



CITY OF SACRAMENTO

29

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

October 8, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Amend 1965 Meadowview Community Plan from Light Density Residential to Multiple Family Residential.
 2. Rezone 1+ acre from Single Family R-1 to Garden Apartment R-2B (P-9135)

LOCATION: Southwest corner of 24th Street and 68th Avenue

SUMMARY

The applicant is requesting the necessary entitlements to construct a 30-unit apartment complex located on the southwest corner of 24th Street and 68th Avenue. The staff and Planning Commission recommend approval of the entitlements subject to conditions which included rezoning the subject site to Garden Apartment Review R-2B-R.

BACKGROUND INFORMATION

The subject site is surrounded by a variety of uses; including single family, a convalescent hospital, fire station, church, and vacant property. It is also located along 24th Street which is a major street. The site is appropriate for a multiple family type development because of the surrounding land uses and location adjacent to a major street.

The requested rezoning to Garden Apartment Review, R-2B-R, will insure that the applicant develop the subject site according to the submitted plans.

VOTE OF COMMISSION

On September 11, 1980 the Planning Commission, by a vote of seven ayes, one absent and one vacancy, recommended approval of the project subject to conditions.

APPROVED
BY THE CITY COUNCIL


OCT 14 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Community Plan Amendment and Rezoning and adopt the attached resolution and ordinance.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TM:bw
Attachments
P-9135

October 14, 1980
District No. 8

RESOLUTION NO. 80-674

Adopted by The Sacramento City Council on date of

October 14, 1980

RESOLUTION AMENDING THE MEADOWVIEW COMMUNITY
PLAN FROM LIGHT DENSITY RESIDENTIAL TO MULTIPLE
FAMILY RESIDENTIAL FOR THE SOUTHWEST CORNER OF
24TH STREET AND 68TH AVENUE (APN: 047-014-14)
(P-9135)

WHEREAS, the City Council conducted a public hearing on October 14, 1980, concerning the above plan amendment. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed amendment will not adversely affect the surrounding uses;
2. The subject site is suitable for a multiple family development; and
3. The proposal is consistent with the policies of the 1974 General Plan;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the property located on the southwest corner of 24th Street and 68th Avenue (APN: 047-014-14) is hereby designated on the Meadowview Community Plan for Multiple Family Residential.

MAYOR

ATTEST:

CITY CLERK

P-9135

APPROVED
BY THE CITY COUNCIL

OCT 14 1980

OFFICE OF THE
CITY CLERK

3.

ORDINANCE NO. 4429 , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT the Southwest Corner of 24th St. & 68th Ave. FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-2B-R Garden Apartment Review ZONE (FILE P-9135) (APN: 047-014-14)

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

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-1 Single Family Residential zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-2B-R Garden Apartment Review zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his 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 September 11, 1980, 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:

ATTEST:

MAYOR

CITY CLERK

APPROVED
BY THE CITY COUNCIL

OCT 14 1980

OFFICE OF THE
CITY CLERK

EXHIBIT "A"

72662

In the State of California, County of Sacramento, City of Sacramento, and being:

All that portion of Section 6, Township 7 North, Range 5 East, M.D.B. & M., described as follows:

Beginning at a point on the West line of 24th Street, located North 00°00'50" West 480.00 feet from the Northeast corner of Lot 257 of Southfield Unit No. 2, as said Lot is shown on the official plat thereof, filed in the office of the Recorder of Sacramento County in Book 76 of Maps, Map No. 3; thence from said point of beginning along the West line of said 24th Street, North 00°00'50" West 170.50 feet, to the Southerly line of 68th Avenue, as described in the Deed to the City of Sacramento, recorded September 13, 1971, in Book 71 09 13 of Official Records, at page 229; thence along the Southerly line of said 68th Avenue, the following four (4) courses and distances: (1) along the arc of a curve to the left, with a radius of 20.00 feet, subtended by a chord bearing North 45°00'00" West 28.28 feet; (2) South 89°59'10" West 53.02 feet; (3) along the arc of a curve to the left, with a radius of 670.00 feet, subtended by a chord bearing South 81°00'50" West 208.98 feet; (4) and along the arc of a curve to the right, with a radius of 630.00 feet, subtended by a chord bearing South 76°48'28" West 104.69 feet; thence, South 00°00'50" East 135.49 feet; thence, North 89°46'00" East 381.38 feet to the point of beginning.

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Sept. 11, 1980
 ITEM NO. 5A FILE NO. P- 9135
 M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE

Recommendation:

- Favorable Unfavorable Petition Correspondence

LOCATION: SW corner of 24th St. & 68th

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

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

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			✓
Goodin				
Goodin				
Hunter	✓			
Larson	✓			
Muraki	✓			
Simpson	✓			
Silva	✓		✓	
Fong	✓			

MOTION:

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

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation

COURSE

VILLAGE

SUBJECT
SITE

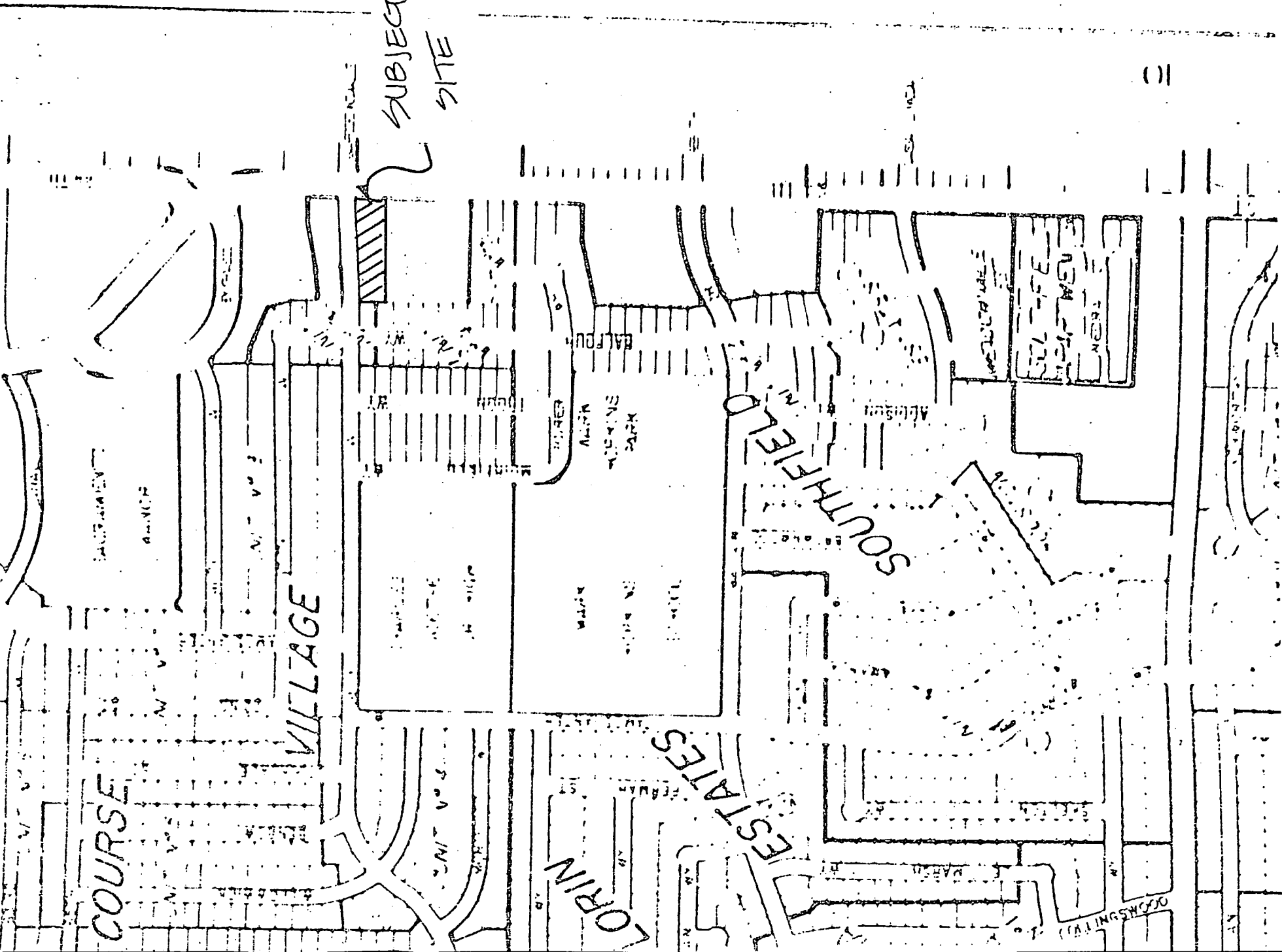
TORRIN
ESTATES

SOUTHFIELD

P. 9135

SEPT. 11.80.

ITEM NO. 5



STAFF REPORT AMENDED 9-11-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT New York Construction Co., Inc., 2045 Hallmark Dr., Ste. 3, Sacramento, CA
OWNER New York Construction Co., Inc., 2045 Hallmark Dr., Ste. 3, Sacramento, CA 95823
PLANS BY Charles V. Raney, 4403 Park Green Court, Sacramento, CA 95821
FILING DATE 8-8-80 50 DAY CPC ACTION DATE _____ REPORT BY: TM:bw
NEGATIVE DEC. 8-29-80 EIR _____ ASSESSOR'S PCL. NO. 047-014-14

- APPLICATION:
1. Negative Declaration
 2. Amend 1965 Community Plan from Light Density Residential to Multiple Family Residential
 3. Rezone 1+ vacant acre from Single Family R-1 to Garden Apartment, R-2B

LOCATION: Southwest corner of 24th Street and 68th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 30-unit apartment complex.

PROJECT INFORMATION:

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: Vacant, library, fire station, single family; R-1
South: Convalescent Hospital; R-1
East: Church; R-1
West: Single Family Residential; R-1

Parking Required: 30 Parking Provided: 49
Ratio Required: 1:1 Ratio Provided: 1:1.63
Property Area: 1.37 acres
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
School District: Sacramento Unified

PROJECT BACKGROUND: On June 12, 1980, the Planning Commission approved a request to initiate rezoning of the subject site from Single Family R-1 to Garden Apartment R-2B. The applicant is now requesting the necessary entitlements to rezone the subject site.

STAFF EVALUATION: Staff has the following concerns and comments regarding this proposal:

1. The subject site is surrounded by a variety of uses; including single family, a convalescent hospital, fire station, church, and vacant property. It is also located along 24th Street which is a major street. Staff believes that the site is appropriate for a multiple family type project because of the surrounding land uses and its location adjacent to a major street.

MEETING DATE September 11, 1980

CPC ITEM NO. 5

2. Staff's initial concerns with the site plan, which was submitted with the request to initiate, have been substantially complied with. However, staff suggests that the applicant stagger the "B" unit structures adjacent to 24th Street so as to avoid the appearance of row housing on this street frontage. Also, staff suggests that the applicant incorporate an additional five feet of landscaping on the last 140 feet on the south side of the private drive where it approaches 24th Street (see Exhibit "A").
3. The submitted site plan indicates approximately 54 percent of the site will consist of landscaped area. To insure that the proposed landscaping is developed in a way consistent with previously approved projects, staff requests that the criteria listed on Exhibit "B" be incorporated into the final landscaping design.

In addition, staff requests that a detailed landscape and irrigation plan be submitted to the Planning Director for review and approval prior to the issuance of building permits.

STAFF RECOMMENDATION: Staff recommends the following actions;

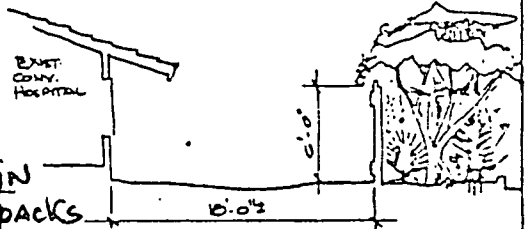
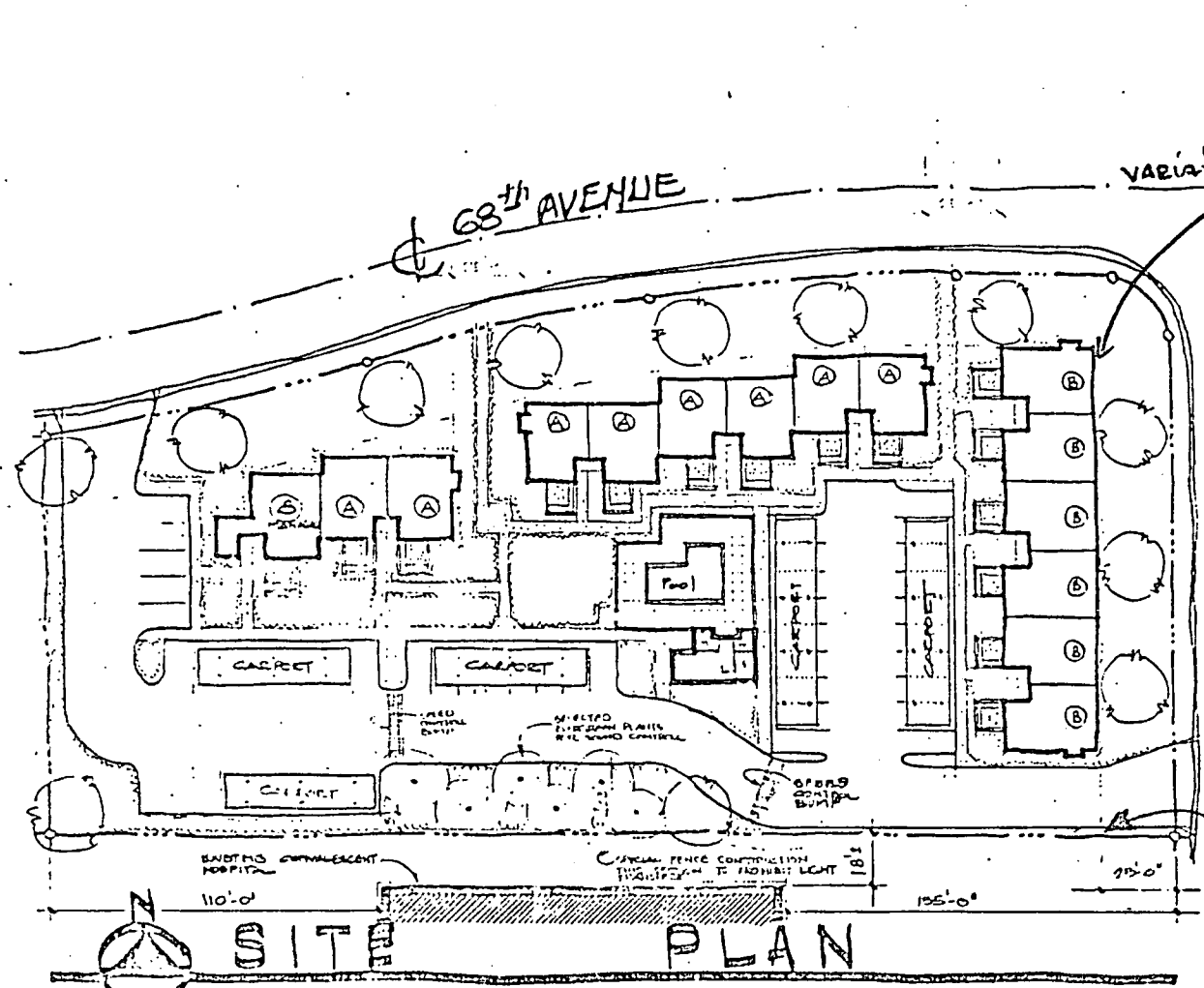
1. Ratification of the Negative Declaration;
2. Approval of the Plan Amendment;
3. The subject property be rezoned from Single Family R-1 to Garden Apartment Review zone R-2B-R;
4. Approval of the development plans subject to the following modifications:
 - a. the applicant shall increase the width of the landscaped area located adjacent to the southern property line to a minimum width of five feet (see Exhibit A);
 - b. the applicant shall submit a detailed landscape and irrigation plan for review and approval of the Planning Director prior to issuance of building permits. Such plans shall adhere to the guidelines listed in Exhibit "B;"
 - c. ~~these apartments adjacent to 24th Street shall be staggered;~~
(CPC amended to: the individual apartment units adjacent to...)
 - d. the applicant shall utilize a composition shake or shingle material which provides a variation in coloration, subject to review and approval of the Planning Director.

P-9135

SOUTHCREST APARTMENTS

A THIRTY-UNIT COMPLEX • 68th AVE @ 24th STREET SACRAMENTO

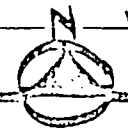
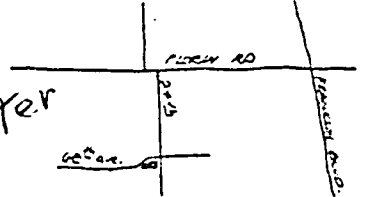
9-11-80



PROJECT STATISTICS

(A) UNITS - ONE BR	650 ^{sq}	16 ^{units}
(B) UNITS TWO B.R.	720 ^{sq}	14 ^{units}
total units		30

+ PARKING	34 COVERED SPACES
	15 UNCOVERED SPACES
	49 total spaces



SITE PLAN

SCALE 1" = 20'-0"

PLAN

EXHIBIT "A"

MINIMUM 5 FOOT PLANTER

VICINITY MAP

Charles V. Landy
 600 Park Street
 Sacramento, California
 95811

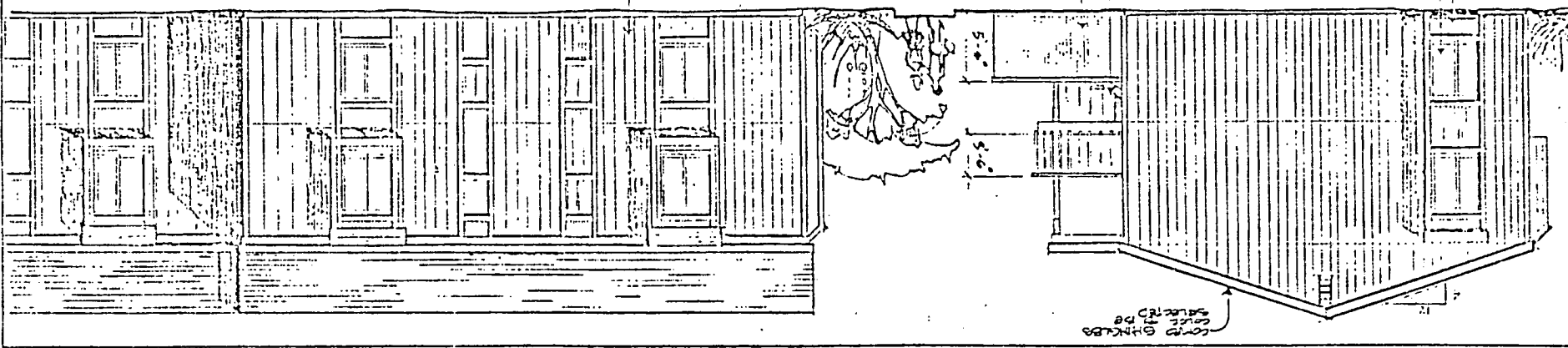
AS PER
 1-1-80
 1-1-80

#5

08-11-6

#5

NORTH ELEVATION of PROJECT AS SEEN FROM 68th AVE. SCALE 1/4" = 1'-0"



DR. PLYWOOD SMOOTH
8'0" c.

1/2 DR. PLYWOOD
1/4" PORTS @ 60" MAX
1/2" DR. CORR. STAIRS
1/2" DR. CORR. STAIRS

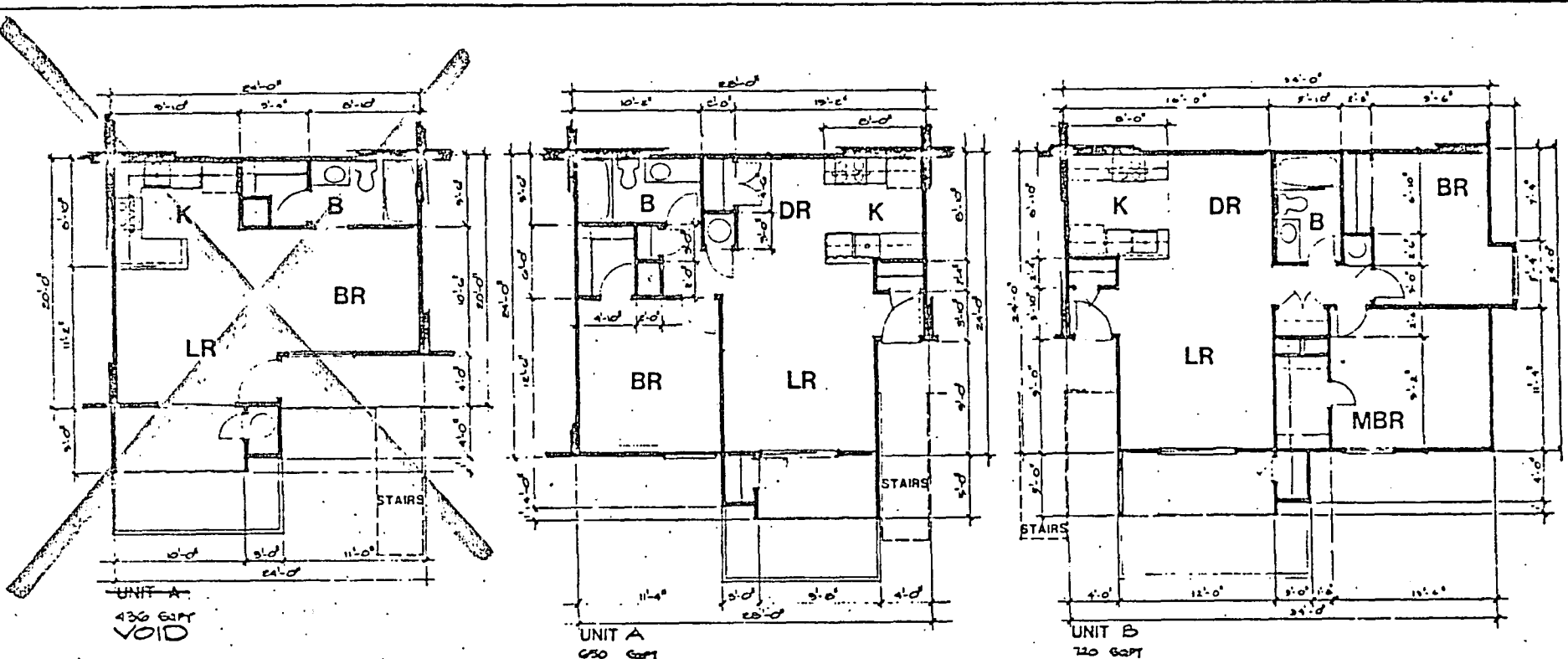
DR. PLYWOOD SMOOTH
2'0" c.
ALUMINUM WINDOWS

COND. SHUTTERS
SELECTED TO BE

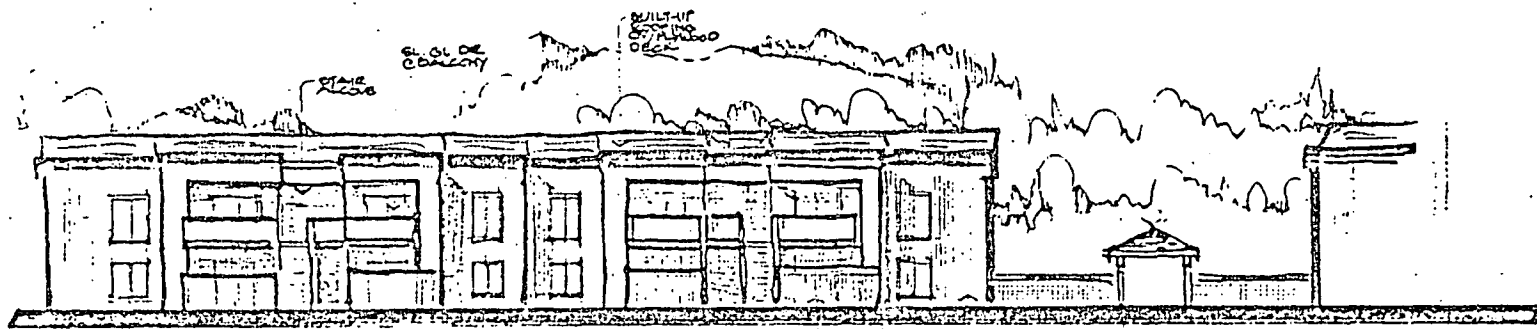
P-9135

P-9135

9-11-60



TYPICAL UNIT PLANS SCALE 1/4" = 1'-0"



TYPICAL COURT ELEVATION SCALE 1/8" = 1'-0"

Charles W. Lippert
440 Park Avenue Ct.
Berkeley, Ca. 94704

INTERSTATE
CONSTRUCTION CO. - BERKELEY
NEW CONSTRUCTION CO. - BERKELEY

APR 1960
C-1
1960
2

57

EXHIBIT "B"

A. LANDSCAPING

1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24-inch box trees).
2. Landscape treatment shall include:
 - a. Larger specimens of shrubs and trees along the site periphery.
 - b. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
 - c. Consistency with energy conservation efforts.
 - d. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - e. Undulating landscaped berms located along street frontages and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
3. Public open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
4. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.

B. TRASH ENCLOSURES:

1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution.



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

SEP 24 8 07 AM '80
Jm

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 22, 1980

*FFP: 10-7-80
HR9: 10-14-80
FCA DATE: 10-21-80*

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *Jm*
SUBJECT: Request to Set Public Hearings

*cc: Van Duyn
Carsten
Miller
Yee*

The following items were recommended for approval by the City Planning Commission on September 11, 1980. Please schedule these for public hearings. All necessary support material is attached.

1. Various requests for property located on the north side of Pocket Road, north and south of Rush River Drive. (P-9109) (D8)
 - a. Rezone 2+ acres from A to R-1
 - b. Tentative Map to divide 115+ acres into four parcels.
2. Various requests for property located at the southwest corner of 24th Street and 68th Avenue. (P-9135) (D8)
 - a. Amend 1965 Meadowview Community Plan from Light Density Residential to Multiple Family Residential
 - b. Rezone 1+ acre from R-1 to R-2B
3. Various requests for property located at the southwest corner of 37th Street and Folsom Boulevard. (P-9136) (D3)
 - a. Rezone 0.3+ acre from R-1 to R-1A
 - b. Tentative Map to divide 0.3+ acre into two halfplex lots
 - c. Subdivision Map to waive service connections.
4. Various requests for property located at 3136 Belden Street and 3131 El Rey Way. (P-9143) (D2)
 - a. Tentative Map to divide 0.7+ acre into four parcels
 - b. Subdivision Modification to create a lot substandard in width
 - c. Subdivision Modification to waive service connections and to create a lot substandard in depth.
5. Tentative Map to divide 2+ acres into two office building lots and a common lot. Location: 1990 Third Street (P-9147) (D1)

jm
Attachments

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: RL

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other _____

Assessors Parcel No. 047 - 014 - 14 Address SW cor. 24th Street & 68th Ave.

Request(s) 1) ED; 2) Rezone 1.37 vacant acres from R-1 to R-2B for 30-unit apartment complex; 3) Amend Meadowview Community Plan from Light Density Residential to Multiple Family Residential

Owner(s) New York Const. Co., Inc., 2045 Hallmark Dr, Ste. 3 / Sacto, CA 95825 Phone No. 920-3632

Applicant Same Phone No. _____

X Signature [Signature] Filing Fee 821 Receipt No. 5370 DP 9/11/80

C.P.C. Meeting Date 9/11/80

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Sept. 11, 1980
 ITEM NO. 5a FILE NO. P-9135
 M-

GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE

Recommendation:

Favorable Unfavorable
 LOCATION: SW Corner of 24th St. & 68th
 Petition Correspondence

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

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

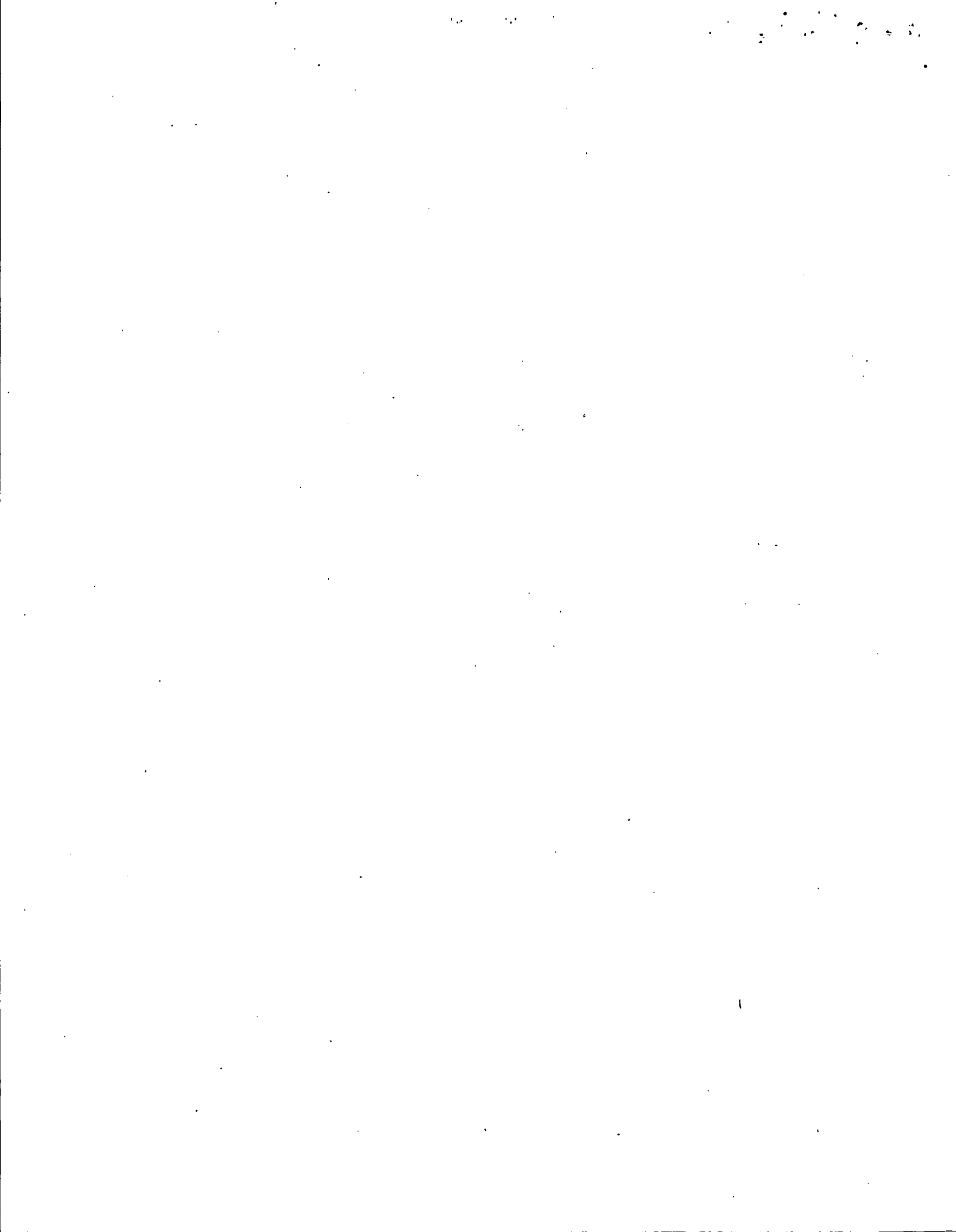
MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
 				
Goodin				
Hunter	<input checked="" type="checkbox"/>			
Larson	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>			
Simpson	<input checked="" type="checkbox"/>			
Silva	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Fong	<input checked="" type="checkbox"/>			

MOTION:

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

EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation





CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

October 15, 1980

New York Construction Co, Inc.
2045 Hallmark Drive, Suite 3
Sacramento, CA 95823

Gentlemen:

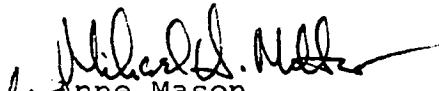
On October 14, 1980, the City Council approved the following for property located at the Southwest corner of 24th Street and 68th Avenue (P-9135):

A. Adopted Resolution amending the 1965 Meadowview Community Plan from Light Density Residential to Multiple Family Review.

B. Adopted Ordinance rezoning 1± acre from R-1 to R-2B.

Enclosed for your records are certified copies of the above Ordinance and Resolution.

Sincerely,


Anne Mason
Deputy City Clerk

AM/mm/29
Encl.

cc: Planning Department

V