



CITY OF SACRAMENTO

#19

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 448-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 2, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Rezone from Single Family (R-1), to Garden Apartment (R-2B-R)
(P85-076)

LOCATION: 6131 - 6141 63rd Street

APPROVED
BY THE CITY COUNCIL

MAY - 9 1985

OFFICE OF THE
CITY CLERK

SUMMARY

42 The application is for a rezoning of a 2+ acre site to allow development of a 42 unit apartment complex. The Planning Commission and staff recommend approval of the rezoning subject to conditions.

BACKGROUND INFORMATION

The subject site is designated for Light Density Multi-family use in the 1965 Colonial Community Plan. The site is adjacent to apartments on the north and west sides and with single family uses on the east and south sides. The Planning Commission and staff reviewed the project and recommended approval subject to design modifications (see staff report to Commission) and conditions. The applicant has agreed to make the modifications and to the conditions that would be required.

VOTE OF THE PLANNING COMMISSION

On April 11, 1985, the Commission voted five ayes, four absent to recommend approval of the rezoning to R-2B-R.

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance rezoning the subject site to R-2B-R with conditions.

Respectfully submitted

ART GEE RR

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG: pkb
attachments
P85-076

May 9, 1985
District No. 6

MEETING DATE April 11, 1985

ITEM NO. 8B FILE P 85076

M _____

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

Location: 6131-6141 63rd st

Recommendation:

- Favorable utondo.
- Unfavorable
- Petition
- Correspondence

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

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

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	ABSENT			
Fong	ABSENT			
adin	✓			
oway	✓		✓	
ter	✓			
Ishmael	✓			
Ramirez	✓			✓
Simpson	ABSENT			
Augusta	ABSENT			

- 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 & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL PR-25-R
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

3

AMENDED BY STAFF (ADDED CONDITION #3 in SECTION 1)

APPROVED
BY THE CITY COUNCIL

MAY - 9 1985

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 85-042

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 6131-
6141 63RD STREET

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE GARDEN APARTMENT-REVIEW
R-2B-R ZONE(S)

(FILE NO. P-85-076)(APN: 038-101-05,06)

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 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:

1. 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.
2. 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 April 11, 1985, on file in the office of the Planning Department, 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.

APPROVED
BY THE CITY COUNCIL

MAY - 11 1985

OFFICE OF THE
CITY CLERK

3. The applicant shall submit a revised site, building, landscape, irrigation, and 50% shading plans to the Planning Director for review and approval prior to issuance of building permit, which incorporate the following changes.

a. Site Plan

The location of buildings on the east half of the subject site shall be shifted south a sufficient distance to accommodate a 40 foot radius bulb as shown on Exhibit D and a 25 foot building setback from the property line of this future street.

b. Building Design

- (1) Patio fences shall be five feet in height.
- (2) Roofing material shall be "thick butt" composition.
- (3) Color scheme shall include one primary color with contrasting color trim.
- (4) Staircases shall use double stringer support columns.
- (5) Handrails shall be wood.
- (6) All window trims shall consist of 2" x 6" sill and 1" x 4" wood trims. Door trims shall be 1" x 4" wood.
- (7) An apartment directory board with auto turnout lane shall be located at the main entrance.
- (8) Side walls shall be incorporated on each balcony to enhance privacy.
- (9) Balcony decks shall use 1/2" CDX plywood with fiberglass decking surface material.

c. Landscape Plan

- (1) Landscape material shall be varied in size - 15 and five gallon trees, five and one gallon shrubs, and live lawn for groundcover.
- (2) Larger specimen of trees and shrubs shall be planted along the site periphery, particularly along setback areas adjacent to public streets and within the parking areas.
- (3) Greater intensity of landscaping shall occur at ends of buildings when those elevations lack window and door openings or other details that provide visual interest.
- (4) Undulating landscape berms shall be located along the street frontage achieving a minimum average height of three feet measured off the street sidewalk.
- (5) Deciduous trees shall be utilized along south and west facing building walls to allow solar access during the winter.

- (6) For crime deterrent reasons, shrubs planted below first floor windows shall be a variety which has thorns and/or prickly leaves.
- (7) The site and landscape plan shall incorporate a tot lot recreation facility.

d. Trash Enclosures

- (1) The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative 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 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 dimensions 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.

e. 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.

f. 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 projects including apartment 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.

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

P85-076

Legal Description
Merged Assessor Parcel Nos. 38-101-05 and 06

The North 132.00 feet of the West 440.00 feet of Lot 118 of Lemon Hill Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 25, 1906, in Book 7 of Maps, Map No. 28.

ALSO: The West 440.00 feet of the North 66.00 feet of the South 198.00 feet of Lot 118, of Lemon Hill Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 25, 1906, in Book 7 of Maps, Map No. 28.

The subdivision of said Lot 118 being made on the basis that the lot area includes one-half of the adjoining county road on the West of said Lot 118.

GARDNER - FEUSI COMPANY

P 85076

49

P 85-076

CITY PLANNING COMMISSION

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

APPLICANT	Gardner-Feusi Co. - 2532 Garfield Avenue, Carmichael, CA 95608				
OWNER	Ruth P. Alfred, c/o applicant				
PLANS BY	Gardner-Feusi Co. - 2532 Garfield Avenue, Carmichael, CA 95608				
FILING DATE	2-5-85	50 DAY CPC ACTION DATE		REPORT BY	GM:sg
NEGATIVE DEC.	2-19-85	EIR		ASSESSOR'S PCL NO.	038-101-05 & 06

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 2+ acres from Single Family (R-1) to Garden Apartment (R-2B) zone
 - C. Lot Line Adjustment to combine two lots

LOCATION: 6131-6141 63rd Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a ⁴²/~~41~~ unit apartment complex in the Colonial Community Plan area.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Colonial Community
Plan Designation: Light Density Multiple Family
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Apartments; R-3
South: Single family; R-1
East: Vacant; R-1
West: Apartments; R-3

Parking Required: ⁴²/~~41~~ spaces
Parking Provided: 57 spaces
Property Dimensions: 198' x 440'
Property Area: 2+ acres
Density of Development: 20.5 d.u. per acre
Square Footage of Units: 2 bedrooms @ 798 sq. ft. each
Height of Building: 2 stories
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Charcoal, biege & gray
Exterior Building Materials: Stucco & composition roof

BACKGROUND INFORMATION: The subject site consists of two vacant acres (198' x 440') located between 63rd Street and 65th Expressway, south of Lemon Hill Road. The surrounding land uses include two story stucco apartments to the north and west, a single-family home to the south, and large landlocked vacant parcel to the east.

The 1965 Colonial Community Plan designates the subject site for light density multiple family. The site is currently zoned R-1, Single Family.

APPLC. NO. P85-076

MEETING DATE April 11, 1985

CPC ITEM NO. 8

PROJECT EVALUATION: The staff has the following comments on this project:

- A. Land Use: The applicant proposes to develop ~~41~~⁴⁷ apartment units consisting of all two bedroom, one bathroom units. A total of 57 off-street parking spaces are proposed.

The applicant is requesting a rezoning of the subject site from R-1 to R-2B. The existing community plan designates the site for low density multi-family. The requested R-2B zone is consistent with this community plan designation. The proposed project is also compatible with the surrounding apartment projects to the north and west.

- B. Circulation: The subject site is bordered by a one acre landlocked parcel to the east. Potential access to this parcel can be provided by a 50 foot wide cul-de-sac street as shown on Exhibit D. In order to allow a portion of the cul-de-sac bulb on the subject site, the buildings located on the east half of the subject site will have to be shifted south a sufficient distance to accommodate the bulb and a 25 foot building setback from this future street. The final site plan shall be revised accordingly to accommodate this future street design.

- C. Site and Building Design: The applicant proposes eight two story buildings containing a total of ~~41~~ apartment units. The buildings are to be constructed of stucco with composition roofing material. The staff has discussed design modifications to the project with the applicant.

The modifications, which the applicant has agreed to incorporate in the final building plans, are summarized below:

1. Patio fences to be lowered to five feet from six feet.
2. "Thick butt" composition roofing to be used.
3. Varied colors to be used in the design motif.
4. Double stair stringers instead of single stringers as shown on elevations to be used.
5. Utilize wood handrails on stairs.
6. Windows and door trims shall be 2" x 6" sills, and 1" x 4" trims.
7. A directory board at the main entrance with auto turn-out lane.
8. Undulating landscape berm along 63rd Street.
9. Sidewalls at balconies to provide privacy to upper units.
10. Balcony decks on upper units to be constructed with 1/2" CDX plywood with fiberglass decking material on top.
11. Two trash enclosure facilities to be provided and designed in accordance with new City guidelines.

In addition to these modifications, staff requests the development of a tot lot recreation facility given the likelihood of families with young children locating in the subject apartment complex. The landscape plan shall also incorporate extensive landscaping of all setback and common areas using a variety of trees, shrubs, and live groundcover.

- D. Lot Line Merger: The applicant is also requesting a lot line merger to combine two lots in order to develop the subject project. The project was reviewed by the offices of City Real Estate, Traffic, and Engineering. There were no objections to this request.

STAFF RECOMMENDATION: The staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Approval of the rezoning to R-2B-R, subject to conditions which follow;
- C. Approval of the lot line merger by adopting the attached resolution.

Conditions Rezoning:

1. The applicant shall submit a revised site, building, landscape, irrigation, and 50% shading plans to the Planning Director for review and approval prior to issuance of building permit, which incorporate the following changes.

a. Site Plan

The location of buildings on the east half of the subject site shall be shifted south a sufficient distance to accommodate a 40 foot radius bulb as shown on Exhibit D and a 25 foot building setback from the property line of this future street.

b. Building Design

- (1) Patio fences shall be five feet in height.
- (2) Roofing material shall be "thick butt" composition.
- (3) Color scheme shall include one primary color with contrasting color trim.
- (4) Staircases shall use double stringer support columns.
- (5) Handrails shall be wood.
- (6) All window trims shall consist of 2" x 6" sill and 1" x 4" wood trims. Door trims shall be 1" x 4" wood.
- (7) An apartment directory board with auto turnout lane shall be located at the main entrance.

- (8) Side walls shall be incorporated on each balcony to enhance privacy.
- (9) Balcony decks shall use 1/2" CDX plywood with fiberglass decking surface material.

c. Landscape Plan

- (1) Landscape material shall be varied in size - 15 and five gallon trees, five and one gallon shrubs, and live lawn for groundcover.
- (2) Larger specimen of trees and shrubs shall be planted along the site periphery, particularly along setback areas adjacent to public streets and within the parking areas.
- (3) Greater intensity of landscaping shall occur at ends of buildings when those elevations lack window and door openings or other details that provide visual interest.
- (4) Undulating landscape berms shall be located along the street frontage achieving a minimum average height of three feet measured off the street sidewalk.
- (5) Deciduous trees shall be utilized along south and west facing building walls to allow solar access during the winter.
- (6) For crime deterrent reasons, shrubs planted below first floor windows shall be a variety which has thorns and/or prickly leaves.
- (7) The site and landscape plan shall incorporate a tot lot recreation facility.

d. Trash Enclosures

- (1) The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative 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 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 dimensions 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.

e. 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.

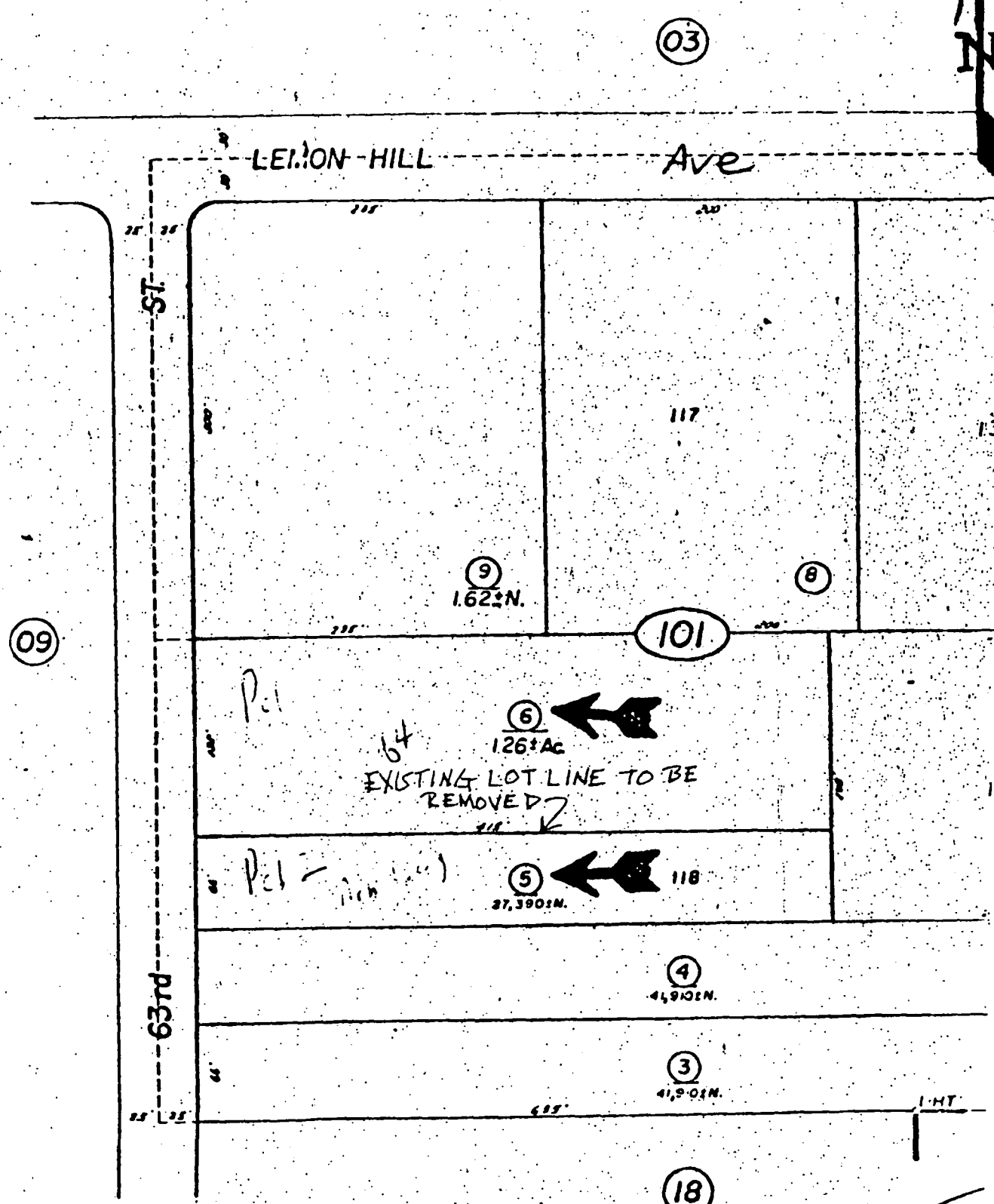
f. Personal Safety Design Criteria

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 projects including apartment 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.

POR. LEMON HILL TRACT 38-10



09

03

LEMON HILL Ave

63rd St

9
1.62±N.

8

101

6
126±Ac

EXISTING LOT LINE TO BE REMOVED

5
27,390±M.

4
4,910±M.

3
41,901±M.

18

P 85076

EXHIBIT A

P 85-076

17
4-11-85

Legal Description
Merged Assessor Parcel Nos. 38-101-05 and 06

The North 132.00 feet of the West 440.00 feet of Lot 118 of Lemon Hill Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 25, 1906, in Book 7 of Maps, Map No. 28.

ALSO: The West 440.00 feet of the North 66.00 feet of the South 198.00 feet of Lot 118, of Lemon Hill Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 25, 1906, in Book 7 of Maps, Map No. 28.

The subdivision of said Lot 118 being made on the basis that the lot area includes one-half of the adjoining county road on the West of said Lot 118.

GARDNER - FEUSI COMPANY

P 85076

EXHIBIT B

P85-076

18
4-11-85

P85-076

4-11-85

EXHIBIT C

SITE RESUME

DENSITY:

LAND AREA (GROSS) 200 ACRES
LAND AREA (NET) 180 ACRES

UNITS & FOOTAGES:

2 BEDROOM UNIT @ 1100 S. EACH = 2200 S.
1 LAUNDRY UNIT @ 100 S. EACH = 100 S.
TOTAL = 2300 S.

PARKING RESUME:

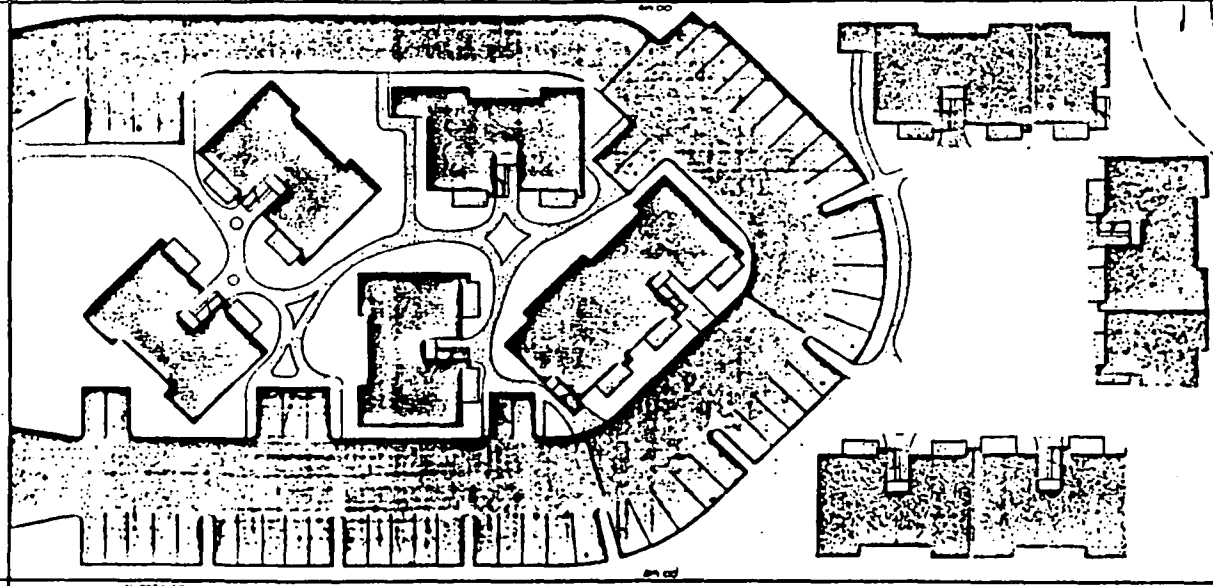
PARKING REQUIRED:
1 SPACE PER DWELLING UNIT REQUIRED = 41 SPACES

PARKING PROVIDED:
HANDICAPPED SPACES = 1
FULL SIZE SPACES = 40
COMPACT SPACES = 1
TOTAL SPACES PROVIDED = 42

NOTES:

- 1. THIS SITE IS TO BE USED FOR THE DEVELOPMENT OF 2300 SQUARED FEET OF RESIDENTIAL UNITS.
- 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO THE UNITS.
- 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS.
- 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY UTILITIES AND SERVICES TO THE UNITS.

63RD STREET

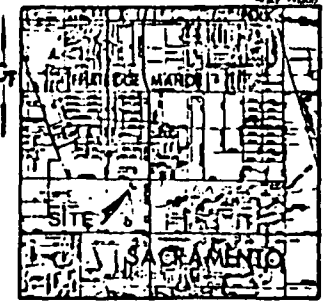


POTENTIAL 80' MAJOR R/W FOR POTENTIAL DEVELOPMENT OF APN. 98-101-02

POTENTIAL FUTURE 65' SETBACK LINE FROM POTENTIAL R/W TO APN. 98-101-02

EXISTING 15' WIDE/BIAS EASEMENT TO APN. 98-101-02 FROM 63RD STREET

LOCATION MAP



REVISIONS NO. DATE BY 1 4-11-85 JG	BENCHMARK NOT APPLICABLE	HORIZ. SCALE 1"=20' VERT. SCALE 1"=4' DESIGNED BY J. APASS CHECKED BY D. GARDNER DATE: JANUARY, 1985	GILCHRIST & SONS, INC. CIVIL ENGINEERS 9432 Cortland Avenue Carmichael, Ca. 95608 (916) 489-8177	SITE PLAN	LEMON TREE APARTMENTS	SHEET A1 PLAN 84-71
--	-----------------------------	--	--	-----------	-----------------------	------------------------------

LEMON HILL ROAD

250'

LEMON STREET
4250'

POTENTIAL FUTURE STREET

25' 25'

LANDLOCKED PARCEL

SUBJECT SITE

REQUIRE 25'
BLDG. SETBACK
FROM FUTURE
COL-DE-SAC

CREEK

94.78

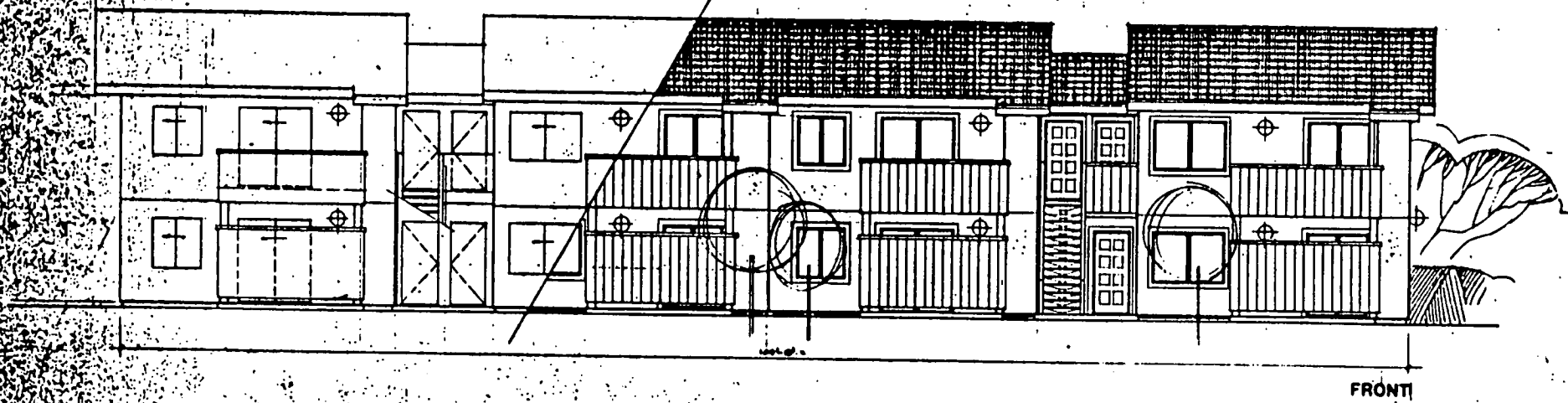
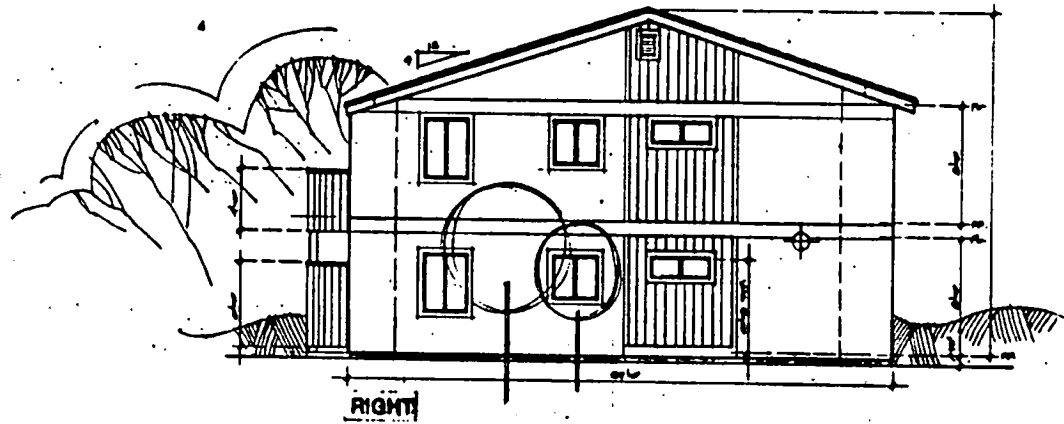
STREET STUDY #7

EXHIBIT D

4-11-85 20

985-076

63rd St.



21
EXHIBIT E

DESCRIPTION	

BENCHMARK
 ELEVATION
 DATE

HORIZ SCALE: 1/4" = 1'-0"
 VERT SCALE: 1/8" = 1'-0"
 SURVEYED BY: [Signature]
 FIELD BOOK NO: 102
 AP 402-19-01

DRAFTED BY: [Signature]
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]
 P.L.S. [Signature]



W. H. HARRIS
 ARCHITECTS
 1000 North Central Avenue
 Savannah, Ga. 31401

EXTERIOR
 ELEVATIONS

LEMON TREE
 APARTMENTS

SHEET
 A3
 TOTAL SHEETS
 84-78

P 85-076

4-11-85

23

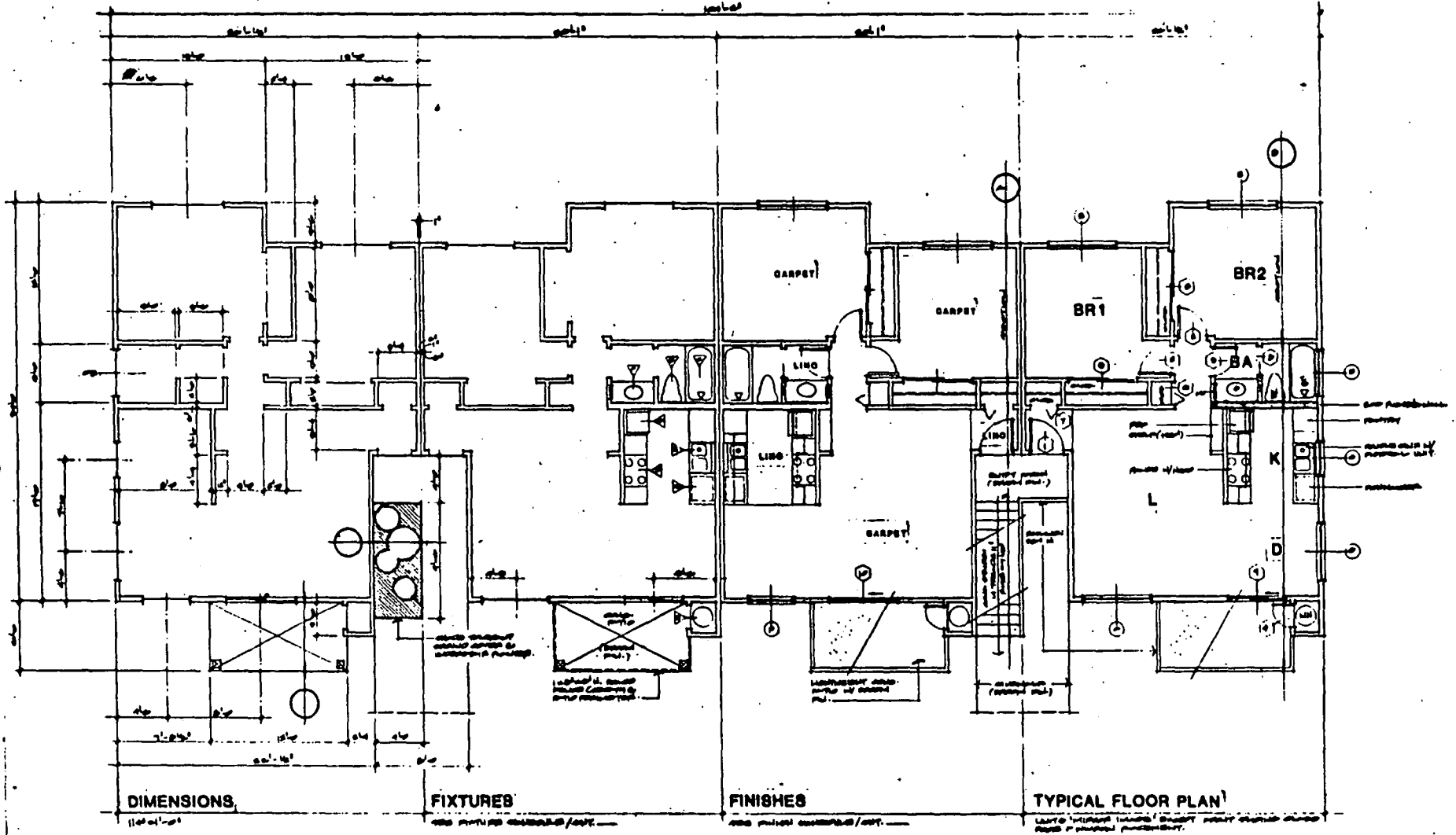


EXHIBIT G

DIMENSIONS

FIXTURES

FINISHES

TYPICAL FLOOR PLAN

BENCHMARK

HORIZ SCALE 1/8"=1'-0"	DRAFTED BY
VERT SCALE -	DESIGNED BY
SURVEYED BY	CHECKED BY
FIELD BOOK NO 150	DATE
APR 11 1985	FILE



2025 422-0777
2025 Surfside Avenue
Gardner, Ga. 30506

FLOOR PLAN

LEMON TREE APARTMENTS

PLAT A2
84-78



CITY OF SACRAMENTO

43

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

MARTY VAN DUYN
PLANNING DIRECTOR

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
APR 26 11 25 AM '85

April 26, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Garden Apartment-Review, R-2B-R zone.

LOCATION: 6131-6141 63rd Street

SUMMARY

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

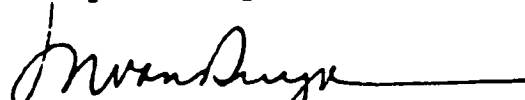
BACKGROUND

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

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to May 14, 1985.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 5-9-85

MVD:lao
attachments
P85-076

April 30, 1985
District No. 6

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 6131-
6141 63RD STREET

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE GARDEN APARTMENT-REVIEW
R-2B-R ZONE(S)

(FILE NO. P-85-076)(APN: 038-101-05,06)

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 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 April 11, 1985, on file in the office of the Planning Department, 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.

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

P85-076

Legal Description
Merged Assessor Parcel Nos. 38-101-05 and 06

The North 132.00 feet of the West 440.00 feet of Lot 118 of Lemon Hill Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 25, 1906, in Book 7 of Maps, Map No. 28.

ALSO: The West 440.00 feet of the North 66.00 feet of the South 198.00 feet of Lot 118, of Lemon Hill Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 25, 1906, in Book 7 of Maps, Map No. 28.

The subdivision of said Lot 118 being made on the basis that the lot area includes one-half of the adjoining county road on the West of said Lot 118.

GARDNER - FEUSI COMPANY

P 85076

4

P85-076

May 10, 1985

Ruth P. Alfred
2532 Garfield Avenue
Carmichael CA 95608

*see corrected letter
dated 11-30-87*

Dear Ms. Alfred:

On May 9, 1985, the Sacramento City Council took the following action(s) for property located at 6131 - 6141 63rd Street:

Adopted Ordinance to rezone 2 $\frac{1}{2}$ acres from Single Family, R-1 to Garden Apartment-Review. R-2B-R to develop 41 unit apartment project.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/mls/19

Enclosure(s) Certified Ordinance

cc: Planning Department
Gardner - Feusi Co., 2532 Garfield Ave., Carmichael 95608

November 30, 1987

Ruth P. Alfred
2532 Garfield Avenue
Carmichael CA 95608

CORRECTED LETTER

Dear Ms. Alfred:

On May 9, 1985, the Sacramento City Council took the following action(s) for property located at 6131 - 6141 63rd Street:

Adopted Ordinance No. 85-042 to rezone 2± acres from Single Family, R-1 to Garden Apartment-Review R-2B-R to develop 41 unit apartment project.

It was brought to our attention on November 24, 1987 that the above paragraph has a typographical error. It should have read to **develop 42 unit apartment project.**

Please accept our apologies for any inconvenience that this may have caused you.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Janice Beaman,
Deputy City Clerk

LM/JB/mls/19.

cc: Art Gee, Planning Department
Gardner - Feusi Co., 2532 Garfield Avenue, Carmichael 95608