



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

May 7, 1981

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

14
MAY 15 1981

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Rezone from R-1 and C-2 to C-2-R (P-9348)

LOCATION: Northeast corner of Attawa Avenue and 16th Avenue

SUMMARY

The applicant is requesting the necessary entitlements to construct two 6,600+ square foot warehouse/commercial structures. The Planning Commission recommended approval of the rezone to General Commercial, C-2-R. The Commission also approved a lot line adjustment to merge seven parcels into one.

BACKGROUND INFORMATION

The subject 0.7+ vacant acre is zoned R-1 and C-2. It is located in an area characterized by a mixture of heavy commercial uses, single family residences and vacant lots. The General Commercial zoning would function as a transitional zoning between heavy commercial uses to the east and the single family to the west. The project is also compatible with the adjacent land uses and consistent with the community plan.


VOTE OF COMMISSION

On April 9, 1981 the Planning Commission, by a vote of eight eyes and one absent, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project and adopt the attached rezoning ordinance.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE

CITY MANAGER

MVD:SD:bw

Attachments

P-9348

May 14, 1981

District No. 7

3. ORDINANCE NO. 81-027, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT Northeast corner of Attawa Avenue & 16th Avenue FROM THE R-1 Single Family ZONE AND PLACING SAME IN THE C-2-R General Commercial ZONE. (FILE NO. P-~~9848~~ 9348) (APN: 018-026-11 thru 17)

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-1 Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the C-2-R 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 April 9, 1981, 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

14
MAY 1981

OFFICE OF THE
CITY CLERK

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-9848

Exhibit B

PARCEL "B"

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows;

Lots 76 through 87 of Terminal Tract, the plat of which is recorded in the office of the Sacramento County Recorder in Book 11 of Maps, Map No. 14.

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 9, 1981
 ITEM NO. 00a FILE NO. P-9348
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

- Favorable to C-2-R
- Unfavorable
- Petition
- Correspondence

LOCATION: NE corner of Attawa Avenue and 16th Avenue

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

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

MOTION NO. _____

MOTION:

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

- 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 to C-2-R & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

R-2

AND
SHOPS

WILLIAM

SACRAMENTO
CITY COLLEGE

C-1R C-2

R-3 R-2

INTERVILLE
ST. CHARLES

C-4

C-4-R
R-1

R-2
Subject Site

C-4

ETHEL PHILLIPS
SCHOOL

JOAQUIN-
MILLER
H.S. HIGH
SCH

ST
ROBERT'S
SCHOOL

M-1

HOLLYWOOD
PARK SCH

C-2

R-1

April 9, 1981

Item No. 20

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bobo Sheet Metal, Inc., 4322 - 24th Street, Sacramento, CA 95822		
OWNER	Gary D. Bobo, 4322 - 24th Street, Sacramento, CA 95822		
PLANS BY	Charles C. Moore, 125-B Court Street, Woodland, CA		
FILING DATE	3-5-81	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	3-30-81	EIR	ASSESSOR'S PCL. NO. 018-026-11 thru 17

- APPLICATION:
1. Negative Declaration
 2. Rezone .7+ vacant acres from General Commercial (C-2) and Single Family (R-1) to Heavy Commercial (C-4)
 3. Lot Line Adjustment to merge seven parcels

LOCATION: Northeast corner of Attawa Avenue and 16th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct two 6,600+ square foot warehouses/commercial structures.

PROJECT INFORMATION:

General Plan Designation:	Industrial
1965 Sutterville Heights	
Community Plan Designation:	Heavy Commercial/Industrial
Existing Zoning of Site:	R-1 and C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant, single family; R-1
South:	Vacant; R-1
East:	Commercial/Industrial; C-4
West:	Vacant, single family; R-1

Property Dimensions:	125' x 250'	Area:	31,250 square feet
Topography:	Flat		
Street Improvements:	To be provided		
Utilities:	Available to site		

STAFF EVALUATION: Staff has the following concerns and comments regarding this proposal:

1. The subject site is in an area characterized by a mixture of heavy commercial uses, single family residences, and vacant lots. Due east and adjacent to the site is a heavy commercial use. The residentially-zoned properties to the north are vacant.
2. The subject site is designated in the 1965 Sutterville Heights Community Plan as Heavy Commercial zoning.

The applicant is requesting that the subject site be rezoned from Single Family (R-1) and General Commercial (C-2) to Heavy Commercial (C-4).

3. Staff finds that the Heavy Commercial zoning is inappropriate for the following reasons:

(see over)

- a. Due west (across Attawa Avenue) are single family zoned and developed properties. The Heavy Commercial zoning would permit such uses as outside truck and tractor repair, truck terminal yards and other uses which have an undesirable impact on residential land uses.
- b. The applicant's site design would not easily accommodate the more intensive heavy commercial uses. There does not appear to be adequate truck and trailer maneuvering areas nor space available for outside storage. Staff finds that the applicant's development plan would better accommodate general commercial type uses.

Staff suggests that the site be rezoned to General Commercial, C-2-R. The General Commercial zoning would function as a transitional zoning between the heavy commercial use to the east and the single family to the west. The applicant has indicated that the General Commercial zoning would be acceptable. The review overlay zone would permit the Commission review authority should the property not be developed as shown on the site plan.

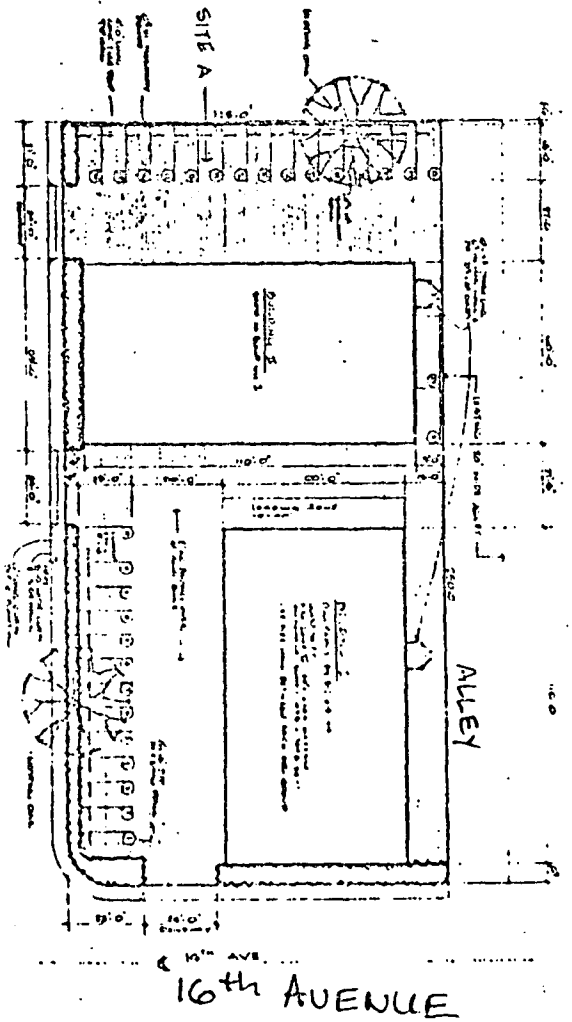
4. The applicant's site plan does not meet the 50 percent parking area shading requirement recently adopted by the City Council. The applicant has indicated that he will revise the site plan to provide for the required 50 percent parking lot shading.
5. The lot line merger proposal was reviewed by the offices of the Water and Sewer Division, Real Estate, Traffic Engineering, Fire and Planning Departments. The City Engineer recommends the following conditions for this lot line adjustment to merge seven parcels:
 - a. The applicant shall submit closure calculations for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office;
 - b. The proposed lot lines are to be monumented.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. The subject site be rezoned to General Commercial-Review (C-2-R);
3. The Commission approve the lot line adjustment by adopting the attached resolution.



← SLING AVE



ATTAWA AVENUE

ALLEY

16th AVENUE

SITE PLAN

Prepared at: [illegible]
 Drawing done: [illegible]
 By: [illegible]
 Checked: [illegible]
 Approved: [illegible]

P-9348

April 9, 1981

-9-

Item No. 20



PLANNING DEVELOPMENT PERMIT

SACRAMENTO CITY PLANNING DEPARTMENT 725 J STREET SACRAMENTO, CA. 95814 TELEPHONE (916) 449-5604

P No 9348 Application date 3/5/81

Project Location SW cor. Sutterville & Attawa Ave; NW cor. 16th Ave. & Attawa Ave. Assessor Parcel No. 018-026-11 thru 17; 018-025-01,02,03,07 Comm. Pln. Sutterville Hghts. Owner Claude G. Bobo Phone No. 452-4951 Address 4322 - 24th Street, Sacramento, CA 95822 Applicant Gary D. Bobo Phone No. 452-4951 Address 4322 - 24th Street, Sacramento, CA 95822 Signature Gary D. Bobo CPC Mtg. Date 4/9/81

Table with 4 columns: REQUESTED ENTITLEMENTS, Commission Action/Date, Council Action/Date, Filing Fees. Includes items like Environ. Determination, Rezoning, and Other Lot Line Adjustment.

Permit Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to 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, RAA - 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 ten (10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any condition(s) will constitute grounds for revocation of this permit. Building permits are required in the event of any building construction. The County Assessor is notified of actions taken on rezoning, special permits and variances.

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 9, 1981

ITEM NO. 202 FILE NO. P-9348
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

Favorable to C-2-R

LOCATION: NE corner of Attaura Avenue and 16th Avenue

Unfavorable Petition Correspondence

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

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

MOTION NO. _____

MOTION:

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

- 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 to C-2-R & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

April 21, 1981

Owner of Property:

Claude G. Bobo
4322 - 24th St.
Sacramento, CA 95822

CORRECTED COPY
(SEE HEARING DATE)

On April 20, 1981, the following matter was filed with my office to set a hearing date before the City Council.

P-9348 Rezone 0.7+ vacant acre from General Commercial C-2 and Single Family R-1 Zones to General Commercial Review C-2-R Zone to construct two, 6,600+ square foot warehouses. Location: Northeast corner of Attaway Avenue and 16th Avenue. (D7)

The hearing has been set for May 14, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

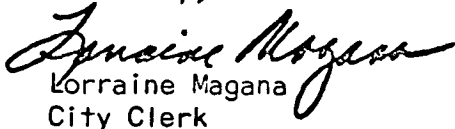
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am :1b

cc: Gary D. Bobo

P-9348 Mailing List 19



CITY OF SACRAMENTO

26 16

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 30, 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 NORTHEAST CORNER OF ATTAWA AVENUE & 16YH AVENUE FROM THE R-1 SINGLE FAMILY ZONE AND PLACING SAME IN THE C-2-R GENERAL COMMERCIAL ZONE (FILE NO. P-9348) (APN: 018-026-11 thru 17)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

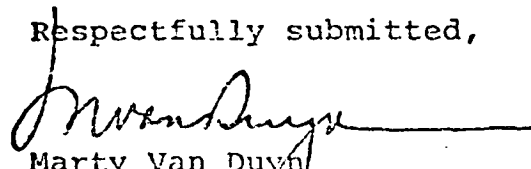
BACKGROUND

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 May 14, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

APPROVED
BY THE CITY COUNCIL

MAY - 5 1981

OFFICE OF THE
CITY CLERK

PFP +
cont to
5-14-81



3.

ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT Northeast corner of Attawa Avenue & 16th Avenue FROM THE R-1 Single Family ZONE AND PLACING SAME IN THE C-2-R General Commercial ZONE (FILE NO. P- 9348) (APN: 018-026-11 thru 17)

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-1 Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the C-2-R 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 April 9, 1981, 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

P-9848

Exhibit B

PARCEL "B"

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows;
Lots 78 through 87 of Terminal Tract, the plat of which is recorded in the office of the Sacramento County Recorder in Book 11 of Maps, Map No. 14.



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

May 14, 1981

Mr. Claude G. Bobo
4322 24th Street
Sacramento, CA 95822

Dear Mr. Bobo:

On May 14, 1981, the City Council approved the following for the property located on the Northeast corner of Attawa Avenue and 16th Avenue (P-9348):

Rezone 0.7+ vacant acre from "C-2" and "R-1" zones to "C-2-R" to construct two warehouses

The enclosed copy of certified ordinance applies to the above subject matter.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Gary D. Bobo
Planning