



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
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SACRAMENTO, CA 95814
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MARTY VAN DUYN
PLANNING DIRECTOR

November 17, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezoning from R-4A to R-0; Special Permit; and Lot Line Adjustment
to allow the conversion of a residential unit into offices (P82-198)

LOCATION: 510-514 8th Street

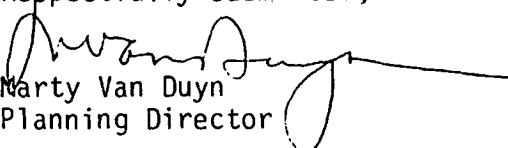
SUMMARY

The above-referenced project was approved by the City Council on November 16, 1982, subject to findings of fact to be presented to the Council on November 23, 1982. Attached are the findings of fact, lot line adjustment resolution, and rezoning ordinance for the Council's consideration.

RECOMMENDATION

The staff recommends that the City Council adopt the attached rezoning Ordinance, and findings of facts and lot line adjustment resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachment
P82-198

APPROVED
BY THE CITY COUNCIL

NOV 23 1982

OFFICE OF THE
CITY CLERK

November 23, 1982
District No. 1

Appeal of David Rasul (Chairman Alkali Flat Project
Area Committee) vs. City of Sacramento Planning
Commission's approval of a Rezoning, Special Permit
and Lot Line Adjustment to allow the conversion of
a residential dwelling into office use located at
510-514 Eighth Street (P82-198)

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of November 16, 1982, the City Council heard and considered evidence in the above-entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the appeal and upheld the action of the Planning Commission to approve the project. Their decision was based on the following findings of fact:

1. The project is based on sound principles of land use in that the proposed office use is compatible with surrounding land uses.
2. The granting of the Special Permit will not be detrimental to surrounding properties in that off-street parking will be provided.
3. The project is consistent with the Alkali Redevelopment Plan which designates the site for R-0, Residential Offices.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

NOV 23 1982

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 82-095

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 510-514 8TH STREET

FROM THE R-4A, MEDIUM DENSITY MULTIPLE-FAMILY ZONE
AND PLACING SAME IN THE R-0, RESIDENTIAL OFFICE
ZONE (FILE NO. P-82-198) (APN: 02-102-09,10)

APPROVED
BY THE CITY COUNCIL

NOV 23 1982

OFFICE OF THE
CITY CLERK

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-4A, Medium Density Multiple-Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-0, Residential Office 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 September 23, 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

DESCRIPTION

The south 1/2 of lot 4, in the block bounded by "E" and "F"
Seventh and Eighth Streets of the City of Sacramento, according
to the official map or plan of said City.

OK Ed Flowers 8-20-82

RESOLUTION No. 82-~~777~~⁸⁰⁴

Adopted by The Sacramento City Council on date of

APPROVING A LOT LINE MERGER FOR PROPERTY LOCATED AT
510-514 EIGHTH STREET, CITY OF SACRAMENTO
(APN: 002-102-09 & 10)(P82-198)

WHEREAS, the Planning Director has submitted to the Planning Commission and City Council a report and recommendation concerning the lot line merger for property located at 510-514 Eighth Steeet;

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the Alkali Flat Redevelopment Plan.

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

That the lot line merger for property located at 510-514 Eighth Street, City of Sacramento, be approved as described in Exhibit A attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculation for the 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.
2. The proposed lot lines are to be monumented.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

NOV 23 1982

OFFICE OF THE
CITY CLERK

EXHIBIT "A"

DESCRIPTION

The south 1/2 of lot 4, in the block bounded by "E" and "F" Seventh and Eighth Streets of the City of Sacramento, according to the official map or plan of said City.

OK Ed Flowers 8-20-82