



# CITY OF SACRAMENTO

(21)

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

APPROVED  
BY THE CITY COUNCIL

APR 10 1985

OFFICE OF THE  
CITY CLERK

April 9, 1985

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Amendment of General Plan from Residential to Commercial and Office
  3. Amendment of Airport-Meadowview Community Plan from Residential (4-29 du/ac) to Commercial
  4. Rezone from Light Density Multiple Family Residential, R-3 to General Commercial-Review, C-2-R
  5. Tentative Map (P85-084)

LOCATION: South side of Florin Road, 400+ feet west of 29th Street

## SUMMARY

The application is for entitlements to develop a fast food restaurant and buildings for commercial use on a 2+ acre site. The Planning Commission and staff recommend approval of the application with conditions.

## BACKGROUND INFORMATION

The subject site is located on the south side of Florin Road and bordered on the east and west sides by commercial uses. The proposed commercial use of this site could be described as an "infill" into an already established commercial strip.

The applicant proposes to divide the site into two parcels and to develop Parcel One with a 2,735 square foot fast food restaurant and 6,000 square feet of lease space. Parcel Two is designated for future development with 12,800 square feet of commercial space.

The main concern expressed regarding the project was the architectural element of the restaurant. The building elevations indicate a roof with red aluminum shingles and siding with lava rock. The Planning Commission approved the Special Permit for the restaurant's drive-up window with the condition that the building elevations shall be submitted for Design Review Board approval prior to issuance of building permits.

/

21

VOTE OF THE PLANNING COMMISSION

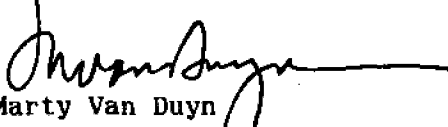
On March 14, 1985, the Planning Commission voted seven ayes, two absent, to recommend approval of the project.

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution amending the General Plan and Airport-Meadowview Community Plan;
3. Adopt the attached Ordinance rezoning the subject site to General Commercial-Review, C-2-R; and
4. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:lao  
attachments  
P85-084

April 16, 1985  
District No. 7

MEETING DATE March 14, 1985  
 ITEM NO. 1578 FILE # P85-084  
 M \_\_\_\_\_

- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  LOT LINE ADJUSTMENT   
 SPECIAL PERMIT  ENVIRONMENTAL DET.  21  
 VARIANCE  OTHER \_\_\_\_\_

Location: South Side of Pines Road, 400±' West of 29th Street

- Recommendation:  
 Favorable  
 Unfavorable  
 Petition  Correspondence

PROPOSERS		
NAME		ADDRESS

OPPOSERS		
NAME		ADDRESS

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Ferris	✓			✓
Fong	absent			
Goodin	✓			
Holloway	✓			
Hunter	absent			
Ishmael	✓			
Ramirez	✓			
Simpson	✓		✓	
Augusta	✓			

3

- MOTION
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETIN
  - OTHER \_\_\_\_\_

RESOLUTION NO. 85-279

21

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE AIRPORT-MEADOWVIEW COMMUNITY PLAN FROM RESIDENTIAL TO COMMERCIAL; AND THE 1974 GENERAL PLAN FROM RESIDENTIAL TO COMMERCIAL-OFFICE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1 (P85-084) (APN: 049-021-39)

APPROVED BY THE CITY COUNCIL

APR 16 1985

OFFICE OF THE CITY CLERK

WHEREAS, the City Council conducted a public hearing on April 16, 1985, 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-1 in the City of Sacramento is hereby designated on the Airport-Meadowview Community Plan as Commercial and the 1974 General Plan as Commercial-Office.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-084

LEGAL DESCRIPTION

THE NORTH 396.21 FEET OF PARCEL 1 OF THAT PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO IN BOOK 42 OF PARCEL MAPS AT PAGE 13.

P85-084

ORDINANCE NO. 85-028

21  
APPROVED  
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APR 16 1985

OFFICE OF THE  
CITY CLERK

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE  
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,  
AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTH  
SIDE OF FLORIN ROAD, 400+' WEST OF 29TH STREET  
FROM THE LIGHT DENSITY MULTIPLE FAMILY, R-3

AND PLACING SAME IN THE GENERAL COMMERCIAL-REVIEW,  
C-2-R  
(FILE NO. P-85-084 )(APN: 048-021-39)

ZONE(S)

ZONE(S)

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 Light  
Density Multiple Family, R-3 zone(s),  
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
from said zone and placed in the General Commercial-Review, C-2-R  
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 March 14, 1985, 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.

6  
2

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

P85-084

LEGAL DESCRIPTION

THE NORTH 396.21 FEET OF PARCEL 1 OF THAT PARCEL MAP FILED FOR  
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF  
SACRAMENTO IN BOOK 42 OF PARCEL MAPS AT PAGE 13.

P85-084

8  
X



21

# RESOLUTION No. 85-280

Adopted by The Sacramento City Council on date of **APPROVED**  
BY THE CITY COUNCIL

APR 16 1985

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTH  
SIDE OF FLORIN ROAD, 400+ FEET WEST OF 29TH STREET  
OFFICE OF THE CITY CLERK

(P-85-084)(APN: 049-021-39

WHEREAS, the City Council, on April 16, 1985, held a public hearing on the request for approval of a tentative map for property located on the south side of Florin Road, 400+ feet west of 29th Street;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

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

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1984 Airport-Meadowview Community Plan designate the subject site for residential (4-29 du/na) use(s).

21

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide street lights along Florin Road pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. Pay off any existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - d. Provide a reciprocal easement for access, water and sewer between Parcel 1 and 2.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-084

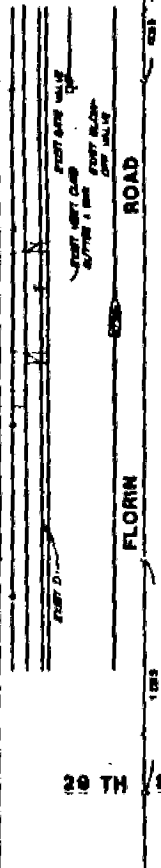
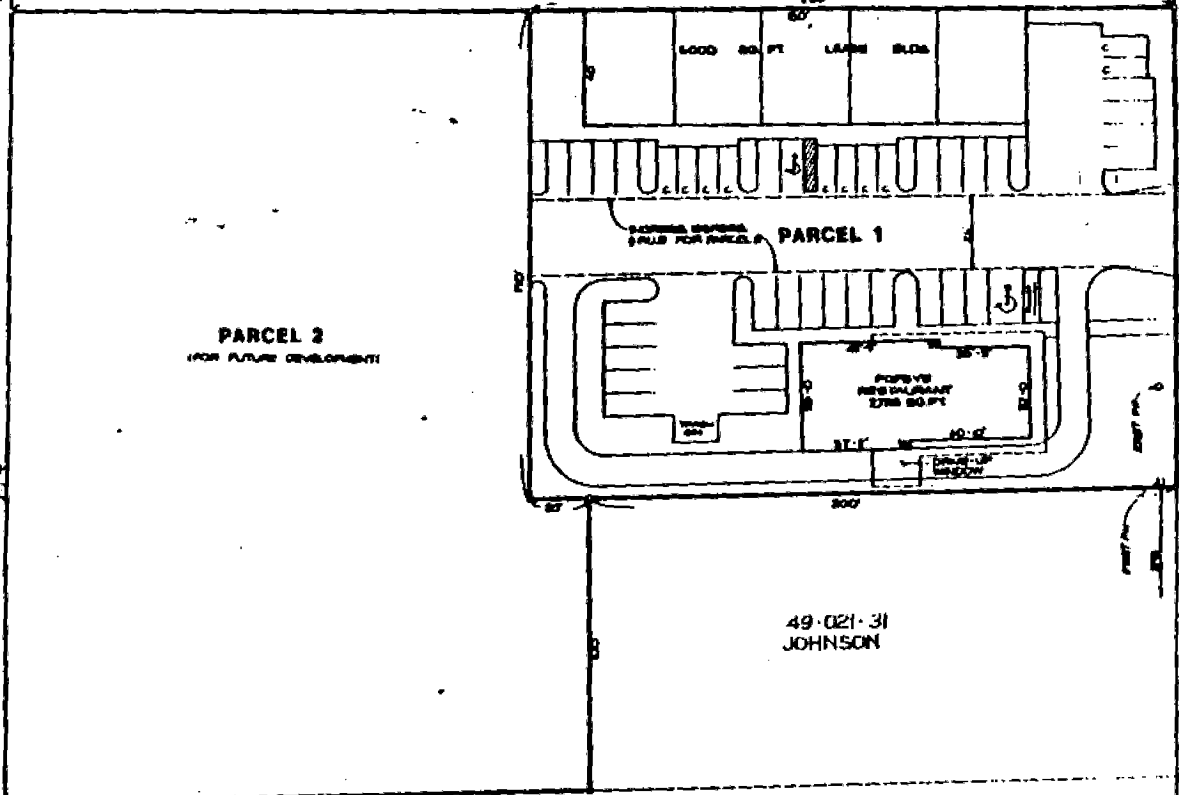
P65-084

VANDENBERG  
VERDE  
45' 50'



49-021-36  
IMPERIAL TRUST COMPANY

LOMA VERDE  
WAY



49-021-31  
JOHNSON

49-021-05  
BOTTEFI

**OWNER:**  
DAN DIRE, JIM SILVA, ROBERTA HONEY  
7754 75th AVENUE  
SACRAMENTO, CA 95822

**APPLICANT:**  
WASHINGTON ASSOCIATES  
871 EAST WASHINGTON BLVD. SUITE 200  
PASADENA, CA 9104 8581791-1080

**ENGINEER:**  
G.W. CONSULTING ENGINEERS  
6700 ALABAMA BLVD  
CITY HEIGHTS, CA 95621

**ASSESSOR'S PARCEL NUMBER:**  
49-021-36

**EXISTING ZONING:**  
R8

**PROPOSED ZONING:**  
C2A

**EXISTING USE:**  
VACANT

**PROPOSED USE:**  
POPEYE CHICKEN RESTAURANT & BUBBLES IN

**DRAINAGE/SEWER:**  
CITY OF SACRAMENTO

**ELECTRIC SERVICE:**  
SALO

**GAS SERVICE:**  
PG&E

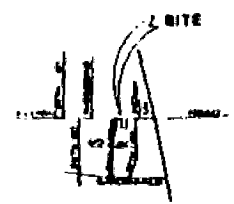
**TELEPHONE SERVICE:**  
PACIFIC BELL

**FIRE DISTRICT:**  
CITY OF SACRAMENTO

**WATER SERVICE:**  
CITY OF SACRAMENTO

### TENTATIVE PARCEL MAP

A PORTION OF LOT 1 OF THAT  
PARCEL MAP FILED FOR RECORD  
IN BK. 42 P.M. 13



VICINITY MAP  
NO SCALE



BAR SCALE



City of Sacramento  
Engineering Department  
1000 J Street, Sacramento, CA 95833  
916-445-3000

DATE: 11/15/04	BY: [Signature]
SCALE: AS SHOWN	PROJECT: [Project Name]
PROJECT NO.:	DATE: 11/15/04

21

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	GW Consulting Engineers - 5910 Auburn Boulevard, Ste. 9, Citrus Heights 95621		
OWNER	Jim Silva, Dan Di Re, Robert Montgomery - 2236 23rd Ave., Sacramento 95822		
PLANS BY	Archidynamics - 4139 Tchoupitoulas Street, New Orleans, Louisiana 70115		
FILING DATE	2-8-85	50 DAY CPC ACTION DATE	REPORT BY: FG:sg
NEGATIVE DEC	2-19-85	EIR	ASSESSOR'S PCL NO. 049-021-39

21

- APPLICATION:
- A. Negative Declaration
  - B. General Plan Amendment from Residential to Commercial and Offices
  - C. Airport-Meadowview Community plan Amendment from Residential (4-29 du/na) to Commercial
  - D. Rezone 2+ acres from Light Density Multiple Family Residential (R-3) to General Commercial-Review (C-2-R)
  - E. Tentative Map
  - F. Special Permit to develop a restaurant with a drive-thru window

LOCATION: South side of Florin Road, approximately 400 feet west of 29th Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a fast food restaurant and retail commercial building.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1984 Airport-Meadowview  
Community Plan Designation: Residential (4-29 du/na)  
Existing Zoning of Site: R-3  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Commercial; C-2-R  
South: Single family; R-1A  
East: Commercial; C-2-R  
West: Commercial; C-2-R

Parking Required: 42 spaces  
Parking Provided: 42 spaces  
Property Dimensions: Irregular  
Property Area: 87,522 square feet (2+ acres)  
Square Footage of Lots: Parcel 1 - 37,400 sq. ft.; Parcel 2 - 50,122 sq. ft.  
Square Footage of Buildings: Bldg. 1 - 2,735 sq. ft.; Bldg. 2 - 6,000 sq. ft.  
Height of Structures: 20-1/2 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Colors: Red roof, earthtone siding  
Exterior Building Materials: Lava rock siding, red aluminum shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1985, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions which follow.

21

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 2+ acre parcel which is designated for residential uses on both the General Plan and the 1984 Airport-Meadowview Community Plan. Surrounding uses include residential to the south and commercial uses to the north, east and west of the subject site.
- B. The applicant is requesting to amend the General Plan from residential to commercial and offices while amending the Airport-Meadowview Community Plan from residential to commercial. In addition, the applicant is proposing to rezone the site from Light Density Multiple Family Residential (R-3) to General Commercial-Review (C-2-R). A tentative parcel map to divide the parcel into two lots has also been submitted.
- C. The applicant's plan indicates that a 2,735 square foot fast food restaurant with a drive-thru window will be constructed on Parcel 1 with an additional 6,000 square foot lease building to be constructed along the west property line of Parcel 1. The applicant proposes future development of an approximately 12,800+ square foot commercial building on Parcel 2 (see attached Exhibit A). In addition, the applicant should be aware that the proposed 6,000 and 12,800 square foot buildings on Parcels A and B will require plan review by the Planning Commission and construction of landscaped buffer areas along the property lines or the imposition of height limitation along the south property line to lesson the impact upon the adjacent residential subdivision. The proposed restaurant would be open from 6 am to 11 pm with a seating capacity for 50 patrons. It is anticipated that 50 employees would be hired with only 10 employees working during each shift. Forty-two parking spaces would be provided on-site which is in excess of the spaces required for both the restaurant and 6,000 square foot lease building (50 seats require 17 parking spaces).
- D. The building elevations indicate the restaurant would be constructed with red aluminum shingles and lava rock siding. Staff is concerned that the exterior building materials may be architecturally overwhelming. The Florin Road area has been developed as strip commercial in the vicinity of the subject site. The recent commercial development along Florin Road has developed with a style which includes stucco, wood and metal as exterior materials. Staff has discussed the building design with the applicant who has indicated that the owner is willing to modify the exterior materials to bring them in line with existing development along Florin Road. Since the applicant has not provided a new elevation of the building, staff recommends that the revised plans be submitted to the Design Review Board for review and approval.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and a negative declaration has been prepared.

STAFF RECOMMENDATION: Staff recommends the following

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the 1974 General Plan Amendment from Residential to Commercial and Offices;

21

- C. Recommend approval of the 1984 Airport-Meadowview Community Plan Amendment from Residential (4-29 du/na) to Commercial;
- D. Recommend Rezone from Light Density Multiple Family Residential (R-3) to General Commercial-Review (C-2-R), subject to conditions;
- E. Recommend approval of the Tentative Map, subject to conditions which follow;
- F. Approval of the Special Permit to develop a restaurant with a drive-thru window element, subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide street lights along Florin Road pursuant to Section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 3. Pay off any existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

Conditions - Rezoning

- 1. The proposed structure on Parcel 2 shall be limited to one story in height;
- 2. The rear yard setback for Parcel 2 shall be a minimum 25 feet.

Conditions - Special Permit

- 1. The revised building elevations shall be submitted to the Design Review Board for review and approval;
- 2. A detailed shading, irrigation and landscaping plan shall be submitted by the applicant for review and approval of the Planning Director prior to the issuance of any building permits;
- 3. The applicant shall submit a sign plan for the proposed restaurant for review and approval of the Planning Director prior to the issuance of any sign permits.
- 4. Driveway permits for ingress/egress shall be approved by the Traffic Engineering Division.

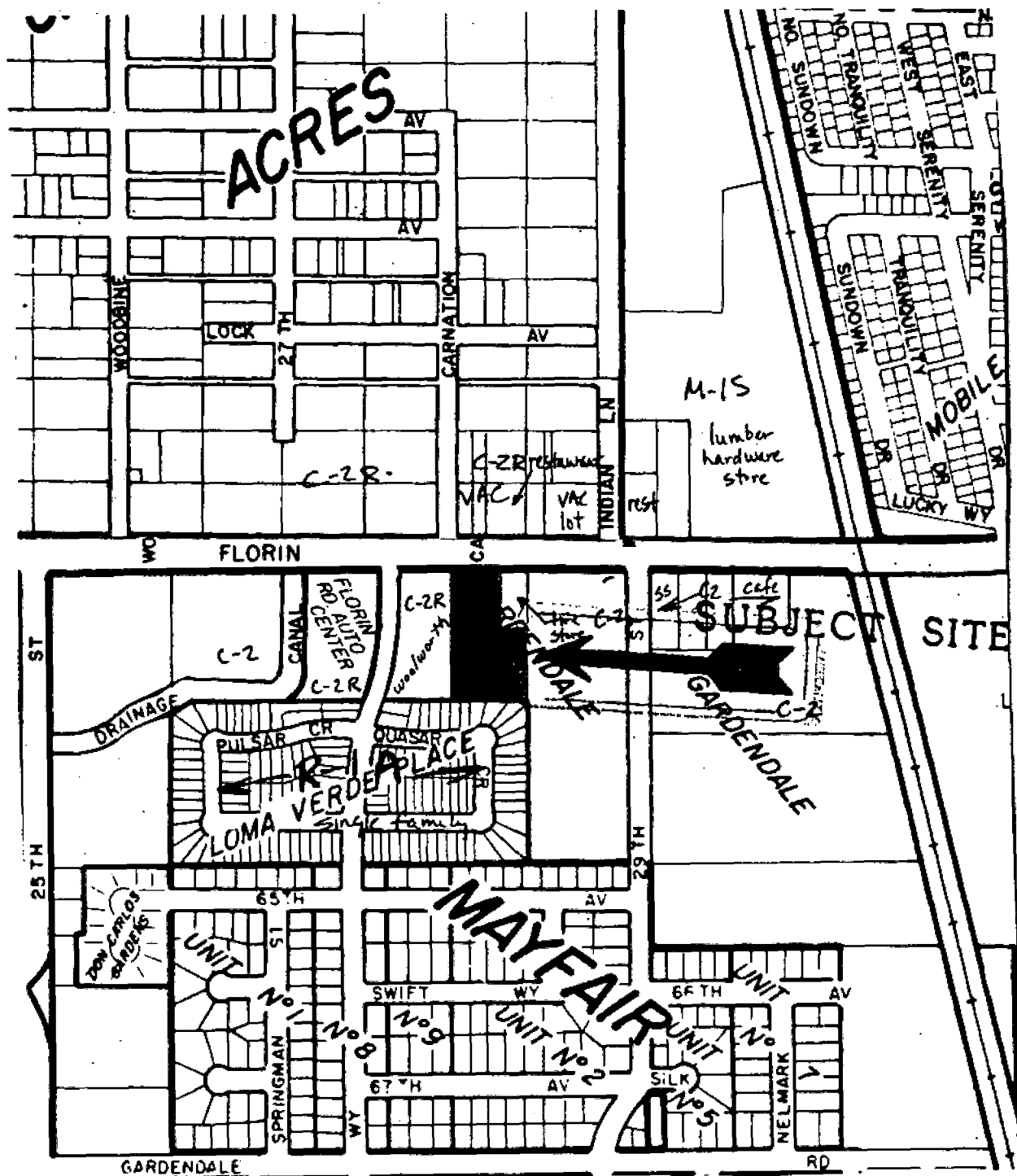
Findings of Fact - Special Permit

- 1. The project, as conditioned, is based upon sound principles of land use, in that:

21

the use is compatible with surrounding land uses which consist of retail commercial businesses.

2. The project, as conditioned, will not be injurious to public health or welfare, nor result in the creation of a nuisance, in that:
  - a. adequate parking is provided on-site;
  - b. the parking area will be shaded.
3. The project is compatible with the 1974 General Plan and the 1984 Airport-Meadowview Community Plan which designate the site for commercial uses.



# VICINITY - LAND USE - ZONING



P05-084

3-14-85

1. VANDENBERG  
2. VERDE  
3. 49-51C  
4. 49-51C  
5. 49-51C  
6. 49-51C  
7. 49-51C  
8. 49-51C  
9. 49-51C  
10. 49-51C  
11. 49-51C  
12. 49-51C



49-021-36  
IMPERIAL TRUST COMPANY

LOMA VERDE  
WAY

ROAD

FLORIN

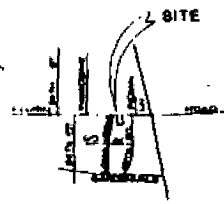
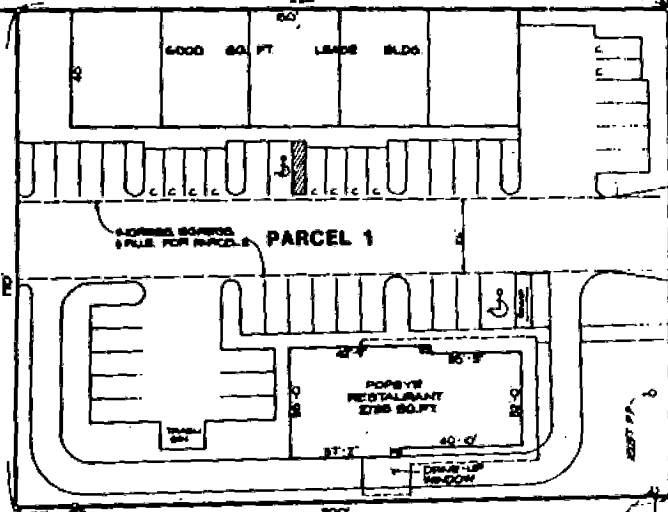
28 TH STREET

- OWNER:**  
DAN DRE, JIM SILVA, MOSEH MONTGOMERY  
2234 75th AVENUE  
SACRAMENTO, CA 95822
- APPLICANT:**  
WASHINGTON I ASSOCIATES  
871 EAST WASHINGTON BLVD SUIT 205  
PASADENA, CA 91024 (818) 797-7080
- ENGINEER:**  
GW CONSULTING ENGINEERS  
5940 AUBURN BLVD  
CITRUS HEIGHTS, CA 95621
- ASSESSOR'S PARCEL NUMBER:**  
49-021-39
- EXISTING ZONING:**  
R3
- PROPOSED ZONING:**  
C2R
- EXISTING USE:**  
VACANT
- PROPOSED USE:**  
POPEYE CHICKEN RESTAURANT + COMMERCIAL
- DRAINAGE/SEWER:**  
CITY OF SACRAMENTO
- ELECTRIC SERVICE:**  
SMUD
- GAS SERVICE:**  
PG&E
- TELEPHONE SERVICE:**  
PACIFIC BELL
- FIRE DISTRICT:**  
CITY OF SACRAMENTO
- WATER SERVICE:**  
CITY OF SACRAMENTO

PARCEL 2  
(FOR FUTURE DEVELOPMENT)

49-021-31  
JOHNSON

49-021-05  
BOTTERI



VICINITY MAP  
NO SCALE



BAR SCALE

### TENTATIVE PARCEL MAP

A PORTION OF LOT 1 OF THAT  
PARCEL MAP FILED FOR RECORD  
IN BK. 42 P.M. 13



G.W. CONSULTING ENGINEERS  
5940 AUBURN BLVD  
CITRUS HEIGHTS, CA 95621  
(916) 441-1111

DATE: 3-14-85
SCALE: AS SHOWN
PROJECT NO: 85-010
PREPARED BY: [Signature]
CHECKED BY: [Signature]
DATE: 3-14-85

21

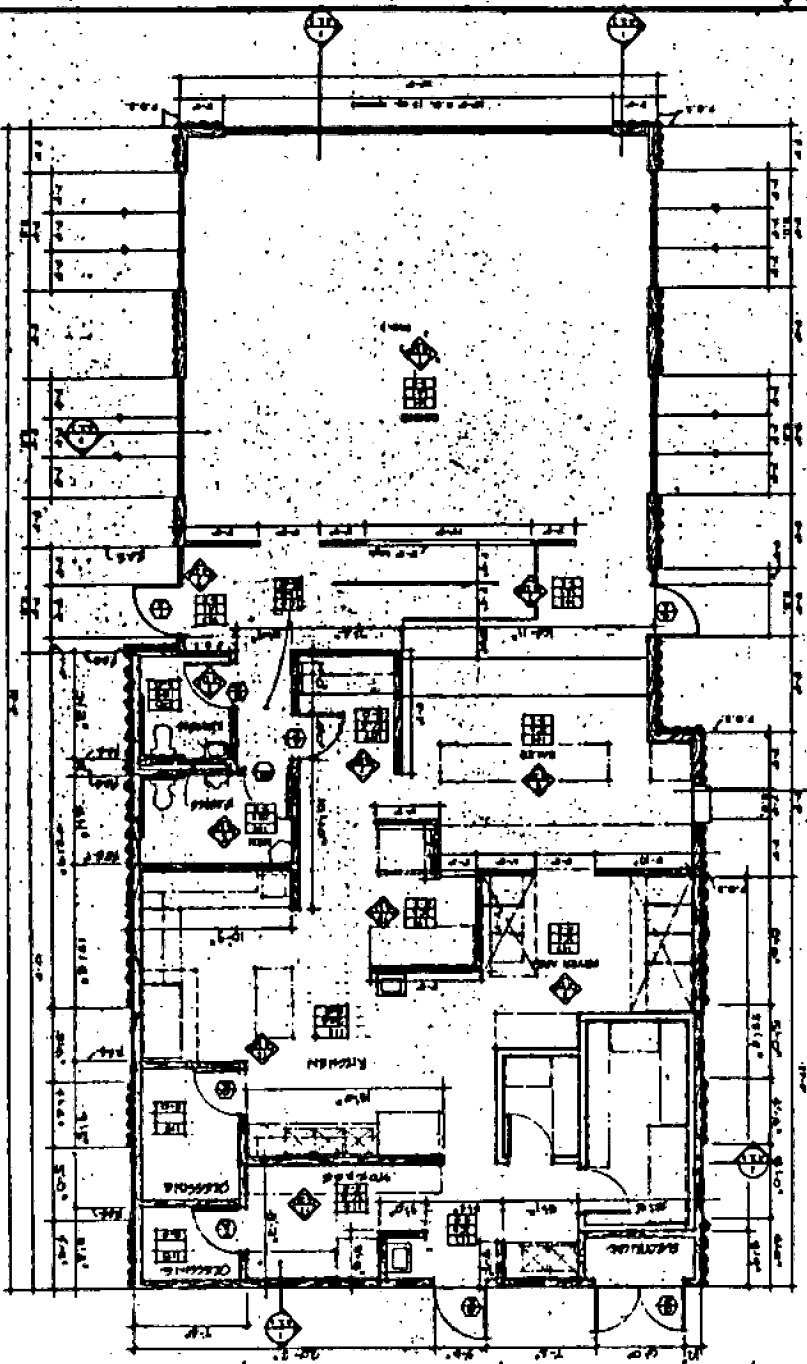
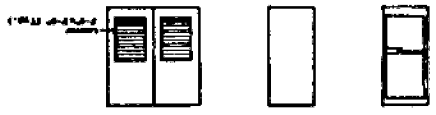


ROOM MATERIAL CODE LIST

0	GLASS
1	GLASS
2	GLASS
3	GLASS
4	GLASS
5	GLASS
6	GLASS
7	GLASS
8	GLASS
9	GLASS
10	GLASS
11	GLASS
12	GLASS
13	GLASS
14	GLASS
15	GLASS
16	GLASS
17	GLASS
18	GLASS
19	GLASS
20	GLASS
21	GLASS
22	GLASS
23	GLASS
24	GLASS
25	GLASS
26	GLASS
27	GLASS
28	GLASS
29	GLASS
30	GLASS
31	GLASS
32	GLASS
33	GLASS
34	GLASS
35	GLASS
36	GLASS
37	GLASS
38	GLASS
39	GLASS
40	GLASS
41	GLASS
42	GLASS
43	GLASS
44	GLASS
45	GLASS
46	GLASS
47	GLASS
48	GLASS
49	GLASS
50	GLASS
51	GLASS
52	GLASS
53	GLASS
54	GLASS
55	GLASS
56	GLASS
57	GLASS
58	GLASS
59	GLASS
60	GLASS
61	GLASS
62	GLASS
63	GLASS
64	GLASS
65	GLASS
66	GLASS
67	GLASS
68	GLASS
69	GLASS
70	GLASS
71	GLASS
72	GLASS
73	GLASS
74	GLASS
75	GLASS
76	GLASS
77	GLASS
78	GLASS
79	GLASS
80	GLASS
81	GLASS
82	GLASS
83	GLASS
84	GLASS
85	GLASS
86	GLASS
87	GLASS
88	GLASS
89	GLASS
90	GLASS
91	GLASS
92	GLASS
93	GLASS
94	GLASS
95	GLASS
96	GLASS
97	GLASS
98	GLASS
99	GLASS
100	GLASS

ROOM SCHEDULE

ROOM NO.	ROOM NAME	TYPE	CONSTRUCTION	FINISH
1	BOOM LAIR	OPENING	SCAFFOLD	FRAME
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				



**ARCHIDYNAMICA INC.**

1000 BROADWAY, SUITE 1000  
NEW YORK, NY 10018  
TEL: 212-691-1000

OWNER: UNITED STATES  
ARCHITECT: ARCHIDYNAMICA INC.

REVISIONS

NO.	DATE	DESCRIPTION

POPYES U-LINE 60-S PROTOTYPE

FLOOR PLAN

DATE: 11/11/84  
DRAWN BY: A22





CITY OF SACRAMENTO

P85084 (21)

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

APR 4 9 18 AM '85

MARTY VAN DUYN  
PLANNING DIRECTOR

CITY PLANNING DEPARTMENT

927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

April 2, 1985

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Light Density Multiple Family, R-3 to General Commercial - Review, C-2-R zone.

LOCATION: South side of Florin Road, 400+' west of 29th Street.

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 April 16, 1985.

Respectfully submitted,

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 4-16-85

MVD:lao  
attachments  
P85-084

April 9, 1985  
District No. 7

# 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 THE SOUTH  
 SIDE OF FLORIN ROAD, 400+' WEST OF 29TH STREET  
 FROM THE LIGHT DENSITY MULTIPLE FAMILY, R-3 ZONE(S)  
 AND PLACING SAME IN THE GENERAL COMMERCIAL-REVIEW,  
C-2-R ZONE(S)  
 (FILE NO. P-85-084 )(APN: 048-021-39)

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 Light  
Density Multiple Family, R-3 zone(s),  
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
 from said zone and placed in the General Commercial-Review, C-2-R  
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 March 14, 1985, 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:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-084

LEGAL DESCRIPTION

THE NORTH 396.21 FEET OF PARCEL 1 OF THAT PARCEL MAP FILED FOR  
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF  
SACRAMENTO IN BOOK 42 OF PARCEL MAPS AT PAGE 13.

P85-084





# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 203 TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

April 2, 1985

Jim Silva, Dan Di Re, Robert Montgomery  
2236-23rd Avenue  
Sacramento, CA 95822

On March 26, 1985, the following matter was filed with my office to set a hearing date before the City Council:

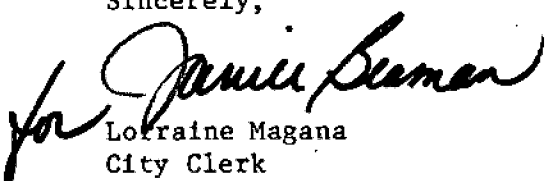
- P-85084 - Various requests for property located on the south side of Florin Road, 400±' west of 29th Street. (D7) APN: 048-021-39)
- A. Amend General Plan from Residential to Commercial and Offices.
  - B. Amend Airport-Meadowview Community Plan from Residential (4-29 dwelling units per acre) to Commercial.
  - C. Rezone 2± acres from Light Density Multiple Family, R-3 zone to General Commercial-Review, C-2-R zone.
  - D. Tentative Map to subdivide 2± acres into two lots.

This hearing has been set for April 16, 1985, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,

  
Lorraine Magana  
City Clerk

LM/dbp

cc: MAILING LIST P-85084 (14)  
G.W. Consulting Engineers

April 22, 1985

Jim Silva, Dan Di Re, Robert Montgomery  
2236 23rd Avenue  
Sacramento, CA 95822

Dear Gentlemen:

On April 16, 1985, the Sacramento City Council took the following action(s) for property located on the south side of Florin Road, 400± feet west of 29th Street:

Adopted a Resolution amending the General Plan from Residential to Commercial and Offices and Airport-Meadowview Community Plan from Residential to Commercial; adopted an Ordinance to rezone 2± acres from Light Density Multiple Family zone to General Commercial-Review zone; adopted a Resolution approving Tentative Map to subdivide 2± acres into two lots (P-85084)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Connie R. Petersen  
Deputy City Clerk

CRP/dbp/21

Enclosure

cc: Planning Department  
G.W. Consulting Engineers  
5910 Auburn Blvd., Suite 9  
Citrus Heights, CA 95610