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April 21, 1980

Office of the City Clerk  
City Hall Room 203  
915 I Street  
Sacramento, California 95814

Re: P-8938

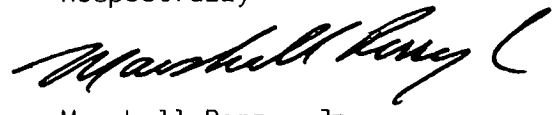
Attention: Jaci Pappas

Dear Ms. Pappas:

Please continue the above referenced matter to a June  
calendar date. JUNE 10

Thank you.

Respectfully



Marshall Perry, Jr.

MARSHALL PERRY, JR.  
& DAD  
Realtors  
P.O. Box 6556  
Modesto, CA 95355  
(209) 524-5245

RECEIVED  
CLERK'S OFFICE  
CITY OF SACRAMENTO  
APR 23 11 07 AM '80

FILED  
By the City Council  
Office of the City Clerk  
*Cont to*  
*6-10-80*  
APR 29 1980

5. Various requests for property located on the north side of Lemon Hill Avenue, approximately 725 feet east of 65th Street. (P-8920) (D6)
  - a. Tentative Map to divide 6+ acres into 32 single family lots
  - b. Subdivision Modification to waive required 120-foot street centerline offset
  - c. Subdivision Modification to create two lots less than 100 feet deep
  
6. Various requests for property located on the north side of Lemon Hill Avenue, approximately 100 feet east of Belleview Avenue. (P-8932) (D6)
  - a. Tentative Map to divide 6+ acres into 19 residential lots
  - b. Subdivision Modification to create lots deeper than 160 feet
  
7. Various requests for property located on the west side of Sacramento Boulevard, approximately 400 feet north of Fruitridge Road. (P-8938) (D5)
  - a. Amend Fruitridge Community Plan from Light Density Residential to Shopping or Commercial
  - b. Rezone from R-1 to C-2-R
  - c. Parcel Map to create one parcel from two parcels
  - d. Subdivision Modification to waive service connections
  
8. Various requests for property located on the west side of University Avenue at Santa Maria Way. (P-8941) (D3)
  - a. Tentative Map to divide 32+ acres into nine common lots
  - b. Subdivision Modification to waive service connections
  
9. Various requests for property located at 7006 Lemon Hill Avenue. (P-8961) (D6)
  - a. Tentative Map to divide 4+ acres into four lots
  - b. Subdivision Modification to create a deep, flag-shaped lot
  - c. Subdivision Modification to waive service connections to three lots
  
10. Various requests for property located at the northwest corner of San Juan Road and Truxel Road. (P-8966) (D1)
  - a. Rezone from A to R-1A-R(PUD)
  - b. Tentative Map to divide 20+ acres into an airspace condominium lot

PFP: 4-22-80  
 Hrb: 4-29-80  
 FCA: 5-8-80  
 CC: VAN DUYN  
 CARSTEN'S  
 MIRIOWE  
 TANIMOTO  
 Y.S.S.

# SACRAMENTO CITY PLANNING COMMISSION

## APPLICATION INFORMATION

APPLICATION TAKEN BY: DP

Gen. Plan Amend. (GPA)  Comm. Plan Amend. (CPA)  Rezone (RZ) from R-1 to C-2  
 Special Permit (SP)  Variance (V)  Tentative Map (TM)  Sbdvn. Modification (SM)

Other ED

Assessors Parcel No. 022 - 019 - 18 Address W side of Sacramento Blvd., 400+ N of Fruitridge Road

Request(s) 1.) Environmental Determination 2.) Amend Community Plan from Light Density Residential to Shopping or Commercial 3.) Rezone from R-1 to C-2 4.) Parcel Map to create 1 parcel from 2 existing parcels 5.) Subdivision Modification to waive service connections

Owner(s) Perry & Perry Investments - P.O. Box 6556, Modesto <sup>95355</sup> Phone No. (209) 524-5245

Applicant Perry & Perry Investments - P.O. Box 6556, Modesto <sup>95355</sup> Phone No. (209) 524-5245

Signature \_\_\_\_\_ Filing Fee \$762.00 Receipt No. 5117

C.P.C. Meeting Date 3-13-80 ; cont'd. to 3-27

## ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Approved Based on Find. of Fact Due \_\_\_\_\_

Rec. Approval CPA & SM; \_\_\_\_\_ Rec. Approval w/Conditions Parcel Map \_\_\_\_\_ Denied \_\_\_\_\_

Findings of Fact rezoning to C-2-R Applicant to return to CPC w/revised site plan

Copy Sent to Applicant \_\_\_\_\_

Recommendations and Appeals are Forwarded to City Council for Final Action.

## COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment \_\_\_\_\_ Rezoning \_\_\_\_\_ Tentative Map \_\_\_\_\_ Subd. Modification \_\_\_\_\_ Appeal \_\_\_\_\_

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_ Return to Planning Commission \_\_\_\_\_

ENTITLEMENT(S) TO USE: \_\_\_\_\_ is/are:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_

By: \_\_\_\_\_  
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: \_\_\_\_\_  
DATE



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL ROOM 306

SACRAMENTO, CALIF 95814  
TELEPHONE (916) 449-5604

Marty Van Duyn  
Planning Director

April 18, 1980

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 Removing Property Located on the West side of Sacramento Boulevard, 400+ Feet North of Fruitridge Road from the R-1 Single Family Residential Zone and Placing Same in the C-2-R General Commercial Review (P-8938) (APN: 022-019-18).

### SUMMARY

This item is presented at this time for Council's approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

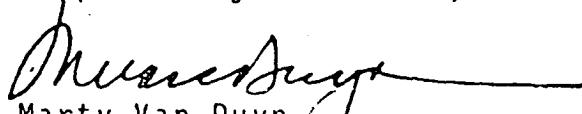
### BACKGROUND INFORMATION

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.

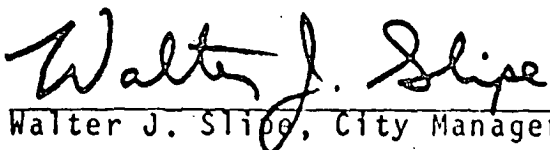
### RECOMMENDATION

It is recommended the item be passed for publication.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

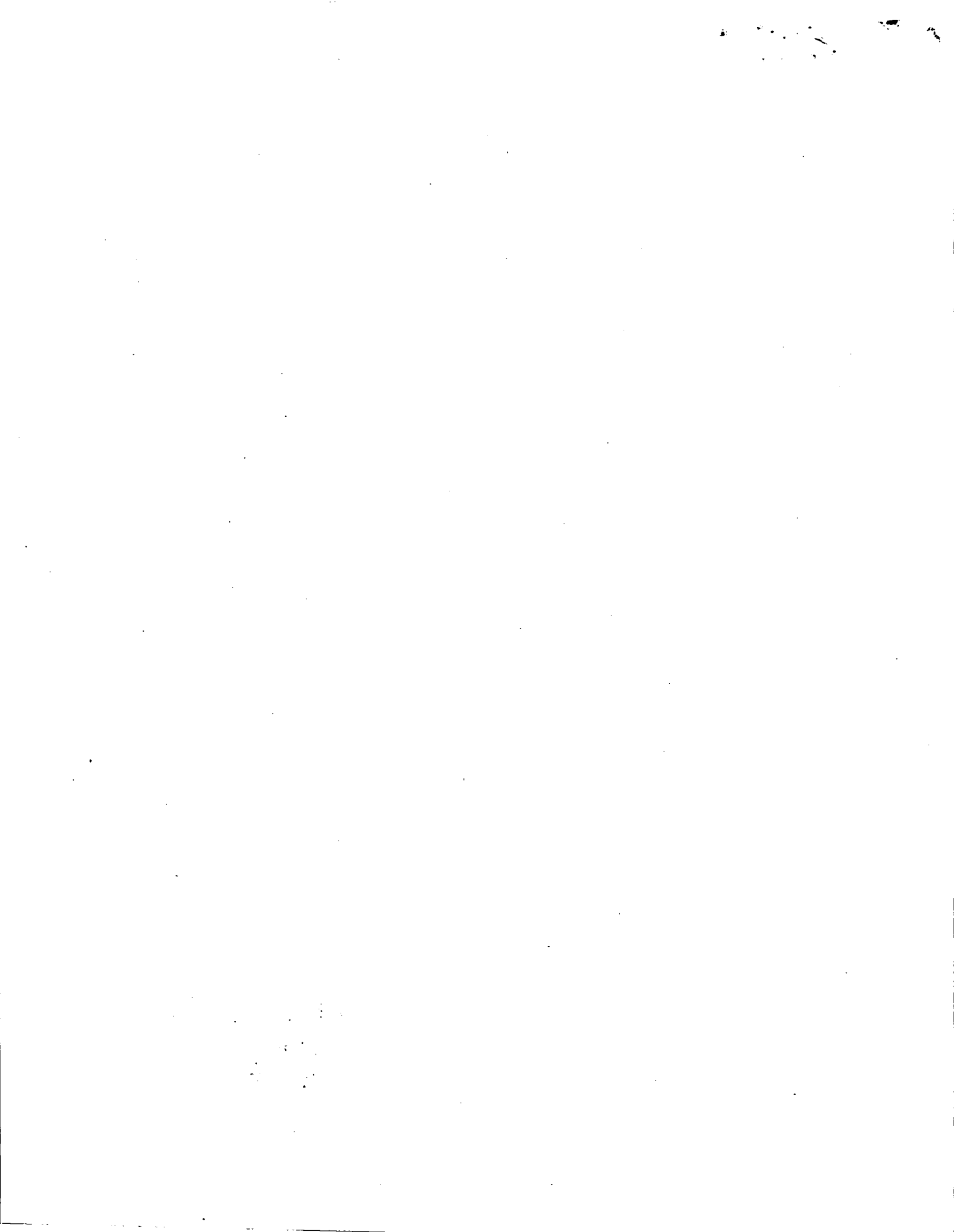
FOR TRANSMITTAL TO CITY COUNCIL:

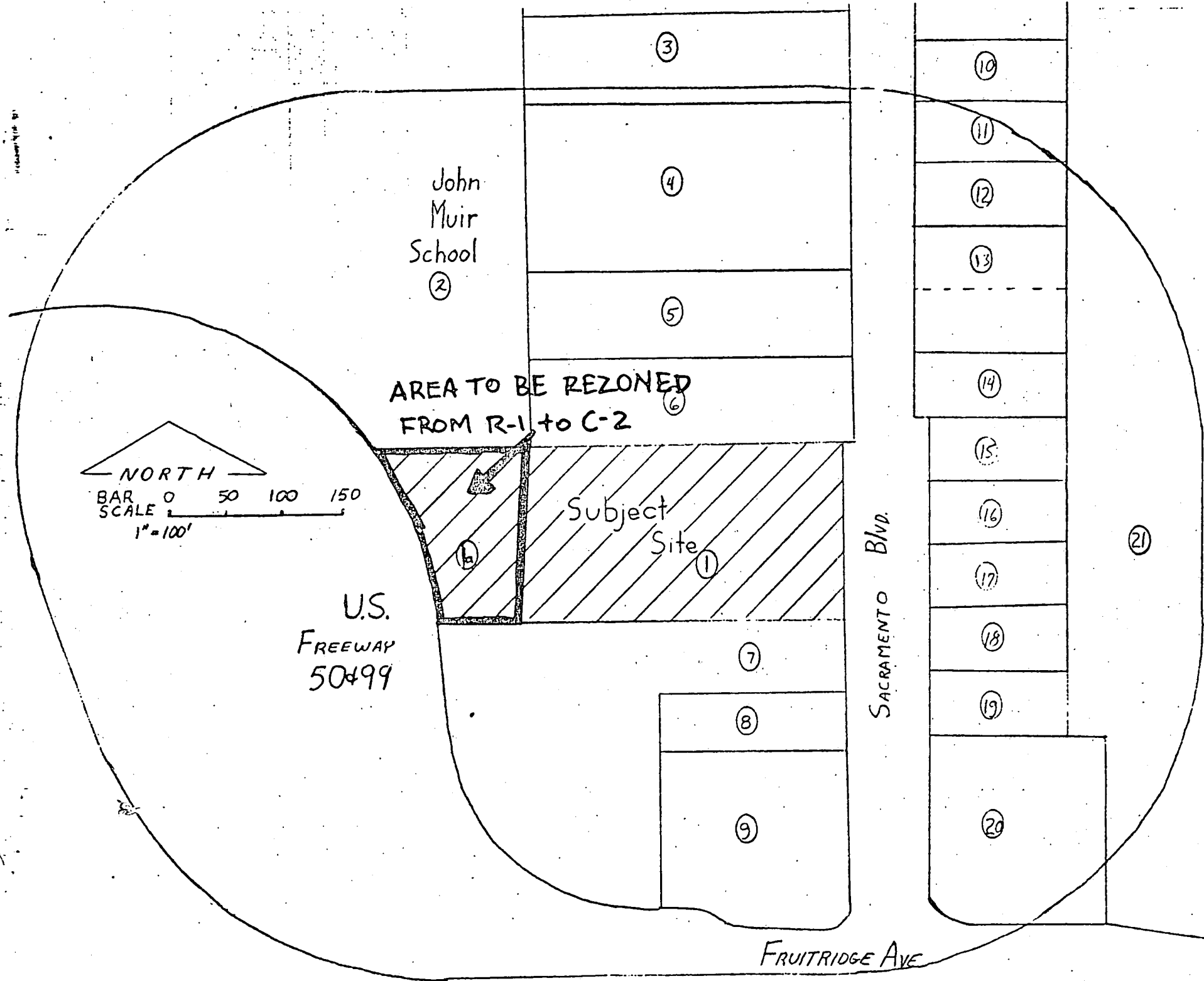
  
Walter J. Slife, City Manager

APPROVED BY THE CITY COUNCIL  
APR 22 1980  
OFFICE OF THE CITY CLERK  
PPF +  
cont to  
4-29-80

jm  
Attachments  
P-8938

April 22, 1980  
District No. 5





John  
Muir  
School  
②

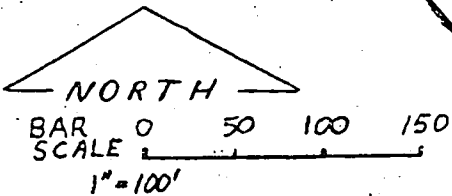
AREA TO BE REZONED  
FROM R-1 to C-2  
⑥

Subject  
Site  
①

U.S.  
FREEWAY  
50499

SACRAMENTO  
BLVD.

FRUITRIDGE AVE



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P-8938

3-27-80

No. 8

3.

ORDINANCE NO.

, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT W si. of Sacramento Blvd., 400+ ft. N of Fruitridge Rd. FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE C-2-R General Commercial Review ZONE (FILE P- 8938) (APN: 022-019-18)

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 and placed in the C-2-R General Commercial Review zone(s).

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 his 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.

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 March 27, 1980, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director 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.

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:

ATTEST:

\_\_\_\_\_  
MAYOR

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



# CITY OF SACRAMENTO

## NOTICE

IN ACCORDANCE WITH THE LAW, THIS NOTIFICATION IS SENT TO ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE PROPERTY DESCRIBED ABOVE. ATTENDANCE AT THIS HEARING IS OPEN TO THE PUBLIC, AND QUESTIONS OF A TECHNICAL NATURE MAY BE DIRECTED TO THE CITY PLANNING DEPARTMENT, TELEPHONE NUMBER 449-5604.

April 11, 1980

Perry & Perry Investments  
P. O. Box 6556  
Modesto, CA 95355

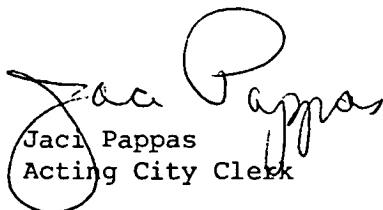
Gentlemen:

Notice is hereby given that a hearing date of April 29, 1980 has been set in the matter of AMEND FRUITRIDGE COMMUNITY PLAN from Light Density Residential to Shopping or Commercial, REZONE from R-1 to C-2-R, PARCEL MAP to create one parcel from two parcels and SUBDIVISION MODIFICATION to waive service connections, requests for property located on the west side of Sacramento Boulevard, approximately 400 feet north of Fruitridge Road. (P-8938)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,

  
Jaci Pappas  
Acting City Clerk

JP:HO'

Information copies to: Marshall Perry, Sr.  
P-8938 Mailing List (6 addressees)  
Planning Department





# 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 23, 1980

Perry & Perry Investments  
P. O. Box 6556  
Modesto, CA 95355

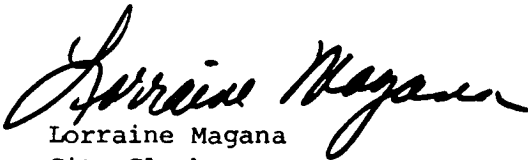
Gentlemen:

The hearing scheduled for April 29, 1980 regarding AMEND FRUITRIDGE COMMUNITY PLAN from Light Density Residential to Shopping or Commercial, REZONE from R-1 to C-2-R, PARCEL MAP to create one parcel from two parcels and SUBDIVISION MODIFICATION to waive service connections, requests for property located on the west side of the Sacramento Boulevard, approximately 400 feet north of Fruitridge Road, has been continued to June 10, 1980. (P-8938)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, further continuances may be obtained only by personally appearing at the Council meeting at the time the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance.

Sincerely,

  
Lorraine Magana  
City Clerk

LM:HO'

Information copies to: Marshall Perry Sr.  
P-8938 Mailing List (6 addressees)  
Planning Department