

City Planning Commission  
Sacramento, California

Members in Session:

Subject: A.Environmental Determination  
B.Rezone 0.52+ developed acres from Limited Commercial (C-1) to General Commercial (C-2) Zone for property located at 4500 Brookfield Drive (P87-350)

Summary: On September 24, 1987, the Planning Commission considered testimony on establishing a restricted C-2 zone as prepared by staff. The item was continued from September 10, 1987 so that staff could work with the applicant to identify uses. The applicant did not attend the September 24, 1987 Commission meeting, so the item was continued to October 8, 1987.

Planning Commission Request

Staff was directed to prepare a list of limited commercial uses to allow in the C-2 zone. Staff presented the following seven items from Table 1 as presented at the September 24, 1987 meeting:

C. Uses Permitted, by right, in C-2 and not in C-1 zone.

- 1.dance, music, voice studio;
- 2.furniture refinishing;
- 3.nursery for flowers and plants (indoor only);
- 4.printing and blueprinting-copy shop;
- 5.retail stores and services;
- 6.sign shop (inside building);
- 7.janitorial service.


In considering the exclusion of all other C-2 uses, staff included outdoor storage, nuisance activities resulting in noise, dust or emission, and compatibility with residential uses in the area. The above seven uses could be supported by staff if the site were rezoned from C-1 to C-2. Staff would recommend that the "R" review suffix be added should future development or expansion of the building occur.

STAFF RECOMMENDATION: Staff does not support the rezoning to a limited C-2R. When the subject site was rezoned from R-3 to C-1 in 1965, the rationale for establishing a Limited Commercial zone was to provide a buffer from the Commercial C-2 zoned property along Franklin Boulevard to the west and the Multiple Family and Single Family uses and zoning to the east. The Planning Commission has historically placed C-1 zoning in areas where residential land uses may be adversely affected by incompatible uses allowed in the C-2 zone. However, if the Commission wishes to approve a limited rezoning, staff recommends that the site be rezoned to C-2R with restricted land uses limited to those allowed, by right, in the C-1 zone and the seven uses described above.

Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Deny the rezoning from C-1 to C-2.

Respectfully submitted,

  
Wilfred Weitman  
Senior Planner