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# CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**

APR 3 1980

Marty Van Duyn

**[REDACTED]**  
PLANNING DIRECTOR

April 1, 1980

## CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL ROOM 308

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

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezoning from R-1 to R-1A (P-8945)

LOCATION: Riverbend Commons Subdivision, two miles south of Harmon Drive

### SUMMARY

This is a request for rezoning in order to allow the development of half-plex units on 34 corner lots located in a single family subdivision that is currently under construction. The staff and Planning Commission recommended approval of the request.

### BACKGROUND INFORMATION

The applicant proposes to obtain the R-1A zoning in order to allow the halfplex units. The lots will then be sold to individuals in order to allow custom development of each lot. Each individual will have to apply for a tentative map and special permit in order to allow the Planning Commission and City Council to consider specific plans.

The proposed halfplex zoning is compatible with surrounding R-1 zoning. Staff has no objection to the proposed R-1A zoning.

### VOTE OF PLANNING COMMISSION

On March 13, 1980 the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the request.

**APPROVED**  
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE  
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Rezoning and adopt the attached Rezoning Ordinance.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

  
Walter J. Slipes, City Manager

MVD:HY:bw

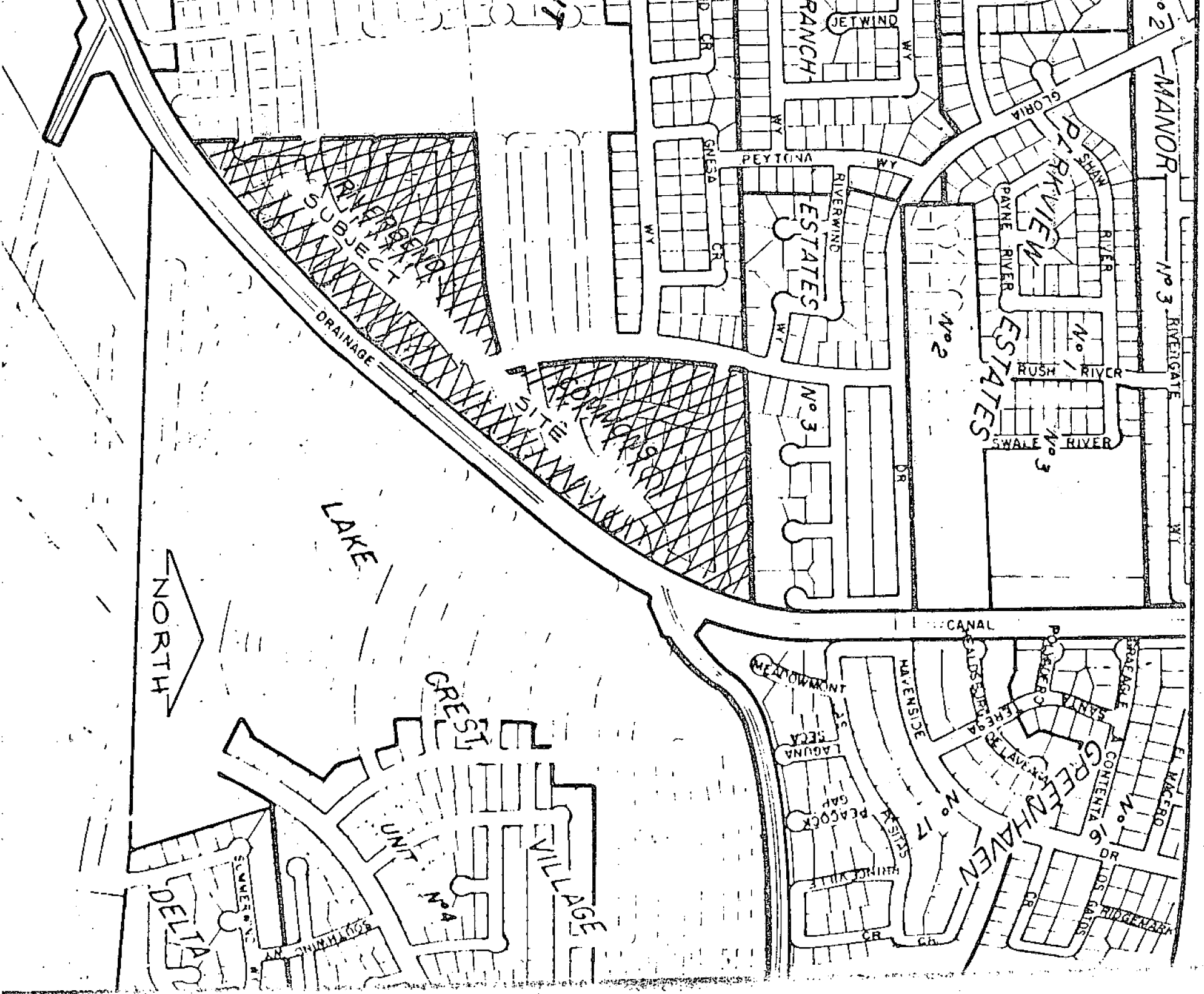
April 8, 1980  
District No. 8

Attachments  
P-8945

P.8945

MARCH 13, 1980

ITEM No. 17



STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the rezoning request from Single Family, R-1, to Townhouse, R-1A.



1.

ORDINANCE NO. 4338 , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED IN THE RIVERBEND COMMONS SUBDIVISION, LOTS ON HIDDEN COVE CIRCLE, MARANI WAY, RUSH RIVER DRIVE, DE MAR DRIVE, & ROCKY BEND CIRCLE FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-8945) (APN:031-020-52)

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(s) and placed in the R-1A Townhouse zone(s).

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

**APPROVED**  
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE  
CITY CLERK

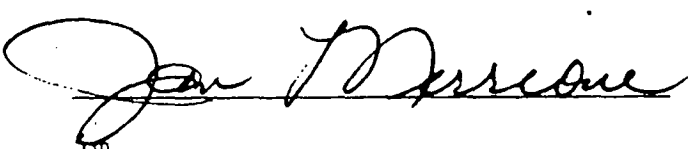
P-8845

LEGAL DESCRIPTION

LOTS 1, 14, 22, 27, 30, 34, 38, 41,  
42, 48, 49, 58, 59, 67, 68, 76, 77,  
86, 88, 93, 95, 99, 101, 106, 107,  
113, 117, 122, 127, 128, 132, 135,  
146, AND 147, (ALL CORNER LOTS) OF  
THE PLAT OF "RIVERBEND COMMONS"  
RECORDED IN BOOK 135 OF MAPS, MAP  
NO. 24, IN THE OFFICE OF THE RECORDER  
OF SACRAMENTO COUNTY.

P-8945

- 7. Various requests for property located at the northeast corner of Babette Avenue, southeast corner of 22nd Street and Pierre Avenue, southwest and southeast corners of Craig Avenue and Pierre Avenue, northeast corner of Craig Avenue, southwest corner of Beth Avenue and 22nd Street, northeast and northwest corners of John Still Dr. and 22nd Street. (P-8944) (D8)
  - a. Rezone from R-1 to R-1A
  - b. Tentative Map to divide 8 lots into 16 half-plex lots
  - c. Subdivision Modification to waive service connections
- 8. Rezone 34 corner lots from R-1 to R-1A. Loc: Riverbend Commons Subdivision, Lots on Hidden Cove Circle, Marani Way, Rush River Drive, De Mar Drive and Rocky Bend Circle. (P-8945) (D8) PFP 4-1 #7
- 9. Various requests for property located at the southwest corner of 14th Avenue and 58th Street. (P-8946) (D5)
  - a. Tentative Map to divide .8+ acre into 5 lots
  - b. Subdivision Modification to waive service connections to 2 lots
- 10. Amend Methodist Hospital PUD. Loc: 7500 Timberlake Way. (P-8947) (D8)
- 11. Various requests for property located at the northwest and southwest corners of Greenhaven Drive and South Land Park Drive. (P-8950) (D8)
  - a. Establish PUD
  - b. Designate PUD Schematic Plan
  - c. Rezone from A and R-1 to R-1A(PUD)
- 12. Various requests for property located at the east terminus of Grandstaff Drive and west of Union House Creek. (P-8951) (D8)
  - a. Amend Community Plan
  - b. Rezone 46+ acres from R-1 to R-1A
  - c. Tentative Map to divide 56+ acres into 263 single family lots
  - d. Subdivision Modification to create a lot more than 100 feet deep.

  
 JM

Attachments

PFP 4-1-50  
 HRG 4-5-50  
 CC JAN DUYN  
 CARSTENS  
 MIRIAM  
 TANIMOTO  
 YEE





# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK


April 9, 1980

Riverbend Commons  
1519 U Street  
Sacramento, CA 95818

Gentlemen:

On April 8, 1980, the City Council adopted the enclosed certified ordinance rezoning property located in the Riverbend Commons Subdivision, lots on Hidden Cove Circle, Marani Way, Rush River Drive, De Mar Drive, and Rocky Bend Circle from the R-1 Single Family Residential zone to the R-1A Townhouse zone. (P-8945) (APN: 031-020-52)

Sincerely,

  
Jaci Pappas  
Acting City Clerk  
JP:HO'

Encl.

cc: The Spink Corporation  
Planning Department

Item No. 26