



# CITY OF SACRAMENTO

34

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

MARTY VAN DUYN  
PLANNING DIRECTOR

January 22, 1985

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination  
2. Rezone from Single Family, R-1 to Townhouse, R-1A zone  
3. Tentative Subdivision Map (P84-418)

LOCATION: 6452 Riverside Boulevard

## SUMMARY

The application is for entitlements to develop two halfplex units on an interior lot. The Planning Commission and staff recommend approval of the project subject to conditions.

## BACKGROUND INFORMATION

The subject site is an interior lot fronting on Riverside Boulevard. The adjacent lot to the immediate west is developed with a duplex and the Elks Lodge is to the immediate east. Opposite facing street frontage is not possible on an interior lot, the Commission and staff support the proposed halfplex project due to its location and immediately adjacent land uses.

## VOTE OF THE PLANNING COMMISSION

On December 13, 1984, the Planning Commission voted eight ayes, one absent, to recommend approval of the proposed project.

APPROVED  
BY THE CITY COUNCIL

JAN 22 1985

OFFICE OF THE  
CITY CLERK

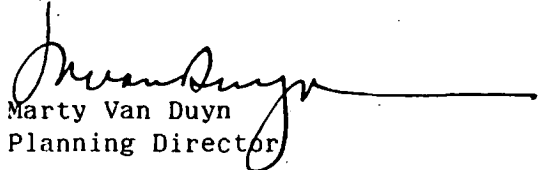
34

RECOMMENDATION

The Planning Commission and staff recommend the following City Council action:

1. Ratify Negative Declaration;
2. Adopt the attached Ordinance rezoning the subject site from R-1 to R-1A;
3. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with Conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

AG:lao  
 Attachments  
 P84-418

January 22, 1985  
 District No. 8

SACRAMENTO CITY PLANNING COMMISSION

34

MEETING DATE Dec 13, 1984  
 ITEM NO. 180 FILE # 84 418  
 M \_\_\_\_\_

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

Location: 6452 Riverside Blvd

Recommendation:  
 Favorable  
 Unfavorable  
 Petition  Correspondence

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	<i>absent</i>			
Goodin	✓			
Hunter	✓		✓	
Ismael	✓			✓
Ramirez	✓			
Stinson	✓			
Tolloway	✓			

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

3

ORDINANCE NO. 85-012

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 PROPERTY LOCATED AT 6452 RIVERSIDE BOULEVARD FROM THE SINGLE FAMILY, R-1 ZONE(S) AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S) (FILE NO. P- 84-418)(APN: 030-750-17)

APPROVED BY THE CITY COUNCIL

JAN 22 1985

OFFICE OF THE CITY CLERK

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 Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse, R-1A 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 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.
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 December 13, 1984, 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:

\_\_\_\_\_  
MAYOR

ATTEST:

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

P84-418

LEGAL DESCRIPTION

LOT 29 GRANGER'S DAIRY.

P84-418

RESOLUTION No. 85-054

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 6452 RIVERSIDE BOULEVARD

(P-84-418)(APN: 030-750-17)

APPROVED BY THE CITY COUNCIL

JAN 22 1985

WHEREAS, the City Council, on January 22, 1985, held a public hearing on the request for approval of a tentative map for property located at 6452 Riverside Boulevard

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

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

- 1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1976 South Pocket Community Plan designate the subject site for low density residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  - a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.
  - b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
  - c. Pay off existing assessments.

\_\_\_\_\_  
MAYOR

ATTEST:

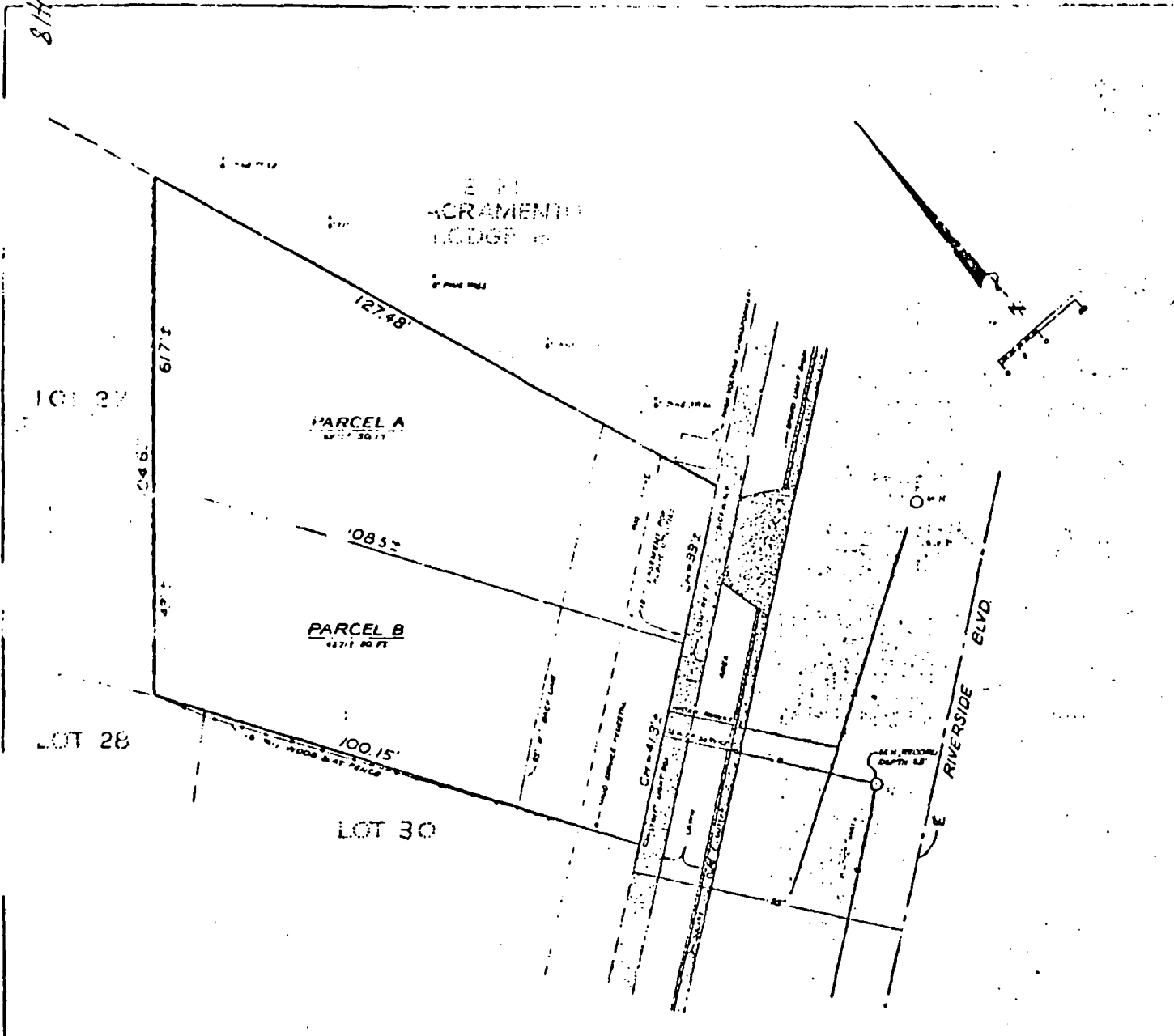
\_\_\_\_\_  
CITY CLERK

P84-413



PS-118

6



TENTATIVE PARCEL MAP OF  
**LOT 29**  
**GRANGERS DAIRY SUBDIVISION**  
 CITY OF SACRAMENTO, CALIFORNIA  
 OCTOBER, 1984 SCALE 1" = 20'

**RECORD OWNER & SUBDIVIDER**  
 JACK A. BOILER  
 12 SEASIDE MURKIN (AGENT)  
 P.O. BOX 22328  
 SACRAMENTO, CALIFORNIA 95828  
 (916) 431-7600

**SURVEYOR**  
 TIMOTHY S. THUM, L.S. 8457  
 2404 21<sup>ST</sup> STREET  
 SACRAMENTO, CALIFORNIA 95816  
 (916) 431-1111



**ASSESSOR'S PARCEL NUMBER**

**EXISTING ZONING & USE**  
 ZONED R-1

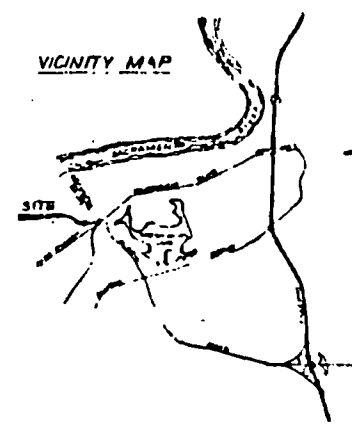
**PROPOSED ZONING & USE**  
 2048 R-1A HALF PLOT

**PROPOSED SEWAGE DISPOSAL & DRAINAGE**  
 EXISTING PUBLIC SEWERS & DRAINAGE

**PROPOSED WATER SUPPLY**  
 EXISTING PUBLIC WATER MAINS

**SCHOOL DISTRICT**  
 SACRAMENTO CITY UNIFIED

**VICINITY MAP**



P 84418

NO 845-0  
 34

STAFF REPORT CORRECTED 12-17-84  
**CITY PLANNING COMMISSION**

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

34-

APPLICANT	Gene Hurych - P.O. Box 22522, Sacramento, CA 95822		
OWNER	Jack Boxler		
PLANS BY	T. Train - 2504 21st Street, Sacramento, CA 95818		
FILING DATE	11-7-84	50 DAY CPC ACTION DATE	REPORT BY: SC:sg
NEGATIVE DEC	11-27-84	EIR	ASSESSOR'S PCL NO 030-750-17

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone from R-1 to R-1A (Section 2-B-3(a))
  - C. Tentative Map (Subdivision Ordinance)
  - D. Special Permit for halfplex development (Section 7)
  - E. *Subdivision Modification to defer water and sewer services*
- LOCATION:** 6452 Riverside Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a halfplex structure on an interior lot.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
 1976 South Pocket Community  
 Plan Designation: Low Density Residential  
 Existing Zoning of Site: R-1  
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

- North: Single family; R-1
- South: Shopping center & church; SC & A
- East: Elks Lodge; A
- West: Two family; R-1A

Parking Required: Two spaces  
 Parking Provided: Four spaces  
 Parking Ratio: Two to one  
 Property Dimensions: 80' x 110'  
 Property Area: 0.2+ acres  
 Density of Development: 10 d.u. per acre  
 Square Footage of Building: 3,000 sq. ft. total; 1,500 ea. unit  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Colors: Neutral  
 Exterior Building Materials: Wood

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On November 28, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map subject to attached conditions.

**PROJECT EVALUATION:** Staff has the following comments regarding this request:

- A. The subject site is located on Riverside Boulevard opposite a neighborhood shopping center. The east side of the subject site is developed with the Elks Lodge. The property is vacant and bounded on the north and west sides

by single and two family structures. The applicant is requesting a rezone to allow the development of a halfplex structure on the site. Although the request involves the development of two halfplexes on an interior lot, staff supports the proposal since the site is located on a busy street with neighboring commercial uses. The location of the subject site has discouraged single family development of the property.

- B. Since the halfplex structure will be located on an interior lot separate street frontage is not possible. The materials and design of the structure are, however, compatible with adjacent residential development.
- C. The applicant's plans were reviewed by the Traffic Engineer who indicated that the existing curb cut and driveway entrance will have to be removed and replaced with a standard curb, gutter and sidewalk. The proposed driveways will be developed to City standards.
- D. The Planning and Community Services Departments have determined that .0224 acres of land are required for parkland dedication. The applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall not be dated more than 90 days prior to filing the final map.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Recommend approval of the rezone to R-1A;
- C. Recommend approval of the tentative map, subject to the following conditions;
- D. Approval of the special permit, subject to conditions which follow and based upon findings of fact to follow.
- E. *Approval of the Subdivision Modification to defer water and sewer services.*  
Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

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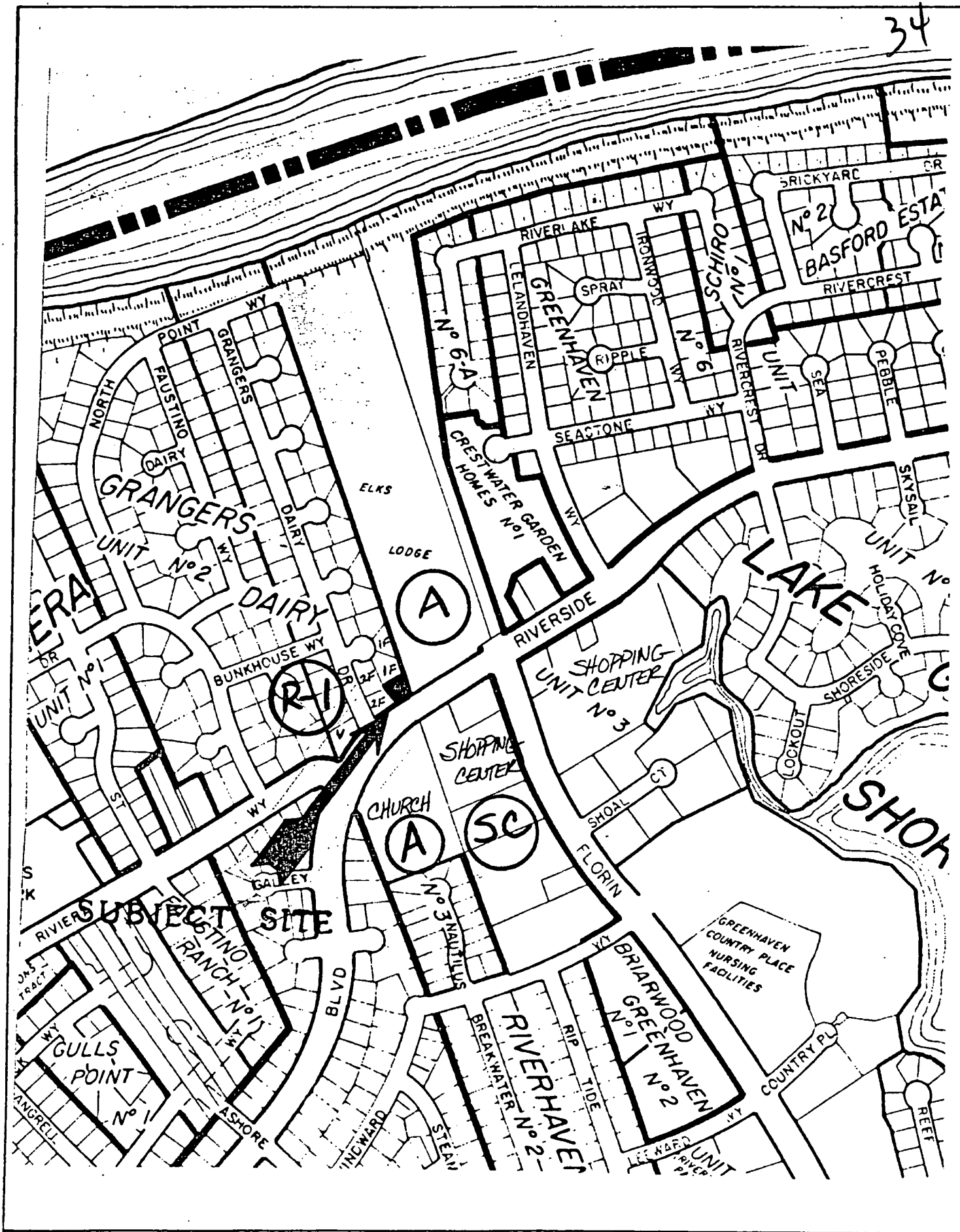
3. Pay off existing assessments.

Conditions - Special Permit

1. The applicant shall remove the existing curb cut and driveway and replace with a standard curb gutter and sidewalk to the satisfaction of the City Traffic Engineer.
2. The two new proposed driveways shall be constructed to City standards.
3. The applicant shall adhere to the attached plans which consist of wood siding and a wood shake roof.

Findings of Fact - Special Permit

1. As proposed, the project is based upon sound principles of land use in that;
  - a. the halfplex structure is compatible with other single family and two family development in the area;
  - b. the neighboring commercial uses make the site less desirable for single family development; and
  - c. The site is located on a busy street.
2. As proposed and conditioned, the special permit, if granted, will not be detrimental to the public health, safety or welfare and will not result in the creation of a nuisance in that the halfplex is designed in a style and with materials that are similar to adjacent single and two family structures.
3. The special permit is consistent with the policies of the General Plan and the North Pocket Community Plan in that the site is designated for residential purposes.



VICINITY - LAND USE - ZONING

AS-418

12-13-84

ITM 18

TENTATIVE PARCEL MAP OF  
**LOT 29**  
GRANGERS DAIRY SUBDIVISION  
 CITY OF SACRAMENTO, CALIFORNIA  
 OCTOBER, 1984 SCALE

RECORD OWNER & SUBDIVIDER  
 JACK A. BUTLER  
 W. GENE HURDON (AGENT)  
 P.O. BOX 42524  
 SACRAMENTO, CALIFORNIA 95818  
 (916) 485-1200

SURVEYOR  
 TIMOTHY J. TRAMER, 13 8457  
 2404 21<sup>ST</sup> STREET  
 SACRAMENTO, CALIFORNIA 95818  
 (916) 485-1118



ASSIGNMENT PARCEL NUMBER

EXISTING ZONING & USE  
 ZONED R-1 (RESIDENTIAL)

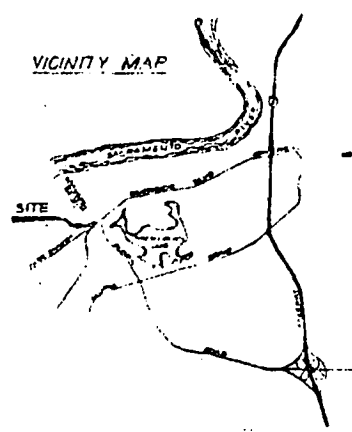
POTENTIAL ZONING & USE  
 ZONE R-1A (SINGLE-FAMILY)

PROPOSED SEWAGE DISPOSAL & DRAINAGE  
 EXISTING PUBLIC SEWERS & DRAINAGE

PROPOSED WATER SUPPLY  
 EXISTING PUBLIC WATER MAINS

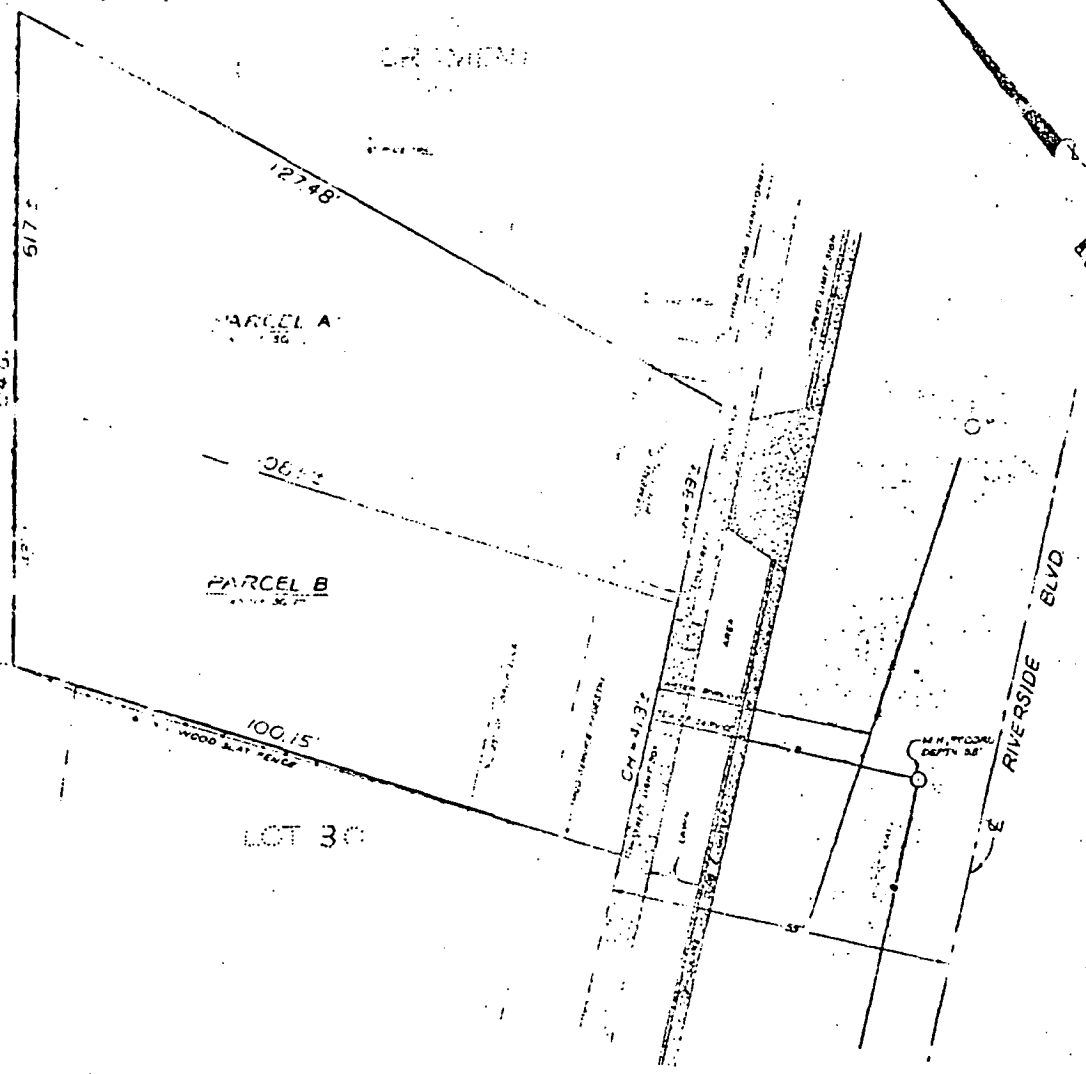
SCHOOL DISTRICT  
 SACRAMENTO (SEE MAP)

VICINITY MAP

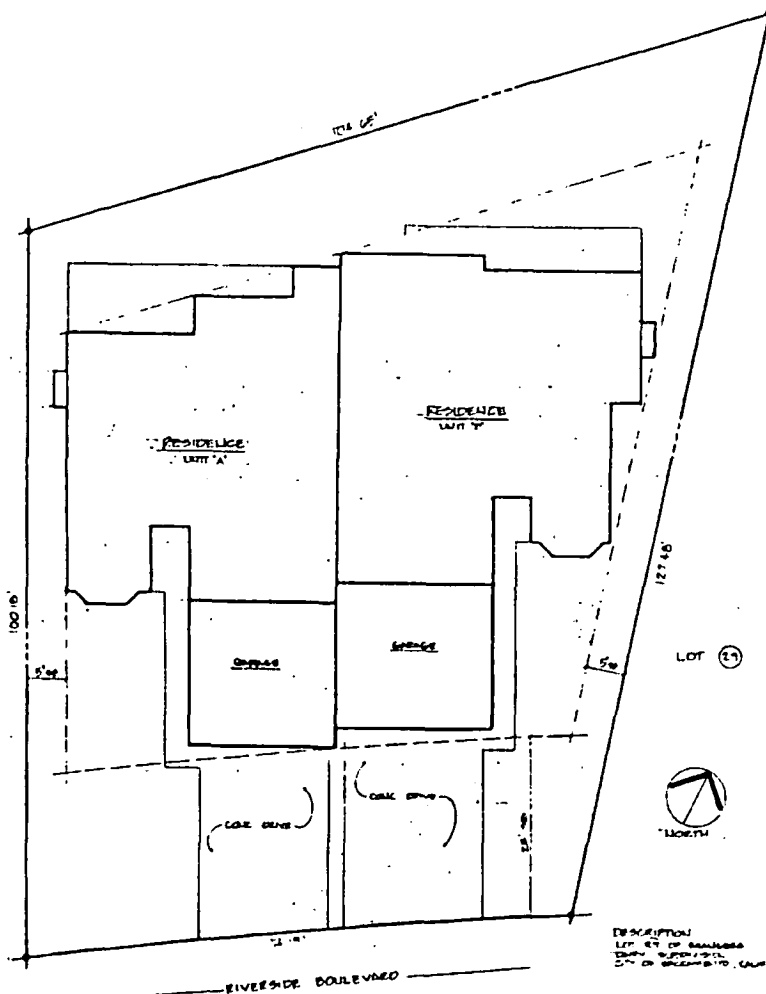


P 84418

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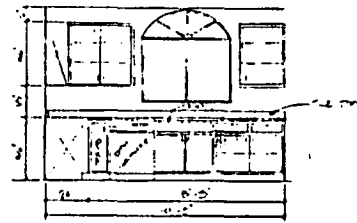


P 84418

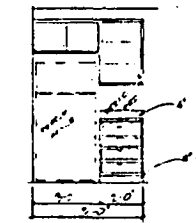


PLOT PLAN SCALE 1/8"=1'-0"

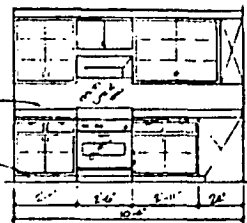
DESCRIPTION  
 LOT 47 OF BARRINGER  
 TRACT, SUBJECT TO  
 EASE OF EGRESS TO CANAL



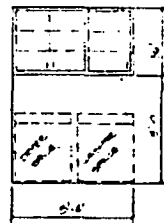
A KITCHEN



B KITCHEN



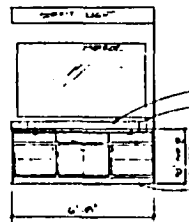
C KITCHEN



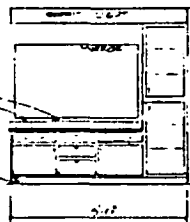
D UTILITY



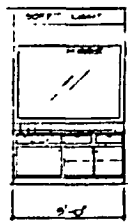
E LINEN



F BATH #2

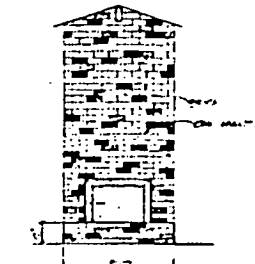


G MAST. BATH



H MAST. BATH

NOTE  
 ALL CABINETS TO BE FINISHED  
 WITH 1/2" PLYWOOD AND 1/2" SHEET  
 PAPER FRONT



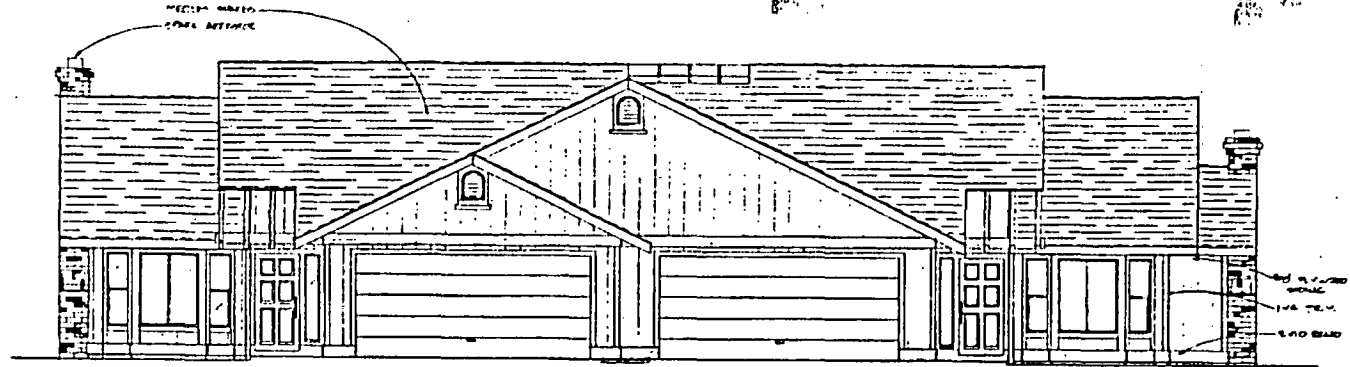
I FAMILY

CABINET DETAILS

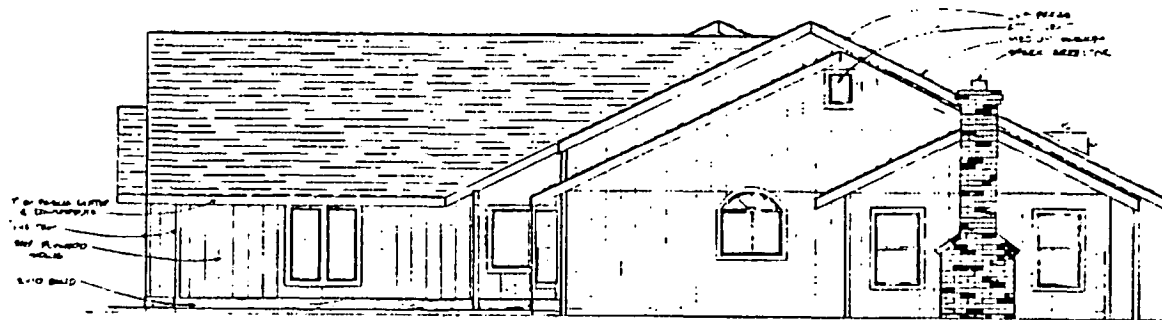
SCALE 3/8"=1'-0"

34

P 84418



FRONT ELEVATION



RIGHT ELEVATION

12-13-84

Item 18

SCALE 1/4"=1'-0"

SHEET 4 OF 10

Handwritten initials or signature.

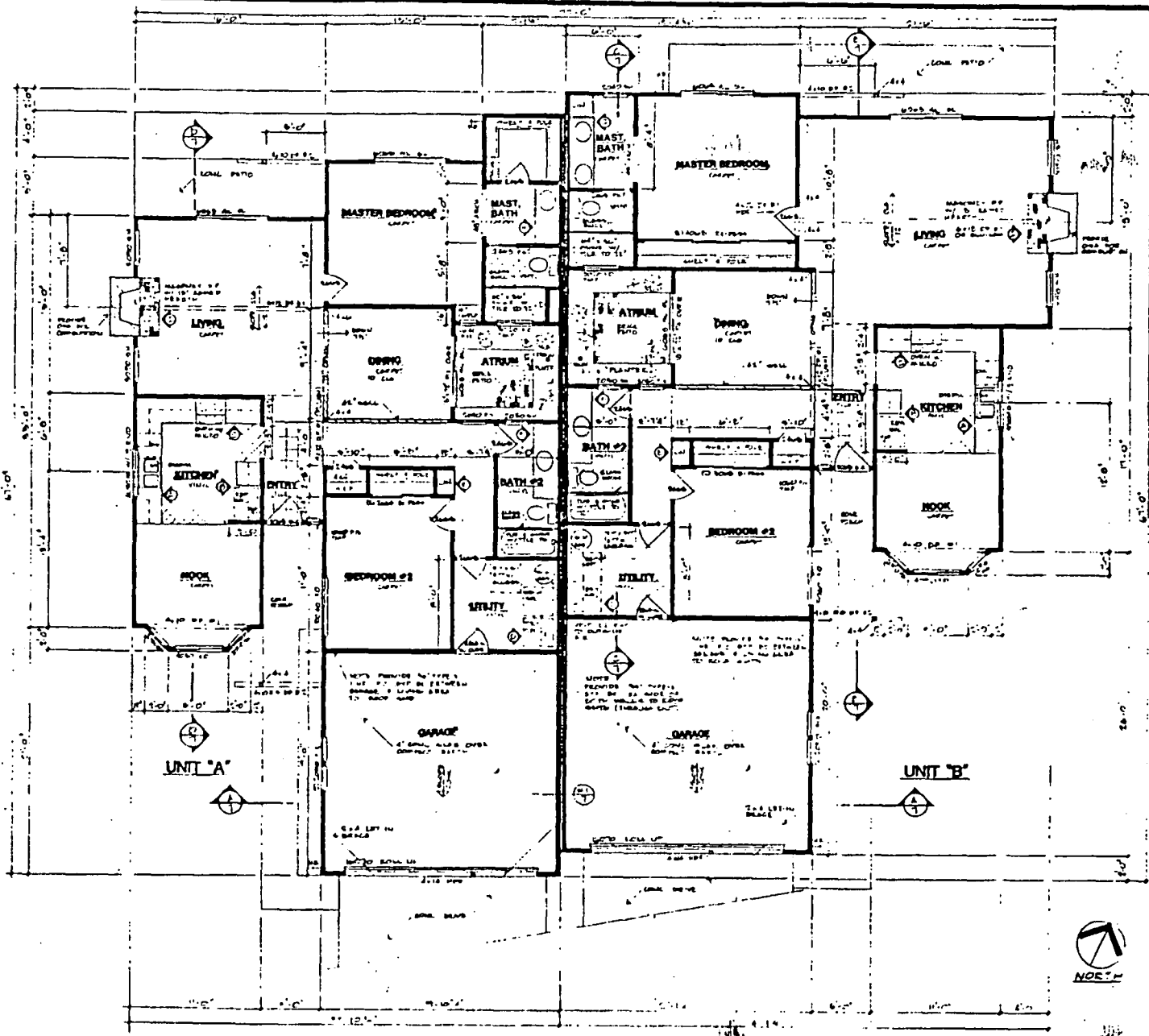


P44-418

12-13-84

17

151 W-21



IF THIS AREA IS NOT TO BE INCLUDED AREA = 100 SQ FT

PLANT AREA	A	= 1577 SQ FT
PLANT AREA	B	= 1462 SQ FT
TOTAL PLANT	A	= 1577 SQ FT
TOTAL PLANT	B	= 1462 SQ FT
TOTAL PLANT		= 3039 SQ FT



FLOOR PLAN SCALE 1/4" = 1'-0"

P 84418

7E



CITY OF SACRAMENTO

34

34

CITY PLANNING DEPARTMENT

927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

January 9, 1985

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Townhouse, R-1A.

LOCATION: 6452 Riverside Boulevard.

SUMMARY

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

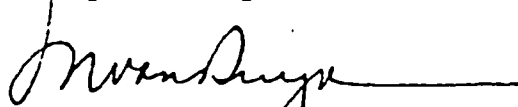
BACKGROUND

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 January 22, 1985.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 1-22-85

MVD:lao  
attachments  
P84-418

January 15, 1985  
District No. 8

5  
34

# 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 REMOVING PROPERTY LOCATED AT 6452  
RIVERSIDE BOULEVARD  
 FROM THE SINGLE FAMILY, R-1 ZONE(S)  
 AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)  
 (FILE NO. P- 84-418)(APN: 030-750-17)

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 Single  
Family, R-1 zone(s),  
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
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 zone(s).

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- 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.
- 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 December 13, 1984, 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.

34 5

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

P84-418

5  
34

LEGAL DESCRIPTION

LOT 29 GRANGER'S DAIRY.

P84-418

# SACRAMENTO CITY PLANNING DEPARTMENT

#304

Application Information

Application taken by/date: FG 11/7/84

Project Location 6452 Riverside Boulevard P 84-418

Assessor Parcel No. 030-750-17

Owners Jack Boxler Phone No. \_\_\_\_\_

Address P.O. Box 22156, Sacto 95822

Applicant Gene Hurych Phone No. 421-3600

Address P.O. Box 22522, Sacramento, CA 95822

Signature \_\_\_\_\_ C.P.C. Mtg. Date ~~XXXXXX~~ 12-13-84

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u>	<u>12/13/84</u>	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
<input type="checkbox"/> Community Plan Amend _____	_____	Res. _____	\$ _____
<input type="checkbox"/> _____	_____	Res. _____	\$ _____
<input checked="" type="checkbox"/> Rezone <u>0.2± ac. from R-1 to R-1A</u>	<u>RA</u>	_____	\$ _____
<input checked="" type="checkbox"/> Tentative Map <u>to divide 0.2± ac. into 2 halfplex lots</u>	<u>RAC</u>	Ord. _____	\$ _____
<input checked="" type="checkbox"/> Special Permit <u>to develop 2 halfplexes</u>	<u>AC</u>	Res. _____	\$ _____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Other <u>Subdivision Modification to defer water and sewer services</u>	<u>AC</u>	_____	\$ _____

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. 4558  
By/date FG 11/7/84

**Key to Entitlement Actions**

- |                                    |   |  |
|------------------------------------|---|--|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |  |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. 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 grounds 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.

Gold - applicant receipt    White - applicant permit    Yellow - department file    Pink - permit book

P 84418

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Dec 13, 1984

- GENERAL PLAN AMENDMENT  TENTATIVE MAP  #34
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

ITEM NO. 180 FILE P 84 418  
M \_\_\_\_\_

Location: 6452 Riverside Blvd

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓			
Goodin	✓			
Hunter	✓		✓	
Ishmael	✓			✓
Ramirez	✓			
Simpson	✓			
Holloway	✓			

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Dec 13, 1984

ITEM NO. 18c FILE P 84418

M \_\_\_\_\_

GENERAL PLAN AMENDMENT

TENTATIVE MAP  *F34*

COMMUNITY PLAN AMENDMENT

SUBDIVISION MODIFICATION

REZONING

LOT LINE ADJUSTMENT

SPECIAL PERMIT

ENVIRONMENTAL DET.

VARIANCE

OTHER \_\_\_\_\_

Location: 6452 Riverside blvd

Recommendation:

Favorable *w/cond.*

Unfavorable  Petition  Correspondence

<u>PROPONENTS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPONENTS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓			
Goodin	✓			
Hunter	✓		✓	
Ishmael	✓			✓
Ramirez	✓			
Simpson	✓			
Holloway	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_



#24  
1-22-85

January 24, 1985

Jack Boxler  
P.O. Box 22156  
Sacramento, CA 95822

Dear Mr. Boxler:

On January 22, 1985, the Sacramento City Council took the following action(s) for property located at 6452 Riverside Boulevard:

Adopted Ordinance 85-012 to rezone 0.2± acres from Single Family to Townhouse zone; adopted Resolution 85-054 approving the Tentative Map to divide 0.2± acres into two halfplex lots. (P-84418)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana  
City Clerk

LM/dp/34

Enclosure: Resolution 85-054  
Ordinance 85-012

cc: Planning Department

Gene Hurych  
P.O. Box 22522  
Sacramento, CA 95822