



CITY OF SACRAMENTO

22

CITY PLANNING DEPARTMENT

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MARTY VAN DUYN

PLANNING DIRECTOR

June 3, 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 SOUTH-EAST CORNER OF GLORIA DRIVE AND RIVERGATE WAY FROM THE R-2B-R GARDEN APARTMENT-REVIEW ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (P-9397)

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 June 16, 1981.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

APPROVED
BY THE CITY COUNCIL

JUN - 9 1981

OFFICE OF THE
CITY CLERK

June 9, 1981
District No. 8

jm
Attachments
P-9397

1.

ORDINANCE NO.

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 GLORIA DR. AND RIVERGATE WAY FROM THE R-2B-R Garden Apartment-Review ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P- 9397) (APN: 031-400-07)

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-2B-R Garden Apartment-Review zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse 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:

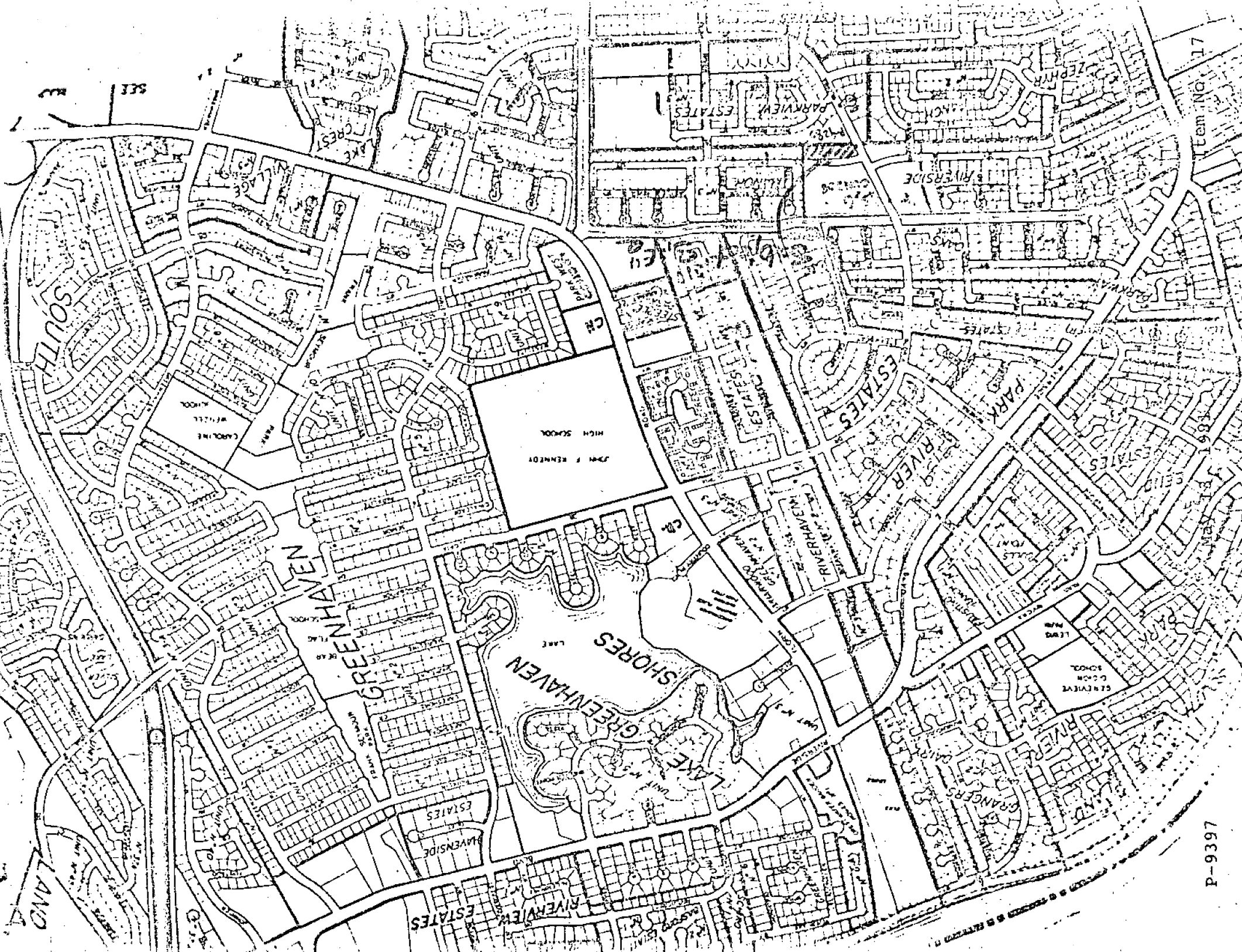
EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P-9397



SEE MAP

Tem. No. 17

JOHN F. KENNEDY
HIGH SCHOOL

LAKE GREENHAVEN
SHORES

GREENVIEW
SCHOOL

P-9397

Appeal of Frank E. Pease vs. City of)
Sacramento Planning Commission's)
denial of a community plan amendment,)
rezoning and tentative map request)
to develop an office complex on a)
3.5 acre vacant site located at the)
northeast corner of Tangerine)
Avenue & Mack Road (P-9366).)

NOTICE OF DECISION
and
FINDINGS OF FACT

At its regular meeting of May 26, 1981, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

1. The proposed project is not consistent with the 1974 General Plan or Southgate Community Plan which designates the site for residential uses.
2. The project is not consistent with the policies of the General Plan which discourages strip development of major streets.
3. The proposed land division would create a parcel that would have a single access (right turn in and out) which would reduce the design flexibility for that site. This would be contrary to the goals and policies of the General Plan which encourages safe, efficient, coordinated and balanced systems of transportation.
4. The proposal is not based on sound principles of land use in that there are other sites in the immediate area that are suitable for office development, and there is no need to rezone additional properties until the existing sites are developed. There is an over abundance of C-2 properties in the area.

Chief J. Bentley
MAYOR

ATTEST:

Louaine Nagara
CITY CLERK

JUN 9 1981

APPROVED
BY THE CITY COUNCIL

JUN - 9 1981

OFFICE OF THE
CITY CLERK

P-9366