

**APPROVED**  
BY THE CITY COUNCIL

**MAR 30 1999**

OFFICE OF THE  
CITY CLERK

3.1

DEPARTMENT OF  
NEIGHBORHOODS, PLANNING,  
DEVELOPMENT SERVICES  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

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

March 23, 1999

City Council  
Sacramento, CA.

Honorable Members In Session:

**SUBJECT:** VARIOUS ENTITLEMENTS TO REZONE PROPERTY FOR FUTURE SINGLE FAMILY DEVELOPMENT IN THE ELDER CREEK PARK SUBDIVISION (P98-017)

**LOCATION/COUNCIL DISTRICT:** Elder Creek Road between Cougar Dr. & 65<sup>th</sup> Street in South Sacramento Community Plan Area;  
**COUNCIL DISTRICT 6**

**RECOMMENDATION:** City Planning staff and the Planning Commission recommend the following actions

- A. Ratify the Negative Declaration;
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan;
- C. Adopt the attached Ordinance approving the Rezone of 2.51 ± vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) zone.

**CONTACT PERSONS:**

Barbara Wendt, Senior Planner 264-5935  
Bridgette Williams, Associate Planner, 264-5000

**FOR COUNCIL MEETING OF:** March 30, 1999 - Afternoon Session

**SUMMARY:** This is a request to Rezone 2.51 ± acres in the Standard Single Family (R-1) zone to Single Family Alternative (R-1A) for future single family development. The City Planning Commission and Planning staff recommend approval of the request.

**VOTE OF PLANNING COMMISSION:** On February 11, 1999, the Planning Commission voted 8-0 to recommend approval of the Rezone. A Tentative Map to subdivide the property into 33 lots for future residential development was approved by the City Planning Commission. The 33 lot subdivision results in sixteen substandard size (width) single family lots which are proposed to be rezoned from R-1 to R-1A.

**BACKGROUND INFORMATION:** The overall site consists of 6.0 ± acres in the Standard Single Family (R-1) zone. The proposed development will be subdivided into 33 single family lots. The project will contain 33 single family detached homes on lots averaging between 5,200 sqft - 6,700 sqft. The overall subdivision is an extension of the existing subdivision to the east of the site. The density for the project is 6.7 dwelling units per net acre.

Sixteen (16) of the 33 single family lots will be substandard. The applicant is proposing to Rezone a portion (2.51 ± acres/16 lots) of the 6.0 ± acre site from R-1 to R-1A zoning. The remaining 17 lots will retain its R-1 zoning. The R-1A zone allows for flexible lot widths and depths and building setbacks. The 16 single family lots will be substandard in width by comparison with the standard single family lot requirement of 52' x 100' for interior lots and 62' x 100' for corner lots. The substandard lot widths proposed range between 35 feet and 47 feet. Five of the 16 lots are on a cul-de-sac which results in lot widths between 35' to 38'. The proposed Rezone will be consistent with adjacent single family lots zoned R-1A that were approved with slightly smaller lot widths. The smaller lot widths proposed will, however, maintain overall lot coverages greater than the standard 5,200 square feet in area. In all instances, the lot depths are greater than 100 feet (122' to 146'). Staff, therefore, supports the proposed Rezone. Development on the R-1A zoned lots will require Special Permit approval by the City Planning Commission. Staff will, therefore, have the ability to review the overall design and building materials for each of the units.

**FINANCIAL CONSIDERATIONS:** None.

**ENVIRONMENTAL CONSIDERATIONS:** A Negative Declaration (with mitigation - noise) was prepared for the project. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. The mitigation measures are listed in the attached Mitigation Monitoring Plan.

**POLICY CONSIDERATIONS:** The proposal is consistent with the General Plan and South Sacramento Community Plan land use designations and policies. Policy language in both plans encourages ownership opportunity in the area and the development of residential land uses in a manner which is efficient and utilizes existing and planned urban resources.

**MBE/WBE EFFORTS:** None.

Respectfully Submitted,

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GARY L. STONEHOUSE  
Development Services Manager

APPROVED:

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Jack Crist  
Deputy City Manager

FOR CITY COUNCIL INFORMATION:  
WILLIAM H. EDGAR  
City Manager

Attachments:

- A. Resolution Adopting Mitigation Monitoring Plan
- B. Ordinance Approving the Rezone

(P98-017)

**APPROVED**  
BY THE CITY COUNCIL

**MAR 30 1999**

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 99-150**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**MITIGATION MONITORING PLAN FOR P98-017 FOR A REZONE FROM R-1 TO R-1A FOR 16 LOTS IN A RESIDENTIAL SUBDIVISION AT ELDER CREEK PARK ON 2.51 ± ACRES AT ELDER CREEK ROAD BETWEEN COUGAR DRIVE & 65<sup>TH</sup> STREET IN THE SOUTH SACRAMENTO COMMUNITY PLAN AREA (APN:# 040-010-067) (P98-017)**

WHEREAS, the City Planning Commission held a public hearing on February 11, 1999 to review the above described project;

WHEREAS, the City Council held a public hearing on March 30, 1999 to review the above described project;

WHEREAS, the above described project has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment because mitigation measures have been added to the project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project; and

WHEREAS, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Agreement contained in the attached Mitigation Monitoring Plan.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Mitigation Monitoring Plan for the Elder Creek Park Subdivision (P98-017) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated December 17, 1998.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P98-017

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Recording  
Not  
Required

-  
-  
-  
-  
-

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**MITIGATION MONITORING PLAN**

**FOR**

**Elder Creek Park / P98-017**

Type of Environmental Document:  
**Negative Declaration**

Prepared By:  
**City of Sacramento Environmental Services Division**

Date:  
**December 17, 1998**

Adopted By:  
**City of Sacramento, Planning Commission**

Date:

\_\_\_\_\_

Attest:

\_\_\_\_\_

**Mayor**

**CITY OF SACRAMENTO  
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7600, pursuant to CEQA Guidelines Section 21081.

**SECTION 1: PROJECT IDENTIFICATION**

Project Name and/or File Number: Elder Creek Park, P98-017  
Applicant - Name: LTM Construction/Bowdoin Pfeifer  
Address: 1218 Michigan Street, San Francisco, California  
Project Location / Legal description of Property (if recorded):

Elder Creek Road between Cougar Drive & 65<sup>th</sup> Street

**SECTION 2: GENERAL INFORMATION**

The project as approved includes mitigation measures placed on noise. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded owner/developer identified above.

**SECTION 3: PLAN COMPONENTS**

Noise

Mitigation Measures

**General**

- A. Two story homes should be discouraged along Elder Creek Road. The taller structures reduce the noise at lots interior to the project site but require more extensive noise mitigation to achieve acceptable interior Ldn sound levels.
- B. All joints in exterior walls shall be grouted or caulked airtight.
- C. All penetrations of exterior walls shall include a ½ inch airspace around the perimeter. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- D. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- E. All sleeping spaces shall be provided with carpet and pad.
- F. There shall be no through-the-door or through-the-wall mail or paper chutes.
- G. Basic exterior wall construction on Lots 1 through 5 for exterior walls with a view of Elder Creek Road and which are common to habitable interior spaces shall include the following or an equivalent:
  - 1. 2'x4' wood studs
  - 2. R-11 insulation in the cavities
  - 3. ½" or 5/8" gypsum wallboard fastened to wood studs. Walls shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
  - 4. The exterior surface shall be finished with 5/8" T-111 siding over either ½" insulation board or 3/8" structural plywood or material of equivalent surface weight. For example, 3/8" or ½" gypsum board can be placed on the interior face of studs instead of insulation board or 3/8" plywood on the exterior. This would result in two layers of gypsum board on interior face.

- H. Basic exterior wall construction on Lots 6 through 25 and for lots 1 through 5 where the exterior wall has no view of Elder Creek Road and which is common to habitable interior spaces shall include the following or an equivalent:
1. 2'x4' wood studs
  2. R-11 insulation in the cavities
  3. ½" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully tapered and finished and also sealed around the perimeter with a resilient caulking.
  4. The exterior surface shall be finished with 5/8" T-111 siding over building paper.
- I. Ceilings shall be finished with a minimum ½" gypsum board with minimum R-19 insulation in the ceiling.
- J. The roof shall be finished with a minimum 7/16 OSB or plywood of equivalent weight, 30 lb. felt paper and a minimum 220 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 28 or better.
- K. Fireplaces shall contain a fully operable damper.
- L. Windows must have a minimum STC rating of 28 or better. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM.lin. ft. when tested with a 25 mile hour wind per ASTM standards.
- M. Exterior entrance doors should have a minimum STC rating of 28. They must include complete perimeter door seals.
- N. A mechanical ventilation system shall be installed that will provide minimum air circulation and fresh air requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
- O. Gravity vent openings in attic space shall not exceed code minimums in number and size. For Lots 1 through 11, the openings facing Elder Creek Road shall be fitted with transfer ducts at least 3 ft. in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90 degree bend to prevent direct line of sight from the exterior through the duct into the attic.
- P. If a fan is used for forced ventilation on lots within 200 feet of Elder Creek Road, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 22 gauge galvanized steel. The duct shall be a minimum of 6 ft. long and lined for its entire length with 1" duct liner. Each duct shall include a lined 90 degree bend to prevent direct line of sight.
- Q. On Lots 1 through 11, all exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 ft. duct, lined with 1" fiberglass liner and containing one 90 degree bend. This applies only where the outlet is on the side of the house with a view of Elder Creek Road. The kitchen exhaust is exempted.
- R. Lots 1 through 5, 1st Floor, 40 foot setback for living area
1. **Either** dense stucco must be used on exterior walls facing or with a view of Elder Creek Road (or a material of equal surface weight),
  2. **Or** resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the road if wood siding is used. A material of equal surface weight may be used in place of the wood siding. Resilient channels may be replaced by gypsum board as described above.
  3. The remainder of the exterior walls common to inhabited rooms shall be as described in Section I - General.
- S. Lots 1 through 5, 2nd Floor, 40 foot setback for living area
1. Dense stucco must be used on exterior walls facing or with a view of Elder Creek Road (or a material of equal surface weight).
  2. **Either** an additional ½" layer of plywood shall be added to the exterior walls facing or with a view of Elder Creek Road **or** an additional ½" layer of gypsum board shall be added to the interior face of walls facing or with a view of Elder Creek Road.



3. Windows facing or with a view of Elder Creek Road shall have a minimum STC rating of 40. They shall have a maximum air infiltration rate of 0.15 CFM/lin. ft. of window with a 25 MPH wind per ASTM standard.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

Department of Planning and Development, City of Sacramento

Department of Public Works, City of Sacramento

**APPROVED**  
BY THE CITY COUNCIL

**MAR 30 1999**

OFFICE OF THE  
CITY CLERK

**ORDINANCE NO. 99-013**

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 2.51 ± ACRES OF PROPERTY LOCATED AT ELDER CREEK ROAD BETWEEN COUGAR DR. & 65<sup>TH</sup> ST. FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND PLACING THE SAME IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE.

(P98-017) (APN:040-010-010,067)

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

**SECTION 1**

The property described in the attached Exhibit which is in the Standard Single Family (R-1) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family Alternative (R-1A) zone.

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.

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- 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 on February 11, 1999, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

(P98-017)

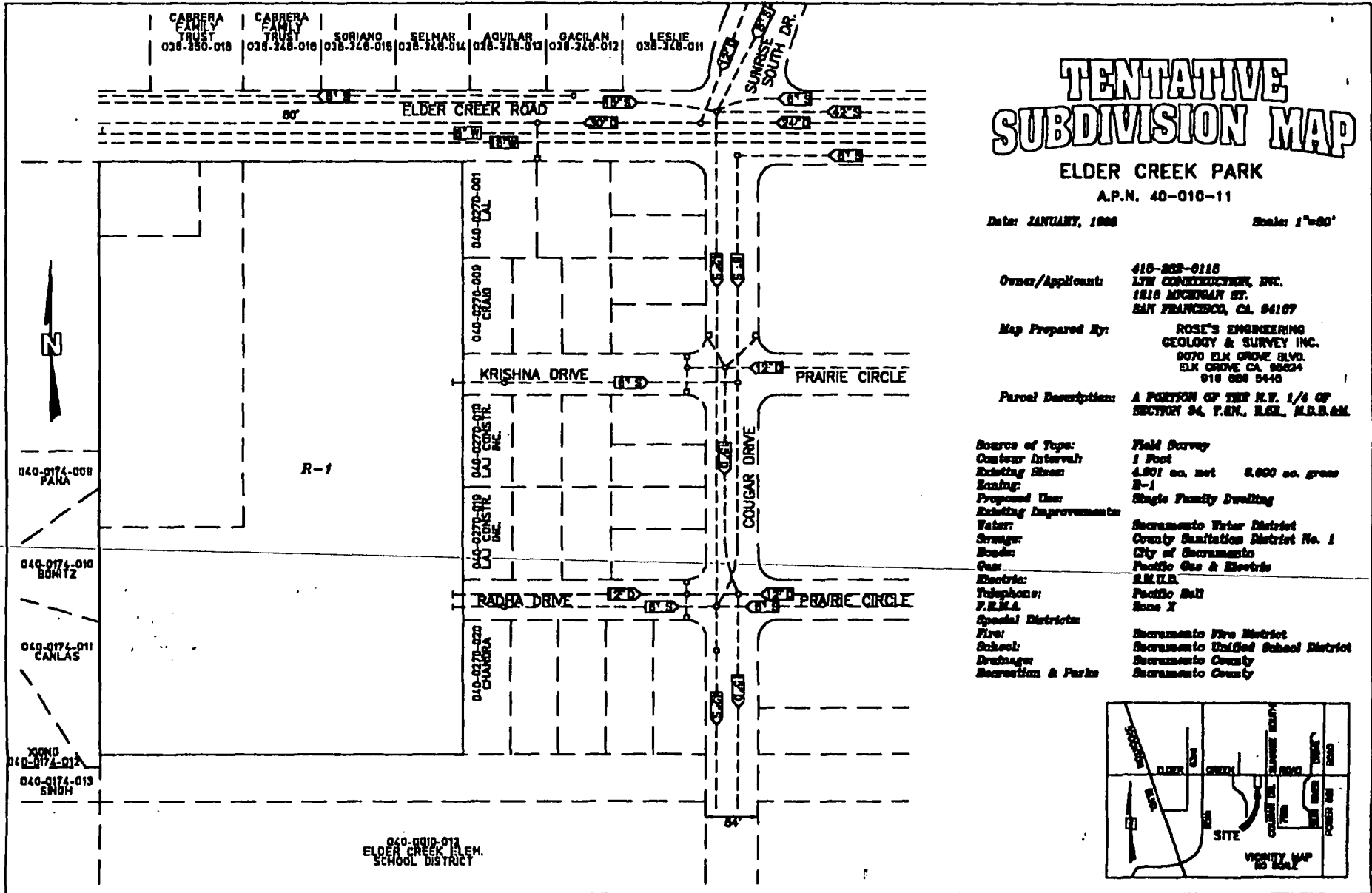
\_\_\_\_\_  
FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_ 8

FIGURE 2

EXISTING ZONING



# TENTATIVE SUBDIVISION MAP

## ELDER CREEK PARK

A.P.N. 40-010-11

Date: JANUARY, 1988

Scale: 1"=80'

Owner/Applicant:  
418-888-0118  
LYM CONSTRUCTION, INC.  
1818 MICHIGAN ST.  
SAN FRANCISCO, CA. 94107

Map Prepared By:  
ROSE'S ENGINEERING  
GEOLOGY & SURVEY INC.  
9070 ELK GROVE BLVD.  
ELK GROVE, CA. 95624  
918 688 5440

Parcel Description: A PORTION OF THE N.E. 1/4 OF SECTION 34, T.6N., R.6E., M.D.B.M.

Source of Topo:	Field Survey
Contour Interval:	1 Foot
Existing Area:	4,801 sq. feet    6,000 sq. gross
Zoning:	R-1
Proposed Use:	Single Family Dwelling
Existing Improvements:	
Water:	Sacramento Water District
Sanitary:	County Sanitation District No. 1
Gas:	City of Sacramento
Electric:	Pacific Gas & Electric
Telephone:	S.M.U.S.
P.E.M.A.:	Pacific Bell
Special Districts:	None X
Fire:	Sacramento Fire District
School:	Sacramento Unified School District
Drainage:	Sacramento County
Recreation & Parks:	Sacramento County

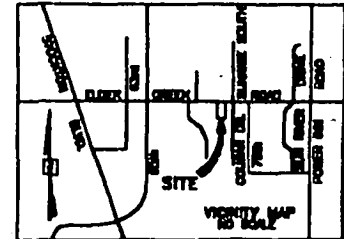
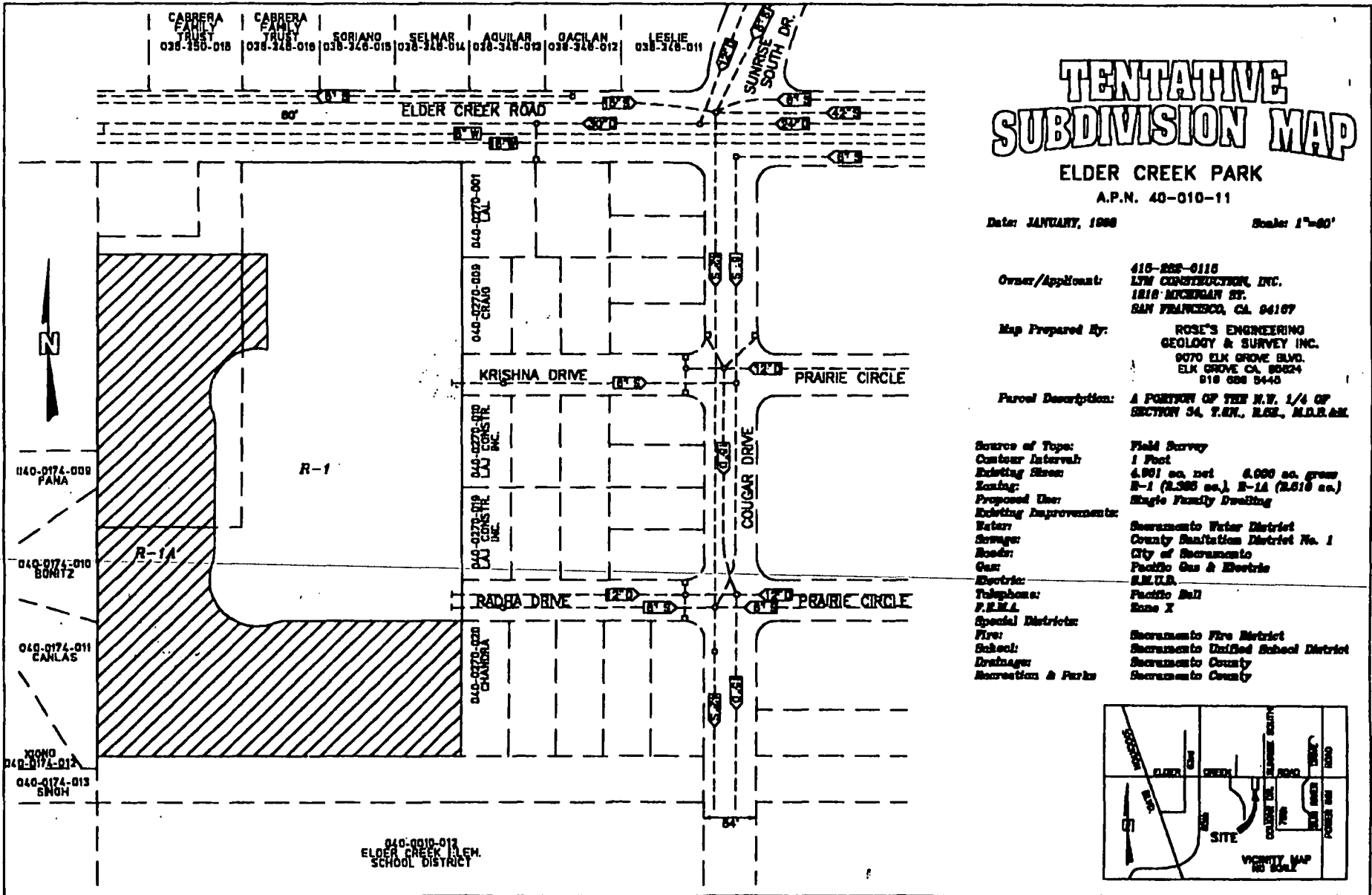


FIGURE 3

PROPOSED ZONING



# TENTATIVE SUBDIVISION MAP

ELDER CREEK PARK

A.P.N. 40-010-11

Date: JANUARY, 1988

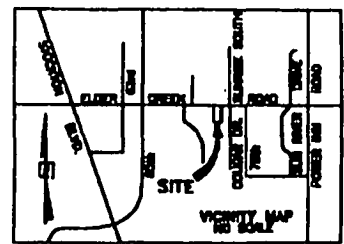
Scale: 1"=80'

**Owner/Applicant:** 415-222-0118  
LTM CONSTRUCTION, INC.  
1818 MICHIGAN ST.  
SAN FRANCISCO, CA. 94107

**Map Prepared By:** ROSE'S ENGINEERING  
GEOLOGY & SURVEY INC.  
9070 ELK GROVE BLVD.  
ELK GROVE CA. 95624  
916 688 5440

**Parcel Description:** A PORTION OF THE N.W. 1/4 OF SECTION 34, T.2N., R.2E., M.D.R.2E.

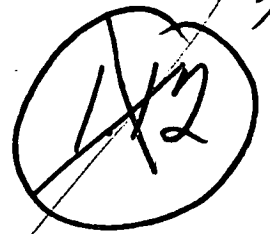
<b>Source of Top:</b>	Field Survey
<b>Contour Interval:</b>	1 Foot
<b>Existing Area:</b>	4,901 sq. net, 6,000 sq. gross
<b>Zoning:</b>	R-1 (2,385 sq.), R-1A (2,615 sq.)
<b>Proposed Use:</b>	Single Family Dwelling
<b>Lighting Improvements:</b>	
<b>Water:</b>	Sacramento Water District
<b>Sewage:</b>	County Sanitation District No. 1
<b>Roads:</b>	City of Sacramento
<b>Gas:</b>	Pacific Gas & Electric
<b>Electric:</b>	S.M.U.D.
<b>Telephone:</b>	Pacific Bell
<b>F.R.E.A.</b>	Zone X
<b>Special Districts:</b>	
<b>Fire:</b>	Sacramento Fire District
<b>School:</b>	Sacramento Unified School District
<b>Drainage:</b>	Sacramento County
<b>Recreation &amp; Parks:</b>	Sacramento County



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Exhibit E-1  
PAGE 25

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 3/30/99



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

March 15, 1999

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE  
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS  
AMENDED BY REZONING PROPERTY LOCATED AT ELDER CREEK ROAD  
BETWEEN COUGAR DRIVE & 65<sup>TH</sup> STREET IN THE R-1A ZONE; (P98-017); (APN:  
040-010-010,067)**

**LOCATION AND DISTRICT:** Elder Creek Road between Cougar Drive & 65<sup>th</sup> Street  
D6

**RECOMMENDATION:**

It is recommended that the item be passed for publication of title and continued to March 30, 1999.

**CONTACT PERSON:** Bridgette Williams, Associate Planner, 264-5000

**FOR COUNCIL MEETING OF:** March 23, 1999

**SUMMARY:**

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



*building better neighborhoods block by block*

[www.sacto.org/npsd/](http://www.sacto.org/npsd/)

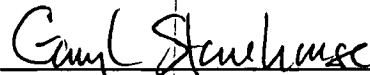
3c/

Elder Creek Rezone - P98-107  
March 15, 1999

**BACKGROUND INFORMATION:**

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.


Respectfully submitted,



\_\_\_\_\_  
GARY L. STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION:  
WILLIAM H. EDGAR  
CITY MANAGER

APPROVED:



\_\_\_\_\_  
JACK CRIST, DEPUTY CITY MANAGER  
NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES  
DEPARTMENT

# 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 REZONING PROPERTY LOCATED AT ELDER CREEK ROAD BETWEEN COUGAR DRIVE & 65<sup>TH</sup> STREET IN THE R-1A ZONE; (P98-017); (APN: 040-010-010,067)**

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

## SECTION 1

The territory described in the attached exhibit which is in the Standard Single Family (R-1) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone (R-1) and placed in the Single Family Alternative (R-1A) zone.

This action rezoning the property described in the attached exhibit 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 representation submitted by the applicant in support of this request. It is believed said plan and representation 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 representation submitted by the applicant and as approved by the City Council on \_\_\_\_\_, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and/or recommended by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



c. The developer shall obtain all necessary building permits prior to construction.

**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.

PASSED FOR PUBLICATION:

DATE PASSED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK  
P98-017

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

4



112  
3-1

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 1, 1999

**MEMORANDUM**

TO: Virginia Henry, Assistant City Clerk

FROM: Grace L. Garcia, Secretary

SUBJECT: REQUEST TO SCHEDULE HEARING - AFTERNOON (ROUTINE)

998-017

1. Elder Creek Park Tentative Map located east of Stockton Boulevard and south of Elder Creek Road between 65<sup>th</sup> Expressway and Cougar Drive.  
Entitlements to subdivide property for future residential development in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zone, (D6), APN: 040-010-010-067:
  - A. Environmental Determination: Negative Declaration;
  - B. Mitigation Monitoring Plan;
  - C. Rezone 2.51± vacant acres from R-1 to R-1A for 16 lots (Lots 10-25) in the proposed subdivision for future residential development.

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

Attachments

PFP DATE: 3-23-99  
 HEARING DATE: 3-30-99 afternoon  
 FINAL COUNCIL ACTION DATE: \_\_\_\_\_



P98-017 - Elder Creek Park

- REQUEST:
- A. Negative Declaration
  - B. Mitigation Monitoring Plan
  - C. Rezone 2.51+ vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) for 16 single family lots (Lots 10-25) for future single family development.
  - D. Tentative Map to subdivide 6.0 + acres into 33 single family lots for future single family residential development in the Standard Single Family (R-1) zone and proposed Single Family Alternative (R-1A) zone.

LOCATION: Elder Creek Road between Cougar Drive & 65<sup>th</sup> Street  
040-010-010,067  
South Sacramento Community Plan Area  
Sacramento Unified School District  
Council District 6

APPLICANT:	LTM Construction Inc., Bowdoin Pfeifer, (415)282-0115 1218 Michigan St. San Francisco, CA 94107
OWNER:	LTM Construction Inc., Bowdoin Pfeifer, (415)282-0115 1218 Michigan St. San Francisco, CA 94107
PLANS BY:	Rose's Engineering, 9070 Elk Grove Blvd. Elk Grove, CA 95624
APPLICATION FILED:	Original 2-25-98; Revised 7-31-98;
STAFF CONTACT:	Bridgette Williams, 264-5000