

# CITY OF SACRAMENTO

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

MARTY VAN DUYN  
PLANNING DIRECTOR

January 19, 1982

APPROVED  
BY THE CITY COUNCIL

City Council  
Sacramento, California

JAN 26 1982

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

SUBJECT: Appeal of the City Planning Commission's denial of a lot line adjustment; Amendment of the Arden-Arcade Community Plan from multiple family residential to shopping-commercial; and Rezoning from R-2A to C-2 zone (P-9524)

LOCATION: Southeast corner of Auburn Blvd. and Juliesse Avenue

SUMMARY:

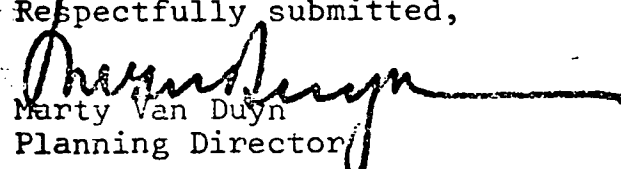
This item was considered by the City Council on January 12, 1982. The Council approved the project and directed staff to prepare the necessary resolutions and ordinance. Attached are the necessary documents for the Council's consideration.

RECOMMENDATION:

The staff recommends that the City Council take the following action:

1. Ratify the Negative Declaration;
2. Adopt the resolution approving the lot line adjustment with conditions;
3. Adopt the attached resolution amending the Community Plan;
4. Adopt the attached rezoning ordinance;
5. Adopt the attached findings of fact.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:cp  
attachments  
P-9524

①

January 26, 1982  
District No. 2

**RESOLUTION No. 82051**

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

January 26, 1982

RESOLUTION APPROVING A LOT LINE ADJUSTMENT FOR LOTS 2 AND 3 IN BLOCK U OF THE PLAT OF ADDITION NO. 4, NORTH SACRAMENTO, CALIFORNIA, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 11 OF MAP NO. 38 (APN: 226-203-02,23,24) (P-9524)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the Lot Line Adjustment for property located at southeast corner of Auburn Boulevard and Juliesse Avenue.

WHEREAS, the Lot Line Adjustment is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15105(A); and

WHEREAS, the Lot Line Adjustment is consistent with the 1974 City General Plan and the 1965 Arden Arcade Community Plan

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the Lot Line Adjustment for property located at the southeast corner of Auburn Boulevard and Juliesse Avenue, City of Sacramento, be approved as shown and described in Exhibits "A" and "B" attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. The proposed lot lines are to be monumented.

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MAYOR

ATTEST:

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CITY CLERK

P-9524

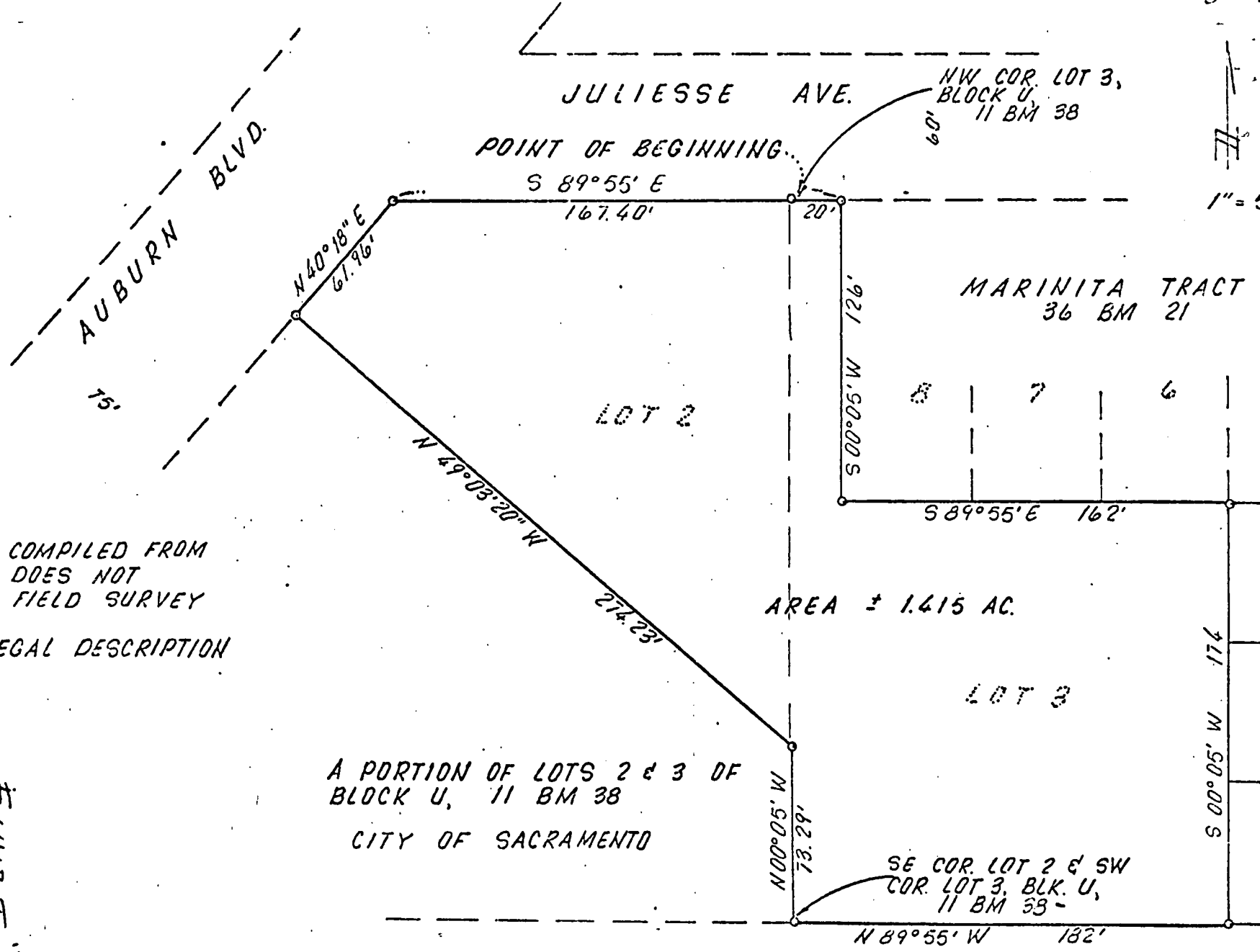
**APPROVED**  
BY THE CITY COUNCIL

JAN 26 1982

OFFICE OF THE  
CITY CLERK

-9524

10-8-81



**NOTE**

DESCRIPTION COMPILED FROM RECORD DATA. - DOES NOT REPRESENT A FIELD SURVEY

PLEASE SEE LEGAL DESCRIPTION ATTACHED.

(3)

(-11-)

EXHIBIT "A"

Item No. 9

LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT APPLICATION

CITY OF SACRAMENTO - CONTROL #P-9524

All that land situate in the State of California, County of Sacramento, City of Sacramento, described as follows:

A portion of Lots 2 and 3 in Block U of 'The Plat of Addition No. 4, North Sacramento, California, filed in the office of the recorder of Sacramento County in Book 11 of Maps, Map No. 38, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 3, thence Easterly along the South right of way line of Juliesse Avenue, South 89°55' East, 20 feet, to a point being the Northwest corner of Lot 8 as shown on the 'Plat of Marinita Tract', filed in Book 36 of Maps, Map No. 21; thence leaving said right of way line, South 00°05' West, 126 feet, along the West line of said 36 B.M. 21, to the Southwest corner of Lot 8 as shown thereon; thence South 89°55' East, 162 feet to the Southwest corner of Lot 4 of said 36 B.M. 21; thence South 00°05" West, 174 feet to the Southwest corner of Lot 1 of 36 B.M. 21; thence West along the South line of the parcel being herein described, North 89°55' West, 182 feet, to the Southeast corner of said Lot 2; thence North along the East line of said Lot 2 North 00°05' East, 73.29 feet; thence North 49°03'20" West, 274.23 feet to a point on the Southeast right of way line of Auburn Blvd.; thence Northeast along said right of way line North 40°18' East, 61.96 feet, to a point on the South right of way line of Juliesse Avenue; thence East along the South right of way line of Juliesse Avenue South 89°55' East, 167.40 feet, to the true point of beginning.

Note: This legal description accompanies a sketch of the property. This description compiled from Record Data. It does not represent a survey.

FROM	BEARING	DISTANCE	TO	NORTHING	EASTING
			1	5,000.000	5,000.000
***** MAP CHECK *****					
1 SE	89 55 00	20.000	2	4,999.971	5,020.000
2 SW	0 05 00	126.000	3	4,873.971	5,019.817
3 SE	89 55 00	162.000	4	4,873.735	5,181.817
4 SW	0 05 00	174.000	5	4,699.736	5,181.563
5 NW	89 55 00	182.000	6	4,700.000	4,999.564
6 NE	0 05 00	73.290	7	4,773.290	4,999.670
7 NW	49 03 20	274.230	8	4,953.001	4,792.532
8 NE	40 18 00	61.960	9	5,000.255	4,832.607
9 SE	89 55 00	167.400	10	5,000.012	5,000.007
			1	5,000.000	5,000.000
SW	29 37 22	0.014	CLOSING LINE		
	1,240.880	DIST TRAV			
	89,882.546	PRECISION			
AREA	61656.97 SF	1.4155 ACRES			

EXHIBIT B

**RESOLUTION No. 82-052**

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

January 26, 1982

RESOLUTION AMENDING THE ARDEN-ARCADE COMMUNITY  
PLAN FROM MULTIPLE FAMILY RESIDENTIAL TO  
SHOPPING-COMMERCIAL FOR THE AREA DESCRIBED ON  
THE ATTACHED EXHIBIT A-1 (APN: 266-203-02)  
P-9524

WHEREAS, the City Council conducted a public hearing on January 12, 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 commercial development;
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 A-1 in the City of Sacramento is hereby designated on the Arden-Arcade Community Plan as shopping-commercial.

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MAYOR

ATTEST:

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

P-9524

**APPROVED**  
BY THE CITY COUNCIL

JAN 26 1982

OFFICE OF THE  
CITY CLERK



# ORDINANCE NO. 82-005

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 the southeast corner of Auburn Blvd. and FROM THE R-2A Garden Apartment ZONE AND PLACING SAME IN THE C-2R General Commercial ZONE (FILE NO. P- 9524 ) (APN: 266-203-02)

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-2A Garden Apartment zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the C-2R 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 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~~ City Council on 1-12-82 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.

APPROVED  
BY THE CITY COUNCIL

JAN 26 1982

OFFICE OF THE  
CITY CLERK

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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:

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MAYOR

ATTEST:

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CITY CLERK

P-9524



Appeal of Wayne Miller vs. City of Sacramento )  
Planning Commission's denial of a Lot Line )  
Adjustment; Community Plan Amendment; and )  
Rezoning from R-2A to C-2 zone in order to )  
develop an office/commercial complex located )  
at the southeast corner of Auburn Blvd. and )  
Juliesse Avenue. (P-9524) )

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NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of January 12, 1982, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council approved the appeal based on the following findings of fact:

1. The proposed commercial zoning is compatible with adjacent land uses consisting of residential and heavy commercial type uses.
2. The project will not significantly change the characteristics of the area.
3. The proposal is consistent with the policies of the 1974 General Plan which encourages the development of vacant parcels.

\_\_\_\_\_  
MAYOR

ATTEST:

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CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

JAN 26 1982

OFFICE OF THE  
CITY CLERK

P-9524



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

January 29, 1982

Wayne Miller  
P.O. Box 13546  
Sacramento, CA 95815

Dear Mr. Miller:

On January 26, 1982, the Sacramento City Council took the following action(s) for property located at the southwest corner of Auburn Blvd. and Juliesse Avenue (P-9524):

- A. Adopted Findings of Fact approving an appeal of City Planning Commission denial of various requests;
- B. Adopted an ordinance rezoning from R-2A to C-2;
- C. Adopted a resolution approving a Lot Line Adjustment to merge 3 parcels; and,
- D. Adopted a resolution approving an amendment to the Arden-Arcade Community Plan from MultiFamily Residential to Shopping-Commercial

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

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/07  
Enclosure

cc: Planning Department

Appeal of Wayne Miller vs. City of Sacramento)  
Planning Commission's denial of a Lot Line )  
Adjustment; Community Plan Amendment; and )  
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*Gregory J. Bentley*  
MAYOR

ATTEST:

*Lorraine Magana*  
CITY CLERK