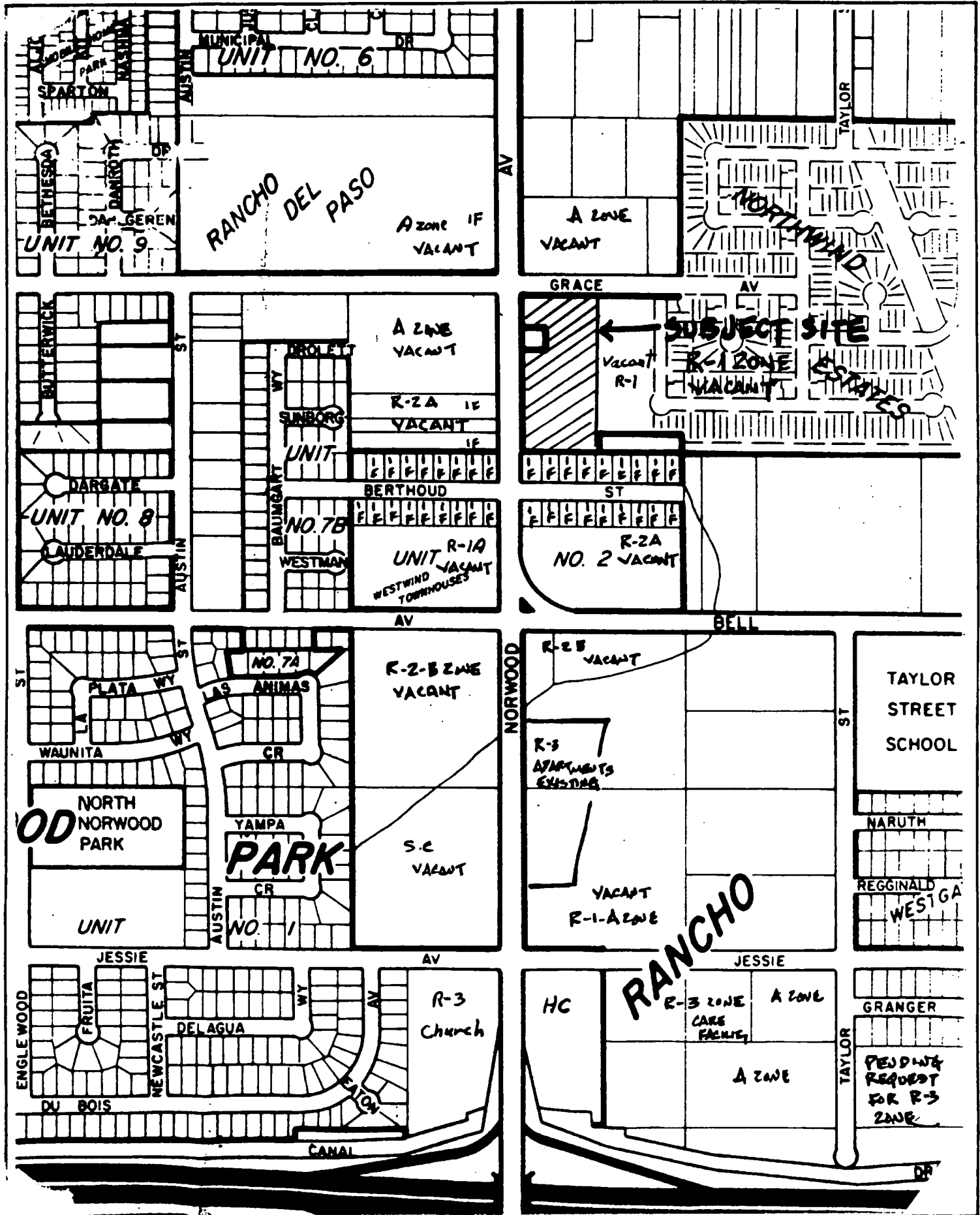
CONCLUSION: In conclusion, staff does not support this request because it is incompatible with existing and proposed land uses, inconsistent with Multi-Family Design Criteria, inconsistent with the North Sacramento Community Plan and results in a poor site plan.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not result in any significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;

- B. Denial of the North Sacramento Community Plan Amendment from Residential (7-15 du/ac) to Residential (11-29 du/ac); and
- C. Denial of the Rezone from Townhouse (R-1A) to Light Density Multiple Family (R-3-R).



VICINITY - LAND USE - ZONING



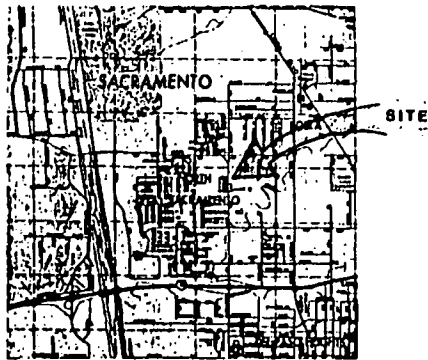
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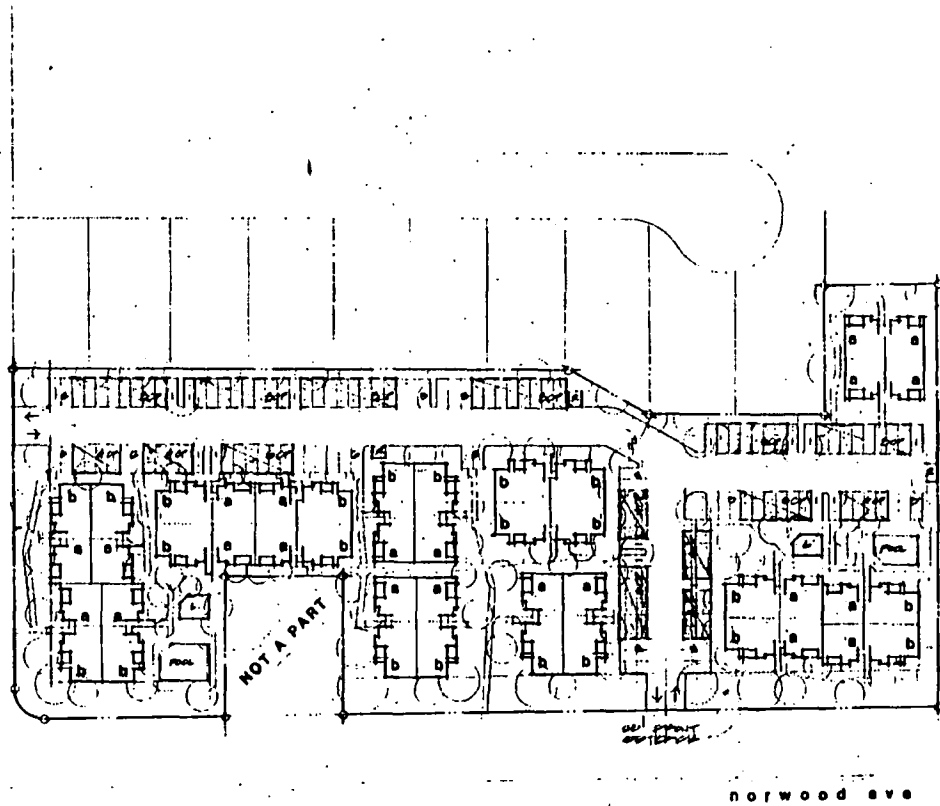
**EXHIBIT A
SITE PLAN**

DEVELOPMENT STATISTICS

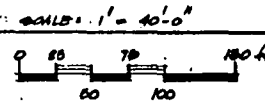
| ITEM | SIZE | NUMBER | TOTAL AREA IN SQ. FT. |
|--|------|--------|-----------------------|
| 1 1/2 BA | 650 | 44 | 28400 |
| 1 1/4 BA | 600 | 44 | 25200 |
| PROJECT UNITS | | | 88 |
| RENTABLE LIVING AREA | | | 61800 |
| DRY ROOMS (2 @ 500 S.F.) | | | 600 |
| D TOTAL BUILDING AREA | | | 69400 (17/8) |
| PAVING | | | |
| GRADE | | | 31900 |
| BUILDINGS | | | 600 |
| AREA OF CARPORTS | | | (17677) |
| PAVING INCLUDING CARPORTS | | | 40577 |
| TOTAL BUILDING & PAVING COVERAGE | | | 73077 |
| AREA DEVOTED TO LANDSCAPING | | | |
| WALKS, COURTS, PATIOS, RECREATION & OPEN SPACE | | | 63701 |
| TOTAL PROJECT SITE AREA | | | 136778 or 3.14 Acres |
| DENSITY 28.03 DWELLING UNITS/ACRE | | | |
| PARKING REQUIRED | | | |
| 1 CAR PER UNIT (1 x 88) | | | 88 SPACES |
| PARKING PROVIDED | | | |
| 1.5 CAR PER UNIT (1.5 x 88) | | | 132 SPACES |
| GUEST PARKING ON SITE | | | 8 SPACES |
| TOTAL PARKING PROVIDED ON SITE | | | 140 SPACES |
| CARPORTS PROVIDED (1:1) | | | 88 |



VICINITY MAP
NO SCALE



SITE STUDY PLAN

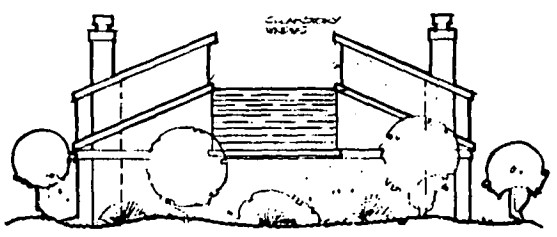


NORTHWIND OAKS
PRELIMINARY STUDY for AN 88 UNIT APARTMENT COMPLEX
IN SACRAMENTO, CALIFORNIA

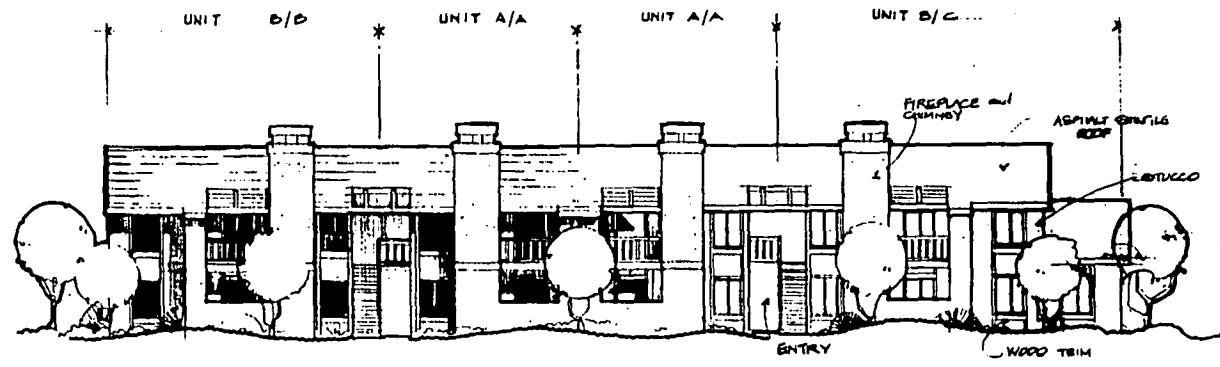
buzz garcia associates
ARCHITECTURE · PLANNING
1917 TWENTY-FIFTH STREET · (916) 444-0764
SACRAMENTO · CALIFORNIA 95816

LOCATIONS SERVICED
CALIF. C 6319
NEVADA 710
ARIZONA 8136
NEW MEXICO 422

DATE
AUG. 10, 1971
88-200
SHEET
A

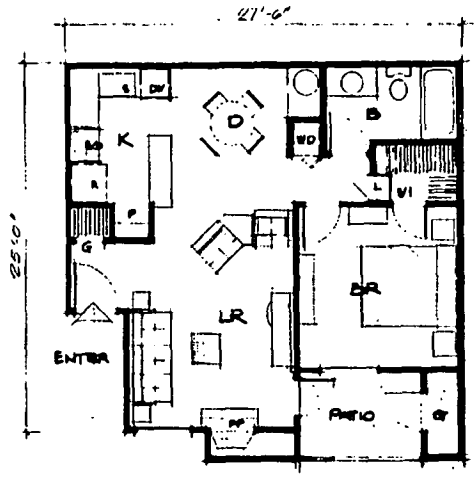


TYPICAL END ELEVATION

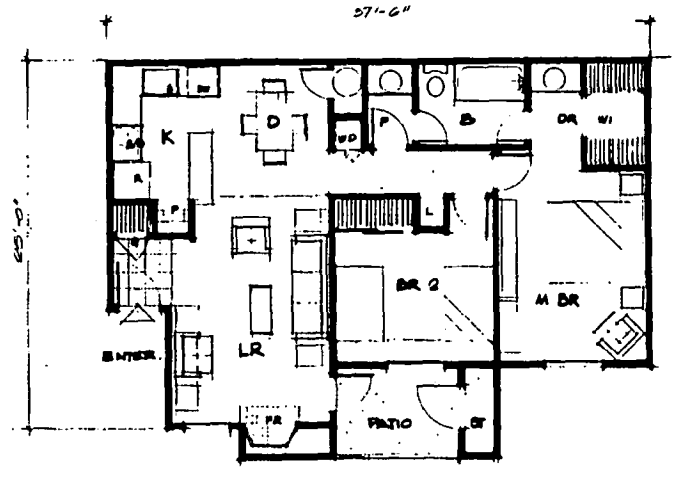


TYPICAL FRONT ELEVATION

SCALE 1/8" EQUALS 1'-0"
 SCALE 0 2 4 8 16 32 FT



UNIT A 650 SF.



UNIT B 600 SF.

SCALE 1/4" EQUALS 1'-0"
 SCALE 0 2 4 8 16 32 FT

ELEVATIONS

EXHIBIT B
FLOOR PLANS

15

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CITY OF SACRAMENTO

(Handwritten initials)

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

MARTY VAN DUYN
PLANNING DIRECTOR

August 13, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Townhouse, R-1A to Light Density Multiple Family - Review, R-3-R zone.

LOCATION: Southeast corner of Norwood and Grace Avenues

SUMMARY

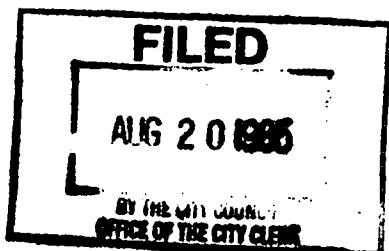
This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

BACKGROUND INFORMATION

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

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to August 27, 1985.



Respectfully submitted,

(Handwritten signature of Marty Van Duyn)

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HRG Cost 40 9-10-85

PPF Cost 40 9-3-85

MVD:lao
attachments
P85-186

PASSED FOR
PUBLICATION
& CONTINUED
TO *9-10-85*

August 20, 1985
District No. 2

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 SOUTHEAST CORNER OF NORWOOD AND GRACE AVENUES FROM THE TOWNHOUSE, R-1A

ZONE(S) AND PLACING THE SAME IN THE LIGHT DENSITY MULTIPLE FAMILY - REVIEW, R-3-R ZONE(S) (FILE NO. P 85-186) (APN: 237-070-20)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-1A Townhouse, zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-3-R Light Density Multiple Family - Review, 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 July 11, 1985, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

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

SECTION 3.

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK



April 18, 1985
83-0008

MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

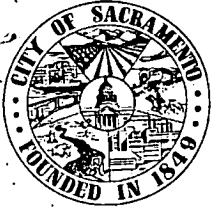
LEGAL DESCRIPTION

ZONING DESCRIPTION

LOT A OF NORTHWIND ESTATES

All that portion of Lot 24, as said lot is shown and so designated on the "Plat of Subdivision of Section 11 of the Rancho Del Paso," filed in Book 14 of Maps, Map No. 5, Sacramento County Records, described as follows:

BEGINNING at a point on the South line of said Lot 24, located North 89°02'19" East 45.01 feet from the Southwesterly corner of said Lot 24; thence, from said point of beginning, North 01°46'30" West 409.19 feet; thence, North 89°02'19" East 94.00 feet; thence, North 01°46'30" West 81.00 feet; thence, South 89°02'19" West 94.00 feet; thence, North 01°46'30" West 122.71 feet; thence, Northeasterly along the arc of a curve to the right, concave Southeasterly, having a radius of 20.00 feet and being subtended by a chord bearing North 43°37'55" East 28.48 feet; thence, North 89°02'19" East 217.85 feet; thence, South 00°57'37" East 377.00 feet; thence, South 29°04'02" West 61.95 feet; thence, South 00°57'37" East 113.00 feet; thence, North 89°02'19" East 85.75 feet; thence, South 01°46'35" East 80.00 feet to a point on said South line of Lot 24; thence, along said South line, South 89°02'19" West 285.02 feet to the point of beginning.



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

August 21, 1985

George Tsakopoulos
300 Florin Road
Sacramento, CA 95831

On August 27, 1985, the following matter was scheduled to be heard before the City Council:

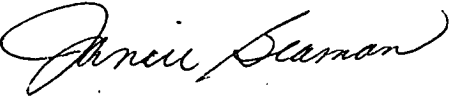
- P-85186 - Appeal of Planning Commission's denial of various requests for property located at the southeast corner of Norwood and Grace Avenues. (D2) (APN: 237-070-20)
- A. Amend North Sacramento Community Plan from Residential (7-15 du/ac) to Residential (11-29 du/ac).
 - B. Rezone 3.14± acres from Townhouse, R-1A to Light Density Multiple Family - Review, R-3-R zone.

This hearing has been continued to September 10, 1985 at the hour of 7:30 p.m., in the City Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(3), "No person who has once obtained a continuance of a hearing, whether by notice to the City Clerk as provided in Section 4.5(1) or by personal appearance as provided in paragraph 4.5(2) shall be granted a further continuance except by personally appearing at the Council meeting at the time at which the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the **City Planning Department, 1231 "I" Street, Sacramento, California, Room 200, phone (916) 449-5604.**

Sincerely,


for Lorraine Magana
City Clerk

LM/dbp

cc: Morton & Pitalo, Inc.
MAILING LIST P-85186 (45)

September 11, 1985

George Tsakopoulos
300 Florin Road
Sacramento CA 95831

Dear Mr. Tsakopoulos:

On September 10, 1985, the Sacramento City Council heard your appeal from the City Planning Commission denial of various requests for property located at the southeast corner of Norwood and Grace Avenues.

- A. Amend North Sacramento Community Plan from Residential (7-15 du/ac) to Residential (11-29 du/ac).
- B. Rezone 3.14± acres from Townhouse, R-1A to Light Density Multiple Family - Review, R-3-R zone.

The Council denied your appeal.

Sincerely,

Lorraine Magana
City Clerk

LM/mls/25

cc: Planning Department
Morton & Pitalo Inc., 1430 Alhambra Blvd Ste 200, Sac 95816