

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Rezoning from "A" to "C-2". SW corner of Franklin Blvd.  
and Mack Road Extension (P-7905)

#### SUMMARY

On October 27, 1977 the Planning Commission continued the requested rezoning for the subject site indefinitely. The request for rezoning was included as part of an overall request for a tentative map for a single family subdivision. The purpose for the continuance was to allow the applicant to submit the proposed zoning to the South Sacramento Area Planning Council for review. The South Sacramento Advisory Council reviewed the proposal and is recommending commercial uses for the property. The original staff report to the Commission on the original tentative map and rezoning request is attached for reference.

#### BACKGROUND

The subject site is a 2.8 acre parcel. The parcel has approximately 1,200 feet of frontage on Franklin Boulevard and 500<sup>+</sup> feet of frontage on the future Mack Road Extension.

As indicated by the plans in the original Planning Commission report, the project site will be bounded on the south and west by single family development. The land use and zoning map in the original report indicates the property is zoned C-2 General Commercial to the east, on the north and south sides of Mack Road.

#### STAFF EVALUATION - SITE PLAN

In evaluating the site plan, the staff has the following concerns:

1. A two-story office building is proposed on the south side of the project site. This building should be shifted north in order to provide an additional 10+ feet of landscaping. This additional landscaping can be used to screen the two-story office building from the future single family development to the south.
2. The most southerly driveway on Franklin Boulevard should be deleted. This driveway is too close to future single family homes along Franklin Boulevard. Instead, the site plan should be revised to provide the last two driveway connections between the office building site and commercial shopping center site (see staff revised site plan).

3. A market is proposed on the west side of the project site. The market has a depressed loading ramp where noise could be generated which would affect the future single family residential area to the west. A four-foot sound wall should be provided adjacent to the loading ramp.
4. Although the site plan provides landscaping within the parking lot additional tree islands should be spaced along each parking aisle.

STAFF EVALUATION - PROJECT PROPOSAL

The proposed rezoning is premature at this time. The properties across Franklin Boulevard are presently zoned C-2. Although the preliminary South Pocket Community Plan now designates the subject site as commercial and the property across Franklin Boulevard as residential, there is no way of determining whether this will be the final adopted land use pattern.

The staff is concerned with the overall land use pattern in the Valley Hi area. A considerable amount of vacant property is zoned and designated by existing plans for commercial use near the Mack Road-U.S. 99 freeway intersection. The concept of the 1974 General Plan is to centralize commercial areas. The proposed rezoning would further decentralize and proliferate commercial development within the Valley Hi area.

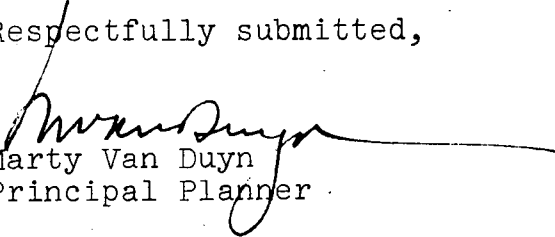
STAFF RECOMMENDATION

The staff recommends that the request for C-2 zoning be denied.

If the Commission does not concur with the staff recommendation, the staff suggests two alternative actions in order of preference:

1. That the request for C-2 zoning be denied without prejudice;
2. That the C-2 property be rezoned to C-2-R.

Respectfully submitted,

  
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Attachments