

**CITY PLANNING COMMISSION**  
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

<b>APPLICANT</b>	RBS Architectural Group - 2460 Watt Ave., #200, Sacramento, CA 95825		
<b>OWNER</b>	College Meadows Investors - P.O. Box 100, Roseville, CA 95661		
<b>PLANS BY</b>	RBS Architectural Group - 2460 Watt Ave., #200, Sacramento, CA 95825		
<b>FILING DATE</b>	12-20-89	<b>ENVIR.DET.</b>	Neg. Dec.
			<b>REPORT BY</b> PW:sg
<b>ASSESSOR'S PCL. NO.</b>	117-0204-018		

**APPLICATION:** A. Negative Declaration

B. Special Permit to develop a 182-unit apartment complex on 8.66+ vacant acres in the Multi-Family (Planned Unit Development) (R-2B{PUD}) zone and within the Laguna Meadows PUD

**LOCATION:** Southeast corner of Jacinto Avenue and Bruceville Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 182-unit apartment complex.

**PROJECT INFORMATION:**

General Plan Designation: Medium Density Residential 11-29 du/na  
 South Sacramento Community  
 Plan Designation: Residential 11-21 du/na  
 Existing Zoning of Site: R-2B(PUD)  
 Existing Land Use of Site: Vacant

<b>Surrounding Land Use and Zoning:</b>		<b>Setbacks:</b>	<b>Required</b>	<b>Provided</b>
North:	Vacant, residential; County	Front:	25'	25'
South:	Vacant; County	Side(Int):	50'	90'
East :	Vacant; R-1	Side(St):	25'	25'
West :	Vacant (approved for apts.); R-2B(PUD)	Rear:	50'	90'

Parking Required: 285 spaces  
 Parking Provided: 345 spaces  
 Property Dimensions: 637' x 600'  
 Property Area: 8.66+ acres  
 Density of Development: 21 d.u.per acre  
 Square Footage of Units: A units - 660 sq. ft.; B units - 881 sq. ft.;  
 C units - 926 sq. ft.  
 Height of Building: 30'  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Horizontal wood siding and stucco  
 Roof Materials: Composition shingle  
 Proposed Number of Bicycle Lockers: 36

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 8.66+ vacant acres in the Multi-Family (Planned Unit Development) (R-2B{PUD}) zone located at the southeast corner of Jacinto Avenue and Bruceville Road. The site is known as Parcel M of the Laguna Meadows PUD and is designated for apartment use in the PUD Schematic Plan (exhibits A and B). Surrounding land uses include vacant land within the County to the north and south, vacant land approved for a single family subdivision to the east, and vacant land approved for an apartment project to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 182-unit apartment complex on the subject 8.66 acre site. The proposed project is located within the Laguna Meadows PUD and is subject to the requirements of the PUD Development Guidelines. The density of the proposed project is consistent with the PUD Schematic Plan and Guidelines. A special permit is required for all development projects within a PUD. The proposed project represents phase two of an apartment project directly across Bruceville Road to the west which was approved by the Commission on November 11, 1989 (P89-290). The approved phase one was known as Hunters Pointe West and the subject phase two as Hunters Pointe East.

C. Site Plan Review

The submitted site plan indicates 16 building clusters consisting of three unit types. Proposed unit breakdown is as follows:

Unit A	70	660 sq. ft.	1 bdrm/1 bath
Unit B	64	881 sq. ft.	2 bdrm/1 bath
Unit C	48	926 sq. ft.	2 bdrm/2 bath

Buildings are two-story consisting of 8, 12 or 16 units per building. Proposal includes pool, recreation center, tennis courts and tot lot.

Access into the project is from both Jacinto Avenue and Bruceville Road. Based on the PUD parking standards, 285 parking stalls are required. The applicant has provided 345 stalls, of which 182 are to be covered in carports. The PUD and zoning ordinance require a six foot decorative masonry wall on interior property lines between parking lot areas and existing or proposed residential development.

Planning staff also suggests locating a four foot high decorative wrought iron fence along the entire length of the Jacinto Avenue and Bruceville Road frontage. The use of the wrought iron fence will discourage on-street parking by project residents. The submitted landscape plan illustrates this wrought iron fence. The landscape plan indicates the use of contrasting paving

materials at the entrances. Staff wants to note that this paving must meet Zoning Ordinance requirements. Staff suggests the use of stamped concrete or boumanite in these areas. The submitted preliminary landscape plan looks acceptable. However, staff needs to review and approve the final landscape plan prior to issuance of building permits.

No proposal for signage was submitted with the application. The applicant should be aware that a Planning Director's Special permit is required for this sign prior to issuance of a sign permit. The sign should adhere to the requirements of the PUD and the City's Sign Ordinance.

D. Building Design

The applicant proposes building exteriors consisting of cement plaster and plywood siding with composition shingle roofs. Staff has some concerns with the quality of the exterior materials. Staff had stated these concerns in the preliminary review prepared for this project. Staff recommends the following revisions to the elevations:

- \* Patio fencing should be compatible with the horizontal wood siding on the main structures.
- \* Roofing material should be concrete tile or equivalent approved by staff prior to issuance of building permits.
- \* Carports should be compatible in design with main buildings. Flat roofs are discouraged in the PUD Guidelines. Staff suggests pitched roof or other roof variation.
- \* Variation in exterior colors should be provided throughout the complex.

The applicant should submit revised building elevations for review and approval by Planning staff prior to issuance of building permits.

E. Agency Comments

The proposed project was reviewed by the City's Traffic Engineering, Engineering, Fire Inspections, Water and Sewer, and Community Services Division. The following comments were received.

Traffic Engineering

1. Indicate how this section of Bruceville Road fits in with the rest of Bruceville.
2. Construct standard City street improvement on Bruceville and Jacinto.
3. Check 60' right-of-way on Jacinto.

Engineering

1. Comply with Laguna Meadows PUD Guidelines.
2. On-site grading, paving and drainage shall be approved by the Public Works Department prior to issuance of building permit.
3. Coordinate Bruceville Road alignment and expanded intersection with County Highways and Bridges Department.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have adverse environmental impacts to the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration; and
- B. Approve the Special permit to develop a 182-unit apartment project subject to conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall submit a revised site plan to Planning staff for review and approval prior to issuance of building permits.
2. The applicant shall construct a six (6) foot decorative masonry wall along the east property line adjacent to proposed and existing single family development. The design of the wall shall be reviewed and approved by staff prior to issuance of building permits.
3. The applicant shall construct a four (4) foot decorative wrought iron fence along the entire Jacinto Avenue and Bruceville Road frontage. The design of the wrought iron fence shall be reviewed and approved by staff prior to issuance of building permits.
4. Trash enclosures and bicycle storage facilities shall conform to the City's Zoning Ordinance.
5. A final landscape plan shall be submitted for review and approval by Planning staff prior to issuance of building permit.
6. The building elevations shall consist of cement plaster, individual four (4) inch wood siding with concrete tile roofing material or equivalent to be approved by staff. Revised elevations shall be submitted for staff review and approval prior to issuance of building permits.

APPLC. NO. P90-050

MEETING DATE March 8, 1990

ITEM NO 14

000894

7. All signage shall comply with the PUD and Sign Ordinance and require a Planning Director's Special Permit prior to issuance of sign permits.
8. Driveways shall be to the satisfaction of the City Traffic Engineering Division.
9. The applicant shall construct standard City street improvements on Bruceville and Jacinto.
10. All on-site grading, paving and drainage improvements shall be approved by the Public Works Department prior to issuance of building permits.
11. Building plans shall be to the satisfaction of the City Fire Division.
12. The applicant shall comply with the Laguna Meadows PUD Guidelines which includes the attractive screening of all mechanical equipment.

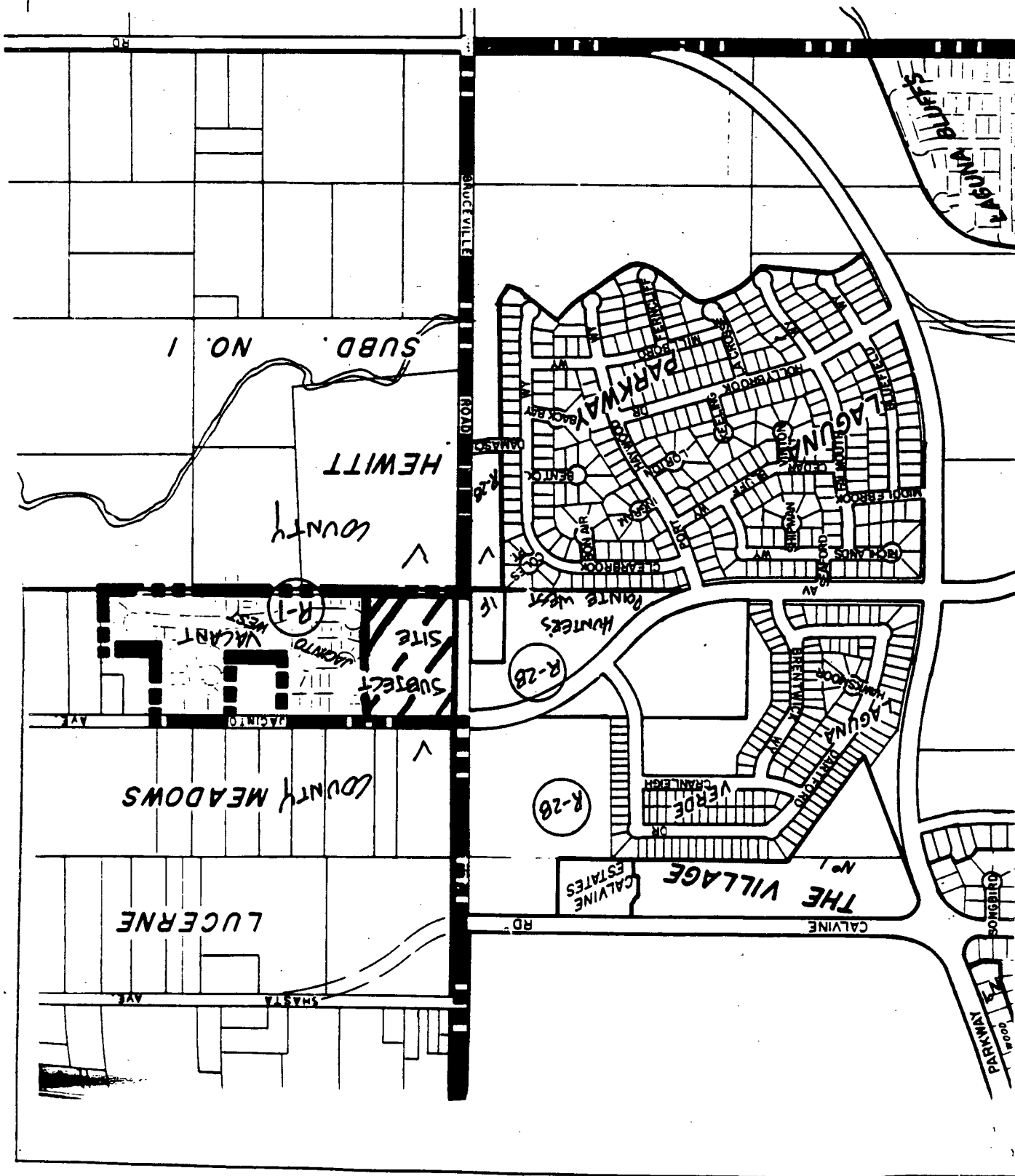
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the design and density of the proposed multi-family units are compatible with the proposed residential development in the area.
2. The project, as conditioned, will not result in the creation of a nuisance in that:
  - a. adequate parking and landscaping shall be provided; and
  - b. the project adheres to the Laguna Meadows PUD Guidelines.
3. The proposed project is consistent with the 1986 South Sacramento Community Plan which designates the site for residential uses at 11-21 du/ac. in that the proposed apartment complex conforms to the plan designation.

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# VICINITY - LAND USE - ZONING

000896



# SITE PLAN

## HUNTERS POINTE EAST

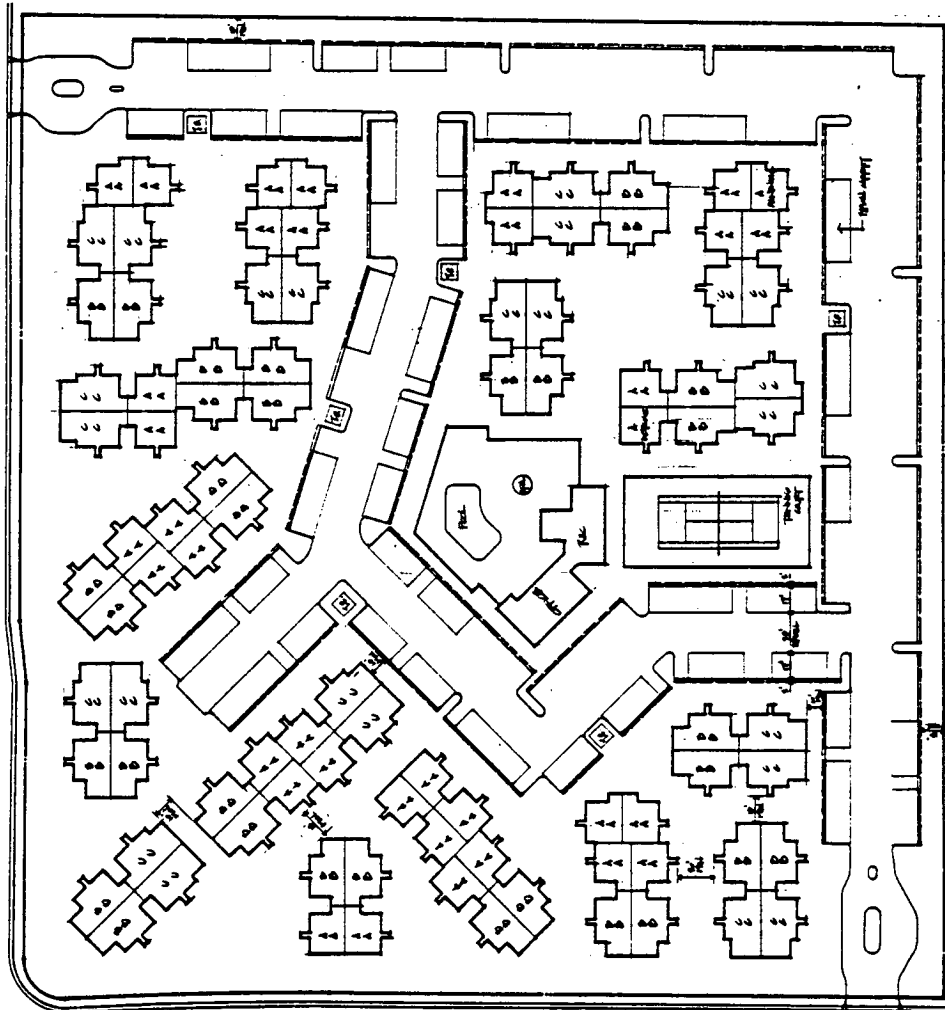
PHASE TWO

APARTMENTS

JACINTO ROAD

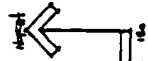
BRUCEVILLE ROAD

768000



### STATISTICS

total area	2.24 acres
total units	72
total sq ft	45
total sq ft	104
total sq ft	4.11 total sq ft
total sq ft	500 sq ft
total sq ft	100 sq ft
total sq ft	1.10 total sq ft



## SITE STUDY

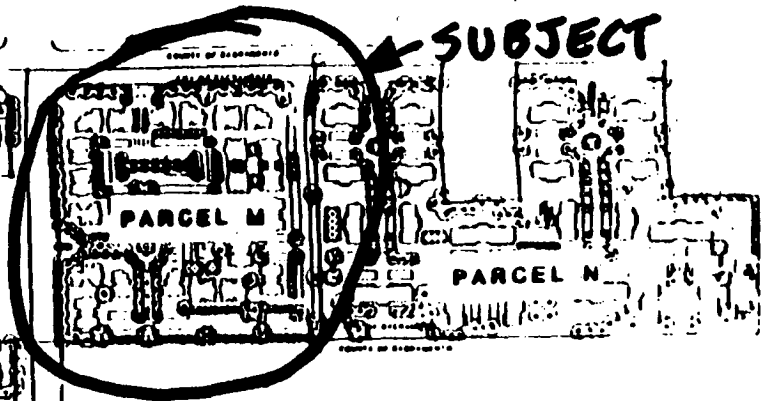
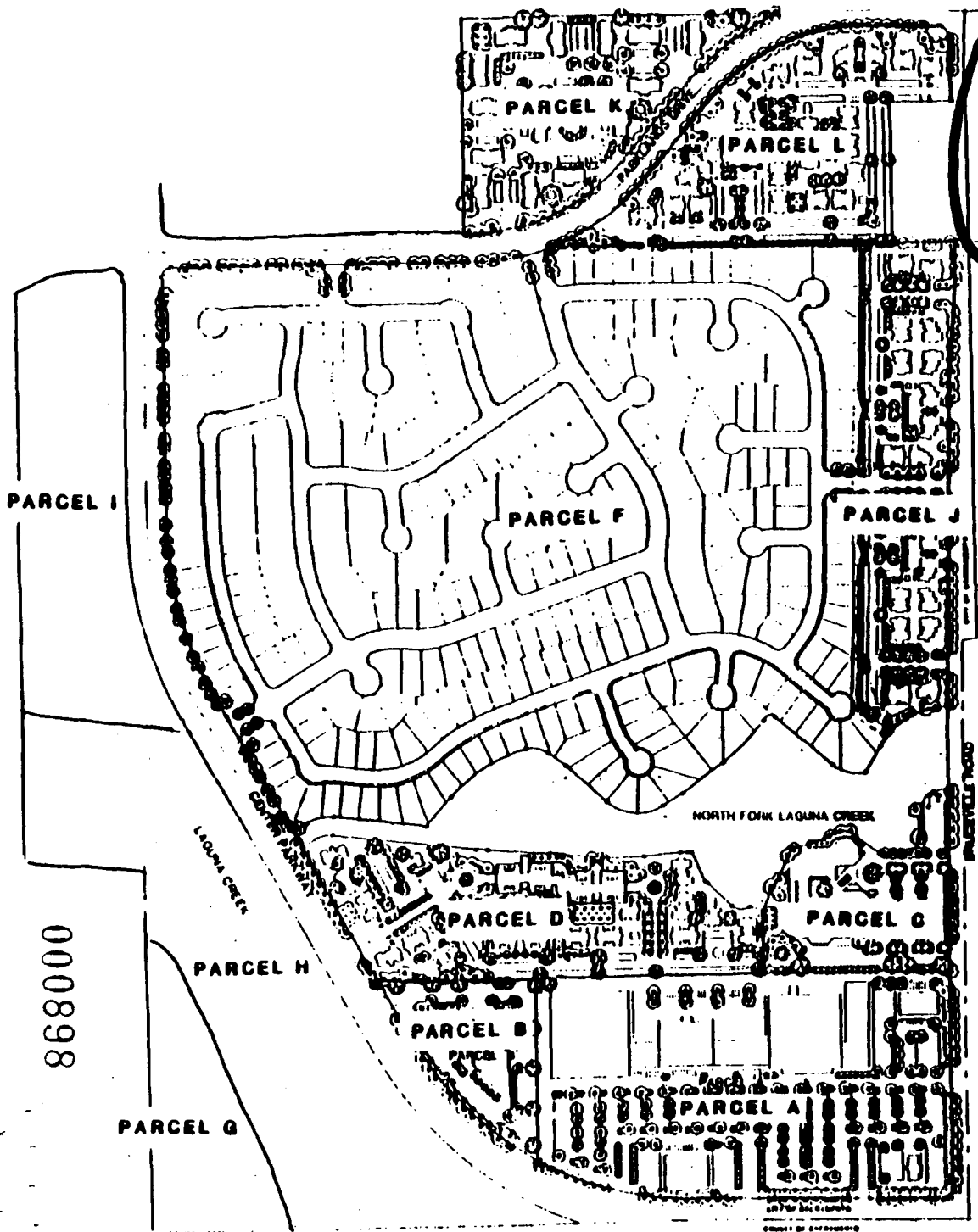


DEVELOPED BY  
STODDARD CONSTRUCTION COMPANY  
P. O. BOX 100, ROCKVILLE, CALIFORNIA 94661

990-050

3/8/90

#14



# LAGUNA MEADOWS

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES DEVELOPMENT

LTA DEVELOPMENT

PARCEL #	AREA (SQ FT)	AREA (AC)	AREA (SQ FT)	AREA (AC)
PARCEL 1	100,000	2.28	100,000	2.28
PARCEL 2	100,000	2.28	100,000	2.28
PARCEL 3	100,000	2.28	100,000	2.28
PARCEL 4	100,000	2.28	100,000	2.28
PARCEL 5	100,000	2.28	100,000	2.28
PARCEL 6	100,000	2.28	100,000	2.28
PARCEL 7	100,000	2.28	100,000	2.28
PARCEL 8	100,000	2.28	100,000	2.28
PARCEL 9	100,000	2.28	100,000	2.28
PARCEL 10	100,000	2.28	100,000	2.28
PARCEL 11	100,000	2.28	100,000	2.28
PARCEL 12	100,000	2.28	100,000	2.28
PARCEL 13	100,000	2.28	100,000	2.28
PARCEL 14	100,000	2.28	100,000	2.28
PARCEL 15	100,000	2.28	100,000	2.28
PARCEL 16	100,000	2.28	100,000	2.28
PARCEL 17	100,000	2.28	100,000	2.28
PARCEL 18	100,000	2.28	100,000	2.28
PARCEL 19	100,000	2.28	100,000	2.28
PARCEL 20	100,000	2.28	100,000	2.28

000898

PARCEL G



ILLUSTRATIVE SITE PLAN



EXHIBIT A

# EXHIBIT B

## LAGUNA MEADOWS LAND USE DATA

Parcel	Land Use	Proposed Zoning	Net Area (Acres)	Density (Units/Acre)	Number of Dwelling Unit
A	Shopping Center	SC-PUD	16.00	-	-
B	Office	OB-PUD	3.02	-	-
C	Office	OB-PUD	4.97	-	-
D	Multi-Family	R2B-PUD	8.45	20	170
E	Creek/Open Space	A	-	-	-
F	Single Family	R1-PUD	61.80	4 to 7 1>	1>
G*	Single Family (P89-132)	R1	10.06	6.53	53
H	Laguna Creek	A(FW)	24.90	-	-
I	Reserve for City Park	A	8.91	-	-
J	Garden Apartments	R-2B-PUD	6.90	20	138
K	Townhouse	R-1A-PUD	7.14	12	84
L	Garden Apartments	R2B-PUD	8.85	20	178
M	Multi-Family	R2B-PUD	8.69	21	186
N**	Single Family	R-1-PUD	11.63	5.1	60

1> Tentative Maps to be submitted per PUD guidelines.

\* Amended by P89-132 (included 6.41+ acres outside PUD).

\*\* Amended by P89-293

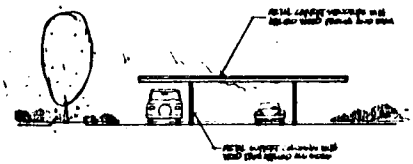
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P90-050

3/8/90

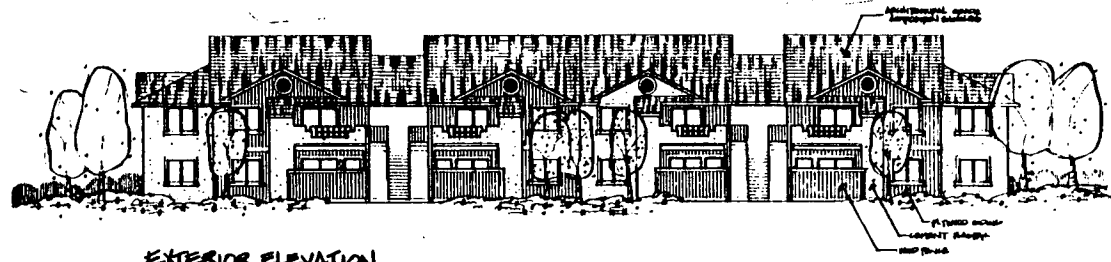
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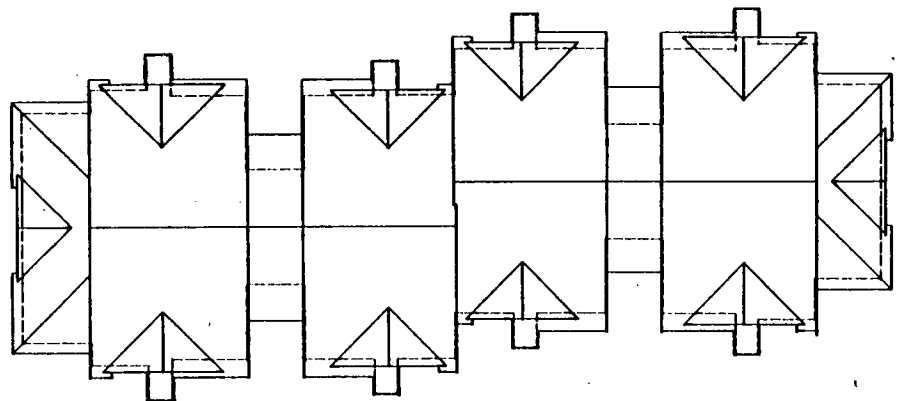
CARPORT STRUCTURE

SCALE: 1/4" = 1'-0"



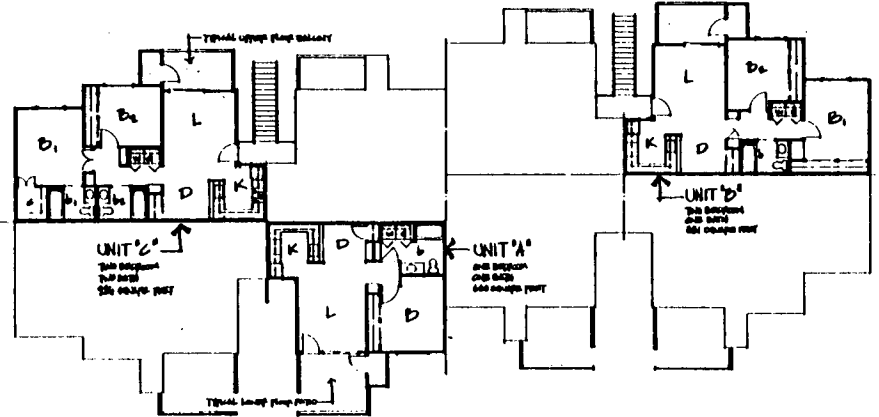
EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"



BUILDING PLAN

SCALE: 1/4" = 1'-0"

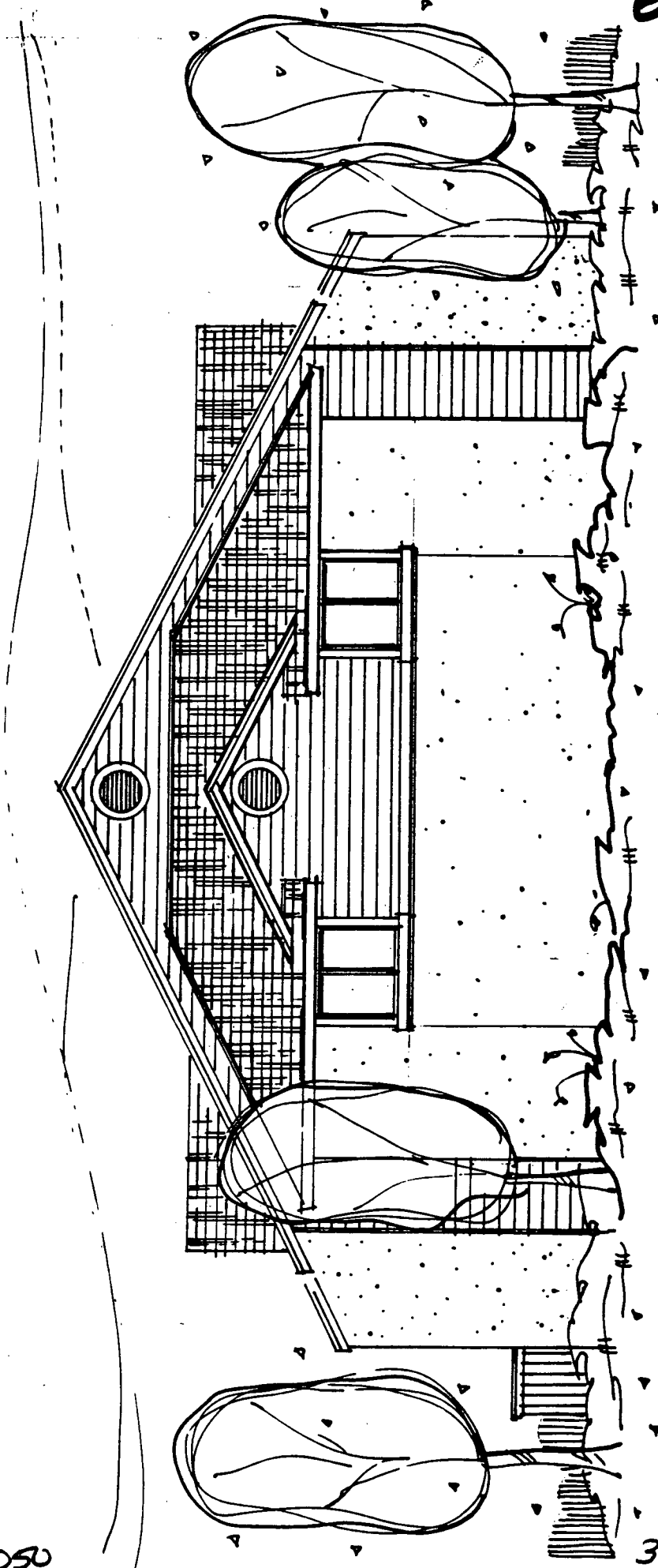
HUNTERS-POINTE GARDEN APARTMENTS



ELEVATION / FLOOR PLANS

5/11/91

P90-050



END ELEVATION

The  
**RBS**  
 Architectural  
 Group

240 WALTON AVENUE SUITE 200  
 SACRAMENTO, CALIFORNIA 95825  
 (916) 486-0044

10.23.09 WPM

TYPICAL END ELEVATION

1/8" = 1'-0"

**HUNTERS PONTE APARTMENTS**  
 BRACONIER ROAD + PARKLANDS DRIVE CITY OF SACRAMENTO  
 STODARD CONSTRUCTION COMPANY

000901

3/8/90

#14





# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento Ca 95814

Administration  
Room 300 449-55  
Building Inspection  
Room 200 449-57  
Planning  
Room 200 449-56

Sacramento County Assessor  
Division of Standard Assessment  
700 H Street, Room 2640  
Sacramento, California 95814

Re: APN(S): 117-0204-018

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

Rezone from \_\_\_\_\_  
to \_\_\_\_\_

Special Use Permit granted permitting to allow a 182-unit apartment complex in the Laguna Meadows PUD on 8.27± ac. in the R-2B(PUD) zone.

Variance from Ordinance No. 2550, Fourth Series granted allowing \_\_\_\_\_

Other \_\_\_\_\_

Very truly yours,

P 9-150

Suzanne Glimstad

Suzanne Glimstad,  
Secretary to Planning Commission

.....  
cc: College Meadows Investors (OWNER)

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.

000903

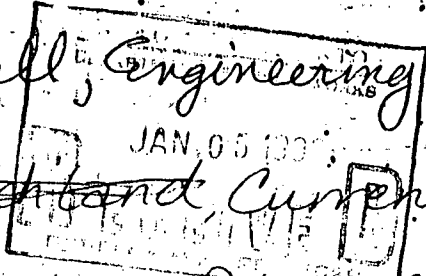
SITE PLAN REVIEW

PUD-050  
DATE: 12-28-89

TO: Glenn Marshall, Engineering  
PRICE

P39-290

FROM: ~~Cindy Lanchford~~, Consultant, Phg.



PROJECT NAME: ~~Hunters Pointe Apts~~ East

ASSESSOR'S PARCEL NO. 117-0204-018

RESPOND BY: 1-12-90

DATE OF CPC MEETING: 2-8-90

COMMENTS: ~~Special Permit~~ to allow a 182 unit  
apartment complex in the Laguna Meadows  
PUD on 8.7± vacant acres in the Multi-  
Family Residential (R-2B-PUD) zone.

- See Traffic Comments

- Comply with P.U.D. guidelines

- On-site grading, paving and drainage  
as well as frontage improvements along Bruceville  
Road and Jacinto Rd. shall be approved by the  
Public Works Dept. prior to issuance of a building permit.

- Coordinate Bruceville Road alignment and expanded  
intersection with County-Highways and Bridges Dept.

CITY OF SACRAMENTO  
APPROVED BY: *Glenn Marshall*  
DATE: JAN 26 1990

000904

1-22-90

R. J. Smy

3. Check 60' R.O.W. on Jacobs

Bruceville & Jacobs

2. Construct std city street improvements

with the rest of Bruceville

to show how this section of the road fits in

1. Provide alignment study of Bruceville Rd

Comments:

apartment complex in the Laguna Meadows  
PUD on 8.7± vacant acres in the Mult-  
Family Residential (R-2B-PUD) zone.

COMMENTS: Special Permit to allow a 182 unit

DATE OF CPC MEETING: 2-8-90

RESPOND BY: 1-12-90

ASSESSOR'S PARCEL NO. 117-0204-018

PROJECT NAME: Hunters Pointe Apts.

FRONT: Cindy Luchland, Current Prop.

ED: Kim Gies Traffic Engineering

SITE PLAN REVIEW

DATE: 12-28-89

P-90-050

Price

TO: Elaine Hubbard, Bldg Insp. Fire

P-90-050

FROM: Cindy Lauchland, Current. Phg.

PROJECT NAME: Hunters Pointe Apts.

ASSESSOR'S PARCEL NO. 117-0204-018

RESPOND BY: 1-12-90

DATE OF CPC MEETING: 2-8-90

COMMENTS: Special Permit to allow a 182 unit  
apartment complex in the Laguna Meadows  
PUD on 8.7± vacant acres in the Multi-  
Family Residential (R-2B-PUD) zone.

Cindy -   
Fs there a wall on Bruceville Rd. +   
Tacinto Rd. ? If there is, <sup>fencing or solid</sup> ~~all~~ entrances   
of all buildings must be within 150ft. to the   
driveway (see plans.) If no walls are   
planned they may stay as shown.



SITE PLAN REVIEW

DATE: 12-28-89

P-90-050

TO:

FROM: Cindy Lauchland, Current. Plng.

PROJECT NAME: Hunters Pointe Apts.

ASSESSOR'S PARCEL NO. 117-0204-018

RESPOND BY: 1-12-90

DATE OF CPC MEETING: 2-8-90

COMMENTS: Special Permit to allow a 182 unit  
apartment complex in the Laguna Meadows  
PUD on 8.7± vacant acres in the Multi-  
Family Residential (R-2B-PUD) zone.



# CITY OF SACRAMENTO

PLANNING & DEVELOPMENT DEPARTMENT

## INITIAL FILING FEES & RECEIPT

Planning Division  
1231 "I" Street, Suite 200  
Sacramento, CA 95814  
Tel: (916) 449-5604

Circle Fees for Requested Entitlements

### SECTION I - PROCESSING CHARGE

This fee is charged on all applications requiring Planning Commission or City Council Action (except on appeals and planning director's entitlements).

\$280

### SECTION II - ENVIRONMENTAL DETERMINATION

Notice of Exemption \$42  
Negative Declaration 150

### SECTION III - ENTITLEMENTS

#### REZONING

Rezoning / Prezoning \$1,095  
Plan Amendments 1,035

#### SUBDIVISION MAP FEE

Fast Track \$670+  
# of parcels \_\_\_\_\_ x \$10  
Tentative Map 805+  
# of parcels \_\_\_\_\_ x \$10  
Tentative Map with Sub Mod 875+  
# of parcels \_\_\_\_\_ x \$10  
Lot Line Adjustment 140  
Time Extension 470  
Post Subdivision Mod 735

#### PLANNED UNIT DEVELOPMENT

PUD \$1,585  
Amend PUD Guidelines 430  
Amend PUD Schematic 1,130

#### VARIANCE

Planning Commission \$530  
Time Extension (CPC) 170  
Planning Director's 305  
Time Extension (PD) 70

#### PLANNING COMMISSION SPECIAL PERMITS

Major Project \$1,395  
PUD Special Permit 975  
All Other Special Permits 685  
Condominium Conversions 1,615  
Modification 180  
Time Extension 170

#### PLANNING DIRECTOR'S SPECIAL PERMITS

Deep Lot Developments \$495  
Temporary Parking Lot 273  
All Other Special Permits 253  
Modification 170  
Time Extension 70

#### MISCELLANEOUS ENTITLEMENTS

Street / Alley Abandonment \$490  
Street Name Change 490  
Planner Research \$70 x \_\_\_\_\_ # of hours \_\_\_\_\_

DEVELOPMENT REVIEW

000909

APPEAL - THE DECISION OF THE:

Applicant 125  
3rd Party



CITY OF SACRAMENTO  
PLANNING & DEVELOPMENT DEPARTMENT  
INITIAL FILING FEES & RECEIPT  
No. \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION CHECK OFF LIST

P90 050

TENTATIVE MAP

- \_\_\_\_\_ Check Adjacent Zoning
- \_\_\_\_\_ Two (2) Environmental Questionnaires (Form A)
- \_\_\_\_\_ 300' Property Ownership Map
- \_\_\_\_\_ Property Ownership List
- \_\_\_\_\_ Legal Description
- \_\_\_\_\_ Letter of Agency for each parcel (Form B)
- \_\_\_\_\_ City Engineers Waiver (Form E)
- \_\_\_\_\_ Request for Subdivision Modification (Form D)
- \_\_\_\_\_ One (1) PMT (Hardcopy) Reduction to 8-1/2" x 11"
- \_\_\_\_\_ Twenty (20) large blueprint copies of map, folded to 8-1/2" x 11"
- \_\_\_\_\_ Key Elements Which Must be Shown on Map
- \_\_\_\_\_ Existing utilities and/or easements
- \_\_\_\_\_ Names of adjacent subdivisions or owners
- \_\_\_\_\_ Location of setback lines
- \_\_\_\_\_ Lot dimensions
- \_\_\_\_\_ Location and types of trees
- \_\_\_\_\_ Scale at least 1" 100 ft.
- \_\_\_\_\_ Vicinity Map (upper right corner)
- \_\_\_\_\_ Contours
- \_\_\_\_\_ Civil Engineer or Land Surveyor Stamp
- \_\_\_\_\_ Date of preparation
- \_\_\_\_\_ Existing structures
- \_\_\_\_\_ Existing trees
- \_\_\_\_\_ North arrow/bar scale
- \_\_\_\_\_ Information block, where applicable
- \_\_\_\_\_ Subdivision Name
- \_\_\_\_\_ Name, address & phone number of owners of record, engineer and subdivider
- \_\_\_\_\_ Present Zoning \_\_\_\_\_ Proposed Zoning
- \_\_\_\_\_ Present Use \_\_\_\_\_ Proposed Use
- \_\_\_\_\_ Number of Lots
- \_\_\_\_\_ Net gross area of property
- \_\_\_\_\_ School districts
- \_\_\_\_\_ Source of Water Supply
- \_\_\_\_\_ Provisions of sanitary facilities, storm drainage and flood control

REZONING, SPECIAL PERMIT AND/OR PUD VARIANCE

- \_\_\_\_\_ Check Adjacent Zoning
- \_\_\_\_\_ Two (2) Environmental Questionnaires (Form A)
- \_\_\_\_\_ Required Property Ownership Map (100', 300', 500', or 1000')
- \_\_\_\_\_ Property Ownership List
- \_\_\_\_\_ Legal Description
- \_\_\_\_\_ Letter of Agency for each parcel (Form B)
- \_\_\_\_\_ One (1) PMT (Hardcopy) reduction to 8-1/2" x 11"
- \_\_\_\_\_ Eight (8) large blueprint sets of plans, folded to 8-1/2" x 11" (site, floor, elevation plans)
- \_\_\_\_\_ Key Elements Which Must Be Shown on Map:
- \_\_\_\_\_ Existing trees (on site plan)
- \_\_\_\_\_ Bar scale (on all plans)
- \_\_\_\_\_ Vicinity Map (upper right corner on site plan)
- \_\_\_\_\_ North Arrow (on all plans)

LOT LINE ADJUSTMENT

- \_\_\_\_\_ Check adjacent zoning
- \_\_\_\_\_ Two (2) Environmental Questionnaires (Form A)
- \_\_\_\_\_ 100' Property Ownership Map
- \_\_\_\_\_ Property Ownership List
- \_\_\_\_\_ Legal Description
- \_\_\_\_\_ Letter of Agency for each parcel (Form B)
- \_\_\_\_\_ Five (5) copies legal description describing parcels to be created
- \_\_\_\_\_ One (1) PMT (Hardcopy) reduction to 8-1/2" x 11"
- \_\_\_\_\_ Five (5) copies of site plans to scale folded to 8-1/2" x 11"

Key Elements Which Must Be Shown on Map:

- \_\_\_\_\_ Location, dimensions of property and any structures on site
- \_\_\_\_\_ Existing and proposed property lines (clearly identified)
- \_\_\_\_\_ Distances between structures and existing and proposed property line(s)
- \_\_\_\_\_ Utility location (water & sewer service points, driveway and known easements)
- \_\_\_\_\_ Existing improvements (curb, gutter, sidewalk, etc.)
- \_\_\_\_\_ Vicinity Map (upper right corner)

ALL FORMS TO HAVE DATE AND ORIGINAL SIGNATURE. APPLICATION TO BE ACCEPTED WHEN COMPLETE

Log Receipt Initiated by Applicant \_\_\_\_\_  
 Posted to Parcel Book \_\_\_\_\_  
 Logged in "Log Book" \_\_\_\_\_

Date: \_\_\_\_\_

Planner: \_\_\_\_\_

10000 000910

**PLANNING DIRECTOR'S SPECIAL PERMIT**

- \_\_\_\_\_ Check Adjacent Zoning
- \_\_\_\_\_ Two (2) Environmental Questionnaire
- \_\_\_\_\_ Property Ownership Map, adjacent properties
- \_\_\_\_\_ Property Ownership List
- \_\_\_\_\_ Legal Description
- \_\_\_\_\_ Letter of Agency for each parcel (Form B)
- \_\_\_\_\_ Certification of Notice - copy of letter (Form C)  
signed by abutting property owners and/or certified  
mailing receipts
- \_\_\_\_\_ Three (3) large blueprint sets of plans,  
folded to 8-1/2" x 11" (site, flood & elevation plans)
- \_\_\_\_\_ One (1) PMT (Hardcopy) reduction to 8-1/2" x 11"

**Key Elements Which Must Be Shown on Plans:**

- \_\_\_\_\_ Existing Trees (on site plans)
- \_\_\_\_\_ Bar Scale (on all plans)
- \_\_\_\_\_ North Arrow (on all plans)
- \_\_\_\_\_ Vicinity Map (upper right corner, on site plans)

**STREET NAME CHANGE (M-files)**

- \_\_\_\_\_ Information Forms
- \_\_\_\_\_ Property Ownership Map  
(all properties adjacent to street)
- \_\_\_\_\_ Property Ownership List
- \_\_\_\_\_ Position of Adjacent Property Owners  
letter of petition
- \_\_\_\_\_ Location (vicinity) map, 2 copies
- \_\_\_\_\_ One (1) PMT (Hardcopy) reduction to 8-1/2" x 11"
- \_\_\_\_\_ Authorization of Related Public Agencies:  
Building Division: Rollie Ritchie  
Traffic Engineering: Leonard Johnson  
Fire Department: Robert Ramirez  
County Mapping: Charles Meyers

**PUBLIC STREET AND ALLEY ABANDONMENT (M-files)**

- \_\_\_\_\_ Application form
- \_\_\_\_\_ Letters from all property owners abutting  
street/alley to be abandoned and why
- \_\_\_\_\_ Legal Description of area to be abandoned
- \_\_\_\_\_ Two (2) sets of plans (site development  
and elevations)
- \_\_\_\_\_ One (1) PMT (Hardcopy) reduction to 8-1/2" x 11"
- \_\_\_\_\_ Letter of Agency
- \_\_\_\_\_ 300' Property Ownership Map
- \_\_\_\_\_ Property Ownership List
- \_\_\_\_\_ Two (2) Environmental Questionnaires

ALL FORMS TO HAVE DATE AND ORIGINAL SIGNATURE. APPLICATION TO BE ACCEPTED WHEN COMPLETE

Log Receipt Initiated by Applicant  
Posted to Parcel Book  
Logged in "Log Book"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Planner: \_\_\_\_\_

116000  
000010

I. ADVANCED PLANNING REVIEW

General Plan Designation:

2

Existing: BREMAN PLANNING DIST

Amend to: N/A

19 84

SOUTH SACRAMENTO

Community Plan Designation

Existing: RESIDENTIAL (11-21 DU/NA)

Amend to: N/A

Policies, Programs, Development Standards Pertinent to Project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

II. ENVIRONMENTAL SECTION REVIEW

Mitigation Measures:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

III. OTHER COMMENTS

000912

LETTER OF AGENCY

Date: 12-11-89  
City of Sacramento  
Department of Planning and Development  
1231 I Street, Suite 200  
Sacramento, CA 95814

Gentlemen:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: RBS Architectural Group Phone: (916) 488-0834

Applicant's address: 2460 Watt Avenue, Suite 200, Sacramento, CA 95825

to apply for the following entitlement(s):

- Plan Amendment
- Rezoning
- PUD Designation
- Tentative Map
- Lot Line Adjustment
- Subdivision Modification
- Special Permit
- Planning Director's Special Permit
- Variance
- Planning Director's Variance
- "R" Review (Development Plan Review)

The subject property is located at S.E. corner Jacinto & Bruceville

Assessor's Parcel Number 117-0204- 018

Robert M Matz General Partner

Signature of owner of record (must be original)

College Meadow Investors c/o Robert Matz  
Name of owner of record

428 13th St., #700, Oakland, CA (415) 839-2408  
Address of owner of record 94612 Phone

Application Number P90 050 CPC Meeting 2/8/90

000913

CITY PLANNING DEPARTMENT  
DEC 20 1989  
RECEIVED



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 "I" STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

### NEGATIVE DECLARATION

The Environmental Services Manager of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

The City of Sacramento, Department of Planning and Development, Environmental Services Division, has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, as resolved, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolutions 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Environmental Services Division, 1231 "I" Street, 3rd Floor, Sacramento, California 95814.

Environmental Services Manager of the  
City of Sacramento, California,  
a municipal corporation

By: \_\_\_\_\_

*Carol A. Bana*

attachment  
rev. 1/9/90  
form.6

290-050

000914