



1.6

NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

**PASSED FOR
PUBLICATION
& CONTINUED
TO 11-9-99**

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

October 26, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING PORTIONS OF PROPERTY LOCATED AT PARK CITY DRIVE AND CORPORATE WAY IN THE POCKET COMMUNITY PLAN AREA FROM THE SINGLE FAMILY-ALTERNATIVE (R-1A{PUD}) ZONE TO 4.8± ACRES OF MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT R-4{PUD} FOR SENIOR APARTMENTS

(P99-053) (APN: Portions of 031-054-001-005)

LOCATION AND DISTRICT: Park City Drive at Corporate Way in District 7

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to November 9, 1999.

CONTACT PERSON: Bridgette Williams, 264-5000

FOR COUNCIL MEETING OF: November 2, 1999

SUMMARY:

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

Parke Place Greenhaven, P99-053
October 26, 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:
ROBERT P. THOMAS
CITY MANAGER

APPROVED:



JACK CRIST, DEPUTY CITY MANAGER
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES DEPT.

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING PORTIONS OF PROPERTY LOCATED AT PARK CITY DRIVE AND CORPORATE WAY IN THE POCKET COMMUNITY PLAN AREA FROM THE SINGLE FAMILY- ALTERNATIVE (R-1A{PUD}) ZONE TO 4.8 ± ACRES OF MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT R-4{PUD} FOR SENIOR APARTMENTS

(P99-053) (APN: Portions of 031-054-001-005)

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

SECTION 1

The territory described in the attached exhibit which is located at Park City Drive and Corporate Way in the R-1A(PUD) zone established by Ordinance No. 99-015, is hereby removed from said zone and placed in the following zone: 4.8 ± gross acres in the Multi-Family Residential - Planned Unit Development (R-4{PUD})

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 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 parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on September 23, 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. 2550, Fourth Series.
- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Negative Declaration on file at the Planning and Development Department.
- d. Said property shall in no instance on Parcel 1 for the senior housing apartment product exceed the maximum allowable units (166) and a density of 34 du/na, unless a Special Permit is granted by the Planning Commission (e.g. subject to a "density bonus" per State Statute Govt. Code Section 65915). If a "density bonus" is granted, the unit count shall not exceed (278 units total @ 58 units per acre) the R-4 zoning density permitted.

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. 99-015, to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

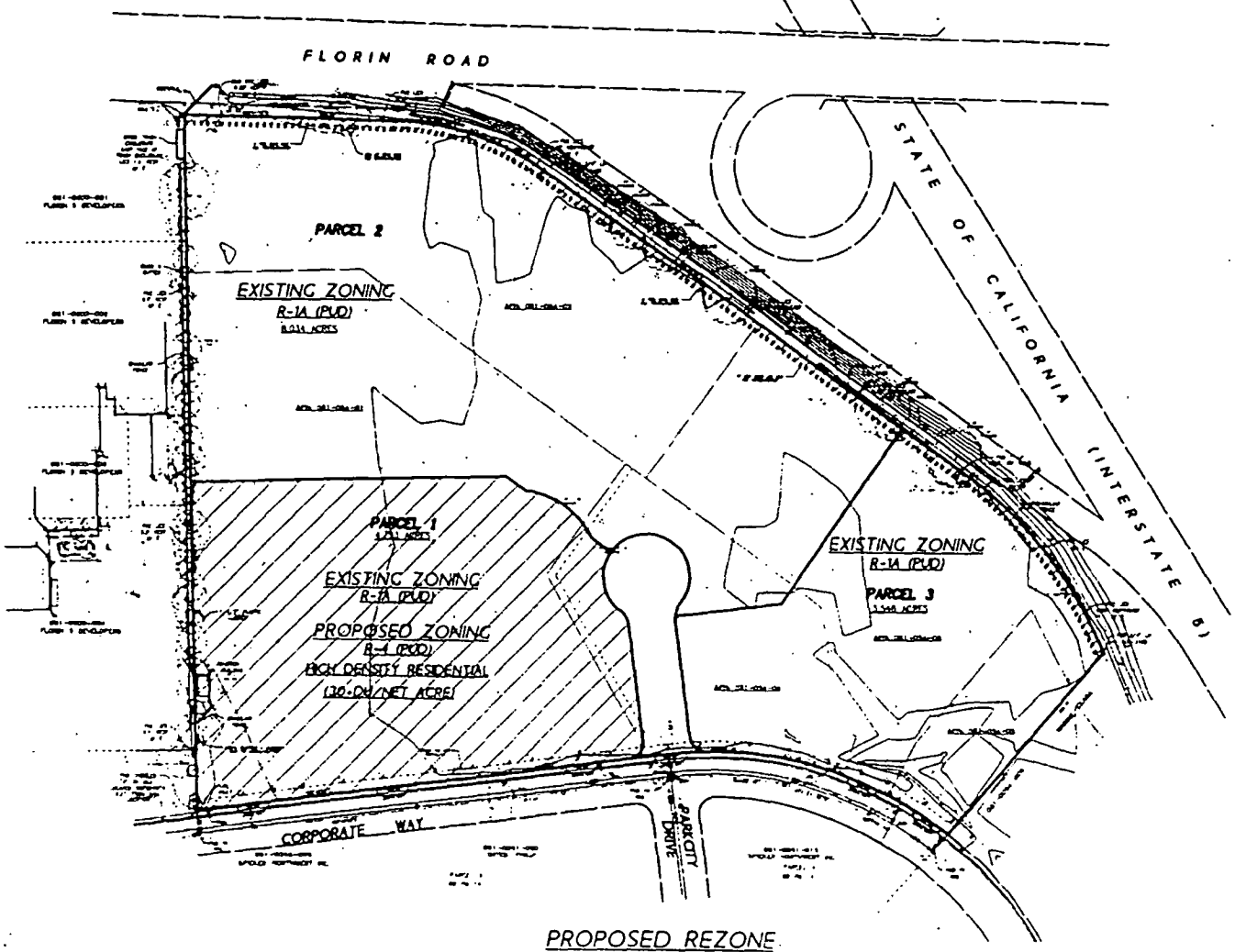
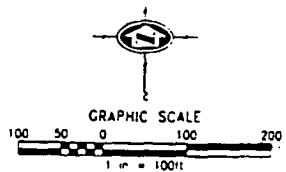
CITY CLERK

P99-053

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



PROPOSED REZONE.

OWNER	ASSESSOR'S PARCEL NO.
GREENHAVEN SENIOR HOUSING, LP	031-054-1.7.3.4.5
C/O LUCAS ENTERPRISES	
83 SCRIPPS DRIVE SUITE 320	
SAC., CA. 95825	
APPLICANT	
LUCAS ENTERPRISES	
83 SCRIPPS DRIVE SUITE 320	
SAC., CA. 95825	
ENGINEER	
WORTON & PITALO, INC.	
1788 TRIBUTE ROAD, SUITE 200	
SACRAMENTO, CA. 95815	

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____