

**City Planning Commission  
Sacramento, California**

**Members in Session:**

**Subject:** Section 65402(a) Findings for Sale of City Property Located on the South Side of Bell Avenue East 340 Bell Avenue adjacent to City Well 134.

**Summary:** The City Real Estate Division proposes to sell a 60' x 105' lot totaling 0.14+ vacant acres in the R-1 Zone located adjacent to a City Well Site. The City Water and Sewer Division do not need the property for water supply purposes as originally required as a condition of approval for Glenwood Park Unit Number One subdivision.

**PROJECT INFORMATION:**

**General Plan Designation:** Residential 4-15 du/net acre  
1984 North Sacramento  
**Plan Designation:** Residential 4-8 du/acres  
**Existing Zoning of Site:** R-1  
**Existing Land Use of Site:** Vacant

**Surrounding Land Use and Zoning:**

Setbacks:	Required	Provided
Front:	25	None Shown
Side(Int):	5	" "
Side(St):	5	" "
Rear:	15	" "

North: Single Family; R-1  
South: Single Family; R-1  
East: City Well 134; R-1  
West: Single Family; R-1

**Property Dimensions:** 60' x 105'  
**Property Area:** 0.14 + acres  
**Density of Development:** 7 d.u. per acre  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing

**PROJECT EVALUATION:** Staff has the following comments:

- A. The proposed sale of surplus City Property is before the Planning Commission for General Plan consistency findings as required by Section 65402(a) of the California Government Code. Sale of the vacant single family lot will allow construction of a single family dwelling by a future owner. The dwelling should be designed to be compatible with adjacent single family dwellings.
- B. Agency Comments:

The City Engineer, Real Estate, Attorney and Water Departments have reviewed the proposed request and have no opposition to the sale.

C. Summary:

The 1984 North Sacramento Community Plan designates the subject 0.14 acre lot for residential low density uses. The site is not reserved for Public purposes on the Plan. Staff finds the sale of the lot consistent with the North Sacramento Community Plan in that the vacant lot will provide an opportunity for a new single family dwelling. Staff notes that the adjacent well site operates on a regular basis and may generate noise objectionable to future residents. The future building should have sound attenuation measures designed to reduce the interior noise level to an acceptable standard based upon the City Noise Ordinance. As a condition of sale, the City Real Estate Division should advise prospective purchasers of the lot that interior noise reduction measures may be required.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15312 (b)(2)).

RECOMMENDATION: Staff recommends that the Commission recommend approval of the sale of the lot and find it consistent with the 1984 North Sacramento Community Plan.

Respectfully Submitted,

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Wilfred Weitman, Senior Planner

WW;DH:pe

UNIT NO. 9

BUTTERWICK ST  
DARGATE  
UNIT NO. 8  
LAUDERDALE

ENGLE ST  
SINBORG UNIT  
BAUMGART WY  
BERTHOLD  
NO. 7B  
WESTMAN  
UNIT

GRACE AV  
UNIT  
CROSSWIND  
WINDCLOUD AV  
BILUEWING  
WINDCLOUD  
ST  
NO. 2  
MARGIE

PLATA WY  
WAINITA  
NORTH NORWOOD PARK  
UNIT

NO. 7A  
LAS ANIMAS  
CR  
YAMPA  
CR  
NO. 1  
AUSTIN

BELL  
NORWOOD  
EDMUNDE  
RANCHO

JESSIE AV  
FRUITA  
NEWCASTLE ST  
DELAGUA  
DU BOIS  
CANAL

JESSIE  
TAYLOR

OPPORTUNITY ST  
BUSINESS PARK  
MOD-TECH

NORWOOD I-80 BUS  
DISPLAY WY

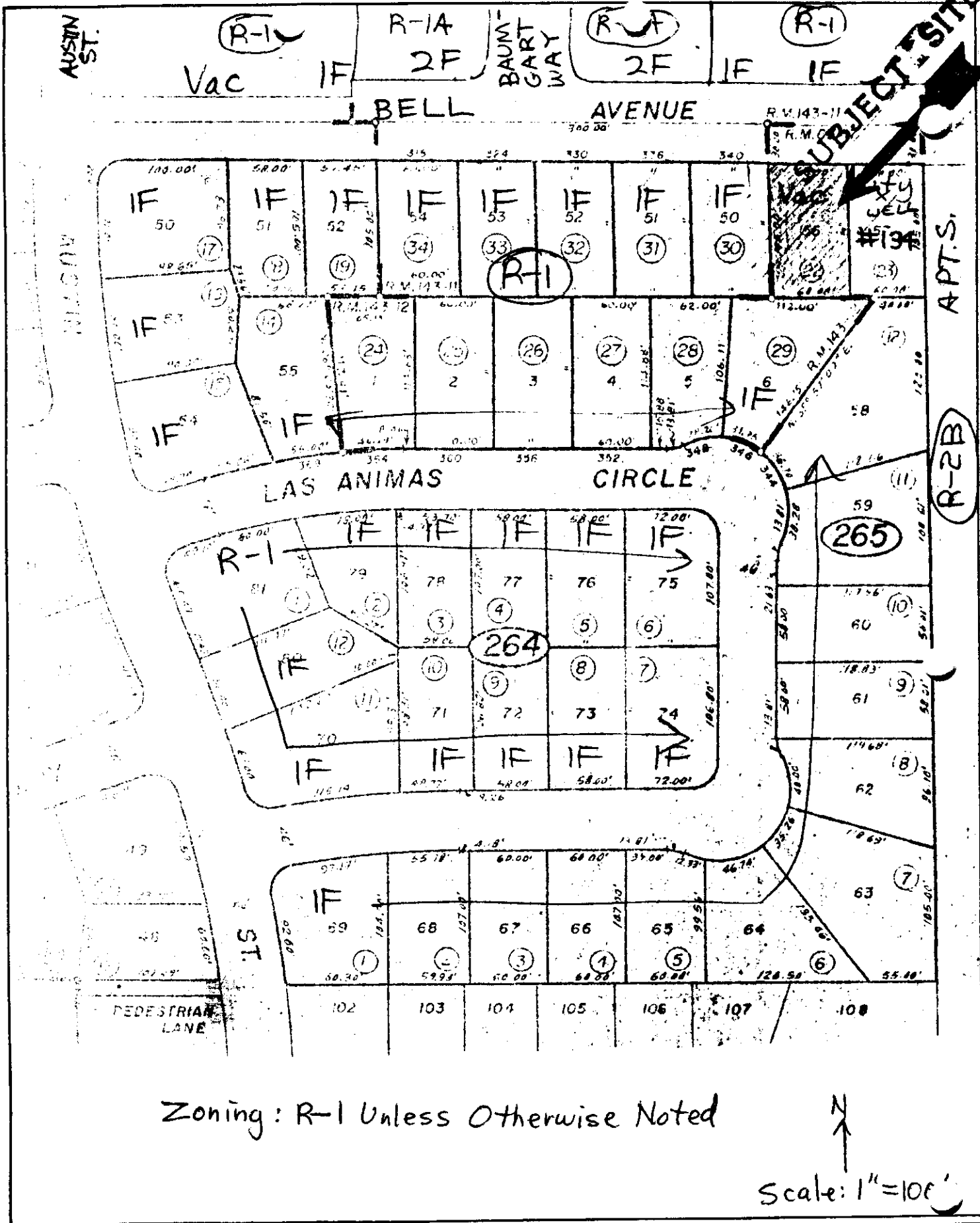
**SUBJECT SITE**

# VICINITY MAP

M-88-059

6-23-88

Scale: 1" = 500'  
item 28



Zoning: R-1 Unless Otherwise Noted

Scale: 1" = 100'

# LAND USE & ZONING MAP