



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
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CITY MANAGER'S OFFICE
RECEIVED
FEB 10 1982

MARTY VAN DUYN
PLANNING DIRECTOR

February 16, 1982

City Council
Sacramento, CA 95814

APPROVED
BY THE CITY COUNCIL

FEB 16 1982

MEMBERS IN SESSION:

OFFICE OF THE
CITY CLERK

SUBJECT: INITIATION TO REZONE THREE SOUTH NATOMAS
BUSINESS PARK APPLICATIONS
(P-9114; P-9145; P-9317)

BACKGROUND

The Planning Department has received three applications for business park developments in the South Natomas area near the Interstate 5 and El Camino interchange. Each application requests General and Community Plan Amendments, amendment of existing PUDs, and substantial rezonings -- primarily from agricultural or residential zones to OB Office Building. The two applications for development on the west side of Interstate 5 (Natomas Eastside and Gateway Center) also request a total of approximately 40 acres of C-2 Shopping Center-Commercial.

The City Zoning Ordinance requires a two-step procedure when a property owner requests a rezoning to a zone which is the same or less restrictive than the zoning of any adjacent property. First, the applicant must request the Planning Commission or City Council to "initiate a rezone." By approval of a resolution to initiate a rezone, the Council does nothing more than indicate its willingness to consider a second or subsequent request for an actual rezoning. The property is rezoned only if and when the Council approves this second request.

In order to allow the Council to take final action on the rezoning request in May, 1982, the applicants have requested that the Council approve an initiation to rezone at this time. Because the exact location and quantity of offices, commercial and residential zones which may be approved by the Council in May are unknown at this time, staff recommends that an initiation to rezone all the property

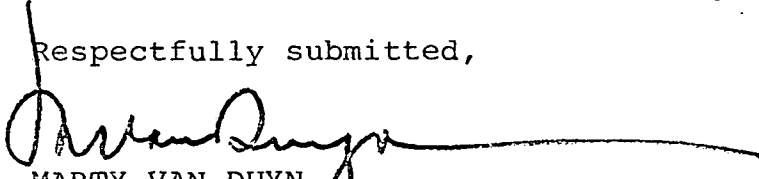
contained in the three applications be granted for C-2 Commercial or any more restrictive zone.

Approval of a resolution of intent to rezone all the subject property to commercial will give the Council the power in May to approve and thereby actually rezone the property wholly or partially to commercial, office, residential or any combination of those or more restrictive zones. Approval of the recommended resolution does not commit the Council to approve any actual rezoning nor does it indicate an intent to do so. Instead approval of the resolution solely indicates a willingness to consider rezoning the subject properties in the future.

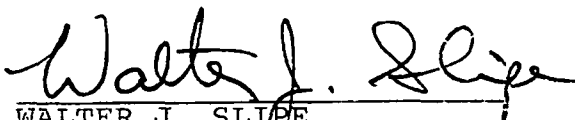
RECOMMENDATION

The Council should adopt the attached resolution which grants an initiation to rezone all the subject property to C-2 Commercial.

Respectfully submitted,


MARTY VAN DUYN
Planning Director

RECOMMENDATION APPROVED:


WALTER J. SLIFE
City Manager

February 16, 1982

RESOLUTION NO. 82-104

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF
FEBRUARY 16, 1982

RESOLUTION GRANTING AN INITIATION TO
REZONE TO C-2 COMMERCIAL (P-9114; P-9145; P-9317)

WHEREAS, the City has received application P-9114 for a development known as Natomas Eastside, application P-9145 for a development known as Gateway Center, and application P-9317 for a development known as Creekside Office Park;

WHEREAS, said applications request rezoning to zones less restrictive than the zoning of adjacent properties;

WHEREAS, City Zoning Ordinance 13A requires that an Initiation to Rezone must be granted before a property owner may submit an application to rezone to zoning less restrictive than the zoning of adjacent properties;

WHEREAS, the Council is scheduled to consider all entitlements requested in said three applications at a subsequent date and desires to consider and finally act on the request to rezone concurrent with other types of requested entitlements;

WHEREAS, the Council, in granting this Initiation to Rezone, does not indicate an intent to grant any rezoning, but instead merely indicates its willingness to consider a rezoning request;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That an Initiation to Rezone all of the property included in the above-listed applications to C-2 Commercial is hereby granted.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

FEB 16 1982

OFFICE OF THE
CITY CLERK