

CITY OF SACRAMENTO

27

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 7, 1981

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

MAY 14 1981

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Rezone from R-1 to C-2-R (P-9390)

LOCATION: Southwest corner of Attawa Avenue and Sutterville Road

SUMMARY

The applicant is requesting the necessary entitlements to construct a 3,150+ square foot warehouse/commercial structure. The Planning Commission recommended approval of the rezoning to General Commercial, C-2-R. The Commission also approved a lot line adjustment to merge four parcels into one.

BACKGROUND INFORMATION

The subject site is in an area characterized by a mixture of heavy commercial uses, single family residences and vacant lots. The entire area is designated Heavy Commercial or Industrial in the 1965 Sutterville Heights Community Plan. The General Commercial zoning would function as a transitional zoning between heavy commercial uses to the north and the single family to the east, west and south.

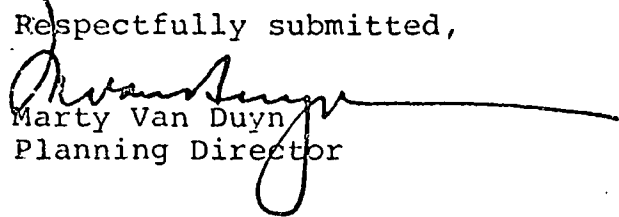
VOTE OF COMMISSION

On April 9, 1981 the Planning Commission, by a vote of eight ayes and one absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the project and adopt the attached rezoning ordinance.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:SD:bw
Attachments
P-9390

May 14, 1981
District No. 7

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 the southwest corner of Sutterville Road & Attawa Av FROM THE R-1 Single Family ZONE AND PLACING SAME IN THE C-2-R General Commercial ZONE (FILE NO. P-9390) (APN: 018-025-01,02,03,37)

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 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 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 April 9, 1981, 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

14
MAY 14 1981

OFFICE OF THE
CITY CLERK

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-9390

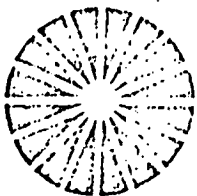


Exhibit "B"

CAVIN ENGINEERING INC.

Planning - Design - Survey

9052 BUSINESS PARK DR., SUITE 'D' • SACRAMENTO, CA 95827 • (916) 360-1460

LEGAL DESCRIPTION

REZONE AND BOUNDARY LINE ELIMINATION

APN 18-025-1,2,3, and 37

APN 18-026-11 thru 17

PARCEL "A"

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

All those Portions of Lots 140, 141, 142, 143, and 144 of TERMINAL TRACT, the plat of which is recorded in the office of the Sacramento County Recorder in Book 11 of maps, Map No. 14 and a portion of the abandoned alley lying West-erly of and adjacent to said Lots 140 thru 144, described as follows:

BEGINNING at the Southeast corner of said Lot 141, said point also being on the Westerly right of way line of Attawa Avenue; thence from said point of beginning along the Southerly line of said Lot 141, South $78^{\circ}06'00''$ West, 100.39 feet to the center line of said alley; thence Northerly along the center line of said alley N $00^{\circ}48'00''$ W, 48.74 feet to a point on the Southerly right of way line of Sutterville Bypass Road, thence Easterly along said right of way line S $82^{\circ}34'48''$ E, 78.74 feet, thence curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing S $49^{\circ}23'14''$ E, 27.45 feet to the point of beginning.

TOGETHER with Lots 142, 143, and 144 of said TERMINAL TRACT,
TOGETHER with the East $\frac{1}{2}$ of the abandoned alley adjacent on the west of said Lots 142, 143, and 144 lying between the westerly production of the north line of said Lot 142 and the westerly production of the Southerly line of said Lot 144.

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 9, 1991
 ITEM NO. 22a FILE NO. P- 9390
 M-

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

Recommendation:

- Favorable to C-2-R LOCATION: SW corner of Sutterville Road and Attawa Avenue
 Unfavorable Petition Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

<u>OPPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Goodin	✓			✓
Holloway	✓			
Hunter	✓			
Larson	<u>absent</u>			
Kuraki	✓		✓	
Silva	✓			
Simpson	✓			

MOTION:

- 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 to C-2-R & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gary Bobo, 4322-24th Street, Sacramento, CA 95822		
OWNER	Bobo Sheet Metal, Inc., 4322-24th Street, Sacramento, CA 95822		
PLANS BY	Charles C. Moore, 125-B Court Street, Woodland, CA		
FILING DATE	3/5/81	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	3/30/81	EIR	ASSESSOR'S PCL. NO. 018-025-01,02,03,37

- APPLICATION:
1. Negative Declaration
 2. Rezone .2+ vacant acres from Single Family (R-1) to Heavy Commercial (C-4)
 3. Lot Line Adjustment to merge four parcels

LOCATION: Southwest corner of Sutterville Road and Attawa Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 3,150+ square foot warehouse/commercial structure.

PROJECT INFORMATION:

General Plan Designation:	Commercial
1965 Sutterville Heights Community Plan Designation:	Heavy Commercial/Industrial
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Commercial; C-4
South:	Residential; R-1
East:	Vacant, Residential; R-1
West:	Vacant; R-1

Property Dimensions:	107' x 128'	Area:	.2+ acre
Topography:	Flat		
Street Improvements:	To be provided		
Utilities:	Available to site		

STAFF EVALUATION: Staff has the following comments and concerns regarding this proposal:

1. The surrounding area is characterized by a mixture of heavy commercial uses, single family residences, and vacant lots. The subject site and the surrounding properties are designated Heavy Commercial or Industrial in the 1965 Sutterville Heights Community Plan.
2. The applicant is requesting that the subject site be rezoned from Single Family (R-1) to Heavy Commercial (C-4). Staff finds that the Heavy Commercial zoning is inappropriate for this site for the following reasons:

- a. Due south and adjacent to this site is an existing residence. To the east and west are vacant residentially-zoned properties. The Heavy Commercial zoning would permit more intensive land uses which could be detrimental to the adjacent residential and developed properties;
- b. The site development plan would not easily accommodate Heavy Commercial uses, but instead appears to be designed for General Commercial users (i.e. contractors, cabinet shops).

Staff suggests that the site be rezoned to General Commercial-Review (C-2-R). The General Commercial zoning would provide a better transition between the Heavy Commercial use to the north and the adjacent residential zones and uses. The applicant has indicated that General Commercial zoning would be acceptable. The "Review" overlay zone would permit the Commission review authority should the property not be developed as proposed.

3. Due south of the subject site is a small irregular-shaped parcel with an existing residence. The applicant's site plan indicates a 15-foot rear yard setback adjacent to this parcel. The elevations indicate that no access is provided into this area. Staff finds that the lack of access is desirable so as to eliminate the possibility of outside storage in this area.
4. The applicant's site plan does not meet the 50 percent parking area shading requirement recently adopted by the Council. The applicant has indicated that he will revise the site plan to provide for the required 50 percent parking lot shading.
5. The lot line merger was reviewed by the offices of the Water and Sewer Department, Real Estate office, Fire and Planning Departments. The City Engineer recommends the following conditions for this lot line adjustment to merge four parcels:
 - a. the applicant shall submit closure calculations 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;
 - b. The proposed lot lines are to be monumented.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the rezoning to General Commercial-Review, C-2-R
3. The Commission approve the lot line adjustment by adopting the attached resolution.

AND
SHOPS

WILLIAM

5
SACRAMENTO
CITY COLLEGE

C-IR C-2
R-3 R-2

SUTTERVILLE

C-4
R-3

C-4

R-2

Subject
Site

R-1

C-4-R
R-1

C-4

ETHEL PHILL
SCHOOL

JOAQUIN-
MILLER
JR. HIGH
SCH

ST
ROBERT'S
SCHOOL

M-1

HOLLYWOOD
PARK SCH

LYWOOD

P-9390

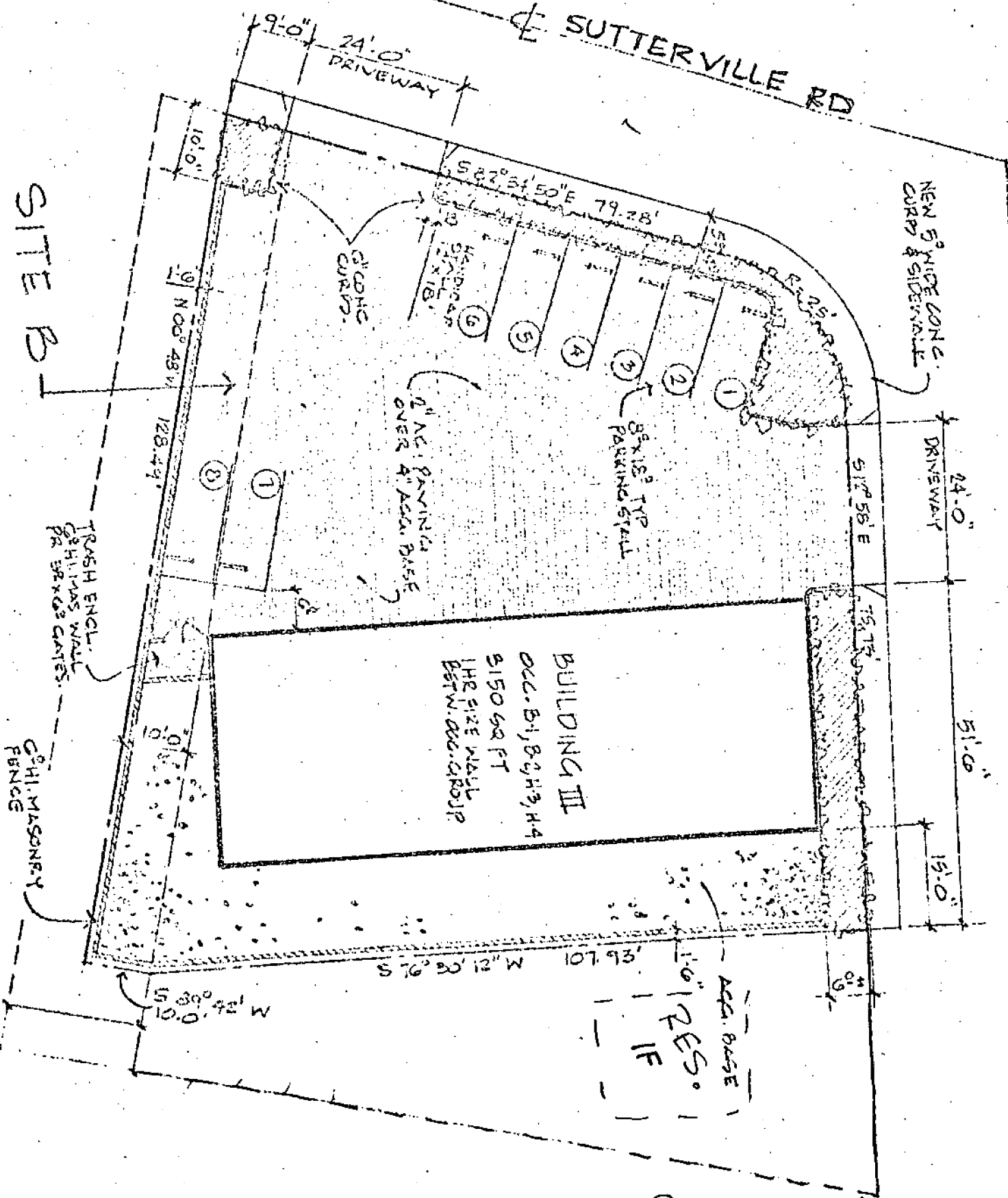
4-9-81

R-1
22

SUTTERVILLE RD

Attawa Avenue

SITE B



ms p-9390

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gary Bobo, 4322-24th Street, Sacramento, CA 95822				
OWNER	Bobo Sheet Metal, Inc., 4322-24th Street, Sacramento, CA 95822				
PLANS BY	Charles C. Moore, 125-B Court Street, Woodland, CA				
FILING DATE	3/5/81	50 DAY CPC ACTION DATE		REPORT BY	TM:bw
NEGATIVE DEC.	3/30/81	EIR		ASSESSOR'S PCL. NO.	018-025-01,02,03,37

- APPLICATION:
1. Negative Declaration
 2. Rezone .2+ vacant acres from Single Family (R-1) to Heavy Commercial (C-4)
 3. Lot Line Adjustment to merge four parcels

LOCATION: Southwest corner of Sutterville Road and Attawa Avenue

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North:	Commercial; C-4
South:	Residential; R-1
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West:	Vacant; R-1

Property Dimensions:	107' x 128'	Area:	.2+ acre
Topography:	Flat		
Street Improvements:	To be provided		
Utilities:	Available to site		

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SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 9, 1981
 ITEM NO. 22a FILE NO. P- 9390
 M-

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

Recommendation:

- Favorable to C-2-R
 Unfavorable Petition Correspondence

LOCATION: SW corner of Sutterville Road and Attawa Avenue

<u>NAME</u>	<u>PROponents</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPponents</u>	<u>ADDRESS</u>

MOTION NO. _____

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

MOTION:

- 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 to C-2-R & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____



CITY OF SACRAMENTO

27 #4

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

April 30, 1981

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 AT THE SOUTHWEST CORNER OF SUTTERVILLE ROAD & ATTAWA AVENUE FROM THE R-1 SINGLE FAMILY ZONE AND PLACING SAME IN THE C-2-R GENERAL COMMERCIAL ZONE (FILE NO. P-9390) (APN: 018-025-01,02,03,37)

SUMMARY

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

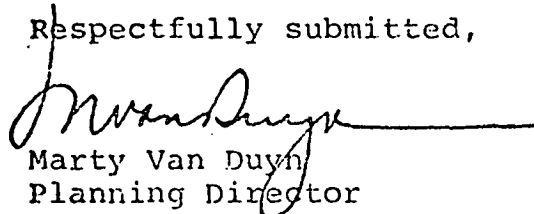
BACKGROUND

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 May 14, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

APPROVED *APPX*
BY THE CITY COUNCIL
MAY - 5 1981 *cont to 5-14-81*
OFFICE OF THE
CITY CLERK



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 the southwest corner of Sutterville Road & Attawa Ave FROM THE R-1 Single Family ZONE AND PLACING SAME IN THE C-2-R General Commercial ZONE (FILE NO. P-9390) (APN: 018-025-01,02,03,37)

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 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 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 April 9, 1981, 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

P-9390

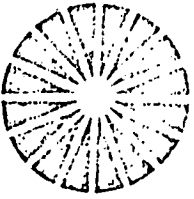


Exhibit "B"

CAVIN ENGINEERING INC.

Planning - Design - Survey

9852 BUSINESS PARK DR., SUITE 'D' • SACRAMENTO, CA 95827 • (916) 366-1466

LEGAL DESCRIPTION

REZONE AND BOUNDARY LINE ELIMINATION

APN 18-025-1,2,3, and 37

APN 18-026-11 thru 17

PARCEL "A"

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

All those Portions of Lots 140, 141, 142, 143, and 144 of TERMINAL TRACT, the plat of which is recorded in the office of the Sacramento County Recorder in Book 11 of maps, Map No. 14 and a portion of the abandoned alley lying West-erly of and adjacent to said Lots 140 thru 144, described as follows:

BEGINNING at the Southeast corner of said Lot 141, said point also being on the Westerly right of way line of Attawa Avenue; thence from said point of beginning along the Southerly line of said Lot 141, South $78^{\circ}06'00''$ West, 100.39 feet to the center line of said alley; thence Northerly along the center line of said alley N $00^{\circ}48'00''$ W, 48.74 feet to a point on the Southerly right of way line of Sutterville Bypass Road, thence Easterly along said right of way line S $82^{\circ}34'48''$ E, 78.74 feet, thence curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing S $49^{\circ}23'14''$ E, 27.45 feet to the point of beginning.

TOGETHER with Lots 142, 143, and 144 of said TERMINAL TRACT,
TOGETHER with the East 1/2 of the abandoned alley adjacent on the west of said Lots 142, 143, and 144 lying between the westerly production of the north line of said Lot 142 and the westerly production of the Southerly line of said Lot 144.



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

May 14, 1981

Bobo Sheet Metal, Inc.
4322 24th Street
Sacramento, CA 95822

Gentlemen:

On May 14, 1981, the City Council approved the following for the property located on the Southwest corner of Sutterville Road and Attawa Avenue (P-9390):

Rezone 0.2+ vacant acre from "R-1" to "C-2-R" to
construct a warehouse

The enclosed copy of certified ordinance applies to the above subject matter.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Gary Bobo
Planning

27