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# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

April 29, 1981

**APPROVED**  
BY THE CITY COUNCIL

*Cont to 7-7-81j*

MAY - 5 1981

*Staff auth to proceed with work on projects*

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Amendment of the 1963 Oak Park Community Plan from Shopping-Commercial to Light Density Multiple Family
  2. Rezoning from General Commercial, C-2 zone, to Garden Apartment, R-2A-R zone. (P-9350)

LOCATION: Southwest corner of 35th Street and 4th Avenue

### SUMMARY

This is a request for entitlements necessary to develop a 20-unit Townhouse apartment complex on 1.75+ vacant acres. The Planning Commission, in concurrence with staff, recommended approval of the amendment to the Community Plan and Rezoning to R-2A-R.

### BACKGROUND INFORMATION

The subject site consists of 1.75+ vacant acres and is zoned General Commercial, C-2. The surrounding properties consist of a mixture of residential and commercial uses. The apartment proposal consists of five 2-story structures containing four units each.

Staff has no objection to the proposal for the following reasons:

1. The proposed density and land use are consistent with the requested Garden Apartment R-2A zoning.
2. The proposal complies with the land use designation of the Oak Park Redevelopment Plan (adopted by City Council in 1973).
3. The proposal conforms to the goals and objectives of the Oak Park Redevelopment Plan.

The Oak Park Project Area Committee supports the apartment proposal as submitted.

There were several property owners and merchants in the neighborhood that appeared before the Commission in opposition to the project. They felt the Commercial zone and the old business district on 35th Street should be retained.

The Commission, however, approved the apartment proposal with reservation. The Commission felt the Oak Park Redevelopment Plan should be re-evaluated and updated.

VOTE OF COMMISSION

On April 23, 1981 the Planning Commission, by a vote of seven ayes, one absent and one abstention, recommended approval of the plan amendment and rezoning.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council 1) approve and adopt the community plan resolution; 2) approve and adopt the rezoning ordinance.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:WW:bw  
Attachments  
P-9350

May 5, 1981  
District No. 5

1. 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 THE NORTHWEST CORNER OF 35TH STREET AND 4TH AVENUE FROM THE C-2 GENERAL COMMERCIAL ZONE AND PLACING SAME IN THE R-2A GARDEN APARTMENT ZONE (P-9350) (APN: 013-142-01 thru 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 C-2 General Commercial zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-2A Garden Apartment 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

P-9350

## LEGAL DESCRIPTION

All that certain real property situate lying and being described as follows: Lots 1, 2 and 3 as shown on "plat of Survey of Land Owned by the Sacramento Electric, Gas & Railway Co., Oak Park, Sacramento Coujty, California" filed in the office of the Recorder of Sacramento County, California on April 3, 1903, in Book 5 of Maps, Map No. 16 and Lots 19 thru 28 in Block 54 of Wm. J. Landers Subdivision B of Oak Park, according to the official plat thereof, recorded March 30, 1903 in Book 5 of Maps, Map No. 15, filed in the office of the Recorder of Sacramento Councy. Said parcel contains 1.794 acres, more or less.

## RESOLUTION No.

Adopted by The Sacramento City Council on date of

May 5, 1981

RESOLUTION AMENDING THE OAK PARK COMMUNITY PLAN FROM SHOPPING-COMMERCIAL TO LIGHT DENSITY MULTIPLE FAMILY FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF 35TH STREET AND 4TH AVENUE (APN: 013-142-01 THRU 12) (P-9350)

WHEREAS, the City Council conducted a public hearing on May 5, 1981 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding land uses;
2. The subject site is suitable for Light Density Multiple Family; and
3. The proposal is consistent with the 1973 Oak Park Redevelopment Plan in that the plan designates the site for multiple family residential;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area as described on the attached exhibit, located in the City of Sacramento, is hereby designated on the Oak Park Community Plan as Light Density Multiple Family.

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MAYOR

ATTEST:

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CITY CLERK

P-9350

SACRAMENTO CITY PLANNING COMMISSION

DATE: April 23, 1981  
 ITEM NO. 10a FILE NO. P-9350  
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER \_\_\_\_\_

Recommendation:  
 Favorable  
 Unfavorable  
 Petition  Correspondence

LOCATION: W side of 35<sup>th</sup> St. S from 4th Avenue

PROPOSERS

NAME

ADDRESS

Andy Pliccia (Neighborhood + Subdevelopment) - 636 J Street, Sacramento

OPPOSERS

NAME

ADDRESS

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

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Goodin	absent			
Holloway	✓			
Hunter	✓		✓	
Larson	✓			
Oraki	✓			
Silva	✓			✓
Simpson	absent			

- 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 \_\_\_\_\_

City Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT: 1. Amend 1963 Oak Park Community Plan from Shopping Commercial to Light Density Multi-family.
2. Rezone 1.75 vacant acres from General Commercial (C-2) to Garden Apartment (R-2A) zone in order to develop 20 dwelling units.

LOCATION: Northwest corner of 35th Street and 4th Avenue

PROPOSAL: The applicant requests the necessary entitlements to develop a 20-unit apartment complex.

BACKGROUND INFORMATION: The subject project was reviewed by the Commission at the April 9, 1981 hearing. Several citizens from the Oak Park neighborhood object to the apartment project and requested the Commission to continue the matter until the Council took action on the proposed 24-unit housing complex located on the east side of 35th Street and 5th Avenue. The 24-unit housing complex was scheduled to be heard by the City Council on April 14, 1981. The Commission therefore continued the project to the April 23, 1981 hearing. Attached is the original staff report.


City Council Action: At the April 14, 1981 City Council meeting several citizens from the Oak Park neighborhood spoke for and against the 24-unit housing complex.

The Council, however, did not discuss the project and therefore continued the matter for 30 days. The council felt that it would be more appropriate to review and discuss both the 20-unit and 24-unit housing complex at the same hearing.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. The Negative Declaration be ratified.
2. The 1963 Oak Park Community Plan be amended from Shopping or commercial to Light Density Multi-family Residential.
3. The site be rezoned from General Commercial (C-2) to Garden Apartment - Review (R-2A-R) based on site development plans as amended by Exhibit "A".

Respectfully submitted,

*For*   
Howard Yee  
Principal Planner

HY:mm



# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Redevelopment Agency, 630 I Street, Sacramento, CA 95814				
OWNER	Redevelopment Agency, 630 I Street, Sacramento, CA 95814				
PLANS BY	Bell & Chew Architects, 1409 - 28th St., Sacramento, CA 95816				
FILING DATE	3-6-81	50 DAY CPC ACTION DATE		REPORT BY	PB:kk
NEGATIVE DEC	4-30-81	EIR		ASSESSOR'S PCL. NO.	13-142-01 thru 12

- APPLICATION:
1. Amend 1963 Oak Park Community Plan from Shopping Commercial to Light Density Multi-family
  2. Rezone 1.75 vacant acres from General Commercial (C-2) to Garden Apartment (R-2A) zone in order to develop 20 dwelling units.

LOCATION: Block bounded by 4th and 5th Avenues and 34th and 35th Streets

PROJECT INFORMATION:

General Plan Designation:	Residential
1963 Oak Park Community Plan Designation:	Shopping or Commercial
Redevelopment Plan - Oak Park Neighborhood (1972):	Multi-family
Existing Zoning:	C-2
Existing Land Use of Site:	Vacant Building and Vacant Lot

Surrounding Land Use and Zoning

North:	Residential, Commercial; C-2
South:	Commercial and City Park; C-2 and R-1
East:	Vacant and Commercial; C-2
West:	Residential; C-2

Property Dimensions:	150' x 520'	Area:	1.75 ac.
Topography:	Flat		
Street Improvements:	Provided		
Existing Utilities:	Available to Site		
Density:	11.4 units per acre		
Sq. Footage of proposed units:	12,950 sq. ft.		
Height:	17.5 ft.		
% Building Coverage	16.8%		
Exterior Building colors:	Undetermined		
Exterior Building Materials:	Stucco with Composition Shingle		
Parking Required: 20	Parking Provided: 31		
Structure Solar Access: 70% of 20 units			
School District:	Sacramento Unified		

BACKGROUND INFORMATION: The Oak Park Redevelopment Plan was adopted by the Planning Commission on January 16, 1973 and by the City Council on May 30, 1973. This plan designates the subject property, for multi-family residential-low density. Attached are excerpts from the Redevelopment Plan pertaining to goals and land uses for the Oak Park neighborhood.

APPLC. NO. 9350

MEETING DATE April 23, 1981  
~~April 9, 1981~~

CPC ITEM NO. 1910

On March 12, 1981, the Planning Commission approved a plan amendment rezoning (P-9295) to develop a 24-unit multiple family housing complex on 2.7± acres located across 35th Street and to the east. This project consisted of twelve one-story duplexes and to be developed under the CDBG Program and Redevelopment Agency.

STAFF EVALUATION: The staff has the following comments regarding the proposal:

1. The project consists of five separate buildings with four units each. There are ten two-bedroom units, two of which are for handicapped. The remaining ten units have three bedrooms. Three separate parking areas serve the units. A tot lot is located in the center of the site.
2. Staff suggests that only deciduous trees be used on the south side of the buildings to allow maximum solar gain in the winter months.
3. City Zoning Ordinance requires that surface parking lots be 50% shaded on 21 August at noon. Consequently a shading diagram shall be provided to show conformance and shall be approved by the Planning Director prior to issuance of a building permit.
4. Traffic Engineering suggests deletion of the driveway adjacent to 4th avenue because of conflict with traffic movement from the alley. Staff suggests that the driveway and parking area be redesigned to allow access from the alley as shown on Exhibit "A".
5. The trash areas should be enclosed with a six foot high masonry fence with gates.
6. The proposed project is designed in such a way so as to achieve a mixture of common open space and individual patio areas. The overall design of the project is therefore consistent with the goal of the General Plan Land Use Element to:  

"Provide safe, stable and attractive residential areas in which to live; functional and efficient commercial and industrial areas in which to work."
7. The proposed project is to be constructed in an area which has a demonstrated need for new housing. In this sense the proposal is consistent with the residential policy of the General Plan to:  

"Continue to revitalize deteriorating residential areas by using the most appropriate programs and tools available to the City."
8. The proposed density and land use are consistent with the requested Garden Apartment R-2A zoning. Staff recommends that the property be rezoned to R-2A-R (Garden Apartment-Review) in order to permit the Commission review authority should the proposal be altered.

9. The project was transmitted to the Oak Park Project Area Committee and Traffic Engineering. There were no objections to the request.

In conclusion, staff has no objection to the townhouse development in that:

1. this type of housing is compatible with the land use designation of the Oak Park Redevelopment Plan,
2. conforms to the goals and objections of the Redevelopment Plan.

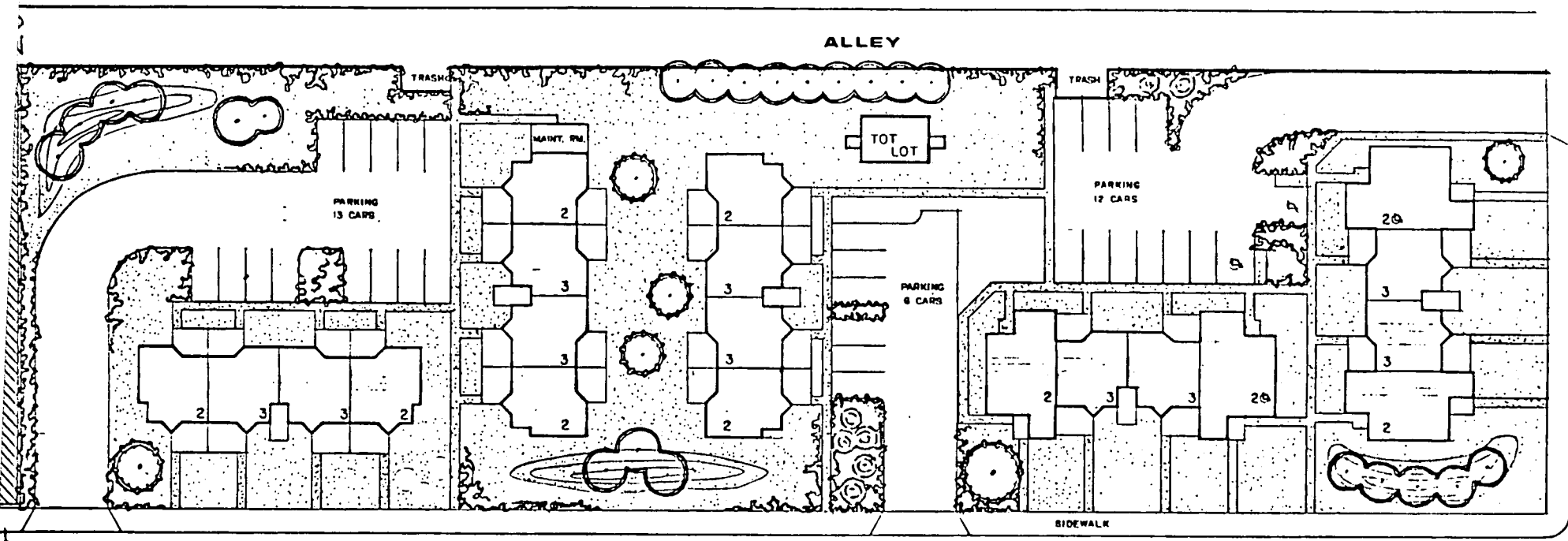
STAFF RECOMMENDATIONS: Staff recommends the following actions:

1. The Negative Declaration be ratified.
2. The 1963 Oak Park Community Plan be amended from Shopping or commercial to Light Density Multi-family Residential.
3. The site be rezoned from General Commercial (C-2) to Garden Apartment - Review (R-2A-R) based on site development plans as amended by Exhibit "A".

P-9350

April 23, 1981  
~~April 9, 1981~~

Item No. ~~9~~ 10



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49-01

35 TH STREET

4 TH AVENUE

**SITE PLAN**

SCALE: 1/16" = 1'



NUMBER OF UNITS	TYPE	SQ. FT. SIZE
2	TWO BEDROOMS	860
2	TWO BEDROOMS HANDICAPPED	931
6	TWO BEDROOMS TOWNHOUSES	1090
10	THREE BEDROOMS TOWNHOUSES	1250

**OAK PARK TOWNHOUSES**

**20 UNITS**

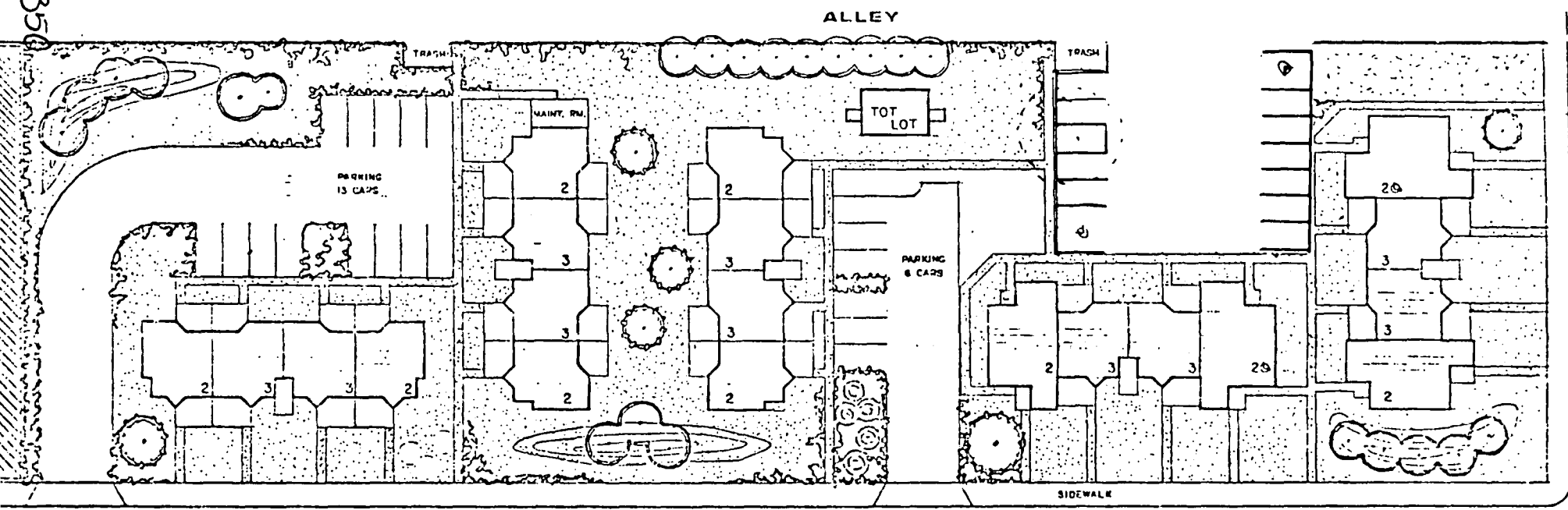
**BELL & CHEW ARCHITECTS**

Item # 10

P. 0350

4-9-81  
4-23-81

Item # 10



38 TH STREET

4 TH AVENUE

SITE PLAN  
SCALE 1/16" = 1'



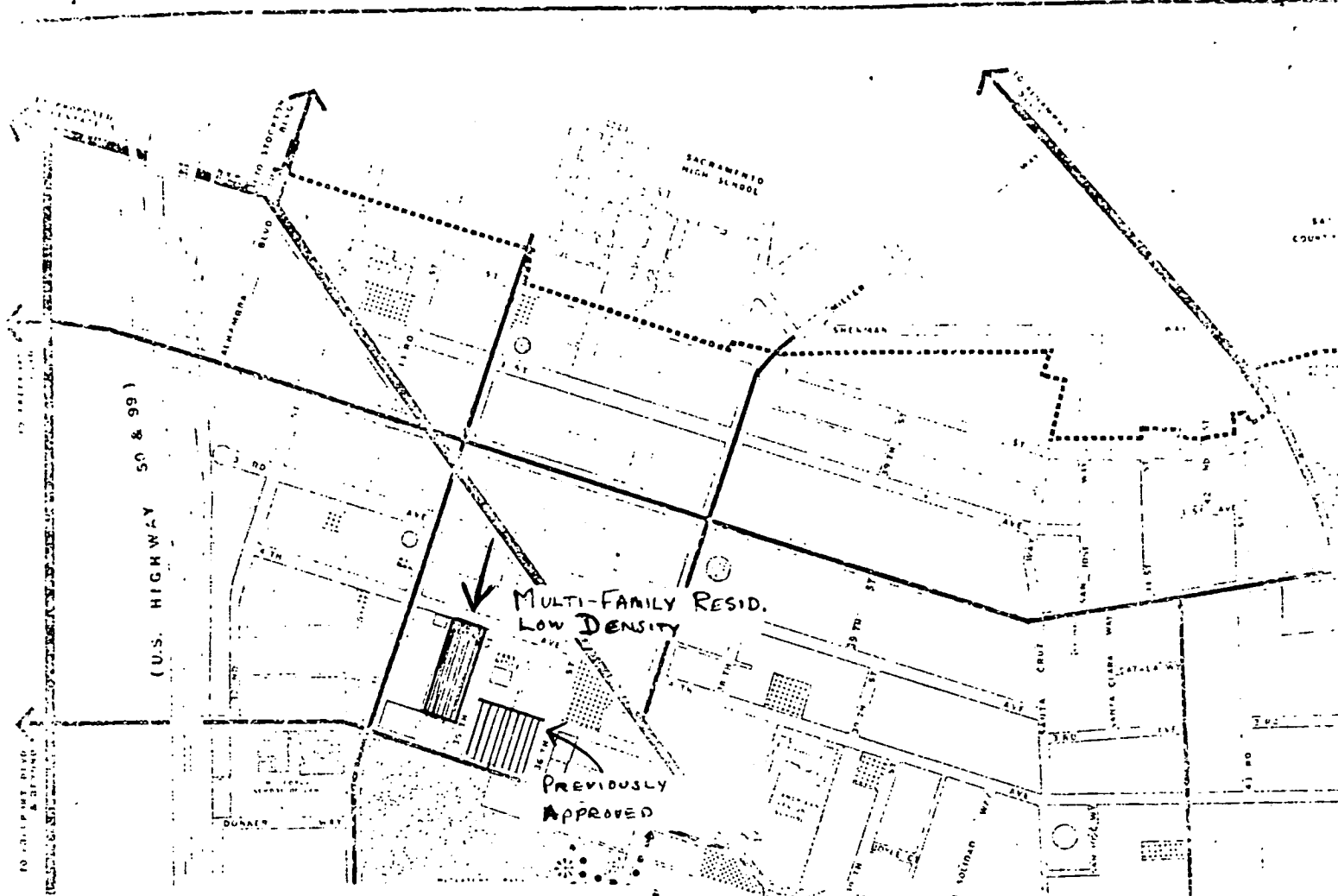
NUMBER OF UNITS	TYPE	SQ. FT. SIZE
2	TWO BEDROOMS	560
2	TWO BEDROOMS HANDICAPPED	831
6	TWO BEDROOMS TOWNHOUSES	1080
10	THREE BEDROOMS TOWNHOUSES	1250

# OAK PARK TOWNHOUSES





















20 UNITS

BELL & CHEW ARCHITECTS

EXHIBIT 'A'



**LEGEND**

- |   |   |   |  |
|---|---|---|--|
|  | PROJECT BOUNDARY FOR PLANNING PURPOSES        |  | HEAVY COMMERCIAL LIGHT INDUSTRY & WAREHOUSE    |
|  | PROJECT BOUNDARY FOR FEDERAL FUNDING PURPOSES |  | MAJOR STREETS                                  |
|  | SINGLE FAMILY RESIDENTIAL                     |  | COLLECTOR STREETS                              |
|  | MULTI FAMILY RESIDENTIAL LOW DENSITY          |  | MINOR STREETS                                  |
|  | MULTI FAMILY RESIDENTIAL MEDIUM DENSITY       |  | POSSIBLE STREET EXTENSIONS AND/OR REALIGNMENTS |
|  | NEIGHBORHOOD FACILITIES CENTER                |  | POSSIBLE STREET OR ALLEY CLOSURES              |
|  | SUB CENTER & SPECIALIZED CENTER               |  | STREETS NEEDING IMPROVEMENT                    |
|  | SCHOOLS & OTHER EDUCATIONAL                   |  | STREETS NEEDING CURB & CUTTER                  |
|  | CHURCHES                                      |  | MAJOR WALKWAY                                  |
|  | POSSIBLE PARKS & PUBLIC OPEN SPACES           |  | MAJOR NODE                                     |

**REDEVELOPMENT PLAN**

OAK  
PS 9350

PARK 4-23-81  
4.9.81 Pg. 14  
NEIGHBORHOOD  
Item # 17

NOTE: The next six pages are excerpts from the Redevelopment Plan for Oak Park.

#### 4. Redevelopment Plan Goals and Objectives

The primary goals are to revitalize the Oak Park Neighborhood and to create a viable and attractive urban residential community. Such goals should be achieved through a variety of ways some of which relate to major policy decisions regarding Oak Park Neighborhood as part of the overall urban environment and others concern programs for physical development and environmental improvement and provision of a variety of social and community facilities and services for the neighborhood as an entity.

##### a. Goals

Broad overall goals related to housing, social environmental and economic considerations. These are:

##### (1) Housing Goals

To provide standard housing for all families presently residing in the Oak Park Area and, at the same time to increase housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. The greater part of the new housing units will be for low and moderate income families.

##### (2) Social Goals

To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process.

##### (3) Environmental Goals

To create a neighborhood environment of the highest level. To eliminate all blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.

##### (4) Economic Goals

To increase and develop economic stability for the area by generating centralized commercial activities and enhancing property values. To provide for new housing within the means of the majority of area residents. To enforce a strong affirmative action program with all contractors working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.


P-9350

P 9.15  
4-9-81  
4-23-81

Item #  
10

b. Objectives

Within the framework of such broad goals the major objectives are the following:

- (1) Rehabilitation of existing structures when economically feasible and when in conformance with development plans for the area.
- (2) Elimination of substandard and blighted residential as well as non-residential structures in the Project Area and their replacement through building of dwellings and other structures commensurate with the needs of the local residents.
- (3) Increase in housing supply for low and moderate income families and other special groups (e.g., housing for the elderly) by providing a variety of new dwelling types in suitable locations within the neighborhood.
- (4) Establish a hierarchy of road systems, reorganize the local traffic and street systems and identify a series of residential environmental areas bounded by major streets. From time to time it may be necessary to close or extend certain streets and alleys to carry out Plan objectives.
- (5) Improve existing McClatchy Park and provide for a variety of small recreational open spaces distributed throughout the neighborhood to meet the active and passive recreational needs of residents.
- (6) Discourage further expansion and encourage gradual removal, over a period of time, of incompatible land uses (primarily commercial, industrial, warehouse and other service type uses) from predominantly residential environmental areas. Every effort should be made to relocate these uses, where possible, in other suitable areas with compatible land uses.
- (7)  Provide a major facilities center for the neighborhood as a whole. The center should form the major focal point of the neighborhood and should include commercial as well as a variety of social, cultural, recreational, entertainment, health and other service facilities for the entire neighborhood. The center should be free from vehicular traffic and include adequate off-street parking facilities. It should be the focus of a walkway system providing pedestrian linkage to surrounding areas. In addition, a small number of local commercial and service centers are proposed within the neighborhood.



## B. LAND USE PLAN

### 1. Redevelopment Plan

The Redevelopment Plan is comprised of the land use map and the text of the Plan.

### 2. Land Use Map

Predominant land uses and the circulation pattern planned for the Oak Park Project Area are indicated on the attached Redevelopment Plan map.

### 3. Implementation

The manner of implementation of the Redevelopment Plan is set forth in the text of the Plan.

### 4. Land Use Categories


Land use categories as indicated on the Oak Park Redevelopment Plan map shall be used in the following manner to the extent the Agency exercises its powers within the Project Area and to the extent determined by police power land use controls implemented by the City.

#### a. Description of Land Uses

##### (1) Residential

Residential areas shall be comprised primarily of single family (detached and duplex) dwellings on individual lots for rent or purchase or condominiums of selected sites within the area. In addition low and low-medium density multiple-family developments are designated along some of the major and collector streets and at other selective locations.

##### (2) General Commercial

 General Commercial shall consist primarily of those facilities which generally provide retail and services to meet local needs of the residents. This category includes retail stores, service establishments, financial institutions, community facilities, medical facilities, social institutions, entertainment facilities, etc.

These facilities are proposed to be developed within an easily accessible and centrally located Neighborhood Facilities Center to create a strong focal point for the neighborhood.

(3) Public, Semi-Public, Institutional

A specific category is not shown on the Land Use Map for these uses. This category includes community facilities, libraries, fire stations, parks and public open spaces, churches and related church facilities, public and private schools and facilities for social, philanthropic and charitable institutions. Existing and potential uses within the area shall be given individual consideration in respect to their site location, intended service area and impact on surrounding land uses.

(4) Heavy Commercial and Light Industrial

The Land Use Map indicates an area east of Stockton Boulevard for locating these uses. Heavy Commercial uses permitted shall consist of those primarily of a wholesale, storage, sales, supply, service, distribution, repair and replacement nature with a minimum of associated retail sales and office uses in connection thereto. Light Industrial uses permitted shall consist primarily of those of a light, non-noxious type. Such uses shall depend on specific planning in the future and consideration should be given in relocating such uses from predominantly residential sections of the neighborhood.

(5) Vehicular, Pedestrian and Bicycle Circulation

The circulation system shall consist of a hierarchy of streets, walkways and possible bikeways to facilitate movement of people and goods. The major streets, the collector streets, the minor streets and the major walkways are illustrated on the map. In addition, possible street extensions and/or realignments, possible street and alley closures as well as streets needing improvement and curb and gutter have been identified. The City shall not be obligated to close or abandon streets and alleys unless and until Agency has paid such compensation, if any, as is required by law to abutting owners. Additional public streets, alleys and easements may be created in the Project Area as needed for proper development. Existing streets and alleys may be abandoned or closed as necessary for proper development within the Project Area.

b. Development Concepts

Overall design concepts have been established for the Project Area to achieve sound and attractive development and good quality urban environment. They are as follows: