



# CITY OF SACRAMENTO

29

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

August 19, 1980

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Amend the General Plan from Residential to Commercial
  2. Amend the Oak Park Community Plan from Light Density Residential to Shopping/Commercial land use designation
  3. Rezoning from R-1 to C-2 (P-9068)

LOCATION: 3016 - 43rd Street

### SUMMARY

This is a request for entitlements necessary to remodel an existing two-bedroom single family dwelling into offices that will be utilized in conjunction with the existing Morgan-Jones Mortuary. The staff and Planning Commission recommend approval of the project.

### BACKGROUND INFORMATION

The subject site is a 40' x 120' lot that was originally subdivided for single family. It is located adjacent to C-2 zoned properties on two sides. The proposal appears to be a logical extension of the current C-2 boundary; however, both the staff and Planning Commission recommend an OB-R zone which is more appropriate and compatible with the adjacent single family dwellings to the south. The OB-R will accommodate the proposed office use and the applicant did not indicate any objection to this zone.

The project was also reviewed by the Oak Park Project Area Committee; they had no objection to the requests.

### VOTE OF PLANNING COMMISSION

On July 24, 1980 the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the request.

APPROVED  
BY THE CITY COUNCIL

AUG 26 1980

OFFICE OF THE  
CITY CLERK

City Council

-2-

August 19, 1980

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the plan amendments and rezoning to OB-R. This can be accomplished by adopting the attached Plan Amendment Resolution and Rezoning Ordinance.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:bw  
Attachments  
P-9068

August 26, 1980  
District No. 5

3.

ORDINANCE NO. 4408, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 3016 43rd STREET FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE OB-R OFFICE BUILDING REVIEW ZONE (FILE P-9068) (APN: 014-191-46)

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 Residential zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the OB-R Office Building 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 his 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 July 24, 1980, 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:

ATTEST:

\_\_\_\_\_  
MAYOR

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

**APPROVED**  
BY THE CITY COUNCIL

AUG 26 1980

OFFICE OF THE  
CITY CLERK

LEGAL DESCRIPTION

Lot 13, as shown on the "Plat of Buena Vista",  
recorded April 12, 1910, in Book 10 of Maps,  
Map No. 16, records of said County.

P-9068

**RESOLUTION NO. 80-566**

Adopted by The Sacramento City Council on date of

AUGUST 26, 1980

RESOLUTION AMENDING THE 1974 GENERAL PLAN  
FROM RESIDENTIAL TO COMMERCIAL AND OFFICES  
AND THE OAK PARK COMMUNITY PLAN FROM LIGHT  
DENSITY RESIDENTIAL TO SHOPPING-COMMERCIAL

WHEREAS, the Council of the City of Sacramento has conducted a public hearing on August 26, 1980, concerning the amendment to the General Plan and the Oak Park Community Plan. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. That the proposed Office-Commercial zone is compatible with surrounding land uses; and
2. That the proposed Office-Commercial use is consistent with the policies set forth in the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, that the area described in Exhibit A is hereby designated on the 1974 General Plan as Office and Commercial and on the Oak Park Community Plan as Shopping-Commercial land use designations.

.....  
MAYOR

ATTEST:

.....  
CITY CLERK

P-9068

**APPROVED**  
BY THE CITY COUNCIL

AUG 26 1980

OFFICE OF THE  
CITY CLERK

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P-9068

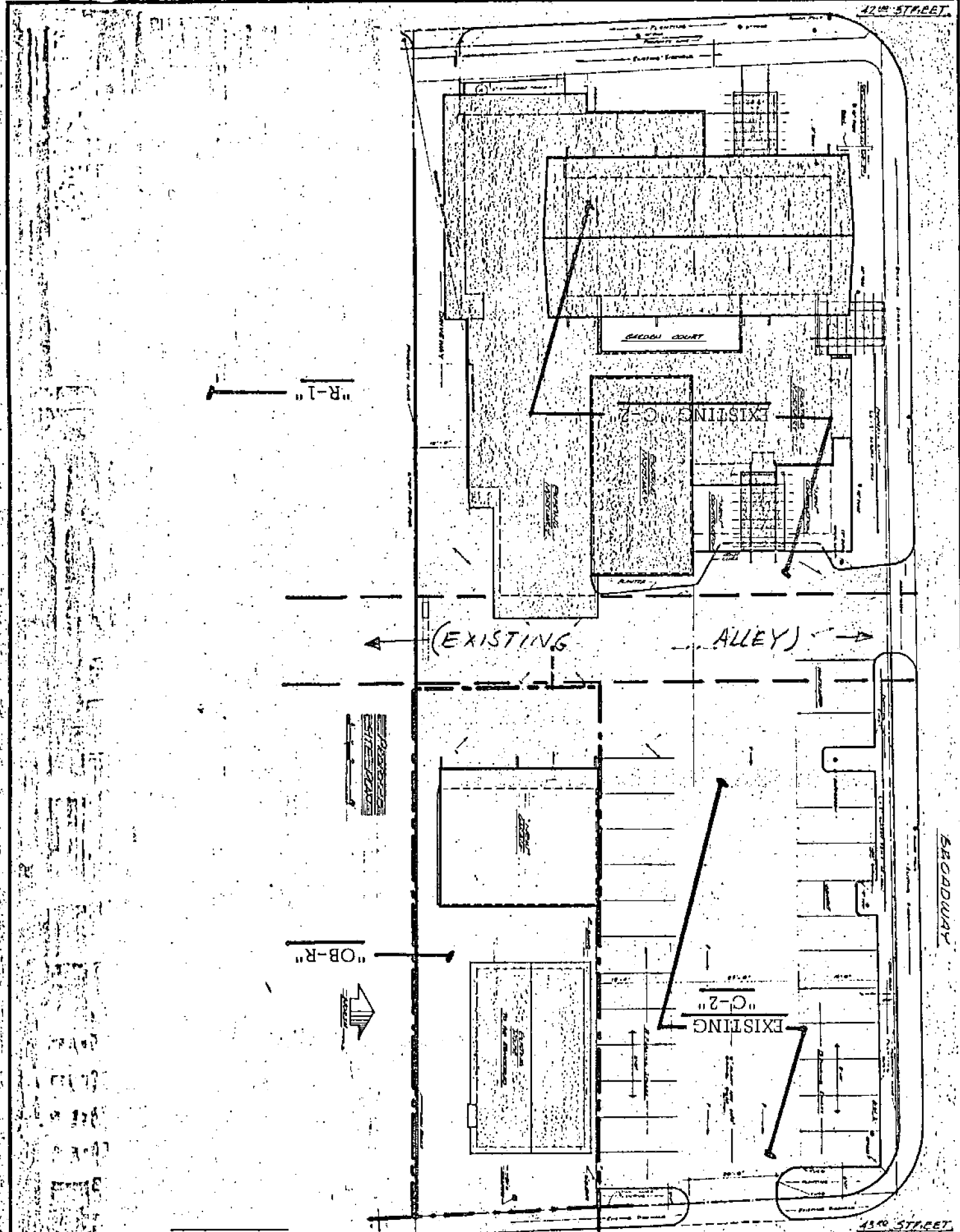



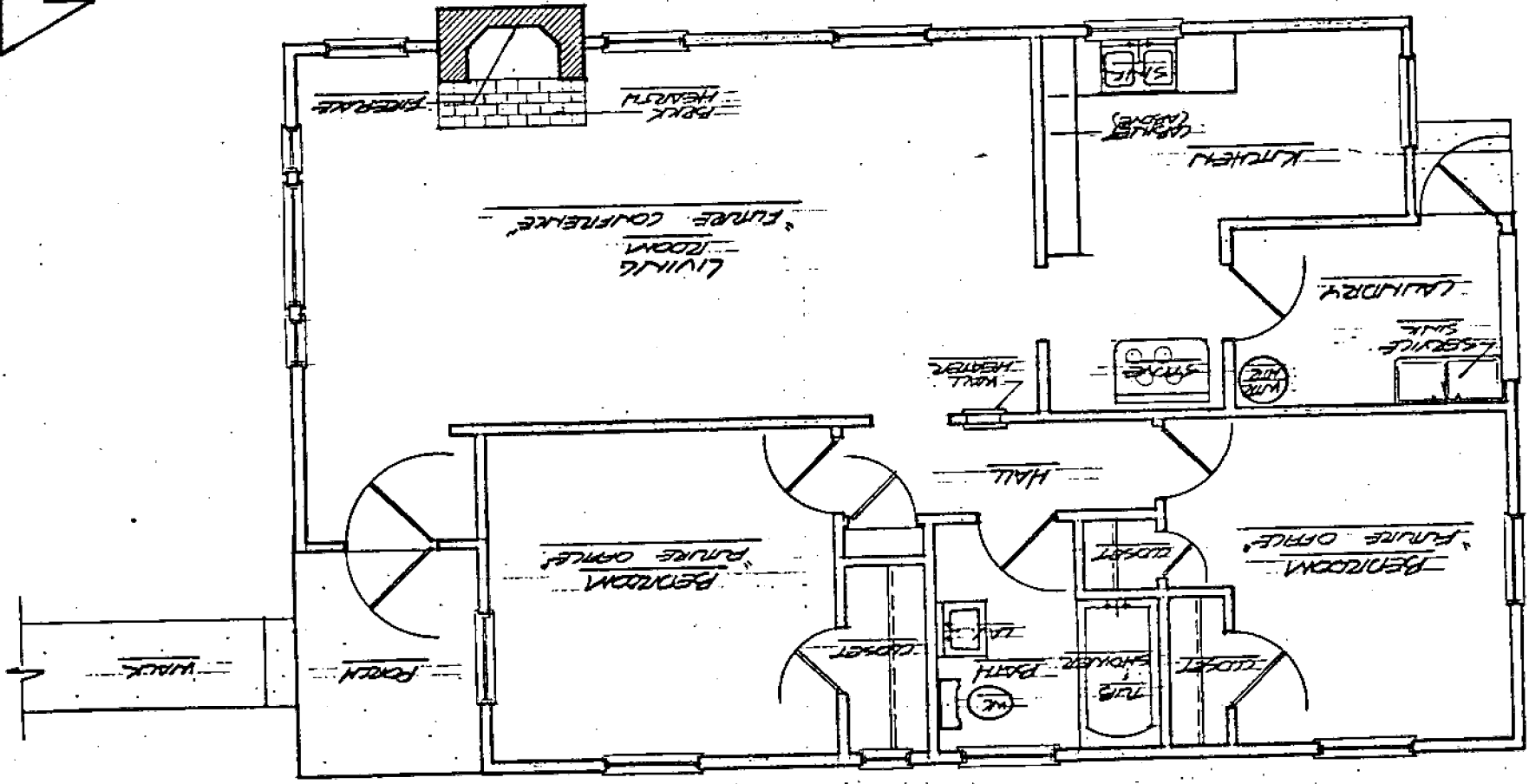
EXHIBIT "A"

	<b>SITE PLAN</b> MORGAN JONES MORTUARY 4200 BROADWAY SACRAMENTO	ROBERT MORGAN - PROJECT ARCHITECT ANDREW CASH - PROJECT ARCHITECT APPROVED: [Signature]	<b>BOB MCCANN ARCHITECT</b> 2118 H STREET, SACRAMENTO, CALIF. 95811 TEL: 527-1111 FAX: 527-1112
	DATE: 7-21-88 SCALE: AS SHOWN	APPROVED: [Signature] TITLE: [Blank]	PROJECT NUMBER: [Blank]



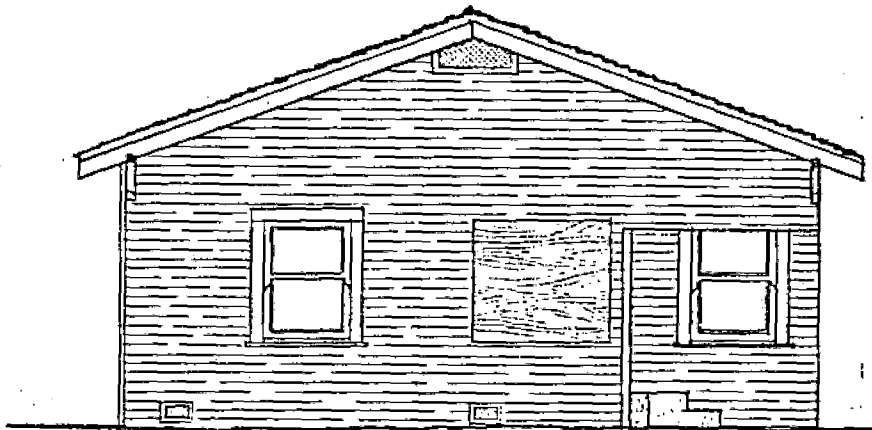


FLOOR PLAN  
SCALE 1" = 5'



F-51

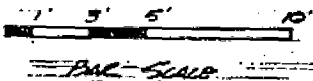
SCALE  
1" = 5'



WEST



EAST

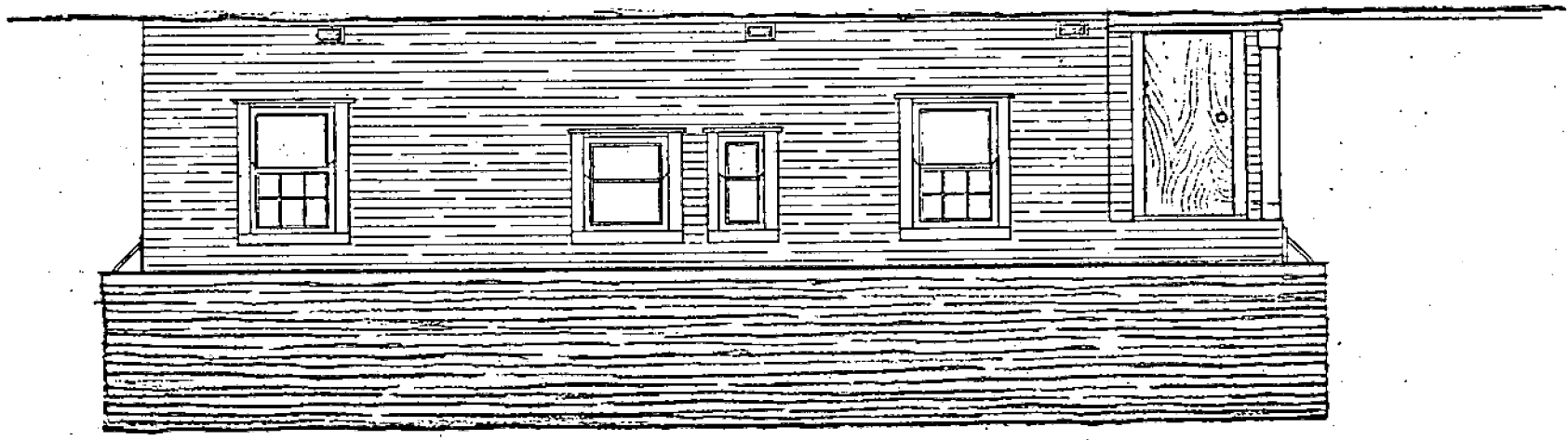


P-9068

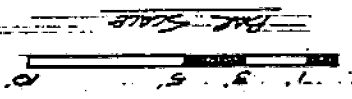
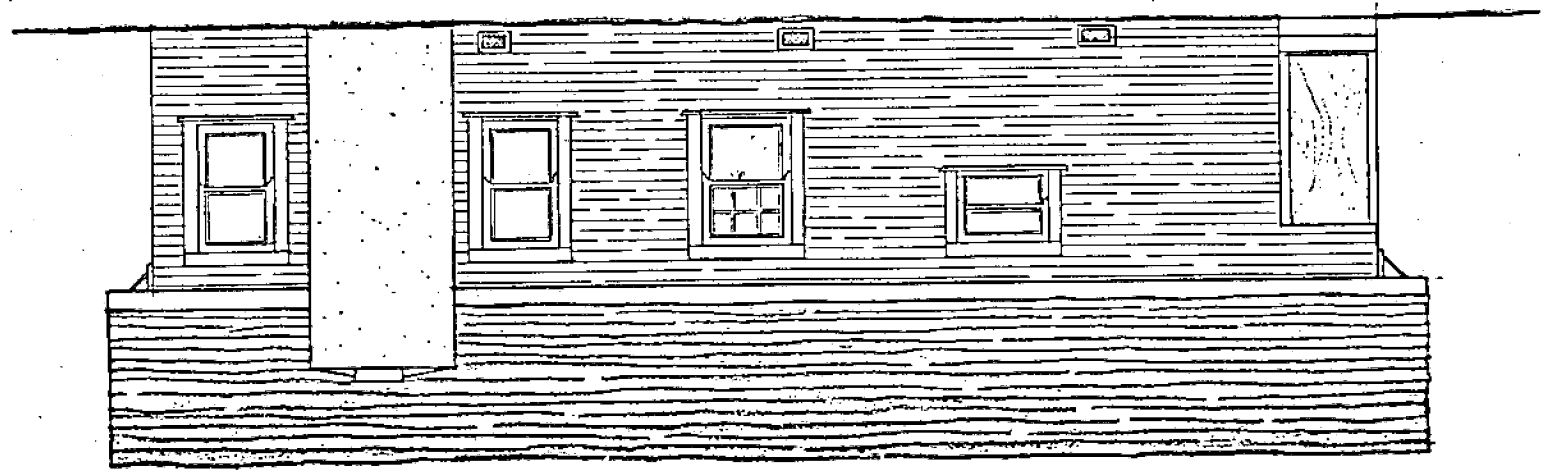
7-24-80

# 5

SOUTH



NORTH





# CITY OF SACRAMENTO

3

## 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:** Ordinance Amending the Districts Established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, As Amended, by removing property located at 3016 - 43rd Street from the R-1 zone and placing same in the OB-R zone. (P-9068)

### SUMMARY

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

### 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.

Respectfully submitted,

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:bw  
Attachments  
P-9068

APPROVED  
BY THE CITY COUNCIL

AUG 19 1980

OFFICE OF THE  
CITY CLERK

PPF +  
CONT TO  
8-26-80

August 19, 1980  
District No. 5

D-9068

NO.

3



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 3016 43rd STREET FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE OB-R OFFICE BUILDING REVIEW ZONE (FILE P-9068) (APN: 014-191-46)

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SECTION 2.

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

APPROVED BY THE CITY COUNCIL

AUG 20 1980

OFFICE OF THE CITY CLERK



# 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

August 27, 1980

Grace Jones  
4211 South Land Park Drive  
Sacramento, CA 95822

Dear Ms. Jones:

On 26 August 1980, the City Council approved the following for property located at 3016 - 43rd Street (P-9068):

- A. Adopted resolution amending the 1974 General Plan from residential to commercial and offices and the Oak Park Community Plan from Light Density Residential to Shopping-Commercial.
- B. Adopted ordinance removing property located at 3016 43rd Street from the R-1 to OB-R zone.

Sincerely,

*Lorraine Magana*  
Lorraine Magana  
City Clerk

LM/mm/29

Enc: Certified Copy of resolution  
Certified Copy of ordinance

cc: Bob McCabe  
Planning Department  
Mailing List P-9068