

21



CITY OF SACRAMENTO

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

FILED
By the City Council
Office of the City Clerk
Cont. to
2-21-84
FEB 14 1984

MARTY VAN DUYN
PLANNING DIRECTOR

February 6, 1984

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

FFB 21 1984

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezoning from R-1 to R-1A
 3. Tentative Map (P83-419) (APN: 048-021-01,04)

LOCATION: North side of Meadowview Road, approximately 300 feet east of Tamoshanter Way

SUMMARY

This is a request for entitlements necessary to develop a 19+ acre site into 62 single family lots, 16 halfplex units, and 31 patio homes (zero lot line). The Planning Commission approved the Rezoning and Tentative Map subject to conditions. The Commission, however, continued the Special Permit in order to allow the applicant additional time to submit additional plans for the patio homes and halfplex units.

BACKGROUND INFORMATION

The subject site is an irregular shaped parcel that has frontage on Meadowview Road and 24th Street, and is adjacent to an existing single family subdivision. Two tentative subdivision maps have been approved for this site in the past and the latter map is scheduled to expire on February 24, 1984. Both maps would divide the site into 88 single family lots.

The applicant is now proposing to develop the site with three different housing types: 62 single family lots, 16 halfplex units, and 31 patio homes (zero lot line). The proposal results in 109 units for the site. The project is consistent with the Meadowview Community Plan and is compatible with the surrounding area.

The applicant submitted one set of front elevations for the 47 patio homes and halfplex units. This was not acceptable to the staff or Planning Commission. The Commission, therefore, continued the Special Permit to allow the applicant additional time to provide additional elevations and floor plans. Also, the elevations will need to be more detailed indicating specific materials and roofing type. If the Council approves the Rezoning and Tentative Map, building permits will not be issued until the Special Permit is approved by the Planning Commission.

FEB 1 1981

21 ~~22~~

City Council

-2-

February 6, 1984

VOTE OF THE PLANNING COMMISSION

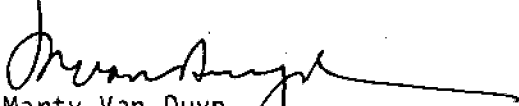
On January 12, 1984, the Planning Commission, by a vote of six ayes and three absent, recommended approval of the project.

RECOMMENDATION

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

1. Ratifying the Negative Declaration;
2. Adopting the attached Rezoning Ordinance; and
3. Adopting the attached Resolution, adopting Findings of Fact and approving the Tentative Map with Conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HY:lao
attachments
P83-419

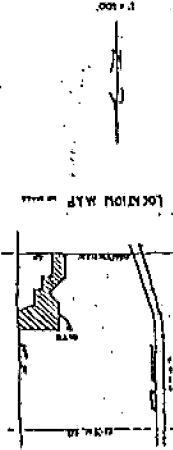
February 14, 1984
District No. 8

TEENTIVE MAP
HOUSTON ESTATES

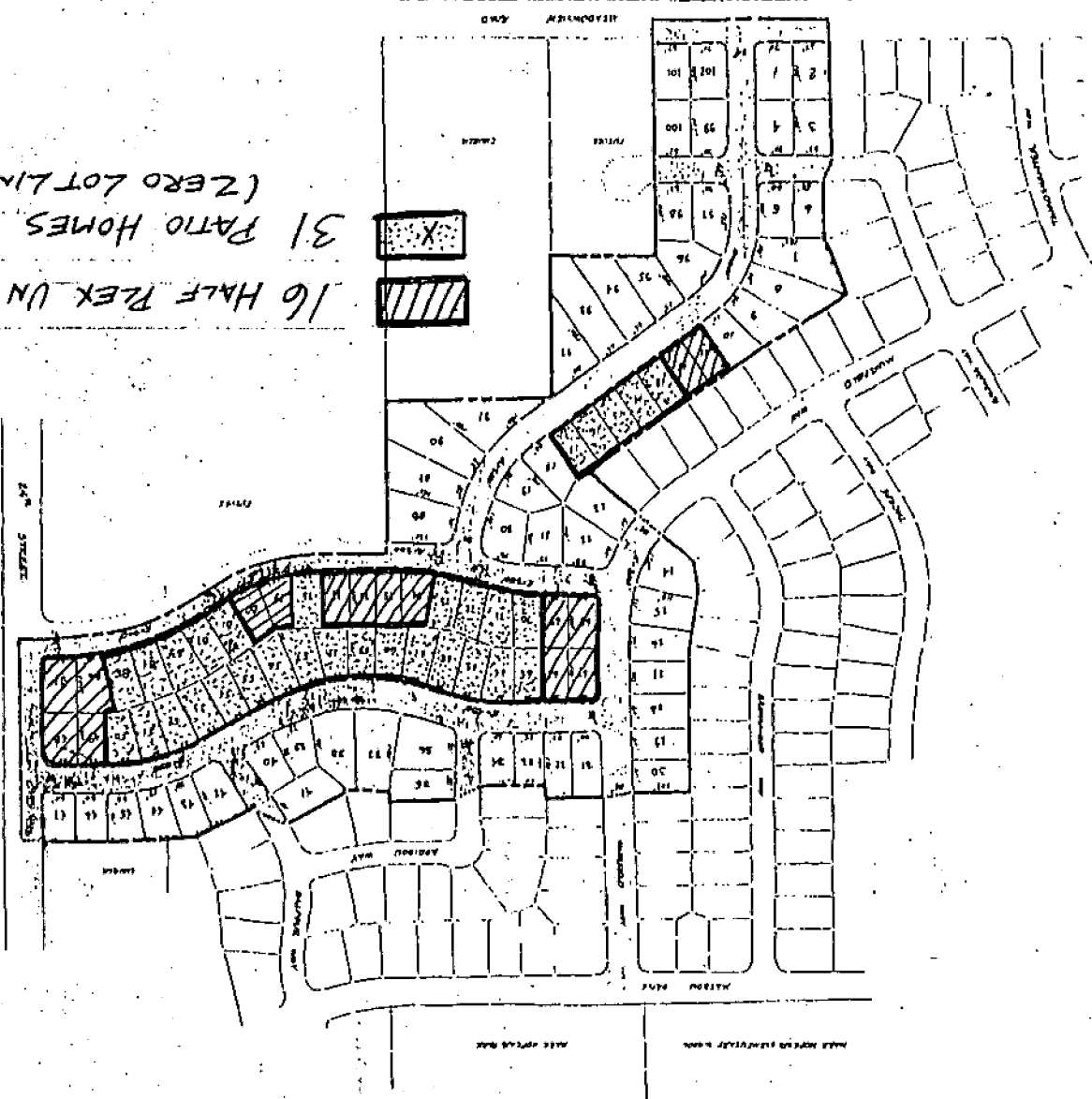
CITY OF SACRAMENTO - CALIFORNIA
FORM NO. 57-1 (REV. 11/10/82, MODIFIED)

JULY 1983

GENERAL DEVELOPER, SAULTA TR DEVELOPMENT CO.
20 BOX 11587
SACRAMENTO, CA 95811
PLANNER: ROBERT E. GILLY ASSOCIATES
1113 HIGH ST. #3
AUBURN, CA. 95603
WATER: CITY OF SACRAMENTO
SEWER:
ELEC.: S.M.U.D.
GAS: P.C.T.E.
SCHOOLS: SACRAMENTO UNIFIED
ZONING:
ACREAGE: 191
NO. LOTS: 62 (GENERAL) / 40 (TRIO) + 102 (S. 37/AC.)
A.P. NO. 46-012-01, 04.



16 HALF PLEX UNITS
31 PATIO HOMES
(ZERO LOT LINE)



P 83419

12

ITEM # JANUARY 12, 1984 614-284

ORDINANCE NO. 84-017

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 NORTH OF MEADOWVIEW ROAD AND WEST OF 24TH STREET FROM THE SINGLE FAMILY, R-1

ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A

ZONE(S)

(FILE NO. P-83-419) (APN: 048-012-01,04)

APPROVED BY THE CITY COUNCIL

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

FEB 21 1984

SECTION 1.

OFFICE OF THE CITY CLERK

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 Townhouse, R-1A 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 January 12, 1984, 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

P83-419



CITY OF SACRAMENTO

21

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

MARTY VAN DUYN
PLANNING DIRECTOR

February 17, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Rezoning from R-1 to R-1A
3. Tentative Map (P83-419) (APN: 048-021-01,04)

LOCATION: North side of Meadowview Road, approximately 300 feet east of
Tamoshanter Way

APPROVED
BY THE CITY COUNCIL

FEB 21 1984

OFFICE OF THE
CITY CLERK

SUMMARY

This request was continued by the City Council so that the applicant can meet with staff to reconsider the location of the halfplexes and redesign of the elevations. Staff has no objection to the revised proposal.

BACKGROUND INFORMATION

On February 14, 1984, the City Council considered the subject Rezoning and Tentative Map. Several councilpersons had concerns regarding the location of the halfplexes and the design of the halfplexes and patio homes. The Council therefore continued this project in order for the applicant to meet with Councilperson Robie and staff to resolve these concerns.

Subsequently, a meeting was held with Councilperson Robie, planning staff and the applicant to discuss possible modifications to the project. Councilperson Robie suggested that the detailed elevations of the patio homes and halfplexes be submitted to Council for review and approval.

The applicant has agreed to make the following modifications to the project:

1. Relocate the patio homes and halfplexes (Lots 11-17) from the southerly portion of the site to the northerly portion (Lots 42-47) near 24th Street. Lots 11-17 will be redesigned as single family lots.
2. Eliminate the halfplexes in the interior block (6 units) and replace with patio homes.

The applicant indicated an intent to provide a homeowners association. Therefore, it was suggested that the patio homes and halfplexes on Lots 11-17 be relocated closer to the full block of patio homes. This would make it more convenient for maintenance.

The modifications will relocate all halfplex units onto corner lots. Therefore, the revised project will contain 12 halfplex units and 32 patio homes and 55 single family lots. These modifications are indicated on the Revised Rezoning Exhibit.

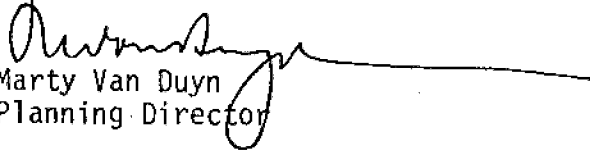
Staff basically has no objections to the proposed modifications to the project.

RECOMMENDATION

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

1. Ratifying the Negative Declaration;
2. Adopting the attached Revised Rezoning Ordinance; and
3. Adopting the attached Resolution, adopting Findings of Fact and approving the Tentative Map with Conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

WW:lao
attachments
P83-419

February 28, 1984
District No. 8

REVISED

ORDINANCE NO. 84-109

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 NORTH OF MEADOWVIEW ROAD AND WEST OF 24TH STREET FROM THE SINGLE FAMILY, R-1

AND PLACING SAME IN THE TOWNHOUSE, R-1A

(FILE NO. P-83-419)(APN: 048-012-01,04)

APPROVED BY THE CITY COUNCIL

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

FEB 21 1984

SECTION 1.

OFFICE OF THE CITY CLERK

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 Townhouse, R-1A 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 January 12, 1984, 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.
c. To insure that the patio homes and halfplexes are designed to provide interest and compatibility with surrounding residences, the applicant shall submit detailed elevations and floor plans to City Council for review and approval prior to issuance of building permits.

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 revised exhibit 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:

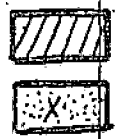
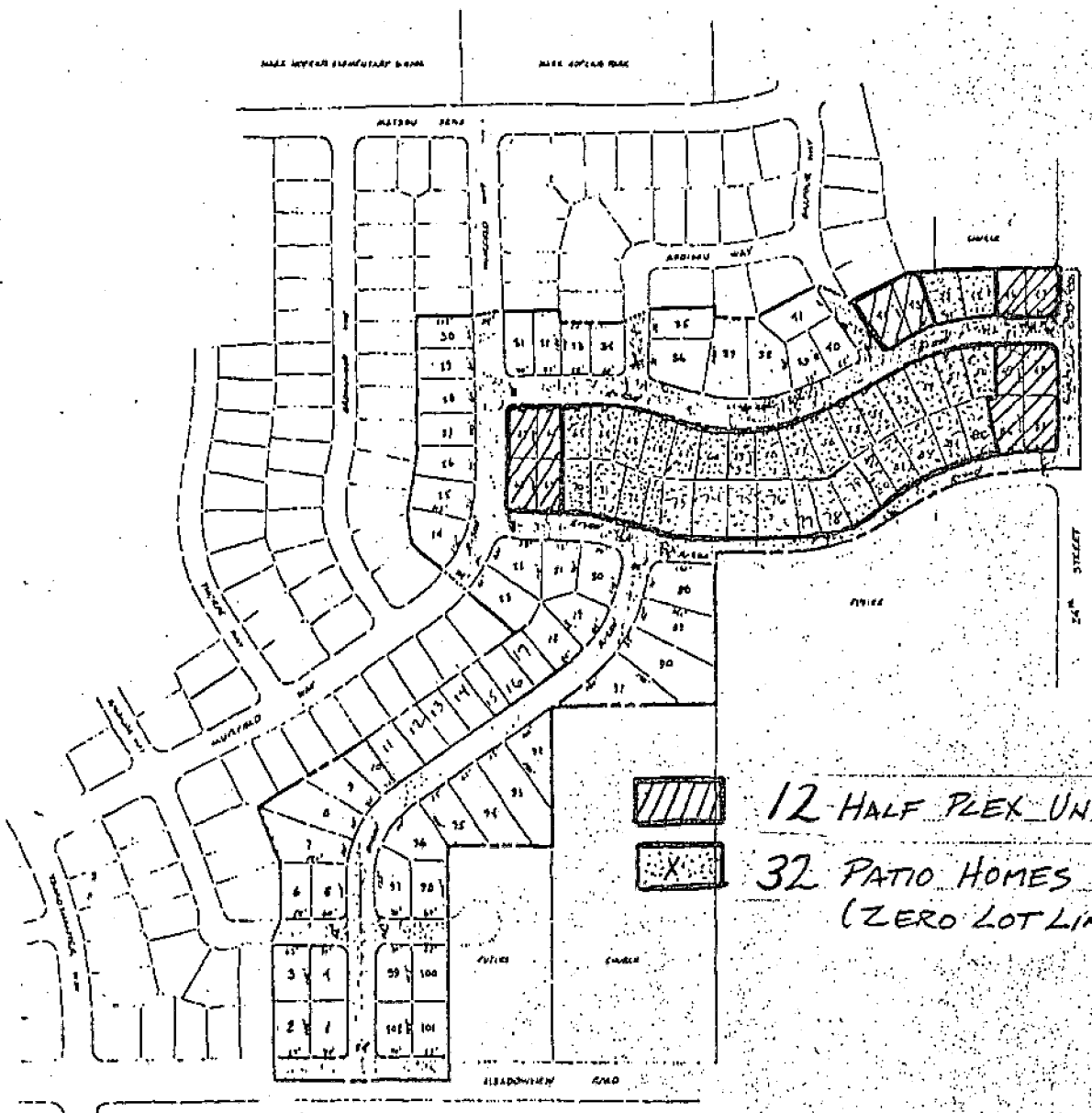
CITY CLERK

P83-419

P83-419

JANUARY 12, 1984

ITEM #3



12 HALF PLEX UNITS
 32 PATIO HOMES
 (ZERO LOT LINE)

TENTATIVE MAP
HOUSTON ESTATES
 CITY OF SACRAMENTO - CALIFORNIA
 PORTION 5.75 SEC. 1, T2N, 44E, M20R4N.

JULY 1983

OWNER & DEVELOPER: SALTAR DEVELOPMENT CO.
 P.O. BOX 22587
 SACRAMENTO, CA 95822

PLANNER: ROBERT E. GRAY ASSOCIATES
 1115 HIGH ST. #3
 AUBURN, CA. 95603

WATER: CITY OF SACRAMENTO

SEWER:

ELEC: S.M.U.D.

GAS: P.G. & E.

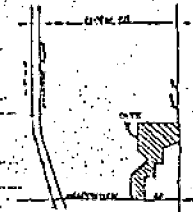
SCHOOLS: SACRAMENTO UNIFIED

ZONING:

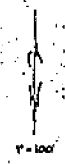
ACREAGE: 19.1

NO. LOTS: 62 CONVENTIONAL / 40 PATIO = 102 (5.57/AC)

A.P. NO. 48-012-01, 04.



LOCATION MAP



1" = 100'

REVISED REZONING EXHIBIT

P 83419

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RESOLUTION No. 84-143

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTH SIDE
OF MEADOWVIEW ROAD, APPROXIMATELY 300 FEET EAST OF
TAMOSHANTER WAY
(P- 83-419) (APN: 048-021-01,04)

APPROVED
BY THE CITY COUNCIL
FEB 21 1984
OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on February 14, 1984, held a public hearing on the request for approval of a tentative map for property located on the north side of Meadowview Road, approximately 300 feet east of Tamoshanter Way;

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 City Planning Commission 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 Meadowview Community Plan designate the subject site for Tight density residential use(s).

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 oversizing and off-site extensions;
 - c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
 - d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
 - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty (80) percent south orientation (including solar access) to the satisfaction of the Planning Director;
 - f. Dedicate off-site right-of-way for the most southerly east-west street off of 24th Street. Right-of-way width is 54 feet. Construct a 12 foot lane on the south side (City will condemn right-of-way at the owner's expense);
 - g. Dedicate street frontage along lots 7-20 to a 50-foot right-of-way.

MAYOR

ATTEST:

CITY CLERK

P83-419

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CITY PLANNING COMMISSION

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

APPLICANT	Robert E. Gray Associates - 1113 High Street #5, Auburn, CA 95603		
OWNER	Santa Fe Development Company - P.O. Box 22587, Sacramento, CA 95822		
PLANS BY	Robert E. Gray Associates - 1113 High Street #5, Auburn, CA 95603		
FILING DATE	12/9/83	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC.	12/16/83	EIR	ASSESSOR'S PCL. NO. 048-012-01 & 04

- APPLICATION:
1. Negative Declaration
 2. Rezone from Single Family (R-1) to Townhouse (R-1A) (Zoning Ordinance Section 13)
 3. Special Permit to develop 47 zero lot line units (Zoning Ordinance Section 15)
 4. Tentative Map (P83-419) (Subdivision Ordinance Chapter 40)

LOCATION: North of Meadowview Road and west of 24th Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide 19± vacant acres into 62 standard single family lots, 16 halfplex units and 31 patio home units.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Single family and church; R-1
 South: Fourplexes and church; R-3
 East: Single family; R-1
 West: Single family; R-1

Parking Required: 1 space per dwelling unit
 Parking Provided: 1 space per dwelling unit
 Property Dimensions: Irregular
 Property Area: 19± acres
 Density of Development: 5.37 units per net acre
 Square Footage of Lots: 5,200± square feet (average)
 Square Footage of Buildings: 1,440-1,625 square feet
 Topography: Flat
 Street Improvements: To be provided
 Utilities: Available to site
 Exterior Building Colors: Earth tones
 Exterior Building Materials: Wood, stucco, composition roofs
 Percentage N/S Oriented
 Structures and Lots: 67%

Background Information: Two successive tentative maps have been approved for the subject site (P-8149 and P-9276). The latter of these maps (P-9276) expires on February 24th of

this year. Both of these maps proposed to divide the subject site into 88 single family lots. The current proposal would result in the division of this site into a total of 102 single family lots.

Subdivision Review Committee Recommendation: On December 28th the Subdivision Review Committee, by a vote of five ayes, one noe and three absent, voted to recommend approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require oversizing and off-site extensions;
3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
6. Dedicate off-site right-of-way for the most southerly east-west street off of 24th Street. Right-of-way width is 54 feet. Construct a 12 foot lane on the south side (City will condemn right-of-way at the owner's expense);
7. Dedicate street frontage along lots 7-20 to a 50-foot right-of-way.

The noe vote was cast by the Planning Division representative based upon concerns regarding the lots proposed for zero lot line units.

Staff Evaluation: Staff has the following comments regarding this project;

1. The overall project, at 5.4± units per net acre, is within the existing and proposed community plan density for this site. The proposed zero lot line units are to be placed upon lots that are only slightly smaller than standard single family sized lots (50' x 100' vs. 52' x 100'). Therefore, staff has no opposition to the proposed density or subdivision design. However, staff notes that lots 7-10 proposed for detached single family development must be increased to 52 foot widths.
2. The applicant proposes to divide the site into 62 standard single family lots, 31 patio home lots, and 16 halfplex lots. The patio home and halfplex lots require rezoning to Townhouse (R-1A) and approval of a special permit.

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For the 47 patio homes and halfplex units the applicant has submitted only one set of front elevations. Staff finds the one set insufficient for the number of units proposed. Therefore, staff recommends that the special permit be continued so that the applicant can prepare more detailed site and elevation plans.

Staff does not find it necessary to continue the rezoning and tentative map since the proposed lots are sufficiently wide to accommodate a variety of plans. To assist the applicant, staff has included the attached zero lot line residential guidelines.

3. The Planning and Community Services Departments have determined that 1.52 acres of land are to be required for parkland purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

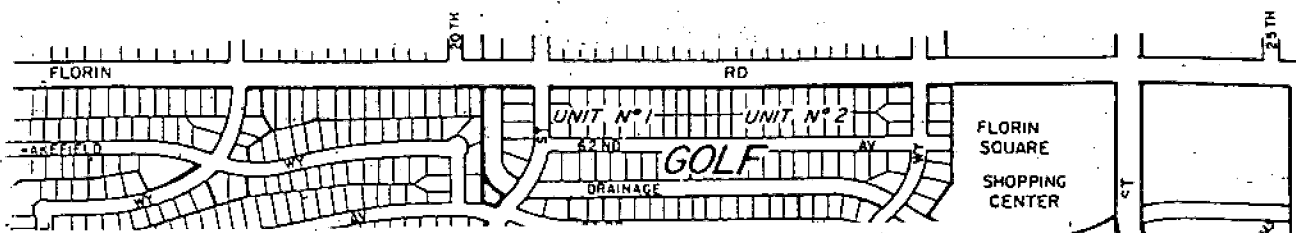
Staff Recommendation: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone from Single Family (R-1) to Townhouse (R-1A);
3. Continuance of the Special Permit; and
4. Approval of the Tentative Map subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated;

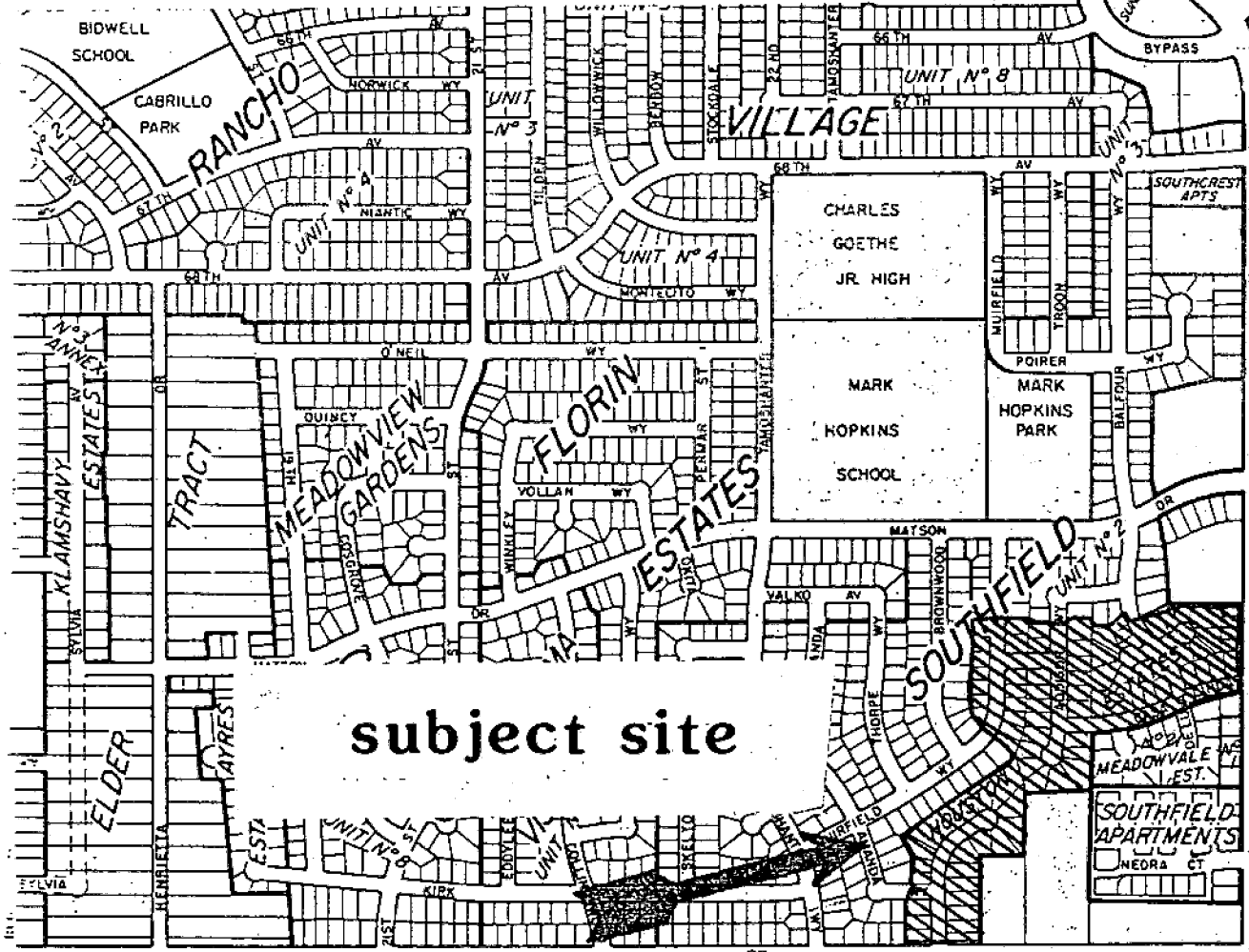
- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require oversizing and off-site extensions;
- c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty (80) percent south orientation (including solar access) to the satisfaction of the Planning Director;

- f. Dedicate off-site right-of-way for the most southerly east-west street off of 24th Street. Right-of-way width is 54 feet. Construct a 12 foot lane on the south side (City will condemn right-of-way at the owner's expense);
- g. Dedicate street frontage along lots 7-20 to a 50-foot right-of-way.

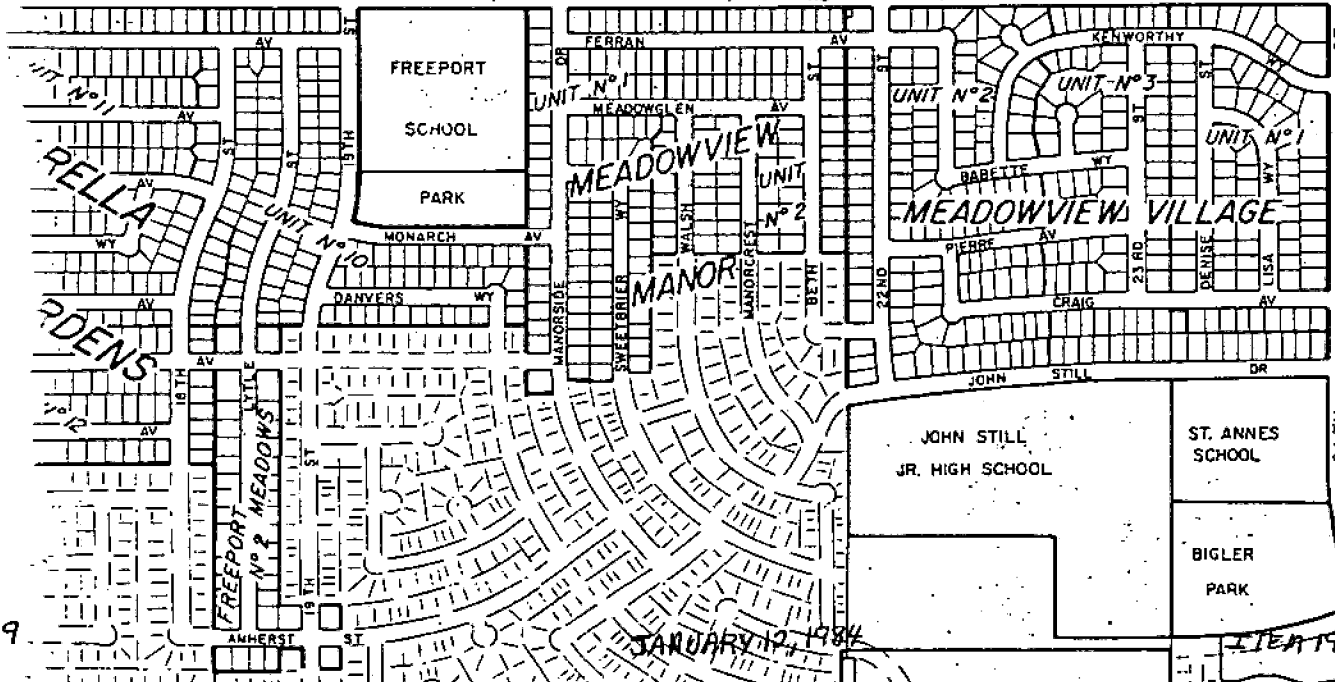


21

Location Map



subject site



P83-419

JANUARY 19, 1984

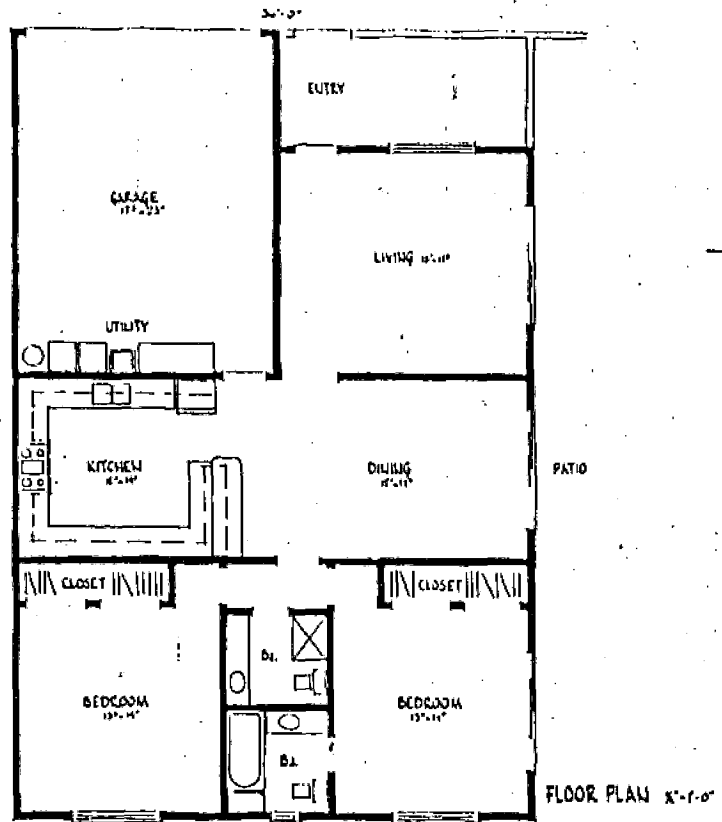
1984

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NO
MAP
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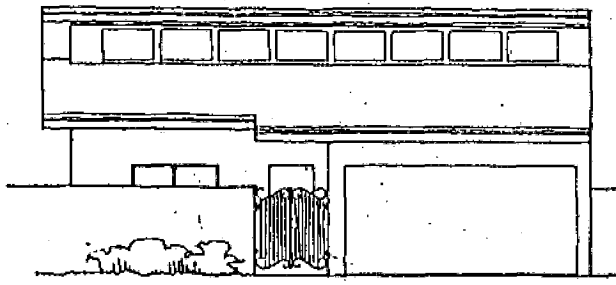
PR3-419

JANUARY 12, 1984

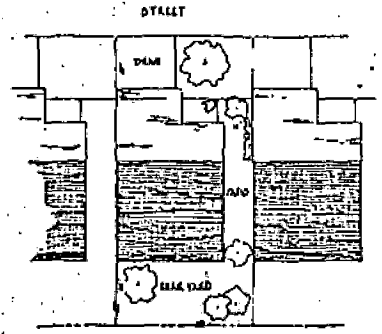
ITEM 19



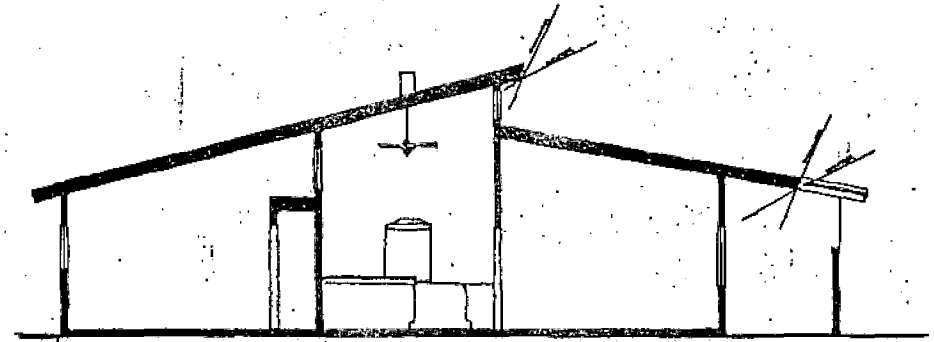
FLOOR PLAN 48'-0" x 34'-0"



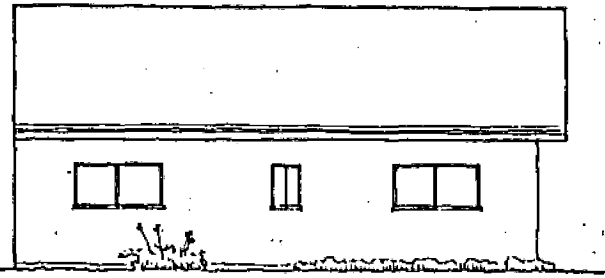
FRONT ELEVATION 34'-0"



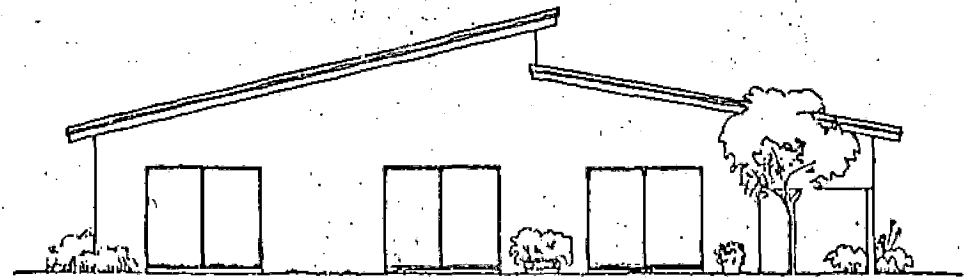
TYPICAL PLOT PLAN 100'-0" x 48'-0"



SECTION 34'-0"



REAR ELEVATION 34'-0"



PATIO ELEVATION 34'-0"

PASSIVE SOLAR PATIO HOUSE 1440'

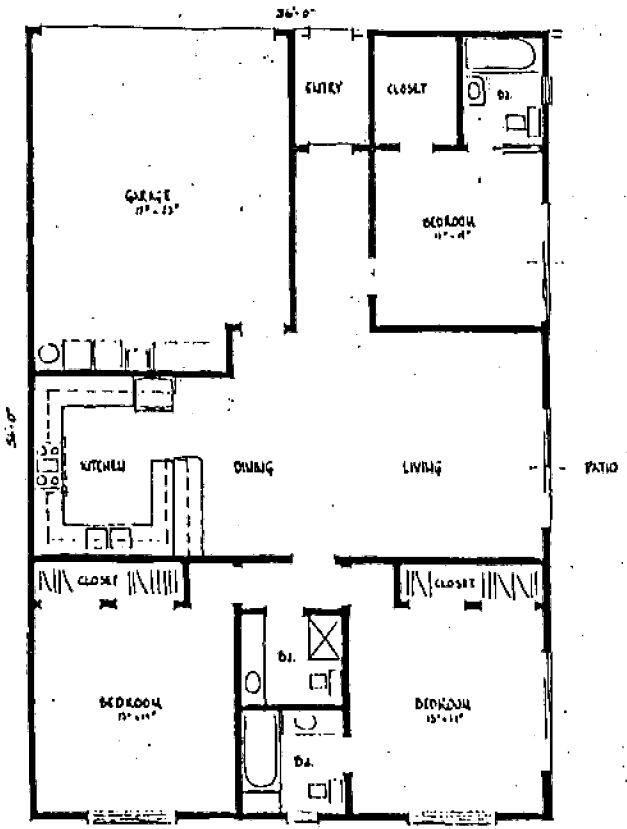
ROBERT C. GRAY ASSOCIATES - 1115 HIGH ST. #5 - AUBURN, CA. - 95605
JULY 1983

1/80

P83-417

JANUARY 12, 1984

ITEM 19



PASSIVE SOLAR PATIO HOUSE - 3BR VARIATION

16753

ROBERT E. GRAY ASSOCIATES • 115 HIGH ST • 9 • AUBURN, CA. • 95603

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ZERO LOT LINE RESIDENTIAL GUIDELINES

- X 1. A variety in exterior materials and colors shall be utilized throughout the development.
2. A variation in front yard setbacks shall be utilized. In no event shall the garage be located closer than 20 feet to the interior edge of the sidewalk.
3. Halfplexes or patio homes proposed for corner lots shall be designed with the garages on opposite street frontages than the front entrance to the unit. For these units adjacent to 24th Street the garages and driveways must be oriented to the local street.
4. The zero lot line units shall have roofing material consisting of wood shingle or clay tile or a similar substitute approved by the Planning Director.



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

January 27, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Townhouse, R-1A.

LOCATION: North of Meadowview Road and west of 24th Street

SUMMARY

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

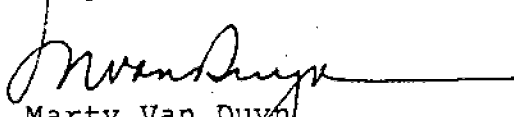
BACKGROUND

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 February 14, 1984.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P83-419

PASSED FOR
PUBLICATION
& CONTINUED
TO 2-14-84

February 7, 1984
District No. 8

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 NORTH OF
 MEADOWVIEW ROAD AND WEST OF 24TH STREET
 FROM THE SINGLE FAMILY, R-1 ZONE(S)
 AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)
 (FILE NO. P-83-419)(APN: 048-012-01,04)

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 Townhouse, R-1A 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 January 12, 1984, 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:

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MAYOR

ATTEST:

.....

CITY CLERK

P83-419

NOTE; According to the public records, there have been no Deeds conveying the property described in this report recorded within a period of six months prior to the date of this report.

D E S C R I P T I O N

That real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL 1

ALL THAT PORTION of that certain tract of land designated "Amanda Skelton, Deceased", on that certain Record of Survey entitled "Portion of Section 1, Township 7 North, Range 4 East, Mount Diablo Base and Meridian and Portion of Section 6, Township 7 North, Range 5 East, Mount Diablo Base and Meridian" recorded in the office of the Recorder of Sacramento County in Book 20 of Surveys, Map No. 11, described as follows:

BEGINNING at a point on the East line of said tract of land from which the Southwest corner of Meadowview Terrace Unit No. 3, the official plat of which is recorded in the office of said Recorder in Book 56 of Maps, Map No. 11 bears North 00°00'50" West 484.11 feet; thence from said point of beginning South 00°00'50" East 768.04 feet; thence South 89°53'40" West 672.00 feet to a point on the West line of said tract of land; thence along the West line of said tract of land North 00°28'16" West 673.41 feet; thence North 69°46'00" East 74.45 feet; thence North 62°18'43" East 128.59 feet; thence South 66°35'37" East 70.92 feet; thence North 62°18'43" East 106.58 feet; thence North 84°45'54" East 136.54 feet; thence North 89°49'10" East 192.64 feet to the point of beginning.

EXCEPTING THEREFROM the following two Parcels:

(a) ALL THAT PORTION of the Southwest quarter of Section 6, Township 7 North, Range 5 East, Mount Diablo Base and Meridian described as follows:

BEGINNING AT A point in the West line of said Section 6, being the Northwest corner of Southfield Apartments, as said corner is shown on the "Plat of Southfield Apartments", filed in the office of the Recorder of Sacramento County in Book 76 of Maps, Map No. 28; thence, from said point of beginning along said West line of Section 6, North 00°23'16" West 250.00 feet; thence, leaving said West line, North 89°36'44" East 148.13 feet; thence along the arc of tangent curve concave to the Northwest, having a radius of 300.00 feet, said arc subtended by a chord bearing north 78°54'06" East 111.51 feet; thence parallel with aforesaid West line of Section 6, South 00°23'16" East 271.99 feet to the North line of aforesaid Southfield Apartments; thence, along said North line, South 89°53'40" West 257.70 feet to the point of beginning.

(b) ALL THAT PORTION of the Southwest quarter of Section 6, Township 7 North, Range 5 East, Mount Diablo Base & Meridian described as follows:

Continued

DESCRIPTION CONTINUED

BEGINNING at a point in the North line of Southfield Apartments, as shown on the "Plat of Southfield Apartments", filed in the office of the Recorder of Sacramento County, in Book 76 of Maps, Map No. 28, from said point the Northwest corner of said Southfield Apartments bears South 89°53'40" West 257.70 feet; thence, from said point of beginning, parallel with the West line of said Section 6, North 00°23'16" West 271.99 feet; thence from a tangent that bears, North 68°11'27" East, along the arc of a curve concave to the Northwest, having a radius of 300.00 feet, subtended by a chord bearing North 61°49'53" East 66.45 feet to a point of reverse curvature; thence, along the arc of a tangent curve, concave to the Southeast, having a radius of 525.00 feet, subtended by a chord bearing North 72°43'45" East 311.49 feet; thence, North 89°59'10" East 60.00 feet to the center line of 24th Street, a public street, as shown on that certain Record of Survey entitled "Portion of Section 1, Township 7 North, Range 4 East, Mount Diablo Base and Meridian, and portion of Section 6, Township 7 North, Range 5 East, Mount Diablo Base and Meridian", recorded in the office of the Recorder of Sacramento County in Book 20 of Surveys, Map No. 11; thence along said centerline, South 00°00'50" East 395.09 feet to the Northeast corner of aforesaid Southfield Apartments; thence, along aforesaid North line of Southfield Apartments, South 89°53'40" West 414.29 feet to the point of beginning.

PARCEL 2

ALL THAT PORTION of Section 1, Township 7 North, Range 4 East, Mount Diablo Base and Meridian beginning at the Section corner common to Sections 1 and 12, Township 7 North, Range 5 East, Mount Diablo Base and Meridian, and Section 6 and 7, Township 7 North, Range 5 East, Mount Diablo Base and Meridian, said corner also being the Northwest corner of Meadowview Village Unit No. 1, as shown on the official plat of Meadowview Village Unit No. 1 recorded in the office of the Recorder of Sacramento County in Book 49 of Maps, Map No. 4; thence from said point of beginning along the Section line common to said Sections 1 and 12 and the center line of Meadowview Road, a public road 80.00 feet in width, South 89°53'40" West 1894.39 feet to a point on the Easterly line of that certain 62.566 acre tract of land described in a Deed recorded in the office of the Recorder of Sacramento County in Book 3836 of Official Records, page 46; thence along the Easterly line of said 62.566 acre tract of land the following three courses and distances; North 00°14'00" West 1422.20 feet; North 89°46'00" East 1068.61 feet and North 00°14'00" West 375.00 feet to a point on the South line of that certain 16.754 acre tract of land described in Deed to the Sacramento City Unified School District of Sacramento County recorded in the office of the Recorder of Sacramento County in Book 3095 of Official Records, page 383; thence along the South line of said 16.754 acres tract of land and the Easterly production thereof North 89°46'00" East 820.93 feet to a point on the East line of said Section 1; thence along said East line South 00°23'16" East 1801.43 feet to a point of beginning.

EXCEPTING THEREFROM the following four courses (4) Parcels:

Continued

DESCRIPTION CONTINUED

(a) All that portion lying within the exterior boundaries of Southfield Unit No. 1, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California on February 28, 1961 in Book 64 of Maps, Map No. 15.

(b) All that portion lying within the exterior boundaries of Southfield Unit No. 2, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California on December 30, 1964 in Book 76 of Maps, Map No. 3.

(c) All that portion of the Southeast 1/4 of Section 1, Township 7 North, Range 4 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at a point in the center line of Meadowview Road; public road 80 feet in width, from which Southeast corner of Southfield Unit No. 1, as shown on the official plat thereof, recorded in the office of the Recorder of Sacramento County in Book 64 of maps, Map No. 15, bears along said center line South 89°53'40" West 328.02 feet; thence from said point of beginning parallel with the East line of said Section 1, North 00°23'16" West 435.60 feet; thence North 89°36'44" East 200.00 feet to a point on a line parallel to said East line of Section 1; thence along said line South 00°23'16" East 437.00 feet to a point in the center line of Meadowview Road; thence along said center line South 89°53'40" West 200.00 feet to the point of beginning.

(d) All that portion of the Southwest one-quarter of Section 1, Township 7 North, Range 4 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at a point in the centerline of Meadowview Road, a public road 80.00 feet in width, from which the Southeast corner of Southfield Unit No. 1 according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California in Book 64 of Maps, Map No. 15, bears along said centerline South 89°53'40" West 528.02 feet; thence from said point of beginning, parallel with the East line of said Section 1, North 00°23'16" West 694.46 feet; thence North 89°36'44" East 313.26 feet to the point in said East line of Section 1; thence along said East line South 00°23'16" East 696.00 feet to the Southeast corner of said Section 1, being also a point in the centerline of Meadowview Road; thence, along said centerline, South 89°53'40" West 313.26 feet to the point of beginning.

100%
DEA/sd
39B/9-14

February 22, 1984

Santa Fe Development Company
P. O. Box 22587
Sacramento, CA 59822

Dear Gentlemen:

On February 21, 1984, the Sacramento City Council took the following action(s) for property located north of Meadowview Road and east of 24th Street:

Adopted Ordinance No. 84-017 rezone from single family (R-1) to townhouse (R-1A). Resolution No. 84-143 adopting findings of fact and approving a tentative map. (P-83419)

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

Sincerely,

Lorraine Magana
City Clerk

LM/km/21

Enclosure:

cc: Planning Department

Robert E. Gray Associates