



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

February 10, 1982

**APPROVED**  
BY THE CITY COUNCIL

FEB 16 1982

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15102);
  2. Amendment to the 1980 Central City Community Plan from light industrial to light density multiple family;
  3. Rezoning from M-1 to R-3A;
  4. Tentative Map (P-9605)

LOCATION: North half block bounded by "Q" and "R" Streets and 9th and 10th Streets

SUMMARY:

This is a request for entitlements necessary to develop 36 condominium units on a 1 - 2 acre site. The staff and Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION:

The subject proposal is one of several CADA (Capitol Area Development Authority) projects in this area. The projects are being developed to provide additional housing stock and affordable housing opportunities for downtown residents.

The subject site is located in an area that contains mix uses. There is a City park to the north, heavy commercial to the south, offices to the west and east. The proposed residential development is compatible with adjacent land uses.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

VOTE OF PLANNING COMMISSION

On January 14, 1982, the Planning Commission by a vote of seven ayes, two absent recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Adopting the attached Resolution amending the 1980 Central City Plan;
2. Adopting the attached Rezoning Ordinance;
3. Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map with conditions.

Respectfully submitted,

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:cp  
Attachments  
P-9605

February 16, 1982  
District No. 1

**RESOLUTION No. 82-100**

**Adopted by The Sacramento City Council on date of**

February 16, 1982

RESOLUTION AMENDING THE CENTRAL CITY COMMUNITY  
PLAN FROM LIGHT INDUSTRIAL TO LIGHT DENSITY  
MULTIPLE FAMILY RESIDENTIAL FOR THE AREA  
DESCRIBED ON THE ATTACHED EXHIBIT.  
(APN: 006-272-401-04, and 06-12) (P-9605)

WHEREAS, the City Council conducted a public hearing on February 16, 1982, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for condominium development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit in the City of Sacramento is hereby designated on the Central City Plan as light density multiple family.

\_\_\_\_\_  
MAYOR

ATTEST:

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

**APPROVED**  
BY THE CITY COUNCIL

FEB 16 1982

OFFICE OF THE  
CITY CLERK

P-9605

ORDINANCE NO. 82-012

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

February 1982

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT southwest corner of 10th and "Q" Streets FROM THE M-1 light industrial ZONE AND PLACING SAME IN THE R-3A light density multiple family ZONE (FILE NO. P-9605 ) (APN: 006-272-01;04,06-12)

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 M-1 light industrial zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-3A light density multiple family 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 FEB 16 1982 OFFICE OF THE CITY CLERK

LEGAL DESCRIPTION

P-9605

Lots 1, 2, 3, and 4 of block bounded by Q, R, 9th and 10th Streets,  
City of Sacramento.

## RESOLUTION No. 82-101

Adopted by The Sacramento City Council on date of

February 16, 1982

A RESOLUTION ADOPTING FINDINGS OF FACT,  
APPROVING A REQUEST FOR TENTATIVE MAP  
FOR SARATOGA TOWNHOMES FOR THE NORTH HALF  
BLOCK BOUNDED BY Q, R, 9TH AND 10TH STREETS  
(APN: 006-272-01-04,06-12) (P-9605)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Saratoga Townhomes for the north half block bounded by Q, R, 9th and 10th Streets, (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on February 16, 1982, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Central City Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat, pursuant to CEQA, Section
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

The Tentative Map be approved subject to the following conditions:

1. The applicant shall provide alley improvements, submit a drainage and sewer study, and provide street lights to the satisfaction of the City Engineering Department.
2. The applicant shall provide adequate driveway widths as required by the City Traffic Engineering Department.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9605

APPROVED  
BY THE CITY COUNCIL

FFB 16 1982

OFFICE OF THE  
CITY CLERK

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 11, 1982  
 ITEM NO. 148 FILE NO. P-9605  
H-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER \_\_\_\_\_

Recommendation:  
 Favorable  
 Unfavorable  
 Petition  Correspondence

LOCATION: Subzone of 10<sup>th</sup> & Q Streets

<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	✓		✓	
Fong	absent			
Goodin	✓			
Holloway	absent			
Hunter	✓			✓
Larson	✓			
Muraki	✓			
Silva	✓			
Simpson	✓			

- 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 \_\_\_\_\_



# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

February 9, 1982

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT southwest corner of 10th and "Q" Streets FROM THE M-1 light industrial ZONE AND PLACING SAME IN THE R-3A light density multiple family ZONE (FILE NO. P-9605 ) (APN: 006-272-01,04,06-12)

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PASSED FOR PUBLICATION:

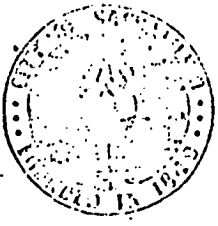
PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95811  
TELEPHONE (916) 449-5804

MARTY VAN DUYN  
PLANNING DIRECTOR

January 27, 1982

City Council  
Sacramento, California

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 2-16-82

Honorable Members in Session:

SUBJECT: Rezone 1+ acre from M-1 to R-3A for property located  
at SW corner of 10th and "Q" Streets.

SUMMARY

This item is presented at this time for approval of publication  
of title pursuant to City Charter, Section 38.

BACKGROUND

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.

RECOMMENDATION

It is recommended that the item be passed for publication of title  
and continued to February 16, 1982.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIFE  
CITY MANAGER

MVD:cp  
attachment  
P-9605

February 9, 1982  
District 01