

SACRAMENTO CITY PLANNING COMMISSION 6-28-66

REQUEST: REZONING of R-4 Medium Density Multi-Family property to C-1 limited commercial in order to permit a branch post office development.

Existing Use: Vacant.

OWNER & APPLICANT: Harold A. Reynolds, 2814 Franklin Boulevard, Sacramento

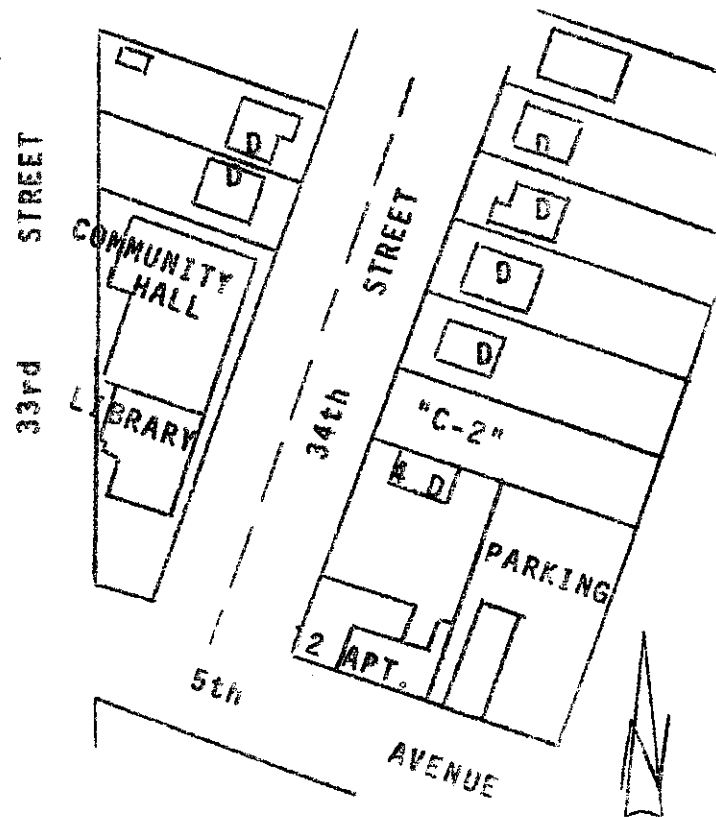
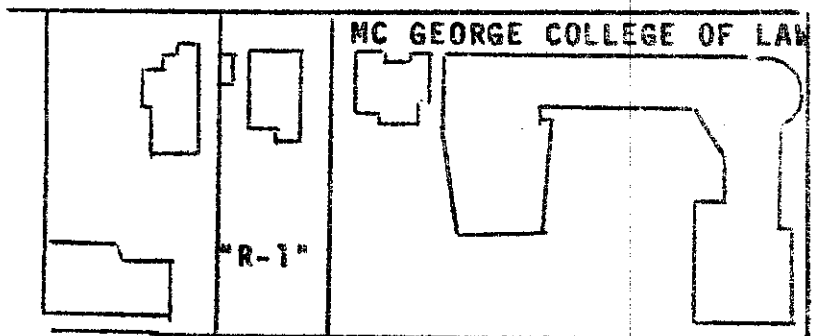
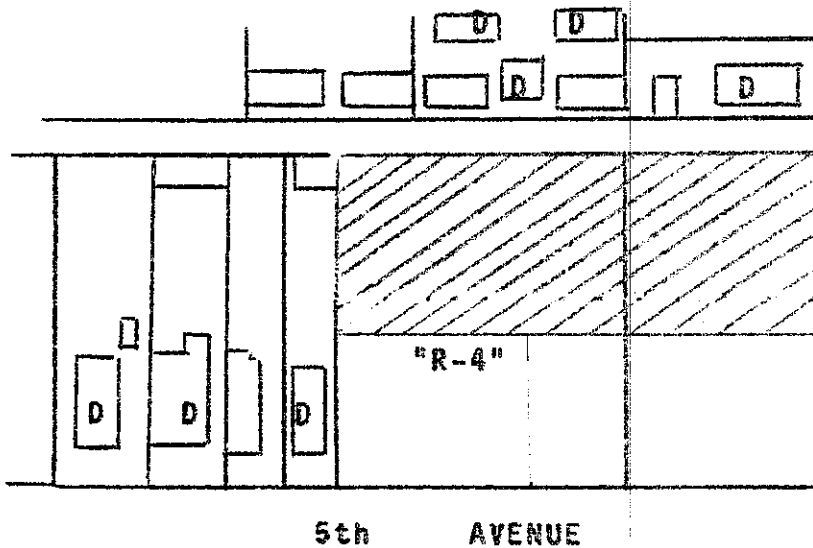
PROPERTY: N. 103.43' of E. 51.02' of N. 103.43' Lot 17, and all Lot 18 except W. 29' of So. 80' thereof, Oak Grove Tract.

LOCATION: 3257-3287 Fifth Avenue

PROPOSED USE: Branch Post Office for Oak Park Area.  
First Proposal: Same, plus retail stores.

STATEMENT: Proposed Branch Post Office Building and off street parking to be confined to Nly 93.43' of parcel. Customer parking for 9 cars proposed for front of building. 15 spaces for employees cars, and 21 mailsters to be parked to rear of building, with alley access.

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See attached for complete map.

SACRAMENTO CITY PLANNING COMMISSION

January 10, 1967

MEMBERS IN SESSION:

SUBJECT: Oak Park Branch Post Office Rezoning - Harold A. Reynolds Application.

In the various hearings on this matter, the staff has recommended the application of Mr. Reynolds be denied and the Post Office Department urged to obtain a site within the already existing Commercial Zone of the Oak Park Business district complex.


This matter has been continued many times by the Commission to permit the Post Office Department, at their request, sufficient time to conduct further research and study of the area.

At the November 22, 1966 meeting, the Commission was advised the Post Office Department had obtained an option to purchase another site, located on 35th Street between 4th and 5th Avenues in the Oak Park Business District (old theater site, see map). At that time, however, the Post Office Department had not yet completed their feasibility study of the new site.

Subsequent to this, the Planning Office was advised that the feasibility study had been completed and the new location in the commercially zoned and developed Oak Park Business District was acceptable as a branch post office site.

It is therefore recommended the application to rezone Mr. Reynolds property on 33rd Street again be denied and the Post Office Department urged to proceed on development of the new site on 35th Street.

Respectfully submitted,

  
JOSEPH AVENA  
PLANNING DIRECTOR

SACRAMENTO CITY PLANNING COMMISSION  
January 10, 1966

MEMORANDUM SUBJECT: Oak Park Branch Post Office

The purpose of this memorandum is to provide the Planning Commission with a summary of comments related to the consideration of this matter:

1. The Commission and staff have, along with residents and businessmen of the area, expressed concern that a branch post office be retained for the Oak Park Business District area. This concern has been communicated to the Post Office Department whose representatives have indicated this is also their primary aim.
2. The City has been interested in the revitalization of the Oak Park area for many years. Special studies of the area have been conducted by the Planning Department and progress has been made by local residents and businessmen in cooperation with the City's various programs.
3. The City's interest, both past and present, are evident by the existing public facilities in the area adjacent to the Oak Park Business District. This interest has been further emphasized through the recent relocation of the Recreation and Parks Department to the area and the revitalization of an existing building to house this activity.
4. It is our belief that public agencies have a special responsibility in these matters. Many levels of Government are currently investing millions of dollars in the rebuilding process of urban areas. Any governmental building program, whether publically or privately owned, construction or lease, should be carefully evaluated at all levels for the potential rebuilding and revitalizing process to which they are already committed. In this light, an evaluation of Mr. Reynold's proposal indicates that:
  - a. The proposed location is outside the commercial zoning boundary of the general Oak Park Business District.
  - b. There is no indicated or planned enlargement of commercial land use patterns and zoning in a westerly direction as envisioned by the applicant.
  - c. The proposed use, a branch post office facility, is not an institutional facility of the nature of those near the site--a public park, law school, branch library. It is, in effect, in the majority of its operation, basically a commercial type distribution center. The City's zoning ordinance requires a commercially zoned location for this use because of its primary activity and its impact on adjacent properties and the surrounding area.

d. The proposed site places the facility on a vacant portion of the applicant's property facing 33rd Street, leaving a shallow depth of 80 feet between it and 5th Avenue to be used for R-4 medium density multiple family housing, or, as indicated by the applicant, an unknown use to be determined by future rezoning requests.

e. The proposed development is adjacent to existing residential land uses on the north, northeast and west. It is completely encircled by residential zoning, therefore, in addition to being spot zoning, it also results in an unsatisfactory land use grouping.

f. There is ample area in the Oak Park District zoned for commercial uses. To chip away at the existing pattern and to splinter it by spreading the commercial zoning pattern over an even larger area would appear to weaken the district's potential for revitalization. To create more such zoning as each new proposal is offered would hamper the rebuilding process so necessary to the revitalization of any area.

g. There is one additional facet of this whole problem which occurs whenever a new facility is required in an existing developed area. To obtain a properly zoned and existing vacant site of sufficient size and site conformity is not often easy. To "shop" the general area for such a vacant site and then attempt rezoning outside the existing pattern is sometimes expedient, but is seldom "good" planning.

For these reasons, the applicant's proposed rezoning was denied by the Commission with the suggestion that the Post Office Department develop a new branch post office within the existing commercially zoned area in the Oak Park Business District.

The Post Office Department has accepted this suggestion and obtained a site satisfactory to them in accordance with the Commission recommendation.

SACRAMENTO CITY PLANNING COMMISSION

January 4, 1967

SUBJECT: OAK PARK BRANCH POST OFFICE REZONING

The following is a brief recap of the proceedings on this matter to date.

February 23, 1966 - First City Planning Commission hearing on Harold A. Reynolds application to rezone N. W. Corner 33rd Street and 5th Avenue from R-4 to C-1. Hearing continued to March 26, 1966.

March 26, 1966 - Applicant revised application to include only Nly. 93.43' of property (actual proposed branch post office site). City Planning Commission denied rezoning application. Applicant appealed to City Council.

April 28, 1966 - Council hearing on appeal. Hearing closed and matter continued.

May 19, 1966, - Council referred the matter back to the Planning Commission.

June 14, 1966 - City Planning Commission set hearing for June 28, 1966.

June 28, 1966 - Continued to September 13, 1966.

September 13, 1966 - Continued to November 22, 1966

November 22, 1966 - Continued to January 10, 1967