



1.10

10.2

PASSED FOR
PUBLICATION
& CONTINUED
TO 2.3.98

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

January 20, 1998

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:**
- 1) **ORDINANCE AMENDING SECTION 2.93 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO THE DEL PASO BLVD. SPECIAL PLANNING DISTRICT (M96-061)**
 - 2) **ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED BY REZONING PROPERTY IN THE DEL PASO BOULEVARD SPECIAL PLANNING DISTRICT (M96-061)**

LOCATION AND DISTRICT: Both sides of Del Paso Blvd. from the Union Pacific Railroad to El Camino Ave. and Beaumont St. Also including both sides of Arden Way between the UPRR and Del Paso Blvd.
D2

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to February 3, 1998.

CONTACT PERSON: Scot Mende, Senior Planner, 264 5894

FOR COUNCIL MEETING OF: January 27, 1998

SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

Del Paso Blvd Special Planning District - M96-061
January 20, 1998

BACKGROUND INFORMATION:

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.

Respectfully submitted,

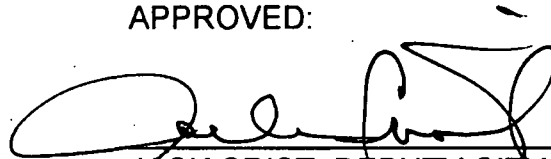


GARY L. STONEHOUSE
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:

WILLIAM H. EDGAR
CITY MANAGER

APPROVED:



JACK CRIST, DEPUTY CITY MANAGER
NEIGHBORHOODS, PLANNING &
DEVELOPMENT SERVICES DEPARTMENT

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTION 2.93 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO THE DEL PASO BLVD. SPECIAL PLANNING DISTRICT (M96-061)

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

Section 1

Section 2.93 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), relating to the Del Paso Blvd. Special Planning District, is hereby amended to read as shown on the attached Exhibit:

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

SECTION 2.93 DEL PASO BLVD SPECIAL PLANNING DISTRICT (SPD)
(Added July 28, 1994 Ordinance #94-028. Revised Jan. __, 1998 Ordinance #98-__)

Table of Contents

- A. *Purpose and Intent*
- B. *C-2 Zone Special Regulations and Restrictions*
- C. *M-1 Zone Special Regulations and Restrictions*
- D. *Special Height and Area Regulations*
- E. *Special Parking Regulations & Restrictions*
- F. *Special Signage Regulations & Restrictions*

Appendix A - Del Paso Blvd Special Planning District (SPD) Boundary Map

Appendix B - (*temporary*) Del Paso Blvd (SPD) Proposed Zoning Exhibit

A. **PURPOSE AND INTENT**

1. General

The Del Paso Blvd *Special Planning District (SPD)* boundaries are identified on a map attached as Appendix A (*SPD Map*). When established in 1994, the Del Paso Blvd SPD area consisted of C-2 zoned properties located along Del Paso Blvd., between approximately Globe Avenue and El Camino Ave. In 1997, the SPD boundary was expanded and M-1 zoning standards were adopted.

This SPD area consists of a number of different neighborhoods, including residential uses, light industrial uses, and commercial uses. The SPD zoning regulations are intended to assist in the preservation of the economic climate in these neighborhoods through the retention of existing businesses while accommodating new development in the area.

The City Council further finds and declares that, given the history, nature and scope of recent development along Del Paso Blvd, including *The Triangle Area*, special rules are necessary to regulate new non-conforming uses within the Del Paso Special Planning District. However, it is appropriate to allow for the existing non-conforming uses to continue, as regulated by Section 12 of the Zoning Ordinance (*Non-Conforming Use Regulations*).

2. Goals

The general goals for properties within the Del Paso Blvd. SPD are as follows:

- a. Maintain and improve the character, quality and vitality of this unique commercial neighborhood, drawing on the opportunities for an arts and entertainment orientation.
- b. Provide the opportunity for a balanced mixture of uses in neighborhoods adjacent to transit facilities and transportation corridors.
- c. Maintain the neighborhood stability of existing commercial neighborhoods while allowing for existing non-conforming uses to continue to serve the community needs in this area.
- d. Retain and improve economic vitality of this commercial neighborhood.
- e. Provide the opportunity for reuse and rehabilitation of heavy commercial and industrial uses to take advantage of the light rail facilities in the area reducing the number of obsolete and under-utilized buildings and sites.
- f. Promote land use characteristics for M-1 and C-2 properties which consider the neighborhood changes that result from the westerly extension of Arden Way across the Natomas East Main Drainage Canal.
- g. Promote orderly transition of land uses from under-utilized buildings and sites to new commercial and industrial uses.
- h. Development standards and conditions for parking areas, as stated in this section 2.93(E), are intended to promote economic development, while recognizing the need to maintain landscaped street frontages and promote aesthetic improvement of the area through a quality landscaped environment.

- i. Discourage outdoor storage in the SPD by limiting stored materials to those that are incidental to primary business uses in the M-1 and C-2 Zones and enforcing minimum standards for outdoor storage of materials and products. By discouraging outdoor storage, the city can serve to reverse the adverse aesthetic conditions.

B. C-2 SPD: SPECIAL REGULATIONS & RESTRICTIONS

Development for properties with C-2 zoning within Del Paso Blvd SPD shall be subject to the following special rules and regulations, in addition to the other regulations of the Comprehensive Zoning Ordinance. In the event of conflict between the provisions of this section and other provisions of the Comprehensive Zoning Ordinance, the provisions of this section shall prevail.

1. Prohibited Uses: In addition to other uses prohibited in the underlying zone, the following additional uses are prohibited for properties with C-2 zoning in the Del Paso Blvd SPD:
 - a. Adult bookstores, Adult theaters, Adult entertainment; Massage Parlors, Escort Services;
 - b. Astrology, palm readers, and related practices;
 - c. Hotels, Motels, and Bed & Breakfast Inns;
 - d. Tattoo *and/or* Body piercing parlors;
 - e. Used Appliance sales;
 - f. Warehouses (storage only - no other use);
 - g. Auto Sales lots and outdoor Auto storage;
 - h. Recreational Vehicles (sales, storage, or repair);
 - i. Mini Storage/Surface Storage;
 - j. Used Tire Storage & Sales;

2. Planning Commission Approval Required: The following uses, although generally discouraged because of over-concentration problems and the potential nuisance and other problems associated with such uses, are permitted in the C-2 zone in the Special Planning District, subject to the issuance of a Special Permit by the Planning Commission, provided that, in addition to other findings required by Section 15 of this Ordinance, the Planning Commission must find that the use will meet one or more of the goals set forth above:
 - a. Auto repair services;
 - b. Social services;
 - c. Thrift stores/Pawn shops;

3. Manufacturing Establishments: Notwithstanding the provisions of 2-E-9 of the Comprehensive Zoning Ordinance, the Zoning Administrator may approve the use of a total of 20,000 square feet of gross floor area of a building for manufacturing purposes, subject to the following requirements:
 - a. The manufacturing use shall not create noise levels that exceed the standards set forth in Section 66.201 of the City Code.
 - b. Building expansions shall meet the adopted Design Guidelines for North Sacramento Project Area.
 - c. New buildings in the C-2 zone shall be designed to be convertible to the commercial uses of the underlying C-2 zone.

4. Residential Uses in C-2 Zones: Notwithstanding the provisions of Section 2-B, the Zoning Administrator may allow residential uses in the C-2 zone, provided that the Zoning Administrator may not approve a density exceeding R-3 density (29 dwelling units per net acre).

5. Fraternity and Sorority Uses in Certain C-2 Zone Areas:

Notwithstanding Section 2-E-47, the Zoning Administrator may allow fraternity-Sorority House-Dormitory uses for the C-2 Zone lying between Arden Way, El Monte Ave., and Colfax St., by Zoning Administrator's Special Permit.

6. Design Review Guidelines

Properties within the Del Paso SPD are subject to the North Sacramento Design Review Guidelines. These guidelines address aesthetics, setbacks, fencing and landscaping.

C. M-1 SPD: SPECIAL REGULATIONS & RESTRICTIONS

Development for properties with M-1 zoning within Del Paso Blvd SPD shall be subject to the following special rules and regulations, in addition to the other regulations of the Comprehensive Zoning Ordinance. In the event of conflict between the provisions of this section and other provisions of the Comprehensive Zoning Ordinance, the provisions of this section shall prevail.

1. Prohibited Uses: In addition to other uses prohibited in the underlying zone, the following additional uses are prohibited for properties with M-1 zoning in the Del Paso Blvd SPD:

- a. Adult bookstores, Adult theaters, Adult entertainment; Massage Parlors, Escort Services;
- b. Astrology, palm readers, and related practices;
- c. Hotels, Motels, and Bed & Breakfast Inns;
- d. Tattoo and/or Body piercing parlors;
- e. Used Appliance sales;
- f. Auto sales lots and outdoor Auto storage;
- g. Recreational Vehicles storage, sales and repair;
- h. Recycling Operations;
- i. Auto Dismantling.
- j. Used Tire storage and sales;
- k. Thrift stores and Pawn shops.

2. Planning Commission Approval Required: The following uses, although generally discouraged because of over-concentration problems and the potential nuisance and other problems associated with such uses, are permitted in the M-1 zone in the Special Planning District, subject to the issuance of a Special Permit by the Planning Commission, provided that, in addition to other findings required by Section 15 of this Ordinance, the Planning Commission must find that the use will meet one or more goals for The Triangle area, as set forth in Section 2.93A.2.

- a. Auto repair services;
- b. Social services;

3. Special Permit Requirements for Office Use in M-1 Zone:

Notwithstanding the provisions of Section 2-E-35 of the Land Use Regulations, office uses zoned M-1-SPD are not required to be incidental to an industrial use, and are permitted as a matter of right up to 35% of the gross floor area of the building(s) on the property used for the underlying business. The Zoning Administrator shall also have authority to issue a special permit for up to 40,000 square feet of office uses for properties zoned M-1-SPD.

4. Outdoor Storage Use in the M-1 Zone:

Outdoor storage is not allowed unless such use is incidental to allowed Manufacturing uses in the M-1 Zone. Outdoor storage that is incidental to the allowed Manufacturing uses, may be approved within 100 feet by right. A

Zoning Administrator's Special Permit shall be required for outdoor storage up to 300 feet from the manufacturing use. All outdoor storage shall be adequately screened within an area enclosed on all sides by a solid fence (such as woven wire with slats), or a solid wall which is at least six feet (6') in height.

5. Design Review Guidelines

Properties within the Del Paso SPD are subject to the North Sacramento Design Review Guidelines. These guidelines address aesthetics, setbacks, fencing and landscaping.

D. **SPECIAL HEIGHT & AREA REGULATIONS**

Deviations: Zoning Administrator Approval Required: *Notwithstanding any of the provisions of this Ordinance, the Zoning Administrator shall have the authority to approve the following deviations from the requirements of this Ordinance for C-2 & M-1 properties in the SPD:*

1. Procedure: *Except as expressly provided otherwise, a Zoning Administrator's Special Permit shall be required, and shall be subject to the notice, hearing, appeal and other requirements of the provisions set forth in Section 15-H of this Ordinance; provided that the Zoning Administrator shall, in addition to the findings required for approval of a Special Permit, find that the granting of the deviation will not be materially detrimental to other properties or land uses in the area.*
2. Permissible Deviations: *The Zoning Administrator shall have the authority to approve deviations from the non-use requirements specified below for the C-2 & M-1 zones, provided that the Zoning Administrator shall, in addition to the findings required for approval of a Special Permit, find that the granting of the deviation will not be materially detrimental to other properties or land uses in the area. Applications for deviations may be considered and approved for the following:*
 - a. Setbacks: *Notwithstanding the provisions of Section 3-B-19, front yard setbacks may be reduced or waived for C-2 & M-1 properties in the SPD.*
 - b. Height: *Architectural features (such as landmark towers) may exceed the applicable height limits, subject to each of the following:*
 - (1) *The height of the architectural features may not exceed fifty-five feet (55'); and*

- (2) The square footage of the architectural feature, measured at the point of the applicable height limit, may not exceed 20% of the total building footprint.

E. SPECIAL PARKING REGULATIONS & RESTRICTIONS:

Deviations: Zoning Administrator Approval Required: Notwithstanding any of the provisions of this Ordinance, the Zoning Administrator shall have the authority to approve the following deviations from the requirements of this Ordinance for C-2 & M-1 properties in the SPD:

- 1. **Procedure:** Except as expressly provided otherwise, a Zoning Administrator's Special Permit shall be required, and shall be subject to the notice, hearing, appeal and other requirements of the provisions set forth in Section 15-H of this Ordinance; provided that the Zoning Administrator shall, in addition to the findings required for approval of a Special Permit, find that the granting of the deviation will not be materially detrimental to other properties or land uses in the area.

Permissible Deviations: The Zoning Administrator shall have the authority to approve deviations from the non-use requirements specified below for the C-2 & M-1 zones, provided that the Zoning Administrator shall, in addition to the findings required for approval of a Special Permit, find that the granting of the deviation will not be materially detrimental to other properties or land uses in the area. Applications for deviations may be considered and approved for the following:

3. Uses--Zoning Administrator Approval Required: Notwithstanding any other provisions of this Ordinance, the Zoning Administrator shall have the authority to approve the parking uses and standards listed below for properties in the C-2 & M-1 zones in the Special Planning District:
- a. Procedure: Except as expressly provided otherwise, a Zoning Administrator's Special Permit shall be required, and shall be subject to the notice, hearing, appeal and other requirements of the provisions set forth in Section 15-H of this Ordinance.
 - b. Uses: Subject to the criteria and requirements set forth below, and additional provisions for the El Monte Triangle as stated in 2.93 (D), the Zoning Administrator shall have the authority to approve the following uses in the C-2 & M-1 zones:
 - (1) Stand-Alone Parking Facilities: Notwithstanding the provisions of Section 6.D.2, the Zoning Administrator may approve a stand-alone parking facility for Del Paso Blvd.
 - (2) Temporary Parking Lot: The Zoning Administrator may approve a temporary parking lot for properties on Del Paso Blvd., subject to the following requirements:
 - (a) Period of Validity, Non-Renewability, Non-Transferability: The approval shall be valid for two (2) years, shall terminate on the second anniversary date, shall not be renewable, and such permit shall not be transferable.
 - (b) Surface: The surface of the parking lot shall be double chip seal over four inches (4") of rock with soil preparation or shall meet the provisions of Section 6-D-3.
 - (c) Markings: All parking spaces shall be marked by striping.
 - (d) Landscaping and Shading: The standard requirements for landscaping and shading shall not apply to temporary parking lots.

(3) Valet Parking Lot Standards in C-2 & M-1 Zones:

For both C-2 and M-1 zones within the Del Paso Blvd Special Planning District, including areas within The Triangle, as described in Appendix A, off-site valet parking lots may be approved by the Zoning Administrator. Such off-site valet parking lots are exempt from the 50% tree shading "special requirement", as set forth in Section 6: (Off Street Parking) of the Zoning Ordinance. However, to qualify for this tree shading exemption, the minimum width of planters abutting a public street shall be 4 feet.

(4) Off-Street Parking: Parking improvements not strictly meeting City standards may be approved.

(5) Off-Street Vehicle Parking for Small Buildings: Notwithstanding the provisions of Section 6-A-1, a parking waiver or reduction in the number of spaces may be approved for buildings less than ten thousand square feet (10,000 sqft) in area.

F. **SPECIAL SIGNAGE REGULATIONS & RESTRICTIONS:**

The following special sign standards shall be applied to C-2 & M-1 properties in the Del Paso Blvd. SPD:

1. General Rule: *Except where specifically set forth in the paragraphs below, the provisions of the City's Sign Ordinance shall apply. All signs shall be subject to the design review provisions of the adopted North Sacramento Redevelopment Area Design Guidelines and shall require a Sign Permit. The Zoning Administrator shall have the authority to approve deviations from the Sign Ordinance for the following provisions:*
2. Procedure: *Except as expressly provided otherwise, a Zoning Administrator's Special Permit shall be required, and shall be subject to the notice, hearing, appeal and other requirements of the provisions set forth in Section 15-H of this Ordinance; provided that the Zoning Administrator shall, in addition to the findings required for approval of a Special Permit, find that the granting of the deviation will not be materially detrimental to other properties or land uses in the area.*
3. Permissible Deviations: *The Zoning Administrator shall have the authority to approve deviations from the Sign Ordinance. Applications for deviations may be considered and approved for C-2 properties in the SPD for the following:*

- a. Refacing Existing Non-Conforming Signs: Notwithstanding the provisions of the Sign Ordinance, the Zoning Administrator may approve the refacing of existing non-conforming signs which exceed the allowed sign area.

- b. Permanent Window Signs--Neon: Notwithstanding the provisions of Section 3.12.197 of the Sign Ordinance, the Zoning Administrator may approve permanent window signs exceeding four (4) square feet in area may be approved, subject to the following criteria:
 - (a) The sign is constructed of neon tubing, and the sign backing is constructed of clear plexiglass in order to minimize obstruction of views through the window.

 - (b) The sign meets Uniform Electric Code provisions.

- c. "A" Frame & Portable Signs: Notwithstanding the provisions of Section 3.08.156 (e) of the Sign Ordinance, in-lieu of a detached monument sign, the Zoning Administrator may approve "A" frame and portable signs in the public right-of-way, subject to an encroachment permit.

- d. Signs - Integrated Architectural Features: Notwithstanding the provisions of Section 3.05.105 of the Sign Ordinance, the Zoning Administrator may approve signs which exceed the maximum area of the Sign Ordinance where these signs are a part of an integrated architectural feature of a building.

- e. Maximum Signage Area: Notwithstanding the provisions of Section 3.05.081 of the Sign Ordinance, the Zoning Administrator may approve a sign which exceeds 300 square feet, provided that such sign area does not exceed 360 square feet, for embellishments or to accommodate irregular shapes.

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 REZONING PROPERTY IN THE DEL PASO BOULEVARD SPECIAL PLANNING DISTRICT (M96-061)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The attached Exhibit 1 describes Del Paso Blvd. Special Planning District properties and their current zoning as established by Ordinance No. 2550, Fourth Series, as amended. The Exhibit further designates the zones for which the properties are to be placed pursuant to this amendment.

- A. The zoning designation for the following 19 properties, which constitutes 2.9 acres, is hereby changed from R-1 to C-2-SPD:
APN: 275-0073-006 thru 011,
275-0074-014 thru 020,
275-0081-013, 016 thru 019, 032.
- B. The zoning designation for the following 7 properties, which constitutes 2.3 acres, is hereby changed from M-1 to C-2-SPD:
APN: 275-0071-001,
275-0072-001 thru 002,
275-0073-012 thru 015).
- C. The zoning designation for the following 21 properties, which constitutes 4.2 acres, is hereby changed from M-1-SPD to C-2-SPD:
APN: 275-0113-003 thru 012,
275-0114-001 thru 007, 012,
275-0121-001 thru 003.
- D. The zoning designation for the following 16 properties, which constitutes 23.2 acres, is hereby changed from M-1 to M-1-SPD:
APN: 275-0073-001, 004, 005, 016,
275-0074-025 thru 027.
- E. The zoning designation for the following 4 properties, which constitutes 0.7 acres, are hereby changed from R-1 to M-1-SPD:
APN: 275-0074-021 thru 024.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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 by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

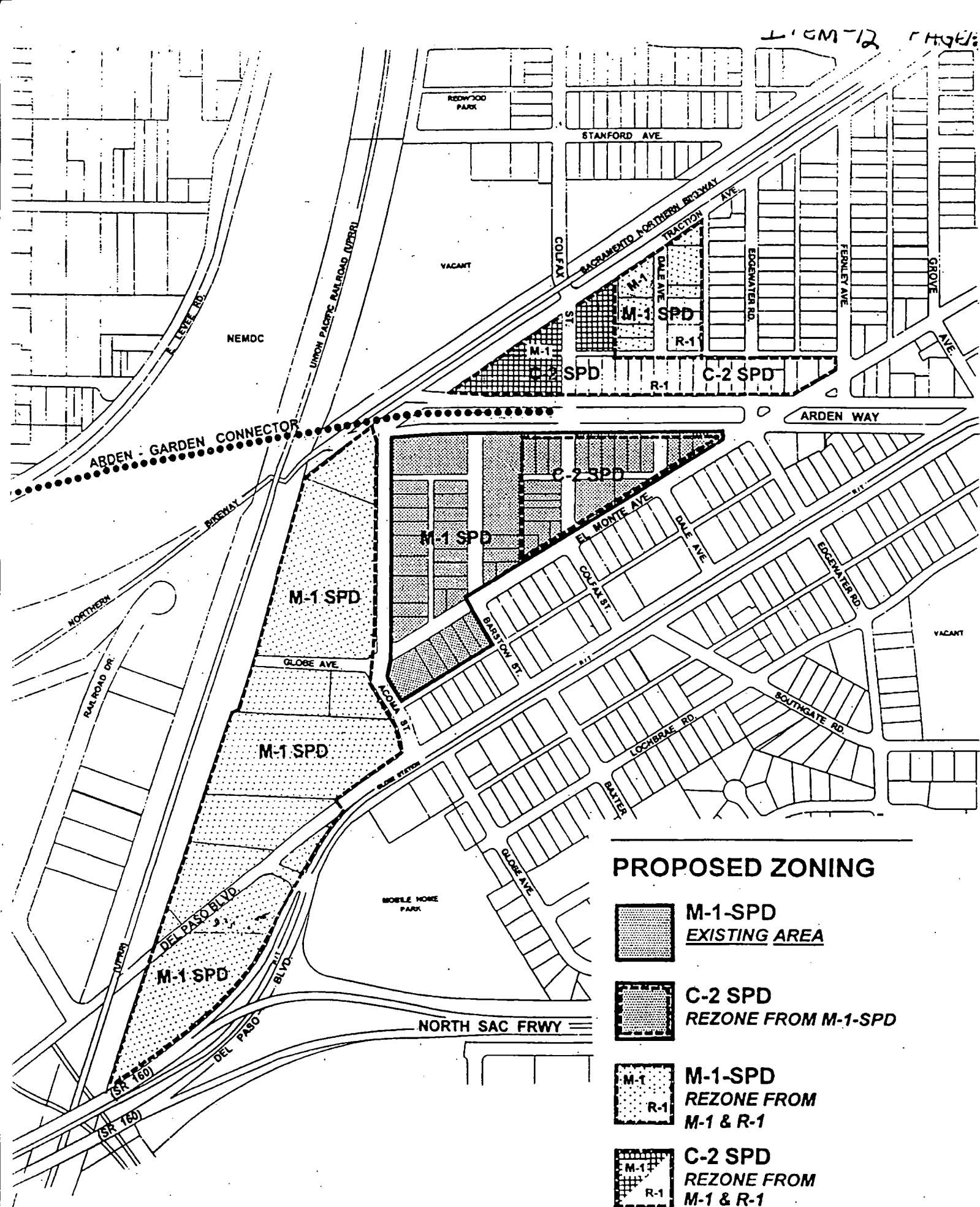
ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



PROJECT #M96-061

DECEMBER, 1997



M96-061

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

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FAX 916-264-5328

January 6, 1998

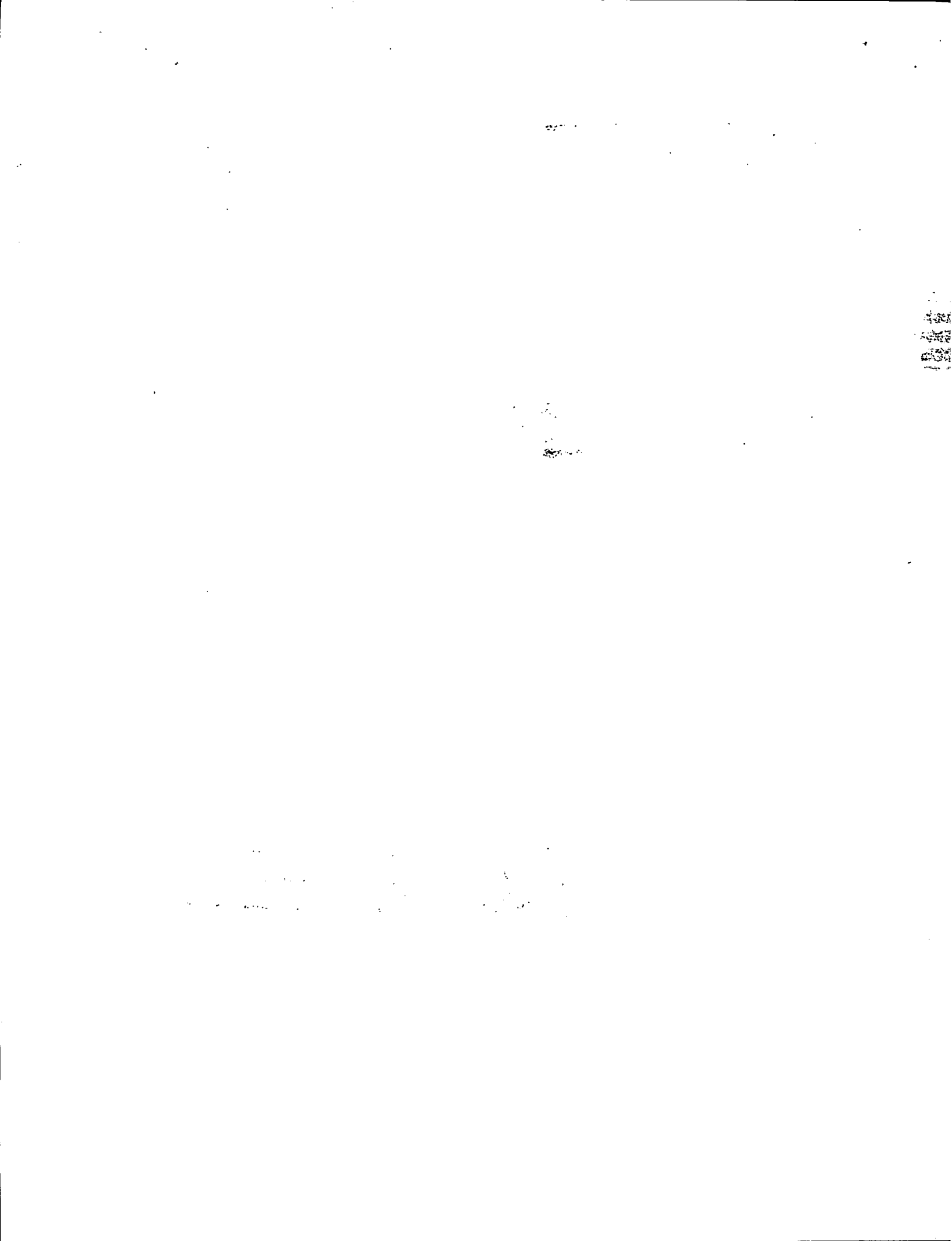
MEMORANDUM

TO: Virginia Henry, Assistant City Clerk
FROM: Grace L. Garcia, Typist Clerk III
SUBJECT: REQUEST TO SCHEDULE HEARING - EVENING

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
Jan 6 10 19 AM '98

1. **M96-061 Del Paso Blvd. SPD: ZOA & RZ**
Entitlements to modify Del Paso Blvd. Special Planning District Ordinance and to rezone parcels, and changing the boundaries of the Special Planning District. Located on frontages of Del Paso Blvd., and bounded by UPRR (W), El Camino Avenue (N), and Beaumont on the east in North Sacramento (D2) (Scot Mende, x5894):
 - A. **Negative Declaration;**
 - B. **Rezoning of properties** to expand the boundaries of the Del Paso Blvd. Special Planning District overlay and to change the allowed uses and densities as follows:
 1. Rezone 2.9 acres from R-1 to C-2-SPD on 19 parcels (APN: 275-0073-006 thru 011, 275-0074-014 thru 020, 275-0081-013, 016 thru 019, 032);
 2. Rezone 2.3 acres from M-1 to C-2-SPD on 7 parcels (APN: 275-0071-001, 275-0072-001 thru 002, 275-0073-012 thru 015);
 3. Rezone 4.2 acres from M-1-SPD to C-2-SPD on 21 parcels (APN: 275-0113-003 thru 012, 275-0114-001 thru 007, 012, 275-0121-001 thru 003);
 4. Rezone 23.2 acres from M-1 to M-1-SPD on 16 parcels (APN: 275-0073-001, 004, 005, 016, 275-0074-025 thru 027);
 5. Rezone 0.7 acres from R-1 to M-1-SPD on 4 parcels (APN: 275-0074-021 thru 024).
 - C. **Zoning Ordinance Amendment** to Section 2.93: "Del Paso Blvd. Special Planning District" to add standards and regulations for properties with Light Industrial (M-1) zoning, and to allow valet & temporary parking with lesser standards, and to allow fraternity/sorority facilities with a lesser level of entitlement review.





- D. **General Plan Amendments to:**
1. Redesignate 2.9 acres from Residential 4-15 DU/NA to Neighborhood/Community Commercial on 19 parcels (APN: 275-0073-006 thru 011, 275-0074-014 thru 020, 275-0081-013, 016 thru 019, 032);
- E. **North Sacramento Community Plan Amendments to:**
1. Redesignate 2.9 acres from Residential 4-8 DU/NA to Neighborhood/Community Commercial on 19 parcels (APN: 275-0073-006 thru 011, 275-0074-014 thru 020, 275-0081-013, 016 thru 019, 032).
 2. Redesignate 6.5 acres from Industrial to Retail-General Commercial on 28 parcels (APN: 275-0071-001, 275-0072-001 thru 002, 275-0073-012 thru 015, 275-0113-003 thru 012, 275-0114-001 thru 007, 012, 275-0121-001 thru 003);
 3. Redesignate 0.62 acres from Residential 4-8 DU/NA to Industrial on 4 parcels (APN: 275-0074-021 thru 024);
 4. Expand the boundaries of the Del Paso Blvd. SPD for 28.4 acres on 46 parcels (APN: 275-0071-001, 275-0072-001 thru 002, 275-0073-001, 004, 005, 006, 275-0074-014 thru 027, 275-081-013, 016 thru 019, 032, 275-0111-001, 006, 275-0020-001, 002, 007 thru 012, 275-0027-001);

Staff requests that this item be scheduled for the session of the City Council evening agenda on February 3, 1998.

Attachments

Carolyn:

PFP DATE: 1-27-98
 HEARING DATE: 2-3-98 evening
 FINAL COUNCIL ACTION DATE: _____

This is a zoning
 ordinance amendment
 and needs to be
 noticed 15 days prior
 to the hearing date
 (last day it can go in
 paper is Jan. 19th)

M96-061 - DEL PASO BOULEVARD SPECIAL PLANNING DISTRICT

REQUEST: Entitlements to modify Del Paso Blvd. Special Planning District Ordinance, to rezone parcels, and to change the boundaries of the Special Planning District. Located on frontages of Del Paso Blvd., and bounded by UPRR (W), El Camino Avenue (N), and Beaumont on the east. in North Sacramento. (D2).

- A. Negative Declaration
- B. Ordinance rezoning properties to expand the boundaries of the Del Paso Blvd Special Planning District overlay and to change the allowed uses and densities as follows:
 - 1. Rezone 2.9 acres from R-1 to C-2-SPD on 19 parcels (APN:275-0073-006 thru 011, 275-0074-014 thru 020, 275-0081-013, 016 thru 019, 032).
 - 2. Rezone 2.3 acres from M-1 to C-2-SPD on 7 parcels (APN:275-0071-001, 275-0072-001 thru 002, 275-0073-012 thru 015).
 - 3. Rezone 4.2 acres from M-1-SPD to C-2-SPD on 21 parcels (APN: 275-0113-003 thru 012, 275-0114-001 thru 007, 012, 275-0121-001 thru 003).
 - 4. Rezone 23.2 acres from M-1 to M-1-SPD on 16 parcels (APN: 275-0073-001, 004, 005, 016, 275-0074-025 thru 027).
 - 5. Rezone 0.7 acres from R-1 to M-1-SPD on 4 parcels (APN: 275-0074-021 thru 024).
- C. Ordinance amending Section 2.93 (Del Paso Blvd. SPD) of the Zoning Ordinance to add standards and regulations for properties with Light Industrial (M-1) zoning, and to allow valet & temporary parking with lesser standards, and to allow fraternity/sorority facilities with a less level of entitlement review.
- D. General Plan Amendments to:
 - 1. Redesignate 2.9 acres from Residential 4-15 DU/NA to Neighborhood /Community Commercial on 19 parcels (APN: 275-0073-006 thru 011, 275-0074-014 thru 020, 275-0081-013, 016 thru 019, 032).
 - 2. Redesignate 6.5 acres from Heavy Commercial/Warehouse to to Neighborhood /Community Commercial on 28 parcels (APN: 275-0071-001, 275-0072-001 thru 002, 275-0073-012 thru 015, 275-0113-003 thru 012, 275-0114-001 thru 007, 012, 275-0121-001 thru 003).

3. Redesignate 0.62 acres from Residential 4-15 DU/NA to Heavy Commercial/Warehouse on 4 parcels (APN: 275-0074-021 thru 024).
 4. Expand the boundaries of the Del Paso Blvd. SPD for 28.4 acres on 46 parcels (APN: 275-0071-001, 275-0072-001 thru 002, 275-0073-001, 004, 005, 006, 275-0074-014 thru 027, 275-081-013, 016 thru 019, 032, 275-0111-001, 006, 275-0020-001, 002, 007 thru 012, 275-0027-001).
- E. North Sacramento Community Plan Amendments
1. Redesignate 2.9 acres from Residential 4-8 DU/NA to Neighborhood /Community Commercial on 19 parcels (APN: 275-0073-006 thru 011, 275-0074-014 thru 020, 275-0081-013, 016 thru 019, 032).
 2. Redesignate 6.5 acres from Industrial to Retail-General Commercial on 28 parcels (APN: 275-0071-001, 275-0072-001 thru 002, 275-0073-012 thru 015, 275-0113-003 thru 012, 275-0114-001 thru 007, 012, 275-0121-001 thru 003).
 3. Redesignate 0.62 acres from Residential 4-8 DU/NA to Industrial on 4 parcels (APN: 275-0074-021 thru 024).
 4. Expand the boundaries of the Del Paso Blvd. SPD for 28.4 acres on 46 parcels (APN: 275-0071-001, 275-0072-001 thru 002, 275-0073-001, 004, 005, 006, 275-0074-014 thru 027, 275-081-013, 016 thru 019, 032, 275-0111-001, 006, 275-0020-001, 002, 007 thru 012, 275-0027-001).

LOCATION:

Generally, both sides of Del Paso Blvd. from the Union Pacific Railroad (UPRR) to El Camino Ave. and Beaumont St. Also including both sides of Arden Way between the UPRR and Del Paso Boulevard.
North Sacramento Redevelopment Area
North Sacramento Community Plan (District No. 2)

APPLICANT:

City of Sacramento Planning Division

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