



# CITY OF SACRAMENTO

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## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

April 23, 1980

FILED  
By the City Council  
Office of the City Clerk

Cont to  
5-13-80  
APR 29 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Amendment to Section 17 of the Zoning Ordinance  
Relating to Right-of-way Lines for Silver Eagle  
Road and San Juan Road-Silver Eagle Road  
Realignment (M-443)

### SUMMARY

The City is initiating this proposed amendment to update the adopted right-of-way lines and center lines for Silver Eagle Road and the San Juan Road-Silver Eagle Road Realignment (see Exhibit 1). The staff met with residents in the area and appeared to answer all major questions to their satisfaction.

The staff and the Planning Commission recommend that the City Council adopt the attached ordinance amending Section 17 of the Zoning Ordinance.

### BACKGROUND INFORMATION

The City is initiating this proposed amendment to Section 17 of the Zoning Ordinance to (a) relocate the center line of a portion of Silver Eagle Road to a maximum of 13 feet north of the existing center line (see Exhibit 2); and (b) establish right-of-way lines for a portion of the adopted San Juan Road-Silver Eagle Road Realignment (see Exhibit 3).

The proposed amendment is consistent with the General Plan, Major Street Plan, South Natomas Community Plan and the North Norwood Community Plan. The Zoning Ordinance already contains right-of-way and center line standards for the subject streets, but current preparation of specific engineering plans requires updating the existing standards. Finally, development is pending in the area, and building setbacks and required street dedications for future development will be determined from the revised right-of-way and center lines.

April 23, 1980

The revised center line of Silver Eagle Road would provide for substantially fewer residences to be moved when widening of the street occurs (four versus thirteen dwellings). The San Juan Road-Silver Eagle Road Realignment would require the construction of a bridge over the Natomas East Main Drainage Canal, railroad tracks and Western Avenue.

City staff met with residents in the area on March 19, 1980, and appeared to answer all major questions to their satisfaction.

#### VOTE OF COMMISSION

The Planning Commission recommended approval of the zoning ordinance amendment on March 27, 1980, by a vote of nine ayes.

#### ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has filed a Negative Declaration with the City Clerk on this proposal.

#### RECOMMENDATION

The staff and Planning Commission recommend that the City Council:

1. Approve the Environmental Determination; and
2. Adopt the attached ordinance amending Section 17 of the City Zoning Ordinance as indicated in this staff report.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:GS:jm  
Attachments  
M-443

April 29, 1980  
District No. 1 & 2

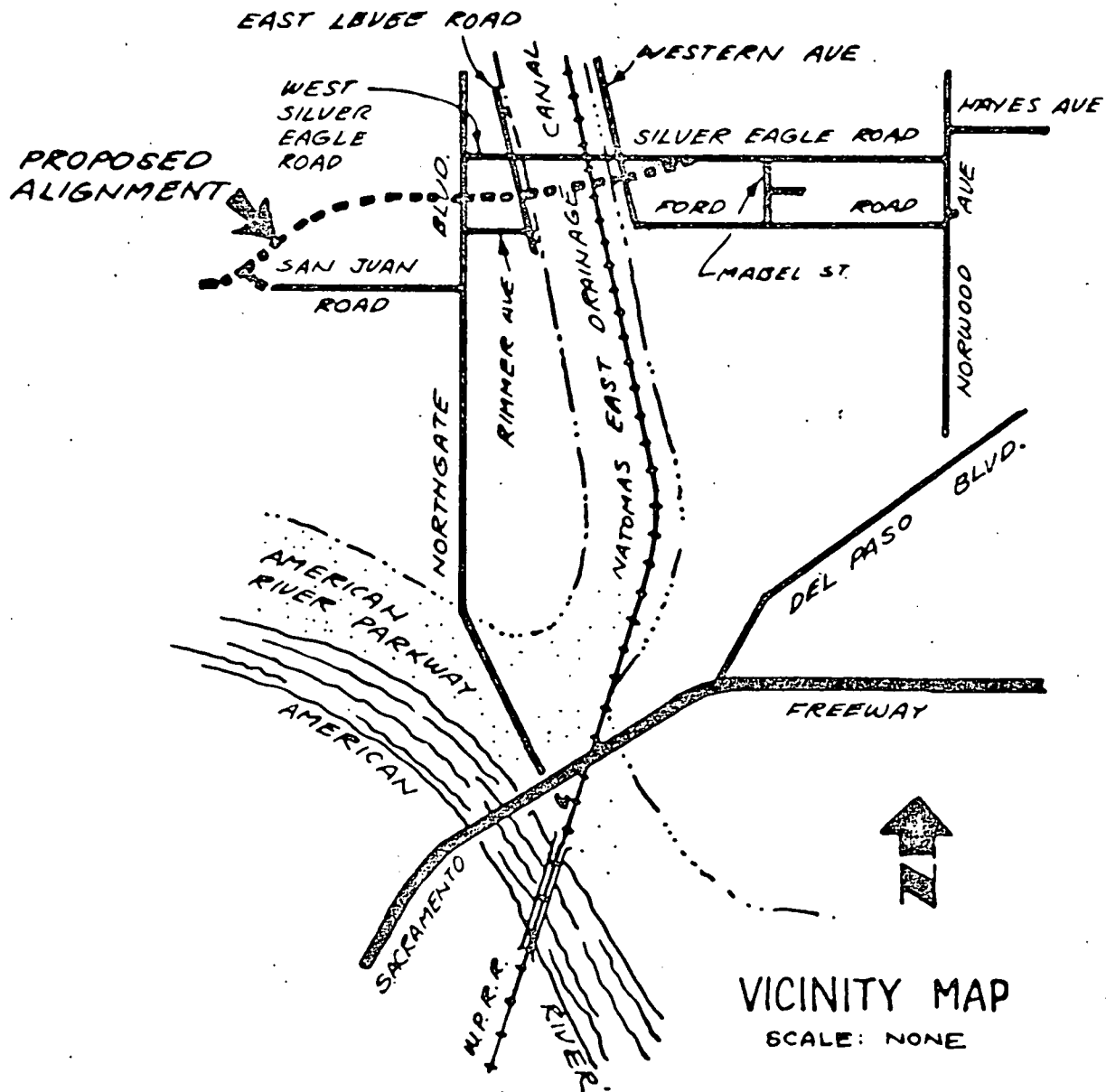


EXHIBIT 1

M-443

3/3/80  
3-27-80

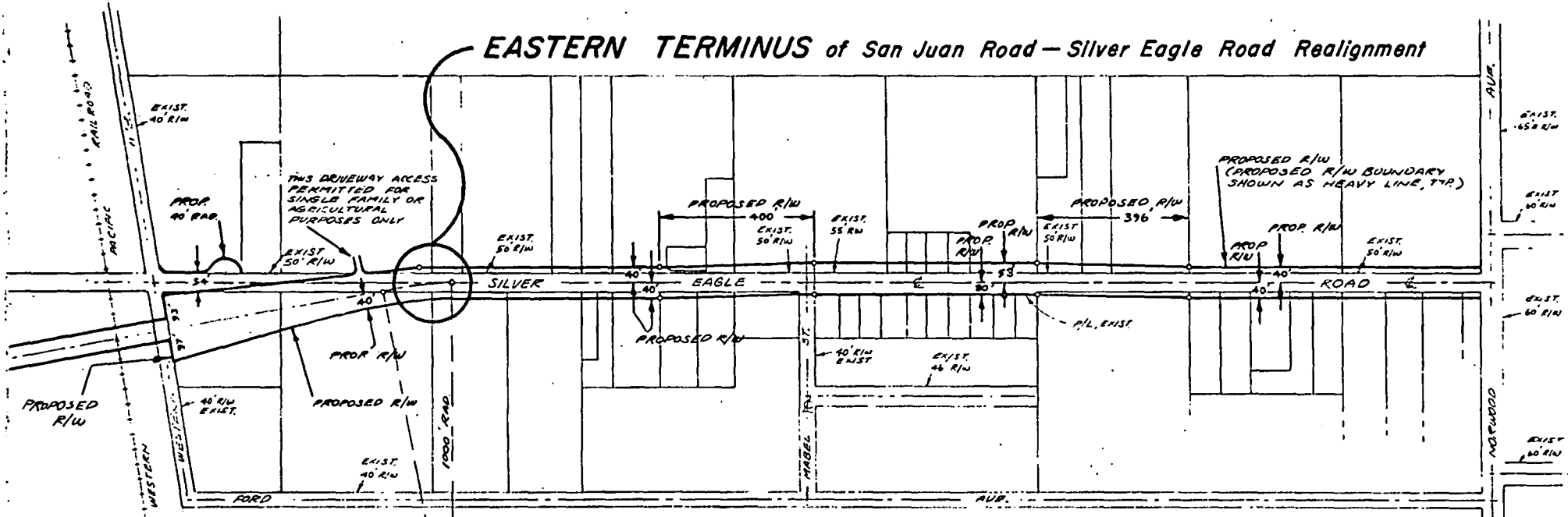
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M-443

NEW CENTER LINE — SILVER EAGLE ROAD  
 (SECTION 17-F-1(9), SACRAMENTO CITY ZONING ORDINANCE  
 (M-443)



EASTERN TERMINUS of San Juan Road — Silver Eagle Road Realignment



3/13/80 3-27-80

EXHIBIT 2

A D O P T I O N	CITY PLANNING COMMISSION APPROVAL	_____
	CITY COUNCIL ADOPTION	_____
	ORD. NO.	_____

1/25



AN ORDINANCE AMENDING SECTION 17 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO RIGHT-OF-WAY LINES (M-443)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

Section 17-E-1(91) of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

17-E-1(91) Reserved

SECTION 2.

Section 17-F-1(9) is hereby added to the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, to read as follows:

17-F-1(9) Silver Eagle Road: From eastern terminus of proposed San Juan Road-Silver Eagle Road Realignment easterly to Norwood Avenue. The center line of the adopted right-of-way shall coincide with the center line designated on the City Engineering Department Plans titled "Proposed Alignment San Juan Road/West Silver Eagle Road", File No. 7899 - 80 feet.

SECTION 3.

Section 17-G-1(4) of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

17-G-1(4) Proposed realignment of San Juan Road-Silver Eagle Road: From a location approximately 2,500 feet west of Northgate Boulevard easterly to Northgate Boulevard - 100 feet.

From Northgate Boulevard easterly to a location approximately 800 feet east of Western Avenue - right-of-way width varies from 54 feet to 190 feet and shall be as designated on the City Engineering Department Plans titled "Proposed Alignment San Juan Road/West Silver Eagle Road" File No. 7899.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M-443

3-13-80

ITEM 29