



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 J STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

September 18, 1980

APPROVED
BY THE CITY COUNCIL

SEP 25 1980

OFFICE OF THE
CITY CLERK

*intent to deny, refer
to staff for redesign,
not to represent
expansion & cost to
10-21-80*

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the City Planning Commission's denial of a Variance request to allow the expansion of a non-conforming boat dock located along the Sacramento River Floodway (P-9031)

LOCATION: On the Sacramento River, west of 7454 Pocket Road

SUMMARY

This is a request to expand an existing private boat dock located along the Sacramento River. The applicant proposes to increase the boat dock from a 12 foot by 18 foot (216 square feet) landing to a 4 foot by 80 foot (320 square feet) landing. The Planning Commission denied the request by a split vote. The applicant subsequently appealed the Commission's action.

BACKGROUND INFORMATION

The proposed boat dock has already been constructed without the benefit of obtaining necessary permits. The dock has approximately 150 feet of mooring space as compared to the old dock which has only 45 feet of mooring spaces.

The staff and Planning Commission have basically two concerns regarding the proposal. First, the expansion of the boat dock is not consistent with the policies set forth in the Sacramento River Parkway Master Plan which was adopted by the City Council in 1975. The plan specifically states, "Private use of the River's edge and Parkway segments should be discouraged. Existing docks, boat ramps, floats, and moorings should be gradually phased out or made public. No additional new permits for similar facilities should be granted." Therefore, the applicant's proposal is contrary to the policies in the plan.

Second, the approval of this expansion would set a precedence for other similar requests along the River. The Planning Commission has also denied other requests for new private boat dock facilities along the Sacramento River.


VOTE OF COMMISSION

On August 14, 1980, the Planning Commission, by a vote of four ayes, five noes, failed to pass a motion to approve the Variance request. The project was, therefore, denied.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council deny the appeal.

Respectfully submitted,


Marty Van Duijn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9031

September 23, 1980
District No. 8

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: August 21, 1980

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of August 14, 1980 when:
(Date)

 Rezoning Application X Variance Application
 Special Permit Application

was: Granted, X Denied by the Commission

GROUND(S) FOR APPEAL: DISAGREEMENT WITH THE RECOMMENDATION OF THE
COMMISSION.

PROPERTY LOCATION: 7454 POCKET ROAD, SACRAMENTO, CA 95831

PROPERTY DESCRIPTION:

ASSESSOR'S PARCEL NO. 031 - 020 - 30

PROPERTY OWNER: WILLIAM B. GROZA

ADDRESS: 7454 POCKET ROAD, SACRAMENTO, CA 95831

APPLICANT: WILLIAM B. GROZA by DILLON & CAVANAUGH

ADDRESS: 926 J BLDG., SUITE 402, SACRAMENTO, CA 95814

DILLON & CAVANAUGH

BY: 151

Owner or Authorized Agent
BARTLEY W. CAVANAUGH, JR.

FILING FEE: \$50.00 Receipt No:

FORWARDED TO CITY COUNCIL ON DATE OF:

P- 9031

SEP 8 1980

RECEIVED

September 4, 1980

Sacramento City Planning Commission
725 Jay Street
Sacramento, California 95814

Re: William B. Groza
Dock and Pilings on the Sacramento River

Dear Planning Commission:

I am taking this time to write to you concerning Bill Groza, who lives at 7454 Pocket Road, Sacramento, California. In attempting to attain permission to complete a dock on the Sacramento River, he has come upon some obstacles. Consequently, I am taking it upon myself to write to you because Bill is deserving of your attention.

I have known Bill Groza for a number of years, and consider him an upstanding citizen. His General Contractor's License has enabled him to provide work for many people, including myself. Bill has taken time and energy to preserve the levies around his property by protecting them from erosion. He has worked very hard on his land, and I respectfully ask that the Planning Commission take additional time to evaluate his case. Possibly, someone could visit the property and see Bill Groza's accomplishments.

Thank you very much for your time.

Sincerely,

Mark A. Britton

Atlas Exteriors
1105 Weber Way
Sacramento, CA 95822



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE August 14, 1980
 ITEM NO. 21 FILE NO. P-9031
M-

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

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: 7454 Pocket Road

PROPOSERS

NAME

ADDRESS

Carley Cunningham - 926 J Bldg - Sacramento

OPPOSERS

NAME

ADDRESS

MOTION NO: 10/2

MOTION:

	YES	NO	MOTION	2ND
Augusta		✓		
Flores		✓		
Goodin	✓			
Hunter	✓		✓	
Larson		✓		
Muraki		✓		
Simpson	✓			✓
Silva		✓		
Fong	✓			

- 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 & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER motion denied

- EXHIBITS:**
- A. Site Plan
 - B. Floor Plan
 - C. Elevation



CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	W. B. Groza, 7454 Pocket Road, Sacramento, CA 95831			
OWNER	W. B. Groza, 7454 Pocket Road, Sacramento, CA 95831			
PLANS BY	W. B. Groza, 7454 Pocket Road, Sacramento, CA 95831			
FILING DATE	4-29-80	50 DAY CPC ACTION DATE	REPORT BY	TM:bw
NEGATIVE DEC	8-4-80	EIR	ASSESSOR'S PCL. NO.	031-020-30

- APPLICATION:**
1. Environmental Determination
 2. Variance to expand a 212+ square foot non-conforming boat dock by 148+ square feet on the Sacramento River Floodway - FW Zone

LOCATION: On the Sacramento River, west of 7454 Pocket Road.

PROJECT INFORMATION:

General Plan Designation:	Major Recreational/Open Space
1976 South Pocket Community Plan Designation:	Open Space/Park
Existing Use of Site:	12' x 18' private boat dock
Existing Zoning of Site:	FW (Floodway)

Surrounding Land Use and Zoning:

North:	Single family, vacant; R-1
South:	Single family, vacant; A
East:	Single family; R-1
West:	Sacramento River (F & FW)

Square footage of proposed boat dock: 360 square feet

The applicant is requesting a variance to expand a non-conforming private boat dock located on the Sacramento River. The applicant proposes to increase this boat dock from a 12' x 18' landing to a 4' x 80' landing.

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

1. The Sacramento River Parkway Master Plan (page 81) recommends the following guidelines for recreational uses of the Sacramento River:

"Private use of the River's edge and Parkway segments should be discouraged. Existing docks, boat ramps, floats, and moorings should be gradually phased out or made public. No additional new permits for similar facilities should be granted."

2. The applicant maintains that the proposed expansion would serve two functions. One of which would be to protect the four boats which presently utilize the dock and the other to protect the levee from wave action. Staff notes that the existing boat dock has approximately 45 feet of mooring space.

2. (contd)

The proposed expansion would increase the amount of mooring space to 150 feet, an increase of more than 300 percent. Staff is concerned that the net effect of such an expansion, with its probably increased boat useage will increase riverbank erosion rather than protect the riverbank from such action.

3. The subject site is located approximately one and one-half miles from Garcia Bend where public boat launching facilities are available. Rather than increase the size of dock facilities, staff suggests that the applicant utilize these readily accessible facilities.

4. In conclusion, staff believes that the proposed expansion cannot be justified nor is it in the best interests of the community at large. The proposed expansion, if granted, would provide a precedent for similar such requests in the area and result in undesirable cumulative impacts.

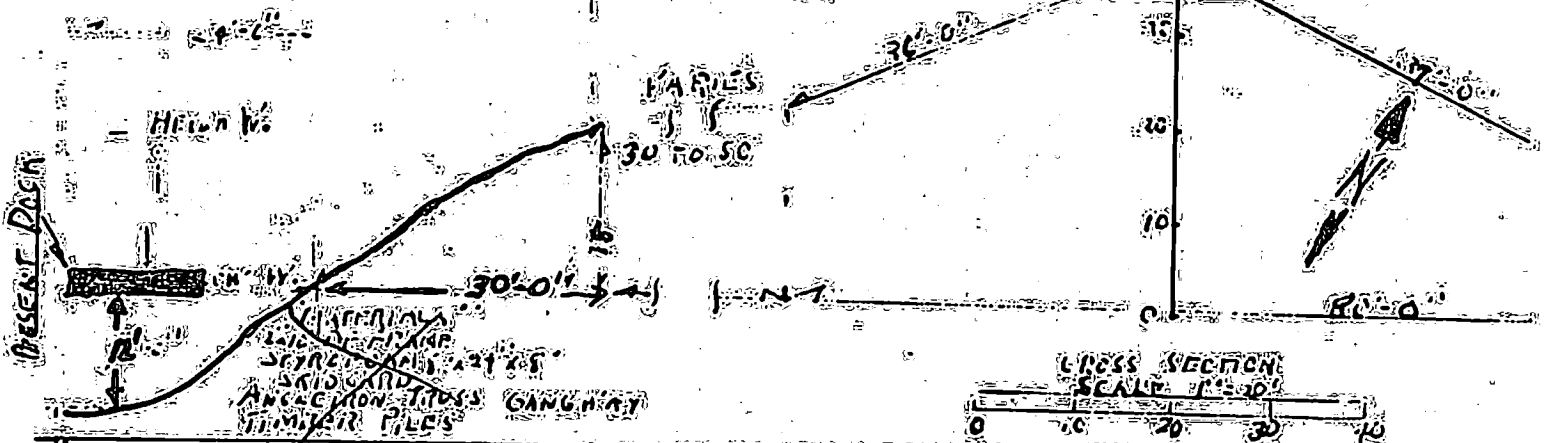
STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Variance request based upon findings of fact which follow:

Findings of Fact

- a. The variance would set a precedent for similar requests.
- b. The variance is not in harmony with the general purpose and intent of the Sacramento River Parkway Master Plan which specifically recommends that private boat docks be gradually phased out and no additional new permits be granted.

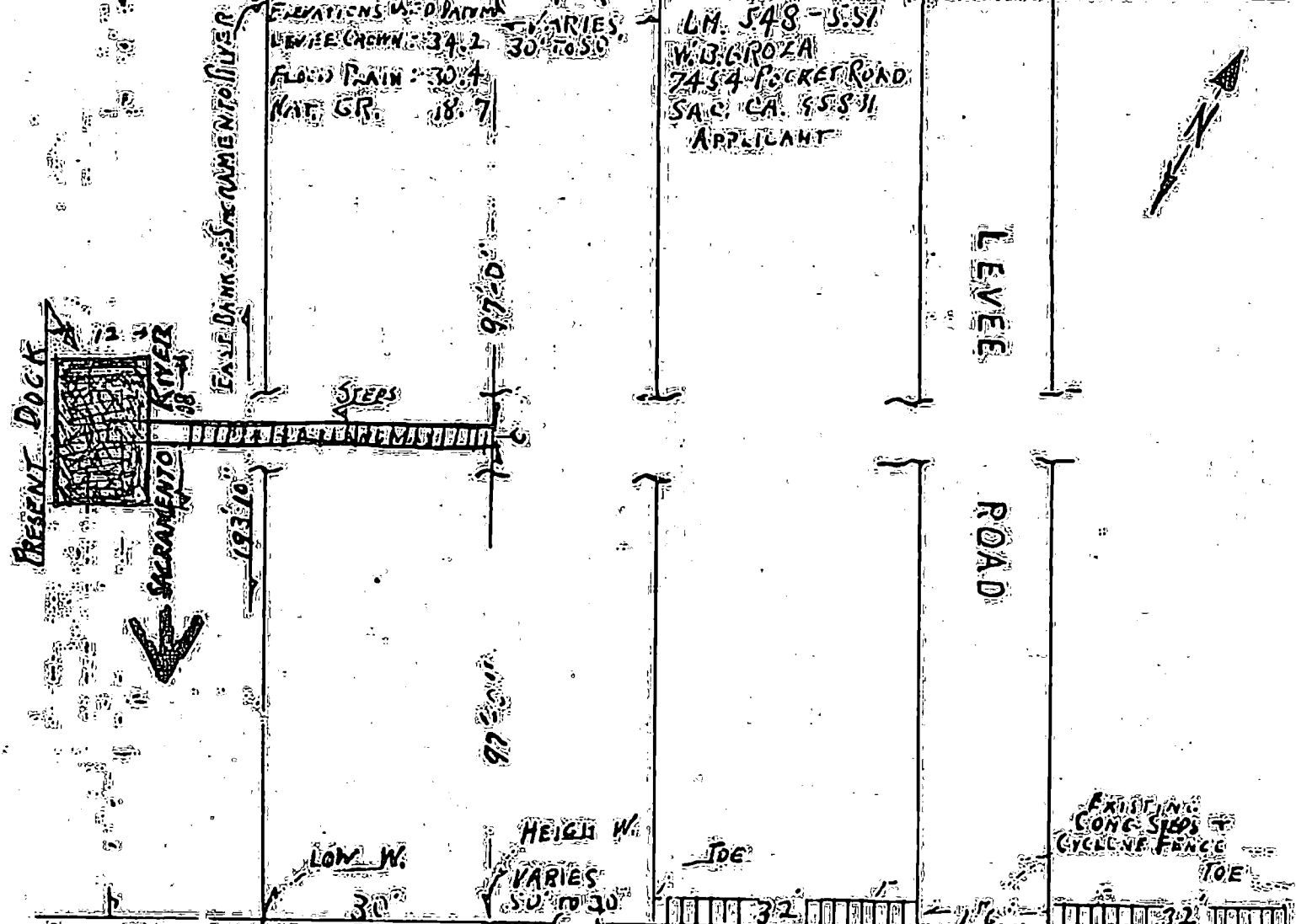
Existing Dock



ED WOOD 7452 POCKET ROAD SAC. CA. 95831 BERM 5'-6" 3/4" W. LEVEE SECTION

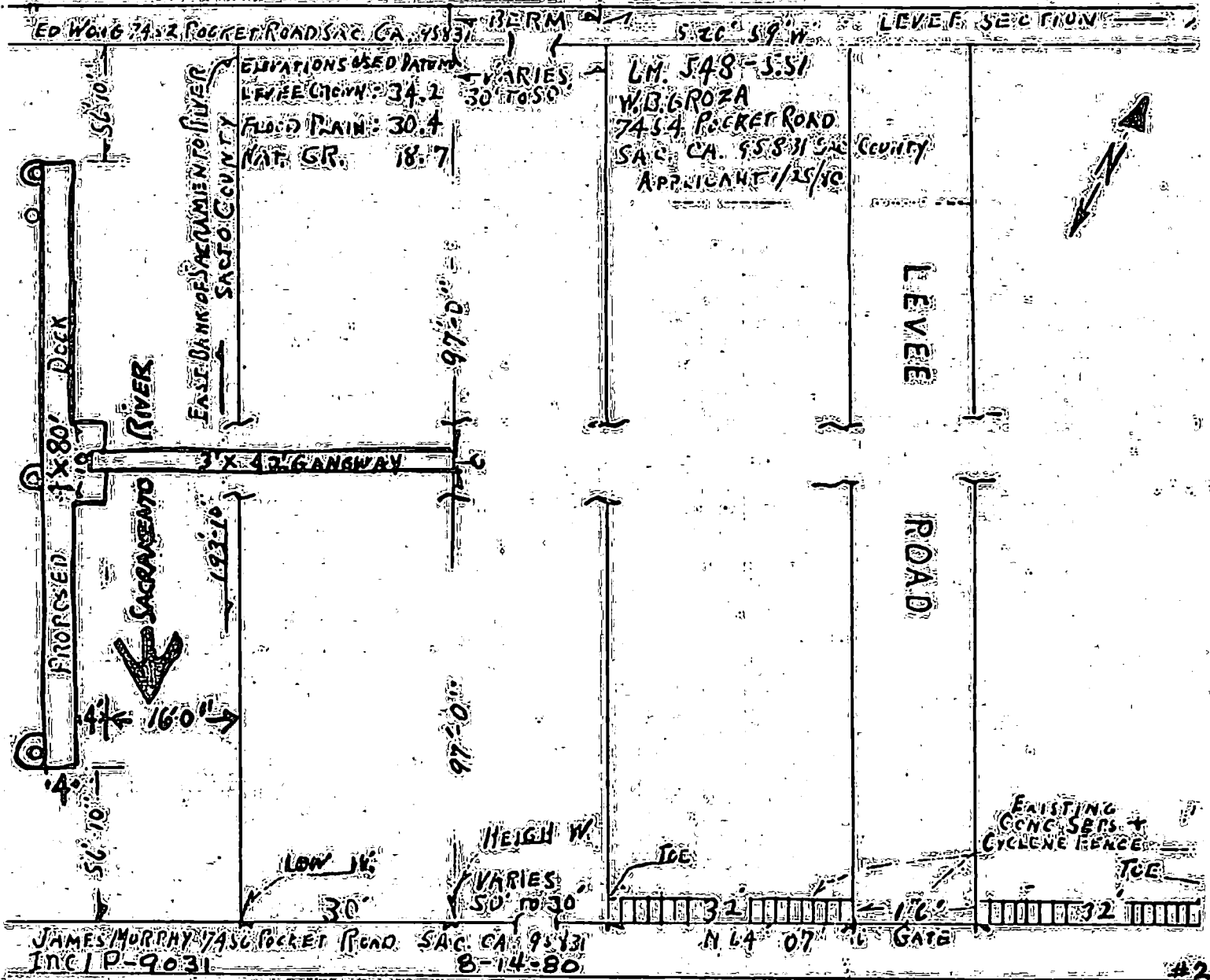
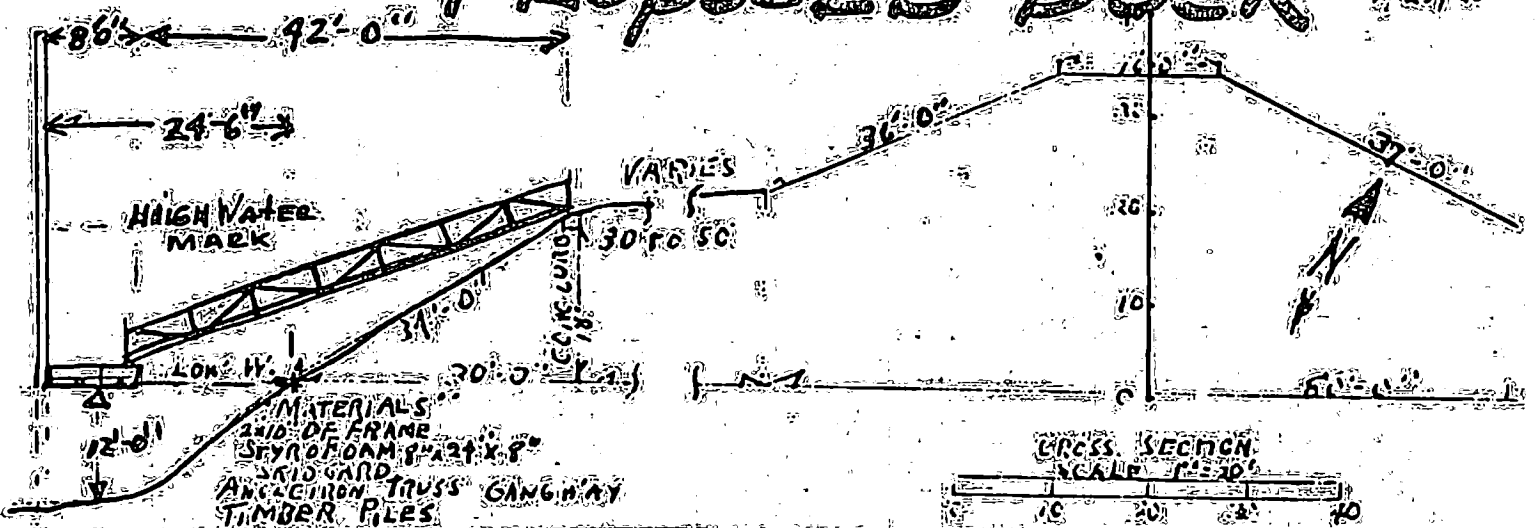
ELEVATIONS W. D. PARK
 LEVEE CROWN 34.2
 FLOOD PLAIN 30.4
 NAT. GR. 18.7

LM. 548-5.51
 W. B. GROZA
 7454 POCKET ROAD
 SAC. CA. 95831
 APPLICANT



JAMES MURPHY 7456 POCKET ROAD SAC. CA. 95831 N. 4' 0" GATE
 P-9031 8-14-80 #21

PROPOSED DOCK





CITY OF SACRAMENTO

P-9031

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

AUG 25 12 30 PM '80
Jm

CITY PLANNING DEPARTMENT

725 J STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

August 25, 1980

SEE Below

cc: Van Duyn
Carstens
Miller
Jee

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *Jm*
SUBJECT: Request to Set Public Hearings

The following items were considered and recommended for approval by the Planning Commission at their regular meeting of August 14, 1980. Please schedule these matters for public hearings. All necessary support material is attached.

1. Rezone 0.7+ acre from C-1 (PC) to OB-R (PC) Loc: 955 University Avenue. (P-9092) (D3)
2. Various requests for property located at northwest corner of Mack Road and La Mancha Drive. (P-9095) (D8)
 - a. Rezone 16+ acres from C-2 to R-3-R.
 - b. Subdivision Modification to waive service connections.
 - c. Tentative Map to divide 37+ acres into four parcels.
- The Planning Commission recommended denial of:
 - d. Subdivision Modification to waive street improvements on Lot 3.
3. Various requests for property located at 430 Jefferson Avenue. (P-9117) (D1)
 - a. Rezone from R-2A to R-1A.
 - b. Tentative Map to divide 0.2+ acre into 2 parcels.
 - c. Subdivision Modification to waive service connection.
4. Tentative Map to divide 2+ acres into 40 airspace condominium parcels. Loc: 2405 Connie Drive. (P-9115) (D2)

An appeal has been received for the following item:

- (5.) Appeal of Planning Commission's denial of a variance to expand a boat dock on the Sacramento River in FW zone. Loc: 7454 Pocket Road. (P-9031) (D8)

Jm

Attachments

7FP: 9-10-80
 HR9: 9-16-80
 P-9095 # 2
 P-9117 # 3
 P-9115 # 4
 FCA DATE: 9-23-80

HR9: 9-23-80
 P-9092 # 1
 P-9031 # 5

CITY PLANNING COMMISSION

AUG 21 1980

NOTICE OF APPEAL OF RECEIVED DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

CITY PLANNING COMMISSION RECEIVED

DATE: August 21, 1980

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of August 14, 1980 when: (Date)

 Rezoning Application Variance Application
 Special Permit Application

was: Granted, Denied by the Commission

GROUNDS FOR APPEAL: DISAGREEMENT WITH THE RECOMMENDATION OF THE COMMISSION

PROPERTY LOCATION: 7454 POCKET ROAD, SACRAMENTO, CA 95831

PROPERTY DESCRIPTION: _____

ASSESSOR'S PARCEL NO: 031 = 020 = 30

PROPERTY OWNER: WILLIAM B. GROZA

ADDRESS: 7454 POCKET ROAD, SACRAMENTO, CA 95831

APPLICANT: WILLIAM B. GROZA by DILLON & CAVANAUGH

ADDRESS: 926 J BLDG., SUITE 402, SACRAMENTO, CA 95814

DILLON & CAVANAUGH

BY: Bartley W. Cavanaugh Jr
Owner or Authorized Agent
BARTLEY W. CAVANAUGH, JR.

FILING FEE: \$50.00 Receipt No. 5343

FORWARDED TO CITY COUNCIL ON DATE OF: _____

P- 9031

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: TM/GZ

Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)
Other: ED

Assessors Parcel No. 031 020 30 Address 7454 Pocket Road
Request(s) 1.) Environmental Determination 2.) Variance to expand boat dock on
Sacramento River in FW zone.

Owner(s) W. B. Groza - 7454 Pocket Road Phone No. 392-5456
Applicant _____ Phone No. _____
Signature W. B. Groza Filing Fee 285.00 Receipt No. 5310
C.P.C. Meeting Date August 14, 1980

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action): APPEALED 8-21-80
Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied based on find. of fact
in staff report

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: Signore Blomstad
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 9031

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: August 14, 1980
 ITEM NO: 21 FILE NO: P-9231
M-

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

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: 7454 Archib Road

PROponents

NAME

ADDRESS

Bartholomew Carranough - 926 J Bldg - Sacramento

OPponents

NAME

ADDRESS

MOTION NO: 10/2

MOTION:

	YES	NO	MOTION	2ND
Augusta		✓		
Flores		✓		
Goodin	✓			
Hunter	✓		✓	
Larson		✓		
Muraki		✓		
Simpson	✓			✓
Silva		✓		
Fong	✓			

- 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 & FORWARD TO CITY COUNCIL _____
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER motion denied

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 J STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 448-6426

LORRAINE MAGANA
CITY CLERK

September 25, 1980

Bartley Cavanaugh, Jr.
926 J Building
Sacramento, CA 95814

Dear Mr. Cavanaugh:

On September 23, the City Council heard your appeal from City Planning Commission action denying a variance to expand a boat dock on the Sacramento River in FW zone, location 7454 Pocket Road (P-9031).

The City Council adopted by motion, its intent to deny the appeal. The matter has been referred to staff for redesign and has been continued until the regular meeting of the City Council on October 21, 1980.

Sincerely,

Anne Mason

Anne Mason
Deputy City Clerk

AM/mm/26

cc: Planning Department
W. B. Groza
Mark A. Britton