

SACRAMENTO CITY PLANNING COMMISSION

June 13, 1967

MEMBERS IN SESSION:

RE: Rezoning Properties From C-4 Heavy Commercial to C-2 General Commercial Zone on Freeport Boulevard and Sutterville Road, Between 15th Avenue and 23rd Street.

At the regular meeting of April 24, 1967, the City Planning Commission considered a request to rezone property at 2060 Sutterville Road from C-4 Heavy Commercial to C-2 General Commercial to permit the construction of apartments above a business building. This request was approved and forwarded to the City Council.

At this hearing, the Commission also requested the Staff investigate the feasibility of rezoning all properties on Freeport Boulevard and Sutterville Road between 15th Avenue and 23rd Street from the C-4 Heavy Commercial Zone to the C-2 General Commercial zone. The following comments are submitted concerning the study area:

BLOCK 1: Freeport Boulevard and Sutterville Road between 15th Avenue and 21st Street.

This block contains fourteen original lots, all of which have existing land uses that are permitted in the C-2 General Commercial Zone.

BLOCK 2: Sutterville Road, between 21st and 22nd Streets.

This block contains eleven original lots, eight (73%) of which have land uses that are not permitted in the C-2 General Commercial Zone. These uses require a C-4 Heavy Commercial or less restrictive zone.

BLOCK 3: Sutterville Road, between 22nd and 23rd Streets.

This block contains ten original lots, five (50%) of which have land uses that are not permitted in the C-2 General Commercial Zone. These uses require a C-4 heavy commercial or less restrictive zone.

CONCLUSION

A survey indicates a zoning change for the lots in Block 1 from C-4 to C-2 would be compatible with the existing land uses in this block. A recent survey of the property owners in this block indicated the owners have no objections to a change in zoning from C-4 to C-2. However, in Blocks 2 and 3, a zoning change from C-4 to C-2 would cause 62% of the lots in the two blocks to have land uses which would be non-conforming in the C-2 Zone.

**RECOMMENDATION**

It is recommended that the Planning Commission initiate action to rezone the lots on Freeport Boulevard and Sutterville Road between 15th Avenue and 21st Street to the C-2 General Commercial zone as the C-2 zoning is consistent with existing land uses.

It is also recommended that no action be instituted at this time to change the C-4 Heavy Commercial Zone on Sutterville Road between 21st and 23rd Streets. The majority of the lots in these blocks currently have land uses that require the C-4 Heavy Commercial Zone.

Respectfully submitted,

  
**JOSEPH AVENA**  
**PLANNING DIRECTOR**