

ORDINANCE 2025-0039

Adopted by the Sacramento City Council

December 9, 2025

Ordinance Amending Title 17 of the Sacramento City Code by Rezoning ±0.36 Gross Acres from the Limited Commercial (C-1) Zone to the General Commercial (C-2) Zone at 6000 Dias Avenue (APN: 038-0191-003-0000)

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

SECTION 1.

As used in this ordinance, “**Property**” means the real property depicted in attached and incorporated in Exhibit A and contains one (1) APN.

SECTION 2.

Title 17 of the Sacramento City Code (“Planning and Development Code”) is hereby amended by rezoning ±0.36 gross acres from the Limited Commercial (C-1) Zone to the General Commercial (C-2) Zone, as shown on Exhibit A.

SECTION 3.

As required by section 17.808.230.C.1.d of the Planning and Development Code, the City Council finds that the rezoning of the property is consistent with the applicable general plan designation, use, and development standards, and goals and policies of the general plan in that:

- A. The rezoning is consistent with the Residential Mixed Use general plan designation in that it helps to facilitate the development of a mixed-use project that provides housing in addition to the existing nonconforming auto use.
- B. The proposed car wash and oil change facility is consistent with the purpose of the C-2 zone which includes providing for the sale of goods and the performance of services. The land use is allowed within the zone with the approval of a Conditional Use Permit. Multi-unit dwellings are allowed by-right.
- C. The project complies with applicable development standards including building setback distances, lot coverage, building height, and vehicle and bicycle parking.
- D. The rezoning is consistent with general plan Land Use and Placemaking (LUP) goals and policies including LUP Goals 1 and 4, and LUP Policies 1.1 and 4.5

which promote a compact urban footprint and efficient parcel utilization. The rezoning allows for a functional site that includes an enhanced car wash and oil change facility and new 48-unit apartment complex.

City Council also finds that the rezoning promotes the public health, safety, convenience, and welfare of the city by allowing efficient development of an urban infill site that will provide housing opportunities near transit.

SECTION 4.

The City Clerk is hereby directed to amend the City's official zoning maps to conform with this ordinance.

TABLE OF CONTENTS:

Exhibit A – Rezone Map (1 Page) is part of this ordinance

Adopted by the City of Sacramento City Council on December 9, 2025, by the following vote:

Ayes: Members Dickinson, Guerra, Jennings, Kaplan, Maple, Pluckebaum, Talamantes, Vang, and Mayor McCarty

Noes: None

Abstain: None

Absent: None

Attest:  01/05/2026

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Passed for Publication: December 2, 2025

Published: December 5, 2025

Effective: January 8, 2026

