



# CITY OF SACRAMENTO

31

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

December 4, 1980

**APPROVED**  
BY THE CITY COUNCIL

DEC 9 1980

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Resolution amending City General Plan and Colonial Community Plan by designating a 4+ acre vacant site as a neighborhood park on the south side of 17th Avenue, east of 73rd Street (M-501)

### SUMMARY

The acquisition of this vacant site for development as a neighborhood park is proposed due to the increased residential development in this area and its distance from existing neighborhood park facilities. The Planning Commission and staff recommend that the City Council ratify the Negative Declaration, and adopt the attached Resolution amending the City General Plan and Colonial Community Plan.

### BACKGROUND INFORMATION

The City is negotiating for the acquisition of this vacant site for development as a neighborhood park. This site is currently designated for residential purposes on adopted City plans. The gradual infill residential development of this area, and its distance from existing recreational facilities, justify the proposed amendments. The attached staff report provides additional information regarding this proposal.

### FINANCIAL DATA

The Council Budget and Finance Committee has approved the amendment of the 1980-81 City Capital Improvement Program to provide funding for acquisition of this site.

### VOTE OF COMMISSION

At its October 16, 1980 meeting, the Planning Commission recommended approval of this amendment by a vote of seven ayes, one absent, and one vacancy.

**APPROVED**  
BY THE CITY COUNCIL

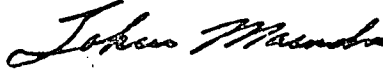
DEC 9 1980

OFFICE OF THE  
CITY CLERK

RECOMMENDATION

The Planning Commission and staff recommend that the City Council ratify the Negative Declaration for this project and adopt the attached resolution amending the City's General Plan and Colonial Community Plan.

Respectfully submitted,



*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:TM:jm  
Attachments  
M-501

December 9, 1980  
District No. 6

RESOLUTION No. 80-815

Adopted by The Sacramento City Council on date of

DECEMBER 9, 1980

RESOLUTION AMENDING THE 1974 GENERAL PLAN FROM RESIDENTIAL TO RECREATION AND OPEN SPACE AND THE COLONIAL COMMUNITY PLAN FROM LIGHT DENSITY RESIDENTIAL TO PARK AND RECREATION DESIGNATIONS FOR PROPERTY LOCATED ON THE SOUTH SIDE OF 17TH AVENUE EAST OF 73RD STREET (M-501)

WHEREAS, the Council of the City of Sacramento has conducted a public hearing on December 9, 1980, concerning the amendment to the General Plan and the Colonial Community Plan. Based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. That infill residential development has gradually increased the population of the area around the proposed park site;
2. That the development of this park site would eliminate a lengthy trip to existing City recreational facilities;
3. That the acquisition and development of this park site would encourage further infill residential development by providing a neighborhood amenity which is currently lacking.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area described in Exhibit A is hereby designated on the 1974 General Plan as Recreation and Open Space and on the Colonial Community Plan as Park and Recreation land use designations.

\_\_\_\_\_  
MAYOR

ATTEST:

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

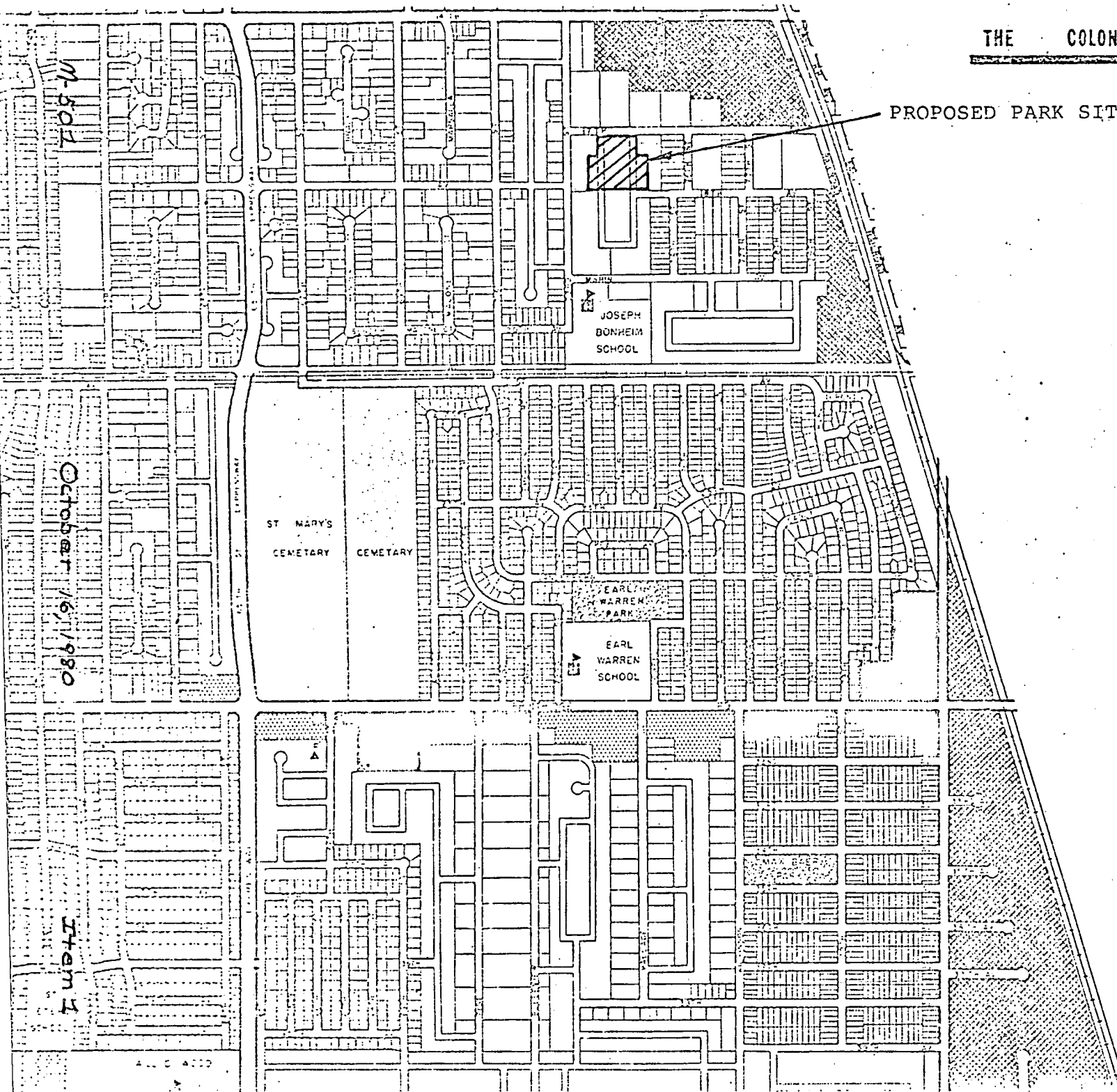
M-501

APPROVED  
BY THE CITY COUNCIL










DEC 9 1980

OFFICE OF THE  
CITY CLERK

THE COLONIAL COMMUNITY PLAN



PROPOSED PARK SITE

-  LIGHT DENSITY RESIDENTIAL
-  LIGHT DENSITY MULTIPLE FAMILY
-  SHOPPING OR COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PARK OR RECREATION FACILITY
-  SCHOOL
-  FIRE STATION
-  BRANCH LIBRARY

M-504

October 16, 1980

Item 1

Exhibit A



SACRAMENTO CITY PLANNING COMMISSION

SPECIAL MTG.

MEETING DATE 10-16-80

ITEM NO. 1 FILE NO. P-  
M- 501

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER Resolution on G.P. Amendment + Colonial Corn. Plan designating park site

Recommendation:

- Favorable
- Unfavorable

LOCATION: S. SIDE OF 17th AVE. E. OF 73rd St.

- Petition
- Correspondence

<u>NAME</u>	<u>PROPOONENTS</u>	<u>ADDRESS</u>

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

MOTION NO. 1

MOTION:

	YES	NO	MOTION	2ND
Aquista	✓			
Goodin	✓			
Hunter	✓			
Larson	✓			
Muraki	✓		✓	
Simpson	<u>absent</u>			
Silva	✓			✓
Fong	✓			

- 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 of Resolution & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

- EXHIBITS:
- A. Site Plan
  - B. Floor Plan
  - C. Elevation
  - D. Landscaping

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Resolution Amending City General Plan and Colonial Community  
Plan by Designating a 4+ Acres Vacant Site as a Park  
Site (M-501)

### SUMMARY

The City is contemplating the acquisition of this vacant 4+ acre site for development as a neighborhood park site. Over the years, infill residential development has gradually increased the population of this area. The staff therefore recommends that the Commission ratify the Negative Declaration, and adopt the attached resolution recommending approval of the plan amendments.

### BACKGROUND

The City Department of Community Services is currently negotiating the acquisition of the vacant R-1 zoned parcel for development as a neighborhood recreational facility. This area was initially subdivided into large parcels many years ago, but its population has gradually increased over the years due to infill residential development in the form of resubdivision of the original large lots, deep lot development, and development of vacant lots.

The nearest existing City recreation facility (Earl Warren Park) is approximately two-thirds of a mile from this site, and two others (Tahoe Park and Colonial Playfield) are over a mile from this site. The staff therefore believes that the increased residential development in this area justifies the amendment of the adopted plans to provide for this neighborhood park site.

The Environmental Coordinator has filed a Negative Declaration for the proposed plan amendments. This report constitutes the Planning Commission review pursuant to Section 65402(a) of the State Government Code.

### FINANCIAL DATA

The Council Budget and Finance Committee has approved amendment of the Capitol Improvement Program to provide funding for acquisition of this site during the 1980-81 fiscal year.

### RECOMMENDATION

The staff recommends that the Commission ratify the Negative Declaration and adopt the attached resolution recommending City Council approval of these plan amendments.

Respectfully submitted,

*Toku Masuda*  
Tokuo Masuda  
Principal Planner

TM:sg

Attachments

M-501

October 16, 1980

Item 1

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission  
on date of

RESOLUTION RECOMMENDING AMENDMENT OF THE 1974 CITY  
GENERAL PLAN AND COLONIAL COMMUNITY PLAN BY DESIG-  
NATING A 4+ ACRE PARK SITE ON THE SOUTH SIDE OF  
17TH AVENUE EAST OF 73RD STREET (M-501)

WHEREAS, the City Planning Commission conducted a public hearing on  
these amendments on October 16, 1980; and

WHEREAS, based on documentary and oral evidence submitted at the pub-  
lic hearing, the Planning Commission hereby finds:

1. That infill residential development has gradually increased  
the population of the area around the proposed park site;
2. That the development of this park site would eliminate a  
lengthy trip to existing City recreational facilities;
3. That the acquisition and development of this park site would  
encourage further infill residential development by providing  
a neighborhood amenity which is currently lacking.

NOW, THEREFORE, BE IT RESOLVED by the City Planning Commission that it  
recommends amendment of the City General Plan and Colonial Community  
Plan by designating a park site as indicated by Exhibits "A" and "B".

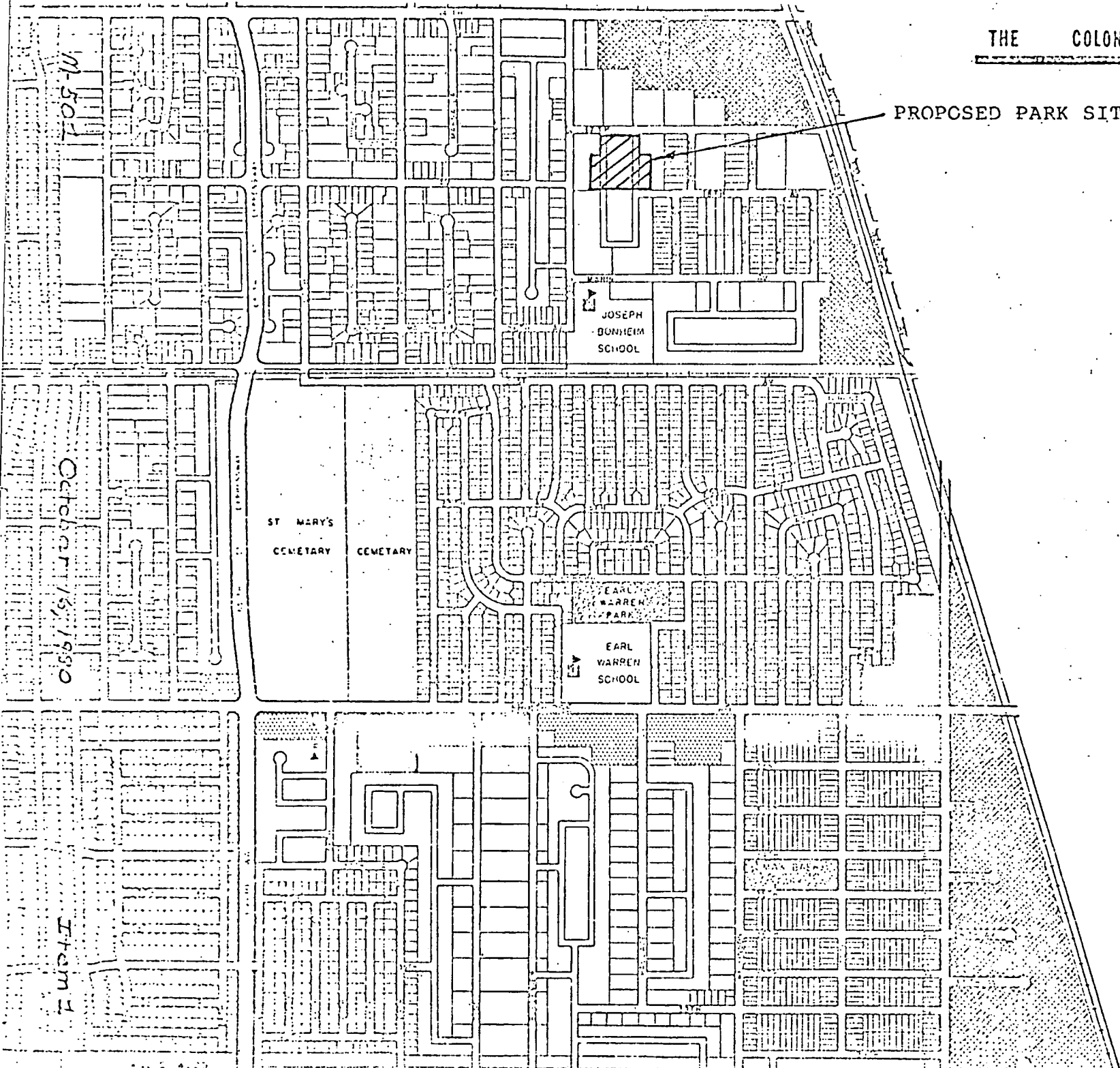
\_\_\_\_\_  
Chairman,  
City Planning Commission










ATTEST:

\_\_\_\_\_  
Secretary,  
City Planning Commission

THE COLONIAL COMMUNITY PLAN

PROPOSED PARK SITE



-  LIGHT DENSITY RESIDENTIAL
-  LIGHT DENSITY MULTIPLE FA
-  SHOPPING OR COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PARK OR RECREATION FACI
-  SCHOOL
-  FIRE STATION
-  BRANCH LIBRARY

M-507

October 15, 1930

ITEM 4

Exhibit A





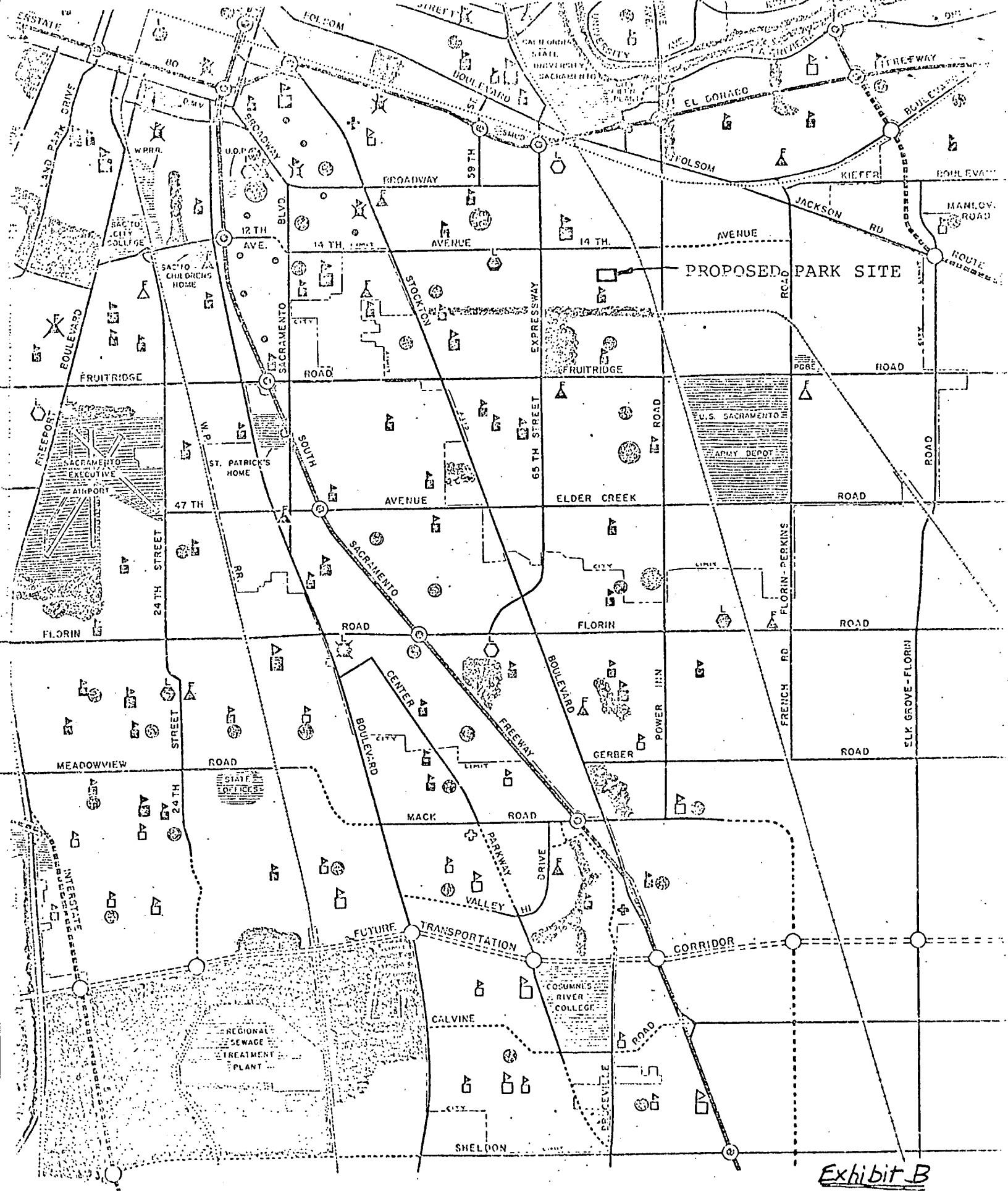


Exhibit B

1974 City General Plan

M-501

October 16, 1980

Item 1