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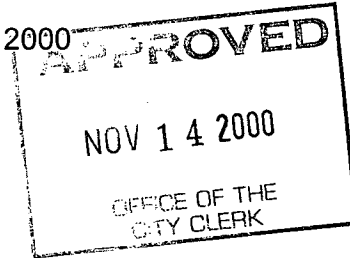
PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

November 14, 2000



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: M00-042 - Cloverleaf General Plan Amendment and Rezone

LOCATION AND COUNCIL DISTRICT: Northeast corner of 57th and J Streets
APN: 008-0122-020
Council District 3

RECOMMENDATION:

Approve the attached resolution for a general plan amendment and zoning ordinance amendment for the Cloverleaf site in East Sacramento.

CONTACT PERSON: Ted Kozak, Assistant Planner (264-1944)

FOR COUNCIL MEETING OF: November 14, 2000 (afternoon)

SUMMARY

The proposed amendments include a City owned site currently used for open space in the center of an urban interchange. The East Sacramento Improvement Association (ESIA) has requested the amendment to eliminate the potential for commercial use of the property. Staff is seeking approval of a General Plan Amendment from Heavy Commercial or Warehouse to Parks/ Recreation/ Open Space and a rezone from Heavy Commercial (C-4) to Agriculture/ Open Space (A-OS) zone. The proposed land use amendment is consistent with the General Plan's Open Space and Conservation Element goal to achieve and maintain a balance among the conservation, development, and utilization of planned open space (GP, Section 6-1).

COMMITTEE/COMMISSION ACTION: On September 14, 2000, by a vote of 8 ayes, the Planning Commission voted to recommend approval of the General Plan Amendment of 7.0± gross acres from Heavy Commercial or Warehouse to Parks/ Recreation/ Open Space and of the Rezone from Heavy Commercial (C-4) to Agriculture/ Open Space (A-OS) zone. As an advisory

note to the project, the Commission requests City Council study the future use of the site with regard to open space . The Commission does not wish to see the property remain solely as undeveloped open space and wishes that the traffic problems on the adjacent roadways of 57th Street, J Street, and Elvas Avenue be studied.

BACKGROUND INFORMATION

The following is a chronological summary of the key events associated with the Cloverleaf property:

- In the early 1900s, the subject site was appropriated to the City and was designated for commercial use. In the 1930s the zoning designation was deemed to be Heavy Commercial (C-4).
- In the mid 1950s, the parcel was reconfigured to be incorporated as a “greenspace” in the center of the newly constructed Elvas Avenue interchange and for stormwater detention of rain runoff. To this day, the parcel has remained as an undeveloped “greenspace” site, but is not utilized for stormwater detention.
- In August, 1996, Mr. Jerry Thompson began to explore the possibility with the City of developing the site as a parking lot to serve the old Shakey’s restaurant located across the street at the northwest corner of 15th and J Streets.
- In November, 1996, Mr. Thompson began negotiations with the City to arrange a no-cost lease agreement over 20 years for the construction of a small commercial development.
- On April 21, 1998 City Council approved a resolution (No. 98-134) to approve the execution of a 20 year Ground Lease Agreement with Jerry Thompson & Associates, Inc., and to explore the feasibility of developing a retail commercial center at the subject site. The resolution was under the condition that a positive feasibility analysis would be provided, expiring at the end of 2 years on April 21, 2000 if construction had not yet begun.
- In June, 1999, Jerry Thompson & Associates, Inc. applied for a Preliminary Review (IR99-077) to the City Planning Division for review and comment. Public opposition to the proposal focused on the removal of the greenspace from the subject site, in the center of the urban interchange at Elvas and J Streets, and the potential impact on commercial businesses located west of the site. Many residents stated that the parcel is considered as a “gateway” to the neighborhood and that it is an important open space for the community, as one of the last large undeveloped parcels in the area and is an important open space feature for the East Sacramento community.
- On April 21, 2000, the lease agreement for the Cloverleaf project expired.
- On June 12, 2000, several members of the East Sacramento Improvement Association (ESIA) requested that the City initiate the rezoning and General Plan Amendment to

Open Space to eliminate potential for commercial use.

- On July 25, 2000, City Council authorized staff to initiate a plan amendment and a rezoning for the Cloverleaf property.
- On September 14, 2000, the City Planning Commission approved the General Plan Amendment and Rezone and forwarded to City Council for approval.

FINANCIAL CONSIDERATIONS: None

ENVIRONMENTAL CONSIDERATIONS:

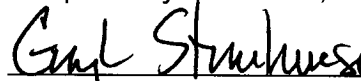
This action is exempt from the requirements of the California Environmental Quality Act (CEQA) under Sections 15308, 15317, and 15325(c).

POLICY CONSIDERATIONS

The proposed Rezone and General Plan Amendment is consistent with the General Plan's Open Space and Conservation Element goal to maintain a balance among the conservation, development, and utilization of existing open spaces. The proposed General Plan designation of Parks/ Recreation/ Open Space is consistent with the proposed Rezone to Agriculture/ Open Space (A-OS) zone.

ESBD CONSIDERATIONS Not applicable.

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

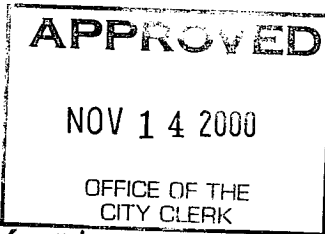
FOR CITY COUNCIL INFORMATION:



ROBERT R. THOMAS
City Manager

Attachments:

Resolution Approving General Plan Amendment
Ordinance Amending Zoning District
Rezone Exhibit
Plan Amendment Exhibit



RESOLUTION NO. 2000-654

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION TO AMEND THE GENERAL PLAN RELATED TO LAND USE FROM HEAVY COMMERCIAL OR WAREHOUSE TO PARKS/ RECREATION/ OPEN SPACE FOR THE CLOVERLEAF PROPERTY CONSISTING OF 7.0+ GROSS ACRES LOCATED IN EAST SACRAMENTO, SPECIFICALLY LOCATED AT THE NORTHEAST CORNER OF 57TH AND J STREETS (APN: 008-0122-020) (M00-042)

WHEREAS, the City Council on July 25, 2000 has authorized staff to initiate a plan amendment and a rezoning for the Cloverleaf property; and

WHEREAS, the Planning Commission conducted a public hearing on September 14, 2000 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, recommended that Council approve the plan amendment; and

WHEREAS, the City has an interest in preservation of this site for open space to implement the goals and policies of the General Plan to maintain a balance between conservation and development; and

WHEREAS, the City Council conducted a public hearing on _____ 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 proposal is consistent with the policies of the General Plan;
3. The proposal is an unique site to meet the city's open space needs.

THEREFORE, BE IT RESOLVED that the areas described on the attached Exhibit are hereby designated on the City's General Plan as 7.0 gross acres Parks/ Recreation/ Open Space.

MAYOR

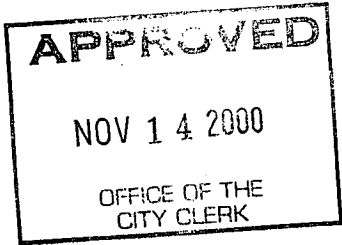
ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

Resolution No.: _____

Date Adopted: _____



ORDINANCE NO. 2000-045

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING 7.0± GROSS ACRES FROM THE HEAVY COMMERCIAL (C-4) ZONE TO THE AGRICULTURE/ OPEN SPACE (A-OS) ZONE FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF 57TH AND J STREETS (APN: 008-0122-020) (M00-042)

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

SECTION 1

The property generally described, known and referred to as APN: 008-0122-020 and which is shown on the attached Exhibit 1, consists of 7.0± gross acres and is currently in the Heavy Commercial (C-4) zone established by the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended). Said territory is hereby removed from the C-4 zone and placed in the Agriculture/ Open Space (A-OS) zone, subject to conditions and limitations set forth in this Ordinance.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of the Comprehensive Zoning Ordinance, Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

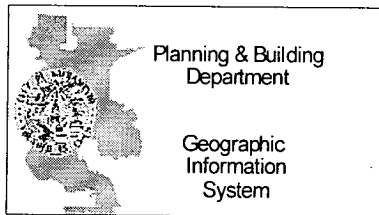
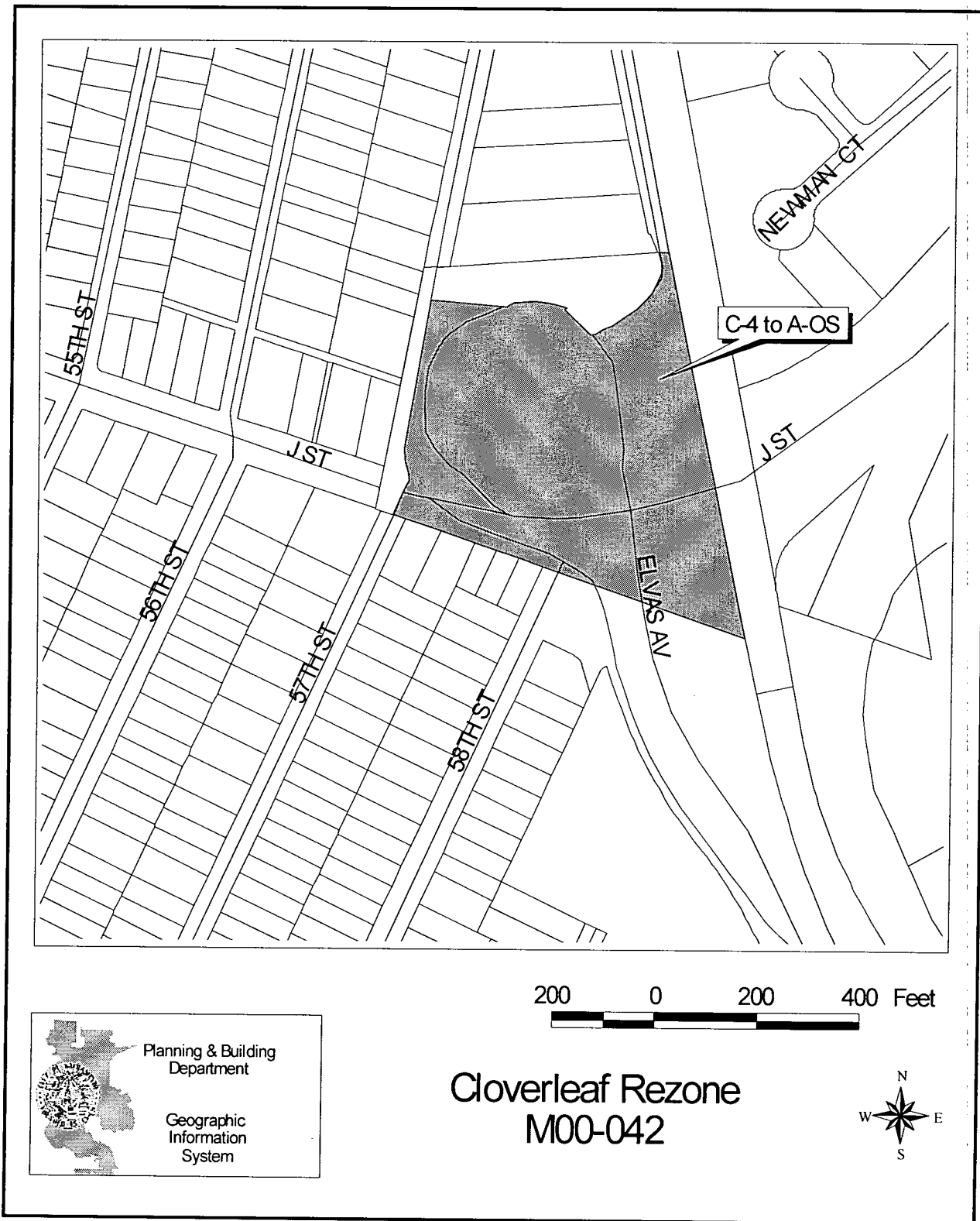
ATTEST:

CITY CLERK

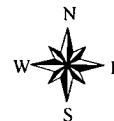
FOR CITY CLERK USE ONLY

Ordinance No.: _____

Date Adopted: _____



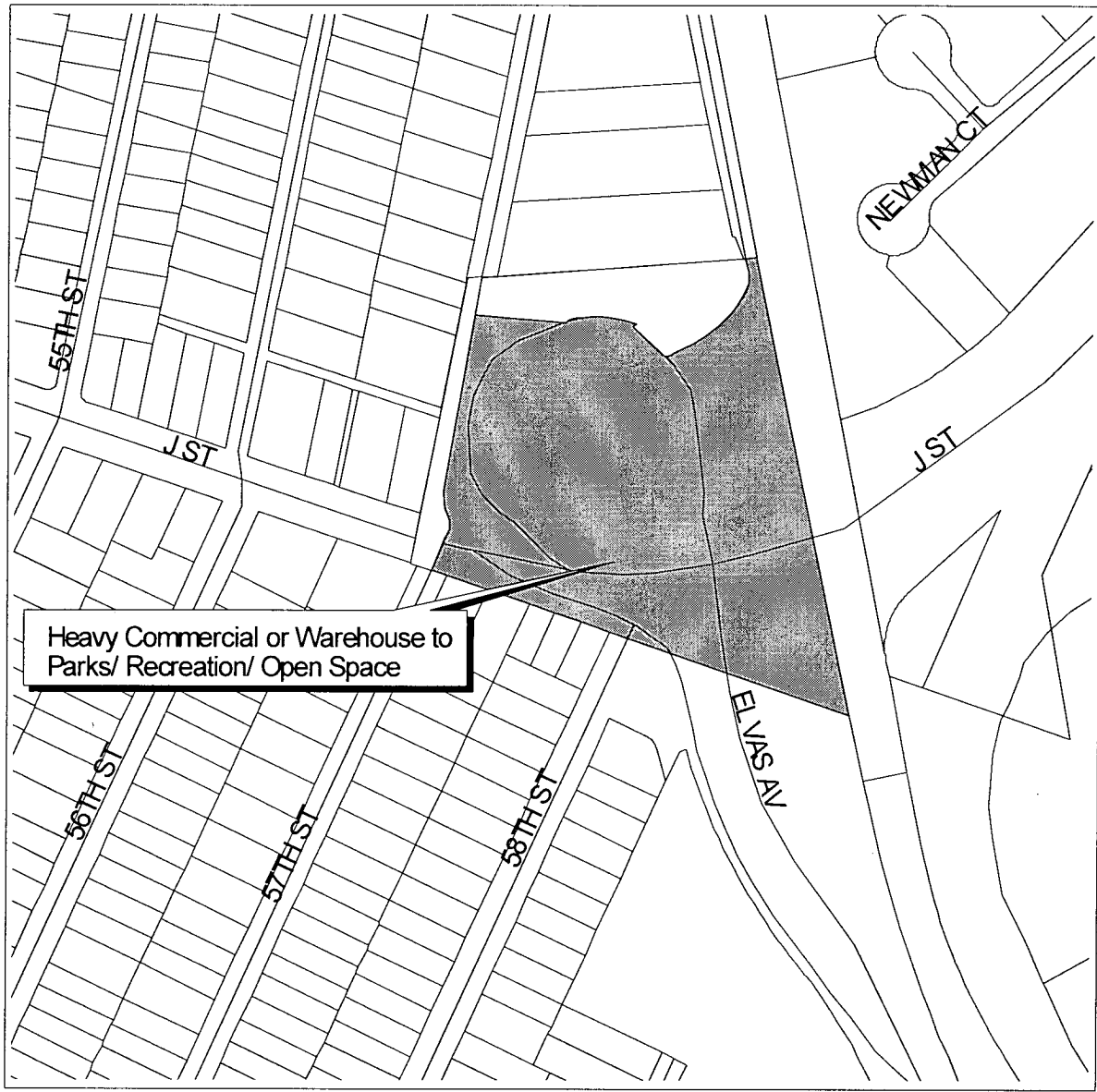
**Cloverleaf Rezone
M00-042**



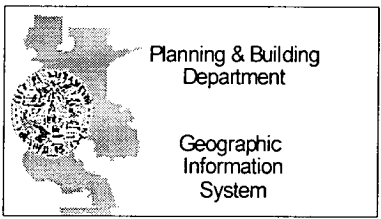
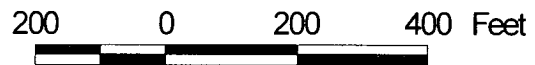
FOR CITY CLERK USE ONLY

Ordinance No.: _____

Date Adopted: _____



Heavy Commercial or Warehouse to
Parks/ Recreation/ Open Space



Cloverleaf General Plan Amendment M00-042



FOR CITY CLERK USE ONLY

Resolution No.: _____

Date Adopted: _____



3.1

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

October 31, 2000

City Council
Sacramento, California

CONTINUED
FROM 10-31-00
TO 11-14-00

Honorable Members in Session:

SUBJECT: M00-042 - Cloverleaf General Plan Amendment and Rezone

LOCATION AND COUNCIL DISTRICT: Northeast corner of 57th and J Streets
APN: 008-0122-020
Council District 3

RECOMMENDATION:

Approve the attached resolution for a general plan amendment and zoning ordinance amendment for the Cloverleaf site in East Sacramento.

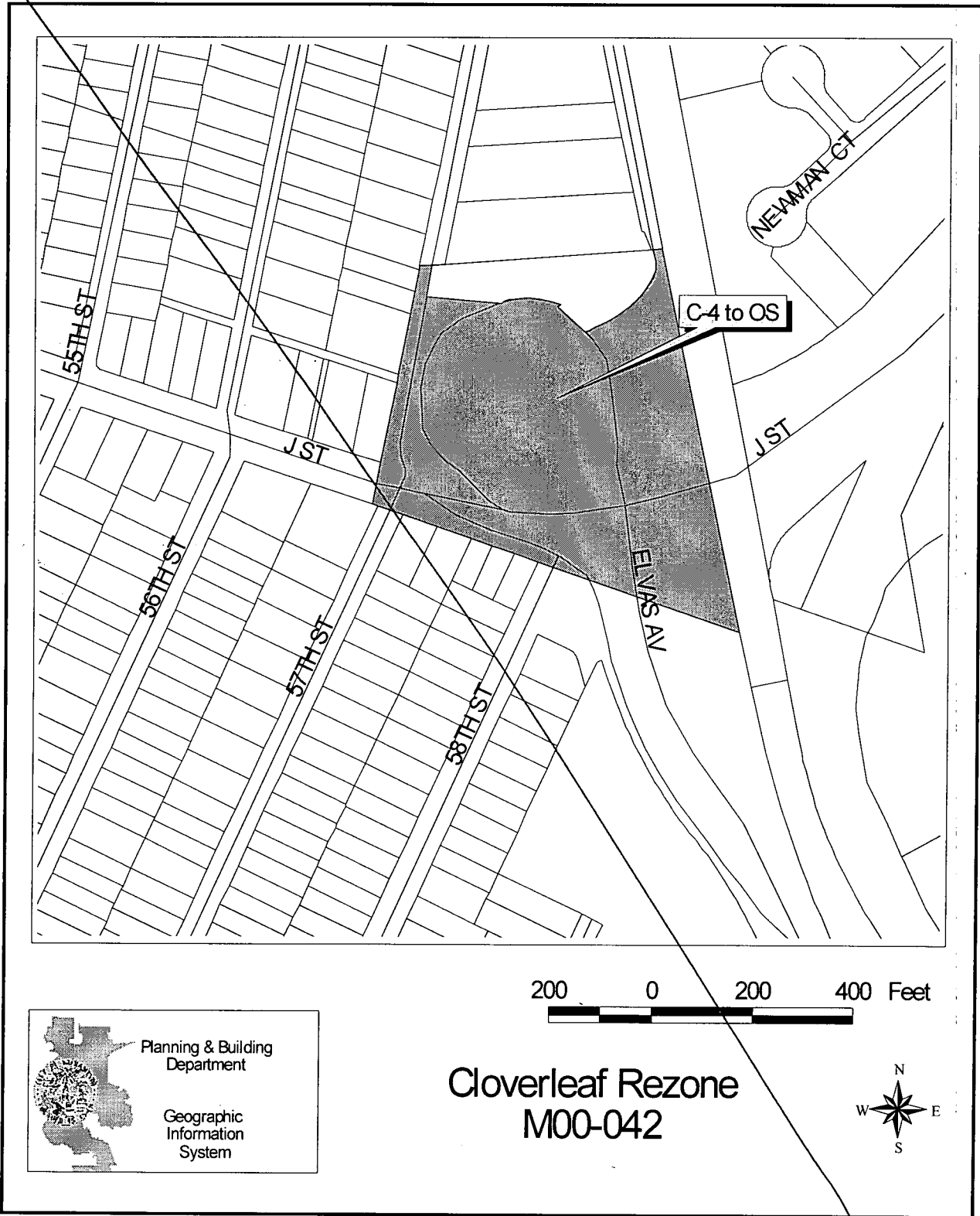
CONTACT PERSON: Ted Kozak, Assistant Planner (264-1944)

FOR COUNCIL MEETING OF: October 31, 2000 (afternoon)

SUMMARY

The proposed amendments include a City owned site currently used for open space in the center of an urban interchange. The East Sacramento Improvement Association (ESIA) has requested the amendment to eliminate the potential for commercial use of the property. Staff is seeking approval of a General Plan Amendment from Heavy Commercial or Warehouse to Parks/ Recreation/ Open Space and a rezone from Heavy Commercial (C-4) to Agriculture/ Open Space (A-OS) zone. The proposed land use amendment is consistent with the General Plan's Open Space and Conservation Element goal to achieve and maintain a balance among the conservation, development, and utilization of planned open space (GP, Section 6-1).

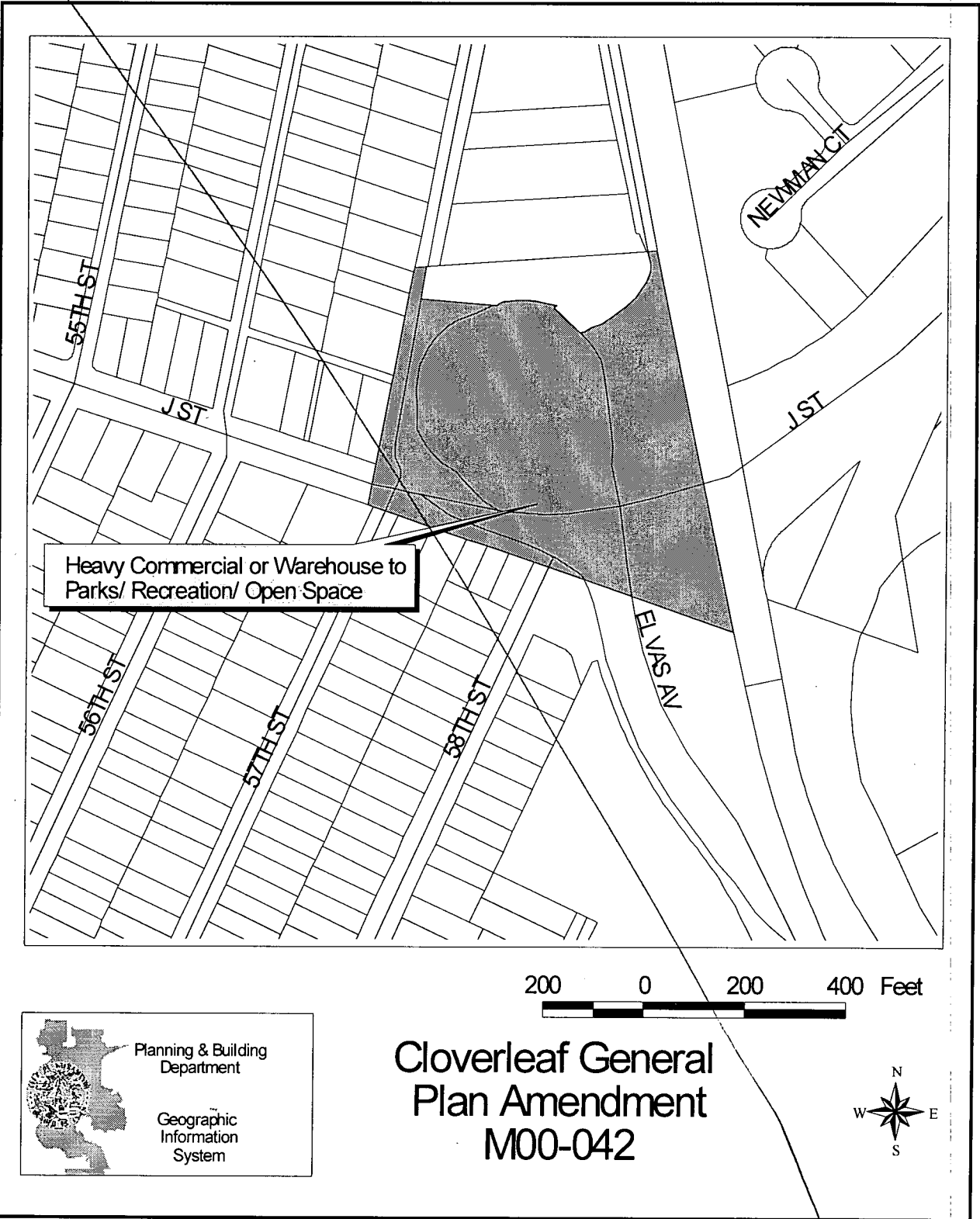
COMMITTEE/COMMISSION ACTION: On September 14, 2000, by a vote of 8 ayes, the Planning Commission voted to recommend approval of the General Plan Amendment of 7.0± gross acres from Heavy Commercial or Warehouse to Parks/ Recreation/ Open Space and of the Rezone from Heavy Commercial (C-4) to Agriculture/ Open Space (A-OS) zone. As an advisory



FOR CITY CLERK USE ONLY

Ordinance No.: _____

Date Adopted: _____



FOR CITY CLERK USE ONLY

Resolution No.: _____

Date Adopted: _____



1.3

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PLANNING DIVISION

916-264-5381 OFFICE
916-264-5328 FAX

October 12, 2000

City Council
Sacramento, California

CONTINUED
FROM 10-24-00
TO 10-31-00

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING 7.0± GROSS ACRES FROM THE HEAVY COMMERCIAL (C-4) ZONE TO THE AGRICULTURE/ OPEN SPACE (A-OS) ZONE FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF 57TH AND J STREETS (APN: 008-0122-020) (M00-042)

LOCATION AND DISTRICT: Northeast corner of 57th Street and J Street; District 3

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to October 31, 2000.

CONTACT PERSON: Ted Kozak, Assistant Planner, 264-1944

FOR COUNCIL MEETING OF: October 24, 2000

SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

Cloverleaf Ordinance (M00-042)
October 12, 2000

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.

Respectfully submitted,



GARY L. STONEHOUSE
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
CITY MANAGER

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING 7.0± GROSS ACRES FROM THE HEAVY COMMERCIAL (C-4) ZONE TO THE AGRICULTURE/ OPEN SPACE (A-OS) ZONE FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF 57TH AND J STREETS (APN: 008-0122-020) (M00-042)

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

SECTION 1

The property generally described, known and referred to as APN: 008-0122-020 and which is shown on the attached Exhibit 1, consists of 7.0± gross acres and is currently in the Heavy Commercial (C-4) zone established by the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended). Said territory is hereby removed from the C-4 zone and placed in the Agriculture/ Open Space (A-OS) zone, subject to conditions and limitations set forth in this Ordinance.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of the Comprehensive Zoning Ordinance, Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

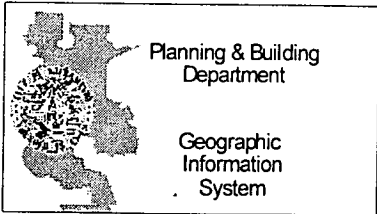
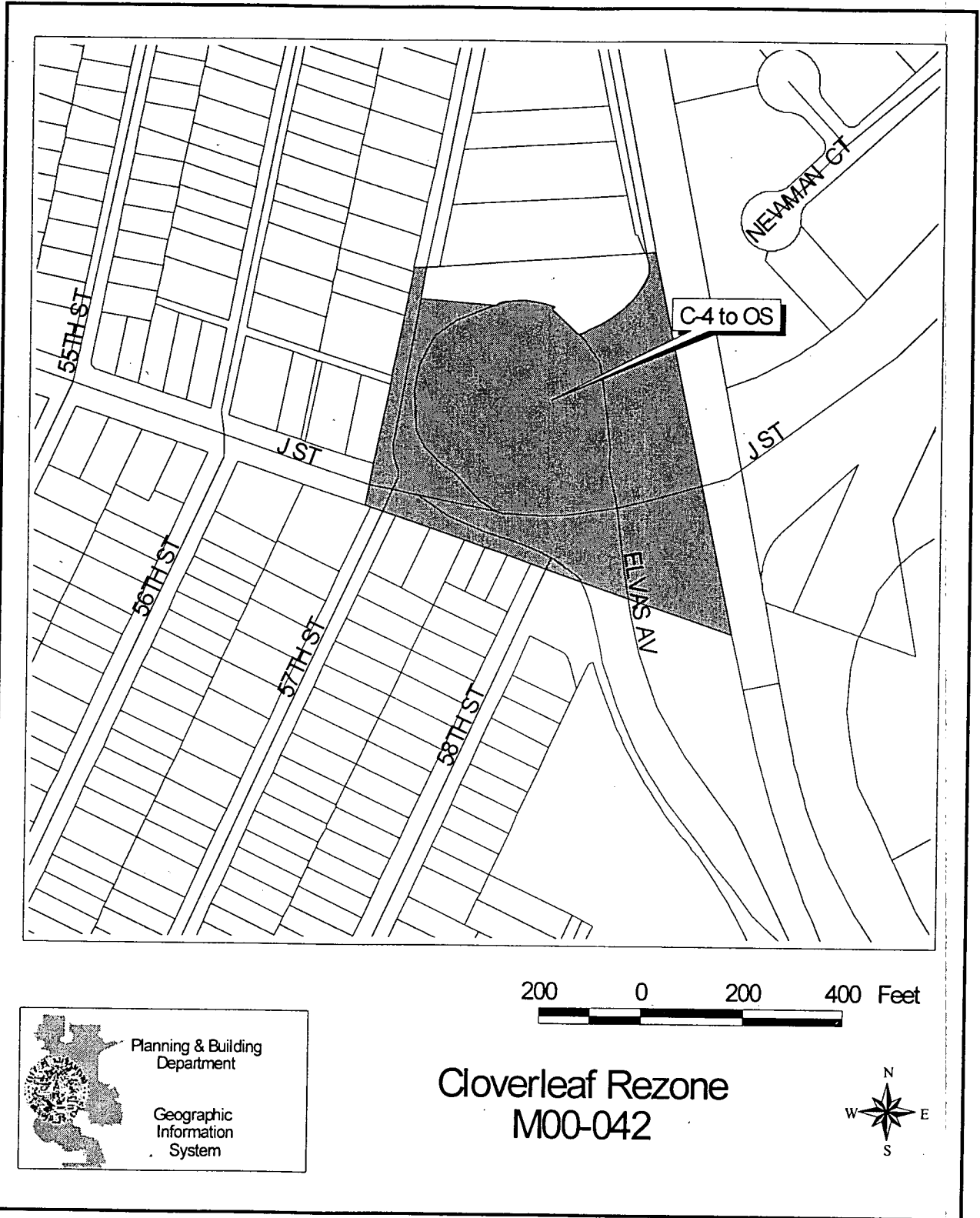
CITY CLERK

FOR CITY CLERK USE ONLY

Ordinance No.: _____

Date Adopted: _____

EXHIBIT 1



Cloverleaf Rezone
M00-042



FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

4

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING 7.0± GROSS ACRES FROM THE HEAVY COMMERCIAL (C-4) ZONE TO THE AGRICULTURE/ OPEN SPACE (A-OS) ZONE FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF 57TH AND J STREETS (APN: 008-0122-020) (M00-042)

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EFFECTIVE:

MAYOR

ATTEST:

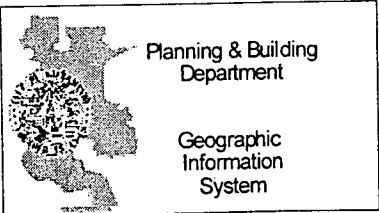
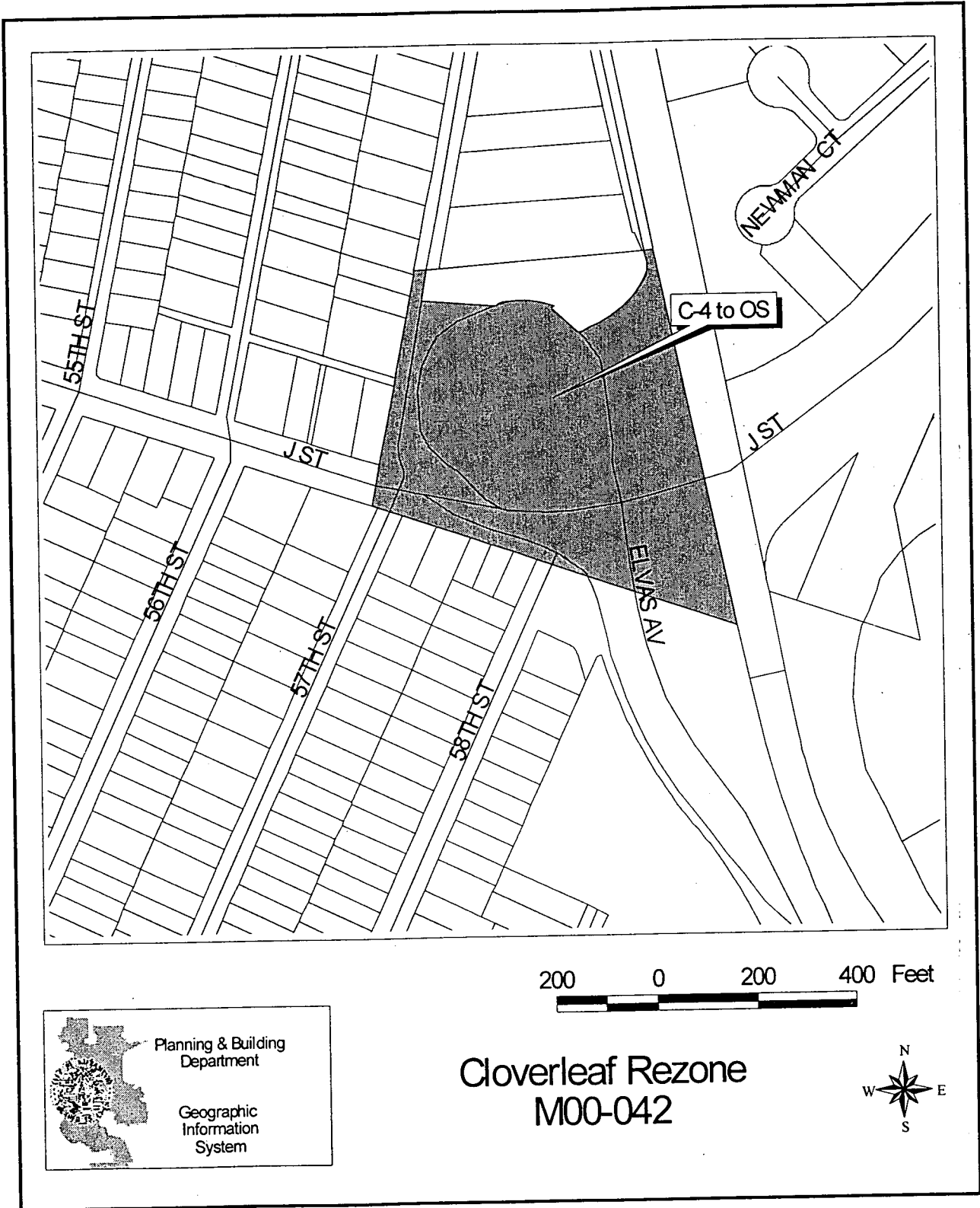
CITY CLERK

FOR CITY CLERK USE ONLY

Ordinance No.: _____

Date Adopted: _____

EXHIBIT 1



Cloverleaf Rezone
M00-042



FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING 7.0± GROSS ACRES FROM THE HEAVY COMMERCIAL (C-4) ZONE TO THE AGRICULTURE/ OPEN SPACE (A-OS) ZONE FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF 57TH AND J STREETS (APN: 008-0122-020) (M00-042)

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EFFECTIVE:

MAYOR

ATTEST:

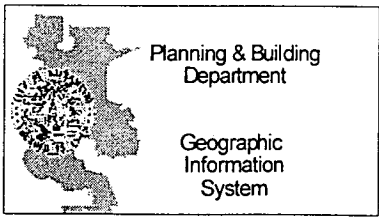
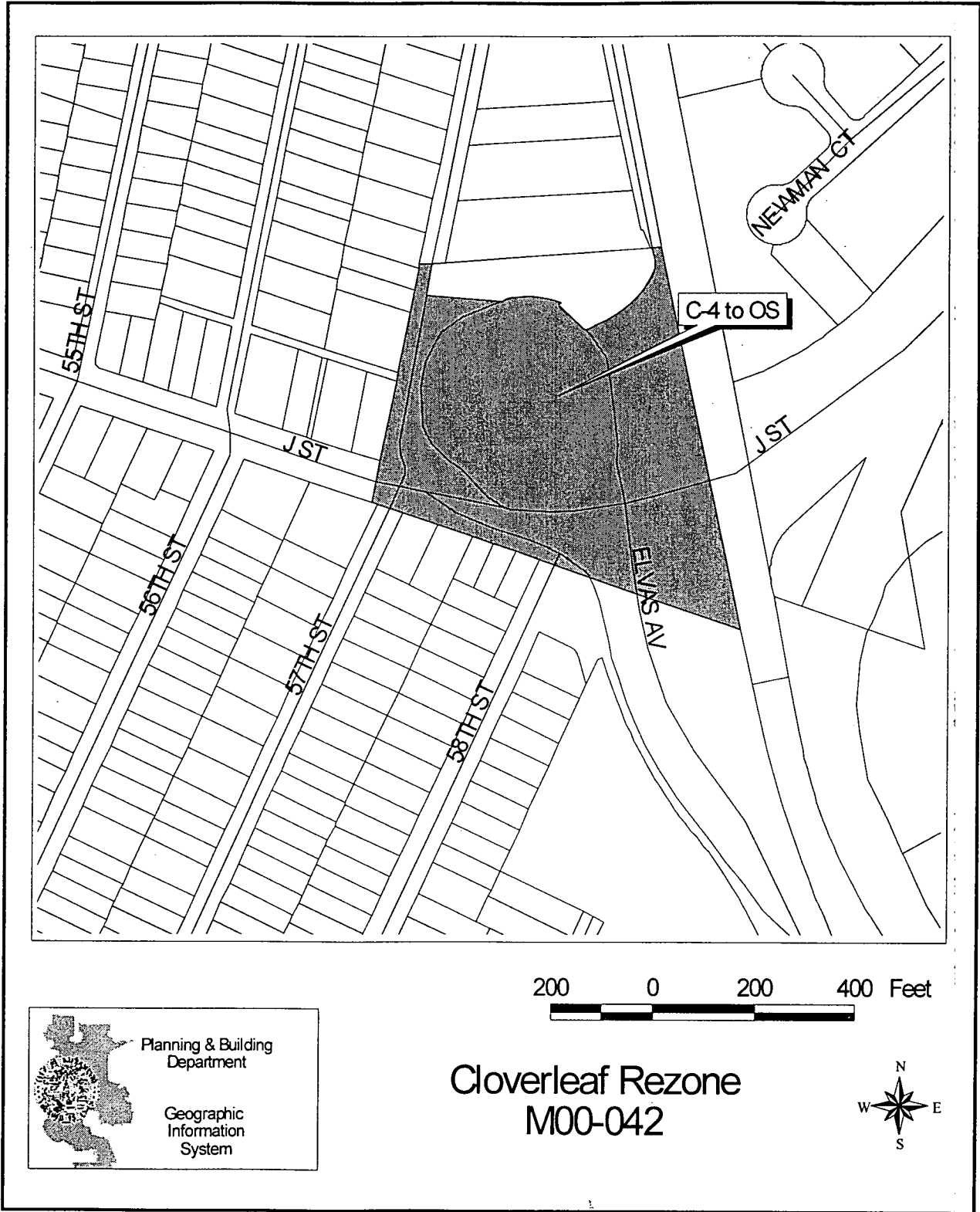
CITY CLERK

FOR CITY CLERK USE ONLY

Ordinance No.: _____

Date Adopted: _____

EXHIBIT 1



Cloverleaf Rezone
M00-042



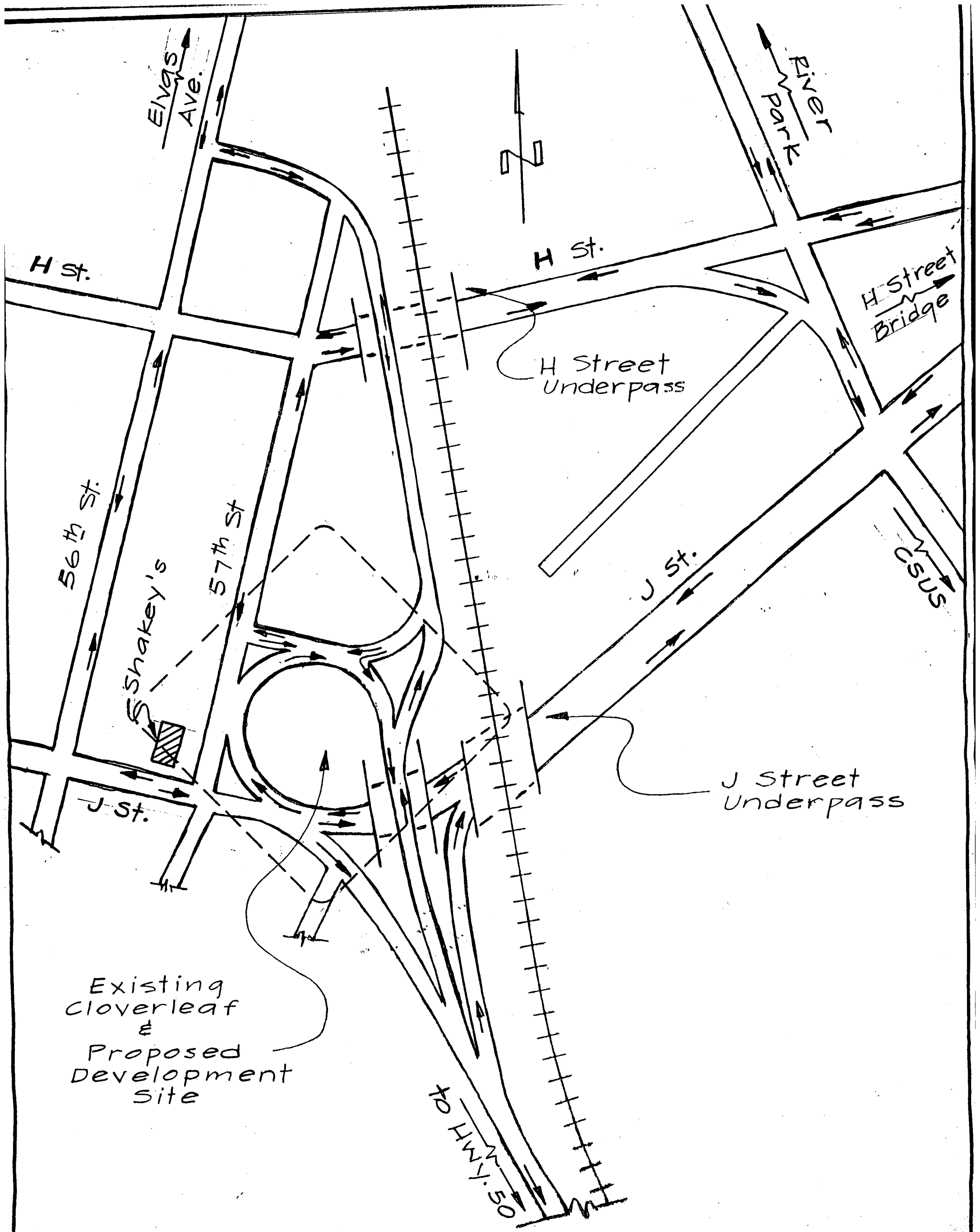
FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

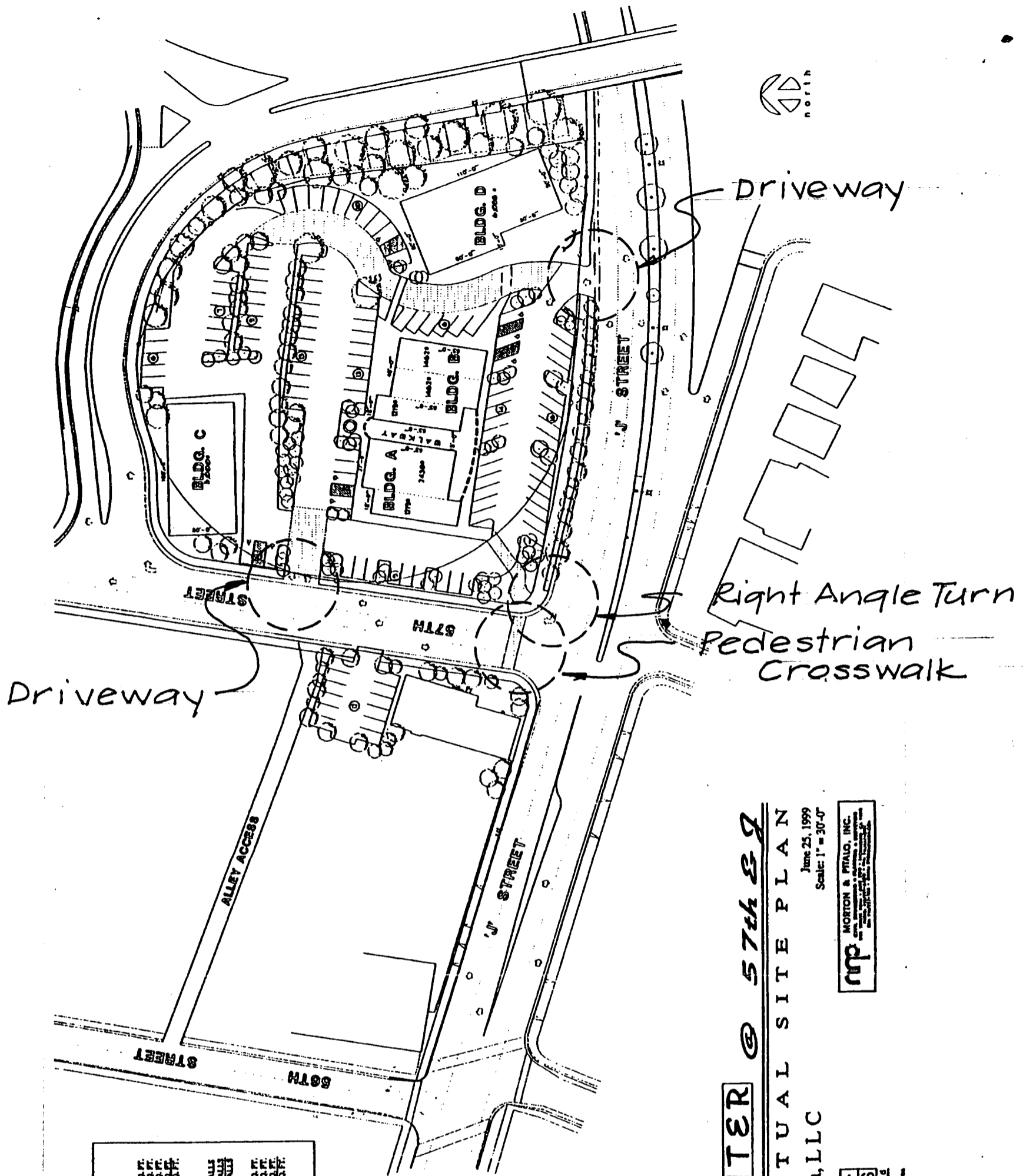
Item 3.1

57th & J STREETS CLOVERLEAF



VICINITY MAP

57th & J STREETS CLOVERLEAF



SITE STATISTICS

BUILDING A 1,475 SQ. FT.	12 STALLS 105 STALLS	PAVING AREA 24,075 SQ. FT.
BUILDING B 1,475 SQ. FT.	117 STALLS	LANDSCAPING AREA 24,750 SQ. FT.
BUILDING C 1,475 SQ. FT.		BUILDING AREA 11,185 SQ. FT.
BUILDING D 1,475 SQ. FT.		TOTAL SITE AREA 194,341 SQ. FT.

* - Stormwater pond not included

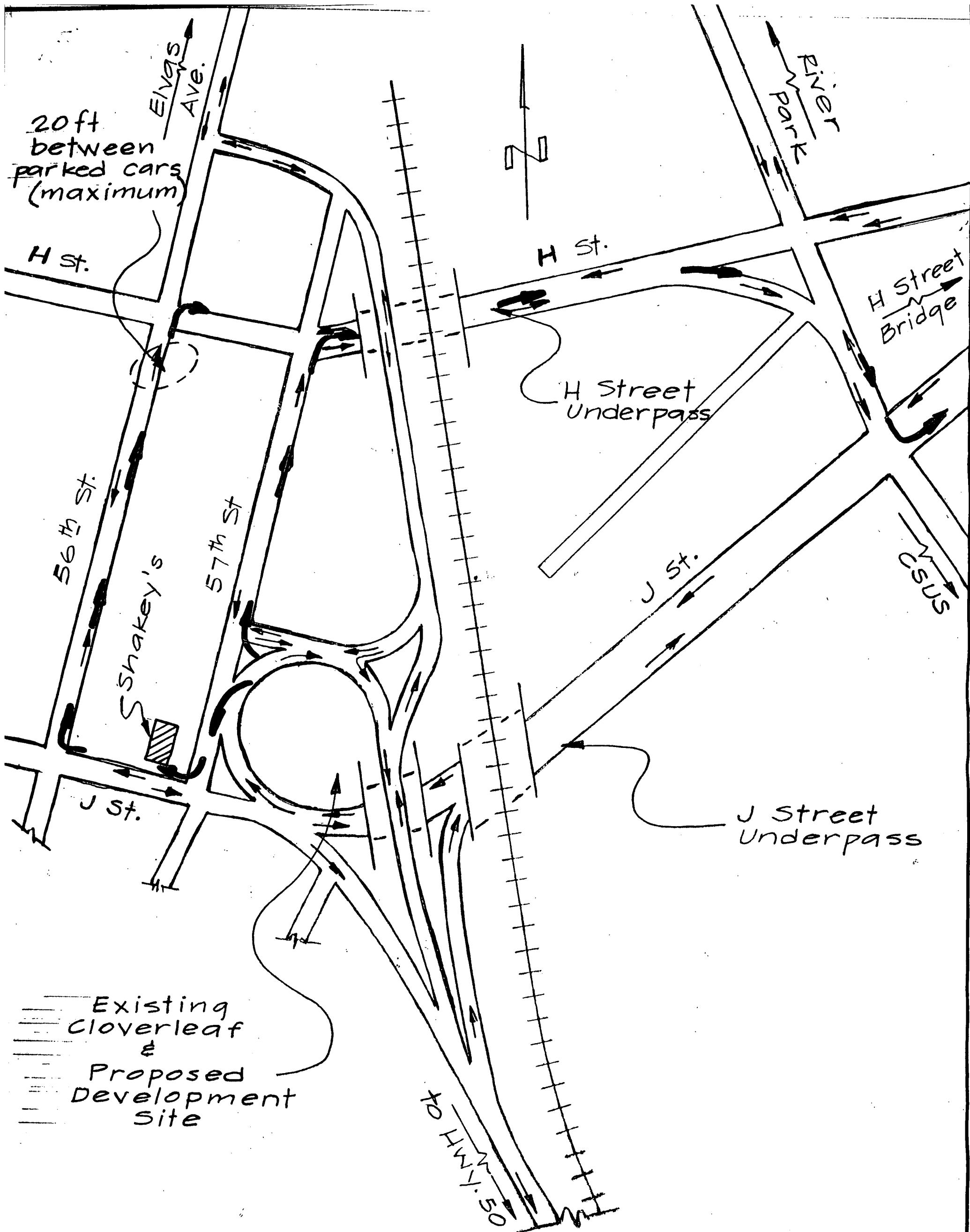
THE CENTER @ 57th & J
CONCEPTUAL SITE PLAN
 Jackson-Jahn, LLC
 June 25, 1999
 Scale: 1" = 30'-0"

mp MORTON & PITALO, INC.
 ARCHITECTS

DKL DIEKLEIER + ASSOCIATES
 ENGINEERS

101 J Street, Sacramento CA 95814 916/778-7600 Fax 916/778-7601

**OBSTRUCTIONS TO TRAFFIC FLOW
 THAT WOULD BE INTRODUCED BY
 PROPOSED DEVELOPMENT OF THE
 57th & J STREETS CLOVERLEAF**



TRAFFIC PATTERNS FOR EGRESS FROM PROPOSED DEVELOPMENT TO EASTBOUND "J" STREET FROM

57th & J STREETS CLOVERLEAF