

ORDINANCE NO. 85-021

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 27, 1985

AMENDING ZONING DISTRICTS IN THE OAK PARK REDEVELOPMENT PROJECT AREA ESTABLISHED BY COMPREHENSIVE ZONING ORDINANCE, NO. 2550, FOURTH SERIES, AS AMENDED AND DESCRIBED IN SECTION 1 (M84-040)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The attached Exhibit A describes Oak Park Redevelopment Project Area properties and their current zoning as established by Ordinance No. 2550, Fourth Series. the exhibit further designates the zones for which the properties are to be placed pursuant to this amendment.

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 exhibits by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION: 3-5-85

PASSED: 3-27-85

EFFECTIVE: 4-26-85


MAYOR

ATTEST:


CITY CLERK

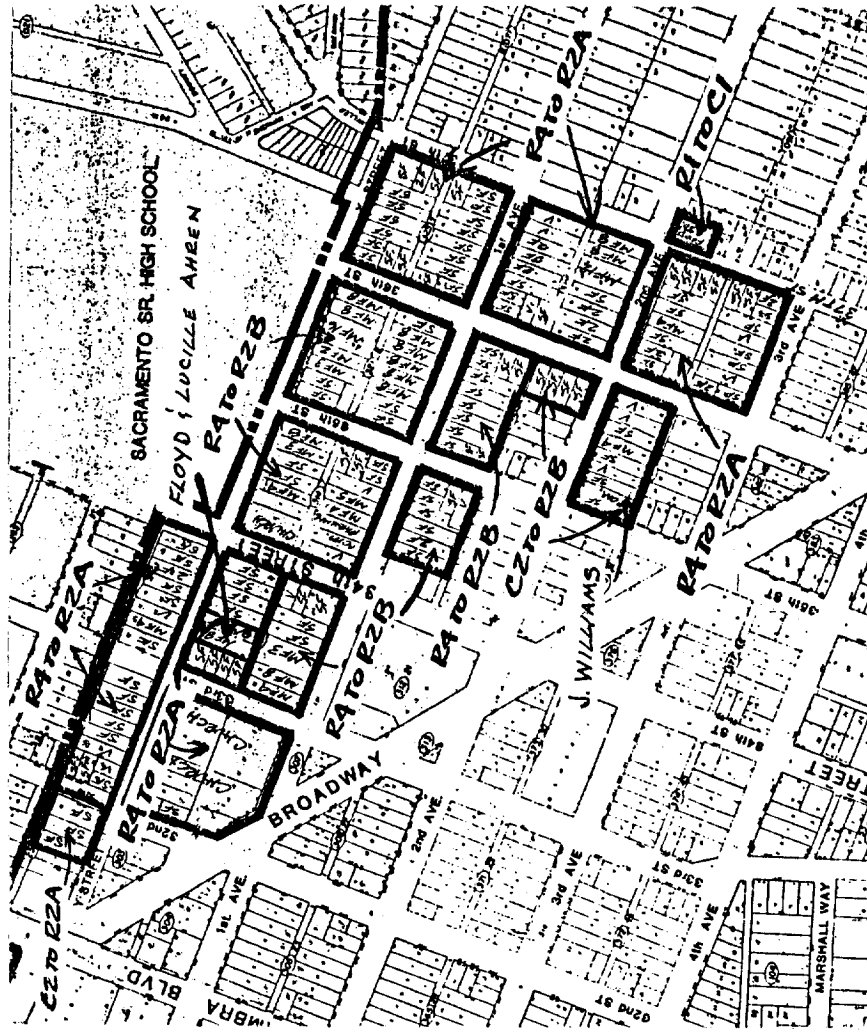
M84-040

ORDINANCE No. 85-021

MAR 27 1985

AMENDED STAFF REPORT

PROPOSED ZONING



STAFF COMMENTS

1. Since the Zoning Ordinance exempts residential units from the non-conforming use regulations, the existing 16 unit apartment complex can always exist on the subject site, as long as additional units are not added.

AREA: 1

EXISTING PLAN DESIGNATION:

MULTIPLE FAMILY - LOW DENSITY

PROPOSED PLAN DESIGNATION:

RESIDENTIAL 11-21 DU/NA
RESIDENTIAL 7-15 DU/NA
NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

This area is predominantly single family in character. The R-4 zone has resulted in intrusions of dense multiple family uses. The typical lot size is 40' x 150' which is not appropriate for dense multiple family development.

Since the consultant and Redevelopment staff have determined that various methods should be used to maintain the low density character of the area and to provide some opportunities for multiple family use, the R-2B zone is recommended within some blocks. The R-2B zone is used on block faces which are adjacent to commercial uses or which internally are predominantly multiple family now. This zone would allow three units on a typical 40' x 150' lot. The density would provide options to retain existing single family units and, at the same time, allow two units to be constructed near the alleys.

The R-2A zoning is recommended in areas that consist mostly of single family uses and scattered duplexes. This zone would allow a maximum of two units on the typical 40' x 150' lot.

PROPERTY OWNER REQUESTS

1. Floyd & Lucille Ahren - Keep R-4 on 16 unit apartment complex
2. J. Williams - Concerned that a Sorority House is permitted in R2B

PLANNING COMMISSION ACTION

Approved Recommended Change.

ORDINANCE NO. 85-021

PROPOSED ZONING

2. A Sorority House is permitted in the R2B zone subject to a Special Permit.

AREA: 1

**EXISTING
PLAN DESIGNATION:
PROPOSED
PLAN DESIGNATION:**

PURPOSE OF CHANGE

The zoning on existing commercial businesses was not changed because the proposed plan recommends revitalization of most commercial properties in the Broadway area west of 37th Street. The zoning of the store located at the corner of 37th Street and 2nd Avenue was changed to C-1 in order to recognize the convenience type store that services the immediate residential neighborhood.

ORDINANCE No. 85-034

MAR 27 1985

PROPERTY OWNER REQUESTS

**PLANNING
COMMISSION ACTION**

AREA: 2

EXISTING

PLAN DESIGNATION: MULTIPLE FAMILY - LOW DENSITY
MULTIPLE FAMILY - MEDIUM DENSITY

PROPOSED

PLAN DESIGNATION: RESIDENTIAL 11-21 DU/NA
RESIDENTIAL 7-15 DU/NA
RETAIL - GENERAL COMMERCIAL

PURPOSE OF CHANGE

This area, like Area One, also has remained mostly single family residential. In certain block faces, however, there are slightly higher concentrations of multiple family uses. The R-2B zone is again recommended on property located next to commercial uses or internally within blocks which are already multiple family in character. This zone would provide incentives to help rehabilitate large, older homes as well as provide opportunities to retain single family uses. The R-2A zone was placed on property which is mostly single family, except the R-1B zone was used on very small lots. The R-1B zone would allow a maximum of two units subject to a special permit on small size lots that otherwise would have potential zoning and density problems.

Zoning on existing lots with commercial uses is not recommended for change in order to support commercial revitalization. Some property is proposed for rezoning from R-4 to C-2 to help stimulate investment in new commercial businesses in select locations adjacent to other similar activity concentrations.

PROPERTY OWNER REQUESTS

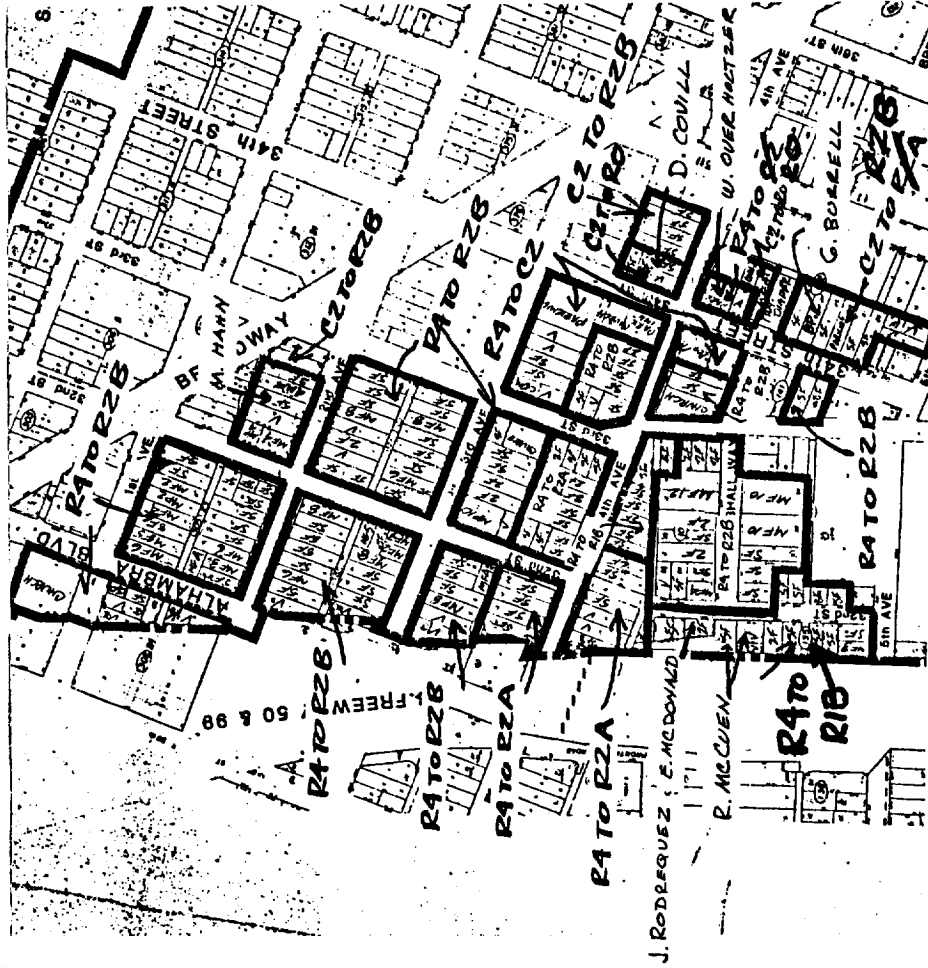
1. Garland Burrell - Change zoning to allow four units.
2. W. Overholzer - Keep R-4
3. Douglas Covill - Change zoning to allow an office use.
4. Mary Hahn - Change zoning to allow an office use.

PLANNING

COMMISSION ACTION

Approved Recommended
Change as Amended.

PROPOSED ZONING



STAFF COMMENTS

1. Since the property originally was developed into a duplex and single family dwelling, staff recommends that this site, as well as surrounding property be zoned R-2B to allow three units on the 40' x 150' parcel.

MAR 27 1985

ORDINANCE NO. 85-021

AREA: 2

EXISTING
PLAN DESIGNATION:
PROPOSED
PLAN DESIGNATION:

PURPOSE OF CHANGE

- 5. J. Rodriguez and E. McDonald - Rezone Property to R-2B
- 6. R. McCuen - Rezone property to R-2A or R-2B.

ORDINANCE No. 85-021

MAR 27 1985

PROPOSED ZONING

- 2. Since the property is adjacent to two street corners, recommended for C-2 zoning, staff recommends that the parcel, as well as adjacent property, be zoned R-O. This zoning would allow either office uses or a residential project at 36 du/ac.
- 3. Because staff recommends C-2 and R-O zoning on adjacent street corners, this property, as well as adjacent lots, should likewise be rezoned to R-O.
- 4. The subject parcel is within a block primarily composed of multiple family uses. Because surrounding property to the south and west have been developed into a mixture of single family and multiple family uses, staff recommends no change from its original staff recommendation. The existing office will become a non-conforming use or if the property owner wishes, the office use could remain according to the home occupation regulations.
- 5. s6. Because of the size of their property, R-2B zoning would only allow two units per parcel. The R-1B zoning would allow two units per parcel except a Special Permit is required to resolve potential design problems.

PROPERTY OWNER REQUESTS

PLANNING
COMMISSION ACTION

AREA: 3

EXISTING PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
 MULTIPLE FAMILY - LOW DENSITY
 MULTIPLE FAMILY - MEDIUM DENSITY

PROPOSED PLAN DESIGNATION: RESIDENTIAL 4- 8 DU/NA
 RESIDENTIAL 11-21 DU/NA
 RETAIL GENERAL COMMERCIAL

PURPOSE OF CHANGE

This area has developed into a mixture of single family uses and multiple family development. Since development of densities allowed in the R-4 zone would significantly restrict the ability to provide adequate parking, open space, and setbacks between buildings on 40' x 150' lots, the R-2B zone would be more appropriate. This zone reflects existing block densities and encourages better new multiple family design. The C-2 zonings are recommended for change to R-2B and R-1 because the properties have not developed into commercial uses and because the intent of the plan is to support revitalization of existing commercial areas concentrated more to the west. The lot next to the mortuary is recommended for change from R-4 to C-2 in conformance with its attached primary use, the mortuary.

Parking adjacent to the bank on the corner of 5th Avenue and Broadway is recommended for C-2 in order to recognize its existing use.

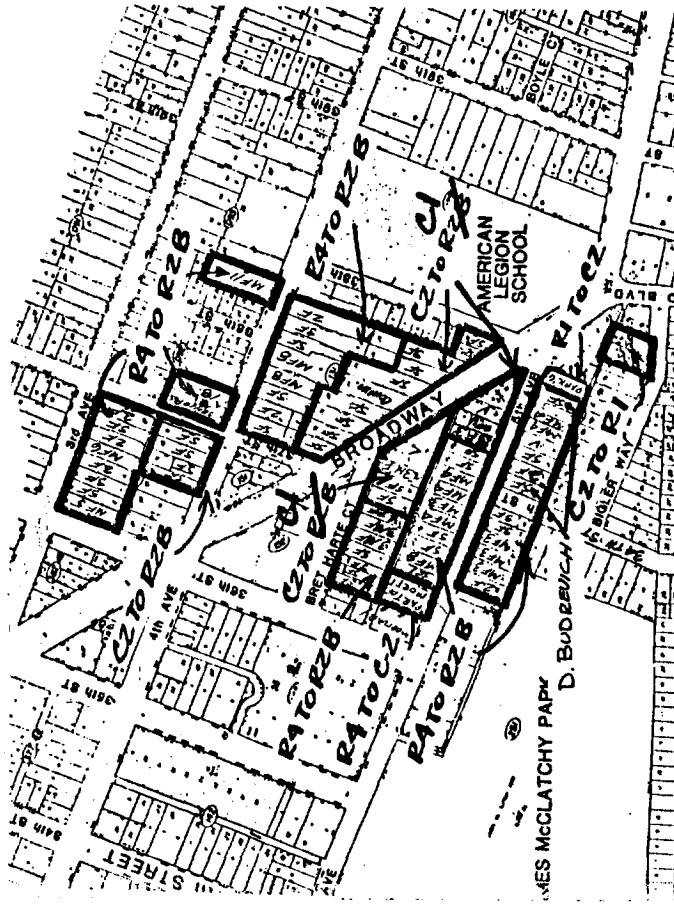
PROPERTY OWNER REQUESTS

1. Various Property Owners - Keep C-2 zoning adjacent to Broadway.
2. D. Budrevich - Keep R-4 Zoning

PLANNING COMMISSION ACTION

Approved Recommended Change as Amended.

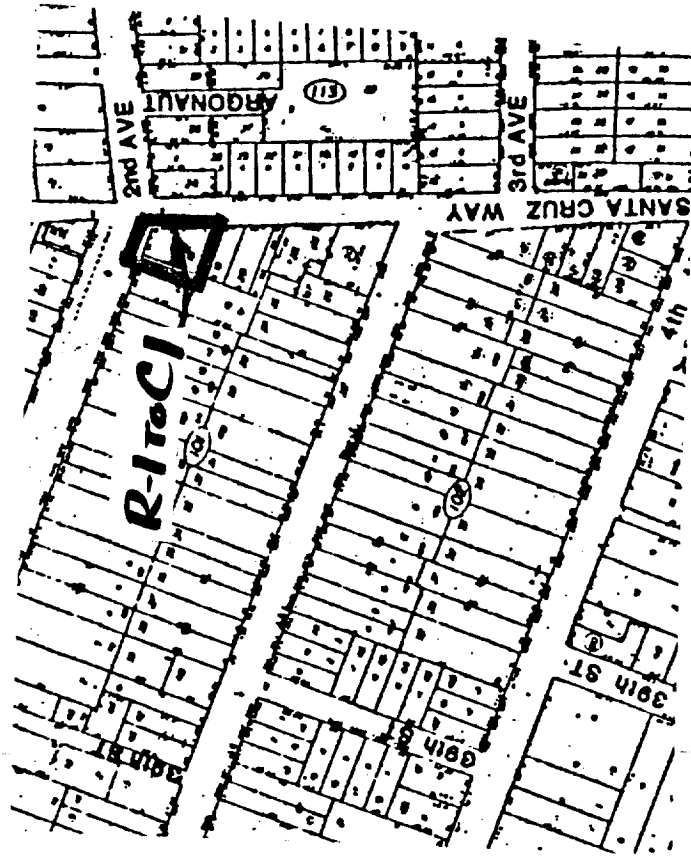
PROPOSED ZONING



STAFF COMMENTS

1. Rezone areas zoned C-2 to C-1 in order to allow for a three year demonstration period to determine if commercial uses can be located in this area. For the first two years, staff will report to the Redevelopment and City Planning Commission and to the City Council on development activity in C-1 zones. The C-1 zoning will revert back after the third year to a residential zone if commercial development has not occurred.
2. The Planning Commissions heard his request and decided to support staff recommendations.

PROPOSED ZONING



AREA: 4

EXISTING

PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL

PROPOSED

PLAN DESIGNATION: NEIGHBORHOOD CONVENIENCE

PURPOSE OF CHANGE

The subject property is a grocery store. Since the intent of the plan is to recognize existing uses which provide neighborhood convenience services, the C-1 zone is recommended for this property instead of the present R-1 zoning.

ORDINANCE No. 85-021

MAR 27 1985

PROPERTY OWNER REQUESTS

**PLANNING
COMMISSION ACTION**

Approved
Recommended
Change.

AREA: 5

EXISTING

PLAN DESIGNATION: MULTIPLE FAMILY - LOW DENSITY

PROPOSED

PLAN DESIGNATION: RESIDENTIAL 11-21 DU/WA
OFFICE

PURPOSE OF CHANGE

The area north of X Street has developed into medical offices and parking. The OB zone is recommended to recognize the existing linked uses.

The property between X and Y Streets has developed into mostly single family dwellings. Since the lots are 40' x 140', the R-2B zone is recommended. This density would allow a maximum of two units per parcel. Lots on the south side of Y Street are 50' x 150' in size and the proposed zoning would allow three units per parcel.

These zoning changes are recommended because of the close proximity of intensive office and industrial uses.

The C-2 zoning on Stockton Boulevard is recommended for R-2B because the property has remained residential. Also, the R-2B zone would provide on these parcels additional opportunities for multiple family development.

PROPERTY OWNER REQUESTS

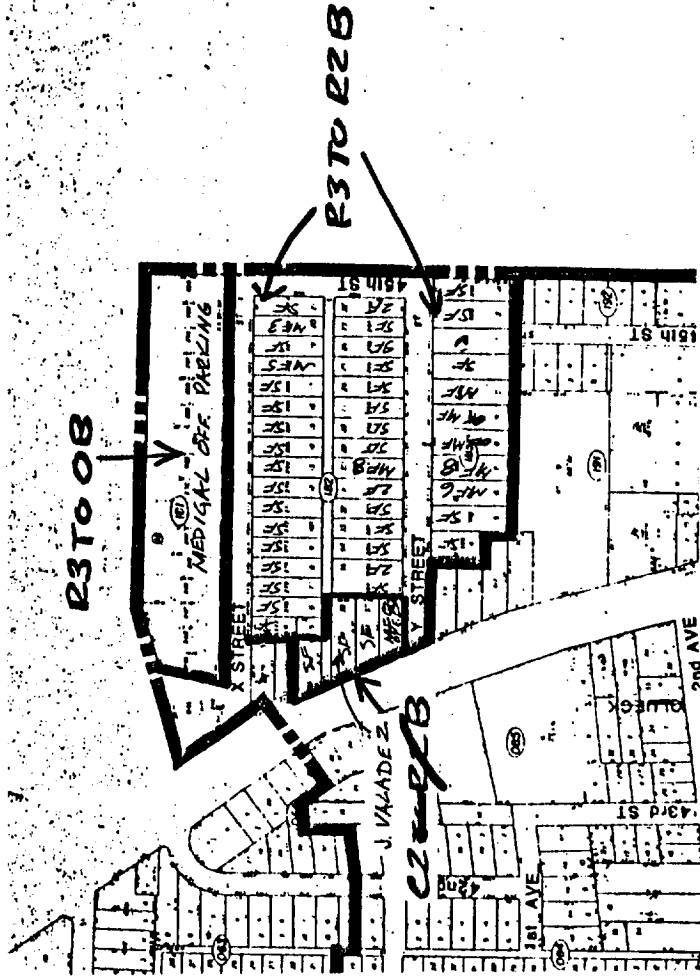
1. Juan Valadez - Keep C-2

PLANNING

COMMISSION ACTION

Approved Recommended
Change as Amended.

PROPOSED ZONING



STAFF COMMENTS

1. Since surrounding to the north, south, and west have been kept in a C-2 zone in order to allow for office or neighborhood convenience uses, staff recommends that the C-2 zoning remain. This will allow property owners better flexibility to develop those parcels adjacent to Stockton Boulevard into either residential, commercial or office uses.

MAR 27 1985

ORDINANCE No. 85-031

AREA: 6

EXISTING PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
MULTIPLE FAMILY - LOW DENSITY

PROPOSED PLAN DESIGNATION: RESIDENTIAL 7-15 DU/NA
RETAIL GENERAL COMMERCIAL

PURPOSE OF CHANGE

This area has developed into mostly single family uses. Lots are mostly 40' x 100' to 140' which is not appropriate for retail and general commercial shopping. Along Broadway the R-1 zone is recommended to retain existing single family uses and to allow duplexes on corner lots. Twenty-four out of a total of 65 parcels are corner lots. Since twenty lots are equal to or greater than 40' x 130', the Residential 7-15 DU/NA land use policy was recommended to provide opportunities for two-three unit projects. Potential site development issues can be resolved during the project review process. These land use changes will support commercial revitalization in other more concentrated, non-strip areas and will conserve existing housing stock. Property on the east side of 44th Street is being recommended for C-2 zoning in order to facilitate the development of a commercial shopping center on the entire block. Also, the R-1 zoned adjacent to San Diego is recommended to C-2 in order to facilitate new shopping opportunities on this area. The redevelopment plan has identified the areas for new shopping development in order to provide residents with conveniently located, neighborhood shopping services.

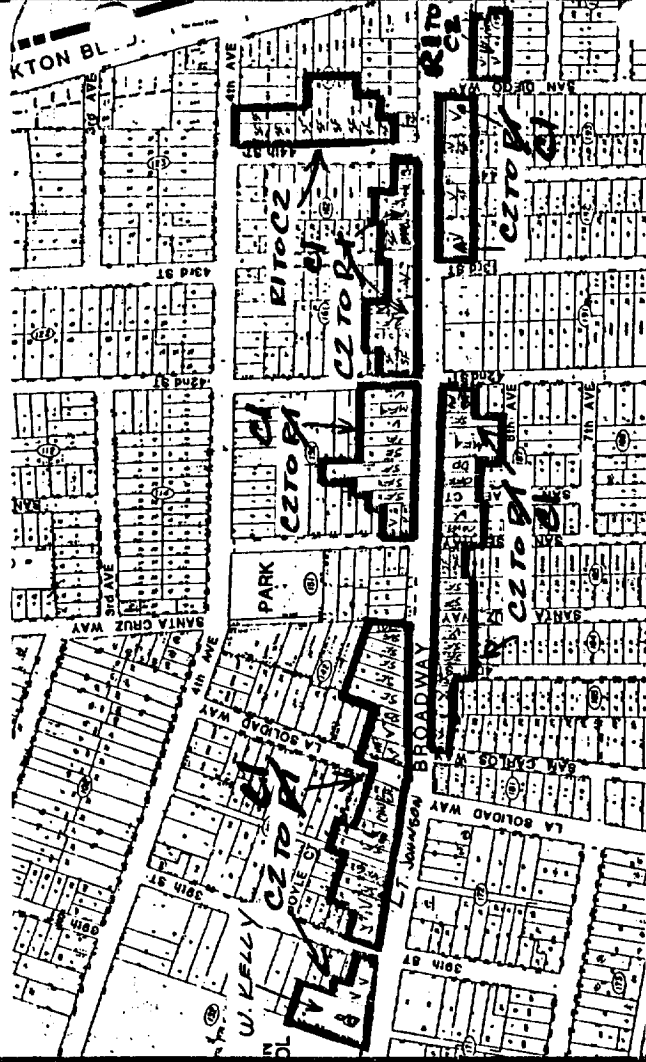
PROPERTY OWNER REQUESTS

1. Various Property Owners - Keep C-2 zoning adjacent to Broadway.
2. T. Johnson - Allow a four unit project on the property.
3. A. Geiger - Supports C-1, 3 yr. zoning

PLANNING COMMISSION ACTION

Approved, Recommended Change as Amended.

PROPOSED ZONING



STAFF COMMENTS

1. Rezone areas zoned C-2 to C-1 in order to allow for a three year demonstration period to determine if commercial uses can be located in this area. For the first two years, staff will report to the Redevelopment and Planning Commissions and to the City Council on development activity in C-1 zones. The C-1 zoning will revert back after the third year to a residential zone if commercial development has not occurred. C-1 zoning has the same residential densities as C-2.

PROPOSED ZONING

4. The property owner was noticed twice regarding the proposed rezonings. Staff informed him of the reasons the C-1, three year zoning was recommended and that he should send in a letter stating his objections.

AREA: 6

**EXISTING
PLAN DESIGNATION:**

**PROPOSED
PLAN DESIGNATION:**

PURPOSE OF CHANGE

4. W. Kelly - Keep C-2 zoning

ORDINANCE No 85-021

MAR 27 1985

PROPERTY OWNER REQUESTS

**PLANNING
COMMISSION ACTION**

AREA: 7

**EXISTING
PLAN DESIGNATION:
PROPOSED
PLAN DESIGNATION:**

PURPOSE OF CHANGE

6. L. Iniguez - Retain the C-2 zoning

ORDINANCE No. 85-02

MAR 27 1985

PROPERTY OWNER REQUESTS

6. L. Iniguez - Keep C-2 for auto repair.

**PLANNING
COMMISSION ACTION**

PROPOSED ZONING

- 4. In order to keep the City's options open to use the Donner School Site for residential and office uses, staff recommends this property be zoned R-O.
- 5. Regarding Mr. Stotz's comment, his property has been primarily developed into a single family residence facing a residential street. Staff recommends that the rezoning to R-1 not be changed given the existing use on his property.
- 6. The Planning and Redevelopment Commissions considered Mr. Iniguez's request to keep the C-2 zoning to permit a used car and auto repair shop; however, the Planning Commission voted to rezone the property to C-1 as part of the three year demonstration period.

AREA: 7

EXISTING PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
MULTIPLE FAMILY - LOW DENSITY

PROPOSED PLAN DESIGNATION: RESIDENTIAL 4- 8 DU/NA
RESIDENTIAL 11-21 DU/NA

PURPOSE OF CHANGE

Properties facing Stockton Boulevard on the east side have mainly developed into single family uses. In order to reduce excessive strip commercial uses along Stockton Boulevard, the property is recommended for R-1 zoning and for R-2B zoning at 9th Avenue where mixed uses exist. Also, the lots adjacent to the latter would be able to accommodate three-five units. Donner School is a surplus site large enough to retain the existing structure for needed new residential development at higher densities as well as expansion area. As such, the R-2B zone is recommended to foster good design. The R-2B zoning here would also facilitate the conversion of commercial uses which are not providing neighborhood or convenience shopping services.

The R-1 zoning at the southeast corner of 8th Avenue and 43rd Street is recommended to C-1 in order to recognize the existing grocery store as a neighborhood convenience use.

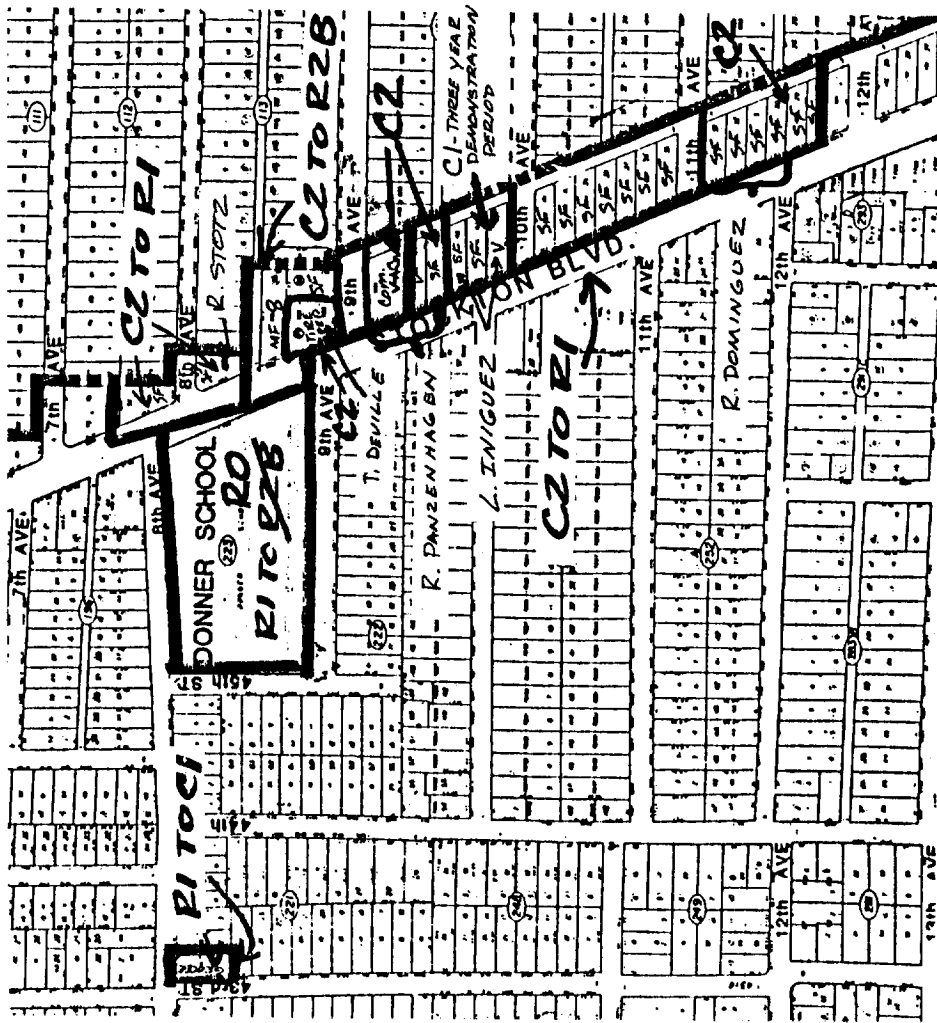
PROPERTY OWNER REQUESTS

1. T. Deville - Keep C-2 zoning
2. R. Panzenhagen - Keep C-2 zoning
3. R. Dominguez - Keep C-2 zoning
4. Donner School Site - Change to RC
5. R. Strotz - Keep C-2 zoning

PLANNING COMMISSION ACTION

Approved Recommended
Change as Amended
Except that Three Lots
North of 10th Ave.
Should be C-1,3 Yrs.

PROPOSED ZONING



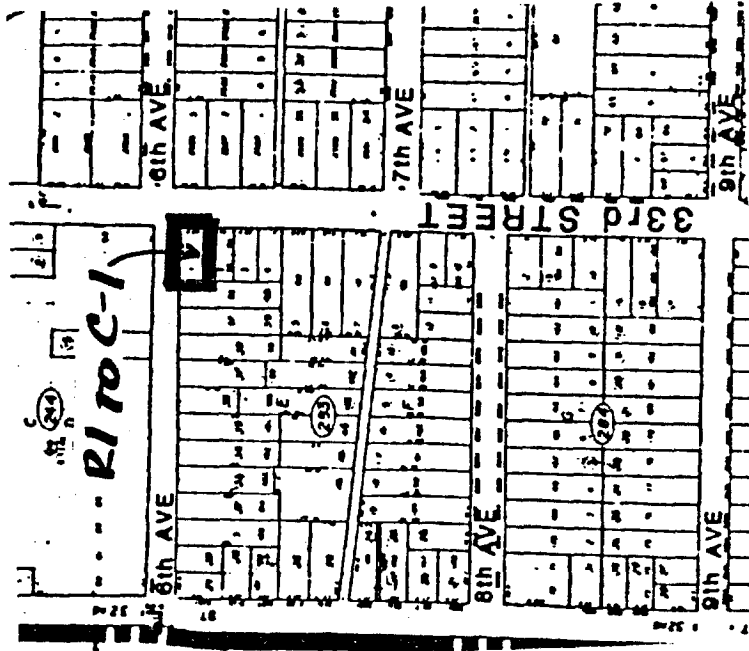
STAFF COMMENTS

1. After further investigation of the subject properties 1-3, staff recommends that the C-2 zoning remain since these properties are already being used for commercial uses.

MAR 27 1985

ORDINANCE NO. 85-021

PROPOSED ZONING



AREA: 8

EXISTING

PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL

PROPOSED

PLAN DESIGNATION: NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

The subject site is a restaurant providing food services to the surrounding neighborhood. In order to recognize existing convenience commercial activities, the C-1 zone is recommended for this property instead of the existing R-1 zone.

ORDINANCE No. 85-021

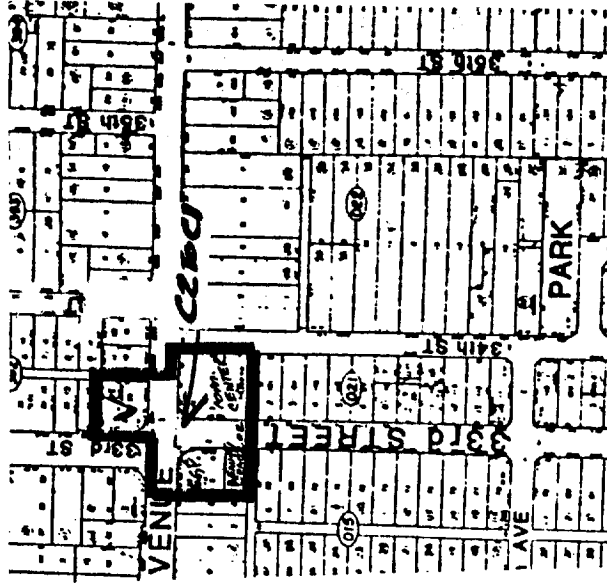
MAR 27 1985

PROPERTY OWNER REQUESTS

**PLANNING
COMMISSION ACTION**

Approved Recommended
Change

PROPOSED ZONING



AREA: 9

EXISTING

PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
MULTIPLE FAMILY - LOW DENSITY

PROPOSED

PLAN DESIGNATION: NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

This area has developed into a neighborhood convenience shopping area. As such, the C-1 zone is recommended to replace the existing C-2 zoning as a way of protecting the immediate environs from more intensive commercial uses.

ORDINANCE No. 85-021

MAR 27 1985

PROPERTY OWNER REQUESTS

**PLANNING
COMMISSION ACTION**

Approved Recommended
Change

AREA: 10

EXISTING PLAN DESIGNATION:
 SINGLE FAMILY RESIDENTIAL
 MULTIPLE FAMILY - LOW DENSITY
 MULTIPLE FAMILY - MEDIUM DENSITY
 NEIGHBORHOOD FACILITIES

PROPOSED PLAN DESIGNATION:
 RESIDENTIAL 7-15 DU/NA
 RESIDENTIAL 11-21 DU/NA
 NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

This area has developed into mostly single family uses. Underutilized, older storefront buildings exist north of 9th Avenue. The rezonings from C-2 to C-1 are recommended in order to recognize the convenience store located at the corner of 9th Avenue and Sacramento Boulevard; and to provide additional convenience and less intensive commercial uses at the intersection of 12th Avenue and Sacramento Boulevard. More general commercial uses have been accommodated in other concentrated areas where there is less impact upon neighborhoods.

The zoning change from C-2 to R-1 is recommended in that these parcels are presently used for single family dwellings. The C-2 to R-2B zone change is recommended for vacant properties at the corner of 8th Avenue and Sacramento Boulevard, and on the block face between 7th Avenue and 9th Avenue. This block face is mostly old storefront buildings and some multiple family uses. Rezoning to R-2B would facilitate rehabilitation and better utilization of the above noted vacant parcels.

Regarding the other R-1 to R-2B rezonings behind the park and south of 9th Avenue, this change was recommended by the plan consultant to provide new opportunities for multiple family housing.

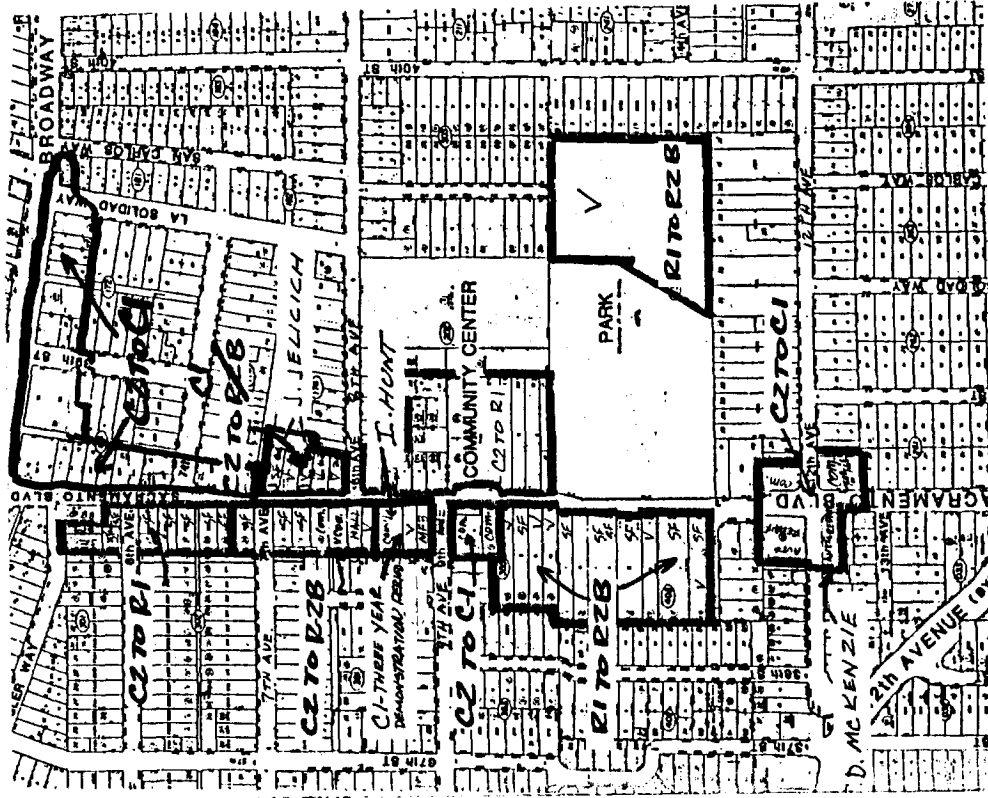
PROPERTY OWNER REQUESTS

1. Joseph Jellicich - Keep C-2 zoning
2. Darlene Mckenzie - Keep C-2 zoning
3. I. Hunt - Retain property in a commercial zone.

PLANNING COMMISSION ACTION

Approved Recommended
 Changes except that property North of 9th Ave. and West of

PROPOSED ZONING



STAFF COMMENTS

1. Since the subject property and adjacent parcels are vacant, Staff recommends this area be rezoned to C-1

ORDINANCE NO. 85-021
 MAR 27 1985

AREA: 10

EXISTING
PLAN DESIGNATION:
PROPOSED
PLAN DESIGNATION:

PROPOSED ZONING

2. The auto repair business at the southwest corner of 12th Avenue and Sacramento Boulevard can remain as a legal non-conforming use. The proposed C-1 zoning would allow for less intensive commercial uses, at some future date, to occur at this intersection.
3. The Planning Commissions decided to include Mr. Hunt's property in the C-1, three year designation. The Commissions also recommended that property north of Mr. Jellicich be designated C-1.

PURPOSE OF CHANGE

The C-2 zoning was changed for the community center in order to recognize the present use of the land.

ORDINANCE No. 85-021

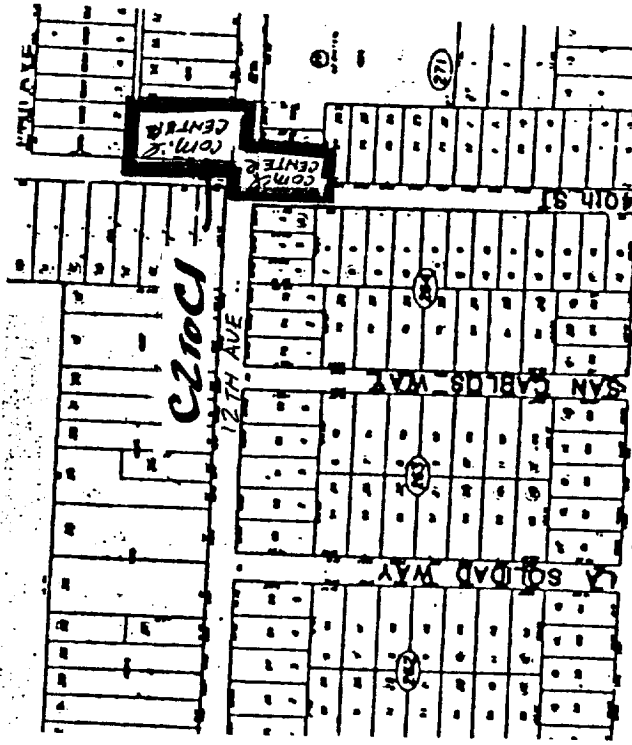
MAR 27 1985

PROPERTY OWNER REQUESTS

**PLANNING
COMMISSION ACTION**

Sacramento Blvd. was designated C-1 as part of the three year demonstration period. C-1 adopted N. of 7th Ave

PROPOSED ZONING



AREA: 11

EXISTING PLAN DESIGNATION:

PROPOSED PLAN DESIGNATION: NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

The subject properties have developed into a neighborhood convenience shopping node. As such, the C-1 zone is recommended to replace the existing C-2 zoning which could create more intense commercial development.

ORDINANCE No. 85-02

MAR 27 1985

PROPERTY OWNER REQUESTS

PLANNING COMMISSION ACTION

Approved Recommended Change.

AREA: 12

EXISTING

PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL

PROPOSED

PLAN DESIGNATION: RESIDENTIAL 4-8 DU/NA
NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

Except for a few parcels, this area has developed into low density residential uses. Various properties have also remained vacant. The R-1 zone is recommended in order to allow development of similar residential uses. In this area, Sacramento Boulevard is a two-lane collector; consequently, low density residential uses would continue this same low intensity character.

Existing convenience commercial businesses have been designated C-1, a consistent zone. The potential of future more intensive commercial activities allowed in the C-2 zone would thus be removed.

ORDINANCE No.

MAR 27 1985

PROPERTY OWNER REQUESTS

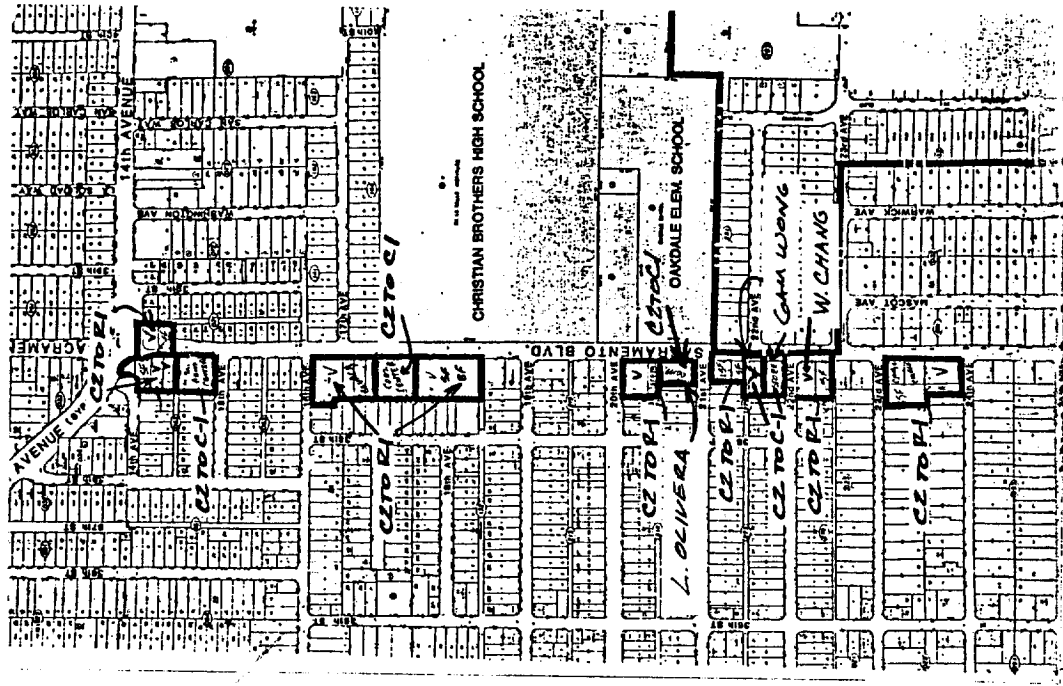
1. Larry Olivera - Keep C-2 zoning
2. Gam Wong - Rezone property next to store to C-1.
3. W. Chang - Keep C-2 zoning

PLANNING

COMMISSION ACTION

Approved Recommended Change.

PROPOSED ZONING



AREA: 12

EXISTING
PLAN DESIGNATION:

PROPOSED
PLAN DESIGNATION:

PURPOSE OF CHANGE

ORDINANCE No. 85-021

MAR 27 1985

PROPERTY OWNER REQUESTS

PLANNING
COMMISSION ACTION

PROPOSED ZONING

STAFF COMMENTS

1. The subject property is being used for a barber shop and storage of abandoned autos. Since the barber shop is a neighborhood convenience use, staff recommends that the subject property be zoned C-1. This zone would allow less intensive uses, at some future date, to be located on this site.
2. Since Mr. Wong intends to expand his store and needs additional parking, staff recommends that the lot next to his grocery store be rezoned to C-1.
3. The Planning Commissions heard Ms. Changs request; however, the Commissions supported staff recommendations.

AREA: 13

EXISTING
PLAN DESIGNATION:

MULTIPLE FAMILY - LOW DENSITY
SPECIALIZED CENTER

PROPOSED

PLAN DESIGNATION:

RESIDENTIAL 7-15 DU/NA
RESIDENTIAL 11-21 DU/NA
RESIDENTIAL - OFFICE

PURPOSE OF CHANGE

In the northerly portion of this area, a large amount of property has remained vacant or has existing multiple family developments at R-28 densities. The R-2B zoning is recommended for consistency and to provide an opportunity for similar development.

Because of the nearby freeway interchange and the configuration of the vacant parcels on the southerly end, the R0 zone is recommended to provide an option for either office or multiple family development at densities up to 36 units per acre.

The C-2 zoning is recommended to be changed to R0 in order to allow for the same opportunities while eliminating the potential for more strip commercial along Sacramento Boulevard.

PROPERTY OWNER REQUESTS

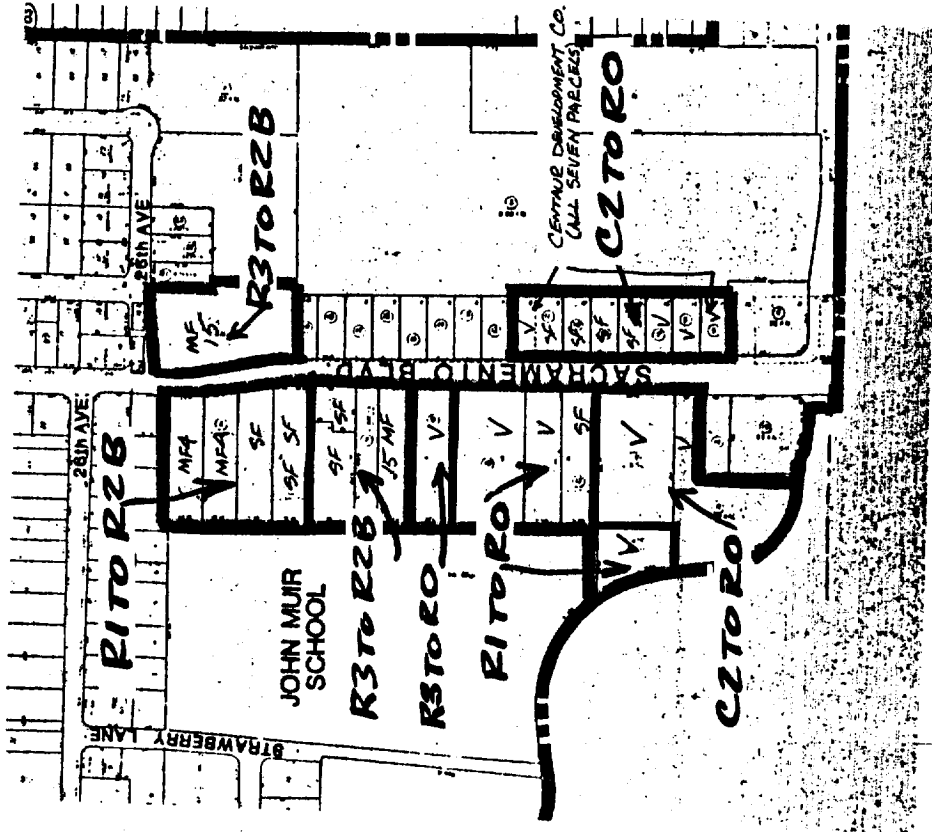
1. Centaur Development Co. - Keep C-2 Zoning
P. Myer, III

PLANNING

COMMISSION ACTION

Approved Recommended Change.

PROPOSED ZONING



ORDINANCE NO. 1885-021
MAY 1985