



CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT

918 T STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 448-8804

Marty Van Duyn

PLANNING DIRECTOR

CITY MANAGER'S OFFICE February 28, 1980

RECEIVED
FEB 27 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:**
1. Amendment of the 1974 General Plan from residential to general commercial land use designation
 2. Amendment of the 1963 East Broadway Community Plan from fire station to shopping or commercial land use designation
 3. Rezoning from R-1 to OB-R (P-8909)

LOCATION: 3101 Stockton Boulevard

SUMMARY

This is a request for entitlements necessary to rezone a site containing an abandoned fire station to OB-R. The purpose of the rezoning is to allow the conversion of the fire station into an office use. The staff and Planning Commission recommended approval of the requests.

BACKGROUND INFORMATION

The subject site is located adjacent to commercial uses on the west and south and office use to the north and east. The proposed offices would be a compatible land use and there is sufficient area at the rear of the lot to provide off-street parking.

The project was also reviewed by the Oak Park Project Area Committee, and they indicated no objection to the request.

VOTE OF COMMISSION

On February 14, 1980 the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the requests.

APPROVED
BY THE CITY COUNCIL

MAR 4 1980

OFFICE OF THE
CITY CLERK

City Council

-2-

February 28, 1980

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the requests and adopt the attached Plan Amendment Resolution and Rezoning Ordinance.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slipe, City Manager

March 4, 1980
District No. 5

MVD:HY:bw

Attachments
P-8909

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 14, 1990
 ITEM NO. 179 FILE NO. P-8909
M-

REZONING	<input type="checkbox"/>	TENTATIVE MAP	<input type="checkbox"/>
SPECIAL PERMIT	<input type="checkbox"/>	EIR DETERMINATION	<input type="checkbox"/>
VARIANCE	<input type="checkbox"/>	EXT. OF PERMIT	<input type="checkbox"/>
SUBD. MOD.	<input type="checkbox"/>	OTHER <u>Amend</u>	<input checked="" type="checkbox"/>
LOCATION:	<u>3101 Stockton Blvd.</u>		

Recommendation:

Favorable Unfavorable Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta Flores	<u>absent</u>			
Fong	<input checked="" type="checkbox"/>			
Goodin	<u>absent</u>			
Hunter	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Simpson P	<input checked="" type="checkbox"/>			
Simpson S	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Silva	<input checked="" type="checkbox"/>			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

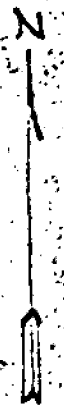
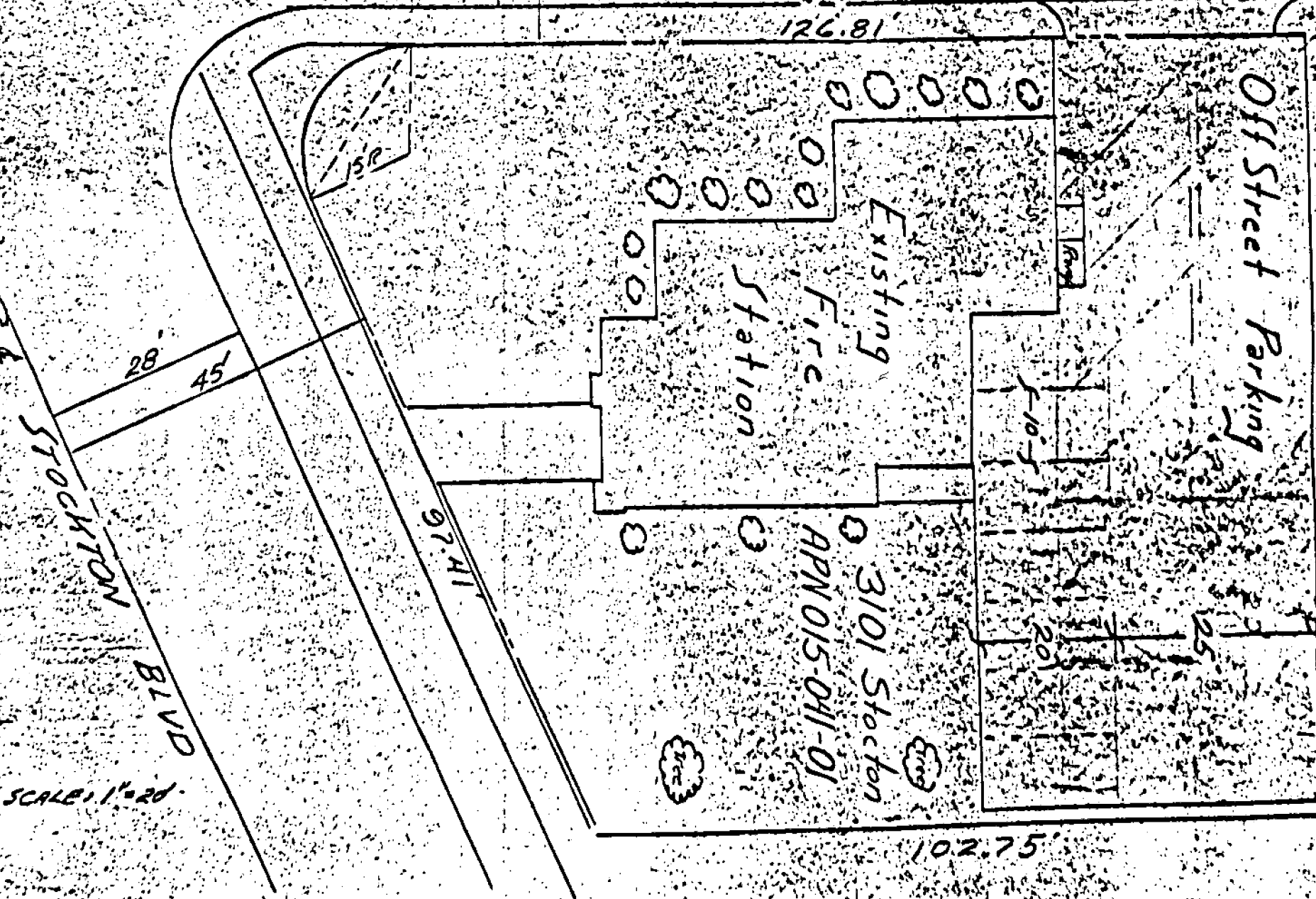
EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping

St. 6th Ave

P-8909

2-14-80

ITEM 17



SCALE: 1" = 20'

CITY PLANNING COMMISSION

916 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sacramento Area Firefighters, Local 522 - 901 F Street, Sacramento, CA		
OWNER	Sacramento Area Firefighters, Local 522 - 901 F Street, Sacramento, CA		
PLANS BY	Dave Saylor		
FILING DATE	1-9-80	60 DAY CPC ACTION DATE	REPORT BY: MH:sg
NEGATIVE DEC.	2-4-80	EIR	ASSESSOR'S PCL. NO. 015-041-01

- APPLICATION:**
1. Environmental Determination
 2. Amendment of the 1974 General Plan from residential to general commercial land use designation.
 3. Amendment of the 1963 East Broadway Community Plan from fire station to shopping or commercial land use designation.
 4. Rezone the subject 0.3+ acre property from R-1, single family, to C-2, general commercial, or more restrictive zoning, in order to utilize an existing structure for an office use.

LOCATION: 3101 Stockton Boulevard

PROJECT INFORMATION:

General Plan Designation: Residential
Community Plan Designation: Fire Station
Existing Zoning of Site: R-1
Existing Land Use of Site: Abandoned Fire Station Building
Surrounding Land Use and Zoning:
North: Veterans' Hospital; C-2
South: Commercial; C-2
East: Veterans' Hospital Parking Lots; C-2
West: Commercial; C-2
Parking Required: 6 Parking Provided: 7
Ratio Required: 1:400
Property Dimensions: Irregular Area: 12,442 Sq. Ft.
Square Footage of Building: 2,400 Sq. Ft.

Property is located in the Oak Park Redevelopment area.

PROJECT INFORMATION: The subject property is located on the southeast corner of Stockton Boulevard and 6th Avenue. The applicant proposes to convert the existing abandoned fire station to offices. The offices would be used by the Sacramento Area Fire Fighters Local 552. The required parking spaces would be located to the rear of the structure with access from 6th Avenue.

STAFF EVALUATION: On April 26, 1979 the Planning Commission approved the staff report recommending abandonment of the City's fire station located at the southeast corner of Stockton Boulevard and 6th Avenue. This

(over)

report indicated that the subject fire station site would be suitable for office uses. The City Council has also approved the abandonment of the fire station.

The staff has no objection to the proposed office use. The subject site is located on a major street (Stockton Boulevard) and is adjacent to commercial uses on the west and south. The Veterans' Clinic is located to the north and east. In addition, the structure would be rehabilitated and the required parking spaces would be located to the rear of the structure.

The original request is to rezone to C-2, general commercial. This zone would allow more intensified uses such as convenience markets, fast food restaurants, and retail stores. The staff therefore suggests the property be rezoned to OB, office building. The subject rezoning request will be reviewed by the Oak Park Project Area Committee on February 6, 1980. Staff will transmit any comments to the Commission at the February 14, 1980 meeting.

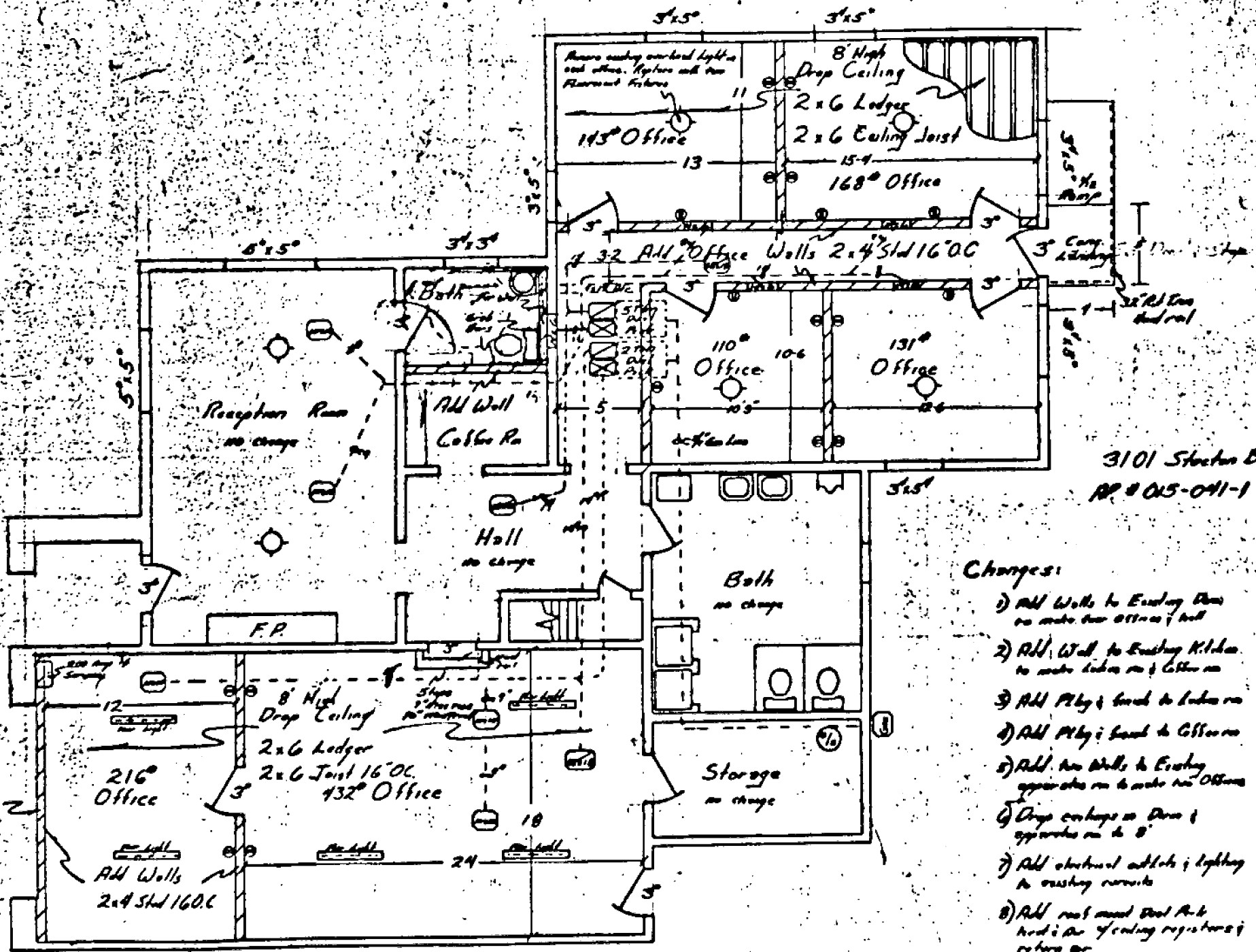
STAFF RECOMMENDATION:

1. The negative declaration be ratified.
2. The amendment of the General Plan from residential to general commercial be approved.
3. The amendment of the Community Plan from fire station to shopping or commercial be approved.
4. The rezoning from R-1 to OB-R be approved.

P-8908

2-11-50

Item 17



3101 Stockton Blvd.
 AP # 015-041-1

Changes:

- 1) Add Walls to Existing Doors to make four offices / hall
 - 2) Add Wall to Existing Kitchen to make kitchen and Coffee rm
 - 3) Add Ply & board to kitchen rm
 - 4) Add Ply & board to Office rm
 - 5) Add two Walls to Existing apparatus rm to make two Offices
 - 6) Drop ceilings in Drive & apparatus rm to 8'
 - 7) Add electrical outlets & lighting to existing circuits
 - 8) Add metal mesh steel Arch head in ceiling registers & return air
 - 9) Paint & Carpet entire Bldg
- ▨▨▨▨▨▨ new walls

RESOLUTION NO. 80-129

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE EAST BROADWAY COMMUNITY PLAN AND THE 1974 GENERAL PLAN FROM FIRE STATION AND RESIDENTIAL TO SHOPPING OR COMMERCIAL AND GENERAL COMMERCIAL FOR THE AREA DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION (P-8909)

WHEREAS, the City Council conducted a public hearing on March 4, 1980, concerning the above plan amendments. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

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

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area as described on the attached legal description in the City of Sacramento is hereby designated on the East Broadway Community Plan as Shopping or Commercial and on the 1974 General Plan as General Commercial land use designations.

MAYOR

ATTEST:

CITY CLERK

P-8909

APPROVED
BY THE CITY COUNCIL

MAR 4 1980

OFFICE OF THE
CITY CLERK

The land referred to in this report is situated in the State of California, County of Sacramento, City
and is described as follows: Sacramento

EXHIBIT A

All that portion of the Southeast one-quarter of Section 17, Township
8 North, Range 5 East, M. D. B. & M., described as follows:

Beginning at the Northwest corner of Lot 151 of Boulevard Terrace
Subdivision No. 1, as shown and delineated upon a Map or Plat
thereof, filed in the office of the County Recorder of Sacramento
County, and running thence along the East side of Stockton
Boulevard North $23^{\circ}09'$ West 97.41 feet; thence on a curve to the
right with a radius of 18.00 feet, central angle of $114^{\circ}13'$, a
distance of 29.90 feet; thence along the South side of 6th Avenue,
South $88^{\circ}58'$ East 126.81 feet to the West line of a tract of land
containing 16.897 acres, heretofore conveyed to the State of California,
by deed dated July 6, 1927, executed by Frank Hickman, unmarried,
Chris R. Jones and Effie C. Jones, his wife, Wilbur F. Brand and
Emeline S. Brand, his wife and recorded July 12, 1927, in Book
138 of Official Records, page 215; thence along said West line
South $0^{\circ}04'$ East 110.00 feet to the North line of Lot 150 of said
Boulevard Terrace Subdivision No. 1; thence along the North line
of said Lots 150 and 151 North $88^{\circ}58'$ West 102.75 feet to the point
of beginning.

CITY PLANNING COMMISSION

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P8909

3.

ORDINANCE NO. 4321, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 3101 Stockton Boulevard FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE OB-R Office Building Review ZONE (FILE P-8909) (APN: 015-041-01)

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 R-1 Single Family Residential zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the OB-R Office Building Review 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 his 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 February 14, 1980, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director 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:

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

MAYOR

MAR 4 1980

OFFICE OF THE
CITY CLERK

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