



CITY OF SACRAMENTO

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

May 20, 1986

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

MAY 27 1986

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

- SUBJECT: 1. Environmental Determination
2. Rezone from Agriculture (A) to Heavy Industrial (M-2-S) (P86-088A)

LOCATION: Southeast corner of Elder Creek and Florin Perkins Road

SUMMARY

On February 11, 1986 the City Council approved annexation of the subject 55 acres into the City. Concurrent with annexation the Council directed staff to initiate rezoning from Agriculture to Heavy Industrial. The Planning Commission and staff recommend the City Council adopt the attached Ordinance rezoning the 55 acres to M-2(S).

BACKGROUND INFORMATION

At the February 11th Council hearing on the annexation several property owners expressed concern regarding the requirement for rezoning before development could occur. Concurring with the concern the Council directed staff to initiate rezoning. The proposed M-2(S) zone is consistent with zoning on adjacent parcels.

The Public Works Department indicates the subject 55 acres is within the Morrison Creek Assessment District and that no building permits will be issued until improvements are completed to the satisfaction of the Department.

VOTE OF THE PLANNING COMMISSION

On April 24, 1986 the Commission voted seven ayes, two absent to recommend approval of the rezoning.

25

City Council

-2-

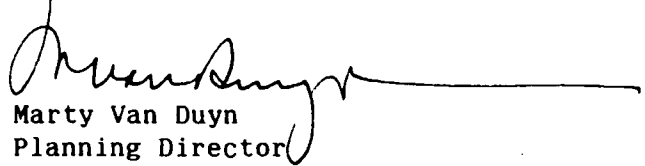
May 20, 1986

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance rezoning the subject site to M-2 (S).

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:jg
 Attachments
 P86-088A

May 27, 1986
 District No. 6

2

ORDINANCE NO. 86-054

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 SOUTHEAST CORNER OF ELDER CREEK AND FLORIN PERKINS ROAD FROM THE A ZONE(S) AND PLACING THE SAME IN THE M-2(S) ZONE(S)

(FILE NO. P86-088A)
(APN: 064-02-04-07;038-041-055,056;
064-11-01-016)

APPROVED
BY THE CITY COUNCIL

MAY 27 1986

OFFICE OF THE
CITY CLERK

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 A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the M-2(S) 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 April 24, 1986, 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.

c. No building permits allowed until improvements under the Morrison Creek Assessment District are complete to the satisfaction of the Public Works Department.

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

P86-088A

LEGAL DESCRIPTION

MORRISON CREEK REORGANIZATION

Legal Description of Territory to be Annexed to the City of Sacramento

All that portion of Section 36, Township 8 North, Range 5 East, M.D.B. & M., described as follows:

Beginning at the Northwest corner of said Section 36; thence from said point of beginning, Easterly along the centerline of Elder Creek Road, 1989 feet, more or less, to the Northeast corner of that certain property described in the deed recorded in the office of the Recorder of Sacramento County in Book 72-01-18 of Official Records, at Page 289; thence, along the Easterly line of said property described in said deed, South 00° 03' West 1316 feet, more or less, to the Northerly line of the South one-half of the Northwest one-quarter of said Section 36, said Northerly line also being the Northerly line of that certain parcel map filed in said County Recorder's Office in Book 80 of Parcel Maps, at Page 9; thence, along said Northerly line, North 89° 59' 38" East 662.46 feet to the Northeast corner of said parcel map; thence South 00° 25' 14" East 660.99 feet along the Easterly line of said parcel map to the Southeast corner of said parcel map; thence West 2655 feet, more or less, along the Southerly line of said parcel map to the Southwest corner of said parcel map, said corner being located on the West line of said Section 36; thence Northerly 1430 feet, more or less, along said West line of Section 36 to the Southwest corner of the property described in that certain deed recorded in Book 83-10-13 of Official Records of said County, at Page 1093; thence along the boundary of said property described in said deed the following three courses and distances: (1) North 89° 43' East 316.76 feet, (2) North 338.18 feet, and (3) South 89° 51' West 316.76 feet to a point on the West line of said Section 36; thence Northerly 209 feet, more or less, along said West line to the point of beginning.

LEGAL DESCRIPTION

MORRISON CREEK REORGANIZATION
Legal Description of Territory to be Annexed to the City of Sacramento

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CITY PLANNING COMMISSION

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

APPLICANT	Morrison Creek Investor, LTD, 900 Fulton Ave., Suite 100, Sacramento, CA 95825
OWNER	Morrison Creek Investors, LTD, 900 Fulton Ave., Suite 100, Sacramento, CA 95825
PLANS BY	
FILING DATE	3-28-86
ENVIR. DET.	4-1-86
REPORT BY	BW:tc
ASSESSOR'S-PCL. NO.	064-02-04-07,038-041,055,056; 064-11-01-016

- APPLICATION**
- A. Negative Declaration
 - B. Rezone of 55+ partially developed acres from Agriculture (A) zone to Heavy Manufacturing (M-2-S) zone

LOCATION: Southeast corner of Elder Creek and Florin Perkins Road

PROPOSAL: The applicant is requesting the necessary entitlements to Rezone 55+ acres from Agriculture (A) to Heavy Manufacturing (M-2-S)

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1986 Draft South Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	Agriculture
Existing Land Use of Site:	Industrial and single family

Surrounding Land Use and Zoning:

North:	M-2(S) Vacant
South:	M-2(S) Heavy Industrial
East:	M-2(S) Industrial/Single Family
West:	M-2(S) Vacant

Property Dimensions:	Irregular
Property Area:	55+ acres
Topography:	Flat
Utilities:	Existing

BACKGROUND INFORMATION:

On February 11, 1986, the City Council approved the Morrison Creek annexation, (55 acres), to the City of Sacramento, and recommended that City staff initiate the rezoning from the Agriculture zone (A) to the M-2(S) zone. The subject site is located east of Florin Perkins Road and South of Elder Creek Road in the South Sacramento Community Plan area.

The M-2(S) zone is a Heavy Industrial Park zone which allows the manufacture or treatment of goods and raw materials and requires a 25 foot landscape setback along all street frontages.

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PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned for a Agricultural Holding zone and is designated for industrial uses in the General Plan and Draft South Sacramento Community Plan respectively. The surrounding land uses are heavy industrial and light industrial land uses. The existing land uses on the site consist of light industrial and partially vacant properties. More specifically, the existing uses on the side consist of light manufacturing, single family residential, and storage.
- B. A portion of the subject site contains a number of illegally stored wrecked vehicles. According to the County Planning Department, a request was made on August 2, 1983, for a use permit and a variance to store the wrecked vehicles on the site, however, the request was denied. The City Planning Department has forwarded this matter to the City's Nuisance Abatement Division and has requested immediate attention to investigate and abate this violation.
- C. Based upon the Public Works Department review, (see Exhibit A), the subject site is within the Morrision Creek Assessment District, however, no sewer, water, and drainage facilities are available. Therefore, prior to the issuance of any building permits, improvements must be complete to the satisfaction of the Public Works Department. Further, conditions for infrastructure and standard City improvements will be required with building permits and may include off site improvements.
- D. The City is initiating rezoning of 55 acres from the Agriculture (A) zone to the M-2(S) zone located east of Florin Perkins Road and South of Elder Creek Road. The decision to rezone was made based upon experession of the property owners.

Environmental Determination:

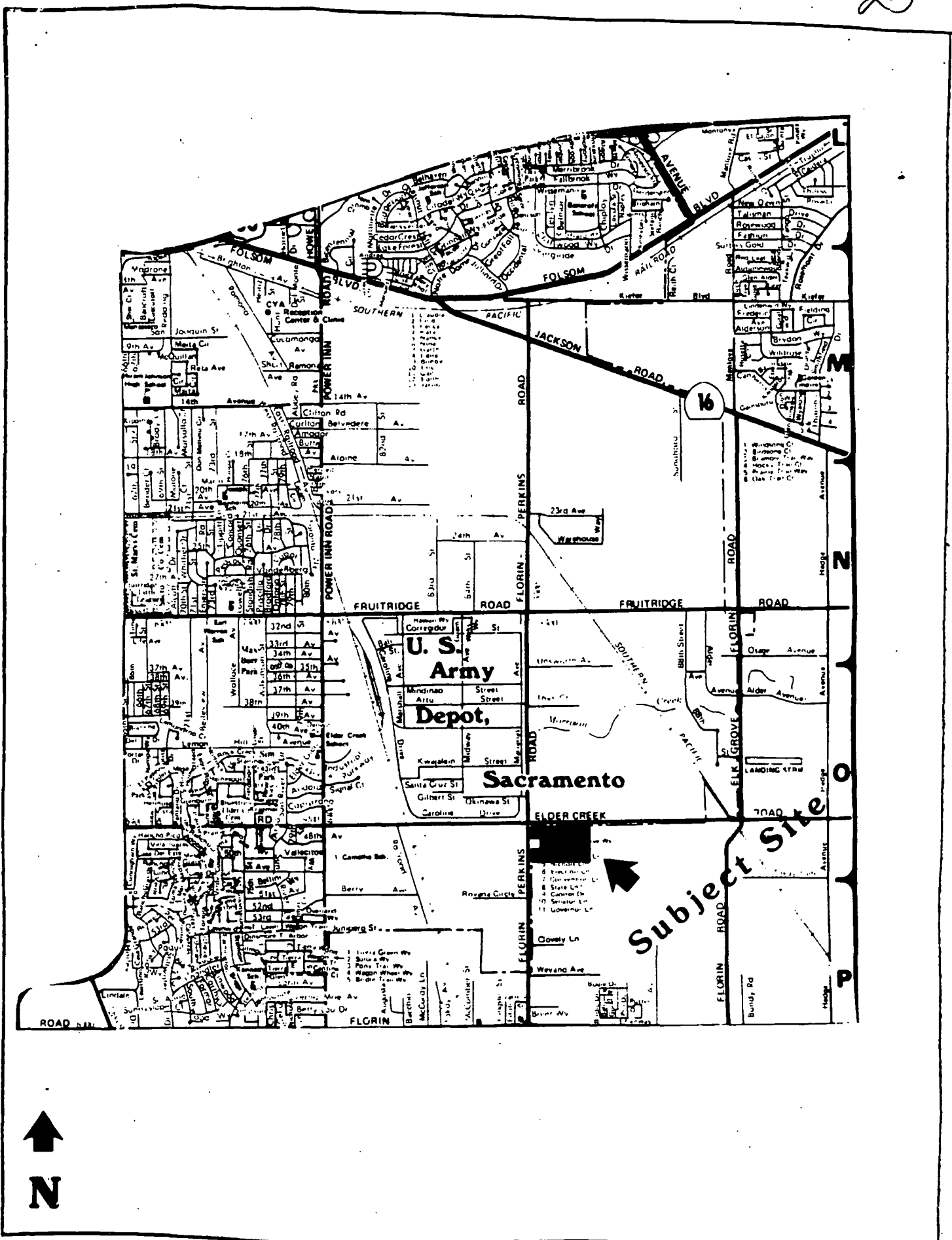
The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following action:

Approval of the rezone from the Agriculture (A) zone to the M-2(S) zone based upon the Findings of Fact which follow.

Findings of Fact:

The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for industrial use by the 1974 General Plan and the Draft South Sacramento Plan, and the proposed Heavy Industrial use conforms with the plan designation.



VICINITY MAP

P86-088

4-24-86 10

ITEM #13



CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
Engineering Division Manager

February 28, 1986

TO: Art Gee, Principal Planner
FROM: Jim Bloodgood, Supervising Engineer *JB*
SUBJECT: Morrison Creek Annexation

CONDITIONS TO
PROPOSED MORRISON CREEK ANNEXATION

1. The proposed property is within the boundaries of the Morrison Creek Assessment District. Trunk sewer, water, and drainage facilities are available for the subject site or will be upon payment of necessary fees.
2. Sewer service will be provided by the County Sanitation District No. 1.
3. Sewer, water, and drain study required.
4. Offsite water and sewer extensions will be required.
5. Street extensions and right of way dedications to the satisfaction of the Public Works Department will be required. (Minimum two access routes with a minimum of two lanes of pavement offsite.)
6. For offsite right of way, City will condemn at developers' expense if necessary.
7. Standard improvements required.
8. Soils testing for street design will be required.
9. No building permits allowed until improvements under the Morrison Creek Assessment District are complete to the satisfaction of the Public Works Department.

JHB:vr
JB163Md1

CITY PLANNING DEPARTMENT

cc: Tom Finley, Engineering Division Manager
Bob Blaser, Associate Engineer
Leonard Johnson, Engineering Technican
Chuck Taylor, Junior Civil Engineer

MAR 3 - 1986

RECEIVED



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

MAY 15 9 18 AM '86

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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

May 14, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: REZONE FROM A TO M-2 (S)

LOCATION: SOUTHEAST CORNER OF ELDER CREEK AND FLORIN PERKINS ROAD

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 May 27, 1986.

Respectfully submitted.

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 5-27-86

MVD:jg
Attachments
P86-088A

May 20, 1986
Dist. No. 6

ORDINANCE NO.

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
SOUTHEAST CORNER OF ELDER CREEK AND
FLORIN PERKINS ROAD FROM THE A ZONE(S)
 AND PLACING THE SAME IN THE M-2(S)
 ZONE(S)
 (FILE NO. P86-088A)
 (APN: 064-02-04-07;038-041-055,056;
 064-11-01-016)

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 A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the M-2(S) 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 April 24, 1986, 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.

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PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P86-088A

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ORDINANCE NO.

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ORDINANCE AMENDING THE DISTRICTS
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SOUTHEAST CORNER OF ELDER CREEK AND
FLORIN PERKINS ROAD FROM THE A ZONE(S)
 AND PLACING THE SAME IN THE M-2(S)
 ZONE(S)
 (FILE NO. P86-088A)
 (APN: 064-02-04-07;038-041-055,056;
 064-11-01-016)

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 A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the M-2(S) 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 April 24, 1986, 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.

May 29, 1986

Morrison Creek Investors, Ltd.
900 Fulton Avenue, Suite 100
Sacramento, CA 95825


Dear Sir:

On May 27, 1986, the Sacramento City Council took the following action(s) for property located at SE corner of Elder Creek and Florin-Perkins Road:

Adopted Ordinance No. 86-054 approving rezone of 55± acres
from A to M-2(S).

Enclosed, for your records, is a fully certified copy of the above referenced document.

Sincerely,


Lorraine Magana
City Clerk

LM/lw/25

Enclosure

cc: Planning Department