



28929

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

July 1, 1981

CITY MANAGER'S OFFICE  
**RECEIVED**

Housing Authority of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Amend Community Plan and Rezone One-Half Block  
Bounded by 35th-36th Streets and 5th Avenue and  
Amend Oak Park Plan and Rezone Property on  
West Side of 35th Street, South of 4th Avenue

### SUMMARY

This report concerns two Planning Commission items related to the amendment of the Oak Park Community Plan and the rezoning of properties east and west of 35th Street between 4th and 5th Avenues (map attached as Exhibit I).

### BACKGROUND

On January 23, 1981 the Housing Authority submitted planning applications to the City Planning Department requesting the rezoning of the half block bounded by 35th-36th Streets and 5th Avenue from C-2 to R-2-B with appropriate community plan amendments and the rezoning of properties on the west side of 35th Street south of 4th Avenue from C-2 to R-2-A and appropriate community plan amendments for the purpose of constructing a total of 32 low and moderate income housing units.

These items were recommended for approval by the City Planning Commission on March 12, 1981 and April 23, 1981. A detail fact sheet is attached as Exhibit II.

At the May 5, 1981 City Council meeting these items were continued until July 7, 1981 to allow the Oak Park area commercial sector to prepare and submit a commercially oriented development alternative. It is the Housing Authority's understanding that no such development alternative is forthcoming; therefore staff recommends your approval of the subject applications.

**APPROVED**  
BY THE CITY COUNCIL

7-7-81  
D-5

JUL - 7 1981

OFFICE OF THE  
CITY CLERK

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the  
City of Sacramento  
July 1, 1981  
Page Two

## RECOMMENDATION

The staff recommends approval of the subject Planning Commission items.

Respectfully submitted,

*William H. Edgar*

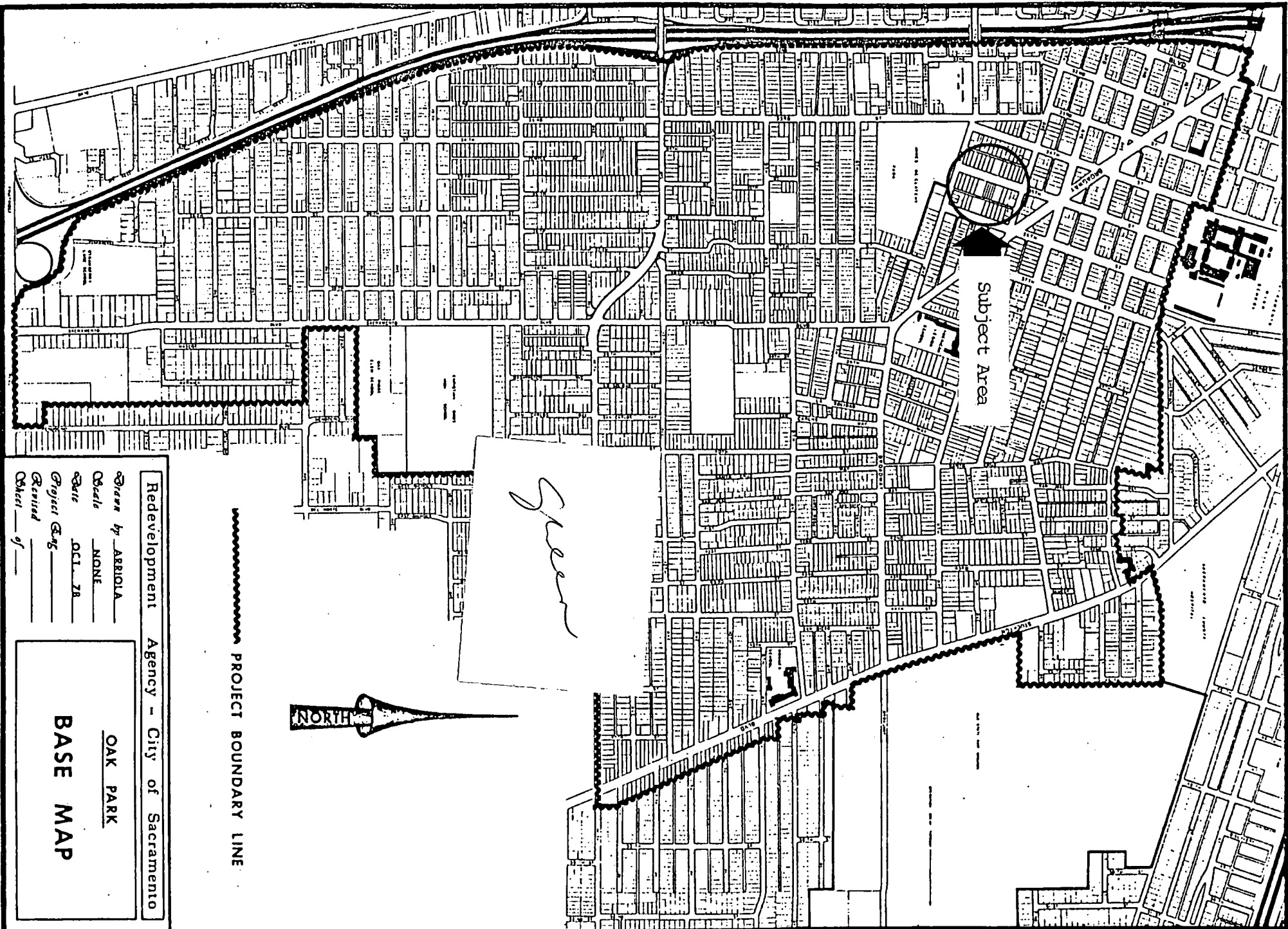
WILLIAM H. EDGAR  
Interim Executive Director

TRANSMITTAL TO COUNCIL:

*Walter J. Slipe*

WALTER J. SLIPE, City Manager

Contact Person: Leo T. Goto



Drawn by ARRIOLA  
 Scale NONE  
 Date OCT. 78  
 Project No. \_\_\_\_\_  
 Revised \_\_\_\_\_  
 Sheet \_\_\_\_\_ of \_\_\_\_\_

City of Sacramento  
 OAK PARK  
**BASE MAP**

PROJECT BOUNDARY LINE



*Screen*

Subject Area

OAK PARK DUPLEXES AND TOWNHOUSES  
35th Street Between 4th and 5th Avenue

Adoption of Oak Park Redevelopment Plan designating residential use for area between 34th-36th Streets and 4th-5th Avenues and a commercial center at Sacramento Boulevard and Broadway (based on Larry Smith study).

1/16/73 by Planning Commission  
5/30/73 by City Council and Redevelopment Agency

DUPLEX PROJECT

Proposed project: 24 family units on 118,000 square foot site (2.7 acres) (9 units/acre). All units are 3-bedroom and average 1,251 square feet. 3 units have been designed for the handicapped.

1975-76	CDBG funding - \$376,350	provided for acquisition of site
1976-77	CDBG funding - \$ 65,000	" " " " "
1977-78	CDBG funding - \$ 97,625	" " " " "
1978-79	CDBG funding - \$397,000	" " " " "

Construction estimate: + \$1,350,000

- 1979 - 3 Community meetings held to discuss commercial vs. residential. PAC was still supporting residential for the subject area.
- 5/29/79 - Real Estate Research Corporation prepared commercial study again identifying Sacramento Boulevard and Broadway as superior location for Shopping Center.
- 2/27/80 - Oak Park PAC recommended site for duplexes.
- 3/3/80 - SHRA Commission recommended the same.
- 3/11/80 - Redevelopment Agency adopted resolution for duplex development and authorized \$1.7 million of 2-A tax increment for construction.
- 3/12/81 - Planning Commission approval of site rezoning.
- 4/14/81 - City Council to consider rezoning. Final construction plans are being processed for approval.

TOWNHOUSE PROJECT

Proposed project: 20 family units on 78,000 square foot site, west side 35th Street-4th-5th Avenues (1.8 acres) (11 units/acre). 2 and 3-bedroom units, 860 and 1,250 square feet, respectively. 2 units have been designed for the handicapped.

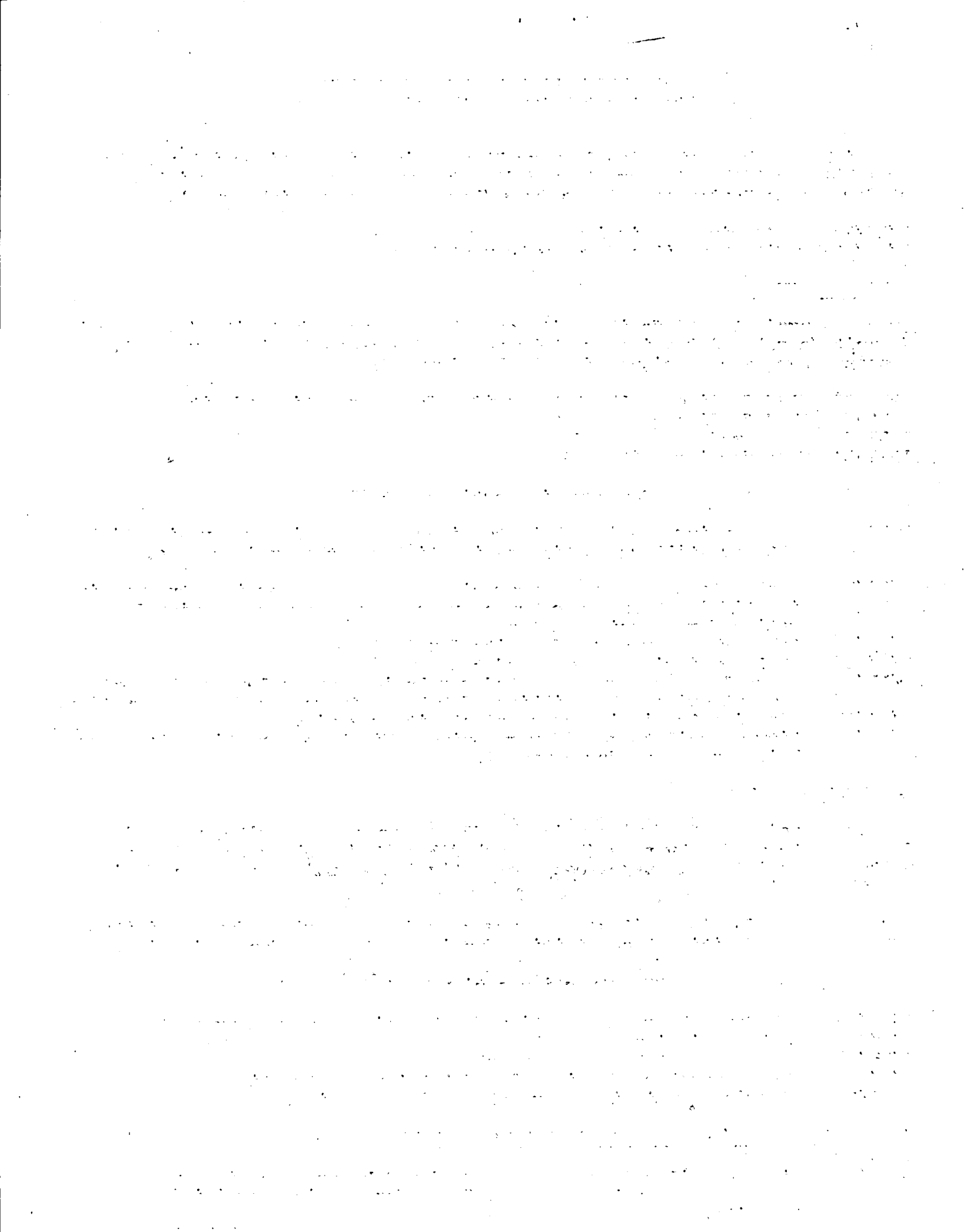
1978-79	CDBG funding - \$300,000	carry over funds provided for acquisition.
1979-80	CDBG additional acquisition funding - \$333,800	for this site.

Construction estimate: + \$900,000

- 2/27/80 - Oak Park PAC recommendation for 20 unit townhouse project.
- 3/3/80 - SHRA Commission approval.
- 3/11/80 - Redevelopment Agency approval.
- 6/4/80 - HUD approval of funding \$1,125,283 for construction.
- 4/23/81 - Planning Commission approval of site rezoning.

COMMERCIAL SITE/BROADWAY & SACRAMENTO BOULEVARD

- 1/20/81 - City Council allocated \$460,000 for Oak Park tax increments and \$220,000 of 1981-82 C.D. funds for partial acquisition of the site.





# CITY OF SACRAMENTO

*28*

CITY MANAGER'S OFFICE  
**RECEIVED**  
APR 9 1981

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

**APPROVED** *Cont to 7-7-81;*  
BY THE CITY COUNCIL *Staff auth. to*

**FILED**  
April 9 1981  
By The City Council  
Office of the City Clerk  
*Cont to 5-5-81*

MAY - 5 1981

OFFICE OF THE  
CITY CLERK

*proceed with  
work on projects*

City Council  
Sacramento, California

APR 14 1981

Honorable Members in Session:

- SUBJECT:
1. Amendment of the 1963 Oak Park Community Plan from Shopping-Commercial to Light Density Multiple Family
  2. Rezoning from General Commercial C-2 Zone to Garden Apartment R-2B-R Zone (P-9295)

LOCATION: One-half Block Bounded by 35th and 36th Streets and 5th Avenue

### SUMMARY

This is a request for entitlements necessary to develop a 24-unit multi-family housing complex on a 2.7+ vacant acre site. The Planning Commission, in concurrence with staff, recommended approval of the amendment to the Community Plan and Rezoning to R-2B-R. The Planning Commission also approved a Lot Line Adjustment to merge 19 parcels.

### BACKGROUND

The subject site consists of 2.7+ vacant acres and is zoned General Commercial C-2. The surrounding properties consist of a U.S. Post Office and commercial use to the north; commercial and residential uses to the east; commercial and proposed residential uses to the west; and McClatchy Park to the south. The housing proposal consists of twelve duplex structures that are one-story in height.

Staff has no objection to the proposal for the following reasons:

1. The proposed density and land use are consistent with the requested Garden Apartment R-2B zoning.
2. The proposal complies with the Development Guidelines and Design Standards adopted by the Redevelopment Agency for the subject housing complex.

**APPROVED**  
BY THE CITY COUNCIL

JUL - 7 1981

OFFICE OF THE  
CITY CLERK

3. The proposal complies with the land use designation of the Oak Park Redevelopment Plan (adopted by City Council in 1973).
4. The proposal conforms to the goals and objectives of the Oak Park Redevelopment Plan.

Acquisition of the subject properties began in 1975 under the Community Development Block Grant Program, and funding for the project was approved in March 1980 by the Redevelopment Agency.

The Oak Park Project Area Committee supports the housing proposal as submitted.

There were several property owners in the neighborhood that appeared before the Commission in opposition to the project. They felt the commercial zone and the old business district as a whole should be retained at the 5th Avenue and 35th Street area.

The Commission approved the housing proposal. However, the majority of the Commissioners felt the Redevelopment Plan for Oak Park should be reevaluated as soon as possible.

#### VOTE OF COMMISSION


On March 12, 1981, the Planning Commission, by a vote of seven ayes, one abstention, one absent, recommended approval of the plan amendment and rezoning.

#### RECOMMENDATION


The staff and Planning Commission recommend that the City Council:

1. Approve and adopt the Community Plan Resolution;
2. Approve and adopt the Rezoning Ordinance.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR TRANSMITTAL TO COUNCIL:

  
Walter J. Slupe, City Manager

MVD:WW:jm  
Attachments  
P-9295

April 14, 1981  
District No. 5

81-512  
**RESOLUTION No.**

**Adopted by The Sacramento City Council on date of**

APRIL 7, 1981

RESOLUTION AMENDING THE OAK PARK COMMUNITY PLAN FROM SHOPPING-COMMERCIAL TO LIGHT DENSITY MULTIPLE FAMILY FOR PROPERTY LOCATED ON ONE-HALF BLOCK BOUNDED BY 35TH AND 36TH STREETS AND 5TH AVENUE (APN: 013-143-09, 13 thru 30, AND 37) (P-9295)

WHEREAS, the City Council conducted a public hearing on April 7, 1981 concerning the above plan amendment. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding land uses;
2. The subject site is suitable for Light Density Multiple Family; and
3. The proposal is consistent with the 1973 Oak Park Redevelopment Plan in that the plan designates the site for multiple family residential.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area as described on the attached exhibit, located in the City of Sacramento, is hereby designated on the Oak Park Community Plan as Light Density Multiple Family.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9295

**APPROVED**  
BY THE CITY COUNCIL

JUL -7 1981

OFFICE OF THE  
CITY CLERK



LEGAL DESCRIPTION OF TOTAL PARCEL

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California and being that portion of Block 55 lying southerly of the northerly line of Lots 7 and 17 of Subdivision "E", Oak Park shown on the plat filed in Book A of Maps at Page 31, Sacramento County Records; said real property being more particularly described as follows:

Beginning at the point of intersection of the northerly right of way line of 5th Avenue (formerly Park Avenue) and the westerly right of way line of 36th Street as shown on said plat; thence along said westerly right of way line N 16° 28' 29" E 369.84 feet to the northeasterly corner of said Lot 17; thence along the northerly line of said Lots 17 and 7 N 73° 27' 49" W 320.14 feet to the northwesterly corner of said Lot 7 and the easterly right of way line of 35th Street as shown on said plat; thence along said easterly right of way line of 35th Street S 16° 30' 00" W 369.93 feet to the point of intersection of said easterly right of way line of 35th Street and the northerly right of way line of 5th Avenue as shown on Sacramento Electric, Gas and Railway Company, Oak Park plat filed in Book 5 of Maps at Page 16, Sacramento County Records; thence along said northerly right of way line of 5th Avenue S 73° 28' 46" E 320.30 feet to the point of beginning and containing 2.72 acres more or less.

  
ALAN RICHTER LS 3383

GENNIS AND ASSOCIATES, ENGINEERS

June 3, 1980

Work Order: 0005 of

81-063

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 ON ONE-HALF BLOCK BOUNDED BY 35TH & 36TH STS. & 5TH AVE. FROM THE C-2 GENERAL COMMERCIAL ZONE AND PLACING SAME IN THE R-2B-R GARDEN APARTMENT REVIEW ZONE (FILE NO. P-9295 ) (APN: 013-143-09, 13 thru 30, & 37)

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 General Commercial zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-2B-R Garden Apartment-Review 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 March 12, 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

JUL -7 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:

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MAYOR

ATTEST:

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CITY CLERK

P-9295

LEGAL DESCRIPTION OF TOTAL PARCEL

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ALAN RICHTER LS 3383

GENNIS AND ASSOCIATES, ENGINEERS

June 3, 1980

Mark Ordway 0005 05

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 12, 1981  
 ITEM NO. 100 FILE NO. P-9295  
 M- \_\_\_\_\_

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

Recommendation:

- Favorable  Unfavorable  Petition  Correspondence

LOCATION: 1/2 block bounded by 35th & 36th Sts.

PROPOSERS	
NAME	ADDRESS
<u>Hoger - 3517 38th Street, Sacramento</u>	
<u>Leon Weston (Executive Dir. Oak Park PAC)</u>	
<u>Willie Simmons - 34th Street, Sacramento</u>	
<del>_____</del>	<del>812 J Street, Sacramento</del>
<u>Blanche Hill (Oak Park PAC)</u>	
OPPOSERS	
NAME	ADDRESS
<u>Dan - 812 J Street, Sacramento</u>	
<u>Bob Clayton - 2961 34th Street, Sacramento</u>	

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	<u>absent</u>			
Fong	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Goodin	<input checked="" type="checkbox"/>			
Holloway	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>			
Larson	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>			
Silva	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Simpson	<u>absent</u>			

MOTION:

- 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 \_\_\_\_\_

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: 24-Unit Multiple Housing Project (P-9295)

LOCATION: One-half block bounded by 35th and 36th Streets and  
5th Avenue (Oak Park community)

At the February 26, 1981 Planning Commission hearing, the Commission considered the Redevelopment Agency's application to amend the community plan, rezone the three-acre property from C-2 to R-2B and merge 19 parcels in order to develop a 24-unit multiple family housing complex. (See original staff report attached.)

Several concerns were raised by property owners in the area relative to the retention of the commercial zone on the subject property and retention of the old business district as a whole.

The Commission also had several questions pertaining to the Oak Park Redevelopment Plan land use designation and funding for the subject property. This project was therefore continued to the March 12, 1981 Commission meeting in order for the staffs of the Planning Commission and Redevelopment Agency to provide additional information.

#### STAFF ANALYSES

The Oak Park Redevelopment Plan was adopted by the Planning Commission on January 16, 1973 and by the City Council on May 30, 1973. This plan designates the subject property, as well as the entire block, for multi-family residential-medium density. Attached are sections from the Redevelopment Plan pertaining to goals and land uses for the Oak Park neighborhood.

In addition, the plan indicates the neighborhood facilities center is to be located at the southeast quadrant of Broadway and Sacramento Boulevard. This center would provide retail and services to meet local needs of the residents. This category includes retail stores, service establishments, financial institutions, community facilities, medical facilities, social institutions, entertainment facilities, etc. The south portion of this neighborhood center (Oak Park complex) has been developed with a fire station, a community recreation center and the County multi-service facility. Future phases include a mix of housing and additional community service facilities.

P-9295

March 12, 1981

Item No. 10

According to the Community Development Block Grant Program, acquisition of properties on 35th Street began in the 1975-1976 fiscal year. Further acquisition occurred in the 1978-1979 fiscal year. See attached CDGB schedule for expenditures.

In March 1980 the Redevelopment Agency approved the funding sources for the subject housing project on 35th Street. In September 1980, the Redevelopment Agency approved preliminary plans and authorized working drawings for the subject 24-unit duplex housing project.

In conclusion, the staff has no objection to the proposed multiple family housing project in that:

1. The project complies with the land use designation of the Oak Park Redevelopment Plan, and
2. Conforms to the goals and objectives of the Redevelopment Plan.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the 1963 Oak Park Community Plan amendment from Shopping-Commercial to Light Density Multiple Family.
2. Approval of the rezoning from General Commercial(C-2) to Garden Apartment Review (R-2B-R zone).
3. Approval of the lot line adjustment and adoption of the attached resolution.

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Redevelopment Agency, 630 I Street, Sacramento, CA		
OWNER	Redevelopment Agency, 630 I Street, Sacramento, CA		
PLANS BY	McGuire, Eatough & Fong, Inc., 3110 Watt Avenue, Sacramento, CA		
FILING DATE	1-23-81	50 DAY CPC ACTION DATE	REPORT BY: TM:kk
NEGATIVE DEC	Exempt 15070 <sub>EIR</sub>	ASSESSOR'S PCL. NO.	013-143-09, 13-30-37

- APPLICATION:**
1. Amend 1963 Oak Park Community Plan from Shopping-Commercial to Light Density Multiple Family.
  2. Rezone from General Commercial C-2 to Garden Apartment R-2B.
  3. Lot Line Adjustment to merge 19 parcels.

**LOCATION:** 1/2 block bounded by 35th and 36th Streets, and 5th Avenue

**PROPOSAL:** The Redevelopment Agency is requesting the necessary entitlements to construct a 24-unit multi-family housing project.

**PROJECT INFORMATION:**

General Plan Designation: 1963 Oak Park Community Plan Designation:	General Commercial  Shopping-Commercial (requesting amendment)
Oak Park Redevelopment Plan Designation:	Multiple family
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning	
North: U.S. Post Office; C-2	
South: McClatchy Park; R-1	
East: Residential, Vacant; C-2	
West: Vacant Commercial; C-2	
Parking Required: 24	Parking Provided: 36
Ratio Required: 1 per dwelling unit	Ratio Provided: 1.5 per dwelling unit
Property Dimensions: 320' x 370'	Property Area: 2.7 <sup>±</sup> acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to Site
School District:	Sacramento Unified

**STAFF EVALUATION:** The subject site consists of a 2.7<sup>±</sup> vacant parcel across from McClatchy Park and within a district characterized by the existence of a large number of vacant commercial structures. Staff supports the applicant's request for the following reasons:

1. The Oak Park Redevelopment Plan designates the subject site for multiple family uses. The proposed community plan amendment and the rezoning is consistent with the Redevelopment Plan.

APPLC. NO. P-9295

MEETING DATE ~~February 26, 1981~~  
March 12, 1981

CPC ITEM NO. ~~11~~  
10



2. The proposed project is designed in such a way so as to achieve a mixture of common open space and individual patio areas. The overall design of the project is therefore consistent with the goal of the General Plan Land Use Element to:

"Provide safe, stable and attractive residential areas in which to live; functional and efficient commercial and industrial areas in which to work."

3. The proposed project is to be constructed in an area which has a demonstrated need for new housing. In this sense the proposal is consistent with the residential policy of the General Plan to:

"Continue to revitalize deteriorating residential areas by using the most appropriate programs and tools available to the City."

4. The proposed density and land use are consistent with the requested Garden Apartment R-2B zoning. Staff recommends that the property be rezoned to R-2B-R (Garden Apartment-Review) in order to permit the Commission review authority should the proposal be altered.
5. The proposal complies with the Development Guidelines and Design Standards adopted by the Redevelopment Agency. The Oak Park Project Area Committee has reviewed the proposal and has no objections.

The lot line adjustment is necessary to merge the existing parcels into one property so that a building permit can be issued. The proposed lot line adjustment was reviewed by the offices of the Water and Sewer Division, Engineering and Planning Department. There was no objection to the request. The City Engineer recommends the following conditions for this lot line adjustment:





















1. The applicant shall submit closure calculations 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.

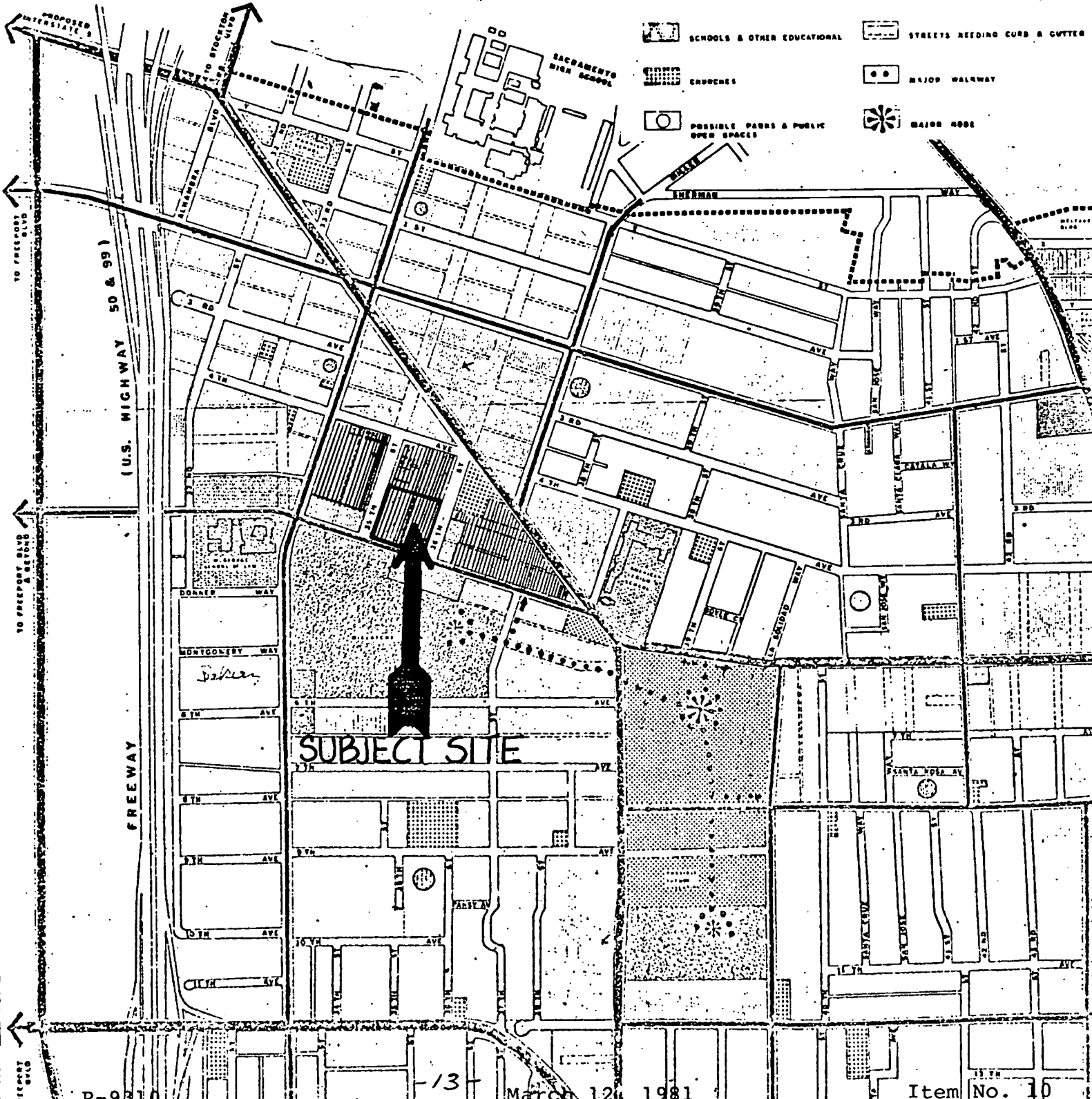
STAFF RECOMMENDATION: Staff recommends the following actions:

1. The 1963 Oak Park Community Plan be amended from Shopping-Commercial to Light Density Multiple Family.
2. Approval of the rezoning from General Commercial C-2 to Garden Apartment Review R-2B-R zone.
3. Approval of the lot line adjustment and adoption of the attached resolution.

# OAK PARK REDEVELOPMENT PLAN.

## LEGEND

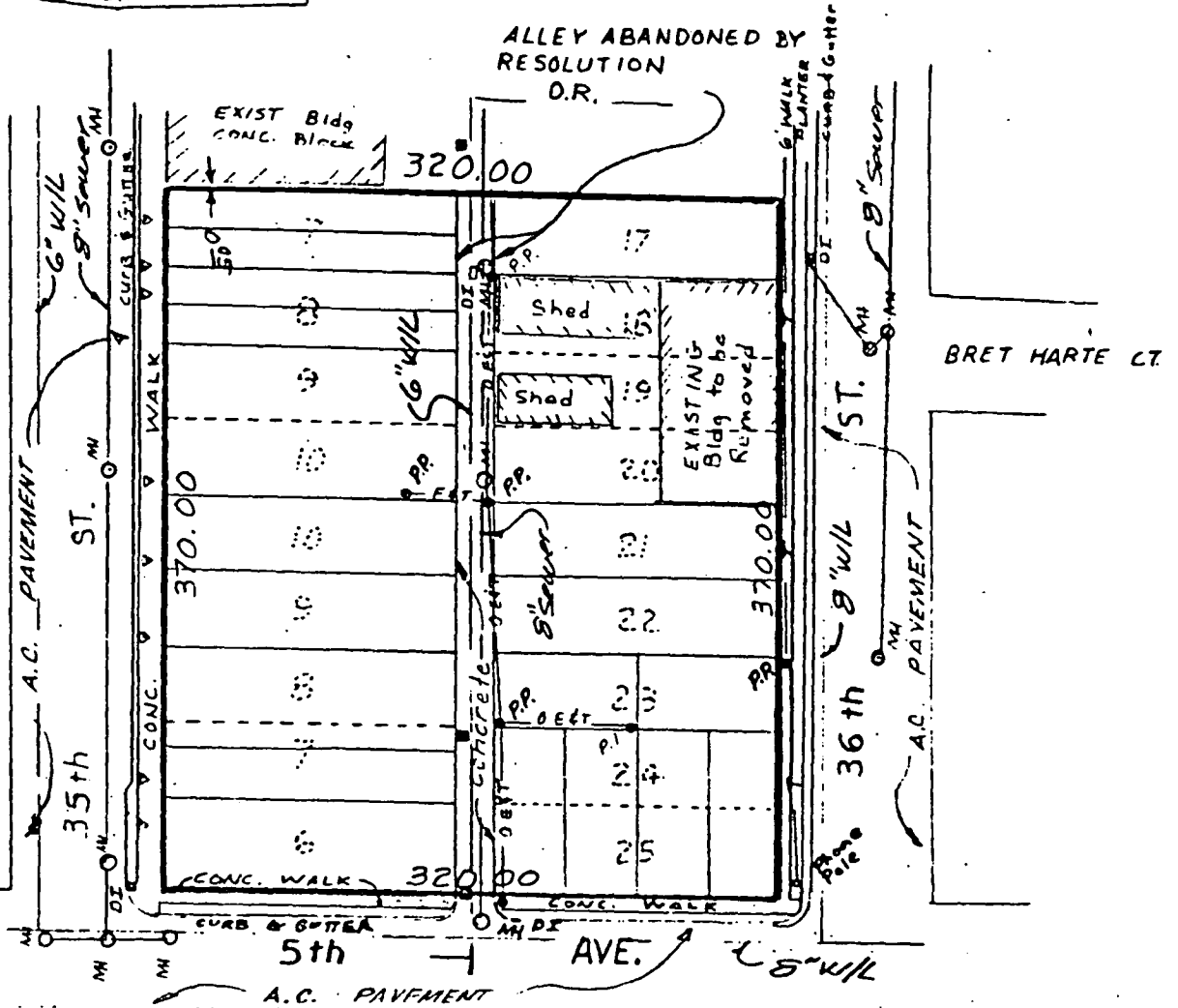
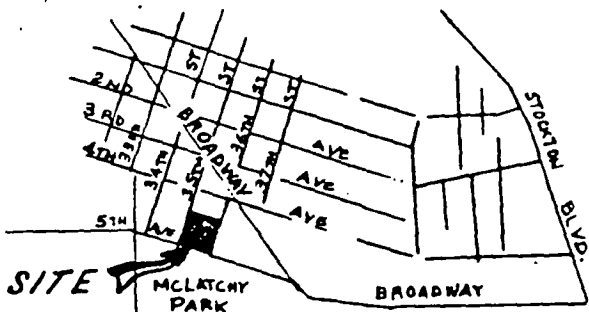
- |  |   |   |  |
|--|---|---|--|
|    | PROJECT BOUNDARY FOR PLANNING PURPOSES        |    | HEAVY COMMERCIAL LIGHT INDUSTRY & WAREHOUSE    |
|  | PROJECT BOUNDARY FOR FEDERAL FUNDING PURPOSES |  | MAJOR STREETS                                  |
|  | SINGLE FAMILY RESIDENTIAL                     |  | COLLECTOR STREETS                              |
|  | MULTI FAMILY RESIDENTIAL LOW DENSITY          |  | MINOR STREETS                                  |
|  | MULTI FAMILY RESIDENTIAL MEDIUM DENSITY       |  | POSSIBLE STREET EXTENSIONS AND/OR REALIGNMENTS |
|  | NEIGHBORHOOD FACILITIES CENTER                |  | POSSIBLE STREET OR ALLEY CLOSURES              |
|  | SUB-CENTER & SPECIALIZED CENTER               |  | STREETS NEEDING IMPROVEMENT                    |
|  | SCHOOLS & OTHER EDUCATIONAL                   |  | STREETS NEEDING CURB & CUTTER                  |
|  | CHURCHES                                      |  | MAJOR WALKWAY                                  |
|  | POSSIBLE PARKS & PUBLIC OPEN SPACES           |  | MAJOR NODE                                     |





# Exhibit "A"

SCALE 1"=100'



- LEGEND:**
- 1 LOT NUMBER
  - LOT LINE OR PARCEL LINE TO BE REMOVED BY LOT LINE ADJUSTMENT
  - LOT LINE TO BE REMOVED BY LOT LINE ADJUSTMENT
  - ▽ GAS SERVICE
  - WATER VALVE

PROPOSED LOT LINE ADJUSTMENT OF LANDS OF  
SACRAMENTO HOUSING & REDEVELOPMENT AGENCY  
CONSOLIDATING ALL PARCELS, LOTS, & ALLEY INTO  
ONE PARCEL



GPHS AND ASSOCIATES  
ENGINEERS  
1812 14TH STREET  
SACRAMENTO CA. 95814

PROJECT: DAK PARK MULTI-FAMILY FACILITY

DATE: \_\_\_\_\_ WO. NO: 8005-05

BY: CHW SHEET: 1 OF 1

2-12-1981

RECEIVED

2/27/1981

City Planning Commission  
City Hall  
9th and I  
Sacramento, Ca

Dear Planning Commission,

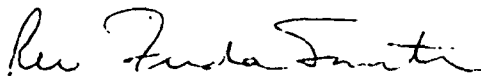
As I property owner in Oak Park, and as pastor of Metropolitan Community Church, 2741 34th st., I strongly urge you to consider all of the implications of rezoning the commercial area surrounding McClatchy Park.

Much has changed in this area since the early 1970's. The energy crisis means that available land close to the downtown area is of a much greater value than it was when gasoline and transportation were cheap. Decisions must be weighed very carefully, looking ahead at future trends as well as being very aware of the growth of business in the area.

Mc George School of Law is an outstanding asset to the Sacramento area. It has a potential for even greater growth and expansion in the area under consideration. Business growth should be encouraged, not curtailed by your decision.

Again, I urge very serious deliberation and debate on this issue. Please do not base your present action on conditions as they were in the early 1970's, but on a consideration of the potential for this area and all of Sacramento. Do not be hasty in your judgement.

Thank you very much,



Rev. Freda Smith

# Thompson Funeral Home

THOMPSON'S ROSE CHAPEL

3601 5th Avenue

Sacramento, California 95817

March 12, 1981

CITY PLANNING COMMISSION

MAR 12 1981

RECEIVED

Planning Commission  
City of Sacramento  
City Hall  
Sacramento, California 95814

Ladies and Gentlemen:

For several years now the Sacramento Redevelopment Agency has sought to rezone the properties bordered by 35th and 36th Streets, 4th and 5th Avenues in the Oak Park area of this city. For many years, possibly a half century, this particular property was zoned C-2 Commercial. Then in the 1960's there was a concentrated effort to discourage the continuation of legitimate revenue producing activities in that particular area until better than 90% of the businesses were forced, one way or another, to leave the area. This left Oak Park, one of the oldest and existing communities, without a shopping center and this sudden pressing demand for a few Low Rent Housing Units to take its place. (Incidentally, Oak Park has never been a really High Rent Area.) Now, though we are faced with a devastatingly high gasoline cost to say nothing of Senior Citizens, Invalids and others who cannot afford the cost of transportation either by car or bus and since shopping areas are miles from the Oak Park area, it is imperative that we make use of and develop a shopping center right here where it used to be.

As for so called Low Rent new construction homes and/or apartments, the buildings would, in the face of things such as high cost of labor and material, have to be low quality which in a few short years would become just another needless blight in our community.

I believe that most of Oak Park has made and is making an effort to upgrade personal properties and would welcome your encouraging business in the area between 35th and 36th Streets, 4th and 5th Avenues and not bargain it away for a few cheap housing units.

In the Oak Park area there are scattered vacant lots and even unoccupiable residences that owners can not afford to rebuild or repair that could be used for so called Low Housing if there is a real concern. Why must this concern be concentrated on these commercial properties in this particular location when we so sorely need for it to remain commercial and have it developed as such.

I think an examination of the record would show beyond a doubt, accross the nation, that a concentrated location of housing as proposed by the Sacramento Redevelopment Agency usually becomes problematical, difficult to maintain and supervise as opposed to homes built on an individual basis interspersed throughout the community without the necessity to rezone.

For the above listed reasons and many, many more, I protest the rezoning of said properties for the intended purpose.

Respectfully yours,

  
Vincent T. Thompson, Funeral Director

March 10, 1981

Sacramento City Planning Commission

Dear Mrs. Simpson, Mr. Van Duyn, and other Commissioners:

Re: Rezone, lot line adjustment, and amend of the 1963  
Oak Park Community Plan.

In addition to my letter addressed to you on February 26, 1981, please consider the following:

(a) How will the rezone and amend affect and impact my property, located at 2961 34th Street?

(b) When completed, will the duplexes and townhouses increase or decrease my property value?

(c) Our neighborhood desperately needs a supermarket. I travel very far just to grocery shop. May one of the areas proposed to be rezoned remain Shopping-Commercial?

I respectfully request the Sacramento City Planning Commission to oppose approval of the rezone, lot line adjustment, and amend, until the impact is identified and considered, and until the shopping needs for our community are satiated.

Thank you very much for your consideration.

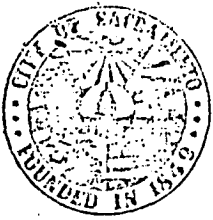
Very truly yours,

*Robert E. Clayton*

Robert E. Clayton  
2961 34th Street  
Sacramento, Ca. 95817

457-2119 (home)  
445-3554 (work)

cc: City Planning Commissioners



# CITY OF SACRAMENTO

3

## CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN  
PLANNING DIRECTOR

April 1, 1981

APPROVED PFP  
BY THE CITY COUNCIL

APR 7 1981 cont. 4-14-81

City Council  
Sacramento, California

OFFICE OF THE  
CITY CLERK

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 One-Half Block Bounded by 35th and 36th Streets and 5th Avenue from the C-2 General Commercial Zone and Placing Same in the R-2B-R Garden Apartment Review Zone (P-9295)

### SUMMARY

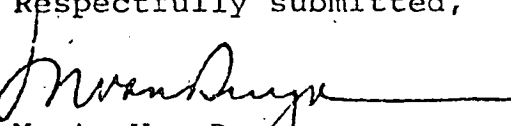
This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

### 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 April 14, 1981.

Respectfully submitted,  
  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

jm  
Attachments  
P-9295

April 7, 1981  
District No. 5





P.9295



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 ON ONE-HALF BLOCK BOUNDED BY 35TH & 36TH STS. & 5TH AVE.

FROM THE C-2 GENERAL COMMERCIAL ZONE

AND PLACING SAME IN THE R-2B-R GARDEN APARTMENT REVIEW

ZONE (FILE NO. P-9295 ) (APN: 013-143-09, 13 thru 30, & 37)

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

R-2B-R Garden Apartment-Review 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 March 12, 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:

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MAYOR

ATTEST:

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CITY CLERK

P-9295