



CITY OF SACRAMENTO

26

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

MARTY VAN DUYN
PLANNING DIRECTOR

March 2, 1982

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

MAR 9 1982

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Rezone .05+ ac. (2,160 sq. ft.) from general commercial (C-2) to single family residential (R-1) (P-9622)

LOCATION: East side of Sacramento Boulevard approximately 75 feet south of 14th Avenue (3909 Sacramento Boulevard)

SUMMARY:

The applicant is requesting to rezone .05+ acre from general commercial to single family residential in order to construct a single family dwelling. The Planning Commission, in concurrence with staff, recommends approval of the request.

BACKGROUND INFORMATION:

In conjunction with the rezoning request, the Commission also considered and approved a variance to reduce the front and rear yard setbacks; and a lot line adjustment to merge three parcels. The subject parcels are remnant parcels resulting from the widening of Sacramento Boulevard. The applicant proposes to construct two single family dwellings on the subject property and the adjacent parcel.

The staff and Planning Commission have no objections to the rezoning because the R-1 zone is compatible with adjacent single family residential uses. The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF PLANNING COMMISSION

On January 14, 1982 the Planning Commission, by a vote of seven ayes and two absent, recommended approval of the project.

City Council

-2-

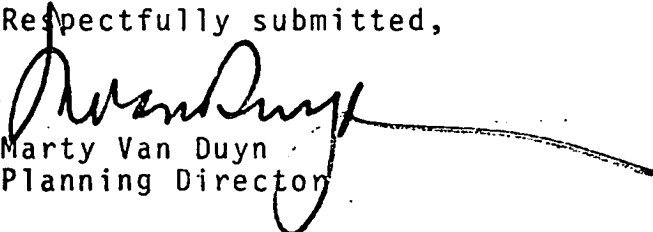
March 2, 1982

RECOMMENDATION:

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached Rezoning Ordinance.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P-9622

March 9, 1982
District No. 5

ORDINANCE NO. 82-020

APPROVED
OFFICE OF THE CITY CLERK

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 9, 1982

MAR 9 1982

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 3909 and 3951 SACRAMENTO BLVD. FROM THE C-2, GENERAL COMMERCIAL ZONE AND PLACING SAME IN THE R-1, SINGLE FAMILY RESIDENTIAL ZONE (FILE NO. P- 9622) (APN: 020-071-28,29,27, & 26)

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 and placed in the R-1, single family residential 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 January 14, 1982, 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-9622

LEGAL DESCRIPTION

That certain parcel of land situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot 2 designated upon the official Map of Hill Park, filed in the office of the Recorder of said Sacramento County, in Book 18 of Maps, Map No. 59.

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 14, 1982
 ITEM NO. 2062 FILE NO. P-9623
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER _____

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: 3909 & 3951 Sacramento Boulevard

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

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

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	<i>absent</i>			
Goodin	✓			
McDonay	<i>absent</i>			
Hunter	✓			✓
Larsen	✓			
Muraki	✓			
Silva	✓			
Simpson	✓			

- 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 SATISFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

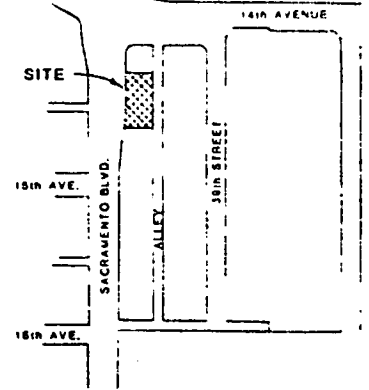
SITE PLAN

To Accompany Request for Parcel Mergers

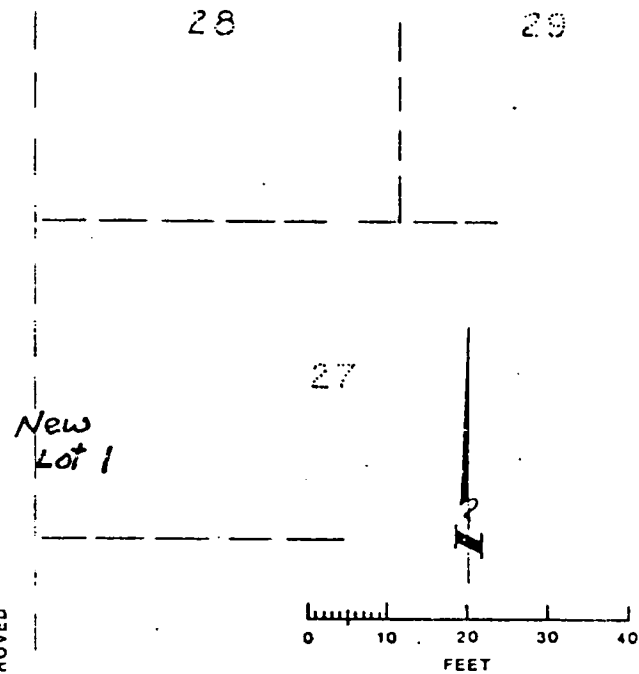
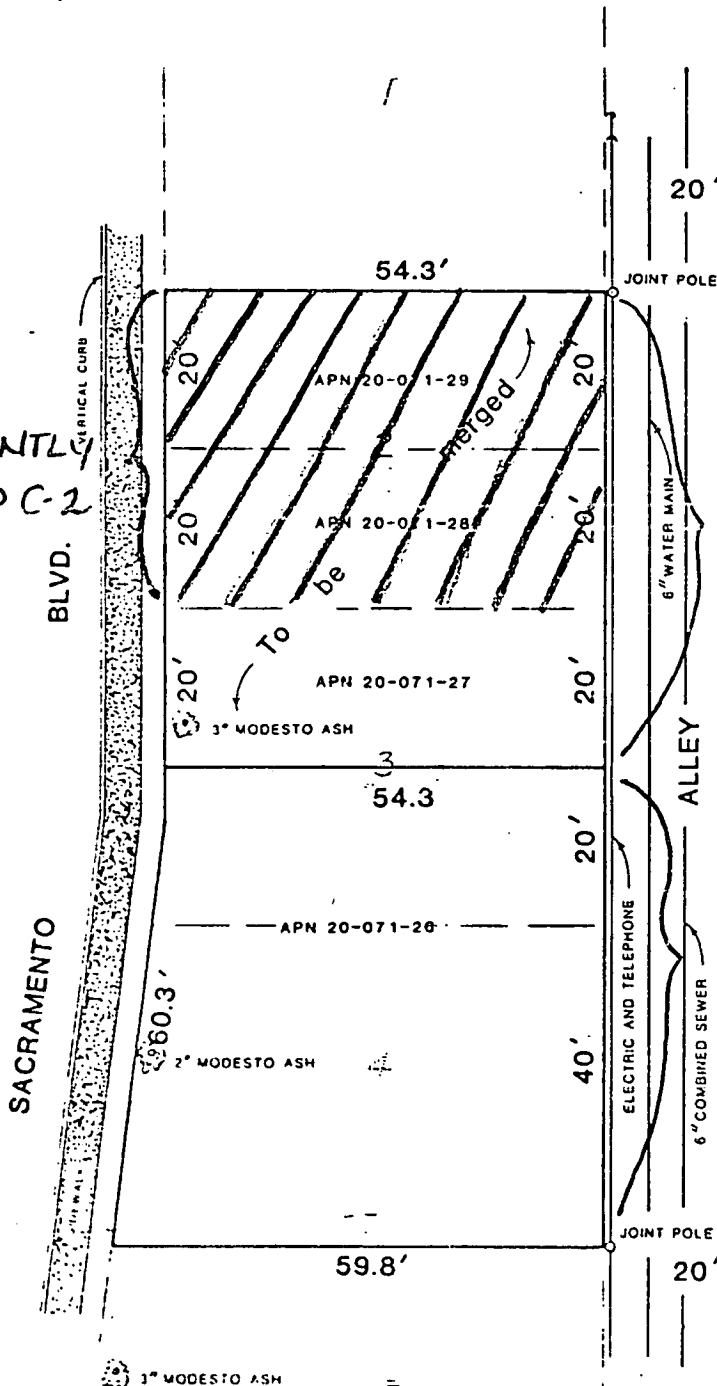
PORTIONS LOTS 2, 3, & 4, HILL PARK

November 1981

TIMOTHY S. TRAIN, LAND SURVEYOR
2604 21st Street
SACRAMENTO, CALIFORNIA 95818
(916) 451-7793



CURRENTLY
ZONED C-2



NOTES:

1. TEN RESIDENCES ARE UNDER CONSTRUCTION FROM SOUTH LINE LOT 4 TO ALLEY TO SOUTH.
2. PG&E GAS LINES LOCATED IN 14TH AVENUE & IN 39TH STREET.
3. THERE ARE NO STRUCTURES ON PARCELS.

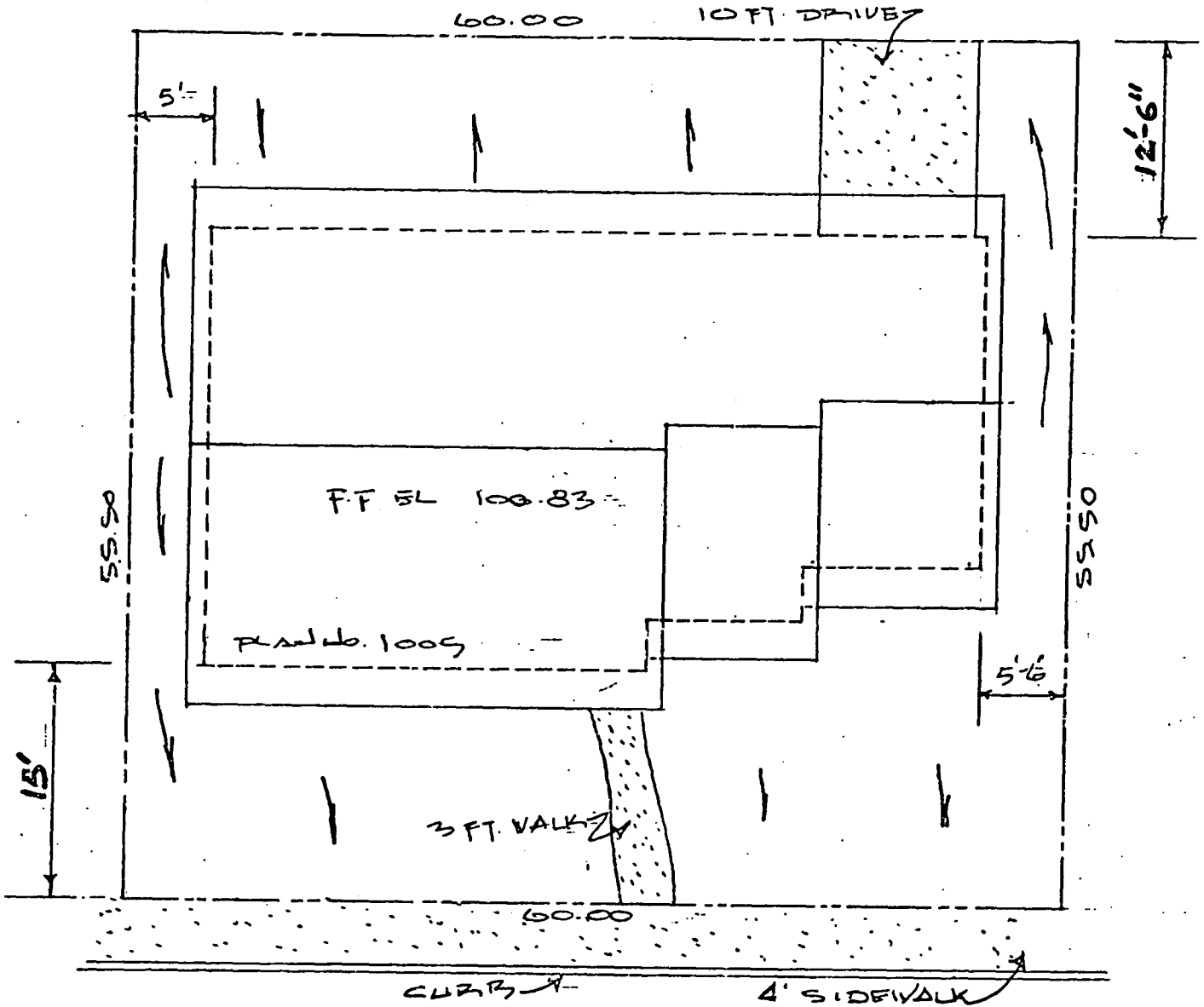
P-9622

1/14/82 7

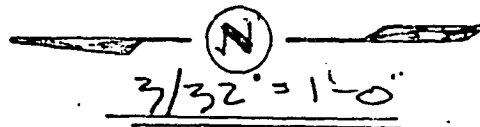
P 9622

No. 20

20 FT. ALLEY

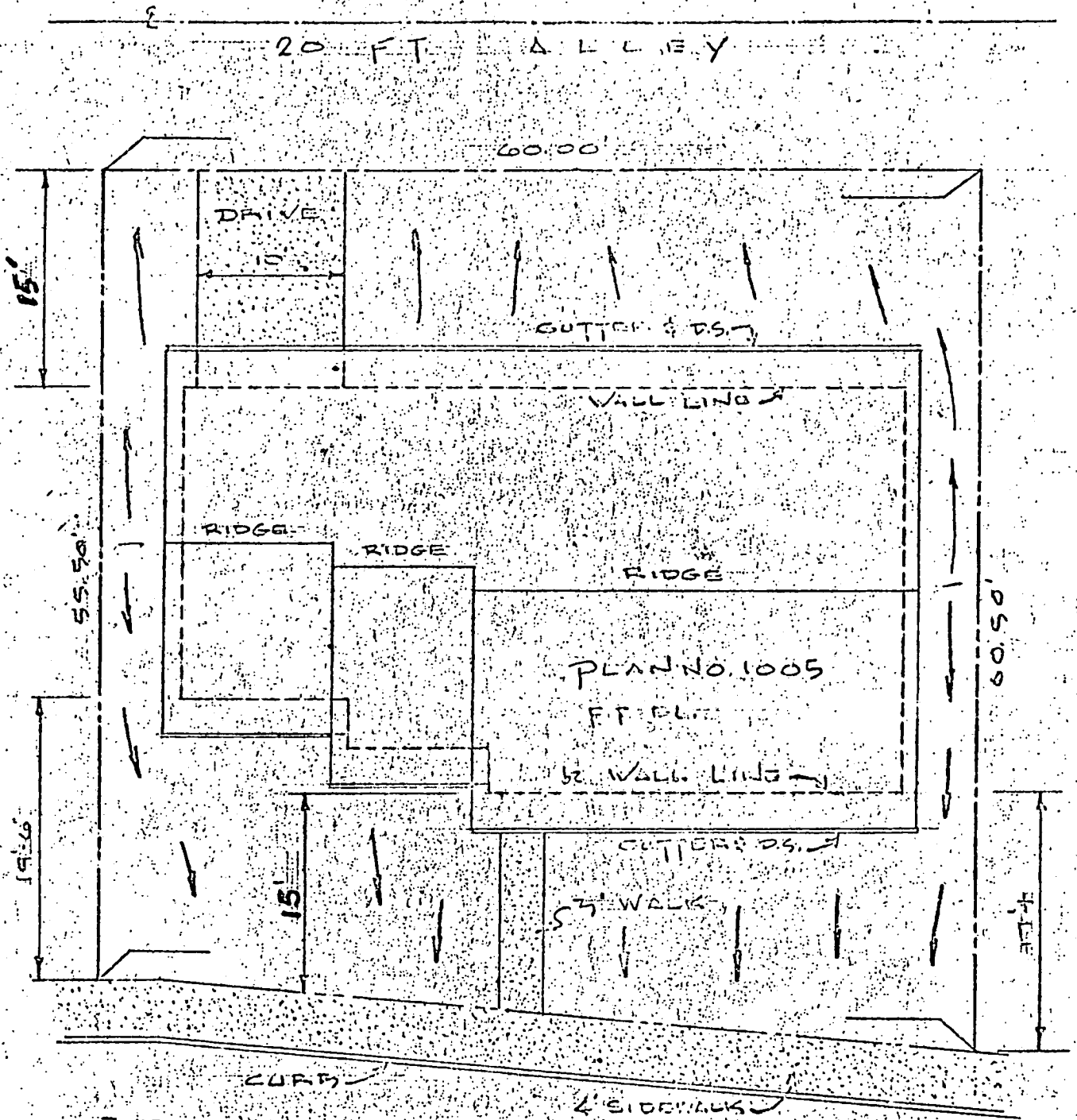


SACRAMENTO BLVD



PLOT PLAN
LOT 1

SPOONER CONSTRUCTION
4131 14TH AVENUE
SACRAMENTO, CA. 95820



3951 SACRAMENTO BLVD.



SCALE: 3/32" = 1'-0"

CON 11-15-81

PLOT PLAN

SPOONER CONSTRUCTION
141 14th Avenue
Sacramento, CA
(916) 451-1966

LOT 2

3951 SACRAMENTO BLVD.

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Timothy S. Train, L.S., 2604-21st Street, Sacramento, CA 95818		
OWNER	William G. Spooner, 4131-14th Avenue, Sacramento, CA 95818		
PLANS BY	Timothy S. Train, L.S., 2604-21st Street, Sacramento, CA 95818		
FILING DATE	11-18-81	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	1-4-82	EIR	ASSESSOR'S PCL. NO. 020-071-28, 29, 27 & 26

- APPLICATION:
1. Negative Declaration
 2. Rezone 2,160+ square feet from General Commercial, C-2, to Single Family, R-1
 3. Variance to reduce the front yard setback from sixteen feet to 15 feet for Lots 1 and 2 and reduce the rear yard setback of Lot 1 from 15 feet to 12½ feet
 4. Lot Line Adjustment to merge three parcels into one for development of a single family residential lot

LOCATION: 3909 Sacramento Boulevard

PROPOSAL: The applicant is proposing to merge three 20' x 54' parcels into one site and rezone a portion of that site from C-2 to R-1 so that single family residence can be constructed on the site. A variance is necessary to develop a residence on Lots 1 and 2.

PROJECT INFORMATION

1974 General Plan Designation:	Residential
1972 Oak Park Redevelopment Plan Designation:	Single Family Residential
Existing Zoning of Site:	C-2 and R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; C-2
South:	Residential; R-1
East:	Residential; R-1
West:	Commercial; C-2

Parking Required:	2 spaces	Parking Provided:	2 spaces
Property Dimensions:			54' x 120'
Property Area:			6,630 square feet
Significant Feature of Site:			Excessively small
Topography:			Flat
Street Improvements/Utilities:			Existing

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The subject sites are remnant parcels resulting from the widening of Sacramento Boulevard. One lot consists of three assessor's parcels which are 1,080 square feet each in area. As such, they are totally unsuitable for any type of development. The applicant is requesting a lot line adjustment to merge these parcels into one lot totaling 3,240 sq. ft., which is still substandard but more workable.

APPLC. NO. P-9622

MEETING DATE January 14, 1982

CPC ITEM NO. 20

2. A portion of the site is zoned C-2 (see Exhibit 'B'). The applicant intends to erect a single family residence and is requesting a zone change to single family, R-1. Staff has no objection to the request which constitutes a down-zoning. It is compatible with the adjacent residential uses to the east and south.
3. In order to locate single family residences on Lots 1 and 2 (see site plan, Exhibits A-1 and A-2), the applicant is requesting a variance to reduce the front yard setbacks from 16 feet to 15 feet for Lots 1 and 2. Also, the rear yard setback of Lot 1 would be reduced from 15 feet to 12½ feet. Staff finds that there is undue hardship in developing these sites since they were reduced to a substandard depth with the widening of Sacramento Boulevard. As a result, the parcels are also substandard in area. The applicant has demonstrated that side yard setbacks are met and building coverage does not exceed 40 percent of the sites.
4. The lot line adjustment request was reviewed by the offices of Traffic Engineering, Engineering and Real Estate. There were no objections to the request.

The lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

5. The proposal was also transmitted to the Oak Park Project Area Committee for review and comment. Comments from the PAC will be presented at the Commission meeting.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the rezoning from C-2 to R-1 for 0.04+ acres;
3. Approval of the Variance to reduce the front yard setbacks of Lots 1 and 2 from 16 feet to 15 feet and reduce the rear yard setback of Lot 1 from 15 feet to 12½ feet.
4. Approval of the Lot Line Merger by adoption of the attached resolution.

Findings of Fact

- a. Granting the request does not constitute a special privilege extended an individual property owner in that the lots are substandard in depth and area. The variance would be appropriate for any property owner facing these circumstances.
- b. The request does not constitute a use variance in that the site is designated for residential uses.
- c. The variance would not be injurious to property in the vicinity in that:
 - 1) the two parcels will contain on-site parking in the garages which are located to the rear of the properties with access from the alley;
 - 2) the site remains compatible in appearance and use with adjacent residential parcels.

- d. The request is in harmony with the 1974 General Plan and the 1972 Oak Park Redevelopment Plan which designates the site for residential uses.

CHRISTIAN BROTHERS
HIGH SCHOOL
R-1

C-2
C-2
C-2
C-2
C-2

12TH AVE
BYPASS

R-1

12TH

C-2

SACRAMENTO

R-1

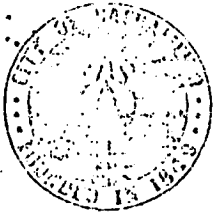
STATE

C-2

R-2

ET
ITE
OOL

NO. 20



CITY OF SACRAMENTO

#4

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95811

TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

January 27, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 1.04+ acre from C-2 to R-1 for property located
at 3909 and 3951 Sacramento Blvd.

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 February 23, 1982.

Respectfully submitted,

Marty Van Duyn
Planning Director

APPROVED
BY THE CITY COUNCIL

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 2-23-82

FEB 23 1982

OFFICE OF THE
CITY CLERK

MVD:cp
attachment
P-9622

February 16, 1982
District No. 05

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

February 16, 1982

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 3909 and 3951 Sacramento Blvd.

FROM THE C-2 general commercial ZONE

AND PLACING SAME IN THE R-1 single family residential

ZONE (FILE NO. P- 9622) (APN: 020-071-26,27,28,29)

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-1 single family 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-9622

~~APPROVED
BY THE CITY COUNCIL~~

~~FEB 23 1982~~

~~OFFICE OF THE
CITY CLERK~~



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

March 10, 1982

William G. Spooner, Jr.
4131 - 14th Avenue
Sacramento, CA 95820

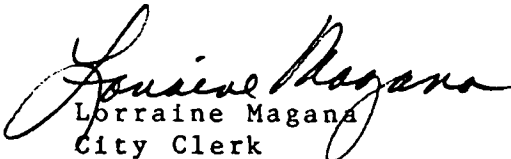
Dear Mr. Spooner:

On March 9, 1982, the Sacramento City Council took the following action(s) for property located at 3909 and 3951 Sacrametno Boulevard (P-9622):

Adopted an Ordinance rezoning 0.4± acres from C-2
to R-1

Enclosed, for your records, is a fully certified copy of above referenced document.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/26
Enclosure

cc: Planning Department
Timothy S. Train



Chad
CITY OF SACRAMENTO

3-9-82
26

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

William G. Spooner, Jr.
4131 - 14th Avenue
Sacramento, CA 95820

On January 25, 1982, the following matter was filed with my office to set a hearing date before the City Council:

Request for property located at 3909 and 3951 Sacramento
Boulevard (D5) (P-9622):


A. Rezone 0.4± acre from C-2 to R-1.

This hearing has been set for February 23, 1982, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,


Lorraine Magana
City Clerk

LM/mm

cc: Timothy S. Train
P-9622 Mailing List (75)



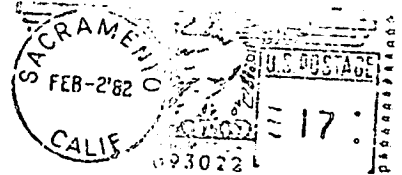
OFFICE OF THE CITY CLERK

916 448-4300 SACRAMENTO CALIFORNIA 95814
CITY OF SACRAMENTO TELEPHONE (916) 448-4300

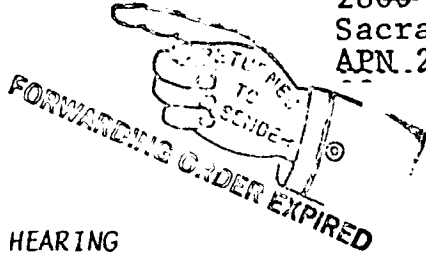
RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

FEB 5 1 37 PM '82

PRESORTED
FIRST CLASS



~~LT. STIERWALT, MIKE~~
~~Small Business Administra-~~
~~tion 3020 15th Ave~~
~~2800 Cottage Way~~ 0
Sacramento, CA 95825
APN 20-063-07



NOTICE OF CITY COUNCIL HEARING