

ORDINANCE NO. 90-003

ADOPTED BY THE SACRAMENTO CITY COUNCIL

JAN 09 1990

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 4051 TAYLOR STREET FROM "A" ZONE AND PLACING THE SAME IN THE "C-4-R" ZONE, OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P88-318) (APN: 237-0180-20, 34)

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 (Agricultural) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the C-2-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 on November 16, 1989, 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.

FOR CITY CLERK USE ONLY

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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: JAN 0 2 1990

PASSED: JAN 0 9 1990

EFFECTIVE: FEB 0 8 1990


MAYOR

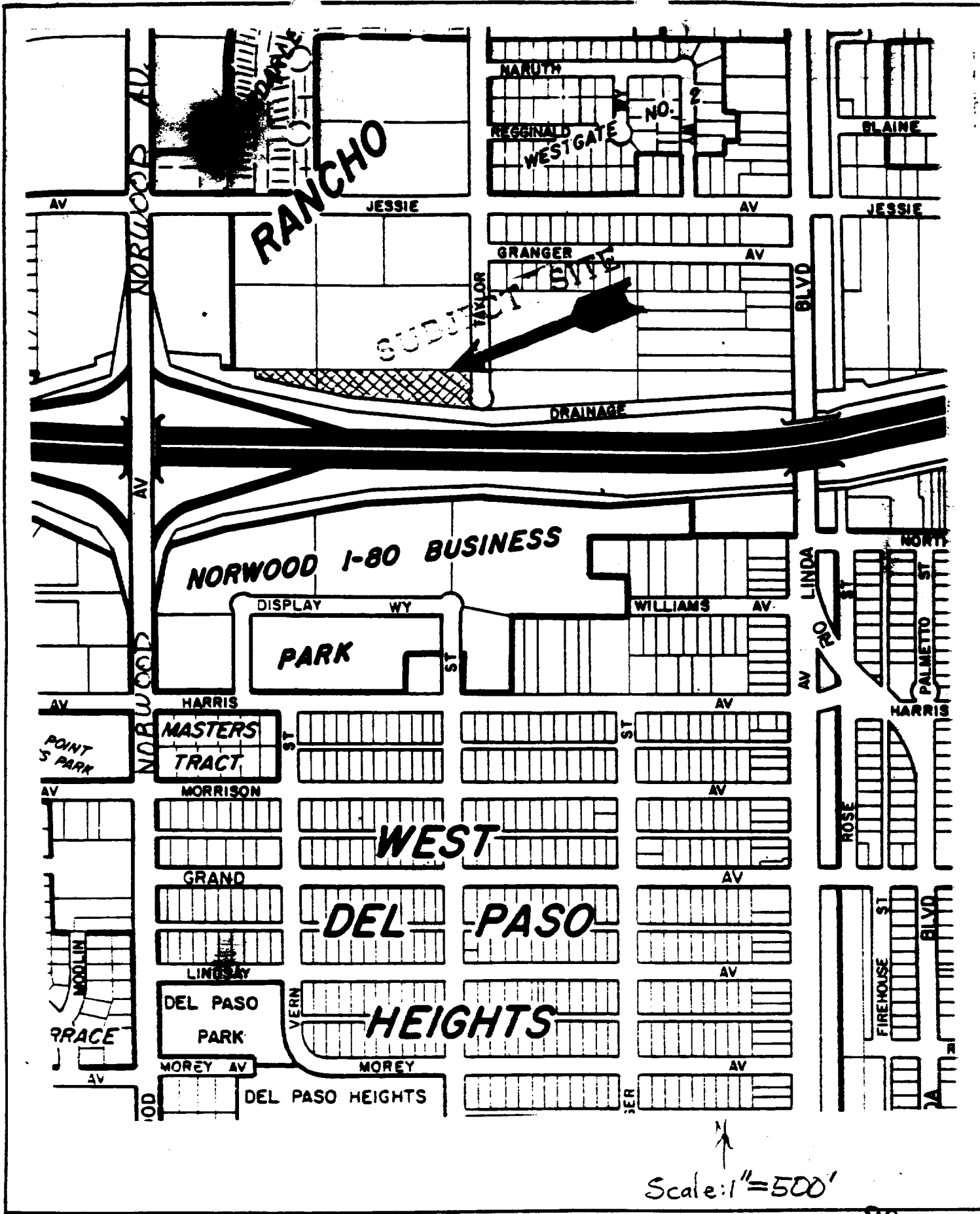
ATTEST:


CITY CLERK

P88-318

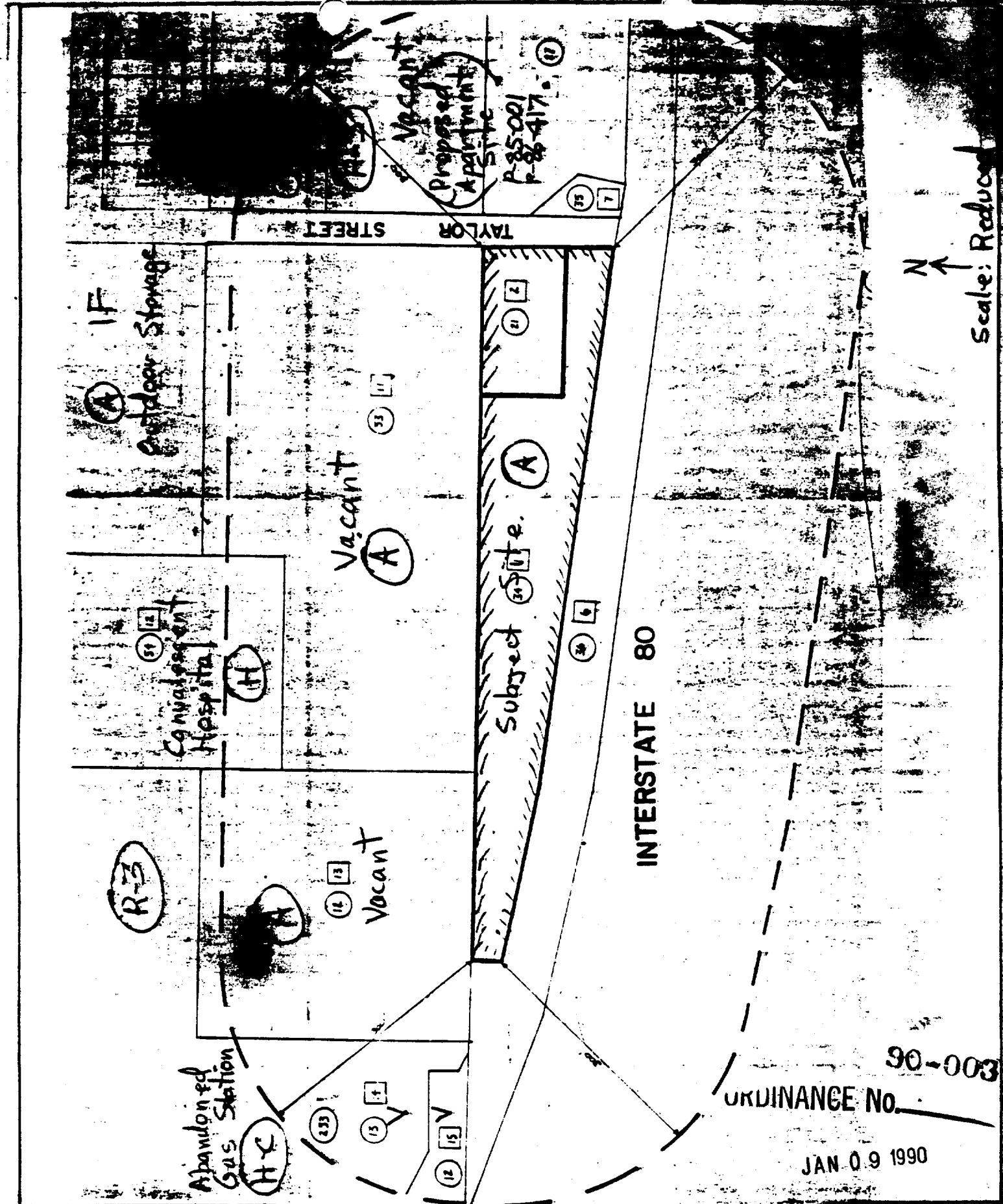
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DATE ADOPTED: JAN 0 9 1990



VICINITY MAP

ORDINANCE NO. 90-003



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JAN 0 9 1990

LAND USE & ZONING MAP

EXHIBIT A

PROPOSED LEGAL DESCRIPTION

PARCEL 4 AS SAID PARCEL 4 AS SHOWN IN RECORD OF SURVEY
FILED MAY 14, 1987 IN BOOK 42 OF SURVEYS AT PAGE 5
RECORDS OF SACRAMENTO COUNTY.

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Item 4

The Report is situated in the State of California, County of
 and is described as follows:

PARCEL NO. 1:EXISTING LEGAL DESCRIPTION

A portion of those certain parcels of land in Lots 57 and 58, as said lots are shown on the "Map of Subdivision of Section 11 Rancho Del Paso", filed April 18, 1913, in Book 14 of Maps, Map No. 5, records of Sacramento County, described as follows:

BEGINNING at a point in the Northerly line of said lot 58, distant N. 89° 30' 42" W. 200 feet from the Northeast corner of said lot 58, THENCE from said point of beginning S. 00° 18' 24" E. 100.00 feet; thence S. 89° 30' 42" E. 200.00 feet to a point in the center line of Taylor Street; thence along said line S. 00° 18' 24" E. 58.74 feet; thence leaving said line N. 82° 43' 15" W. 685.04 feet to a point distant 242.85 feet Northerly, measured at right angles, from the "A" line of Engineer's Station "A" 549+15.77 of the Department of Public Works Survey on road 03- Sac -880, Post Mile 0.49.8; thence N. 78° 55' 24" W. 220.00 feet; thence N. 02° 00' 00" E. 37.31 feet to a point in the Northerly line of said Lot 45; thence along the Northerly line of said Lots 57 and 58, S. 89° 30' 42" E. 693.30 feet to the point of beginning; containing 1.6 acres, more or less.

All distances are ground distances and all bearings are on the California Coordinate System, Zone 2.

PARCEL NO. 2:

The East 200 feet of the North 100 feet of lot 58 of Subdivision of Section No. 11 of the Rancho Del Paso, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on April 16, 1913, in Book 14 of Maps, Map No. 5.

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SCHEDULE A
 CLTA Preliminary Report
 1-1-88

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item 4
 STEWART TITLE
 GUARANTY COMPANY

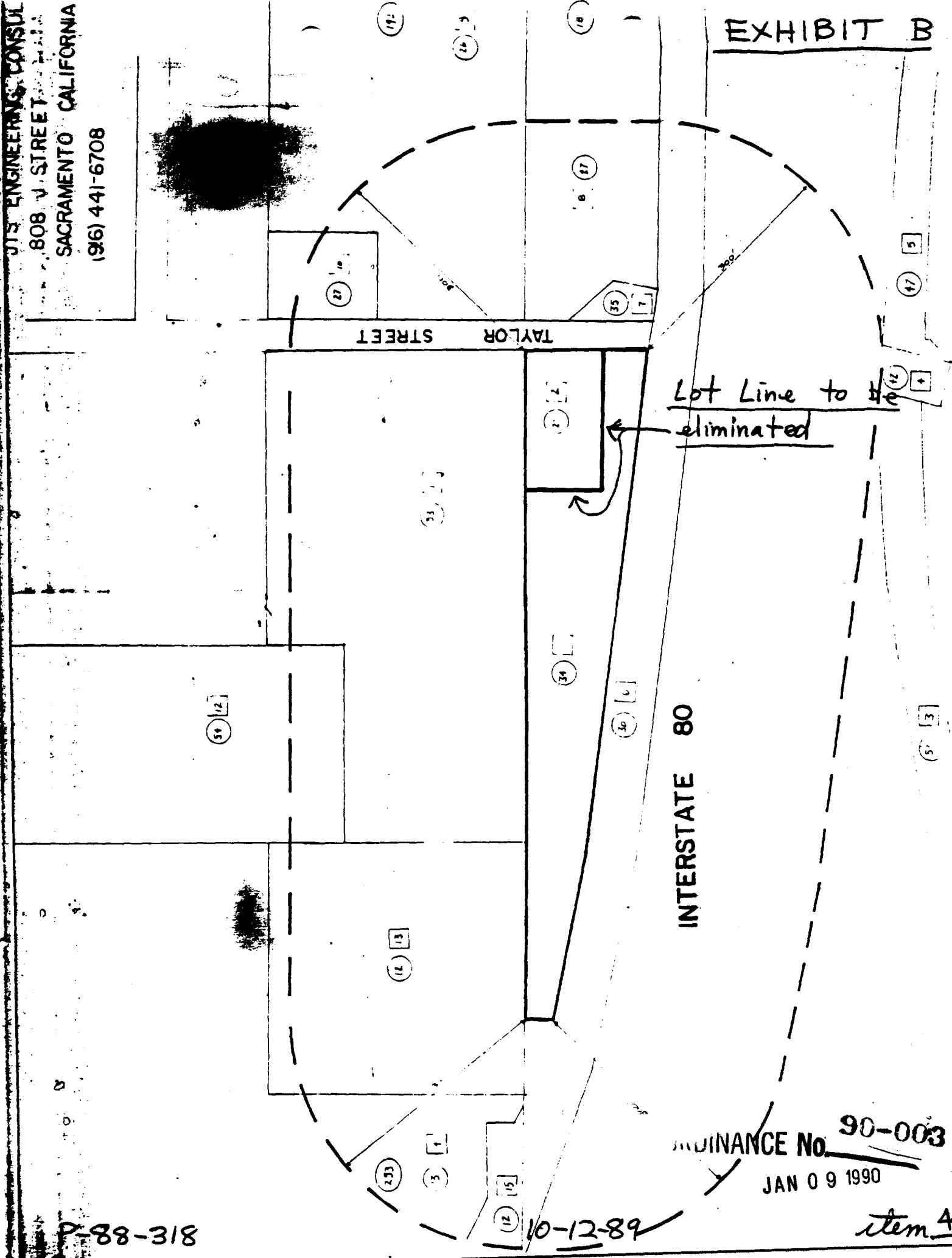
JTS ENGINEERS, CONSUL
808 W STREET
SACRAMENTO CALIFORNIA
(916) 441-6708

EXHIBIT B

TAYLOR STREET

INTERSTATE 80

Lot Line to be eliminated



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REZONE EXHIBIT C

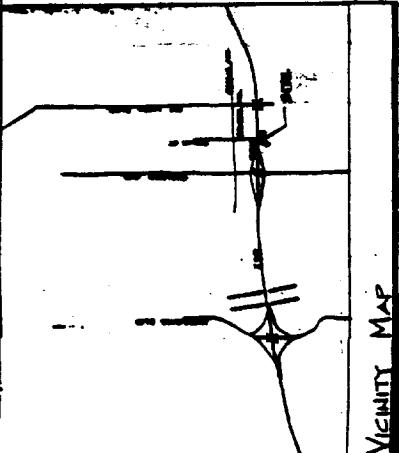
EXISTING LEGAL DESCRIPTION

ALL RIGHTS RESERVED. THIS MAP IS THE PROPERTY OF THE ENGINEERING CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEERING CONSULTANTS, INC.

THIS MAP IS A REVISION OF THE MAP OF THE CITY OF SACRAMENTO, CALIFORNIA, SHOWING THE REZONE EXHIBIT C FOR LOT MERGER & REZONE EXHIBIT FOR 4061 TAYLOR ST. THE MAP IS BEING REVISIONED TO SHOW THE REZONE EXHIBIT C FOR LOT MERGER & REZONE EXHIBIT FOR 4061 TAYLOR ST. THE MAP IS BEING REVISIONED TO SHOW THE REZONE EXHIBIT C FOR LOT MERGER & REZONE EXHIBIT FOR 4061 TAYLOR ST.

PROPOSED LEGAL DESCRIPTION

ALL RIGHTS RESERVED. THIS MAP IS THE PROPERTY OF THE ENGINEERING CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEERING CONSULTANTS, INC.



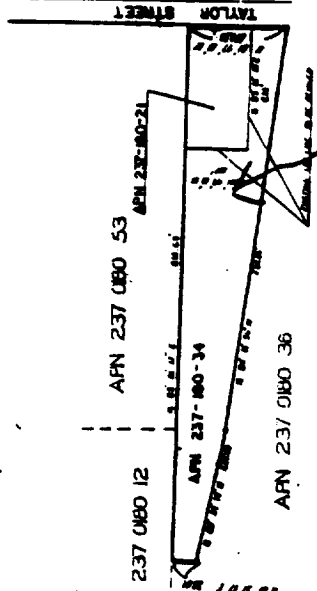
ENGINEERING CONSULTANTS, INC.
111 J STREET
SACRAMENTO, CALIFORNIA 95811
PHONE 582-5700

APR 23/ 080 12
APR 23/ 080 53
APR 23/ 080 34
APR 23/ 080 36

- ENGINEERING CONSULTANTS, INC.
- 111 J STREET
- SACRAMENTO, CALIFORNIA 95811
- PHONE 582-5700
- APR 23/ 080 12
- APR 23/ 080 53
- APR 23/ 080 34
- APR 23/ 080 36

UTILITY	REPRESENTATIVE	PHONE
GAS	AMERICAN GAS COMPANY	582-1111
ELECTRICITY	S. F. P.	582-1111
TELEPHONE	AMERICAN TELEPHONE & TELEGRAPH CO.	582-1111
WATER	CITY OF SACRAMENTO	582-1111
SEWER	CITY OF SACRAMENTO	582-1111
STORM SEWER	CITY OF SACRAMENTO	582-1111
IRRIGATION	CITY OF SACRAMENTO	582-1111

Property to be rezoned
To M-1(R) or C-4(R)
From Agriculture



ORDINANCE

JAN 09 1980

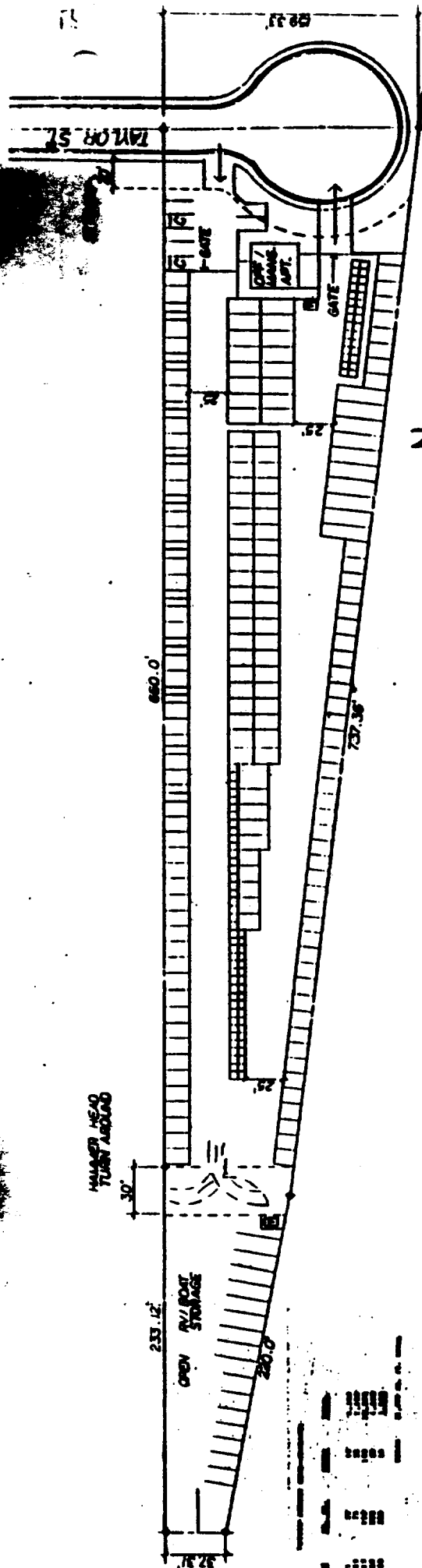
ENGINEERING CONSULTANTS, INC.
2221 STREET, SACRAMENTO, CALIFORNIA 95811

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stem



N ↑
Scale: Reduced

2.4 AC

SCALE
SITE PLAN

SITE PLAN

HANDY HEAD
TURN ASSEMBLY

OPEN PAVILION
STORAGE

GARAGE

OFF. BLDG. ADPT.

- 1. EXISTING LOT LINES
- 2. EXISTING BUILDINGS
- 3. EXISTING DRIVEWAYS
- 4. EXISTING UTILITIES
- 5. EXISTING CURBS
- 6. EXISTING SIDEWALKS
- 7. EXISTING STREETS
- 8. EXISTING FENCES
- 9. EXISTING TREES
- 10. EXISTING LANDSCAPE
- 11. EXISTING SIGNAGE
- 12. EXISTING UTILITIES
- 13. EXISTING UTILITIES
- 14. EXISTING UTILITIES
- 15. EXISTING UTILITIES
- 16. EXISTING UTILITIES
- 17. EXISTING UTILITIES
- 18. EXISTING UTILITIES
- 19. EXISTING UTILITIES
- 20. EXISTING UTILITIES

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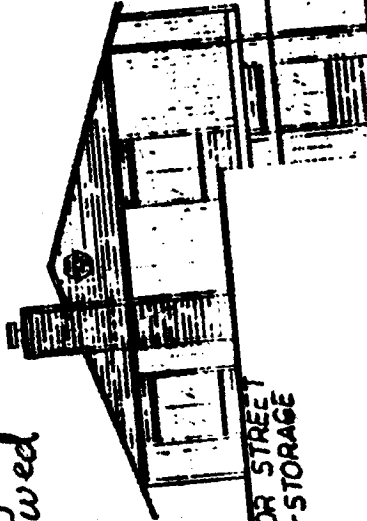
item 4

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PLAN

Free way Oriented Sign
Not Allowed



TAYLOR STREET
MINI-STORAGE

SCALE 1/8" = 1'-0"

SOUTH ELEVATION

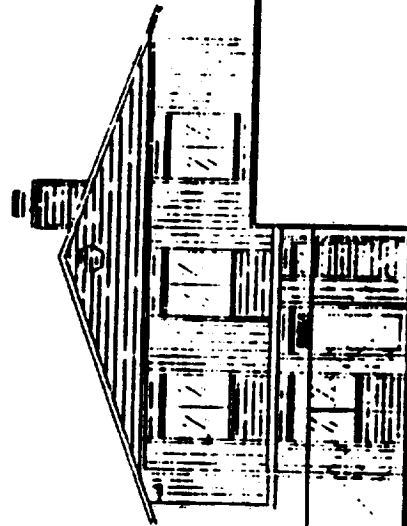
ORDINANCE No. 80-003

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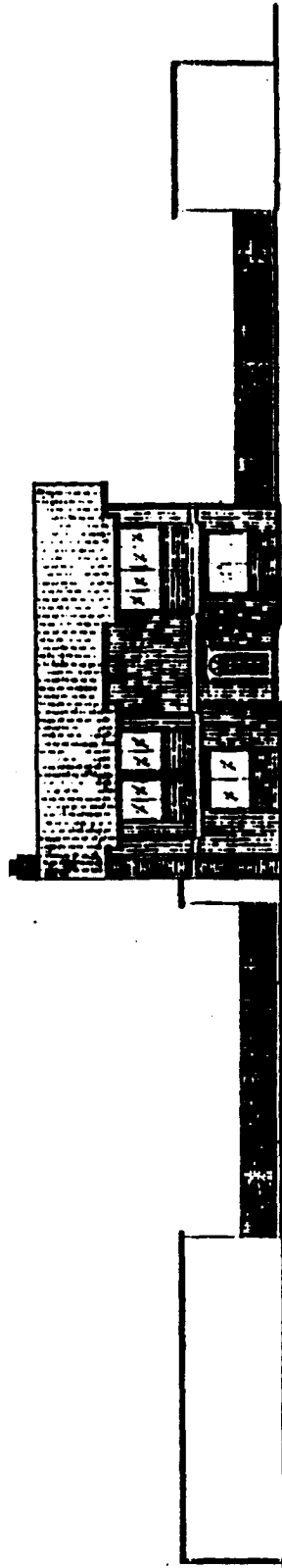
NORTH ELEVATION



ORDINANCE No. 90-003

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WATER MAIN



SCALE 1/8" = 1'-0"

EAST ELEVATION

ORDINANCE No. 90-003

JAN 09 1990

P-88-318

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item 4

811 J STREET
SACRAMENTO, CA 95814-2572
ENGINEERING FOR PUBLIC WORKS & INDUSTRY

June 11, 1987

Job Number: 85-033

HAND DELIVERED

City of Sacramento Planning Department
Advanced Planning
1231 I Street, Suite 300
Sacramento, CA 95814

ATTN: MR. MICHAEL LAKE

RE: 4051 TAYLOR ROAD - APN: 237-180-021 & 034

Dear Mr. Lake:

On behalf of Mr. Mark Steiner and Mr. Jerry Pearson, the property owners, we hereby request that the property at 4051 Taylor Road at Interstate 80 (assessor's parcel numbers 237-180-021 & 034) be changed from Medium Density Residential to Heavy Commercial or Warehouse in the North Sacramento Community Plan and the 1986-2006 Sacramento General Plan, and the property be rezoned to reflect this change.

We feel that this location is more appropriate for Industrial uses for the following reasons:

1. The property is immediately adjacent to Interstate 80. This would put in in an area of loud noise, since the living units would be at freeway level or above. To mitigate the noise problem would require additional building material which in turn would raise the cost of construction and consequently raise the cost of the units beyond the market value for this parcel. A copy of the noise study is attached herewith.

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2. The property being right along the freeway and close to the Norwood intersection makes it conducive for a mini warehouse site which our

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Mr. Michael Lake
City of Sacramento Planning Department
June 11, 1988

4051 Taylor Road

Page Two

client proposes to build on the site. Such a use is needed in the growing area and, if properly designed, would be an asset to the surrounding residential area. It would be a buffer from a noise and aesthetic point of view, from the freeway and the drainage canal. A mini warehouse facility on the site would also provide a flood barrier between the drainage canal and residential uses that are planned to be built on the other properties.

In conclusion, we believe that a mini warehouse at this location would meet the following goals and policies of the North Sacramento Community Plan:

- a. Provide the opportunity to serve highway oriented uses where appropriate;
- b. Encourage land uses which will enhance economic vitality of the community;
- c. Adopt a land use plan which designates areas for suitable land uses consistent with their constraints;

Your help in accomplishing this request is greatly appreciated. If you have any questions or comments, please feel free to contact me.

Sincerely,


JAVED T. SIDDIQUI, P.E.
JTS ENGINEERING CONSULTANTS, INC.

JS/mm
Enc.

cc: Mark Steiner

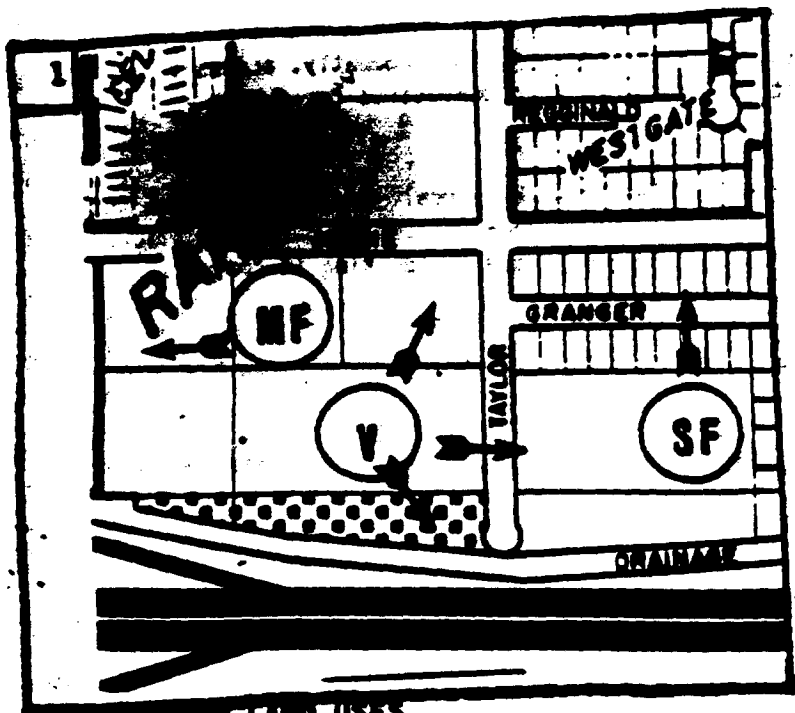
ORDINANCE No. 90-003

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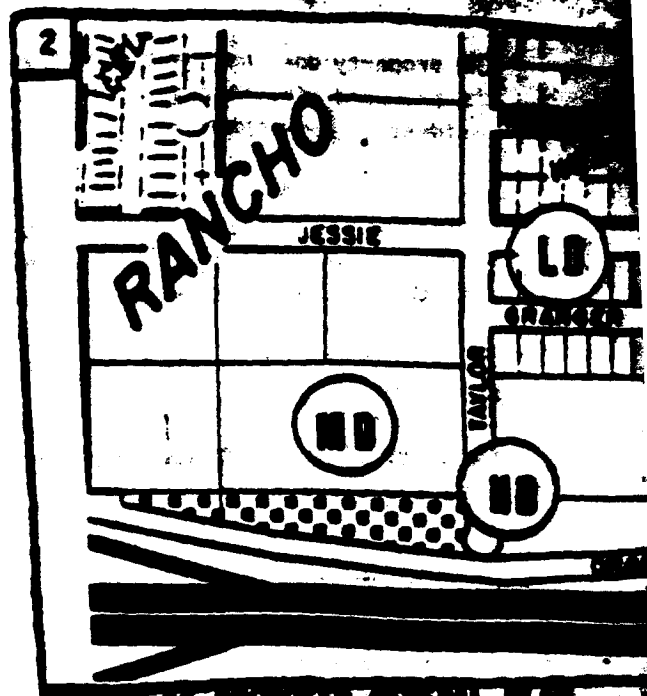
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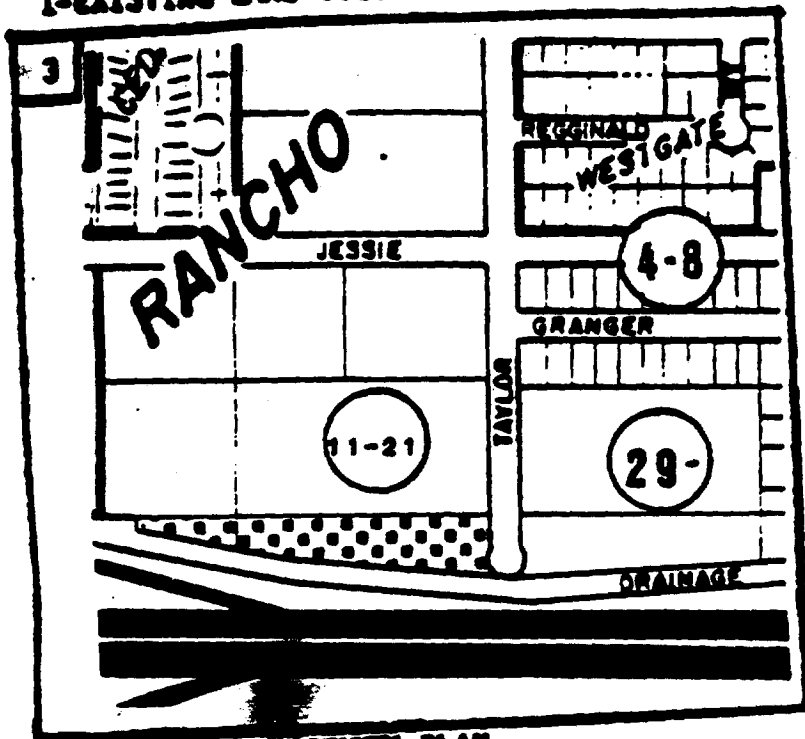
item 4 JTS



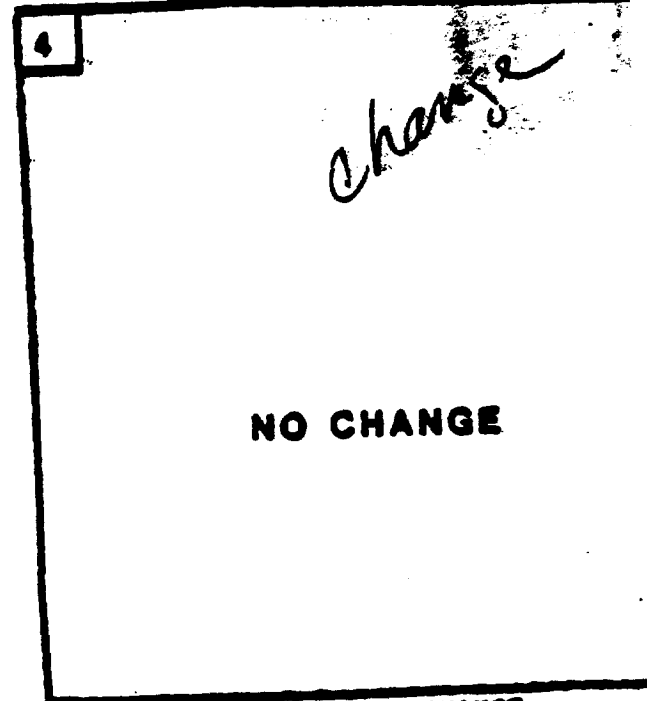
1-EXISTING LAND USES



2-DEC 86 PROPOSED GENERAL PLAN



3-POST 76 COMMUNITY PLAN



4-STAFF RECOMMENDED CHANGE

PROPERTY OWNER: N. Steiner & J. Pearson
 REQUESTED USE CHANGE: (APN 237-180-021,034)
 GP from: ND to: HC
 CP from: Res 11-21 to: IN
 (Site is 2.1± acres)

REASONS:
 The property owner wants to develop the site into a mini storage facility.

STAFF COMMENTS:
 • The property is currently vacant and located adjacent to a 4 acre vacant parcel.
 • The site is long and narrow and located directly adjacent to I-80

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item 4

The property does not have direct access to a major street. Consequently, access to the proposed facility must go through an area designated for future residential development.

- The site is adjacent to an undeveloped large (4-acre) parcel, and the potential still exists for both of these properties to be developed into one project as currently allowed by the community plan. The site would be appropriately used for parking in conjunction with the multiple family development.
- It is premature to consider the proposed land use until all other alternatives have been exhausted.
- There currently exist many residential developments that have suitably mitigated noise problems.

STAFF RECOMMENDATION: No change recommended.

CPC RECOMMENDATION:

RECOMMENDED APPROVAL OF APPLICANT'S REQUEST
CC ACTION: APPROVED CHANGE FROM RES H-21 DUA TO IN FOR THE NORTH SACRAMENTO COMMUNITY PLAN, AND FROM MD TO HC FOR THE GENERAL PLAN.

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