



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

CITY MANAGER'S OFFICE
RECEIVED
SEP 7 1983

September 6, 1983

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

SEP 13 1983

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezoning from Heavy Density Multiple Family (R-5) to General Commercial (C-2)
 3. Tentative Map (P83-234) (APN: 006-226-01,02,03,04,05)

LOCATION: Southeast corner of 14th and O Streets

SUMMARY:

This is a request for the necessary entitlements to develop a multi-use project consisting of 17 condominiums and a ground floor retail/restaurant use. The subject site is .4+ acres. The staff and the Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION:

The subject site is identified as CADA Site 15A and is currently used as a State parking lot. A portion of the site is currently zoned General Commercial, C-2. The applicant proposes to expand the commercial zoning by 1,100+ square feet in order to accommodate a proposed restaurant on the ground floor.

The remainder of the site will be developed with 17 condominium units. Staff and Planning Commission had no objection to the rezoning request.

The Tentative Map consists of a one lot subdivision for individual ownership of each unit as well as the restaurant.

A Negative Declaration was filed on August 1, 1983.

VOTE OF THE COMMISSION

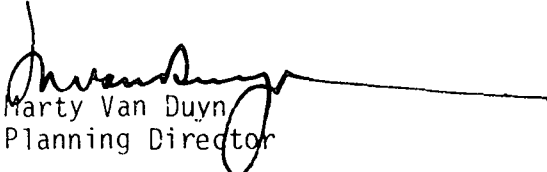
On August 11, 1983, by a vote of seven ayes, two absent, the Planning Commission recommended approval of the project subject to conditions.

RECOMMENDATION:

The staff and the Planning Commission recommend approval of the project by:

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

Respectfully submitted,


 Marty Van Duyn
 Planning Director

Recommendation Approved:

For: 
 Walter J. Slipe, City Manager

SD:lao
 attachments
 P83-234

September 13, 1983
 District 1

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE August 11, 1983
 ITEM NO. 126 FILE NO. P-83-234
 M-

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

Recommendation LOCATION: NE corner of 14th + O Sts.

- Favorable w/cond.
- Unfavorable Petition Correspondence

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

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

MOTION NO. _____

MOTION:

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

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING

OTHER _____

ORDINANCE NO. 83-113

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 SOUTHEAST
CORNER OF 14TH AND O STREETS
 FROM THE R-5, HEAVY DENSITY MULTIPLE FAMILY ZONE(S)
 AND PLACING SAME IN THE C-2, GENERAL COMMERCIAL ZONE(S)
 (FILE NO. P-83-234)(APN:006-226-01,02,03,04,05)

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-5,
Heavy Density Multiple Family zone(s),
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
 from said zone and placed in the C-2, General Commercial
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 August 11, 1983, 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.

APPROVED
BY THE CITY COUNCIL

SEP 13 1983

OFFICE OF THE
CITY CLERK

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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

P83-234



This is wrong
19 condo lots only

CITY PLANNING DEPARTMENT

SEP 26 1983

RECEIVED

September 20, 1983

Pacific Solar Downtown Development, Inc.
8180 Alpine Avenue, Suite 1
Sacramento, CA 95826

also thru CADA

Dear Sir or Madam:

On September 13, 1983, the Sacramento City Council took the following action(s) for property located on SE corner of 14th and "O" Streets (P-83234):

Adopted an Ordinance rezoning ~~17.5± acres~~ *25' x 94' area from R-5 to C-2;*
from A to R-1A and R-1 zones; and adopted
a Resolution adopting Findings of Fact and
approving a Tentative Map to ~~divide 17.5±~~
~~acres into 130 lots.~~ *Create one condominium*
lot and one commercial lot site.

Enclosed, for your records, is a fully certified copy of above referenced resolution and ordinance.

Sincerely,

LM
Lorraine Magana
City Clerk

LM/s1/10

Enclosure: Certified copy of Ordinance No. 83-113
Certified copy of Resolution No. CC83-716

cc: Planning Department ✓
NK Engineering
1777 Oak, Suite A
Davis, CA 95616

CORRECTED LETTER

September 28, 1983

PACIFIC SOLAR DOWNTOWN DEVELOPMENT, INC.
8180 Alpine Avenue, #1
Sacramento, CA 95826

Dear Sir or Madam::

Please notice that our previous letter dated September 20, 1983, was incorrectly described. The certified resolution and ordinance which accompanied the September 20, 1983 letter were correct, however. The matter is regarding the September 13, 1983, meeting of the Sacramento City Council which took the following action(s) for property located on SE corner of 14th and "O" Streets (P-83234):

Adopted an ordinance rezoning 25' x 44' area from R-5 to C-2 and adopted a resolution approving a Tentative Map to create one condominium lot and one commercial site.

Sincerely,

Lorraine Magana
City Clerk

LM/s1/10

cc: Planning Department

NK ENGINEERING
1777 Oak, Suite A
Davis, CA 95616

ROLL CALL

SACRAMENTO CITY COUNCIL, SACRAMENTO REDEVELOPMENT AGENCY, SACRAMENTO HOUSING AUTHORITY, SACRAMENTO PARKING AUTHORITY

MOVED BY: sh SECONDED BY: Kas DATE: 9/13/83

MOTION: _____

APPROVED
BY THE CITY COUNCIL

SEP 13 1983

OFFICE OF THE
CITY CLERK

		AYE	NO	ABSTAIN	ABSENT
FISHER	D2	/			
GARCIA	D6				/
KASTANIS	D7	/			
POPE	D3	/			
ROBIE	D8	/			

		AYE	NO	ABSTAIN	ABSENT
RUDIN	D4	/			
SERNA	D5	/			
SHORE	D1	/			
MILLER	M	/			

NOTES: _____

SEQUENCE ORDER 8