



# ITEM#30

## CITY OF SACRAMENTO

### CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

August 14, 1980

City Council  
Sacramento, California

CITY MANAGER'S OFFICE  
**RECEIVED**  
AUG 15 1980

Honorable Members in Session:

SUBJECT: 1. Negative Declaration  
2. Tentative Map (P-9129)

LOCATION: The northwest corner of the Garden Highway and I-5

#### SUMMARY

The applicant is requesting the necessary entitlements to divide 258.4+ acres into two parcels.

#### BACKGROUND INFORMATION

On November 21, 1979, the City Planning Commission considered and recommended approval of the Natomas Oaks Schematic Plan allowing for detached single family units, patio homes, half-plexes/duplexes, town-house-condominium units, apartment units, a park site and a canal parkway system. On December 11, 1979 the City Council concurred with the Commission's recommendation and approved the project.

On April 24, 1980, the City Planning Commission recommended approval of a tentative map dividing 258+ acres into 390 residential lots, three cluster housing parcels, two multi-family lots, a park site, a landscaped corridor and a canal parkway. The City Council concurred with the Commission's recommendation on May 22, 1980 (Exhibit "B").

For the purpose of sale, the applicant is requesting the division of the subject site into two parcels. A Negative Declaration was filed on August 8, 1980.

#### RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review by the Subdivision Review Committee, recommend approval of the map subject to the following conditions:

APPROVED  
BY THE CITY COUNCIL


AUG 19 1980

OFFICE OF THE  
CITY CLERK

1. The applicant shall enter into a drainage improvement agreement with Reclamation District 1000 prior to the filing of the final map in order to assure dredging of the canal.
2. The applicant shall retain all of the trees with the exception of those trees indicated on Exhibit "C".
3. The applicant shall not allow stacking of construction materials and the parking of equipment and vehicles within the tree drip line.
4. The applicant shall not grade, trench, cut or fill within a tree drip line.
5. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.
6. The applicant shall realign the southern entry to the subdivision to ensure its location at least 100 feet from the end of the vertical curve connecting elevated Garden Highway with the 90-foot wide collector street.
7. Access shall not be allowed from the 90-foot collector street along the slope easement area of the levee parkway adjacent to the Garden Highway.
8. The applicant shall dedicate the I-5 landscaped corridor to the City of Sacramento at no cost at the time of recordation of the final map.
9. The annexation must be completed prior to recordation of the final map.

This can be accomplished by adopting the attached Tentative Map Resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Slipe, City Manager

MVD:DP:bw  
Attachments  
P-9129

August 19, 1980  
District No. 1

## RESOLUTION NO. 80-550

Adopted by The Sacramento City Council on date of  
AUGUST 19, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE PARCEL MAP FOR NATOMAS OAKS  
(APN: 274-030-18; 274-041-01, 06, 08, 09) (P-9129)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 258.4+ acres located at the northwest corner of Garden Highway and I-5

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on August 19, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Natomas Community Plan in that the plans designate the subject site for residential uses.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion nor other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain nor over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, nor use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in nor add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall enter into a drainage improvement agreement with Reclamation District 1000 prior to the filing of the final map in order to assure dredging of the canal.
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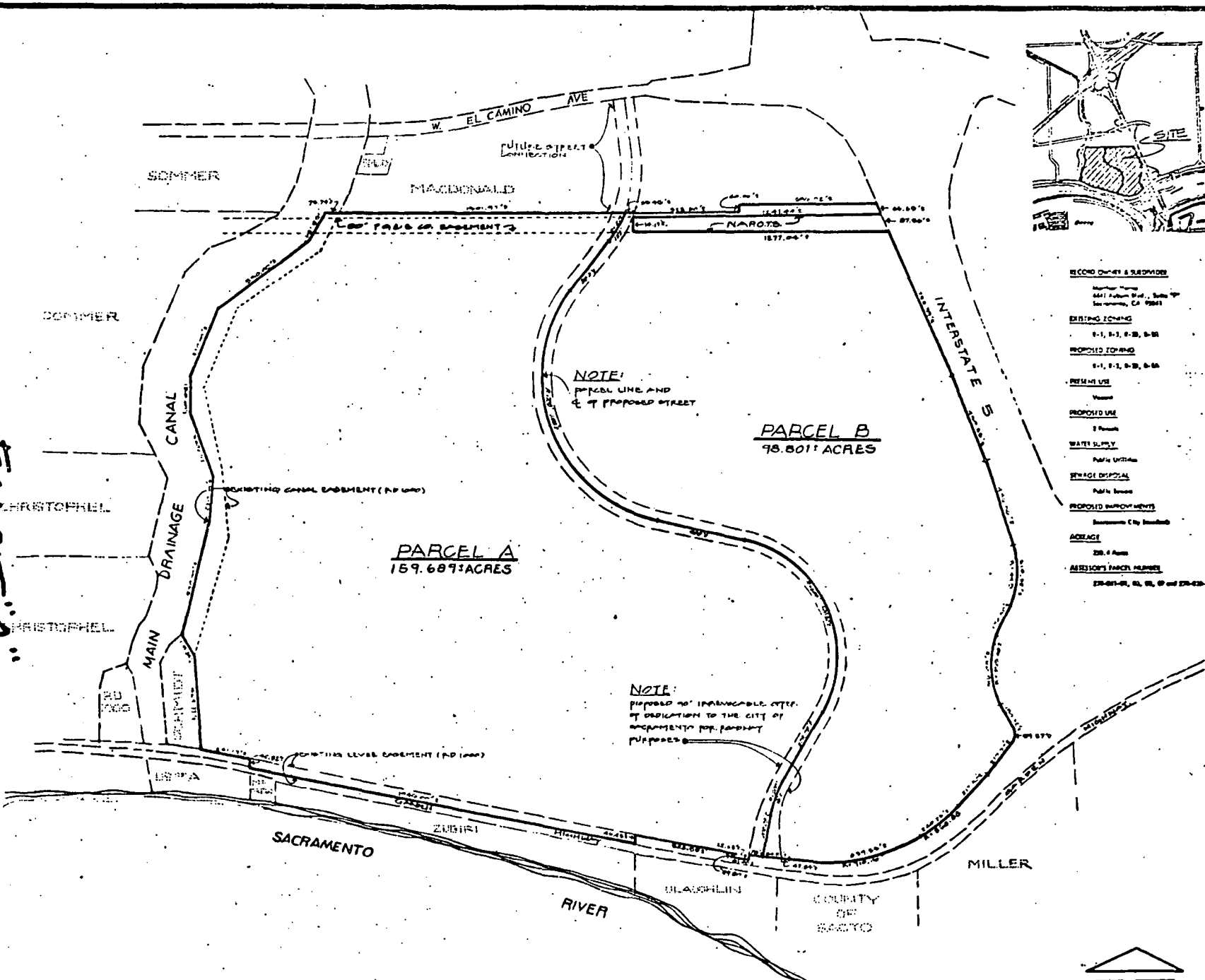
\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9129

EXHIBIT "A"



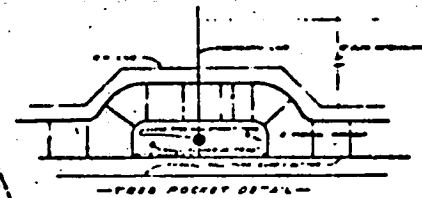
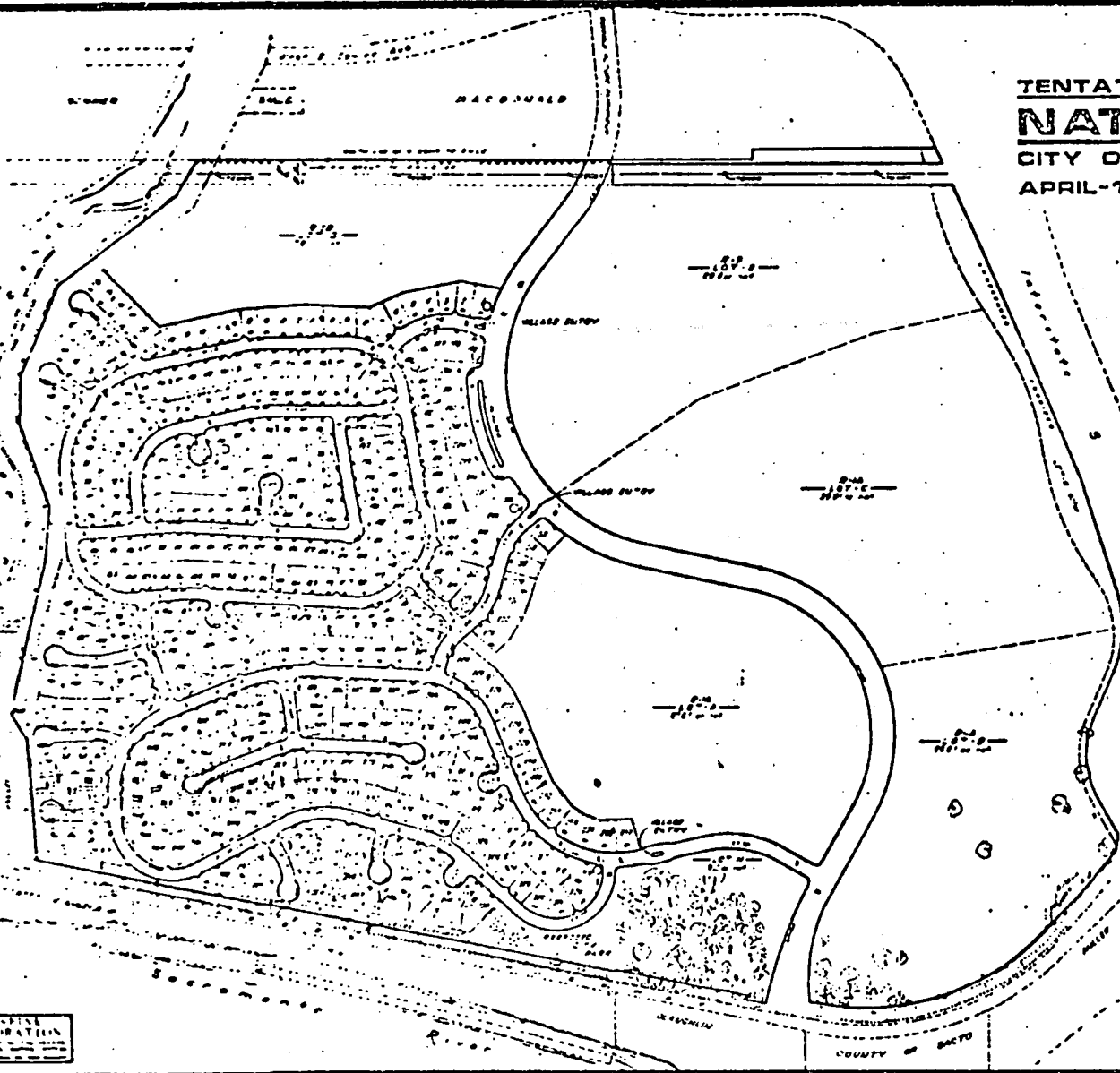
- RECORD CHART & SUBDIVISION**
- Map of Natomas Oaks  
6441 Auburn Blvd., Suite 100  
Sacramento, CA 95841
- EXISTING ZONING**
- R-1, R-2, R-3, R-4
- PROPOSED ZONING**
- R-1, R-2, R-3, R-4
- PRESENT USE**
- Vacant
- PROPOSED USE**
- 2 Family
- WATER SUPPLY**
- Public Utilities
- SEWAGE DISPOSAL**
- Public Sewer
- PROPOSED IMPROVEMENTS**
- Sanitation City Standard
- ADJACENT**
- 200.4 Acres
- ADJACENT PARCEL NUMBER**
- 200-001-00, 01, 02, 03 and 200-001-04

**THE SPINK CORPORATION**  
ENVIRONMENTAL PLANNING • ENGINEERING  
ARCHITECTURE • SURVEYING • MAPPING • SYSTEMS  
700 F STREET, SACRAMENTO, CALIFORNIA 95811 PHONE 551-0000

TENTATIVE PARCEL MAP OF  
**Natomas Oaks**  
CITY OF SACRAMENTO CA. JUNE 1980 1"=200'



TENTATIVE MAP OF  
**NATOMAS OAKS**  
 CITY OF SACRAMENTO, CALIFORNIA  
 APRIL-1980 SCALE - 1:100



- Legend
- Proposed Roadway
- Proposed Sidewalk
- Proposed Curb
- Proposed Drainage
- Proposed Trees
- Proposed Landscaping
- Proposed Utilities
- Proposed Easements
- Proposed Right-of-Way
- Proposed Survey
- Proposed Map
- Proposed Plan
- Proposed Section
- Proposed Detail
- Proposed Elevation
- Proposed Profile
- Proposed Cross-section
- Proposed Long-section
- Proposed Plan view
- Proposed Section view
- Proposed Detail view
- Proposed Elevation view
- Proposed Profile view
- Proposed Cross-section view
- Proposed Long-section view
- Proposed Plan view
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- Proposed Elevation view
- Proposed Profile view
- Proposed Cross-section view
- Proposed Long-section view

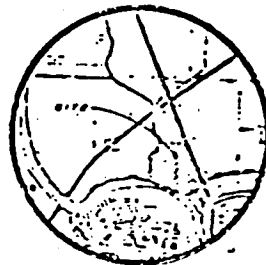
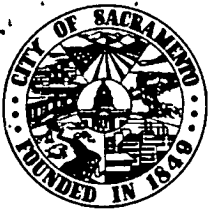


Exhibit "B"

Approved  
 Tentative  
 Map





# CITY OF SACRAMENTO

P-9129 30  
RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO  
JUL 29 8 01 AM '80

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 28, 1980

### MEMORANDUM

TO: Lorraine Magana  
FROM: Jan Mirrione *jm*  
SUBJECT: Request to set public hearings

Please schedule the following items for public hearings. All necessary support material is attached.

1. Tentative Map to divide 258.4+ vacant acres located in the R-1, R-3, R-2B, and R-1A zones into two parcels. Loc: Northwest corner of Garden Highway and I-5. (P-9129) FT (Ad attached) **DI**
2. Various requests for property located at the southwest corner of Franklin Boulevard and Meadowview Road. (P-9070) **DS**
  - a. Amend Community Plan from Light Density Residential to Light Density Multi-family and eliminate North/South collector street between Meadowview Road and Elder Creek Road
  - b. Rezone from A to R-3-R and from R-3-R to R-1A
  - c. Tentative Map to resubdivide 64+ acres into 216 patio home lots, 2 multi-family lots, and 1 recreation site
  - d. Subdivision Modification to waive frontage improvements on Franklin Blvd.
3. Amend Schematic Plan to convert existing student dining hall to office use in C-1(PC) zone. Loc. 955 University Avenue (P-9071)
4. Appeal of Planning Commission's approval of Variance to reduce street side yard setback and Variance to allow 6 foot fence in street side yard. Loc: 561 - 46th Street (P-9078)

jm

Attachments

~~REF: 8-12-80~~ } except  
HBG: 8-19-80 } 2+3  
FCA: 8-26-80 } SEE  
BELOW

*Van Duyn  
Carsten  
Miller  
Jee*

PFP  
8-5-80  
HR9  
8-12-80

HR9  
8-12-80



# SACRAMENTO CITY PLANNING COMMISSION

## APPLICATION INFORMATION

APPLICATION TAKEN BY: DP

☐ Gen. Plan Amend. (GPA) ☐ Comm. Plan Amend. (CPA) ☐ Rezone (RZ) from \_\_\_\_\_ to \_\_\_\_\_  
☐ Special Permit (SP) ☐ Variance (V) ☒ Tentative Map (TM) ☐ Sbdvn. Modification (SM)

Other \_\_\_\_\_  
Assessors Parcel No. 274 - 041-01,06,08,09  
274 - 030 - 18 Address NW corner Garden Highway & I-5  
Request(s) 1) Environmental Determination; 2) Tentative Map to divide 258.4+  
acres into two parcels.

Owner(s) Morrison Homes, 4441 Auburn Blvd., Ste. P, Sac. 95841 Phone No. \_\_\_\_\_  
Applicant The Spink Corp., P.O. Box 2511, Sac. 95811 Phone No. 444-8170  
Signature \_\_\_\_\_ Filing Fee \_\_\_\_\_ Receipt No. \_\_\_\_\_  
C.P.C. Meeting Date N/A

## ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Approved Based on Find. of Fact Due \_\_\_\_\_

Rec. Approval \_\_\_\_\_ Rec. Approval w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_

Findings of Fact Approved \_\_\_\_\_

Copy Sent to Applicant \_\_\_\_\_

Recommendations and Appeals are Forwarded to City Council for Final Action.

## COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment \_\_\_\_\_ Rezoning \_\_\_\_\_ Tentative Map \_\_\_\_\_ Subd. Modification \_\_\_\_\_ Appeal \_\_\_\_\_

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_ Return to Planning Commission \_\_\_\_\_

ENTITLEMENT(S) TO USE: \_\_\_\_\_ is/are:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_

By: \_\_\_\_\_  
SEC. TO PLANNING COMMISSION

NOTE: 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 ground 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.

Sent to Applicant: \_\_\_\_\_  
DATE

P No 9129

Mailing list for  
P-9129

Morrison Homes  
4441 Auburn Blvd., Ste. P.  
Sacramento, CA 95841  
APN: 274-041-09, etc.

Morrison Homes  
4441 Auburn Blvd., Ste. P  
Sacramento, CA 95841

Morrison Homes  
4441 Auburn Blvd., Ste. P  
Sacramento, CA 95841

Marvin R/Joann Schmidt  
6047 Garden Highway  
Sacramento, CA 95837  
APN: 274-030-16

The Spink Corporation  
P.O. Box 2511  
Sacramento, CA 95811

The Spink Corporation  
P.O. Box 2511  
Sacramento, CA 95811

Harry M/Alice O. O'Laughlin  
2230 L Street  
Sacramento, CA 95816  
APN: 274-050-27

Ralph S. Sommer, et al  
P.O. Box 599  
Hayward, CA 94543  
APN: 274-030-13, etc.

Vernon J/Jane E. McGrew  
625 El Camino Avenue  
Sacramento, CA 95815  
APN: 274-030-32

County of Sacramento  
827 - 7th Street  
Sacramento, CA 95814  
APN: 274-050-28, etc.

Winifred L. Christophel  
4451 Fair Oaks Boulevard  
Sacramento, CA 95825  
APN: 272-030-40

Zubiri Venture  
1455 Response Road, #199  
Sacramento, CA 95815  
APN: 274-030-33, etc.

Florence Zubiri  
P.O. Box 1678  
Sacramento, CA 95808  
APN: 274-041-01

A/4 Investors  
425 University Avenue  
Sacramento, CA 95825  
APN: 225-230-24





# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

July 30, 1980

### Owner of Property:

Morrison Homes  
4441 Auburn Blvd., Ste. P  
Sacramento, CA 95841

On July 29, 1980, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map to divide 258.4+ vacant acres located in the R-1, R-3, R-2B, and R-1A zones into two parcels. Loc: Northwest corner of Garden Highway and I-5. (P-9129) FT

The hearing has been set for August 19, 1980, 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*  
Lorraine Magana  
City Clerk

LM:am

cc: The Spink Corp.

P-9129 Mailing List 11



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
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LORRAINE MAGANA  
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SACRAMENTO CITY PLANNING DEPARTMENT  
725 - J STREET  
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,

*Lorraine Magana*  
Lorraine Magana  
City Clerk

LM:am

cc: The Spink Corp.

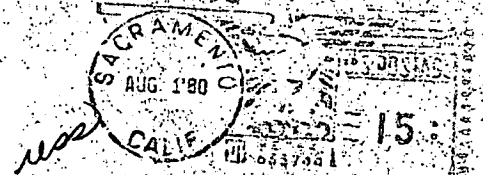
P-9129 Mailing List 11



OFFICE OF THE CITY CLERK  
919 I STREET  
CITY HALL ROOM 200  
SACRAMENTO, CALIFORNIA 95816  
TELEPHONE (916) 448-4428

ZUB 55 300649N1 08/06/80  
VEN 55 300649N1 08/06/80

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD



Zubiri Venture  
1455 Response Road, #199  
Sacramento, CA 95815  
APN: 274-030-33, etc.

NOTICE OF CITY COUNCIL HEARING

U6



## CITY OF SACRAMENTO

### OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

August 20, 1980

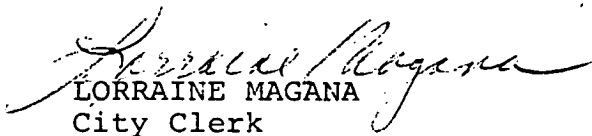
MORRISON HOMES  
4441 Auburn Blvd, Ste P  
Sacramento, CA 95841

Gentlemen:

On August 19 1980, the City Council approved the following for property located at the Northwest corner of Garden Highway and I-5 (P-9129):

Adopted resolution adopting Findings of Fact approving a request for tentative parcel map to divide 258.4 $\frac{1}{2}$  vacant acres located in the R-1, R-3, R-2B, and R-1A zones into two parcels subject to conditions stated therein.

Sincerely,

  
LORRAINE MAGANA  
City Clerk

LM/mm

Enc: Certified Copy of Resolution 80-550

cc: The Spink Corporation  
Planning Department  
P-9129 Mailing List (11)

Agenda Item No. 30



# CITY OF SACRAMENTO

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

SEP 2 12 15 PM '80

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

August 20, 1980

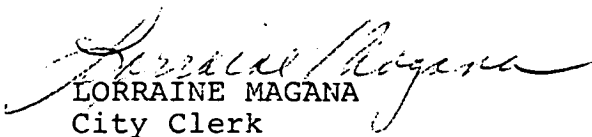
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LORRAINE MAGANA  
City Clerk

LM/mm

Enc: Certified Copy of Resolution 80-550

cc: The Spink Corporation  
Planning Department  
P-9129 Mailing List (11)

Agenda Item No. 30



80-550

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Adopted by The Sacramento City Council on date of  
AUGUST 19, 1980

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FOR TENTATIVE PARCEL MAP FOR NATOMAS OAKS  
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CERTIFIED AS TRUE COPY  
of Resolution No. 80-550

AUG 20 1980  
DATE CERTIFIED Mason  
Deputy CITY CLERK, CITY OF SACRAMENTO

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**PHILLIP C. ISENBERG**

MAYOR

ATTEST:

**LORRAINE MAGANA**

CITY CLERK

P-9129

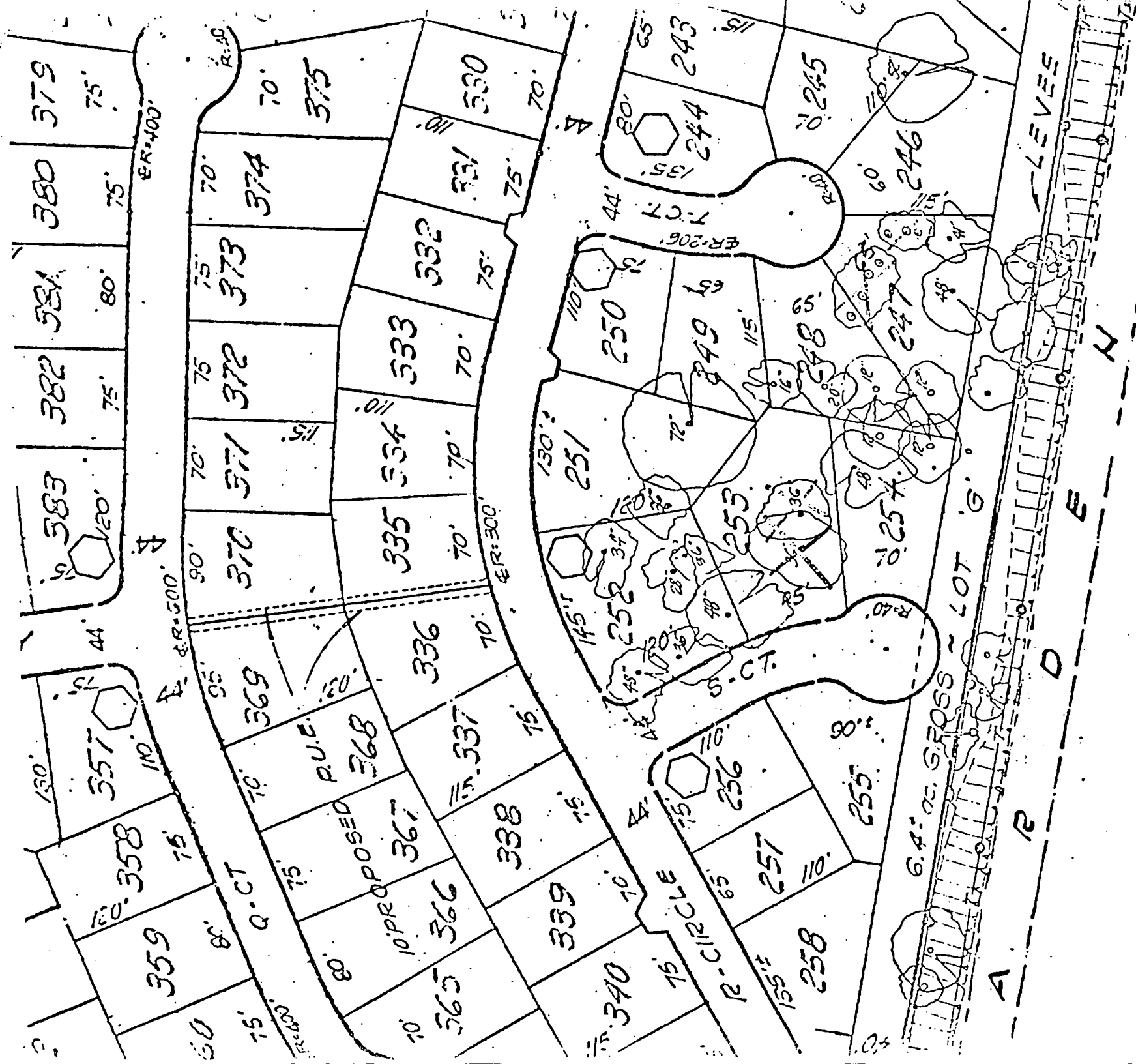
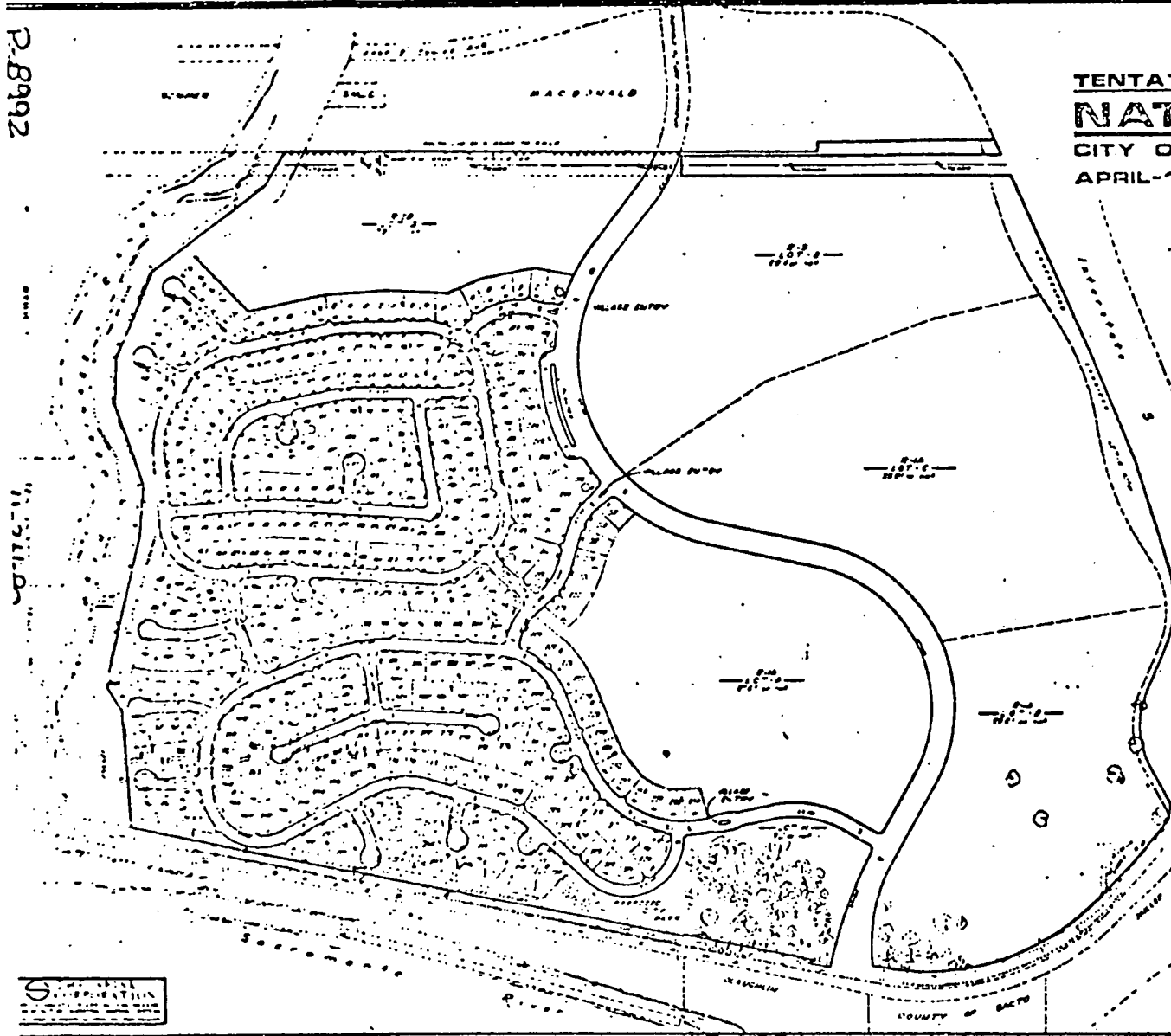


Exhibit "Q"

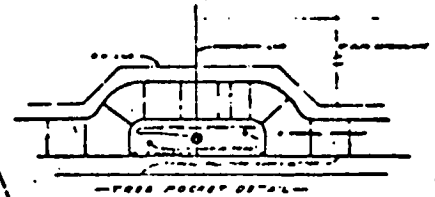
Trees that need not be saved are indicated by an X.

ITEM #5

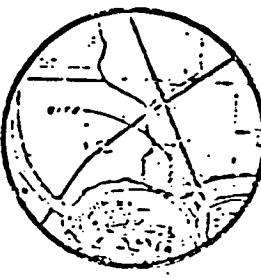
P.8992



TENTATIVE MAP OF  
**NATOMAS OAKS**  
CITY OF SACRAMENTO, CALIFORNIA  
APRIL-1980 SCALE - 1"=100'



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1. 1"=100'

Approved  
Tentative  
MAP  
Exhibit "B"



# CITY OF SACRAMENTO

31

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

August 14, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezoning of the westerly portion of block bounded by  
20th, 21st, U and V Streets from C-2 to R-0 (M-432)

### SUMMARY

Attached is the Planning staff report regarding re-evaluation of zoning for three areas of the Central City. The report was considered by the City Council on July 22, 1980, and Council action was taken on two of the areas. The Council's decision for zoning of the third area (block bounded by 20th, 21st, U and V Streets) was continued to August 19 due to the need for five votes to pass a rezoning and the lack of a unanimous position (four ayes, one no, one abstain) of the six Council members who were present.

### RECOMMENDATION

Staff recommends rezoning the westerly portion of the subject block R-0 and retaining the C-2 zone for parcels fronting 21st Street (see Exhibit 3 of June 25, 1980 staff report).

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:AG:bw  
Attachments  
M-432

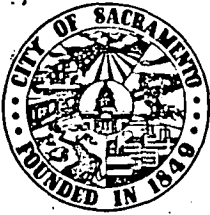
APPROVED  
BY THE CITY COUNCIL

AUG 19 1980

OFFICE OF THE  
CITY CLERK

*deny  
rezoning*

August 19, 1980  
District No. 4



# CITY OF SACRAMENTO

CITY MANAGER'S OFFICE

RECEIVED

JUL 7 1980

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

June 25, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Zoning Recommendation for three areas in Central City

### SUMMARY

On May 15, 1980, the City Council approved the rezoning of various areas in the Central City as part of actions to implement the newly adopted plan. Three areas were noted in the Council's action for staff to re-examine and report back. In addition, staff was to notify affected property owners of the Council hearing date on this matter.

Staff has re-examined the three areas and recommends the following Council actions relating to each area:

1. Adopt R-3-A zone for area generally bounded by 21st to 25th Streets between S Street and the S and T alley, and 25th to 28th Streets between R and S alley and S Street (see Exhibit 1).
2. Maintain proposed C-2 zone for 80' x 160' lot on southwest corner of 20th Street and Capitol Avenue (see Exhibit 2).
3. Adopt R-0 zone for western portion of block bounded by 20th, 21st, U and V Streets, retain C-2 zone for parcels fronting 21st Street (see Exhibit 3).

### BACKGROUND

On May 15, 1980, the City Council adopted a new Central City Plan, approved numerous rezonings, and approved a number of related ordinances. The Council's motion to approve the proposed zoning contained a provision for staff to report back on three areas. The following is a staff re-examination and report on each of the three areas. Attached are maps which designate the land use of subject sites and adjacent area (Exhibits 1, 2, & 3).

1. The subject area along S Street was originally proposed for rezoning from R-4 to R-1. At the Council hearings on the rezonings, several property owners from this area requested retention of a multi-family zone to permit future apartment development. Based on this testimony, the area's mix of low and high residential densities, close proximity to non-residential uses along the north side of S Street and along R Street, and the circulation plan which utilize S Street as a minor street, the staff has no strong objections to approving the subject area for R-3-A zoning. Pursuant to Council request, property owners of subject area, as well as owners within a 300' radius and interested persons have been notified of public hearing relating to the change in proposed rezone from R-1 to R-3-A.
2. The owner of the parcel located on the southwest corner of 20th Street and Capitol Avenue requested it remain in the C-4 zone. An automotive service business providing auto repair, body repair and painting services occupy this site. The 19th-20th Street corridor extending generally from E Street to Q Street and paralleling the W.P.R.R. tracks, was recommended for rezoning from C-4 to C-2 to closer reflect current land use trends of general commercial (restaurants, retail businesses, offices) and residential uses. The C-4 zone, which permits uses such as large warehouses/distributing facilities, truck repair/terminal yards, contractor storage yards, etc., was felt to be in most cases, no longer appropriate within this particular area of the Central City. The C-4 zone, furthermore, does not allow residential uses whereas the C-2 zone permits residential with a special permit. Over the last several years, many delapidated homes along 19th and 20th Street have since been rehabilitated.

Staff recommends retaining the adopted C-2 zone for this particular parcel based on the fact that the auto repair operation occupying the site is a permitted use under the C-2 zone and that uses more intense than those permitted in the C-2 zone are not desirable at this location.

3. A property owner living in the block bounded by 20th, 21st, U and V Streets requested a zone change from C-2 to R-0 for this subject block. Since this block was not proposed for any zone change under the Central City Plan, the Council deferred any decision until staff had time to evaluate the request and notify the property owners of this rezoning proposal.

Staff has re-examined this block and concurs that a R-0 zone would be more appropriate than C-2 based upon the subject block's predominant residential character. Staff, therefore, recommends rezoning the subject block to R-0 but retaining the C-2 zone for the parcels fronting 21st Street which is to remain a major street.

June 25, 1980

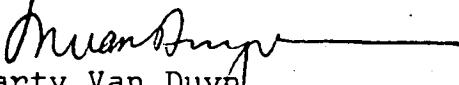
Staff has notified the property owners of each subject site/area of the public hearing, as well as property owners within a 300' radius.

RECOMMENDATION

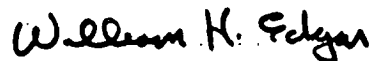
Staff recommends the following Council actions:

1. Hear public testimony relating to the three areas proposed for rezoning.
2. Adopt staff's recommended zoning for each area.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

Recommendation Approved:

  
Walter J. Slipes  
City Manager

MVD:AG:lo

attachments

July 22, 1980  
District 4



## 1. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING BLOCK BOUNDED BY 20th, 21st, U & V Sts., excepting those parcels fronting on 21st St. FROM THE C-2 ZONE AND PLACING SAME IN THE R-0 ZONE (FILE NO. M-432 ) (Assessor's Parcel No. 09-094-1,2,3,4,15,16,17, 18,22)

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-2 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-0 zone(s).

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:

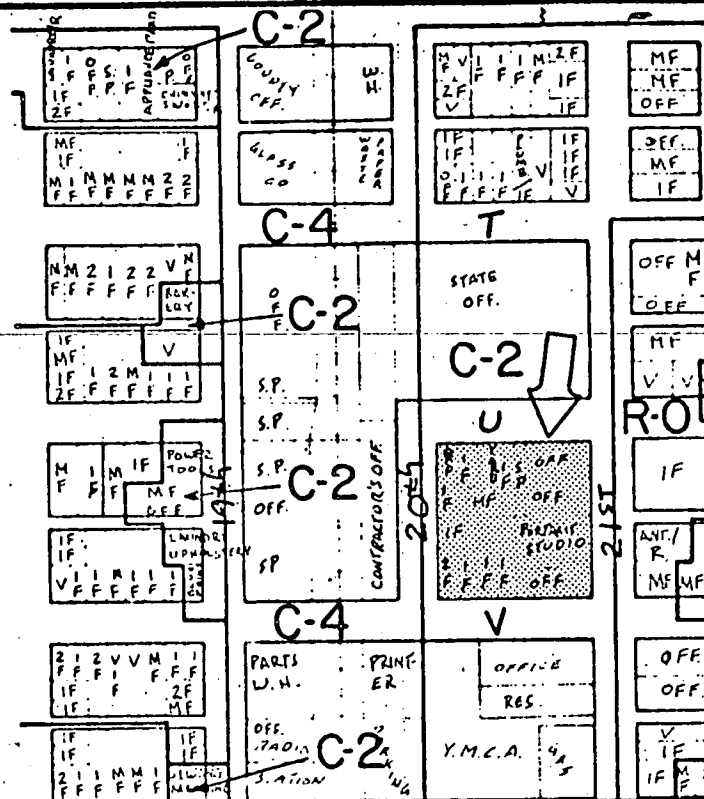
\_\_\_\_\_  
MAYOR

ATTEST:

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

bw

M-432



<u>REQUEST</u>	<u>GENERAL LOCATION</u>	<u>EXIST. ZONING PRIOR TO CENTRAL CITY PLAN REZONING</u>	<u>ZONE PROPOSED UNDER CENTRAL CITY PLAN</u>	<u>STAFF RECOMMENDATION</u>
P. Bleyen - change existing C-2 zone to R-O	Block Bounded by 20, 21, U & V Streets	C-2	C-2	Retain C-2 zone for parcels facing 21st St., change zoning for remaining parcels on subject block to R-O. Predominant existing use is residential and R-O is a more compatible zone than C-2.

3/

## 1. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING BLOCK BOUNDED BY 20th, 21st, U & V Sts., excepting those parcels fronting on 21st St. FROM THE C-2 ZONE

AND PLACING SAME IN THE R-0 ZONE (FILE NO. M-432 ) (Assessor's Parcel No. 09-094-1,2,3,4,15,16,17, 18,22)

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

bw

M-432

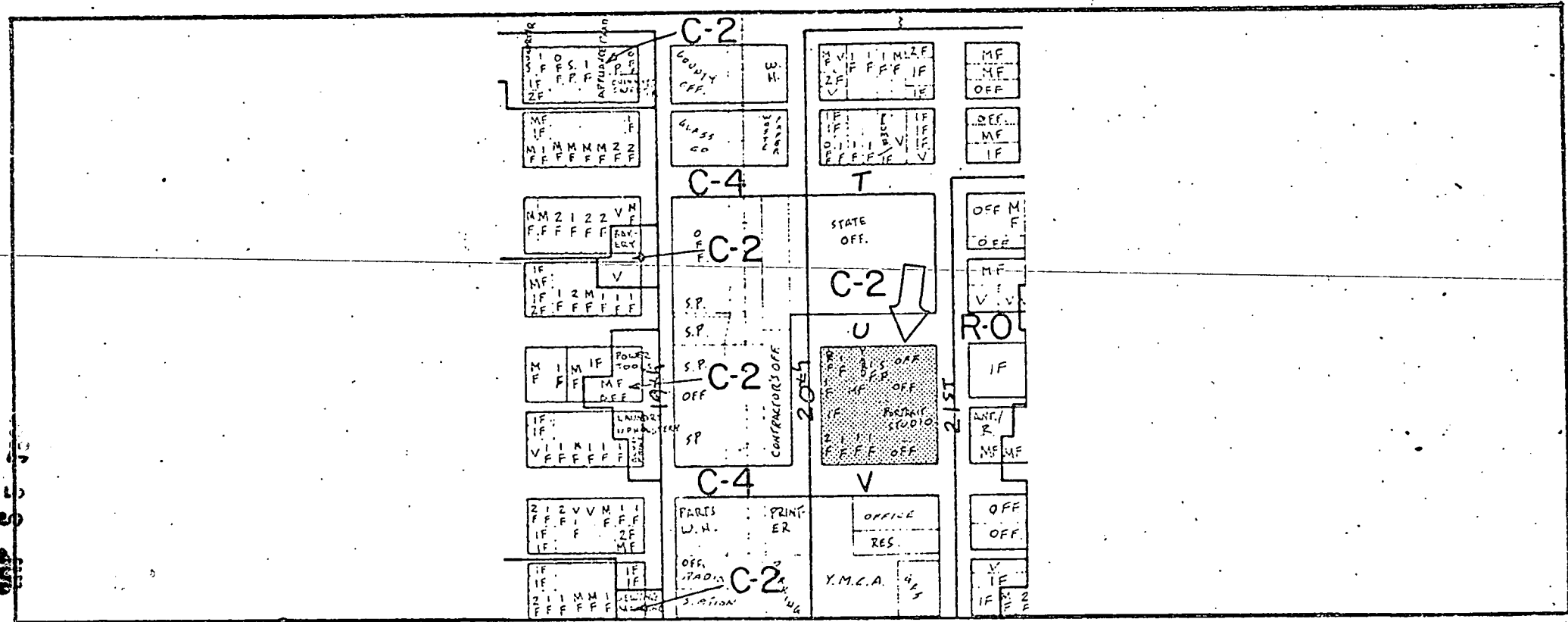
FILED

By the City Clerk  
Office of the City Clerk

*HRG. CONT 40*

*8-19-80*

JUL 22 1980



REQUEST	GENERAL LOCATION	EXIST. ZONING PRIOR TO CENTRAL CITY PLAN REZONING	ZONE PROPOSED UNDER CENTRAL CITY PLAN	STAFF RECOMMENDATION
P. Bleyen - change existing C-2 zone to R-O	Block Bounded by 20, 21, U & V Streets	C-2	C-2	Retain C-2 zone for parcels facing 21st St., change zoning for remaining parcels on subject block to R-O. Predominant existing use is residential and R-O is a more compatible zone than C-2.

Exhibit 3



## CITY OF SACRAMENTO

### OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

August 20, 1980

Ms. Phyllis Eller  
2007 "U" Street  
Sacramento, CA 95818

Dear Ms. Eller,

On August 19, 1980, the City Council considered the rezoning for property bounded by 20th, 21st, U and V Streets (M-432).

The Council adopted a motion to deny the request for rezoning from C-2 to the R-0 zone.

If you have questions regarding this matter, please contact Art Gee, Principal Planner, telephone (916) 449-5381.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/31

cc: Planning Department  
Mr. Jerry Pierceson  
Mr. Raymond E. Ball  
Ms. Connie Hackett  
Ms. Jo Matranga