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CITY OF SACRAMENTO

APPROVED
BY THE CITY COUNCIL

OCT 8 1985

OFFICE OF THE
CITY CLERK

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

October 1, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Amendment of 1974 General Plan and 1963 East Broadway Community Plan
 3. Rezone from Two Family, R-2 to General Commercial - Review, C-2-R (P85-306)

LOCATION: 2963 65th Street

SUMMARY

The applicant is requesting a General Plan Amendment, a Community Plan Amendment, and a Rezoning of a vacant lot from Two Family, R-2 to General Commercial - Review, C-2-R. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

The subject site is a vacant parcel which fronts onto 65th Street and is located adjacent to commercially zoned properties. The Planning Commission and staff found that a commercial zoning of the site with a review requirement would be a more realistic use of the parcel and consistent with uses on adjacent properties.

VOTE OF THE PLANNING COMMISSION

On August 22, 1985, the Planning Commission voted six ayes and three absent to recommend approval of the request.

City Council

-2-

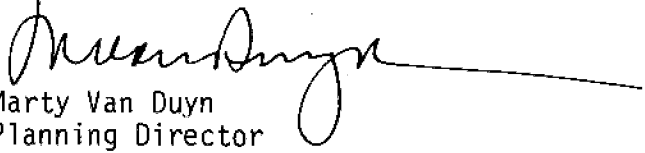
October 1, 1985

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

- 1. Ratify the Negative Declaration;
- 2. Adopt the attached Resolution amending the General Plan and Community Plan; and
- 3. Adopt the attached Ordinance rezoning the site to C-2-R.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

AG:lao
 attachments
 P85-306

October 8, 1985
 District No. 3

APPROVED
BY THE CITY COUNCIL

OCT 8 1985

RESOLUTION No. 85-776

OFFICE OF THE
CITY CLERK **Adopted by The Sacramento City Council on date of**

RESOLUTION AMENDING THE EAST BROADWAY COMMUNITY PLAN FROM LIGHT DENSITY RESIDENTIAL TO SHOPPING AND COMMERCIAL; AND THE 1974 GENERAL PLAN FROM RESIDENTIAL TO COMMERCIAL AND OFFICE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1 (P85-306) (APN: 015-031-009)

WHEREAS, the City Council conducted a public hearing on October 8, 1985 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- 1. The proposed plan amendment is compatible with the surrounding uses;
- 2. The subject site is suitable for commercial development; and
- 3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A-1 in the City of Sacramento is hereby designated on the East Broadway Community Plan as Shopping and Commercial and the 1974 General Plan as Commercial and Office.

MAYOR

ATTEST:

CITY CLERK

P85-306

EXHIBIT A-1

85-304

DESCRIPTION

THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 8 OF A. B. DAVIS HOMESTEAD FARMS, ACCORDING TO THE OFFICIAL FLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JUNE 2, 1957, IN BOOK 2 OF MAPS, MAP NO. 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8 AND ON THE EAST LINE OF 65TH STREET OF THE CITY OF SACRAMENTO, AS SAID 65TH STREET IS SHOWN ON THE "RECORD SURVEY OF LOT 8 A. B. DAVIS HOMESTEAD FARM'S RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, MAY 13, 1946, IN BOOK 5 OF SURVEYS, MAP NO. 7; THENCE, ALONG THE WEST LINE OF SAID LOT 8 AND ALONG THE EAST LINE OF SAID 65TH STREET, SOUTH 0 DEG. 13' 07" EAST 84.80 FEET; THENCE NORTH 89 DEG. 34' 03" EAST 220.0 FEET; THENCE PARALLEL TO THE WEST LINE OF SAID LOT 8 AND THE EAST LINE OF SAID 65TH STREET, NORTH 0 DEG. 13' 07" WEST 94.80 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE, ALONG THE NORTH LINE OF SAID LOT 8, SOUTH 99 DEG. 37' WEST 220.0 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM THE WESTERLY 20 FEET.

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45

APPROVED
BY THE CITY COUNCIL

OCT 8 1985

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 85-094

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY
 THE COMPREHENSIVE ZONING ORDINANCE NO. 2550,
 FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY
 LOCATED AT 2963 65TH STREET
FROM THE TWO FAMILY,
R-2
ZONE(S) AND PLACING
THE SAME IN THE GENERAL COMMERCIAL - REVIEW,
C-2-R ZONE(S)
 (FILE NO. P 85-306) (APN: 015-031-09)

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 Two
Family, R-2 zone(s),
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
 from said zone and placed in the General Commercial - Review, C-2-R
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 August 22, 1985, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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:

MAYOR

ATTEST:

CITY CLERK

P85-306

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85-304

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EXCEPTING THEREFROM THE WESTERLY 20 FEET.

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Roger Swanson, 2121 Arden Way, Sacto, Calif. 95825		
OWNER	Sexton's Cleaners, Inc., 2121 Arden Way, Sacto, Calif. 95825		
PLANS BY	CNA Engineering Inc., 2550 Valley Road #5, Sacto, Calif. 95821		
FILING DATE	7-17-85	ENVIR. DET.	7-26-85
ASSESSOR'S-PCL. NO.	015-031-09	REPORT BY	FG:sr

- APPLICATION:**
- A. Negative Declaration
 - B. Amend 1974 General Plan from Residential to Commercial and offices.
 - C. Amend 1963 East Broadway Community Plan from Light Density Residential to Shopping and Commercial.
 - D. Rezone from Two Family (R-2) to General Commercial-Review (C-2R).

LOCATION: 2963 65TH Street

PROPOSAL: The applicant is requesting the necessary entitlements to rezone the subject lot from residential to commercial.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 East Broadway Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Gas station; C-2
 South: Abandoned gas station; C-2
 East: Vacant; C-2
 West: Duplexes, commercial; C-2, R-1

Property Dimensions:	90 feet x 200 feet
Property Area:	18,000 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a vacant lot which is zoned R-2 and designated for residential uses on the General Plan and the 1963 East Broadway Community Plan. The site is located between properties which are commercially zoned. Surrounding uses include gas stations, duplexes and vacant land.
- B. The applicant has no immediate plans to develop the site. In order to rezone the site, both the General and Community Plan must be amended to indicate a commercial land use designation. Staff has no objections to the amendments of

PROJECT EVALUATION Cont.

the respective plans; however, since no development plans were submitted, staff would like the opportunity to review any future development of the site. Therefore, staff recommends that the zoning be changed to include an 'R' (Plan Review) designation. When specific plans are developed, it will require review by the Planning Commission.

- C. The proposal was reviewed by Traffic and the Engineering Divisions. No comments were received.

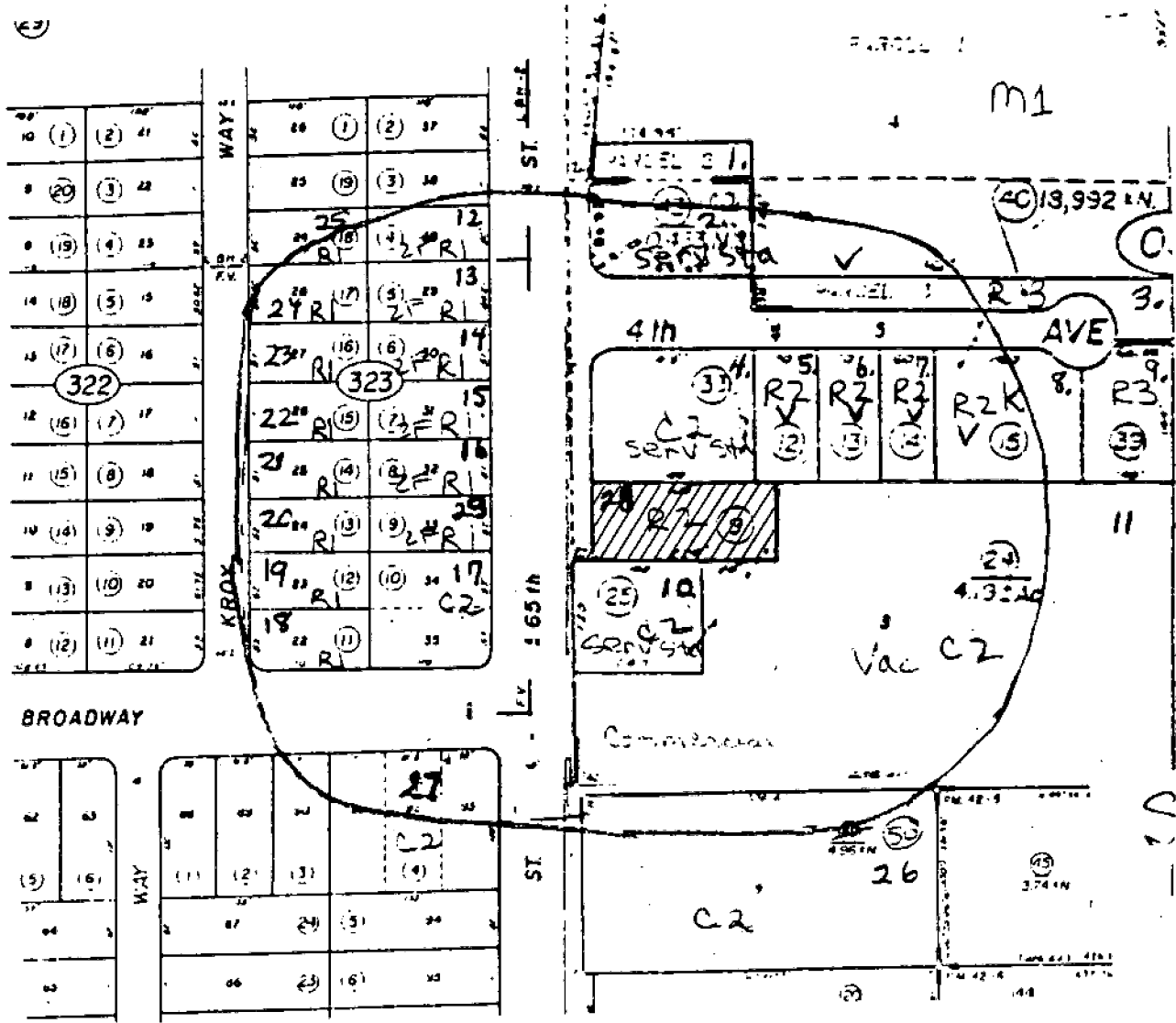
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposal could not have a significant impact on the environment and a negative declaration has been filed.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration;
- B. Recommend approval of Amendment of the 1974 General Plan from Residential to Commercial and Offices;
- C. Recommend approval of Amendment of the 1963 East Broadway Community Plan from Light Density Residential to Shopping and Commercial;
- D. Recommend approval of the rezone from Two Family (R-2) to General Commercial-Review (C-2R).



VICINITY MAP



LAND USE & ZONING MAP

REZONE EXHIBIT

POR. LOT 8 A.B. DAVIS HOMESTEAD FARM AND
SEC. 15, T. 8 N., R. 5 E. M. D. B. & M.



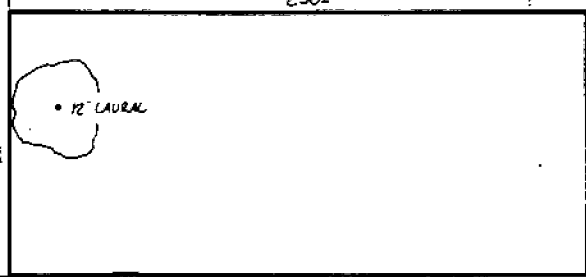
CNA ENGINEERING INC.
CIVIL ENGINEERING · LAND SURVEYS · PLANNING · STRUCTURAL DESIGN

P
85306

65TH ST. EXPWY.

015-031-33
ATLANTIC RICHFIELD CO.

015-031-12
WILLIAM E. FOX

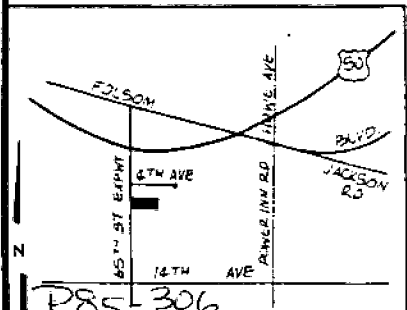


015-031-09
SEXTON CLEANERS, INC.

015-031-24
JAMES R. MEIER



SCALE - 1" = 30'



OWNER

BILL DEJMAN
5325 SIERRA OAKS DR.
SACRAMENTO, CA 95804
(916) 481-5840

ENGINEER

CNA ENGINEERING, INC
2500 VALLEY RD #5
SACRAMENTO, CA 95821
(916) 485-3746

PARCEL NO.

015-031-09

EXISTING USE

VACANT

PROPOSED USE

COMMERCIAL

SEWER DISPOSAL

CITY OF SACRAMENTO

WATER

CITY OF SACRAMENTO

SCHOOL DISTRICT

FIRE DISTRICT

PARK DISTRICT

ELECTRICAL

L3

8-22-85

Item



CITY OF SACRAMENTO

20
2
RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

SEP 26 9 53 AM '85

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

September 23, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Two Family, R-2 to General Commercial - Review,
C-2-R zone.

LOCATION: 2963 65th Street

PASSED FOR
PUBLICATION
& CONTINUED
TO 10-8-85

SUMMARY

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

BACKGROUND INFORMATION

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 October 8, 1985.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P85-306

October 1, 1985
District No. 3

ORDINANCE NO.

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EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P85-306

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885-306

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EXCEPTING THEREFROM THE WESTERLY 20 FEET.

4

October 15, 1985

Sexton's Cleaners, Inc.
2121 Arden Way
Sacramento CA 95825

Dear Gentlemen:

On October 8, 1985, the Sacramento City Council took the following action(s) for property located at 2963 65th Street (P-85306):

Adopted Res. No. 85-776 amending the General Plan from Residential to Commercial and Office; amending the East Broadway Community Plan from Light Density Residential to Shopping or Commercial.

Adopted Ord. No. 85-094 to rezone 0.39± acres from T3o Family, R-2 to General Commercial - Review, C-2-R zone.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Connie Petersen
Deputy City Clerk

LM/mls/20

Enclosure

cc: Planning Department
Roger Swanson, 2121 Arden Way, Sac 95825