



CITY OF SACRAMENTO

26

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 8, 1982

APPROVED
BY THE CITY COUNCIL

DEC 14 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Negative Declaration;
2. Amendment to the 1963 Oak Park Community Plan from Light Density Residential to Multiple Family Residential;
 3. Rezone from C-1 to R-4; and
 4. Tentative Map (P82-235)

LOCATION: Northeast corner of 24th Street and Castro Way

SUMMARY

The applicant is requesting entitlements necessary to develop a four-unit condominium project on a lot that is currently used for parking. The Commission recommended approval of this request and in addition approved a special permit for this condominium development subject to conditions.

BACKGROUND INFORMATION

The subject site is located in a small commercial strip near the Sierra School. The area surrounding the commercial center is developed with residential uses.

On November 10, 1982 the Planning Commission recommended approval of this request. The Commission also approved a special permit for the condominium development subject to conditions that the parking area maneuvering space be revised to comply with required zoning ordinance and that elevations be modified to enhance the visual appearance of the building.

As proposed, this project is consistent with the Oak Park Community Plan and the General Plan policy to encourage infill development of vacant lots which have been bypassed by urban development. Staff and the Planning Commission believe that this proposal will help upgrade the neighborhood and provided additional housing in this area.

VOTE OF PLANNING COMMISSION

On November 10, 1982 the Planning Commission, by a vote of six ayes and three absent, recommended approval of this project subject to conditions.

RECOMMENDATION

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

1. Ratifying the Negative Declaration;
2. Adopting the resolution amending the Community Plan;
3. Approving the attached rezoning ordinance; and
4. Adopting the attached resolution adopting findings of fact and approving the tentative map with conditions.

Respectfully submitted,

Howard
 for Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

MVD:SC:cp
 Attachment
 P82-235

December 14, 1982
 District No. 4

SACRAMENTO CITY PLANNING COMMISSION

26

MEETING DATE: Nov. 10, 1982
 ITEM NO. 8a FILE NO. P- 82-235
 M- _____

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

Recommendation LOCATION: NE corner 24th St. & Castro Way

- Favorable
- Unfavorable
- Petition
- Correspondence

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

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

MOTION NO. _____

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 _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

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

RESOLUTION No. 82-878

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE OAK PARK COMMUNITY PLAN FROM LIGHT DENSITY RESIDENTIAL TO MULTIPLE FAMILY RESIDENTIAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (APN: 010-352-15 & 16)(P82-235)

WHEREAS, the City Council conducted a public hearing on December 14, 1982, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for condominium development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the Oak Park Community Plan as Multiple Family Residential.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

DEC 14 1982

OFFICE OF THE
CITY CLERK

P82-235

LEGAL DESCRIPTION

PARCEL #1: North 40 feet of lot 16 in Block H of Highland Park addition to Sacramento according to the official plat thereof filed in the office of the Recorder of Sacramento County, CA, on October 11, 1887, Book 2 of maps, map #6.

Parcel #2: South 80.00 feet of lot 16 in Block H of Highland Park addition to Sacramento, according to the official plat thereof filed in the office of the Recorder of Sacramento County, CA, on October 11, 1887, in Book 2 of maps, map #6.

APN: 010-352-16
010-352-15

ORDINANCE NO. 82-108

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT NE CORNER OF 24TH STREET AND CASTRO WAY FROM THE C-1, LIMITED COMMERCIAL ZONE AND PLACING SAME IN THE R-4, MEDIUM DENSITY MULTIPLE FAMILY ZONE (FILE NO. P-P82-235) (APN: 010-352-15 & 16)

APPROVED
BY THE CITY COUNCIL

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO: DEC 14 1982

OFFICE OF THE
CITY CLERK

SECTION 1.

The territory described in the attached exhibit(s) which is in the C-1, Limited Commercial zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-4, Medium Density Multiple Family 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 November 10, 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

P82-235

LEGAL DESCRIPTION

PARCEL #1: North 40 feet of lot 16 in Block H of Highland Park addition to Sacramento according to the official plat thereof filed in the office of the Recorder of Sacramento County, CA, on October 11, 1887, Book 2 of maps, map #6.

Parcel #2: South 80.00 feet of lot 16 in Block H of Highland Park addition to Sacramento, according to the official plat thereof filed in the office of the Recorder of Sacramento County, CA, on October 11, 1887, in Book 2 of maps, map #6.

APN: 010-352-16
010-352-15

RESOLUTION No. 82-879

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE
CORNER OF 24TH STREET AND CASTRO WAY **APPROVED**
BY THE CITY COUNCIL

(P-82-235)(APN: 010-352-15 & 16)

DEC 14 1982

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on _____, held a public hearing
on the request for approval of a tentative map for a condominium development
of Lot 16 in Block H of Highland Park, Book 2, Map 6 _____;

WHEREAS, all governmental and utility agencies affected by the development of the
proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed
project will not have a significant effect on the environment, and has provided
notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its
report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in
relation to feasible future passive or natural heating and cooling opportunities;
and

WHEREAS, the City Council has considered the effects that approval of the proposed
subdivision would have on the housing needs of the Sacramento Metropolitan area
and balances these needs against the public service needs of City residents and
available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Oak Park Community Plan designate the subject site for residential use(s).

- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
 - b. Place note on final map: Provide separate sewer and water services at the time of obtaining building permits;
 - c. The applicant shall remove the two existing concrete driveways adjoining 24th Street and Castro Way and replace the existing sidewalks and curbing along 24th Street and Castro Way.

MAYOR

ATTEST:

CITY CLERK

P82-235

CITY PLANNING COMMISSION

26

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Eugene Wong & Beverly B. Butler, 2518-27th Street, Sacramento, CA 95818		
OWNER	Eugene Wong & Beverly B. Butler, 2518-27th Street, Sacramento, CA 95818		
PLANS BY			
FILING DATE	10/8/82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	10/29/82	EIR	ASSESSOR'S PCL. NO. 010-352-15 & 16

- APPLICATION:
1. Negative Declaration
 2. Amend the 1963 Oak Park Community Plan from Light Density Residential to Medium Density Multiple Family for 0.1± vacant acres
 3. Rezone 0.1± vacant acres from Limited Commercial (C-1) zone to Medium Density Multiple Family (R-4) zone
 4. Tentative Map to divide 0.1± vacant acres into a four-unit airspace condominium lot
 5. Special Permit to develop a four-unit condominium project

LOCATION: Northeast corner of 24th Street and Castro Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a two-story, four-unit condominium project.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1963 Oak Park Community Plan Designation: Light Density Residential
 Existing zoning of Site: C-1
 Existing Land Use of Site: Vacant (gravel parking lot)

Surrounding Land Use and Zoning:

North: Supermarket; C-1
 South: Sierra School; R-1
 East: 13-Unit Apartment Building; R-4
 West: Auto Repair/Home Repair; C-1

Parking Required: 4 spaces
 Parking Provided: 4 spaces
 Property Dimensions: 40' x 120'
 Property Area: 4,800 square feet
 Density of Development: 36 du/acre
 Square Footage of Building: 3,840
 Height of Building: Two-story/22 feet
 Street Improvements/Utilities: Existing
 Topography: Flat

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 27, 1982, by a vote of six ayes, two absent and one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the following conditions which must be satisfied prior to filing the final map:

1. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

- 2. Place note on final map: Provide separate sewer and water services at the time of obtaining building permits.

BACKGROUND INFORMATION: The subject site is a vacant 40' x 120' lot that is currently being used as an unimproved (gravel) parking lot. The applicant is requesting a rezoning from C-1 to R-4 to allow the development of a four-unit condominium building on the subject site.

STAFF EVALUATION: Staff is supportive of the applicant's proposal and has the following comments regarding this project:

- 1. The unimproved parking lot is currently being leased out to long-term parkers who work in the vicinity of the subject site. The development of this property will not only upgrade the appearance of the neighborhood but will also provide new housing to large employment centers based upon the project's proximity to the offices of the Department of Motor Vehicles and the Central City in general.
- 2. The site plan indicates a backout maneuvering distance of 20 feet. The applicant will need to revise the site plan to meet the 26-foot backout maneuvering distance per the City's parking ordinance. Since the alley is 20 feet wide, the applicant will have to provide a parking stall depth of 24 feet to comply with the 26-foot maneuvering area requirement. The site plan should also indicate the location and screening of the trash storage area for the project.
- 3. The five-foot wide side yard along the east property line is proposed as patio areas for each of the condominium units. Staff suggests that the applicant consider shifting the structure five feet closer to the west property line, thereby doubling the amount of usable area for patio use (200 sq. ft. vs. 100 sq. ft. per unit). The street side yard setback would be reduced from 10 feet to five feet, which is the minimum street side yard setback in the R-4 zone. Staff notes that there is still approximately 10± square feet of a landscaped strip between the sidewalk and curb along the 24th Street right-of-way.
- 4. Staff has concerns with regard to the flat, unbroken design of the structure's south and north elevations. In order to provide visual interest and design continuity with the west elevation, staff suggests the addition of bay window treatments for the south and north elevations. Additional windows are recommended for the first and second floors on the west elevation between the two sets of vertical column of bay windows. The applicant's architect should consult with City staff with regard to specific design modifications.
- 5. The existing lot contains concrete driveways, cracked sidewalks and curbing along the 24th Street and Castro Way frontages. The driveways need to be removed and replaced with landscaping, sidewalks and curbs per City standards.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- 1. Ratify the Negative Declaration;
- 2. Approve the amendment to the 1963 Oak Park Community Plan from Light Density Residential to Medium Density Multi-family;

- 3. Approve the Rezone from C-1 to R-4;
- 4. Approve the Tentative Map, subject to conditions which follow;
- 5. Approve the Special Permit, subject to conditions and based on Findings of Fact which follow.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- b. Place note on final map: Provide separate sewer and water services at the time of obtaining building permits.
- c. The applicant shall remove the two existing concrete driveways adjoining 24th Street and Castro Way and replace the existing sidewalks and curbing along 24th Street and Castro Way.

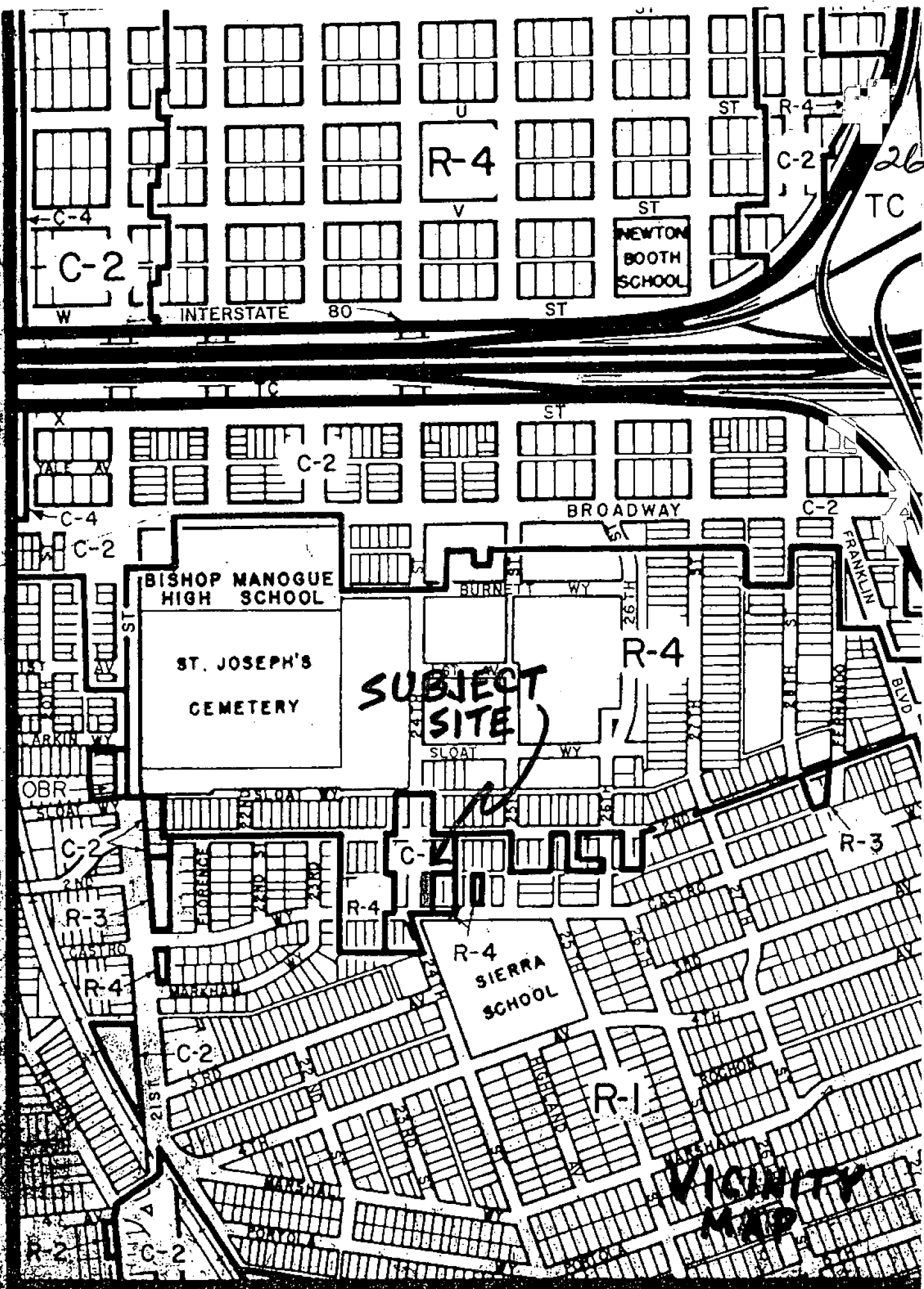
Conditions - Special Permit

- a. New landscaping and required irrigation shall be installed between the sidewalk and curb within the public right-of-way of 24th Street and Castro Way. These improvements shall be completed prior to the issuance of the occupancy permit.
- b. The applicant shall revise the site plan to indicate a parking stall depth of 24 feet for the proposed parking. The site plan shall also show the location and screening of the trash storage area. The revised site plan shall be submitted to City staff for review and approval prior to the issuance of building permits.
- c. The applicant shall consult with City staff regarding specific design and elevation modifications to the project. The final plans shall be submitted to City staff for review and approval prior to the issuance of building permits. These design changes shall include the following:
 - 1) addition of bay window treatments on the south and north elevations;
 - 2) additional window openings on the first and second floors of the west elevation between the two sets of bay windows;
 - 3) change the front doors from the flat surface to paneled surface doors.
- d. Detailed landscaping and irrigation plans shall be submitted for review and approval by City staff prior to issuance of building permits.

Findings of Fact

- a. The project is based upon sound principles of land use in that:
 - 1) the subject site is adjacent to a 13-unit apartment complex and R-4 zoning to the east;

- 2) the project will provide close-in housing to large employment centers.
- b. The proposed project will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that:
 - 1) the use is compatible with the adjacent residential uses;
 - 2) adequate off-street parking is provided.
- c. The proposed project complies with the 1974 General Plan which states, "Promote development of vacant lots which have been bypassed by urban development."



SUBJECT SITE

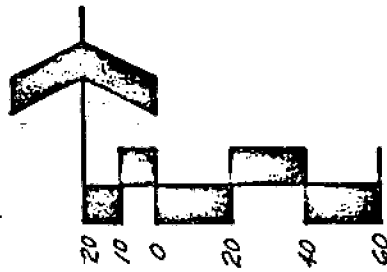
BISHOP MANOGUE
HIGH SCHOOL

ST. JOSEPH'S
CEMETERY

R-4
SIERRA
SCHOOL

NEWTON
BOOTH
SCHOOL

26
TC



POWELL

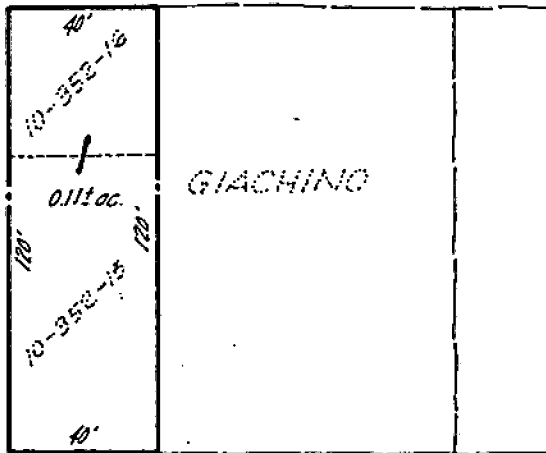
COMPTON

ALLEY

BEARDSLEY

YOKOJI

24TH ST.



CASTRO WAY

SACTO LIONS CLUB

SACTO ELEM. SCHOOL DIST.

RECORD OWNER SUBD.:
 BEVERLY BUTLER/EUGENE WONG
 2518 27TH ST.
 SACTO, CALIF 95818

SEWAGE DISPOSAL:
 PUBLIC UTILITIES
ACREAGE:


EXISTING USE & ZONE:
 VACANT, C-1

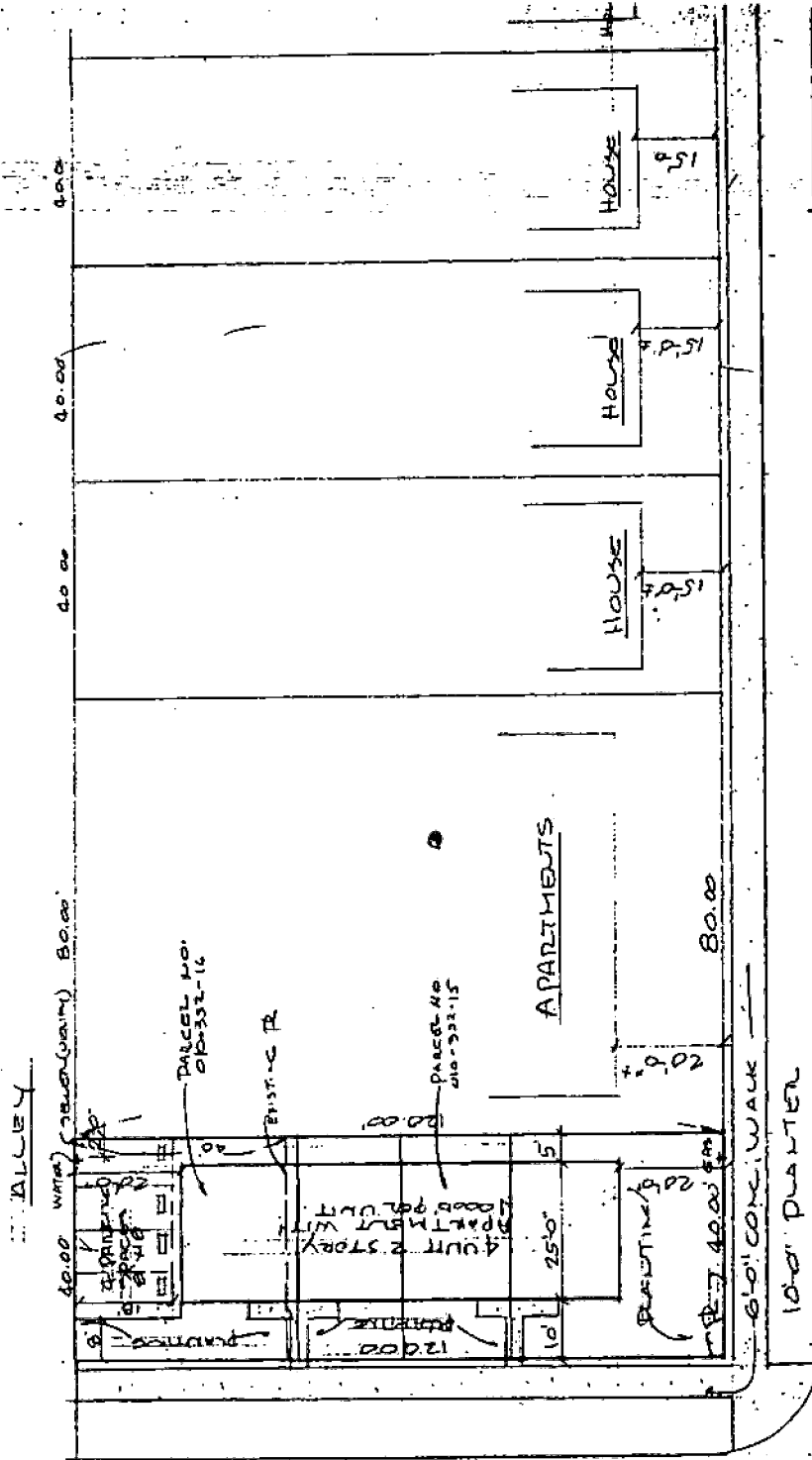
0.11 AC.
ASSESSOR'S PARCEL NO.:
 10-352-15 & 16

PROPOSED USE & ZONE:
 1 LOT (2 UNIT) CONDO., R-4

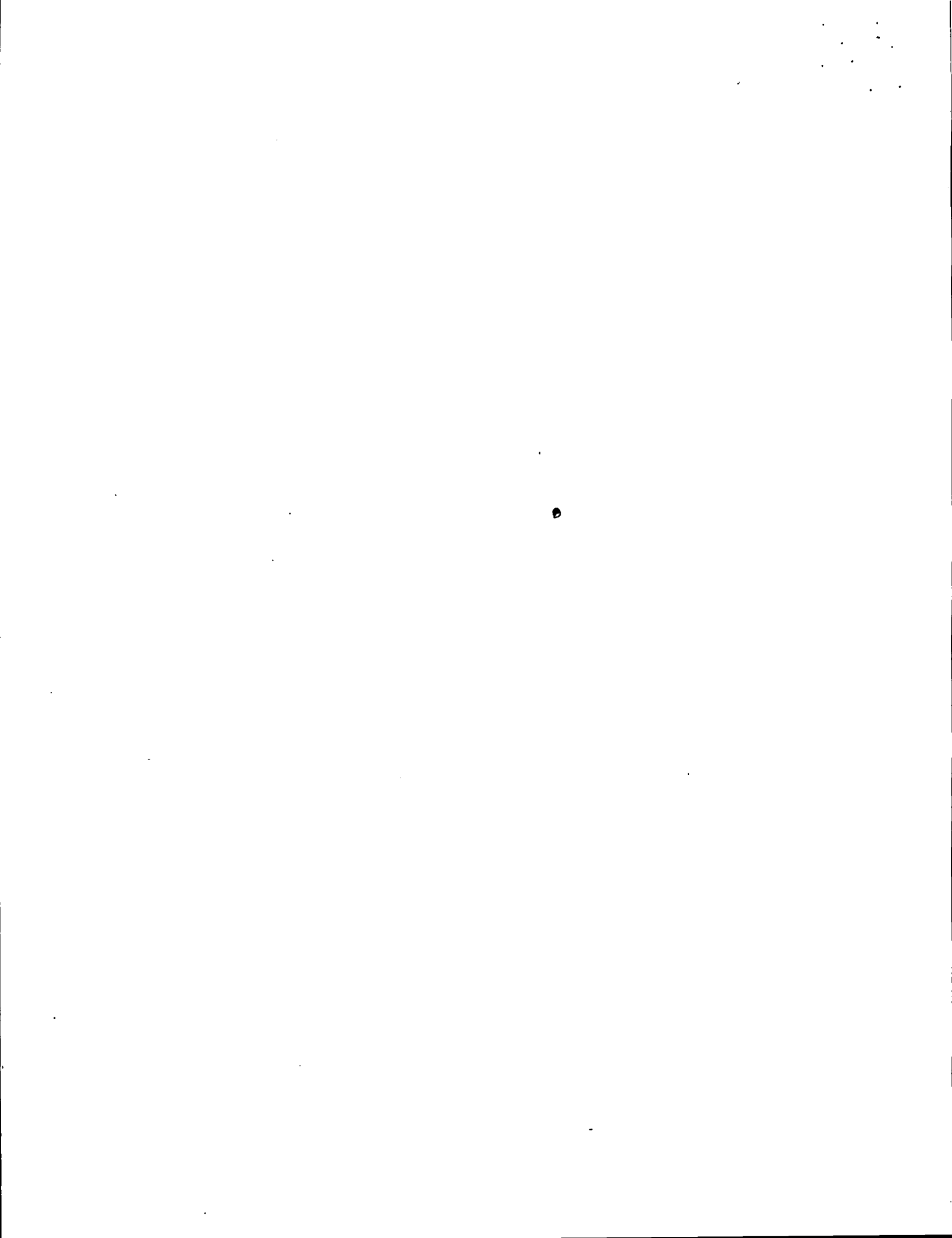
WATER SUPPLY:
 PUBLIC UTILITIES

P 82235

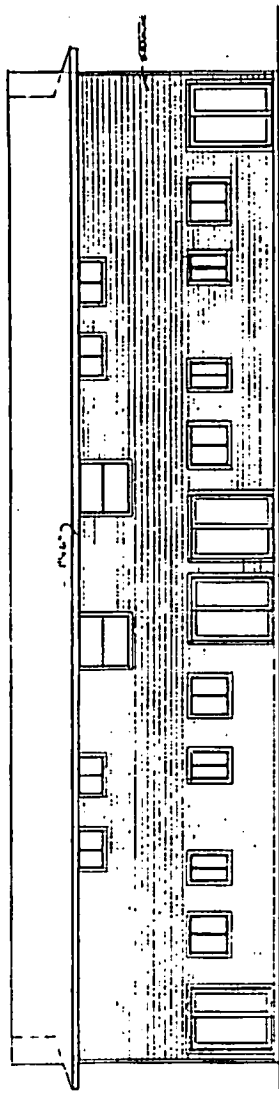
JOB NO. DATE F. S. PAGE SCALE DRAWN BY CHECKED BY	TITLE: TENTATIVE MAP 24TH & CASTRO CONDOMINIUMS	 THE SPINK CORPORATION ENGINEERS - PLANNERS - SURVEYORS
	CITY OF S. RAMENTO, CALIFORNIA	
	OCT. 1962	
	SCALE: 1" = 20'	
CODE: _____ OR NO. _____		



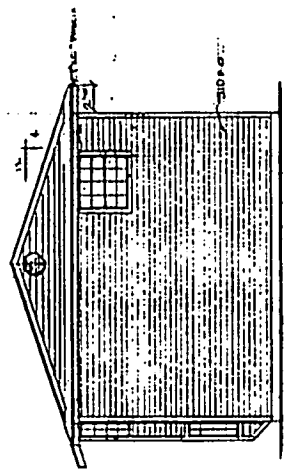
SITE PLAN 11/10/82
 REFRAN DRAWING CO.
 PARCEL NO.
 MATCHING CONSTRUCTION



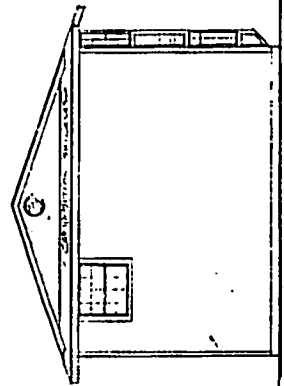
DAVID O. WILLIAMS & ASSOC.
 ARCHITECTS
 1110 15th St. N.W.
 WASHINGTON, D.C. 20004
 PHONE 202-462-1110



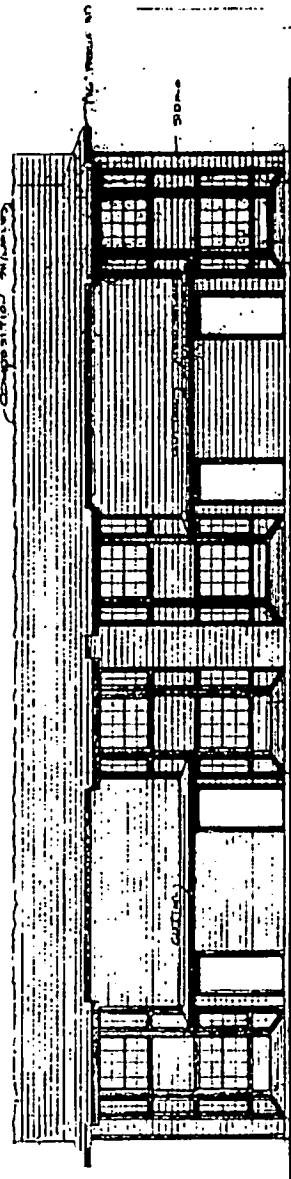
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION
24th STREET

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 10/8/82

Project Location 2727-24th Street & 2401 Castro Way

P N^o 9883

Assessor Parcel No. 010-352-15 & 16

P 82235

Owners Eugene Wong & Beverly B. Butler

Phone No. 443-8420

Address 2518-27th Street, Sacramento, CA 95818

Applicant Eugene Wong & Beverly B. Butler

Phone No. _____

Address 2518-27th Street, Sacramento, CA 95818

Signature _____

C.P.C. Mtg. Date 11-10-82

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u>	_____	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Community Plan Amend (Oak Park) for 0.1± ac. from () <u>Light Density Max Residential to Medium Density Multiple Family</u>	RA RA	Res. Res.	\$ _____
<input checked="" type="checkbox"/> Rezone <u>0.1± ac. from C-1 to R-4</u>	_____	_____	\$ _____
<input checked="" type="checkbox"/> Tentative Map to divide 0.1± ac. into 4-unit <u>airspace condominium lot</u>	RAC	Ord. Res.	\$ _____
<input checked="" type="checkbox"/> Special Permit to develop a 4-unit condominium <u>project.</u>	AC	_____	\$ _____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
<input type="checkbox"/> Other _____	_____	_____	\$ _____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

RECEIPT NO. 368-395

By/date GM 10/8 & 10, 1982

Key to Entitlement Actions

- R - Ratified
- Cd - Continued
- A - Approved
- AC - Approved W/conditions
- AA - Approved W/amended conditions
- D - Denied
- RD - Recommend Denial
- RA - Recommend Approval
- RAC - Recommend Approval W/conditions
- RMC - Recommend Approval W/amended conditions
- IAF - Intent to Approve based on Findings of Fact
- AFF - Approved based on Findings of Fact
- RPC - Return to Planning Commission
- CSR - Condition Indicated on attached Staff Report

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

P 82235

P N^o 9883

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Nov. 10, 1982 GENERAL PLAN AMENDMENT TENTATIVE MAP
 ITEM NO. 8a FILE NO. P- 82-235 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 M- _____ REZONING ENVIRONMENTAL DET.
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation LOCATION: NE corner 24th ST. + Castro way

Favorable Unfavorable Petition Correspondence

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

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

MOTION NO. _____

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

- 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 _____ & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____



CITY OF SACRAMENTO

18

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

MARTY VAN DUYN
PLANNING DIRECTOR

November 30, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 0.1+ ac. from C-1, Limited Commercial to R-4, Medium
Density Multiple Family.

LOCATION: NE corner of 24th Street and Castro Way

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 December 14, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:cp
Attachment
P82-235

PASSED FOR
PUBLICATION
& CONTINUED
TO 12-14-82

December 7, 1982
District No. 5

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT NE CORNER OF 24TH STREET AND CASTRO WAY FROM THE C-1, LIMITED COMMERCIAL ZONE AND PLACING SAME IN THE R-4, MEDIUM DENSITY MULTIPLE FAMILY ZONE (FILE NO. P-P82-235) (APN: 010-352-15 & 16)

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-1, Limited Commercial zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-4, Medium Density Multiple Family 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 November 10, 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.

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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

LEGAL DESCRIPTION

PARCEL #1: North 40 feet of lot 16 in Block H of Highland Park addition to Sacramento according to the official plat thereof filed in the office of the Recorder of Sacramento County, CA, on October 11, 1887, Book 2 of maps, map #6.

Parcel #2: South 80.00 feet of lot 16 in Block H of Highland Park addition to Sacramento, according to the official plat thereof filed in the office of the Recorder of Sacramento County, CA, on October 11, 1887, in Book 2 of maps, map #6.

APN: 010-352-16
010-352-15