



CITY OF SACRAMENTO

24

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 7, 1983

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

JUL 12 1983

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration;
 2. General Plan Amendment from Residential to Commercial and Offices;
 3. Community Plan Amendment from Light Density Residential to Heavy Commercial or Industrial and to Shopping or Commercial;
 4. Rezone from Single Family (R-1) to Heavy Commercial-Review (C-4-R) and General Commercial-Review (C-2-R) (Map 83-155) (APN: 019-032-11,12,13,17,18,40; 019-033-13,14,15,16,17,20,21,28)

LOCATION: Various parcels on West Pacific Avenue, North of Wilmington Avenue and approximately 550+ feet south of Sutterville Road

SUMMARY

This is a request to rezone 14 parcels along West Pacific Avenue from Single Family (R-1) to Heavy Commercial-Review (C-4-R) and General Commercial-Review (C-2-R). The staff and Planning Commission recommend approval of the rezoning.

BACKGROUND INFORMATION

On February 4, 1983 the City Council approved a request to rezone a 9,000 square foot parcel located at 3801 West Pacific Avenue from Single Family to Heavy Commercial-Review. At that time, the Council directed Planning staff to investigate the feasibility of rezoning the balance of the block along West Pacific Avenue to Heavy Commercial or Light Industrial.

The subject site consists of 14 separate parcels. Five of the sites are presently developed with single family residences and the balance are vacant. To the north and west of the site are heavy commercial uses; to the east and south are single family residences. Planning staff felt, due to the heavy commercial nature of the immediate area, the Heavy Commercial-Review (C-4-R) zone would be appropriate for the site. Many of the dwellings are dilapidated and the sites do not appear to be desirable for single family dwellings.

24

Property owners of the subject site were contacted by staff regarding the rezoning. There were no objections to the proposal. A neighboring property owner appeared at the Planning Commission meeting in opposition to rezoning the site for commercial uses. He was concerned with the type of uses which would be allowed in a heavy commercial zone and the impacts of those uses with the adjacent residential area to the south. A letter was also received prior to the hearing indicating support of the proposal.

The Planning Commission felt that the Heavy-Commercial-Review zone was appropriate for a portion of the subject site. They expressed the concern, however, that a buffer zone was needed between the heavy commercial area and existing residences to the south. The Commission, therefore, recommended that the southern eight parcels be rezoned to General-Commercial-Review (C-2-R) to provide a transitional area between the heavy commercial and residential uses. Staff concurs with the Commission's recommendation.

VOTE OF THE PLANNING COMMISSION


On May 26, 1983, by a vote of eight ayes, one vacant, the Planning Commission recommended approval of the proposed rezoning.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the proposal by:

1. Ratifying the Negative Declaration;
2. Adopting the resolution amending the General Plan; and
3. Adopting the attached rezoning ordinance.

Respectfully submitted,


 for: Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

MVD:JP:cp
 Attachments
 P83-155

July 12, 1983
 District No. 5



Exhibit D

CITY PLANNING DEPARTMENT

APR 12 1983

24

April 11, 1983

RECEIVED

City of Sacramento
927 10th Street
Suite 300
Sacramento, Ca. 95814
Attn: Joy Patterson

To Whom it May Concern:

I am in total agreement to the proposed rezoning of property located on either side of West Pacific Ave. as suggested in your notice dated April 4, 1983. I strongly feel such rezoning will give an economic "nudge" to the area.

Sincerely yours,



W.F. Maudru
608 W. California Way
Redwood City, Ca. 94062

RESOLUTION No. 83-537

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE FRUITRIDGE COMMUNITY PLAN FROM LIGHT DENSITY RESIDENTIAL TO HEAVY COMMERCIAL OR INDUSTRIAL AND TO SHOPPING OR COMMERCIAL; AND THE 1974 GENERAL PLAN FROM RESIDENTIAL TO COMMERCIAL AND OFFICES FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (APN: 019-032-11,12,13,17,18,40; 019-033-13,14,15,16,17, 20,21,28)(P83-155)

WHEREAS, the City Council conducted a public hearing on July 12, 1983, 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 in the City of Sacramento is hereby designated on the Fruitridge Community Plan as Heavy Commercial or Industrial and to Shopping or Commercial and the 1974 General Plan as Commercial and Offices.

MAYOR

ATTEST:

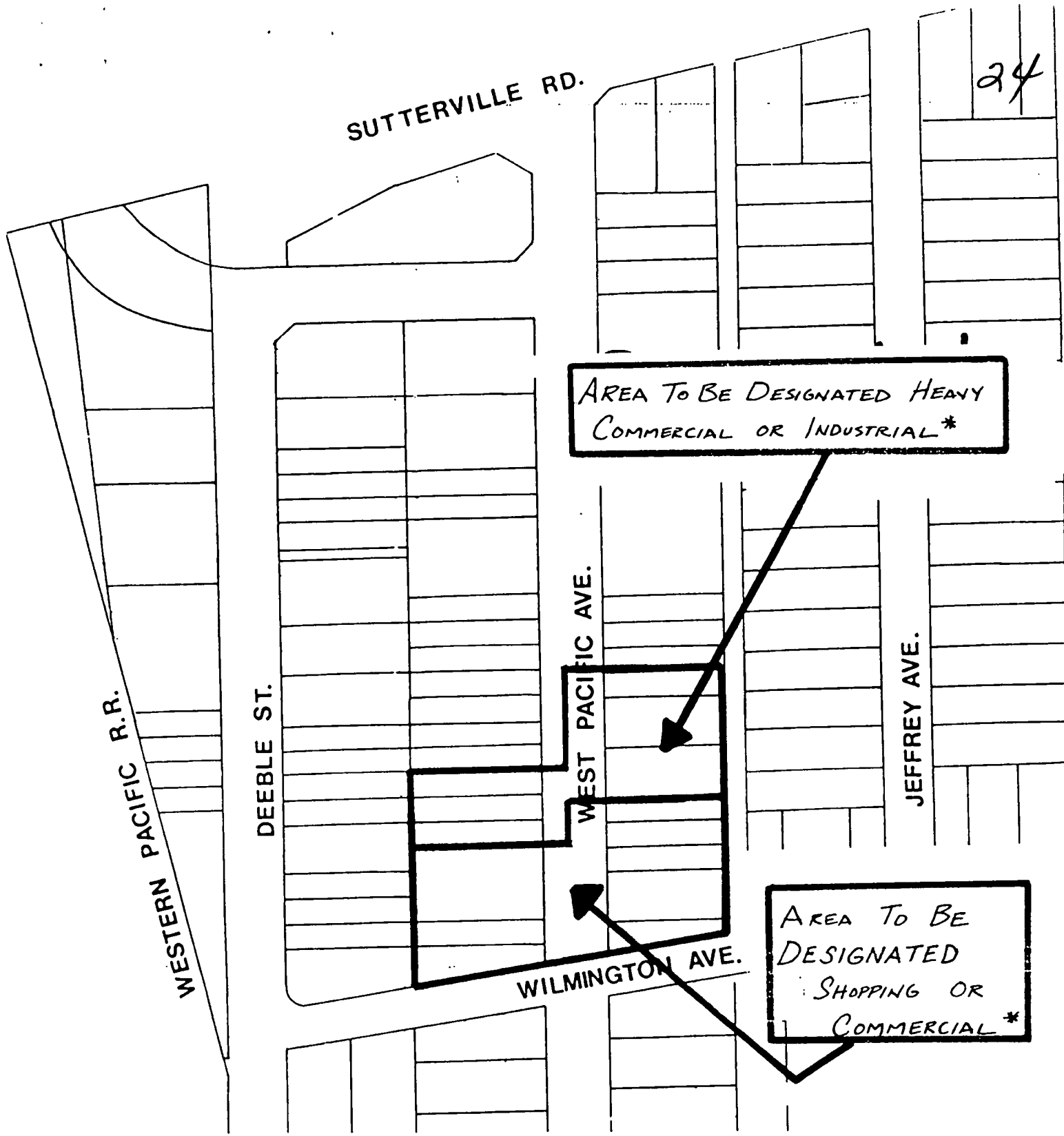
CITY CLERK

APPROVED
BY THE CITY COUNCIL

JUL 12 1983

OFFICE OF THE
CITY CLERK

P83-155

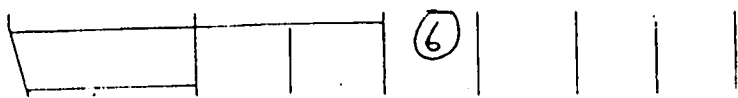


AREA TO BE DESIGNATED HEAVY
COMMERCIAL OR INDUSTRIAL *

AREA TO BE
DESIGNATED
SHOPPING OR
COMMERCIAL *

AREA TO BE DESIGNATED COMMERCIAL &
OFFICES IN 1974 GENERAL PLAN

* IN FRUITRIDGE COMMUNITY PLAN



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24

ORDINANCE NO. 83-084

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 WEST PACIFIC AVENUE, NORTH OF WILMINGTON AVENUE AND 550+ SOUTH OF SUTTERVILLE ROAD FROM THE R-1, SINGLE FAMILY ZONE(S) AND PLACING SAME IN THE C-2-R, GENERAL COMMERCIAL-REVIEW AND C-4-R, HEAVY COMMERCIAL-REVIEW ZONE(S) (FILE NO. P-83-155) (APN: 019-32-11,12,13,17,18 & 40; 019-033-13,14,15,16,17,20,21 & 28)

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 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the C-2-R, General Commercial-Review and C-4-R, Heavy Commercial-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 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 May 26, 1983, 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.

APPROVED BY THE CITY COUNCIL

JUL 12 1983

OFFICE OF THE CITY CLERK

7

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

P83-155

24

LEGAL DESCRIPTION P83-155

LOTS 24,25,26,27,28,29,30,31,32,33 and 34, BLOCK A OF SHOPSIDE; and LOTS
26,27,28,29,30,31,32 AND 33, BLOCK B OF SHOPSIDE, RECORDED SEPTEMBER 16, 1908,
IN BOOK 9 OF OFFICIAL RECORDS, PAGE 16.

WESTERN PACIFIC R.R.

DEEBLE ST.

SUTTERVILLE RD.

WEST PACIFIC AVE.

WILMINGTON AVE.

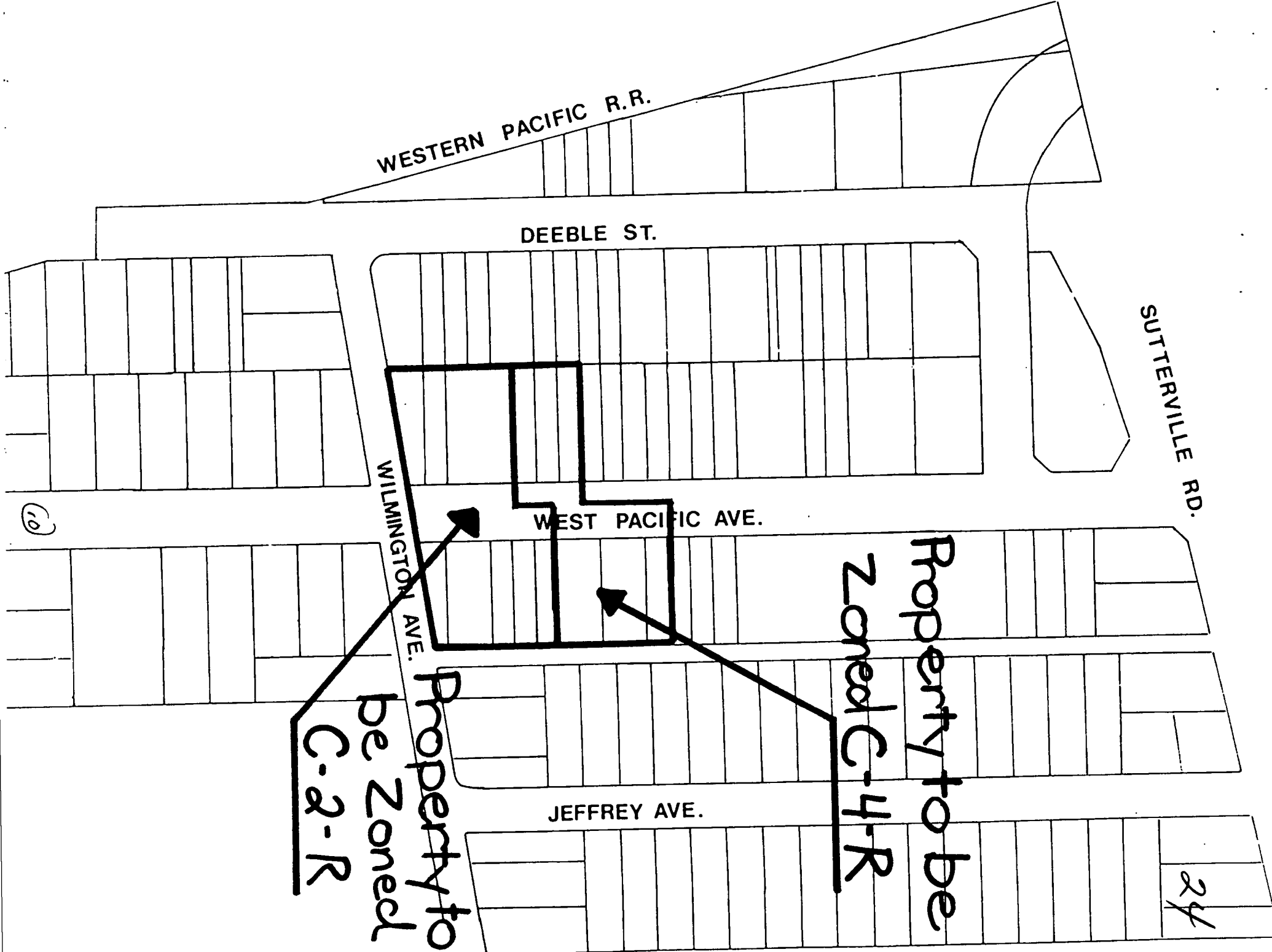
JEFFREY AVE.

Property to be
Zoned C-4-R

Property to
be Zoned
C-2-R

(10)

24



CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	City of Sacramento		
OWNER	A. & F.L. Molin; F.P. & J.C. Danko; C.L. Ejam; W.F. & L.G. Maudru; J. & G. Gutierrez; M.P., M., C. & C.C. Salazar		
PLANS BY			
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: JP:sg	
NEGATIVE DEC. 5-16-83	EIR	ASSESSOR'S PCL. NO. 019-032-11, 12, 13, 17, 18 & 40;	

- APPLICATION: 1. Negative Declaration 019-033-13, 14, 15, 16, 17, 20, 21 & 28
2. General Plan Amendment from Residential to Commercial and Offices
3. Community Plan Amendment from Light Density Residential to Heavy Commercial or Industrial
4. Rezone from Single Family (R-1) to Heavy Commercial-Review (C-4-R), or more restrictive zoning.

LOCATION: Various parcels on West Pacific Avenue, north of Wilmington Avenue and approximately 550± feet south of Sutterville Road.

PROPOSAL: The City of Sacramento proposes to rezone 1.61± acres from the Single Family Residential (R-1) to the Heavy Commercial-Review (C-4-R) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Fruitridge Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant and single family residences
Surrounding Land Use and Zoning:	
North: Heavy commercial uses; C-4	
South: Single family residences; R-1	
East: Single family residences; R-1	
West: Heavy commercial uses; C-4	
Property Dimensions:	Irregular
Property Area:	1.61± acres
Topography:	Flat
Street Improvements:	Substandard, lacking in curb, gutter and sidewalks
Utilities:	Existing

Background Information: On February 4, 1983 the Sacramento City Council approved a request to rezone a 9,000 square foot parcel located at 3801 West Pacific Avenue from Single Family (R-1) to Heavy Commercial-Review (C-4-R) to develop a warehouse facility (P82-285). At that time, the Council directed the planning staff to investigate the feasibility of rezoning 14 additional parcels along the east and west sides of West Pacific Avenue from Single Family to Heavy Commercial or Light Industrial (Exhibit A). This report is in response to the Council's request.

Staff Evaluation: Staff has the following comments regarding this proposal:

- The subject site consists of 14 single family parcels on the east and west sides of West Pacific Avenue adjacent to the north side of Wilmington Avenue (Exhibits A and B). Four single family residences in need of some repairs and approximately 60+ years old, occupy the eight parcels on the east side of the street. A 30± year old single family residence is also located on a 25' x 120' parcel on the west side of the subject site. The

24

remaining five parcels on the west side are vacant except for the northerly parcel which is used as a portion of an adjacent contractor's storage yard.

2. Properties to the north and west of the subject site are established heavy commercial areas (Exhibit B). Major uses include cabinet and steel products manufacturing, auto repair and warehousing. Properties to the south and the east of the site are well established residential neighborhoods. These residential neighborhoods appear in good repair and do not show signs of deterioration.
3. Five of the parcels along the west side of West Pacific Avenue are vacant (one parcel is included in the contractor's storage yard) and designated under the General Plan and Community Plan for residential use. However, four of these parcels are 25 feet in width, making it difficult to develop residential units in compliance with Zoning Ordinance development standards unless variances are obtained. In addition, staff finds it unlikely, given the existing heavy commercial character of the rest of the block, that any of these vacant parcels would be developed with single family residences.
4. On April 3, 1983 staff held a public meeting for the six property owners of the subject site to discuss the possibility of rezoning their properties from residential to commercial. Before the meeting two property owners called to state that they would not be able to attend the meeting but were in favor of the proposed rezoning. Other than planning staff, no one attended the April 13th meeting. Since the meeting, another property owner has contacted staff to express support of the proposed rezoning (Exhibits C and D).
5. Staff recommends that the subject site be rezoned from the Single Family Residential (R-1) to the Heavy Commercial-Review (C-4-R) zone. This zone will allow the subject site to be in conformance with the commercial character of the rest of West Pacific Avenue north of Wilmington Avenue and south of Sutterville Road. Staff feels that Wilmington Avenue and the alley between West Pacific and Jeffrey Avenues should provide a buffer and natural boundary between any proposed commercial uses on the subject site and the existing residential properties to the east and south. In addition, the review (R) designation insures Commission review (e.g. site layout, orientation and location of buildings, signs, landscaping), so that any proposed commercial uses on the site will not have an adverse effect on the surrounding residential neighborhood.

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Amendment of the 1974 General Plan from Residential to Commercial and Offices;
3. Amendment of the 1965 Fruitridge Community Plan from Light Density Residential to Heavy Commercial or Industrial;
4. Rezone from Single Family (R-1) to Heavy Commercial-Review (C-4-R).



Location Map

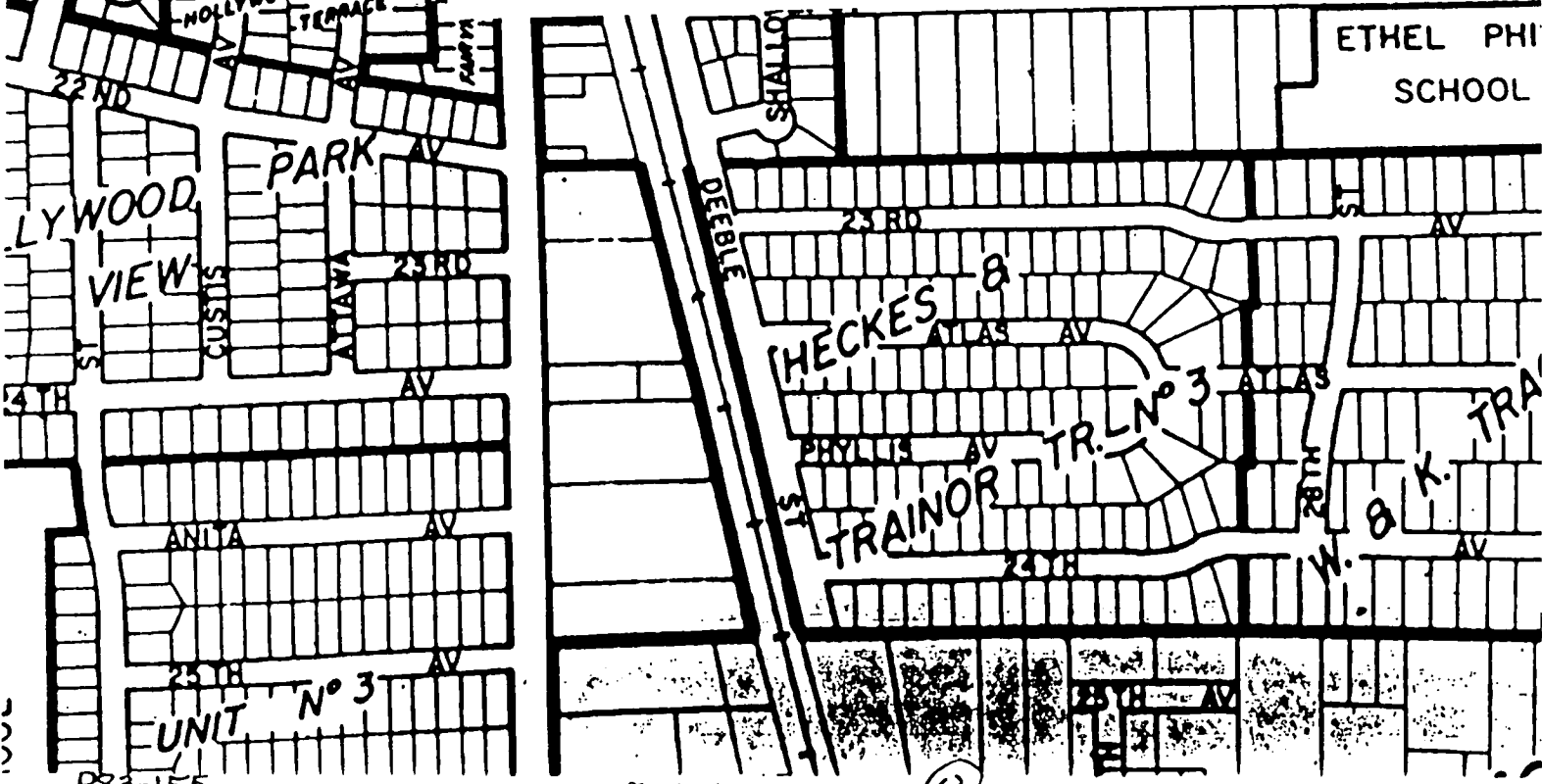


EXHIBIT A

SUTTERVILLE RD.

WESTERN PACIFIC R.R.

DEEBLE ST.

WEST PACIFIC AVE.

JEFFREY AVE.

WILMINGTON AVE.

C-4

C-4

C-4R

C-4R

R-1

R-1

R-1

Current
Zoning

Subject
Site

24

(14)

Exhibit C

SUTTERVILLE RD.



Property Owners of Subject Site and Multiple Property Owners In Area

* Property Owners Who Have Expressed Support of Proposed Rezoning

-- Subject Site

(16)



CITY OF SACRAMENTO

24 (8)

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 27, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 1.61+ acres from R-1 to C-2-R and C-4-R

LOCATION: West Pacific Avenue, north of Wilmington Avenue and 550' south of Sutterville Road.

SUMMARY

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

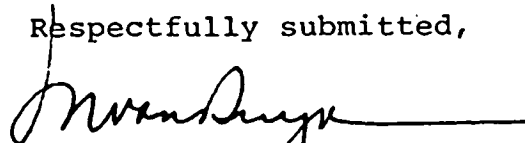
BACKGROUND

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 July 12, 1983.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:cp
Attachments
P83-155

PASSED FOR
PUBLICATION
& CONTINUED
TO 7-12-83

July 5, 1983
District No. 5

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 WEST PACIFIC AVENUE, NORTH OF WILMINGTON AVENUE AND 550+ SOUTH OF

SUTTERVILLE ROAD FROM THE R-1, SINGLE FAMILY ZONE(S)

AND PLACING SAME IN THE C-2-R, GENERAL COMMERCIAL-REVIEW AND C-4-R, HEAVY COMMERCIAL-REVIEW ZONE(S)

(FILE NO. P-83-155)(APN: 019-32-11,12,13,17,18 & 40; 019-033-13,14,15,16,17,20,21 & 28)

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- 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 May 26, 1983, 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.

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P83-155

LEGAL DESCRIPTION P83-155

LOTS 24,25,26,27,28,29,30,31,32,33 and 34, BLOCK A OF SHOPSIDE; and LOTS 26,27,28,29,39,31,32 AND 33, BLOCK B OF SHOPSIDE, RECORDED SEPTEMBER 16, 1908, IN BOOK 9 OF OFFICIAL RECORDS, PAGE 16.