

PASSED FOR
PUBLICATION
& CONTINUED
TO 4/20/99



1.5

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

April 5, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONE ORDINANCE NO. 2550 FOURTH SERIES, AS AMENDED, BY REMOVING 8.75+ VACANT ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF SHASTA AVENUE, 700 FEET EAST OF BRUCEVILLE ROAD FROM THE STANDARD SINGLE FAMILY RESIDENTIAL (R-1) ZONE AND PLACING 8.75+ ACRES IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE - (P93-145) (APN: 117-0202-037)

LOCATION AND DISTRICT: Southside of Shasta Avenue, 700 feet East of Bruceville Road (D8)

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to April 20, 1999.

CONTACT PERSON: Colleen Laubinger, Associate Planner, 264-5691

FOR COUNCIL MEETING OF: April 13, 1999

SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

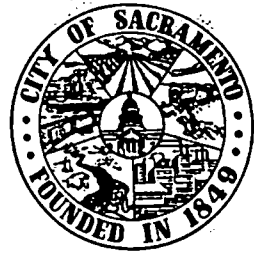


P93-145

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NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 301
SACRAMENTO, CA
95814-2998

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

March 23, 1999

MEMORANDUM

TO: Virginia Henry, Assistant City Clerk

FROM: *Grace* Grace L. Garcia, Secretary

SUBJECT: REQUEST TO SCHEDULE HEARING - AFTERNOON (ROUTINE)

1. **P93-145 - Shasta Estates Rezone**

Entitlements to allow subdivision of 8.75± vacant acres into 55 single family lots in the proposed Single-Family Alternative (R-1A) zone, within the Jacinto Creek Planning Area, located on Shasta Avenue (approx. 700' east of Bruceville Road) (D8) APN: 117-0202-037:

- A. **Environmental Determination:** Addendum to the JCPA EIR;
- B. **Mitigation Monitoring Plan;**
- C. **Rezone** of 8.75± vacant acres from the Standard Single Family Residential (R-1) to Single Family Alternative (R-1A) within the Jacinto Creek Planning Area

Staff requests that this item be scheduled for the session of the City Council afternoon agenda.

Attachments

PFP DATE: _____ *4-13-99*

HEARING DATE: _____ *4-20-99 afternoon*

FINAL COUNCIL ACTION DATE: _____



P93-145 - Shasta Estates

- REQUEST:
- A. **Environmental Determination:** JCPA EIR Addendum
 - B. **Mitigation Monitoring Plan**
 - C. **Rezone** of 8.75± vacant acres from the Standard Single Family Residential (R-1) zone to the Single Family Alternative (R-1A) zone within the Jacinto Creek Planning Area.
 - D. **Tentative Map** to subdivide 8.75± vacant acres into 55 parcels in the proposed Single Family Alternative (R-1A) zone.
 - E. **Subdivision Modification** to reduce the minimum required radius (45') for cul-de-sacs to 43'.

LOCATION: Shasta Ave. 700' east of Bruceville Road
APN: 117-0202-037
South Sacramento Community Plan /Jacinto Creek Planning Area
Elk Grove Unified School District
Council District 8

APPLICANT:	Brian F. Holloway, Holloway Land Company, 731-4435 442 Pico Way Sacramento, CA 95819
OWNER:	J.W. Stone Profit Sharing Plan, 451-3333 2216 Sutterville Road Sacramento, CA 95822
PLANS BY :	Lauren B. Kotaska, KASL Consulting Engineers, 929-8127 4200 N. Freeway Blvd. Sacramento, CA 95834
APPLICATION FILED:	9/28/93 APPLICATION COMPLETE: 5/04/98
STAFF CONTACT:	Colleen C. Laubinger, (916) 264-5691

SUMMARY: The project site is located within the boundaries of the Jacinto Creek Planning Area (JCPA) of South Sacramento. On June 20, 1995, the City Council adopted General Plan and Community Plan land use designations and policies for the development of the JCPA. This action, taken by City Council, did not include specific Rezones of properties within the JCPA. Therefore, most of the zoning within the JCPA is not consistent with the currently adopted land use designations. The applicant is requesting the necessary approvals to allow subdivision of 8.75± acres into 55 single-family lots. The current request